

215 FEMRITE DRIVE :: SEPTEMBER 22

To: Monona Planning Commission

Re: 215 Femrite Precise Implementation Plan
September 26th Planning Commission Hearing

Monona Planning Commission:

The attached document is submitted to the City of Monona as the Precise Implementation Plan and Final Plat for a Planned Community Development at 215 Femrite Drive.

Four months of review, public input, and revisions has resulted in a great project that the City of Monona will be proud of. The PIP is the final stage of approval, save for actual building permits. We hope to begin construction as soon as possible and have prepared our plans with the appropriate level of detail to accommodate a thorough review.

As always, thank you for your attention, input and service.

Raywood Development, LLC

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215 FEMRITE DRIVE :: PRECISE IMPLEMENTATION PLAN



*Submitted for review September 22, 2011 by owner/applicant
Raywood Development LLC*

This document is submitted as the Precise Implementation Plan (PIP) for the proposed Planned Community Development at 215 Femrite Drive in the City of Monona, WI. This Precise Implementation Plan is intended to detail the design and construction of site features and proposed single family homes. This PIP conforms in its entirety and meets all the design parameters of the previously submitted GDP and Preliminary Plat, approved by City Council 09.06.2011.

Also included in this document is the proposed Final Plat for 215 Femrite Drive. The Final Plat defines the specifics of property division for six (6) single-family lots and one (1) outlot. This Final Plat meets all the design parameters of the previously submitted Preliminary Plat, approved by City Council 09.06.2011.

The attached engineering and construction plans have been submitted to the City's Consulting Engineer for review and approval.

Our intention is to begin construction as soon as possible. Completing site work and excavation before frost has significant advantages and cost benefits. Bringing the homes to market at the beginning of spring has considerable marketing advantages as well.

The plans submitted meet all design parameters of the General Development Plan and Preliminary Plat. Consequently, at this September 26th Planning Commission hearing, we are requesting Consideration of Action and Recommendation to City Council for Approval.

Contents:

- Page 2: Illustrated Site Plan (as approved in GDP)
- Page 3: Illustrative Bird's Eye view
- Page 4: Illustrative Elevations
- Page 5: PIP Notes

- Attached (11x17 sheets): PIP Site Work plans: Engineering and Construction
- Attached (11x17 sheets): PIP Building plans: Design Development
- Attached (11x17 sheet): Final Plat



An excellent example of small lot homes in Middleton Hills, Middleton, WI

215 FEMRITE DRIVE :: PRECISE IMPLEMENTATION PLAN

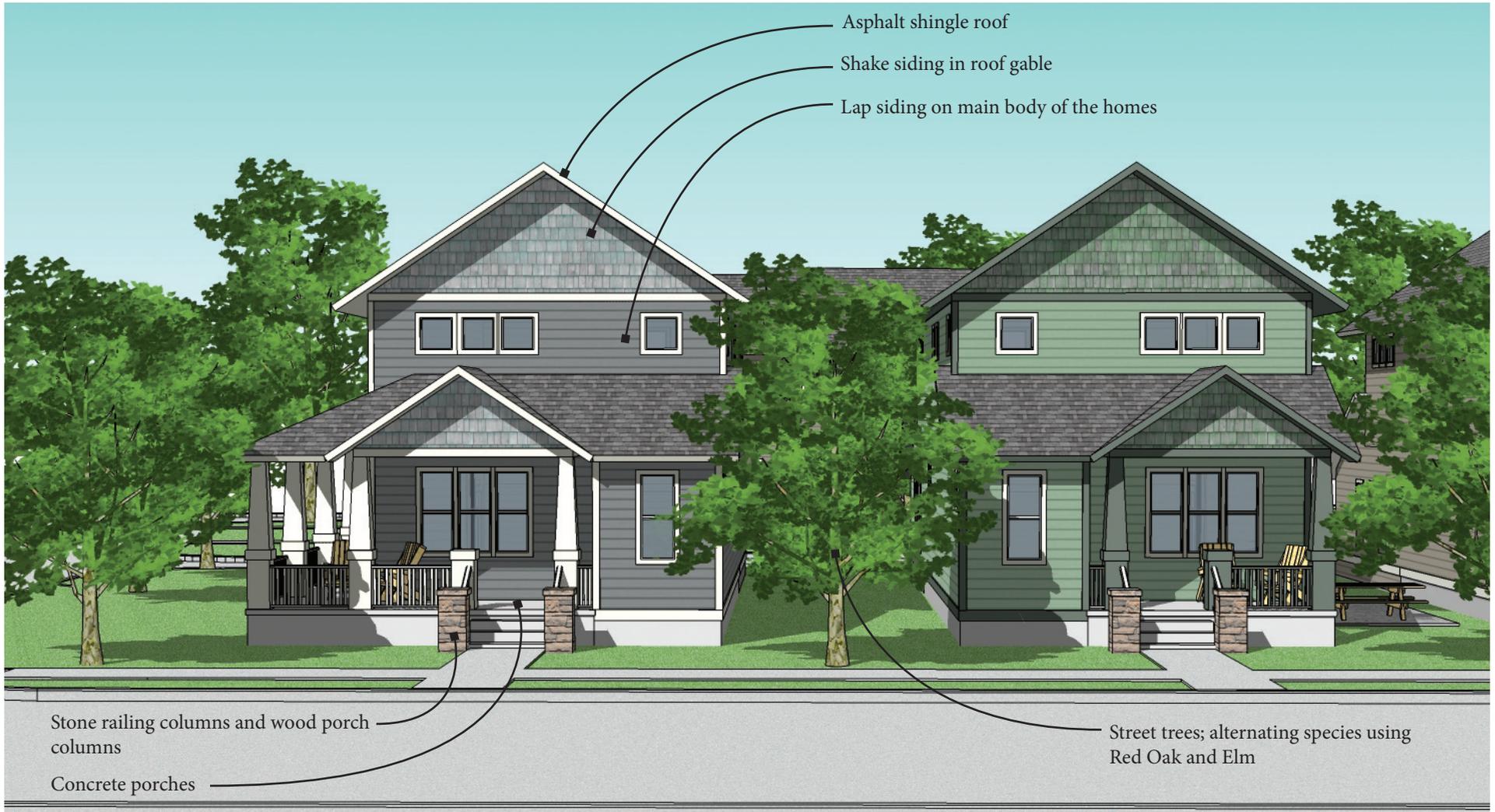
Approved General Development Plan (Site Plan)



