VILLAGE OF WINDSOR
BOARD RESOLUTION 2018-93

APPROVAL OF THE SITE PLAN REVIEW FOR SUMMIT CREDIT UNION AT LOT 1 OF CSM #14307, IN THE VILLAGE OF WINDSOR

WHEREAS, Summit Credit Union requests approval of a Site Plan Review for a financial institution on the subject property; and

WHEREAS, the Village Director of Planning | Zoning Administrator has reviewed the request and prepared a Staff Report dated October 4, 2018 (the "Staff Report") recommending conditional approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of information presented at the Plan Commission and the Staff Report, the Plan Commission recommended approval to the Village Board, subject to the conditions specified in Plan Commission Resolution 2018-19.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

The Village of Windsor Board **Approves** the Site Plan Review request for Summit Credit Union to be located on Lot 1 CSM #14307 (pending further redivision), subject to the following conditions:

1. The Site Plan Review approval permits the construction of a 3,684 sq. ft. financial institution (i.e. one-story building with walk-in lobby and detached drive-through teller) including site improvements on the subject property.
2. The Petitioner shall construct the proposed development as illustrated on the Plan Sheets as presented to the Windsor Village Board at its meeting on October 4, 2018. The Plan Sheets include:

   Summit Credit Union Submittal

   a. C1.0 – Site Plan (August 13, 2018)
   b. C2.0 and C2.1 – Grading and Erosion Control (August 13, 2018)
   c. C3.0 – Utility Plan (August 13, 2018)
   d. C4.0 and C4.1 – Details (August 13, 2018)
   e. L1.0 – Landscape Plan (August 13, 2018)
   f. L2.0 – Landscape Notes, Details & Specifications (August 13, 2018)
   g. LC100 - Lighting Plan (August 7, 2018)
   h. Architectural Elevation Renderings & Floor Plan (dated August 13, 2018)

   Windsor Crossing Village Center Phase 1 Submittal

   a. C0.0 – Title Sheet (August 13, 2018)
   b. C1.0 – Existing Conditions Map (August 13, 2018)

c. C2.0 – Overall Site Plan (August 13, 2018)

d. C3.0 – Phase 1 Site Plan (August 13, 2018)

e. C4.0 – Grading & Erosion Control Plan (August 13, 2018)

f. C5.0 – Detailed Grading Plan (August 13, 2018)

g. C6.0 – Utility Plan (August 13, 2018)

h. C7.0 – Sanitary & Water P&P Private Street A (August 13, 2018)

i. C7.1 – Sanitary & Water P&P Private Street B (August 13, 2018)

j. C8.0 – Storm Sewer & Paving P&P Private Street B & C (August 13, 2018)

k. C9.0 & C9.1 – Construction Details (August 13, 2018)

3. The Petitioner shall address the Planning, Zoning and Development Department technical comments set forth in this Staff Report to the satisfaction of the Village Attorney and Village Director of Planning | Zoning Administrator.

4. The Petitioner shall address the Engineering Department technical comments set forth in this Staff Report to the satisfaction of the Village Attorney and Village Engineer.

5. The Petitioner shall address the Windsor Utilities technical comments set forth in this Staff Report to the satisfaction of the Village Attorney and Windsor Utilities.

6. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor and Dane County. The Petitioner shall comply with the approved plan/permit requirements and applicable law as determined by the Village of Windsor and Dane County prior to the start of construction.

7. The Petitioner shall obtain approval of the Site Plan Review by the DeForest Windsor Fire & EMS District. The Petitioner shall comply with any and all recommendations by the DeForest Windsor Fire & EMS District prior to the start of construction.

8. The Petitioner shall obtain approval of the Site Plan Review by Advanced Disposal (or designee). The Petitioner shall comply with any and all recommendations by Advanced Disposal (or designee) prior to start of construction.

9. The Petitioner shall comply with the requirements of Sec. 52-72 *C-1, Limited Commercial District Regulations* of the Village of Windsor Code of Ordinances.

10. The Petitioner shall present to the Village of Windsor Director of Planning | Zoning Administrator the following fully executed original document:

    a. A Stormwater Management Agreement, in a form satisfactory to the Village Attorney and Village Director of Planning/Zoning Administrator, for all stormwater management facilities.

11. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan Review request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

12. The Village of Windsor Board's approval of the Site Plan Review request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on October 4, 2018, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth

Robert E. Wipperfurth, Village President

Attested by:

Christine Capstran

Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:
Staff Report
Petitioner Application

V1

Windsor
Growing Forward

To:	Village of Windsor Board
Cc:	Robert Wipperfurth, Tina Butteris, Christine Capstran, Kevin Richardson, William Cole
From:	Amy Anderson Schweppe, Jamie Rybarczyk
Rpt Date:	September 28, 2018
Mtg Date:	October 4, 2018
Submtl Date:	August 13, 2018
Aprvl Date:	N/A
Re:	Summit Credit Union – Site Plan Review

BACKGROUND:

Petitioner: Summit Credit Union

Property Owner: Forward Development Group, LLC

Location / Address: Lot 1 of CSM #14307 (pending further redivision)

Taxkey Number: 196/0910-294-8420-1

Area: 0.827 acres

Existing Zoning: C-1, Limited Commercial District

Proposed Zoning: N/A

Future Land Use: Neighborhood Commercial

REQUEST:

The Petitioner is requesting discussion and action by the Village Board for a Site Plan Review for Summit Credit Union.

Summit Credit Union would be located on Lot 1 of a redivision of Lot 1 of CSM #14307 pending recording by the Property Owner.

The development will be accessed from North Towne Road by two private streets, Private Streets A and B.

See Exhibit A for additional information regarding the Petitioner's request.

OVERVIEW:

The Petitioner is proposing to construct their brand financial institution. The site/building improvements include the construction/installation of:

- 3,684 sq. ft. one-story building with walk-in lobby and detached drive-through teller;

- 22 parking stalls (including 1 ADA accessible parking stall) for employees and customers;
- Storm sewer facilities directing stormwater to the regional infiltration and detention basins;
- Landscaped retaining wall on the north property line;
- Monument sign on the southwest property line;
- Pedestrian sidewalk connection to North Towne Road on the west property line;
- Trash enclosure on the east property line;
- Five (5) light poles on the subject property; and
- Landscaping along the building foundation and perimeter of the subject property.

The plan of operation includes:

- Approximately fifteen (15) employees;
- Hours of operation are Monday through Thursday 9:00 am to 5:00 pm, Friday 9:00 am to 6:00 pm, and Saturday 9:00 am to 12:00 pm, with expanded teller window hours on all days;
- Daily traffic estimates 100 walk-in customers and 200 drive-through customers.

VILLAGE STAFF COMMENTS:

The Planning, Zoning and Development Department provides the Village Board with the following **planning, zoning and development** comment(s):

1. *Village of Windsor Code of Ordinances: Chapter 10 Buildings and Building Regulations*
    a. Site design: The Site Plan depicts a centrally located building with circulation and parking surrounding the site. The site makes use of the topography to provide maximum visibility of the building.
    b. Circulation and access: The Site Plan depicts a detached teller facility with a circular one-way drive lane that terminates in the general parking lot on the south lot line of the property. Pedestrian access is shown from the multi-purpose path on the west edge of the property that integrates circulation within the lot and terminates inside the development providing links to future development sites.
    c. Landscape and buffers: The Site Plan depicts foundation planting masses around the buildings, sign and retaining wall. Perimeter plantings include deciduous and evergreen trees compatible with their location.
    d. Architecture: The architecture of the proposed financial institution is a modern architectural style and is a "branded" building representing the image of Summit Credit Union. The color palette is predominantly gray and silver tones with metallic panels and accents.

e. Signage: The Sign Plan includes internally illuminated wall signs on the north and south building elevations and one monument sign on the southwest property line. The Sign Plan complies with the sign requirements of the Code.

f. Lighting: The Photometric Plan complies with the lighting requirements of the Code.

Based on the above mentioned, the Site Plan complies with the buildings and building regulations of the Code.

2. *Village of Windsor Code of Ordinances: Chapter 38 Planning and Development – Division 6 Easements*

   Section 38-579 prohibits the placement of permanent fences or retaining walls over utility easements. Along the north property line, the Petitioner has depicted a retaining wall within the 12' utility easement area. The retaining wall shall be relocated outside the 12' utility easement and meet all setback requirements.

   The Petitioner is re-engineering the Site Plan to comply with Section 38-579.

3. *Village of Windsor Code of Ordinances: Chapter 52 Zoning Districts*

   The Site Plan complies with the requirements of the C-1, General Commercial District.

4. *Village of Windsor Code of Ordinances: Chapter 52 Off-Street Parking and Loading*

   The development will be accessed from North Towne Road by two private streets, Private Streets A and B. Private Streets A and B are designed to accommodate angled parking with a two-way traffic aisle. Per Section 52-22(4)(d), angled parking with two-way traffic aisles is prohibited.

   The Petitioner is requesting an exemption from Section 52-22(4)(d) based on the following determining facts: (1) Section 52-22(4)(d) is intend to regular parking lots and not parking on a public or private street; (2) angled parking vs. parallel and/or perpendicular parking on the private street will reduce traffic congestion and increase vehicular awareness and safety in the development; (3) parking on the private street provides additional parking options for adjacent commercial users; (4) parking on the private street creates a "downtown" or "village center" atmosphere; and (5) the angled parking design concept requires less impervious surface area.

5. *Village of Windsor Comprehensive Plan: 2035*

   The Site Plan is consistent with the Village of Windsor Comprehensive Plan: 2035 and the Neighborhood Commercial land use designation.

6. *Village of Windsor / Windsor Crossing Master Plan and Design Guidelines*

   The Site Plan is consistent with the Village of Windsor / Windsor Crossing Master Plan and Design Guideline.

The Engineering Department provides the Village Board with the following **engineering** comment(s):

1. The Stormwater Management Plan proposes to use the existing stormwater management facilities that were constructed based on the original Windsor Crossing Development

Plan. The submittal contains the original stormwater management report prepared by D'Onofrio Kottke & Associates, Inc. The Summit Credit Union will be located in sub-catchment area 3S/Northeast per the original report which assumed an impervious surface area ratio of 79.89% in that sub-catchment area. The Summit Credit Union identifies a proposed impervious surface area ratio of 57%; therefore, no additional stormwater management facilities will be required.

2. Also included in the Stormwater Management Plan were the stormwater pipe sizes. Upon review, Village Staff has no objections to the sizing calculations.

The Windsor Utilities provides the Village Board with the following **utility** comment(s):

1. The Petitioner shall coordinate with the Utilities Staff to perform fire flow at the connection to the distribution system.
2. The Petitioner shall salvage the existing hydrant at the connection to the distribution system and reuse within the development or deliver to the Windsor Utilities located on Park Street.
3. The Petitioner shall increase the size of the first section of watermain from 8" to 10" between the connection at the 8" stub into the property to where the two 8-inch mains split. The Petitioner shall provide an 8 by 10" increaser at the connection, a 10 by 8" tee, and a 10 by 8" reducer on the 8" line heading east. This is requested to reduce head losses with fire flows above 1,500 gpm, since this will be served by the main pressure zone.

The DeForest Windsor Fire & EMS District provides the Village Board with the following **fire and emergency services** comment(s):

1. The DeForest Windsor Fire & EMS District has no objection to the proposed Site Plan.

VILLAGE POLICY COMMENTS/CONCERNS:

The Village Staff provides the Village Board with the following policy comments/concerns that require further discussion and action:

1. The Village Board should discuss the requirements of Section 52 Off-Street Parking and Loading and determine if the Petitioner's exemption request is reasonable for the proposed development.
2. The Village Board should discuss and act upon the advantages and disadvantages of the Windsor Crossing Village Center containing one monument sign identifying the businesses within the commercial node vs. individual monument signs for each business user per lot. In either circumstance the monument sign shall include the word "Windsor".

VILLAGE PLAN COMMISSION RECOMMENDATION:

On September 13, 2018 the Village Plan Commission recommended to the Village Board Approval of the Site Plan Review request for Summit Credit Union located on Lot 1 of CSM #14307 by Plan Commission Resolution 2018-19.

Exhibit B provides the unofficial meeting minutes for the Village Plan Commission regarding the Petitioner's request.

VILLAGE STAFF RECOMMENDATION:

Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board **Approves** the Site Plan Review request for Summit Credit Union to be located on Lot 1 CSM #14307 (pending further redivision), subject to the following conditions:

1. The Site Plan Review approval permits the construction of a 3,684 sq. ft. financial institution (i.e. one-story building with walk-in lobby and detached drive-through teller) including site improvements on the subject property.
2. The Petitioner shall construct the proposed development as illustrated on the Plan Sheets as presented to the Windsor Village Board at its meeting on September 13, 2018. The Plan Sheets include:

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   k. C9.0 & C9.1 – Construction Details (August 13, 2018)
3. The Petitioner shall address the Planning, Zoning and Development Department technical comments set forth in this Staff Report to the satisfaction of the Village Attorney and Village Director of Planning | Zoning Administrator.

4. The Petitioner shall address the Engineering Department technical comments set forth in this Staff Report to the satisfaction of the Village Attorney and Village Engineer.
5. The Petitioner shall address the Windsor Utilities technical comments set forth in this Staff Report to the satisfaction of the Village Attorney and Windsor Utilities.
6. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor and Dane County. The Petitioner shall comply with the approved plan/permit requirements and applicable law as determined by the Village of Windsor and Dane County prior to the start of construction.
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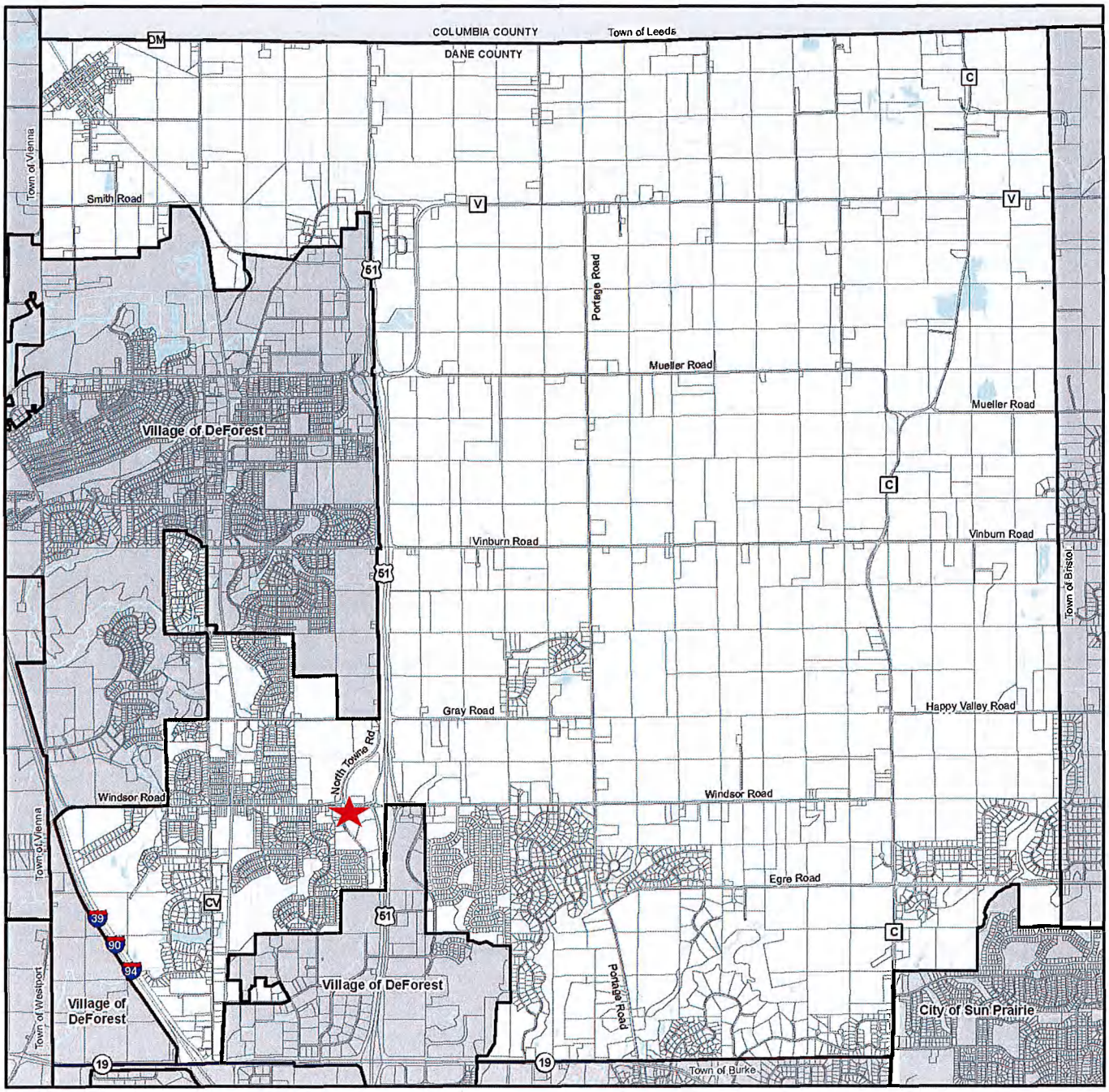
8. The Petitioner shall obtain approval of the Site Plan Review by Advanced Disposal (or designee). The Petitioner shall comply with any and all recommendations by Advanced Disposal (or designee) prior to start of construction.
9. The Petitioner shall comply with the requirements of Sec. 52-72 *C-1, Limited Commercial District Regulations* of the Village of Windsor Code of Ordinances.
10. The Petitioner shall present to the Village of Windsor Director of Planning | Zoning Administrator the following fully executed original document:
    a. A Stormwater Management Agreement, in a form satisfactory to the Village Attorney and Village Director of Planning/Zoning Administrator, for all stormwater management facilities.
11. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan Review request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
12. The Village of Windsor Board's approval of the Site Plan Review request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.

LOCATION MAP:



EXHIBITS:

A. Petitioner Application

B. Village Plan Commission Meeting Minutes (Unofficial) of September 13, 2018

summit credit union

Summit Credit Union
Lot 1 Windsor Crossing
SE corner N. Towne Rd. & Windsor Rd.
Windsor, WI

Plan Commission

STRANG

To: Windsor Planning Department and Plan Commission

Project: Summit Credit Union Branch Office
Lot 1 Windsor Crossing. SE corner of N. Towne Rd. and Windsor Rd.
Windsor, WI

Applicants' Contact: Summit Credit Union
4800 American Parkway
Madison Wisconsin 53718
Attn: Jeremy Eppler
608-243-5000, extension 4407

Architect: Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705
Attn: Peter Tan and Austen Conrad
608-276-9200

Civil Engineer: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Attn: Bill Dunlop
608-848-5060

Landscape Architect: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Attn: Bill Dunlop
608-848-5060

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25 Floor Plan and Elevations
29 Signage
30 Storm Water Management Plan

VILLAGE OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Village of Windsor Plan Commission typically meets on the Second Thursday of every month at 5:00 p.m., and the Windsor Village Board typically reviews planning issues on the First Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

_____ Rezone	_____ Concept Plan	X Site Plan Review
_____ Conditional Use Permit	_____ Preliminary Plat	_____ Final Plat
_____ Variance	_____ Certified Survey Map	_____ Other _____

Other Agencies that may need to be addressed (staff will provide direction):

_____ Dane County
_____ City of Sun Prairie
_____ Village of DeForest
_____ Token Creek Conservancy Committee or Windsor Parks Commission
_____ Capital Area Regional Plan Commission (CARPC)
_____ Wisconsin Department of Transportation (DOT)
_____ Wisconsin Department of Natural Resources (DNR)

Project Location:

Lot 1 Windsor Crossing. SE corner of the intersection of North Towne Rd. and Windsor Rd.

Parcel Number(s)

091029484201

Current Zoning Classification:

C1

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Village of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Village's recommendations and decisions.

I understand an administrative fee will be assessed for review of my project by the Village and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in additional to any application fees.

Summit Credit Union — 8/9/18

Applicant Signature — Date

Fees and Review Escrow Paid Yes ___ No ___ Receipt # _____

Contact Information

Applicant:

Name: Summit Credit Union - Attn: Greg Polacheck
Address: 4800 American Parkway
City, State, Zip: Madison, WI 53718
Phone Number(s): 608-243-5000 x7974
Cell Phone(s):
Email Address(es): Greg.Polacheck@summitcreditunion.com

~~Surveyor:~~ Architect

Name: Strang, Inc. - Attn: Austen Conrad
Address: 6411 Mineral Point Rd
City, State, Zip: Madison, WI 53705
Phone Number(s): 608-276-9200
Cell Phone(s):
Email Address(es): aconrad@strang-inc.com

Attorney:

Name: Axley Brynelson, LLP- Attn: Larry Libman
Address: 2 E. Mifflin St, STE 200
City, State, Zip: Madison, WI 53703
Phone Number(s): 608-283-6727
Cell Phone(s):
Email Address(es): LLibman@axley.com

Owner:

Name: Forward Development Group, LLC - Attn: Konner Kearney
Address: W238 N1610 Busse Road, Suite 101
City, State, Zip: Waukesha, WI 53188
Phone Number(s): 262-933-4232
Cell Phone(s):
Email Address(es): ktk@forwarddevgroup.com

Civil and Landscaping **Engineer:**

Name: JSD Professional Services - Attn: Bill Dunlop
Address: 161 Horizon Drive, Suite 101
City, State, Zip: Verona, WI 53593
Phone Number(s): 608-848-5060
Cell Phone(s):
Email Address(es): bill.dunlop@jsdinc.com

Village of Windsor
Site Plan Review Application

General Requirements

The Village of Windsor Plan Commission typically meets on the second Thursday of every month at 5:00 p.m., and the Village Board typically reviews planning issues on the first Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit an application for a Site Plan Plan review no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The applicant is responsible for adhering to all requirements of Village ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Village ordinances, regulations, plans, and policies.

The application shall: 1) be on forms made available from the Village and accompanied by the required fee and review escrow, and 2) include a digital pdf copy of all submitted drawings and supplementary data.

Applicability

Applications for building permits for any construction, expansion, or conversion of structures other than single or two family residences, agricultural structures, or agricultural accessory buildings shall require site plan approval from the Village Board, upon recommendation from the Plan Commission.

Brief Description of Project: Single story financial institution with detached drive-thru.

Project Location: Lot 1 Windsor Crossing. SE corner of the intersection of North Towne Rd. and Windsor Rd.

Parcel Number(s): 091029484201

Process for Review and Approval (per Section 10-462 of the Village Ordinance)

1) One consultation meeting with Village Staff (Engineer, Legal Counsel, Planner and Planning and Development Coordinator at no charge.) Optional

2) Submittal of application form, fees/review escrow, and electronic/digital pdf copies of the Site Plan and supplementary materials as described above (at least 30 days prior to next plan commission meeting).

3) Staff review of application materials for compliance with requirements.

4) Plan Commission review and comment.

5) Village Board Review

6) Upon approval of the application, compliance with all applicable conditions and other Village ordinances, and execution of a development agreement if required, the Building Inspector, or designee, may issue or reject a building permit.

Checklist Legend:	
✓	submitted completely

N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

Date Complete Application Submitted: _____

Submittal Requirements for Site Plan Review (per Section 10-497 of Village Ordinance)

The Site Plan shall be prepared in accordance with the Village Ordinance, and shall include the following minimum information:

	Item	Applicant
1	Site Plans shall be prepared in recognized architectural scale. Scale, site size, building area and lot coverage, and north arrow shall be shown. Site plans shall include the area surrounding the proposed development at the same level of detail as the site plan. The site plan shall show the relationship of the proposed development of the site to surrounding streets, buildings, lots, parking, landscape, topography, and any other important features.	✓
2	Document title, date prepared, applicable Owner's and Developer's names and addresses noted. Where applicable, names and addresses of all professionals involved in any preparation of design plans shall be provided.	✓
3	Existing and proposed topography shown at contour level of not less than 2' indicating proposed grade on a preliminary grading plan and the location of proposed improvements.	✓
4	Building and yard setback lines indicated.	✓
5	Locate all outdoor lighting proposed to illuminate the site. Provide lighting type and product information.	✓
6	Indicate and locate all electrical and other easements on the subject property.	✓
7	Locate existing and general location of proposed municipal services and proposed connection locations, if applicable.	✓
8	Locate any proposed storm water management facilities, including retention/detention areas.	✓
9	Identify existing and proposed road names.	✓
10	Locate existing and proposed public and private road rights of way.	✓
11	Show all drives, curb cuts, and ingress/egress locations.	✓
12	Identify and show the locations of all driveways on adjoining property within 200' of the subject property.	✓
13	Identify parking area and show number of spaces.	✓

14	Show location and type of proposed and existing landscape plantings and buffer areas for adjoining properties.	✓
15	Show pedestrian sidewalks and walkway locations.	✓
16	Sketch outline of any development phasing plan.	N/A
17	Provide written project summary including operational information, construction schedule, and estimate of project value.	✓
18	Provide building elevations, drawn to scale, showing building materials to be used.	✓
19	List external building materials and note building front design standards identified in this ordinance.	✓
20	Where applicable, 100 year occurrence interval floodplain and floodway to be identified.	N/A
21	Where applicable, wetlands as delineated in the WDNR Wetland Inventory and a 75' setback line from each wetland shall be shown.	N/A
22	When proposed buildings are located within 100' of an existing building, the elevation of the existing building shall be included in the site plan at the same scale and level of detail.	N/A

Date Complete Application Submitted _____

Request

Applicant is seeking Plan Commission approval on the use of the property in general as well as the building brand & design prior to moving forward with permitting.

Zoning Data

Current Zoning: Limited Commercial District (C1).

Proposed Use: Single story financial institution with detached drive-through teller facilities.

Project Statistics

Lot Area: 36,041sq. ft.

Lot Coverage: Impervious = 20,557 sq. ft. (57.04% of site)

- Building "footprint", parking and drive aisles, sidewalk.

Pervious area = 15,484 sq. ft. (42.96% of site)

- Lawn, landscaped areas, drainage ways.

Building Area: Building: 3,684 gross square feet (GSF)
Drive Thru Canopy: 570 GSF
Total "footprint": 4,254 GSF

Building height: 1 story, 24'-0" feet to top of highest coping

Parking: 22 parking stalls provided on site (including 1 handicapped accessible stall)

Description of Intended Use

Financial Institution:

Operational characteristics will be those of a typical financial institution. Two drive-through teller aisles and one drive-through ATM aisle will serve credit union members from their autos. The building will have a walk-in lobby for credit union members who wish to conduct business with a teller or financial adviser, and for people wishing to become members of the credit union. The "back of house" area will contain storage, a staff break room, and other support spaces.

For walk-in customers, the lobby will be open from approximately 9:00 am until 5:00 pm Monday through Thursday, 9:00am – 6:00pm Friday, and 9:00 am to noon on Saturday.

