Page 1 is the existing concept plan used to establish numbers dated December 21, 2020.

Page 2 Yellow highlighted indicates the change requested in early Dec. 2020 to change 8" water main to 10" for looping and future growth to the north.

Page 3

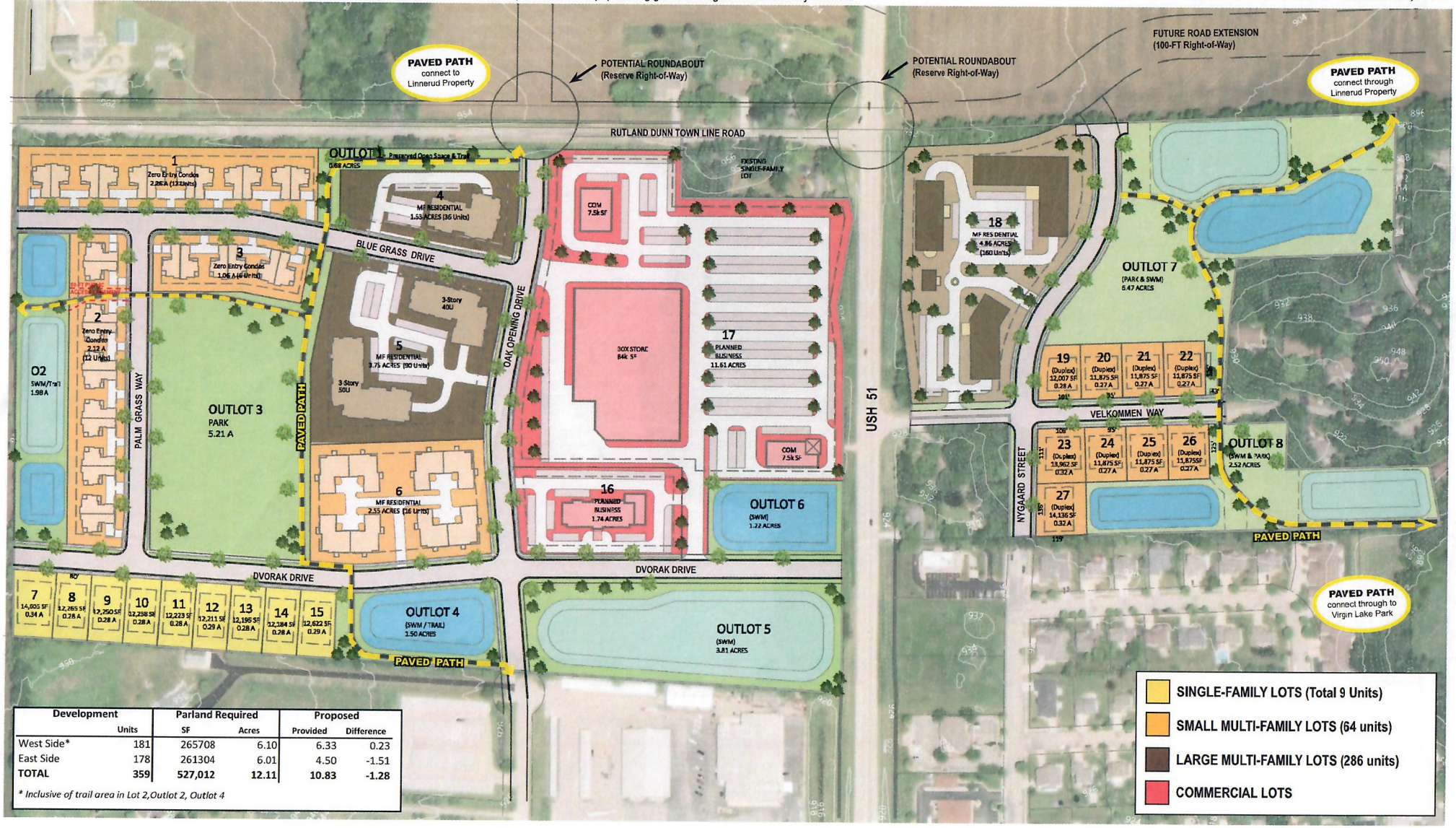
1. Indicates where DOT suggests installation of future pedestrian tunnel due to the topography along HWY 51 north.
2. Other pink highlighted area is a proposed new/upgraded bike trail from Roby Rd to 51 West, Jason you may want to check with your team there on progress of review. MSA is working directly with Parks on this scope of work.
3. Green highlighted north of existing Oak Opening indicates added sanitary due to elevation deficiency at Roby road (not deep enough to serve future customers on west side of HWY 51) gain 6.63' in depth thru 51 West.
4. Green highlighted Roby road sanitary between Virgin Lake Drive and Kings Lynn upgrade from 8" to 10" sanitary.
5. Blue Highlighted on Oak Opening drive indicates 10" water main loop to KPW development.
6. Purple highlighted discharge of Virgin Lake indicates an area where backup occurs and in turn flooding occurs from time to time at existing homes.
7. Downstream the storm outlet out of Paradise pond also backs up and the way I understand this backup at times streets flood.
8. Because of the deficiencies in items 6 @ 7 above 51 West development was required to either have 100% stay on site storm design or update the existing storm drainage from Virgin Lake to the Yahara River.

