CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: April 7, 2021

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 12, 2021 Plan Commission Meeting

Request by Forward Development Group for approval of a specific implementation plan (SIP) for 2501 Jackson Street.
This proposal is for approval of a specific implementation plan which meets the approved general development plan to construct a multi-tenant building including a drive-thru establishment. The plans and staff review are provided. Plan Commission review/approval is necessary.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving a Specific Implementation Plan (SIP) for the property at 2501 Jackson Street, Stoughton, WI.

Committee Action: Plan Commission approves the request – 0

Fiscal Impact:

File Number:	R - 5 - 2021	**Date Introduced:**	April 12, 2021

RECITALS

A. Forward Development Group (the "Applicant") is seeking approval for a Specific Implementation Plan at 2501 Jackson Street in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Planned Development with an approved Planned Development – General Development Plan.

C. The City Plan Commission reviewed and discussed the proposed SIP at their regular April 12, 2021 meeting and found that the plan meets the intent of the General Development Plan, zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the Specific Implementation Plan for 2501 Jackson Street, Stoughton, WI, with the following conditions:

- Staff review letter dated April 5, 2021

_____

Mayor Tim Swadley Date
Planning Commission Chair

City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: Kevin Yeska, JSD Professional Services, Inc.

Applicant Address: 161 Horizon Drive, Suite 100, Verona, WI 53593

Applicant Phone and Email: 608-848-5060 / kevin.yeska@jsdinc.com

Property Owner Name (if different than applicant): Lot 4 - Kettle Park West, LLC c/o Konner Kearney

Property Owner Phone: 608-848-9050

Subject Property Address: 2501 Jackson Street

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: _____

Application fee of $310 received by Zoning Administrator Date: _____

II. Application Submittal Packet Requirements for Applicant Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- ❑ **A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- ❑ **B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- ☐ **A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items**:**
  - ☐ **(1)** A *general written description* of proposed PD including the following:
    - ☐ General project themes and images.

☐ **(7)** *Written justification* for the proposed Planned Development. *(See Section 78-905 for requirements of the conditional use procedure.)*

PD Step 4: Specific Implementation Plan (SIP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

☑ **A.** After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.

☑ **(2)** A *map of the subject property* for which the PD is proposed:

- ☑ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
- ☐ Map and all its parts clearly reproducible with a photocopier.
- ☑ Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
- ☑ All lot dimensions of the subject property provided.
- ☑ Graphic scale and north arrow provided.

☑ **(3)** A *general written description* of proposed SIP, including:

- ☑ Specific project themes and images.
- ☑ The specific mix of dwelling unit types and/or land uses.
- ☑ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☑ The specific treatment of natural features.
- ☑ The specific relationship to nearby properties and public streets.
- ☑ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- ☑ A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

☑ **(4)** A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:

- ☑ An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
- ☑ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
- ☑ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

- [x] Notations relating the written information (3), above to specific areas on the GDP Drawing.

- [x] **(5)** A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- [x] **(6)** A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- [x] **(7)** A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- [ ] **(8)** A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- [x] **(9)** A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.
- [x] **(10)** A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ Date: _____

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593
608.848.5060

Memorandum

To: Rodney Scheel, Director of Planning & Development

From: Kevin Yeska, JSD Professional Services, Inc.

Re: Letter of Intent - Lot 4 – Kettle Park West Commercial Building

JSD Project #: 20-9964

Date: March 5, 2021, Rev. March 22, 2021

cc: Konner Kearney, Dave Jenkins, Ron Henshue (FDG)

On behalf of the Forward Development Group, LLC., JSD Professional Services, Inc. (JSD) is submitting the following project summary memorandum and submittal materials for your review and consideration for the April 12, 2021, Plan Commission meeting and the April 27, 2021 City Council Meeting:

- 2016 SIP Approval and Proposed Development Comparison Exhibit,
- Specific Implementation Plan, Plan Set, and
- Preliminary Certified Survey Map.

PROJECT SITE LOCATION AND BACKGROUND

Today, the project site is part of a larger parcel (Lot 4, Kettle Park West) that is comprised of roughly three acres, generally located at the northwest corner of Kettle Park Way and Jackson Street, just north of Walmart. As part of the submittal materials, a CSM is included that will include the division of Lot 4 to create the subject project site.

The project site is part of the Kettle Park West General Development Plan planning area. A Specific Implementation Plan was approved on March 14, 2016, for the development of a similar, commercial, in-line retail building**. Attachment A** provides graphic representation of a comparison between the 2016 SIP approval and the proposed development.

DEVELOPMENT PROPOSAL OVERVIEW

With the goal of maintaining consistency with the existing infrastructure and development, not only in design but also in creating mixed use center and providing neighborhood-scale amenities, the intent of the proposed Specific Implementation Plan site improvements is to develop an in-line retail building that will host a mix of neighborhood serving uses while also providing a transition to the surrounding planned residential development.

- **Proposed Land Uses**
  The proposed tenant mix includes a service retail store (endcap), potential office space (inline), and restaurant (endcap), including a drive-thru service window. All of the proposed uses are generally consistent with the approved Kettle Park West General Development Plan and City of Stoughton Comprehensive Plan land use recommendations for the site.

- **Certified Survey Map (CSM)**
  As part of the submittal materials, a CSM is included that will divide the existing Lot 4 into two parcels, Lot 1 (1.226 acres) and Lot 2 (1.835 acres). Lot 1 is the subject project site of the Specific Implementation Plan application materials. Refer to **Attachment B**, Preliminary CSM.

- **Site Design and Access**
  The proposed site design was largely informed by the corner location of the project site with the proposed building location generally holding the corner and building being positively orientated towards the street with pedestrian connectivity and building design features and landscaping to provide an enhanced pedestrian atmosphere.

  The primary site access is from Jackson Street. While this site access point is located off-site on the adjacent Lot 2, a 24-foot shared access easement will be recorded by separate document. This access point will serve as the primary site access, including delivery, refuse and emergency vehicle service, as well as accommodate personal vehicular traffic. An auto-turn analysis was conducted to ensure that large-format vehicles would be able to access and traverse the site successfully as well as the refuse area. Refer to **Attachment C**, Auto-turn Exhibit for additional details. This site access point will connect to the access drive to the south, located on the Walmart property, providing a secondary site access and connectivity to the surrounding development.

  A second access point is located along Kettle Park Way. While there is a second site access point, it will serve only as a drive-thru exit that is an exit only and is limited in movement to right out turning movements.

  The building's design along Jackson Street lent itself to locating site parking behind the building internally along the storefront. A total of 42 parking stalls are provided that will serve all three tenant spaces. To accommodate the tenant mix, the building's total parking ratio is 5:1. Parking needs for the endcap service retail store are largely driven by customer demand, as opposed to staffing. The inline potential office space will create parking demand by staff only during typical business hours. The endcap restaurant does the vast majority of their business from the drive-thru and parking demand is limited to mainly a few staff members. Bike parking is also provided on site (four spaces), located near the southwest end of the building.

  As designed the proposed building and site improvements are consistent with and are designed to meet both the current City of Stoughton zoning and development standards.

  A land use summary of the proposed site development is provided below.

SITE INFORMATION BLOCK		
SITE ADDRESS		TBD
PROPERTY ACREAGE		1.23 ACRES
DISTURBED AREA	61,368 S.F. (1.41 ACRES)	
TOTAL BUILDING SQUARE FOOTAGE	REFER TO ARCH. PLANS	
NUMBER OF PARKING STALLS		
SURFACE	REQUIRED	PROPOSED
OFFICE	12	
RESTAURANT	11	
RETAIL	12	
TOTAL STANDARD	35	42
TOTAL ACCESSIBLE	2	2
NUMBER OF BICYCLE STALLS:	5	6
EXISTING VS. PROPOSED SITE COVERAGE		
EXISTING IMPERVIOUS SURFACE AREA		4,878 SF
EXISTING PERVIOUS SURFACE AREA		48,512 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO		0.09
PROPOSED IMPERVIOUS SURFACE AREA		35,824 SF
PROPOSED PERVIOUS SURFACE AREA		17,566 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO		0.67

- **Building Architecture and Materials**
  Recognizing that the project site is a corner location, four-sided architecture was utilized to provide building detailing and orientation to the street as well as an enhanced pedestrian environment. The overall building design incorporates masonry corner elements as well as split face CMU base and cornice treatment to define building edges as well as tenant spaces. The proposed building materials include masonry, awnings/canopies, storefront window systems, split face CMU and composite lap siding.

- **Site Amenities**
  While the site features commercial land uses, site amenities and open spaces are provided in the form of an outdoor seating area, bike parking, and stormwater management facility.

- **Site Landscaping**
  The intent of the proposed site landscape improvements is to utilize native plant species to provide year-round texture and foliage. The design goals include providing a consistent streetscape along Jackson Street, as well as providing screening of parking, refuse and drive-thru areas, and accenting building architecture.

- **Site Lighting**
  Site lighting improvements will be made to illuminate the parking areas and accent building architecture. All light fixtures will be dark skies compliant and full cutoff.

Refer to **Attachment D**, Specific Implementation Plan, Plan Set for more details.

ANTICIPATED PROJECT SCHEDULE

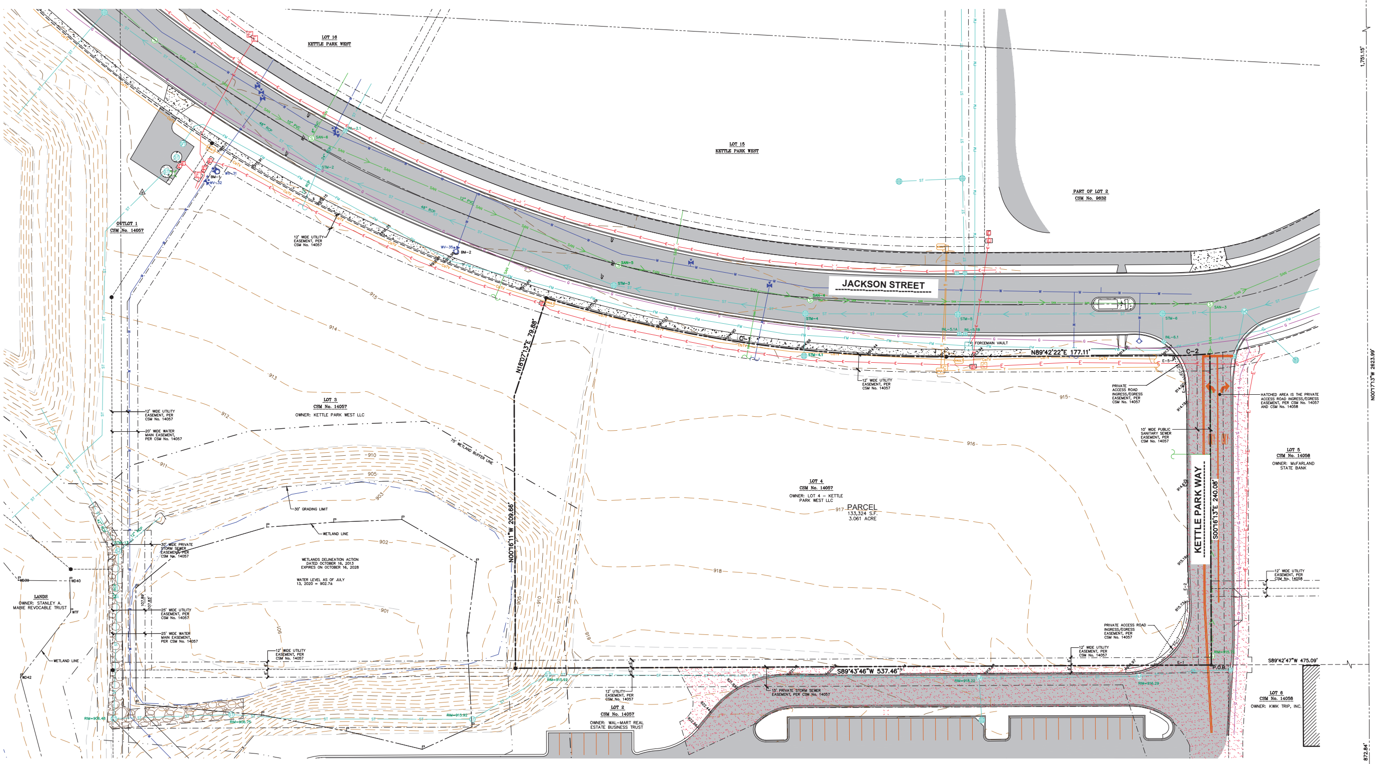
Pursuant to City Approvals and permit procurement, site preparation and site construction (grading, base, parking, etc.) is anticipated to commence in July of 2021. Upon completion of the site work, which is anticipated in the September timeframe, construction will then commence on the building itself. The building's construction is anticipated to span approximately eight months and is targeted to procure Certificate of Occupancy sometime in the timeframe of May/June of 2022.

