

CERTIFIED SURVEY MAP No. _____

OUTLOT 14, NINE SPRINGS, RECORDED IN VOLUME 60-003A OF PLATS ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

© Vierbicher Associates, Inc.

LOT 9
SE 1/4 COR
SEC 11, T6N, R9E
CORNER TO BE RE-SET
BY THE CITY OF FITCHBURG
PREVIOUSLY MEASURED
WCCS COORDS:
N: 456,216.87
E: 817,882.50

04 Aug 2025 - 7:24a M:\Northpointe Development\230213_Nine Springs OL14\CADD\230213_CSM.dwg by:jzem

HARTUNG FIELDS

HAIGHT FARM ROAD

OUTLOT 5

SE COR
SEC 11, T6N, R9E
PK NAIL FOUND
MEASURED WCCS COORDS:
N: 456,123.91
E: 820,584.95

LOT 2
CERTIFIED SURVEY
MAP NO 5045

(N01°34'24"E)
40.00' N01°58'12"E 133.02'

OUTLOT 1
4,898 SF
(0.112 AC)

RESERVED FOR
PRIVATE ALLEY AND
PARKING PURPOSES

LOT 1
35,289 SF
(0.810 AC)

LOT 2
14,802 SF
(0.340 AC)

OUTLOT 2
22,633 SF
(0.520 AC)

RESERVED FOR
PRIVATE ALLEY
AND
STORMWATER
MANAGEMENT
PURPOSES

N88°01'48"W 689.14'

S88°01'48"E 73.76'

N01°58'12"E 76.46'

191.22'

S01°58'12"W 64.75'

N01°58'12"E 122.12'

S01°58'12"W 91.29'

S80°17'46"E 110.24'

S88°01'48"E 73.76'

N01°58'12"E 76.46'

S88°01'48"E 73.76'

N01°58'12"E 76.46'

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S88°01'48"E 73.76'

N01°58'12"E 76.46'

101.00'
N01°58'12"E 101.00'

48.50'
N01°58'12"E 101.00'

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48.50'
N01°58'12"E 101.00'

48.50'
N01°58'12"E 101.00'

N88°16'19"E 216.57'

71.88'
S69°24'47"E 136.98'

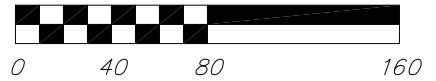
S84°58'00"E 228.02'

S75°11'32"E 118.48'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-07-08 MEASURED AS BEARING N88°01'48"W

GRAPHIC SCALE: 1" = 80'



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- () INDICATES RECORDED AS
- ⇒ INDICATES DIRECTION OF DRAINAGE

NOTES:

1. Associated equipment and facilities which are appurtenant to underground electric and communications, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted terminal boxes, may not be located between the right-of-way and facade of any building.
2. Occupancy permits may not be issued within the CSM until municipal sewer is available and Syene Interceptor fees are paid.
3. See Sheet 4 for additional Notes.

SEE SHEET 2 FOR EXISTING CONDITIONS, SHEET 3 FOR NEW EASEMENTS

vierbicher
planners | engineers | advisors



Job #: 230213
Date: 07/23/2025
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Northpointe Development
230 Ohio Street
Suite 200
Oshkosh, WI 54902

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 6

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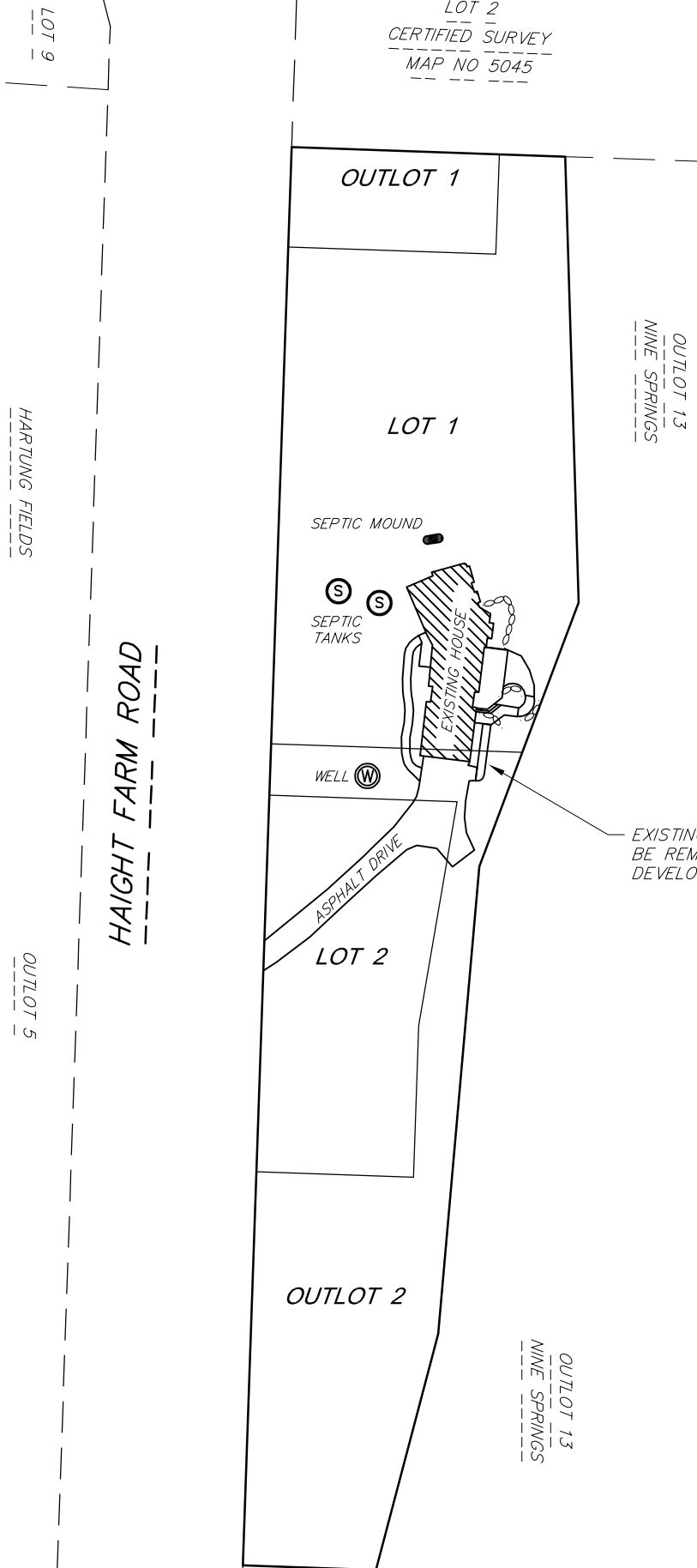
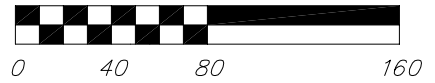
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EXISTING CONDITIONS



GRAPHIC SCALE: 1" = 80'



EXISTING IMPROVEMENTS TO BE REMOVED PRIOR TO SITE DEVELOPMENT

04 Aug 2025 - 7:25a M:\Northpointe Development\230213_Nine Springs OL14\CADD\230213_CSM.dwg by:jzem

vierbicher
planners | engineers | advisors



Job #: 230213
Date: 07/23/2025
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Northpointe Development
230 Ohio Street
Suite 200
Oshkosh, WI 54902

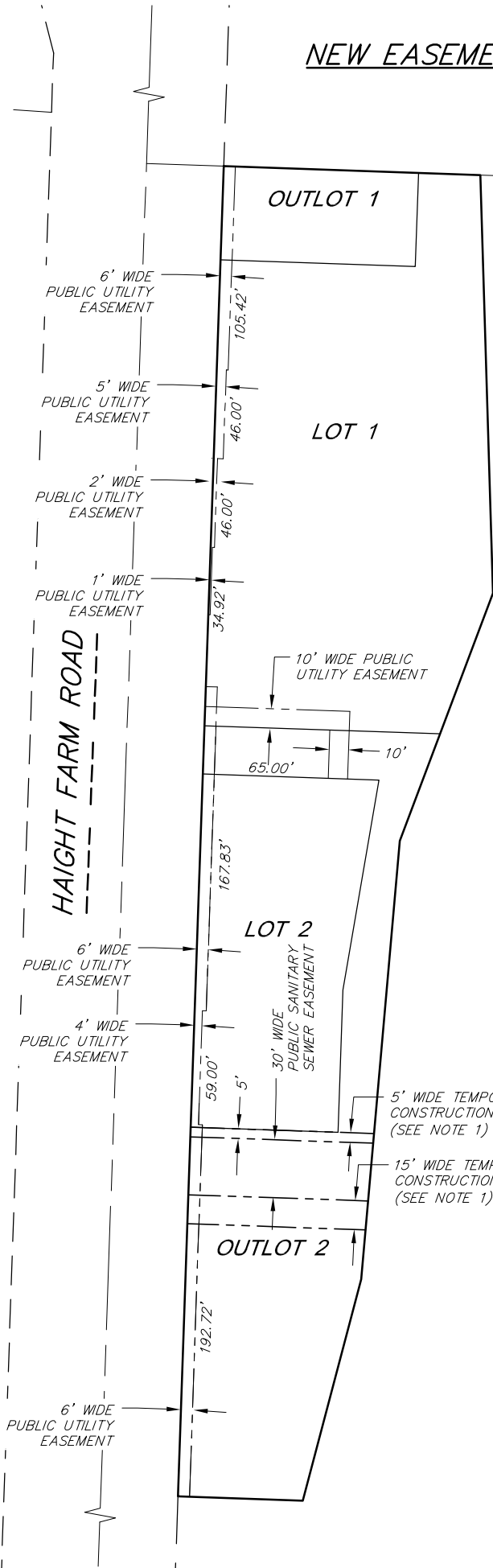
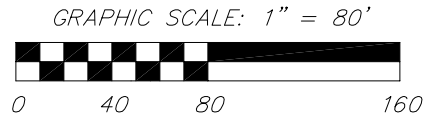
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 6

CERTIFIED SURVEY MAP No. _____

OUTLOT 14, NINE SPRINGS, RECORDED IN VOLUME 60-003A OF PLATS ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NEW EASEMENTS



NOTES:

1. The 30' Wide Public Sanitary Sewer Easement is subject to a 5' Temporary Construction Easement on the west side and a 15' Temporary Construction Easement on the east side. These Temporary Construction Easements shall expire when the sanitary sewer construction is completed and accepted by the City.

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vierbicher
planners | engineers | advisors



Job #: 230213
Date: 07/23/2025
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Northpointe Development
230 Ohio Street
Suite 200
Oshkosh, WI 54902

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
3 OF 6

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OUTLOT 14, NINE SPRINGS, RECORDED IN VOLUME 60-003A OF PLATS ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor No., S-2568, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Land Division Code of the City of Fitchburg; and under the direction of the Owner listed heron, I have surveyed, divided and mapped the lands described herein and that said map is a correct representation of the exterior boundaries and division of the land surveyed.

Date: July 23, 2025

DRAFT

Kevin J. Pape, WI PLS No. S-2568
Vierbicher Associates, Inc

DESCRIPTION

Outlot 14, Nine Springs, recorded in Volume 60-003A of Plats on Pages 8-16, as Document No. 4871633, Dane County Registry, located in the SW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 11, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Contains 77,632 SF (1.782 AC).

NOTES:

1. Subject to Memorandum of Understanding between the City of Fitchburg and the Wisconsin Department of Transportation for Future Transportation Improvements in the Nine Springs plat, recorded as Document No. 4871634
2. Subject to Agreement for Subdivision Improvements in the Plat of Nine Springs, recorded as Document No. 4872855.
3. Subject to First Amendment to the Agreement for Subdivision Improvements in the Plat of Nine Springs, recorded as Document No. 5137072.
4. Subject to Second Amendment to the Agreement for Subdivision improvement in the Plant of Nine Springs, recorded as Document No. 5419005.
5. Subject to Third Amendment to the Agreement for Subdivision improvement in the Plant of Nine Springs, recorded as Document No. 5452987.
6. Subject to Fourth Amendment to the Agreement for Subdivision improvement in the Plant of Nine Springs, recorded as Document No. 5727103.
7. Subject to Memorandum of Understanding#2 between the City of Fitchburg and the Wisconsin Department of Transportation for Future Transportation Improvements in the Nine Springs plat, recorded as Document No. 4983928.
8. Subject to Use Restriction Agreement recorded as Document No. 4877706.

NOTES PER NINE SPRINGS PLAT:

1. Outlots 2, 14 and 15 shall be subject to access restrictions to Syene Road, Lacy Road or Haight Farm Road placed by the City at the time a new land division is accomplished for the respective Outlot.
2. Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of the Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.
3. Upon future development of Outlot 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, and 17 additional parkland dedication may be required. The ultimate location, size and configuration of said dedicated parkland shall be determined during the formal land division process and shall be subject to final approval by the City of Fitchburg.
4. Outlots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and 17 are created for staging purposes in accord with Section 24-2(j) of the Municipal Code. A land division is required prior to development of the respective Outlot(s).
5. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.
6. **NOISE NOTE:** "The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

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CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this _____ day of _____, 20_____.

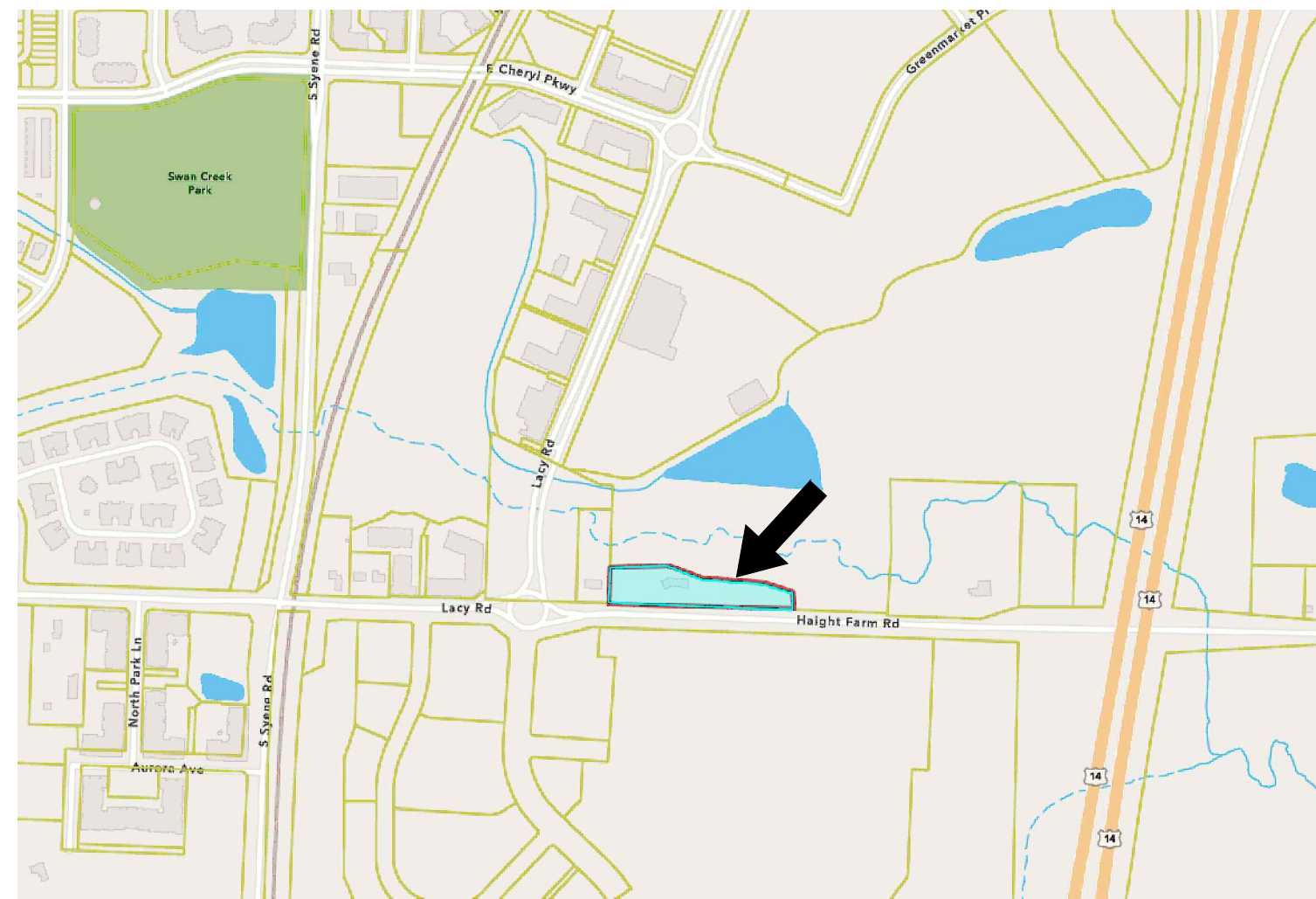
Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE

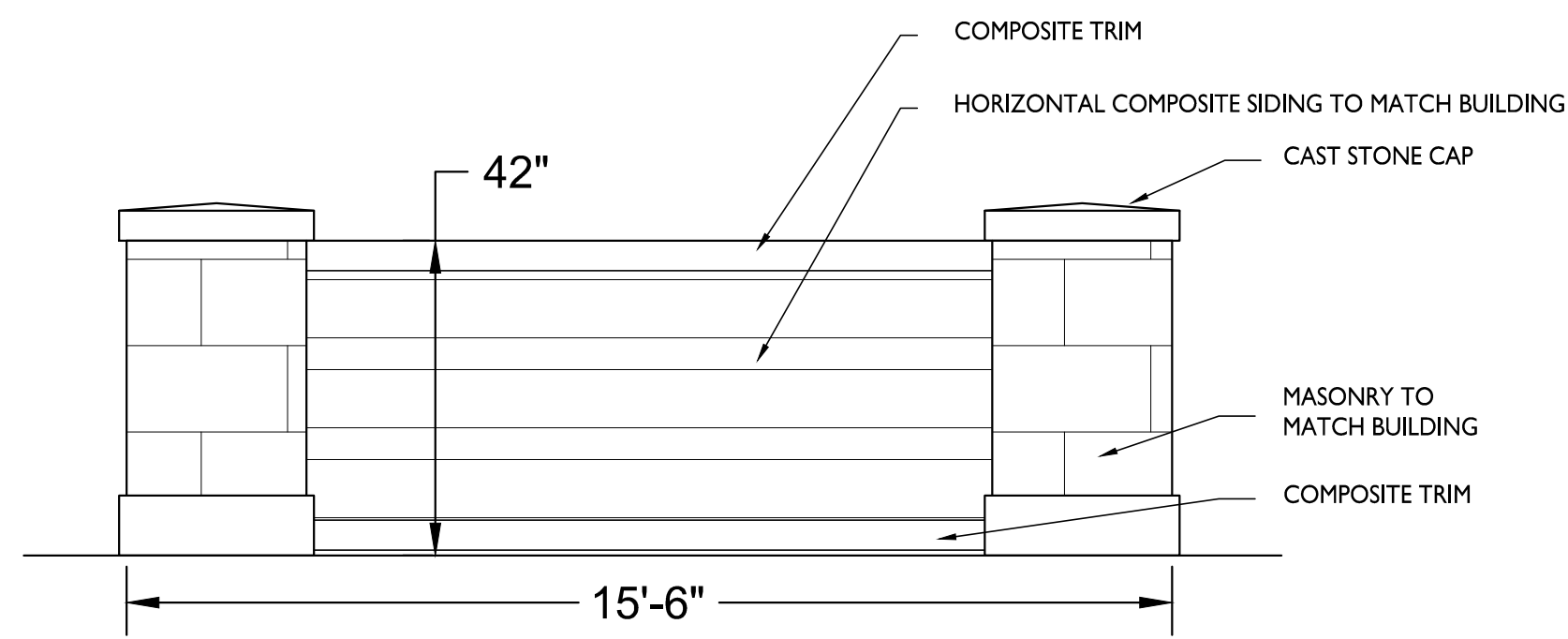
Received for recording this _____ day of _____, 20_____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

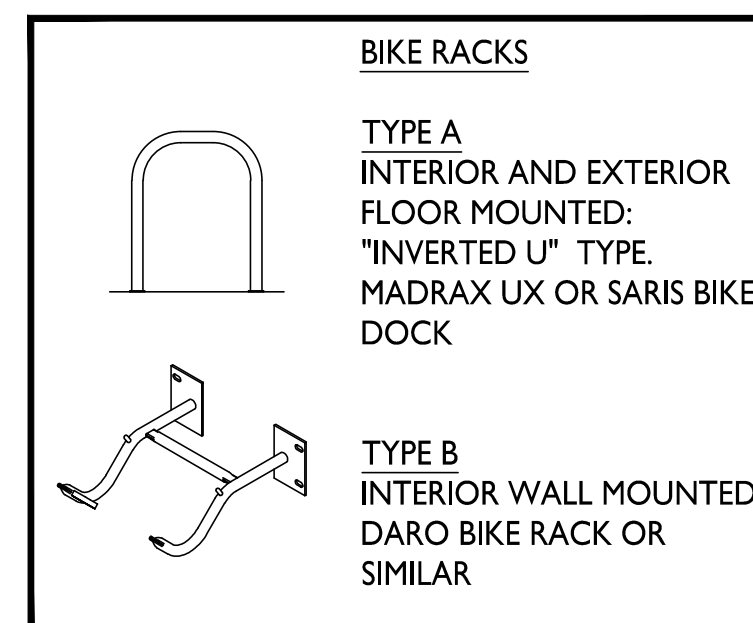




VICINITY MAP



2 STREETSREEN
CA101 NOT TO SCALE

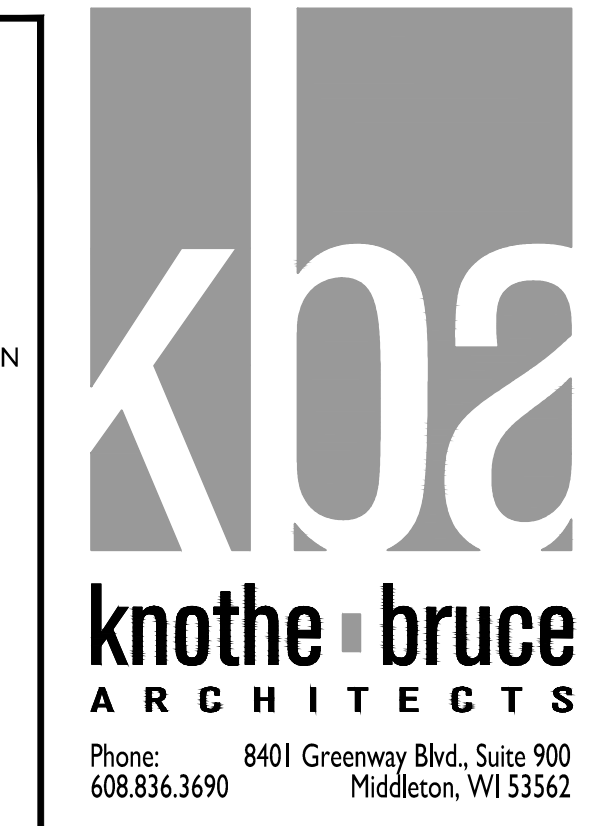


SITE DEVELOPMENT DATA:

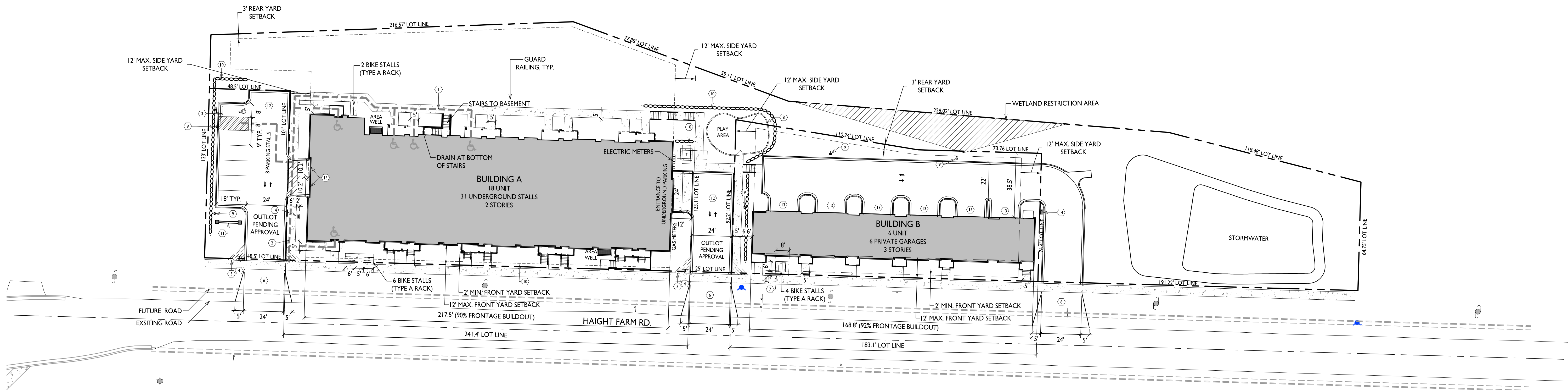
ZONING	T-5 URBAN CENTER	
LOT AREA	BUILDING A 35,288 S.F. / 0.81 ACRES	BUILDING B 14,802 S.F. / 0.34 ACRES
DWELLING UNITS	18 UNITS	6 UNITS
LOT AREA / D.U.	1,960 S.F. / D.U.	2,467 S.F. / D.U.
DENSITY	22.2 D.U. / ACRE	17.6 D.U. / ACRE
IMPERVIOUS AREA	18,547 S.F. / 53%	10,822 S.F. / 73%
GROSS BUILDING AREA:	27,310 S.F. (EXCL. BASEMENT)	13,786 S.F. (INCL. LOWER LEVEL)
BUILDING HEIGHTS:	2 STORIES / 36'-2"	3 STORIES (INCL. LL) / 36'-0"
DWELLING UNIT MIX:		
THREE BEDROOM	18	6
VEHICLE PARKING STALLS:		
GARAGE SURFACE	33	12
TOTAL	41	12
BICYCLE PARKING:		
GARAGE - LONG-TERM	30	12
SURFACE - GUESTS	8	4
TOTAL	38	16