The drive-through teller lanes will be open from approximately 8:00 am to 6:00 pm Monday through Friday and from 8:30 am to 1:00pm on Saturday. An ATM machine on the outer-most drive-through lane will be available at all times.

Daily Traffic Expected: 100 walk-in customers, 200 drive-through customers.

Design Narrative

The site and building is designed in response to Summit Credit Union's desire for a highly visible facility that reaches out to the community, while being responsive to the integrity of its contextual fabric. The massing and design composition of the building is such that it presents a pleasing face to the public realm on all four sides of the site. The design of the drive up canopy is inextricably linked to the rest of the building in terms of design character and materials.

Floor-to-ceiling windows allow for much of the building to rely on natural daylighting. To underscore Summit's commitment to sustainability, large southwest facing vertical sail-shaped fabric sunshades reduce solar heat gain and glare on the west facing curtainwall of the branch and provide cool, diffuse daylighting to the interior. Please refer to the attached photographs of the Summit Credit Union Monona branch for an idea of the design forms and details, as well as the exterior materials and finishes on the project.

As a member-owned cooperative, Summit Credit Union believes they have an obligation to do what is best for its members, and collectively be good citizens of the community. The design and architecture of the Summit Credit Union branch clearly represents the credit union's mission and vision into the future.

Exterior Materials and Colors:

Brick: Brick comprises more than 50% of the non-window exterior surface of the building. The brick proposed is Endicott Manganese Ironspot brick.

Exterior Walls Above Window Heads: Silver metallic ribbed metal panel.

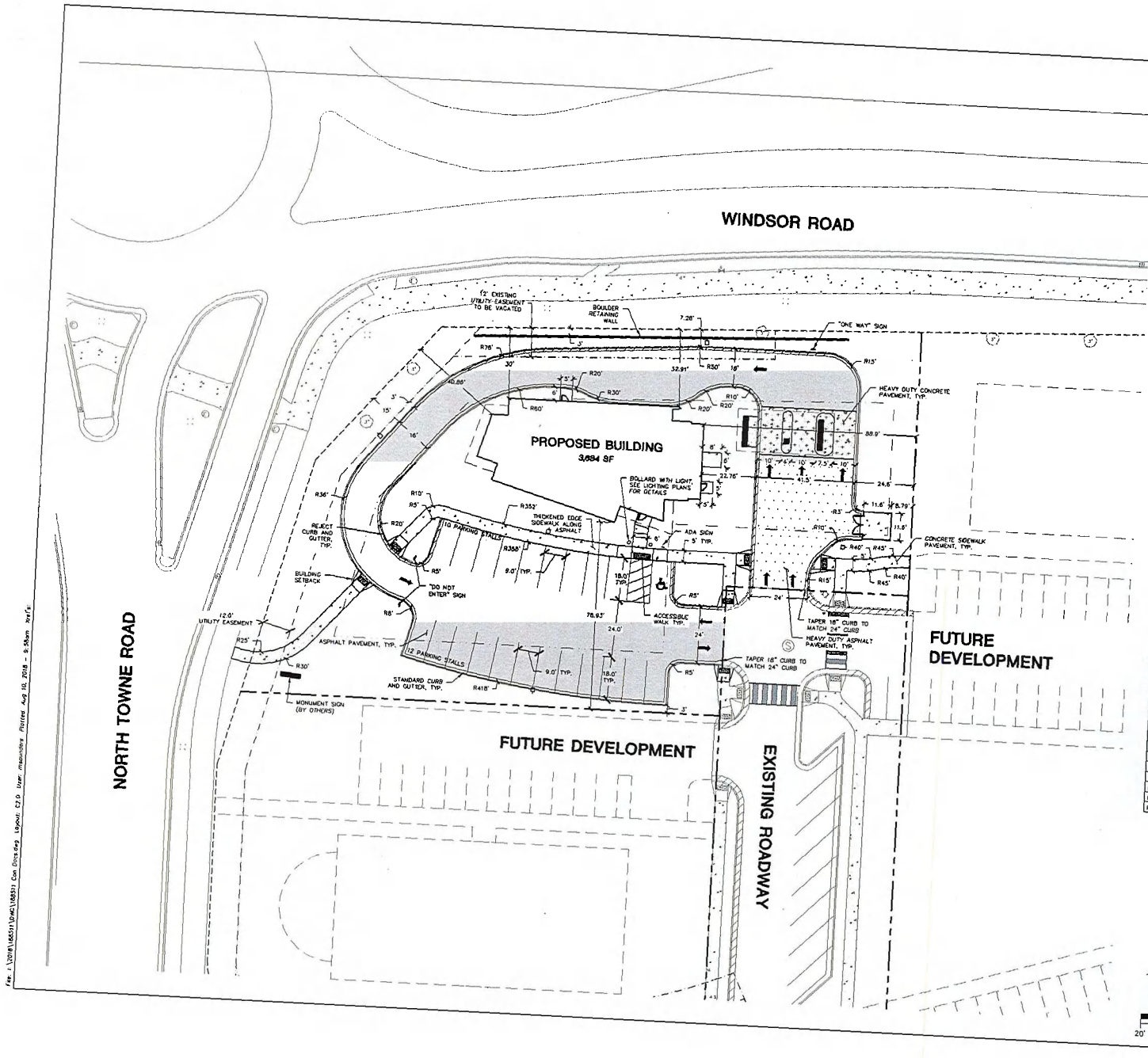
Windows: Aluminum storefront system in a clear anodized aluminum finish.

Copings, window sills, rooftop mechanical equipment screen and accent trim on roof overhang fascias: Silver metallic metal to match finish of window frames.

Figure 1. Typical materials.

Figure 2. Summit Credit Union in Monona, WI. Proposed building will have a similar design language and material palette.

Figure 3. Summit Credit Union in Monona, WI. Proposed building will have a similar design language and material palette.



LEGEND (PROPOSED)

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING LINE
- BUILDING OVERHANG LINE
- EDGE OF CONCRETE
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- LIGHT POLE
- BOLLARD

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND VILLAGE OF WINDSOR REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.
5. 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.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE VILLAGE OF WINDSOR.
4. 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
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-261UV CONCRETE SEALANT.
8. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
9. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
10. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
11. 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 WITH EPOXY PAINT PER VILLAGE SPECIFICATIONS.

SITE INFORMATION BLOCK

Owner Information:	SUMMIT CREDIT UNION 4800 AMERICAN PARKWAY MADISON, WI 53718
Site Acreage (total)	0.827 ACRES
Number of Building Stories (above grade)	1
Total Square Footage of Building	3,684 S.F.
Number of parking stalls:	
Large car	
Accessible	21
Total	1
	22
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	0
Existing Pervious Surface Area	36,041 S.F.
Proposed Impervious Surface Area	20,557 S.F.
Proposed Pervious Surface Area	15,484 S.F.
Proposed Impervious Surface Area Ratio	0.57

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P. 608.845.5050

CLIENT:
summit CREDIT UNION

CLIENT ADDRESS
4800 American Parkway
MADISON, WI 53718

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION:
NORTH TOWNE ROAD, WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date	Description
1	08-13-2018	SP SUBMITTAL
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Design/Drawn: CLH/KWH
Approved: WHD

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1.0

JSD PROJECT NO 18-5511

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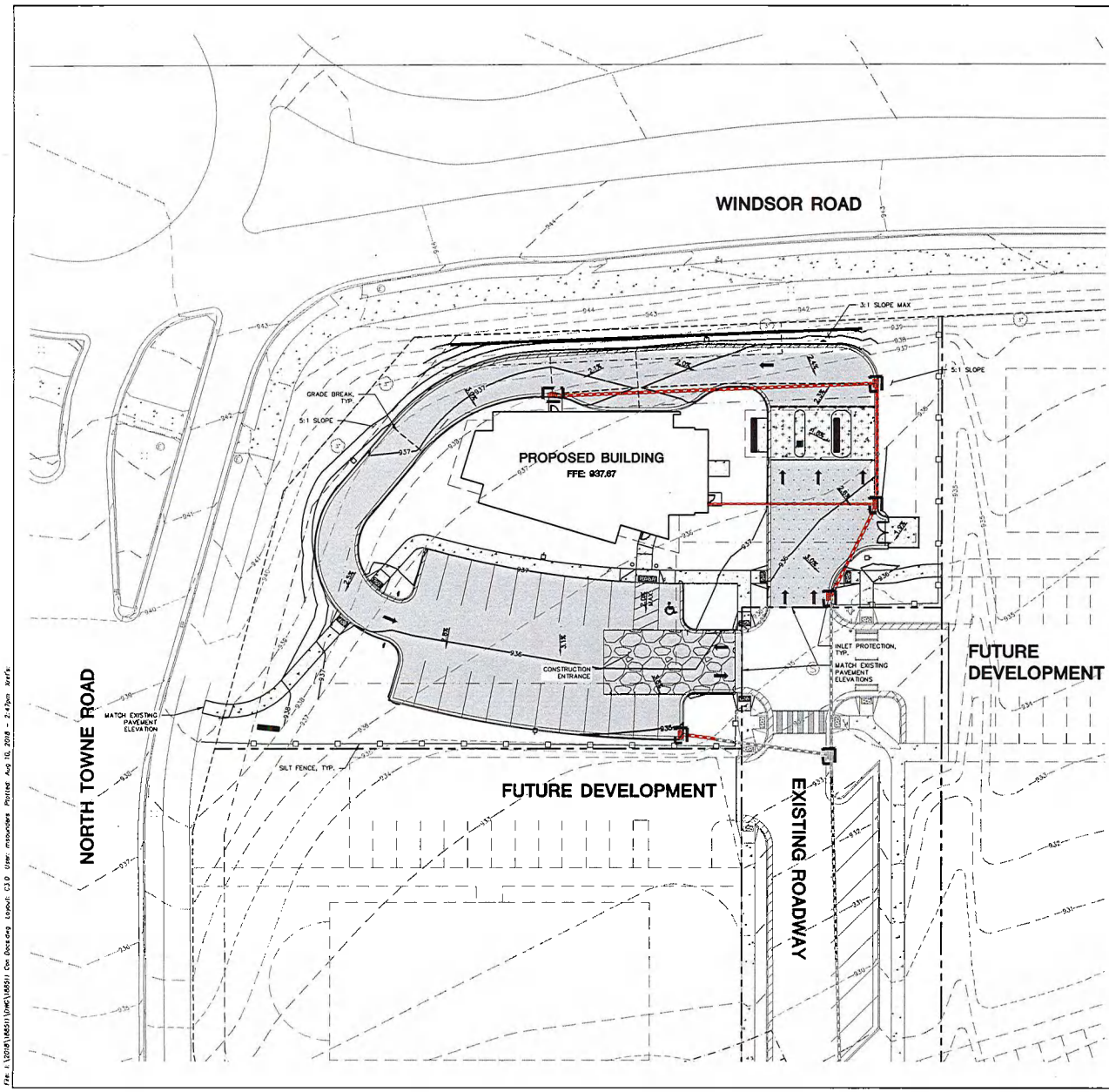

LEGEND (PROPOSED)

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PARCEL LINE
- BUILDING LINE
- BUILDING CANOPY LINE
- 978 EXISTING 1' CONTOUR
- 980 EXISTING 5' CONTOUR
- 978 PROPOSED 1' CONTOUR
- 980 PROPOSED 5' CONTOUR
- STORM SEWER
- SILT FENCE
- INLET PROTECTION, TYPE D

GENERAL NOTES

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5. JSD SHALL BE HOLD 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.

GRADING AND SEEDING NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
5. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
6. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF WINDSOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
7. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. 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.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. 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% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR AS A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. 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 TRENCH IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
9. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
10. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. FIFTEEN (15) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
11. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
12. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
13. STABILIZATION PRACTICES:

13.1. * 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:

13.2. * 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

13.3. * 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.

13.4. * 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

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PROJECT LOCATION:
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DANE COUNTY, WI

PLAN MODIFICATIONS:

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Design/Drawn: CLH/KWH
Approved: WHD

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO 18-8511

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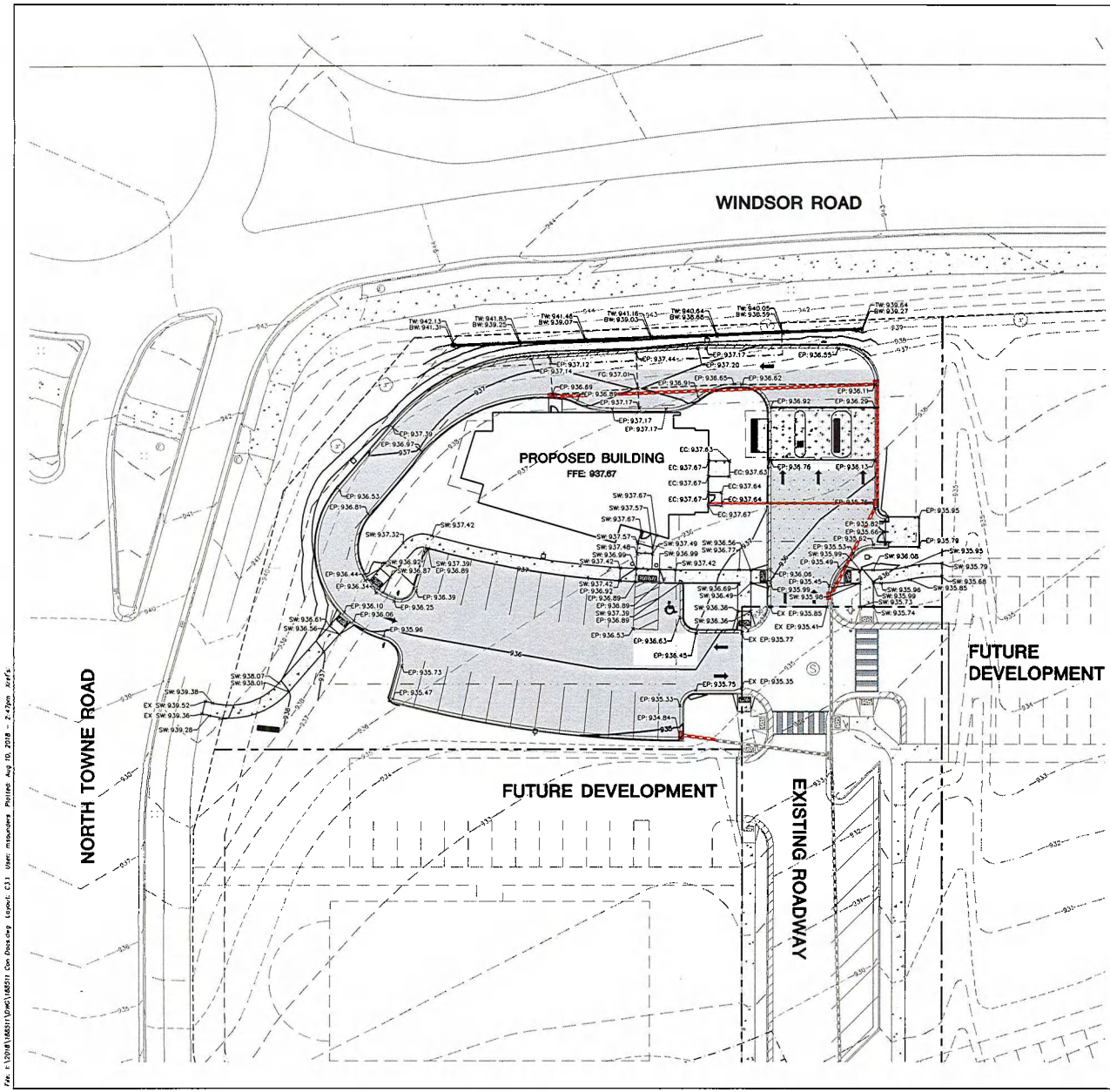

LEGEND (PROPOSED)

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PARCEL LINE
- BUILDING LINE
- BUILDING CANOPY LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- STORM SEWER
- GRADE BREAK
- SPOT ELEVATION (934.20 FG)
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - RIM – RIM ELEVATION
  - EX – MATCH EXISTING GRADE

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4800 American Parkway
MADISON, WI 53718

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION
NORTH TOWNE ROAD, WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

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Design/Drawn: CLH/KWH
Approved: WHD

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C2.1

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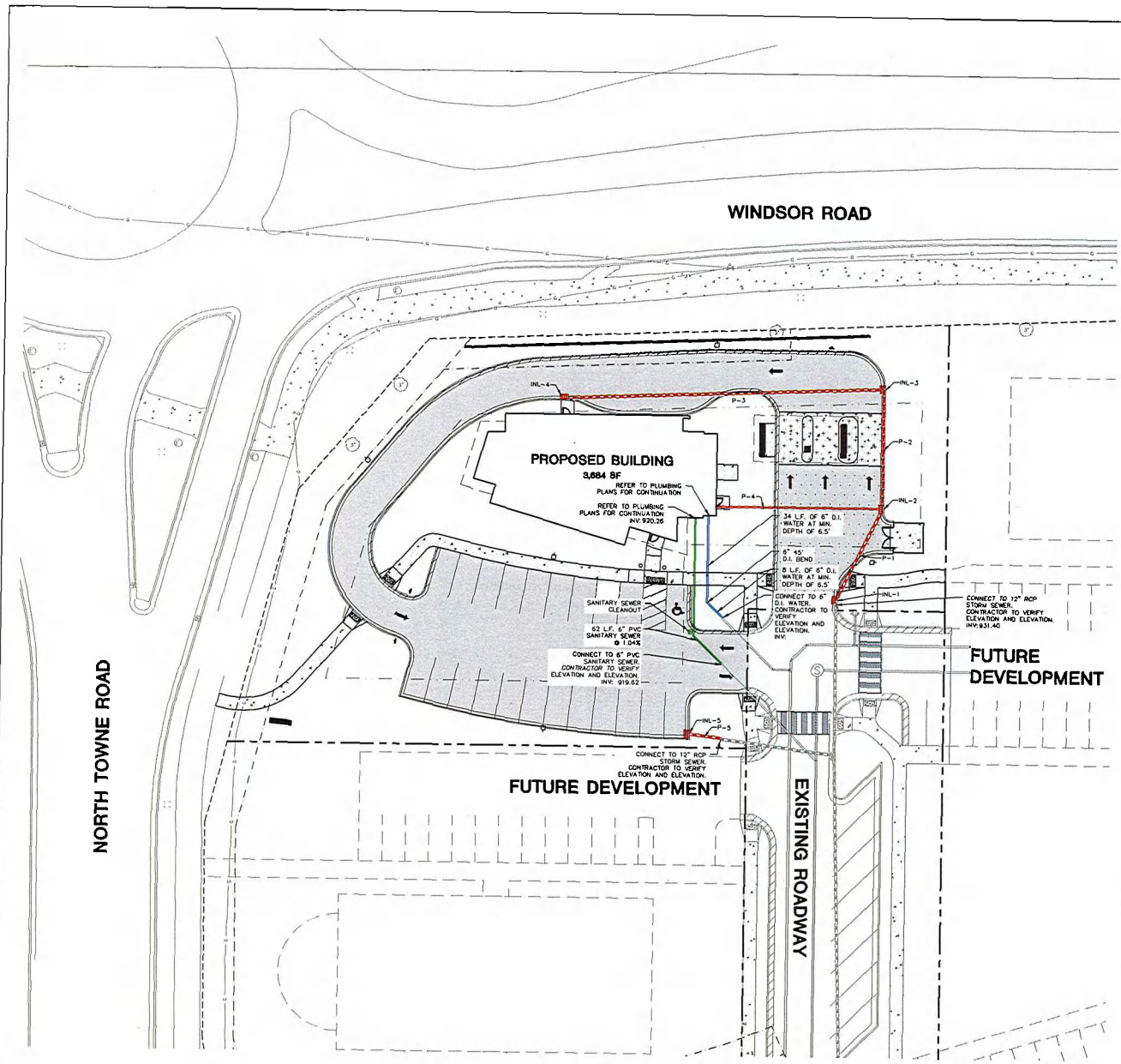

LEGEND (PROPOSED)

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PARCEL LINE
- BUILDING LINE
- BUILDING CANOPY LINE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

UTILITY NOTES:

1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
2. 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.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE VILLAGE AND WISDOT, WDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE 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.
6. 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.
7. 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.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
10. CONTRACTOR SHALL CONTACT THE VILLAGE OF WINDSOR PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
11. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE VILLAGE OF WINDSOR WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
12. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
14. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
15. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
16. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8.
17. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.
18. ADJUST ALL EXISTING PUBLIC WATER VALVE BOXES, HYDRANTS, MANHOLE CASTINGS, AND INLET CASTINGS TO GRADE WITH ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY. REPLACE VALVE BOXES, HYDRANT SHOES, AND MANHOLE/INLET SECTIONS AS REQUIRED.
19. SEE ELECTRICAL AND LIGHTING PLANS FOR SITE ELECTRIC, CABLE AND FIBER OPTICS FOR DETAILS AND ROUTING.

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PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
INL-1	935.43	NE INV: 931.50 (12")	4.03	2 x 3 INLET	R-3067 TYPE L
INL-2	935.73	SW INV: 932.62 (12") N INV: 932.72 (12") W INV: 932.72 (8")	3.1	2 x 3 INLET	R-3067 TYPE L
INL-3	936.05	S INV: 932.95 (12") W INV: 933.05 (12")	3.1	2 x 3 INLET	R-3067 TYPE-R
INL-4	936.75	E INV: 933.75 (12")	3.0	2 x 3 INLET	R-3067 TYPE-R
INL-5	935.23	E INV: 931.12 (12")	7.1	2 x 3 INLET	R-3067 TYPE R

PROPOSED PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	INL-2	INL-1	40'	932.62	931.50	2.82%	12 IN HDPE
P-2	INL-3	INL-2	46'	932.95	932.72	0.50%	12 IN HDPE
P-3	INL-4	INL-3	124'	933.75	933.05	0.57%	12 IN HDPE
P-4	BUILDING	INL-2	64'	933.36	932.72	1.00%	8 IN HDPE
P-5	INL-5	EX STO STUB	13'	931.12	930.78	2.70%	12 IN RCP

north

SCALE IN FEET

20' 0 20'

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NOT FOR CONSTRUCTION

PROJECT
SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION:
NORTH TOWNE ROAD, WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

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Design/Drawn: CLHKWI
Approved: WHO

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C3.0

JSD PROJECT NO 18-8511

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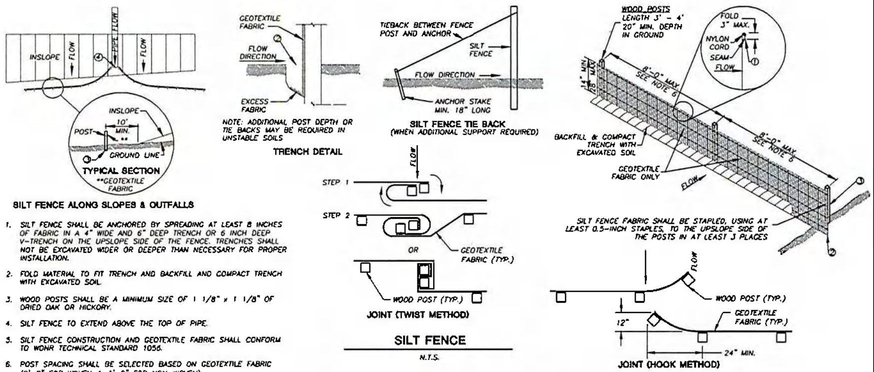
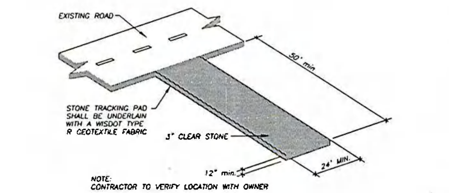


SILT FENCE ALONG SLOPES & OUTFALLS

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" 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 1/8" x 1 1/8" 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'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)

SILT FENCE

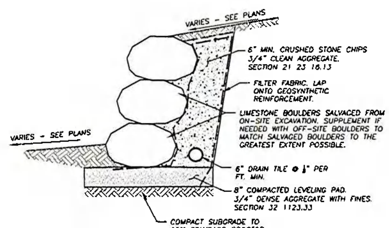
N.T.S.



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

CONSTRUCTION ENTRANCE

N.T.S.

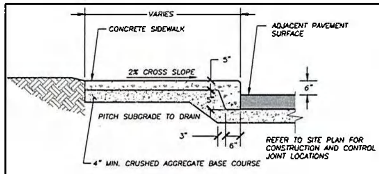


NOTES:

1. SIZE, COLOR AND SPECIFICATION TO BE PROVIDED FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. BOULDER WALLS OVER 5 FEET HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AS PROVIDED ON SHOP DRAWINGS AND SUBMITTED PRIOR TO CONSTRUCTION.

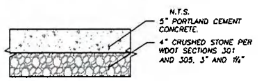
BOULDER WALL

N.T.S.



THICKENED EDGE SIDEWALK

N.T.S.



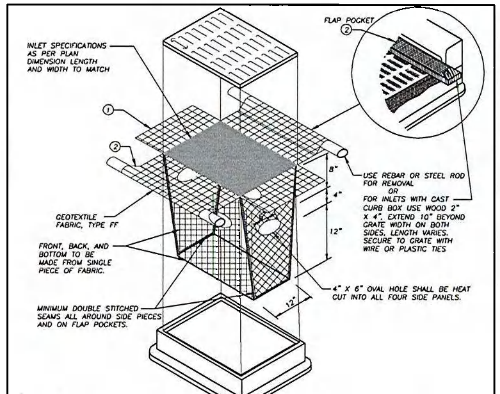
CONCRETE SIDEWALK SECTION

NOTES:

1. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
3. COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
4. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.
5. AGGREGATE BASE SHALL BE 3" MINUS UP TO 3 " BELOW PAVEMENT AND 1¼" MINUS TO PAVEMENT.

SIDEWALK SECTIONS

N.T.S.



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 THE 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 TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

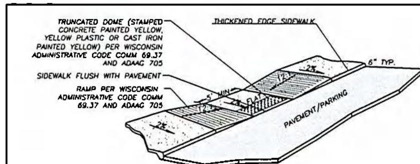
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" 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". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

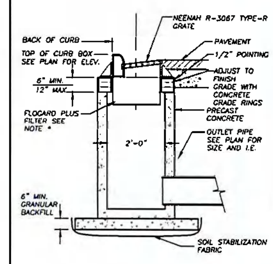
INLET PROTECTION, TYPE D

N.T.S.



ACCESSIBLE WALK CROSS SECTION

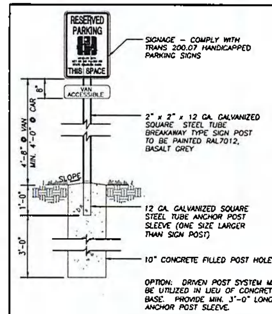
N.T.S.



* INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. RECOMMENDATIONS AND SPECIFICATIONS DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579-8819.