Attachments:

Attachment A: 2016 SIP Approval and Proposed Development Comparison Exhibit
Attachment B: Preliminary CSM
Attachment C: Auto-turn Exhibit
Attachment D: Specific Implementation Plan, Plan Set

EXISTING CONDITIONS SURVEY

LOT 4, CERTIFIED SURVEY MAP NO. 14057, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



LEGEND

Symbol	Line type
GOVERNMENT CORNER	PLATTED LOT LINE
¾" REBAR FOUND	CHORD LINE
PK/MAG NAIL FOUND	EASEMENT LINE
BENCHMARK	SETBACK LINE
SANITARY MANHOLE	CONCRETE CURB & GUTTER
HYDRANT	SANITARY SEWER
WATER VALVE	FORCE MAIN
SPRINKLER VALVE BOX	WATER LINE
STORM MANHOLE	STORM SEWER
ROUND CASTED INLET	NATURAL GAS
SQUARE CASTED INLET	UNDERGROUND ELECTRIC
CURB INLET	UNDERGROUND TELEPHONE
ELECTRIC TRANSFORMER	BUILDING
LIGHT POLE	INDEX CONTOUR
VAULT	INTERMEDIATE CONTOUR
CABLE PEDESTAL	SPOT ELEVATION
DECIDUOUS TREE	BITUMINOUS PAVEMENT
PARCEL BOUNDARY	CONCRETE PAVEMENT
SECTION LINE	GRAVEL OR RIP RAP
RIGHT-OF-WAY LINE	END OF FLAGGED UTILITIES
CENTERLINE	

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-6	915.63	NE	899.92	8"	PVC
		NW	899.92	10"	PVC
		E	899.72	12"	PVC
SAN-5	915.00	W	899.00	12"	PVC
		E	898.89	12"	PVC
SAN-4	914.19	W	899.72	12"	PVC
		E	899.72	12"	PVC
SAN-3	913.65	W	897.71	12"	PVC
		S	897.99	8"	PVC
		NE	897.61	12"	PVC

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	313.25'	1040.00'	17°15'27"	S81°39'55"E	312.06'
C-2	26.63'	290.00'	5°15'41"	N87°04'27"E	26.62'

north

SCALE IN FEET

30' 0 30'

SCALE 1" = 30'

STORM SEWER MANHOLES / INLETS

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-6.1	913.25	N	908.65	12"	RCP
STM-6	906.59	S	907.73	12"	RCP
		E	903.20	30"	RCP
		W	903.16	30"	RCP
INL-5.1B	913.05	W	907.02	12"	RCP
INL-5.1A	912.98	E	907.04	12"	RCP
		N	907.04	12"	RCP
STM-5	903.68	E	903.11	30"	RCP
		S	906.92	12"	RCP
		N	903.14	36"	RCP
		W	903.03	48"	RCP
STM-4.1	915.07	N	908.57	24"	RCP
STM-4	913.90	E	902.63	48"	RCP
		S	907.63	24"	RCP
		W	902.63	48"	RCP
STM-3	914.62	E	902.36	48"	RCP
		W	902.26	48"	RCP
INL-2.1	914.95	NE	903.71	18"	RCP
		SW	903.71	24"	RCP
STM-2	915.34	E	902.14	48"	RCP
		NE	904.44	24"	RCP
		SW	905.67	12"	RCP
		NW	902.04	48"	RCP
STM-13	906.59	S	901.09	42"	RCP
		NW	900.59	42"	RCP
		NE	901.38	12"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	918.41	TOP NUT ON HYDRANT TO THE EAST OF FORCE MAIN VAULT
BM-2	918.44	TOP NUT ON HYDRANT 230 FEET EAST OF FORCE MAIN VAULT

*JSD DOES NOT GUARANTEE THAT 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.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S 89°43'46" W	45.11'
E-2	N 00°12'58" E	33.88'
E-3	N 00°16'13" W	125.45'
E-4	N 05°58'52" W	10.05'
E-5	N 89°42'22" E	2.08'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	54.20'	49.50'	62°43'56"	51.53'	N 31°05'48" E
EC-2	27.89'	38.46'	41°32'50"	27.28'	N 21°02'02" W

WATER VALVES

VALVE No.	RIM ELEVATION	INVERT	TOP NUT ELEVATION
WV-31	914.56	TN	908.9
WV-32	912.66	TN	908.0
WV-35	915.63	TN	910.5

TN=TOP NUT OF WATER VALVE

NOTES

1. FIELD WORK PERFORMED JULY 13, 2020.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10 BEARS N 00°17'13" W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS AN ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 01, T05N, R10E, ELEVATION = 913.43'
4. CONTOUR INTERVAL IS ONE FOOT.
5. 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.'s 20202822306, 20202822417, 20202822426 AND 20202822552, WITH A START DATE OF JULY 15, 2020.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   STOUGHTON UTILITIES — ALLIANT ENERGY
   AT&T DISTRIBUTION — CHARTER COMMUNICATIONS
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511
8. WETLANDS DELINEATION ACTION DATED OCTOBER 16, 2013; EXPIRES OCTOBER 16, 2028.

LEGAL DESCRIPTION

LOT 4, CERTIFIED SURVEY MAP No. 14057, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON AUGUST 26, 2015, IN VOLUME 94 OF CERTIFIED SURVEY MAPS ON PAGES 105-158, AS DOCUMENT No. 5179690, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

TAX PARCEL ID: 281/0510-014-9680-2
PROPERTY ADDRESS: STOUGHTON, WI
FOR REFERENCE PURPOSES ONLY.

SOUTHEAST CORNER SECTION 01, T05N, R10E FOUND ALUMINUM MONUMENT N=425,729.99 E=857,030.85

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
CREATE THE VISION TELL THE STORY
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FORWARD DEVELOPMENT

CLIENT ADDRESS:
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593

PROJECT:
KETTLE PARK WEST LOT 4

PROJECT LOCATION:
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
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12		
13		
14		
15		

Design/Drawn: ZHG 02/11/21
Approved: TJB 02/11/21

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 20-9964

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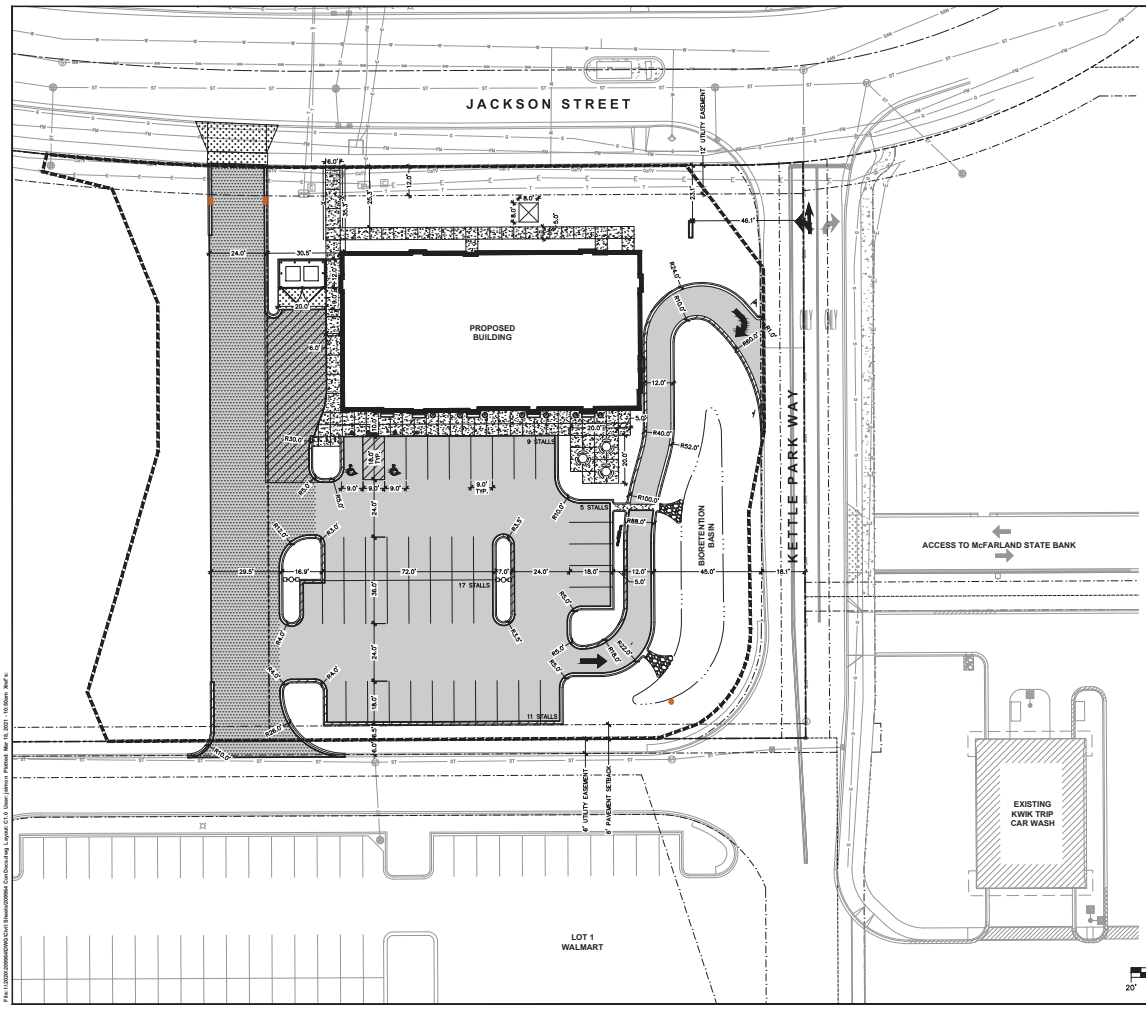
File: I:\2020\209964\DWG\Survey Sheets\209964 Excon.dwg Layout: Excon User: dtheller Plotted: Feb 26, 2021 - 1:43pm Xrefs:



SITE INFORMATION BLOCK

SITE ADDRESS	TBD	
PROPERTY ACREAGE	1.23 ACRES	
DISTURBED AREA	61,368 S.F. (1.41 ACRES)	
TOTAL BUILDING SQUARE FOOTAGE	REFER TO ARCH. PLANS	
NUMBER OF PARKING STALLS		
SURFACE	REQUIRED	PROPOSED
OFFICE	12	
RESTAURANT	11	
RETAIL	12	
TOTAL STANDARD	35	42
TOTAL ACCESSIBLE	2	2
NUMBER OF BICYCLE STALLS:	5	6
EXISTING VS. PROPOSED SITE COVERAGE		
EXISTING IMPERVIOUS SURFACE AREA	4,878 SF	
EXISTING PERVIOUS SURFACE AREA	48,512 SF	
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.09	
PROPOSED IMPERVIOUS SURFACE AREA	35,824 SF	
PROPOSED PERVIOUS SURFACE AREA	17,566 SF	
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.67	

SHEET INDEX

1 OF 1	EXISTING CONDITIONS SURVEY
C1.0	DIMENSIONED SITE PLAN
C1.1	ANNOTATED SITE PLAN
C2.0	GRADING & EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	NOTES & DETAILS
C4.1	NOTES & DETAILS
C4.2	NOTES & DETAILS
C4.3	NOTES & DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE SCHEDULE
L2.1	LANDSCAPE DETAILS & NOTES

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- LIMITS OF DISTURBANCE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK

NORTH

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE Toll Free (800) 242-8511

JSD Professional Services, Inc.
Engineer • Surveyor • Planner

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
Sketchworks Architecture

CLIENT ADDRESS:
7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West
Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
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Design/Drawn: JJS
Approved: RJT

SHEET TITLE:
DIMENSIONED SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 20-5004

