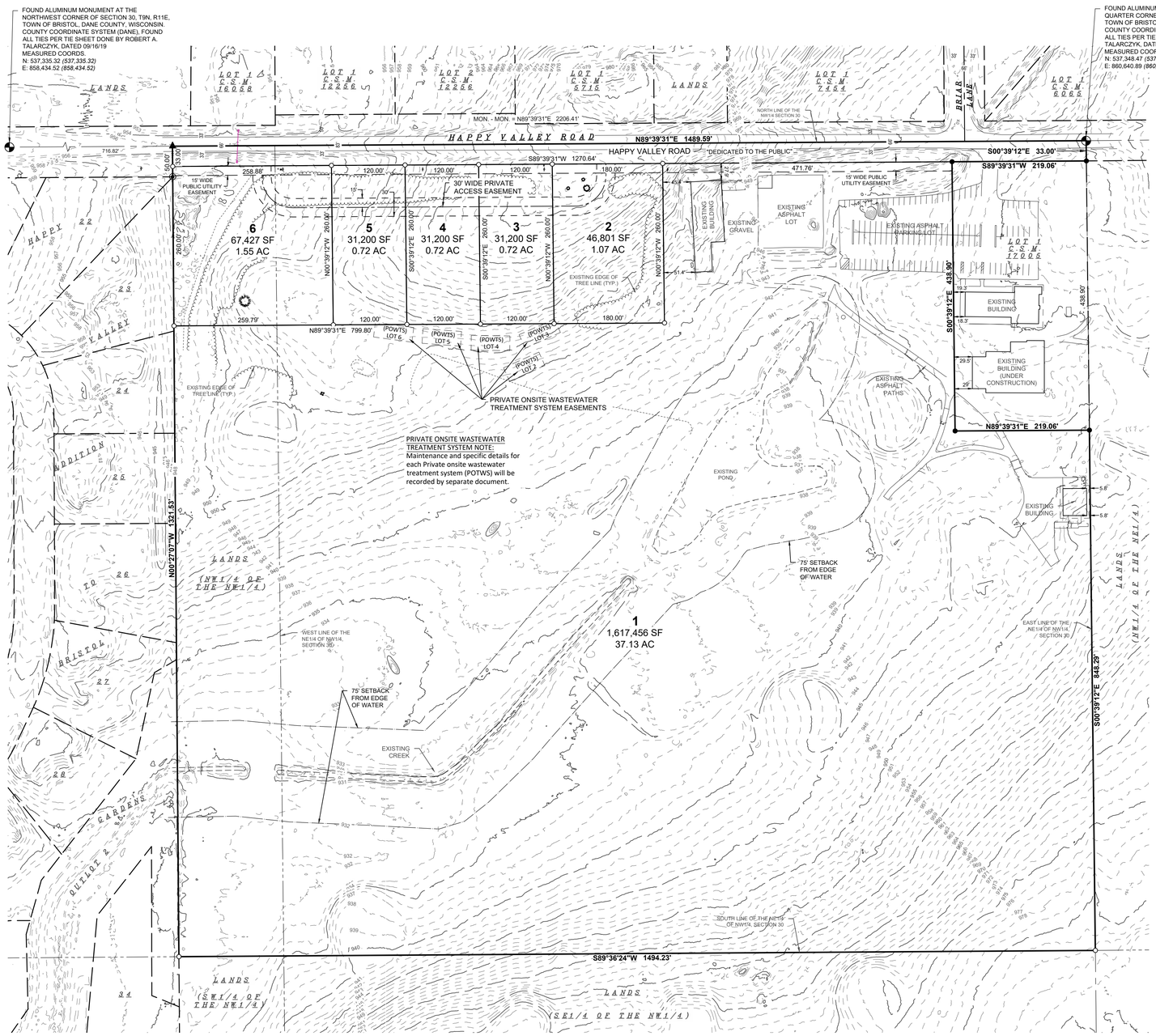
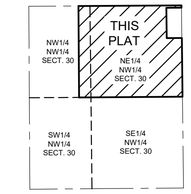
PRELIMINARY PLAT OF VALLEY PINES

LOCATED IN PARTS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

TOTAL AREA OF PLATTED LANDS: 1,874,444 SQUARE FEET OR 43.031 ACRES





LOCATION MAP
NORTHWEST QUARTER OF SECTION 30, T9N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY, WISCONSIN NAD83 (2011)). THE NORTH LINE OF THE NW1/4 OF SAID SECTION 30, T9N, R11E, MEASURED AS BEARING N89°39'31"E

0 100 FEET

SURVEYED FOR:
PAC Acquisitions LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

CURRENT ZONING: GDP - GENERAL DEVELOPMENT PLAN

PROPOSED ZONING: GDP/SIP - GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN

NOTES:
1. Date of field survey: February 5, 2026.
2. Utility Easement Doc. No. 921538 for Power Poles along the southerly 34' of Happy Valley Road
3. Access Easement Doc. No. 1067860 for the easterly 700' and the northerly 600 feet of the Northeast Quarter of the Northwest Quarter.

LEGEND

- ● 3/4" IRON REBAR FOUND
- ◉ 1-1/1" IRON PIPE FOUND
- ○ 1-1/4" x30" IRON REBAR SET, Wt. 4.30 LBS / FT
  ALL OTHER LOT CORNERS ARE A 3/4" IRON REBAR SET, Wt. 1.50 LBS / FT
- 15' UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- ( ) RECORDED AS

COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Bristol, Dane County, and under the direction of PAC Acquisitions, LLC, owner of said land, I have surveyed, divided and mapped VALLEY PINES; that such Preliminary plat correctly represents all exterior boundaries and the subdivision of the land surveyed; being part of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 30, thence S00°39'12"E, 33.00' to the northeast corner of Lot 1, Certified Survey Map (C.S.M.) number 17005, Dane County Registry; thence S89°39'31"W along the North line of said C.S.M. 17005, 219.06' to the northwest corner of said C.S.M. 17005; thence S00°39'12"E along the westerly line of said Lot 1, C.S.M. 17005, 438.90' to the the southwest corner of said Lot 1, C.S.M. 17005; thence along the southerly line of said Lot 1, C.S.M. 17005, N89°39'31"E, 219.06' to the southeast corner of said Lot 1, C.S.M. 17005, point also being on the East line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said East line, S00°39'12"E, 848.29' to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northeast Quarter of the Northwest Quarter, S89°36'24"W, 1494.23' to the Easterly line of HAPPY VALLEY ADDITION TO BRISTOL GARDENS Plat, Dane County Registry; thence along said Easterly line N00°27'07"W, 1321.53' to the North line of the Northwest Quarter of said Section 30; thence along said North Line, N89°39'31"E, 1489.59 to the point of beginning. This description contains approximately 1,874,444 square feet or 43.031 acres.