SHEET INDEX

SITE	ARCHITECTURAL
CA101	ARCHITECTURAL SITE PLAN
CA102	SITE LIGHTING
CA103	LOT COVERAGE/IMPERVIOUS AREA
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C200	CIVIL SITE PLAN
C300	OVERALL GRADING & EROSION CONTROL PLAN
C301	GRADING DETAIL - WEST
C302	GRADING DETAIL - EAST
C303	STORMWATER FACILITY DETAIL - WEST
C304	STORMWATER FACILITY DETAIL - EAST
C400	OVERALL UTILITY PLAN - SANITARY & WATER
C401	OVERALL UTILITY PLAN - STORM I
C402	UTILITY PLAN - STORM WEST
C403	UTILITY PLAN - STORM EAST
C404	UTILITY PLAN - STORM EAST II
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES & DETAILS
ARCHITECTURAL	
BUILDING A	
A100.A	BASEMENT PLAN
A101.A	FIRST FLOOR PLAN
A102.A	SECOND FLOOR PLAN
A103.A	ROOF PLAN
A201.A	EXTERIOR ELEVATIONS
A202.A	EXTERIOR ELEVATIONS
A203.A	EXTERIOR ELEVATIONS - COLOR
A204.A	EXTERIOR ELEVATIONS - COLOR
BUILDING B	
A100.B	LOWER LEVEL PLAN
A101.B	FIRST FLOOR PLAN
A102.B	SECOND FLOOR PLAN
A103.B	ROOF PLAN
A201.B	EXTERIOR ELEVATIONS
A202.B	EXTERIOR ELEVATIONS
A203.B	EXTERIOR ELEVATIONS - COLOR
A204.B	EXTERIOR ELEVATIONS - COLOR



ISSUED
2024.10.22 Rezoning
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal



PROJECT TITLE
**Uptown Hills
Townhomes**

KEYED PLAN NOTES

①	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
②	ACCESSIBLE RAMP - 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
③	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
④	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
⑤	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA
⑥	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
⑦	2' BICYCLE OVERHANG
⑧	SECURITY/SAFETY FENCE - SEE STANDARD SPECIFICATION
⑨	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
⑩	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHT
⑪	STREETSREEN - SEE DETAIL 02 ON SHEET CA101
⑫	BITUMINOUS PAVEMENT
⑬	PRIVATE GARAGE ENTRANCE
⑭	CLUSTERED MAILBOXES ON CONCRETE PAD

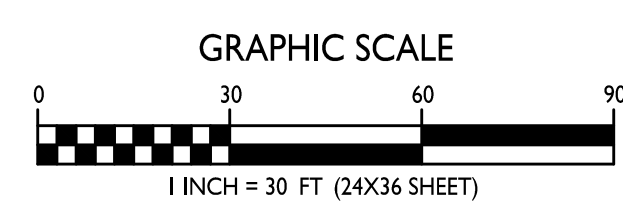
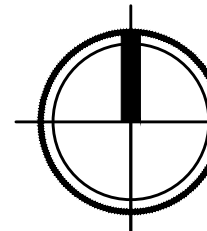
5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Architectural
Site Plan**

SHEET NUMBER

CA101

PROJECT NO. **2403**
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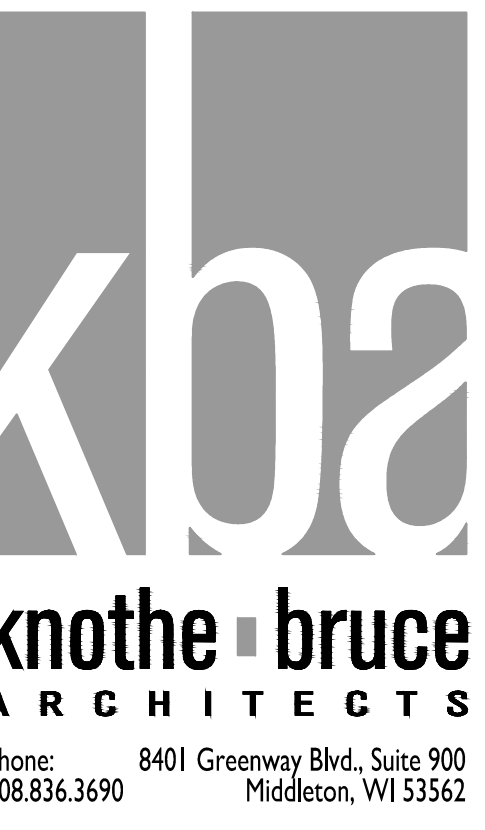
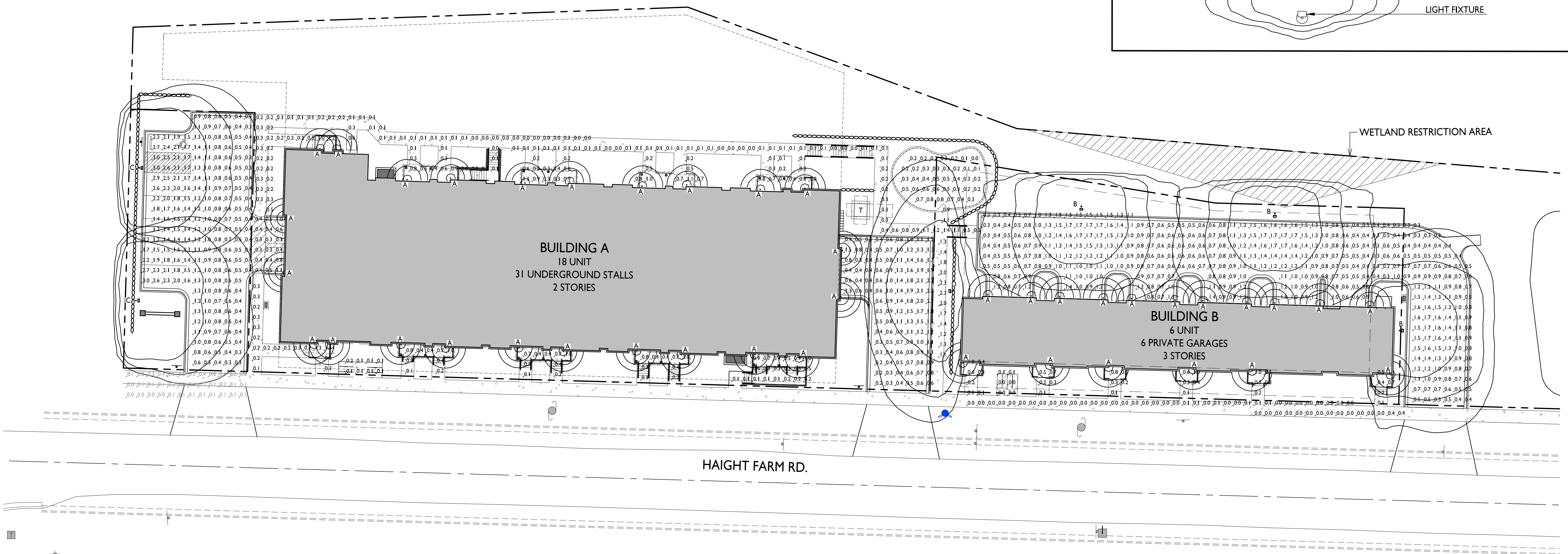
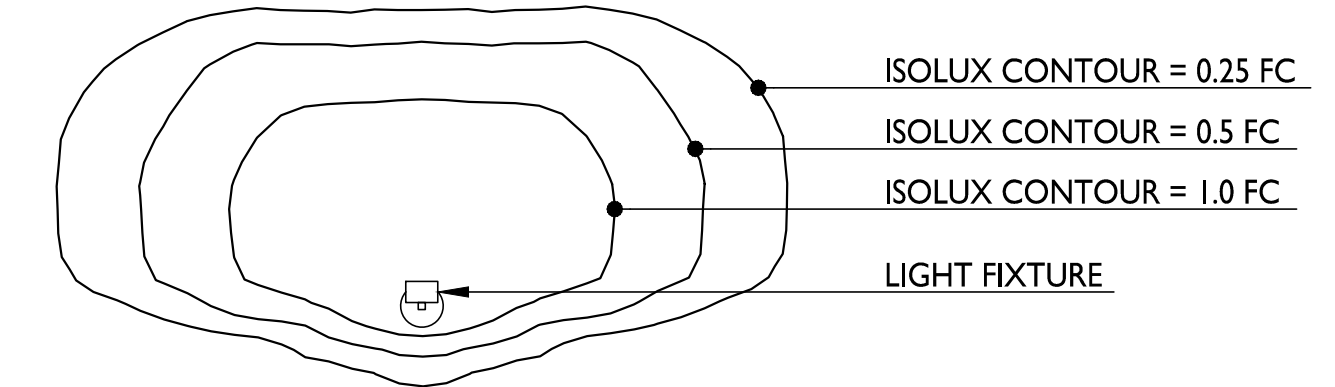
1 ARCHITECTURAL SITE PLAN
CA101 1" = 30'-0"



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Building A - Surface Parking & Drive Aisle	+	1.0 fc	3.0 fc	0.3 fc	10.0:1	3.3:1
Building A - Underground Drive Aisle	+	1.0 fc	2.2 fc	0.2 fc	11.0:1	5.0:1
Building B - Drive Aisle & Pad Parking Stalls	+	1.0 fc	1.9 fc	0.3 fc	6.3:1	3.3:1
Play Area	+	0.4 fc	0.8 fc	0.1 fc	8.0:1	4.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
☐	A	41	WAC LIGHTING	WS-W18708-AL	LED WALL SCONCE	I-WS-W18708.ies	7'-0" ABOVE GRADE ON BUILDING
☐	B	3	LITHONIA LIGHTING	DSX0 LED P1 30K T5M MVOLT HS	DSX0 LED P1 30K T5M MVOLT W/ HOUSESIDE SHIELD	DSX0_LED_P1_30K_T5M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
☐	C	2	LITHONIA LIGHTING	DSX0 LED P1 30K T5VS MVOLT HS	DSX0 LED P1 30K T5VS MVOLT W/ HOUSESIDE SHIELD	DSX0_LED_P1_30K_T5VS_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
☐	D	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2M MVOLT HS	DSX0 LED P1 30K T2M MVOLT W/ HOUSESIDE SHIELD	DSX0_LED_P1_30K_T2M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



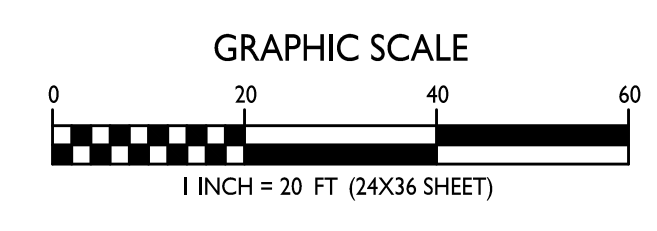
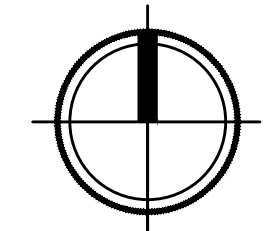
ISSUED
2024.10.22 Reasoning
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

PROJECT TITLE
**Uptown Hills
Townhomes**

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

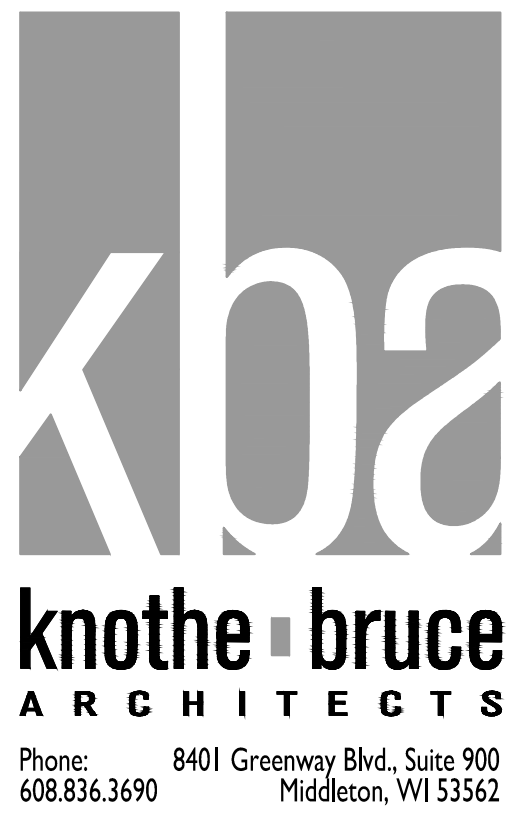
I SITE LIGHTING PLAN
CA102 1" = 20'-0"



CA102

PROJECT NO. **2403**
© Knothe + Bruce Architects, LLC

LOT COVERAGE / IMPERVIOUS AREA		
ZONING	T-5 URBAN CENTER	
MAXIMUM LOT COVERAGE	90%	
LOT AREA	LOT WITH BLDG A	LOT WITH BLDG B
	35,288 S.F.	14,802 S.F.
PROPOSED COVERAGE	18,547 S.F. / 53%	10,822 S.F. / 73%



ISSUED
2024.10.22 Rezoning
2024.12.18 Article 5 Submittal
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PROJECT TITLE
**Uptown Hills
Townhomes**

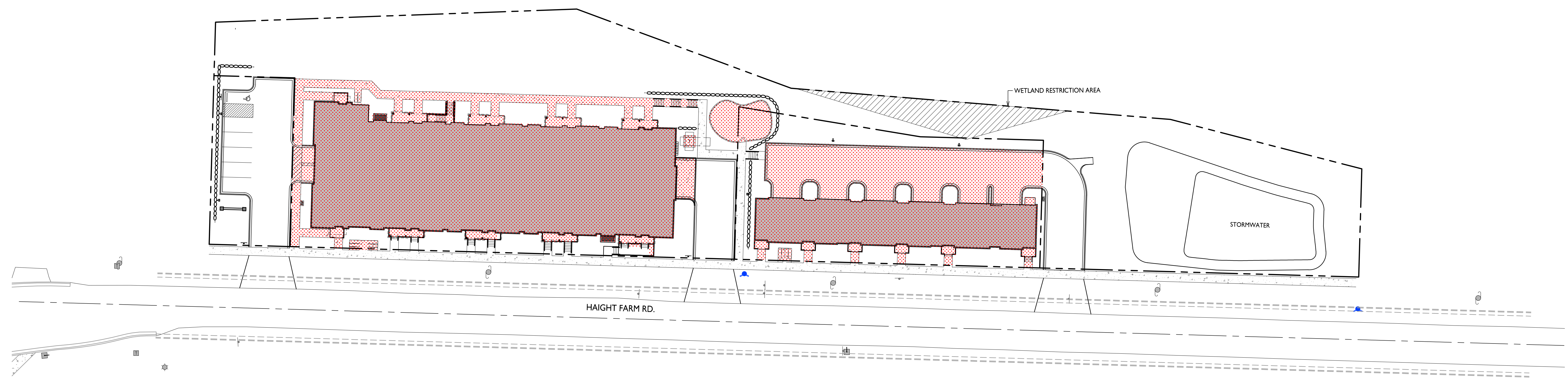
5078 Haight Farm Rd.
Fitchburg, WI 53711

SHEET TITLE
**Lot Coverage
/ Impervious area**

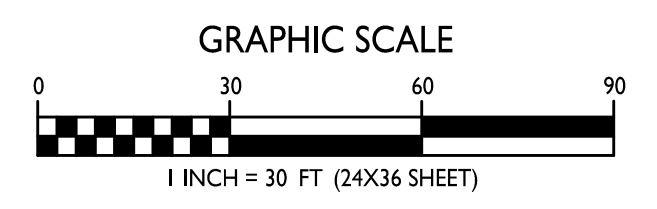
SHEET NUMBER

CA103

PROJECT NO. **2403**
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CA103 | LOT COVERAGE/IMPERVIOUS AREA | 1" = 30'-0"



FIRE ACCESS DATA		
	BUILDING A	BUILDING B
BUILDING PERIMETER	689 LINEAR FEET	462 LINEAR FEET
AERIAL APPARATUS FIRE LANE	172 LR. FT. REQUIRED (25%) 217 LR. FT. PROVIDED	116 LR. FT. REQUIRED (25%) 169 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE		
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE		
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE		

ISSUED
 2024.10.22 Reasoning
 2024.12.18 Article 5 Submittal
 2025.07.08 Article 5 Resubmittal

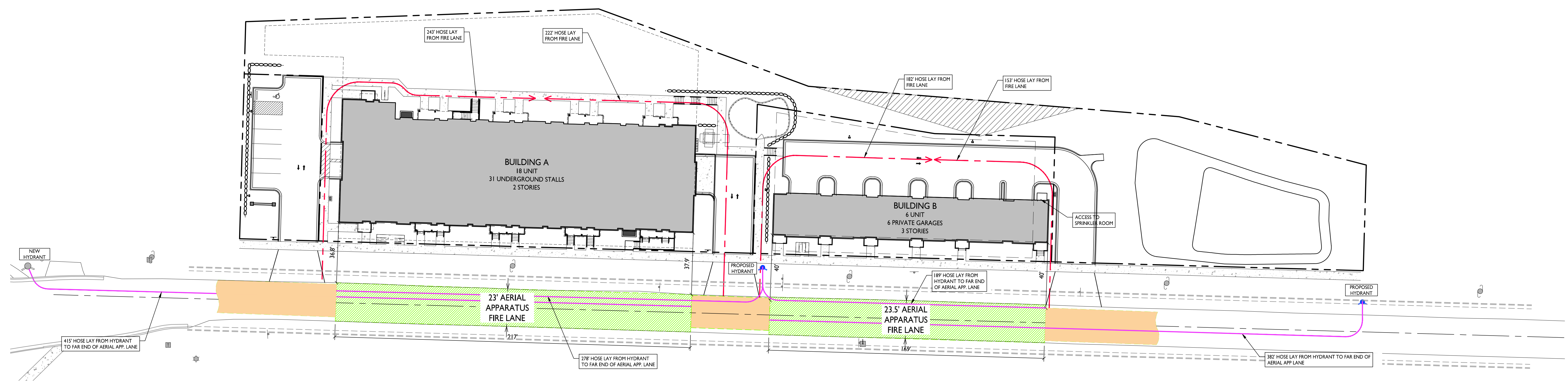
PROJECT TITLE
**Uptown Hills
 Townhomes**

5078 Haight Farm Rd.
 Fitchburg, WI 53711
 SHEET TITLE
**Fire Department
 Access Plan**

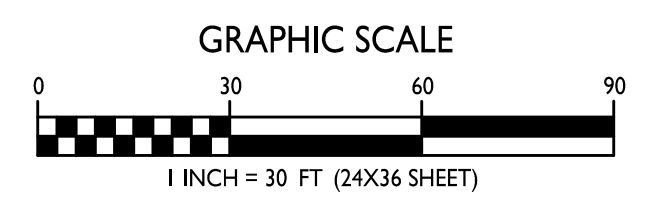
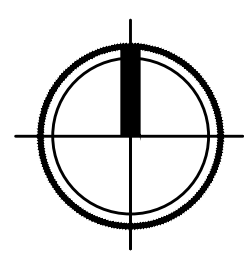
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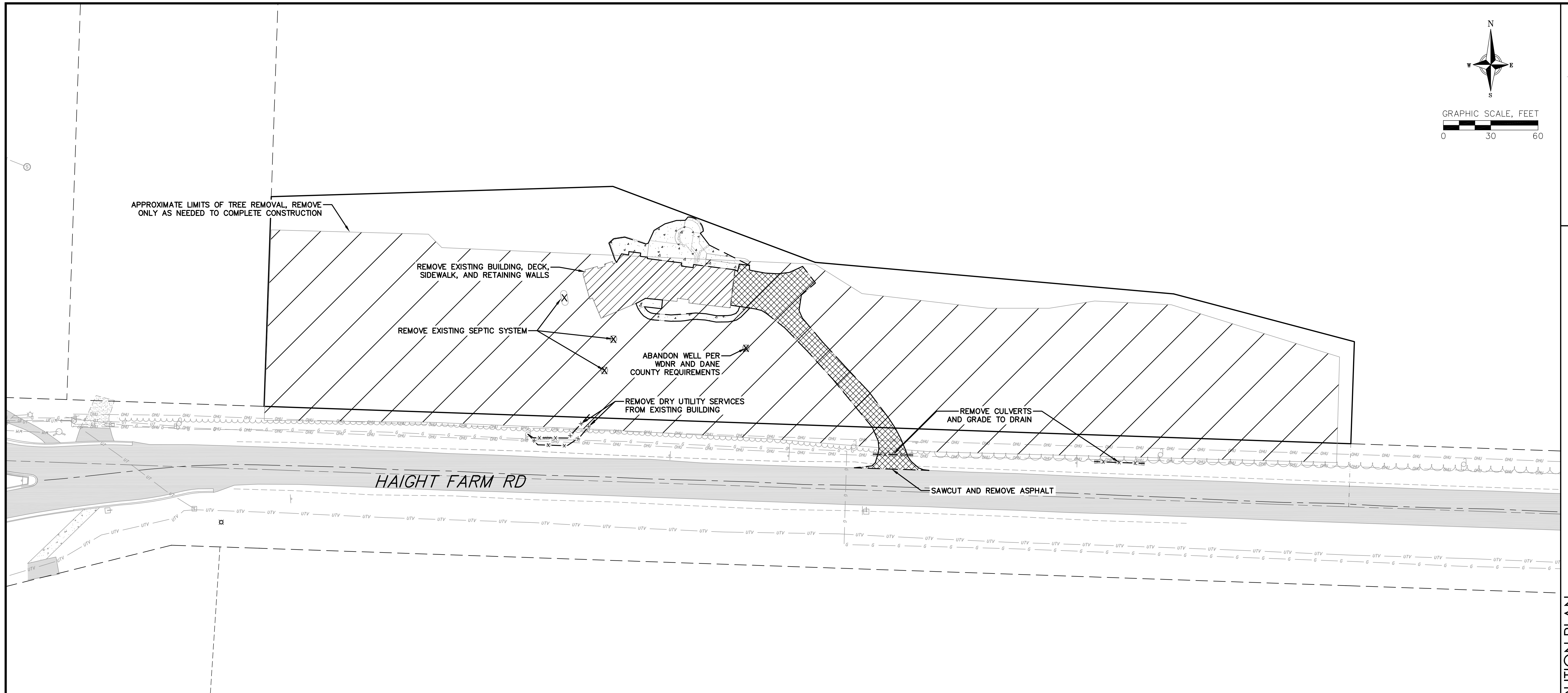
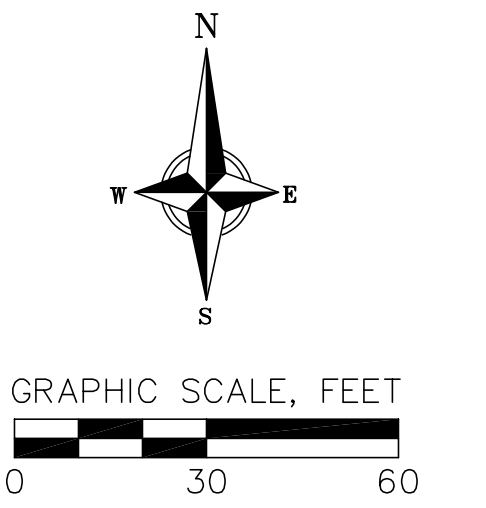
CA104

PROJECT NO. **2403**
 © Knothe & Bruce Architects, LLC



FIRE DEPARTMENT ACCESS PLAN
 CA104 1" = 30'-0"





DEMOLITION PLAN LEGEND

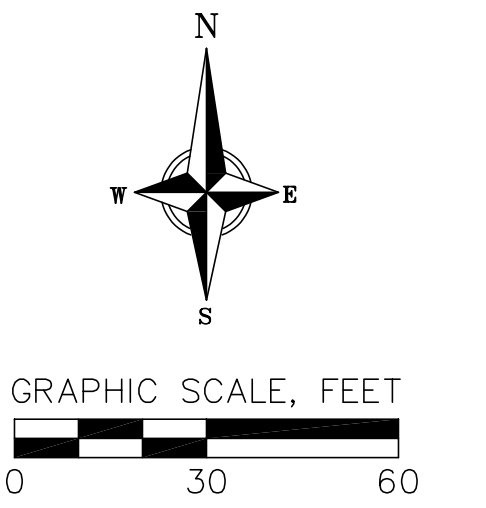
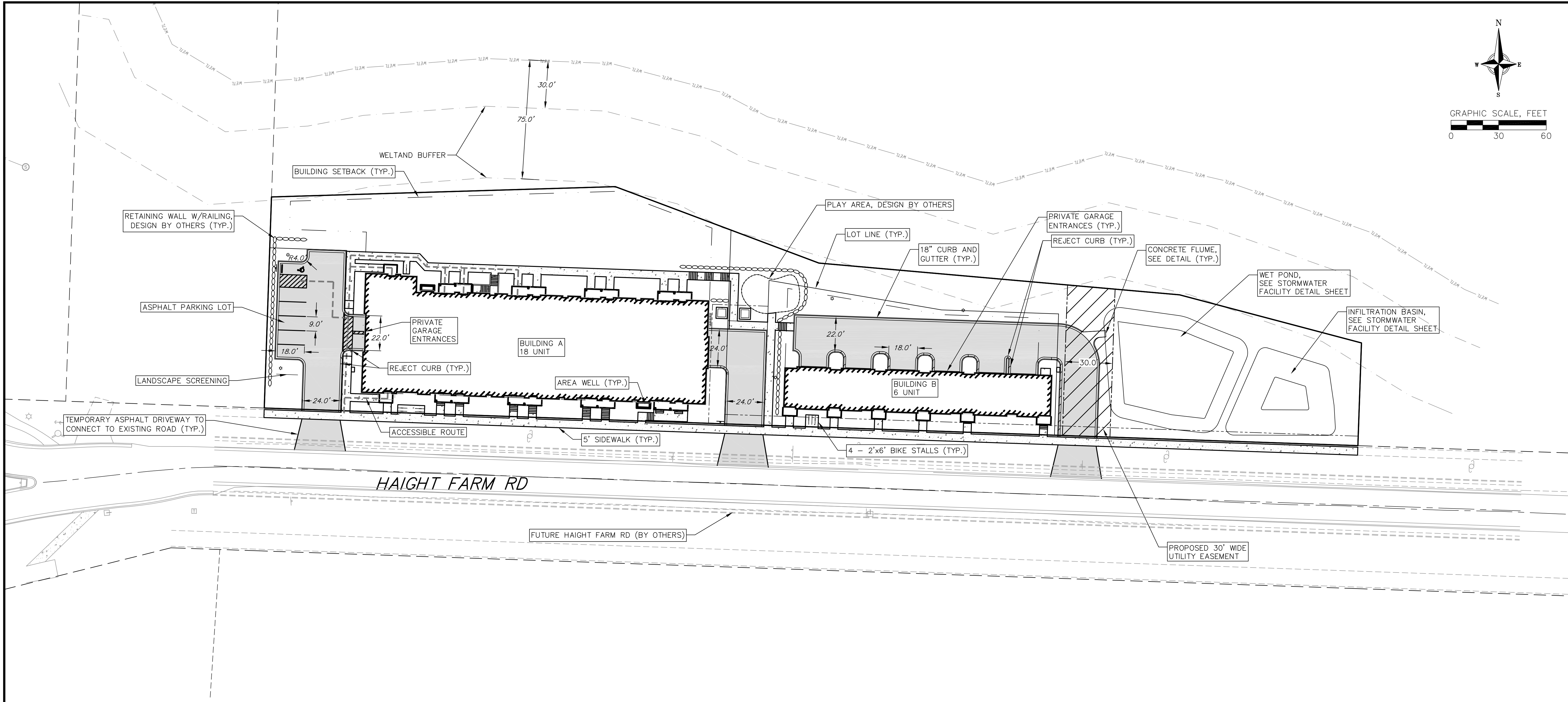
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL
	TREE REMOVAL