CURB INLET

N.T.S.



ADA PARKING STALL SIGN

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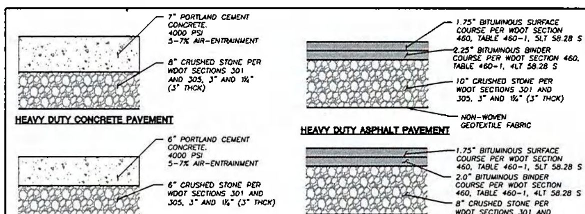

NOTES:

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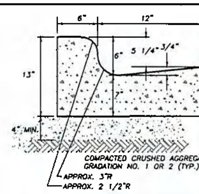
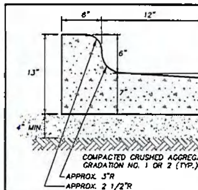
PAVEMENT SECTIONS

N.T.S.



18" STANDARD CURB AND GUTTER

N.T.S.



18" REJECT CURB AND GUTTER

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P. 608.848.5060

CLIENT:
summit CREDIT UNION

CLIENT ADDRESS:
4800 American Parkway
MADISON, WI 53718

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION:
NORTH TOWNE ROAD, WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	06-13-2018	SIP SUBMITTAL
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Design/Drawn: CLH/KWH
Approved: WHD

SHEET TITLE:
DETAILS

SHEET NUMBER:
C4.0

JSD PROJECT NO: 18-8511

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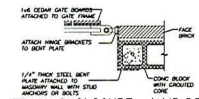

TRASH ENCLOSURE - JAMB DETAIL

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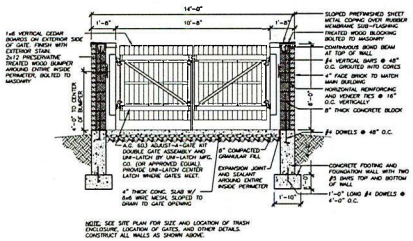

NOTE: SEE SITE PLAN FOR SIZE AND LOCATION OF TRASH ENCLOSURE, LOCATION OF GATES, AND OTHER DETAILS. CONSTRUCT ALL WALLS AS SHOWN ABOVE.

TRASH ENCLOSURE - EAST WALL VIEWED FROM INSIDE

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CLIENT

summit CREDIT UNION

CLIENT ADDRESS
4800 American Parkway
MADISON, WI 53718

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT
SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION
NORTH TOWNE ROAD, WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS

#	Date	Description
1	08-13-2018	SIP SUBMITTAL
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Design/Drawn. CLH/KWH
Approved WKD

SHEET TITLE
DETAILS

SHEET NUMBER
C4.1

JSD PROJECT NO. 18-851-1

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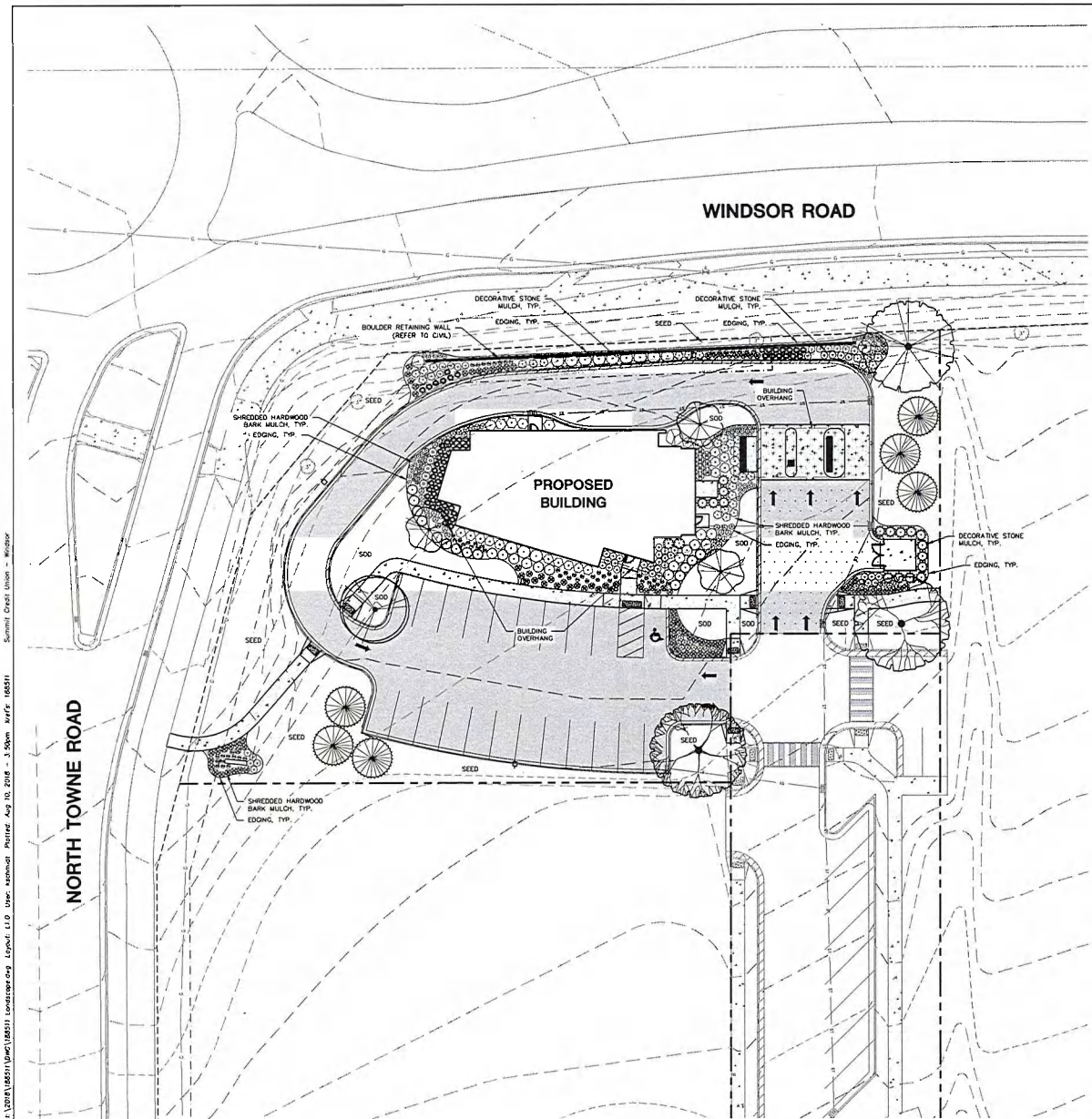

IRRIGATION (SEE SPECS):

BASE BID – DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING

ALTERNATE BID – POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

LANDSCAPING:

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING

INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING LINE
- BUILDING OVERHANG LINE
- EDGE OF CONCRETE
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED SIGN
- ST — PROPOSED STORMWATER PIPE
- ST — EXISTING STORMWATER PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS

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 VILLAGE OF WINDSOR 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 SHEET L2.0 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, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE PROJECT AREA

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	AC	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2"Cal	28
	GA	1	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	B & B	2"Cal	28
	QR	1	Quercus rubra	Red Oak	B & B	2"Cal	28
	TC	1	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal	28
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	PD	5	Picea glauca 'Densata'	Black Hills Spruce	B & B	Min. 3 ft.	18
	TH	17	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	B & B	Min. 3 ft.	18
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	MP	3	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	1.5"Cal	18
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	CAH	14	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	3 gal	18" Min. Ht.	2
	CO	21	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	3 gal	18" Min. Ht.	2
	PO	5	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	3 gal	18" Min. Ht.	2
	RC	7	Ribes alpinum 'Compacta'	Compact Alpine Currant	3 gal	18" Min. Ht.	2
	ST	31	Spiraea betulifolia 'Tor'	Birchleaf Spirea	3 gal	18" Min. Ht.	2
	VA	1	Viburnum dentatum	Arrowwood Viburnum	3 gal	18" Min. Ht.	2
	VR	2	Viburnum dentatum 'Rosazam'	Raspberry Tart Viburnum	3 gal	18" Min. Ht.	2
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	JF	14	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal	18" Min. Ht.	2
	JC	14	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	3 gal	18" Min. Ht.	2
	TO	5	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	3 gal	18" Min. Ht.	2
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	PV2	48	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 gal	18" Min. Ht.	1
	PN	57	Panicum virgatum 'Northwind'	Northwind Switch Grass	3 gal	18" Min. Ht.	1
	SH	188	Sporobolus heterolepis	Prairie Dropseed	3 gal	18" Min. Ht.	1
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	HP	12	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 gal	18-12" Ht.	8
	HG	53	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	18-12" Ht.	8
	PA	52	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	1 gal	18-12" Ht.	8
	SM2	68	Salvia x sylvestris 'May Night'	May Night Salvia	1 gal	18-12" Ht.	8

north

SCALE IN FEET
20' 0 20'

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CLIENT:
summit CREDIT UNION

CLIENT ADDRESS
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PRELIMINARY
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SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION:
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PLAN MODIFICATIONS:

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1	08-13-2018	SIP SUBMITTAL
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Design/Drawn: MWG/ABK
Approved: MAS

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO 18-8511

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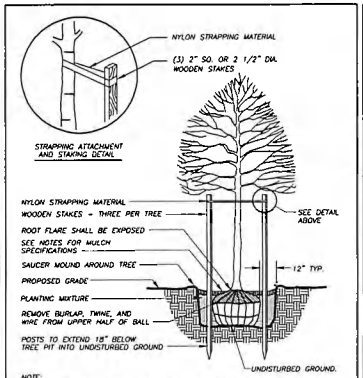
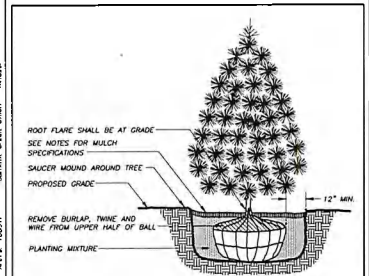


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

DECIDUOUS TREE PLANTING DETAIL

N.T.S.



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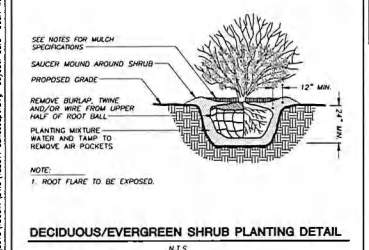
EVERGREEN TREE PLANTING DETAIL

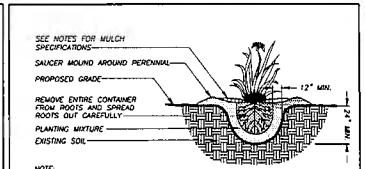
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.

DECIDUOUS/EVERGREEN SHRUB PLANTING DETAIL

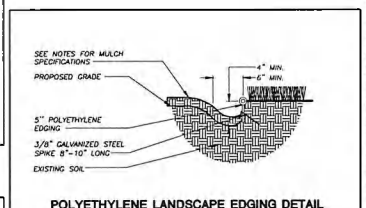
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED

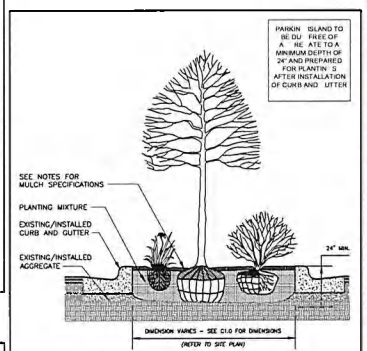
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

POINT REQUIREMENT 1: STREET FRONTAGE LANDSCAPING

Calculation 1
Calculation Formula: 300 Linear Feet of Street Frontage
Total Points Required: 192 Total Points
Total Points Provided: 192 Total Points
Cost of Ordinances: Points not met at 30 of 60 (-1)
Tree/shrub credits will be given for existing trees, 50% adjustment may be applied to street frontage on site. Existing trees which count as 1.5 trees count towards point value.

Species Scientific Name	Species Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS TREES				
Existing Tree	1" Existing Tree	2	30	60
DECIDUOUS SHRUBS				
Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	4	2	8
Rhus aromatica 'Gro-low'	Fragrant Sumac	4	2	8
EVERGREEN SHRUBS				
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	11	2	22
GRASSES				
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	21	1	21
Panicum virgatum 'Northwind'	Northwind Switchgrass	20	1	20
Sporobolus heterolepis	Prairie Dropseed	40	1	40
PERENNIALS				
Amsonia tabernaemontana	Blue Star	4	1	4
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	6	1	6
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	16	1	16
Pennisetum alopecuroides 'Little Spire' TM	Little Spire Dwarf Fountain Grass	7	1	7
Salvia x sylvestris 'May Night'	May Night Salvia	24	1	24
			Total Points =	213

POINT REQUIREMENT 2: DISTRICT BOUNDARY LANDSCAPING

Calculation 1
Calculation 1 Formula: 523 Linear Feet on Property Edge
Total Points Required: 418 Total Points
Total Points Provided: 488 Total Points
Cost of Ordinances: Exceptions: Landscaping shall consist of at least 50% of native species

Species Scientific Name	Species Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS TREES				
Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	1	22	22
Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	1	25	25
Quercus rubra	Red Oak	1	25	25
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	6	15	90
Picea pungens glauca 'Hoopsii'	Hoopsii Blue Spruce	12	15	180
ORNAMENTAL TREES				
Malus x 'Spring Snow'	Spring Snow Crab Apple	1	12	12
DECIDUOUS SHRUBS				
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	1	2	2
Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	1	2	2
Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	16	2	32
EVERGREEN SHRUBS				
Juniperus chinensis 'Sea Green'	Sea Green Juniper	11	2	22
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	1	2	2
GRASSES				
Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	15	1	15
Panicum virgatum 'Northwind'	Northwind Switch Grass	20	1	20
Sporobolus heterolepis	Prairie Dropseed	50	1	50
PERENNIALS				
Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	10	1	10
Pennisetum alopecuroides 'Little Spire' TM	Little Spire Dwarf Fountain Grass	4	1	4
Salvia x sylvestris 'May Night'	May Night Salvia	12	1	12
			Total Points =	488

POINT REQUIREMENT 3: PARKING LOT LANDSCAPING

Calculation 2
Calculation 2 Formula: 20 Islands; 20 Landscaping Prototypes "D Parking Stalls; 0.2 Islands / 10 Stalls = 10 Points = 10
Total Points Required: 66 Total Points
Total Points Provided: 108 Total Points
Cost of Ordinances: Prototype to be added in normal parking lot islands or within 15 feet of back of parking lot. Shrubs and grasses within normal parking lot islands maximum height of 27 inch.

Species Scientific Name	Species Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS TREES				
Quercus rubra	Red Oak	1	25	25
Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	1	20	20
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	1	22	22
ORNAMENTAL TREES				
Malus x 'Spring Snow'	Spring Snow Crab Apple	1	17	17
DECIDUOUS SHRUBS				
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	1	2	2
Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	1	2	2
EVERGREEN SHRUBS				
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	6	2	12
GRASSES				
Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3	1	3
Sporobolus heterolepis	Prairie Dropseed	45	1	45
PERENNIALS				
Pennisetum alopecuroides 'Little Spire' TM	Little Spire Dwarf Fountain Grass	11	1	11
Salvia x sylvestris 'May Night'	May Night Salvia	11	1	11
			Total Points =	108

POINT REQUIREMENT 4: BUILDING FOUNDATION LANDSCAPING

Calculation 1
Calculation 1 Formula: 40 Landscaping Plants per 100 Linear Feet of Building Foundation; 40 Plants per 100 Linear Feet of Foundation; (200 L.F. / 100) x 40 Plants = 80 L.F.
Total Points Required: 110 Total Points
Total Points Provided: 201 Total Points
Cost of Ordinances: Trees included within 15 feet of foundation. Ornamental grasses, shrubs, shading perennials and hanging baskets are excluded.

Species Scientific Name	Species Common Name	QTY	POINTS	TOTAL POINTS
EVERGREEN TREES				
Picea mariana glauca 'Densata'	Black Hills Spruce	5	17	85
ORNAMENTAL TREES				
Malus x 'Spring Snow'	Spring Snow Crab Apple	2	17	34
DECIDUOUS SHRUBS				
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	14	2	28
Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	21	2	42
Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	5	2	10
Rhus aromatica 'Gro-low'	Fragrant Sumac	7	2	14
Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	14	2	28
Viburnum dentatum	Arrowwood Viburnum	1	2	2
Viburnum dentatum 'Synnestvedt'	Southern Cross Arrowwood	2	2	4
EVERGREEN SHRUBS				
Juniperus chinensis 'Sea Green'	Sea Green Juniper	1	2	2
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	14	2	28
Taxus media 'Hicksii'	Hicks Upright Arborvitae	1	2	2
GRASSES				
Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	32	1	32
Pennisetum alopecuroides 'Northwind'	Northwind Switch Grass	37	1	37
Sporobolus heterolepis	Prairie Dropseed	24	1	24
PERENNIALS				
Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	12	1	12
Pennisetum alopecuroides 'Little Spire' TM	Little Spire Dwarf Fountain Grass	12	1	12
Salvia x sylvestris 'May Night'	May Night Salvia	11	1	11
			Total Points =	201

POINT REQUIREMENT 5: GENERAL SITE LANDSCAPING

Calculation 1
Calculation 1 Formula: 5 Points per 10,000 Square Feet of Developed Area; 5 Points per 10,000 S.F.
Total Points Required: (43,496 S.F. / 10,000 S.F.) x 5 Points = 20.7
Total Points Provided: 33 Total Points
Cost of Ordinances: 28 Total Points; Development was not left in an undeveloped state.

Species Scientific Name	Species Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Autumn Magic'	Autumn Magic Aronia	1	20	20
Sambucus racemosa 'Plumosa Aurea'	Plumosa Elderberry	1	3	3
			Total Points =	23

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 1-800-382-5544 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 AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. 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. 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 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: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CONDITION 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. UNLAWFUL 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. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

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. 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.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 4-INCHES. DECORATIVE STONE MULCH TO BE 3/4" MERRIMAC AS PROVIDED BY MIDWEST DECORATIVE STONE, MADISON, WI. APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN 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 FINISHED 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 - IRRIGATION: DRIP IRRIGATION TO BE INSTALLED SURROUNDING FOUNDATION. SEE PLUMBING DRAWINGS AND SPECIFICATIONS.

A.A. BASE BID: TEMPORARY DRIP IRRIGATION (DARK BROWN IN COLOR) TO BE INSTALLED IN ALL PLANT BEDS SURROUNDING THE BUILDING.

A.B. ALTERNATE BID: PERMANENT IN-GROUND IRRIGATION SYSTEM TO BE INSTALLED WITH COVERAGE AREA TO INCLUDE ALL PARKING LOT PERIMETER PLANT BEDS AND TURFGRASS AREAS.

SEEDING, SOD, & POND VEGETATION NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET "MADISON PARKS" 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.
2. MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

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 AREAS AND 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.

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CLIENT

summit CREDIT UNION

CLIENT ADDRESS:
4800 American Parkway
MADISON, WI 53718

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT
SUMMIT CREDIT UNION - WINDSOR CROSSING BRANCH

PROJECT LOCATION:
NORTH TOWNE ROAD, WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS

#	Date	Description
1	08-13-2018	SP SUBMITTAL
2		
3		
4		
5		
6		
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9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MWS/ABK
Approved: MAS

SHEET TITLE:
LANDSCAPE NOTES, DETAILS & SPECIFICATIONS

SHEET NUMBER:
L2.0

JSD PROJECT NO. 188511

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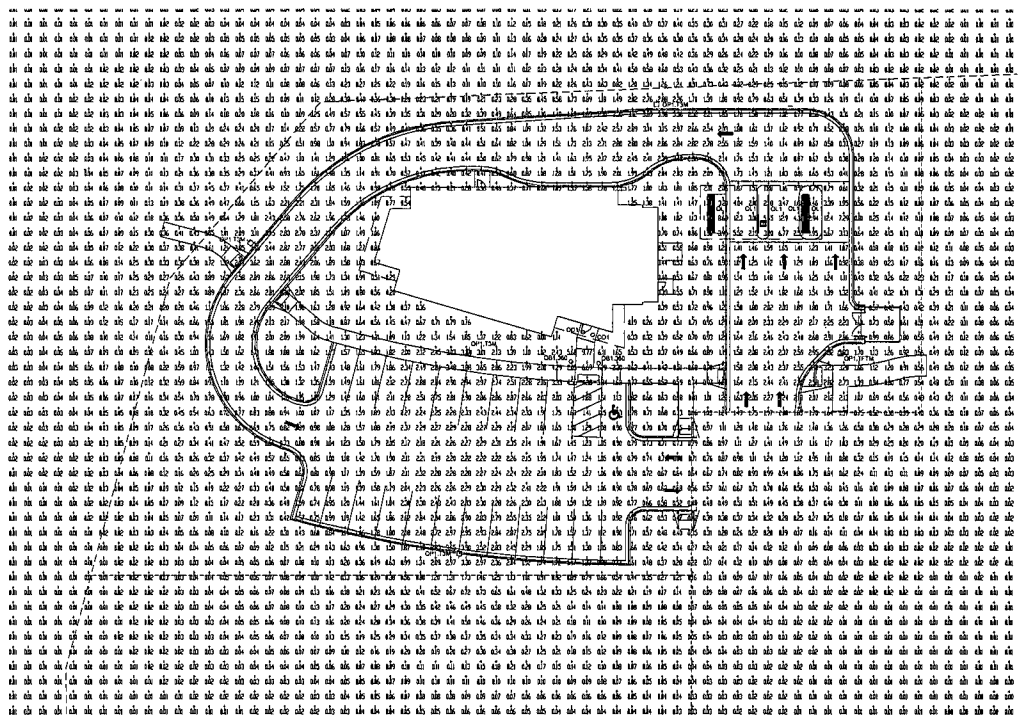
File: J:\2018\188511\Dwg\188511 Landscape.dwg Layout: L2.0 User: tsummit Printed: Aug 10, 2018 - 3:29pm Xrefs: 188511 Summit Credit Union - Windsor



LUMINAIRE SCHEDULE		
SYMBOL	LABEL	DESCRIPTION
○	OB1.360	360 DEGREE DISTRIBUTION BOLLARD, 4000K
	OP1.T3M	LED SITE LIGHT ON 18 FT POLE WITH A 6 INCH TALL CONCRETE BASE, 4000K
	OP1.TFTM	LED SITE LIGHT ON 18 FT POLE WITH A 6 INCH TALL CONCRETE BASE, 4000K
——	OL1	LINEAR AIMABLE UP-LIGHT MOUNTED IN STRUCTURE OF CANOPY, 4000K
○	OD1	EXTERIOR DOWNLIGHT, 4000K

N

1
LC100

EXTERIOR LIGHTING CALCULATIONS

SCALE 1" = 20'-0"

SCHEMATIC DESIGN SET | NOT FOR CONSTRUCTION |

REVISIONS

NO.	DESCRIPTION	DATE

STRANG
ARCHITECTURE | ENGINEERING | INTERIOR DESIGN
8411 MINERAL POINT ROAD | MADISON, WI 53705-4395

SCHEMATIC DESIGN SET | NOT FOR CONSTRUCTION |

PROJECT TITLE
SUMMIT BRANCH - WINDSOR CROSSING

NORTH TOWNE ROAD
WINDSOR, WI

SCHEMATIC DESIGN SET | NOT FOR CONSTRUCTION |

SHEET NAME
EXTERIOR LIGHTING CALCULATIONS

PROJECT NO.	2018040
DATE:	08-07-2018
DRAWING SET	PLAN REVIEW

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SHEET NO.
LC100

LED Bollards with rotationally symmetrical distribution

Post construction: One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Heavy walled, die-cast aluminum cap. Clear 3/16" thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

Electrical: 14.4 W LED luminaire, 20 total system watts, -20° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10V, TRIAC, and ELV dimmable. LED module(s) are available from factory for easy replacement.
Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

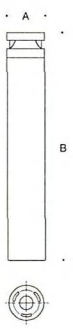
Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA 79 817 anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

Luminaire Lumens: 746

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



	Lamp	A	B	Anchorage
99 570	14.4 W LED	6½	39⅝	**79 817**

1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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SUMMIT CREDIT UNION
WINDSOR CROSSING

TYPE: OB1.360

gotham®

Luminaire Type:
Catalog Number
(autopopulated):

Gotham Architectural Downlighting
LED Downlights

2" Incito®

Adjustable, Lensed

Solid-State Lighting
(US and International Patents Pending)

2013 PROGRESS Report SELECTION

FEATURES

OPTICAL SYSTEM
- Superior 100% virgin silicone refractive optic enables maximum dimensional stability and optical transmission with no discoloration over life.
- Primary control of distribution occurs in refractive optic allowing for aesthetic versatility with trim color and finish.
- Eleven preset distribution patterns allow designers to achieve various objectives.
- 3-Step MacAdam Ellipse.
- Self-flanged semi-specular or matte-diffuse lower trim utilized in combination with a highly transmissive softening lens.
- Field interchangeable optics.
- Wipe-down precision acrylic lens controls aperture brightness and enables consistent visual texture.

MECHANICAL SYSTEM
- Matte black enclosure ensures seamless integration into architecture.
- Post-installation vertical tilt and horizontal rotation adjustment possible from above or below ceiling.
- Accommodates 1/2" to 5/8" thick ceilings only.
- Full horizontal panning up to 365 degrees.
- 0-40° vertical tilt.
- Hot aiming below ceiling with indicator.
- Install from below architecture standard.
- Several additional mounting options available including new construction mounting pan, Chicago plenum, and Type IC.
- Standard ambient operating temperature: 25 °C. High ambient option available.
- Accommodates a wide range of applications including multiple plenum cross sections and ceiling thicknesses. Consult page 2.
- Light engine and driver are accessible from above or below ceiling.
- Flangeless trim option includes proprietary Gotham mud ring enabling seamless integration into drywall applications. Mud ring ships separately.

ELECTRICAL SYSTEM
- Solid-state LED light engine available in 2700 K, 3000 K, 3500 K or 4000 K color temperatures. Standard CRI: 80 typical. High CRI option available.
- Rated system life of >60,000 hours at 70% output.
- 120V TRIAC or ELV dimming and 0-10V dimming standard.
- Luminaire accepts parallel and branch circuit control wiring.

LISTINGS
- Fixtures are UL listed to meet US and Canadian standards; wet location listed.