Illustrated Site Plan



Illustrated Elevations



Precise Implementation Plan -- Notes

A. GDP CONDITIONS OF APPROVAL

Approval of Precise Implementation Plan

The previously approved GDP is not executable until this PIP is approved by City Council. This PIP meets all design parameters of the approved GDP.

Submission of Plans to City's Consulting Engineer

This document and attached plans have been submitted to Vierbicher and associates for review of the PIP and Final Plat. **Comments and recommendation of approval are pending.**

B. ITEMS PREVIOUSLY REQUESTED BY CONSULTING ENGINEERS FOR THE PIP AND FINAL PLAT (GDP REVIEW LETTER DATED 07.20.2011)

Detailed Plans

Detailed Grading, Stormwater Management, Erosion Control, and Utility plans have been prepared by Homburg Construction in compliance with City of Monona standards.

Materials in Compliance with City of Monona Standards

Materials have been identified on the plans.

Notes

Notes regarding coordination with City Utilities have been included on the plans.

C. SITE WORK PLANS

The attached drawings and future amendments to those drawings are a complete representation of the site work to be completed on the project, including grading, drainage, stormwater management, erosion control and utilities. Permits for such work shall be acquired as necessary from the City of Monona.

Site Plan

Addresses basic site features conforming in its entirety to the previously approved GDP.

Layout Plan

Dimensions basic site features including pavement and building envelopes.

Grading and Utility Plan

Shows proposed grading concept, maintaining natural flow from northwest to southeast across the site. Utility laterals are identified in trenched pairs of two from existing main lines in Femrite and Roselawn.

Erosion Control and Stormwater Management Plan

Addresses measures to control erosion during construction as well as stormwater upon completion. Stormwater will be directed to two swales for the required amount of treatment and detention. All rainwater will be directed through vegetated areas prior to leaving the site, including through rain garden plantings along Femrite Drive.

Landscape Plan

Conceptually addresses the desired planting areas and identifies the desired native plant palette.

Building Plans

The attached plans comprise a Design-Development drawing set. It will be followed by engineering drawings for foundations, framing, and MEP layout as required by the City of Monona Building Permit Application process.

Final Plat

The attached Final Plat complies with all requirements set forth in Wisconsin Statute 236, City of Monona Section 14-1-2 and meets all conditions set forth in the approved Preliminary Plat.

D. IMPLEMENTATION SCHEDULE

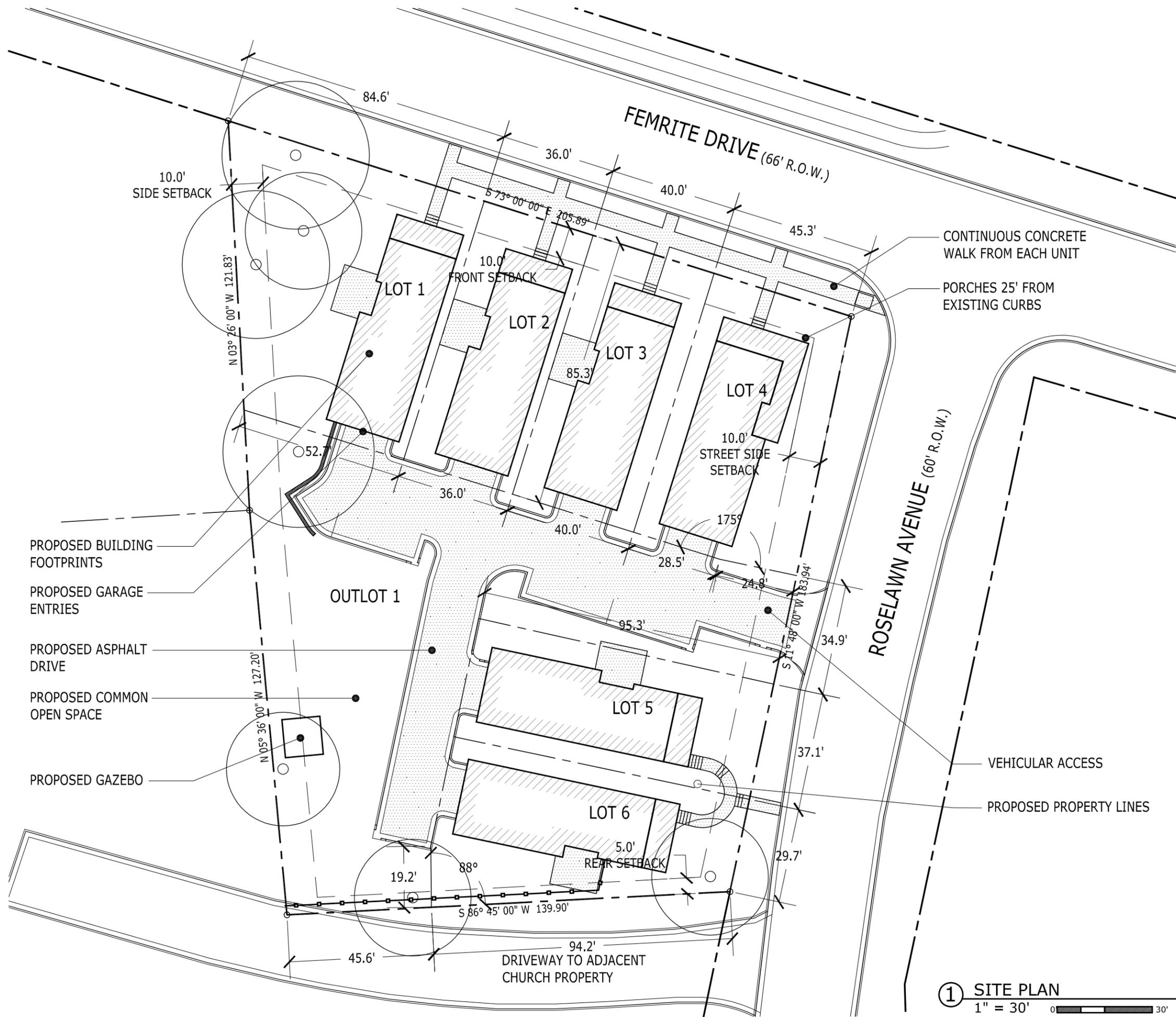
Construction of Units 1 and 2 -- Fall 2011/Winter 2012

