

# CONSTRUCTION PLANS FOR FAIRWAY GLEN APARTMENTS MONONA, WISCONSIN

LEGEND	
● (UNLESS OTHERWISE NOTED)	WATER METER PIT
● 3/4" SOLID IRON ROD (S.I.R.) FOUND	FIRE HYDRANT
● 1-1/4" SOLID IRON ROD (S.I.R.) FOUND	BUILDING FIRE MAIN HOOKUP
⊗ CHISELED CROSS FOUND	FARM HYDRANT
⊗ SURVEY MARKER NAIL FOUND	WATER CURB STOP
■ SQUARE IRON BAR FOUND (SIZE NOTED)	WELL
○ 3/4" x 18" SOLID IRON RE-ROD SET, W/ 1.50 lbs./ft.	STORM SEWER MANHOLE
⊗ CHISELED CROSS SET	STORM SEWER CLEANOUT
⊗ SURVEY MARKER NAIL SET	CIRCULAR INTAKE/INLET
△ SECTION CORNER MONUMENT	SQUARE INTAKE/INLET
○ CONTROL POINT	ROOF DRAIN
HP HIGH POINT	STORM SEWER SINGLE INTAKE
LP LOW POINT	H-INLET
○ SANITARY MANHOLE	STORM SEWER DOUBLE INTAKE
○ SANITARY CLEANOUT/LAMPHOLE	STORM SEWER BEHIND
○ SANITARY LIFT STATION	STORM SEWER TYPE "G" INTAKE
○ SANITARY DISAPTION MH	FIELD TILE INTAKE
○ SEPTIC TANK	STAND PIPE
○ WATER VALVE BOX/HANDHOLE	FLARED END SECTION
○ WATER VALVE MANHOLE	FINISHED FLOOR ELEVATION
○ SPRINKLER HEAD	DECIDUOUS TREE (SIZE VARIES)
○ DECIDUOUS SHRUB	CONIFEROUS TREE (SIZE VARIES)
○ CONIFEROUS SHRUB	TELEPHONE POLE
○ STUMP	GAS MAIN VALVE BOX
○ GATE POST	ABOVE GROUND GAS APPARATUS
○ GUARD POST/BOLLARD	CABLE TV BOX
○ FLAG POLE	CABLE TV MANHOLE/VAULT
○ YARD LIGHT	SATELLITE DISH
○ ELECTRIC POWER POLE	BASKETBALL HOOP
○ GUY ANCHOR	VERTICAL VENT
○ STREET LIGHT	HANDICAP SYMBOL
○ POWER POLE W/TRANSFORMER	PONG TABLE
○ UTILITY POLE W/LIGHT	MOUNTING WELL
○ CEB	AIR CONDITIONER
○ ELECTRIC BOX	FILLER PIPE
○ ELECTRIC TRANSFORMER	MAIL BOX
○ ELECTRIC MH OR VAULT	BENCHMARK
○ TRAFFIC SIGNAL	SOIL BORING
○ TRAFFIC SIGNAL/MAST ARM	EXISTING WATERMAIN
○ TRAFFIC SIGNAL MH	EXISTING SANITARY SEWER
○ TRAFFIC SIGNAL CONTROL BOX	EXISTING OVERHEAD ELECTRIC
○ TRAFFIC SIGN	EXISTING GAS MAIN
○ TELEPHONE JUNCTION BOX	EXISTING TELEPHONE
○ TELEPHONE MH OR VAULT	EXISTING CABLE TV
	EXISTING BURIED ELECTRIC

**UTILITY WARNING**  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED.



NOT TO SCALE

  
 TO OBTAIN LOCATION OF  
 PARTICIPANTS' UNDERGROUND  
 FACILITIES BEFORE YOU  
 DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 WIS. STATUTE 182.0775 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE



VICINITY MAP

INDEX OF SHEETS

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- C1.8 DETAILS
- GORDON AVENUE SITE
- C2.0 DEMOLITION PLAN
- C2.1 SITE PLAN
- C2.2 GRADING AND EROSION CONTROL PLAN
- L1.1 LANDSCAPING PLAN
- L1.2 LANDSCAPING PLAN

MARK	REVISION	DATE	BY

Engineer: XXX	Checked By: XXX	Scale: N.T.S
Technician: ARG	Date: 11-05-12	Field Bk: Pg:

Project No: AA110	Title
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MONONA, WI

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

**FAIRWAY GLEN**  
**TITLE SHEET**  
**SNYDER & ASSOCIATES, INC.**

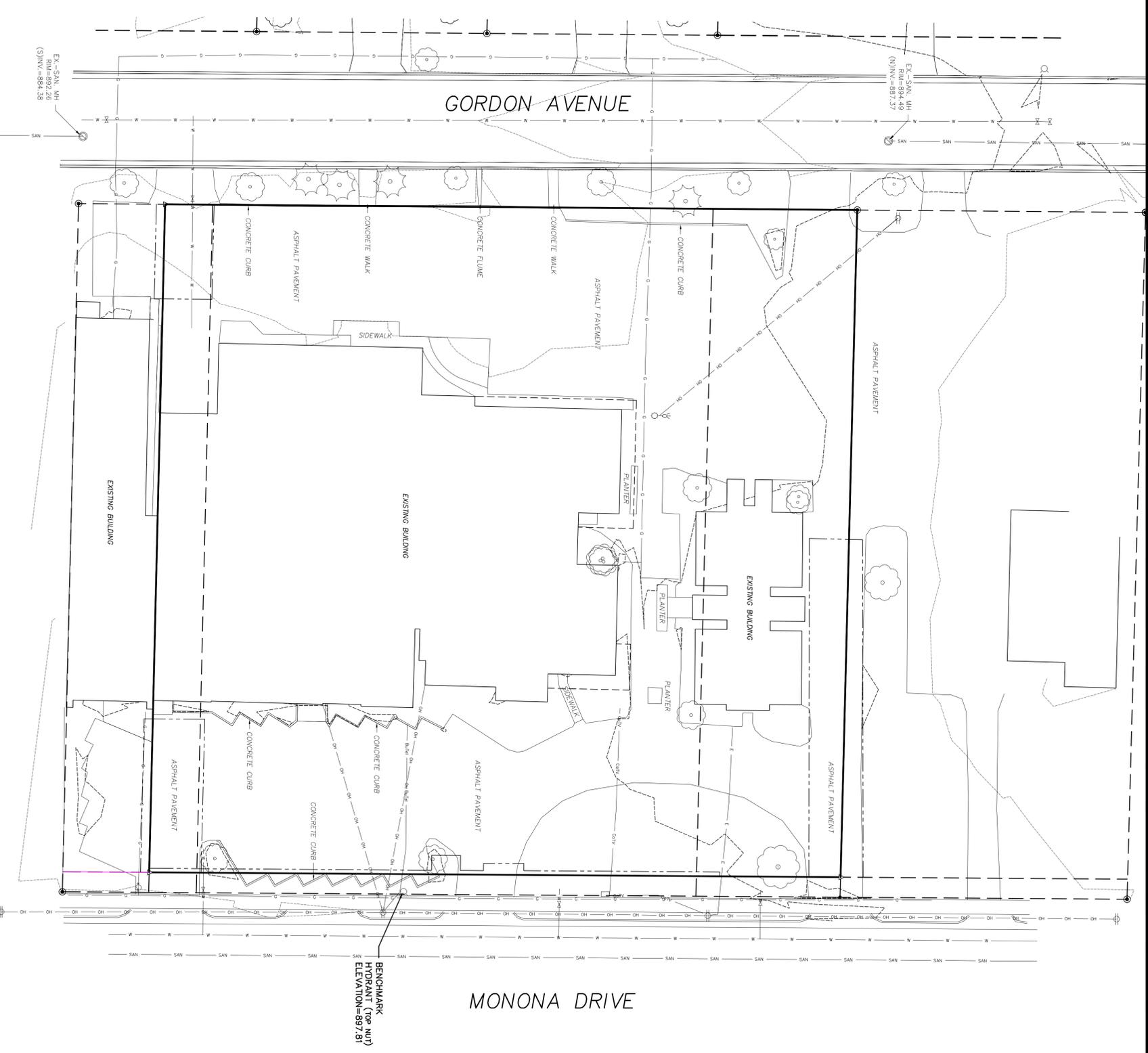


Project No: AA110

0 10 20 40 60  
 SCALE: ONE INCH = TWENTY FEET (24'x36")  
 SCALE: ONE INCH = FORTY FEET (17'x17")



