VILLAGE OF WINDSOR
BOARD RESOLUTION 2019-74

APPROVAL OF A CERTIFIED SURVEY MAP, SITE PLAN AND EXTENSION OF NORTH TOWNE ROAD ALL FOR PROPERTY LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 29,
IN THE VILLAGE OF WINDSOR, DANE COUNTY

WHEREAS, Forward Development Group (the "Petitioner") on behalf of the Windsor Community Development Authority (the "Owner") requests approval of a Certified Survey Map and Site Plan for property located in the SE ¼ of the SE ¼ of Section 29 in the Village of Windsor; and

WHEREAS, the Plan Commission recommended approval of a Certified Survey Map and Site Plan in Plan Commission Resolution 2019-12; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the Petitioners' request for Certified Survey Map and Site Plan and prepared a Staff Report dated July 12, 2019 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of information presented at the Plan Commission meeting, the Public Hearing, and the Staff Report, the Village Board approves of the Certified Survey Map and Site Plan, subject to the conditions specified in the Staff Report and as set forth herein.

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

The Village of Windsor Board **Approves** the Certified Survey Map, Site Plan and extension of North Towne Road for Forward Development Group located at the SE ¼ of the SE ¼ of Section 29 in the Village of Windsor, subject to the following conditions:

1. Certified Survey Map
   a. The Petitioner shall address the technical and recommended comments set forth in the Village Staff Comments section of the Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
   b. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deed's office.
   c. The payment of Fees in Lieu of Parkland Dedication was previously satisfied by the original Windsor Crossing Plat.
   d. The Petitioner shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland pursuant to Section 38- 638(e) of the Village of Windsor Code of Ordinances.

2. <u>Site Plan Review</u>

   a. The Petitioner shall construct the three (3) multiple family buildings as illustrated on Plan Sheets A200-A202 including the lower level parking plan; 1st, 2nd & 3rd floor plan; and roof plan as presented to the Village Board at its meeting on July 18, 2019.

      i. A200 – Front Elevation (Buildings #3, #4 and #5)

      ii. A201 - Rear Elevation (Buildings #3, #4 and #5)

      iii. A202 - Side Elevations (Buildings #3, #4 and #5)

   b. The Petitioner shall construct the site as illustrated on Plan Sheets C3.0-C7.1 as presented to the Village Board at its meeting on July 18, 2019.

      i. C3.0 – Overall Site Plan

      ii. C3.1 - Site Plan, Building #5

      iii. C3.2 – Site Plan, Building #3

      iv. C3.3 – Site Plan, Building #4

      v. C3.4 – Site Plan, Clubhouse

      vi. C5.0 – Grading Plan

      vii. C5.1 – Grading Plan, Building #5

      viii. C5.2 – Grading Plan, Building #3

      ix. C5.3 – Grading Plan, Building #4

      x. C5.4 – Grading Plan, Clubhouse

      xi. C5.5 – Grading Plan, Green space

      xii. C6.0 – Utility Plan

      xiii. C7.0 – Details

      xiv. C7.1 – Details

   c. The Petitioner shall install the landscaping as illustrated on Plan Sheets L1.0-L2.1 as presented to the Village Board at its meeting on July 18, 2019.

      i. L1.0 – Overall Landscape Plan

      ii. L1.1 – Landscape Plan, Building #5

      iii. L1.2 – Landscape Plan, Building #3

      iv. L1.3 – Landscape Plan, Building #4

      v. L1.4 – Landscape Plan, Clubhouse

      vi. L1.5 – Landscape Plan, Green space

      vii. L2.0 – Landscape Details, Notes, Specifications and Municipal Landscape Requirements

      viii. L2.1 – (Continued) Municipal Landscape Requirements

d. The Petitioner shall install the outdoor lighting as illustrated on Photometric Lighting Plan and accompanying specification sheets as presented to the Village Board at its meeting on July 18, 2019.

e. The Petitioner shall install the building and site amenities as illustrated on the Multi-Family Overall Amenities as presented to the Village Board at its meeting on July 18, 2019.

f. The existing fitness area located in Building #1 shall be prohibited from conversion into a multi-family unit.

g. The Petitioner shall obtain approval of the interior traffic patterns, private roads, and driveways by the DeForest Area Fire & EMS District (or designee). The Petitioner shall comply with the recommendations of the DeForest Area Fire & EMS District (or designee), including but not limited to, obtaining all legally required and applicable permits for alarms and sprinkler systems, prior to start of construction.

h. The Petitioner shall obtain written approval of the interior traffic patterns, private roads, and driveways from Advanced Disposal (or designee). The Petitioner shall comply with the recommendations of Advanced Disposal (or designee) prior to start of construction.

i. 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.

j. The Petitioner shall obtain approval of the Construction Plans and Specifications, in a form satisfactory to the Village Engineer and Director of Public Works, for all public improvements prior to commencement of construction.

3. <u>North Towne Road Extension</u>

   a. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of the Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.

   b. The Petitioner shall construct the North Towne Road Extension as illustrated on Plan Sheets C0.0-C3.2 as presented to the Village Board at its meeting on July 18, 2019.

4. 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 Certified Survey Map and 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.

5. The Village of Windsor Board's approval of the Certified Survey Map, Site Plan Review and Extension of North Towne Road 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) day expiration, one time, 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 July 18, 2019, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth

Robert E. Wipperfurth, President

Attested by:

Christine Capstran

Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:

Staff Report
Plan Commission Resolution 2019-12

V1

Windsor
Growing Forward

To:	Village of Windsor Board
Cc:	Robert Wipperfurth, Tina Butteris, Christine Capstran, William Cole
From:	Amy Anderson Schweppe, Jamie Rybarczyk
Rpt Date:	July 12, 2019
Mtg Date:	July 18, 2019
Submtl Date:	May 21, 2019
Aprvl Date:	August 19, 2019
Re:	The Terraces - Certified Survey Map, Site Plan Review, & North Towne Road Extension Request

BACKGROUND:

Petitioner: Forward Development Group

Property Owner: Windsor Community Development Authority

Location / Address: SE ¼ of the SE ¼ of Section 29 in the Village of Windsor

Taxkey Number: 196/0910-294-6996-1, 196/0910-294-7004-1, & 196/0910-294-6988-1

Area: CSM - 5.712 acres, Site Plan area - 10.81 acres

Existing Zoning: MF-3, Multiple Family Residential District

Proposed Zoning: MF-3, Multiple Family Residential District

Future Land Use: Transition Residential

REQUEST:

The Petitioner requests approval to subdivide Lots 3 & 4 of Certified Survey Map #14319 into three lots by means of a Certified Survey Map. In addition, the Petitioner requests approval of a Site Plan Review for three (3) multiple family buildings to be located in The Terraces of Windsor Crossing.

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

OVERVIEW:

The Petitioner requests approval of a Certified Survey Map and Site Plan Review to accommodate three (3) multiple family buildings to be located in The Terraces of Windsor Crossing. This request would complete the build-out of The Terraces of Windsor Crossing consisting of five (5) multiple family buildings (228 total units) with community amenities and open space.

The Site Plan Review illustrates a phased project including three (3) multiple family buildings (139 total units) and a clubhouse. The Site Plan Review provides 212 above- and 212 below-ground parking stalls (424 total parking stalls), a parking ratio of 1.85 parking stall per unit. Community amenities include a clubhouse, patio space, dog exercise area, central greenspace, pedestrian access to commercial node.

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*

   The Site Plan Review is consistent with Chapter 10 Buildings and Building Regulations with the following except:

   a. Architecture: The architecture will be similar to the existing buildings. The three new buildings will utilize the same red and tan color as the prior buildings but will also include a warm toned gray accent color as well as a tan brick base. The buildings have been designed to maintain a sense of consistent community throughout the development.

   b. Signage: The Petitioner did not submit plans and/or specifications for signage for the development. All signage shall comply with Sections 10-499, 52-23 and 52-101(7) of the Village of Windsor Code of Ordinances.

2. *Village of Windsor Code of Ordinances: Chapter 38 Planning and Development*

   The Certified Survey Map shall address the following technical comments:

   a. 236.34 (1m)(a) - Each sheet must be signed, sealed and dated by the Surveyor.

   b. 236.20 (3)(b) - The location of the CSM shall be indicated by bearing and distance from a boundary line of a quarter section, recorded private claim or federal reservation in which the subdivision is located. The tie (L-1) shown to the Southeast corner of Section 29 does not appear to be the same position, bearing or distance as the previously platted CSM 14319. Old distance from CSM 14319 is 81.83 feet and the new tie distance on the preliminary CSM is 126.28 feet. Please revise so the two maps are in the proper location and match what has been platted.

   The Certified Survey map shall address the following recommended comments:

   a. All Sheets - Label the remnant parcel line for the South line of Lot 3 of CSM 14319.

   b. Sheet 2 - Add a space in the NOTES between November and the number 16.

   c. Sheets 2 & 3 - Label all existing easements "per CSM_____".

   d. Sheet 4 of 5 - Change Town of Windsor to Village of Windsor in two places within "Corporate Owner's Certificate "paragraph.

   e. Sheet 4 of 5 - Change Executive Director of Windsor Community Development Authority from Kevin Richardson to Jamie Rybarczyk.

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

   The Certified Survey Map and Site Plan Review are consistent with the MF-3, Multiple Family Residential District.

4. *Village of Windsor Comprehensive Plan: 2035*

   The Certified Survey Map and Site Plan Review are consistent with the goals, objectives and policies of the Village of Windsor Comprehensive Plan: 2035.

5. *Windsor Crossing Master Plan and Design Guidelines*

   The Certified Survey Map and Site Plan Review are all consistent with the goals and objectives of the Windsor Crossing Master Plan and Design Guidelines.

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

1. *General Comments*
   a. Developer to obtain DNR Water and Sanitary Sewer Permits
   b. Developer to obtain Dane County Erosion Control Permit.
   c. Developer to obtain MMSD approvals as necessary.
2. *Windsor Crossing Phase II Drawing Comments*
   a. Sheet C7.0 - Sanitary and Storm MH to be installed without manhole steps.
   b. Sheet C7.1 - General Utility Notes 1: Change Utility name from Windsor Utility District No. 1, to "Windsor Utility".
   c. General Comments - No erosion control measures are shown on plan. Dane County Erosion Control permit must be obtained and adhered to including construction entrances and protection of existing inlets and storm ponds.
3. *North Towne Road Extension Drawing Comments*
   a. Title Sheet - Change Utility name from Windsor Utility District No. 1, to "Windsor Utility".
   b. Title Sheet - Change phone number to 608-888-0011.
   c. Sheet 2-0 - Relocate 10" gate valve to water connection at 11+69. This will allow for pressure testing. Re-install hydrant "with 6-inch hydrant isolation valve" at end of watermain near Station 14+14.
   d. Sheet 2-0 - Install a valve on new 6-inch service to Building 4.
   e. Sheet 3-0 - The Cross Section shows 10' path located 2' inside ROW. Ordinance language would suggest locating path to 1' inside ROW. Reason for use of 2' should be clarified.
   f. Sheet 3-1 - Sanitary and Storm MH to be installed without manhole steps.
   g. Sheet 3-2 - General Utility Notes 1: Change Utility name from Windsor Utility District No. 1, to "Windsor Utility".

h. Sheet 3-2 - Temporary Turn Around Detail: Change from Hammerhead to 40' radius circular turnround. Adjust notes and other features accordingly.

i. General Comments - No street trees are shown.

j. General Comments - No street lights are noted. It would appear that a street light may be needed for added roadway length.

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 have no objections to the Certified Survey Map and Site Plan Review as presented.

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 payment of Fees in Lieu of Parkland Dedication was previously satisfied by the original Windsor Crossing Plat.

VILLAGE PLAN COMMISSION RECOMMENDATION:

On June 13, 2019 the Village Plan Commission recommended to the Village Board Approval of the Certified Survey Map and Site Plan Review request for Forward Development Group located at the SE ¼ of the SE ¼ of Section 29 in the Village of Windsor, by Plan Commission Resolution 2019-12.

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 Certified Survey Map, Site Plan and extension of North Towne Road for Forward Development Group located at the SE ¼ of the SE ¼ of Section 29 in the Village of Windsor, subject to the following conditions:

1. Certified Survey Map

   a. The Petitioner shall address the technical and recommended comments set forth in the Village Staff Comments section of the Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.

   b. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deed's office.

   c. The payment of Fees in Lieu of Parkland Dedication was previously satisfied by the original Windsor Crossing Plat.

d. The Petitioner shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland pursuant to Section 38- 638(e) of the Village of Windsor Code of Ordinances.

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a. The Petitioner shall construct the three (3) multiple family buildings as illustrated on Plan Sheets A200-A202 including the lower level parking plan; 1st, 2nd & 3rd floor plan; and roof plan as presented to the Village Board at its meeting on July 18, 2019.

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   xii. C6.0 – Utility Plan

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   xiv. C7.1 – Details

c. The Petitioner shall install the landscaping as illustrated on Plan Sheets L1.0-L2.1 as presented to the Village Board at its meeting on July 18, 2019.

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vii. L2.0 – Landscape Details, Notes, Specifications and Municipal Landscape Requirements

viii. L2.1 – (Continued) Municipal Landscape Requirements

d. The Petitioner shall install the outdoor lighting as illustrated on Photometric Lighting Plan and accompanying specification sheets as presented to the Village Board at its meeting on July 18, 2019.

e. The Petitioner shall obtain approval of the interior traffic patterns, private roads, and driveways by the DeForest Area Fire & EMS District (or designee). The Petitioner shall comply with the recommendations of the DeForest Area Fire & EMS District (or designee), including but not limited to, obtaining all legally required and applicable permits for alarms and sprinkler systems, prior to start of construction.

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g. 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.

h. The Petitioner shall obtain approval of the Construction Plans and Specifications, in a form satisfactory to the Village Engineer and Director of Public Works, for all public improvements prior to commencement of construction.

3. <u>North Towne Road Extension</u>

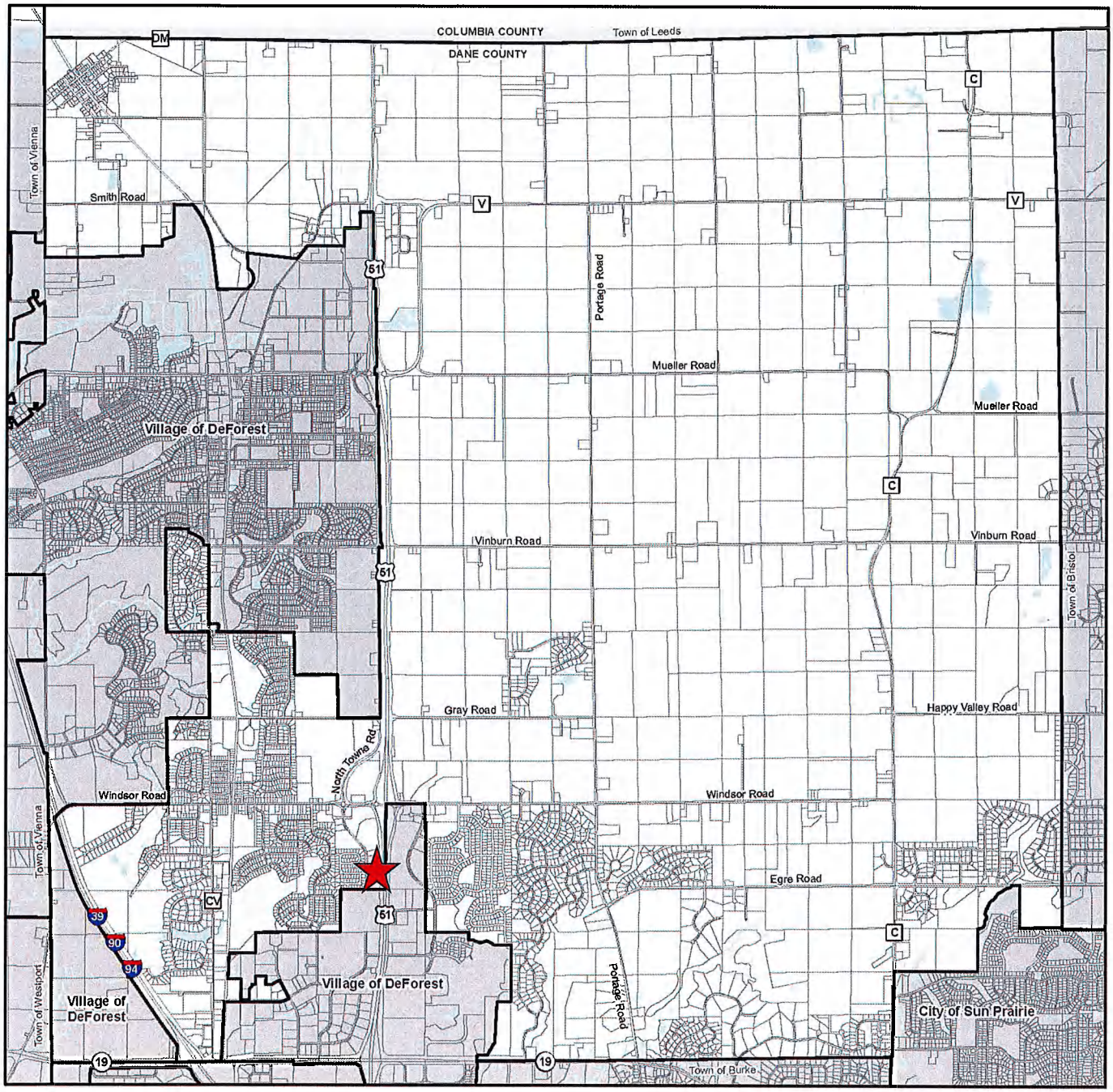
   a. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of the Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.

   b. The Petitioner shall construct the North Towne Road Extension as illustrated on Plan Sheets C0.0-C3.2 as presented to the Village Board at its meeting on July 18, 2019.

4. 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 Certified Survey Map and 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.

5. The Village of Windsor Board's approval of the Certified Survey Map and 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) day expiration, one time, 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 June 13, 2019

Windsor

Growing Forward

Development Review Application

Acknowledgement of Understanding

The Petitioner, Property Owner, and Agent have reviewed and understand the Village of Windsor Code of Ordinances as it relates to the Development Review Application, Supplemental Information, and Technical Specifications required for the Development Review Request.

The Petitioner, Property Owner, and Agent understand that an Administrative Fee and Escrow Fee will be charged for review of the Development Review Request by the Village staff and professional consultants, and payment must be submitted with the Development Review Request.

Property Information	
Location / Address:	6660 North Towne Road
Taxkey Number:	091029470041/091029469961/091029469881
Area:	10.81 Acres

Petitioner		
Name:	Forward Development Group - Dave Jenkins	
Address:	161 Horizon Drive, Suite 101A	
City, State, Zip Code:	Verona, WI 53593	
Phone:	608-848-9050	Residence (Business) Cell
Email:	dave.jenkins@jsdinc.com	
Signature:		

Property Owner		
Name:	Village of Windsor Community Development Authority	
Address:	4084 Mueller Road	
City, State, Zip Code:	DeForest, WI 53532	
Phone:	608-888-0066	Residence (Business) Cell
Email:	rwipperfurth@windsorwi.gov	
Signature:		

Agent		
Name:	JSD Professional Services, Inc. - Kevin Yeska	
Address:	161 Horizon Drive, Suite 101	
City, State, Zip Code:	Verona, WI 53593	
Phone:	608-848-5060	Residence (Business) Cell
Email:	kevin.yeska@jsdinc.com	
Signature:		

Development Review Application

Development Review Request

The Petitioner must submit one electronic file (PDF format) of the Development Review Application and Supplemental Application Information to the Director of Planning/Zoning Administrator at amy@windsorwi.gov no less than thirty (30) days prior to the Village of Windsor meeting. The Village Plan Commission typically meets the second Thursday of every month, the Village Board typically meets the first Thursday of every month, both at 5:00 p.m. at the Village Municipal Building, 4084 Mueller Road, DeForest, WI 53532.

	Application		
Development Review Request	**Fee**	**Escrow (Min)**	**Escrow (Max)**
☐ Comprehensive Plan Amendment	$300	$1,000	N/A
☑ Buildings and Building Regulations			
☑ Standard Site Plan Review	$300	$2,500	N/A
☐ Limited Site Plan Review	$150	N/A	N/A
☑ Planning and Development			
☐ Concept Plan	$150	N/A	N/A
☐ Preliminary Plat	$300	$1,000/lot	$10,000/lot
☐ Final Plat	$300	$1,000/lot	$10,000/lot
☐ Replat	$300	$1,000/lot	$10,000/lot
☑ Certified Survey Map	$150	$1,000/lot	$5,000/lot
☐ Condominium Plat	$300	$1,000/lot	$10,000/lot
☐ Zoning Districts			
☐ Zoning Map and/or Ordinance Amendment	$150	$1,000	N/A
☐ Conditional Use Permit	$150	$1,000	N/A
☐ Planned Unit Development	$300	$2,500	N/A
☐ Sign	$100	N/A	N/A
☐ Zoning Variance	$150	$1,000	N/A
☐ Other	$150	T.B.D.	T.B.D.

Windsor Crossing Multi-Family

Site Plan Submittal
Windsor Crossing

LOT 1, 2, 3 & 4 of CSM No. 14319, Village of Windsor, WI
May 20, 2019

Prepared for:

FDG

161 Horizon Drive, Suite 101A
Verona, WI 53593

Prepared by:

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

161 Horizon Drive, Suite 101
Verona, WI 53593

Introduction:
On behalf of Windsor Crossing, LLC and Forward Development Group (FDG), JSD Professional Services, Inc. (JSD) is requesting site plan review of the redesign of proposed improvements within the 10.8-acre Windsor Crossing multi-family housing development area. The submittal consists of a Site Plan submittal intended to meet the ordinance standards in the Village's Chapter 10 Building Regulations code and the Chapter 52 Zoning code residential standards.

The applicant team submitted a Pre-Application Submittal on March 15, 2019 for review by Plan Commission and Village Board. The proposal consisted of two (2), three-story multi-family apartment complexes along with eight (8), 4-unit townhomes. After receiving staff and Plan Commission feedback on April 11, 2019 the applicant team revised the master plan to incorporate additional parking and amenity programs for future resident use. The revised concept plan was presented to Village Board on April 18, 2019 where additional feedback was received. The applicant team has since closely worked with staff to refine the master plan and now submit a new plan set for action and approval by Planning Commission and Village Board at the June 13, 2019 and July 18, 2019 meetings, respectively.

Overview:
The vision of Windsor Crossing LLC is to create an attractive, vibrant and complete "Town Center" neighborhood at an appropriate scale for this location – a place where people can live and enjoy easy access to nearby destinations and have the convenience of nearby (walkable) retail, services, schools, and recreation. The revised multi-family master plan builds upon the originally approved multi-family development and infrastructure plans with the objective of improving accessibility, circulation and walkability of the neighborhood, enhancing the natural characteristics of the extensive open space, and accommodates the existing stormwater management infrastructure. The developer believes these modifications have established the foundational elements which will make Windsor Crossing an attractive and contemporary neighborhood. When completed, the multifamily residential site is envisioned to be an attractive suburban development with 228 residential units, community amenities, and open space.

Project Description
The proposed improvements include the following features:

- Redivision of Lot 3 and Lot 4 of CSM No. 14319 to subdivide into proposed Lot 1, 2 and 3.
    - Proposed Lot 1 – 60,989 SF or 1.400 acres
    - Proposed Lot 2 – 79,424 SF or 1.823 acres
    - Proposed Lot 3 – 108,414 SF or 2.489 acres

- 228 total units
    - Building 1 (existing)
        - 41 units
    - Building 2 (existing)
        - 48 units (following the conversion of an existing common area into one (1) unit)
    - Proposed Building 3
        - 47 units
    - Proposed Building 4
        - 47 units
    - Proposed Building 5
        - 45 Units + Clubhouse

- 1.85:1 total parking ratio
    - 212 total surface stalls (including existing stalls onsite)
    - 212 underground parking stalls (including existing stalls within Buildings 1 and 2)
        - Existing Building 1 – 40 stalls
        - Existing Building 2 – 46 stalls
        - Building 3 – 42 stalls
            - One (1) ADA
            - Three (3) compact
        - Building 4 – 42 stalls
            - One (1) ADA
            - Three (3) compact
        - Building 5 – 42 stalls
            - One (1) ADA
            - Three (3) compact

- Building architecture that is compatible with the suburban location, nearby single-family homes, and that provides visual continuity between the two (2) existing multi-family apartment complexes located onsite;
- Clubhouse amenity and exterior patio space centrally located for guests to enjoy both indoor and outdoor activities;
- Large, central green west of Building 3 for resident use;
- Outdoor stoops (ground level) and balconies (2nd and 3rd floors) attached to each unit;
- Underground parking and trash receptacles for each building, plus additional surface parking, all accessible by shared driveways;
- Site landscaping to enhance the individual buildings, the streetscape along North Towne Road, and the area between the residential buildings and the highway ROW;
- Implementation of diverse and native plant species and sizes when possible to enhance the site, the architecture, and that provides continuity with the adjacent conservancy and a larger southern Wisconsin context.
- Additional exterior trash receptacles for shared use by Buildings 2, 3 and 5 to alleviate demand of existing trash enclosure between Buildings 1 and 2;
- Fenced in dog run area centrally located between Buildings 2 and 3;
- Bike racks to accommodate residents and visitors;
- Lighting which matches the Phase I improvements and provides a pedestrian aesthetic by use of 11' tall poles and dark sky compliant fixtures
- Convenient and safe pedestrian access within the site, as well as to the multi-use path along the east side of North Towne Road and the regional trail network that runs through the conservancy area.

Construction Phasing

Construction of the multi-family units and infrastructure will take on a phased approach as follows:

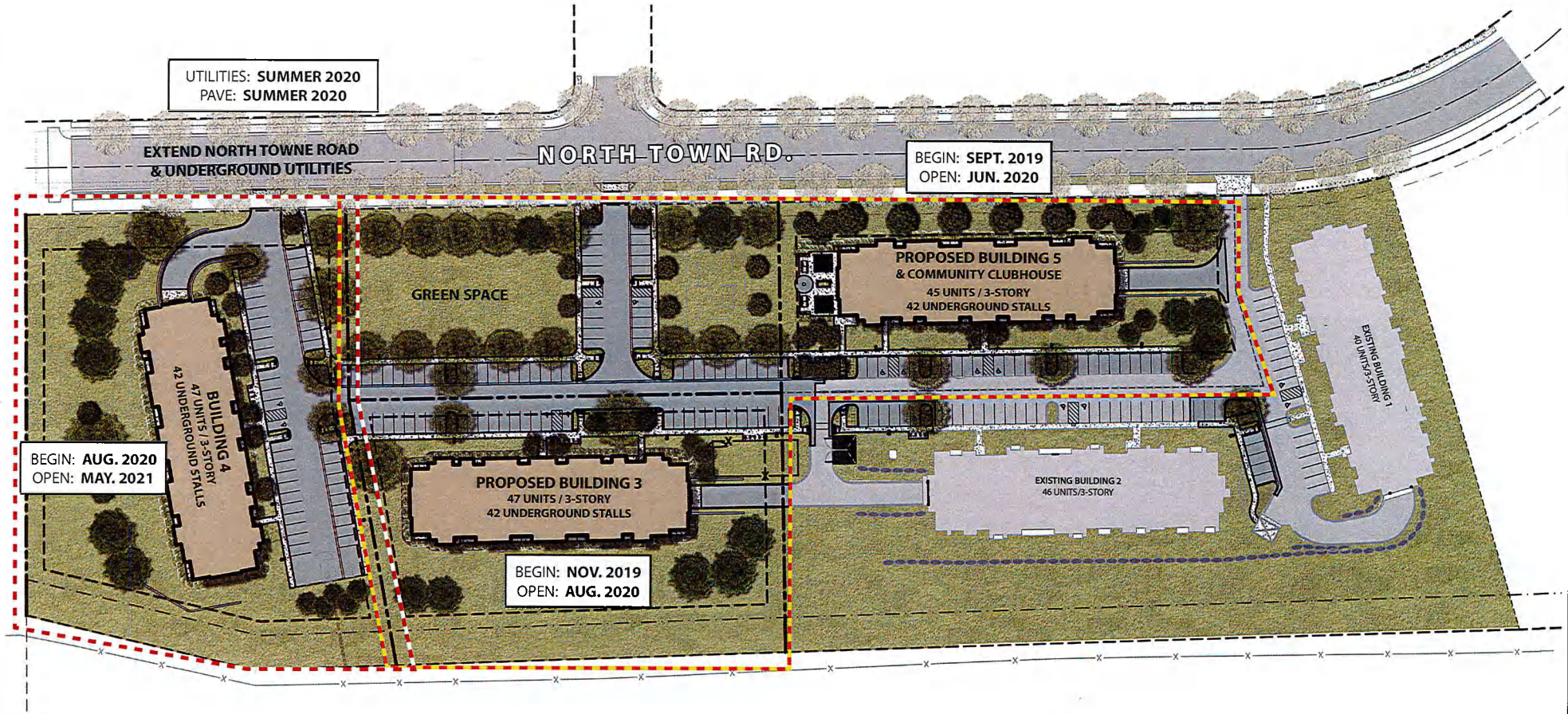
- Commence construction of Building 5 in September, 2019 in an effort to open the Clubhouse amenity to residents as quickly as possible. A 9-month build is anticipated for Building 5;
- Progress south to Building 3 in November, 2019, with a 9-month build anticipated;

- As interior improvements near completion on Buildings 3 and 5, pavement will be installed throughout the summer of 2020 for the proposed Lot 1 and 2 parking lot and access drive;
- Simultaneously, demolition and pavement improvements will also take place to the north where additional parking stall efficiencies can be found;
- Building 4 will begin construction in August, 2020. A 9-month construction timeframe is also anticipated;
- Parking lot and access drive pavement north of Building 4, along with the extension of North Towne Road, shall take place in summer of 2020.

Thank you for your time and consideration with this proposal. We look forward to continuing our commitment in developing Windsor Crossing.