Dated this _____ day of _____, 2026

Signed:
_____
Adam R. Gross, P.L.S. No. 3017

MARK	REVISION	DATE	BY
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

Engineer: ##### Checked By: ##### Scale: 1" = 100'
Technician: ##### Date: 02-20-26 T-R-S: ##########

Project No: 126.0225.30

Sheet 1 OF 1

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

PRELIMINARY PLAT

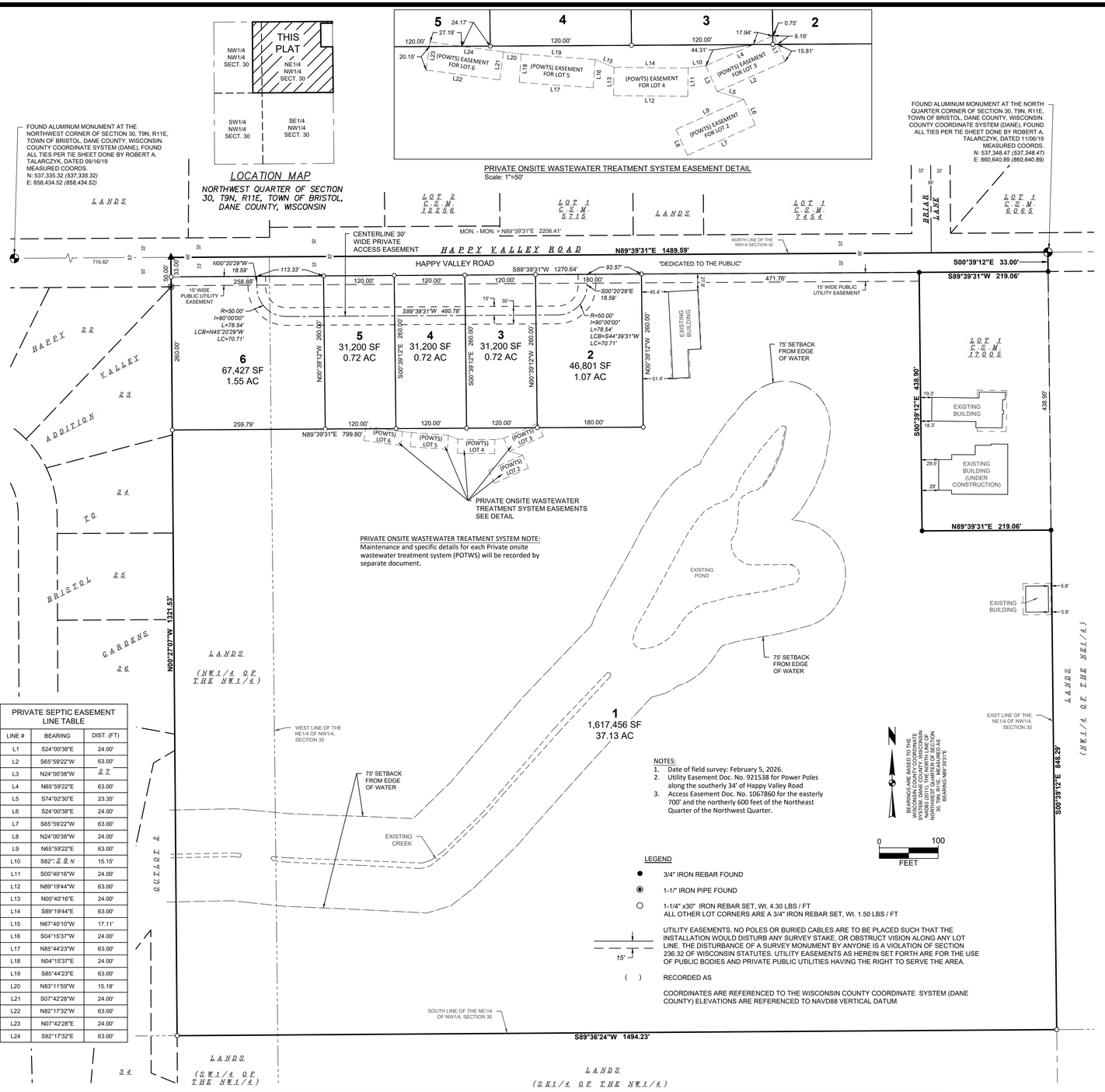
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet 1 OF 1

V:\Projects\2026\126.0225.300\CADD\126025_SURV_PLAT.dwg AGROSS, ########, 2026\02\20, 1:57 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PRIVATE SEPTIC EASEMENT LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	S24°00'38"E	24.00'
L2	S65°59'22"W	63.00'
L3	N24°00'38"W	24.00'
L4	N65°59'22"E	63.00'
L5	S74°02'30"E	23.35'
L6	S24°00'38"E	24.00'
L7	S65°59'22"W	63.00'
L8	N24°00'38"W	24.00'
L9	N65°59'22"E	63.00'
L10	S82°17'32"E	15.15'
L11	S00°40'16"W	24.00'
L12	N89°19'44"W	63.00'
L13	N00°40'16"E	24.00'
L14	S89°19'44"E	63.00'
L15	N67°40'10"W	17.11'
L16	S04°15'37"W	24.00'
L17	N85°44'23"W	63.00'
L18	N04°15'37"E	24.00'
L19	S85°44'23"E	63.00'
L20	N83°11'59"W	15.18'
L21	S07°42'28"W	24.00'
L22	N82°17'32"W	63.00'
L23	N07°42'28"E	24.00'
L24	S82°17'32"E	63.00'

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor S-3017, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Bristol and under the direction of PAC Acquisitions LLC, owner of said land, I have surveyed, divided, mapped and dedicated VALLEY PINES and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; being part of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 30, thence S00°39'12"E, 33.00' to the northeast corner of Lot 1, Certified Survey Map (C.S.M.) number 17005, Dane County Registry; thence S89°39'31"W along the North line of said C.S.M. 17005, 219.06' to the northwest corner of said C.S.M. 17005; thence S00°39'12"E along the westerly line of said Lot 1, C.S.M. 17005, 438.90' to the the southwest corner of said Lot 1, C.S.M. 17005; thence along the southerly line of said Lot 1, C.S.M. 17005, N89°39'31"E, 219.06' to the southeast corner of said Lot 1, C.S.M. 17005, point also being on the East line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said East line, S00°39'12"E, 848.29' to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northeast Quarter of the Northwest Quarter, S89°36'24"W, 1494.23' to the Easterly line of HAPPY VALLEY ADDITION TO BRISTOL GARDENS Plat, Dane County Registry; thence along said Easterly line N00°27'07"W, 1321.53' to the North line of the Northwest Quarter of said Section 30; thence along said North Line, N89°39'31"E, 1489.59 to the point of beginning. This description contains approximately 1,874,444 square feet or 43.031 acres.