Construction of Units 3 and 4 -- Summer 2012

Construction of Units 5 and 6 -- Fall 2012

This is the desired implementation schedule only. The applicant maintains the right to alter this schedule as needed for any reason. The applicant assures that the site will be clean, landscaped, and well maintained between subsequent phases of construction.





- PROPOSED BUILDING FOOTPRINTS
- PROPOSED GARAGE ENTRIES
- PROPOSED ASPHALT DRIVE
- PROPOSED COMMON OPEN SPACE
- PROPOSED GAZEBO

① SITE PLAN
1" = 30'



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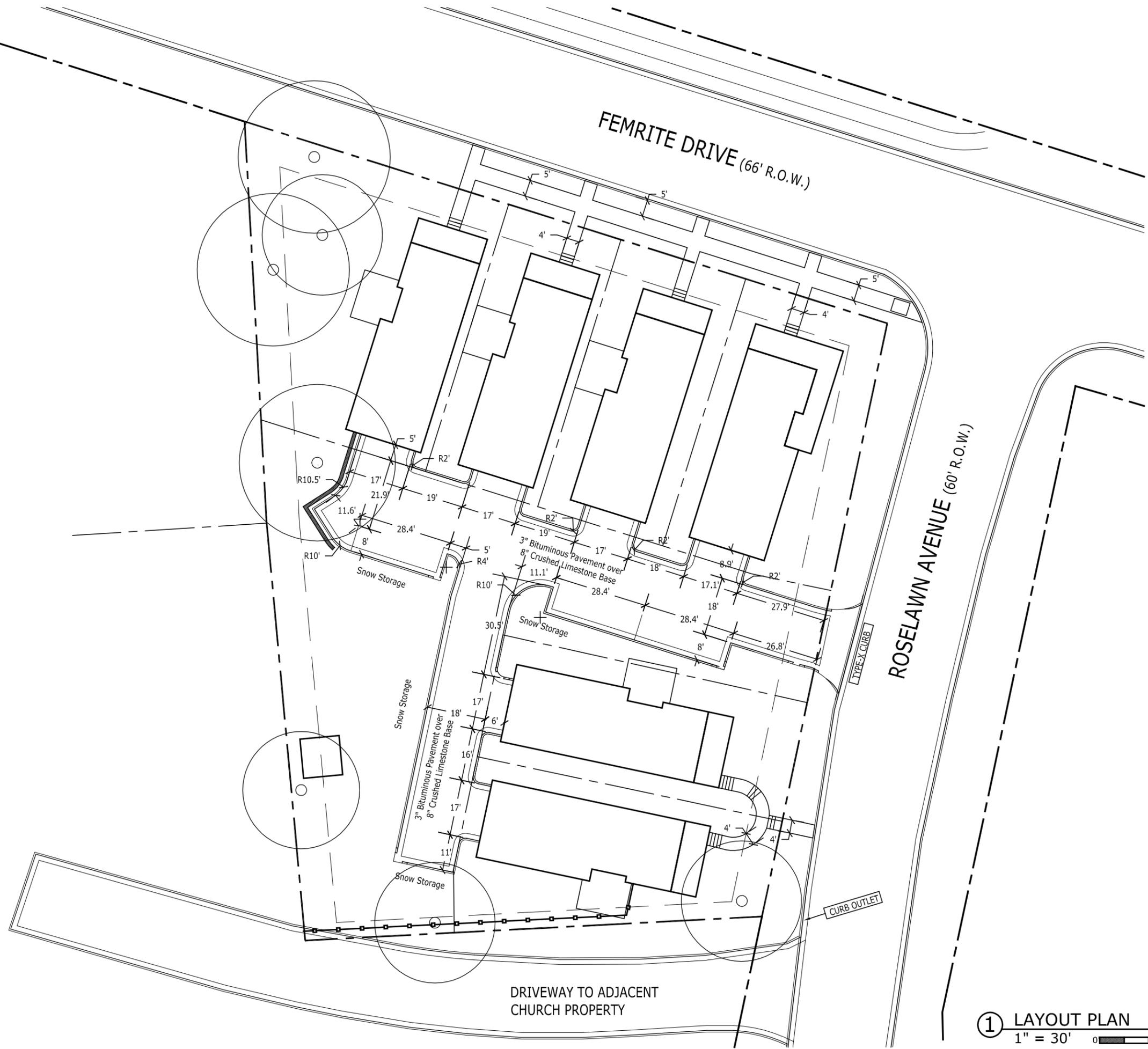
PROJECT:

**HOMES ON FEMRITE
 UNIT AND SITE PLANS**

 215 FEMRITE DRIVE, MONONA, WI 57716

DRAWING ISSUE:
 PRECISE IMPLEMENTATION
 PLAN
 09.22.2011

SHEET:
 SITE PLAN
01 OF 7



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PROJECT.