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

EXAMPLE: ICO ADJL 35/10 2AR LSS 20D MVOLT UGZ

Series	Color temperature	Nominal lumen values[1]	Aperture/Trim color	Trim Style	Finish	Beam
ICO ADJL	**27/** 2700 K	**05** 500 lumens	**2AR** Clear	**(blank)** Self-flanged	**LSS** Semi-specular	**15D** 15° beam angle
	30/ 3000 K	**07** 750 lumens	**2PR** Pewter	**FL** Flangeless	**LD** Matte diffuse	**20D** 20° beam angle
	35/ 3500 K	**10** 1000 lumens	**2WTR** Wheat			**25D** 25° beam angle
	40/ 4000 K	**15**[2] 1500 lumens	**2GR** Gold			**30D** 30° beam angle
			2WR[3] White			**35D** 35° beam angle
			2BR[3] Black			**40D** 40° beam angle
						45D 45° beam angle
						3515D Elliptical 35° x 15° beam angle
						5020D Elliptical 50° x 20° beam angle
						5060D Elliptical 50° x 60° beam angle
						6070D Elliptical 60° x 70° beam angle

Voltage	Driver	Options	
MVOLT[4]	**UGZ**[5] Universal dimming to 1% (0-10V, 120V TRIAC or ELV)	**SF**[6,7] Single fuse	**CRI90** High CRI (90+)
120		**TRW**[8,9] White painted flange	**HAO**[2] High ambient (40°C)
277		**TRBL**[9,10] Black painted flange	**ICAT**[2] IC/Airtight housing construction
		CP[11] Chicago plenum	**NCH** New construction housing
		NPP16D[6,7] nLight® network power/relay pack with 0-10V dimming.	
		NPP16DER[6,7] nLight® network power/relay pack with 0-10V dimming. ER control fixtures on emergency circuit.	

ACCESSORIES order as separate catalog numbers (shipped separately)

OPTC2[12]	Additional optics available for field installation	**HS258**	2-5/8" Hole saw
OPTC2 KIT	Kit including a field interchangeable optic for each of the 13 preset beam distribution patterns	**HS234FL**	2-3/4" Hole saw for flangeless trim option
		AW50	Allen wrench (.050") for adjusting tilt

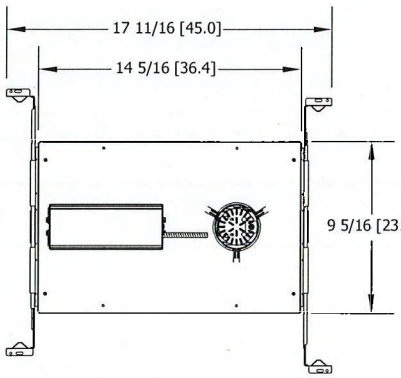
SUMMIT CREDIT UNION
WINDSOR CROSSING

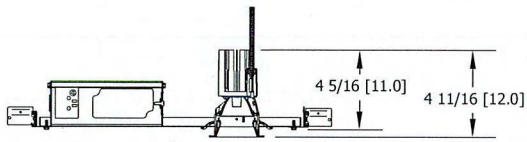
TYPE: OD1

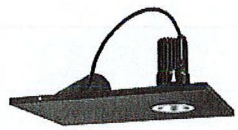
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.

NEW CONSTRUCTION HOUSING, ALL LUMEN VALUES

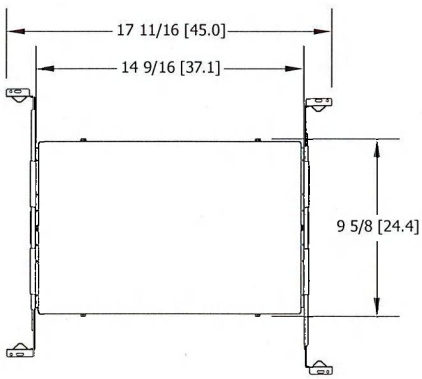


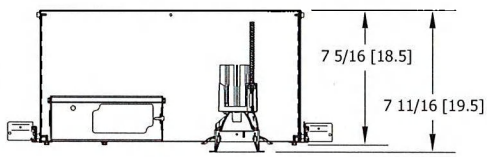


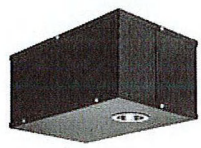


APERTURE: 2-1/4 (5.7)
CEILING OPENING: 2-5/8 (6.7)
OVERLAP TRIM: 3 (7.6)

IC / AIRTIGHT HOUSING CONSTRUCTION / CHICAGO PLENUM CONSTRUCTION







APERTURE: 2-1/4 (5.7)
CEILING OPENING: 2-5/8 (6.7)
OVERLAP TRIM: 3 (7.6)

ELECTRICAL

WATTAGE CONSUMPTION MATRIX	
LUMENS	WATTAGE
500	7
750	10
1000	13

SUMMIT CREDIT UNION
WINDSOR CROSSING

TYPE: OD1

ECOSENSE®

TRŌV®

OVERVIEW • SPECIFICATIONS • ORDERING

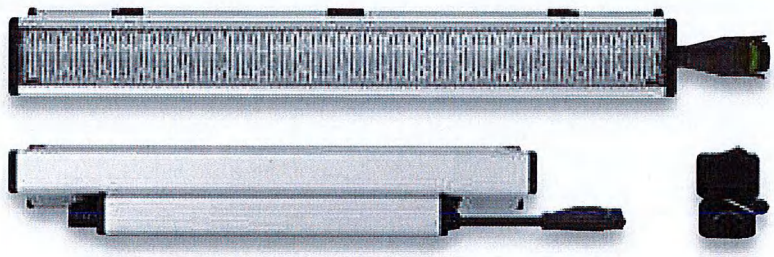
INTERIOR + EXTERIOR | **L50 ASYM**

DATE	PROJECT	FIRM	TYPE

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES :

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS



MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT		CRI	VOLTAGE	OPTICS	
L50	I E	12" 48"	02 04 06 08 10 12	**WHITE CCT** 22 27 30 35 40 50	**MONO COLOR** GR**** BL AM RD***	80 90* Blank For Color	MULT (120-277V)	**GRAZING** 9 x 9 9 x 17 9 x 29 9 x 59 15 x 15 15 x 23 15 x 35 15 x 65 **COVE** 120** Asym **LINE OF LIGHT** LOL	**WASHING** 25 x 25 25 x 33 25 x 45 25 x 75 39 x 9 55 x 25 40 x40 40 x 48 40 x 60 40 x 90 45 x 15 70 x 40 70 x 70

EXAMPLE: L50-I-48-10-27-90-MULT-15x65 *90 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ****Green is not available in 12W.

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
	2W	ASYM	110 lm/LF (361 lm/m)	55 lm/W
	4W	ASYM	302 lm/LF (1037 lm/m)	76 lm/W
	6W	ASYM	482 lm/LF (1614 lm/m)	80 lm/W
	8W	ASYM	675 lm/LF (2224 lm/m)	84 lm/W
	10W	ASYM	785 lm/LF (2644 lm/m)	79 lm/W
	12W	ASYM	923 lm/LF (2752 lm/m)	77 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX 80+, 90+

COLOR CONSISTENCY 2-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION / RATED LIFE

WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
2W-12W	>150,000	>70,000	>50,000	>25,000

* CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL

POWER CONSUMPTION 2W*/LF (6.6W/M) ; 4W/LF (13.2W/M) ; 6W/LF (19.8W/M) ; 8W/LF (26.4W/M) ; 10W/LF (33W/M) ; 12W/FL (39.6W/M)
* 3W/LF (9.9W/M) at 220V -277V

MAX FIXTURE RUN LENGTH

	2W/LF		4W/LF		6W/LF		8W/LF		10W/LF		12W/LF	
Volts	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'
120	214	214	186	186	152	152	114	114	91	91	76	76
220	374	392	340	340	277	277	209	209	95	167	95	139
277	374	494	374	428	349	349	263	263	95	190	95	175

POWER FACTOR 4W, 6W, 8W, 10W, 12W >0.9, 2W<0.9

OPERATING VOLTAGE MULTIVOLT: 110-277VAC, 50/60 Hz

DRIVER INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS

STARTUP TEMPERATURE -40°F TO 122°F (-40°C TO 50°C)

OPERATING TEMPERATURE -40°F TO 122°F (-40°C TO 50°C)

STORAGE TEMPERATURE -40°F TO 176°F (-40°C TO 80°C)

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
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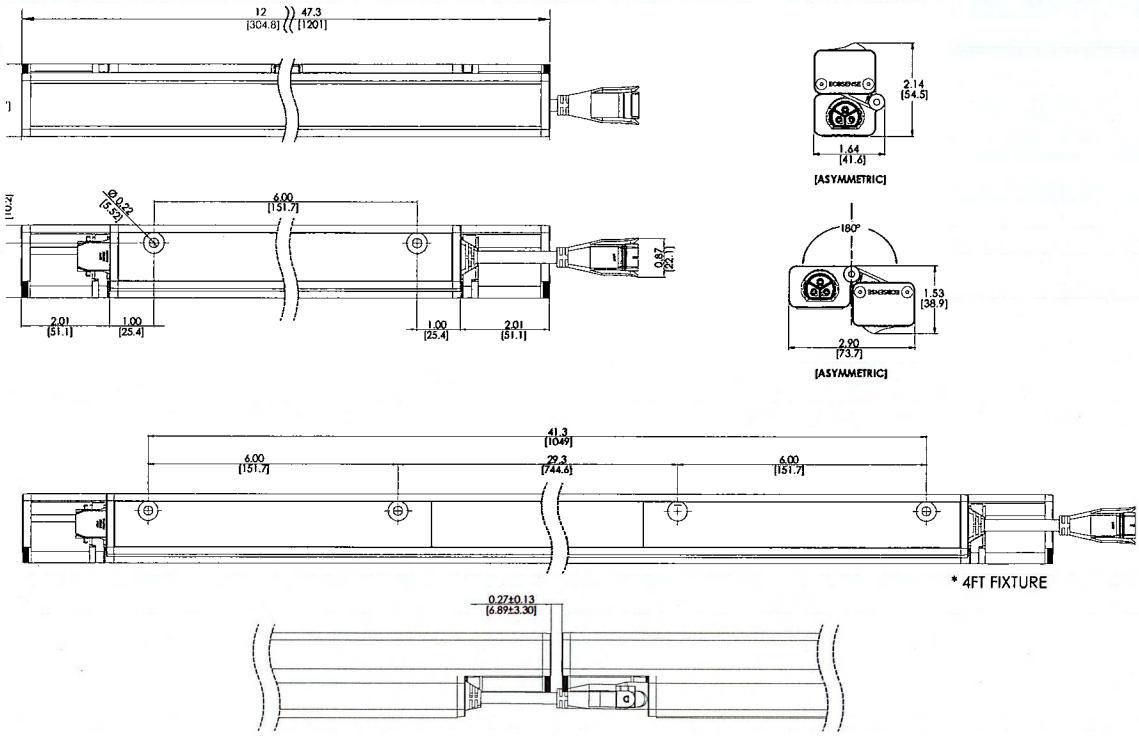
FREEDOM TO CREATE™

ECOSENSELIGHTING.COM

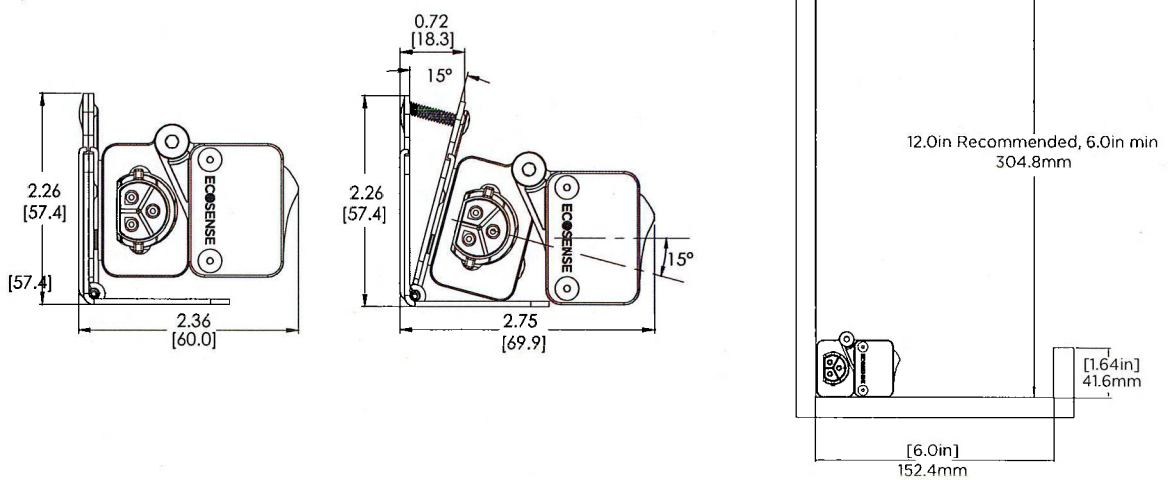
SUMMIT CREDIT UNION
WINDSOR CROSSING

TYPE: OL1

DATE	PROJECT	FIRM	TYPE



Fine Adjustable L-Bracket:



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FREEDOM TO CREATE™

SUMMIT CREDIT UNION
WINDSOR CROSSING

TYPE: OL1

d series

D-Series Size 0
LED Area Luminaire

Catalog Number

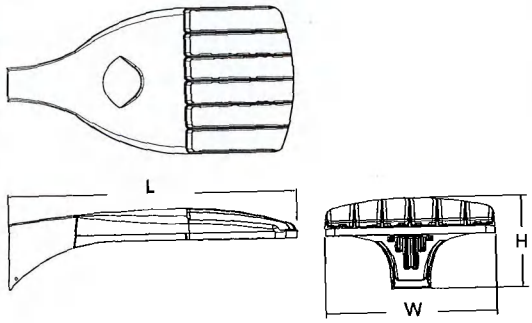
Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability[1]
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PER NEMA twist-lock receptacle only (control ordered separate)[11] PER5 Five-wire receptacle only (control ordered separate)[11,12] PER7 Seven-wire receptacle only (control ordered separate)[11,12] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,13,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,13,14] PIRHN Network, Bi-Level motion/ambient sensor[15] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,13,14] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,13,14] BL30 Bi-level switched dimming, 30%[5,16,17] BL50 Bi-level switched dimming, 50%[5,16,17] PNMTDD3 Part night, dim till dawn[5,18] PNMT5D3 Part night, dim 5 hrs[5,18] PNMT6D3 Part night, dim 6 hrs[5,18] PNMT7D3 Part night, dim 7 hrs[5,18] FAO Field adjustable output[19]	**Shipped installed** HS House-side shield[20] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[20] **Shipped separately** BS Bird spikes[21] EGS External glare shield[21]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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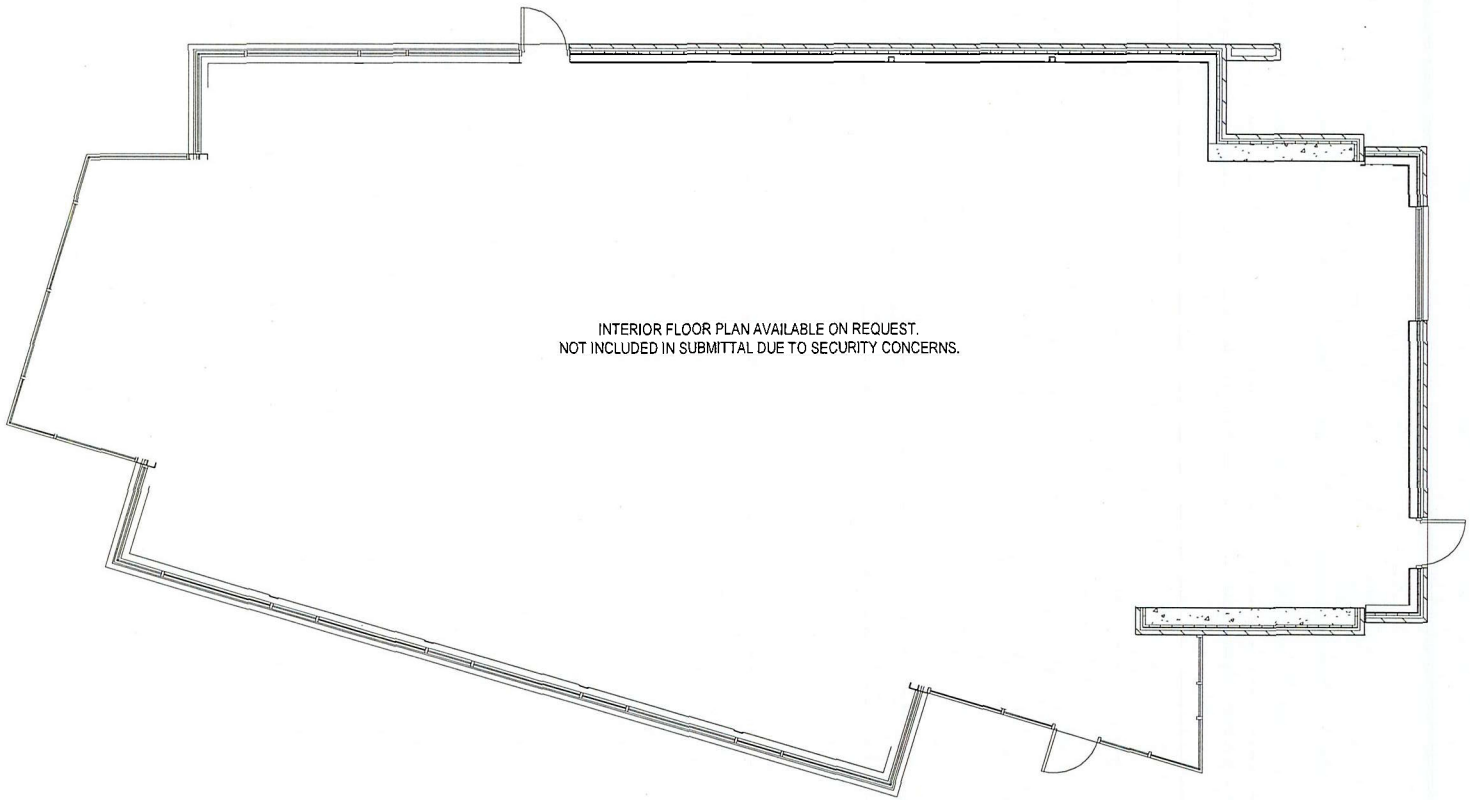
SUMMIT CREDIT UNION
WINDSOR CROSSING

TYPE: OP1
18' POLE

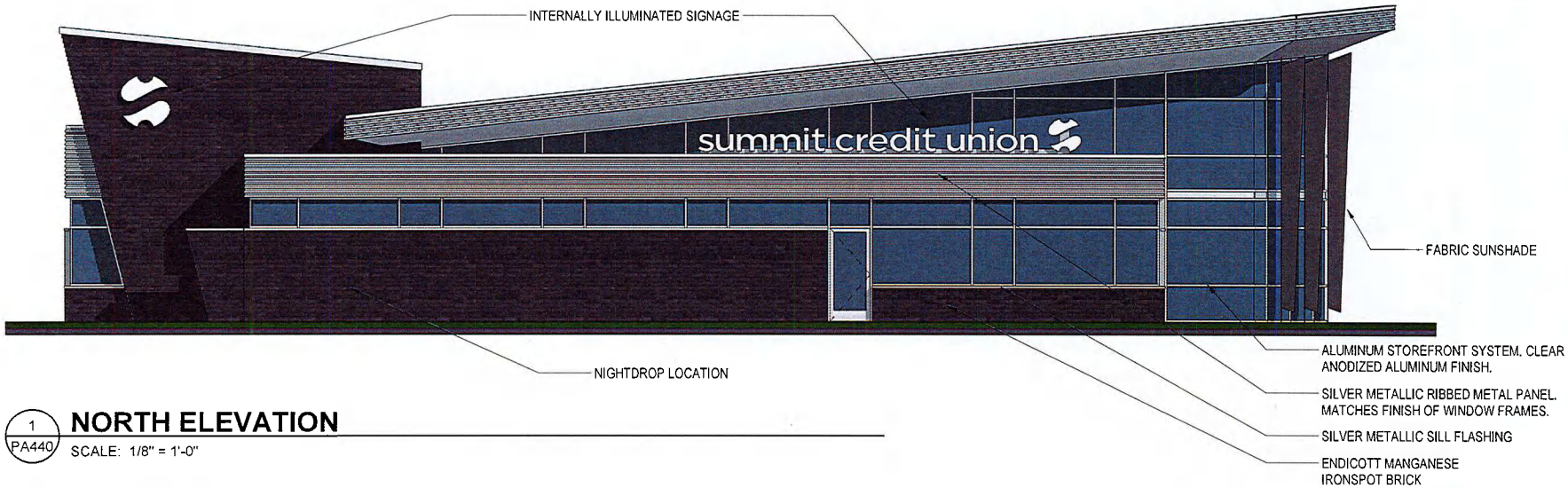


1
PA204

FIRST FLOOR PLAN

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

STRANG



1 PA440

NORTH ELEVATION

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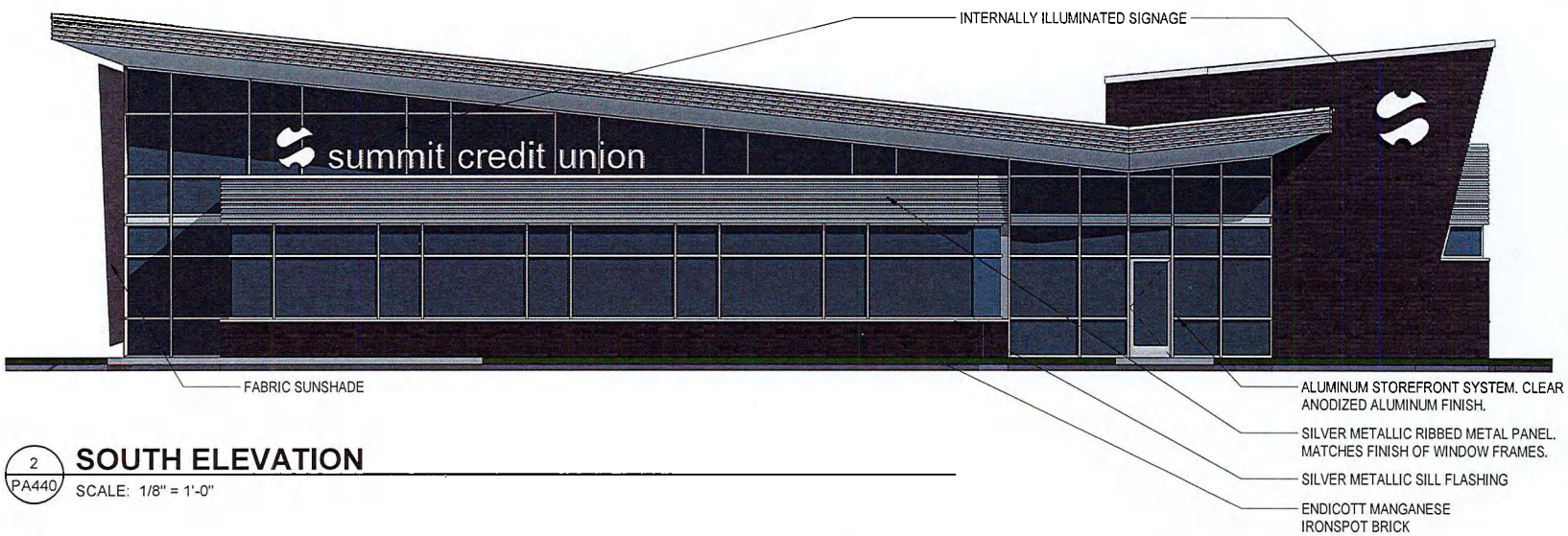
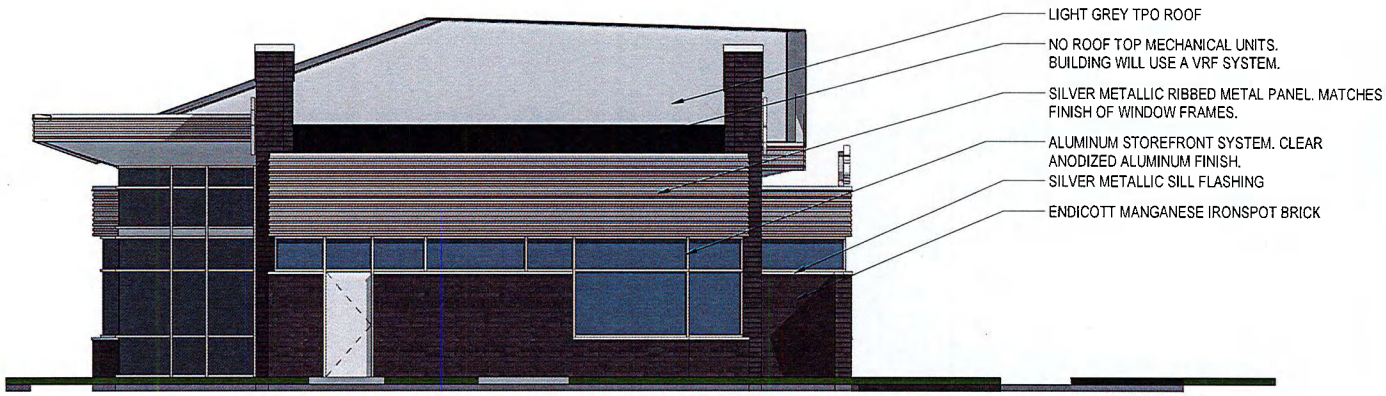


2 PA440

SOUTH ELEVATION

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

STRANG



1
PA441

EAST ELEVATION

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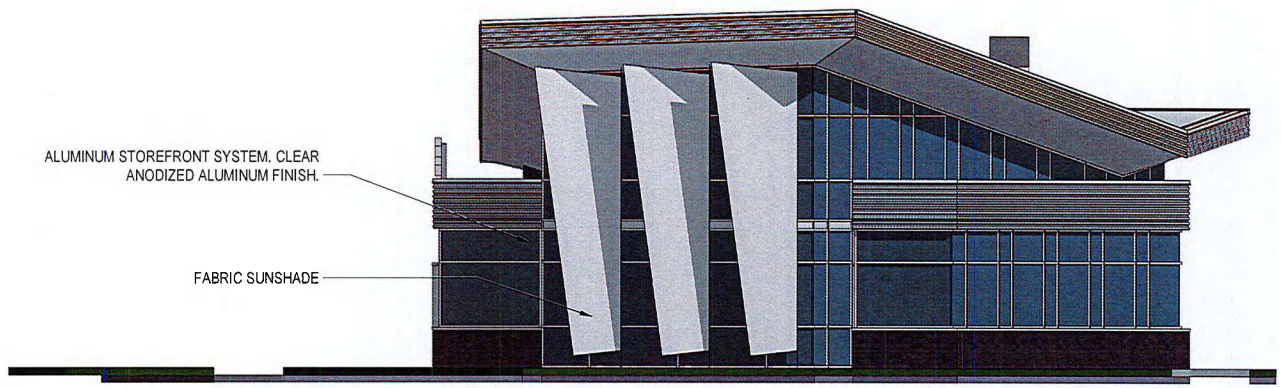