LEGEND	
●	1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
●	3/4" SOLID IRON ROD (S.I.R.) FOUND
●	1-1/4" SOLID IRON ROD (S.I.R.) FOUND
×	CHEELED CROSS FOUND
▲	SURVEY MARKER NAIL FOUND
■	SQUARE IRON BAR FOUND (SIZE NOTED)
○	3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
○	CHEELED CROSS SET
△	SURVEY MARKER NAIL SET
△	SECTION CORNER MONUMENT
○	CONTROL POINT
HP	HIGH POINT
LP	LOW POINT
○	SANITARY MANHOLE
○	SANITARY CLEANOUT/TAMP/HOLE
○	SANITARY LIFT STATION
○	SANITARY DISPATCH WH
○	SEPTIC TANK
○	WATER VALVE BOX/HANDHOLE
○	WATER VALVE MANHOLE
+	SPRINKLER HEAD
+	DECIDUOUS SHRUB
+	CONIFEROUS SHRUB
+	STUMP
+	GATE POST
+	CORNER POST
+	GUARD POST/BOLLARD
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+	ELECTRIC BOX
+	ELECTRIC TRANSFORMER
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+	TRAFFIC SIGNAL
+	TRAFFIC SIGNAL/MAST ARM
+	TRAFFIC SIGNAL MH
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+	TELEPHONE JUNCTION BOX
+	TELEPHONE MH OR VAULT
+	WATER METER PIT
+	FIRE HYDRANT
+	BUILDING FIRE MAIN HOOKUP
+	FARM HYDRANT
+	WATER CURB STOP
+	WELL
+	STORM SEWER MANHOLE
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+	CIRCULAR INTAKE/INLET
+	SQUARE INTAKE/INLET
+	ROOF DRAIN
+	STORM SEWER SINGLE INTAKE
+	H-INLET
+	STORM SEWER DOUBLE INTAKE
+	STORM SEWER BEHIVE
+	STORM SEWER TYPE "C" INTAKE
+	FIELD TILE INTAKE
+	STAND PIPE
+	FLARED END SECTION
+	FINISHED FLOOR ELEVATION
+	REGULOUS TREE (SIZE VARIES)
+	CONFIFEROUS TREE (SIZE VARIES)
+	TELEPHONE POLE
+	GAS MAIN VALVE BOX
+	GAS MANHOLE/VAULT
+	ABOVE GROUND GAS APPARATUS
+	CABLE TV BOX
+	CABLE TV MANHOLE/VAULT
+	SATELLITE DISH
+	BASKETBALL HOOP
+	VERTICAL VENT
+	HANDICAP SYMBOL
+	PONG TABLE
+	MONITORING WELL
+	AIR CONDITIONER
+	FILER PIPE
+	MAIL BOX
+	BENCHMARK
+	SOIL BORING
+	EXISTING WATERMAIN
+	EXISTING SANITARY SEWER
+	EXISTING OVERHEAD ELECTRIC
+	EXISTING GAS MAIN
+	EXISTING TELEPHONE
+	EXISTING CABLE TV
+	EXISTING BURIED ELECTRIC

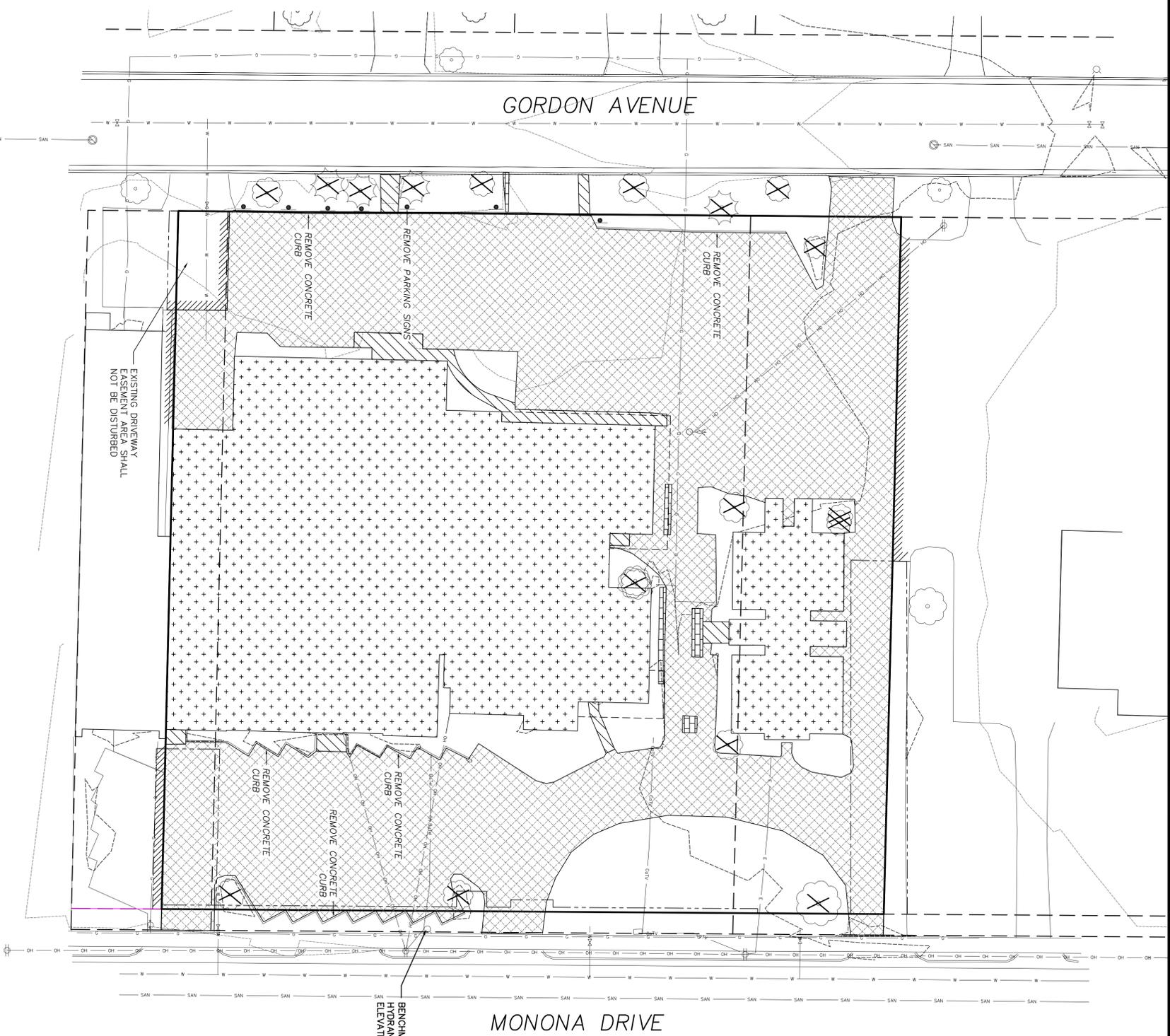


	<b>FAIRWAY GLEN</b> EXISTING SITE PLAN <b>SNYDER &amp; ASSOCIATES, INC.</b>		MONONA, WI 5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444   www.snyder-associates.com													
	Project No: AAI10 Sheet C 1.0	<table border="1"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>Engineer: XXX</td> <td>Checked By: XXX</td> <td>Scale: 1"= 20'</td> <td></td> </tr> <tr> <td>Technician: ARG</td> <td>Date: 11-05-12</td> <td>Field Bk: Pg:</td> <td></td> </tr> </tbody> </table>	MARK	REVISION	DATE	BY	Engineer: XXX	Checked By: XXX	Scale: 1"= 20'		Technician: ARG	Date: 11-05-12	Field Bk: Pg:		Project No: AAI10 Sheet C 1.0	
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0 10 20 40 60  
 SCALE: ONE INCH = THIRTY FEET (30'x30')  
 SCALE: ONE INCH = FORTY FEET (1"=40')

NOTE:  
 SEE SHEET C2.0 FOR GORDON  
 AVENUE SITE DEMOLITION PLAN



LEGEND  
 TREE REMOVAL

PAVEMENT REMOVAL

SIDEWALK REMOVAL

CONCRETE/PLANTER REMOVAL

BUILDING REMOVAL

SAW CUT LINE

DEMOLITION NOTES  
 1. PAVEMENT

A. SAWCUT AND REMOVE TO NEAREST JOINT.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. CONTRACTOR TO FIELD VERIFY UTILITIES WITH DIGGERS HOTLINE.
2. UTILITIES SHOWN ARE APPROXIMATE AND BASED ON MAPPED AND FIELD LOCATIONS. ABANDONED UTILITIES WILL NOT BE LOCATED BY UTILITY LOCATORS.
3. ABANDONED UTILITIES ENCOUNTERED IN THE WORK WILL BE REMOVED TO THE EXTENT THEY ARE NO LONGER IN CONTACT WITH THE PROPOSED FACILITIES.



FAIRWAY GLEN  
 DEMOLITION PLAN

**SNYDER & ASSOCIATES, INC.**

MONONA, WI

5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
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Project No: AAI10		Sheet C 1.1	

Project No: AAI10  
 Sheet C 1.1

**DIMENSION PLAN CONSTRUCTION NOTES**

1. PAVEMENTS: PROVIDE THE FOLLOWING:
  - A. 3-1/2" OF BITUMINOUS PAVEMENT WITH 10" OF CRUSHED AGGREGATE BASE FOR ALL PARKING AND DRIVE AREAS ALONG WITH 18" CONCRETE CURB AND GUTTER. SUBGRADE SHALL CONSIST OF SUITABLE MATERIAL AND COMPACT TO 95% OF STANDARD PROCTOR DENSITY. MOISTURE IS TO BE BETWEEN OPTIMUM AND +3%.
  - B. 5" DEPTH PORTLAND CEMENT CONCRETE SIDEWALKS.
  - C. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33% AS SHOWN.
2. PAVEMENT MARKINGS: PROVIDE THE FOLLOWING:
  - A. PAINTED PARKING STALL LINES.
  - B. PAINTED STATE OF WISCONSIN APPROVED HANDICAP SYMBOL.
  - C. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
6. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
7. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF MONONA, AND THE OWNER PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES.