Dated this _____ day of _____, 2026.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

OWNER'S CERTIFICATE

PAC Acquisitions, LLC, as owner, do hereby certify that we caused the land described on this plat of VALLEY PINES to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this plat is required by s. 236.10 and 236.12 to be submitted to the Town of Bristol, Dane County and the Department of Administration for approval or objection. Witness the hand and seal of said owner this _____ day of _____, 2026.

By:_____ Dated:_____
Authorized Representative (owner)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires:_____
Notary Public, State of Wisconsin

_____
Printed Name Above

TOWN BOARD RESOLUTION

Be it resolved, that VALLEY PINES subdivision in the Town of Bristol, owned by PAC Acquisitions, LLC is hereby approved by the Town of Bristol Board and the public highway right-of-way dedication hereon is acknowledged and accepted.

_____ _____
Brian Willson, Town Chairman Date

CERTIFICATE OF TOWN TREASURER

I, Kim Grob, Town Clerk, do hereby certify that the foregooing is a copy of a resolution adopted by the Bristol Town Board on _____, 2026.

_____ _____
Kim Grob, Town of Bristol Clerk Date

CERTIFICATE OF DANE COUNTY TREASURER

I, Adam Gallagher, the duly elected, qualified and acting County Treasurer of Dane County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments due as of this day of _____, 2026, on any of the lands included in the plat of VALLEY PINES.

_____ _____
Adam Gallagher, County Treasurer of Dane County Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

RECORDED DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this_____day of _____, 20___, at_____o'clock M. and recorded in Volume_____of Condominium Plats, on pages_____, as Doc. No._____.

_____
Dane County Register of Deeds

SNYDER & ASSOCIATES

SURVEYED FOR:
PAC Acquisitions, LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

VALLEY PINES

LOCATED IN PARTS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

FN: 126.0225.30
DATE: 02-20-26
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 1

V:\Projects\2026\126.0225.300\CADD\1260225_SURV_FPLAT.dwg

Memorandum

To: Town of Bristol, WI
(Attn: Kory Anderson, P.E., Town Zoning Administrator)

Date: February 23, 2026

From: Michael L. Calkins, P.E.

CC:

RE: Valley Pines Project - Stormwater Management & Erosion Control for Town SIP Submittal

---

On behalf of PAC Acquisitions, LLC., Snyder & Associates, Inc. is submitting this memorandum and stormwater management modeling results to address the stormwater management and erosion control requirements for the proposed Valley Pines Project at the northwest corner of the Prairie Pines Golf Club. The proposed project is located on Parcels 012/0911-302-8000-0 and 012/0911-302-8500-3 in the Town of Bristol, Dane County, Wisconsin. The project site is approximately 800 feet west of the intersection of Briar Lane and Happy Valley Road, residing on the south side of Happy Valley Road. The project site contains approximately 4.2 acres of land disturbance and is primarily undeveloped land.

The proposed project consists of subdividing the existing two parcels into six lots, five single-family lots with a total combined land area of approximately 4.78 acres, and one lot for the Prairie Pines Golf Club with an area of approximately 37.13 acres. The project will also include mass grading the five single-family lots and the construction of a paved, shared driveway, along with associated stormwater management facilities.

The stormwater management design routes the majority of stormwater runoff from the development to two proposed bioretention basins, one in the southeast corner of the development and one in the southwest corner of the development, where the runoff will be treated to achieve a minimum of 80 percent total suspended solids (TSS) reduction. The bioretention basins will also provide stormwater attenuation and infiltration to meet current WDNR and Dane County stormwater management requirements. Erosion control performance calculations and results (i.e., USLE calculations) will be submitted as part of the Town/Dane County stormwater management and erosion control permitting process.

The tables on the following pages summarize the stormwater management modeling results. A draft final plat survey map for the proposed land subdivision is attached, as well as pre-development and post-development drainage maps.

Table 1: Pre-Development Peak Flows

Storm Event (Yr.)	AP1 – Total Combined Discharge Peak Flow (cfs)
1	0.53
2	1.06
10	4.57
100	15.31
200	19.51

Table 2: Post-Development Peak Flows

Storm Event (Yr.)	AP1 – Total Combined Discharge Peak Flow (cfs)
1	0.49
2	0.66
10	2.96
100	14.15
200	18.30

Table 3: Post-Development Basin Elevations

Storm Event (Yr.)	1P (East Bio Basin) Peak Water Surface Elevation (ft.)	2P (West Bio Basin) Peak Water Surface Elevation (ft.)
1	947.95	951.70
2	948.15	952.00
10	948.77	952.59
100	949.64	953.00
200	949.92	953.04

Table 4: Total Suspended Solids Reduction Modeling Results

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	1,010	
Outfall Total with Controls	138.0	86.34%
Annualized Total After Outfall Controls	138.4	

Table 5: Total Stay-On (Infiltration)

Development Condition	Average Annual Rainfall Total (in./yr.)	WinSLAMM Outfall Total Runoff Volume (cu. ft./yr.)	WinSLAMM Outfall Total Losses (Stay-On) (in./yr.)	Calculated Total Losses (Stay-On) (in./yr.)	Calculated Percent of Pre-Development Stay-On (Infiltration)
Pre-Development	28.81	35,260	27.09	27.08	
Post-Development	28.81	42,347	26.75	26.73	98.7%

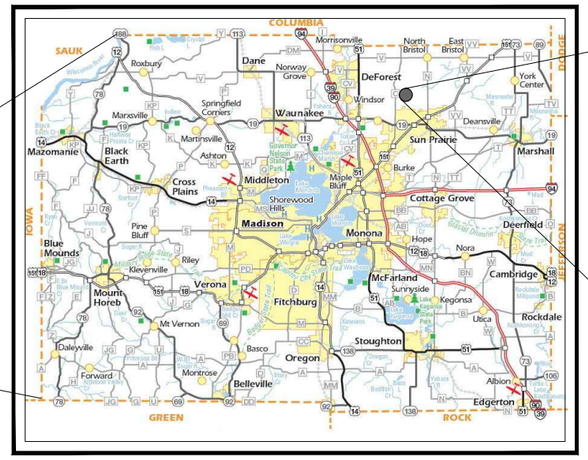
Attachments:
1.) Plan Set
2.) Draft Final Plat
3.) Pre-Development & Post-Development Drainage Maps