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PRECISE IMPLEMENTATION
PLAN

09.22.2011

SHEET.

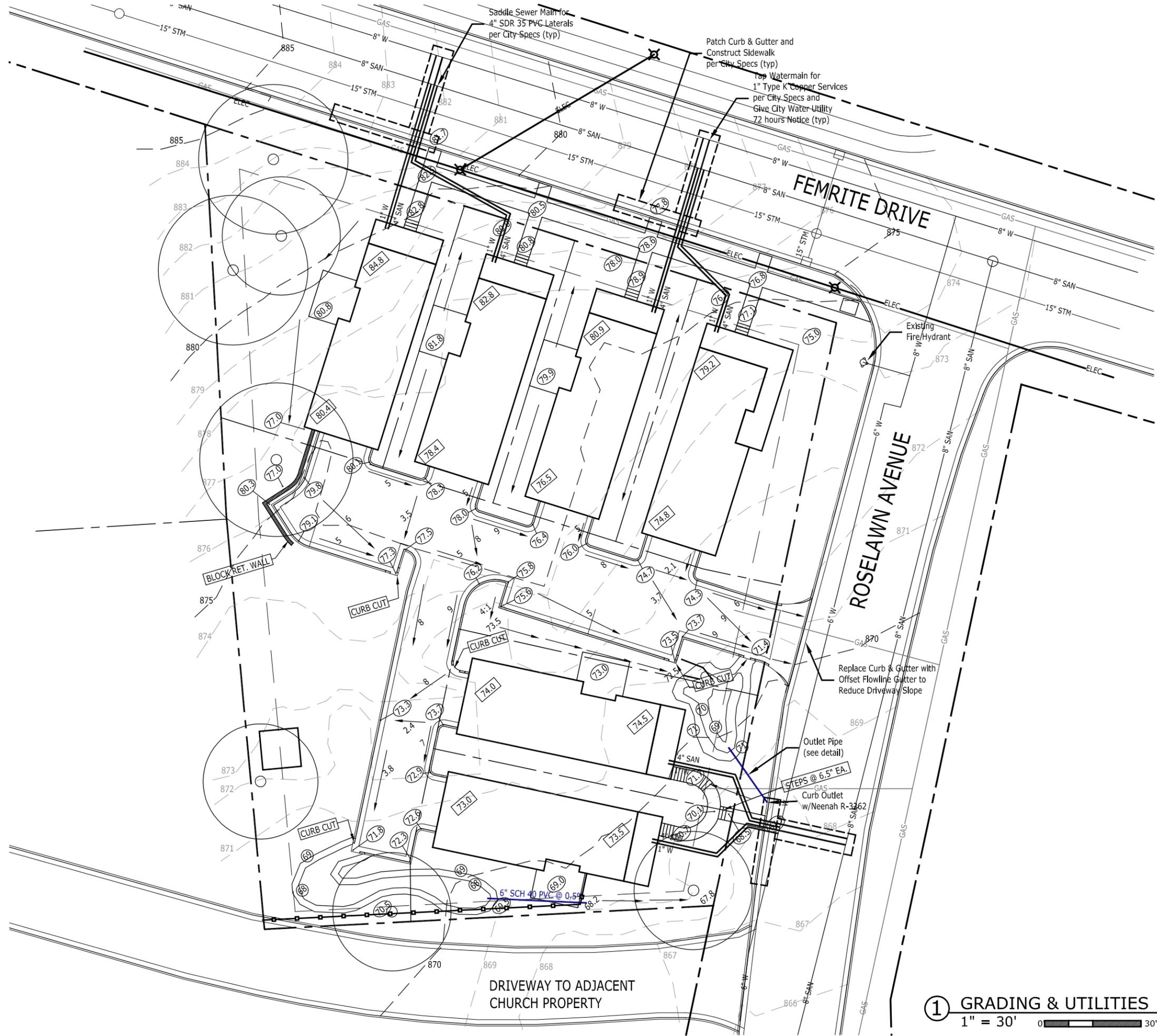
LAYOUT PLAN

02 OF 7

① LAYOUT PLAN
1" = 30'

0 30'

▲ NORTH



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GRADING & UTILITY

03 OF 7

1 GRADING & UTILITIES
1" = 30'



DRIVEWAY TO ADJACENT
CHURCH PROPERTY

Replace Curb & Gutter with
Offset Flowline Gutter to
Reduce Driveway Slope

Outlet Pipe
(see detail)

STEPS @ 6.5" EA.