**GENERAL NOTES**

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. ALL CONSTRUCTION WORK SHALL BE GOVERNED BY THE CURRENT EDITION OF THE CITY OF MONONA STANDARD SPECIFICATIONS.
6. NOTIFY OWNER, ENGINEER AND CITY OF MONONA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
7. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% OF STANDARD PROCTOR DENSITY. MOISTURE IS TO BE BETWEEN OPTIMUM AND +3%.
8. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

**PROJECT DATA**

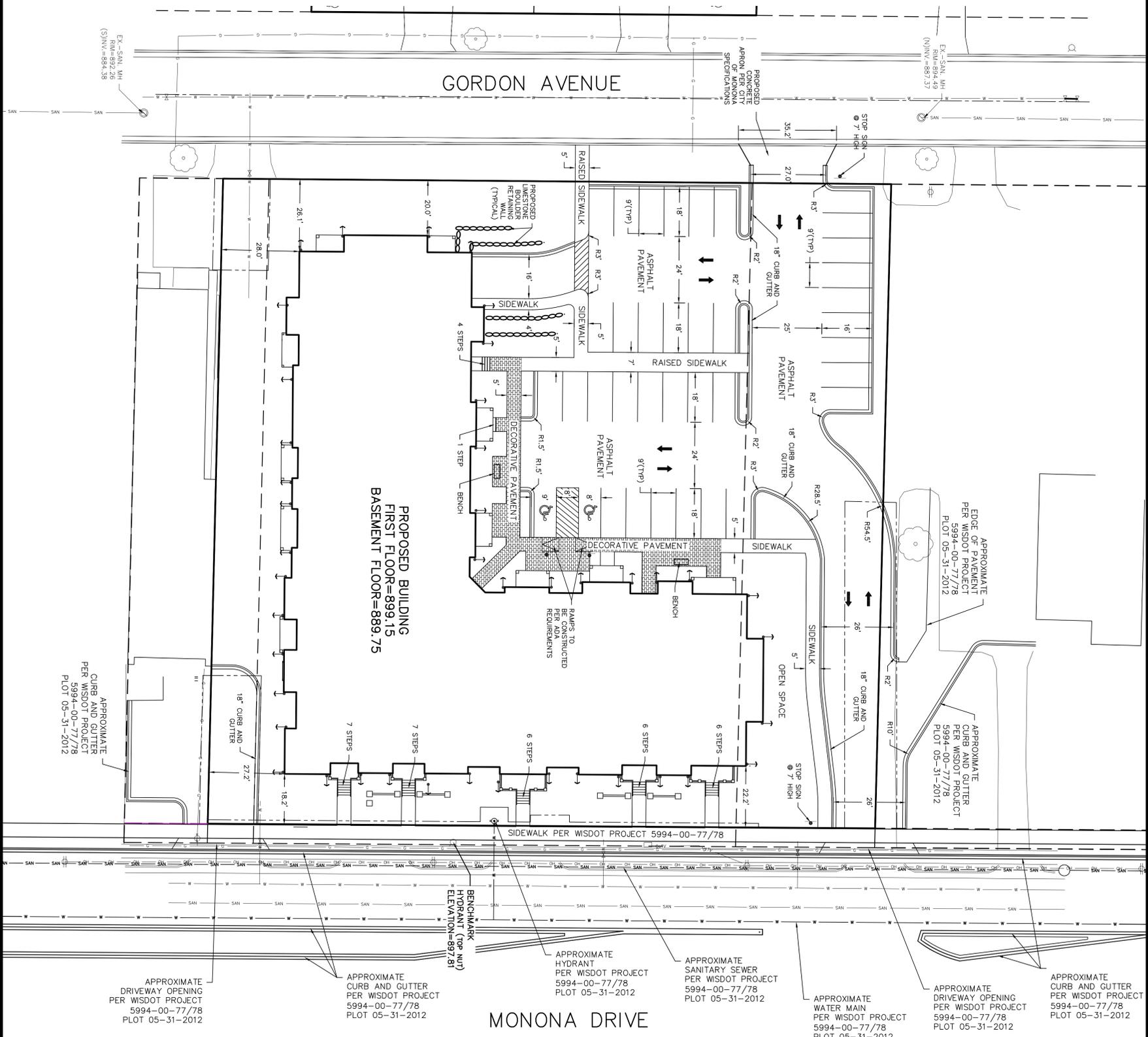
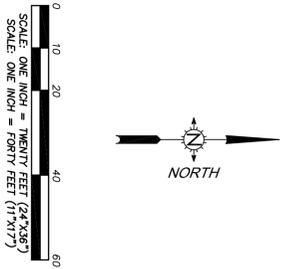
**SITE DEVELOPMENT AREA:**  
 DENSITIES: 55,858 S.F./1.28 ACRES  
 LOT AREA: 51 UNITS  
 LOT AREA PER UNIT: 1,095 S.F./UNIT  
 DENSITY: 39.84 D.U./ACRE

**SITE COVERAGE:**  
 BUILDING: 20,009 S.F.(0.459 ACRES)  
 PAVEMENT: 17,641 S.F.(0.405 ACRES)  
 SIDEWALKS: 1,822 S.F.(0.042 ACRES)  
 DECORATIVE PAVEMENT: 1,337 S.F.(0.031 ACRES)  
 OPEN SPACE: 15,333 S.F.(0.352 ACRES)

**BUILDING HEIGHT:**  
 PROPOSED: 3 STORY

**VEHICLE PARKING STALLS:**  
 ABOVE GROUND: 36 REGULAR  
 UNDERGROUND: 2 HANDICAP

**TOTAL:**



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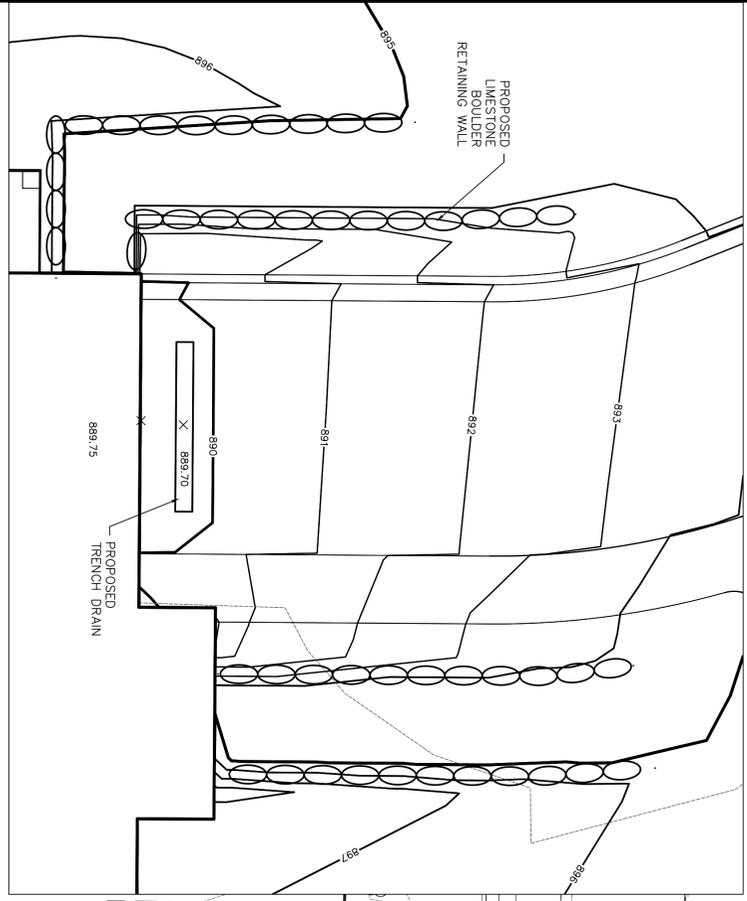
	<p><b>FAIRWAY GLEN</b></p> <p>SITE PLAN</p> <p><b>SNYDER &amp; ASSOCIATES, INC.</b></p>	<p>MONONA, WI</p> <p>6010 VOGES ROAD                  MADISON, WISCONSIN 53718                  608-838-0444   www.snyder-associates.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	REVISION	DATE	BY				
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**GENERAL NOTES:**  
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.  
 SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.  
 TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MONONA.  
 CONTRACTOR SHALL NOTIFY THE CITY OF MONONA BUILDING INSPECTOR TWO (2) WORKING DAYS PRIOR TO ANY SOIL DISTURBING ACTIVITY.  
 TEMPORARY STORMPILES SHALL BE STABILIZED IF NOT REMOVED WITHIN 14 DAYS OF CONSTRUCTION. STORMPILES SHALL BE MAINTAINED IN-PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).  
 CONTRACTOR TO MINIMIZE AREAS OF EXPOSED SOIL AT ALL TIMES.  
 AREAS WITH SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH CLASS I TYPE B EROSION CONTROL MATTING.  
 MULCH SHALL BE PLOWED INTO THE SOIL TO A MINIMUM DEPTH OF 2-INCHES USING A MULCH TILER WHILE TRAVELING ON THE CONTOUR. ALL AREAS WHICH ARE NOT PLOWED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.  
 GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS OF SECTION 630 OF D.O.T. SPECIFICATIONS. FERTILIZER SHALL BE NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.  
 MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE MOISTURE CONTENT OF THE SOIL AND THE TYPE OF MULCH USED. THE MOISTURE CONTENT OF SOIL SHALL BE AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.  
 PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SOCK SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SCREEN SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.  
 FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A CONTOUR, THE CONTRACTOR SHALL MAINTAIN WEATHERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.  
 DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK CURB OR DRIVEWAY WHICH IS DAMAGED DURING CONSTRUCTION OR AS DEMAND NECESSARY BY THE CITY ENGINEER.