VALLEY PINES

SECTION 30, TOWNSHIP 9N, RANGE 11E



REGIONAL MAP



DANE COUNTY



SITE LOCATION MAP

TOWN OF BRITSTOL,
DANE COUNTY, WISCONSIN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

Sheet List Table

Sheet Number	Sheet Title
C100	TITLE
C200	NOTES
C201	EROSION CONTROL NOTES
C202	EXISTING CONDITIONS PLAN
C300	SITE & UTILITY PLAN
C400	GRADING & EROSION CONTROL PLAN
C401	SOUTHWEST BASIN DETAILS
C402	SOUTHEAST BASIN DETAILS
C403	BASIN NOTES
C700	STORM DETAILS
C701	EROSION CONTROL DETAILS

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C100

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

TITLE

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C100

V:\Projects\2026\126.0225.30\CAD\126.0225_PLAN.dwg 2PDLE TITLE 2026/02/23, 2:41 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THEY SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL CONFIRM WITH OWNER IF A GEOTECHNICAL REPORT IS AVAILABLE. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, IF AVAILABLE.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

STORM SEWER & STORM WATER MANAGEMENT NOTES

STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:

1. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
2. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
3. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
5. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
7. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.
10. INLETS AT LOW POINTS SHALL HAVE TYPE NEENAH TYPE R GRATES. INLETS ON GRADE SHALL BE DIRECTIONAL TYPE L. INLETS SHALL ALL BE STAMPED "DRAINS TO RIVER".
11. ALL BIORETENTION BASINS SHALL INCLUDE ENGINEERED SOILS PER WDNR TECHNICAL STANDARD 1004.
12. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE SEEDED WITH A NATIVE SEED MIXTURE WITHIN THE LIMITS OF THE OUTLOT OR EASEMENT. THE NATIVE SEED MIXTURE SHALL BE APPROVED BY THE ENGINEER.
13. ALL STORM WATER FACILITIES SHALL CONFORM TO WisDNR TECHNICAL STANDARDS FOR PRE AND POST CONSTRUCTION STORM WATER MANAGEMENT.
14. THE LAST TWO PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
15. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
16. EROSION MAT IS REQUIRED FOR ALL RESTORATION ON SLOPES AT OR GREATER THAN 5H:1V, AND IN AREAS THAT CHANNEL WATER.
17. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED. EROSION MAT SHALL BE PROVIDED IN ALL STREET TERRACES OR DITCHES.
18. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.
19. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS.
20. ALL STORM SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
21. TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC BURIED UTILITIES IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
22. TRACER WIRE BOXES SHALL BE PROVIDED. "STORM SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
23. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

ADDITIONAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
5. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
6. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
7. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C200

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

NOTES

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C200

J:\Projects\26\0225.30\C\Dgn\0225.30_PLT_NOTES.dgn 2/26/2026 2:41:01 PM ANSI (11.00 X 17.00 INCHES)

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.

2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.

3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.

4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.

5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.

6. INSTALL ANY UTILITIES.

7. COMPLETE FINAL GRADING FOR SHARED DRIVEWAY AND STABILIZE WITH GRAVEL.

8. COMPLETE FINAL GRADE OF THE SITE.

9. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

10. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. PRIOR TO PLACING TOPSOIL AND INSTALLATION OF PLANT MATERIALS OR SEEDING, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 1"-2" BELOW THE HARD PAN LAYER OR COMPACTION ZONE. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.

11. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
    30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
    17.50 LBS/ACRE OF RED FESCUE
    17.50 LBS/ACRE OF HARD FESCUE
    22.00 LBS/ACRE OF PERENNIAL RYE GRASS
    THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.

    SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.
    MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

    FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30.

    TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

12. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

13. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.

14. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.

2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.

5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.

6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).

7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WisDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.

8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1050.

9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE TOP OF BERM ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.

11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1063.

12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.

13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.

14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.

16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.

17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

18. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WisDNR TECHNICAL STANDARDS.

19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

20. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 5:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. WHEN SHOWN OR CALLED OUT ON PLANS, CONTRACTOR SHALL USE THE EROSION CONTROL MATTING SHOWN ON PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.

21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. WHEN SHOWN OR CALLED OUT ON PLANS, CONTRACTOR SHALL USE THE EROSION CONTROL MATTING SHOWN ON PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.

22. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.

23. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.

24. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.

25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C201

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

EROSION CONTROL NOTES

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C201

V:\Projects\2026\126.0225\CAD\126.0225_KEY_EROS-NOTES.dwg 24CH ROLE EROSION CONTROL NOTES 2/26/2026 2:41 PM ANSI FULL BLEED B (17.00 X 11.00 INCHES)

V:\Projects\2026\126.0225.300\CADD\126.0225_PLAN.dwg ZROLE, EXISTING CONDITIONS PLAN, 2026/02/23, 2:41 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



VALLEY PINES

EXISTING CONDITIONS PLAN

TOWN OF BRISTOL, DANE COUNTY, WI

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = 40'