Sincerely,

Kevin Yeska
Project Consultant



LEGEND

PHASE II

PHASE III

WINDSOR CROSSING MULTI-FAMILY

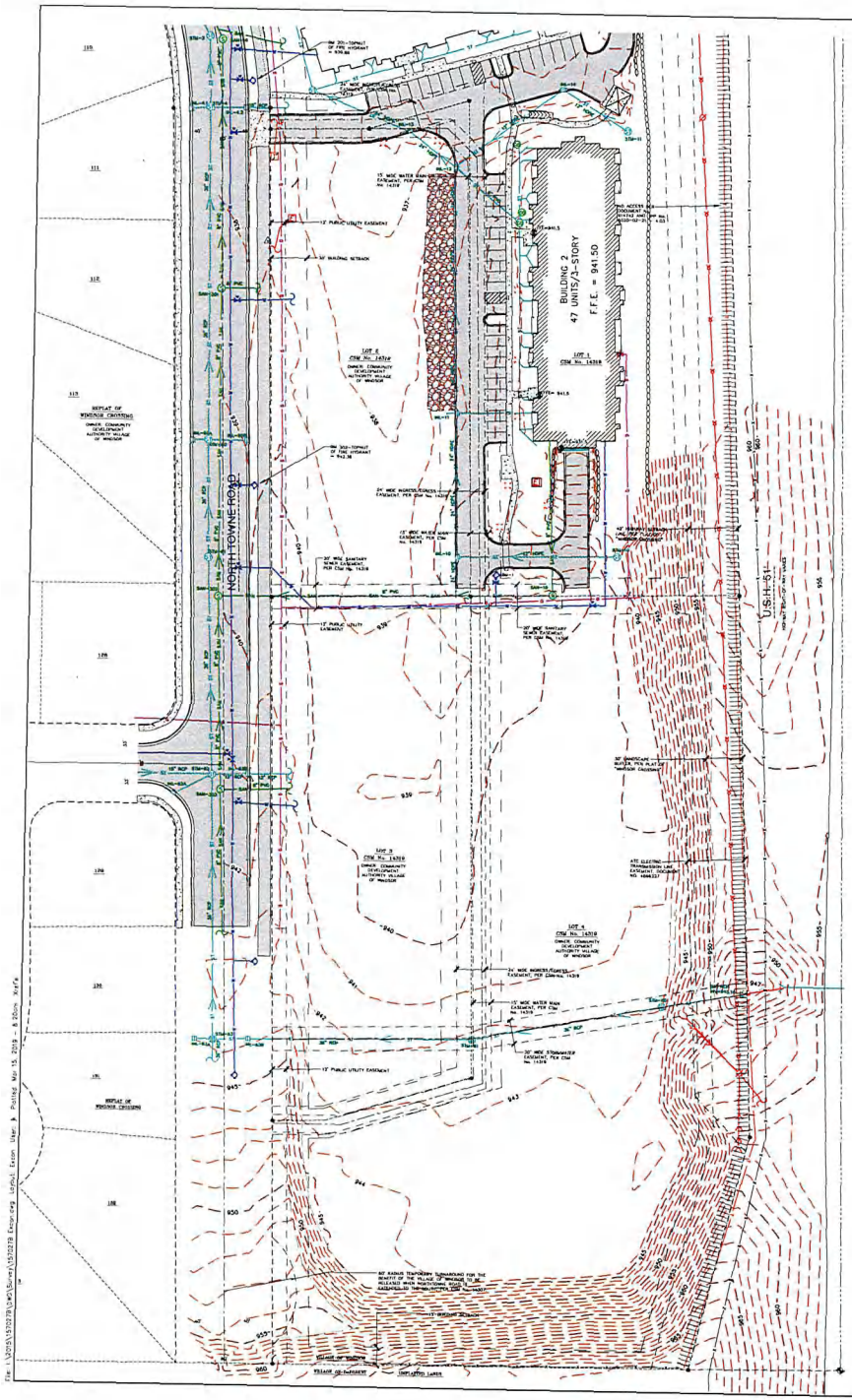
WINDSOR, WI **DATE 05.20.2019**

MASTER PLAN & PHASING PLAN

NORTH 0 40 80

FDG

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



EXISTING CONDITIONS MAP

LOTS 2, 3 AND 4, CERTIFIED SURVEY MAP No. 14319, AS RECORDED IN VOLUME 97, ON PAGES 285-289, AS DOCUMENT No. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-303	941.21	S	929.29	8"	PVC
		E	929.83	8"	PVC
		N	929.76	8"	PVC
SAN-302	938.86	S	926.26	8"	PVC
		N	926.26	8"	PVC
		E	926.28	8"	PVC
SAN-301	938.44	S	925.32	8"	PVC
		N	925.27	8"	PVC
		E	925.34	8"	PVC
SAN-16	935.21	S	924.40	8"	PVC
		NW	924.28	8"	PVC
SAN-10	939.84	N	927.81	8"	PVC
		S	927.81	8"	PVC
		W	927.78	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-81	942.56	E	938.11	36"	RCP
		W	938.06	36"	RCP
STM-80	941.03	E	937.43	36"	RCP
		W	937.43	36"	RCP
STM-63	944.91	S	938.89	36"	RCP
		E	938.01	36"	RCP
		W	942.00	12"	RCP
STM-62	941.07	N	938.01	36"	RCP
		S	934.42	36"	RCP
		W	934.43	12"	RCP
		SW	936.12	12"	RCP
		E	934.43	12"	RCP
		N	934.42	36"	RCP
STM-61	938.55	S	933.23	36"	RCP
		E	933.45	24"	RCP
		N	933.23	36"	RCP
STM-60	938.96	S	932.41	36"	RCP
		W	935.66	12"	RCP
		E	935.66	12"	RCP
		N	932.41	36"	RCP
STM-4	937.65	S	930.40	36"	RCP
		E	931.80	18"	RCP
		W	932.30	12"	RCP
		N	930.30	36"	RCP
STM-3	935.28	S	929.36	36"	RCP
		NW	929.36	36"	RCP
STM-10	938.26	W	936.16	12"	HDPE
STM-11	936.53	NW	932.58	12"	HDPE

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-63A	944.81	E	942.18	12"	RCP
INL-63B	944.84	W	938.17	12"	RCP
		N	938.17	15"	RCP
INL-62A	940.56	NE	936.38	12"	RCP
INL-62B	940.53	E	934.61	12"	RCP
		W	934.61	12"	RCP
INL-60A	938.58	E	936.27	12"	RCP
INL-60B	938.71	W	936.37	12"	RCP
INL-4.1	937.71	W	932.85	12"	RCP
INL-4.2	937.69	E	932.49	18"	RCP
		W	932.49	18"	RCP
INL-10	940.17	S	934.39	24"	HDPE
		E	934.75	12"	HDPE
		N	934.39	24"	HDPE
INL-11	938.39	S	932.84	24"	HDPE
		N	932.84	24"	HDPE
INL-12	937.86	S	930.74	24"	RCP
		SE	931.52	8"	PVC
		NE	930.87	12"	HDPE
		NW	930.73	24"	HDPE
INL-13	934.87	SE	930.34	24"	RCP
		NW	930.28	24"	RCP
INL-14	935.30	S	931.80	12"	HDPE
		SW	931.75	12"	HDPE

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	943.22	RUNY BOLT ON HYDRANT, SOUTH OF BUILDING
BM-201	939.89	TN ON HYDRANT AT NORTHWEST CORNER OF LOT 2, CSM 14319
BM-202	942.36	TN ON HYDRANT 62 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2, CSM 14319

*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.

LEGEND

- GOVERNMENT CORNER
- 1/2" REBAR FOUND
- 3/4" REBAR FOUND
- FINISHED FLOOR SHOT LOCATION
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- GAS VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CENTERLINE
- CHORD LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND TELEPHONE
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- 945.25 SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MARCH 07, 2019.
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 29-09-10,BEARS N01°00'11"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT NORTHWEST OF THE NORTHWEST CORNER OF LOT 2, CSM No. 14319, ELEVATION = 938.89'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
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. SANITARY MANHOLE SAN-10, STORM MANHOLE STM-80, STM-81, STM-10 AND STM-11, INLETS INL-10, INL-11, INL-12, INL-13 AND INL-14 INVERTS ARE FROM CIVIL PLANS.

LEGAL DESCRIPTION

LOTS 2, 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 285-289 AS DOCUMENT NUMBER 5259120, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

TAX KEY NO: LOT 2-196/0910-294-8988-1; LOT 3-196/0910-294-8996-1

north

SCALE IN FEET

40' 0 40'

SCALE 1" = 40'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29-09-10 BEARS N01°00'11"W.

TO OBTAIN LOCATIONS OF ELECTRICAL, TELEPHONE, GAS, WATER AND SEWER UTILITIES CALL DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF ANY UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR CORRECT. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO DETERMINE PRIOR TO THE TIME THEY CONTRACT TO DIG, THE EXACT LOCATION OF ALL UTILITIES THEY MAY BE INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

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VERONA, WISCONSIN 53593
P: 608.848.5660

CLIENT:
WINDSOR CROSSING MULTI-FAMILY, LLC

CLIENT ADDRESS:
161 HORIZON DR., STE. 101A
VERONA, WI 53593

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS

#	Date	Description
1		
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14		
15		

Design/Drawn: JK 03/12/19
Approved: TJB 03/12/19

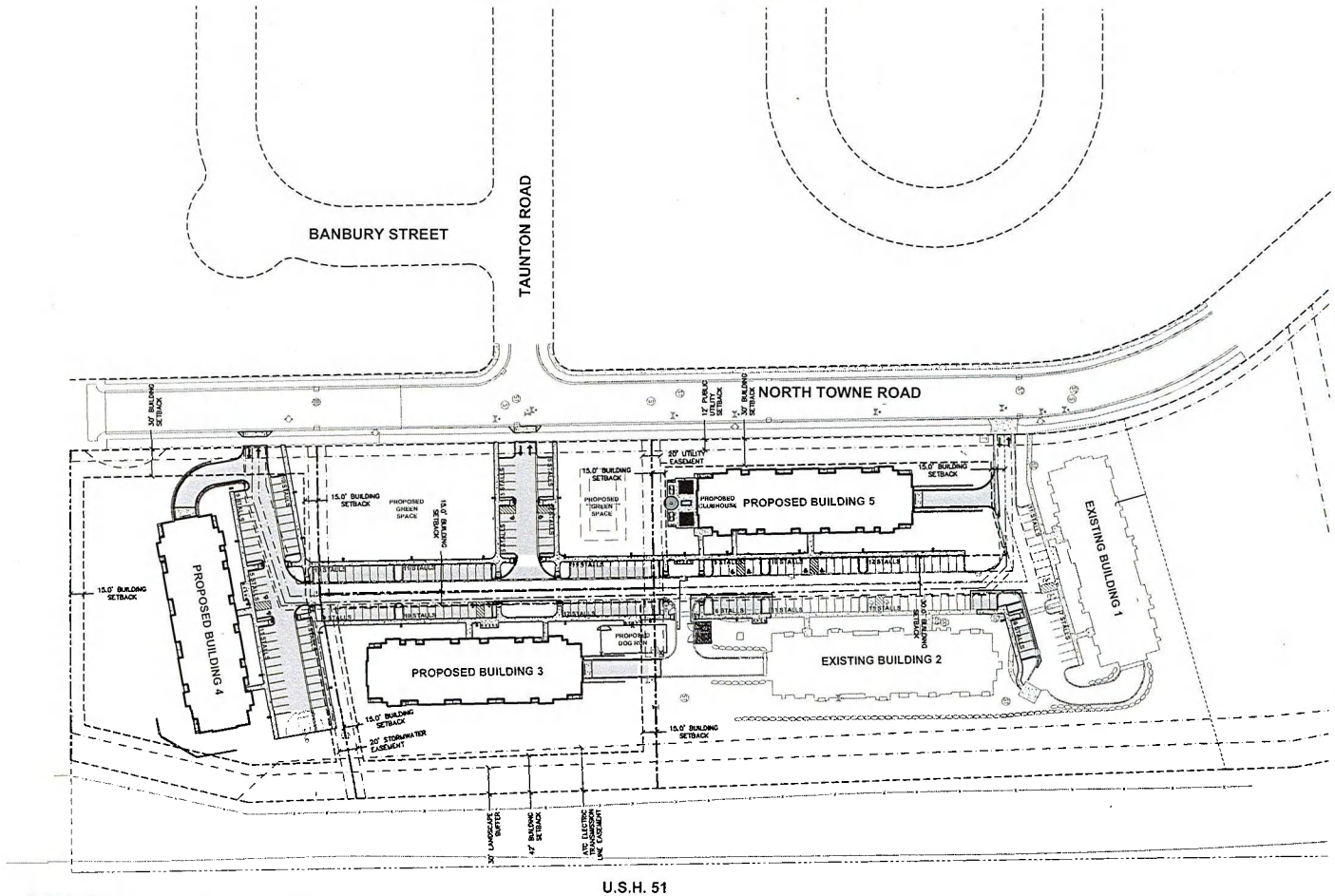
SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
1 OF 1

JSD PROJECT NO 15-70270

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

File: J:\2015\15270\DWG\Survey\15270 Existing Conditions Map & Plotting Mar 15, 2019 - 8:50am Kurt's



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
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 MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
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 INFORMATION BLOCK

SITE ADDRESS	WINDSOR CROSSING
PROPERTY ACREAGE	10.81 ACRES
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	79,338
GROSS BUILDING SQUARE FOOTAGE	238,014
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	198
ACCESSIBLE	14
TOTAL SURFACE	212
UNDERGROUND	
TOTAL UNDERGROUND	212
TOTAL PARKING STALLS	424
PARKING RATIO	1.85:1
NUMBER OF BICYCLE STALLS:	38

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF WINDSOR ORDINANCES AND THE GEOTECHNICAL REPORT.

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

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

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

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

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

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

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

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

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. 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.

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

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

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

4. PAVEMENT MARKING SPECIFICATIONS

4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. 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.

4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

north

SCALE IN FEET

60' 0 60'

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWB
Approved: KJV

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO. 15-7627B

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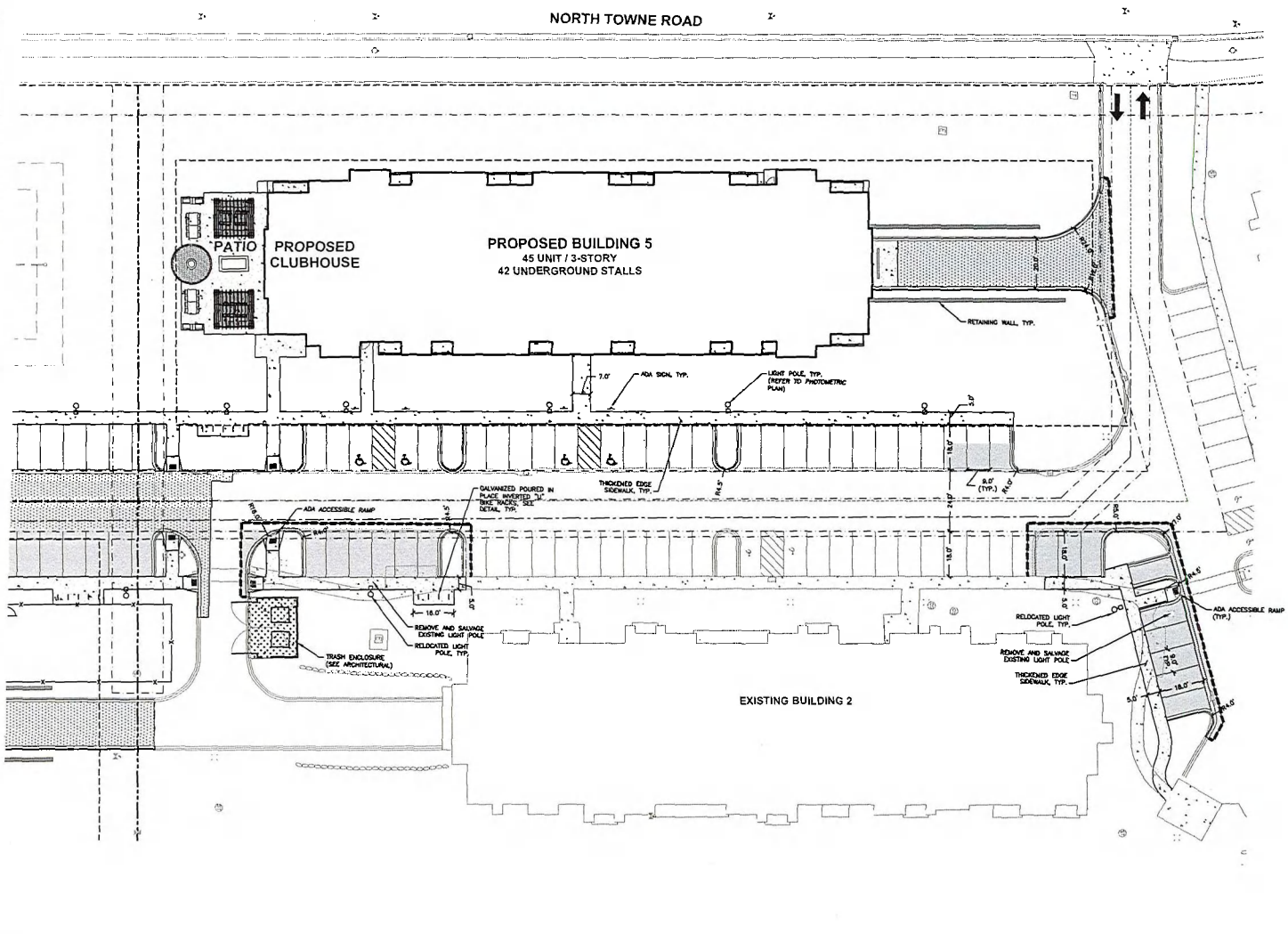
File: I:\2015\15\7627B\DWG\15\7627B C3.0 - Site Plan.dwg LAYOUT: C3.0 User: MatthewW Plotted: May 20, 2019 - 3:47pm WINDSOR CROSSING PHB



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
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- ASPHALT PAVEMENT
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- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: NWS
Approved: KJY

SHEET TITLE:
SITE PLAN - BUILDING 5

SHEET NUMBER:
C3.1

JSD PROJECT NO. 15-76278

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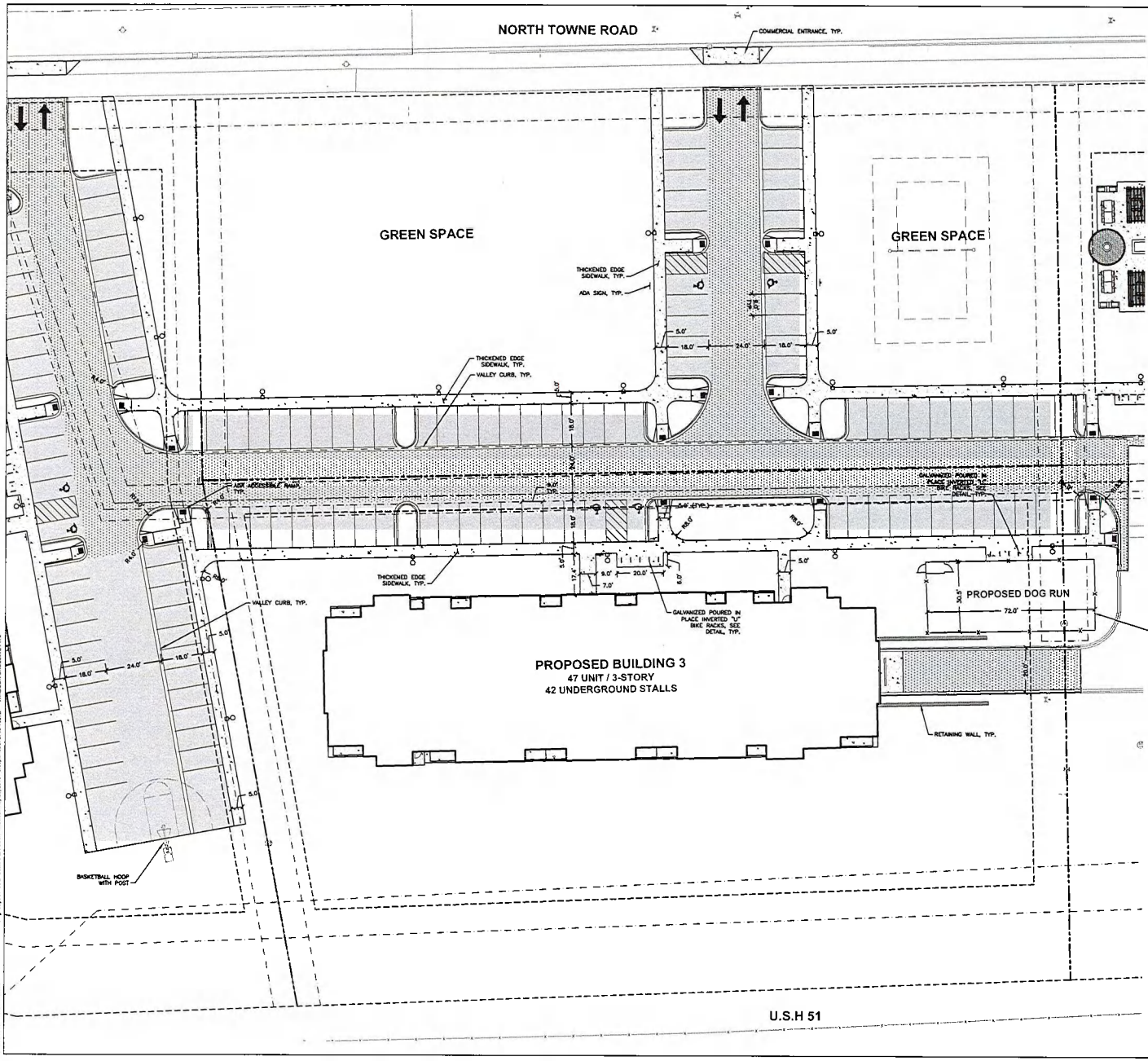
File: I:\2015\15762\76278\DWG\15762 C3.1 User: alexhecht Plotted May 20, 2019 - 3:16pm Xref: 15-76278 WINDSOR CROSSING.PIP4



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
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- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

GENERAL NOTES

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4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
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P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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15		

Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
SITE PLAN -
BUILDING 3

SHEET NUMBER:
C3.2

JSD PROJECT NO. 15-7027B

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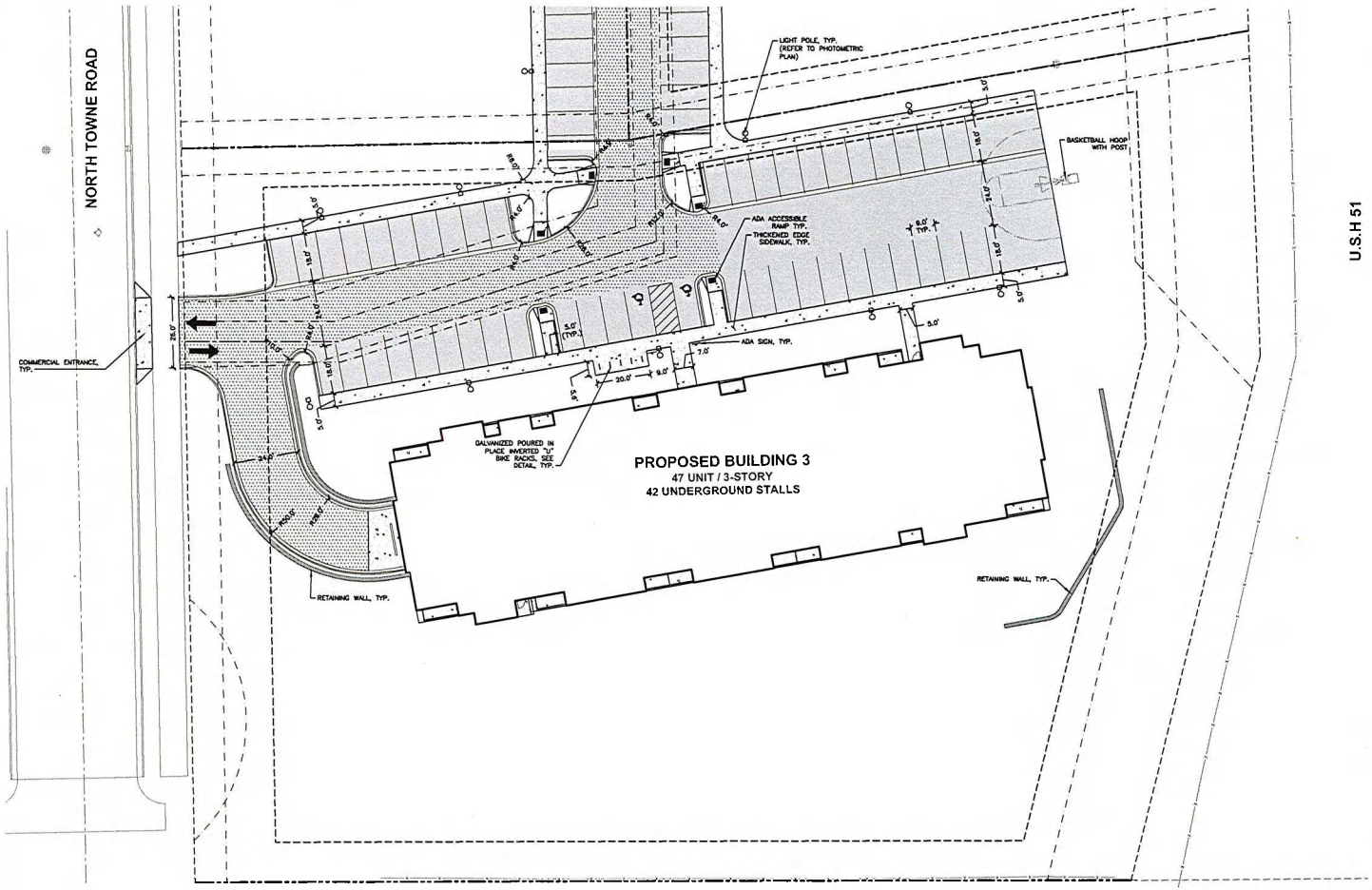
File: I:\2015\15-7027B\DWG\15-7027B C3.0 - Site Plan.Dwg Layout: C3.2 User: abarowski Plotted: May 20, 2019 - 3:58pm Xref's: 15-7027B WINDSOR CROSSING PH II



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

GENERAL NOTES

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

north

SCALE IN FEET
20' 0 20'

JSD Professional Services, Inc.
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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

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
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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15		

Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
SITE PLAN -
BUILDING 3

SHEET NUMBER:
C3.3

JSD PROJECT NO. 15-7227B

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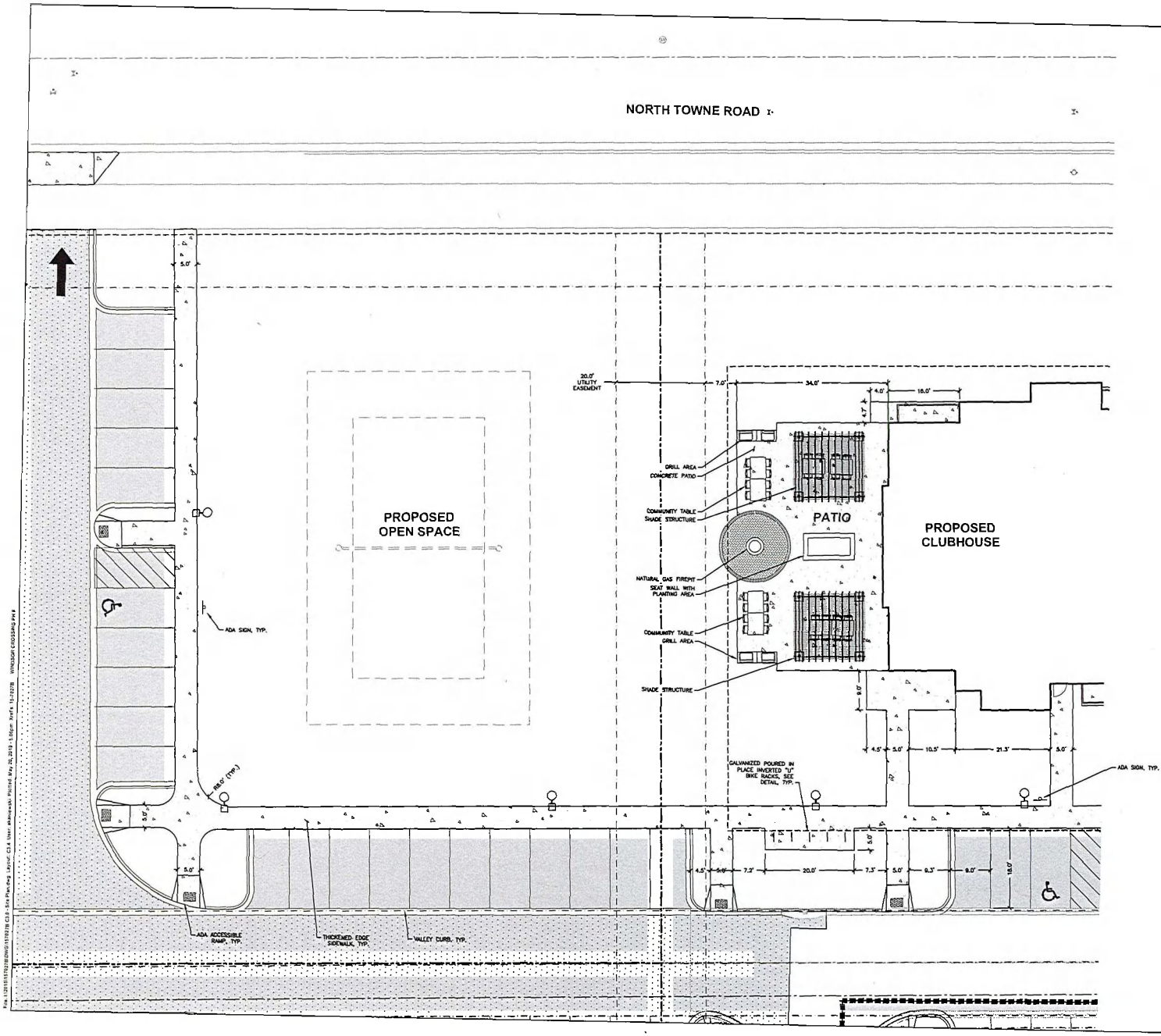
File: I:\2015\15-7227B\DWG\15-7227B C3.0 - Site Plan.dwg Layout: C3.3 User: skarwoski Plotted: May 20, 2019 - 3:56pm Xrefs: 15-7227B WINDSOR CROSSING PH II



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- SAWCUT EXISTING PAVEMENT

GENERAL NOTES

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

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
SITE PLAN - CLUBHOUSE

SHEET NUMBER:
C3.4

JSD PROJECT NO. 15-7027B

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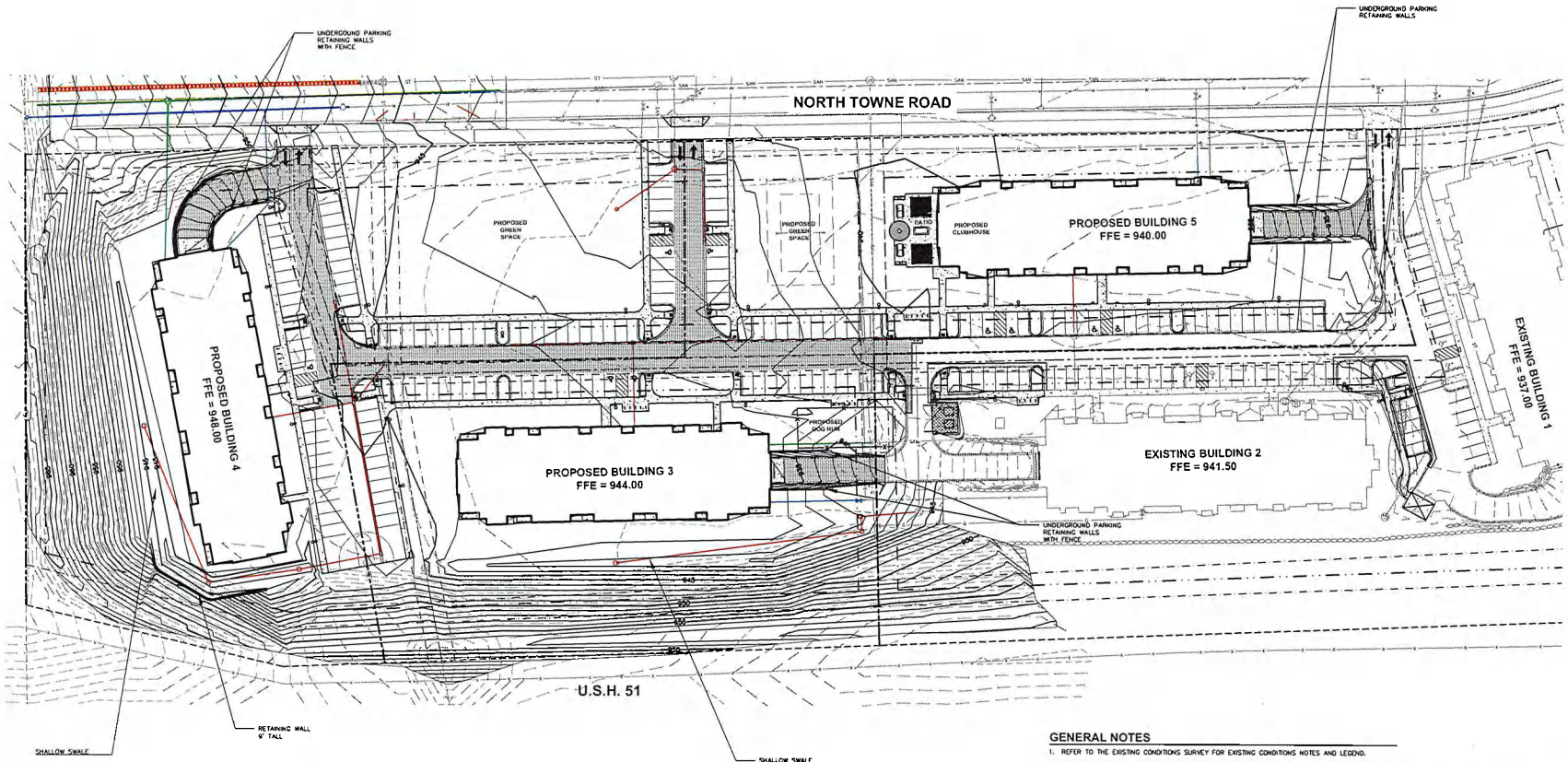