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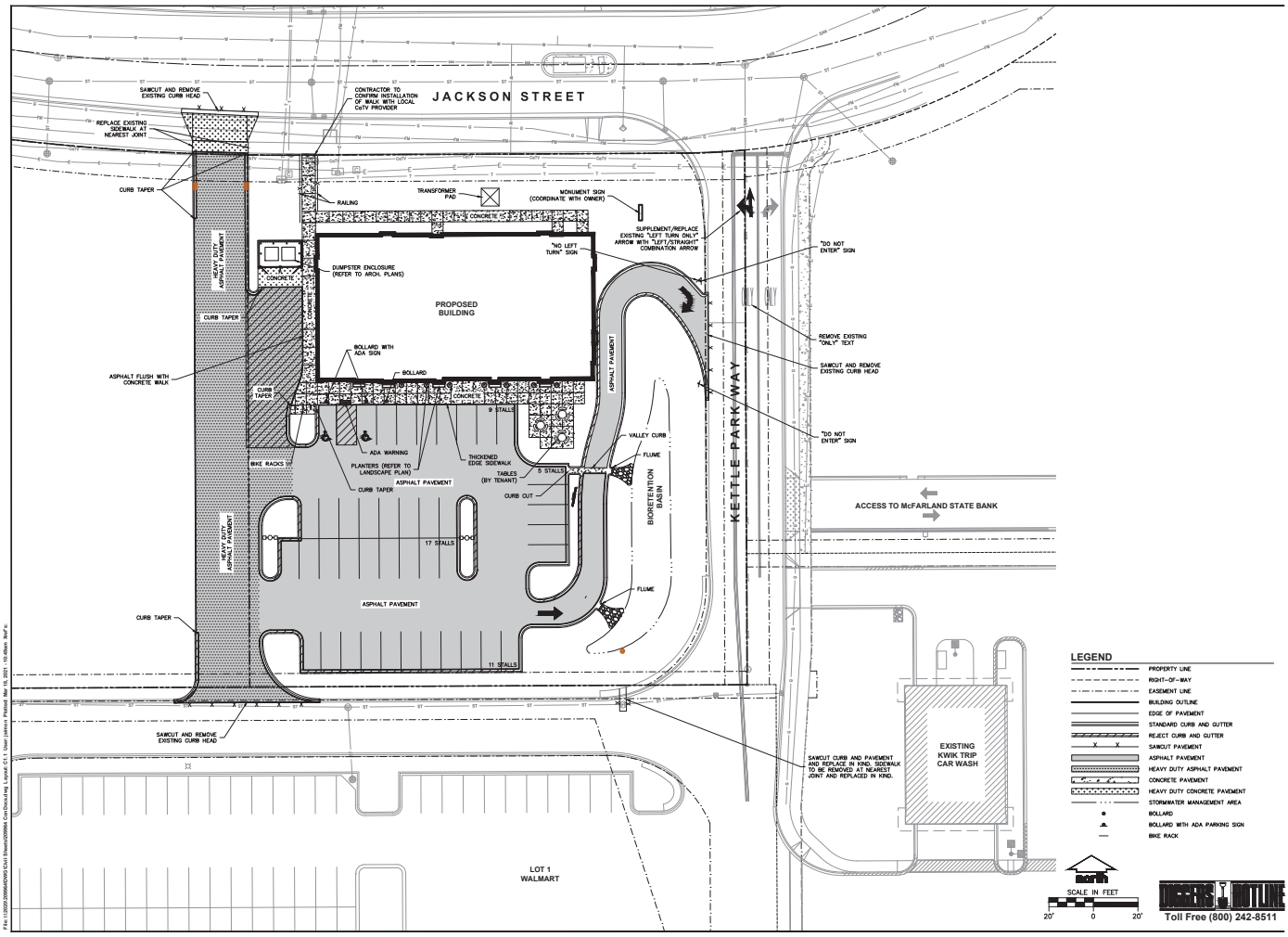

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MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
Sketchworks Architecture

CLIENT ADDRESS:
7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

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Design/Drawn: JJS
Approved: KJT

SHEET TITLE:
ANNOTATED SITE PLAN

SHEET NUMBER:
C1.1

JSD PROJECT NO: 20-0004

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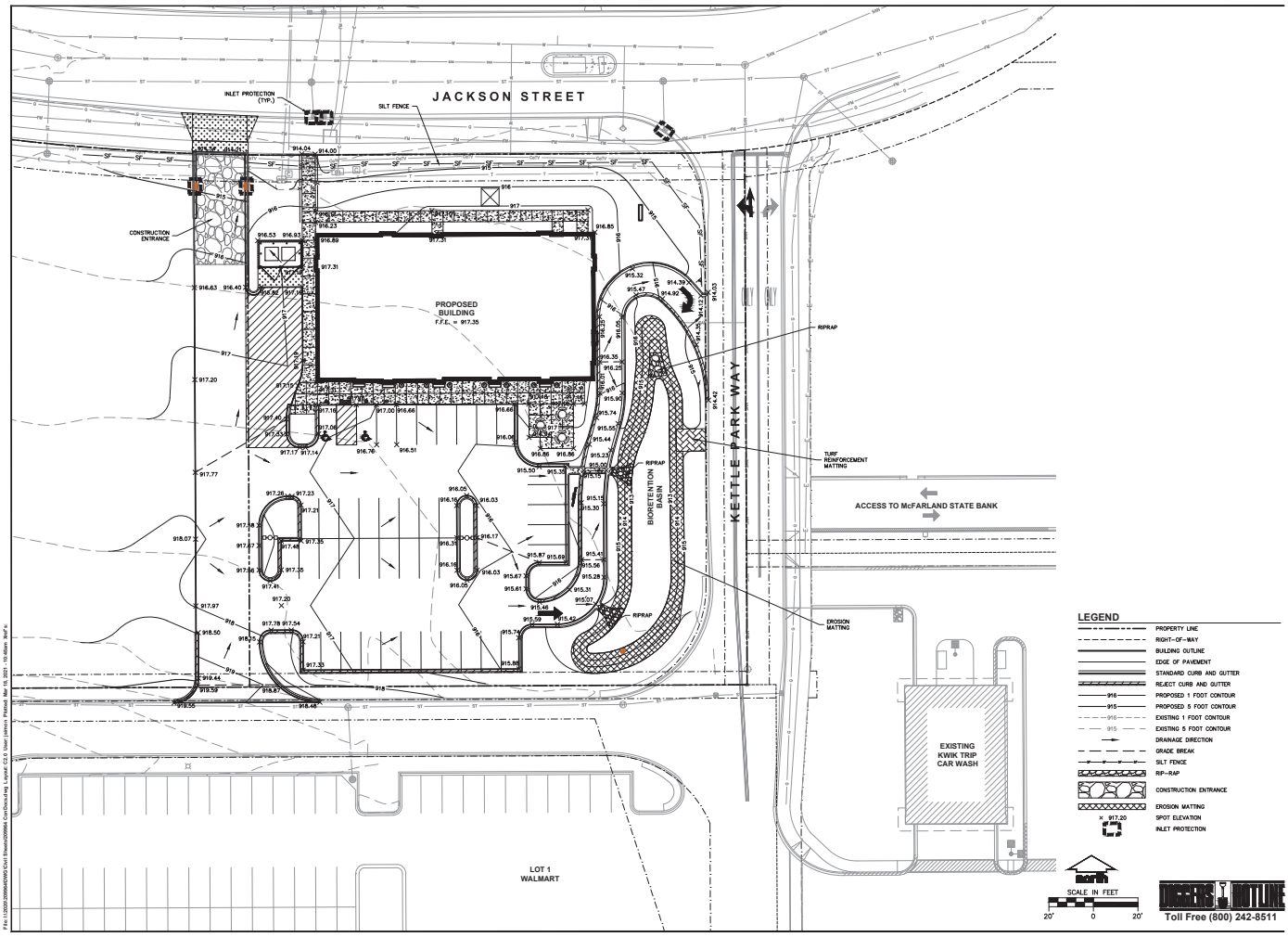

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Design/Drawn: JJS
Approved: KJT

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 20-0004

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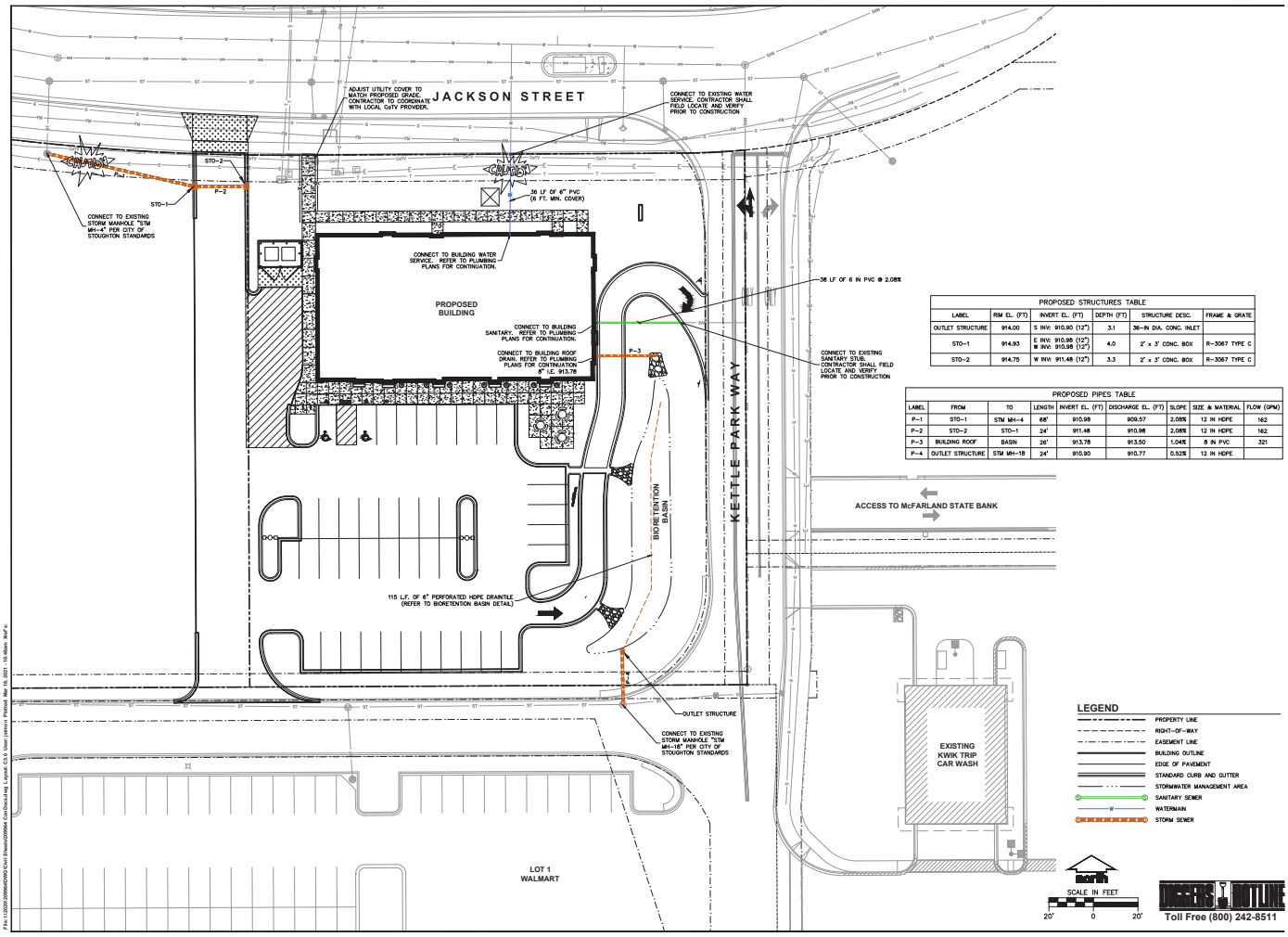

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
OUTLET STRUCTURE	914.00	S INV: 910.90 (12")	3.1	36-IN DIA. CONC. INLET	
STO-1	914.93	E INV: 910.98 (12") W INV: 910.98 (12")	4.0	2' x 3' CONC. BOX	R-3067 TYPE C
STO-2	914.75	W INV: 911.48 (12")	3.3	2' x 3' CONC. BOX	R-3067 TYPE C

PROPOSED PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL	FLOW (GPM)
P-1	STO-1	STM MH-4	68'	910.98	909.57	2.08%	12 IN HDPE	162
P-2	STO-2	STO-1	24'	911.48	910.98	2.08%	12 IN HDPE	162
P-3	BUILDING ROOF	BASIN	26'	913.78	913.50	1.04%	8 IN PVC	321
P-4	OUTLET STRUCTURE	STM MH-18	24'	910.90	910.77	0.52%	12 IN HDPE	

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Design/Drawn: JJS
Approved: KJT

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 20-3004

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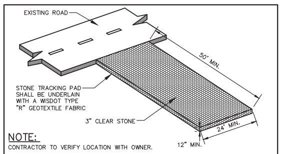
GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
4. 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.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. CONSTRUCT BIORETENTION BASIN AND OUTLET.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

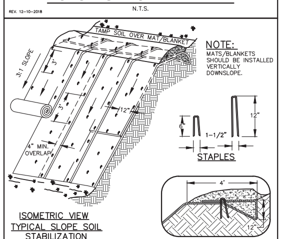
CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE
N.T.S.

REV. 12-10-2018



GENERAL NOTES:

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

EROSION MATTING
N.T.S.

REV. 11-19-2018

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION AND APPLICABLE CITY OF STOUGHTON ORDINANCES.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. 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.

1.4. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES WHICH IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER OR SIDEWALK SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. 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 8' ON CENTER.

3.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

3.5. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.6. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

4.1. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED IN ACCORDANCE WITH STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND CITY OF STOUGHTON SPECIFICATIONS.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. 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.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
7. 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.
8. 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.
9. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
10. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
11. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
12. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF STOUGHTON ORDINANCE.

UTILITY NOTES

1. 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 HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. 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.
   * FIELD LOCATING AND FLAGGING ALL EXISTING UTILITIES AND VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECKING 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 MUNICIPALITY 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.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF STOUGHTON SPECIAL PROVISIONS.
5. 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.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED FOR CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. 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. CONTRACTOR SHALL COORDINATE ADJUSTMENTS WITH UTILITY OWNER.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR 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.
10. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED 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.
12. STORM SEWER SPECIFICATIONS –

    PIPE – HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE C GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    FIELD TILE CONNECTION – 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.
13. WATER MAIN SPECIFICATIONS –

    PIPE – POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING 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 – 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 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSTALL INSULATION IN ACCORDANCE WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF STOUGHTON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF STOUGHTON ORDINANCE. IT IS 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.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF STOUGHTON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. 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.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF STOUGHTON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. 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 NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
17. STABILIZATION PRACTICES:

    17.1. 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:

    17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

    17.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

    17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
    - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
    - HYDRO-MULCHING WITH A TACKIFIER
    - GEOTEXTILE EROSION MATTING
    - SODDING

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS/TRAPS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.