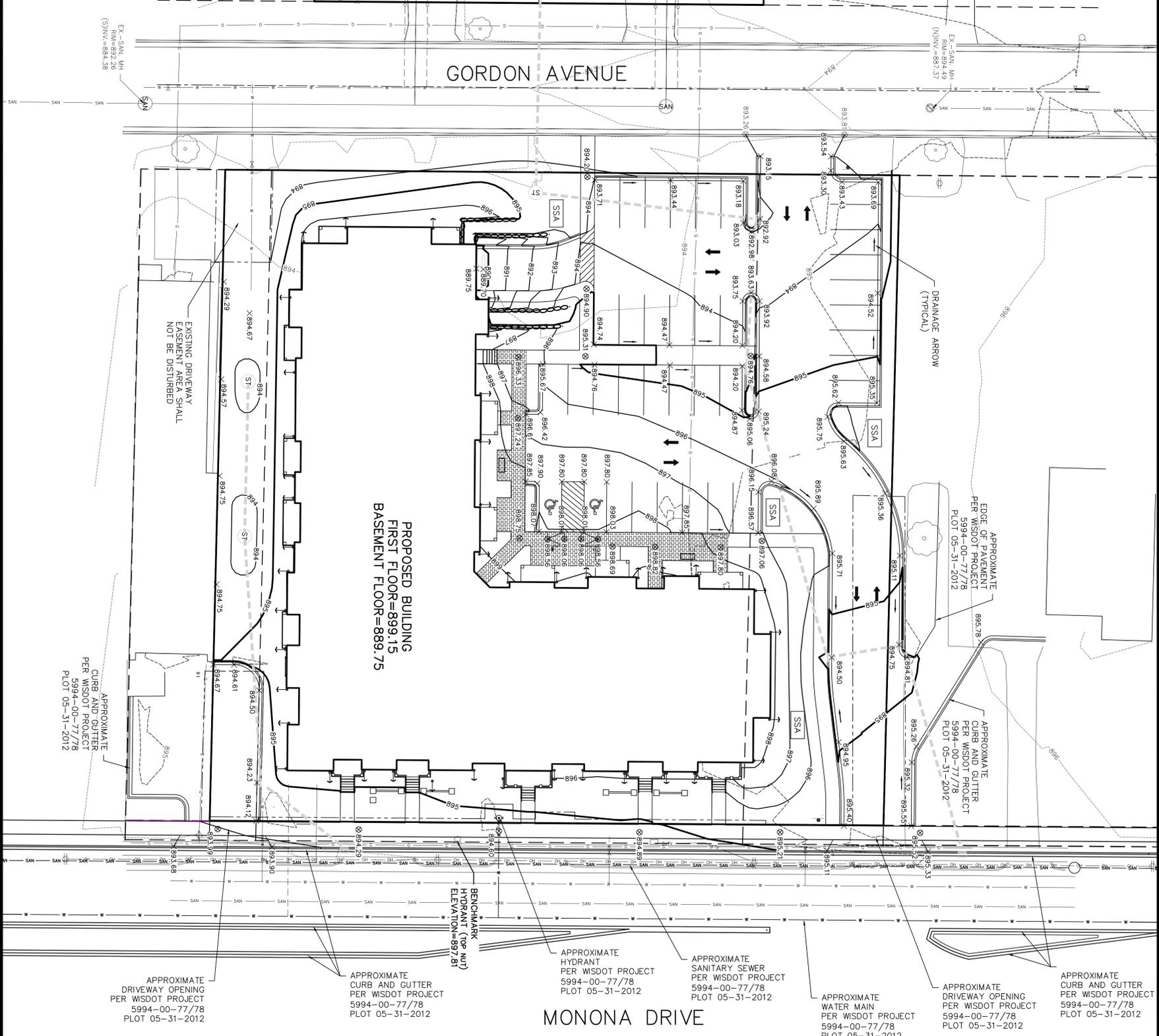
- LEGEND**
- X 893.50 = PROPOSED BOX OF EXISTING ELEVATION
  - ⊗ 897.75 = PROPOSED INSISED SIDEWALK ELEVATION
  - = PROPOSED RETAINING WALL
  - = PROPOSED DRAINAGE ARROW
  - SSA = SOIL STORAGE AREA



0 10 20 40 60  
 SCALE ONE INCH = TWENTY FEET (24"x36")  
 SCALE ONE INCH = FORTY FEET (11"x17")



**RETAINING WALL DETAIL**  
 SCALE=1"=5' (24"x36")  
 SCALE=1"=10' (11"x17")



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	<b>FAIRWAY GLEN</b> <b>GRADING PLAN</b>	<b>MONONA, WI</b>							
	<b>SNYDER &amp; ASSOCIATES, INC.</b>	5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444   www.snyder-associates.com							
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STORM PIPE SCHEDULE

PIPE STRUCTURE	DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	LENGTH	SLOPE	DOWNSTREAM INVERT	UPSTREAM INVERT	SIZE	MATERIAL
P-1	S-1	S-2	77'	-0.50%	885.25	885.63	18"	RCP
P-2	S-2	S-3	27'	-0.50%	885.63	885.77	18"	RCP
P-3	S-3	S-4	107'	-0.50%	885.77	886.30	18"	RCP
P-4	S-4	S-5	54'	-0.50%	886.55	886.82	15"	RCP
P-5	S-5	S-6	79'	-0.50%	887.07	887.46	12"	RCP
P-6	S-6	S-7	180'	-0.50%	887.46	888.36	12"	RCP
P-7	S-7	S-8	73'	-0.50%	888.36	888.72	12"	RCP
P-8	S-9	S-10	38'	-0.50%	888.45	888.64	12"	RCP
P-9	S-10	S-11	88'	-0.50%	889.14	889.58	12"	RCP
P-10	S-11	S-12	55'	-0.50%	890.08	890.36	12"	RCP

STORM STRUCTURE SCHEDULE

STRUCTURE	DESCRIPTION	RIM	INVERT	DEPTH
S-1	DOT INLET 5600	894.76	885.25	9.51
S-2	H-INLET	895.19	883.63	11.56
S-3	H-INLET	894.94	883.77	11.17
S-4	H-INLET	894.64	884.30	10.34
S-5	H-INLET	893.36	884.82	8.54
S-6	Storm Sewer Manhole	894.60	885.46	9.14
S-7	STORM SEWER CATCH BASIN	891.80	886.36	5.44
S-8	H-INLET	892.60	886.72	5.87
S-9	DOT INLET 540E	893.41	888.45	4.96
S-10	H-INLET	894.67	886.64	8.04
S-11	STORM SEWER CATCH BASIN	893.50	887.58	5.92
S-12	STORM SEWER CATCH BASIN	893.50	888.36	5.14

GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS PRIOR TO WORK COMMENCEMENT.

CONTRACTOR SHALL VERIFY IN THE FIELD THE SIZE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.

CONTRACTOR SHALL NOTIFY THE CITY OF MONONA SEWER AND WATER UTILITY 72-HOURS IN ADVANCE OF CONNECTING TO THE SEWER OR WATER MAINS.

ALL WATER MAIN, SANITARY SEWER AND STORM SEWER SHALL BE CONSTRUCTED PER CITY OF MONONA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

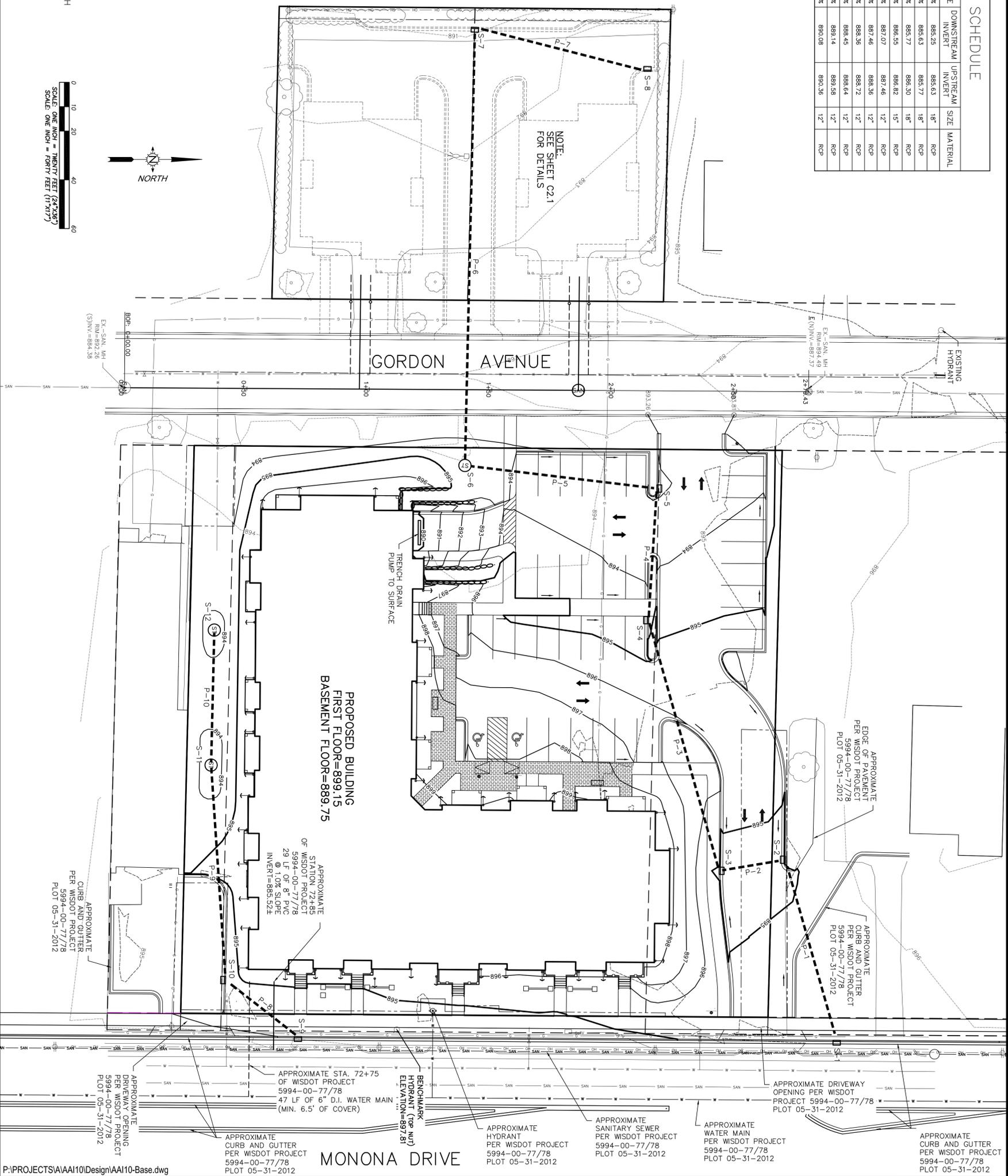
THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IS NOT AT A DESIRABLE GRADE. THE REPAIRS SHALL BE IN ACCORDANCE WITH THE ADDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

PUMPING OF WATER FROM TRENCHES DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SLUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

INLETS SHALL HAVE WISCONSIN DOT TYPE "D" INLET PROTECTION DURING CONSTRUCTION.