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

DEMOLITION PLAN
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 4/14/2025
DRAFTER: JGOL/PONG
CHECKED: TSCH
PROJECT NO.: 230213



SITE PLAN LEGEND

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

ABBREVIATIONS

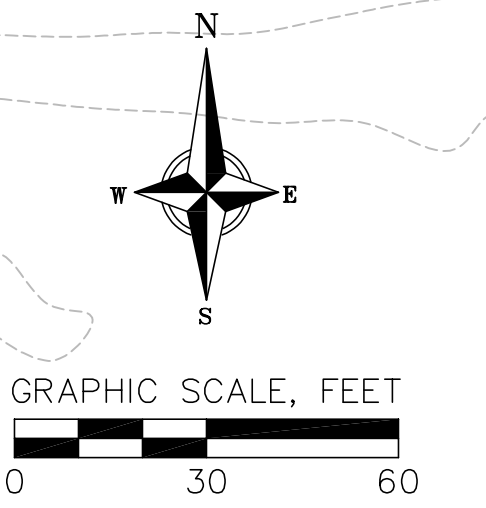
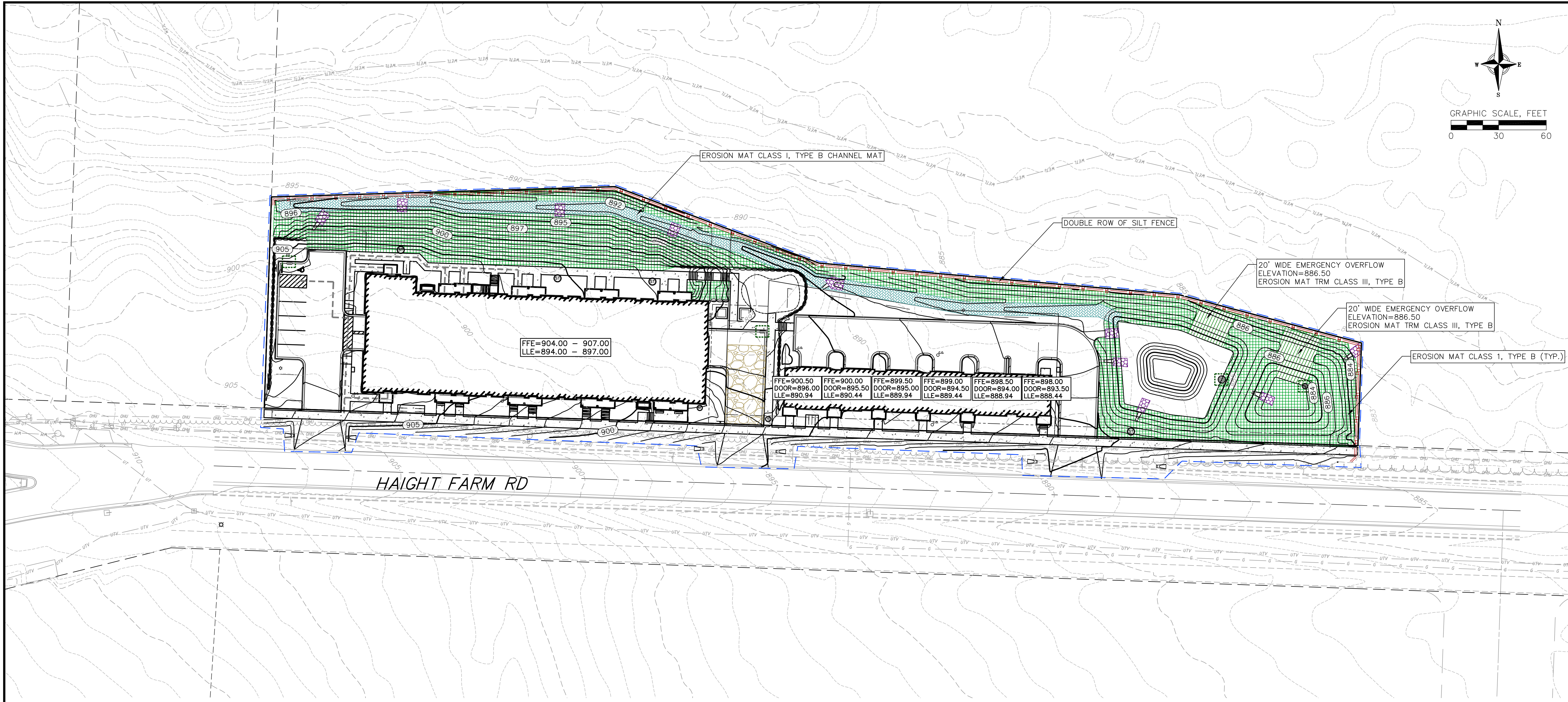
TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL

- SITE CONSTRUCTION NOTES:**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 3. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.
 4. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE PLAN
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/21/25		
2	7/8/25		

DATE: 4/14/2025
DRAFTER: JGOL/PONG
CHECKED: TSCH
PROJECT NO.: 230213



FFE=904.00 - 907.00
LLE=894.00 - 897.00

FFE=900.50 DOOR=896.00 LLE=890.94
 FFE=900.00 DOOR=895.50 LLE=890.44
 FFE=899.50 DOOR=895.00 LLE=889.94
 FFE=899.00 DOOR=894.50 LLE=889.44
 FFE=898.50 DOOR=894.00 LLE=888.94
 FFE=898.00 DOOR=893.50 LLE=888.44

GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- - - - DITCH CENTERLINE
- - - - SILT FENCE
- - - - DISTURBED LIMITS
- ===== BERM
- ====> DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- +1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE B
- EROSION MAT CLASS I, TYPE B CHANNEL MAT
- EROSION MAT TRM CLASS III, TYPE B
- TRACKING PAD
- RIP RAP

GRADING NOTES:

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

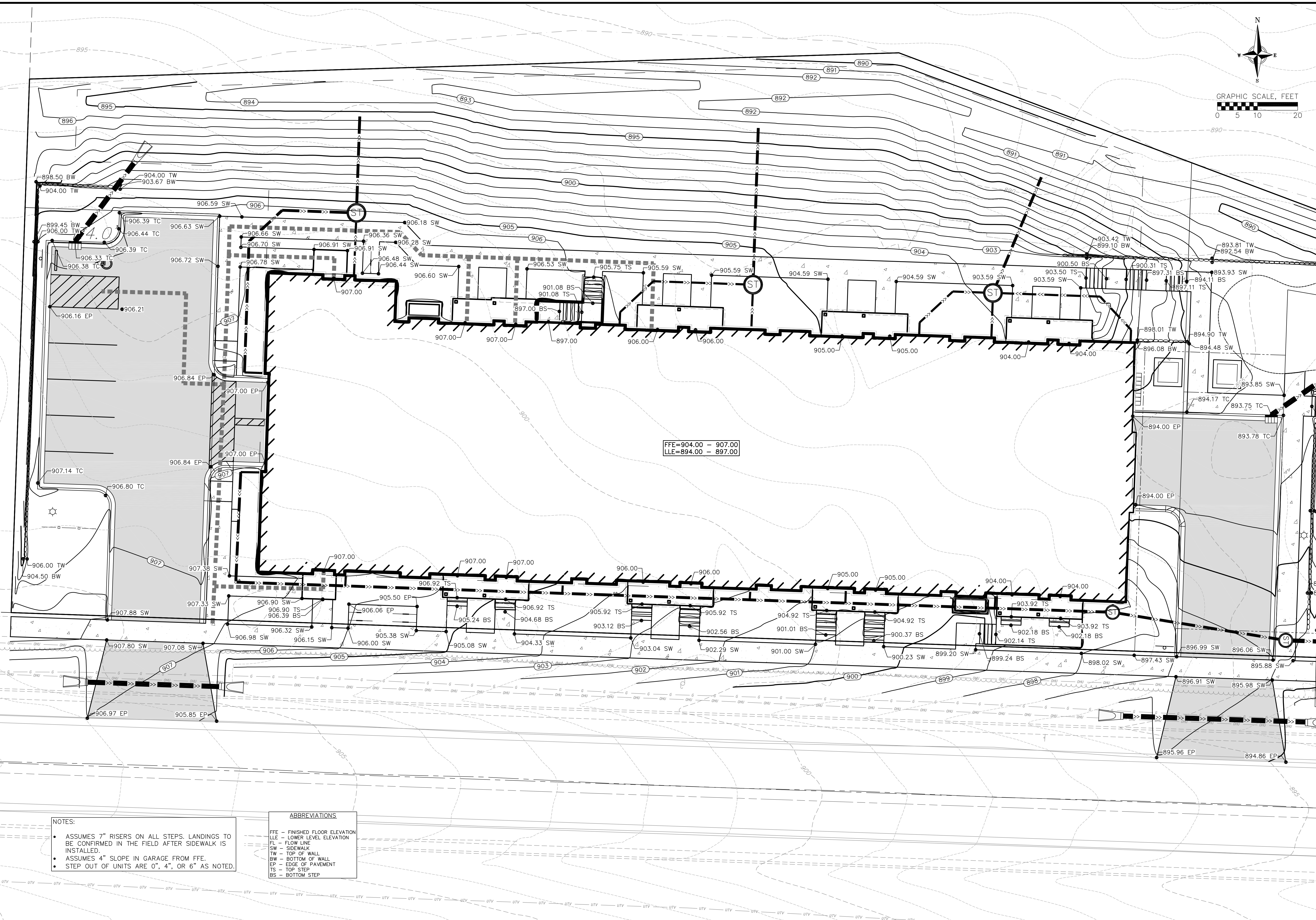
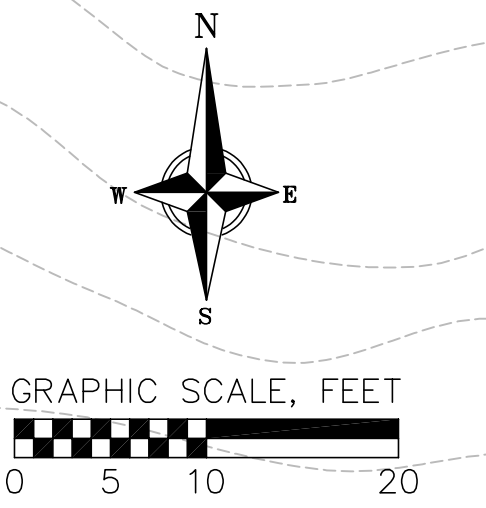
OVERALL GRADING & EROSION CONTROL PLAN

UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/21/25		
2	7/8/25		

DATE: 4/14/2025
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 PROJECT NO.: 230213

C300



- NOTES:**
- ASSUMES 7" RISERS ON ALL STEPS. LANDINGS TO BE CONFIRMED IN THE FIELD AFTER SIDEWALK IS INSTALLED.
 - ASSUMES 4" SLOPE IN GARAGE FROM FFE.
 - STEP OUT OF UNITS ARE 0", 4", OR 6" AS NOTED.

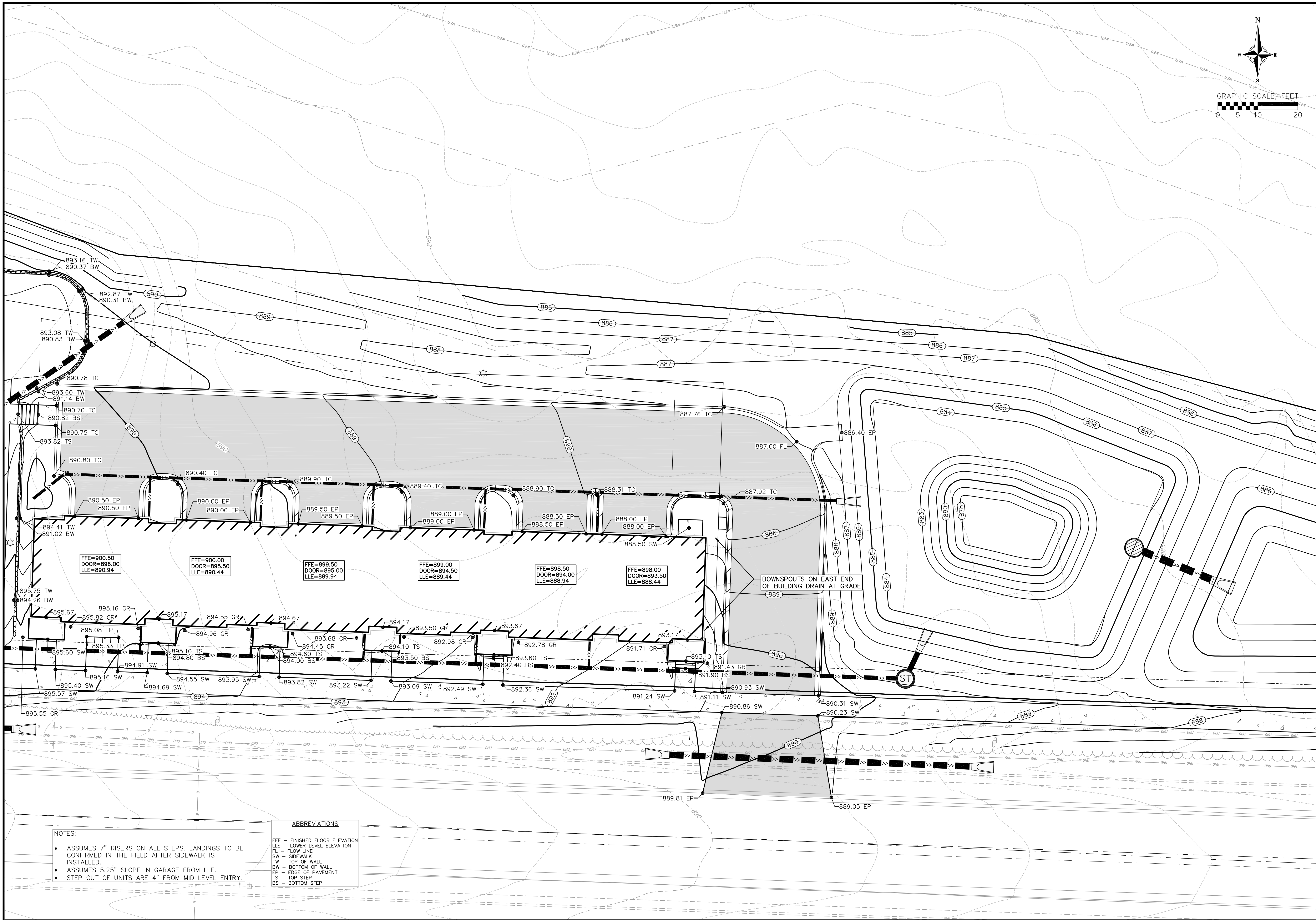
ABBREVIATIONS

FFE	- FINISHED FLOOR ELEVATION
LLE	- LOWER LEVEL ELEVATION
FL	- FLOW LINE
SW	- SIDEWALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL
EP	- EDGE OF PAVEMENT
TS	- TOP STEP
BS	- BOTTOM STEP

GRADING DETAIL- WEST
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
Δ	1	5/21/25	
Δ	2	7/8/25	

DATE: 4/14/2025
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 PROJECT NO.: 230213




NOTES:

- ASSUMES 7" RISERS ON ALL STEPS. LANDINGS TO BE CONFIRMED IN THE FIELD AFTER SIDEWALK IS INSTALLED.
- ASSUMES 5.25" SLOPE IN GARAGE FROM LLE.
- STEP OUT OF UNITS ARE 4" FROM MID LEVEL ENTRY.

ABBREVIATIONS

FFE - FINISHED FLOOR ELEVATION
 LLE - LOWER LEVEL ELEVATION
 FL - FLOW LINE
 SW - SIDEWALK
 TW - TOP OF WALL
 BW - BOTTOM OF WALL
 EP - EDGE OF PAVEMENT
 TS - TOP STEP
 BS - BOTTOM STEP



vierbicher
planners | engineers | advisors

GRADING DETAIL - EAST
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS
A	5/21/25	1		
B	7/8/25	2		

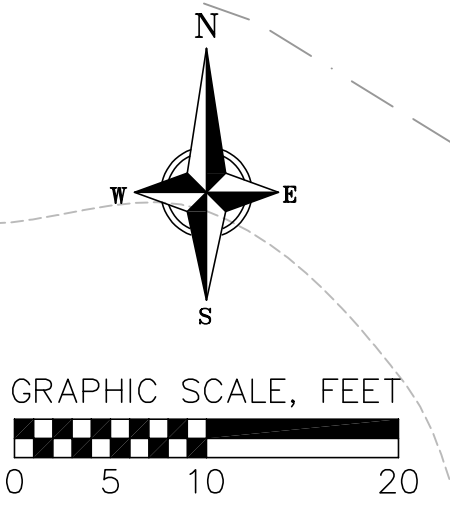
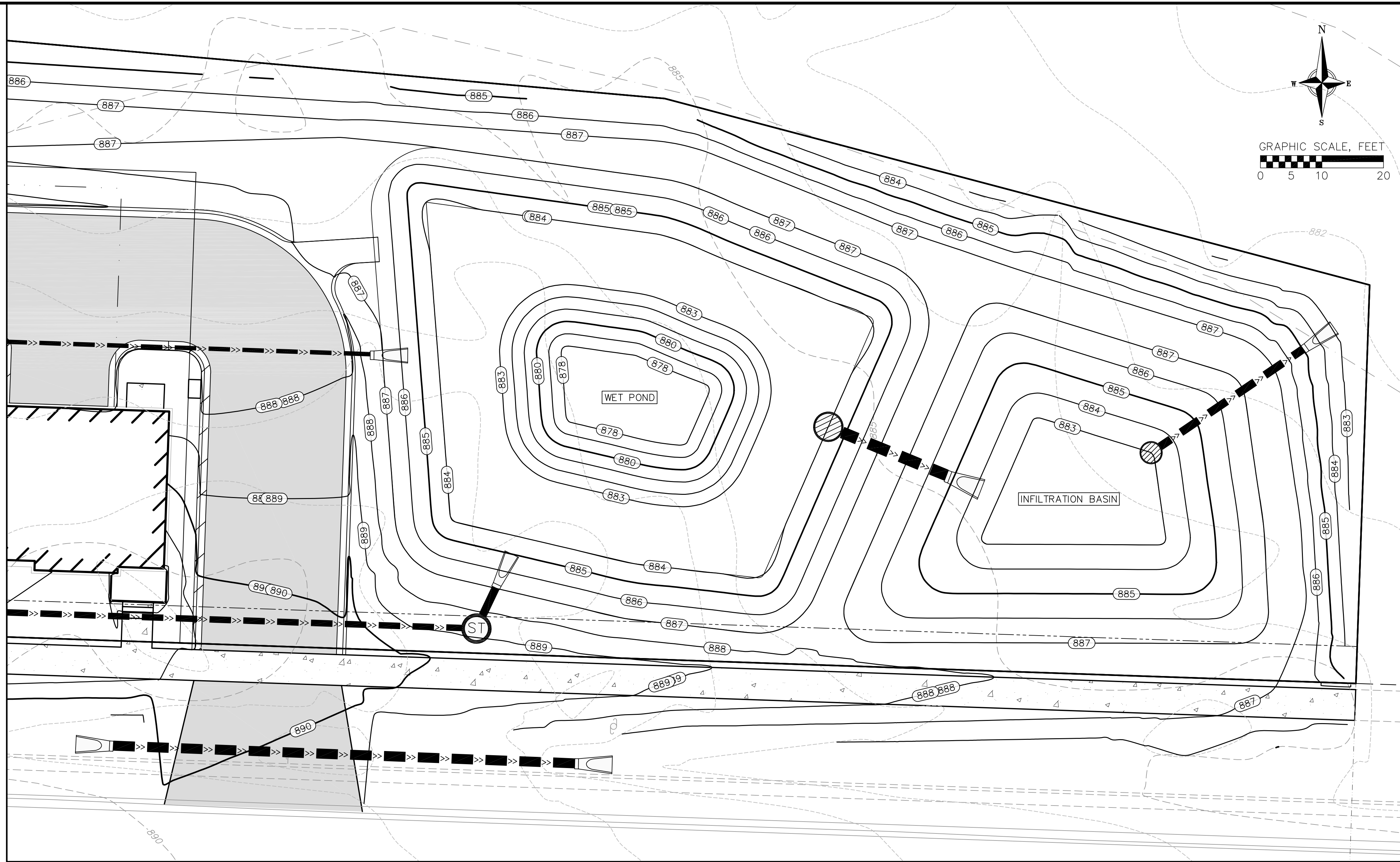
DATE: 4/14/2025

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PROJECT NO.: 230213

C302



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

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN)

PLANTING, EROSION MAT, AND MAINTENANCE NOTES:
 SEEDING (SEE DETAIL SHEET FOR MIX DESIGN) SHALL BE COMPLETED IN THE LATEFALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED. COVER CROP SHALL BE USED.

EROSION MAT SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).

DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND SEEDING HAS BEEN INSTALLED.

MAINTENANCE OF NATIVE VEGETATION (MOWING, CUTTING OR BURNING SHALL BE USED TO MAINTAIN VEGETATION):

- ESTABLISHMENT- THE FIRST MOWING OF NEWLY PLANTED SEED SHALL OCCUR ONCE IT REACHES A HEIGHT OF 10 TO 12 INCHES.
- MOWING-MOWING SHALL REDUCE THE HEIGHT OF PLANTS TO 5 TO 6 INCHES. IF AFTER ESTABLISHMENT, IF BURNING CANNOT BE ACCOMMODATED, MOWING SHALL OCCUR ONCE IN THE FALL AFTER NOVEMBER 1). THE AREA SHALL BE MOWED TO A HEIGHT OF 5 TO 6 INCHES.
- BURNING
 - ROUTINE MAINTENANCE - BEGINNING THE SECOND YEAR, BURNING SHALL OCCUR IN THE EARLY SPRING (PRIOR TO MAY 1ST) OR IN THE LATE FALL (AFTER NOVEMBER 1ST)
 - BURNING SHALL BE DONE TWO CONSECUTIVE YEARS AND THEN UP TO THREE YEARS CAN PASS BEFORE THE NEXT BURNING.
 - UNDER NO CIRCUMSTANCES SHALL BURNING OCCUR EVERY OTHER YEAR

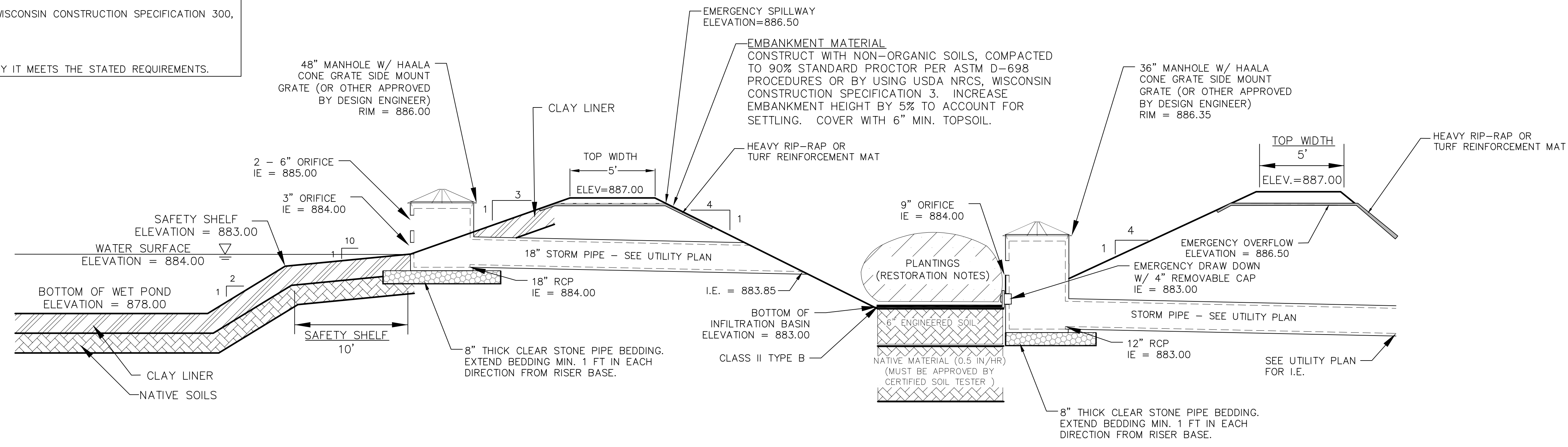
RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY CERTIFIED SOILS ENGINEER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLANT AND MAINTAIN AS DIRECTED ABOVE.

CLAY LINER CRITERIA

- 50% FINES (200 SIEVE) OR MORE.
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1×10^{-7} CM/SEC. OR LESS.
- AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
- AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
- MINIMUM THICKNESS OF TWO FEET.

CONTRACTOR TO PROVIDE SAMPLE OF CLAY TO BE IMPORTED TO VERIFY IT MEETS THE STATED REQUIREMENTS.