①

**DISCLAIMER:**
This neighborhood concept illustrates a proposed road layout, storm water management infrastructure, and lot layout with speculative development. The number of lots and design for specific sites are generalized based on what fits the location and intended use for the area. Development plans will be proposed by property owners at a future date based on market conditions and interests, and will be subject to City review (per zoning and subdivision ordinance) with this concept providing guidance to general connectivity and use.

# 51 WEST SUBDIVISION

## CITY OF STOUGHTON, WI

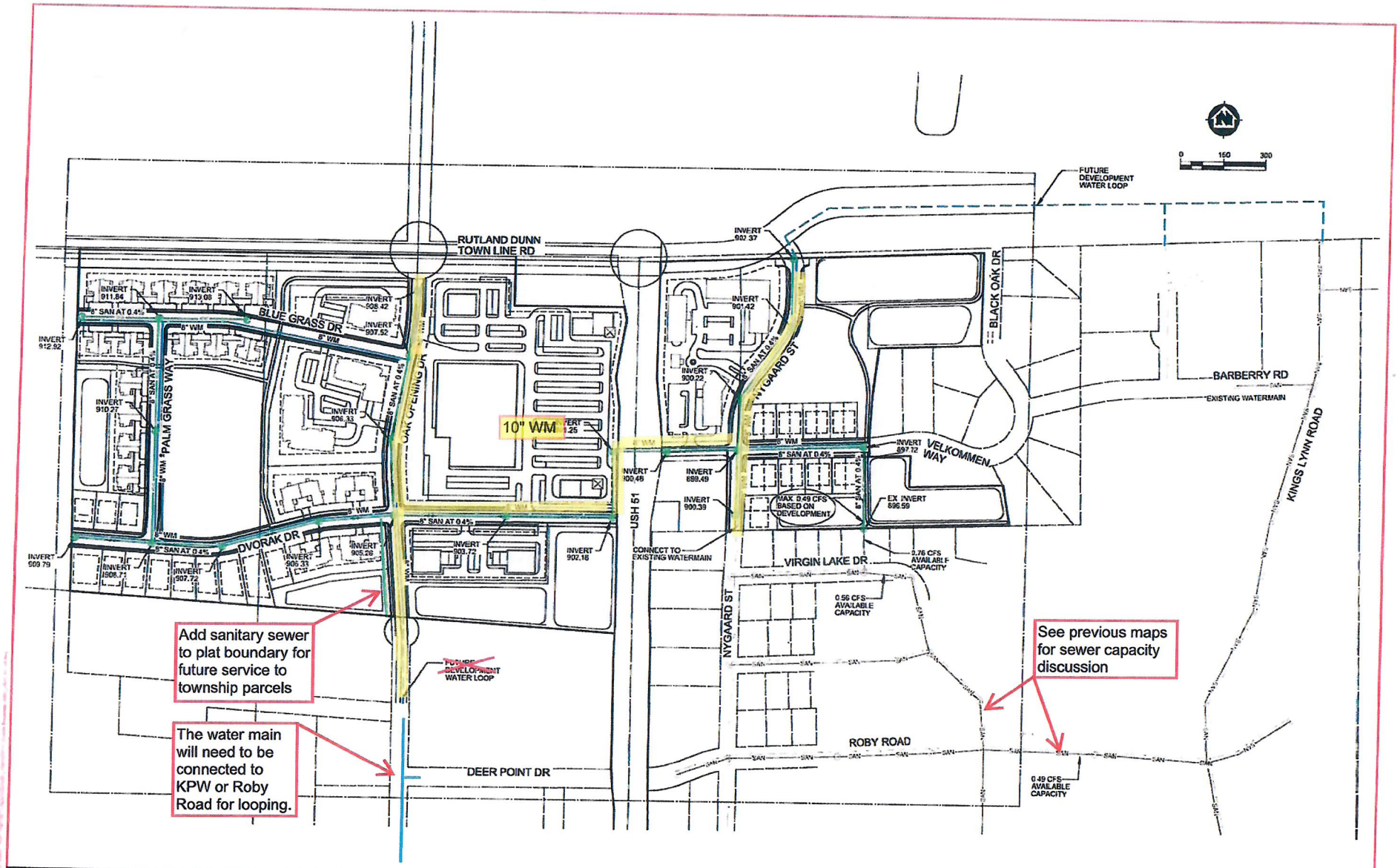



| Development | | Parland Required | | Proposed | |
|---|---|---|---|---|---|
| | Units | SF | Acres | Provided | Difference |
| West Side* | 181 | 265708 | 6.10 | 6.33 | 0.23 |
| East Side | 178 | 261304 | 6.01 | 4.50 | -1.51 |
| **TOTAL** | **359** | **527,012** | **12.11** | **10.83** | **-1.28** |

** Inclusive of trail area in Lot 2,Outlot 2, Outlot 4*

December 21, 2020 MSA

(2)