GAS
Curb Outlet
w/Neenah R-3262

6" SCH 40 PVC @ 0.5%

Patch Curb & Gutter and
Construct Sidewalk
per City Specs (typ)

Tap Watermain for
1" Type K Copper Services
per City Specs and
Give City Water Utility
72 hours Notice (typ)

Saddle Sewer Main for
4" SDR 35 PVC Laterals
per City Specs (typ)

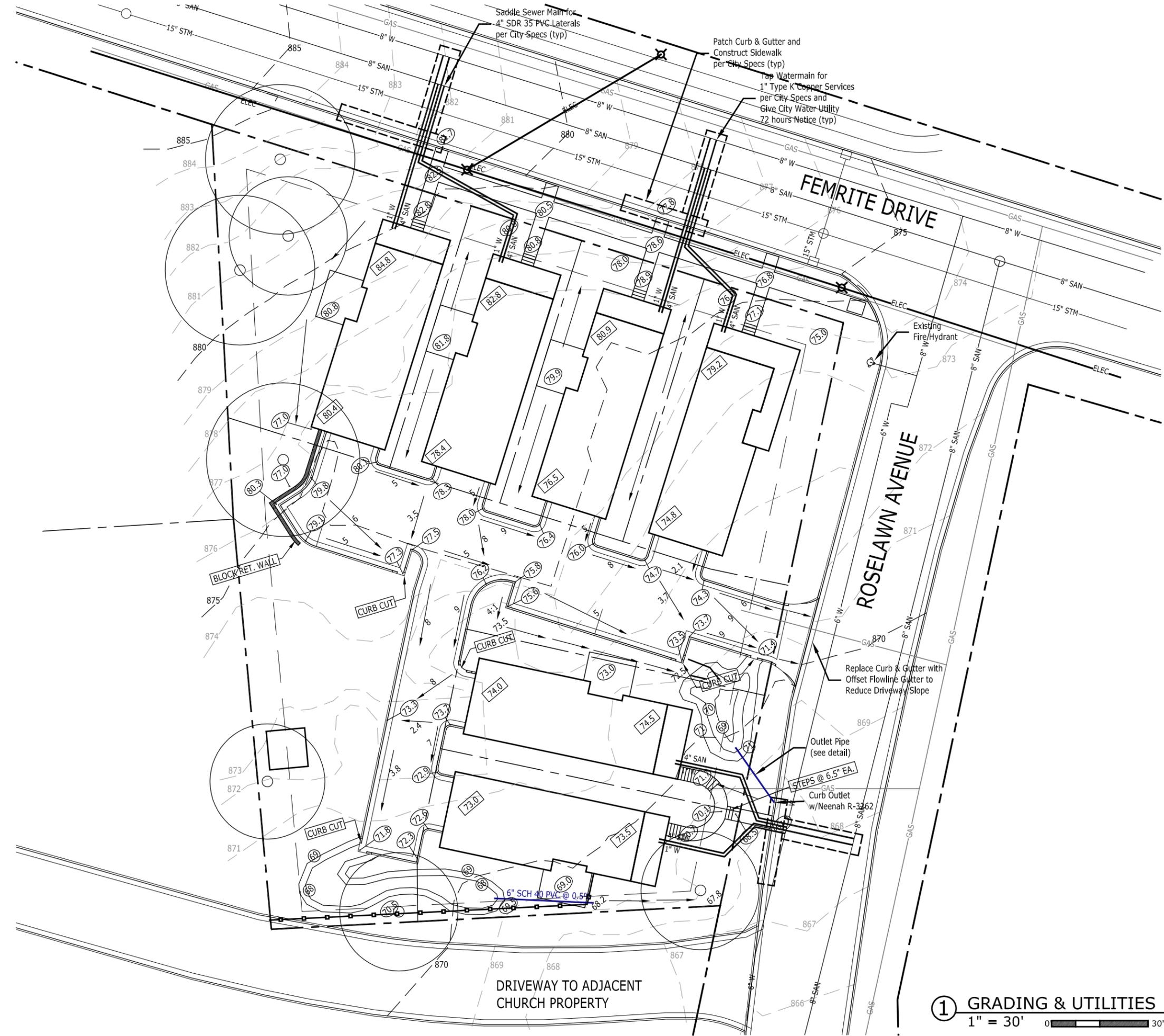
BLOCK RET. WALL

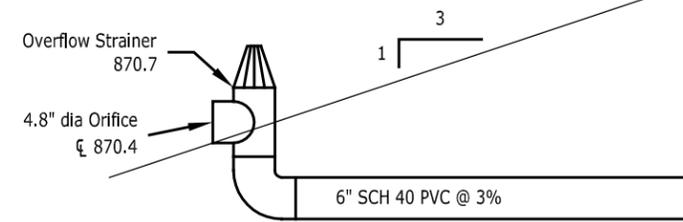
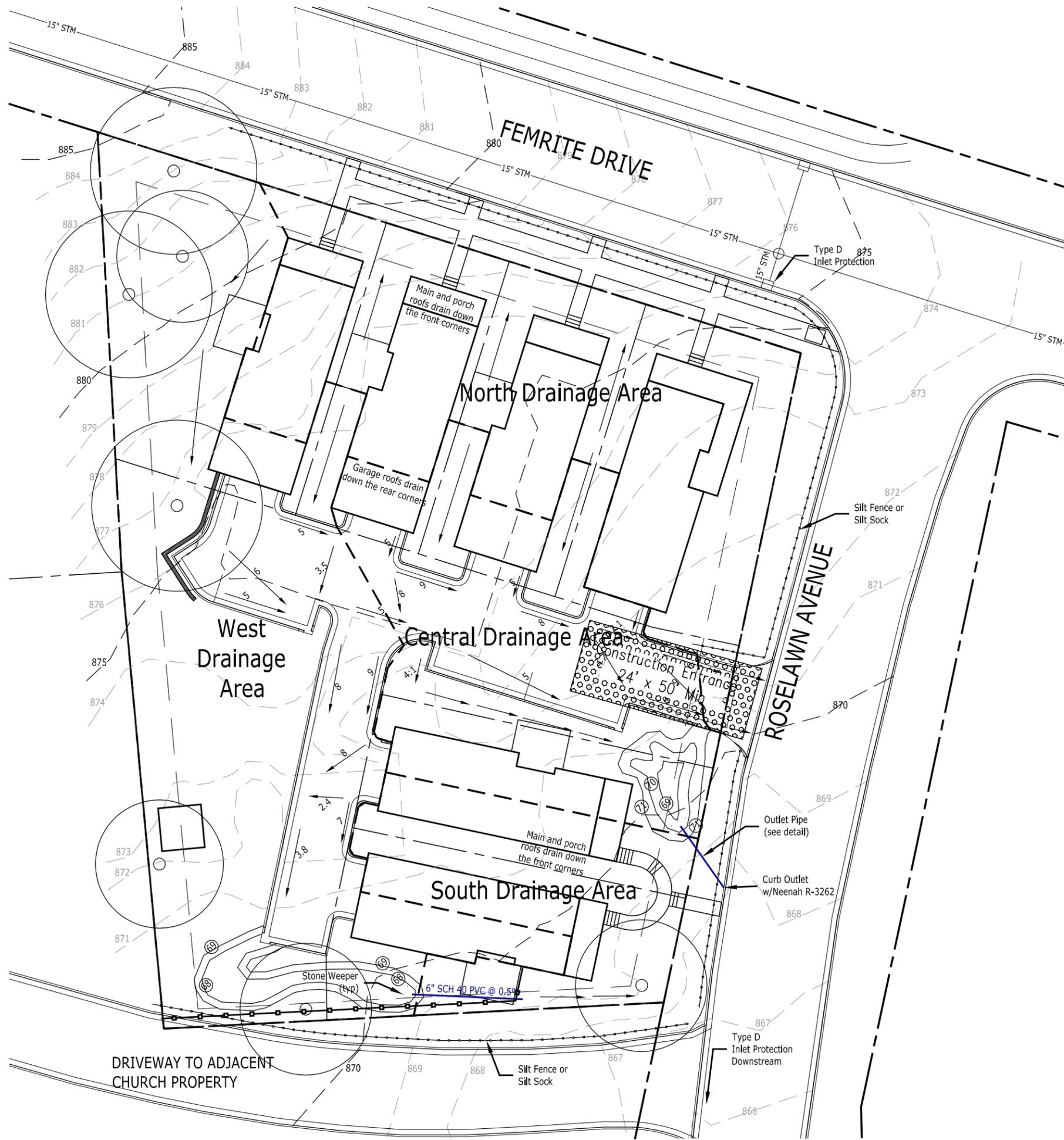
CURB CUT

CURB CUT

CURB CUT

CURB CUT



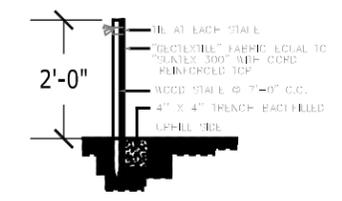


Central Pond Outlet Detail

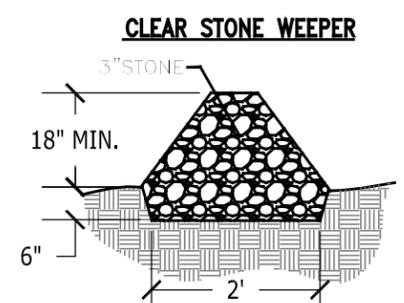
EROSION CONTROL NOTES

1. **ROUNDABLE CONSTRUCTION ENTRANCE:**
 I. INSTALL 3" CLEAR STONE PAD 24'x50' AT BOTH ENDS TO THE SITE. MAINTAIN STONE AS NEEDED. CLEAN-UP ANY MATERIAL TRACKED OFF-SITE DAILY.
 II. ACCORDANCE WITH WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
2. **INSTALL FILTER FABRIC FENCE (AS SHOWN):**