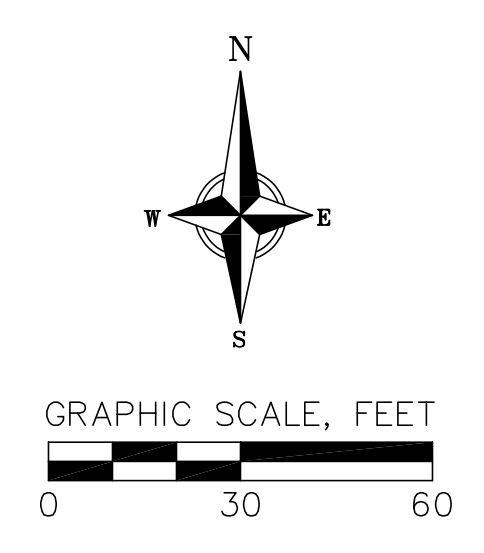
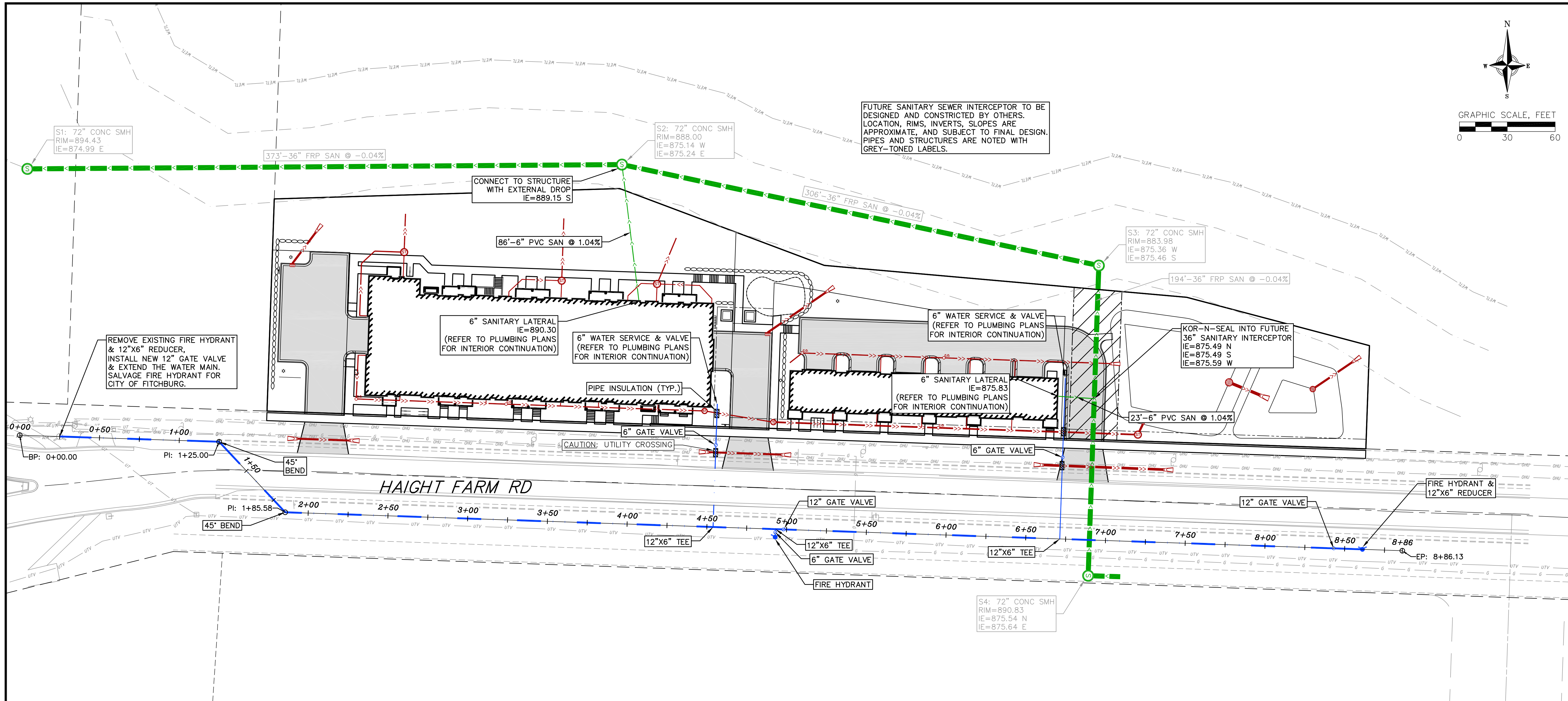
1 WET POND/INFILTRATION FACILITY CROSS-SECTION
 303 NOT TO SCALE

STORMWATER FACILITY DETAIL
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS
1	7/8/25	

REVISIONS NO.	DATE	REMARKS
1	4/14/2025	

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213



FUTURE SANITARY SEWER INTERCEPTOR TO BE DESIGNED AND CONSTRICTED BY OTHERS. LOCATION, RIMS, INVERTS, SLOPES ARE APPROXIMATE, AND SUBJECT TO FINAL DESIGN. PIPES AND STRUCTURES ARE NOTED WITH GREY-TONED LABELS.

REMOVE EXISTING FIRE HYDRANT & 12"x6" REDUCER, INSTALL NEW 12" GATE VALVE & EXTEND THE WATER MAIN. SALVAGE FIRE HYDRANT FOR CITY OF FITCHBURG.

CONNECT TO STRUCTURE WITH EXTERNAL DROP IE=889.15 S

86'-6" PVC SAN @ 1.04%

S2: 72" CONC SMH
RIM=888.00
IE=875.14 W
IE=875.24 E

306'-36" FRP SAN @ -0.04%

S3: 72" CONC SMH
RIM=883.98
IE=875.36 W
IE=875.46 S

194'-36" FRP SAN @ -0.04%

6" SANITARY LATERAL IE=890.30 (REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

6" WATER SERVICE & VALVE (REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

6" WATER SERVICE & VALVE (REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

KOR-N-SEAL INTO FUTURE 36" SANITARY INTERCEPTOR
IE=875.49 N
IE=875.49 S
IE=875.59 W

PIPE INSULATION (TYP.)

6" SANITARY LATERAL IE=875.83 (REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

23'-6" PVC SAN @ 1.04%

CAUTION: UTILITY CROSSING

6" GATE VALVE

FIRE HYDRANT & 12"x6" REDUCER

HAIGHT FARM RD

12" GATE VALVE

12" GATE VALVE

12"x6" TEE

6" GATE VALVE

FIRE HYDRANT

S4: 72" CONC SMH
RIM=890.83
IE=875.54 N
IE=875.64 E

12"x6" TEE

6" GATE VALVE

12"x6" TEE

12"x6" TEE

12"x6" TEE

12"x6" TEE

PROPOSED UTILITY LEGEND

- >--- STORM SEWER PIPE
- ⊙ STORM SEWER MANHOLE
- ⊙ STORM SEWER ENDWALL
- ⊙ STORM SEWER CURB INLET
- ⊙ STORM SEWER CURB INLET W/MANHOLE
- ⊙ STORM SEWER FIELD INLET
- ⊙ ROOF DRAIN CLEANOUT
- >--- SANITARY SEWER PIPE (GRAVITY)
- >--- SANITARY SEWER PIPE (FORCE MAIN)
- >--- SANITARY SEWER LATERAL PIPE
- >--- FUTURE SANITARY SEWER INTERCEPTOR
- ⊙ FUTURE SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- >--- WATER MAIN
- >--- WATER SERVICE LATERAL PIPE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ CURB STOP
- ⊙ WATER VALVE MANHOLE
- ▨ PROPOSED PIPE INSULATION
- >--- GAS MAIN
- >--- ELECTRIC SERVICE

ABBREVIATIONS

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

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 1.0' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT (608) 270-4270 FOR OPERATION OF THESE VALVES.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR PRESSURE TESTING THE PRIVATE WATER MAINS.

OVERALL UTILITY PLAN - SANITARY AND WATER
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	7/8/25		

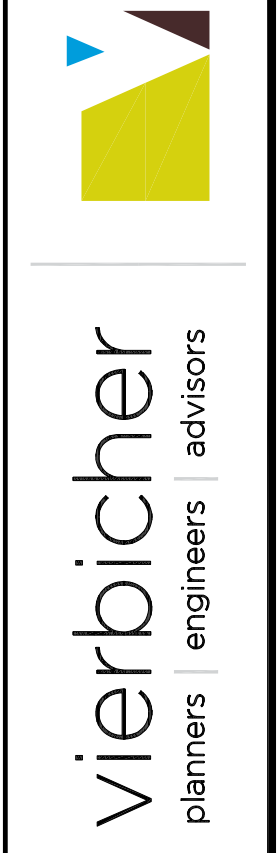
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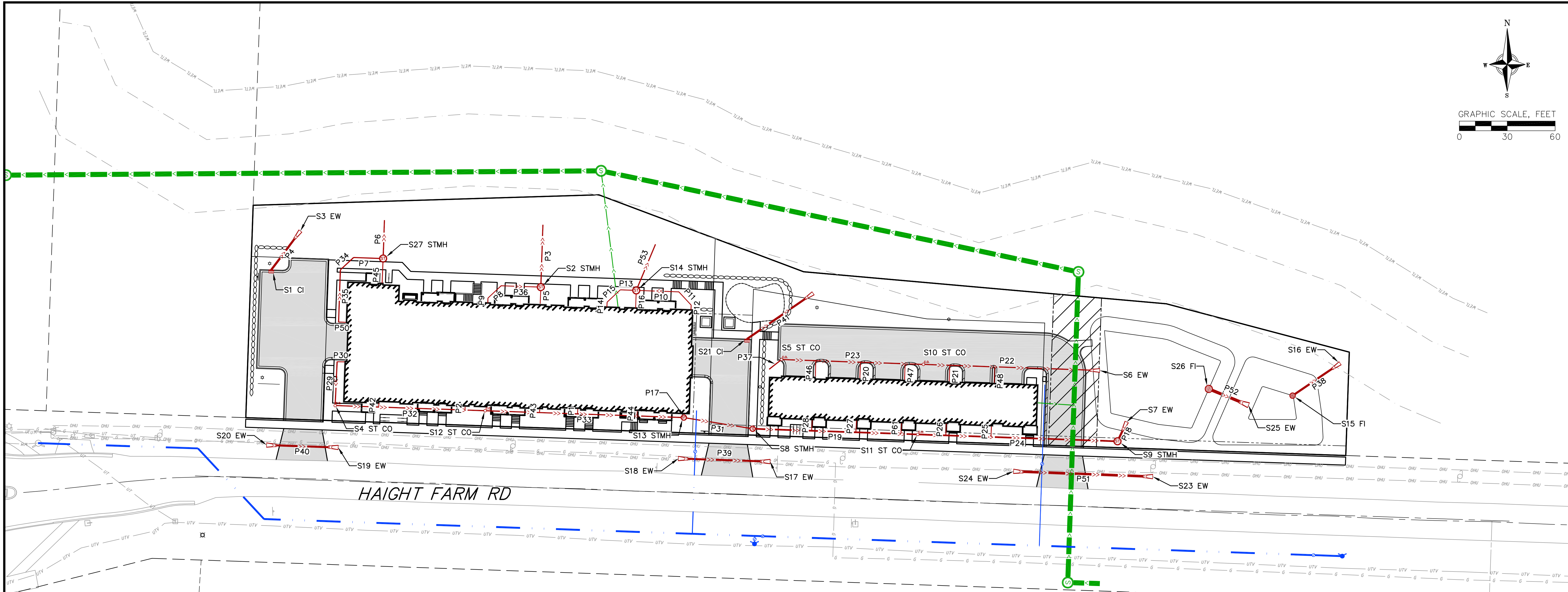
DRAFTER: JGOL/PONG

CHECKED: TSCH

PROJECT NO.: 230213

C400





STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S1	2' x 3' CI	906.33	898.00
S2	48" CONC STMH	905.31	899.22
S3	12"	900.17	899.00
S4	STORM CLEANOUT	907.33	902.74
S5	STORM CLEANOUT	890.39	887.99
S6	12"	887.19	885.69
S7	12"	886.17	885.00
S8	36" CONC STMH	896.24	892.40
S9	48" CONC STMH	888.66	885.46
S10	STORM CLEANOUT	888.83	887.10
S11	STORM CLEANOUT	893.25	889.21
S12	STORM CLEANOUT	904.00	902.02
S13	36" CONC STMH	898.93	893.31
S14	48" CONC STMH	903.83	896.70
S15	36" CONC FI	886.35	883.00
S16	12"	883.99	882.82
S17	15"	894.25	893.00
S18	15"	896.25	895.00
S19	15"	905.25	904.00
S20	15"	906.75	905.50

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S21	2' x 3' CI	893.75	889.57
S22	12"	890.24	889.07
S23	15"	887.94	886.50
S24	15"	888.38	886.94
S25	18"	885.57	883.87
S26	48" CONC FI	886.25	884.00
S27	48" CONC STMH	906.22	898.79
S44	???	???	???
S100	???	???	???
S101	???	???	???
S102	???	???	???
S103	???	???	???
S104	???	???	???
S105	???	???	???
S106	???	???	???

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	PVC	6			3	901.42	901.46	1.31%
P2	PVC	6			2	902.16	902.19	1.50%
P3	PVC	8	S2	S3	39	893.50	899.36	15.00%
P4	RCP	12	S3	S1	30	899.00	901.00	6.58%
P5	PVC	6	S2		10	901.90	902.00	1.00%
P6	PVC	8		S27	24	895.50	899.10	15.00%
P8	PVC	6	S102	S103	11	902.86	902.97	1.00%
P10	PVC	6	S14	S105	27	900.59	900.86	1.00%
P13	PVC	6	S14	S104	10	900.76	900.86	1.00%
P16	PVC	6	S14		11	900.89	901.00	1.00%
P17	PVC	6	S13		2	900.72	900.74	1.00%
P18	RCP	12	S7	S9	13	885.00	885.46	3.44%
P19	PVC	12	S11	S8	103	889.21	892.40	3.08%
P20	PVC	6			10	887.50	887.60	1.00%
P21	PVC	6			10	886.94	887.04	1.00%
P22	PVC	8	S6	S10	110	886.00	887.10	1.00%
P23	PVC	8	S10	S5	89	887.10	887.99	1.00%
P24	PVC	12	S9	S11	125	885.46	889.21	3.00%
P25	PVC	6			7	887.86	887.93	1.06%
P26	PVC	6			7	888.70	888.78	1.09%
P27	PVC	6			7	890.38	890.46	1.09%

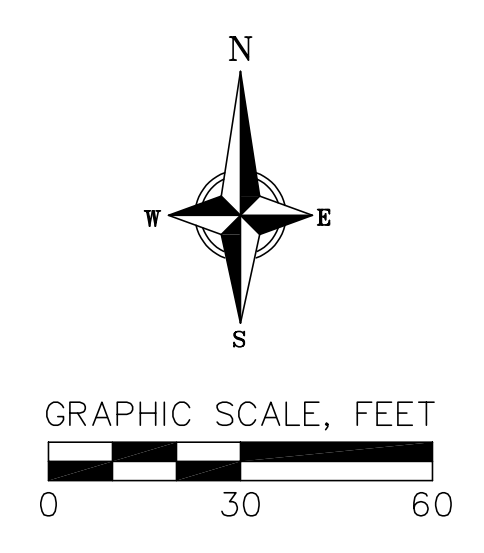
STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P28	PVC	6			7	891.22	891.29	1.07%
P29	PVC	8	S4		27	903.00	903.29	1.06%
P30	PVC	6			5	903.29	903.34	1.09%
P31	PVC	8	S8	S13	44	892.65	893.31	1.50%
P32	PVC	8	S12	S4	94	902.02	903.00	1.04%
P33	PVC	8	S13	S12	124	900.72	902.02	1.04%
P34	PVC	8	S44	S100	11	903.52	903.63	1.00%
P36	PVC	6	S2	S102	25	902.61	902.86	1.00%
P37	PVC	8	S5		10	887.99	889.00	10.24%
P38	RCP	12	S16	S15	36	882.82	883.00	0.50%
P39	CMP	15	S17	S18	58	893.00	895.00	3.48%
P40	CMP	15	S19	S20	45	904.00	905.50	3.35%
P41	RCP	12	S22	S21	50	889.07	889.57	1.00%
P42	PVC	6			2	903.72	903.75	1.20%
P43	PVC	6			2	901.67	901.70	1.48%
P44	PVC	6			3	901.03	901.07	1.27%
P45	PVC	6	S27		15	903.50	903.65	1.00%
P46	PVC	6			10	887.78	887.88	1.00%
P47	PVC	6			10	887.22	887.32	1.00%
P48	PVC	6			10	886.67	886.77	1.00%
P61	PVC	6			7	889.54	889.61	1.07%

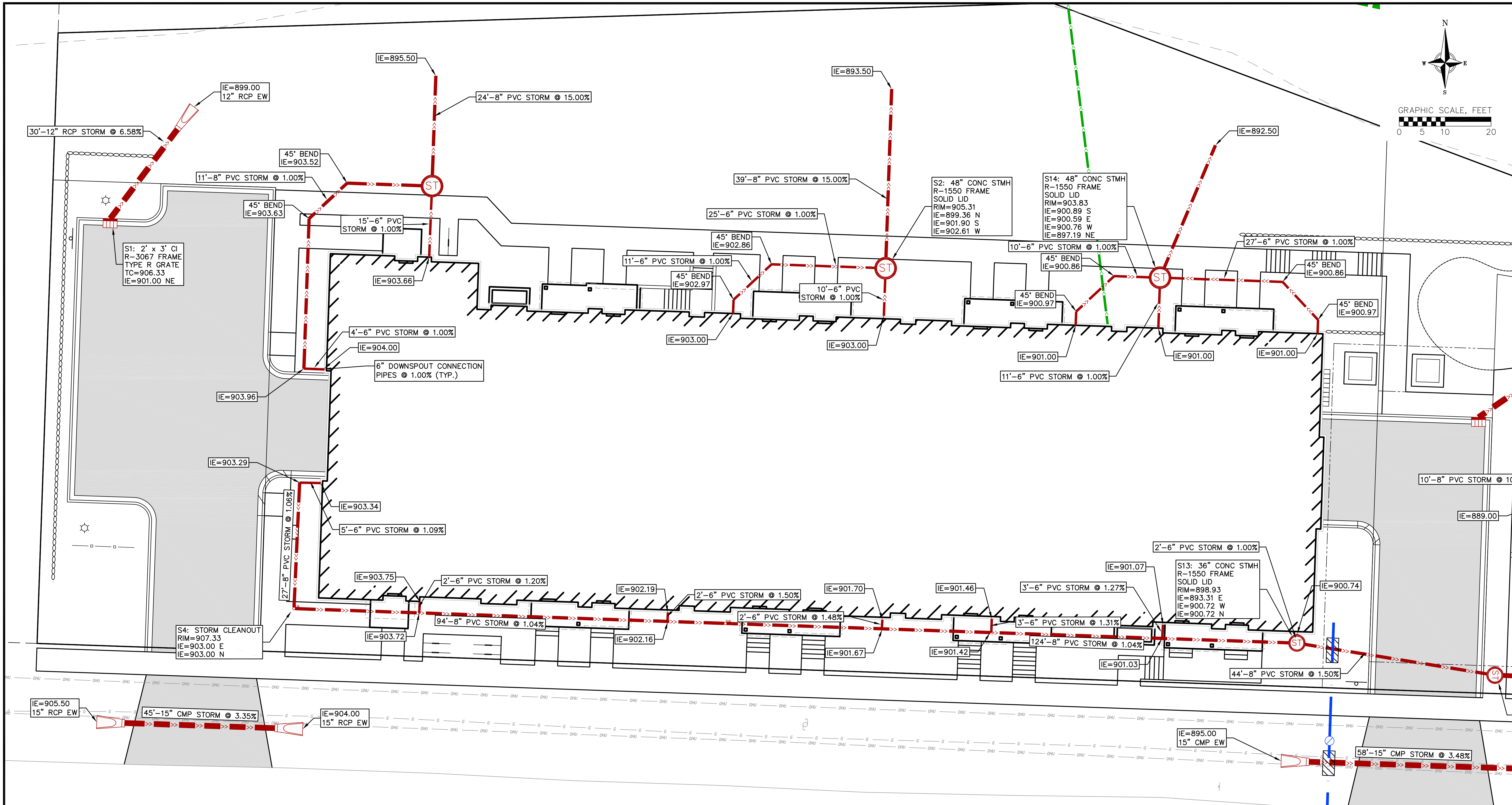
STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P50	PVC	6			4	903.96	904.00	1.00%
P51	RCP	15	S23	S24	87	886.50	886.94	0.50%
P52	RCP	18	S25	S26	27	883.87	884.00	0.50%
P7	PVC	8	S27	S44	18	903.34	903.52	1.00%
P35	PVC	8	S100		33	903.63	903.96	1.00%
P14	PVC	6	S101		3	900.97	901.00	1.00%
P9	PVC	6	S103		3	902.97	903.00	1.00%
P15	PVC	6	S104	S101	11	900.86	900.97	1.00%
P11	PVC	6	S105	S106	11	900.86	900.97	1.00%
P12	PVC	6	S106		3	900.97	901.00	1.00%
P53	PVC	8	S14	S1	31	892.50	897.19	15.00%

OVERALL UTILITY PLAN - STORM
 UPTOWN HILLS - NINE SPRINGS OL1A
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS
Δ	5/21/25			
Δ	7/8/25			

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCB
 PROJECT NO.: 230213

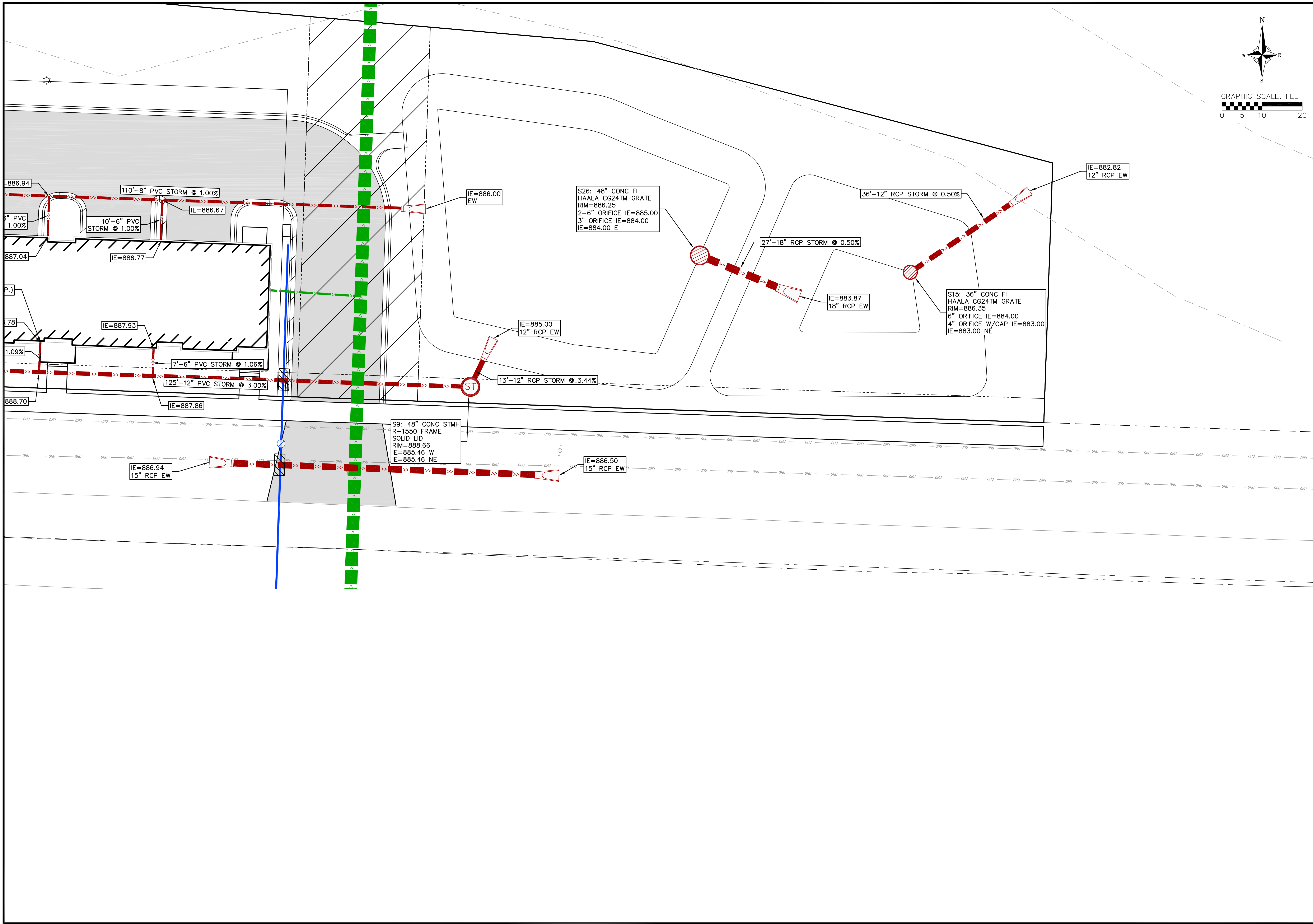




UTILITY PLAN - STORM WEST
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	5/21/25		
2	7/8/25		

DATE: 4/14/2025
DRAFTER: JGOL/PONG
CHECKED: TSCH
PROJECT NO.: 230213



UTILITY PLAN - STORM EAST - II
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