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO 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

north

SCALE IN FEET

40' 0 40'

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P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: CR
Approved: AJS

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO. 19-7027B

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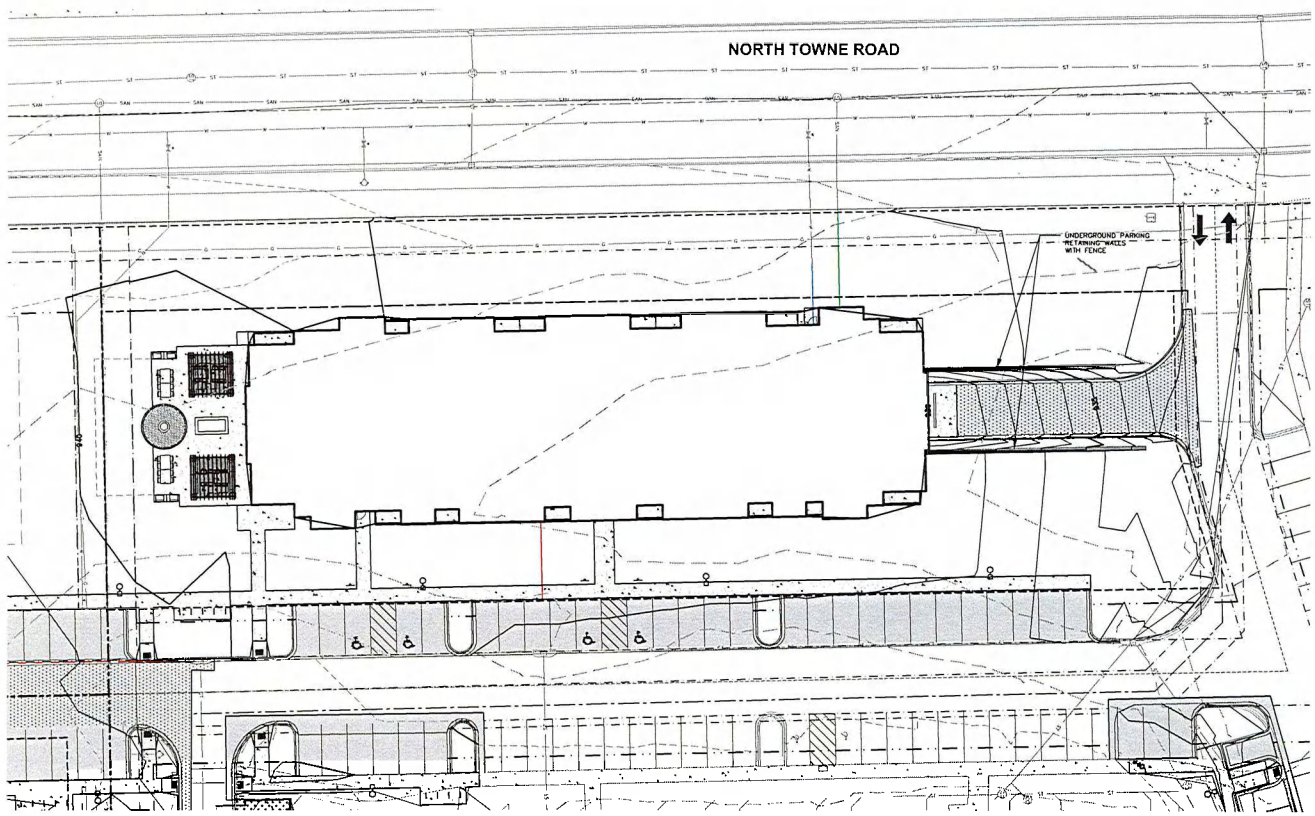

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 958 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 958 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- TREE REMOVAL
- SHRUB REMOVAL
- POLYETHYLENE EDGING
- FUTURE STREET TREE

north

SCALE IN FEET

20' 0 20'

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: CEJ
Approved: AJB

SHEET TITLE:
GRADING PLAN - BUILDING 5

SHEET NUMBER:
C5.1

JSD PROJECT NO. 15-7027h

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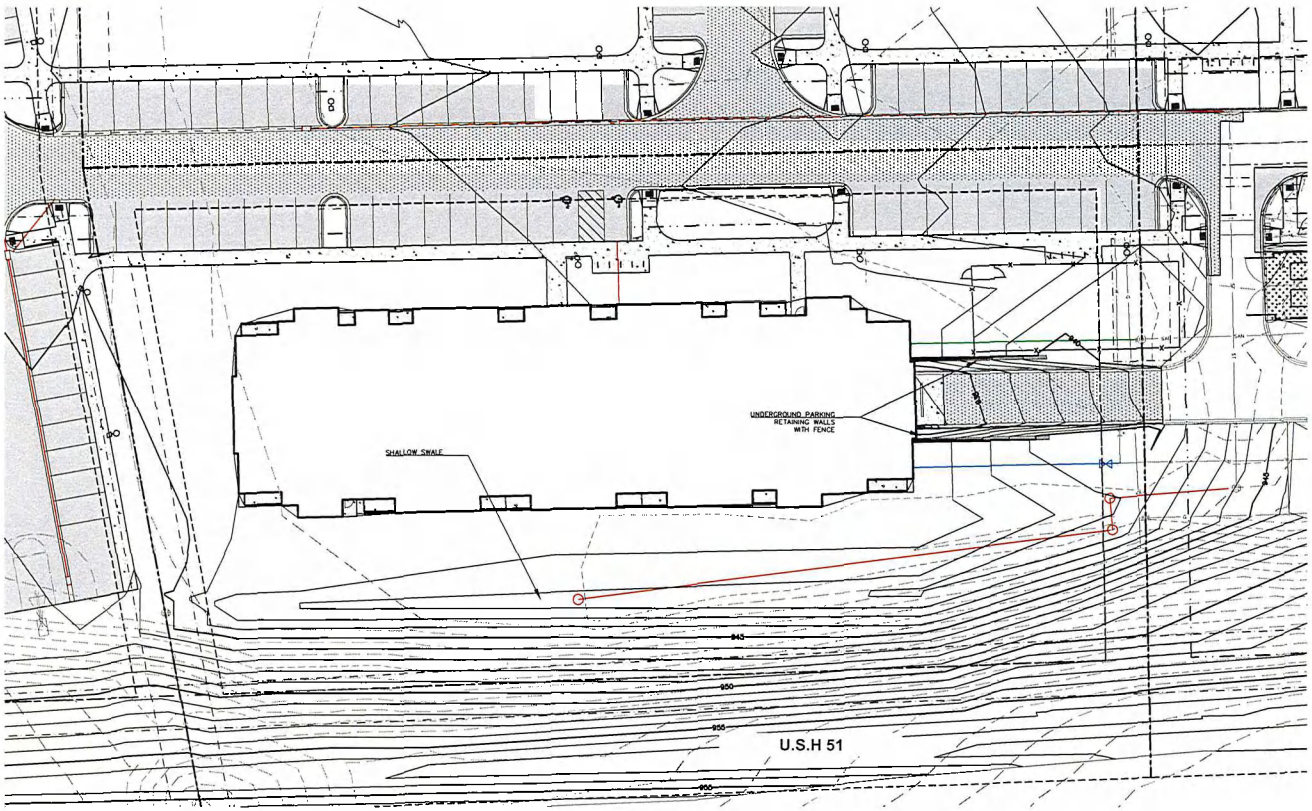

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- TREE REMOVAL
- SHRUB REMOVAL
- POLYETHYLENE EDGING
- FUTURE STREET TREE

North

SCALE IN FEET

20' 0 20'

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P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.28.19	SITE PLAN SUBMITTAL
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Design/Drawn: CEJ
Approved: AJS

SHEET TITLE:
GRADING PLAN-BUILDING 3

SHEET NUMBER:
C5.2

JSD PROJECT NO. 19-7827R

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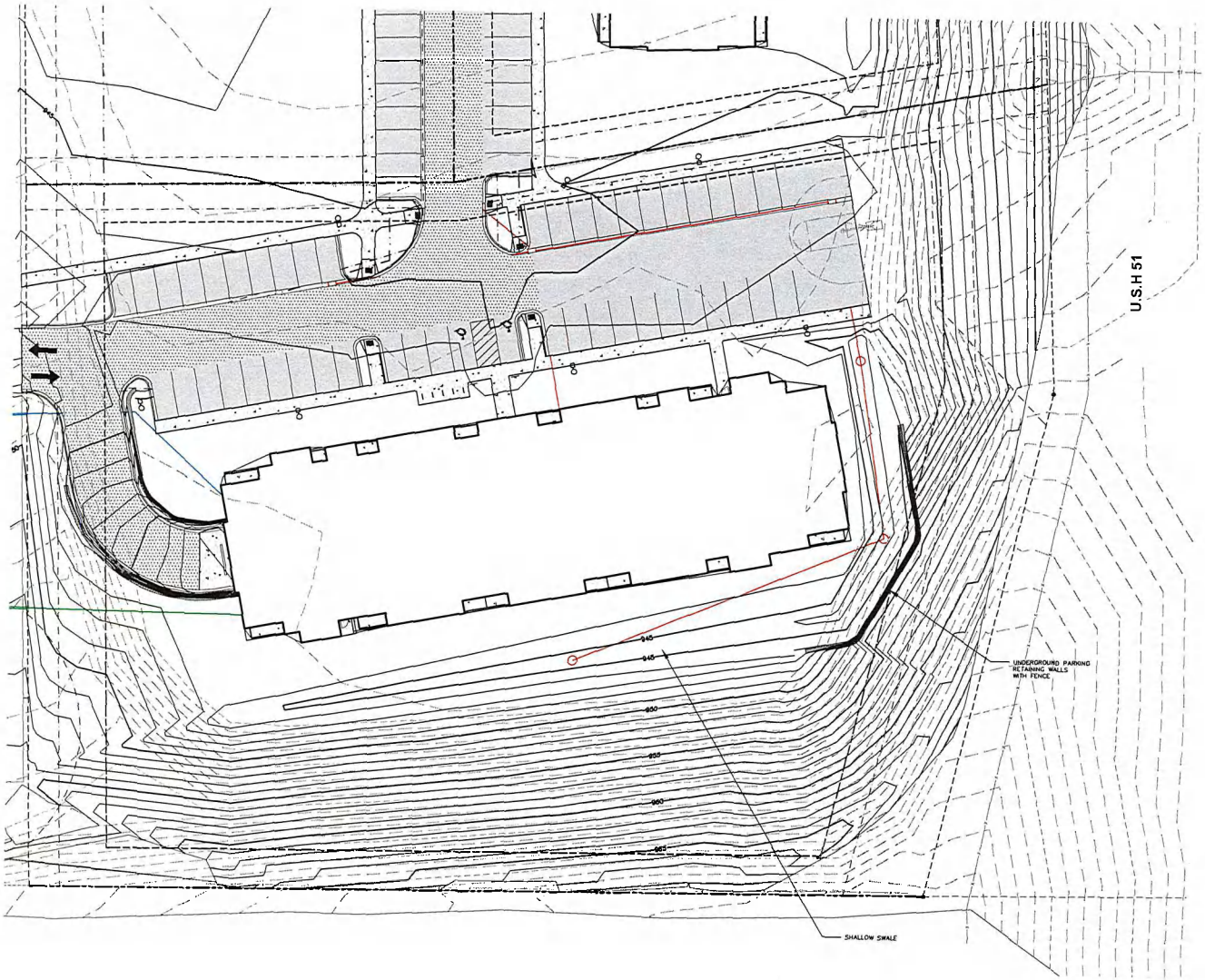
File: I:\2019\1192278\DWG\1192278 C5.2 - Grading Plan.dwg - Layout: C5.2 User: sjones Plotted: May 28, 2019 - 3:35pm Xrefs:



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- TREE REMOVAL
- SHRUB REMOVAL
- POLYETHYLENE EDGING
- FUTURE STREET TREE

north

SCALE IN FEET

20' 0 20'

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P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	3rd PLAN SUBMITTAL
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Designd/Drawn. CBJ
Approved. AJZ

SHEET TITLE:
GRADING PLAN-
BUILDING 3

SHEET NUMBER:
C5.3

JSD PROJECT NO. 19-702718

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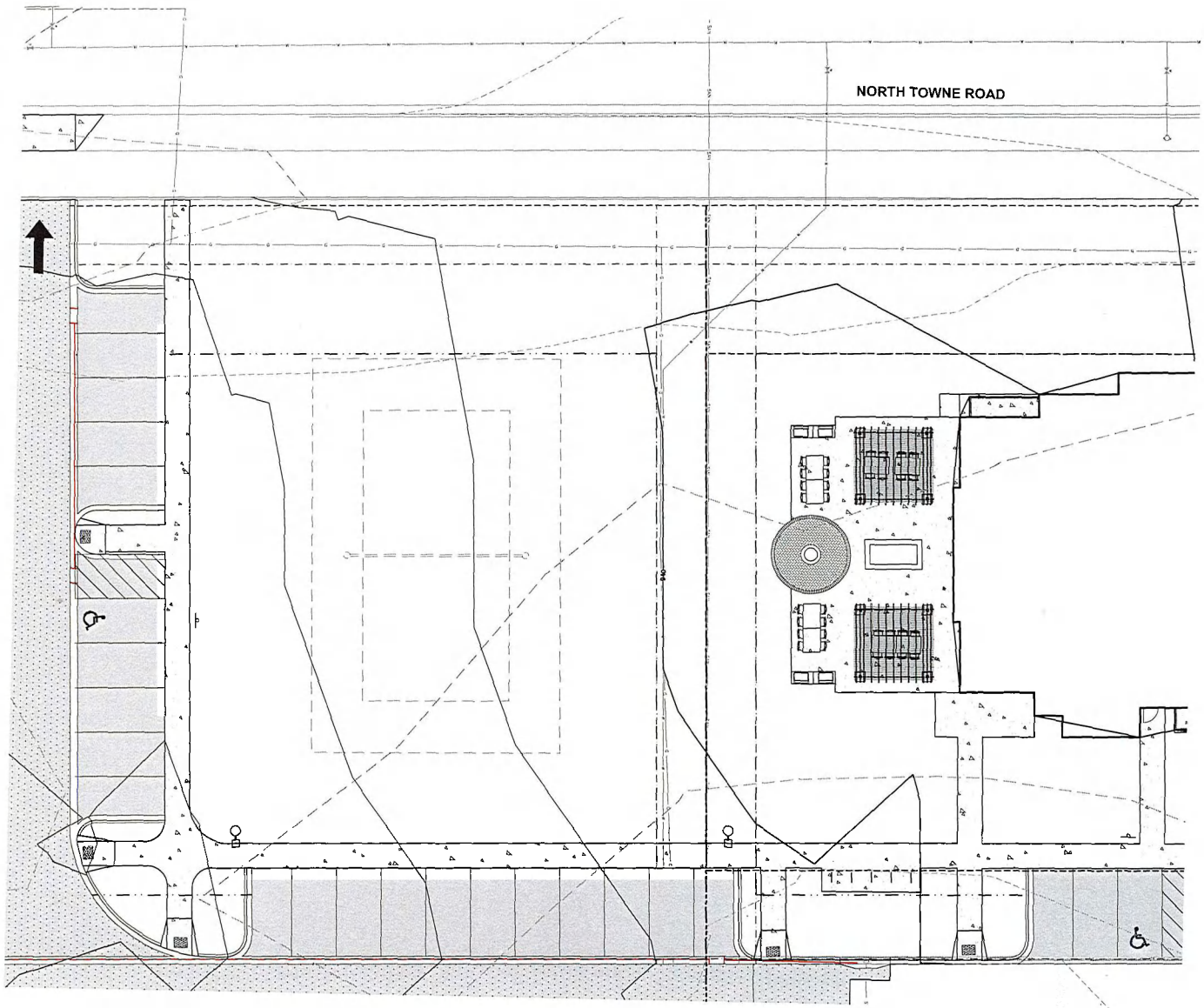

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 950 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W — WATERMAIN
- STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- TREE REMOVAL
- SHRUB REMOVAL
- POLYETHYLENE EDGING
- FUTURE STREET TREE

North

SCALE IN FEET

10' 0 10'

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COEUR D'ALENE

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: CBJ
Approved: AJS

SHEET TITLE:
GRADING PLAN-CLUBHOUSE

SHEET NUMBER:
C5.4

JSI PROJECT NO. 15-192278

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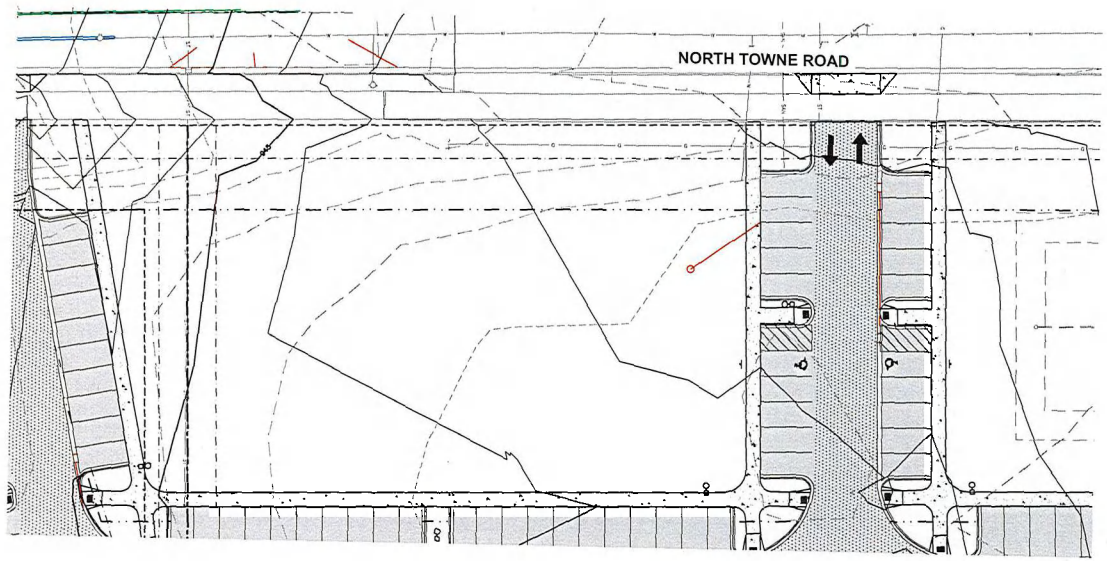

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W — WATERMAIN
- STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- TREE REMOVAL
- SHRUB REMOVAL
- POLYETHYLENE EDGING
- FUTURE STREET TREE

north

SCALE IN FEET

10' 0 10'

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COEUR D'ALENE

MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.28.19	SITE PLAN SUBMITTAL
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Design/Drawn: CRJ
Approved: AJS

SHEET TITLE:
GRADING PLAN-GREEN SPACE

SHEET NUMBER:
C5.5

JSD PROJECT NO: 15-76276

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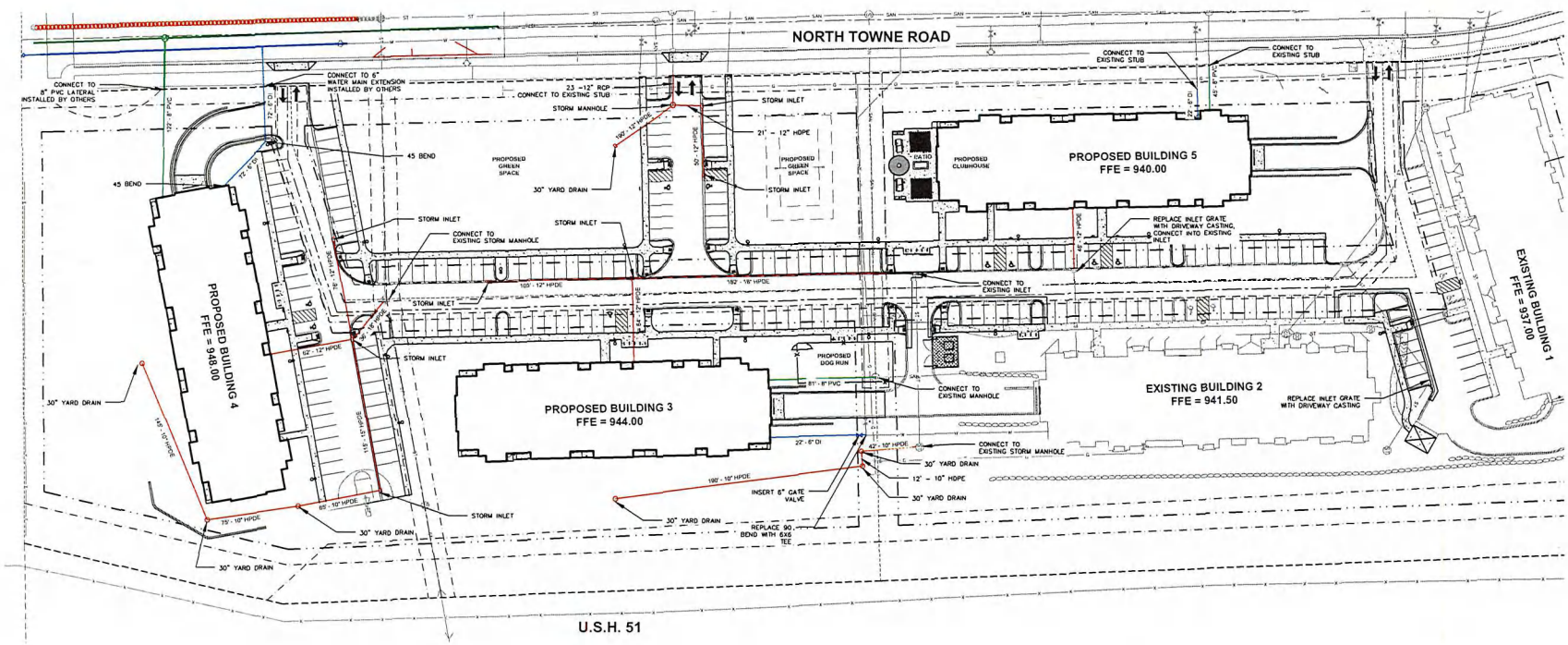

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO 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

north

SCALE IN FEET
40' 0 40'

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COEUR D'ALENE
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
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
2		
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Design/Drawn: MWS
Approved: MAS

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C6.0

JSD PROJECT NO. 15-7027B

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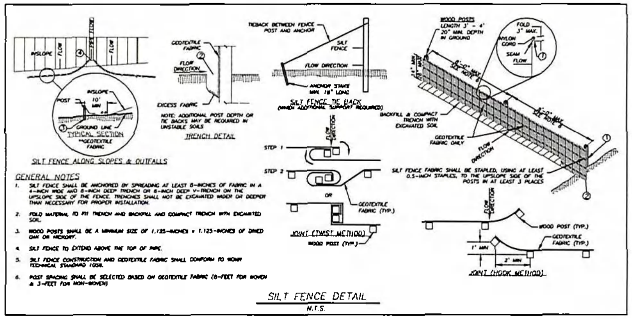
File: I:\2015\15027B\DWG\15027B C6.0-Utility Plan.dwg, 1:1\JJC CEB User: cjones Plotted May 20, 2019 - 2:15pm XREFs:



SILT FENCE DETAIL
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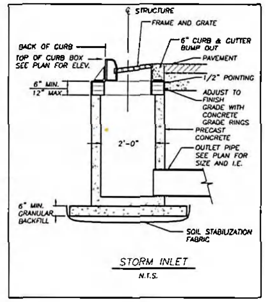

STORM INLET
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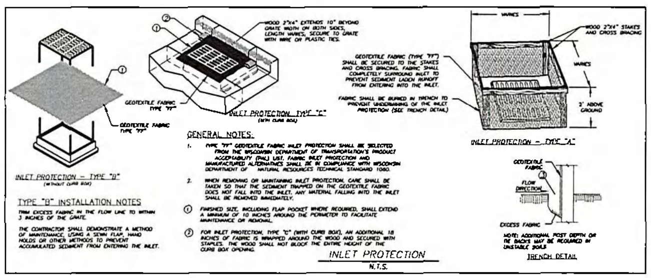

INLET PROTECTION
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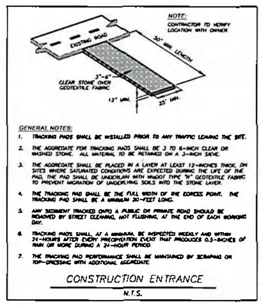

CONSTRUCTION ENTRANCE
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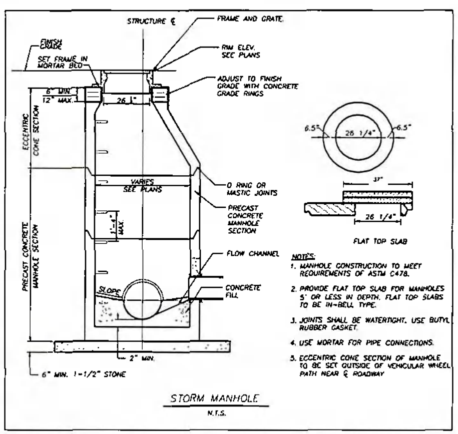

STORM MANHOLE
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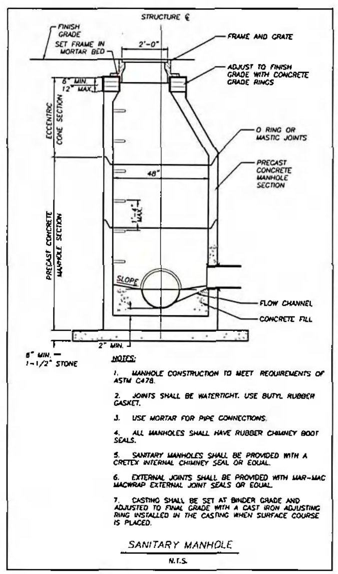

SANITARY MANHOLE
N.T.S.

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

CONSTRUCTION SCHEDULE

1. INSTALL EROSION CONTROL MEASURES
2. START CONSTRUCTION
3. SEED AND MULCH SLOPES 4:1 OR GREATER WITHIN 2 WEEKS OF DISTURBANCE
4. SITE TO BE SEEDED AND MULCHED
5. SITE CONSTRUCTION TO BE COMPLETED

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF WINDSOR ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
   - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
   - INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

   ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

   - CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
   - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
     A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
     B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
     C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
     D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
   - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

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PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: CRJ
Approved: AJB

SHEET TITLE:
DETAILS

SHEET NUMBER:
C7.0

JSD PROJECT NO: 15-7027B

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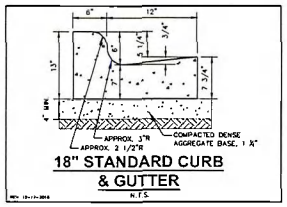

18" STANDARD CURB & GUTTER

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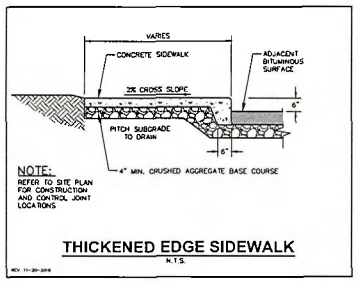

THICKENED EDGE SIDEWALK

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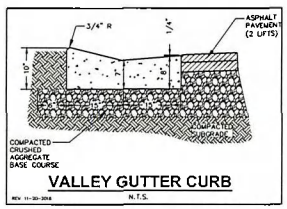

VALLEY GUTTER CURB

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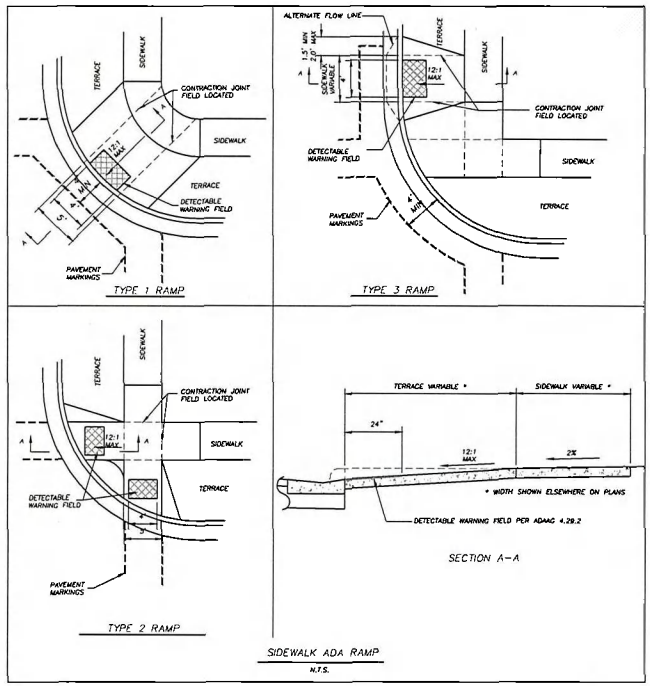

SIDEWALK ADA RAMP

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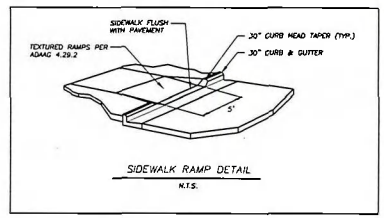

SIDEWALK RAMP DETAIL

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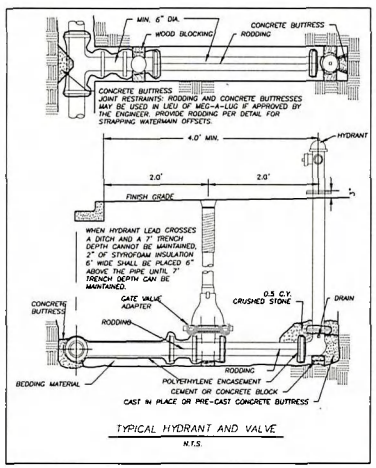
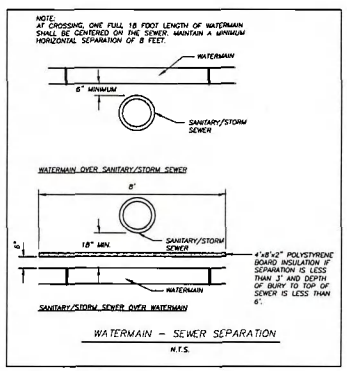


TYPICAL HYDRANT AND VALVE

N.T.S.



WATERMAIN – SEWER SEPARATION

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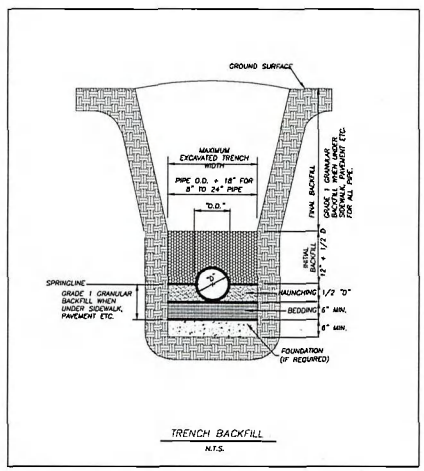

TRENCH BACKFILL

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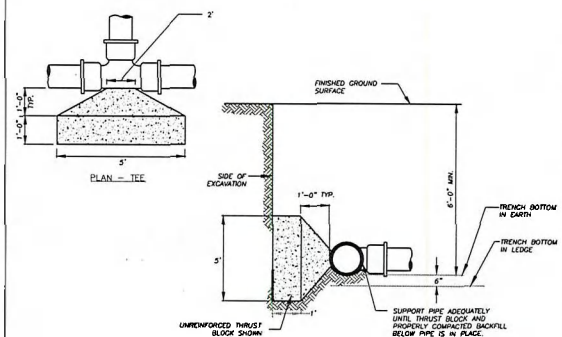

WATERMAIN CONNECTION WITH BUTTRESS

N.T.S.