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REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
3		
4		
5		
6		
7		
8		
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11		
12		
13		
14		
15		

Design/Drawn: JJS
Approved: KJY

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C4.0

JSD PROJECT NO: 20-9964

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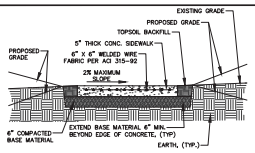

CONCRETE SIDEWALK

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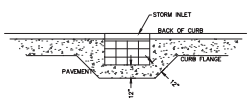

CONCRETE INLET COLLAR

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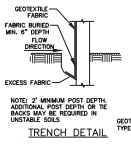
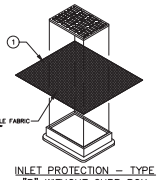
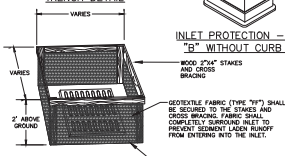


TRENCH DETAIL



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX



INLET PROTECTION – TYPE "A"

REV. 11-18-2019

GENERAL NOTES:

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

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

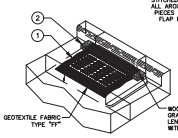
INSTALLATION NOTES:

TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

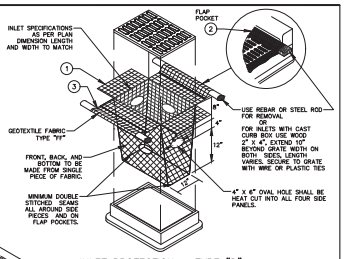
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.



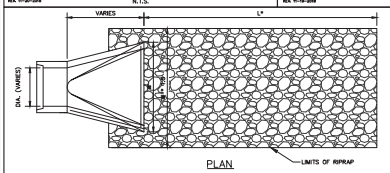
INLET PROTECTION – TYPE "C" WITH CURB BOX

INLET PROTECTION

N.T.S.

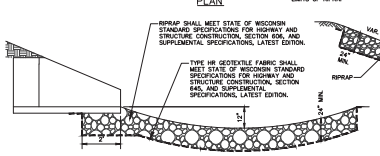


INLET PROTECTION – TYPE "D"

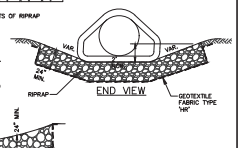


PLAN

* L = 3 TIMES DIAMETER (NOM.) OR 10' MIN. OR AS DIRECTED BY THE ENGINEER



SIDE VIEW



END VIEW

APRON ENDWALL - RIPRAP

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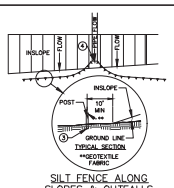
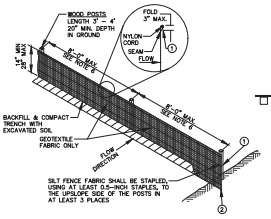
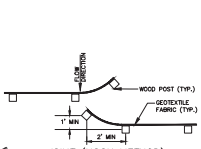
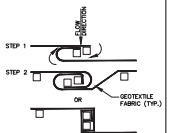


SILT FENCE ALONG SLOPES & OUTFALLS

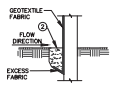




JOINT (HOOK METHOD)

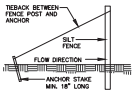


JOINT (TWIST METHOD)



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

TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. 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.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

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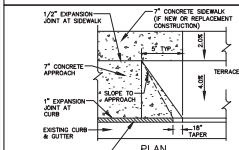
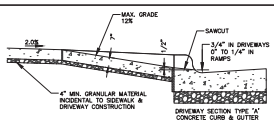


PLAN



SECTION

COMMERCIAL ENTRANCE

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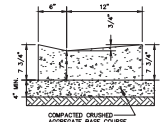

18" DRIVEWAY SECTION CURB & GUTTER

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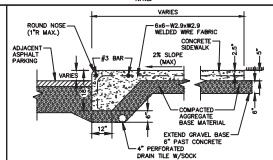

THICKENED EDGE SIDEWALK

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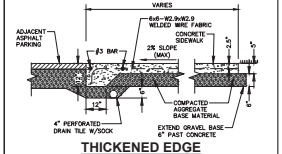

THICKENED EDGE SIDEWALK - FLUSH

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DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West
Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
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Design/Drawn: JJS
Approved: KJT

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C4.1

JSD PROJECT NO: 20-3004

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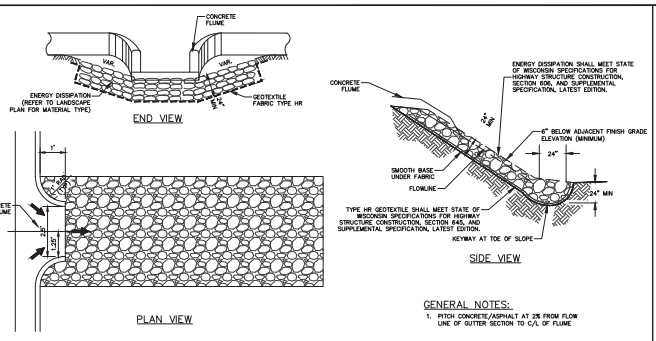
File: I:\2020\20004\DWG\Civil\Sheet\20004 Civil Sheet.dwg Layout: C4.1 User: jsdrew Plotted: Mar 08, 2021 - 10:28am

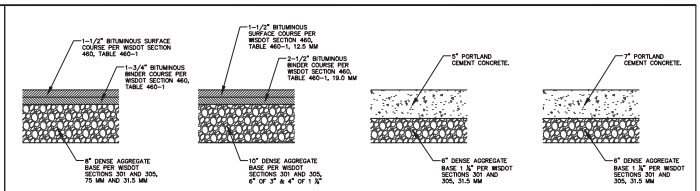


GENERAL NOTES:

1. PITCH CONCRETE/ASPHALT AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME

FLUME DETAIL

REV. 12-24-2020 N.T.S.

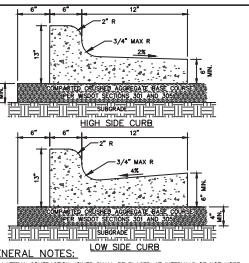


GENERAL NOTES:

1. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
2. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 7" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.
3. PAVEMENT SECTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

PAVEMENT SECTIONS

REV. 7-01-2019 N.T.S.

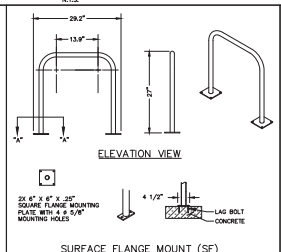


GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

18" STANDARD CURB & GUTTER

REV. 12-24-2020 N.T.S.



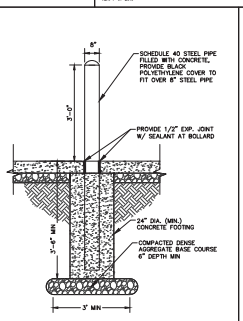
SURFACE FLANGE MOUNT (SF) SECTION VIEWS

GENERAL NOTES:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

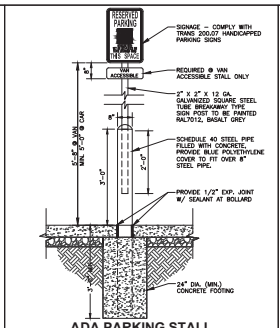
INVERTED-U BIKE RACK

REV. 10-10-2019 N.T.S.



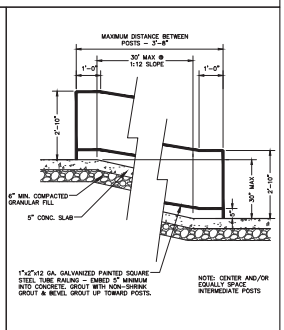
CONCRETE BOLLARD

REV. 12-17-2019 N.T.S.



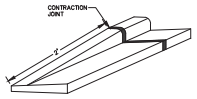
ADA PARKING STALL W/ BOLLARD

REV. 7-01-2019 N.T.S.



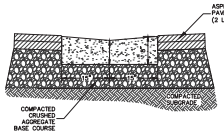
ADA RAMP WITH RAILING

REV. 7-01-2019 N.T.S.



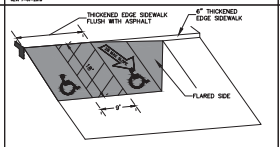
CURB TAPER

N.T.S.



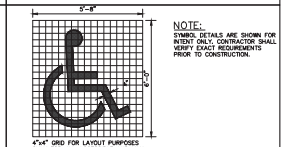
VALLEY GUTTER CURB

REV. 11-20-2019 N.T.S.



ADA ACCESSIBLE RAMP - ASPHALT MOUND

REV. 11-20-2019 N.T.S.



NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

ADA PARKING STALL MARKING

REV. 11-20-2019 N.T.S.

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
Sketchworks Architecture

CLIENT ADDRESS:
7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

REVIEW DRAWING
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DATE OF ISSUE XX-XX-XXX

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Kettle Park West Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

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Design/Drawn: JJS
Approved: KJT

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C4.2

JSD PROJECT NO: 20-5004

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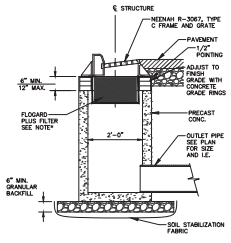
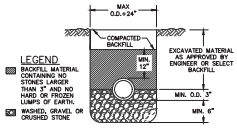


NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ OIL & GREASE FILTER

REV. 11-30-2018

N.T.S.

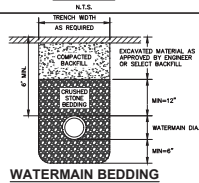


LEGEND
- BACKFILL MATERIAL CONTAINING NO STONES LARGER THAN 3" AND NO HARD OR FROZEN LUMPS OF EARTH.
- WASHED, GRAVEL OR CRUSHED STONE

STORM & SANITARY SEWER BEDDING

REV. 12-05-2018

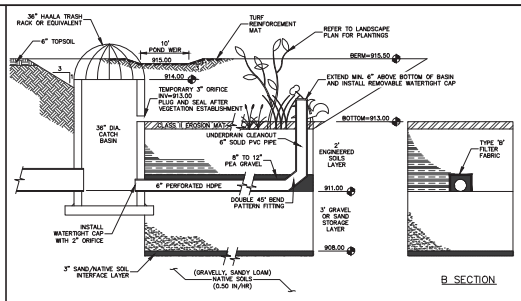
N.T.S.



WATERMAIN BEDDING

REV. 12-05-2018

N.T.S.



A SECTION

B SECTION

GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHNICAL STANDARD 1004.
5. 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.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE GRAVELLY, SANDY LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 3 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

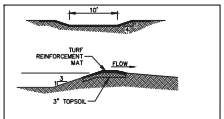
NOTE:
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED 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

REV. 12-7-2018

N.T.S.



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 THE 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 VERIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY 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 AND THE 6" UNDERDRAIN HAS BEEN COVERED WITH A REMOVABLE CAP. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.