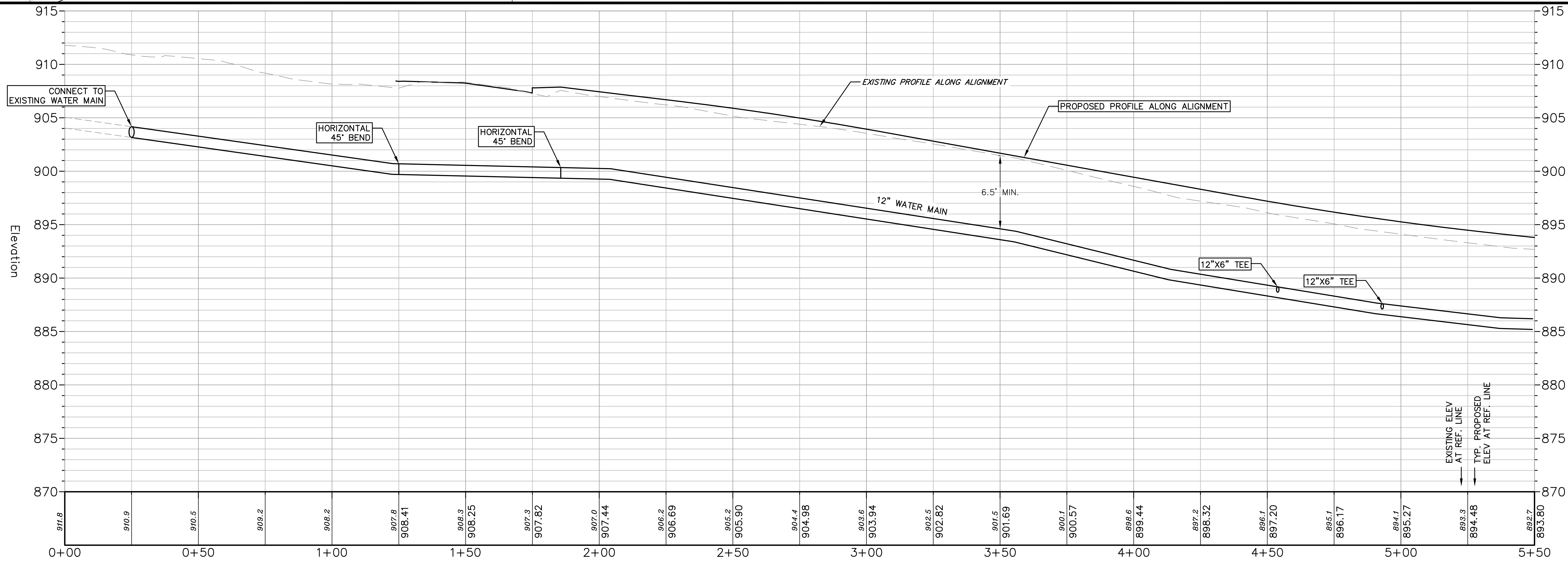
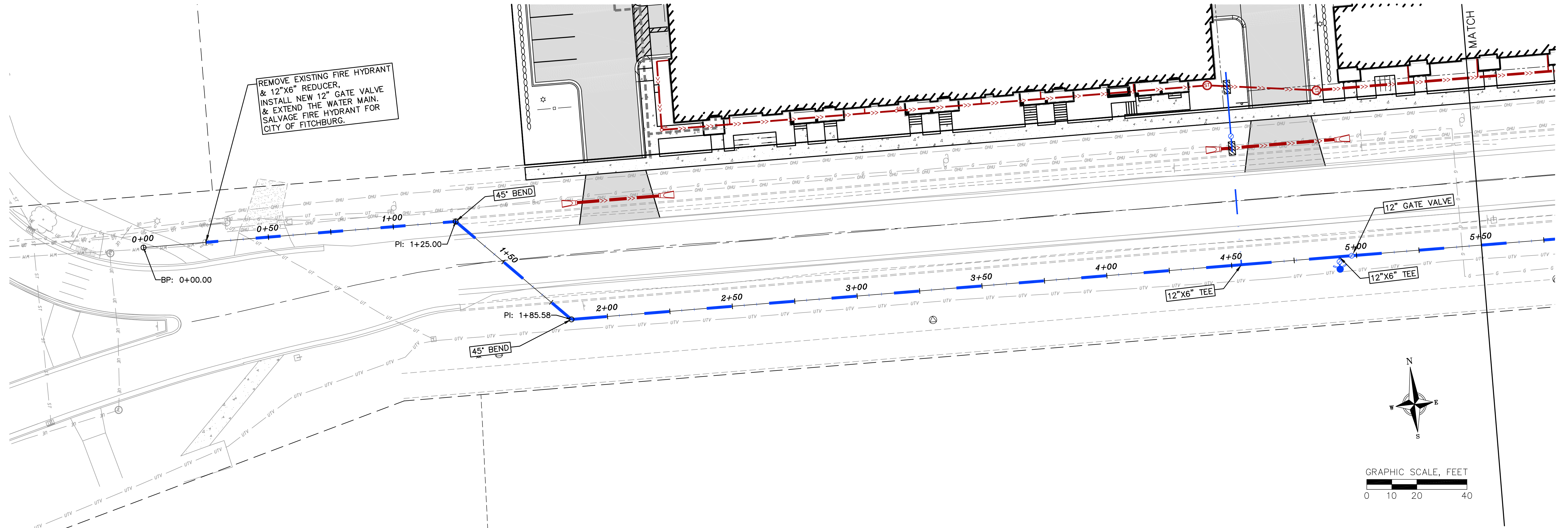
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	7/8/25		

DATE: 4/14/2025

DRAFTER: JGOL/PONG

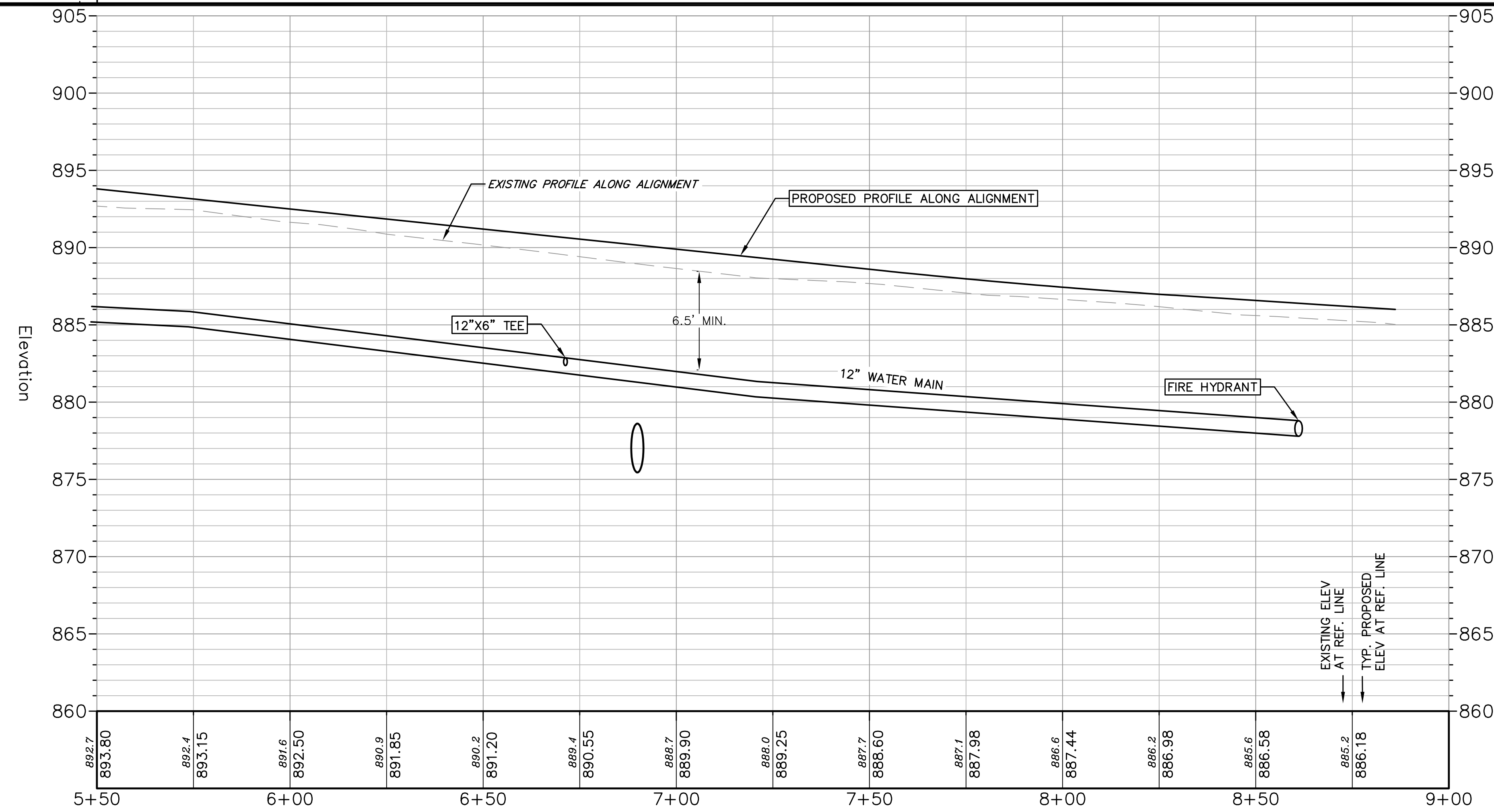
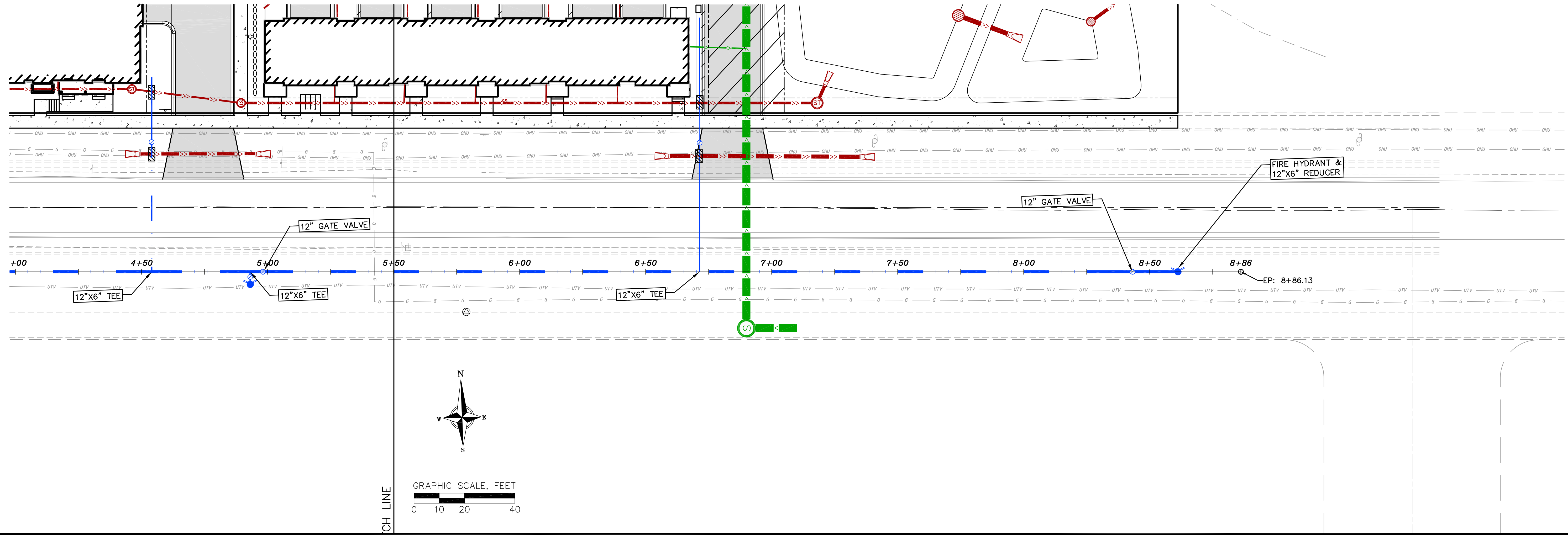
CHECKED: TSCH

PROJECT NO.: 230213



REVISIONS		NO.	DATE	REMARKS
1	7/8/25			

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213



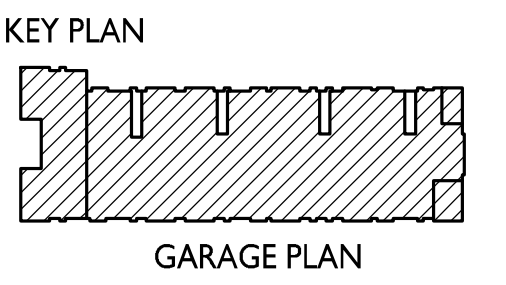
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	7/8/25		

DATE: 4/14/2025
 DRAFTER: JQOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213



knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562



ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

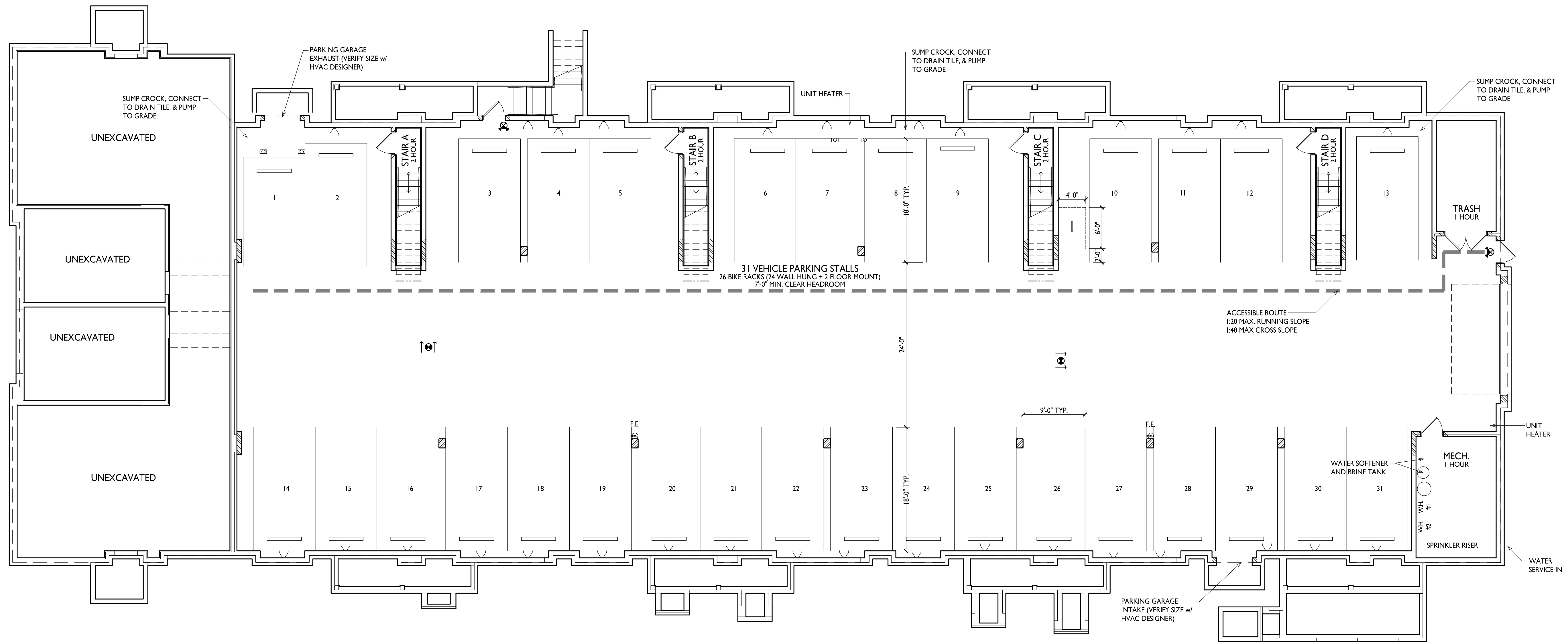
PROJECT TITLE
**Uptown Hills
Townhomes**

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Building A -
Basement Plan**

SHEET NUMBER

A100.A

PROJECT NO. **2403**
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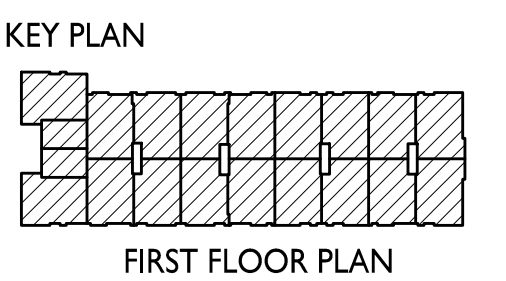


**BUILDING A
BASEMENT PLAN**
1
A100.A 1/8" = 1'-0"



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608.836.3690 Middleton, WI 53562



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PROJECT TITLE
**Uptown Hills
Townhomes**

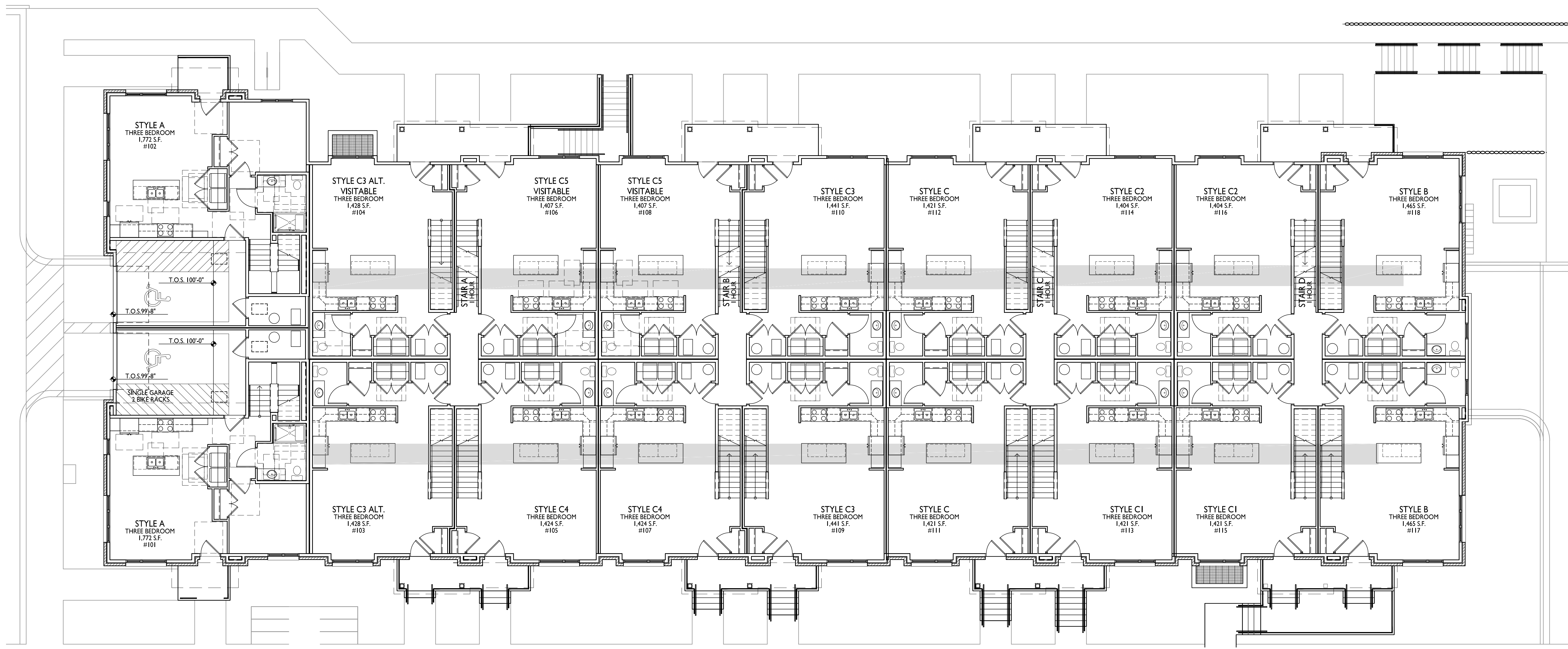
5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Building A -
First Floor Plan**

SHEET NUMBER

A101.A

PROJECT NO. **2403**

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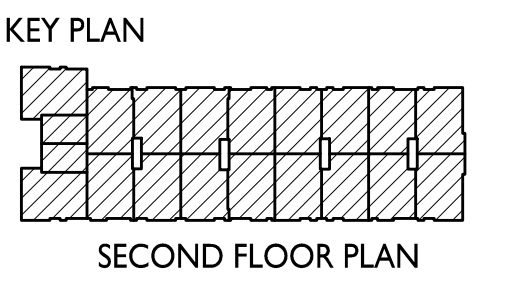


**BUILDING A
FIRST FLOOR PLAN**
A101.A 1/8" = 1'-0"

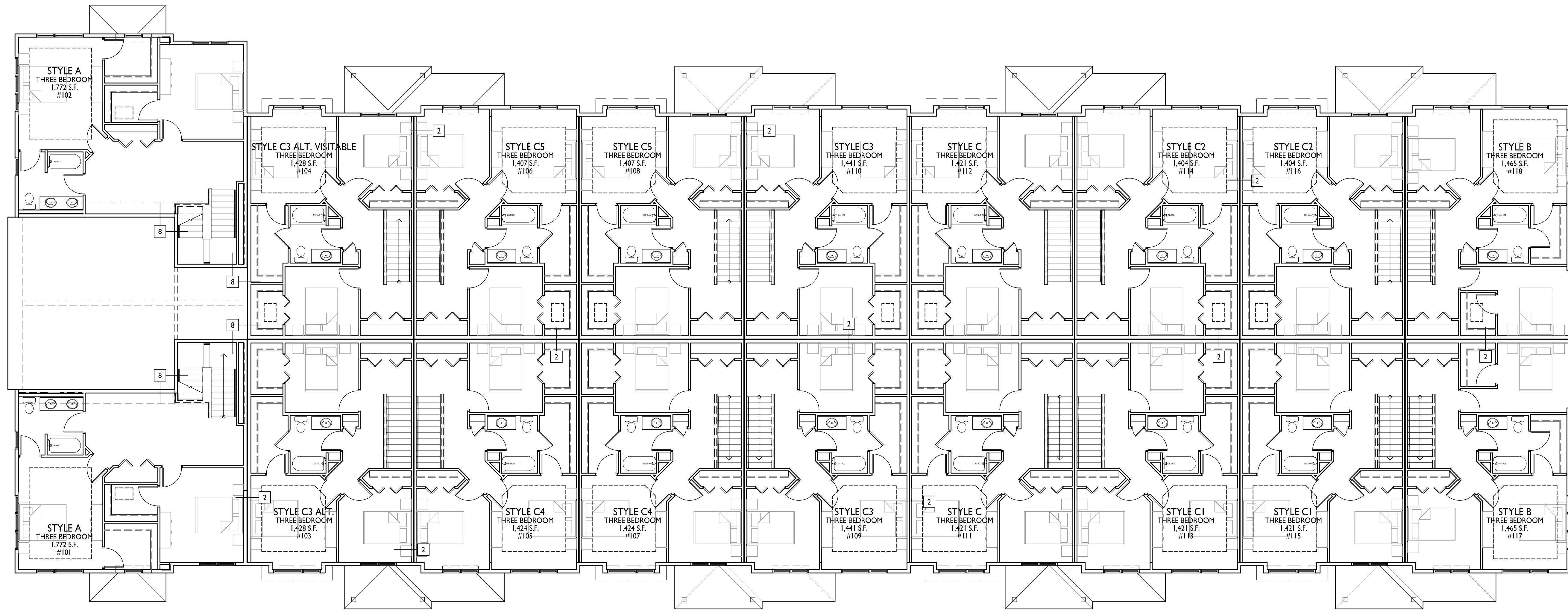


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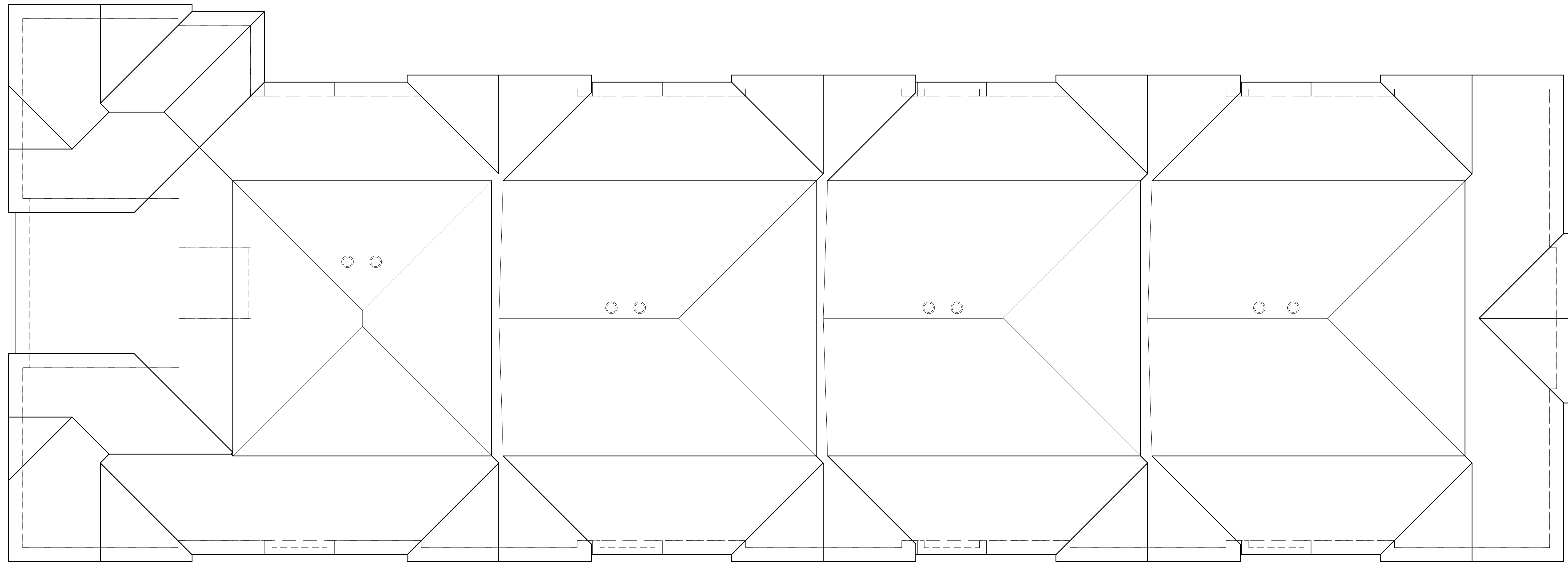


BUILDING A
SECOND FLOOR PLAN
A102.A 1/8" = 1'-0"

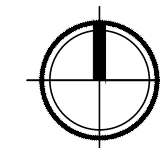
PROJECT TITLE
Uptown Hills
Townhomes

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
Building A -
Second Floor Plan

SHEET NUMBER
A102.A
PROJECT NO. **2403**
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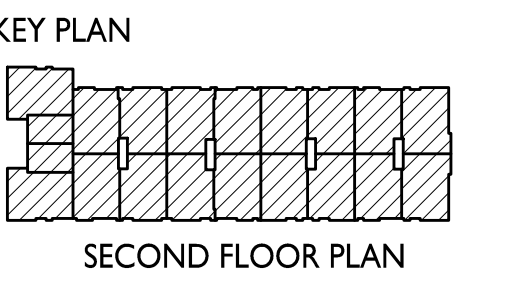


1
BUILDING A -
ROOF PLAN
A103.A 1/8" = 1'-0"



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PROJECT TITLE
Uptown Hills
Townhomes

5078 Haight Farm Rd.
Fitchburg, WI 53711

SHEET TITLE
Building A -
Roof Plan

SHEET NUMBER

A103.A

PROJECT NO. **2403**

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**BUILDING A
SOUTH ELEVATION**
1
A201.A 1/8"=1'-0"

ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal



**BUILDING A
EAST ELEVATION**
1
A201.A 1/8"=1'-0"

PROJECT TITLE
**Uptown Hills
Townhomes**

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Exterior
Elevations
(18 Unit)**