Technician: TECH | Date: 02-23-2026 | T-R-S: 9N-11E-30

Project No: 126.0225.30 | Sheet C202

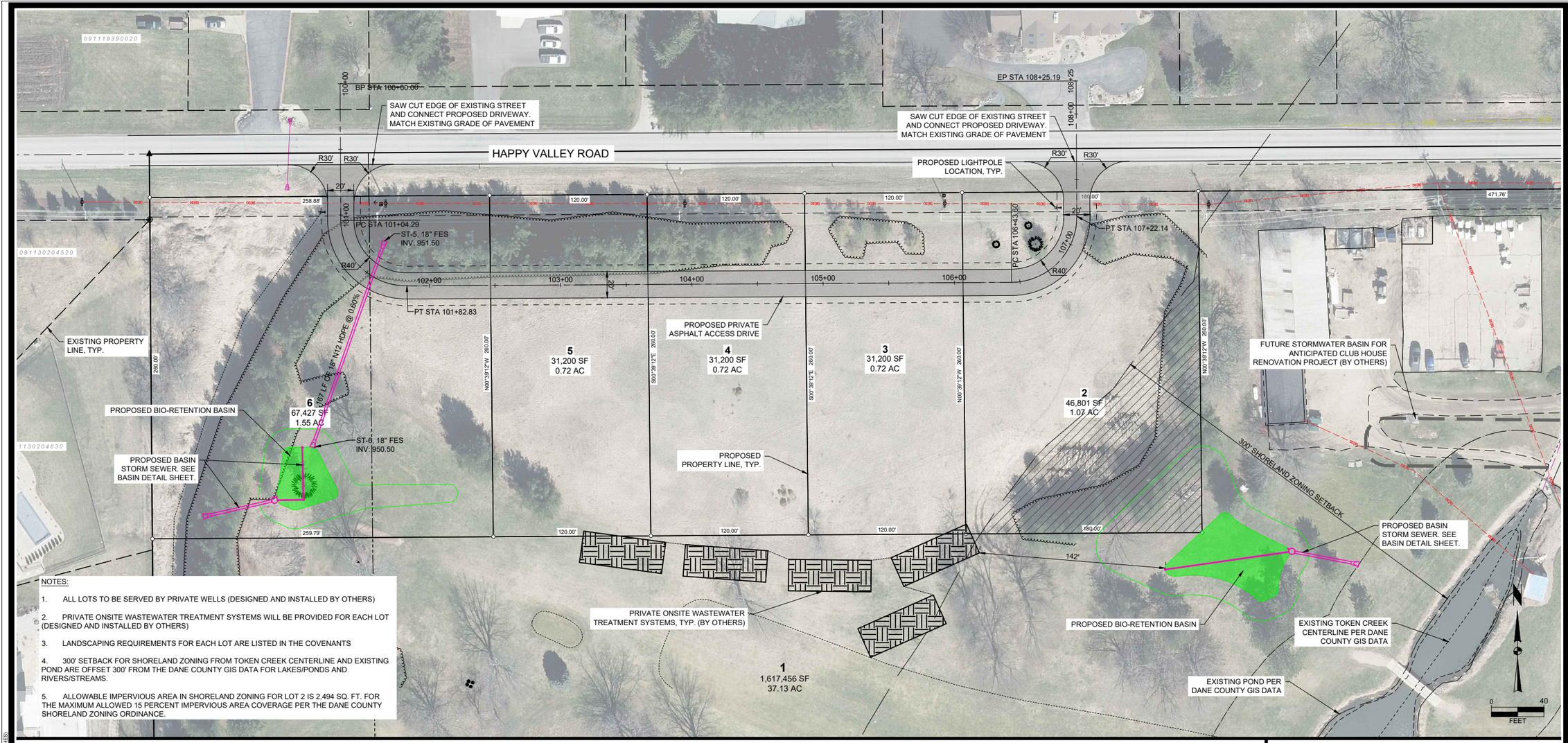
SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

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

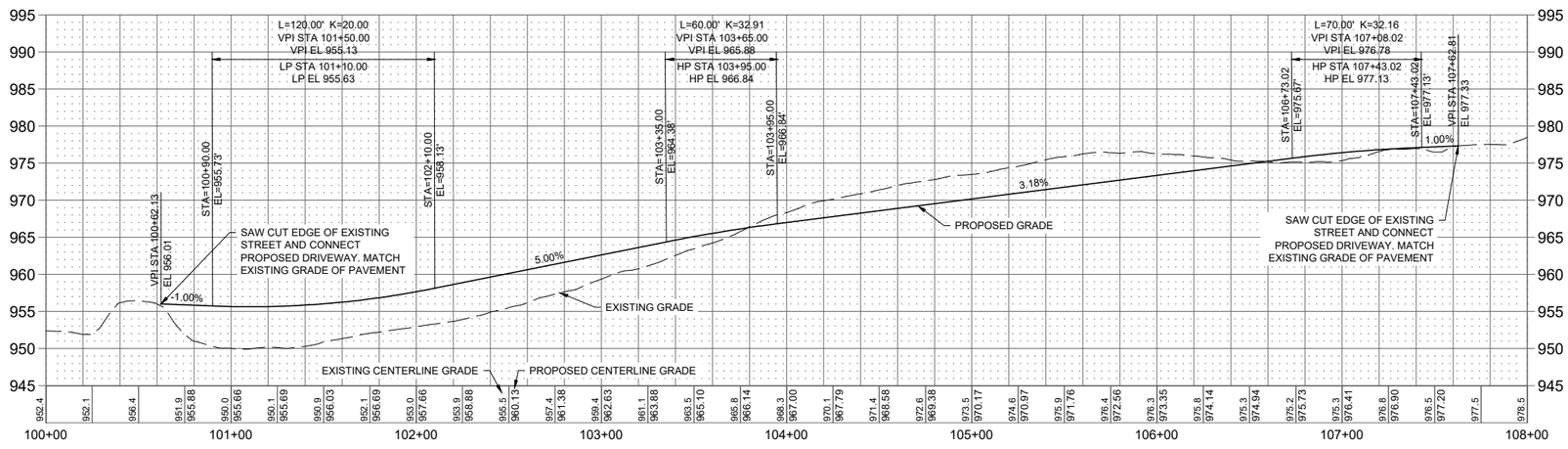
Project No: 126.0225.30

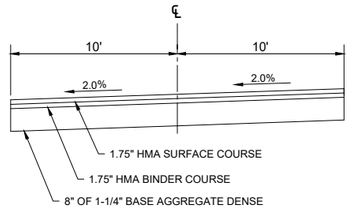
Sheet C202



NOTES:

1. ALL LOTS TO BE SERVED BY PRIVATE WELLS (DESIGNED AND INSTALLED BY OTHERS)
2. PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS WILL BE PROVIDED FOR EACH LOT (DESIGNED AND INSTALLED BY OTHERS)
3. LANDSCAPING REQUIREMENTS FOR EACH LOT ARE LISTED IN THE COVENANTS
4. 300' SETBACK FOR SHORELAND ZONING FROM TOKEN CREEK CENTERLINE AND EXISTING POND ARE OFFSET 300' FROM THE DANE COUNTY GIS DATA FOR LAKES/PONDS AND RIVERS/STREAMS.
5. ALLOWABLE IMPERVIOUS AREA IN SHORELAND ZONING FOR LOT 2 IS 2,494 SQ. FT. FOR THE MAXIMUM ALLOWED 15 PERCENT IMPERVIOUS AREA COVERAGE PER THE DANE COUNTY SHORELAND ZONING ORDINANCE.





SHARED ASPHALT DRIVEWAY
20' STREET WIDTH

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C300

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

SITE & UTILITY PLAN

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C300

V:\Projects\2026\126.0225\300\CADD\20250225_PLAN.dwg ZROLE: SITE & UTILITY PLAN, 2026/02/23, 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

NOTES:

1. EXISTING TOPOGRAPHY SHOWN IS FROM 2024 DANE COUNTY LIDAR DATA AND IS APPROXIMATE.

2. EXISTING UTILITIES ARE NOT SHOWN. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND COORDINATE DIGGER'S HOTLINE ONE CALL UTILITY LOCATE PRIOR TO CONSTRUCTION AND ORDERING MATERIALS.