 II. ACCORDANCE WITH WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. **PROVIDE CLEAR STONE WEEPERS AT ALL STORM SEWER INLETS.** III. ACCORDANCE WITH WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
4. **RESEED ALL DISTURBED AREAS:**
 I. USE: HIGHWAY MIX # 40 OR BETTER (INCLUDES BLUEGRASS AND FESCUE).
 II. SEEDING RATE: 3.5 lbs. PER 1000 SQ. FT.
 III. OVERSEED WITH ANNUAL RYE FOR EROSION CONTROL AS REQUIRED.
5. **INLET PROTECTION WILL BE INSPECTED WEEKLY AND AFTER EACH STORM.** AND CLEANED AS NEEDED.
6. **ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED OR AS DIRECTED BY THE CITY ENGINEER'S REPRESENTATIVE.**

SILT FENCE INSTALLATION DETAIL

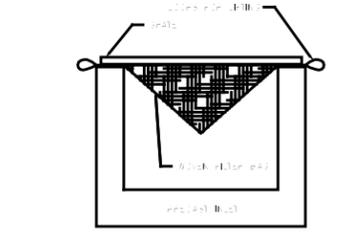


- INSTALLATION PROCEDURE:**
- STEP 1: EXCAVATE A 4"x4" TRENCH ALONG PATH OF SILT FENCE.
 - STEP 2: STAKE THE SILT FENCE ON DOWNSLOPE. SIDE OF TRENCH AND EXTEND 8" OF FABRIC INTO THE TRENCH.
 - STEP 3: WHEN JOINTS ARE NECESSARY, OVERLAP ENDS FOR THE DISTANCE BETWEEN THE STAKES.
 - STEP 4: BACKFILL AND COMPACT THE EXCAVATED SOIL.