MSA

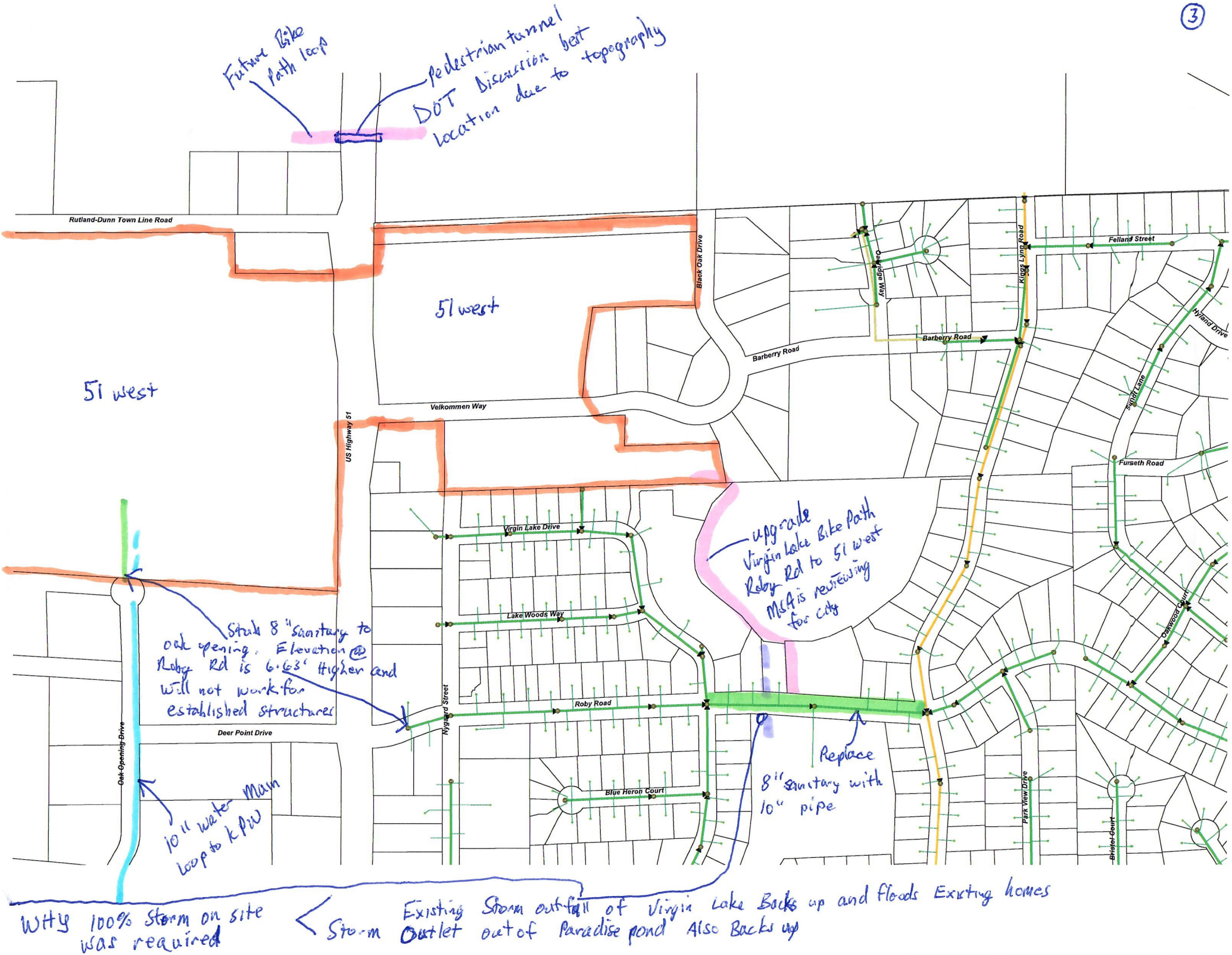
ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
3702 Parkwood St Madison, WI 53704
(608) 242-7779 www.msa-ps.com

51 WEST SUBDIVISION
BOB DVORAK
STOUGHTON, WI

51 WEST SUBDIVISION PROPOSED UTILITIES

19091001

SHEET 1


Future Bike Path loop
Pedestrian tunnel
DOT Discussion best location due to topography
Rutland-Dunn Town Line Road
51 west
51 west
Black Oak Drive
Barberry Road
Barberry Road
Velkommen Way
US Highway 51
Kiggs Lynn Road
Felland Street
Hyland Drive
Sunset Lane
Furseth Road
Oakwood Court
Virgin Lake Drive
Lake Woods Way
Roby Road
Nygard Street
Deer Point Drive
Oak Opening Drive
Blue Heron Court
Park View Drive
Bristol Court
upgrade Virgin Lake Bike Path Roby Rd to 51 west MSA is reviewing for city
Stub 8" sanitary to oak opening. Elevation @ Roby Rd is 6.63' Higher and will not work for established structures
10" water Main loop to KPW
Replace 8" sanitary with 10" pipe
Why 100% Storm on site was required
Storm Outlet out of Paradise pond Also Backs up
Existing Storm outfall of Virgin Lake Backs up and floods Existing homes