3. ALL UNCAPTURED, DISTURBED AREAS SHALL HAVE THE NATIVE SOIL INTERFACE TURNED OVER/DEEP TILLED TO MITIGATE COMPACTION AND LOOSEN NATIVE SOILS. DEEP TILL TO A DEPTH OF 2-3 FEET BY PULLING TWO PARABOLIC STEEL SHANKS SPACED 4-5 FEET APART, PERPENDICULAR TO THE DIRECTION OF FLOW
https://danecountystormwatermanual.com/doku.php?id=deep_tilling&s[]=deep&s[]=till

4. PROPOSED BIO-RETENTION BASINS TO BE LEFT 2 FEET HIGH AND USED AS SEDIMENT BASINS DURING CONSTRUCTION.

LEGEND
- CONSTRUCTION ENTRANCE
- SILT FENCE
- EROSION MATTING CLASS 1, TYPE B
- TURF REINFORCEMENT MAT CLASS III, TYPE A
- RIP RAP
- SEDIMENT LOG
- STONE CULVERT PROTECTION

HAPPY VALLEY ROAD

CONTRACTOR TO COORDINATE ±1' FILL AROUND EXISTING UTILITIES

CONTRACTOR TO ENSURE MINIMUM 1% DRAINAGE WITHIN DITCH, TYP.

CONTRACTOR TO ENSURE MINIMUM 1% DRAINAGE WITHIN DITCH, TYP.

TREE REMOVAL TO BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL, TYP.

PROPOSED V-BOTTOM SWALE AT 1% WITH 3H:1V SIDE SLOPES MAX

PROPOSED V-BOTTOM SWALE AT 1% WITH 3H:1V SIDE SLOPES MAX

BIO-RETENTION BASIN 2P
BOTTOM ELEV.=950.50

BIO-RETENTION BASIN 1P
BOTTOM ELEV.=947.00

STONE WEEPER, TYP

FUTURE STORMWATER BASIN FOR ANTICIPATED CLUB HOUSE RENOVATION PROJECT (BY OTHERS)

1
1,617,456 SF
37.13 AC

2
46,804 SF
1.07 AC

3
31,200 SF
0.72 AC

4
31,200 SF
0.72 AC

5
31,200 SF
0.72 AC

6
67,427 SF
1.55 AC

0 40
FEET

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C400

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

GRADING & EROSION CONTROL PLAN

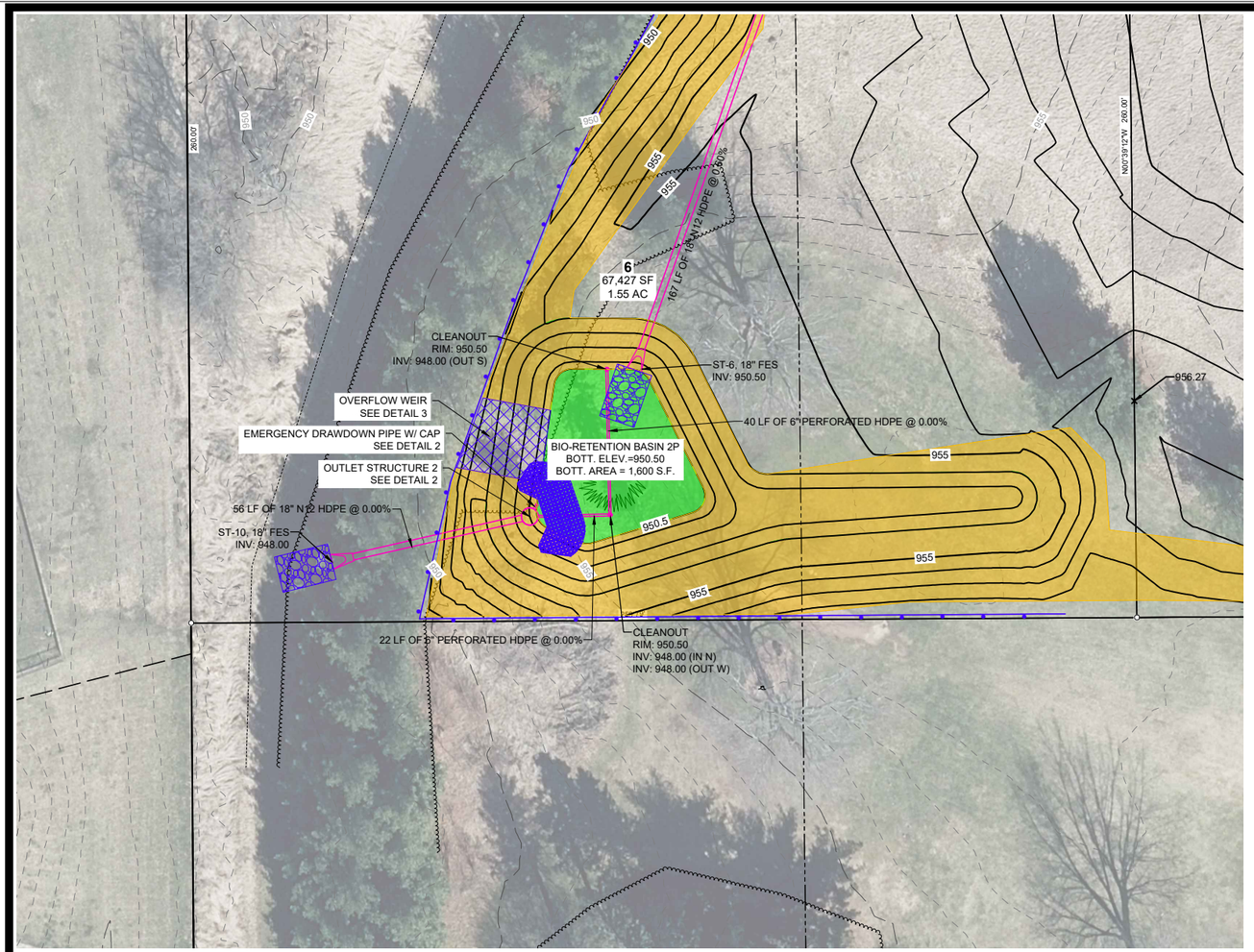
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