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CLIENT:
Sketchworks Architecture

CLIENT ADDRESS:
7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West
Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
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Design/Drawn: JJS
Approved: KJT

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C4.3

JSD PROJECT NO: 20-0064

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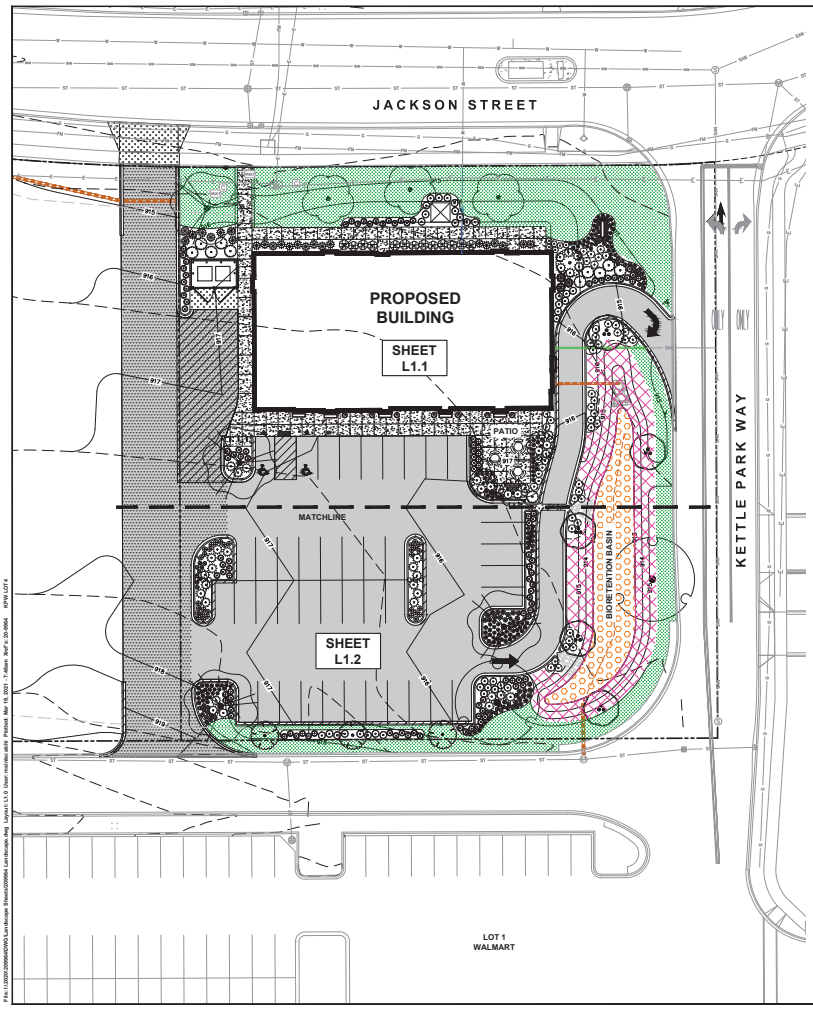

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W — WATERMAIN
- STORM SENDER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- NATURAL SPADE EDGING
- SOD
- SEED – RAINWATER RENEWAL
- NATIVE VEGETATIVE MAT

North

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Design/Drawn: MWG
Approved: RJY

SHEET TITLE:
LANDSCAPE PLAN - OVERALL

SHEET NUMBER:
L1.0

JSD PROJECT NO: 20-0004

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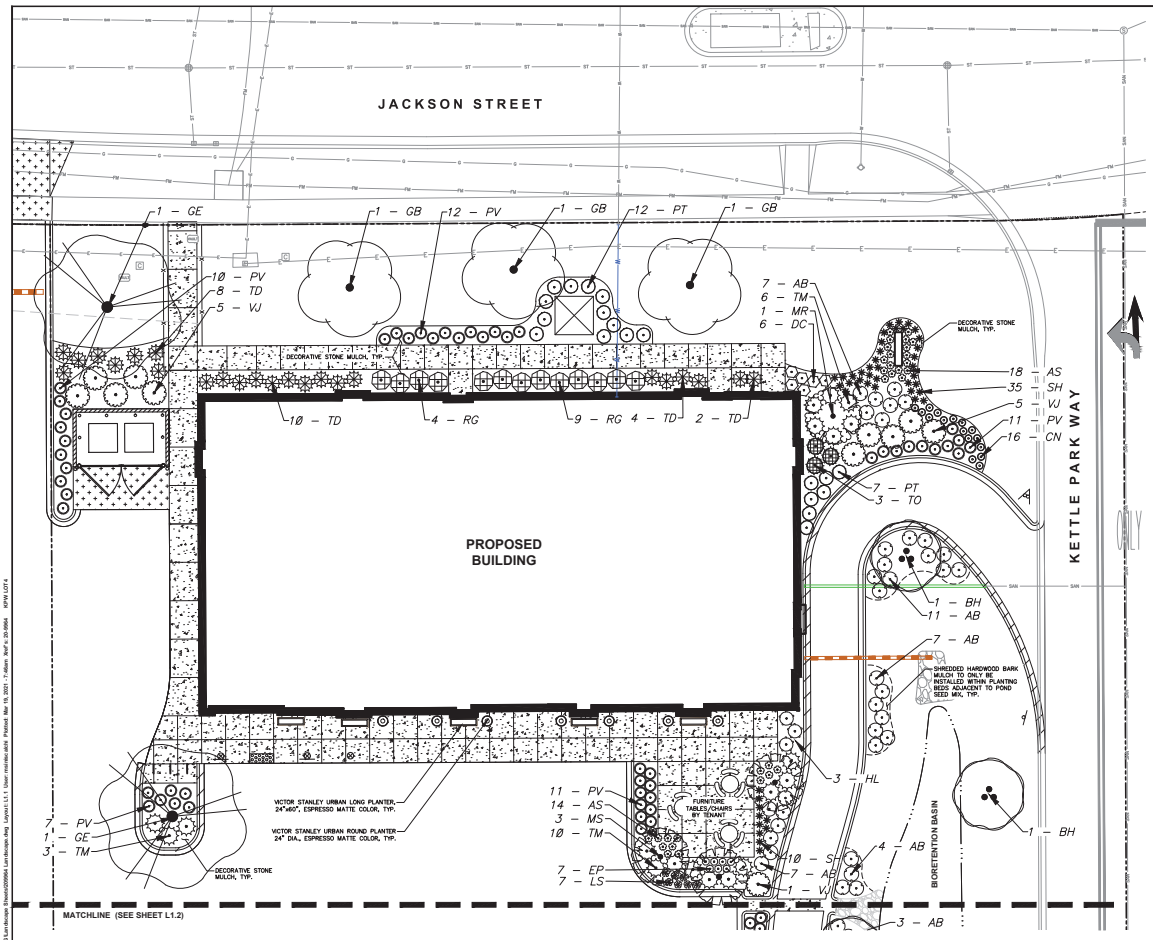

LEGEND

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- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- NATURAL SPADE EDGING

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME
CLIMAX TREE	
GB	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*
UP	*x Ulmus x 'New Horizon' / New Horizon Elm*
LOW DECIDUOUS TREES	
MR	*Malus x 'Royal Raindrops' / Royal Raindrops Crabapple*
MS	*Malus x 'Spring Snow' / Spring Snow Crabapple*
MEDIUM DECIDUOUS TREES	
BH	*x Betula nigra 'BNMTF' TM / Dura Heat River Birch*
MEDIUM EVERGREEN TREE	
TO	*Thuja occidentalis 'Emerald' / Emerald Arborvitae*
TALL DECIDUOUS TREES	
GC	*x Gymnocladus dioica 'Stately Manor' / Stately Manor Kentucky Coffeetree*
LOW DECIDUOUS SHRUBS	
DC	*x Diervilla sessilifolia 'Cool Splash' / Cool Splash Faise Honeysuckle*
PT	*x Physocarpus opulifolius 'SMPO'TM' TM / Tiny Wine Ninebark*
HL	*Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea*
RO	*Rhus aciphum 'Green Mound' / Green Mound Alpine Currant*
LOW EVERGREEN SHRUBS	
TM	*Taxus x media 'Cverlux' / Cverlux Yew*
MEDIUM DECIDUOUS SHRUBS	
AB	*x Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*
MEDIUM EVERGREEN SHRUBS	
TD	*Taxus x media 'Densiformis' / Dense Yew*
PERENNIALS & GRASSES	
AS	*x Allium x 'Summer Beauty' / Summer Beauty Allium*
EP	*x Echinacea x 'CBG Cone 2' TM / Flame Meadowbelle Purple Coneflower*
PV	*x Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*
SH	*x Sporobolus heterolepis 'Tara' / Prairie Dropseed*
CN	*Calamintha nepeta 'Montrose White' / Montrose White Calmint*
HA	*Hemerocallis x 'Chicago Apache' / Daylily*
LS	*Liatris spicata 'Kobold' / Kobold Spike Gayfeather*
SM	*Sedum x 'Matrona' / Matrona Sedum*
TALL DECIDUOUS SHRUBS	
VJ	*Viburnum x juddii / Judd Viburnum x*

SCALE IN FEET 10' 0 10'

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CLIENT:
Sketchworks Architecture

CLIENT ADDRESS:
7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West
Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
3		
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12		
13		
14		
15		

Design/Drawn: MWG
Approved: RJY

SHEET TITLE:
LANDSCAPE PLAN - NORTH

SHEET NUMBER:
L1.1

JSD PROJECT NO: 20-5664

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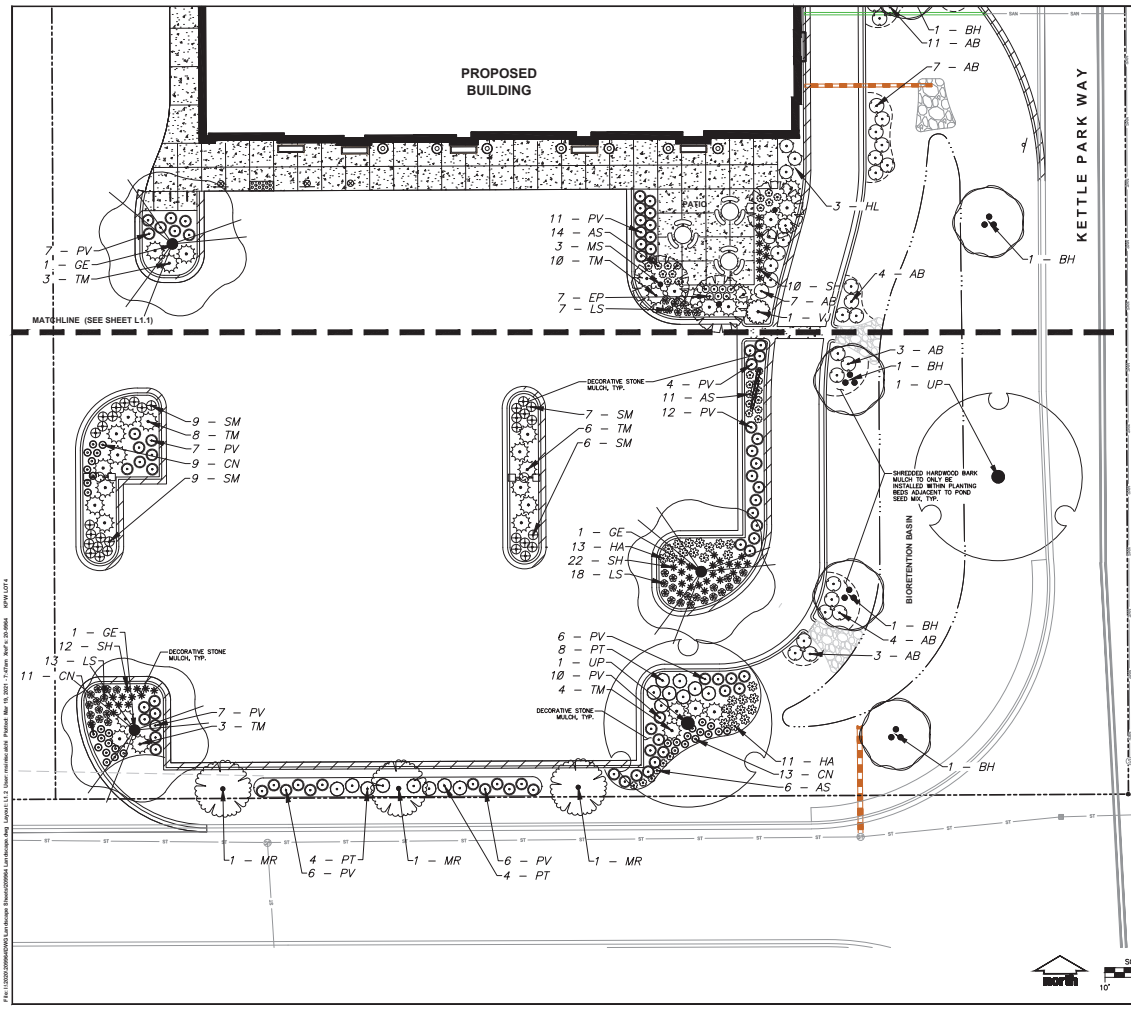
File: I:\2020\20560\DWG\PLAN Lot Plans\ Revised\20560 Lot 4 Plans.dwg Layout: L1.1 User: mwilkowski Plotted: Mar 19, 2021 - 7:45am Ref's: 20-5664 XPV4 LOT 4



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SS — SANITARY SEWER
- W — WATERMAIN
- SD — STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
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- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- NATURAL SPADE EDGING

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME
CLIMAX TREE		
	GB	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*
	UP	*+ Ulmus x 'New Horizon' / New Horizon Elm*
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	MS	*Malus x 'Spring Snow' / Spring Snow Crabapple*
MEDIUM DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	BH	*+ Betula nigra 'BNMTF' TM / Dura Heat River Birch*
MEDIUM EVERGREEN TREE	**CODE**	**BOTANICAL / COMMON NAME**
	TO	*Thuja occidentalis 'Smaragd' / Emerald Arborvitae*
TALL DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	GE	*+ Gymnocladus dioica 'Stately Manor' / Stately Manor Kentucky Coffeetree*
LOW DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	DC	*+ Diervilla sessilifolia 'Cool Splash' / Cool Splash Faire Honeysuckle*
	PT	*+ Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark*
	HL	*Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea*
	RG	*Rhus aromatica 'Green Mound' / Green Mound Alpine Currant*
LOW EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	TM	*Taxus x media 'Everlow' / Everlow Yew*
MEDIUM DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AB	*+ Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry*
MEDIUM EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	TD	*Taxus x media 'Densiformis' / Dense Yew*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
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	PV	*+ Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*
	SH	*+ Sporobolus heterolepis 'Tara' / Prairie Dropseed*
	CN	*Calamintha nepeta 'Montrose White' / Montrose White Calmint*
	HA	*Hemerocallis x 'Chicago Apache' / Daylily*
	LS	*Liatris spicata 'Kobold' / Kobold Spike Gayfeather*
	SM	*Sedum x 'Matrona' / Matrona Sedum*
TALL DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	VI	*Viburnum x jackii / Jack Viburnum +*