NOTE:

CONTRACTOR SHALL DETERMINE SAW CUT LIMITS AND PAVEMENT REMOVALS FOR THE INSTALLATION OF UTILITIES IN GORDON AVENUE. PAVEMENT AND AGGREGATE BASE COURSE THICKNESS SHALL MATCH EXISTING. CITY OF MONONA STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED FOR ALL ASPHALT PATCHING IN PUBLIC ROADWAYS.

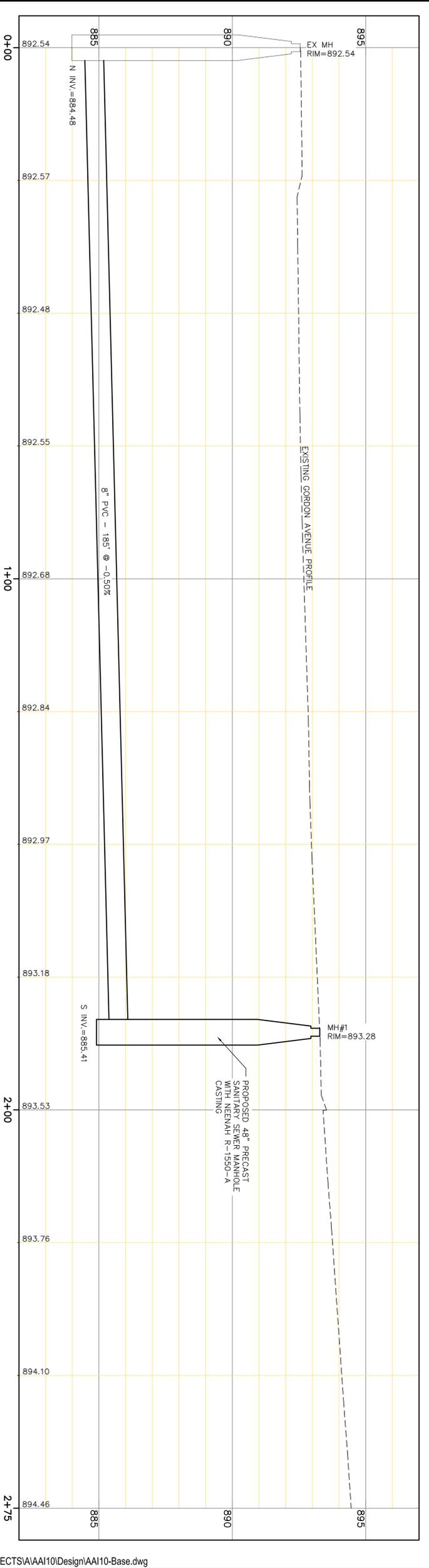
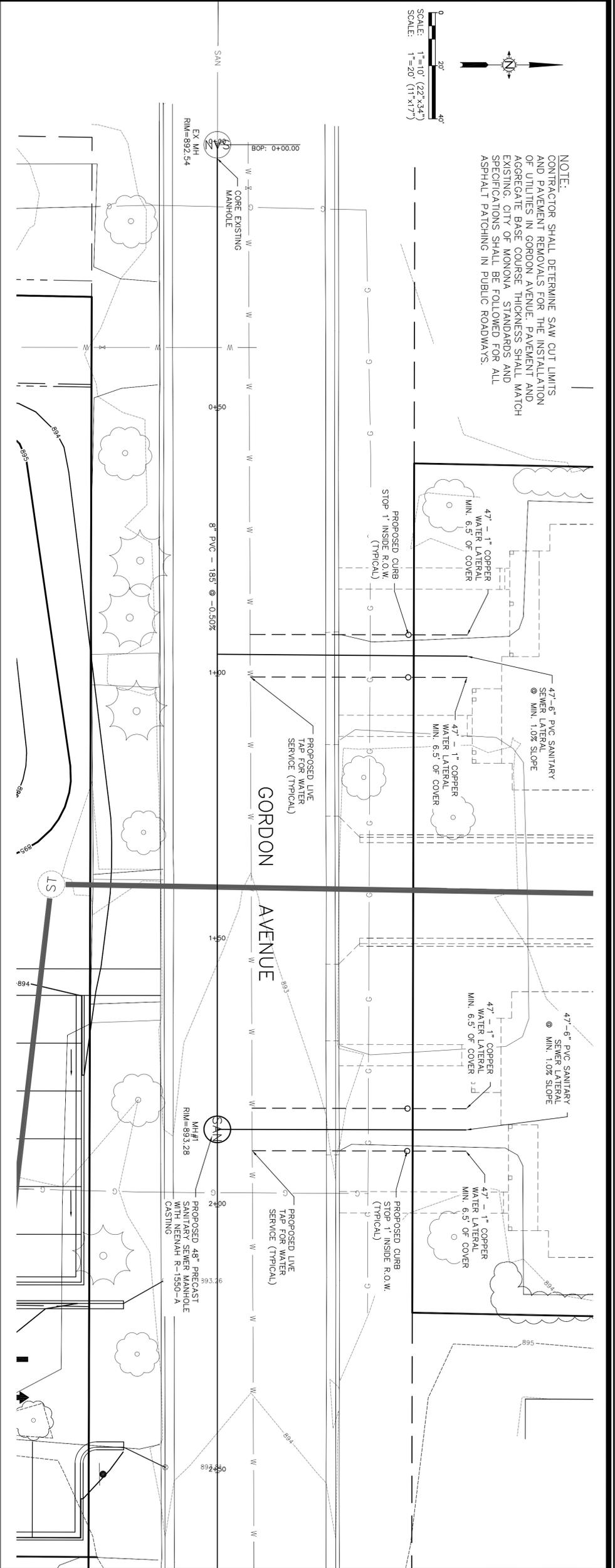


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Project No: AAI10	Sheet C1.5	<p><b>FAIRWAY GLEN</b></p> <p>UTILITY PLAN</p> <p><b>SNYDER &amp; ASSOCIATES, INC.</b></p> <p>6010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444   www.snyder-associates.com</p>	<p>MARK</p> <p>REVISION</p> <p>DATE</p> <p>BY</p> <p>Engineer: XXX Checked By: XXX Scale: 1"= 20'</p> <p>Technician: ARG Date: 11-05-12 Field Bk: Pg:</p> <p>Project No: AAI10 Sheet C1.5</p>
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NOTE:  
 CONTRACTOR SHALL DETERMINE SAW CUT LIMITS AND PAVEMENT REMOVALS FOR THE INSTALLATION OF UTILITIES IN GORDON AVENUE. PAVEMENT AND AGGREGATE BASE COURSE THICKNESS SHALL MATCH EXISTING. CITY OF MONONA STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED FOR ALL ASPHALT PATCHING IN PUBLIC ROADWAYS.