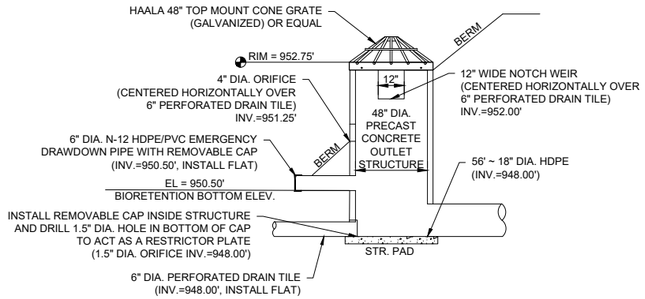
SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C400

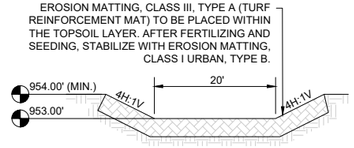
V:\Projects\2025\126.0225.300\CADD\20250225_PLAN.dwg ZROLE: GRADING & EROSION CONTROL PLAN, 2026/02/23 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)





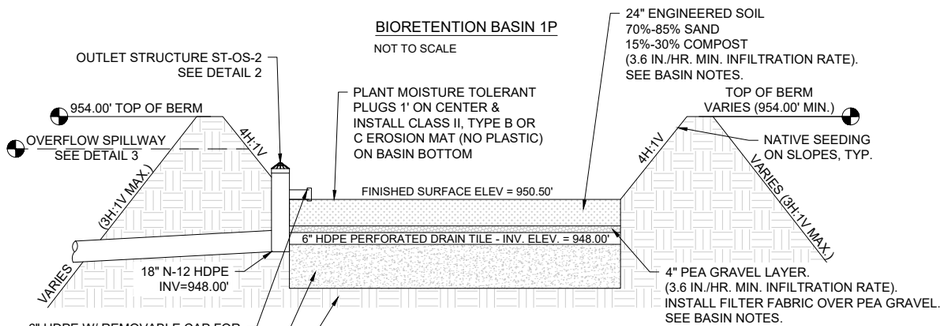
2 OUTLET STRUCTURE #1 (ST-OS-1) DETAIL
NO SCALE





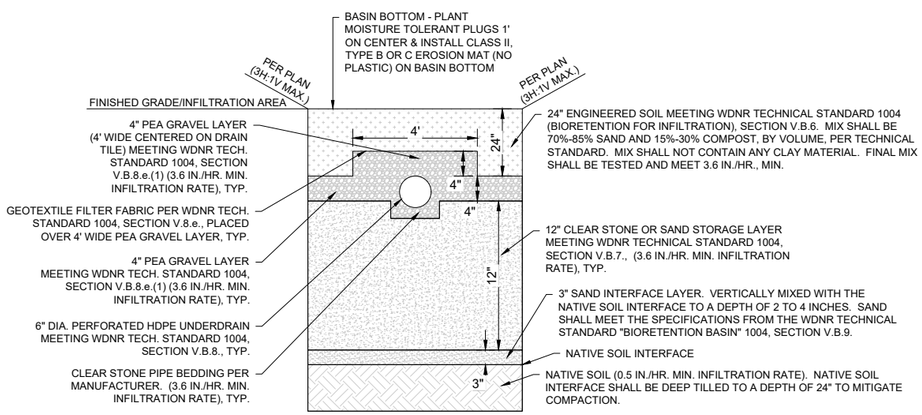
3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE

BIORETENTION BASIN 1P
NOT TO SCALE



CONTRACTOR SHALL FIELD VERIFY THAT BIORETENTION BASIN IS EXCAVATED ALL THE WAY TO AN EXISTING NATIVE SOIL LAYER WITH A 0.50 IN/HR. MIN. INFILTRATION RATE. CONTRACTOR MAY STOP OVER EXCAVATION ONLY WHEN REACHING A DEPTH OF 5' BELOW THE CLEAR STONE/SAND STORAGE LAYER OR WHEN REACHING 0.5 IN/HR SOILS BELOW THE CLEAR STONE/SAND STORAGE LAYER, WHICHEVER IS LESS. NATIVE SOIL INTERFACE SHALL BE TURNED OVER/DEEP TILLED TO MITIGATE COMPACTION AND LOOSEN NATIVE SOILS. ALL BACKFILL MATERIAL TO THE CLEAR STONE/SAND STORAGE LAYER SHALL HAVE A MINIMUM INFILTRATION RATE OF 0.50 IN/HR. TOWN OF BRISTOL & DANE COUNTY SHALL BE NOTIFIED 48 HOURS PRIOR TO BASIN EXCAVATION.

1 TYPICAL BASIN SECTION DETAIL
NO SCALE



4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C401

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

SOUTHWEST BASIN DETAILS

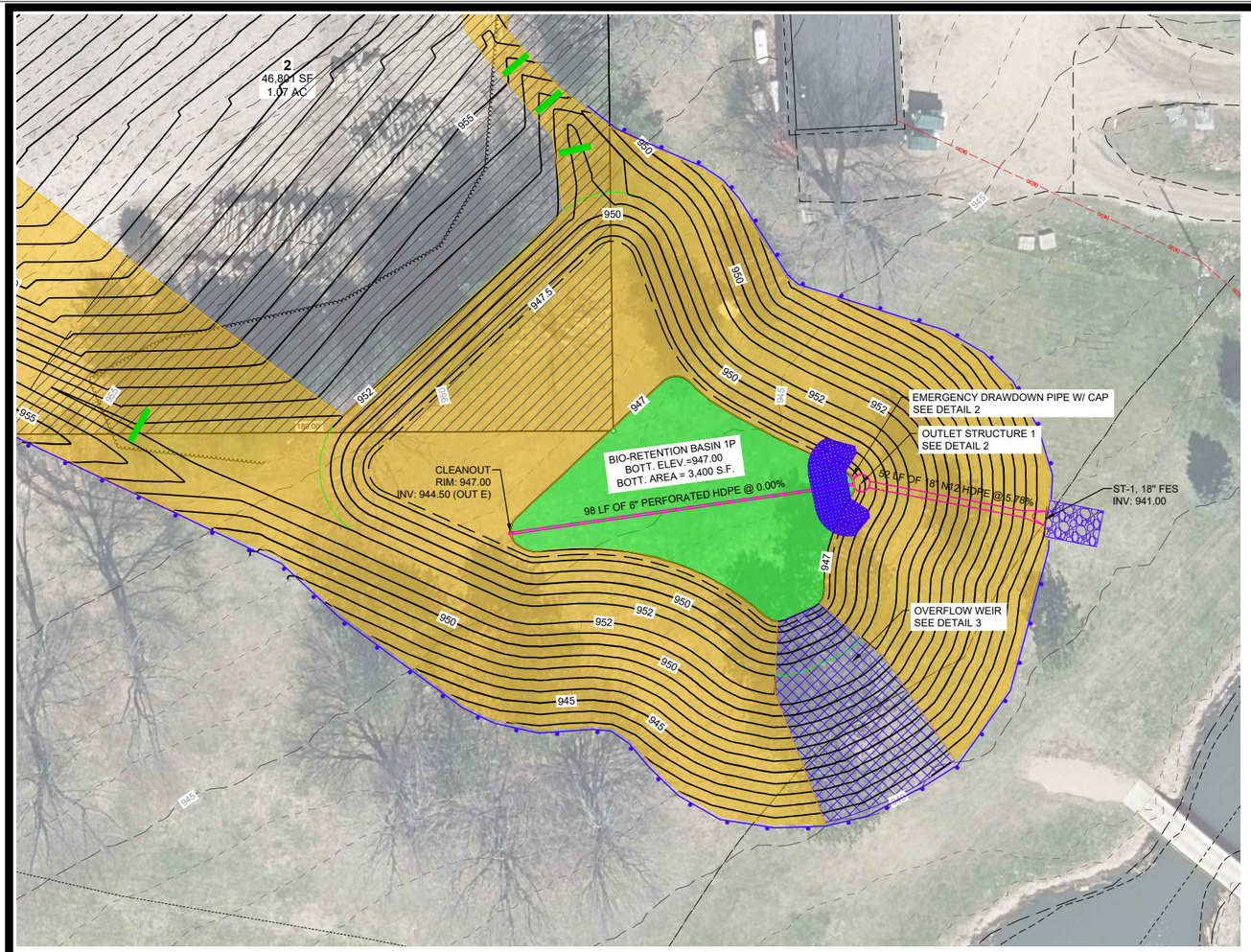
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