SHEET NUMBER

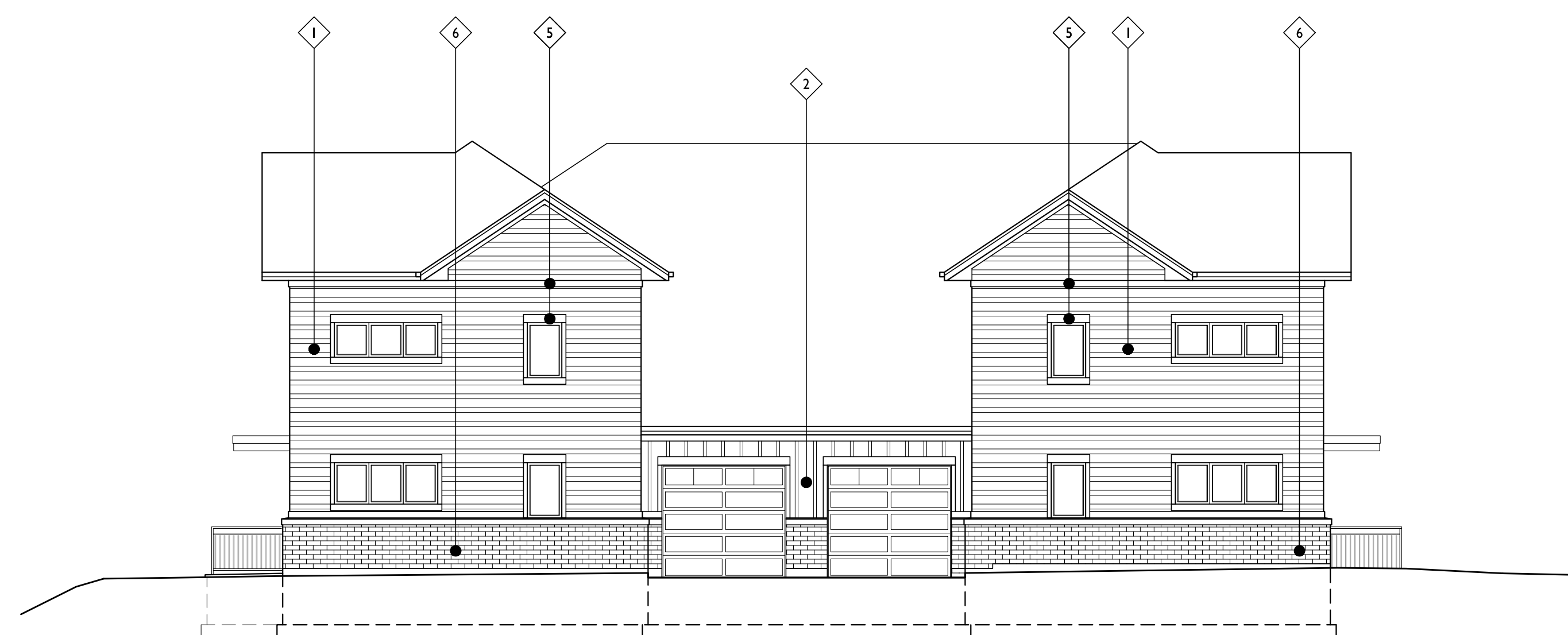
A201.A

PROJECT NO. **2403**
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ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

**BUILDING A
NORTH ELEVATION**
1
A202.A 1/8"=1'-0"



**BUILDING A
WEST ELEVATION**
2
A202.A 1/8"=1'-0"

PROJECT TITLE
**Uptown Hills
Townhomes**

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Exterior
Elevations
(18 Unit)**

SHEET NUMBER

A202.A

PROJECT NO. **2403**
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BUILDING A SOUTH ELEVATION
A203.A 1/8"=1'-0"

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2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

PROJECT TITLE
**Uptown Hills
Townhomes**



BUILDING A EAST ELEVATION
A203.A 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Exterior
Elevations
(18 Unit)**

SHEET NUMBER

A203.A

PROJECT NO. **2403**
© Knothe & Bruce Architects, LLC



**BUILDING A
NORTH ELEVATION**
1
A204.A 1/8"=1'-0"



**BUILDING A
WEST ELEVATION**
2
A204.A 1/8"=1'-0"

PROJECT TITLE
**Uptown Hills
Townhomes**

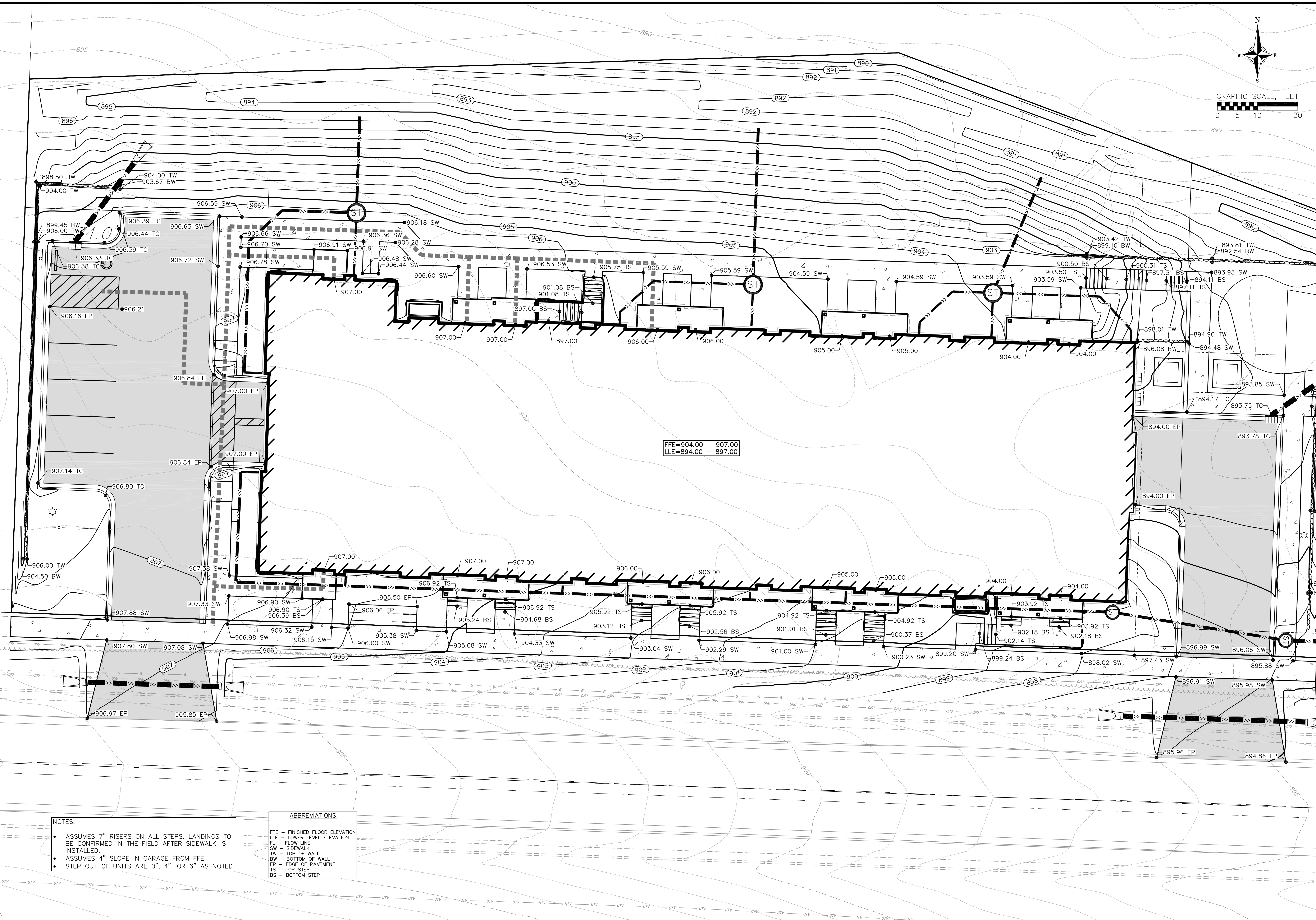
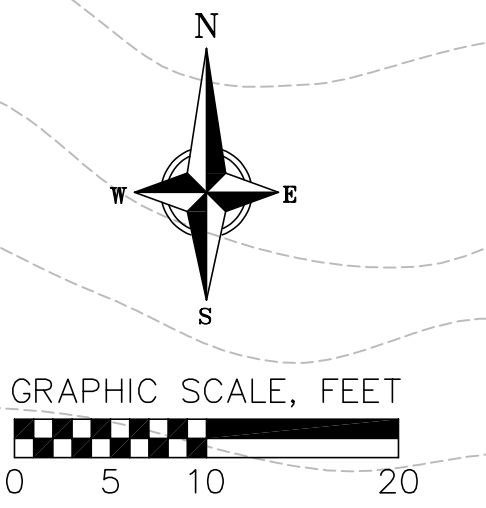
5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
**Exterior
Elevations
(18 Unit)**

SHEET NUMBER

A204.A

PROJECT NO. **2403**
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7'-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE



- NOTES:**
- ASSUMES 7" RISERS ON ALL STEPS. LANDINGS TO BE CONFIRMED IN THE FIELD AFTER SIDEWALK IS INSTALLED.
 - ASSUMES 4" SLOPE IN GARAGE FROM FFE.
 - STEP OUT OF UNITS ARE 0", 4", OR 6" AS NOTED.

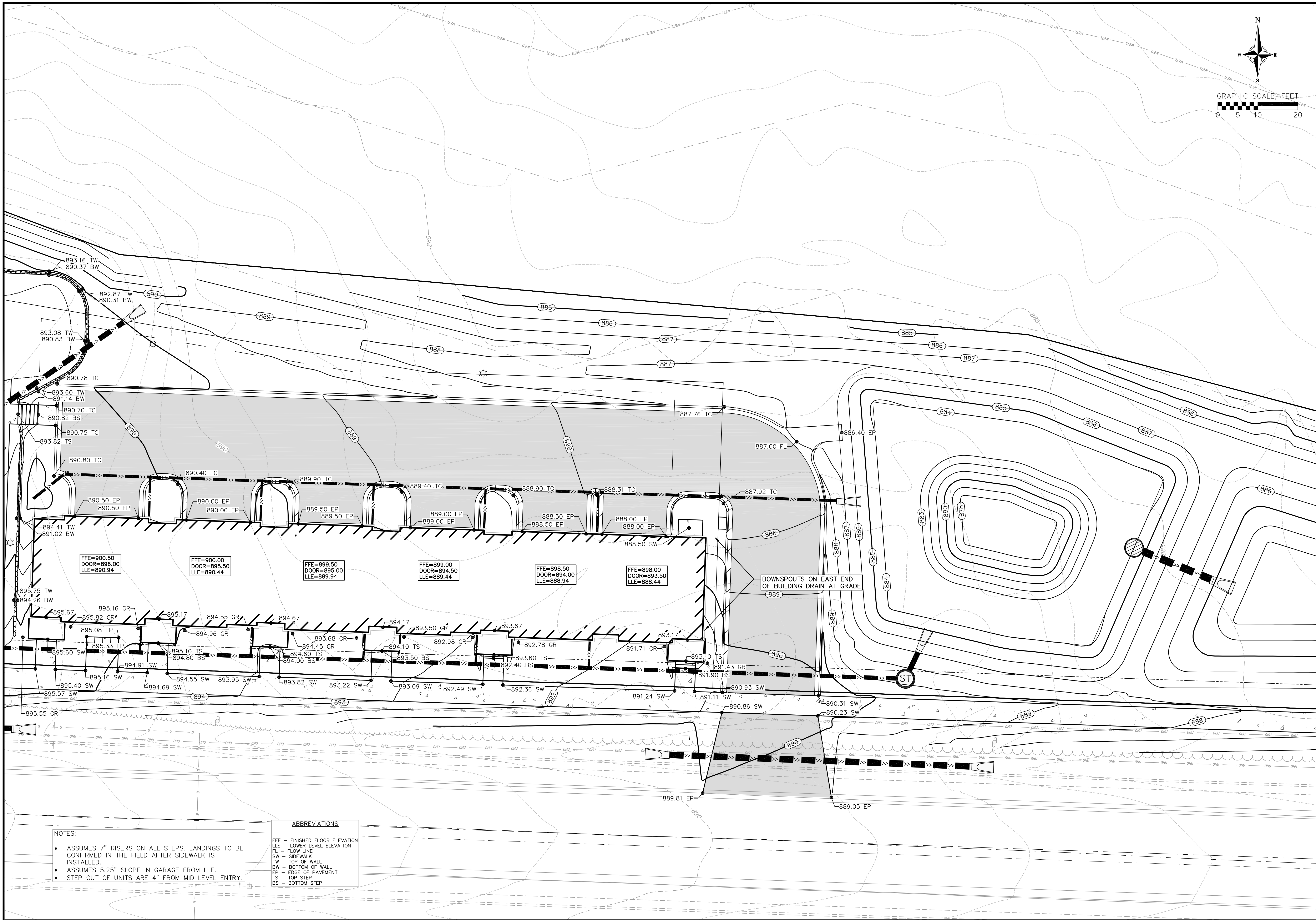
ABBREVIATIONS

FFE	- FINISHED FLOOR ELEVATION
LLE	- LOWER LEVEL ELEVATION
FL	- FLOW LINE
SW	- SIDEWALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL
EP	- EDGE OF PAVEMENT
TS	- TOP STEP
BS	- BOTTOM STEP

GRADING DETAIL- WEST
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
Δ	1	5/21/25	
Δ	2	7/8/25	

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213




NOTES:

- ASSUMES 7" RISERS ON ALL STEPS. LANDINGS TO BE CONFIRMED IN THE FIELD AFTER SIDEWALK IS INSTALLED.
- ASSUMES 5.25" SLOPE IN GARAGE FROM LLE.
- STEP OUT OF UNITS ARE 4" FROM MID LEVEL ENTRY.

ABBREVIATIONS

FFE - FINISHED FLOOR ELEVATION
 LLE - LOWER LEVEL ELEVATION
 FL - FLOW LINE
 SW - SIDEWALK
 TW - TOP OF WALL
 BW - BOTTOM OF WALL
 EP - EDGE OF PAVEMENT
 TS - TOP STEP
 BS - BOTTOM STEP



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GRADING DETAIL - EAST
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS
A		5/21/25		
B		7/8/25		

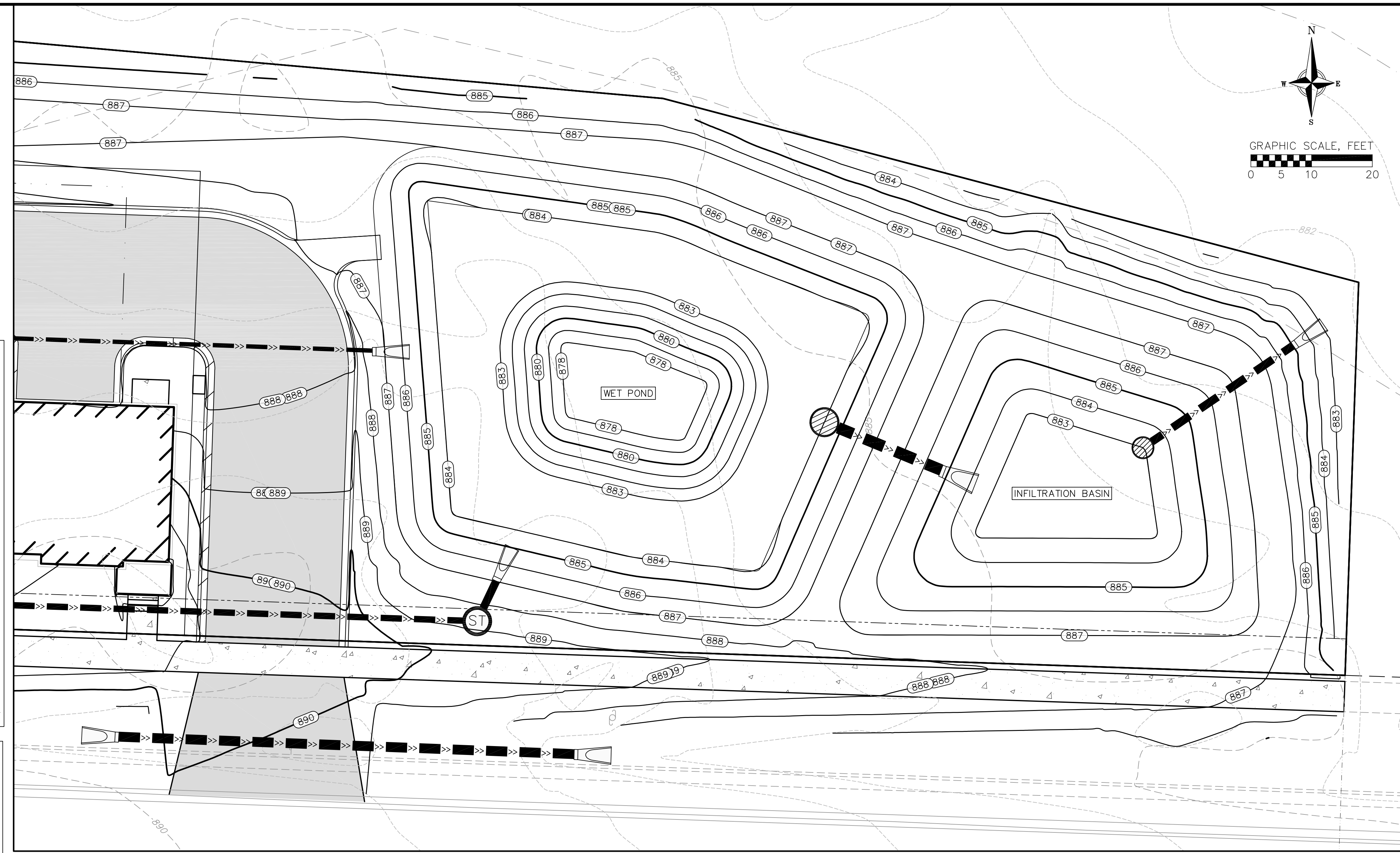
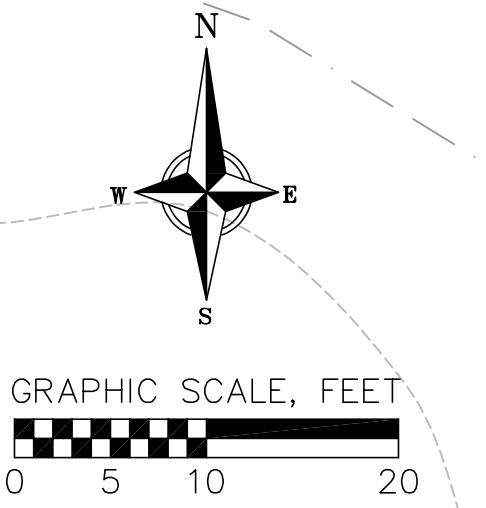
DATE: 4/14/2025

DRAFTER: JGOL/PONG

CHECKED: TSCH

PROJECT NO.: 230213

C302



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

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN)

PLANTING, EROSION MAT, AND MAINTENANCE NOTES:
 SEEDING (SEE DETAIL SHEET FOR MIX DESIGN) SHALL BE COMPLETED IN THE LATEFALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED. COVER CROP SHALL BE USED.

EROSION MAT SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).

DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND SEEDING HAS BEEN INSTALLED.

MAINTENANCE OF NATIVE VEGETATION (MOWING, CUTTING OR BURNING SHALL BE USED TO MAINTAIN VEGETATION):

1. ESTABLISHMENT- THE FIRST MOWING OF NEWLY PLANTED SEED SHALL OCCUR ONCE IT REACHES A HEIGHT OF 10 TO 12 INCHES.
2. MOWING-MOWING SHALL REDUCE THE HEIGHT OF PLANTS TO 5 TO 6 INCHES. IF AFTER ESTABLISHMENT, IF BURNING CANNOT BE ACCOMMODATED, MOWING SHALL OCCUR ONCE IN THE FALL AFTER NOVEMBER 1). THE AREA SHALL BE MOWED TO A HEIGHT OF 5 TO 6 INCHES.
3. BURNING
 - A. ROUTINE MAINTENANCE - BEGINNING THE SECOND YEAR, BURNING SHALL OCCUR IN THE EARLY SPRING (PRIOR TO MAY 1ST) OR IN THE LATE FALL (AFTER NOVEMBER 1ST)
 - B. BURNING SHALL BE DONE TWO CONSECUTIVE YEARS AND THEN UP TO THREE YEARS CAN PASS BEFORE THE NEXT BURNING.
 - C. UNDER NO CIRCUMSTANCES SHALL BURNING OCCUR EVERY OTHER YEAR

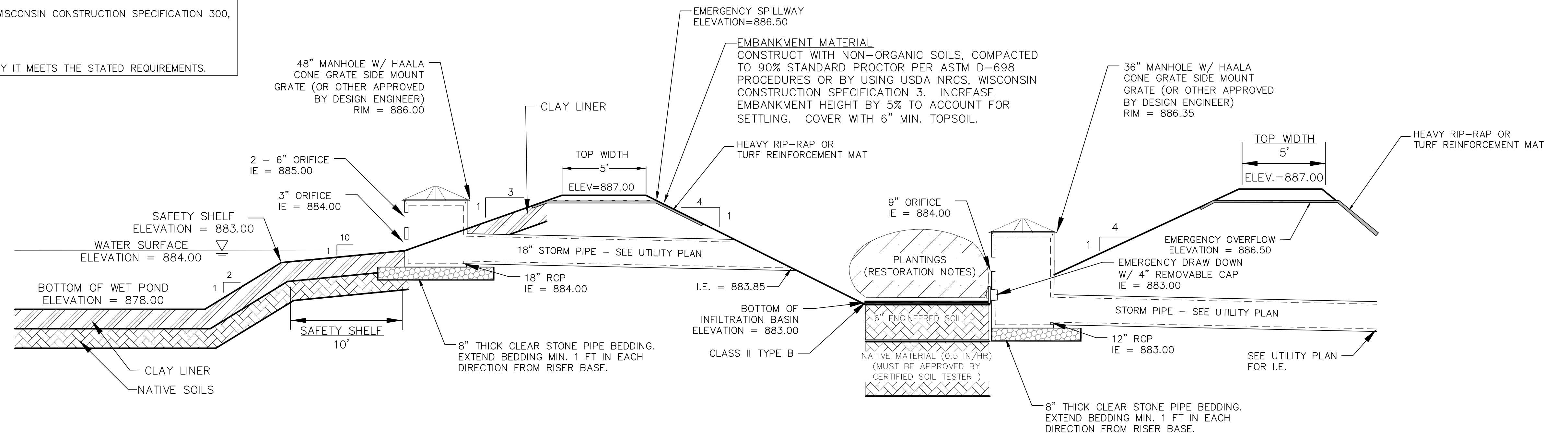
RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY CERTIFIED SOILS ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLANT AND MAINTAIN AS DIRECTED ABOVE.

CLAY LINER CRITERIA

- A. 50% FINES (200 SIEVE) OR MORE.
- B. AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1×10^{-7} CM/SEC. OR LESS.
- C. AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
- D. AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10.
- E. CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- F. CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
- G. MINIMUM THICKNESS OF TWO FEET.

CONTRACTOR TO PROVIDE SAMPLE OF CLAY TO BE IMPORTED TO VERIFY IT MEETS THE STATED REQUIREMENTS.

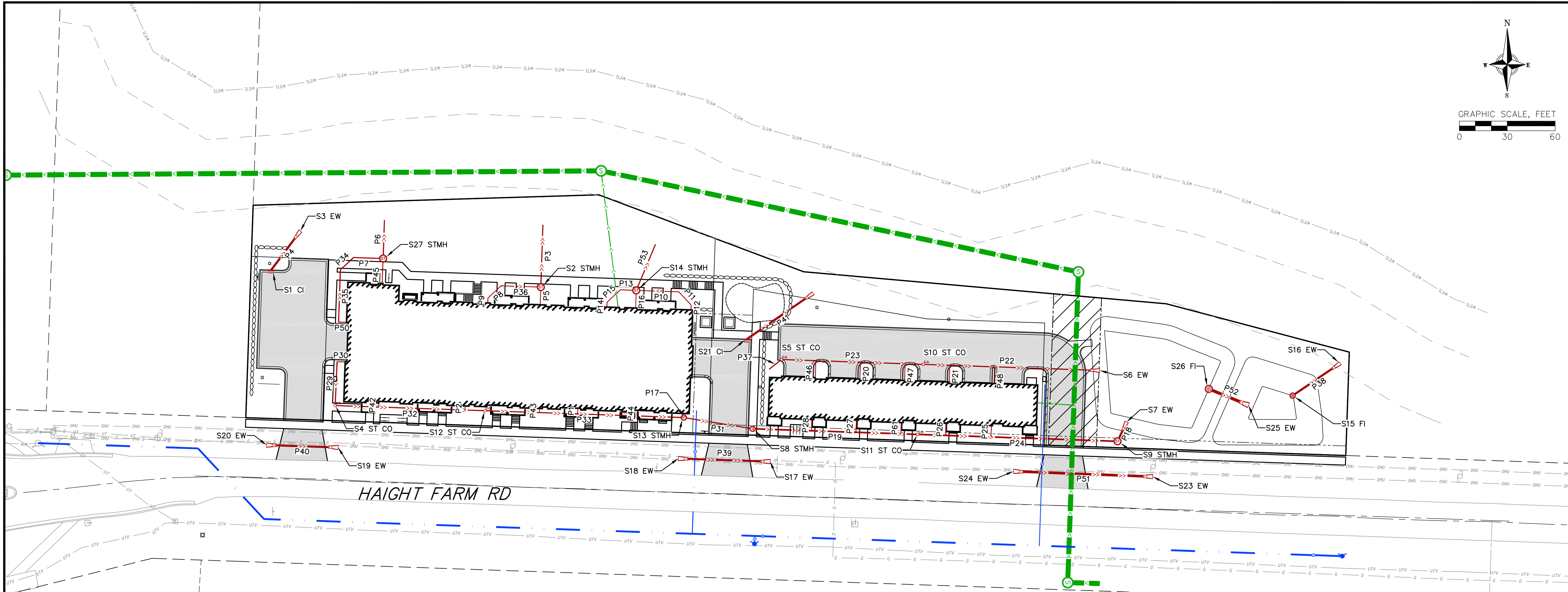


1 WET POND/INFILTRATION FACILITY CROSS-SECTION
303 NOT TO SCALE

STORMWATER FACILITY DETAIL
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
	1	7/8/25	
	2		
	3		
	4		

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213



STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S1	2' x 3' CI	906.33	898.00
S2	48" CONC STMH	905.31	899.22
S3	12"	900.17	899.00
S4	STORM CLEANOUT	907.33	902.74
S5	STORM CLEANOUT	890.39	887.99
S6	12"	887.19	885.69
S7	12"	886.17	885.00
S8	36" CONC STMH	896.24	892.40
S9	48" CONC STMH	888.66	885.46
S10	STORM CLEANOUT	888.83	887.10
S11	STORM CLEANOUT	893.25	889.21
S12	STORM CLEANOUT	904.00	902.02
S13	36" CONC STMH	898.93	893.31
S14	48" CONC STMH	903.83	896.70
S15	36" CONC FI	886.35	883.00
S16	12"	883.99	882.82
S17	15"	894.25	893.00
S18	15"	896.25	895.00
S19	15"	905.25	904.00
S20	15"	906.75	905.50

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S21	2' x 3' CI	893.75	889.57
S22	12"	890.24	889.07
S23	15"	887.94	886.50
S24	15"	888.38	886.94
S25	18"	885.57	883.87
S26	48" CONC FI	886.25	884.00
S27	48" CONC STMH	906.22	898.79
S44	???	???	???
S100	???	???	???
S101	???	???	???
S102	???	???	???
S103	???	???	???
S104	???	???	???
S105	???	???	???
S106	???	???	???