GENERAL UTILITY NOTES

1. REFER TO THE WINDSOR UTILITY DISTRICT #1 STANDARD CONSTRUCTION SPECIFICATIONS.
2. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY, WISDOT, AND WDNR.
7. 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.
   - 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.
8. 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.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY 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.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR SHALL NOTIFY THE WINDSOR UTILITY DISTRICT #1 A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
13. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
14. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
15. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER VILLAGE OF WINDSOR STANDARD CONSTRUCTION SPECIFICATIONS.
16. CURB BOXES SHALL BE INSTALLED IN THE CENTER OF THE TERRACE FOR ALL WATER SERVICES.
17. WATER AND SANITARY SERVICES SHALL BE EXTENDED FIVE (5) FEET INTO THE LOT AND MARKED WITH A WOODEN POST PER VILLAGE OF WINDSOR STANDARDS.
18. UNLESS OTHERWISE NOTED OR DIRECTED BY WINDSOR UTILITY DISTRICT ENGINEER, ALL FITTING RESTRAINT FOR WATERMAIN SHALL BE MEG-A-LUG OR EQUAL.
19. SANITARY SEWER LATERALS SHALL BE MARKED AND PROVIDED WITH TRACER WIRE IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND WINDSOR UTILITY DISTRICT STANDARDS. TEST BOXES SHALL BE CENTERED IN THE TERRACE.
20. INSTALL MARKER BOARDS AT THE END OF ALL SANITARY SEWERS AND WATERMAINS TO BE EXTENDED IN FUTURE PHASES. WATERMAINS SHALL BE EXTENDED A MINIMUM OF FIVE (5) FEET BEYOND TEMPORARY TURN AROUNDS.

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MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: CBJ
Approved: AJB

SHEET TITLE:
DETAILS

SHEET NUMBER:
C7.1

JSD PROJECT NO. 15-7927B

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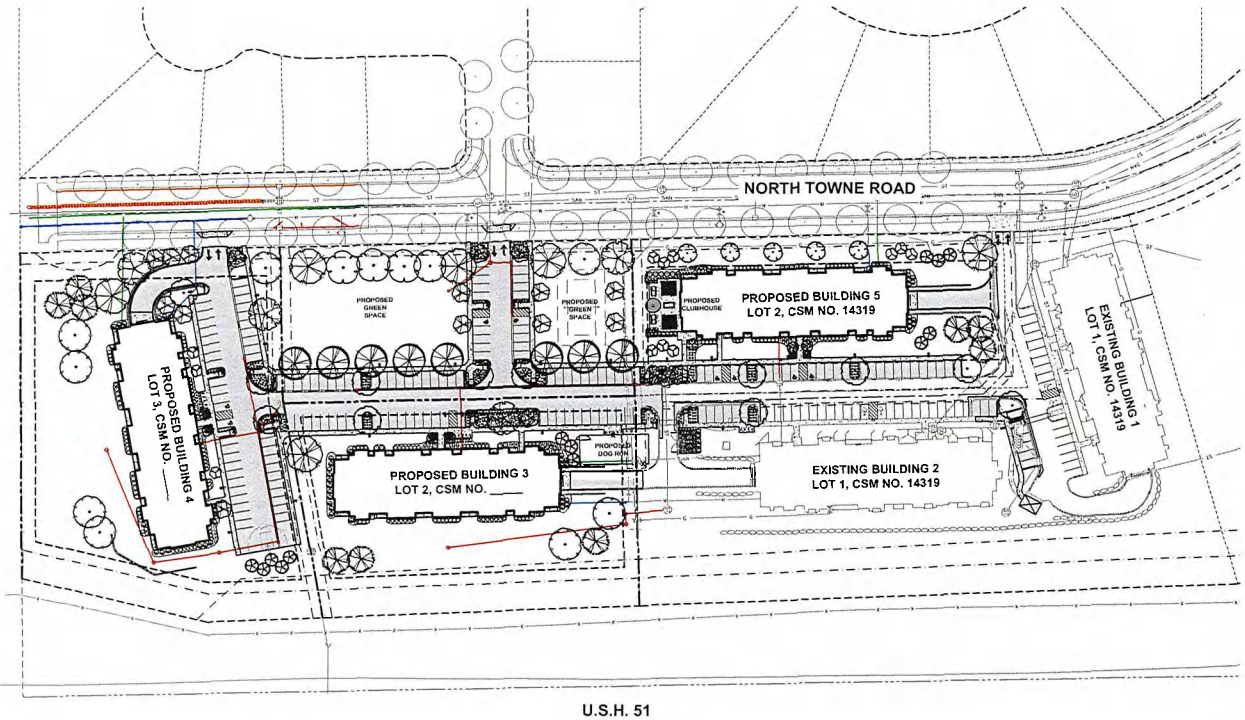
File: I:\2015\15792\B\DWG\15792B C7.0 Details.dwg, Layout: C7.1 User: cjones Plotted: May 20, 2019 - 3:55pm Xrefs:



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S SANITARY SEWER
- W WATERMAIN
- S STORM SEWER
- RETAINING WALL
- X FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FUTURE STREET TREE

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	3	*Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree*	B & B	1.5-2" Cal
	8	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	1.5"Cal
	12	*Gymnocladus dioica 'Espresso' / Kentucky Coffeetree*	B & B	1.5-2" Cal
	4	*Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree*	B & B	1.5-2" Cal
	6	*Quercus bicolor / Swamp White Oak*	B & B	1.5-2" Cal
EVERGREEN TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE**
	9	*Picea abies / Norway Spruce*	B & B	3-4 ft tall
	13	*Picea glauca 'Densata' / Black Hills Spruce*	B & B	3-4 ft tall
	9	*Pinus strobus / White Pine*	B & B	3-4 ft tall
	8	*Thuja occidentalis 'Wintergreen' / Arborvitae*	B & B	3-4 ft tall
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE**
	20	*Crataegus viridis 'Winter King' / 'Winter King' Hawthorn*	B & B	1.5-2" Cal
	12	*Malus x 'Mary Potter' / Crab Apple*	B & B	1.5-2" Cal
	7	*Malus x 'Spring Snow' / Spring Snow Crab Apple*	5 gal	1.5-2" Cal
	5	*Ostrya virginiana / American Hophornbeam*	B & B	1.5-2" Cal
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE**
	52	*Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry*	3 gal	18" Tall/Wide
	103	*Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark*	3 gal	18" Tall/Wide
	68	*Viburnum dentatum 'Blue Muffin' / Southern Arrowwood*	3 gal	18" Tall/Wide
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE**
	45	*Juniperus sabina 'Arcadia' / Arcadia Juniper*	3 gal	18" Tall/Wide
	33	*Taxus x media 'Tauntonii' / Taunton Yew*	3 gal	18" Tall/Wide
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE**
	67	*Panicum virgatum 'Shenandoah' / Switch Grass*	1 Gal	18" Tall/Wide
	350	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	1 Gal	18" Tall/Wide
PERENNIALS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE**
	42	*Allium x 'Millenium' / Millenium Ornamental Chive*	1 Gal	CONT
	194	*Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower*	1 Gal	CONT
	34	*Rudbeckia fulgida fulgida 'Goldsturm' / Black-eyed Susan*	1 Gal	CONT
	50	*Sedum x 'Autumn Joy' / Autumn Joy Sedum*	1 Gal	CONT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO 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

north

SCALE IN FEET

60' 0 60'

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VERONA, WISCONSIN 53593
P. 608.848.5000

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.28.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWG
Approved: KJY

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO. 15-7827B

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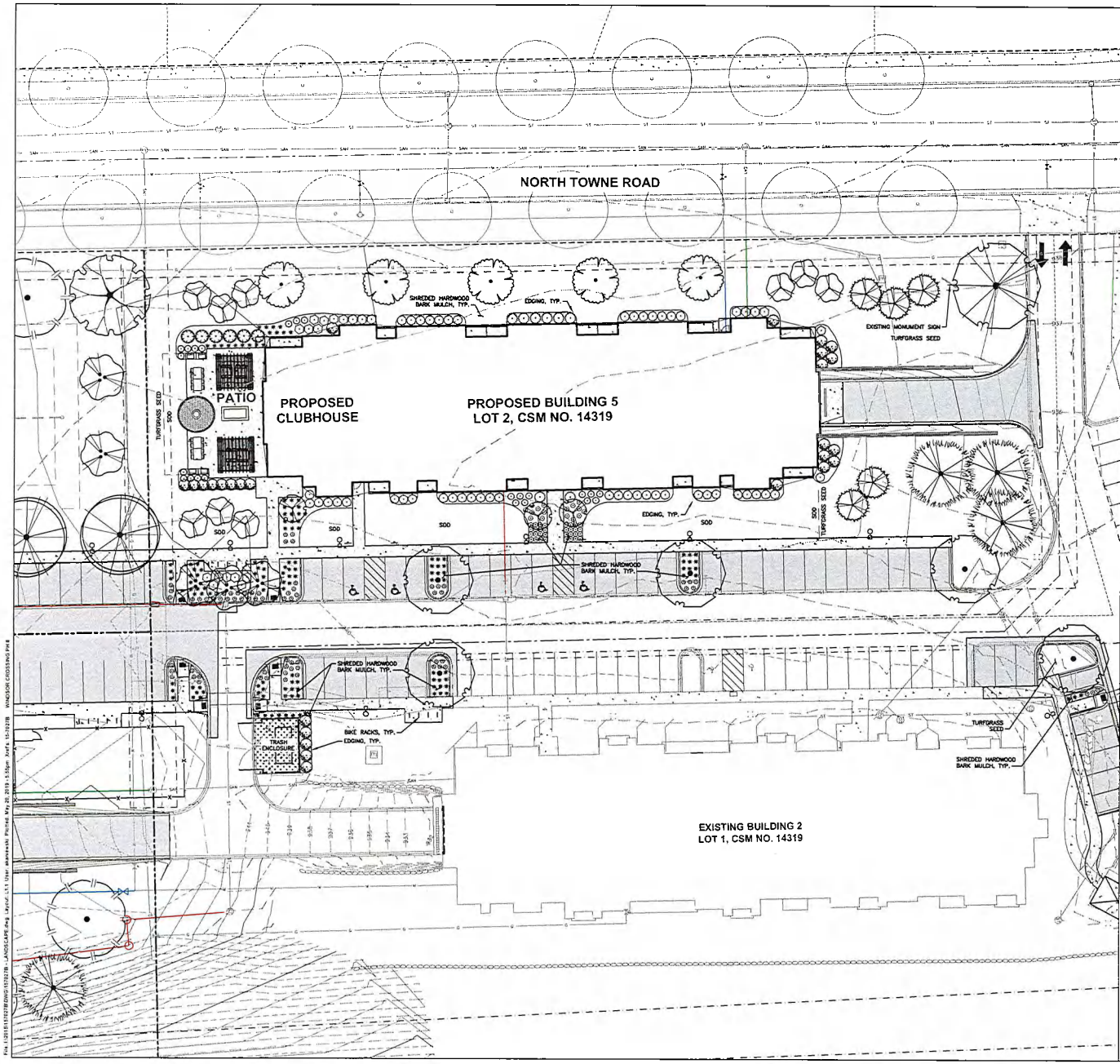

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 950 PROPOSED 1 FOOT CONTOUR
- 980 PROPOSED 5 FOOT CONTOUR
- 950 EXISTING 1 FOOT CONTOUR
- 980 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FUTURE STREET TREE

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	3	*Ginkgo biloba 'Autumn Gold' TM* / Maidenhair Tree	B & B	1.5-2" Cal
	8	*Gleditsia triacanthos inermis 'Shademaster' TM* / Shademaster Locust	B & B	1.5"Cal
	12	*Gymnocladus dioica 'Espresso'* / Kentucky Coffeetree	B & B	1.5-2" Cal
	4	*Platanus x acerifolia 'Exclamation' TM* / Exclamation London Plane Tree	B & B	1.5-2" Cal
	8	*Quercus bicolor* / Swamp White Oak	B & B	1.5-2" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	9	*Picea abies* / Norway Spruce	B & B	3-4 ft tall
	13	*Picea glauca 'Densata'* / Black Hills Spruce	B & B	3-4 ft tall
	9	*Pinus strobus* / White Pine	B & B	3-4 ft tall
	6	*Thuja occidentalis 'Wintergreen'* / Arborvitae	B & B	3-4 ft tall
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	20	*Crataegus viridis 'Winter King'* / 'Winter King' Hawthorn	B & B	1.5-2" Cal
	12	*Malus x 'Mary Potter'* / Crab Apple	B & B	1.5-2" Cal
	7	*Malus x 'Spring Snow'* / Spring Snow Crab Apple	5 gal	1.5-2" Cal
	5	*Ostrya virginiana* / American Hophornbeam	B & B	1.5-2" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	52	*Aronia melanocarpa 'Iroquois Beauty' TM* / Black Chokeberry	3 gal	18" Tall/Wide
	103	*Physocarpus opulifolius 'Little Devil' TM* / Dwarf Ninebark	3 gal	18" Tall/Wide
	68	*Viburnum dentatum 'Blue Muffin'* / Southern Arrowwood	3 gal	18" Tall/Wide
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	45	*Juniperus sabina 'Arcadia'* / Arcadia Juniper	3 gal	18" Tall/Wide
	33	*Taxus x media 'Taunton'* / Taunton Yew	3 gal	18" Tall/Wide
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	67	*Panicum virgatum 'Shenandoah'* / Switch Grass	1 Gal	18" Tall/Wide
	200	*Sporobolus heterolepis 'Tara'* / Prairie Dropseed	1 Gal	18" Tall/Wide
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	42	*Allium x 'Millenium'* / Millenium Ornamental Chive	1 Gal	CONT
	104	*Echinacea x 'Cheyenne Spirit'* / Cheyenne Spirit Coneflower	1 Gal	CONT
	34	*Rudbeckia fulgida sullivantii 'Goldsturm'* / Black-eyed Susan	1 Gal	CONT
	50	*Sedum x 'Autumn Joy'* / Autumn Joy Sedum	1 Gal	CONT

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
LANDSCAPE PLAN - BUILDING 5

SHEET NUMBER:
L1.1

JSD PROJECT NO. 15-70278

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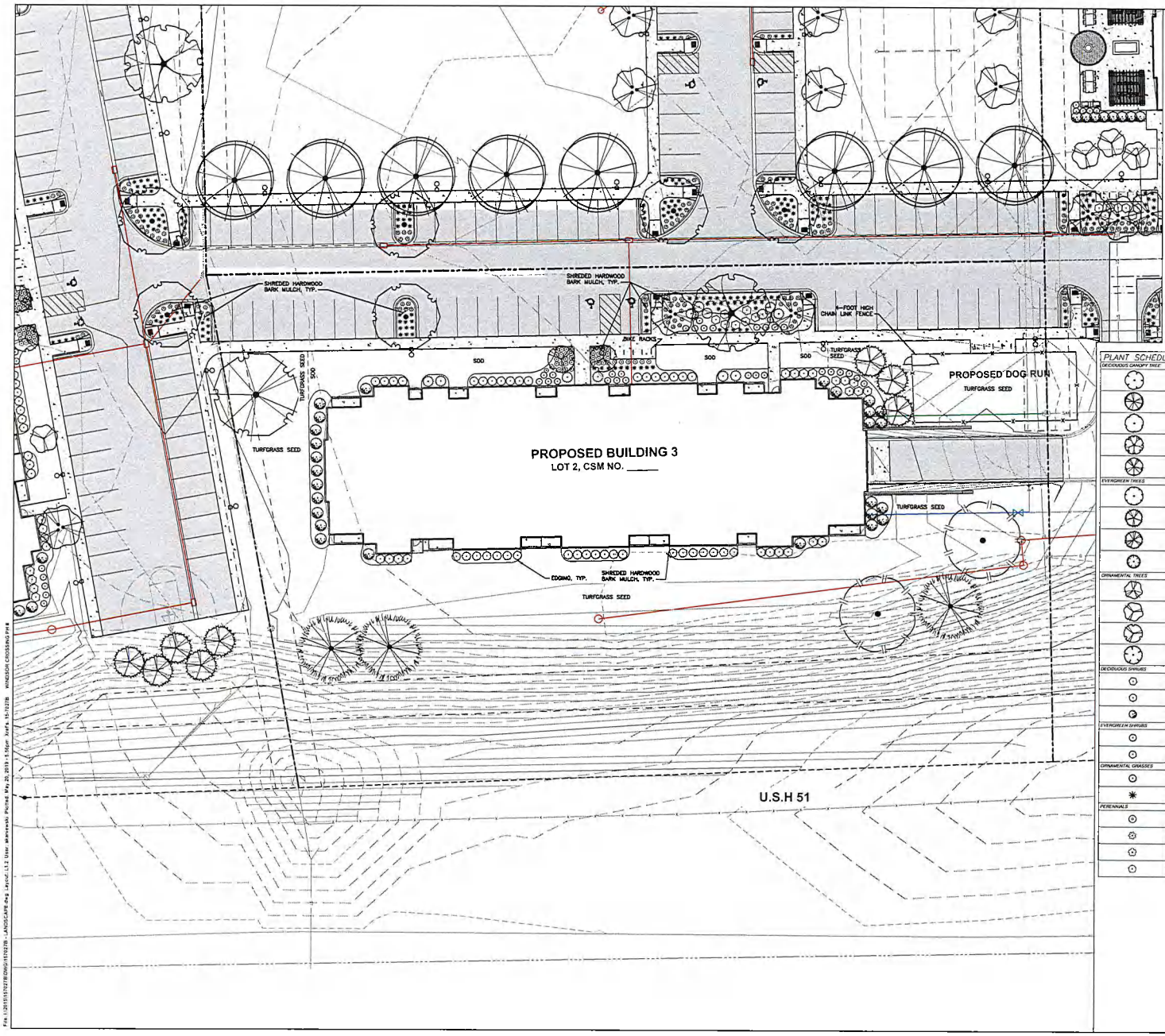

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FUTURE STREET TREE

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	3	*Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree*	B & B	1.5-2" Cal.
	8	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	1.5"Cal
	12	*Gymnocladus dioica 'Espresso' / Kentucky Coffeetree*	B & B	1.5-2" Cal.
	4	*Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree*	B & B	1.5-2" Cal.
	6	*Quercus bicolor / Swamp White Oak*	B & B	1.5-2" Cal.
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	9	*Picea abies / Norway Spruce*	B & B	3-4 ft tall
	13	*Picea glauca 'Densata' / Black Hills Spruce*	B & B	3-4 ft tall
	9	*Pinus strobus / White Pine*	B & B	3-4 ft tall
	8	*Thuja occidentalis 'Wintergreen' / Arborvitae*	B & B	3-4 ft tall
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	20	*Crataegus viridis 'Winter King' / 'Winter King' Hawthorn*	B & B	1.5-2" Cal.
	12	*Malus x 'Mary Potter' / Crab Apple*	B & B	1.5-2" Cal.
	7	*Malus x 'Spring Snow' / Spring Snow Crab Apple*	3 gal	1.5-2" Cal.
	5	*Ostrya virginiana / American Hophornbeam*	B & B	1.5-2" Cal.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	52	*Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry*	3 gal	18" Tall/Wide
	103	*Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark*	3 gal	18" Tall/Wide
	88	*Viburnum dentatum 'Blue Muffin' / Southern Arrowwood*	3 gal	18" Tall/Wide
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	63	*Juniperus sabina 'Arcadia' / Arcadia Juniper*	3 gal	18" Tall/Wide
	33	*Taxus x media 'Taunton' / Taunton Yew*	3 gal	18" Tall/Wide
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	67	*Panicum virgatum 'Shenandoah' / Switch Grass*	1 Gal	18" Tall/Wide
	350	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	1 Gal	18" Tall/Wide
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	42	*Allium x 'Millenium' / Millenium Ornamental Chive*	1 Gal	CONT
	104	*Eutrochium x 'Cheyenne Spirit' / Cheyenne Spirit Joe-pye-weed*	1 Gal	CONT
	34	*Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan*	1 Gal	CONT
	50	*Sedum x 'Autumn Joy' / Autumn Joy Sedum*	1 Gal	CONT

north

SCALE IN FEET

20' 0 20'

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWS
Approved: RJY

SHEET TITLE:
LANDSCAPE PLAN - BUILDING 3

SHEET NUMBER:
L1.2

JSD PROJECT NO. 15-7027B

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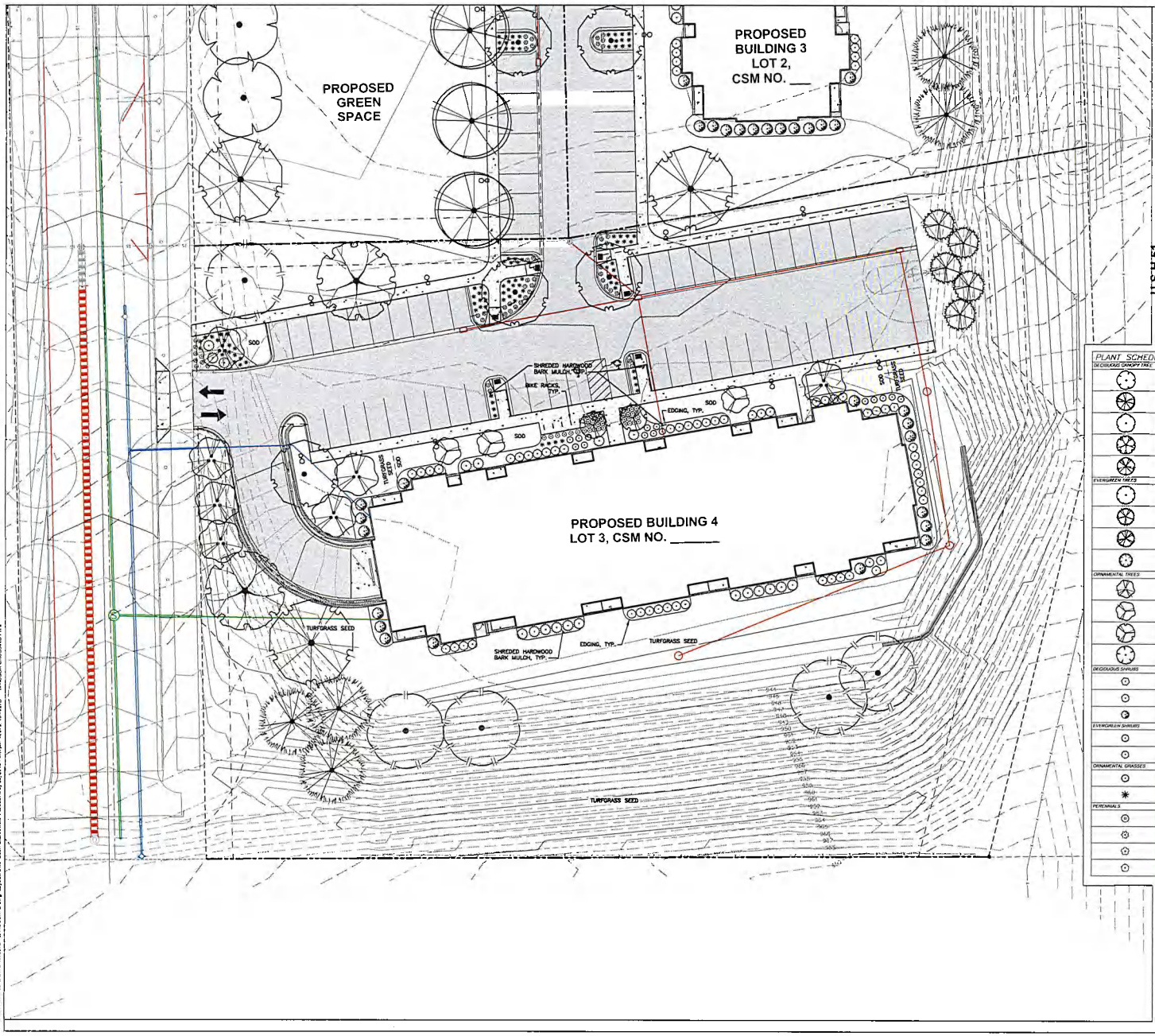

LEGEND

- PROPERTY LINE
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- BUILDING OUTLINE
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- STANDARD CURB AND GUTTER
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- CONCRETE PAVEMENT
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- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- RETAINING WALL
- X FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FUTURE STREET TREE

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	7	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	1.5-2" Cal
	8	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	1.5"Cal
	12	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	1.5-2" Cal
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	6	Picea abies / Norway Spruce	B & B	3-4 ft tall
	13	Picea glauca 'Densata' / Black Hills Spruce	B & B	3-4 ft tall
	9	Pinus strobus / White Pine	B & B	3-4 ft tall
	6	Thuja occidentalis 'Wintergreen' / Arborvitae	B & B	3-4 ft tall
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	20	Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	B & B	1.5-2" Cal
	12	Malus x 'Mary Potter' / Crab Apple	B & B	1.5-2" Cal
	7	Malus x 'Spring Snow' / Spring Snow Crab Apple	B gal	1.5-2" Cal
	5	Ostrya virginiana / American Ironwood	B & B	1.5-2" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	52	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	3 gal	18" Tall/Wide
	103	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal	18" Tall/Wide
	68	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	3 gal	18" Tall/Wide
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	45	Juniperus sabina 'Arcadia' / Arcadia Juniper	3 gal	18" Tall/Wide
	33	Taxus x media 'Taunton' / Taunton Yew	3 gal	18" Tall/Wide
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	61	Panicum virgatum 'Shenandoah' / Switch Grass	1 Gal	18" Tall/Wide
	350	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 Gal	18" Tall/Wide
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	42	Allium x 'Millenium' / Millenium Ornamental Chive	1 Gal	CONT
	184	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	1 Gal	CONT
	34	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 Gal	CONT
	52	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 Gal	CONT

north

SCALE IN FEET
20' 0 20'

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWB
Approved: KJY

SHEET TITLE:
LANDSCAPE PLAN - BUILDING 3

SHEET NUMBER:
L1.3

JSD PROJECT NO. 15-1327B

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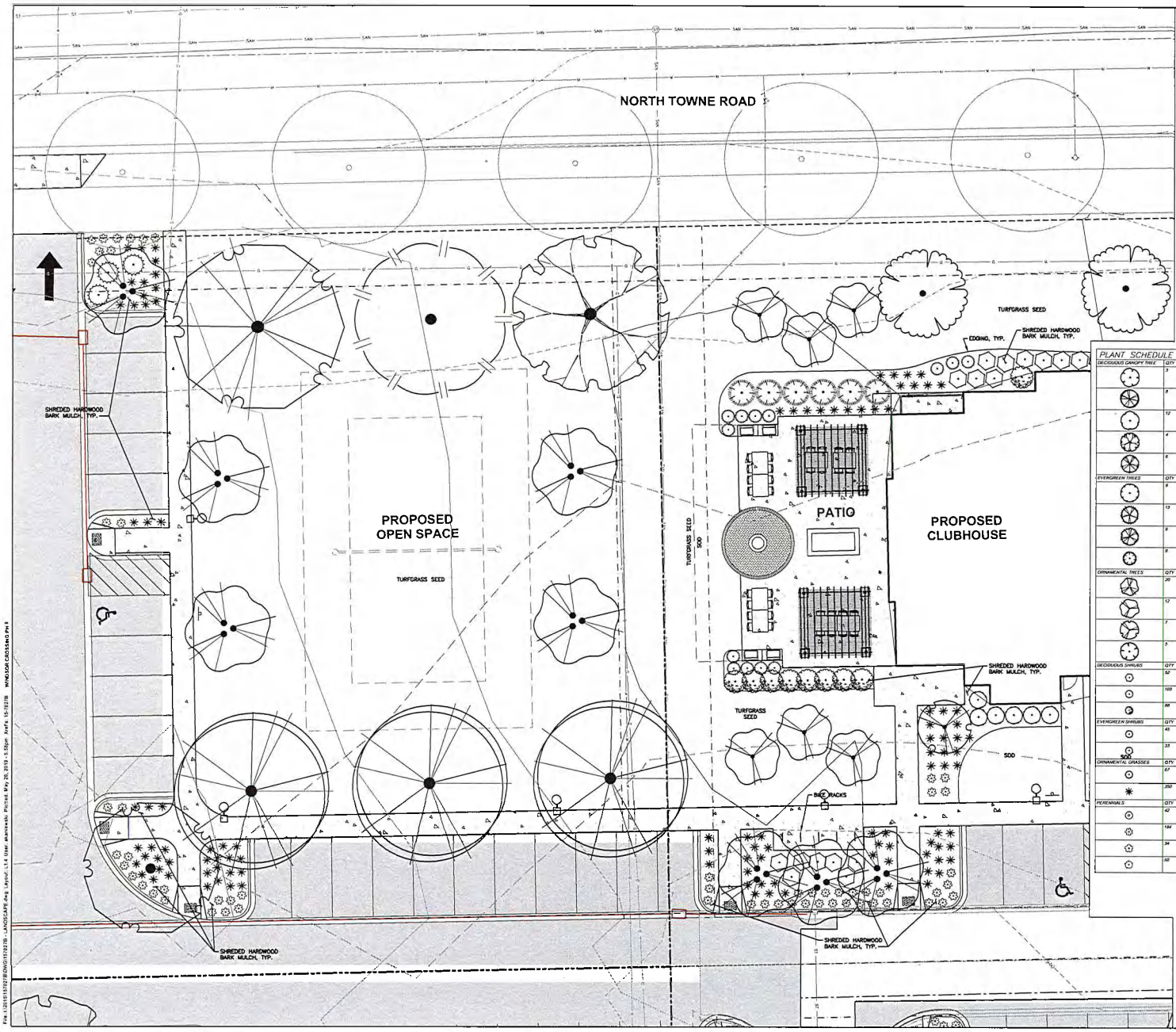
File: I:\2015\15-1327B\DWG\15-1327B - LANDSCAPE.dwg Layout: L1.3 User: sbarnes Plotted: May 20, 2019 - 4:17pm Refs: 15-1327B - WINDSOR CROSSING PH II



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FUTURE STREET TREE

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	1.5-2" Cal
	8	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	1.5"Cal
	12	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	1.5-2" Cal
	4	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	B & B	1.5-2" Cal
	6	Quercus bicolor / Swamp White Oak	B & B	1.5-2" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	9	Picea abies / Norway Spruce	B & B	3-4 ft. tall
	13	Picea glauca 'Densata' / Black Hills Spruce	B & B	3-4 ft. tall
	9	Pinus strobus / White Pine	B & B	3-4 ft. tall
	5	Thuja occidentalis 'Wintergreen' / Arborvitae	B & B	3-4 ft. tall
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	20	Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	B & B	1.5-2" Cal
	12	Malus x 'Mary Potter' / Crab Apple	B & B	1.5-2" Cal
	7	Malus x 'Spring Snow' / Spring Snow Crab Apple	3 gal	1.5-2" Cal
	5	Ostrya virginiana / American Hophornbeam	B & B	1.5-2" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	52	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	3 gal	18" Tall/Wide
	103	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal	18" Tall/Wide
	68	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	3 gal	18" Tall/Wide
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	45	Juniperus sabina 'Arcadia' / Arcadia Juniper	3 gal	18" Tall/Wide
	33	Taxus x media 'Taunton' / Taunton Yew	3 gal	18" Tall/Wide
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	67	Panicum virgatum 'Shenandoah' / Switch Grass	1 Gal	18" Tall/Wide
	250	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 Gal	18" Tall/Wide
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	42	Allium x 'Millenium' / Millenium Ornamental Chive	1 Gal	CONT
	184	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	1 Gal	CONT
	34	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 Gal	CONT
	50	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 Gal	CONT

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P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWB
Approved: KJY