SCALE IN FEET
10' 0 10'

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REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX.XX.XXX

PROJECT:
Kettle Park West
Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
3		
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Design/Drawn: MWG
Approved: RJT

SHEET TITLE:
LANDSCAPE PLAN - SOUTH

SHEET NUMBER:
L1.2

JSD PROJECT NO: 20-5004

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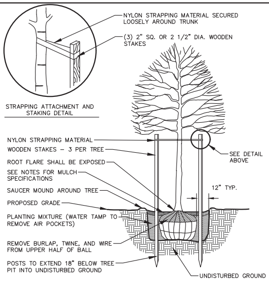
File: I:\2020\20050\DWG\PS Lot 4\Group 3\Kettle\20050 Lot 4 Group 3 Kettle.dwg Layout: L1.2 User: mcrotty Plotted: Mar 19, 2021 - 7:47am Ref's: 20-5004 XPW LOT 4



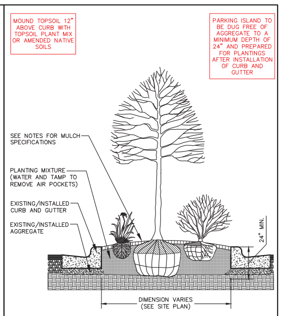
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

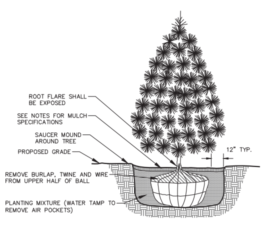
REV. 01–04–2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01–03–2019



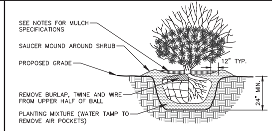
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01–03–2019



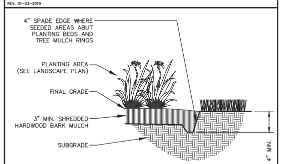
NOTE:

1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

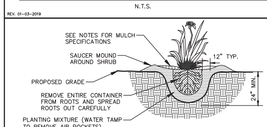
REV. 01–03–2019



NATURAL SPADE EDGE

N.T.S.

REV. 01–03–2019



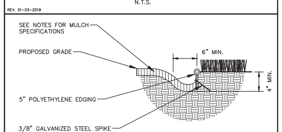
NOTE:

1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01–03–2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01–03–2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. 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. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

4. MATERIALS – DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5"–2" MISSISSIPPI WASHED STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
2. MATERIALS – RAINWATER RENEWAL SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL MIX" SEED MIX, AS PROVIDED BY AGRECOL NAITIVE NURSERY, 10101 N. CASEY RD, EVANSVILLE, WI 53536 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
3. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

TREE WATERING PROGRAM:

BASE BID – WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS

ALTERNATE BID 1* – INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

*SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

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P. 608.848.5060

CLIENT:
Sketchworks Architecture

CLIENT ADDRESS:
7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
3		
4		
5		
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10		
11		
12		
13		
14		
15		

Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 20-9964

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File: I:\2020\209964\DWG\Landscape Sheets\209964 Landscape.dwg Layout: L2.0 User: msiniscalchi Plotted: Mar 19, 2021 - 7:48am Xrefs: 20-9964 KPW LOT4

COMPREHENSIVE PLANT SCHEDULE (*) INDICATES NATIVE PLANT TO SOUTHERN WISCONSIN

CLIMAX TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5"Cal	3
	UP	* Ulmus x 'New Horizon' / New Horizon Elm	B & B	2.5"Cal	2
LOW DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	Min. 6' Ht.	4
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	Min. 6' Ht.	3
MEDIUM DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	BH	* Betula nigra 'BNMTF' TM / Dura Heat River Birch	B & B	Min. 8' Ht.	5
MEDIUM EVERGREEN TREE	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	TO	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	Min. 6' Ht.	3
TALL DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	GE	* Gymnocladus dioica 'Stately Manor' / Stately Manor Kentucky Coffeetree	B & B	2.5"Cal	4
LOW DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	DC	* Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	B & B	Min. 24" Ht.	6
	PT	* Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	B & B	Min. 24" Ht.	35
	HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	B & B	Min. 24" Ht.	3
	RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	B & B	Min. 24" Ht.	13
LOW EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	TM	Taxus x media 'Everlow' / Everlow Yew	B & B	Min. 12" Wide	48
MEDIUM DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AB	* Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	B & B	Min. 24" Ht.	46
MEDIUM EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	TD	Taxus x media 'Densiformis' / Dense Yew	B & B	Min. 24" Ht.	24
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AS	* Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	49
	EP	* Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	7
	PV	* Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	189
	SH	* Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	79
	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	49
	HA	Hemerocallis x 'Chicago Apache' / Daylily	#1	Min. 8"-18"	24
	LS	Liatris spicata 'Kobold' / Kobold Spike Gayfeather	#1	Min. 8"-18"	38
	SM	Sedum x 'Matrona' / Matrona Sedum	#1	Min. 8"-18"	31
TALL DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	VJ	Viburnum x juddii / Judd Viburnum *	#3	Min. 36" Ht.	11

NATIVE PLANT PERCENTAGE = 389 / 595 = 65%

MUNICIPAL LANDSCAPE REQUIREMENTS

Sec. 78-604(1) BUILDING FOUNDATION (384 Linear Feet)

Landscape Requirement: *40 points per 100 LF of Building Foundation*
Calculation: *384 / 100 x 40 Points = 153.6*
Total Points Required: ***154 Landscape Points***
Total Points Provided: ***180 Landscape Points***
Provisions.: *Screening of utilities, HVAC, no Climax or Tall Trees*
To be located within 10' of building dripline

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
MEDIUM EVERGREEN TREES				
Thuja occidentalis 'Emerald'	Emerald Arborvitae	3	12	36
ORNAMENTAL TREES				
Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1	10	10
TALL DECIDUOUS SHRUBS				
Viburnum x juddii	Judd Viburnum	3	5	15
MEDIUM EVERGREEN SHRUBS				
Taxus x media 'Densiformis'	Dense Yew	18	5	90
LOW DECIDUOUS SHRUBS				
Diervilla sessilifolia 'Cool Splash'	Cool Splash False Honeysuckle	6	1	6
Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	7	1	7
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3	1	3
Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	13	1	13
LOW EVERGREEN SHRUBS				
Taxus x media 'Everlow'	Everlow Yew	6	3	18
			Total Points =	***180***

Sec. 78-604(2) STREET FRONTAGE (224 Linear Feet)

Landscape Requirement: *40 Landscape Points per 100 LF of Street Frontage*
Calculation: *224 / 100 x 40 Points = 89.6*
Total Points Required: ***90 Landscape Points***
Total Points Provided: ***255 Landscape Points***
Provisions.: *To be located within 10' of public right-of-way*
No shrubs allowed

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
CLIMAX TREES				
Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginko	3	75	225
TALL DECIDUOUS TREES				
Gymnocladus dioica 'Stately Manor'	Stately Manor Kentucky Coffeetree	1	30	30
			Total Points =	***255***

Sec. 78-604(3) PAVED AREA (21,861 SF, 42 STALLS)

Landscape Requirement: *60 Landscape Points per 10,000 SF of Paved Area or per 20 stalls - whichever is greater*
Calculation: *21,861 / 10,000 x 60 Points = 131.2*
42 stalls /20 x 60 Points = 126
Total Points Required: ***132 Landscape Points***
Total Points Provided: ***602 Landscape Points***
Provisions.: *Min. 30% of landscape points to be Climax and/or Tall Trees and min. 40% to be shrubs.*
Minimum 360 SF of landscaped area per 100 required landscape points to be located within 10' of paved area

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
CLIMAX TREES				
Ulmus x 'New Horizon'	New Horizon Elm	1	75	75
TALL DECIDUOUS TREES				
Gymnocladus dioica 'Stately Manor'	Stately Manor Kentucky Coffeetree	3	30	90
MEDIUM DECIDUOUS TREES				
Betula nigra 'BNMTF' TM	Dura Heat River Birch	3	15	45
LOW DECIDUOUS TREES				
Malus x 'Spring Snow'	Spring Snow Crabapple	3	10	30
Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	3	10	30
TALL DECIDUOUS SHRUBS				
Viburnum x juddii	Judd Viburnum	9	5	45
MEDIUM EVERGREEN SHRUBS				
Taxus x media 'Densiformis'	Dense Yew	6	5	30
MEDIUM DECIDUOUS SHRUBS				
Aronia melanocarpa 'Morton' TM	Iroquis Beauty Black Chokeberry	46	3	138
LOW DECIDUOUS SHRUBS				
Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	16	1	16
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	1	1	1
LOW EVERGREEN SHRUBS				
Taxus x media 'Everlow'	Everlow Yew	34	3	102
			Total Points =	***602***

Sec. 78-604(4) DEVELOPED LOTS (8,212 BUILDING SF)

Landscape Requirement: *10 Landscape Points per 1,000 SF of Building Footprint*
Calculation: *8,212 / 1,000 x 10 Points = 82.1*
Total Points Required: ***83 Landscape Points***
Total Points Provided: ***105 Landscape Points***
Provisions.: *Located away from and not contributing to Building Foundation, Street Frontage,*
and Paved Area landscape point requirements

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
CLIMAX TREES				
Ulmus x 'New Horizon'	New Horizon Elm	1	75	75
MEDIUM DECIDUOUS TREES				
Betula nigra 'BNMTF' TM	Dura Heat River Birch	2	15	30
			Total Points =	***105***

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Sketchworks Architecture

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7780 Elmwood Ave. - Suite 208
Middleton, Wisconsin 53562

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE XX-XX-XXX

PROJECT:
Kettle Park West
Lot 4

PROJECT LOCATION:
Stoughton, Wisconsin
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.05.2021	LOT 4 SIP SUBMITTAL
2	03.22.2021	RESP TO CITY COMMENTS
3		
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15		

Design/Drawn: MWS
Approved: RJY

SHEET TITLE:
LANDSCAPE MUNICIPAL REQUIREMENTS & SCHEDULE

SHEET NUMBER:
L2.1

JSD PROJECT NO: 20-3064

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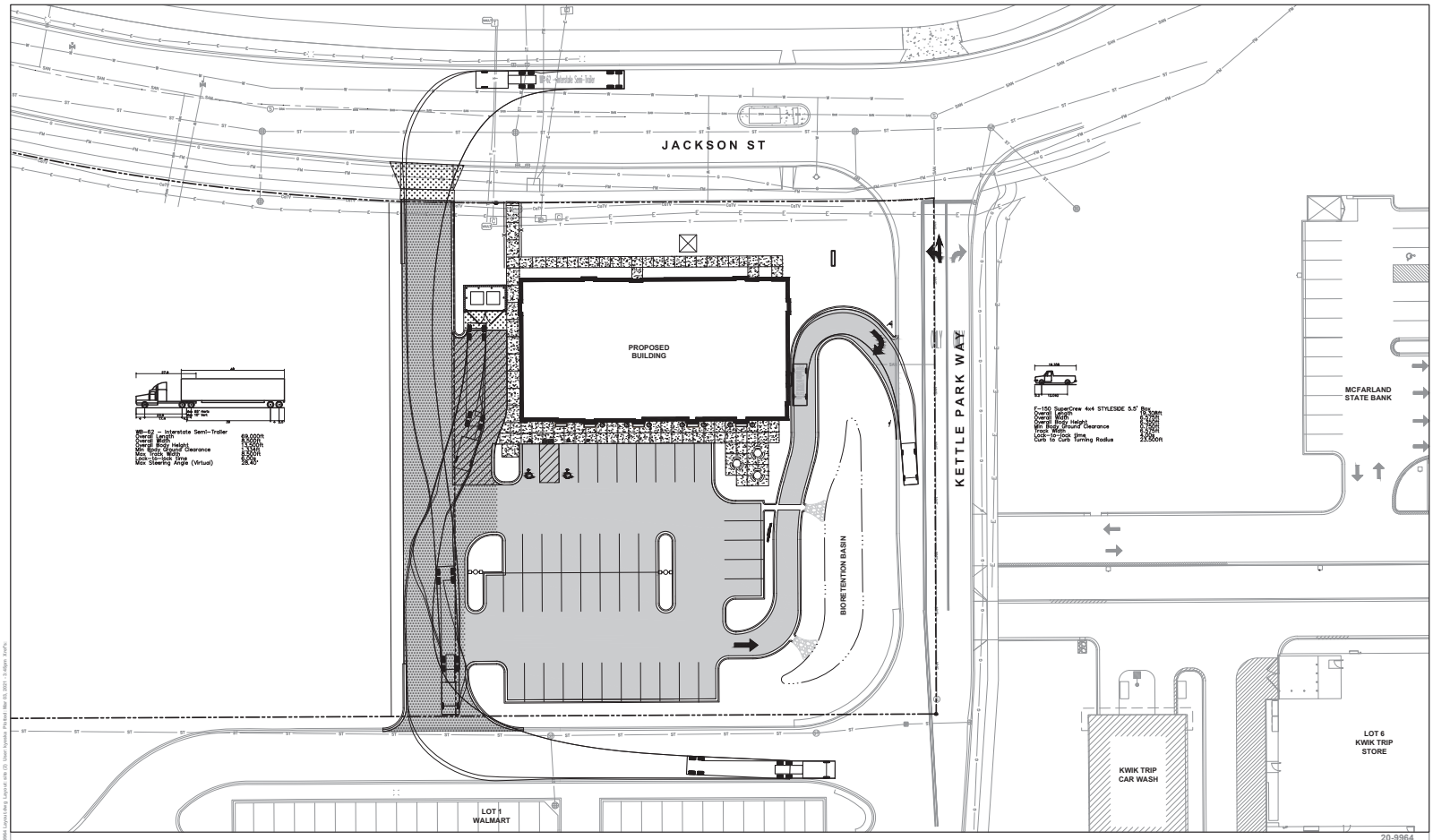
File: I:\2020\20064\DWG\PD\Lot 4 Landscape Plans\20064 Lot 4 Landscape.dwg Layout: L2.1 User: mwinkelmann Plotted: Mar 19, 2021 - 7:45am Tab: Site 20-3064 APPV4 LOT 4