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	PVC	6			3	901.42	901.46	1.31%
P2	PVC	6			2	902.16	902.19	1.50%
P3	PVC	8	S2	S3	39	893.50	899.36	15.00%
P4	RCP	12	S3	S1	30	899.00	901.00	6.58%
P5	PVC	6	S2		10	901.90	902.00	1.00%
P6	PVC	8		S27	24	895.50	899.10	15.00%
P8	PVC	6	S102	S103	11	902.86	902.97	1.00%
P10	PVC	6	S14	S105	27	900.59	900.86	1.00%
P13	PVC	6	S14	S104	10	900.76	900.86	1.00%
P16	PVC	6	S14		11	900.89	901.00	1.00%
P17	PVC	6	S13		2	900.72	900.74	1.00%
P18	RCP	12	S7	S9	13	885.00	885.46	3.44%
P19	PVC	12	S11	S8	103	889.21	892.40	3.08%
P20	PVC	6			10	887.50	887.60	1.00%
P21	PVC	6			10	886.94	887.04	1.00%
P22	PVC	8	S6	S10	110	886.00	887.10	1.00%
P23	PVC	8	S10	S5	89	887.10	887.99	1.00%
P24	PVC	12	S9	S11	125	885.46	889.21	3.00%
P25	PVC	6			7	887.86	887.93	1.06%
P26	PVC	6			7	888.70	888.78	1.09%
P27	PVC	6			7	890.38	890.46	1.09%

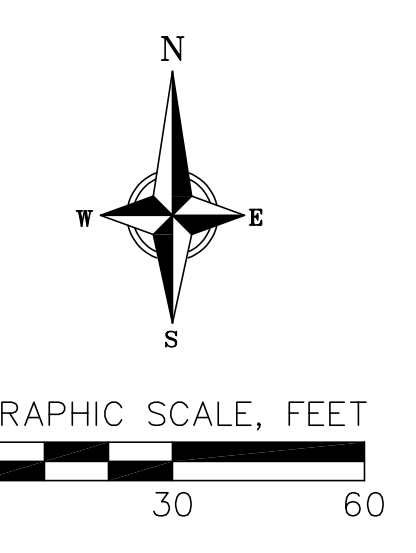
STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P28	PVC	6			7	891.22	891.29	1.07%
P29	PVC	8	S4		27	903.00	903.29	1.06%
P30	PVC	6			5	903.29	903.34	1.09%
P31	PVC	8	S8	S13	44	892.65	893.31	1.50%
P32	PVC	8	S12	S4	94	902.02	903.00	1.04%
P33	PVC	8	S13	S12	124	900.72	902.02	1.04%
P34	PVC	8	S44	S100	11	903.52	903.63	1.00%
P36	PVC	6	S2	S102	25	902.61	902.86	1.00%
P37	PVC	8	S5		10	887.99	889.00	10.24%
P38	RCP	12	S16	S15	36	882.82	883.00	0.50%
P39	CMP	15	S17	S18	58	893.00	895.00	3.48%
P40	CMP	15	S19	S20	45	904.00	905.50	3.35%
P41	RCP	12	S22	S21	50	889.07	889.57	1.00%
P42	PVC	6			2	903.72	903.75	1.20%
P43	PVC	6			2	901.67	901.70	1.48%
P44	PVC	6			3	901.03	901.07	1.27%
P45	PVC	6	S27		15	903.50	903.65	1.00%
P46	PVC	6			10	887.78	887.88	1.00%
P47	PVC	6			10	887.22	887.32	1.00%
P48	PVC	6			10	886.67	886.77	1.00%
P61	PVC	6			7	889.54	889.61	1.07%

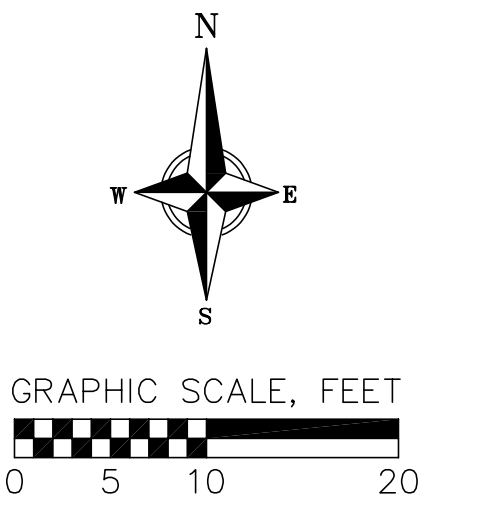
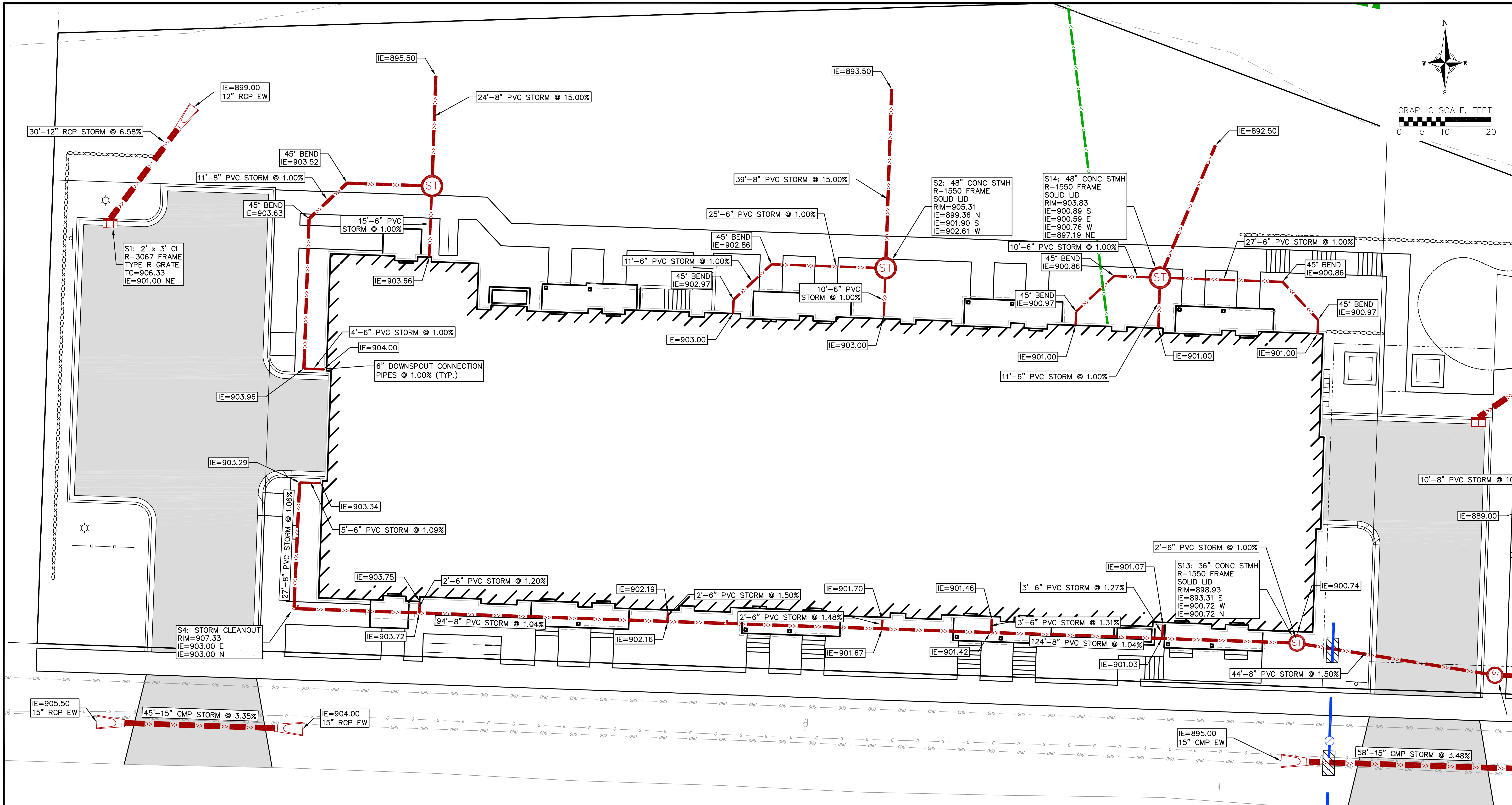
STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P50	PVC	6			4	903.96	904.00	1.00%
P51	RCP	15	S23	S24	87	886.50	886.94	0.50%
P52	RCP	18	S25	S26	27	883.87	884.00	0.50%
P7	PVC	8	S27	S44	18	903.34	903.52	1.00%
P35	PVC	8	S100		33	903.63	903.96	1.00%
P14	PVC	6	S101		3	900.97	901.00	1.00%
P9	PVC	6	S103		3	902.97	903.00	1.00%
P15	PVC	6	S104	S101	11	900.86	900.97	1.00%
P11	PVC	6	S105	S106	11	900.86	900.97	1.00%
P12	PVC	6	S106		3	900.97	901.00	1.00%
P53	PVC	8	S14	S1	31	892.50	897.19	15.00%

OVERALL UTILITY PLAN - STORM
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS
Δ	5/21/25			
Δ	7/8/25			

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCB
 PROJECT NO.: 230213

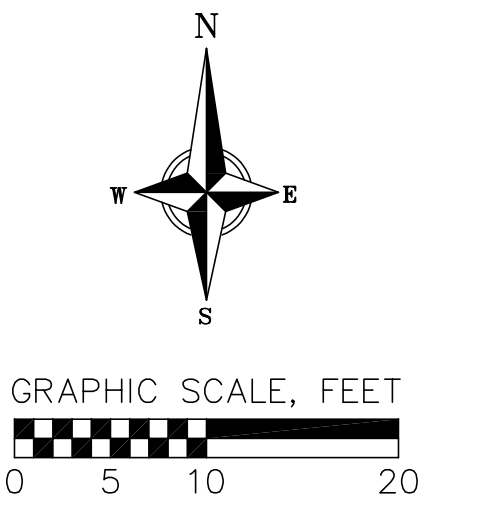
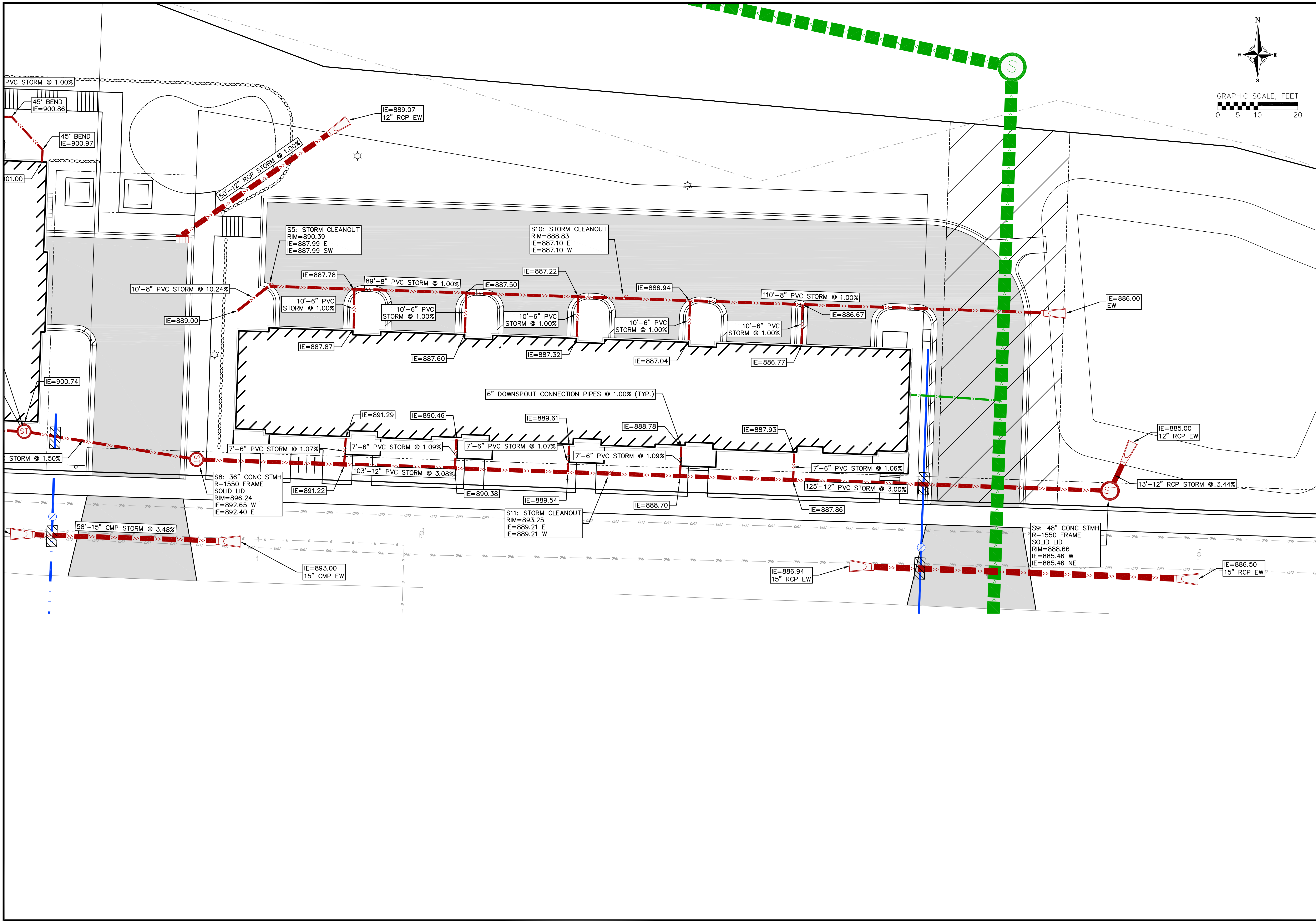




UTILITY PLAN - STORM WEST
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	5/21/25		
2	7/8/25		

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213



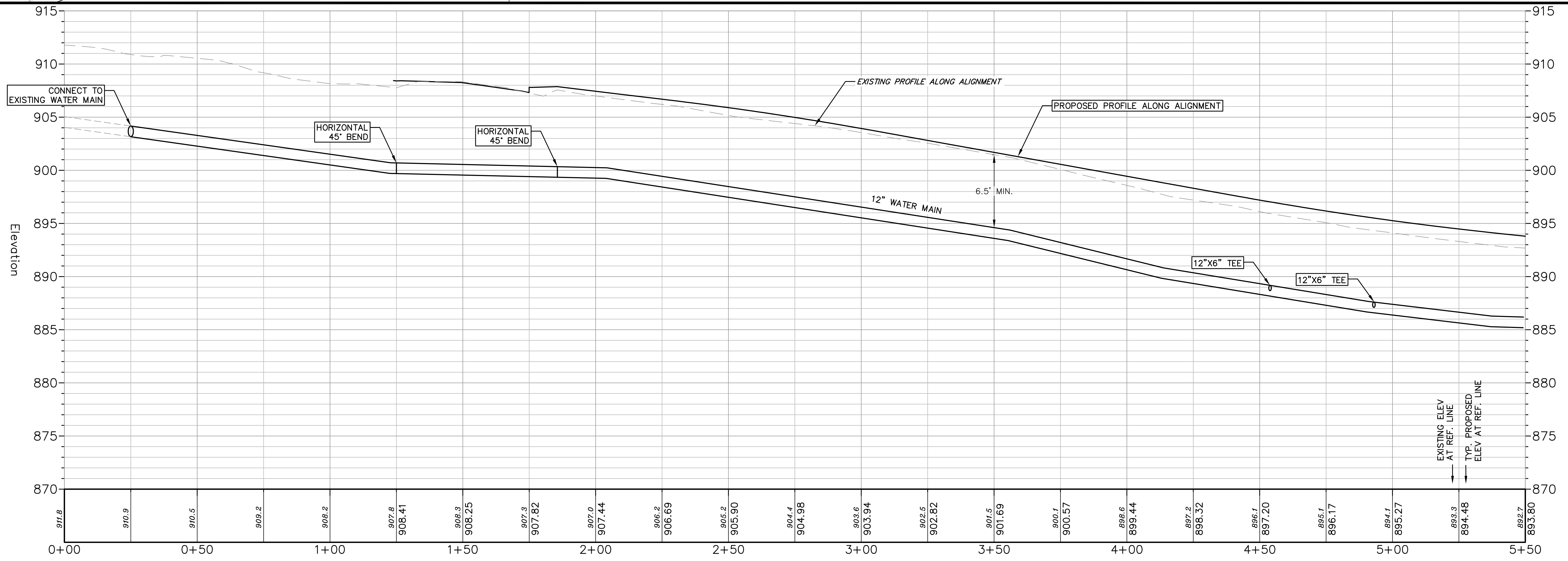
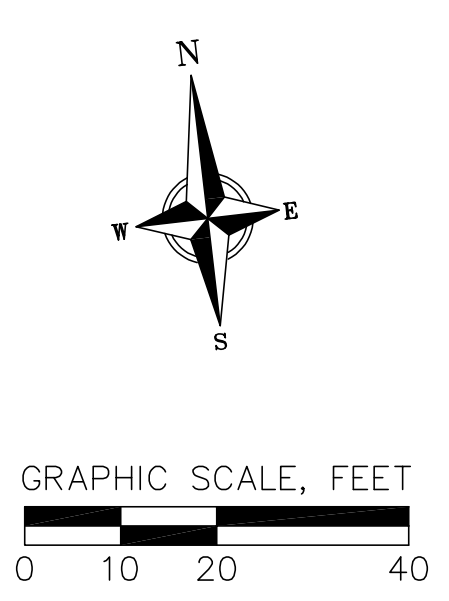
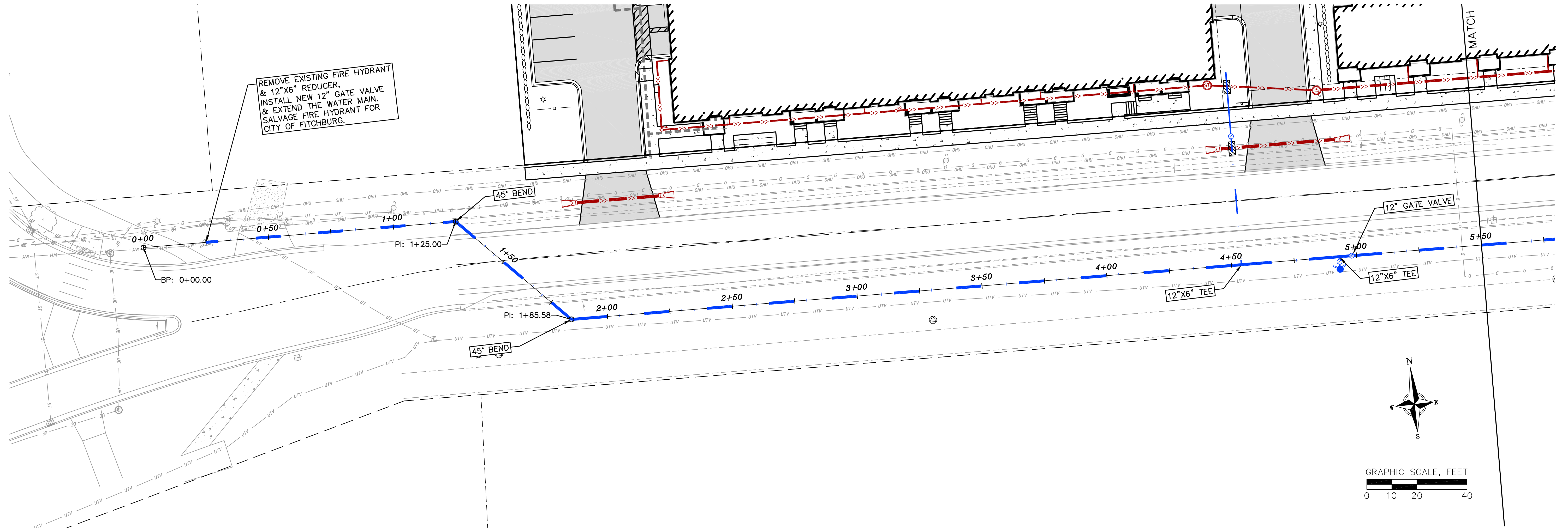
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UTILITY PLAN - STORM EAST
UPTOWN HILLS - NINE SPRINGS OL14
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	5/21/25		
2	7/8/25		

DATE: 4/14/2025
DRAFTER: JGOL/PONG
CHECKED: TSCH
PROJECT NO.: 230213

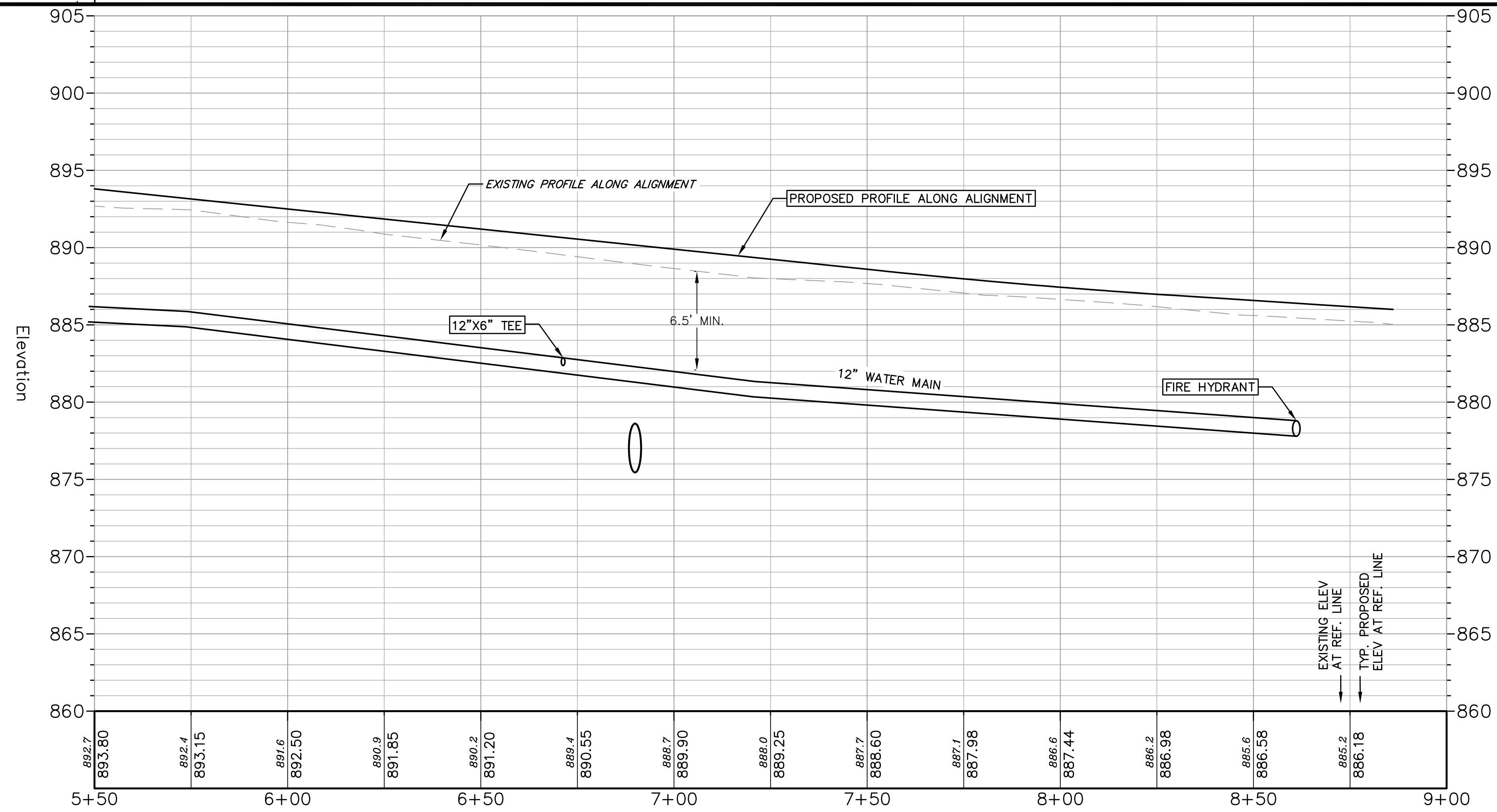
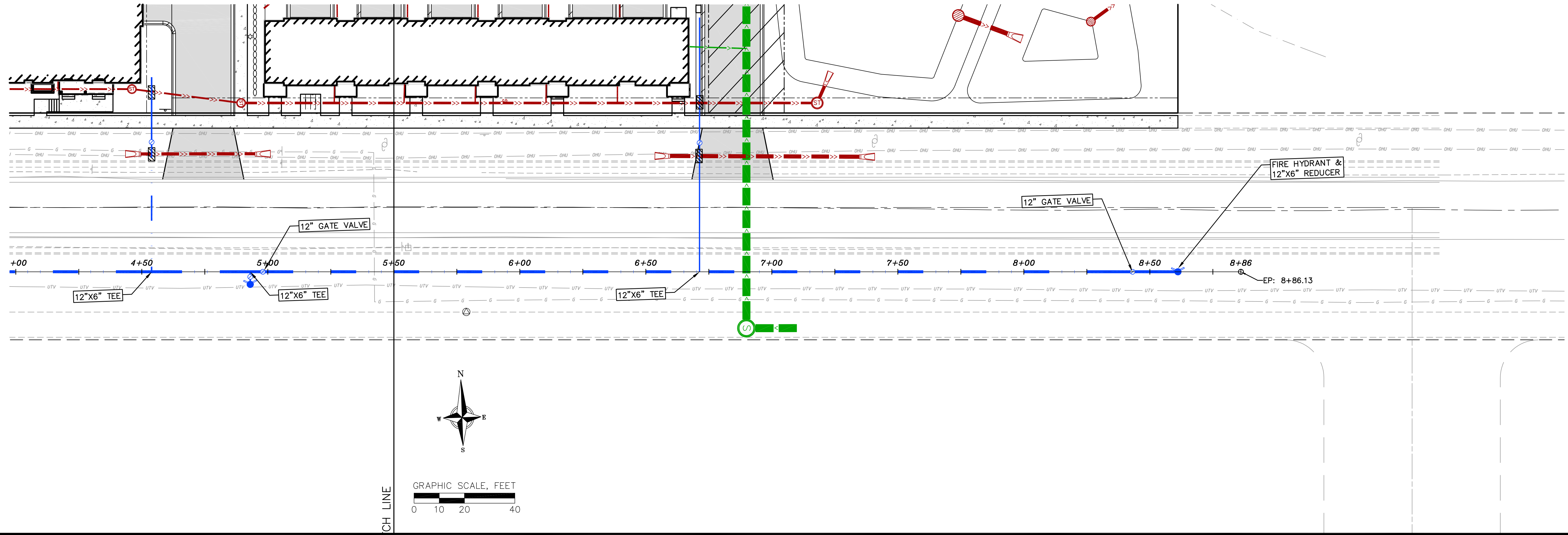
C403