SHEET TITLE:
LANDSCAPE PLAN - CLUBHOUSE

SHEET NUMBER:
L1.4

JSD PROJECT NO. 15-78279

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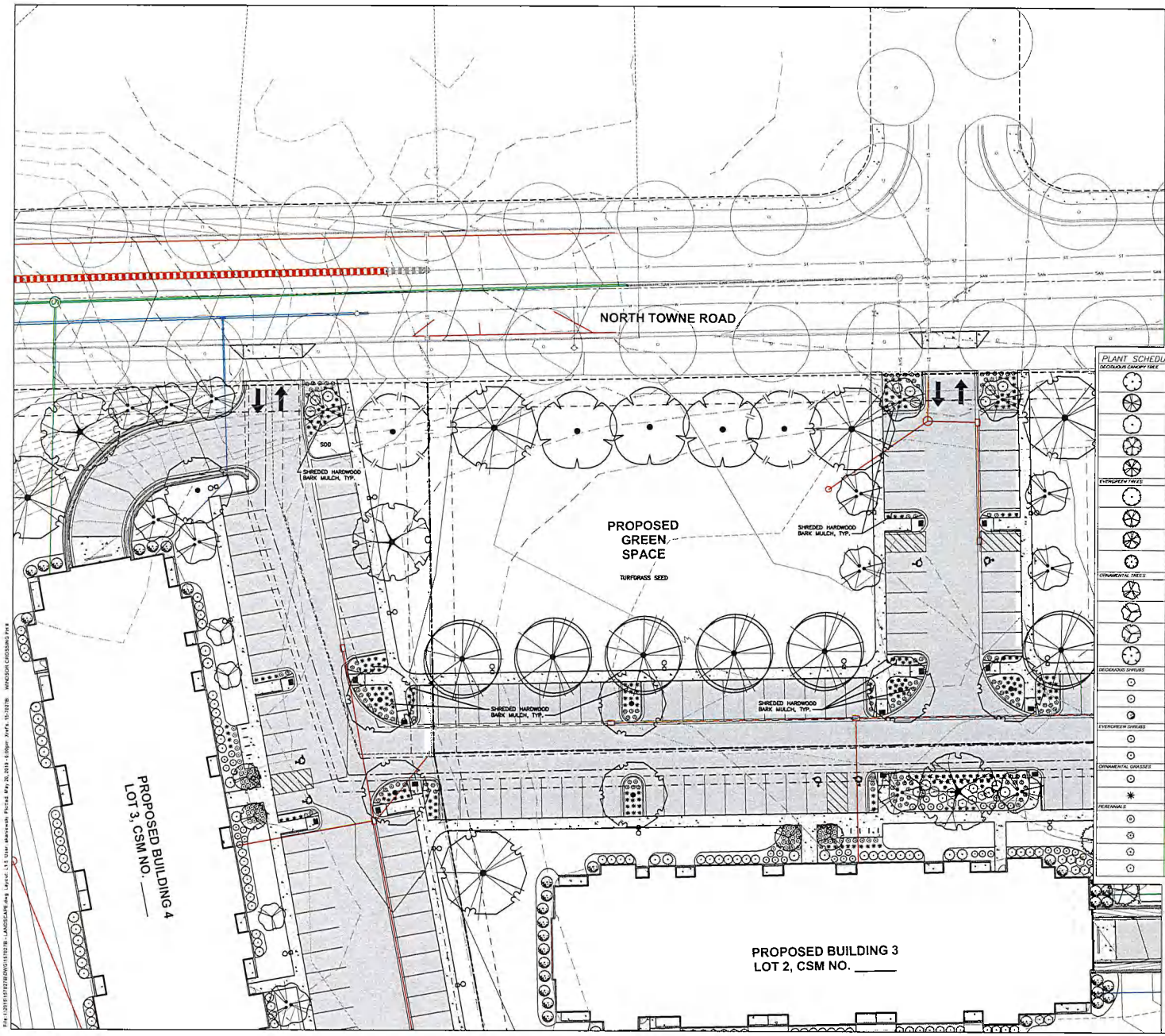
File: I:\2015\15782\ENGN\15782TB - LANDSCAPE.dwg Layout: L1.4 User: alexiewb Plotted: May 20, 2019 - 3:58pm Xref's: 15-78278 WINDSOR CROSSING Pg 4



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- VALLEY CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
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- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FUTURE STREET TREE

PLANT SCHEDULE

	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
DECIDUOUS CANOPY TREE				
	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	1.5-2" Cal
	8	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	1.5"Cal
	12	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	1.5-2" Cal
	4	Platanus x acerifolia 'Exclamation!' TM / Exclamation! London Plane Tree	B & B	1.5-2" Cal
	8	Quercus bicolor / Swamp White Oak	B & B	1.5-2" Cal
EVERGREEN TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	9	Picea abies / Norway Spruce	B & B	3-4 E tall
	13	Picea glauca 'Densata' / Black Hills Spruce	B & B	3-4 E tall
	9	Pinus strobus / White Pine	B & B	3-4 E tall
	6	Thuja occidentalis 'Wintergreen' / Arborvitae	B & B	3-4 E tall
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	20	Crataegus viridis 'Winter King' / Winter King Hawthorn	B & B	1.5-2" Cal
	12	Malus x 'Mary Potter' / Crab Apple	B & B	1.5-2" Cal
	7	Malus x 'Spring Snow' / Spring Snow Crab Apple	B gal	1.5-2" Cal
	5	Ostrya virginiana / American Hophornbeam	B & B	1.5-2" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	52	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	3 gal	18" Tall/Wide
	103	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal	18" Tall/Wide
	68	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	3 gal	18" Tall/Wide
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	45	Juniperus sabina 'Arcadia' / Arcadia Juniper	3 gal	18" Tall/Wide
	33	Taxus x media 'Tauntonii' / Taunton Yew	3 gal	18" Tall/Wide
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	87	Panicum virgatum 'Shenandoah' / Switch Grass	1 Gal	18" Tall/Wide
	350	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 Gal	18" Tall/Wide
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	42	Allium x 'Millenium' / Millenium Ornamental Chive	1 Gal	CONT
	184	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	1 Gal	CONT
	34	Rudbeckia fulgida fulgida 'Goldsturm' / Black-eyed Susan	1 Gal	CONT
	50	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 Gal	CONT

north

SCALE IN FEET
20' 0 20'

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VERONA, WI 53593

PROJECT:
WINDSOR CROSSING
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
LANDSCAPE PLAN - GREEN SPACE

SHEET NUMBER:
L1.5

JSD PROJECT NO. 15-7027R

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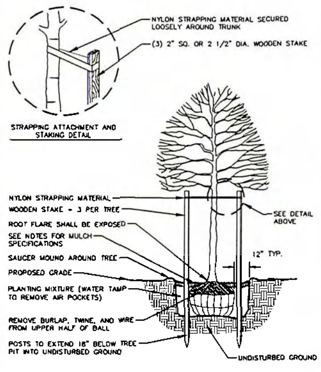
File I:\2015\15-7027R\DWG\15-7027R - LANDSCAPE.dwg Layout: L1.5 User: mwinnek Plotted: May 20, 2019 - 8:00pm PAPE: 15-7027R - WINDSOR CROSSING PH II

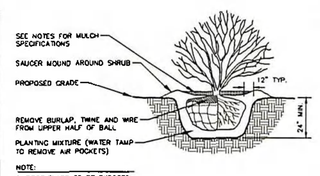


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2018

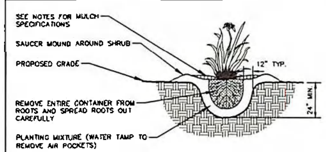


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2018

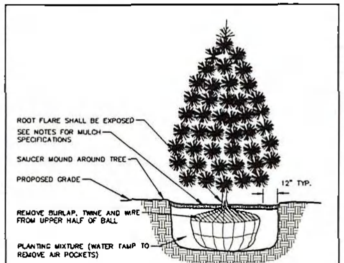


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2018

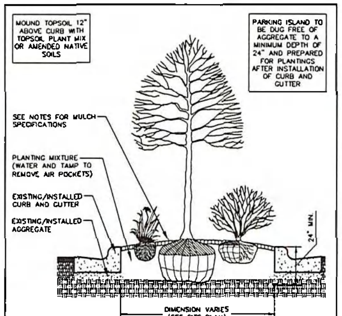


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

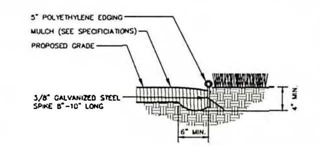
REV. 01-03-2018



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2018



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2018

LOT 2, CSM NO. 14319

POINT REQUIREMENT 1: STREET FRONTAGE

Zoning:	391 LINEAR FEET
Calculation:	40 Points per 100 LF of Street Frontage
Calculation Formula:	391/100 x 40 = 156.4
Total Points Required:	157 Points
Total Points Provided:	160 Total Points
Code of Ordinances:	Within 30' of Public R-O-W

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Quercus bicolor	Swamp White Oak	1	20	20
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	3	10	30
ORNAMENTAL TREES				
Malus x 'Mary Potter'	Crab Apple	6	10	60
Ostrya virginiana	American Hophornbeam	5	10	50
			Total Points	160

POINT REQUIREMENT 2: PARKING LOT

Zoning:	27 STALLS
Calculation:	30 Points per 10 Parking Stalls
Calculation Formula:	27 / 10 x 30 = 81
Total Points Required:	81 Total Points
Total Points Provided:	183 Total Points
Code of Ordinances:	Plantings within 15' of Parking Areas.

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	3	20	60
Quercus bicolor	Swamp White Oak	1	20	20
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	3	10	30
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	7	2	14
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	59	1	59
			Total Points	183

POINT REQUIREMENT 3: BUILDING FOUNDATION

Zoning:	521 LINEAR FEET
Calculation 1:	40 Points per 100 LF of Foundation
Calculation Formula:	521 / 100 x 40 = 208.4
Total Points Required:	209 Total Points
Total Points Provided:	252 Total Points
Code of Ordinances:	Plantings within 15-feet of foundation. Ornamental trees not to exceed 50% of total points.

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
ORNAMENTAL TREES				
Malus x 'Mary Potter'	Crab Apple	1	10	10
Malus x 'Spring Snow'	Spring Snow Crab Apple	3	10	30
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	14	2	28
Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	39	2	78
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	16	2	32
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	8	2	16
Taxus x media 'Tauntonii'	Tauton Yew	8	2	16
ORNAMENTAL GRASSES				
Panicum virgatum 'Shenandoah'	Switch Grass	13	1	13
Sporobolus heterolepis 'Tara'	Prairie Dropseed	29	1	29
			Total Points	252

POINT REQUIREMENT 4: GENERAL SITE

Zoning:	65,369 SQUARE FEET
Calculation:	5 Points per 10,000 square feet of Developed Area
Calculation Formula:	65,369 / 10,000 x 5 = 32.6
Total Points Required:	33 Total Points
Total Points Provided:	179 Total Points

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	2	10	20
Pinus strobus	White Pine	3	10	30
Thuja occidentalis 'Wintergreen' / Arborvitae	Arborvitae	6	10	60
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	1	10	10
Malus x 'Mary Potter'	Crab Apple	3	10	30
DECIDUOUS SHRUBS				
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	8	2	16
ORNAMENTAL GRASSES				
Panicum virgatum 'Shenandoah'	Switch Grass	10	1	10
Sporobolus heterolepis 'Tara'	Prairie Dropseed	3	1	3
PERENNIALS				
Allium x 'Millenium'	Millenium Ornamental Chive	14	0	0
Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	46	0	0
Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	16	0	0
Sedum x 'Autumn Joy'	Autumn Joy Sedum	18	0	0
			Total Points	179

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 LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
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 REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
6. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING & SODDING NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE
2. MATERIALS - 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 WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 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 AND WEED SEED. 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 AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

JSD Professional Services, Inc.
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P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MWB
Approved: KJY

SHEET TITLE:
DETAILS, NOTES, SPECIFICATIONS & MUNICIPAL LANDSCAPE REQUIREMENTS

SHEET NUMBER:
L2.0

JSD PROJECT NO: 15-7027B

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PROPOSED LOT 1, CSM NO. ____

POINT REQUIREMENT 1: STREET FRONTAGE

Zoning: *370 LINEAR FEET*
Calculation: *40 Points per 100 LF of Street Frontage*
Calculation Formula: *370 / 100 x 40 = 148*
Total Points Required: *148 Points*
Total Points Provided: *148 Total Points*
Code of Ordinances: *Within 30' of Public R-O-W*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	3	20	60
Quercus bicolor	Swamp White Oak	2	20	40
EVERGREEN TREES				
Picea abies	Norway Spruce	2	10	20
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	1	10	10
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	3	2	6
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	12	1	12
			Total Points	148

POINT REQUIREMENT 2: PARKING LOT

Zoning: *62 STALLS*
Calculation: *30 Points per 10 Parking Stalls*
Calculation Formula: *62 / 10 x 30 = 138*
Total Points Required: *186 Total Points*
Total Points Provided: *401 Total Points*
Code of Ordinances: *Plantings within 15' of Parking Areas.*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	8	20	160
Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	3	20	60
Quercus bicolor	Swamp White Oak	1	20	20
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	6	10	60
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	6	2	12
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	89	1	89
			Total Points	401

POINT REQUIREMENT 3: BUILDING FOUNDATION

NOT APPLICABLE

POINT REQUIREMENT 4: GENERAL SITE

Zoning: *61,042 SQUARE FEET*
Calculation: *5 Points per 10,000 square feet of Developed Area*
Calculation Formula: *61,042 / 10,000 x 5 = 30.5*
Total Points Required: *31 Total Points*
Total Points Provided: *201 Total Points*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Platanus x acerifolia 'Exclamation' TM	Exclamation London Plane Tree	1	20	20
Quercus bicolor	Swamp White Oak	1	20	20
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	1	10	10
Pinus strobus	White Pine	3	10	30
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	2	10	20
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	6	2	12
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	89	1	89
PERENNIALS				
Allium x 'Millenium'	Millenium Ornamental Chive	14	0	0
Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	46	0	0
Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	16	0	0
Sedum x 'Autumn Joy'	Autumn Joy Sedum	18	0	0
			Total Points	201

PROPOSED LOT 2, CSM NO. ____

POINT REQUIREMENT 1: STREET FRONTAGE

NOT APPLICABLE

POINT REQUIREMENT 2: PARKING LOT

Zoning: *31 STALLS*
Calculation: *30 Points per 10 Parking Stalls*
Calculation Formula: *31/ 10 x 30 = 93*
Total Points Required: *93 Total Points*
Total Points Provided: *160 Total Points*
Code of Ordinances: *Plantings within 15' of Parking Areas.*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	1	20	20
Platanus x acerifolia 'Exclamation' TM	Exclamation London Plane Tree	1	20	20
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	1	10	10
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	2	10	20
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	7	2	14
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	6	2	12
ORNAMENTAL GRASSES				
Panicum virgatum 'Shenandoah'	Switch Grass	10	1	10
Sporobolus heterolepis 'Tara'	Prairie Dropseed	54	1	54
			Total Points	160

POINT REQUIREMENT 3: BUILDING FOUNDATION

Zoning: *577 LINEAR FEET*
Calculation 1: *40 Points per 100 LF of Foundation*
Calculation Formula: *700 / 100 x 40 = 230.8*
Total Points Required: *231 Total Points*
Total Points Provided: *231 Total Points*
Code of Ordinances: *Plantings within 15-feet of foundation. Ornamental trees not to exceed 50% of total points.*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
ORNAMENTAL TREES				
Malus x 'Spring Snow'	Spring Snow Crab Apple	2	10	20
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	20	2	40
Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	25	2	50
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	26	2	52
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	6	2	12
Taxus x media 'Tauntonii'	Tauton Yew	14	2	28
ORNAMENTAL GRASSES				
Panicum virgatum 'Shenandoah'	Switch Grass	19	1	19
Sporobolus heterolepis 'Tara'	Prairie Dropseed	10	1	10
			Total Points	231

POINT REQUIREMENT 4: GENERAL SITE

Zoning: *89,412 SQUARE FEET*
Calculation: *5 Points per 10,000 square feet of Developed Area*
Calculation Formula: *89,412 / 10,000 x 5 = 44.7*
Total Points Required: *45 Total Points*
Total Points Provided: *125 Total Points*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	1	20	20
Quercus bicolor	Swamp White Oak	1	20	20
EVERGREEN TREES				
Picea abies	Norway Spruce	2	10	20
Picea glauca 'Densata'	Black Hills Spruce	5	10	50
Pinus strobus	White Pine	3	10	30
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	5	1	5
PERENNIALS				
Allium x 'Millenium'	Millenium Ornamental Chive	14	0	0
Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	42	0	0
Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	11	0	0
Sedum x 'Autumn Joy'	Autumn Joy Sedum	16	0	0
			Total Points	125

PROPOSED LOT 3, CSM NO. ____

POINT REQUIREMENT 1: STREET FRONTAGE

Zoning: *273 LINEAR FEET*
Calculation: *40 Points per 100 LF of Street Frontage*
Calculation Formula: *273 / 100 x 40 = 109.2*
Total Points Required: *110 Points*
Total Points Provided: *93 Total Points*
Code of Ordinances: *Within 30' of Public R-O-W*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Platanus x acerifolia 'Exclamation' TM	Exclamation London Plane Tree	1	20	20
EVERGREEN TREES				
Picea abies	Norway Spruce	1	10	10
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	4	10	40
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	3	2	6
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	17	1	17
			Total Points	93

POINT REQUIREMENT 2: PARKING LOT

Zoning: *46 STALLS*
Calculation: *30 Points per 10 Parking Stalls*
Calculation Formula: *46 / 10 x 30 = 138*
Total Points Required: *138 Total Points*
Total Points Provided: *165 Total Points*
Code of Ordinances: *Plantings within 15' of Parking Areas.*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2	20	40
Platanus x acerifolia 'Exclamation' TM	Exclamation London Plane Tree	1	20	20
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	1	10	10
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	3	10	30
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	3	2	6
ORNAMENTAL GRASSES				
Sporobolus heterolepis 'Tara'	Prairie Dropseed	59	1	59
			Total Points	165

POINT REQUIREMENT 3: BUILDING FOUNDATION

Zoning: *577 LINEAR FEET*
Calculation 1: *40 Points per 100 LF of Foundation*
Calculation Formula: *577 / 100 x 40 = 230.8*
Total Points Required: *231 Total Points*
Total Points Provided: *231 Total Points*
Code of Ordinances: *Plantings within 15-feet of foundation. Ornamental trees not to exceed 50% of total points.*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
ORNAMENTAL TREES				
Malus x 'Mary Potter'	Crab Apple	1	10	10
Malus x 'Spring Snow'	Spring Snow Crab Apple	3	10	30
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	4	2	8
Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	39	2	78
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	16	2	32
EVERGREEN SHRUBS				
Juniperus sabina 'Arcadia'	Arcadia Juniper	16	2	32
Taxus x media 'Tauntonii'	Tauton Yew	11	2	22
ORNAMENTAL GRASSES				
Panicum virgatum 'Shenandoah'	Switch Grass	15	1	15
Sporobolus heterolepis 'Tara'	Prairie Dropseed	4	1	4
			Total Points	231

POINT REQUIREMENT 4: GENERAL SITE

Zoning: *65,369 SQUARE FEET*
Calculation: *5 Points per 10,000 square feet of Developed Area*
Calculation Formula: *65,369 / 10,000 x 5 = 32.6*
Total Points Required: *33 Total Points*
Total Points Provided: *209 Total Points*

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS CANOPY TREES				
Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	1	20	20
EVERGREEN TREES				
Picea abies	Norway Spruce	5	10	50
Picea glauca 'Densata'	Black Hills Spruce	1	10	10
Pinus strobus	White Pine	3	10	30
ORNAMENTAL TREES				
Crataegus viridis 'Winter King'	'Winter King' Hawthorn	4	10	40
Malus x 'Mary Potter'	Crab Apple	3	10	30
DECIDUOUS SHRUBS				
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	8	2	16
ORNAMENTAL GRASSES				
Panicum virgatum 'Shenandoah'	Switch Grass	10	1	10
Sporobolus heterolepis 'Tara'	Prairie Dropseed	3	1	3
PERENNIALS				
Allium x 'Millenium'	Millenium Ornamental Chive	14	0	0
Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	46	0	0
Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	16	0	0
Sedum x 'Autumn Joy'	Autumn Joy Sedum	18	0	0
			Total Points	209

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COEUR D'ALENE

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
PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.28.19	SITE PLAN SUBMITTAL
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
MUNICIPAL LANDSCAPE REQUIREMENTS

SHEET NUMBER:
L2.1

JSD PROJECT NO. 15-7027B

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NORTH TOWNE ROAD EXTENSION

VILLAGE OF WINDSOR, WISCONSIN

SE 1/4, SE 1/4, SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST

DRAWING INDEX

C0.0	TITLE SHEET
1 OF 1	EXISTING CONDITIONS
C2.0	PLAN & PROFILE
C2.1	PLAN & PROFILE
C3.0	TYPICAL SECTION & DETAILS
C3.1	DETAILS
C3.2	DETAILS

PROJECT AREA

NOT TO SCALE

north

PROJECT INFORMATION

JSD PROFESSIONAL SERVICES
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kevin.yeska@jsdinc.com

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DEFOREST, WI 53532
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C: 608.235.1196
davis@windsorwi.gov

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MG&E
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MADISON, WI 53701-1231
P:608.252.7224
SENDRES@MGE.COM

CABLE TV
CHARTER COMMUNICATIONS
CONTACT: MIGUEL DEL MORAL
2701 DANIELS STREET
MADISON, WI 53718
P:608.209.4817

UTILITY
WINDSOR UTILITY DISTRICT NO. 1
CONTACT: JEFF BARTOSIAK/JON CLAAS
6716 PARK STREET
WINDSOR, WI 53598
P:608.846.5464

TELEPHONE
CENTURY LINK
CONTACT: MARK MURN
201 STARK STREET
P.O. BOX 98
RANDOLPH, WI 53956
P:262.392.5210
MARK.MURN@CENTURYLINK.COM

ELECTRIC
ALLIANT ENERGY
CONTACT: JIM JOHNSRUD
6462 BLANCHAR'S CROSSING
WINDSOR, WI 53598
P: 608.842
1704

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
NORTH TOWNE ROAD EXTENSION

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn: CEJ
Approved: AJS

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 15-70278

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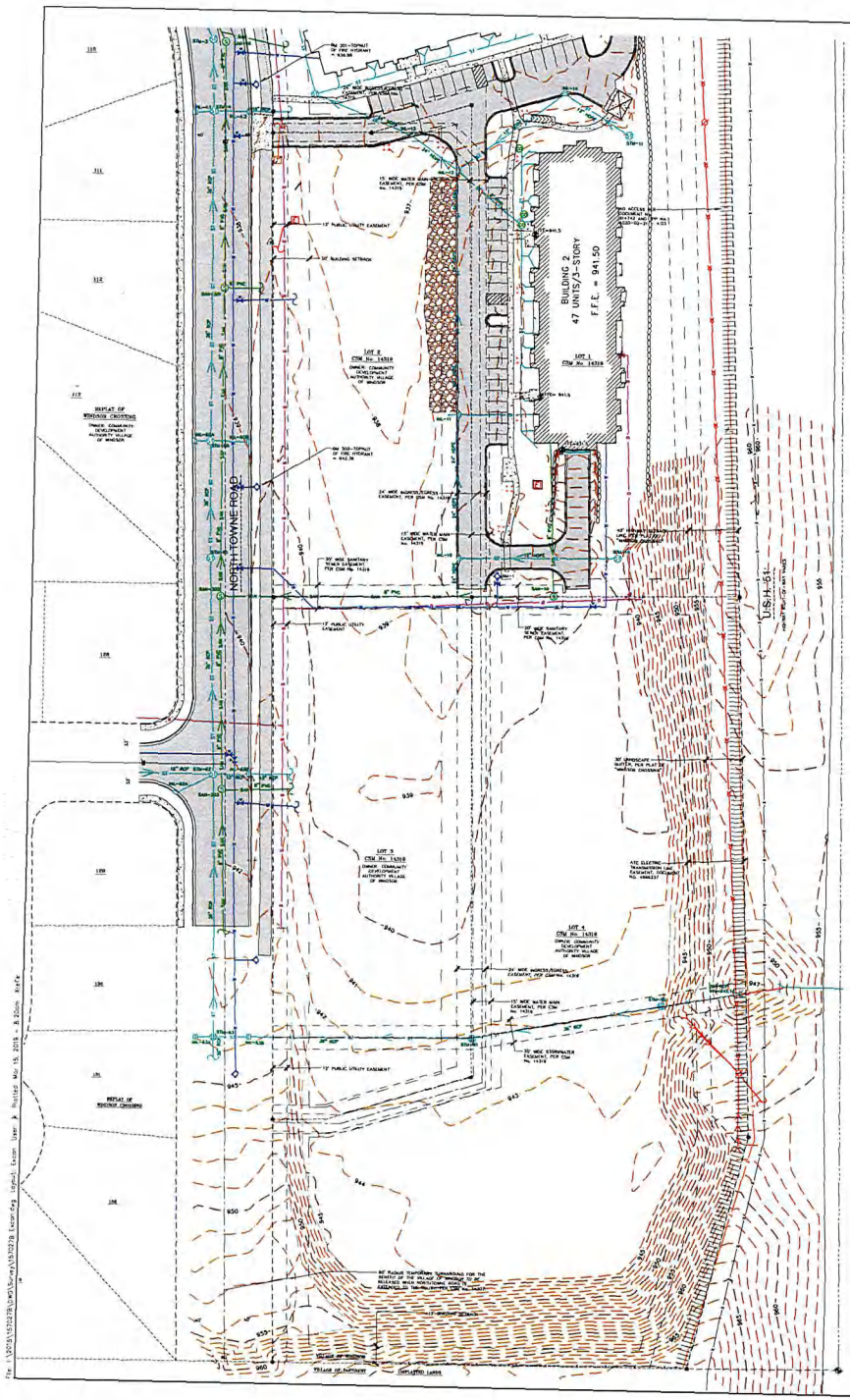

EXISTING CONDITIONS MAP

LOTS 2, 3 AND 4, CERTIFIED SURVEY MAP No. 14319, AS RECORDED IN VOLUME 97, ON PAGES 285-289, AS DOCUMENT No. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-303	941.21	S	929.79	8"	PVC
		E	929.83	8"	PVC
		N	929.78	8"	PVC
SAN-302	939.86	S	929.26	8"	PVC
		N	929.26	8"	PVC
		E	928.28	8"	PVC
SAN-301	938.44	S	925.33	8"	PVC
		N	925.27	8"	PVC
		E	925.34	8"	PVC
SAN-16	935.21	S	924.45	8"	PVC
		NW	924.28	8"	PVC
SAN-10	939.64	N	927.81	8"	PVC
		S	927.81	8"	PVC
		W	927.78	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-81	942.56	E	938.11	36"	RCP
		W	938.06	36"	RCP
STM-80	941.93	E	937.43	36"	RCP
		W	937.43	36"	RCP
STM-83	944.91	S	938.89	36"	RCP
		E	938.01	36"	RCP
		W	942.00	12"	RCP
STM-82	941.07	N	936.01	36"	RCP
		S	934.42	36"	RCP
		W	934.42	12"	RCP
		SW	936.12	12"	RCP
		E	934.43	12"	RCP
STM-61	939.55	N	934.42	36"	RCP
		S	933.23	36"	RCP
		E	933.45	24"	RCP
STM-60	938.96	N	933.23	36"	RCP
		S	932.41	36"	RCP
		W	935.66	12"	RCP
		E	935.66	12"	RCP
STM-4	937.65	N	932.41	36"	RCP
		S	930.40	36"	RCP
		E	931.80	10"	RCP
		W	932.30	12"	RCP
STM-3	935.26	N	930.30	36"	RCP
		S	929.36	36"	RCP
STM-10	938.26	NW	929.36	36"	RCP
STM-11	938.53	W	936.18	12"	HDPE
		NW	935.58	12"	HDPE

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-63A	944.81	E	942.18	12"	RCP
INL-63B	944.84	W	936.17	12"	RCP
		E	936.17	15"	RCP
INL-62A	940.58	NE	936.36	12"	RCP
INL-62B	940.53	E	934.61	12"	RCP
		W	934.61	12"	RCP
INL-60A	938.58	E	936.27	12"	RCP
INL-60B	938.71	W	936.37	12"	RCP
INL-4.1	937.71	E	932.85	12"	RCP
INL-4.2	937.69	E	932.49	18"	RCP
		W	932.49	18"	RCP
INL-10	940.17	S	934.39	24"	HDPE
		E	934.73	12"	HDPE
		N	934.32	24"	HDPE
INL-11	938.39	S	932.84	24"	HDPE
		N	932.84	24"	HDPE
INL-12	937.86	S	930.74	24"	RCP
		SE	931.52	8"	PVC
		NE	930.87	12"	HDPE
		NW	930.73	24"	HDPE
INL-13	934.87	SE	930.34	24"	RCP
		NW	930.28	24"	RCP
INL-14	935.30	SE	931.80	12"	HDPE
		SW	931.75	12"	HDPE

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	943.22	BURY BOLT ON HYDRANT, SOUTH OF BUILDING
BM-201	939.89	TN ON HYDRANT AT NORTHWEST CORNER OF LOT 2, CSM 14319
BM-202	942.36	TN ON HYDRANT 82 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2, CSM 14319

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.

LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- FINISHED FLOOR SHOT LOCATION
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER VALVE
- GAS VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CENTERLINE
- CHORD LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND TELEPHONE
- BUILDING
- 615 INDEX CONTOUR
- 614 INTERMEDIATE CONTOUR
- SPOT ELEVATION
- DRAINAGE PATH
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MARCH 07, 2019.
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 29-09-10,BEARS N01°00'11"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT NORTHWEST OF THE NORTHWEST CORNER OF LOT 2, CSM No. 14319, ELEVATION = 939.89'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
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. SANITARY MANHOLE SAN-10, STORM MANHOLE STM-60, STM-61, STM-10 AND STM-11, INLETS INL-10, INL-11, INL-12, INL-13 AND INL-14 INVERTS ARE FROM CIVIL PLANS.

LEGAL DESCRIPTION

LOTS 2, 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 285-289 AS DOCUMENT NUMBER 5259120, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

TAX KEY NO: LOT 2-166/0910-294-8966-1; LOT 3-166/0910-294-8996-1

north

SCALE IN FEET

40' 0 40'

SCALE 1" = 40'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29-09-10 BEARS N01°00'11"W.