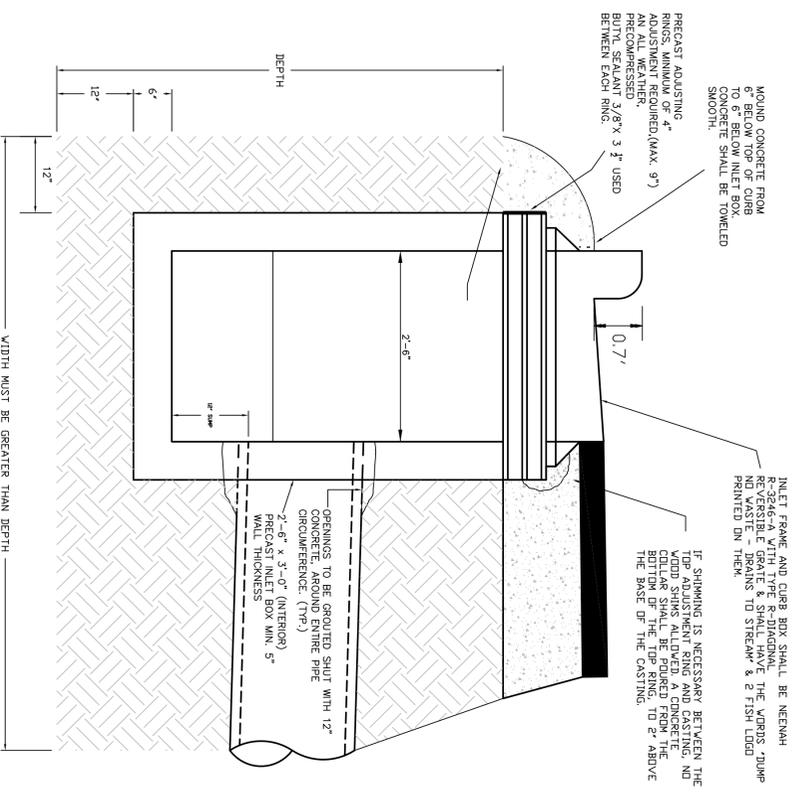
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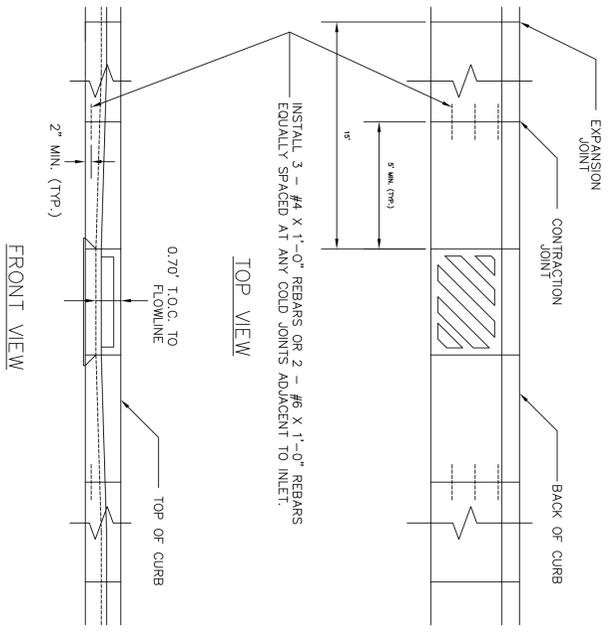
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<b>FAIRWAY GLEN</b> SANITARY SEWER EXTENTION <b>SNYDER &amp; ASSOCIATES, INC.</b>	MONONA, WI	5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444   www.snyder-associates.com	Project No: AAI10 Sheet C1.6	DATE BY REVISION Engineer: XXX Checked By: XXX Scale: 1"= 10' Technician: ARG Date: 11-05-12 Field Bk: Pg: Project No: AAI10 Sheet C1.6
	<b>SNYDER &amp; ASSOCIATES, INC.</b>			

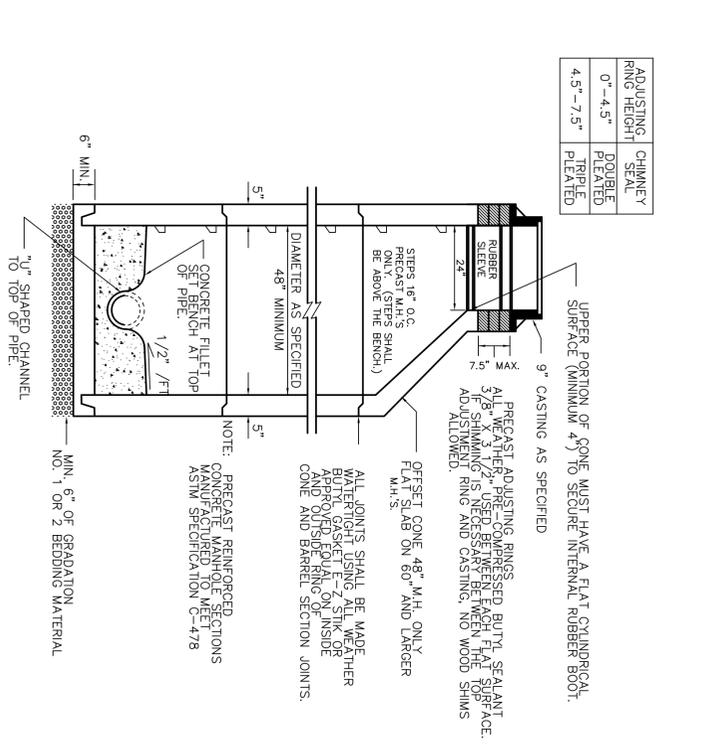




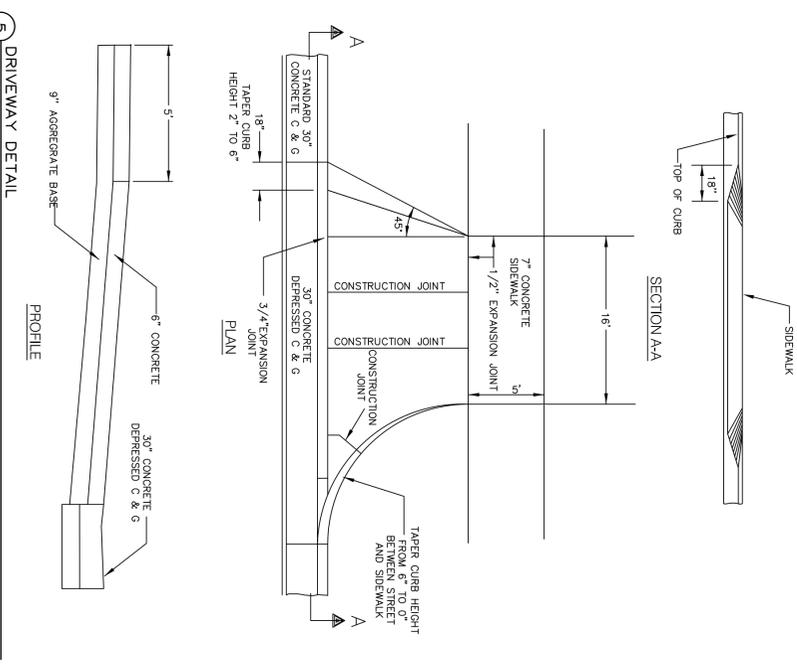
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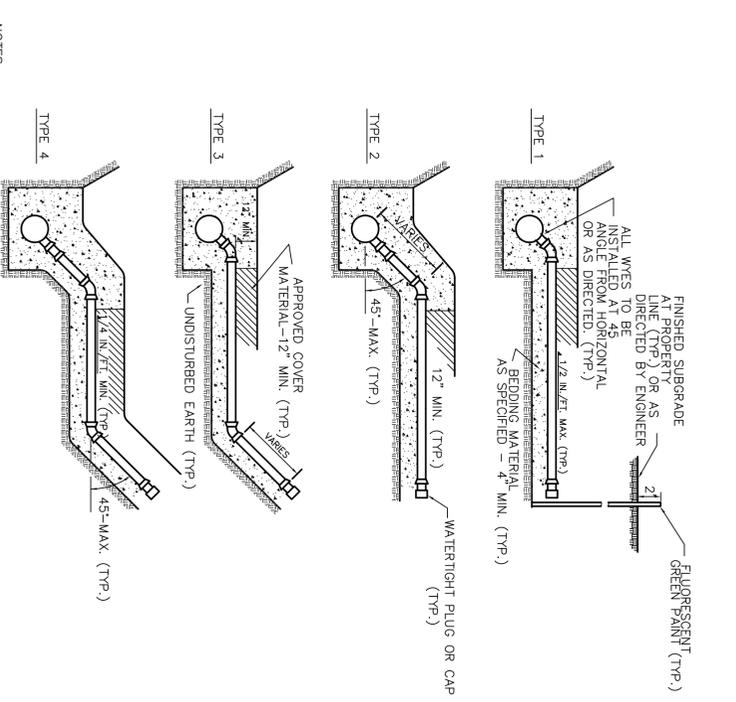
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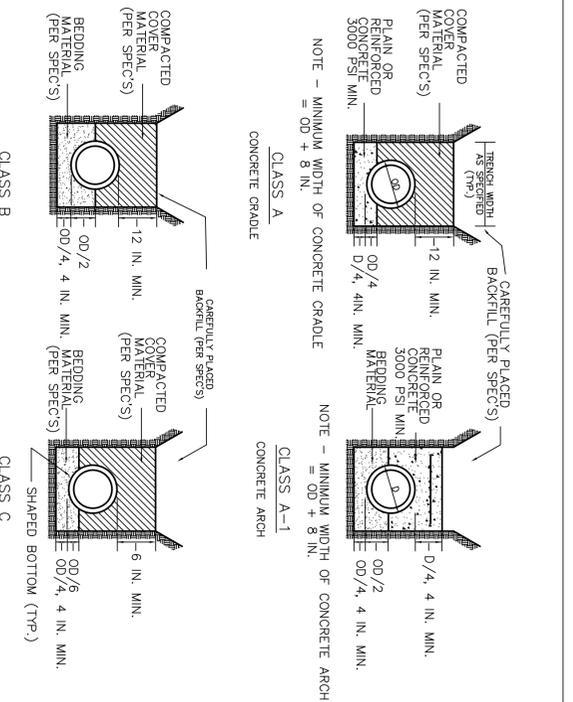
2 STANDARD PRECAST SANITARY MANHOLE DETAIL IN STREET LOCATIONS  
NOT TO SCALE



5 DRIVEWAY DETAIL  
NOT TO SCALE



3 SANITARY SEWER LATERALS  
NOT TO SCALE



6 STORM AND SANITARY SEWER BEDDING STANDARDS  
NOT TO SCALE

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By:	Scale:	
Technician:	Date: 11-5-2012	Field Bk:	Pg:
Project No: 112.0615.30	Sheet C1.8		