20-9964

Kettle Park West - Lot 4

STOUGHTON, WI **DATE: 03.03.2021**

AUTO-TURN ANALYSIS

NORTH

0 20' 40'

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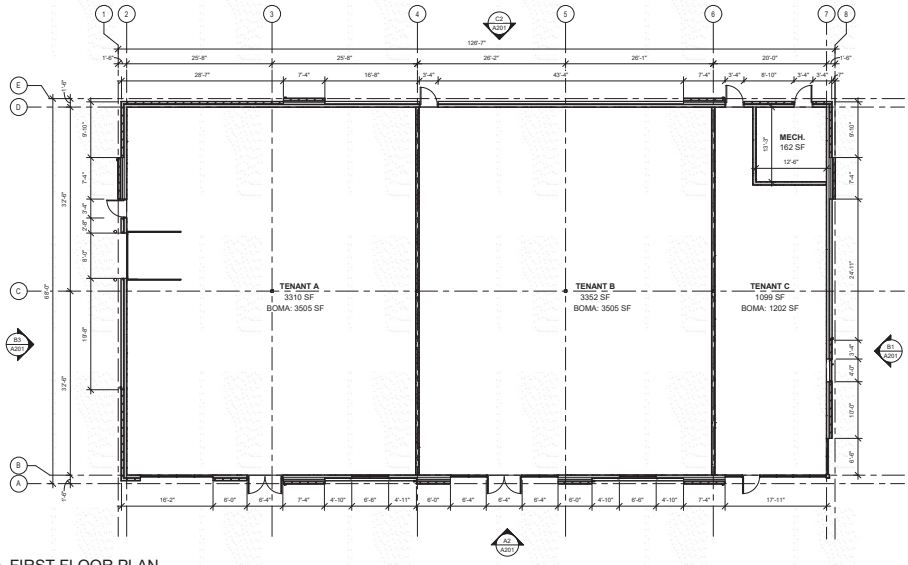
C1 EXTERIOR CONCEPT



A1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.

C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A002.

E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.

G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.

I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.

J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.

M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.

N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

0' 2' 4' 8' 16'
0' ¼" ½" 1" 2"
SCALE: 1/8" = 1'-0"

PLAN NORTH

PRELIMINARY

Sketchworks architecture

KETTLE PARK WEST COMMERCIAL

MULTI-TENANT NEW CONSTRUCTION

12345 MAIN STREET
MADISON, WI

Project Status

02/17/2021	FOR REVIEW

PROJ. #: 20092-01

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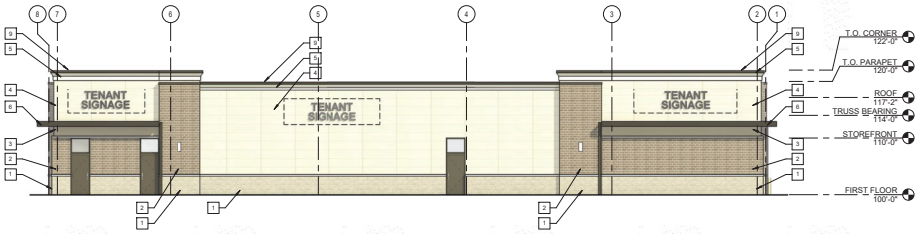
FLOOR PLAN

A101

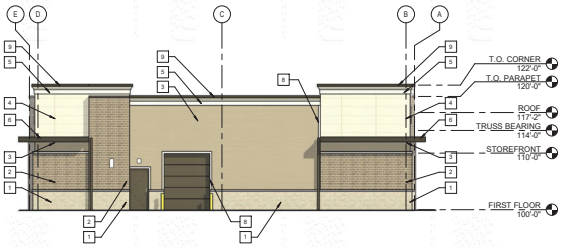
EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	SPLIT FACE CMU VENEER	COUNTY MATERIALS	SPLIT FACE VENEER	18-3134C SANDSTONE			STANDARD GREY MORTAR
2	FACE BRICK	YANKEE HILL MED	MODULAR BRICK	IRONSPOT VELOUR			STANDARD GREY MORTAR
3	COMPOSITE LAP SIDING	LP SMART SIDE	LAP SIDING CEDAR TEXTURE	TERRA BROWN			6" EXPOSURE
4	EIFS (2" OVER DRAINAGE BARRIER)	DRYVIT	SMOOTH TEXTURE	SAND DUNES			
5	EIFS COPING			SW 7005 SNOWBOUND			
6	WOOD FRAMED CANOPY						
7	ALUMINUM STOREFRONT		THERMALLY IMPROVED	CLEAR ANODIZED ALUMINUM			1" LOW-E GLAZING
8	COMPOSITE TRIM	LP SMART SIDE	4" NOM.	SW 7005 SNOWBOUND			
9	PREFINISHED METAL COPING			DARK BRONZE			

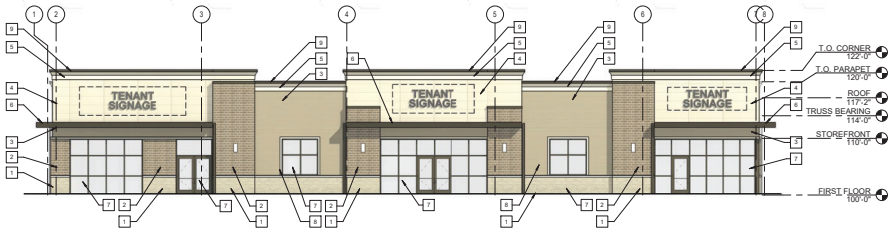


C2 NORTH ELEVATION
1/8" = 1'-0"

B1 EAST ELEVATION
1/8" = 1'-0"



B3 WEST ELEVATION
1/8" = 1'-0"



A2 SOUTH ELEVATION
1/8" = 1'-0"

PRELIMINARY

Sketchworks architecture

KETTLE PARK WEST COMMERCIAL

MULTI-TENANT NEW CONSTRUCTION
12345 MAIN STREET
MADISON, WI

Project Status

02/17/2021	FOR REVIEW

PROJ. #: 20092-01

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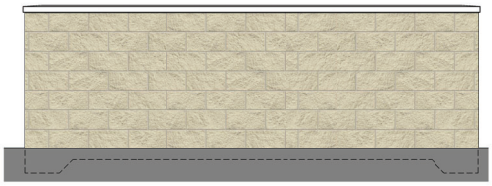
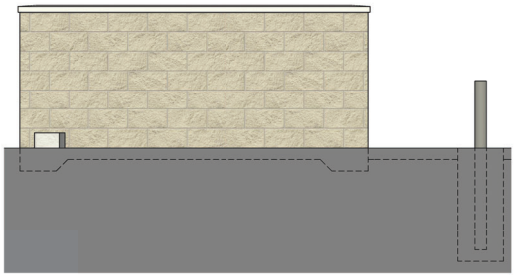
EXTERIOR ELEVATIONS

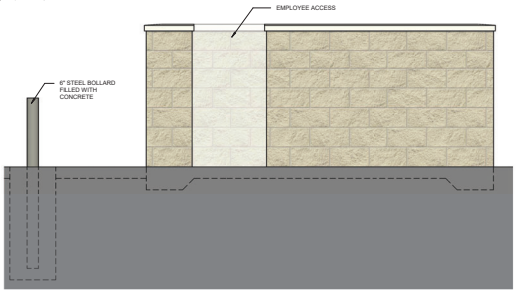
A201



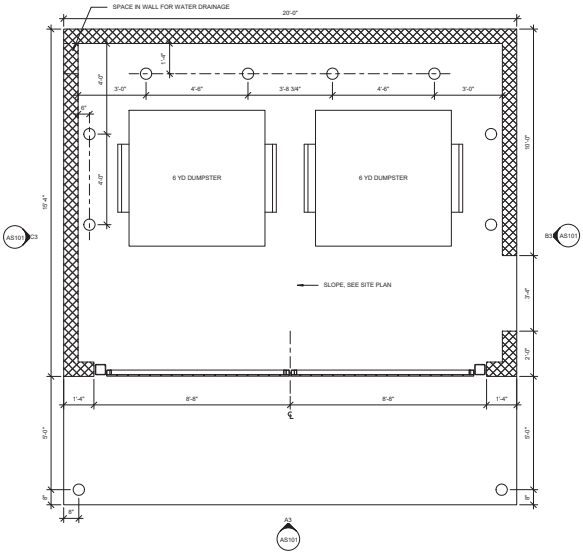
D1 TRASH ENCLOSURE NORTH ELEVATION
1/2" = 1'-0"



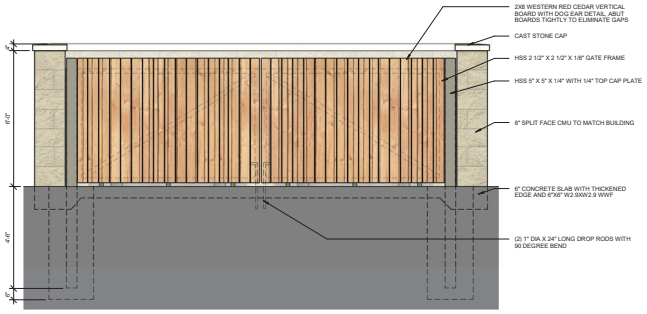
C3 TRASH ENCLOSURE WEST ELEVATION
1/2" = 1'-0"



B3 TRASH ENCLOSURE EAST ELEVATION
1/2" = 1'-0"



A1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



A3 TRASH ENCLOSURE SOUTH ELEVATION
1/2" = 1'-0"

PRELIMINARY

Sketchworks architecture

KETTLE PARK WEST COMMERCIAL

MULTI-TENANT NEW CONSTRUCTION
12345 MAIN STREET
MADISON, WI

Project Status

2021.03.05	LOT 4 SIP SUB.

PROJ. #: 20092-01

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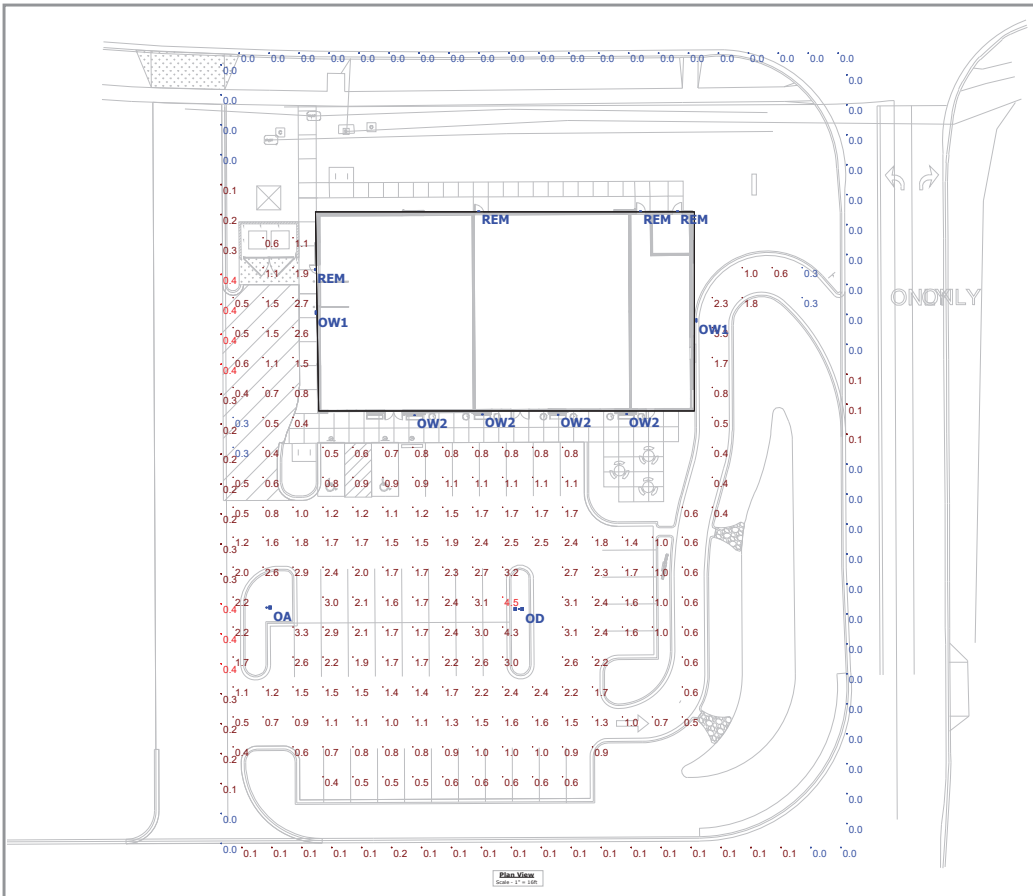
ARCHITECTURAL SITE DETAILS