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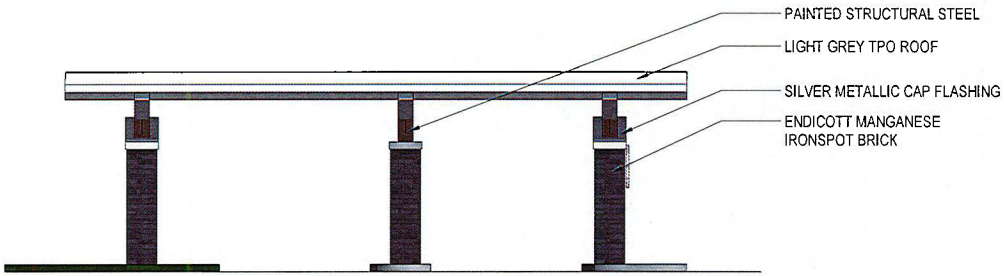
PA441

WEST ELEVATION

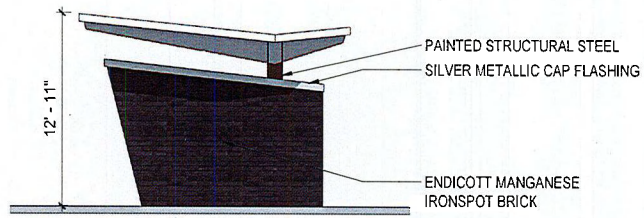
SCALE: 1/8" = 1'-0"

STRANG



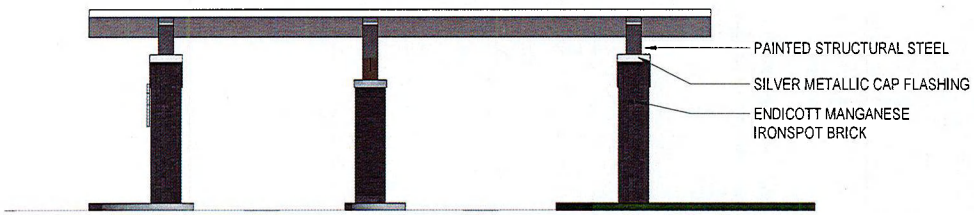
1 PA490 **SOUTH DRIVE-THRU ELEVATION**

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



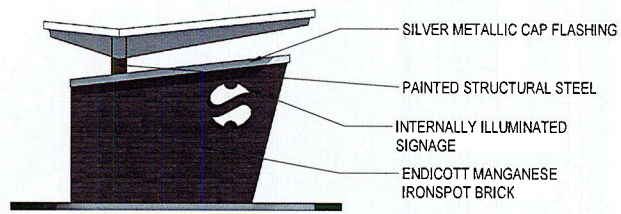
3 PA490 **WEST DRIVE-THRU ELEVATION**

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



2 PA490 **NORTH DRIVE-THRU ELEVATION**

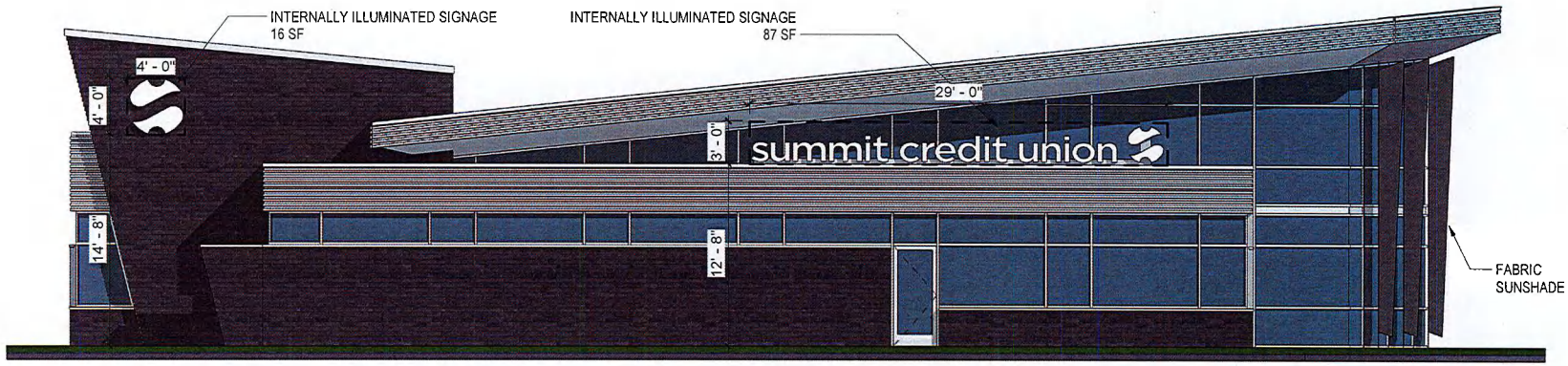
SCALE: 1/8" = 1'-0"



4 PA490 **EAST DRIVE-THRU ELEVATION**

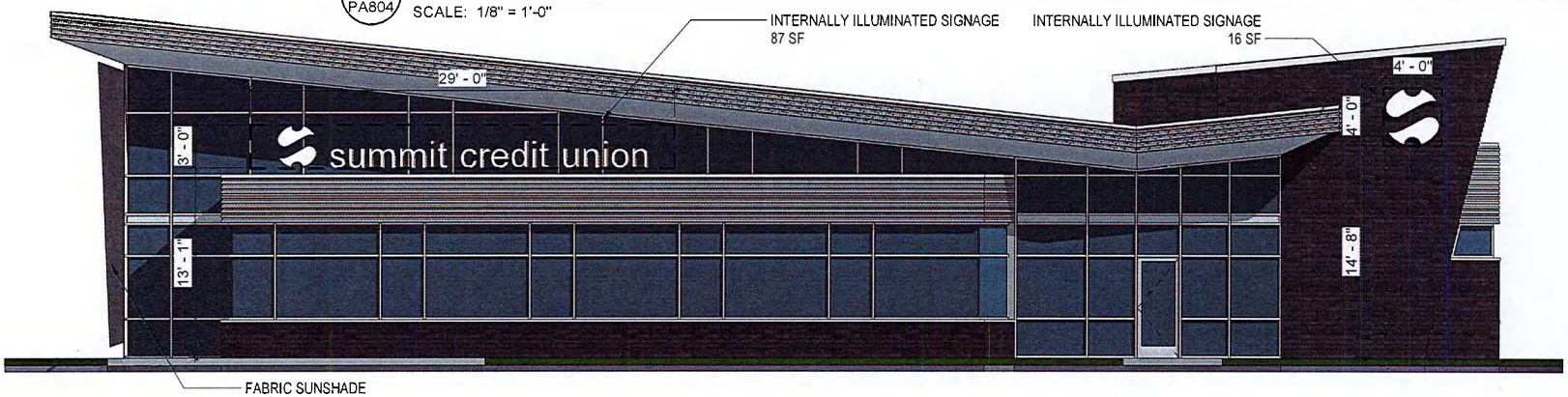
SCALE: 1/8" = 1'-0"

STRANG



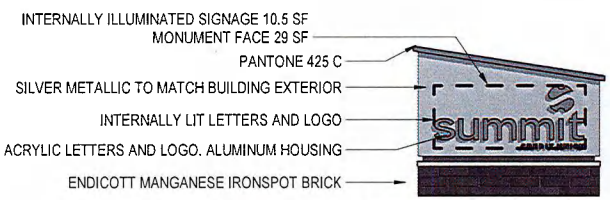
1 PA804 **NORTH ELEVATION SIGNAGE**

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



2 PA804 **SOUTH ELEVATION SIGNAGE**

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



3 PA804 **MONUMENT SIGN SOUTH**

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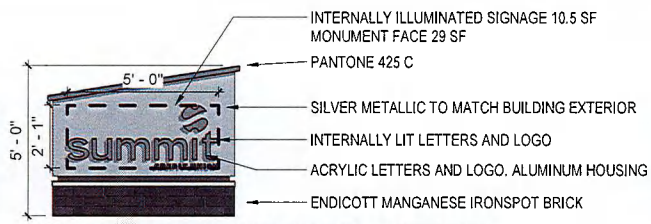
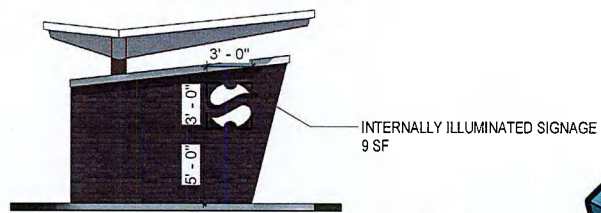


4 PA804 **MONUMENT SIGN NORTH**

SCALE: 1/4" = 1'-0"



5 PA804 **EAST DRIVE-THRU SIGNAGE**

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

STRANG

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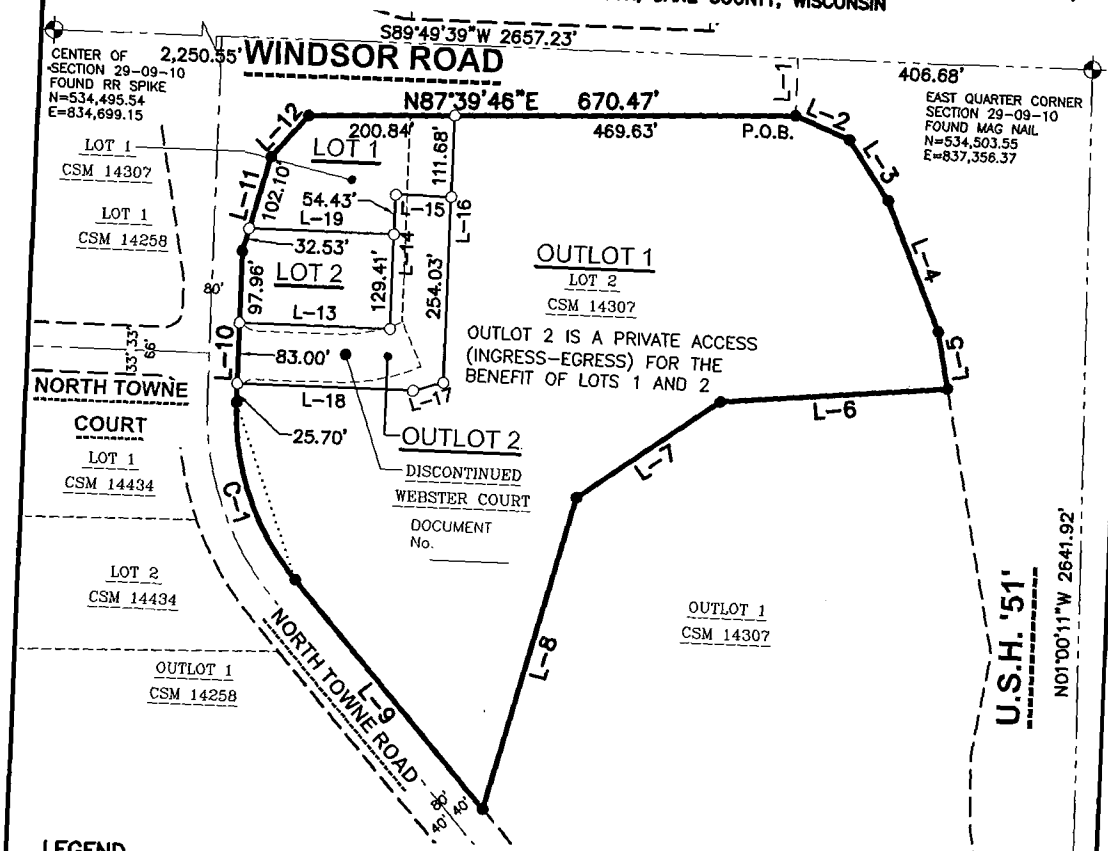
08/13/2018

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240–245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. _____, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

LOT AREA TABLE

LOT	AREA (S.F.)	ACREAGE
1	36,041	0.827
2	26,864	0.617
O.L.-1	421,820	9.684
O.L.-2	37,290	0.856
TOTAL	522,014	11.984

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16–20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N01°00'11"W.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.
4. SEE SHEET 3 FOR EASEMENTS.

WISCONSIN
JOHN KREBS
S-1878
McFARLAND, WISCONSIN
LAND SURVEYOR

north
0 100' 200'
SCALE: 1" = 200'

SOUTHEAST CORNER SECTION 29-09-10 FOUND CUT CROSS N=531,862.03 E=837,402.62

PREPARED BY:	PREPARED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: _____ FIELDBOOK/PG: – SHEET NO: 1 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: I:\2018\188515\DWG\188515 P-CSM.dwg Layout: Sheet 1 User: jk Plotted: Jun 27, 2018 – 8:42am

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240–245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. , LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S00°10'21"E	78.95'
L–2	S68°23'57"E	80.78'
L–3	S34°40'40"E	98.32'
L–4	S23°29'49"E	192.42'
L–5	S11°52'41"E	79.18'
L–6	S84°19'09"W	312.10'
L–7	S54°20'02"W	238.12'
L–8	S14°32'45"W	443.34'
L–9	N41°50'00"W	404.79'
L–10	N00°16'00"W	206.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L–11	N14°48'08"E	134.63'
L–12	N40°00'46"E	77.30'
L–13	N90°00'00"E	208.32'
L–14	N00°00'00"E	183.84'
L–15	N90°00'00"E	76.00'
L–16	S00°00'00"E	365.71'
L–17	S72°44'27"W	43.18'
L–18	N90°00'00"W	242.70'
L–19	N90°00'00"E	200.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–1	261.17'	360.00'	41°33'58"	255.48'	N21°02'59"W
( )	–	–	41°34'00"	–	N21°03'00"W

LEGAL DESCRIPTION

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240–245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. , LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

CONTAINING 505,745 SQUARE FEET OR 11.610 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S–1878, DO HEREBY CERTIFY THAT BY DIRECTION OF COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

WISCONSIN
JOHN
KREBS
S–1878
McFARLAND,
WISCONSIN
LAND SURVEYOR

_____ _____

JOHN KREBS, S–1878 DATE
PROFESSIONAL LAND SURVEYOR

PREPARED BY:	PREPARED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848–5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18–8515 FILE NO: _____ FIELDBOOK/PG: – SHEET NO: 2 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

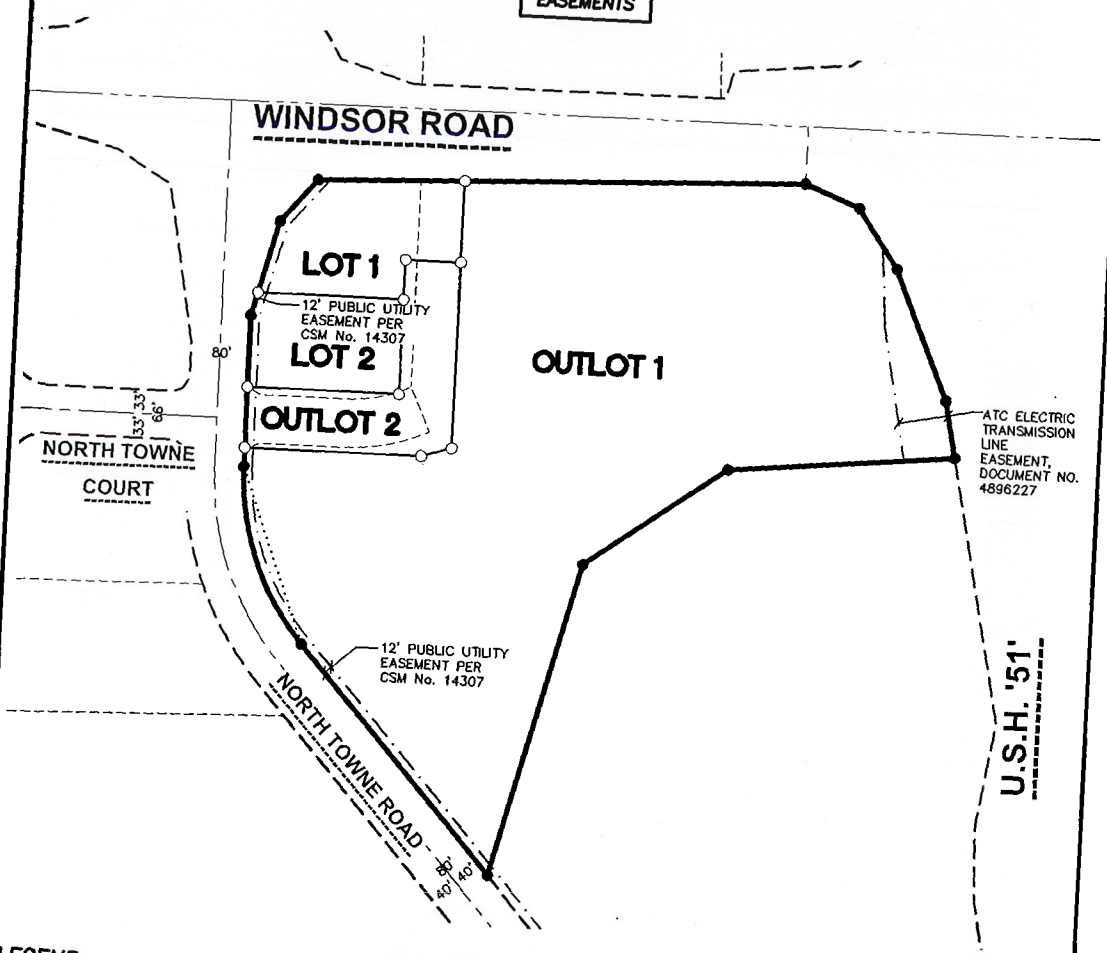
File: I:\2018\188515\DWG\188515 P-CSM.dwg Layout: Sheet 2 User: jk Plotted: Jun 27, 2018 - 9:54am

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240–245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. , LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

EASEMENTS



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16–20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N01°00'11"W.

WISCONSIN
JOHN KREBS
S-1878
McFARLAND, WISCONSIN
LAND SURVEYOR

0 100' 200'
SCALE: 1" = 200'

north

PREPARED BY:	PREPARED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: _____ FIELDBOOK/PG: – SHEET NO: 3 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: I:\2018\188515\DWG\188515 P-CSM.dwg Layout: Sheet 3 User: jk Plotted: Jun 27, 2018 - 8:46am

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240–245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. , LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

WINDSOR CROSSING, LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WINDSOR CROSSING, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____DAY OF _____, 2018.

WINDSOR CROSSING, LLC,

BY: _____

DAVE M. JENKINS
MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2018, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE WINDSOR CROSSING, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE FOR LOT 1, CSM 14307

I, McFARLAND STATE BANK, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINDSOR CROSSING, LLC, OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS _____DAY OF _____, 2018.

_____
MORTGAGEE (SEAL)

_____
(PRINT NAME AND TITLE)

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2018, THE ABOVE NAMED , TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
JOHN
KREBS
S-1878
McFARLAND,
WISCONSIN
LAND SURVEYOR

PREPARED BY:	PREPARED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: _____ FIELDBOOK/PG: – SHEET NO: 4 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

File: I:\2018\188515\DWG\188515 P-CSM.dwg Layout: Sheet 4 User: jk Plotted: Jun 27, 2018 – 9:55am

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240–245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. , LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2018.

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR

BY: _____

KEVIN W. RICHARDSON
EXECUTIVE DIRECTOR

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF_____,2018.

_____ _____

AMY ANDERSON–SCHWEPPE, DATE
DIRECTOR OF PLANNING & DEVELOPMENT,

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF WINDSOR BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF WINDSOR.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF WINDSOR ON THIS_____DAY OF_____, 2018.

_____

TINA BUTTERIS,
DEPUTY VILLAGE CLERK,
VILLAGE OF WINDSOR

WISCONSIN
JOHN
KREBS
S–1878
McFARLAND,
WISCONSIN
LAND SURVEYOR

OFFICE OF THE REGISTER OF DEEDS

_____ *COUNTY, WISCONSIN*

RECEIVED FOR RECORD _____,

*20*____ *AT* _____ *O'CLOCK* _____ *M AS*

DOCUMENT # _____

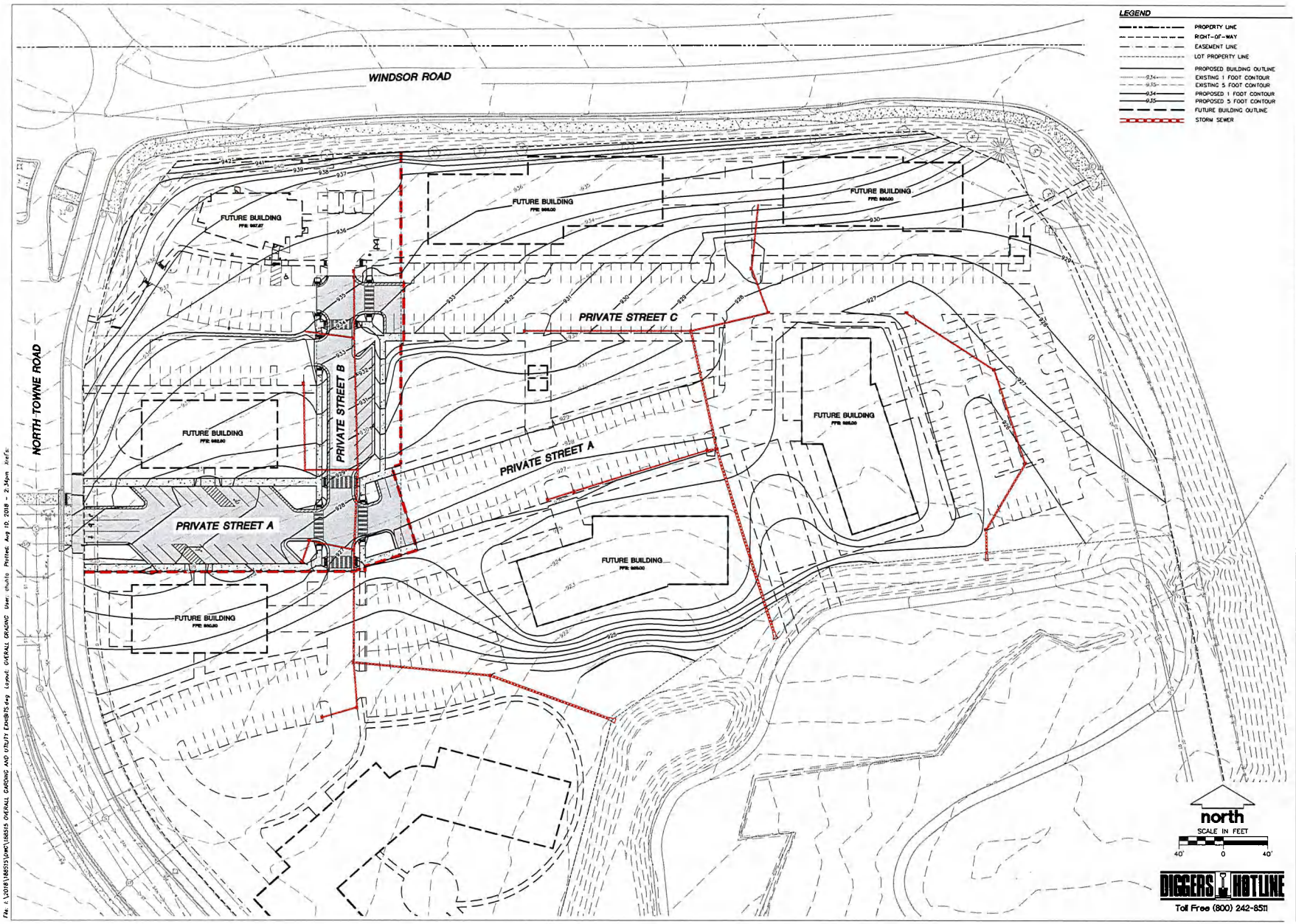
IN VOL. _____ *OF CERTIFIED SURVEY*

MAPS ON PAGE(S) _____.