- INSTALLATION PROCEDURE:**
- STEP 1: EXCAVATE A 2" x 2" SQUARE LENGTH TRENCH.
 - STEP 2: PLACE 3" CLEAR STONE TAPPING FROM A 2" WIDE BOTTOM TO A 4" WIDE TOP.
 - STEP 3: TO PROTECT INLETS, REPEAT IN A CIRCLE AROUND THE ENTIRE INLET.
 - STEP 4: TO PROTECT DITCHES AND SWALES RUN THE WEEPER PERPENDICULAR TO THE FLOW LINE AND EXTEND TO THE TOP OF THE DITCH/SWALE.

INLET PROTECTION (TYPE D)



- INSTALLATION PROCEDURE:**
- STEP 1: INSTALL FABRIC AND STAKES.
 - STEP 2: INSTALL WEEPERS.
 - STEP 3: BACKFILL AND COMPACT SOIL TO 4" DEPTH.

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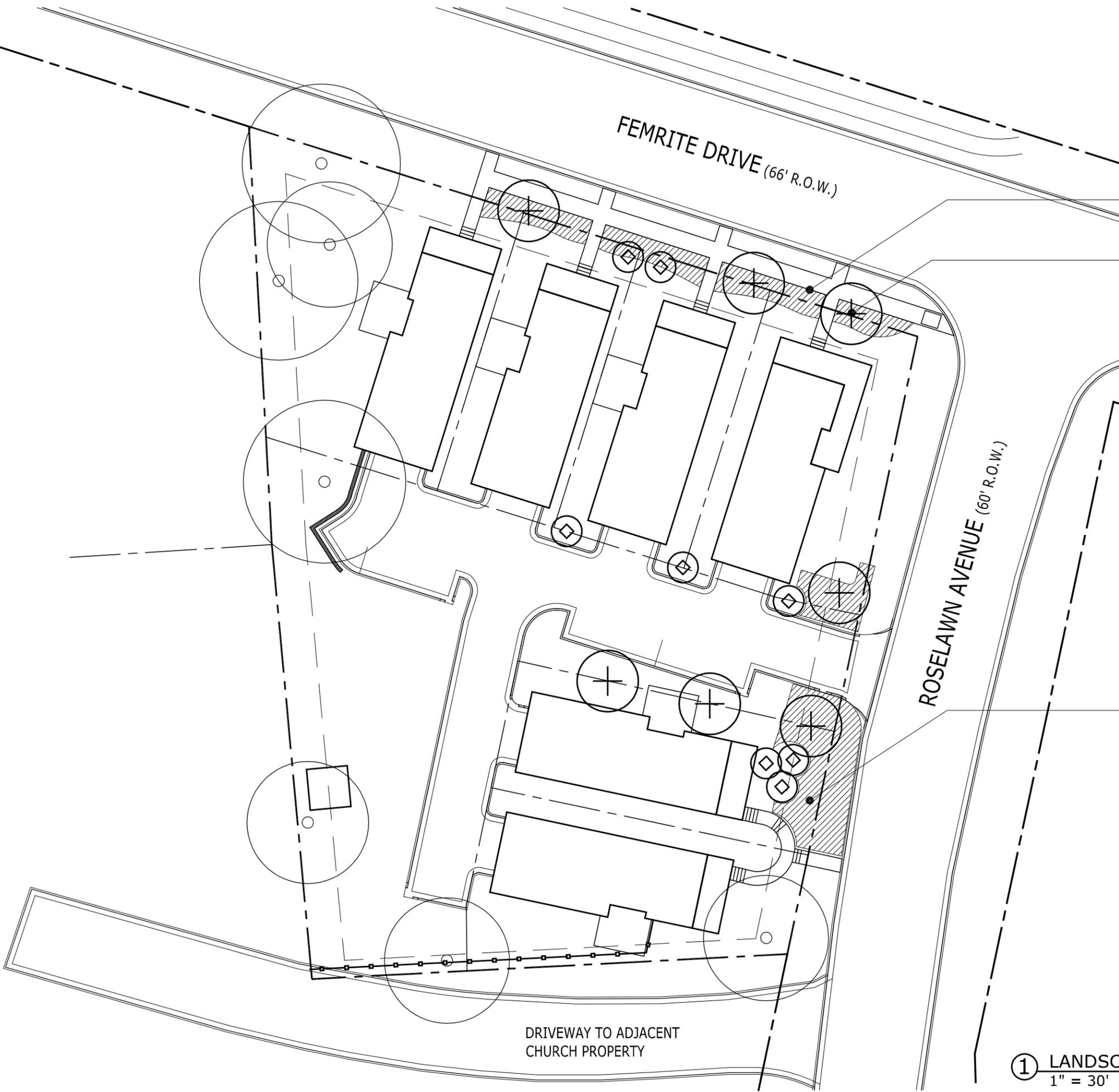
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09.22.2011

SHEET.

E.C. & STORMWATER

04 OF 7



FEMRITE DRIVE (66' R.O.W.)

ROSELAWN AVENUE (60' R.O.W.)

DRIVEWAY TO ADJACENT CHURCH PROPERTY

NATIVE RAIN GARDEN PLANTINGS; MED. SHADE, TYP.