AS101



Plan View
Scale - 1" = 16ft

Schedule

Symbol	Label	QTY	Catalog Number	Description
	OA	1	DSX LED	DSX1 LED P3 30K T5M MVOLT HS
	OD	1	DSX LED	DSX1 LED P3 40K T5W MVOLT
	OW1	2	DSW	DSXW1 LED 10C 1000 30K T4M MVOLT
	OW2	4	UP/DOWN SCONCE	OLLWU LED P1 40K 120 DDB
	REM	4	REMOTE EGRESS LIGHT	AFF WT

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.4 fc	4.5 fc	0.3 fc	15.0:1	4.7:1
PROPERTY LINE	×	0.1 fc	0.4 fc	0.0 fc	N/A	N/A

CRESCENT ELECTRIC SUPPLY COMPANY

KETTLE PARK LOT 4
SITE PHOTOMETRIC

Designer
Date
2/26/2021
Scale
Not to Scale
Drawing No.
Summary

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

April 5, 2021

JSD Professional Services, Inc.
Kevin Yeska
161 Horizon Drive, Suite 101
Verona, WI. 53593

Dear Mr. Yeska,

I have completed a final review of the proposed Specific Implementation Plan (SIP) and Certified Survey Map (CSM) for 2501 Jackson Street - Kettle Park West Commercial Center, Lot 4, Stoughton – Plans received 3/28/21.

1. The property at 2501 Jackson Street is zoned PD-GDP – Planned Development-General Development Plan which was approved July 11, 2017. The proposed SIP will be reviewed according to zoning requirements and the approved General Development Plan. The typical zoning for the proposed uses are PB – Planned Business. The approved General Development Plan allows offices, personal and professional services, restaurants, indoor sales and drive-thru establishment uses outright. This SIP and CSM submittal will be considered by the Plan Commission on April 12, 2021. The CSM will go to the Common Council for consideration on April 27, 2021.

2. The Planned Development: Specific Implementation Plan requirements per zoning code section 78-914(8) are as follows:
   A. A location map of the subject property as depicted on the planned land use map shall be provided. **On file**
   B. A map of subject property showing all lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map including indication of current zoning of subject property. **N/A**
   C. A general description of the specific implementation plan including:
      a. Specific project themes and images; **Provided**
      b. The specific mix of dwelling units and/or land uses; **Provided**
      c. Specific densities and intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **Provided**
      d. Specific treatment of natural resources; **N/A**
      e. Specific relationship to nearby properties and streets; **Provided**
      f. A statement of rationale as to why the PD zoning is proposed which identifies barriers the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning; **Provided.**

g. A complete list of zoning standards which will not be met and which will be more than met by the proposed SIP and the locations in which they apply shall be identified as compared to the most comparable zoning district. (In this case, the PB – Planned Business zoning district). **Provided**

D. A specific implementation plan drawing shall be provided with at least the following information in sufficient detail to make an evaluation against criteria for approval:

a. A site plan conforming to all requirements of subsection 78-908(3), site plan review and approval requirements. If the proposed development is a large development per section 78-205(11), a proposed preliminary plat or conceptual plat may be required by the zoning administrator; **Site plan provided. Reviewed below.**

b. Location of recreational and open spaces areas and facilities; **N/A**

c. Statistical data on minimum lot sizes in the development, the precise area of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
N/A

d. Notations related to the written information provided in C a) through g) above to specific areas on the GDP drawing. **Provided**

E. A landscaping plan for subject property, specifying location, species, and installed size of all trees and shrubs. The plan shall include a chart which provides cumulative totals for each species, type and required location (foundation, yard, street, paved area and bufferyard) of all trees and shrubs. **The plan is provided.**

F. A series of building elevations for the entire exterior of the buildings including notes on materials and colors proposed. **Provided**

G. A general signage plan for the subject property. **Provided**

H. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services. **If applicable.**

I. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP. **Provided.**

J. All variations between the requirements of the approved GDP zoning district and the proposed SIP development. **No variations proposed.**

K. Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development. **TBD**

L. The area of the SIP may be only a portion of the area included in a previously approved GDP. **The submittal complies with this requirement.**

M. The SIP submission may include site plan and design information, allowing the plan commission to combine the design review and SIP review. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth. **Site and design review is proposed.**

N. The plan commission or common council may specify other plans, documents, or schedules that must be submitted prior to consideration of approval of the SIP. **If necessary.**

O. The process for review and approval shall be identical to that for site plans per section 78-908, site plan review and approval and if the land is being divided per Chapter 66, Land Division. **Covered below.**
P. All portions of the SIP not fully developed within 5 years of final council approval shall expire. The common council may extend this 5 year period by up to 5 additional years via a majority vote following public hearing. Completed portions of the GDP shall retain the GDP status. **Expected.**

Planned Business District Requirements

3. Office uses are defined as follows: Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis. **Office uses are allowable.**

4. Parking requirements related to an office use is one space per 300 square feet of gross floor area. **12 stalls are required and provided.**

5. Indoor Sales and Service uses are defined in part, as follows: *Description*: Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. Depending on the zoning district, such land uses may or may not display products outside of an enclosed building. Such activities are listed as "Outdoor Display incidental to indoor sales" under accessory uses in the Table of Land Uses. A land use which contains both indoor sales and outdoor sales exceeding 15 percent of the total sales area of the building(s) on the property shall be considered an outdoor sales land use. **Indoor retail sales is an allowable use.**

6. Parking requirements related to Indoor Sales and Service uses are one space per 300 square feet of gross floor area. **12 stalls are required and provided.**

7. Indoor commercial entertainment uses are defined as follows: Indoor commercial entertainment land uses include all land uses which provide entertainment services primarily within an enclosed building. Outdoor seating or patio areas associated with a proposed indoor commercial entertainment land use shall be allowed subject to city approval of a site plan showing any such proposed outdoor seating or patio area. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. **Indoor Commercial Entertainment is an allowable conditional use.**

8. Regulations applicable to indoor commercial entertainment is as follows:
   a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property. **N/A**
   b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see section 78-610). **N/A**

9. Parking requirements for indoor commercial entertainment uses are one space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater). **The proposed 11 stalls will allow a building capacity of 33 patrons.**

10. In-vehicle sales or service uses are defined as follows: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see subsection 78-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see subsection 78-206(8)(g)). **In-vehicle sales is an allowable conditional accessory use.**

11. Regulations applicable to in-vehicle sales or service uses are as follows:
    a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s). **N/A**
    b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. **Expected**
    c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section. **Expected**
    d. The setback of any overhead canopy or similar structure shall be a minimum of ten feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet per the measurement of roof height. **N/A**
    e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four ton axle load. **Expected**
    f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (section 78-610). **N/A**
    g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of six inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines. **If applicable**

12. The parking requirement for in-vehicle sales and service are: Refer to the parking requirements of the other land use activities on the site (such as indoor sales and service for a gas station/convenience store, or office for a bank). Each drive-up lane shall have a minimum

stacking length of 100 feet behind the pass through window and 40 feet beyond the pass through window. This requirement may be adjusted by the plan commission through the conditional use process. **See above parking requirements for indoor commercial entertainment. The stacking requirements are met.**

13. Per zoning code section 78-704(7)(c), "Limit on the maximum number of required parking spaces. No site plan may be approved, for a non-residential use, which contains more than 120 percent of the development's minimum number of required parking spaces, except as granted through a conditional use permit. **It appears the plan can meet this requirement.**

14. Public sidewalk is required along all public frontages and has been delineated on the site plan. Sidewalk shall be 5 feet wide and a minimum of 6" through driveways and a minimum of 5" thick otherwise. **The plan shows a pedestrian sidewalk along Jackson Street.**

15. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. All parking spaces shall be clearly marked to indicate required spaces. **Expected.**

16. Accessible parking spaces shall be installed at a size, number, location, and with signage as specified by state and federal regulations. **Expected.**

17. Except for accessible parking stalls, the minimum parking stall length shall be 18 feet with a minimum width of 9 feet. **The plan meets this requirement.**

18. The parking aisle width for 90 degree parking shall be a minimum of 24 feet. **The plan meets this requirement.**

19. The building minimum setback and maximum height requirements are as follows: Front: 20 feet; Side: 10 feet; Rear: 20 feet; Maximum building height: 45 feet**. The plan meets these requirements. The lot will need to be staked by a surveyor prior to pouring foundation. An as-built survey will be required to confirm setbacks after construction.**

20. The minimum landscape surface ratio (LSR) is 25%. **The plan meets this requirement.**

21. The maximum floor area ratio is 1. This is calculated by dividing the total floor area of all buildings by the gross site area. **The plan meets this requirement.**

22. All access drives shall have a minimum width of 18 feet. **The shared access drive/easement is 24 feet wide.**

23. All curb openings for access drives shall have a maximum width of 30 feet for non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet and may be exceeded with explicit Plan Commission approval. **The plan meets this requirement.**

24. The minimum paved surface setback from a side and rear lot line is 5 feet while the minimum is 10 feet from a right-of-way line. **The plan meets this requirement. An exception was granted for the joint drive access.**

25. Access near street intersections of arterial and collector streets shall not be closer than 100 feet from the intersection of any two street rights-of-way unless the street is the only available frontage on the subject property. **N/A**

26. Per section 78-704 (13) (a), bicycle parking is required equal to 10% of the automobile parking space requirement. **6 bike spaces are delineated on the plan.**

27. Off-street loading stall requirements per section 78-705(11)(b). One loading berth shall be required for each building having a gross floor area of 6,000 square feet to 99,999 square feet. **A loading stall is shown.**

28. Except for exposed foundations not to exceed three feet in height from adjacent grade, non-single family development shall employ only high-quality, decorative exterior construction materials on the visible exterior of the following portions of all structures:
    - Any portion of the structure within 50 feet of an adjacent residentially zoned property;
    - Any portion of the structure located within 50 feet of a public right-of-way;
    - Any other portion of the structure visible from a public street… The following exterior construction materials shall not be considered "high quality, decorative": non-decorative concrete or cinder block, non-decorative concrete foundation walls or panels, non-decorative plywood, asphaltic siding, or other materials using exposed fastener systems or non-decorative surfaces as determined by the Planning Commission. However, such materials may be allowed by the Planning Commission as decorative elements.

    The proposed exterior materials appear to meet these requirements.

29. Architectural and design elements shall be compatible with the surrounding area and community standards and shall minimize user specific elements <u>as determined by the plan commission</u>. Metal panels with exposed exterior fasteners of the same color may be used on a maximum of 50 percent of the front side of the building. This material is not allowed within 50 feet of any customer or visitor entrance. **As determined by the Planning Commission.**

30. A landscaping plan which meets the requirements of Article VI is required. **The plan meets these requirements.**

31. If not already installed, street trees are required for construction of a commercial building. This must be taken care of prior to permit issuance. **Expected.**

32. Section 78-707, Exterior lighting standards. The maximum lighting as measured at the property line is 0.5 footcandles. The maximum fixture height shall be 25 feet from grade.

The lighting element shall not be visible from a residentially zoned property. **The photometric plan meets these requirements.**

33. A gated trash enclosure with 6-foot fencing shall be delineated on the plan for the handling of waste. The exterior of said enclosure shall be constructed of some or all of the materials used on the main building. **This requirement has been met.**

34. A stormwater management and erosion control plan, application and fees are required. Dane County Land and Water Resources, the City's consultant, will review the plan and perform inspections. **The plan, application and fees have been submitted.**

35. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the plan. **Contact Stoughton Utilities for electric, water and wastewater services.**

36. Required off-street parking shall not be used for snow storage. **This is expected.**

37. Any proposed signage will require a detailed plan and permit prior to installation. **This is expected.**

38. The outdoor dining/patio area shall be approved as part of the Plan Commission site plan approval.

39. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but are not necessary to begin the City review process.

40. The proposed certified survey map (CSM) meets the requirements of chapter 66 – land division ordinance and chapter 78 – zoning lot size and frontage requirements. Once approved the CSM will need to be recorded and a copy provided to our office.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

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