_____
REGISTER OF DEEDS

PREPARED BY:	PREPARED FOR:		
JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DR., STE. 101 VERONA, WISCONSIN 53593 PHONE: (608)848–5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18–8515 FILE NO: _____ FIELDBOOK/PG: – SHEET NO: 5 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB

File: I:\2018\188515\DWG\188515 P–CSM.dwg Layout: Sheet 5 User: jk Plotted: Jun 25, 2018 – 12:01pm



JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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KENOSHA | APPLETON | WAUSAU

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

CLIENT:
FDG

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

PROJECT:
WINDSOR CROSSING
VILLAGE CENTER
PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

Design/Drawn:
Approved:

SHEET TITLE:
OVERALL GRADING
EXHIBIT

SHEET NUMBER:
EX2.0

JSD PROJECT NO: 18-8515

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\2018\188515\DWG\188515 OVERALL GRADING AND UTILITY EXHIBITS.dwg Layout: OVERALL GRADING User: chulla Plotted: Aug 10, 2018 - 2:34pm Xref's:

WINDSOR CROSSING
VILLAGE CENTER, PHASE I

VILLAGE OF WINDSOR, WISCONSIN

NE 1□4, SE 1□4, SECTION □□, TOWNSHIP 0□ NORTH, RANGE 10 EAST

DRAWING INDE□

C0.0	TITLE SHEET
C1.0	E□ISTING CONDITIONS SURVEY
C□.0	OVERALL SITE PLAN
C3.0	PHASE 1 SITE PLAN
C4.0	GRADING & EROSION CONTROL PLAN
C5.0	DETAILED GRADING
C6.0	UTILITY PLAN

PLAN AND PROFILES

SANITARY AND WATER PLAN & PROFILES

C7.0	PRIVATE STREET A - STA□□□00 TO 14□50
C7.1	PRIVATE STREET B - STA□1 □□75 TO □0□85
	PRIVATE STREET C - STA□□□□40 TO 31□□0

PAVING AND STORM PLAN & PROFILES

C8.0	PRIVATE STREET B - STA□1 □□00 TO □4□50

DETAILS

C□.0	CONSTRUCTION DETAILS
C□1	CONSTRUCTION DETAILS
C□□	CONSTRUCTION DETAILS

PRO□ECT AREA
NOT TO SCALE

north

PRO□ECT INFORMATION

OWNER
CONTACT□FORWARD DEVELOPMENT GROUP
DENNIS STEINKRAUS
161 HORI□ON DRIVE, SUITE 101A
VERONA, WI 535□3
P□608□848-□050

CONSULTING ENGINEER
CONTACT□□SD PROFESSIONAL SERVICES
BILL DUNLOP, P.E.
161 HORI□ON DRIVE, SUITE 101
VERONA, WI 535□3
P□608□848-5060

MUNICIPAL CONTACTS

VILLAGE OF WINDSOR ENGINEER
CONTACT□KEVIN RICHARDSON
4084 MUELLER ROAD
DEFOREST, WI 5353□
P□608□888-0066
KEVIN□ WINDSORWI.GOV

VILLAGE OF WINDSOR UTILITIES
CONTACT□□EFF BARTOSIAK
6716 PARK STREET
WINDSOR, WI 535□8
P□608□888-0011
□EFF□ WINDSORWI.GOV

UTILITY CONTACTS

GAS
CONTACT□MADISON GAS AND ELECTRIC
SHAUN ENDRES
P.O. BO□ 1□31
MADISON, WI 53701-1□31
P□608□□5□-7□□4
SENDRES□ MGE.COM

COMMUNICATIONS
CONTACT□CENTURY LINK
STEVEN BISHOP
P□608□355-7501
STEVEN.BISHOP□ CENTURYLINK.COM

CABLE TV
CONTACT□CHARTER COMMUNICATIONS
MIGUEL DEL MORAL
□701 DANIELS STREET
MADISON, WI 53718
P□608□□□-4817
MIGUELDELMORAL□ CHARTER.COM

ELECTRIC
CONTACT□ALLIANT ENERGY
□IM □OHNSRUD
646□ BLANCHAR□S CROSSING
WINDSOR, WI 535□8
P□608□84□-1704
□IM□OHNSRUD□ ALLIANTENERGY.COM

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

CLIENT
FDG

CLIENT ADDRESS:
161 HORI□ON DRIVE, SUITE 101A
VERONA, WI 535□3

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING
VILLAGE CENTER
PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date	Description
1	09/13/2018	SIP PLAN SUBMITTAL
2		
3		
4		
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10		
11		
12		
13		
14		
15		

Design/Drawn: CLH/CH
Approved: WHD

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 19-8515

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\2018\188515\DWG\188515 SHEET - TITLE SHEET & DETAILS.dwg Layout: TITLESHEET User: nfoseph Plotted: Aug 09, 2018 - 5:37pm

EXISTING CONDITIONS MAP

LOT'S 1 AND 2, CERTIFIED SURVEY MAP No. 14307, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

LEGEND

- 3/4" REBAR FOUND
- CONTROL POINT
- SOIL BORING
- SANITARY MANHOLE
- WATER OR GAS VALVE
- HYDRANT
- STORM MANHOLE
- CURB INLET
- LIGHT POLE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- G — NATURAL GAS
- E — UNDERGROUND ELECTRIC
- 930 — INDEX CONTOUR
- 931 — INTERMEDIATE CONTOUR
- 931.29 SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- DISCONTINUED MAPPED PIPE LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 27, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER BEARS S89°49'39"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE BENCHMARK IS A FOUND REBAR SET BY D'ONOFRIO KOTTKE AND ASSOCIATES, INC. ON WINDSOR ROAD. ELEVATION = 941.83
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. 20183216024, 20183216047, 20183216086, 20183216117, 20183216172, 20183216981 AND 2403832, WITH A CLEAR DATE OF AUGUST 15, 2018.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   VILLAGE OF WINDSOR
   MADISON GAS AND ELECTRIC COMPANY
   CHARTER COMMUNICATIONS
   TDS METROCOM
   DOT SOUTHWEST REGION-MADISON
   WINDSOR UTILITY DISTRICT #1
   ALLIANT ENERGY (ELECTRIC AND GAS)
   CENTURYLINK
   VILLAGE OF DEFOREST
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. 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 BEFORE BEING UTILIZED.
9. SITE PLAN RECORDS WERE REQUESTED FROM THE VILLAGE OF WINDSOR. NO RECORDS WERE SUPPLIED FOR THIS SITE.
10. ROADWAY UTILITIES ARE SHOWN PER SUPPLIED RECORD DRAWINGS LOCATES AND FIELD MEASUREMENTS.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-14	931.11	E	914.31	8"	PVC
		W	914.36	8"	PVC
		S	914.23	8"	PVC
SAN-13	925.77	N	913.28	8"	PVC
		SE	913.20	8"	PVC
SAN-12	924.75	NW	912.67	8"	PVC
		NE	912.75	8"	PVC
		SW	912.75	6"	PVC
		SE	912.62	8"	PVC
SAN-11	924.11	NW	911.95	8"	PVC
		SE	911.92	8"	PVC
SAN-10	926.05	NW	910.17	8"	PVC
		SE	910.13	8"	PVC

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-11.3	930.32	E	925.87	18"	RCP
		W	925.79	18	RCP
INL-9.2	923.83	NE	920.08	15"	RCP
		SW	919.98	15"	RCP
INL-7.2A	922.25	SE	919.10	12"	RCP
INL-7.2B	922.29	NW	919.10	12"	RCP
		SW	919.09	15"	RCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CB-7	922.64	NE	918.39	15"	RCP
		SW	918.44	15"	RCP
		NE	918.19	24"	RCP
CB-8	923.20	SE	916.89	24"	RCP
		SW	915.80	36"	RCP
		NW	915.80	36"	RCP
CB-9	924.30	SE	917.92	36"	RCP
		SW	919.77	12"	RCP
		NE	919.52	15"	RCP
		NW	917.92	36"	RCP
CB-10	924.30	SE	919.35	36"	RCP
		SW	920.07	15"	RCP
		N	919.63	30"	RCP
CB-11	924.30	S	924.01	30"	RCP
		E	924.01	18"	RCP
		W	924.01	18"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	920.31	CHISLED SQUARE ON BOX CULVERT HEAD WALL
BM-2	925.16	M.A.G. NAIL IN SIDEWALK ON EAST SIDE OF NORTH TOWNE ROAD

*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.

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

CLIENT:
FORWARD DEVELOPMENT GROUP LLC

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

DIGGERS HOTLINE
Toll Free (800) 242-8511

PROJECT:
WINDSOR CROSSING VILLAGE CENTER

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
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Design/Drawn: JK
Approved: TJS

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
C 1.0

JSD PROJECT NO 18-8515

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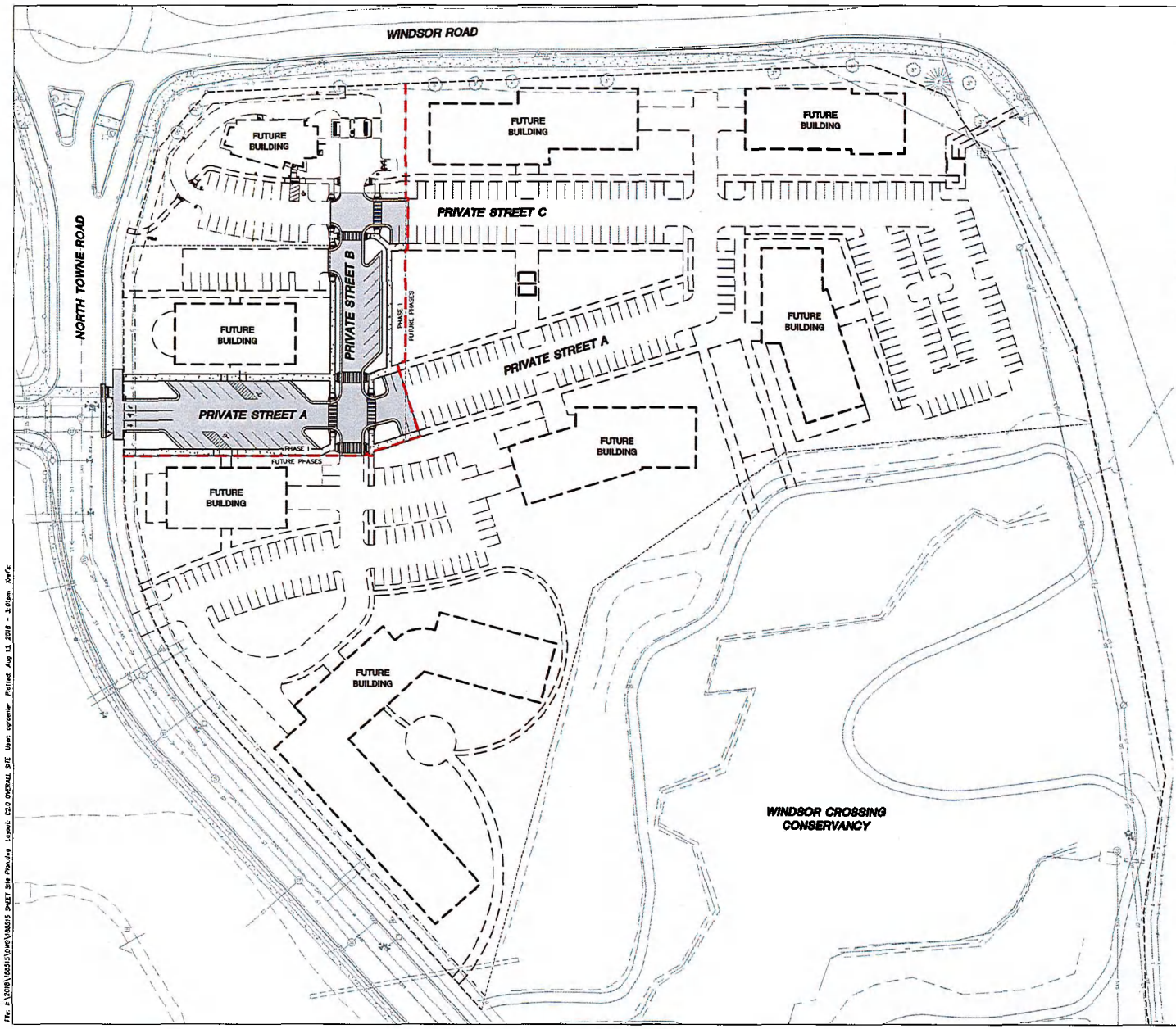
File: \\2018\188515\DWG\VIEW\188515 Exist(City Center).dwg Layout: Exist (Use) Plotted Aug 10, 2018 - 2:50pm kwes



LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- LOT PROPERTY LINE
- SETBACK
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- FUTURE EDGE OF CONCRETE
- FUTURE FACE OF CURB
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PHASE LINE

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPALITY REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
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.

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description
1	08/13/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CLH/CHG
Approved: WHD

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO 18-85.15

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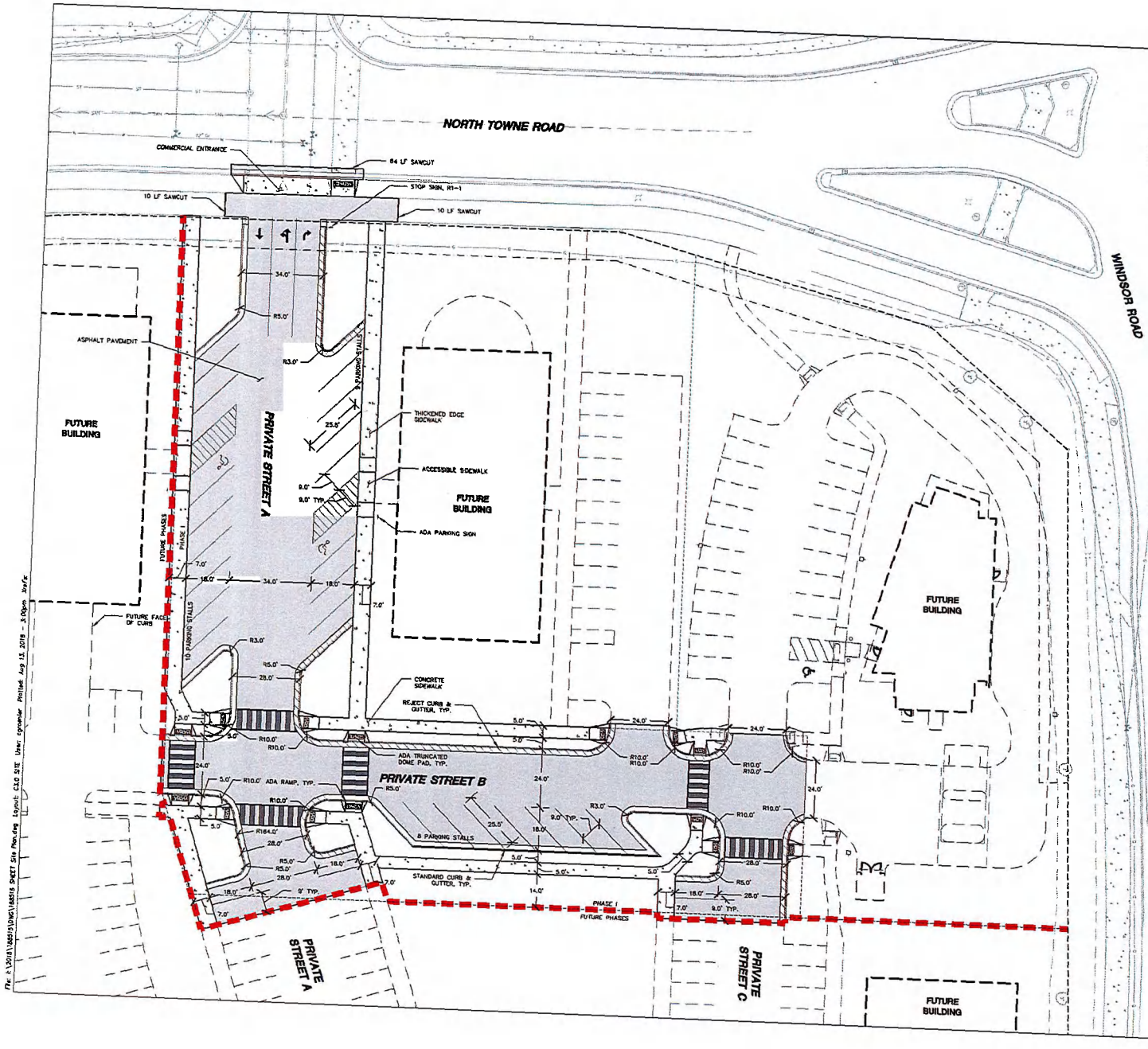
File: E:\2018\185515\DWG\185515 SHEET Site Plan.dwg Layout: C2.0 OVERALL SITE User: sgraeler Plotted: Aug 13, 2018 - 3:01pm Xref:



LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- LOT PROPERTY LINE
- SETBACK
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- FUTURE EDGE OF CONCRETE
- FUTURE FACE OF CURB
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PHASE LINE

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
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3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
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.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE MUNICIPALITY.
4. 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.
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
8. USE 4" WIDE, HIGH VISIBILITY WHITE LATEX PAINT FOR STALL LINES.
9. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
10. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
11. 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 WITH LATEX PAINT PER SPECIFICATIONS.
12. STOP SIGNS SHALL BE INSTALLED AT A HEIGHT OF SEVEN (7) FEET AT ALL CLASS B DRIVEWAY APPROACHES.

SITE INFORMATION BLOCK	
Site Addresses:	
Proposed Commercial Buildings:	NORTH TOWN ROAD, WINDSOR, WI 53598
Site Acreage (total)	2.3 ACRES (100,194 S.F.)
Disturbed Area	100,194 S.F.
Existing Site Zoning:	
Number of parking stalls above ground:	
Large Stall	
Accessible	24
Total Surface	2
Existing vs. Proposed Site Coverage:	26
Existing Impervious Surface Area	
Existing Pervious Surface Area	0 S.F.
Proposed Impervious Surface Area	100,194 S.F.
Proposed Pervious Surface Area	31,832 S.F.
Proposed Impervious Surface Area Ratio	68,282 S.F.
	0.318

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P. 608.848.5060

CLIENT:
FDG

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date	Description
1	08/13/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CLH/CHG
Approved: WHO

SHEET TITLE:
PHASE I SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 184515

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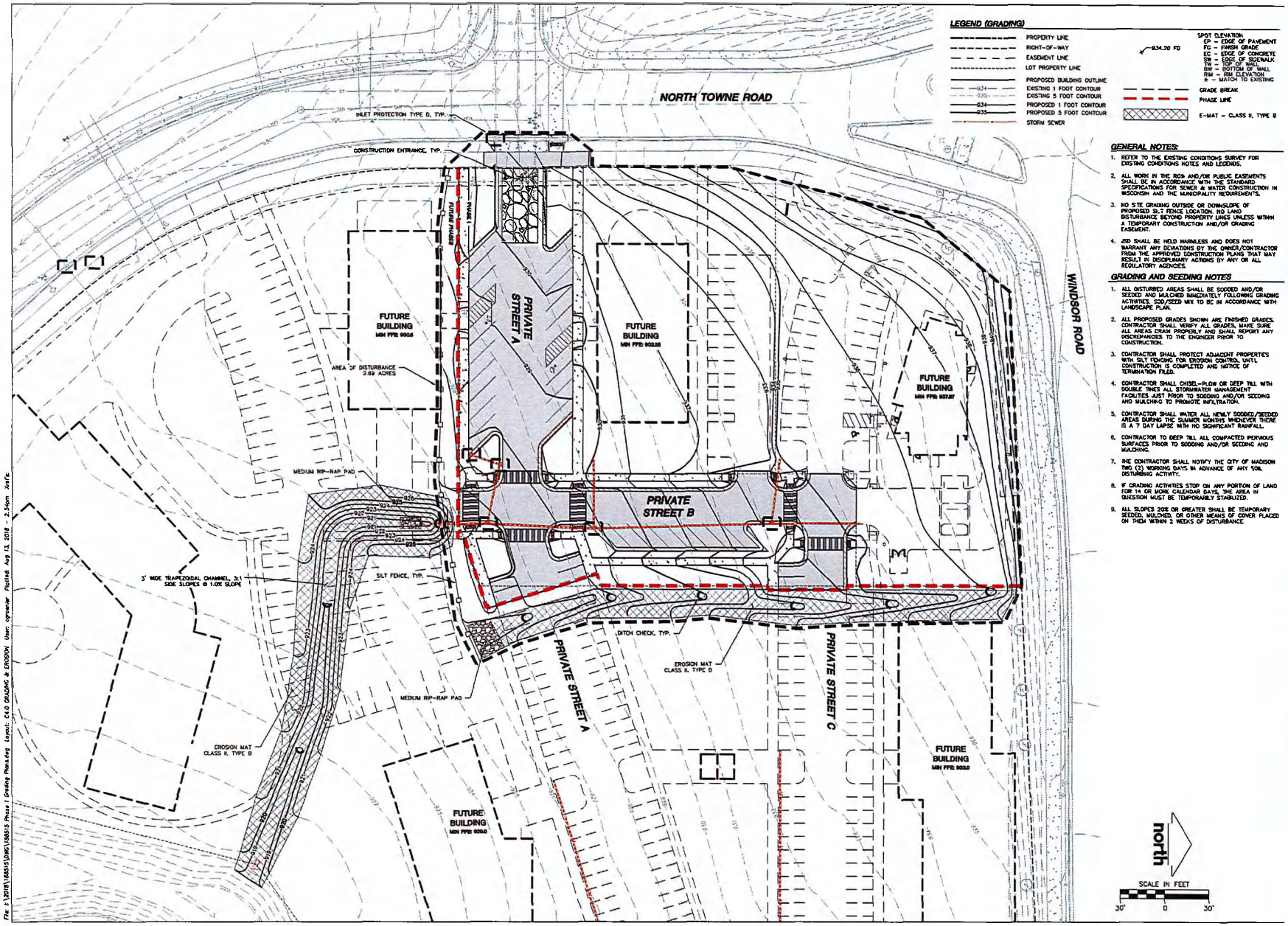
File: I:\2018\184515\DWG\184515 SHEET Site Planning Layout: C3.0 SITE User: cgraeber Plotted: Aug 13, 2018 - 3:00pm



LEGEND (GRADING)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- LOT PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- 934 EXISTING 1 FOOT CONTOUR
- 935 EXISTING 5 FOOT CONTOUR
- 934 PROPOSED 1 FOOT CONTOUR
- 935 PROPOSED 5 FOOT CONTOUR
- STORM SEWER
- 934.20 FG SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - SW – EDGE OF SIDEWALK
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - RIM – RIM ELEVATION
  - ± – MATCH TO EXISTING
- GRADE BREAK
- PHASE LINE
- E-MAT – CLASS II, TYPE B

GENERAL NOTES:

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GRADING AND SEEDING NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. 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.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

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P. 608.848.5060

CLIENT:

FDG

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	08/13/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CLH/CHG
Approved: WHD

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 184515

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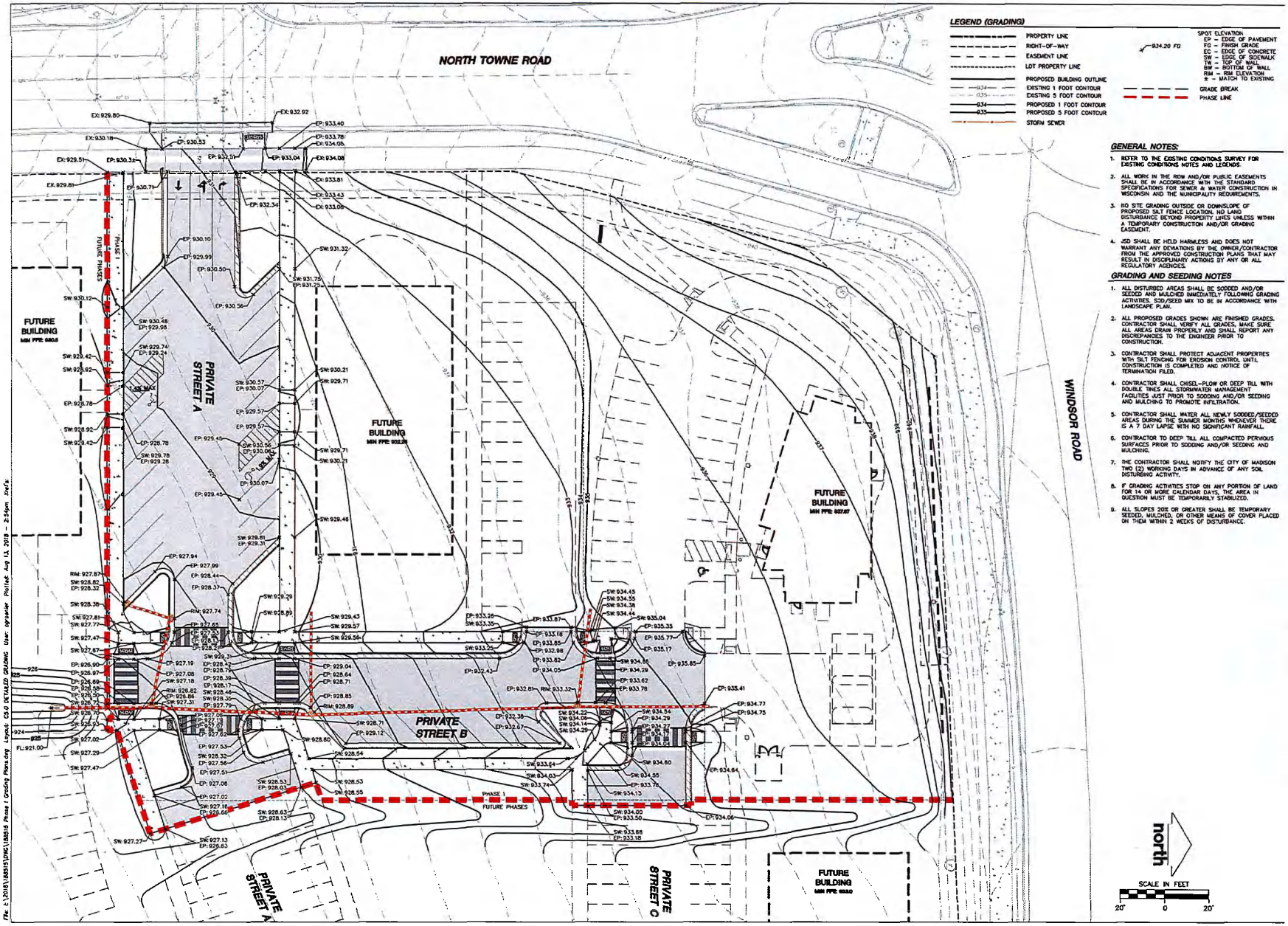
File: I:\2018\184515\DWG\184515 Phase I Grading Plans.dwg Layout: C4.0 GRADING & EROSION User: cgreuter Plotted: Aug 13, 2018 - 2:54pm Xref's:



LEGEND (GRADING)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- LOT PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- 934 EXISTING 1 FOOT CONTOUR
- 935 EXISTING 5 FOOT CONTOUR
- 934 PROPOSED 1 FOOT CONTOUR
- 935 PROPOSED 5 FOOT CONTOUR
- STORM SEWER
- 934.20 FG SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - SW – EDGE OF SIDEWALK
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - RIM – RIM ELEVATION
  - ± – MATCH TO EXISTING
- GRADE BREAK
- PHASE LINE

GENERAL NOTES:

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3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS WITHIN A TEMPORARY CONSTRUCTION AND/OR GRADING EASEMENT.
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.