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

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P: 608.848.5060

CLIENT:
WINDSOR CROSSING MULTI-FAMILY, LLC

CLIENT ADDRESS:
161 HORIZON DR., STE. 101A
VERONA, WI 53593

PROJECT:
WINDSOR CROSSING PHASE II

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date	Description
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Design/Dwn: JK 03/12/19
Approval: TJS 03/12/19

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
1 OF 1

2021-PROJECT NO. 15-15239

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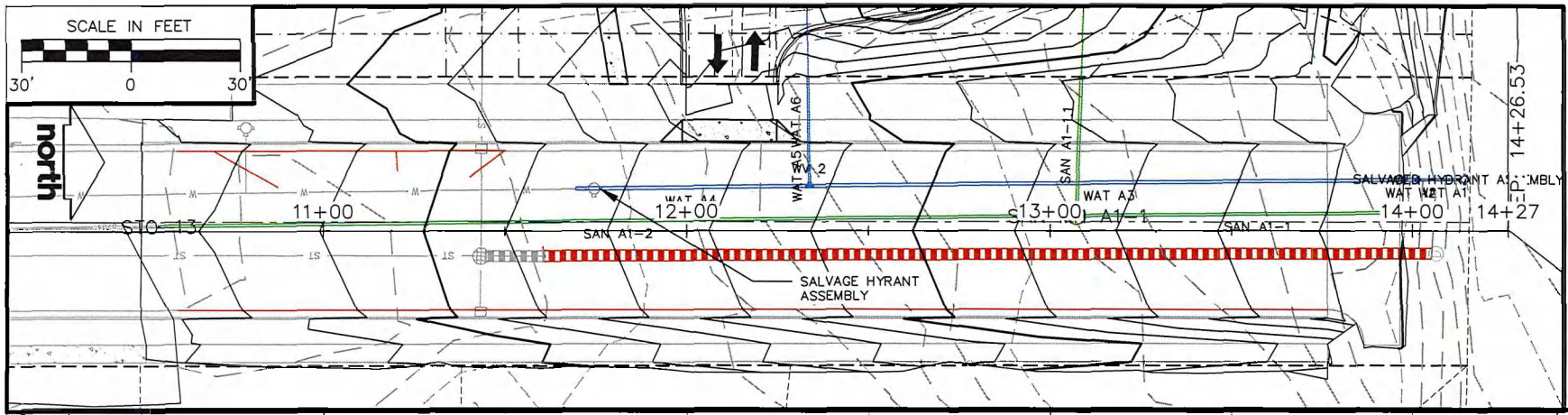

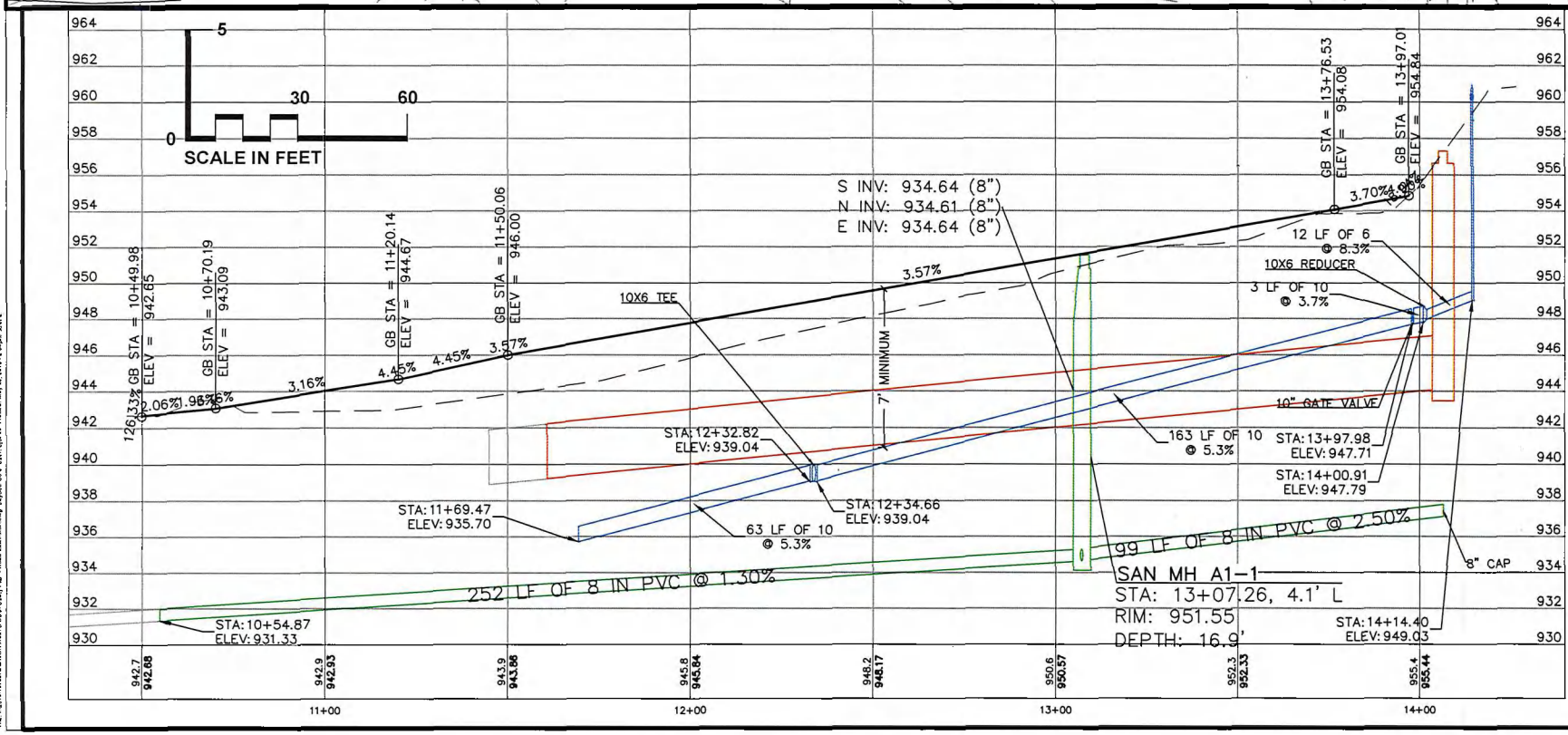

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P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
NORTH TOWNE ROAD EXTENSION

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn:
Approved:

SHEET TITLE:
PLAN AND PROFILE
WATER AND SANITARY

SHEET NUMBER:
C2.0

JSD PROJECT NO: 15-70278

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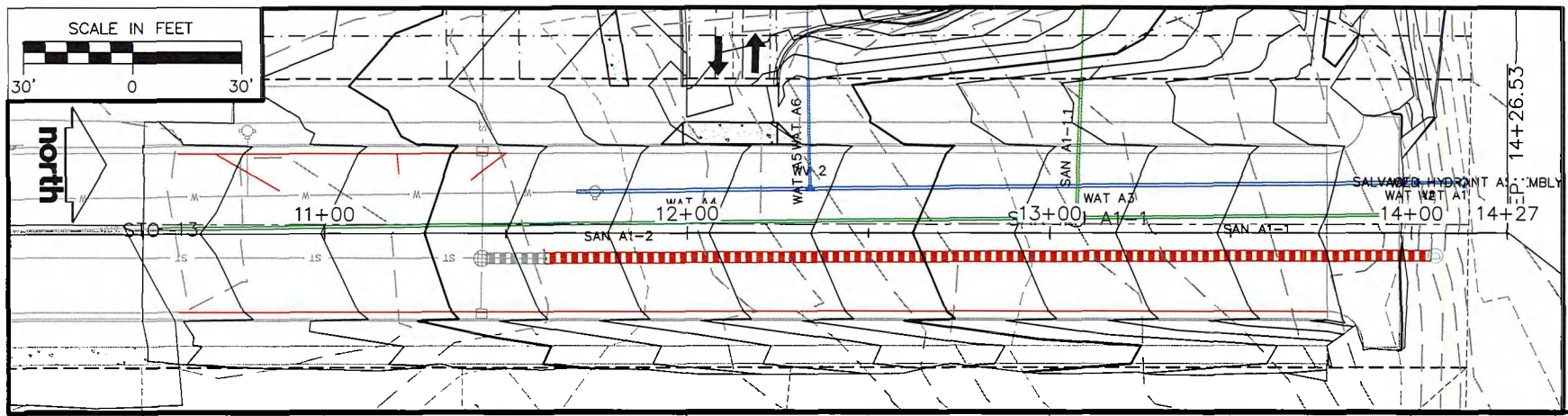
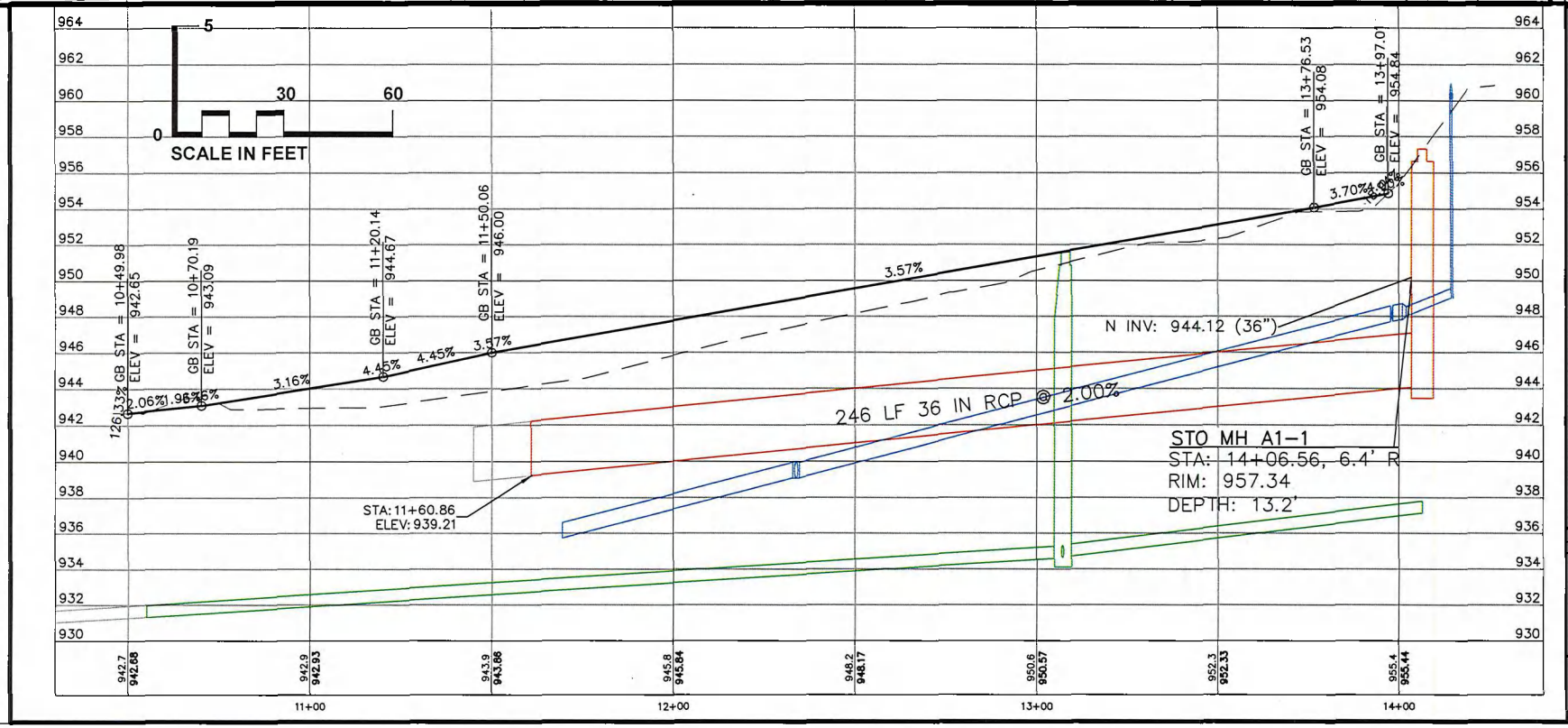
File: I:\2015\1570278\DWG\1570278 C2.0 Utility Plan - Road Extension.dwg Layout: C2.0 User: cjones Plotted: May 20, 2019 - 2:04pm JonK





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P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
NORTH TOWNE
ROAD EXTENSION

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL

Design/Drawn:
Approved:

SHEET TITLE:
PLAN AND PROFILE
STORM

SHEET NUMBER:
C2.1

JSD PROJECT NO: 15-7027B

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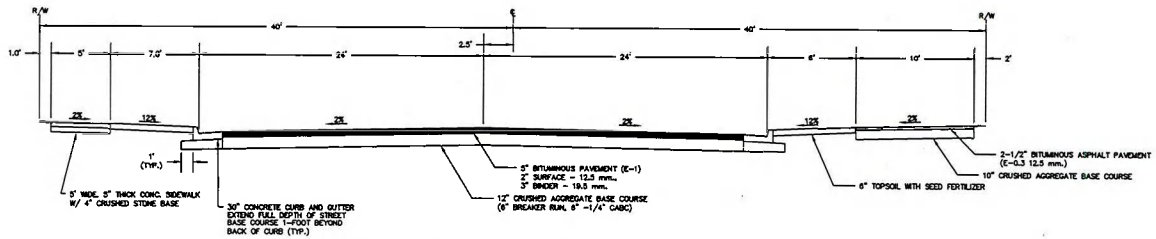
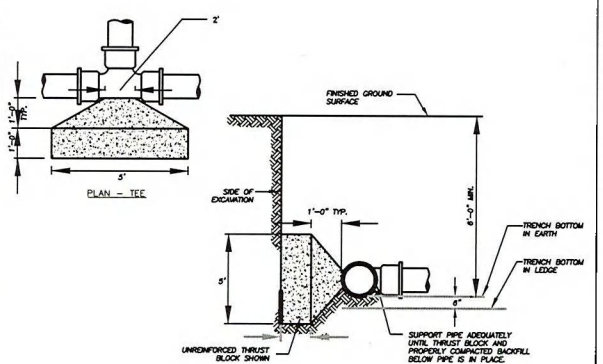


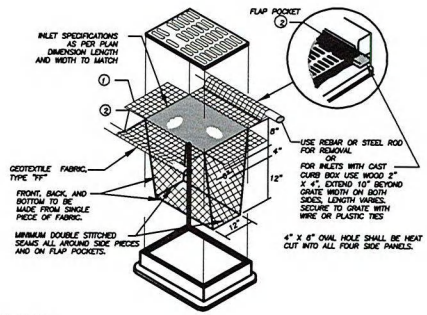
TYPICAL FINISHED SECTION – COLLECTOR STREET

NORTH TOWNE ROAD – STA 10+00–14+27



WATERMAIN CONNECTION WITH BUTTRESS

N.T.S.



GENERAL NOTES

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. 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 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

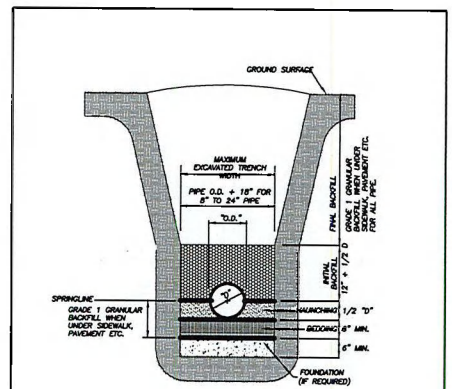
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION (TYPE 'D')

N.T.S.



TRENCH BACKFILL

N.T.S.

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P. 608.848.5060

CLIENT:

FDG

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

PROJECT:
NORTH TOWNE ROAD EXTENSION

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn:
Approved:

SHEET TITLE:
TYPICAL SECTION & DETAILS

SHEET NUMBER:
C3.0

JSD PROJECT NO: 15-7027.0

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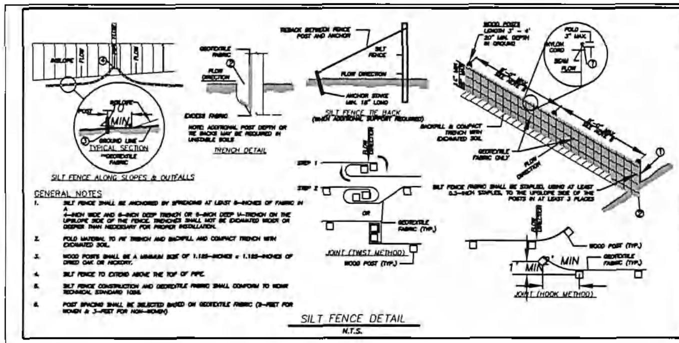

SILT FENCE DETAIL
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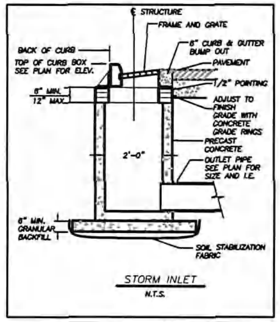
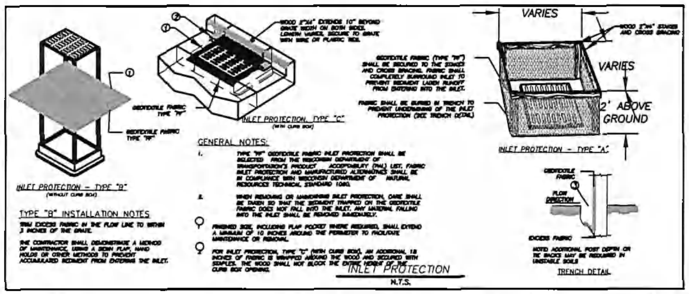


STORM INLET
N.T.S.



INLET PROTECTION
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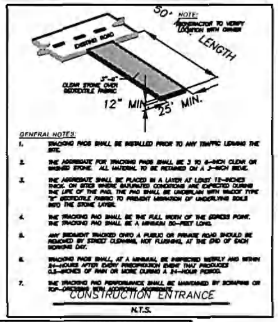

CONSTRUCTION ENTRANCE
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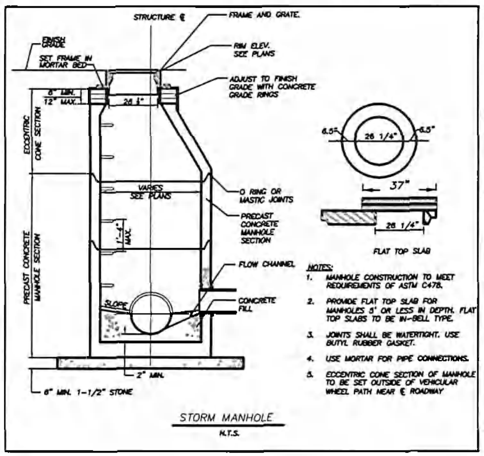

STORM MANHOLE
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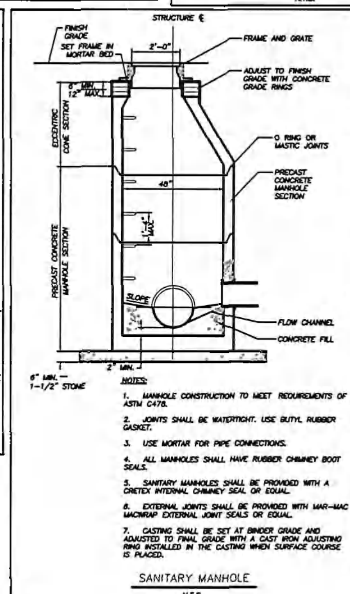

SANITARY MANHOLE
N.T.S.

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL 'GOOD HOUSEKEEPING.'
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

CONSTRUCTION SCHEDULE

1. INSTALL EROSION CONTROL MEASURES
2. START CONSTRUCTION
3. SEED AND MULCH SLOPES 4:1 OR GREATER WITHIN 2 WEEKS OF DISTURBANCE
4. SITE TO BE SEEDED AND MULCHED
5. SITE CONSTRUCTION TO BE COMPLETED

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF WINDSOR ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - SILT FENCE – REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
   - CONSTRUCTION ENTRANCE – AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
   - INLET PROTECTION – CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
  - B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
  - C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  - D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

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P. 608.848.5060

CLIENT:
FDG

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

PROJECT:
NORTH TOWNE ROAD EXTENSION

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn:
Approved:

SHEET TITLE:
TYPICAL SECTION & DETAILS

SHEET NUMBER:
C3.1

JSD PROJECT NO: 15-7027B

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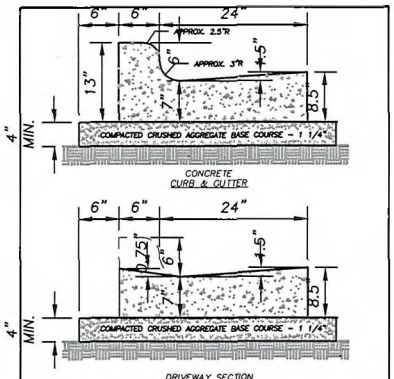


GENERAL NOTES

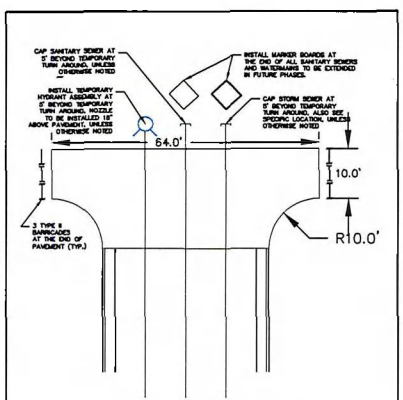
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 13 FEET NOR LESS THAN 8 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE

30" STANDARD CURB & GUTTER

N.T.S.

GENERAL UTILITY NOTES

1. REFER TO THE WINDSOR UTILITY DISTRICT #1 STANDARD CONSTRUCTION SPECIFICATIONS.
2. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY, WISDOT, AND WDNR.
7. 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.
   - 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.
8. 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.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY 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.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR SHALL NOTIFY THE WINDSOR UTILITY DISTRICT #1 A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
13. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
14. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
15. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER VILLAGE OF WINDSOR STANDARD CONSTRUCTION SPECIFICATIONS.
16. CURB BOXES SHALL BE INSTALLED IN THE CENTER OF THE TERRACE FOR ALL WATER SERVICES.
17. WATER AND SANITARY SERVICES SHALL BE EXTENDED FIVE (5) FEET INTO THE LOT AND MARKED WITH A WOODEN POST PER VILLAGE OF WINDSOR STANDARDS.
18. UNLESS OTHERWISE NOTED OR DIRECTED BY WINDSOR UTILITY DISTRICT ENGINEER, ALL FITTING RESTRAINT FOR WATERMAIN SHALL BE MEGA-A-LUG OR EQUAL.
19. SANITARY SEWER LATERALS SHALL BE MARKED AND PROVIDED WITH TRACER WIRE IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND WINDSOR UTILITY DISTRICT STANDARDS. TEST BOXES SHALL BE CENTERED IN THE TERRACE.
20. INSTALL MARKER BOARDS AT THE END OF ALL SANITARY SEWERS AND WATERMAINS TO BE EXTENDED IN FUTURE PHASES. WATERMAINS SHALL BE EXTENDED A MINIMUM OF FIVE (5) FEET BEYOND TEMPORARY TURN AROUNDS.



TEMPORARY TURN AROUND DETAIL

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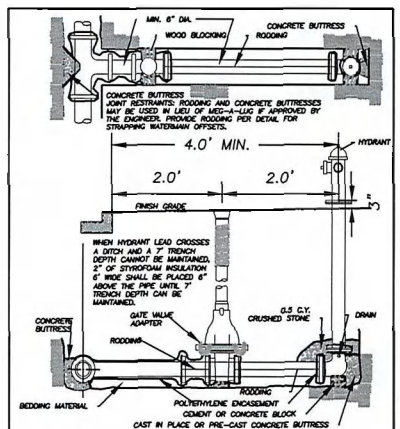

TYPICAL HYDRANT AND VALVE

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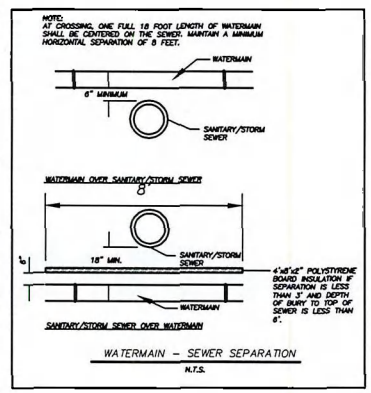

WATERMAIN – SEWER SEPARATION

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CLIENT:

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CLIENT ADDRESS:
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VERONA, WI 53593

PROJECT:
NORTH TOWNE ROAD EXTENSION

PROJECT LOCATION:
VILLAGE OF WINDSOR
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.20.19	SITE PLAN SUBMITTAL
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Design/Drawn:
Approved:

SHEET TITLE:
TYPICAL SECTION & DETAILS

SHEET NUMBER:
C3.2

JSD PROJECT NO: 15-70278

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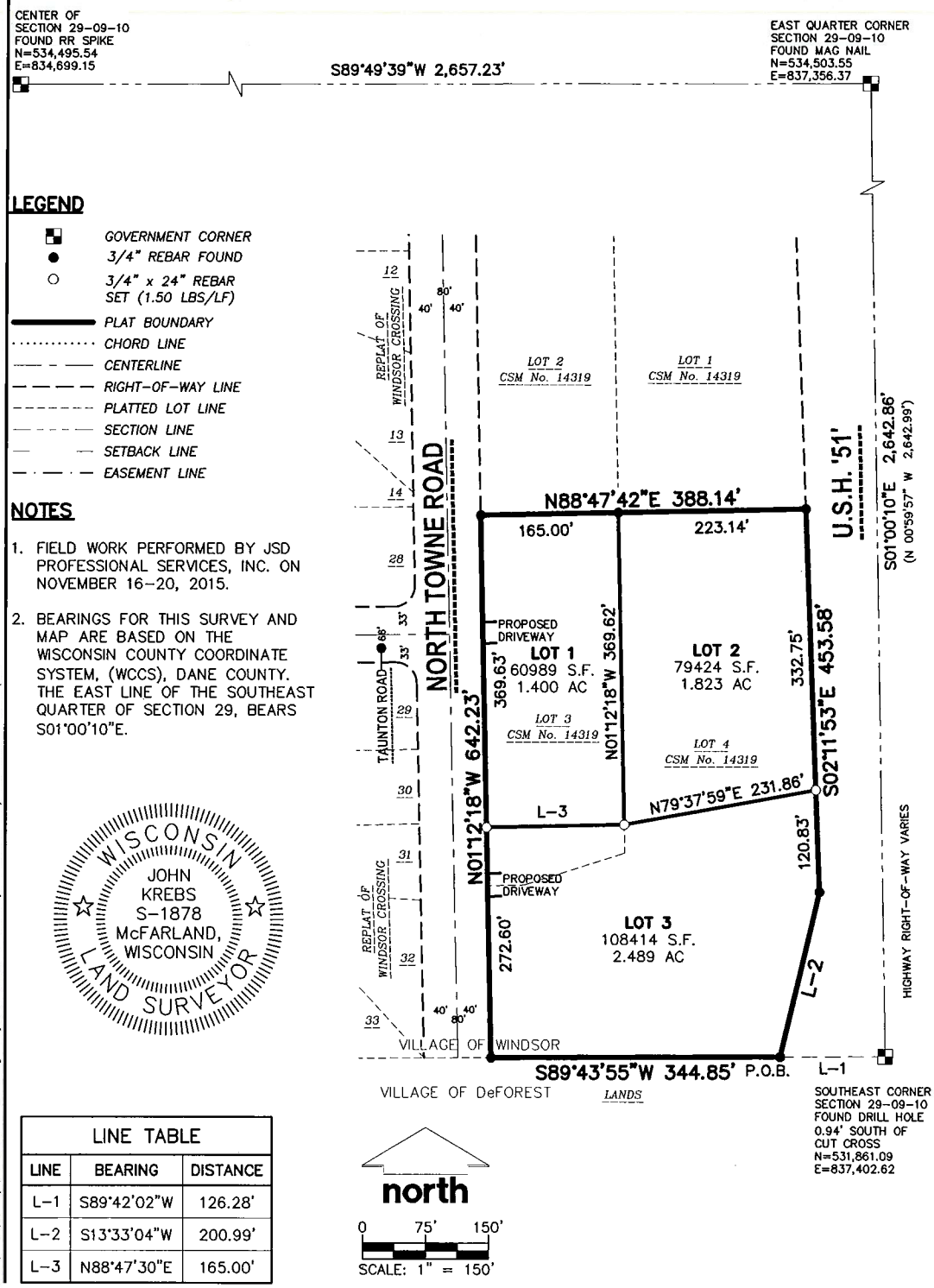
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97, PAGE 285–289 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5259120, LOCATED IN THE SOUTHEAST 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
- SETBACK 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 BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS S01°00'10"E.

WISCONSIN
JOHN KREBS
S-1878
McFARLAND, WISCONSIN
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°42'02"W	126.28'
L-2	S13°33'04"W	200.99'
L-3	N88°47'30"E	165.00'

SURVEYED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 15-7027B	SURVEYED BY: —	VOL. _____ PAGE _____	
		FIELDBOOK/PG: —	DRAWN BY: JK	DOC. NO. _____	
		SHEET NO: 1 OF 5	CHECKED BY: TJB	C.S.M. NO. _____	
			APPROVED BY: —		

File: I:\2015\157027B\DWG\Survey\157027B P-CSM.dwg Layout: Sheet 1 User: jk Plotted: May 20, 2019 - 12:16pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

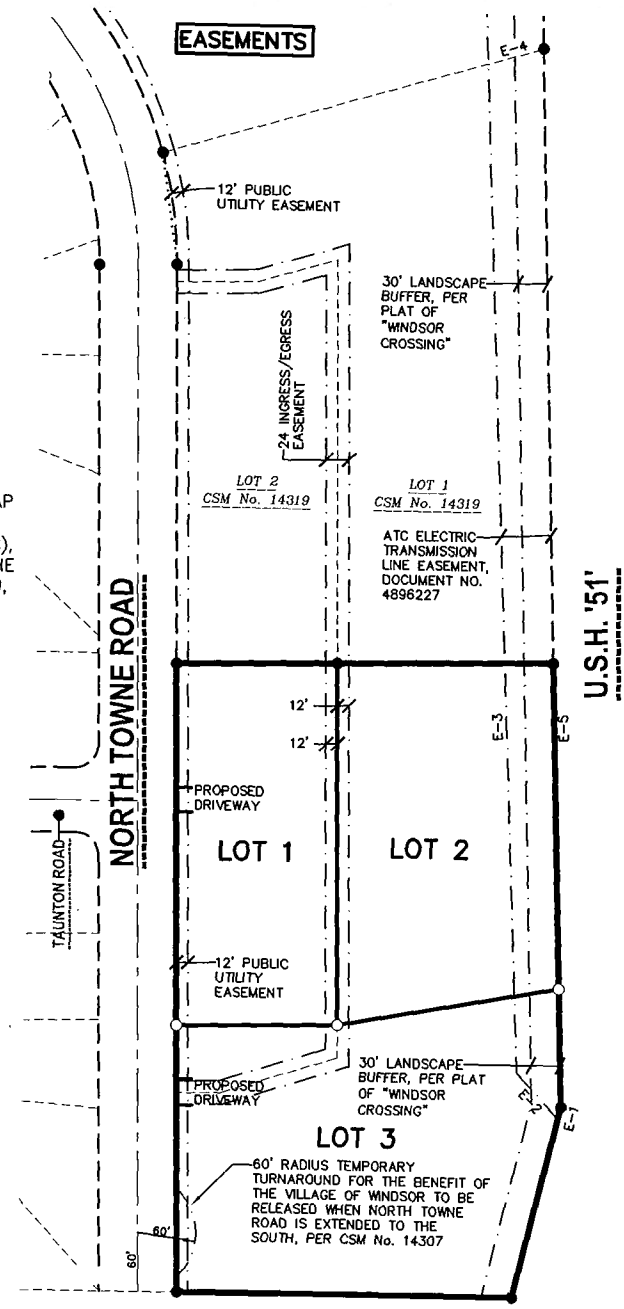
LOT 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97, PAGE 285–289 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

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
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER16–20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS S01°00'10"E.



WISCONSIN
JOHN KREBS
S-1878
McFARLAND, WISCONSIN
LAND SURVEYOR

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S13°33'04"W	12.31'
E-2	N42°54'33"W	63.54'
E-3	N02°53'33"W	1032.40'
E-4	N73°39'16"E	59.09'
E-5	S02°11'53"E	1083.08'

north

0 75' 150'

SCALE: 1" = 150'

SURVEYED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
WINDSOR CROSSING, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593

PROJECT NO:	15-7027B	SURVEYED BY:	—
FIELDBOOK/PG:	—	DRAWN BY:	JK
SHEET NO:	2 OF 5	CHECKED BY:	TJB
		APPROVED BY:	—

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

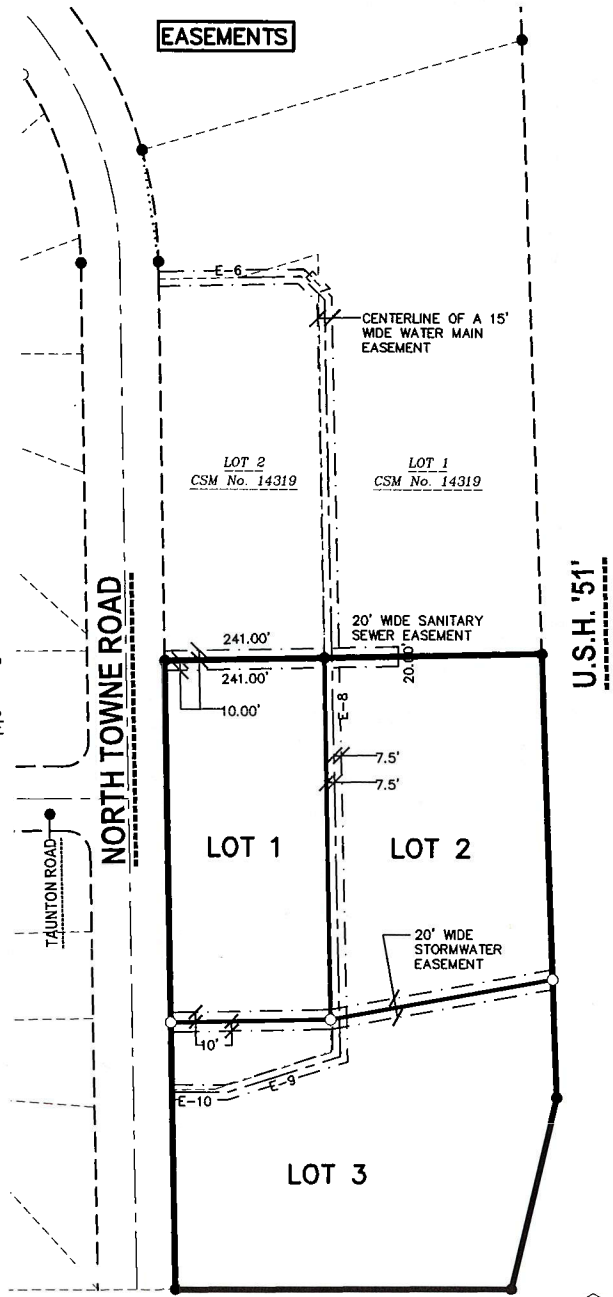
LOT 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97, PAGE 285–289 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

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
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER16–20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS S01°00'10"E.