Water Main Plan & Profile
 UPTOWN HILLS - NINE SPRINGS OL14
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

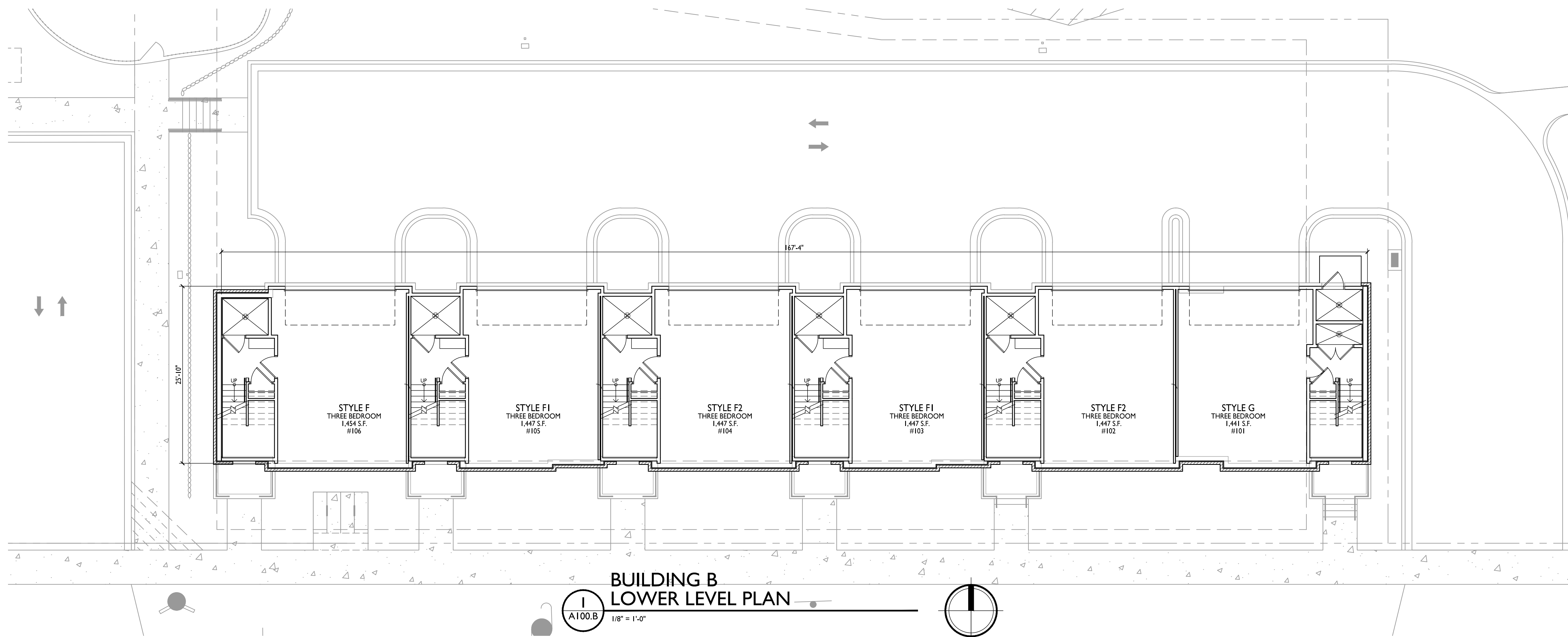
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	7/8/25		

DATE: 4/14/2025
 DRAFTER: JGOL/PONG
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 PROJECT NO.: 230213



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	7/8/25		

DATE: 4/14/2025
 DRAFTER: JQOL/PONG
 CHECKED: TSCH
 PROJECT NO.: 230213



**BUILDING B
LOWER LEVEL PLAN**

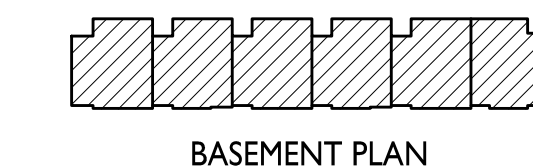
I
A100.B 1/8" = 1'-0"



knothe • bruce
ARCHITECTS
Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562



KEY PLAN



BASEMENT PLAN

ISSUED

2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

PROJECT TITLE

**Uptown Hills
Townhomes**

5078 Haight Farm Rd.
Fitchburg, WI 53711

SHEET TITLE

**Building B -
Lower Level Plan**

SHEET NUMBER

A100.B

PROJECT NO. **2403**

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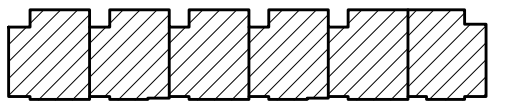


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608.836.3690 Middleton, WI 53562



KEY PLAN



FIRST FLOOR PLAN

ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

PROJECT TITLE

**Uptown Hills
Townhomes**

5078 Haight Farm Rd.
Fitchburg, WI 53711

SHEET TITLE

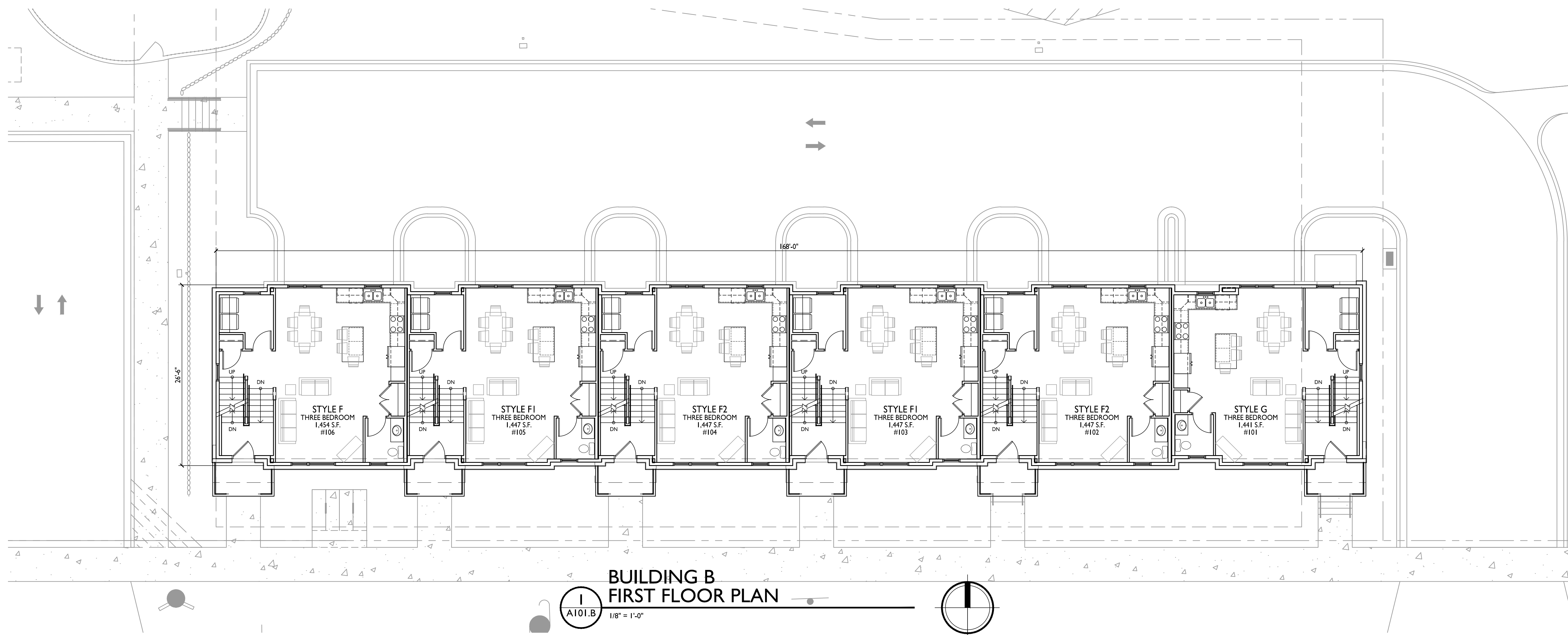
**Building B -
First Floor Plan**

SHEET NUMBER

A101.B

PROJECT NO. **2403**

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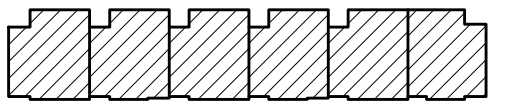


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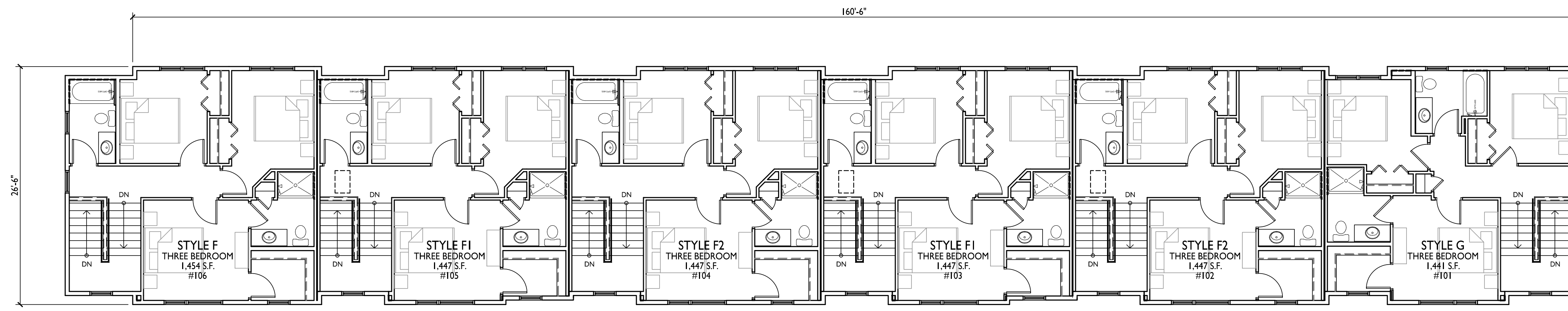


KEY PLAN

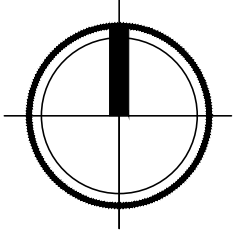


SECOND FLOOR PLAN

ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal



BUILDING B
SECOND FLOOR PLAN
1/8" = 1'-0"



PROJECT TITLE
Uptown Hills
Townhomes

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
Building B -
Second Floor Plan

SHEET NUMBER

A102.B

PROJECT NO. **2403**
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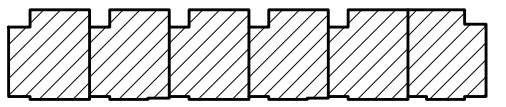


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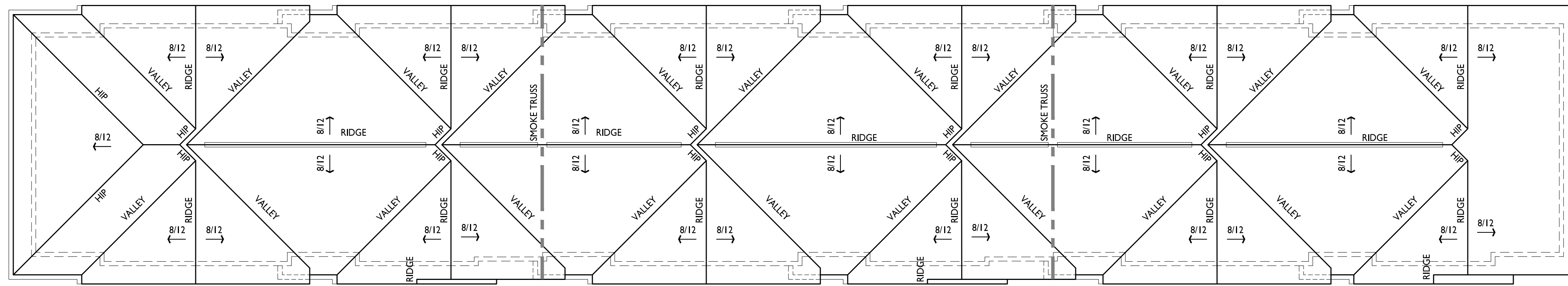
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608.836.3690 Middleton, WI 53562



KEY PLAN



ROOF PLAN



BUILDING B
ROOF PLAN
1/8" = 1'-0"

ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal

PROJECT TITLE
Uptown Hills
Townhomes

5078 Haight Farm Rd.
Fitchburg, WI 53711
SHEET TITLE
Building B -
Roof Plan

SHEET NUMBER

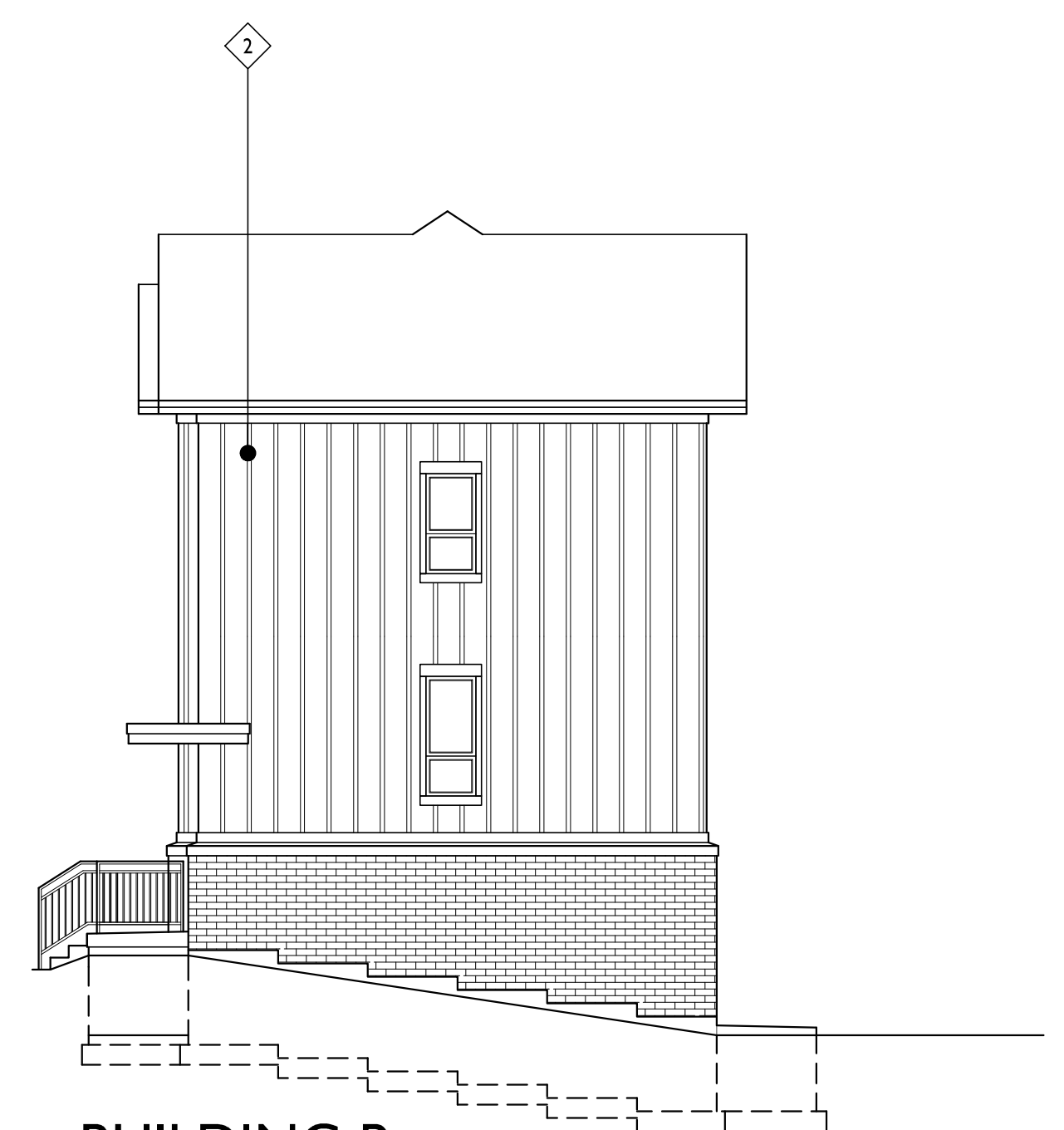
A103.B

PROJECT NO. **2403**

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**BUILDING B
SOUTH ELEVATION**
1
A201.B 1/8"=1'-0"



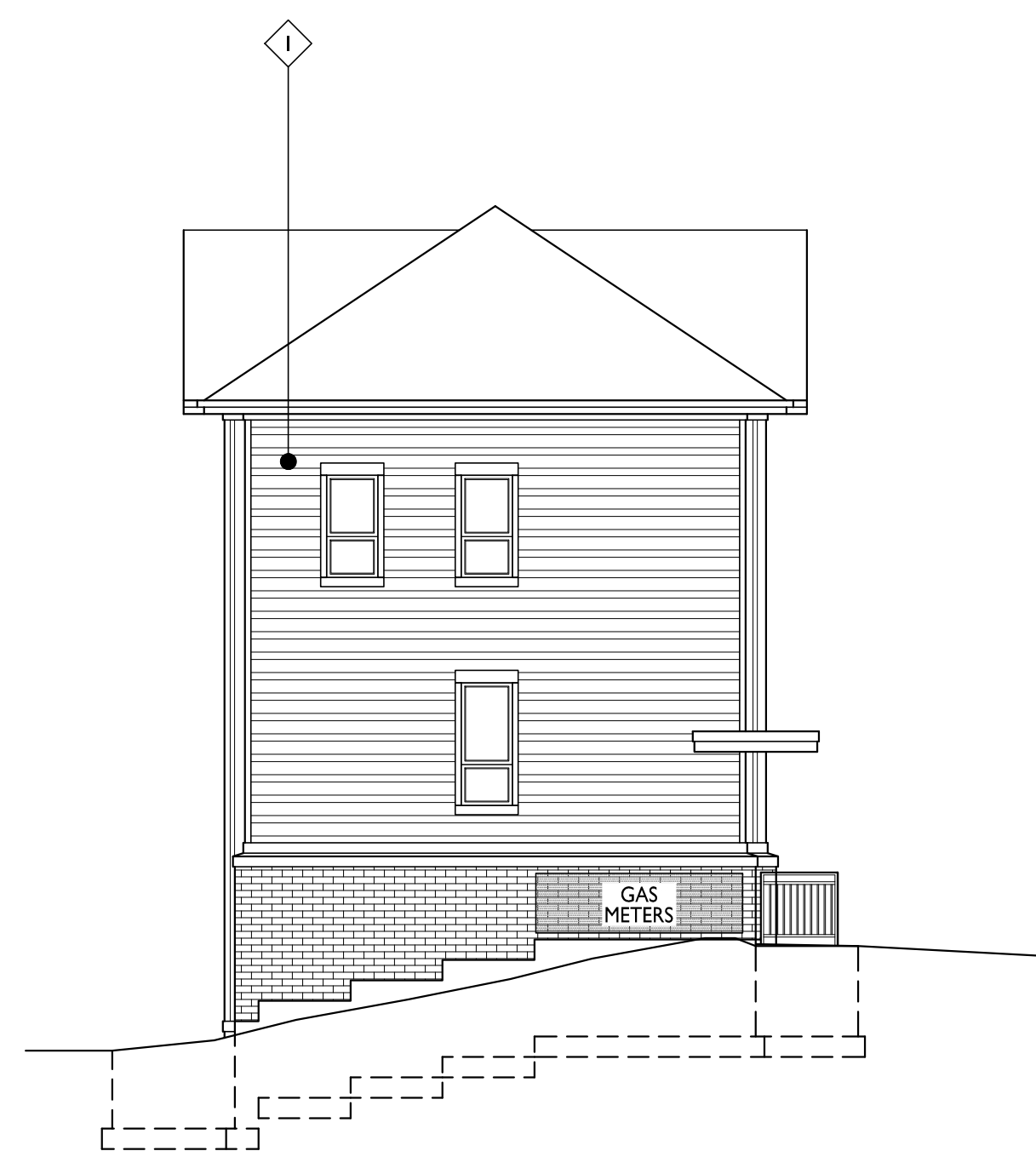
**BUILDING B
EAST ELEVATION**
2
A201.B 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE



**BUILDING B
NORTH ELEVATION**
1
A202.B 1/8"=1'-0"

ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal



**BUILDING B
WEST ELEVATION**
2
A202.B 1/8"=1'-0"

PROJECT TITLE
**Uptown Hills town
houses Northpointe
Development -
6 Unit Townhome**

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE

5078 Haight Farm Rd
Fitchburg, WI 53711

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A202.B

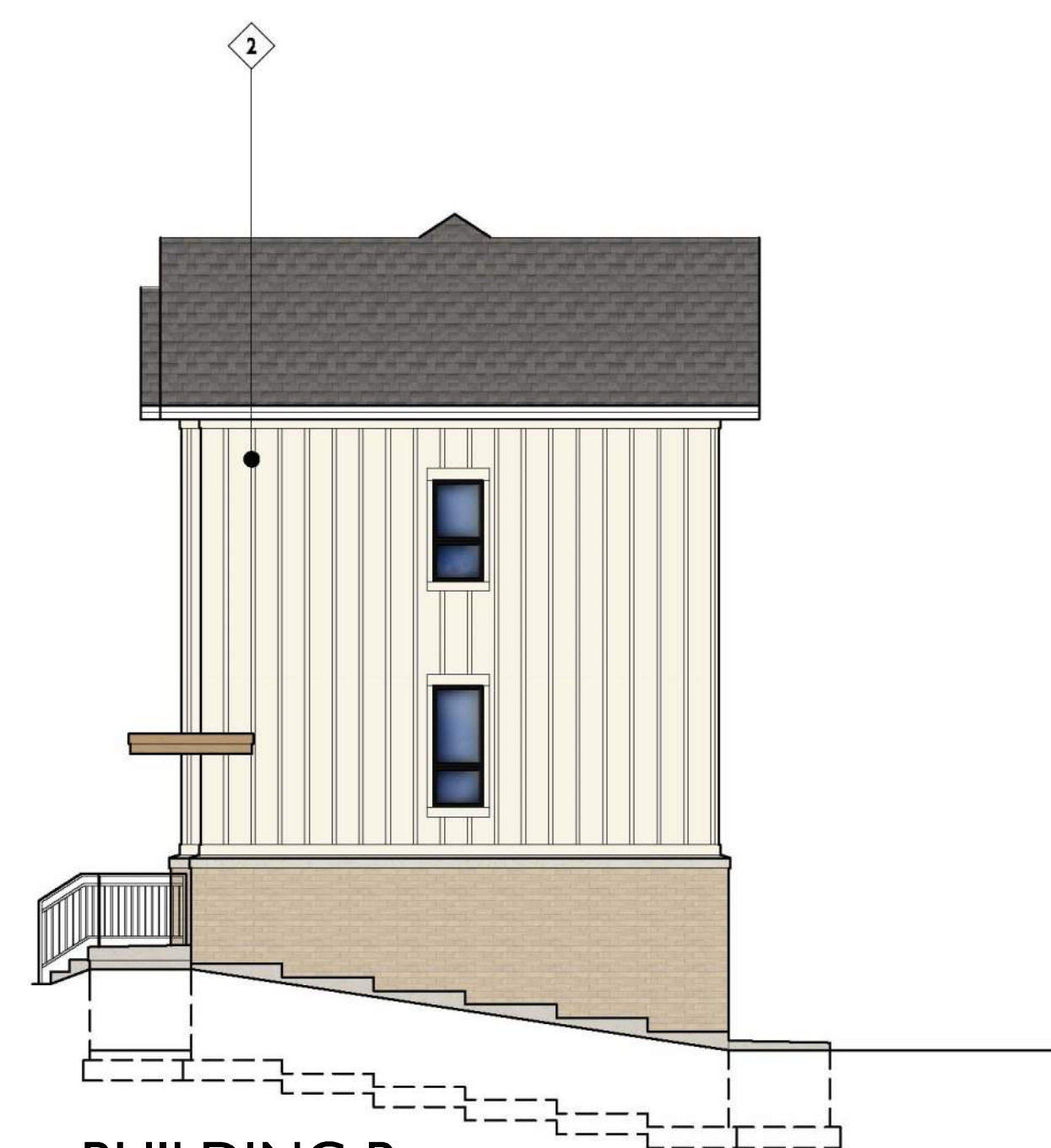
PROJECT NO. **2403**

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**BUILDING B
SOUTH ELEVATION**

1
A203.B 1/8"=1'-0"



**BUILDING B
EAST ELEVATION**

2
A203.B 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	ALTERNATING COMPOSITE LAP SIDING - 7"-4"-7"	JAMES HARDIE	BOOTHBAY BLUE
2	COMPOSITE BOARD AND BATTEN SIDING	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
3	COMPOSITE PANEL SIDING	JAMES HARDIE WOODTONE	WOODTONE RUSTICSERIES - SAND CASTLE
4	COMPOSITE PANEL SIDING	JAMES HARDIE	MIDNIGHT BLACK
5	COMPOSITE TRIM	JAMES HARDIE	MAGNOLIA SERIES - BIRCH TREE
6	MASONRY VENEER	HEBRON BRICK	MISTY GREY - UTILITY SIZE
	CAST STONE BANDS, HEADERS, SILLS	EDWARDS CAST STONE	18-018
	VINYL WINDOWS	LINDSAY - EARTHWISE SERIES	BLACK
	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
	INSULATED METAL DOORS/FRAMES	TBD	TBD
	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE



**BUILDING B
NORTH ELEVATION**
1
A204.B 1/8"=1'-0"

ISSUED
2024.12.18 Article 5 Submittal
2025.07.08 Article 5 Resubmittal



**BUILDING B
WEST ELEVATION**
2
A204.B 1/8"=1'-0"

PROJECT TITLE
**Uptown Hills town
houses Northpointe
Development -
6 Unit Townhome**

EXTERIOR MATERIAL SCHEDULE			
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	ROOF SOFFITS - STEEL	TBD	MATCH WITH BIRCH TREE
	CANOPY AND COLUMNS	JAMES HARDIE	WOODTONE RUSTICSERIES - SAND CASTLE

5078 Haight Farm Rd
Fitchburg, WI 53711

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A204.B

PROJECT NO. **2403**

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