FAIRWAY GLEN  
DETAIL SHEET  
MONONA, WI  
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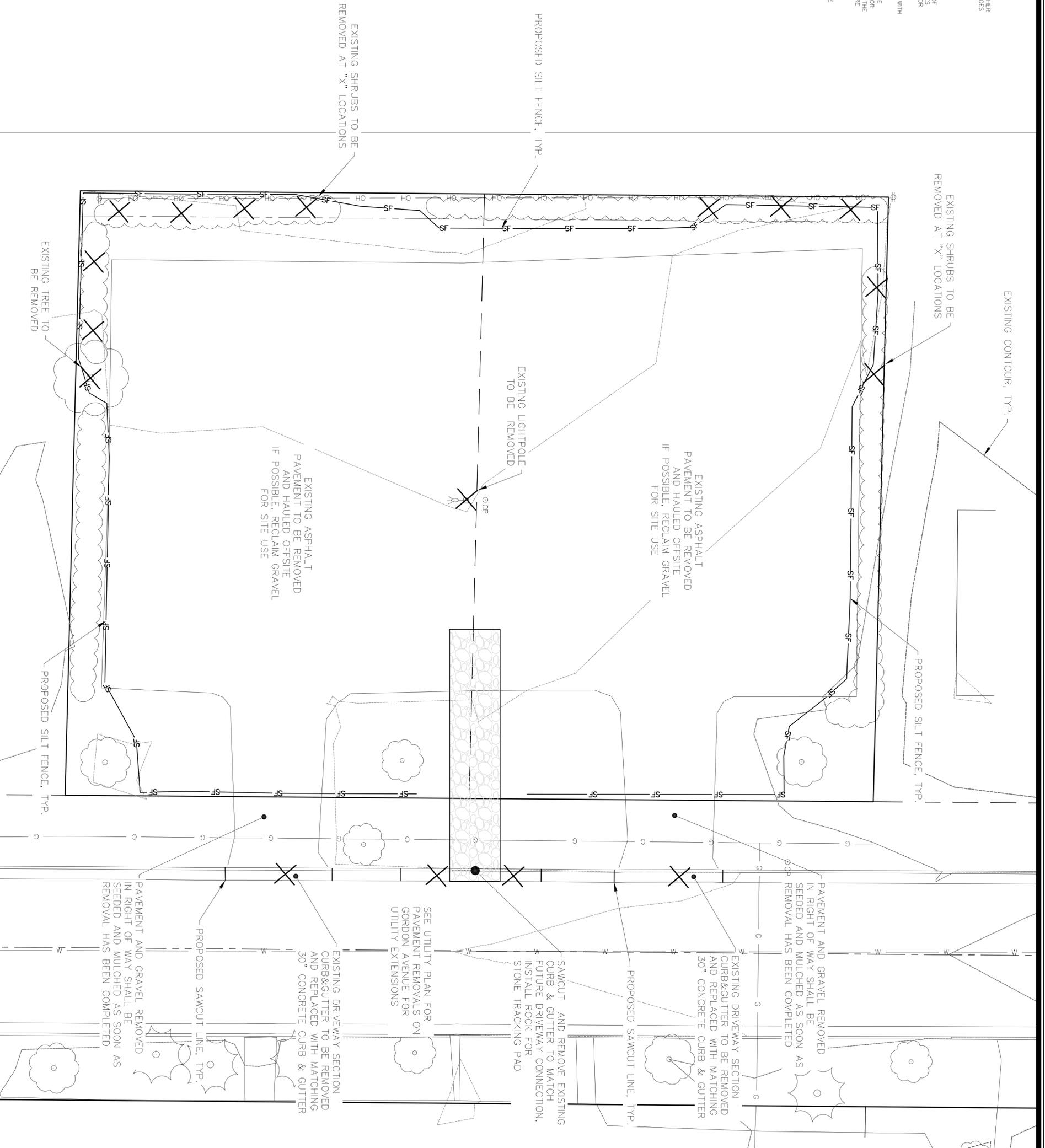
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Sheet C1.8

- GENERAL NOTES**
1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR HAS NOT VERIFIED THE LOCATION AND DEPTH OF ALL UTILITIES. ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH AS SHOWN ON THIS PLAN. ALL UTILITIES BEFORE CONSTRUCTION.
  2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.
  3. ALL CONSTRUCTION WORK SHALL BE COVERED BY THE CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.
  4. SOME ITEMS MAY NEED TO BE REMOVED PRIOR TO THE INSTALLATION OF SILT FENCE. INSTALL SILT FENCE AS SHOWN AND REMOVE DEMOLITION ITEMS HAVE BEEN COMPLETED.
  5. NOTIFY OWNER, ENGINEER AND CITY OF MONONA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

**PROJECT COVER AREAS**

EXISTING SITE  
 IMPERVIOUS AREA = 13,765 SQ. FT.  
 PERVIOUS AREA = 5,400 SQ. FT.  
 PERVIOUS AREA = 28.2%

PROPOSED SITE  
 IMPERVIOUS AREA = 13,068 SQ. FT.  
 PERVIOUS AREA = 6,099 SQ. FT.  
 PERVIOUS AREA = 31.9%




Project No: 112.0836.30  
 Sheet C2.0

**FAIRWAY GLEN**  
**PROPOSED DEMOLITION PLAN**  
 CITY OF MONONA, DANE COUNTY, WI

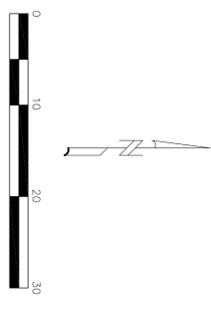
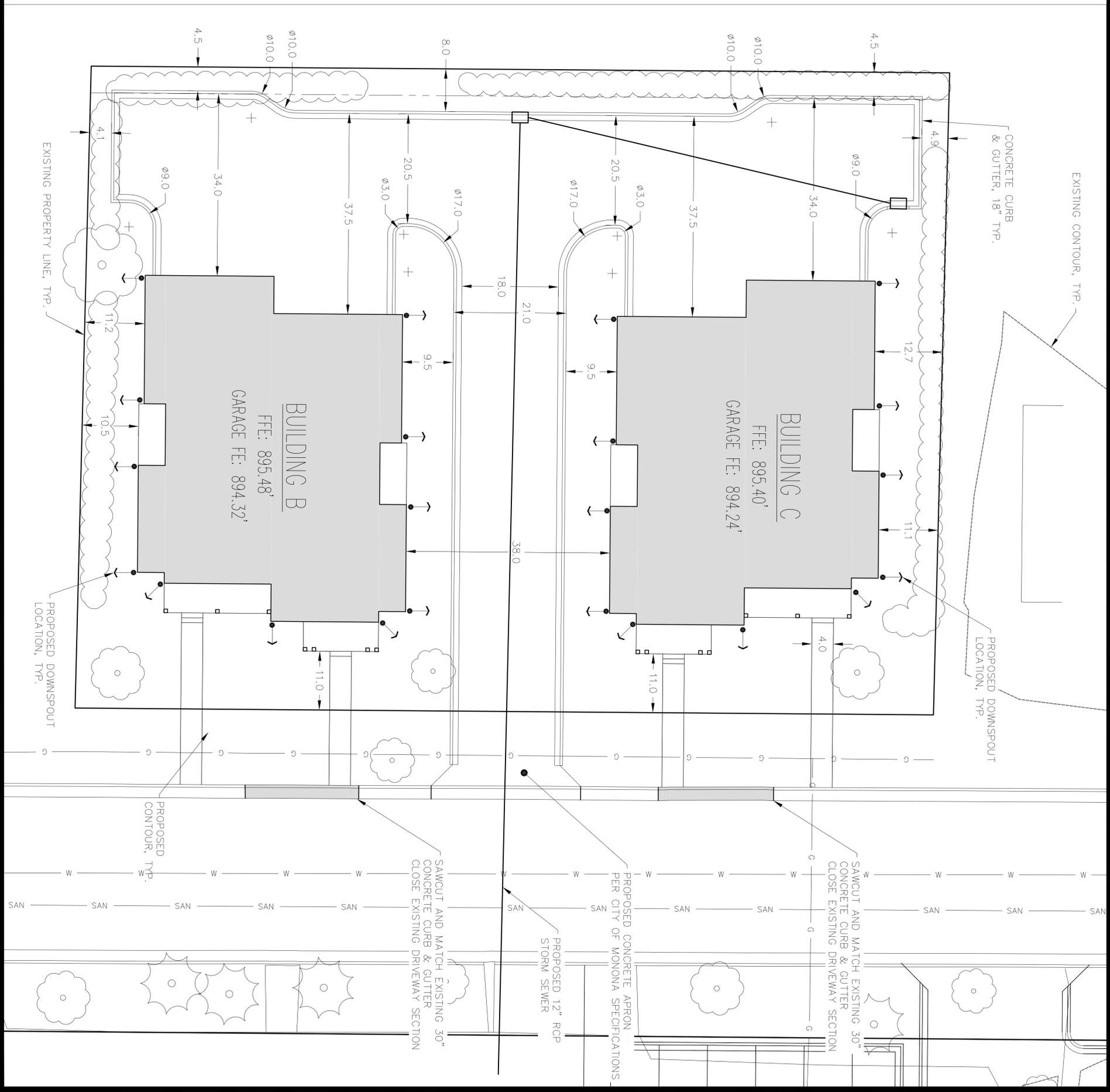
**SNYDER & ASSOCIATES, INC.**  
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 MADISON, WISCONSIN 53718  
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MARK	REVISION	DATE	BY
Engineer: SJA	Checked By:	Scale: SEE SCALE	
Technician:	Date: 11-5-12	Field Bk:	Pg:
Project No: 112.0836.30		Sheet C2.0	