WISCONSIN
JOHN KREBS
S-1878
McFARLAND, WISCONSIN
LAND SURVEYOR

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-6	N88°46'28"E	147.18'
E-7	S45°52'08"E	34.11'
E-8	S01°26'12"E	773.85'
E-9	S72°27'14"W	123.13'
E-10	S89°59'55"W	56.15'

north

0 75' 150'

SCALE: 1" = 150'

SURVEYED BY:	SURVEYED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 15-70278 FIELDBOOK/PG: – SHEET NO: 3 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: –	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: I:\2015\157027B\DWG\Survey\157027B P-CSM.dwg Layout: Sheet 3 User: jk Plotted: May 20, 2019 - 12:15pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97, PAGE 285–289 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97, PAGE 285–289 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

SAID PARCEL CONTAINING 248,827 SQUARE FEET OR 5.712 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S–1878, DO HEREBY CERTIFY THAT BY DIRECTION OF COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN 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

CORPORATE OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN 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 TOWN WINDSOR, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2019.

COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN WINDSOR,

BY: _____

KEVIN W. RICHARDSON,
EXECUTIVE DIRECTOR OF THE WINDSOR COMMUNITY DEVELOPMENT AUTHORITY

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN 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

SURVEYED BY:	SURVEYED FOR:	PROJECT NO: 15–7027B	SURVEYED BY: —	
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	FIELDBOOK/PG: —	DRAWN BY: JK	VOL. _____ PAGE _____
		SHEET NO: 4 OF 5	CHECKED BY: TJB	DOC. NO. _____
			APPROVED BY: —	C.S.M. NO. _____

File: I:\2015\157027B\DWG\Survey\157027B P-CSM.dwg Layout: Sheet 4 User: jk Plotted: May 20, 2019 – 12:15pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 3 AND 4, CERTIFIED SURVEY MAP NO. 14319, RECORDED IN VOLUME 97, PAGE 285–289 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5259120, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF_____,2019.

_____ _____

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_____, 2019.

_____

CHRISTINE CAPSTRAN,
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

SURVEYED BY:	SURVEYED FOR:	PROJECT NO: 15–70278	SURVEYED BY: –
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	FB/PG: –	DRAWN BY: JK
		SHEET NO: 5 OF 5	CHECKED BY: TJB
			APPROVED BY: –

File: I:\2015\157027B\DWG\Survey\157027B P-CSM.dwg Layout: Sheet 5 User: jk Plotted: May 20, 2019 – 12:15pm

Windsor Crossing Multi-Family
Existing Site Photos

Windsor Crossing Multi-Family
Existing Site Photos

Windsor Crossing Multi-Family
Existing Site Photos

Windsor Crossing Multi-Family
Existing Site Photos

1 FRONT ELEVATION
3/32" = 1'-0"
(BUILDINGS #3, #4, AND #5)

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0403

WINDSOR CROSSING

BUILDINGS
#3, #4, AND #5

PROGRESS OF PROJECT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 5/20/19

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

1 REAR ELEVATION
3/32" = 1'-0"
(BUILDINGS #3, #4, AND #5)

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0403

WINDSOR CROSSING

BUILDINGS
#3, #4, AND #5

PROGRESS OF PROJECT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 5/20/19

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A201

1 SIDE 1 ELEVATION
3/32" = 1'-0"
(BUILDINGS #3, #4, AND #5)

2 SIDE 2 ELEVATION
3/32" = 1'-0"
(BUILDINGS #3, #4, AND #5)

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0403

WINDSOR CROSSING

BUILDINGS
#3, #4, AND #5

PROGRESS OF PROJECT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final building or construction-related purposes.

DATE OF ISSUANCE 5/20/19

REVISION SCHEDULE

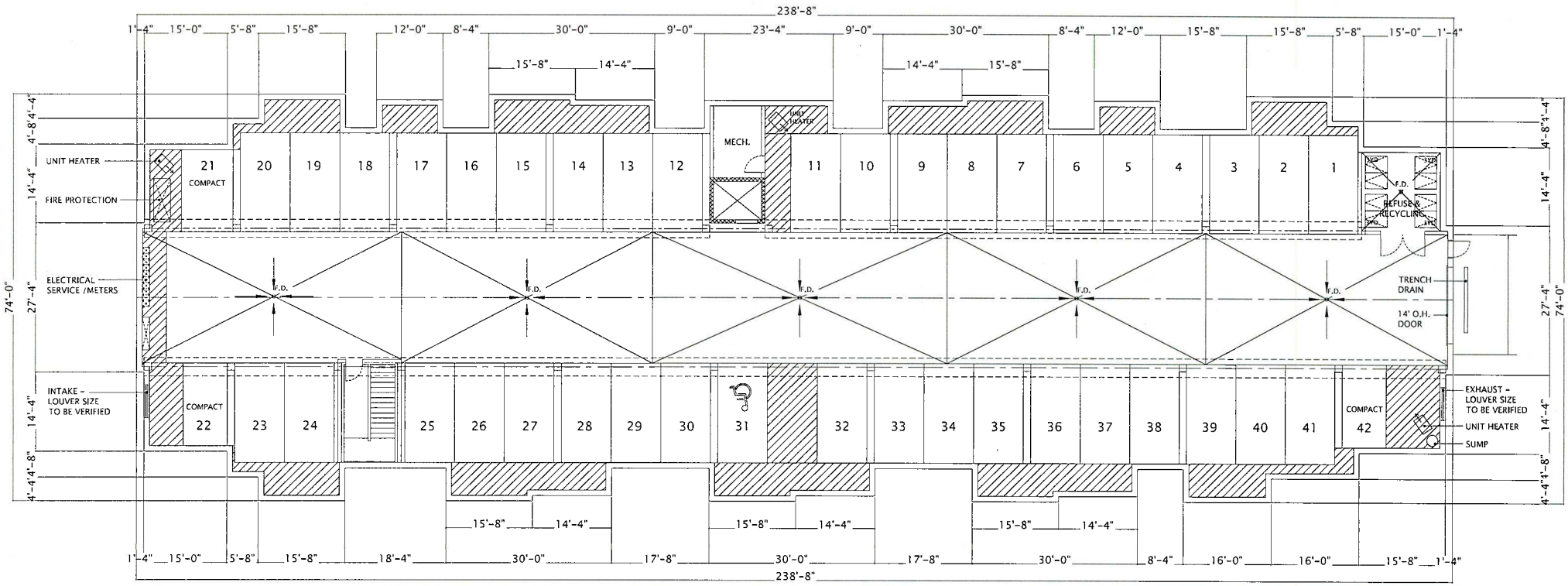
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202

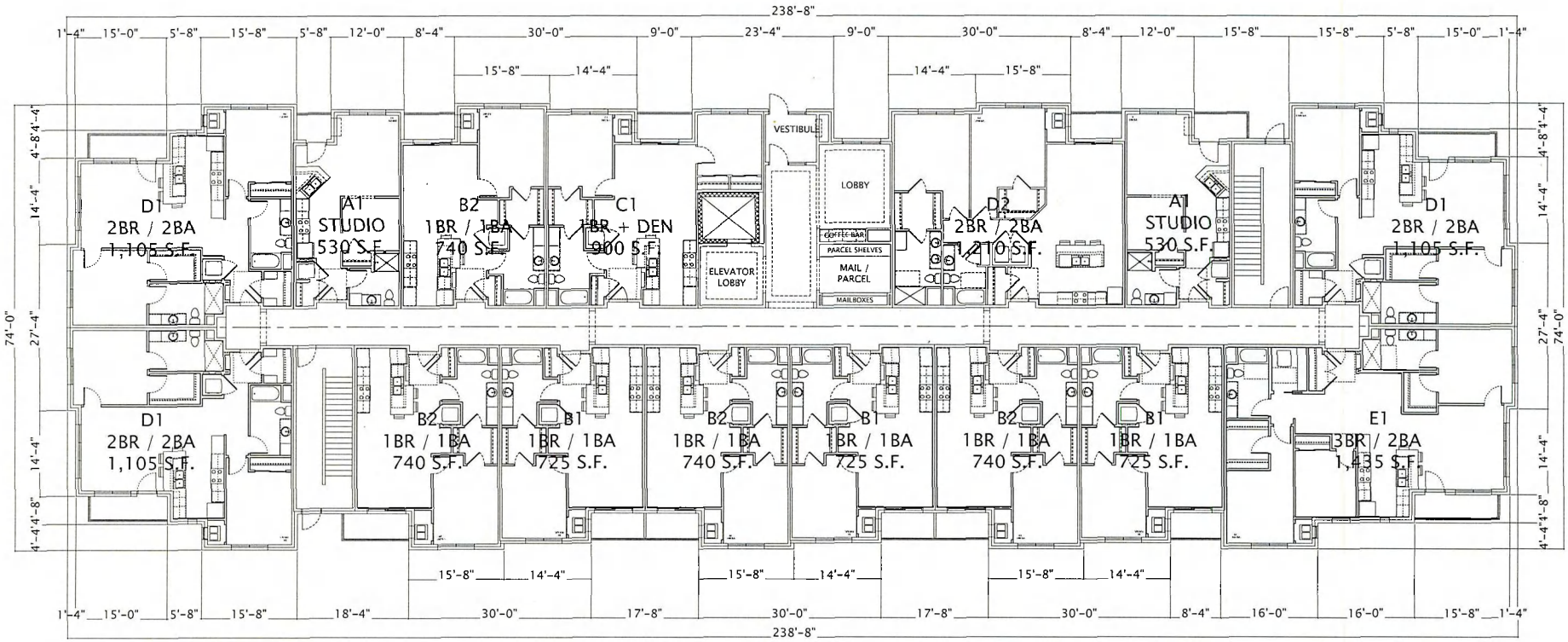


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

LOWER LEVEL PARKING PLAN (BUILDING 3)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

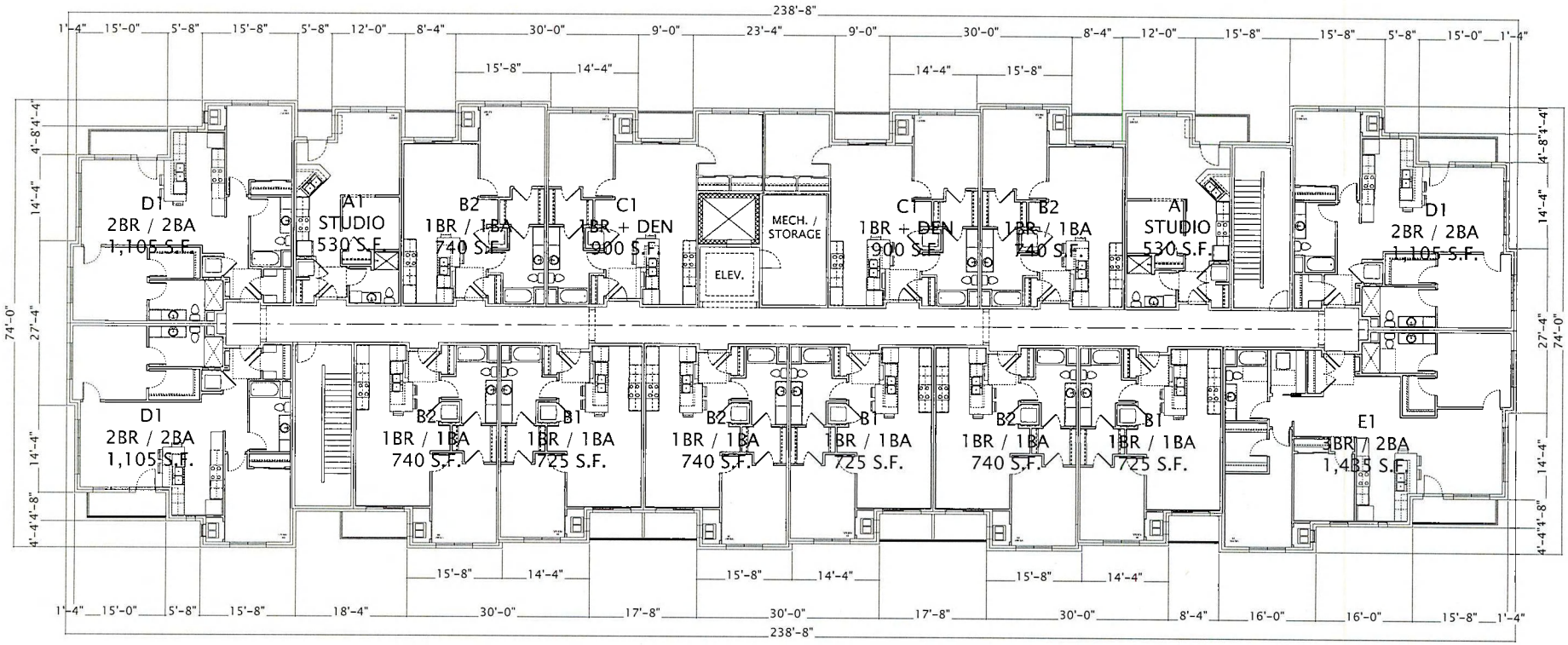


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

1ST FLOOR PLAN (BUILDING 3)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

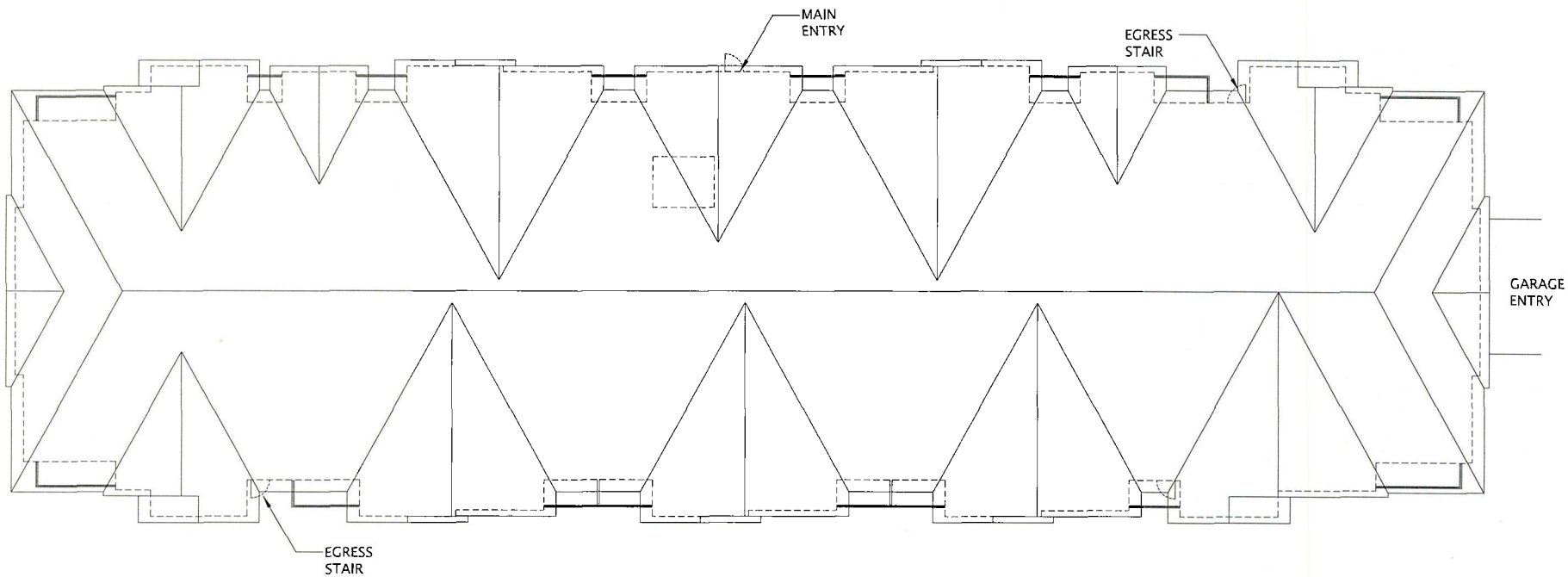


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

2ND & 3RD FLOOR PLANS (BUILDING 3)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

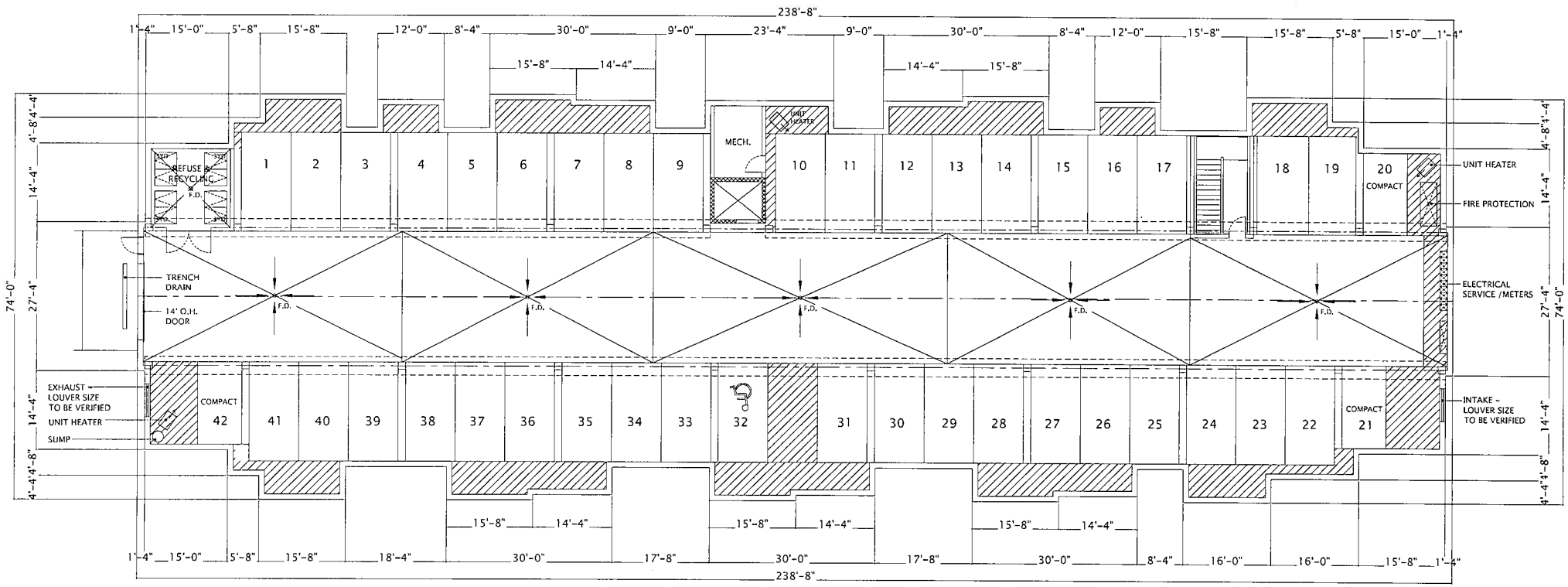


JLA
ARCHITECTS

WINDSOR CROSSING APARTMENTS

ROOF PLAN (BUILDING 3)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

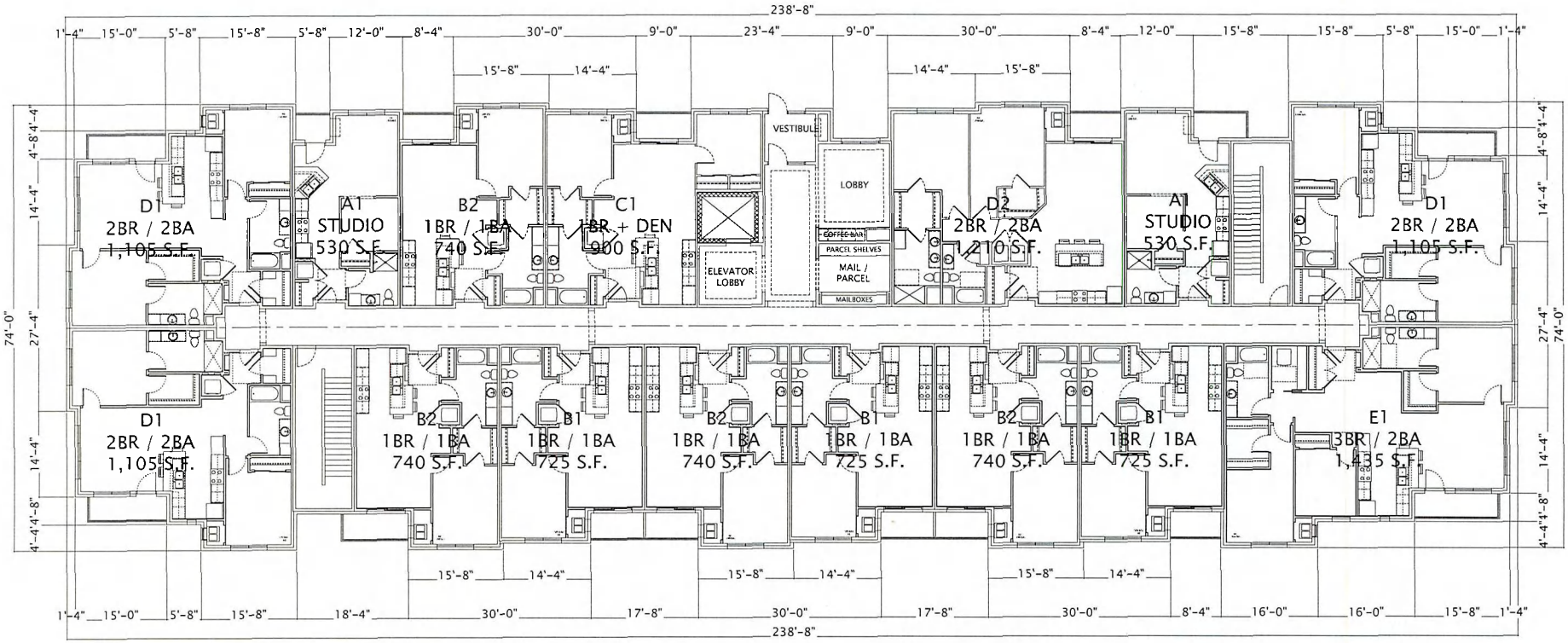


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

LOWER LEVEL PARKING PLAN (BUILDING 4)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

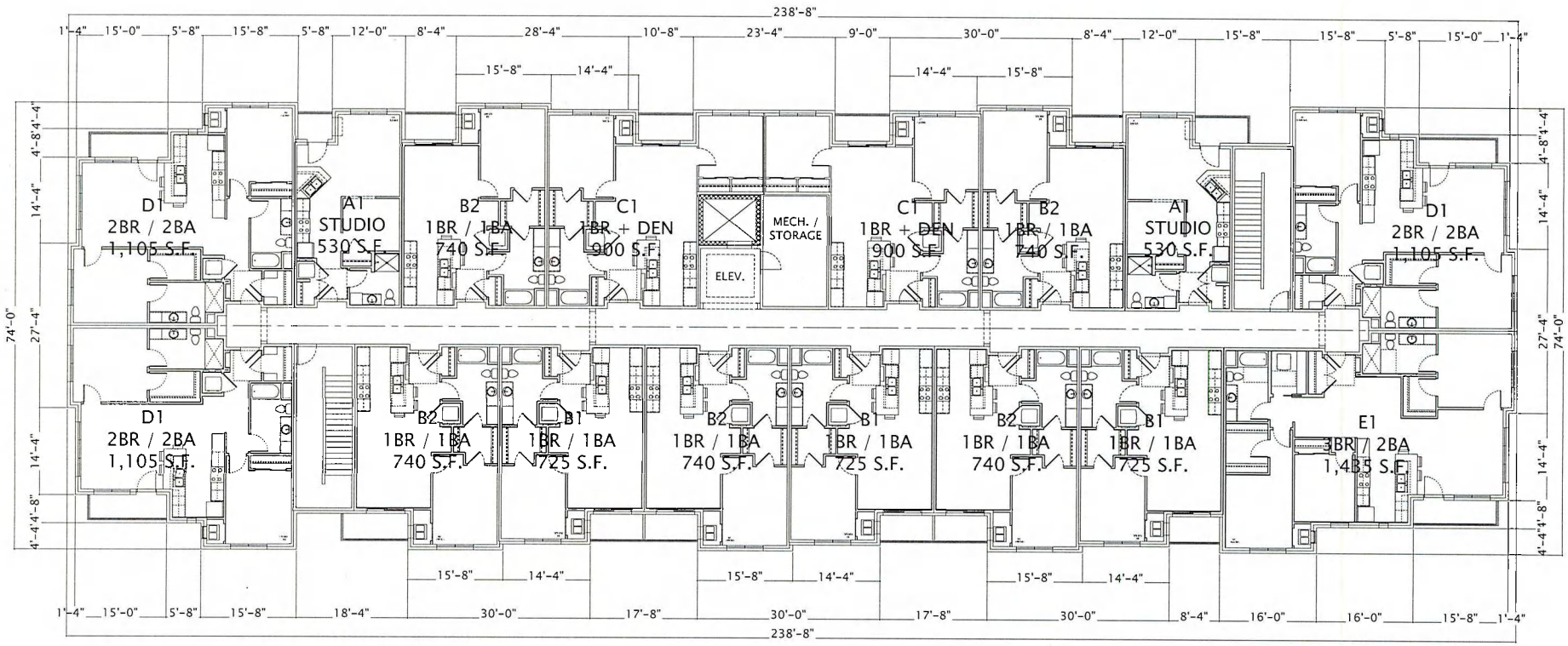


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

1ST FLOOR PLAN (BUILDING 4)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

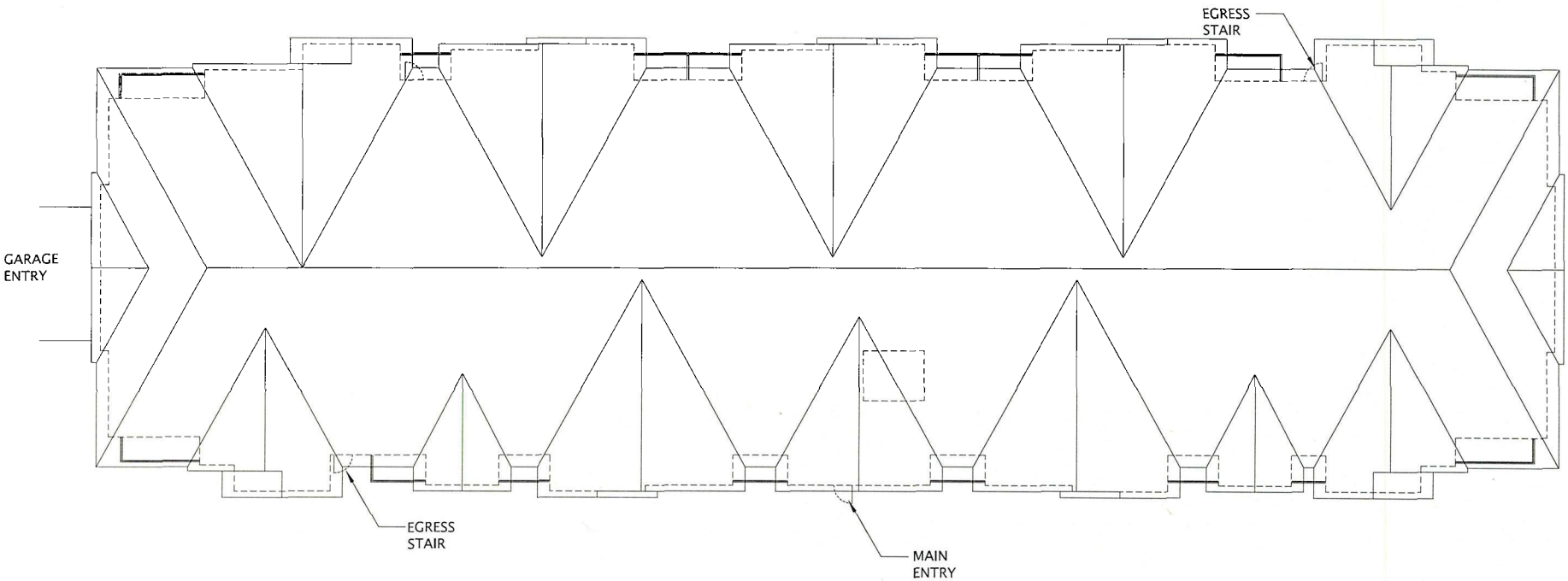


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

2ND & 3RD FLOOR PLANS (BUILDING 4)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

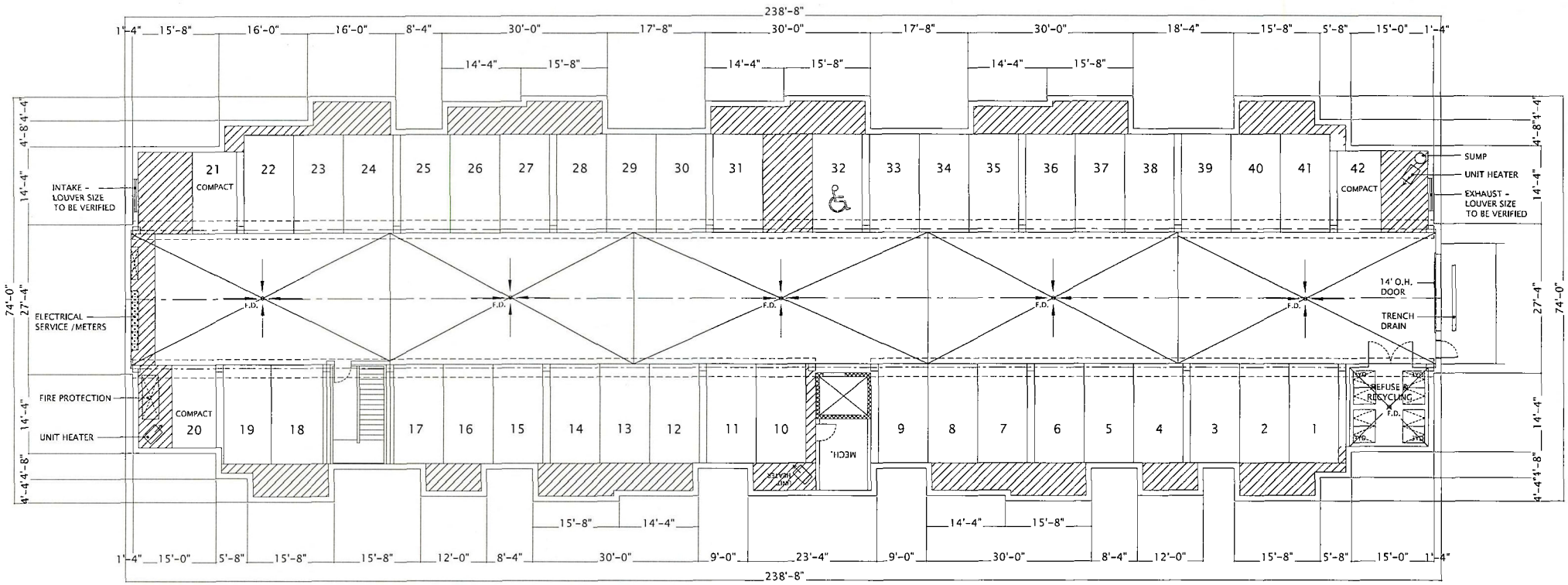


JLA
ARCHITECTS

WINDSOR CROSSING APARTMENTS

ROOF PLAN (BUILDING 4)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

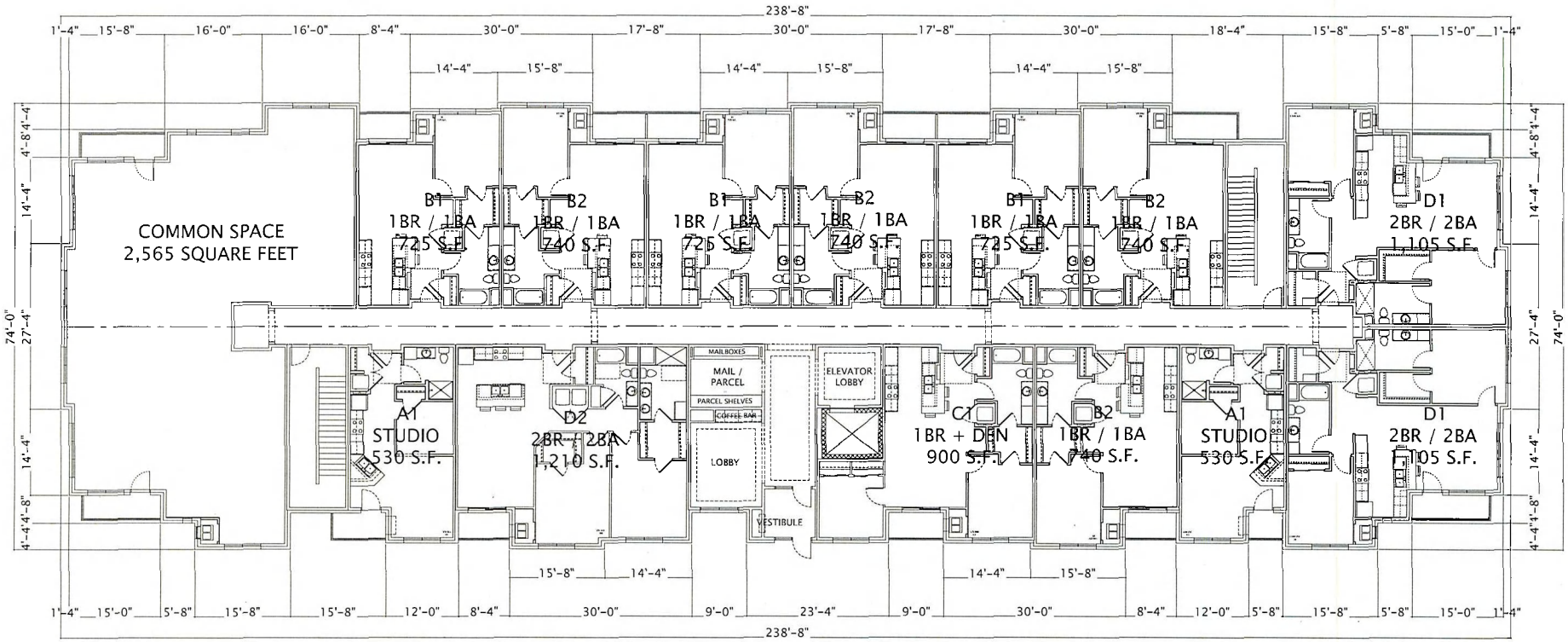


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

LOWER LEVEL PARKING PLAN (BUILDING 5)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