NEW STREET TREES (5-7)
 - RED OAK (*Quercus rubria*)
 - PRINCETON ELM (*Ulmus americana* 'Princeton')

NATIVE RAIN GARDEN PLANTINGS; MED. SHADE, TYPICAL
 - HOSTA (*Hosta sp.*)
 - RUE ANEMONE (*Anemonella thalictoides*)
 - CANADA ANEMONE (*Anemone canadensis*)
 - LADY FERN (*Athyrium filix-femina*)
 - BIG LEAF ASTER (*Aster macrophyllus*)
 - COMMON OAK SEDGE (*Carex pensylvanica*)
 - SILKY WILD RYE (*Elymus villosus*)
 - COMMON BUR SEDGE (*Carex grayi*)
 - CALICO ASTER (*Aster lateriflorus*)

① LANDSCAPE PLAN
 1" = 30' 0" 30" NORTH

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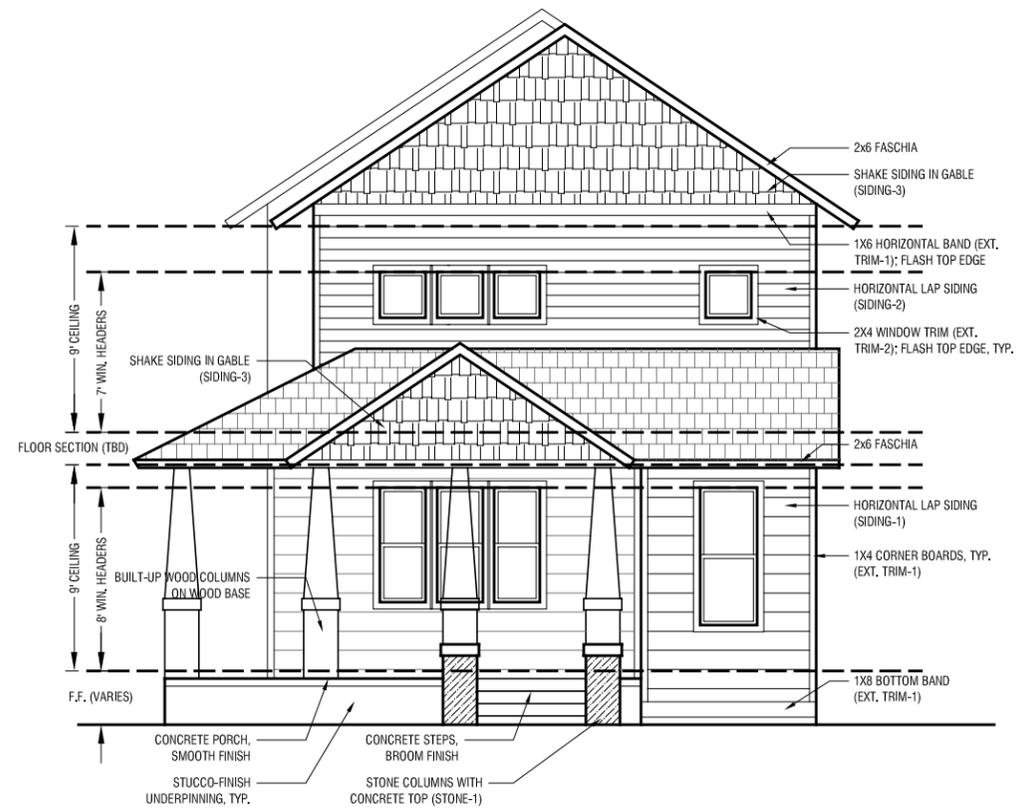
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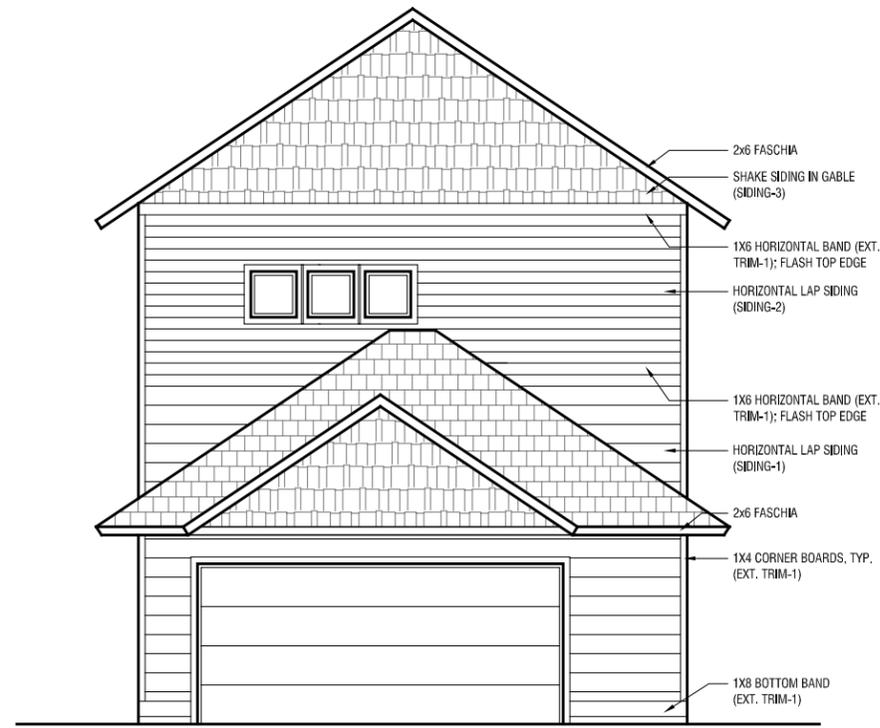
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 PRECISE IMPLEMENTATION PLAN
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SHEET.
 LANDSCAPE PLAN
05 OF 7



1 UNIT A: FRONT ELEVATION
1/8" = 1'-0" 0' 8'



2 UNIT A: REAR ELEVATION
1/8" = 1'-0" 0' 8'



3 UNIT A: SIDE ELEVATION
1/8" = 1'-0" 0' 8'

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UNIT ELEVATIONS

07 OF 7