- GENERAL NOTES**
1. UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY DATA AND RECORDS OBTAINED. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE LOCATION SHOWN OR THAT THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
  2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION WORK AND DETERMINE EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SERVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
  3. ALL CONSTRUCTION WORK SHALL BE COVERED BY THE CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.
  4. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, FACE OF SIDEWALK OR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
  5. NOTIFY OWNER, ENGINEER AND CITY OF MONONA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
  6. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- DIMENSION PLAN CONSTRUCTION NOTES:**
1. PAVEMENTS: PROVIDE THE FOLLOWING:
    - A. 3" DEPTH ASPHALT PAVING FOR DRIVES AND PARKING WITH 8" OF BASE COURSE AND 18" CURB AND GUTTER. SUBGRADE SHALL BE 4" DEPTH OF 2% SLOPE. STANDARD PROCTOR DENSITY. MOISTURE IS TO BE BETWEEN OPTIMUM AND +.3%.
    - B. 4" DEPTH PCC SIDEWALKS.
    - C. RESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33% AS SHOWN.
  2. WATER SERVICE: PROVIDE THE FOLLOWING:
    - A. 8-INCH DUCTILE IRON SERVICE LINE.
    - B. 8-INCH DUCTILE IRON WATER CONNECTION WITH MECHANICAL DRAWINGS.
    - C. CONNECT TO EXISTING 8" WATER SERVICE. CONTRACTOR TO VERIFY WATER MAIN LOCATION PRIOR TO CONSTRUCTION.
  3. SANITARY SEWER SERVICE: PROVIDE THE FOLLOWING:
    - A. 8-INCH SANITARY SEWER LINE AT 0.50% SLOPE.
    - B. COORDINATE SANITARY SEWER SERVICE CONNECTION WITH MECHANICAL DRAWINGS.
    - C. 8-INCH SANITARY 8" SANITARY SERVICE PROVIDED BY CITY CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
  4. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
  5. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF SAN FRANCISCO, AND THE OWNER PRIOR TO CONSTRUCTION.
  6. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES.

**PROPOSED IMPERVIOUS AREAS**

PROPOSED BUILDINGS (2) = 5,368 SQ. FT.  
 PROPOSED PARKING AREA = 7,100 SQ. FT.



**FAIRWAY GLEN**  
**PROPOSED SITE PLAN**

**CITY OF MONONA, DANE COUNTY, WI**

**SNYDER & ASSOCIATES, INC.**

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Project No: 112.0836.30  
 Sheet C2.1

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By:	Scale: SEE SCALE	
Technician:	Date: 11-5-12	Field Bk:	Pg:

Project No: 112.0836.30      Sheet C2.1

**GENERAL NOTES:**

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.  
 SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.  
 MONONA.  
 CONTRACTOR SHALL NOTIFY THE CITY OF MONONA BUILDING INSPECTOR TWO (2) WORKING DAYS PRIOR TO ANY SOIL DISTURBING ACTIVITY.  
 TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED WITHIN 14 DAYS OF INSTALLATION.  
 PERMANENT SEEDING IS REQUIRED WITHIN TEN (10) WORKING DAYS OF COMPLETION OF GRADING OPERATIONS.  
 GRADING OPERATIONS AND WITHIN 4 HOURS OF GRADING OPERATIONS IF WEATHER FORECASTS CALLS FOR ANY RAINFALL.  
 CONTRACTOR TO MINIMIZE AREAS OF EXPOSED SOIL AT ALL TIMES.  
 AREAS WITH SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH CLASS I TYPE B EROSION CONTROL MATTING.  
 MULCH SHALL BE PLACED INTO THE SOIL TO A MINIMUM DEPTH OF 2-INCHES USING A MULCH TILLER WHILE TRAVELING ON THE CONTOUR.  
 ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" OF SOIL PRIOR TO SEEDING.  
 GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SPECIFICATIONS SHALL BE AS FOLLOWS:  
 PER 1000 SQUARE FEET, FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 16%; POTASSIUM, NOT LESS THAN 16%.  
 MULCH SHOULD BE APPLIED SO THAT THE SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED.  
 MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 15 TONS PER ACRE. MULCH MUST BE CHIPPED.  
 PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL BE PLACED ON CLEAR STONE BEDDING AND A GOTHAM/RESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.  
 FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.  
 DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEMED NECESSARY BY THE CITY ENGINEER.

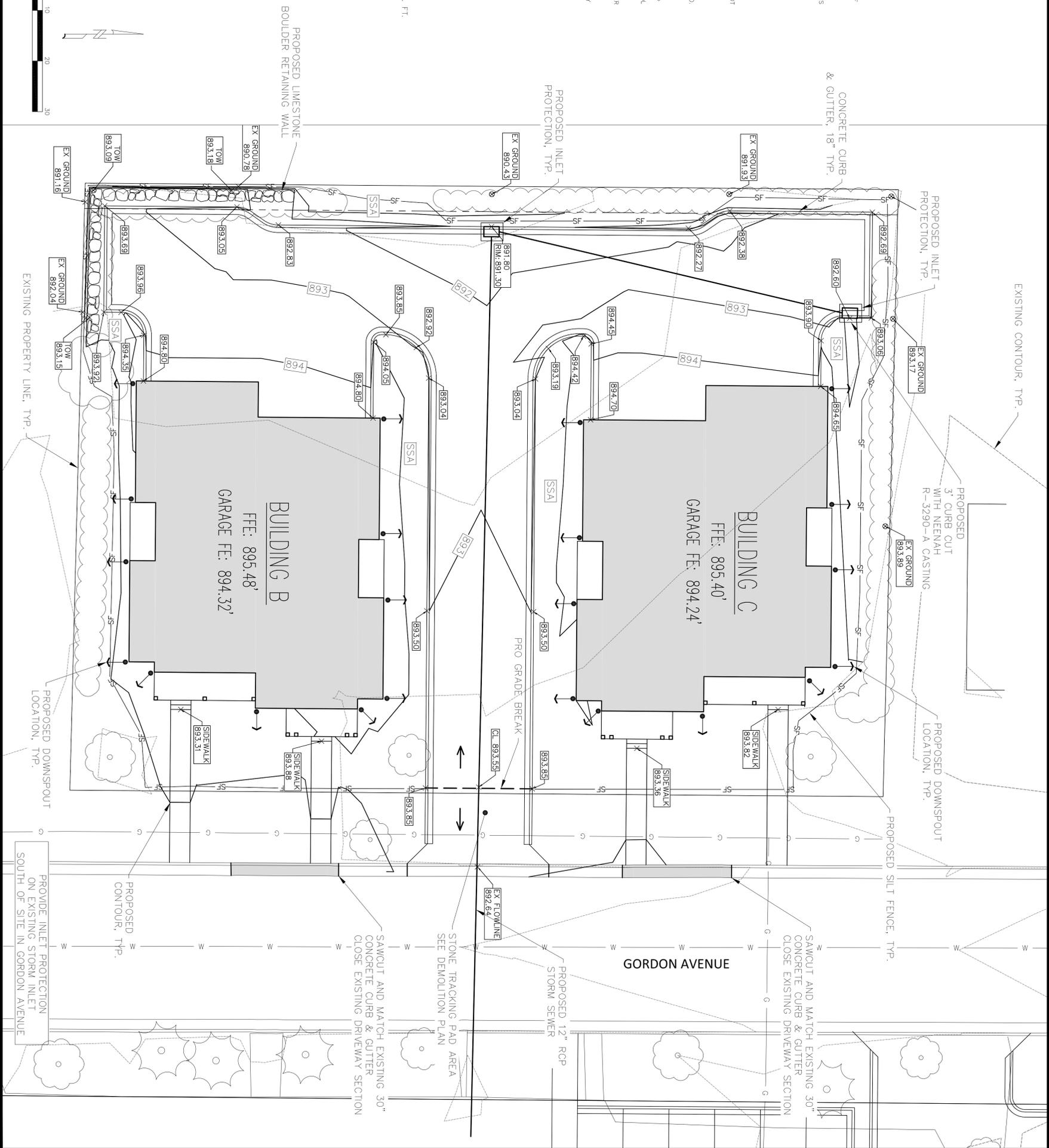
SSA = SNOW STORAGE AREA

**EXISTING AREA CALCULATIONS**

PARKING LOT = 13,765 SQ. FT.  
 PAVEMENT AREA = 5,400 SQ. FT.  
 PERCENTAGE IMPERVIOUSNESS = 71.8%

**PROPOSED AREA CALCULATIONS**

PROPOSED BUILDINGS (2) = 5,968 SQ. FT.  
 PROPOSED IMPERVIOUSNESS AREA = 7,100 SQ. FT.  
 PROPOSED GREEN SPACE = 6,098 SQ. FT.  
 PERCENTAGE IMPERVIOUSNESS = 68.2%



	<p><b>FAIRWAY GLEN</b></p> <p>GRADING AND EROSION CONTROL PLAN</p> <p><b>SNYDER &amp; ASSOCIATES, INC.</b></p>	<p>CITY OF MONONA, DANE COUNTY, WI</p> <p>6010 VOGES ROAD                  MADISON, WISCONSIN 53718                  608-838-0444   www.snyder-associates.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>Engineer: SJA</td> <td>Checked By:</td> <td>Scale: SEE SCALE</td> <td></td> </tr> <tr> <td>Technician:</td> <td>Date: 11-5-12</td> <td>Field Bk:</td> <td>Pg:</td> </tr> </tbody> </table>	MARK	REVISION	DATE	BY	Engineer: SJA	Checked By:	Scale: SEE SCALE		Technician:	Date: 11-5-12	Field Bk:	Pg:	<p>Project No: 112.0836.30</p> <p>Sheet <b>C2.2</b></p>
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