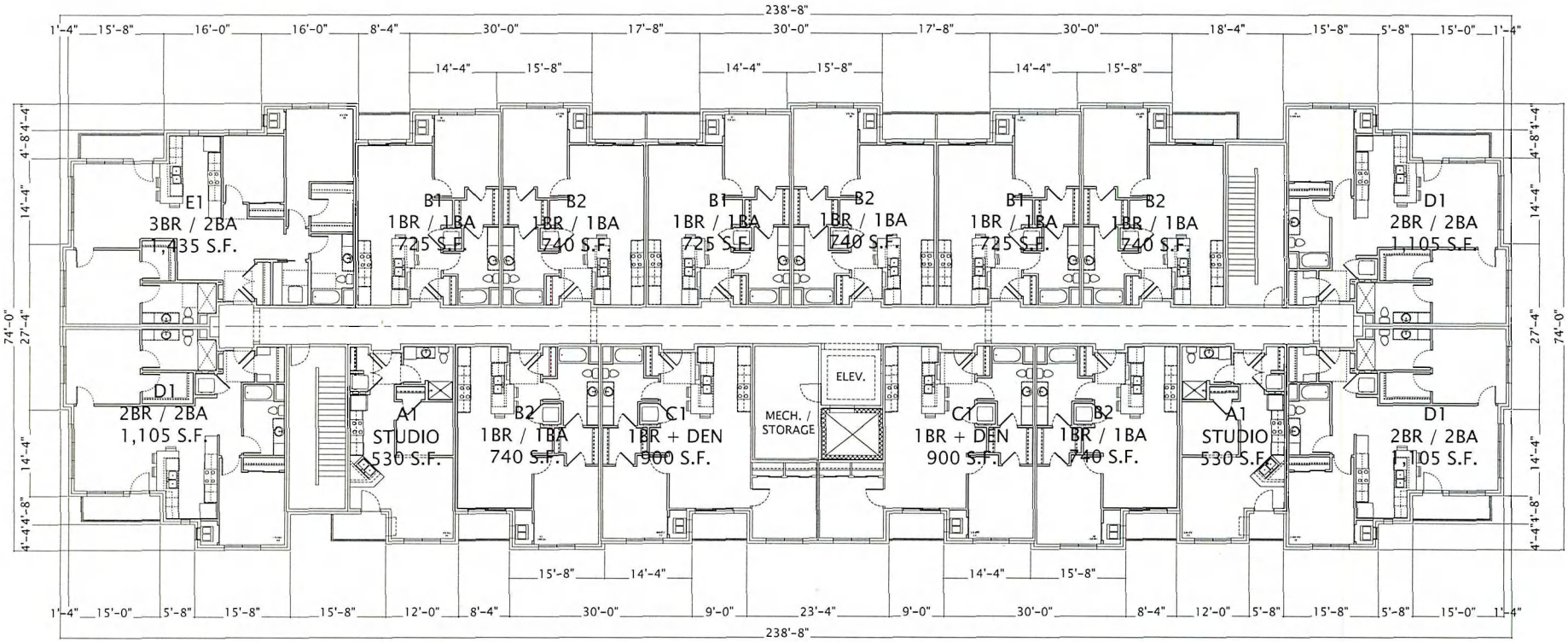


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

1ST FLOOR PLAN (BUILDING 5)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

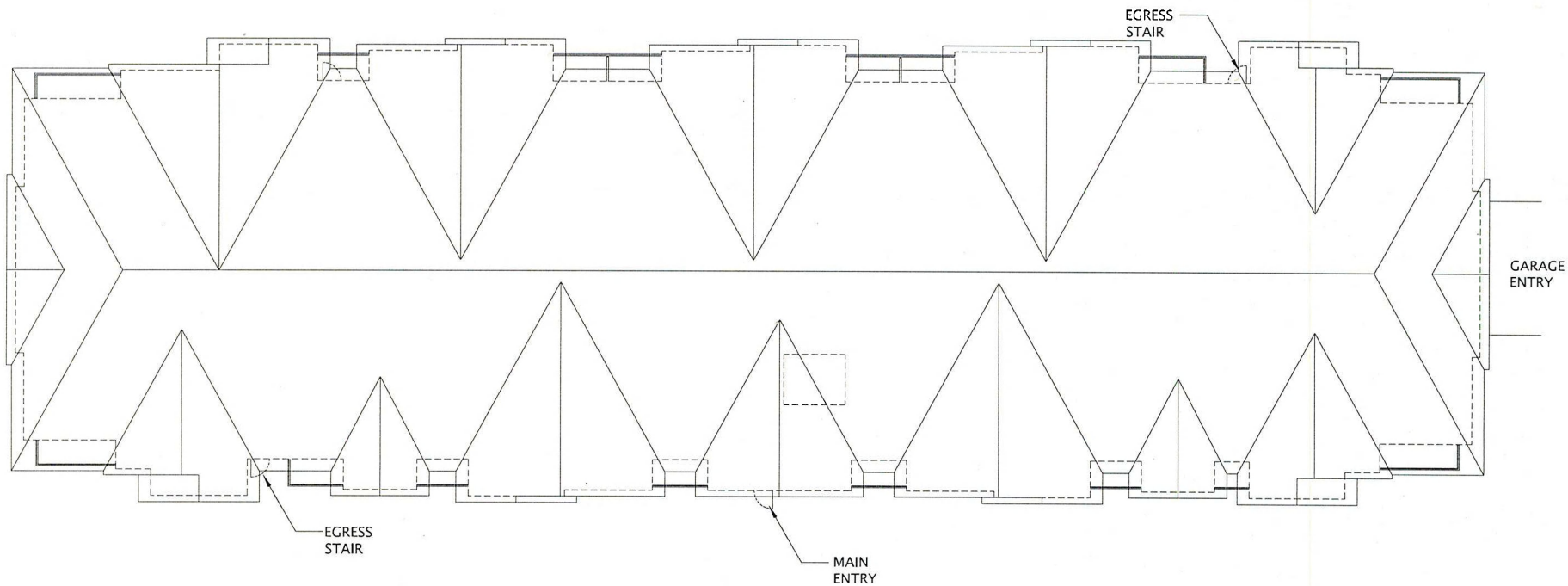


JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

2ND & 3RD FLOOR PLANS (BUILDING 5)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36



JLA
ARCHITECTS

WINDSOR CROSSING APARTMENTS

ROOF PLAN (BUILDING 5)

MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36

BUILDING DATA – BUILDINGS 3 & 4 (EACH)

FLOOR		UNITS									PARKING PROVIDED			
#	GROSS AREA (S.F.)	A1 STUDIO 530 S.F.	B1 1BR/1BA 725 S.F.	B2 1BR/1BA 740 S.F.	C1 1BR+DEN 900 S.F.	D1 2BR/2BA 1,105 S.F.	D2 2BR/2BA 1,210 S.F.	E1 3BR/2BA 1,435 S.F.	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIO
3	15,685	2	3	5	2	3	0	1	16	21				
2	15,685	2	3	5	2	3	0	1	16	21				
1	15,685	2	3	4	1	3	1	1	15	21				
T.	47,055	6	9	14	5	9	1	3	47	63	42			
		13%	19%	30%	11%	19%	2%	6%						

BUILDING DATA – BUILDINGS 5

FLOOR		UNITS									PARKING PROVIDED			
#	GROSS AREA (S.F.)	A1 STUDIO 530 S.F.	B1 1BR/1BA 725 S.F.	B2 1BR/1BA 740 S.F.	C1 1BR+DEN 900 S.F.	D1 2BR/2BA 1,105 S.F.	D2 2BR/2BA 1,210 S.F.	E1 3BR/2BA 1,435 S.F.	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIO
3	15,685	2	3	5	2	3	0	1	16	21				
2	15,685	2	3	5	2	3	0	1	16	21				
1	15,685	2	3	4	1	2	1	0	13	16				
T.	47,055	6	9	14	5	8	1	2	45	58	42			
		13%	20%	31%	11%	18%	2%	5%						

BUILDING DATA – TOTALS

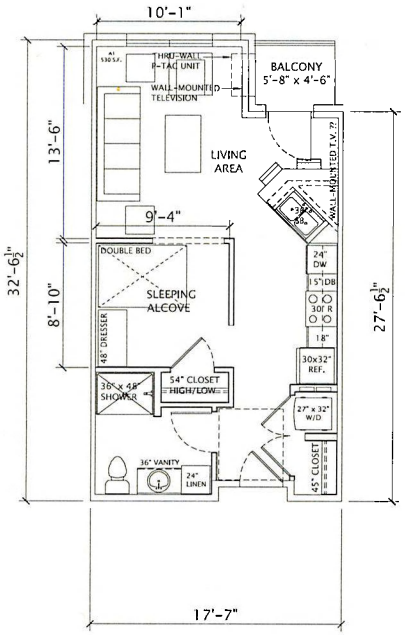
FLOOR		UNITS									PARKING PROVIDED			
#	GROSS AREA (S.F.)	A1 STUDIO 530 S.F.	B1 1BR/1BA 725 S.F.	B2 1BR/1BA 740 S.F.	C1 1BR+DEN 900 S.F.	D1 2BR/2BA 1,105 S.F.	D2 2BR/2BA 1,210 S.F.	E1 3BR/2BA 1,435 S.F.	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIO
T.	141,165	18	27	42	15	26	3	8	139	184	126			
		13%	20%	30%	11%	19%	2%	5%						

JLA ARCHITECTS

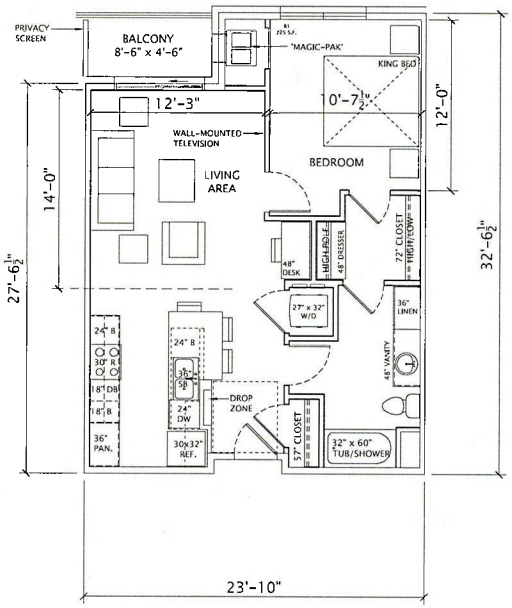
WINDSOR CROSSING APARTMENTS

BUILDING DATA

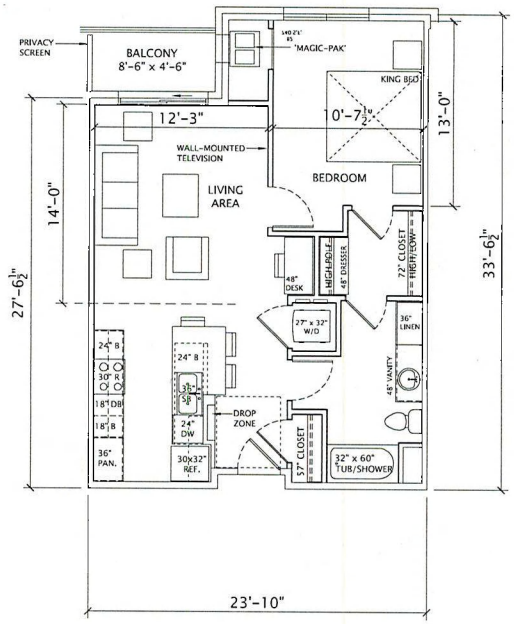
MAY 20, 2019
1/16" = 1' @ 12x18
1/8" = 1' @ 24x36



UNIT 'A1' - 530 SQUARE FEET



UNIT 'B1' - 725 SQUARE FEET



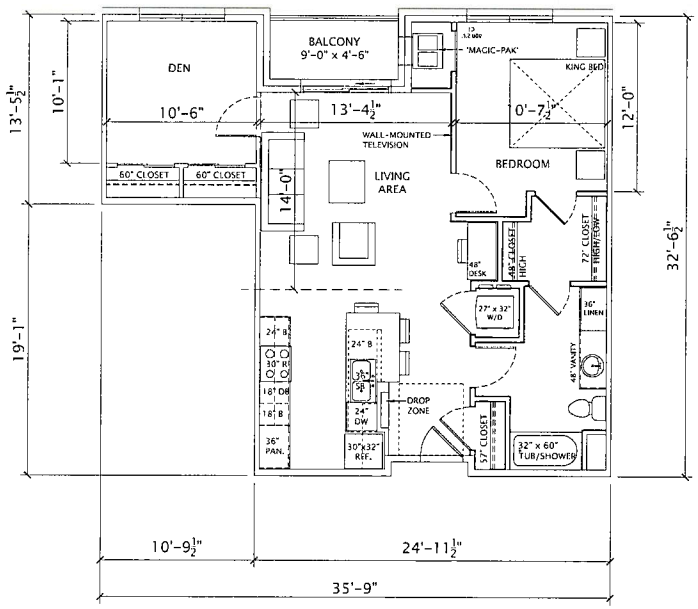
UNIT 'B2' - 740 SQUARE FEET

JLA ARCHITECTS

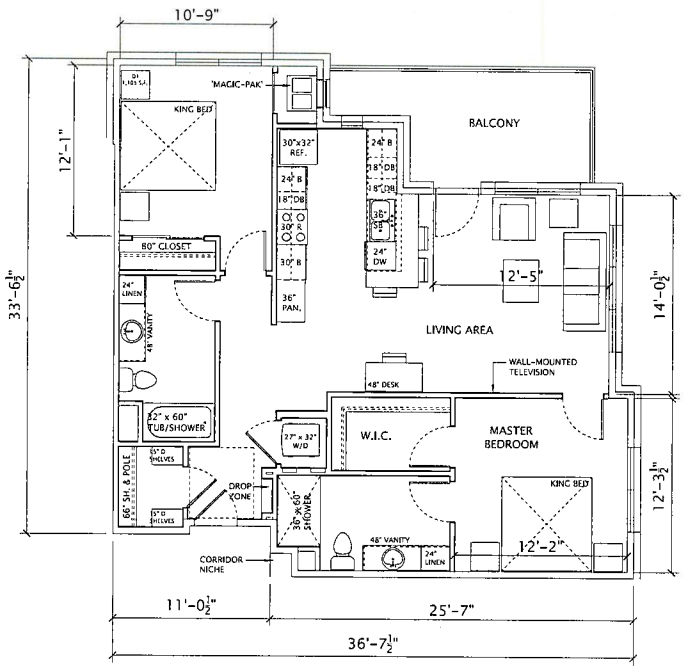
WINDSOR CROSSING APARTMENTS

DESIGN DEVELOPMENT PROGRESS - UNIT PLANS

MAY 20, 2019
1/8" = 1' @ 12x18
1/4" = 1' @ 24x36



UNIT 'C1' - 900 SQUARE FEET



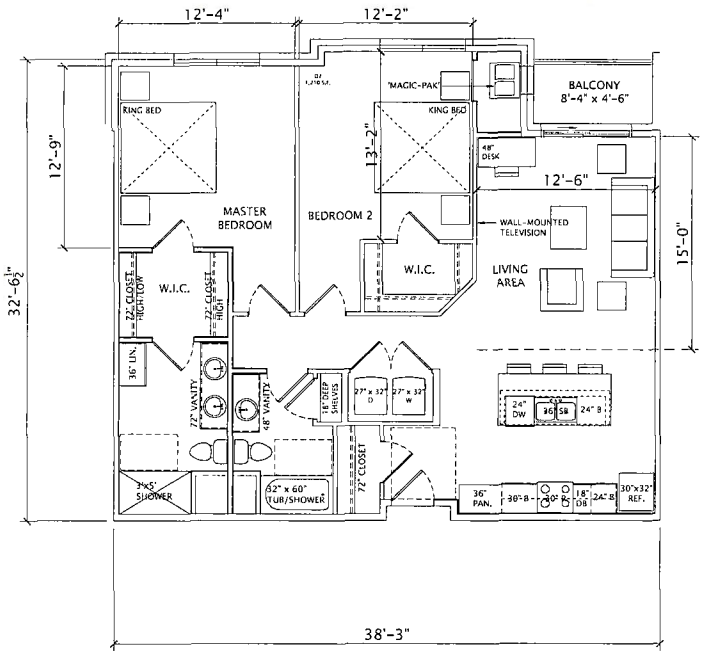
UNIT 'D1' - 1,105 SQUARE FEET

JLA ARCHITECTS

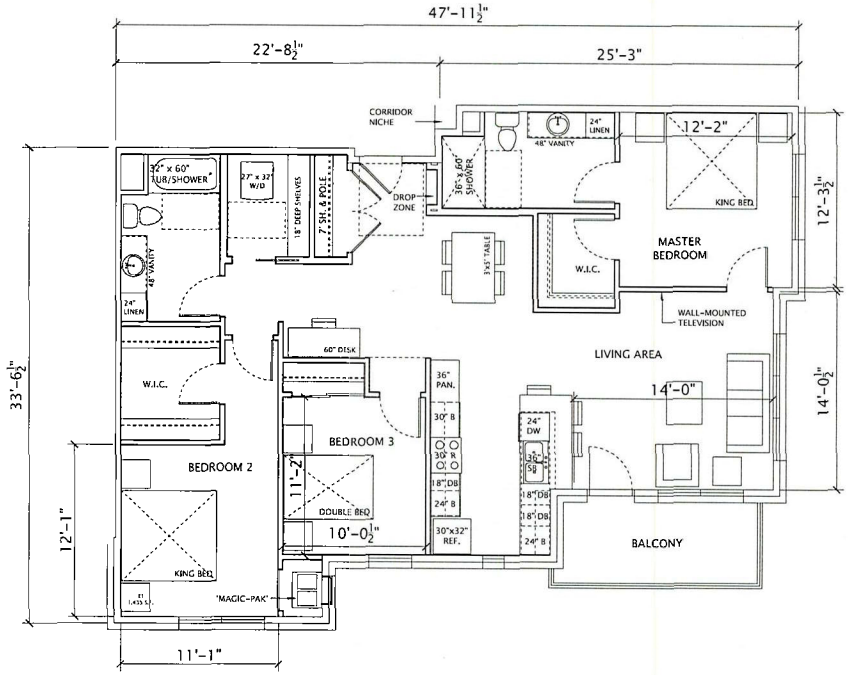
WINDSOR CROSSING APARTMENTS

DESIGN DEVELOPMENT PROGRESS – UNIT PLANS

MAY 20, 2019
1/8" = 1' @ 12x18
1/4" = 1' @ 24x36



UNIT 'D2' – 1,210 SQUARE FEET



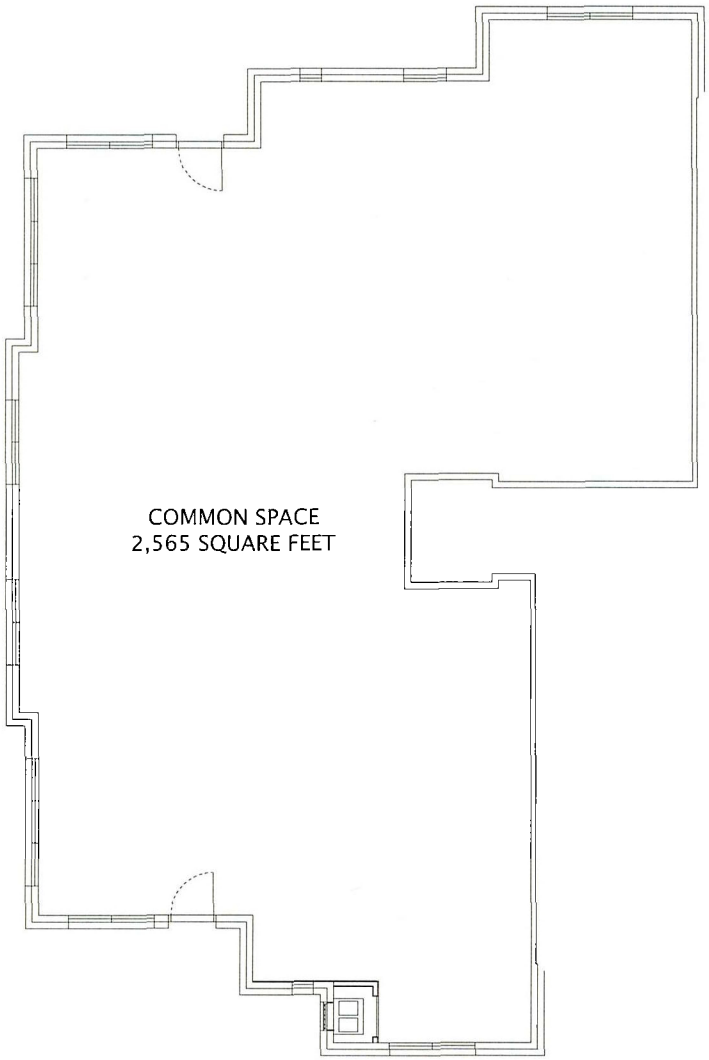
UNIT 'E1' – 1,435 SQUARE FEET

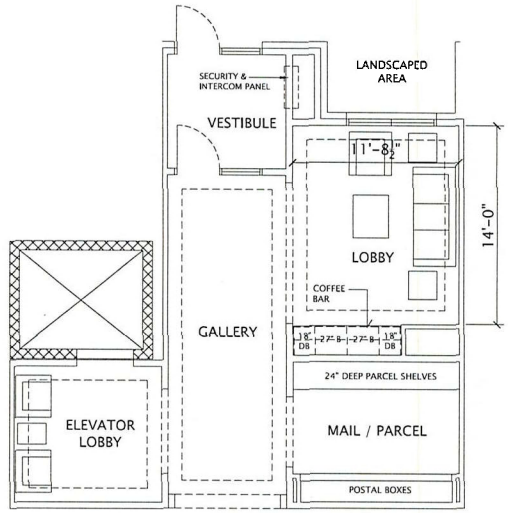
JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

DESIGN DEVELOPMENT PROGRESS – UNIT PLANS

MAY 20, 2019
1/8" = 1' @ 12x18
1/4" = 1' @ 24x36





BUILDING ENTRY & LOBBY

JLA ARCHITECTS

WINDSOR CROSSING APARTMENTS

DESIGN DEVELOPMENT PROGRESS – COMMON SPACES

MAY 20, 2019
1/8" = 1' @ 12x18
1/4" = 1' @ 24x36

Windsor Crossing Multi-Family
Proposed Building Renderings

05.20.19

Windsor Crossing Multi-Family
Proposed Building Renderings

05.20.19

Windsor Crossing Multi-Family
Proposed Building Renderings

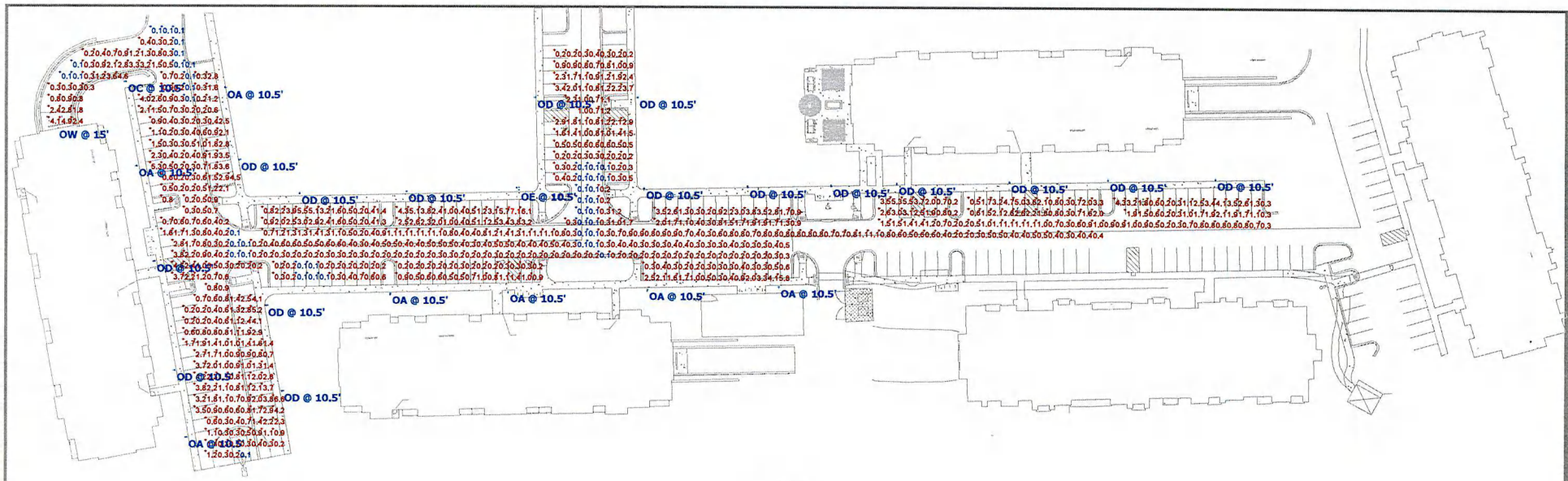
05.20.19

Windsor Crossing Multi-Family
Proposed Building Renderings

05.20.19

Windsor Crossing Multi-Family
Proposed Building Renderings

05.20.19



Plan View
Scale - 1" = 35ft

Schedule			
Symbol	Label	Quantity	Manufacturer
	OA	7	RAB LIGHTING INC.
	OC	1	RAB LIGHTING INC.
	OD	16	RAB LIGHTING INC.
	OW	1	RAB LIGHTING INC.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.1 fc	7.1 fc	0.1 fc	71.0:1	11.0:1

CRESCENT ELECTRIC SUPPLY COMPANY

VILLAGE OF WINDSOR

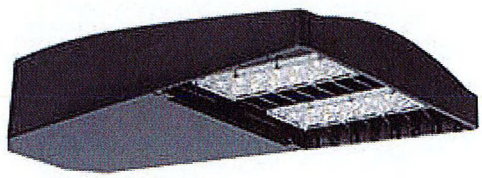
Designer

Date
5/17/2019
Scale
Not to Scale
Drawing No.

Summary

LOT3T65N/D10

RAB LIGHTING



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Best-in-class 5-G vibration rating. 5 Year Warranty.

Color: Bronze

Weight: 20.9 lbs

Project:	Type:
Windsor Bld. 1 - 41 unit	A
Prepared By:	**Date:**
Riley Electrical Supply, Dave H.	

Driver Info

Type:	Constant Current
120V:	0.55A
208V:	0.33A
240V:	0.29A
277V:	0.25A
Input Watts:	64W
Efficiency:	N/A

LED Info

Watts:	65W
Color Temp:	4000K
Color Accuracy:	72 CRI
L70 Lifespan:	100000
Lumens:	6794
Efficacy:	106 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PKFGK5BQ

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 120V: 0.55A, 208V: 0.33A, 240V: 0.29A, 277V: 0.25A

THD:

7.3% at 120, 10.7% at 277V

Power Factor:

99.5% at 120V, 95.2% at 277V

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Surge Protection:

L-N 4kV; L-L, L-GND 6kV

Optical

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Full Cutoff:

Full cutoff optics conform with dark sky requirements.

Construction

IES Classification:

The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

Effective Projected Area:

EPA = 0.8

Vibration Rating:

Industry-leading 5G vibration rating per ANSI C136.31.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Ambient Temperature:

Suitable for use in 104° F (40° C) ambient temperatures.

Housing:

Precision die-cast aluminum housing.

Mounting:

Mounts to RAB square poles. Mounts to all square and round poles if optional Universal Pole Adaptor is used.

Lens:

Clear acrylic lens with integrated optics

IP Rating:

Ingress Protection rating of IP66 for dust and water

Gaskets:

High temperature silicone gaskets.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Long-life, high-efficiency surface mounting LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Other

5 Yr Limited Warranty:

Fixture operation and paint finish are covered for a period of 5 years.

LOT3T65N/D10

Technical Specifications (continued)

Other

Replacement:

Replaces 150W Metal Halide.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

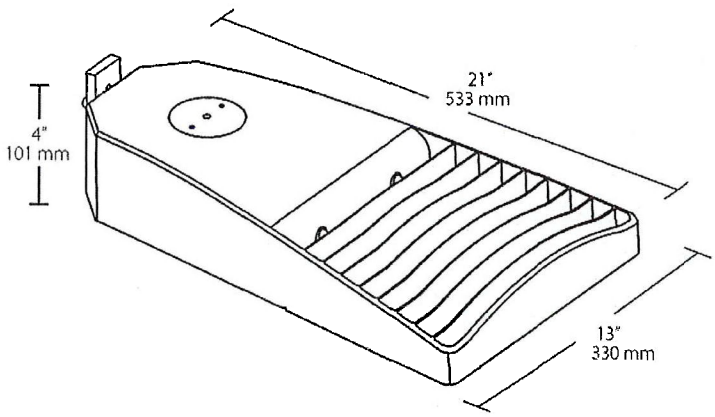
Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- Lightweight design and low EPA minimize pole load
- Best-in-class 5-G vibration rating
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	IES Type	Wattage	Color Temp	Finish	Driver Options	Mounting	Sensor Options	Accessories
LOT	3T	65	N	—	/D10	—	—	—
	3T = Type III	**160** = 160W **110** = 110W **65** = 65W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**/D10** = 120-277V, 0-10V Dimming (standard) **/480/D10** = 480V, 0-10V Dimming	**Blank** = Mounts to RAB square poles **/UPA** = Universal Pole Adaptor	**Blank** = None **/PCT** = 120-277V Twistlock PC **/PCT4** = 480V Twistlock PC **/WS2** = Wattstopper Sensor + 20ft lens, 120-277V **/WS4** = Wattstopper Sensor + 40ft lens, 120-277V **/5PR** = 5-Pin Receptacle, no PCT **/7PR** = 7-Pin Receptacle, no PCT **/BL** = Bi-Level Dimming, 120-277V	**Blank** = None **/HS** = 2 House-Side-Shields