GRADING AND SEEDING NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
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8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
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P. 608.848.5060

CLIENT:

FDG

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	08/13/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CLINCHC
Approved: WHD

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 18-0513

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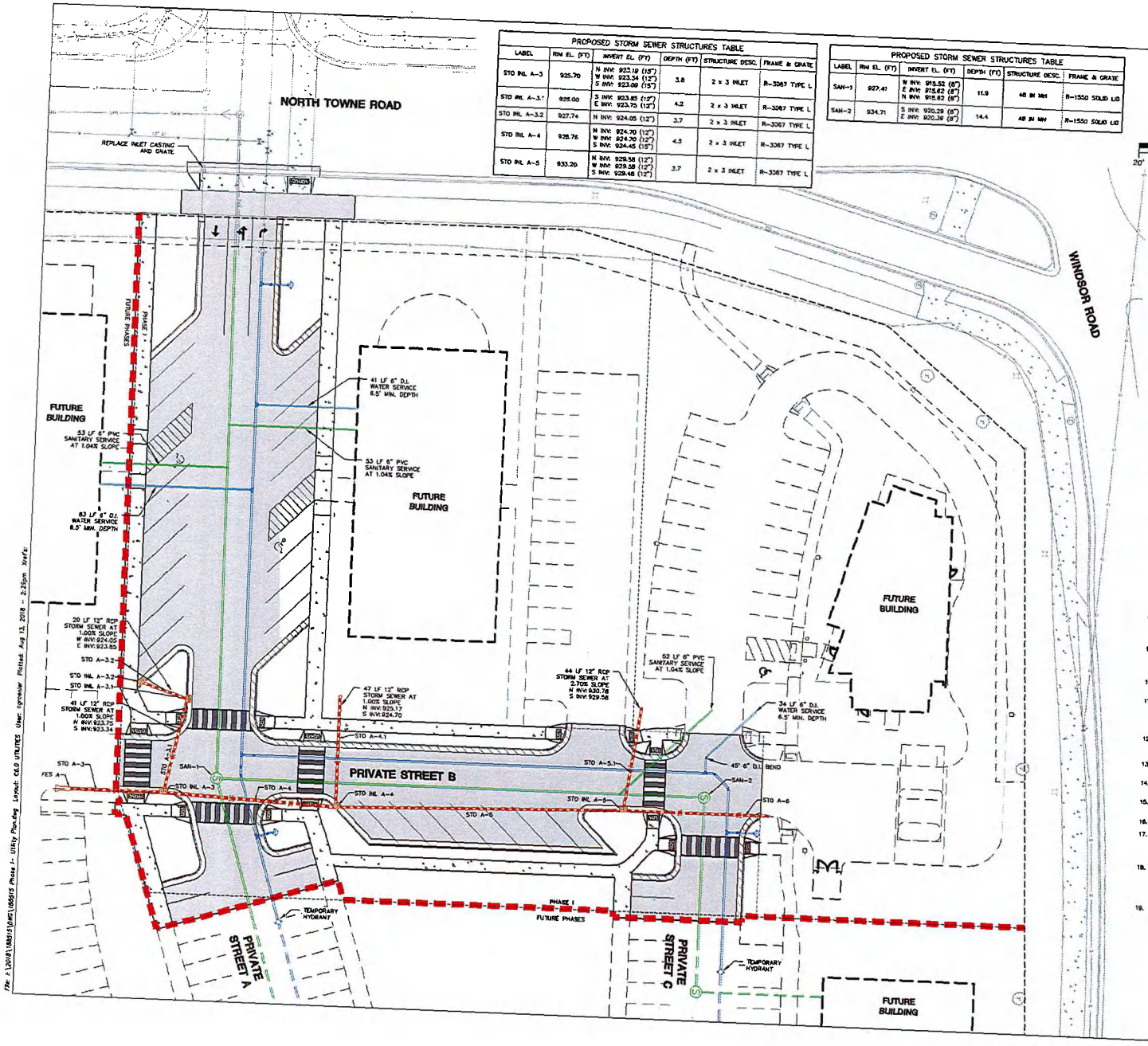
File: L:\2018\180513\DWG\180513 Phase I Grading Plans.dwg Layout: C5.0 DETAILED GRADING User: sprawler PlotTime: Aug 13, 2018 - 2:54pm Xref's:



PROPOSED STORM SEWER STRUCTURES TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO INL A-3	925.70	N INV: 923.19 (15") W INV: 923.34 (12") S INV: 923.00 (15")	3.8	2 x 3 INLET	R-3067 TYPE L
STO INL A-3.1	925.00	S INV: 923.85 (12") E INV: 923.75 (12")	4.2	2 x 3 INLET	R-3067 TYPE L
STO INL A-3.2	927.74	N INV: 924.05 (12")	3.7	2 x 3 INLET	R-3067 TYPE L
STO INL A-4	928.76	N INV: 924.70 (12") W INV: 924.70 (12") S INV: 924.45 (15")	4.5	2 x 3 INLET	R-3067 TYPE L
STO INL A-5	933.20	N INV: 929.58 (12") W INV: 929.58 (12") S INV: 929.48 (12")	3.7	2 x 3 INLET	R-3067 TYPE L

PROPOSED STORM SEWER STRUCTURES TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN-1	927.41	W INV: 915.52 (8") E INV: 915.62 (8") N INV: 915.62 (8")	11.9	48 IN MH	R-1550 SOLID LID
SAN-2	934.71	S INV: 920.29 (8") E INV: 920.39 (8")	14.4	48 IN MH	R-1550 SOLID LID

north

SCALE IN FEET

20' 0 20'

LEGEND (UTILITIES)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- LOT PROPERTY LINE
- FUTURE BUILDING OUTLINE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- FUTURE SANITARY SEWER
- FUTURE WATERMAIN

GENERAL NOTES:

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UTILITY NOTES:

1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
2. 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.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE 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.
7. 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.
8. 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.
9. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR SHALL CONTACT THE LOCAL MUNICIPALITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE LOCAL MUNICIPALITY WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
13. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
16. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(6)(B)4.A.
17. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 8' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
18. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.
19. MARK WATER, SANITARY, AND STORM WITH A 4"X4" PAINTED WOOD POSTS. WATER SHALL BE PAINTED BLUE AND SANITARY AND STORM SHALL BE PAINTED GREEN.

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P. 608.848.5060

CLIENT:

FDG

CLIENT ADDRESS:
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VERONA, WI 53593

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING
VILLAGE CENTER
PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	08/13/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CJH/CHG
Approved: WHD

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C6.0

JSD PROJECT NO: 18-6515

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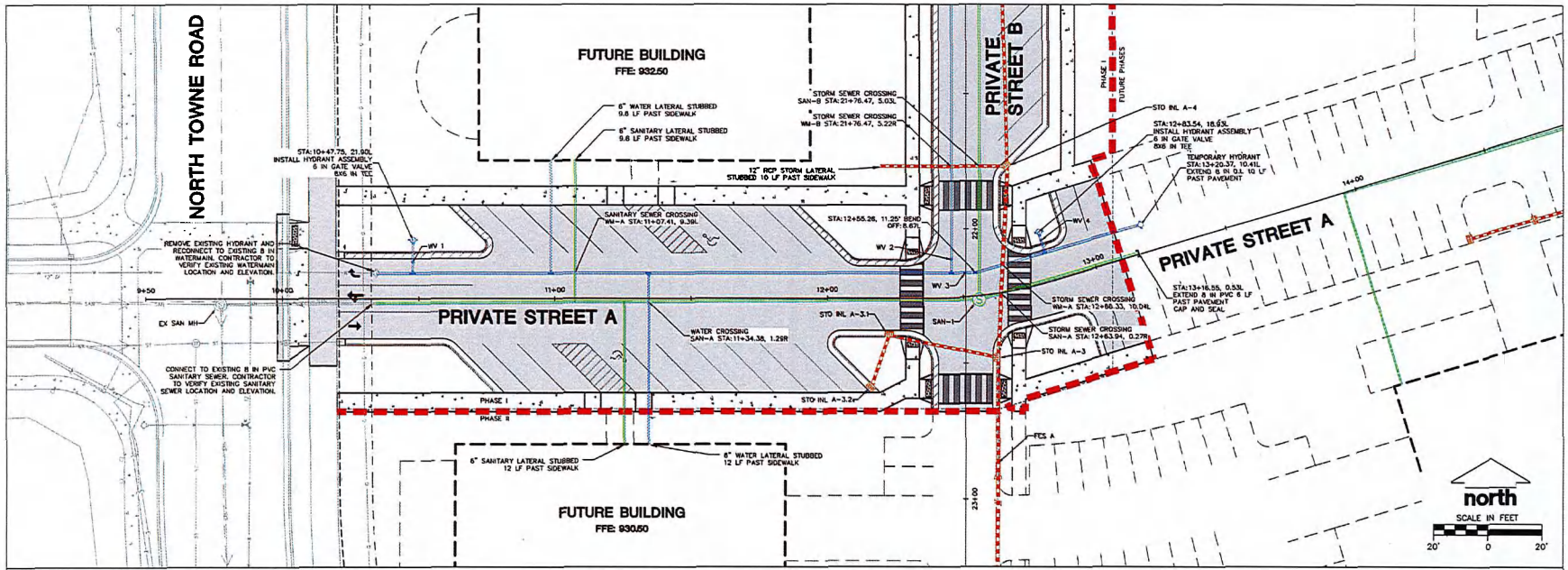
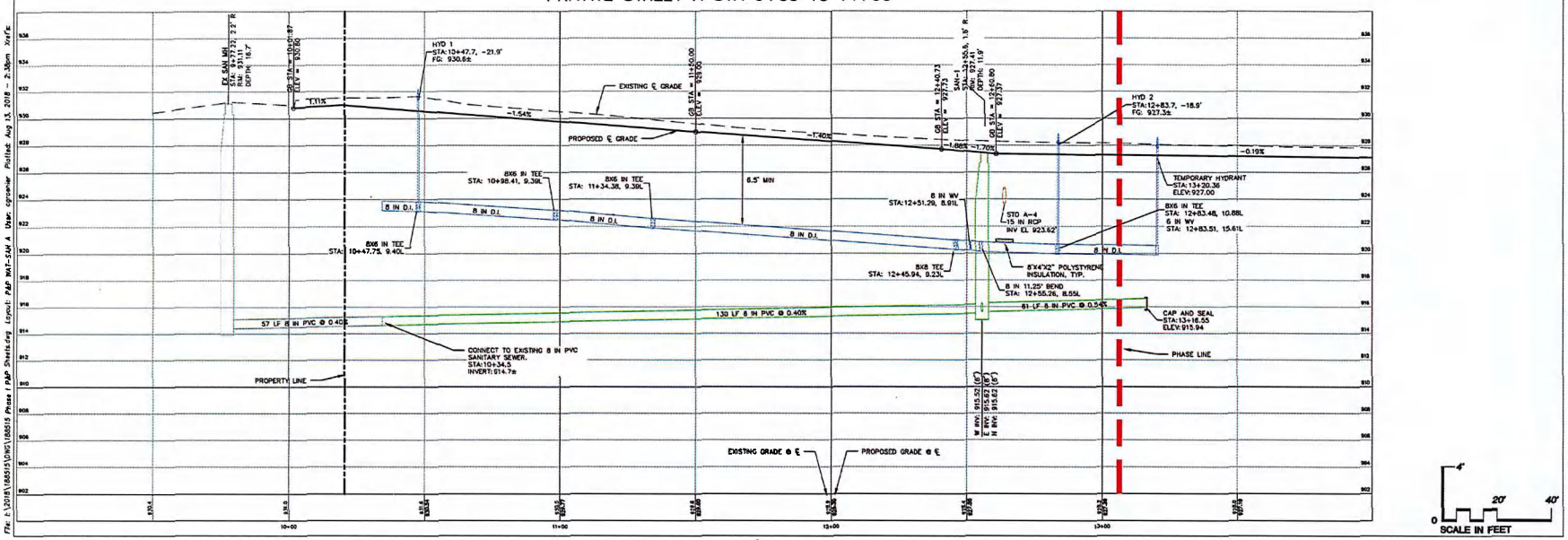


PRIVATE STREET A STA 9+00 TO 14+00



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CLIENT:
FORWARD DEVELOPMENT GROUP

CLIENT ADDRESS:
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VERONA, WI 53593

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE 1

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

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Design/Drawn: CHG/CJH
Approved: WHD

SHEET TITLE:
SANITARY & WATER P&P
PRIVATE STREET A
STA: 9+00 TO 14+00

SHEET NUMBER:
C7.0

JSD PROJECT NO: 18-0515

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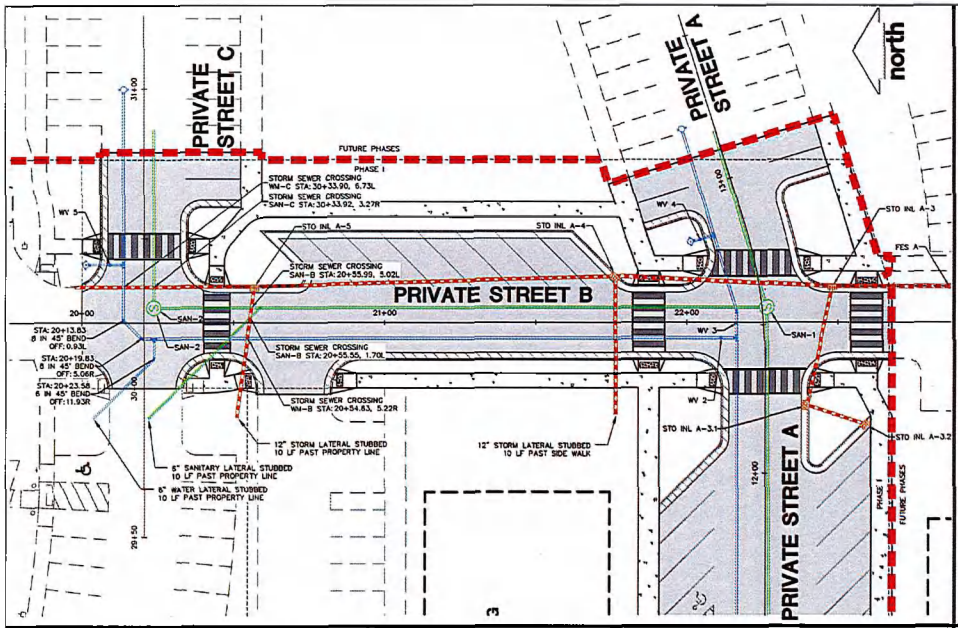
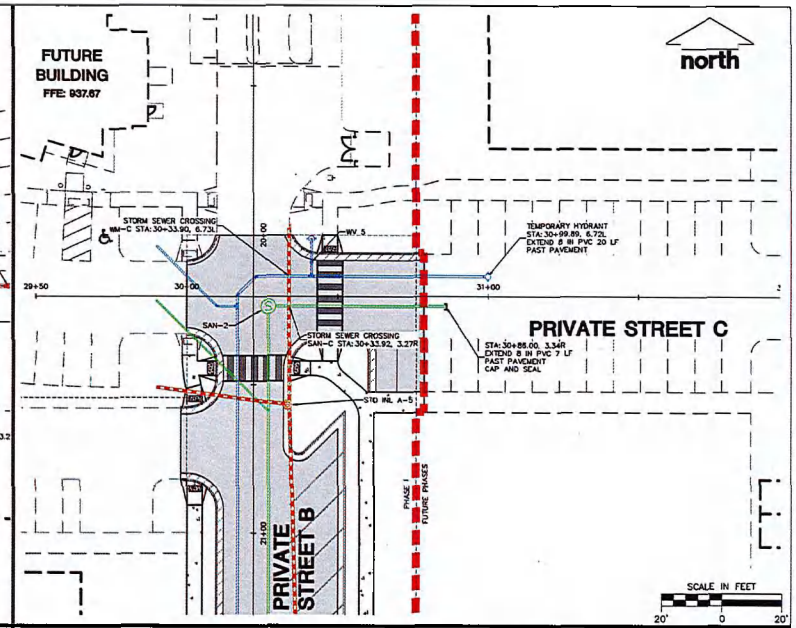
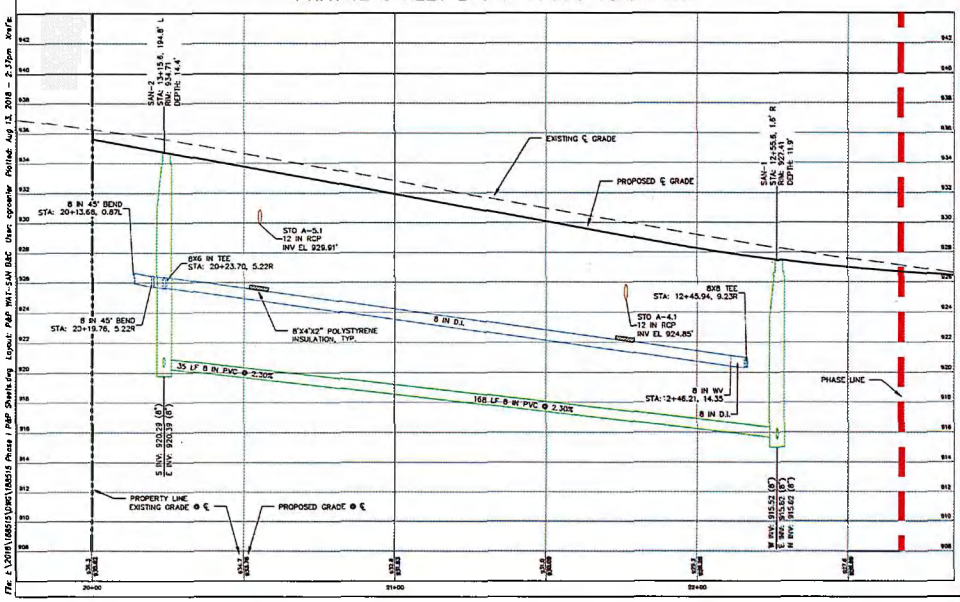
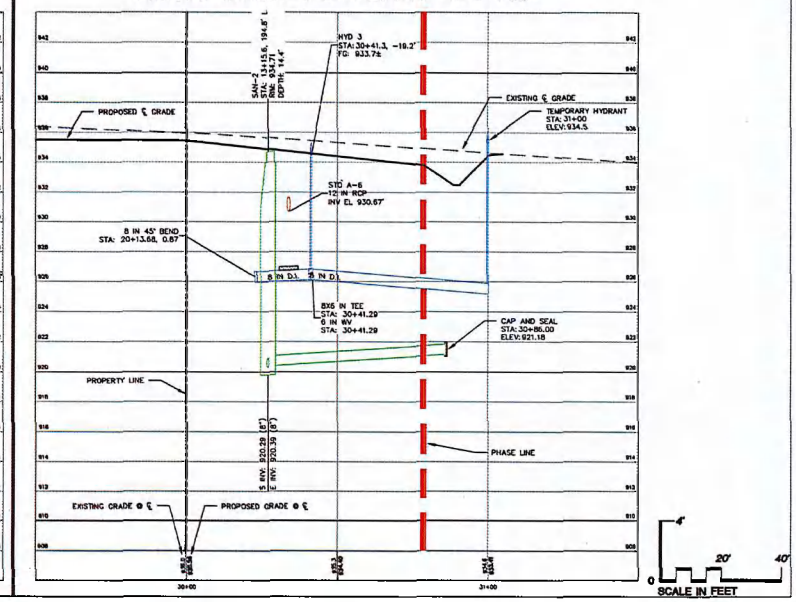




PRIVATE STREET B STA 19+75 TO 20+85



PRIVATE STREET C STA 29+40 TO 31+90



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CLIENT:
FORWARD DEVELOPMENT GROUP

CLIENT ADDRESS:
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VERONA, WI 53593

PROJECT:
WINDSOR CROSSING
VILLAGE CENTER
PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

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Design/Drawn: CHG/CLH
Approved: WHD

SHEET TITLE:
SANITARY & WATER P&P
PRIVATE STREET B
STA: 19+75 TO 20+85
PRIVATE STREET C
STA: 29+40 TO 31+90

SHEET NUMBER:
C7.1

JSD PROJECT NO: 184515

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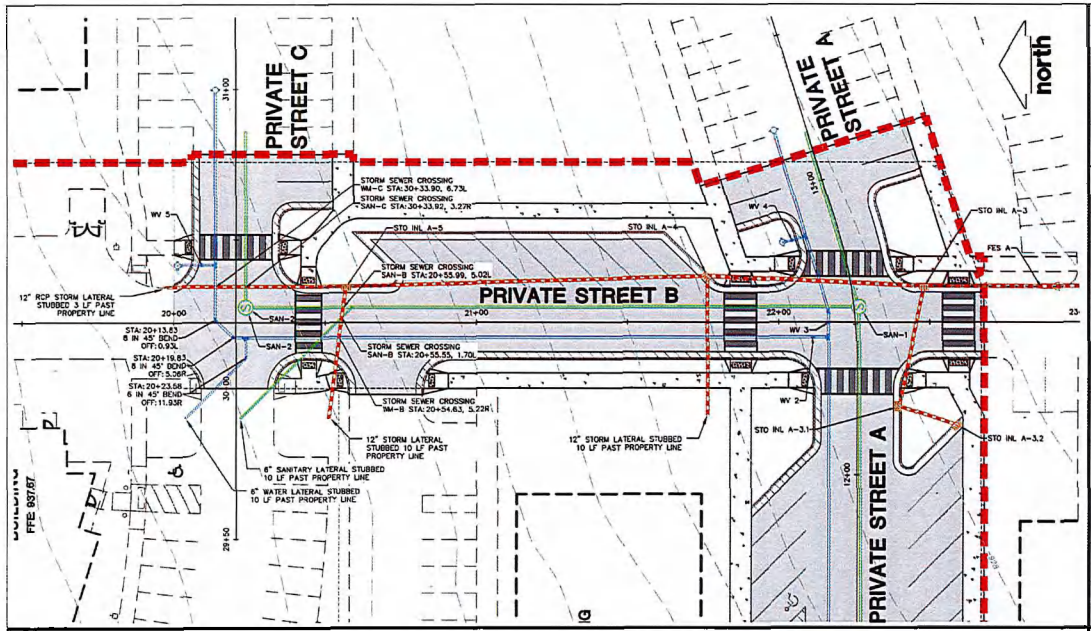
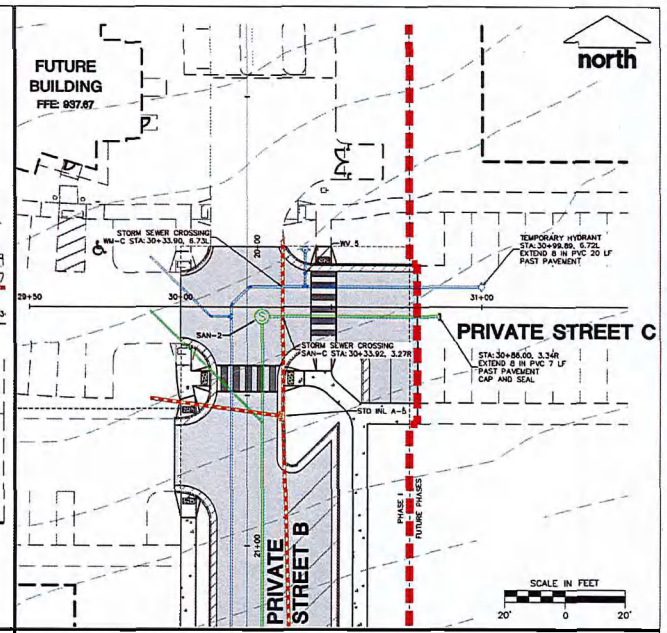
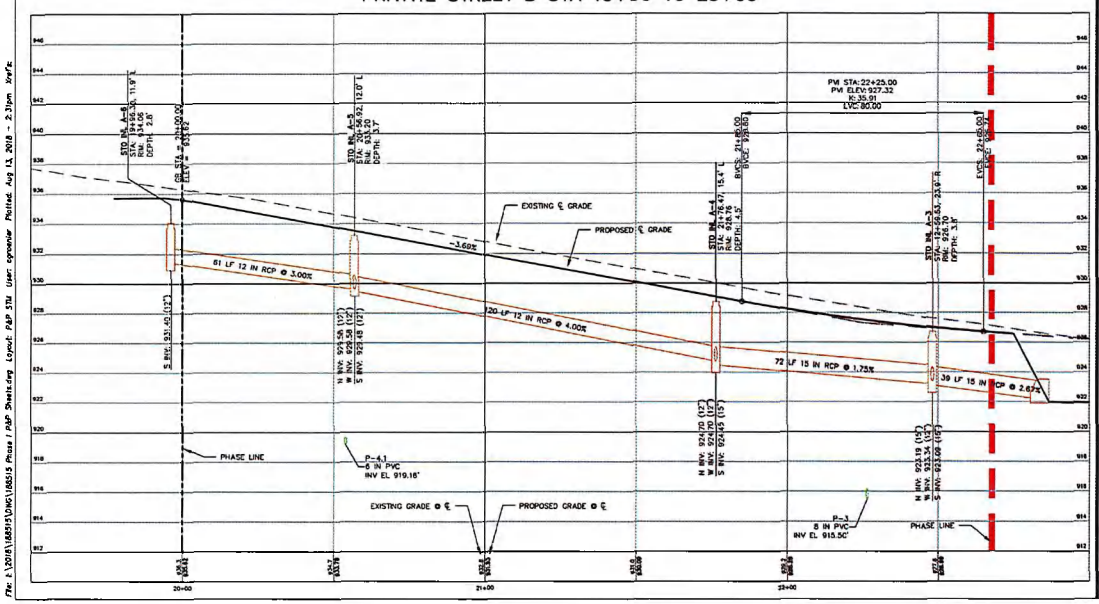
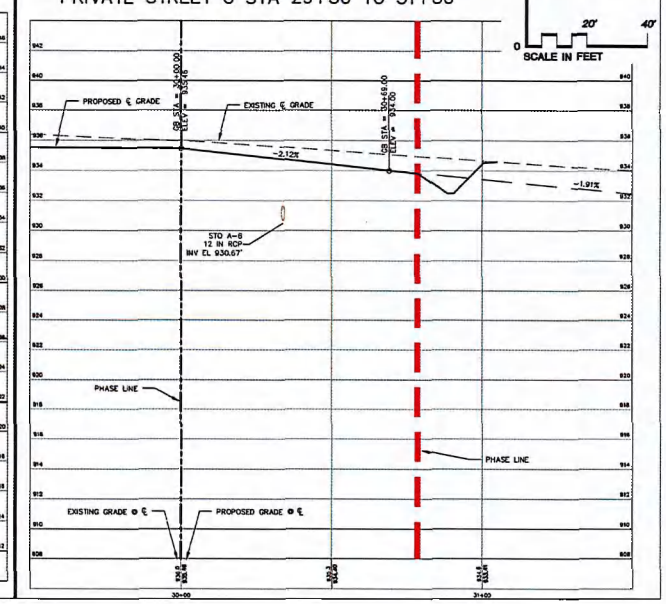




PRIVATE STREET B STA 19+50 TO 23+00



PRIVATE STREET C STA 29+50 TO 31+50



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CLIENT:
FORWARD DEVELOPMENT GROUP

CLIENT ADDRESS:
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VERONA, WI 53593

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

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1	08/30/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CHG/CLH
Approved: WHO

SHEET TITLE:
STORM SEWER & PAVING P&P PRIVATE STREET B & C
STA: 19+50 TO 23+00
STA: 29+50 TO 31+50

SHEET NUMBER:
C8.0

JSD PROJECT NO: 18-0515

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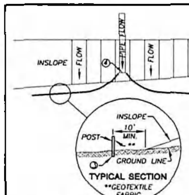
File: I:\2018\180515\DWG\180515 Prices / P&P Sheets.dwg Layout: P&P STM User: sgroenier Plotted: Aug 13, 2018 - 2:31pm VerFix

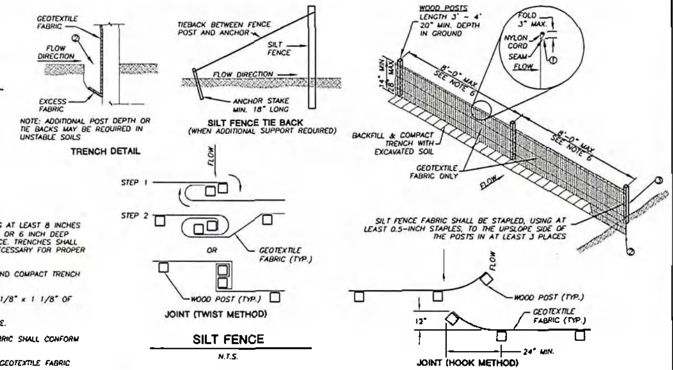


TYPICAL SECTION

**GEOTEXTILE FABRIC

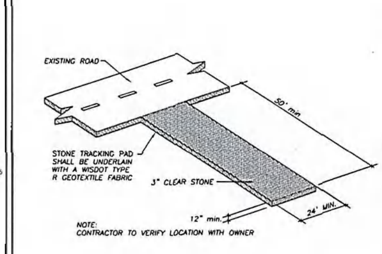
SILT FENCE ALONG SLOPES & OUTFALLS

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" 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 1/8" x 1 1/8" 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'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



SILT FENCE

N.T.S.



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

CONSTRUCTION ENTRANCE

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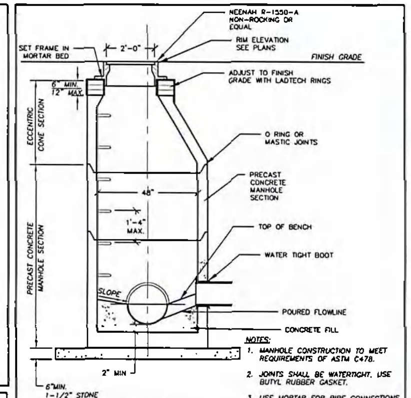
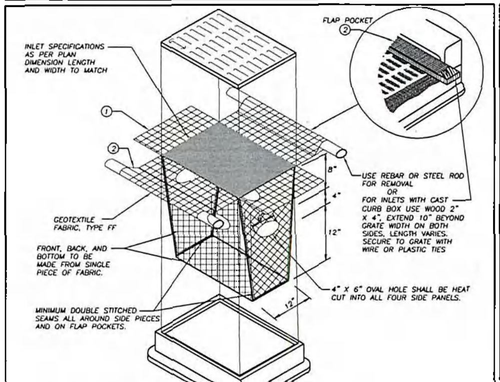


NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY MANHOLE

N.T.S.



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 THE 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 TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

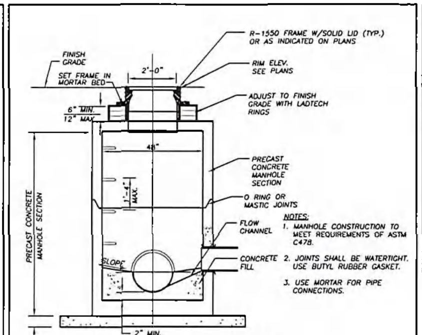
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" 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". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION, TYPE D

N.T.S.

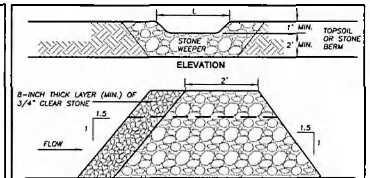


NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.

STORM MANHOLE

N.T.S.



1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.

STONE DITCH CHECK

N.T.S.

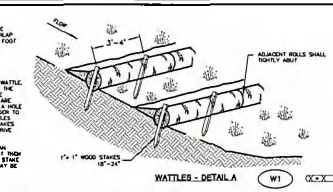
DETAIL A NOTES:

INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

A 25 FOOT WATTLE USES 6 STAKES
A 20 FOOT WATTLE USES 5 STAKES
A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.



WATTLES - DETAIL A (W1)

GENERAL WATTLE INSTALLATION NOTES:

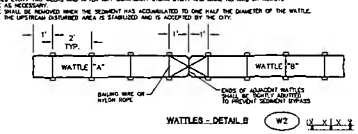
1. THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
2. WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
6. WATTLES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
7. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.

RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.

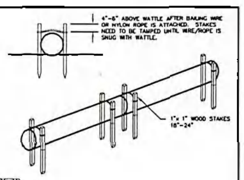
8. SPACING FOR SLOPE INSTALLATIONS SHOULD BE:
   - 1:1 SLOPES = 15 FEET APART
   - 2:1 SLOPES = 30 FEET APART
   - 3:1 SLOPES = 45 FEET APART
   - 4:1 SLOPES = 60 FEET APART, ETC.
9. STAKING: USE WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE. 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.

WATTLE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.



WATTLES - DETAIL B (W2)



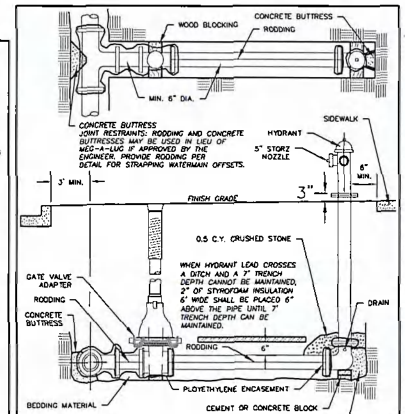
DETAIL B NOTES:

INSTALLATION:
STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE, LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

EROSION WATTLE

N.T.S.



TYPICAL HYDRANT AND VALVE

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FDG

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	08/13/2018	SIP PLAN SUBMITTAL
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Design/Drawn: CLH/CHG
Approved: WHD

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C9.0

JSD PROJECT NO: 18-8515

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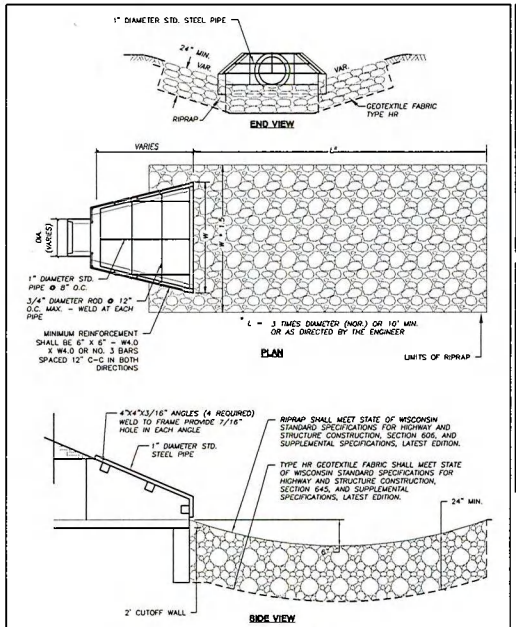

APRON ENDWALL WITH GRATE

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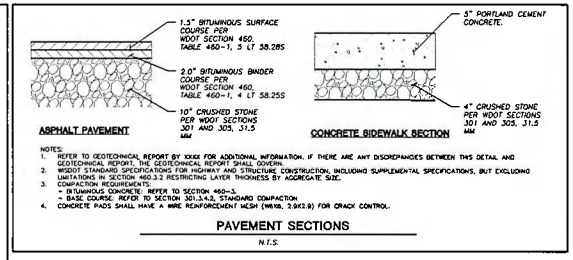
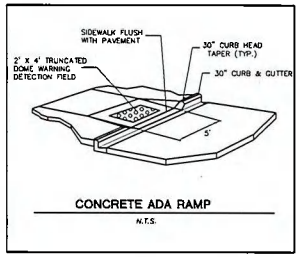


NOTES:
1. REFER TO GEOTECHNICAL REPORT BY XXXX FOR ADDITIONAL INFORMATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
3. COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
4. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (WW16, 3.9X3.9) FOR CRACK CONTROL.

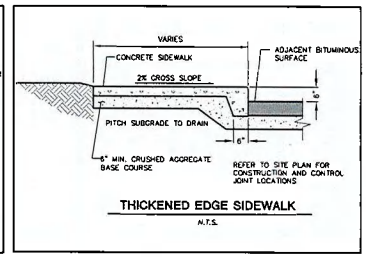
PAVEMENT SECTIONS

N.T.S.



CONCRETE ADA RAMP

N.T.S.



THICKENED EDGE SIDEWALK

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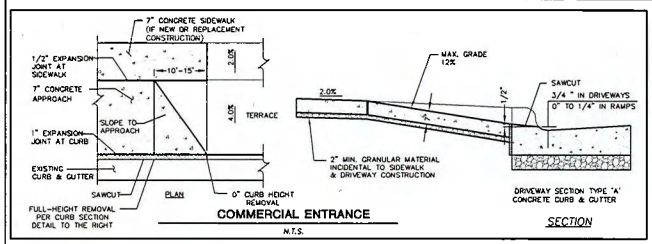

COMMERCIAL ENTRANCE

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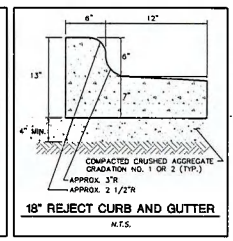

18" REJECT CURB AND GUTTER

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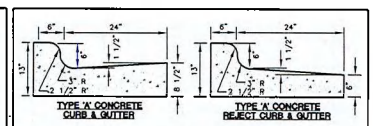

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

30" CONCRETE CURB AND GUTTER

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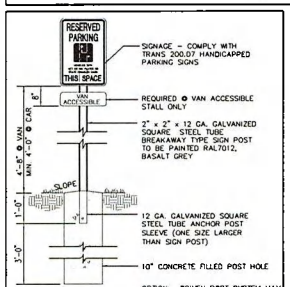
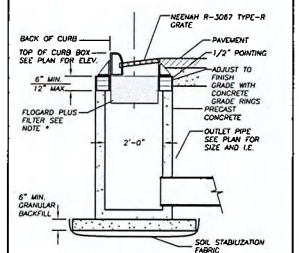


ADA PARKING STALL SIGN

N.T.S.



* INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS. DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579-6819.

CURB INLET

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VERONA, WI 53593

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
WINDSOR CROSSING VILLAGE CENTER PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	09/13/2016	SIP PLAN SUBMITTAL
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Design/Drawn: CLH/CHD
Approved: WHD

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C9.1

JSD PROJECT NO: 184515

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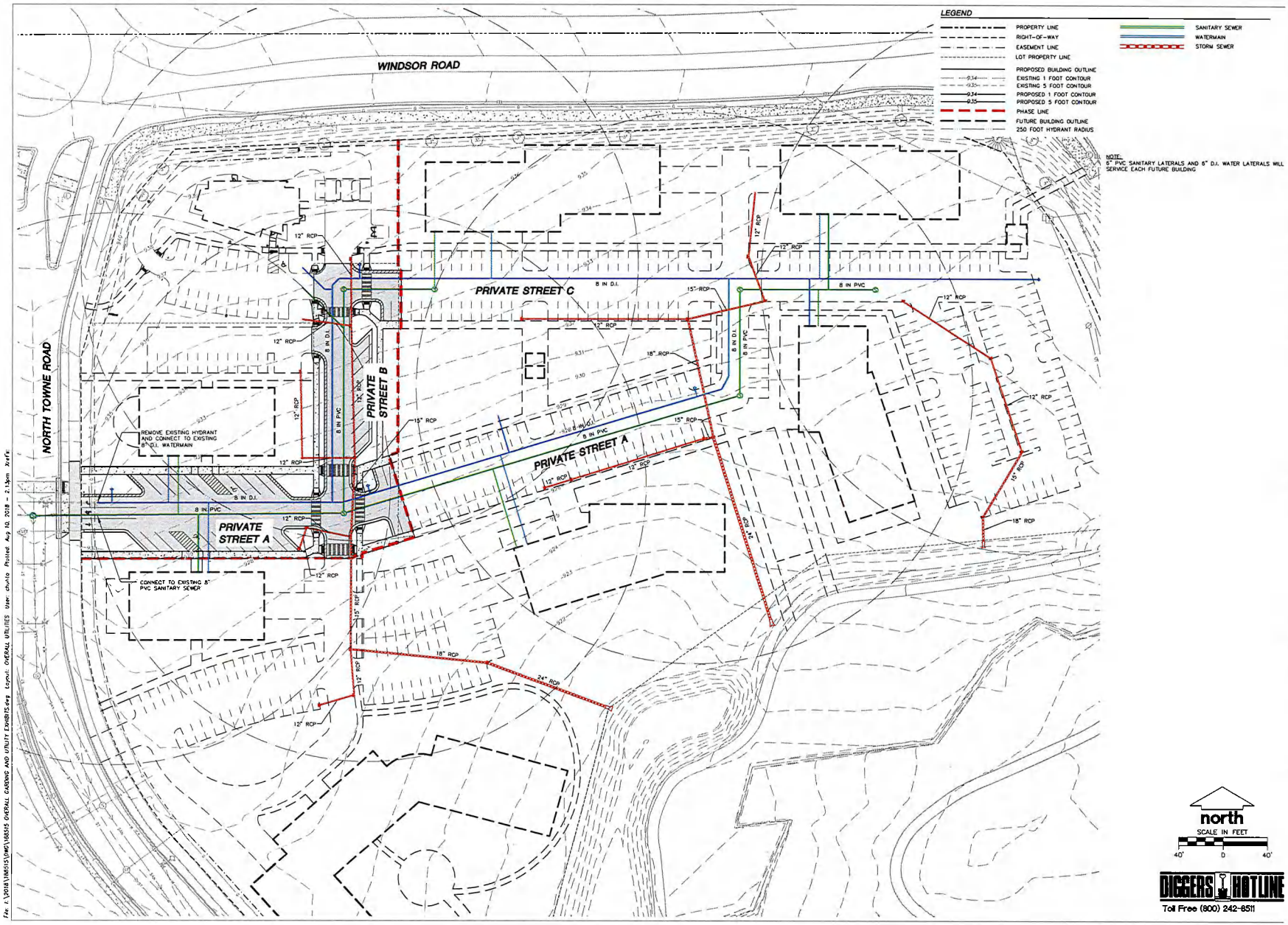

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P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
WINDSOR CROSSING
VILLAGE CENTER
PHASE I

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WI

PLAN MODIFICATIONS:

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Design/Drawn:
Approved:

SHEET TITLE:
OVERALL UTILITY EXHIBIT

SHEET NUMBER:
EX1.0

JSD PROJECT NO: 18-8515

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VILLAGE OF WINDSOR

PLAN COMMISSION MEETING

Minutes

September 13, 2018

1. CALL MEETING TO ORDER AND ROLL CALL.

Meeting convened by Vice-Chairperson LeGore at 5:00 p.m. Commissioners present: Dave Gaustad, Jeff Heisig, Kay Hoffman, and Bill LeGore. Commissioners absent: Tim Lange, Brad Mueller, and Bob Wipperfurth.

Others present: Director of Planning and Development Amy Anderson Schweppe, Village Deputy Administrator/Director of Economic Development Jamie Rybarczyk, and Village Attorney Bill Cole.

2. RECITATION OF THE PLEDGE OF ALLEGIANCE.

The flag pledge was led by Commissioner Gaustad.

3. ANNOUNCEMENTS.

None.

4. APPEARANCES BEFORE THE PLAN COMMISSION.

None.

5. MINUTES FROM AUGUST 9, 2018.

A motion was made by Commissioner Gaustad, seconded by Commissioner Hoffman, to approve the Minutes of August 9, 2018, as presented. Motion carried with a 4-0 vote.

6. PUBLIC HEARING.

6.a. Kevin Acker (d/b/a Pleasant Hill Estates, LLC) Requests A Rezone From R-3 (Single Family Residential District) To R-4 (Single Family Residential District)

DRAFT

For: Lots 28-31, 41-44 And 63-66 Of The Plat Of Pleasant Hill Estates & Lot 326 Of The Plat Of Wolf Hollow At Pleasant Prairie Creek.

6.b. William Kippley (d/b/a Kippley Rental Properties, LLC) Requests A Conditional Use Permit For A Caretaker Residence At 7646 Conifer Ct., DeForest.

Vice-Chairperson LeGore read the above announcements.

7. OLD BUSINESS.

7.a. Plan Resolution 2018-20 Ratification Of Plan Resolutions 2017-08, 2017-09, And 2017-10 For The 2018 Covered Bridge Project On Lots 1, 2 And 3 Of The Plat Of Bear Tree Farms In Section 28 Of The Village Of Windsor, Dane County.

A staff report was provided by Village Deputy Administrator/Director of Economic Development Rybarczyk.

The Plan Commission has seen and approved the Covered Bridge Development Phase 1 concept. Work has been going on for a year. Attorney Connie Anderson, who, as Windsor's attorney, has a history with this project, was unable to attend the meeting. She felt it was in the Village Plan Commission's interest to ratify its prior approval of Resolutions 2017-08, 2017-09, and 2017-10. This will go before the Village Board on October 16 for final review. The only different thing from a year ago will be the phasing. The developer was going to go from west to east. Now the developer will go from east to west. The reason for that is because the old Phase 4 included the clubhouse and a lot of the amenities. The developer has found if the amenities are in the first phase the project goes quicker. Work will be done in 2018 and 2019, with occupancy in 2020—a year to a year and a half following the start of construction. They still have their access points onto Pederson Crossing Boulevard and Warner Farm Drive. They will be asking the Village Board for a temporary access onto Windsor Road.

There were no representatives on behalf of the developer present because of a scheduling conflict.

A motion was made by Commissioner Heisig, seconded by Commissioner Hoffman, to approve Resolution 2018-20, Ratification Of Plan Resolutions 2017-08, 2017-09, And 2017-10 For The 2018 Covered Bridge Project On Lots 1, 2 And 3 Of The Plat Of Bear Tree Farms In Section 28 Of The Village Of Windsor, Dane County. Motion carried with a 4-0 vote.

8. NEW BUSINESS.

8.a. Kevin Acker (d/b/a Pleasant Hill Estates, LLC) Requests A Rezone From R-3 (Single Family Residential District) To R-4 (Single Family Residential District)

DRAFT

For: Lots 28-31, 41-44 and 63-66 Of The Plat Of Pleasant Hill Estates And Lot 326 Of The Plat Of Wolf Hollow At Pleasant Prairie Creek.

Vice-Chairperson LeGore opened the public hearing at 5:10 p.m.

A staff report was provided by Director of Planning and Zoning Anderson Schweppe.

Petitioner is requesting a rezone from R-3 to R-4 for Lots 28-31, 41-44, 63-66 of the Plat of Pleasant Hill Estates and Lot 326 of the Plat of Wolf Hollow at Pleasant Prairie Creek. The purpose is to allow flexibility with the building envelopes by allowing reduced front yard and side yard setbacks. It will allow the builders to build homes with larger footprints.

This is consistent with the Windsor Code of Ordinances and zoning. It will have no impact on Windsor's Comprehensive Plan.

Kevin Acker added that it will allow for bigger backyards.

Vice-Chairperson LeGore closed the public hearing at 5:12 p.m.

A motion was made by Commissioner Gaustad, seconded by Commissioner Heisig, the approve Resolution 2018-17 Recommending Conditional Approval Of The Rezone Regarding Lots 28-31, 41-44, 63-66 Of The Plat Of Pleasant Hill Estates And Lot 326 Of The Plat Of Wolf Hollow At Pleasant Prairie Creek, In The Village Of Windsor. Motion carried with a 4-0 vote.

8.b. Plan Resolution 2018-18 William Kippley (d/b/a Kippley Rental Properties, LLC) Requests A Conditional Use Permit For A Caretaker Residence At 7646 Conifer Ct., DeForest.

Vice-Chairperson LeGore opened the public hearing at 5:15 p.m.

Director of Planning and Zoning Anderson Schweppe provided a staff report.

The subject property contains a multi-tenant building with leased units to various businesses and hobbyists. There are also self-storage units with U-Haul rentals. Due to the frequent access by customers, a caretaker is required on the property 24 hours a day, 7 days a week.

The petitioner's request focuses on a caretaker residence located within the multi-tenant building. The exterior of the multi-tenant building and principal use of the subject property will not change. Interior remodeling will be required subject to approval by the Village Building Inspector and DeForest Windsor Fire & EMS departments. The addition of a caretaker residence is an allowable use in the C-2 District.

Staff has recommended approval.

Vice-Chairperson LeGore closed the public hearing at 5:17 p.m.

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Commissioner Heisig added that the approval expires upon sale of the property.

A motion was made by Commissioner Hoffman, seconded by Commissioner Gaustad, to approve Resolution 2018-18 Recommending Conditional Approval Of The Conditional Use Permit For Caretaker Residence At 7646 Conifer Court, In The Village Of Windsor. Motion carried with a 4-0 vote.

8.c. Plan Resolution 2018-19 Summit Credit Union Requests Approval Of A Site Plan For The Construction Of A Retail Financial Institution At The Corner Of Windsor Road And North Towne Road, In The Village Of Windsor.

A staff report was provided.

The petitioner is requesting discussion and action by the Plan Commission for a site plan review for Summit Credit Union, which would be located on Lot 1 of a redivision of Lot 1 of CSM 14307. The development will be accessed from North Towne Road by two private streets. The design of the private streets complies with the requirements of the Code.

The petitioner is proposing, among other things:

- A one-story building with a walk-in lobby and detached drive-through teller;
- 22 parking stalls (including one ADA accessible parking stall) for employees and customers;
- Storm sewer facilities directing stormwater to the regional infiltration and detention basins;
- A landscaped retaining wall on the north property line;
- Monument sign on the southwest property line;
- Pedestrian sidewalk connection to North Towne Road on the west property line;
- 5 light poles on the property.

There will be approximately 15 employees. Hours of operation would be Monday through Thursday 9:00 a.m. to 5:00 p.m., Friday 9:00 a.m. to 6:00 p.m., and Saturday from 9:00 a.m. to 12:00 p.m. Teller hours would be expanded on all days. The petitioner estimates 100 walk-in customers and 200 drive-through customers daily.

Windsor recommended that the proposed pedestrian sidewalk align with the multi-path pedestrian crossing at the roundabout of North Towne Road.

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Petitioner responded that it was proposed this way because of ADA.

Windsor withdrew its recommendation.

Windsor staff recommended a discussion regarding the benefit of one monument sign identifying the businesses within the commercial area versus individual monument signs on each lot. The word "Windsor" will be required on either monument sign.

There was a discussion regarding fences/retaining walls over utility easements. The retaining wall will need to be relocated. The Engineer had no objection to the stormwater management plan.

Greg Polacheck was present representing Summit Credit Union. He introduced others on his team: Peter Tan from Strang on behalf of the design and Austen Conrad. Konner Kearney was present on behalf of FDG. Bill Dunlop was also present.

Mr. Polacheck stated he was pleased to be before the Windsor Plan Commission. They have worked hard on the building plan. The project is in the TIF District, but they will not seek any dollars to do the project.

Peter Tan described the slides of the project. The building will be at the corner of Windsor Road and North Towne Road. He showed the building elevations and explained the sample building materials he brought. There will be no rooftop mechanicals.

Since the original survey was done, some of the utilities have been involved. There is cabling in the right-of-way. There was discussion regarding moving the retaining wall and the building to stay in the easement.

Bill Dunlop explained access of the site from North Towne Road. There will be a single lane coming in and two lanes going out onto private streets. He explained their reasoning for angular parking versus straight-in parking. This was done for space reasons and safety and ease of access.

Village Deputy Administrator/Director of Economic Development Rybarczyk stated that Windsor's ordinance prohibits angular parking on two-way drives.

Village Attorney Cole asked if there was a practical reason why it could not be 90 degree parking.

Konnor Kearney stated it was from a safety and circulation standpoint and getting additional parking spots. Using 90 degree parking could cause congestion issues. Angular parking improves the circulation and safety.

Village Attorney Cole stated that 90 degree parking is mandatory. There is nothing that would preclude it from being 90 degree parking.

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Konnor Kearney responded the intent was to gain the additional parking stalls.

Bill Dunlop said they are dealing with grade issues. Parking at 45 degrees would have a narrower footprint. This would allow people to pull into the parking spaces fairly efficiently.

Village Attorney Cole again said we are dealing with a code that says 90 degrees. Can the developer do 90 degrees?

The response was that the parking will have to be addressed.

Village Attorney Cole stated, if the applicant could conform to the code, it should conform. If it is impossible, then the Plan Commission could approve a waiver of the parking and allow it to proceed. It is up to the applicant to provide reasonable justification for the parking.

Konnor Kearney said, with the grade issues, the angle parking can push the sidewalk closer to the street and shift the building and gain more parking spaces.

Commissioner Hoffman had a question regarding the lot on the north side of the road. She asked where the main entrance of the Summit building would be.

Konnor Kearney responded it would be on the north side.

Commissioner Heisig stated that the ordinance should be for the best use of the site – instead of mandatory 90 degree parking.

Commissioner Gaustad felt this might be a good time to take a look at that ordinance.

Mr. Dunlop added that they can narrow the access drive.

Village Deputy Administrator/Director of Economic Development Rybarczyk stated the Plan Commission could make a recommendation of approval for Resolution 2018-19 and make a secondary motion that the Village Board look at this ordinance based on the comments made based on industry standards and safety standards. All were in agreement that the ordinance is outdated.

Discussion on signs followed. Peter Tan showed the location of the sign.

Mr. Polacheck indicated they would have a monument sign at North Towne Road and the entrance and another at the northeast quadrant and the freeway that marks the overall property. They would like to maintain visibility with signage on North Towne Road.

Konnor Kearney added that they envision monument signage.

Mr. Polacheck said the sign would say "Summit At Windsor Crossing".

DRAFT

Village Deputy Administrator/Director of Economic Development Rybarczyk stated they have been working with FDG. Windsor does not want to see every single user on Windsor Road having a monument sign. It is in Windsor's best efforts to try to work this out that there is one sign for the whole development. All of the big players would have signage under this. FDG is not at that point, but Summit is here today. Staff would like to see consolidation in monument signs.

Village Attorney Cole added that a communal monument sign is preferred.

Commissioner Heisig stated there is something about being first. This is what you get. If they have exposure on that road, a sign would make sense.

Vice-Chairperson LeGore said whether there was a monument sign location would be in the context of the site.

Vice-Chairperson LeGore read the Public Comment Sign-Up sheet registrants that Bill Dunlop supported the application, as did Peter Tan, Austen Conrad, and Greg Polacheck.

A motion was made by Commissioner Hoffman, seconded by Commissioner Heisig, to move forward with the Village Board to look at the ordinance. She also would like the Village Board to pass along the signage issue to discuss with the developer and Summit what kind of signage would be allowed in that development. What we would be approving would be Resolution 2018-19. As part of the motion, she would also like the Village Board to make a final determination on the parking and signage. Commissioner Heisig would like to pass on whether the Plan Commission liked the sign or whether it did not like the sign. Commissioner Heisig recommended to include a monument sign. Vice-Chairperson LeGore asked what the Plan Commission's recommendation was for the sign. Chairperson Hoffman indicated she would stay with her original motion.

Village Attorney Cole stated the Plan Commission could move to approve Resolution 2018-19 regarding approval of the site plan with the parking as shown on the site plan. They could recommend to the Village Board that it consider amending the parking restriction. They could also recommend to the Village Board that it give consideration as to whether or not one communal sign would be preferable to one monument sign.

Commissioner Hoffman stated she was going to go with her original motion with the monument sign.

Commissioner Gaustad said there could be a communal sign but also approve them to have this sign as well.

Vice-Chairperson LeGore agreed. The Plan Commission is recommending approval of the site plan but have items brought to the Village Board with respect to the parking on the development

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site and an overall sign as well as an individual sign. The motion maker and second agreed to the revision of the motion. Motion carried with a 4-0 vote.

9. ADJOURNMENT.

At 6:15 p.m. a motion was made by Commissioner Gaustad, seconded by Commissioner Hoffman, to adjourn the Plan Commission meeting. Motion carried with a 4-0 vote.

Respectfully submitted,
Ellen G. Teed
Ellen G. Teed
Recording Secretary

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