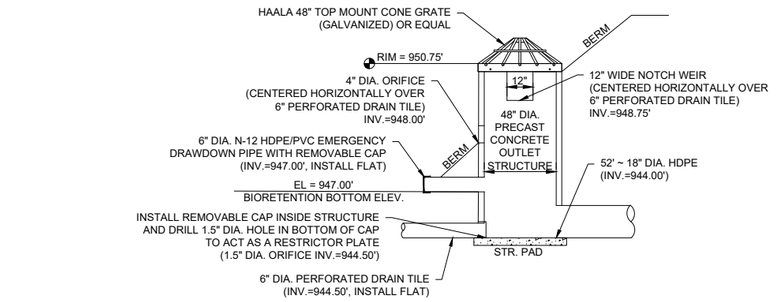
SNYDER & ASSOCIATES

Project No: 126.0225.30

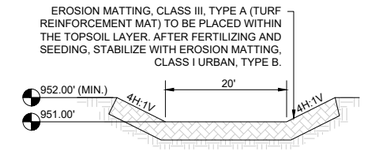
Sheet C401

V:\Projects\2025\126.0225.00\CAD\1-DESIGN\PLAN.dwg ZROLE: SOUTHWEST BASIN DETAILS 2026/02/23 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



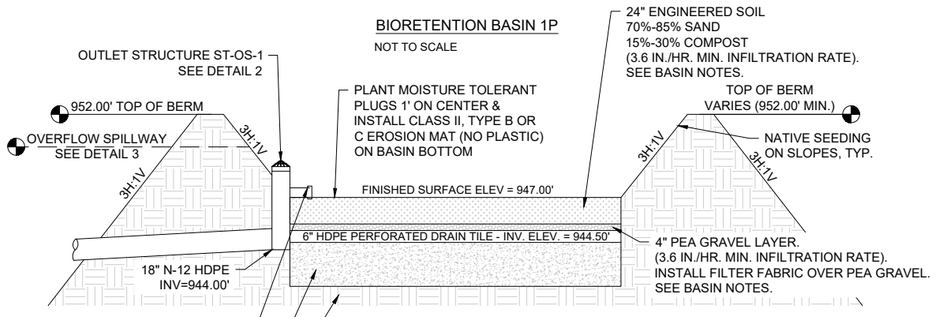


2 OUTLET STRUCTURE #1 (ST-OS-1) DETAIL
NO SCALE

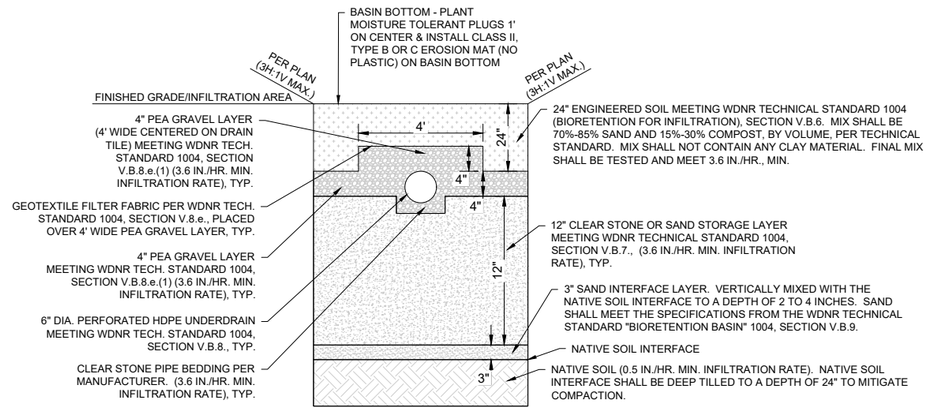


3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE





1 TYPICAL BASIN SECTION DETAIL
NO SCALE



4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C402

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

SOUTHEAST BASIN DETAILS

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

SNYDER & ASSOCIATES

Project No: 126.0225.30
Sheet C402

V:\Projects\2026\126.0225.300\CAD\126.0225_PLAN.dwg ZROLE: SOUTHEAST BASIN DETAILS, 2026/02/23, 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

BIORETENTION BASIN NOTES:

1. BIORETENTION BASIN CONSTRUCTION METHODS, MATERIALS, OPERATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DANE COUNTY STORMWATER MANUAL, WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD "BIORETENTION BASIN" 1004, AND THE PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1004, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf FOR DANE COUNTY STORMWATER MANUAL, SEE WEBSITE https://danecountystormwatermanual.com/doku.php?id=home

2. MAXIMUM DRAINAGE AREA - THE AREA DRAINING TO THE BIORETENTION BASIN(S) SHALL NOT EXCEED THE AREA DRAINING TO THE BASIN AS SHOWN ON THE PLANS.

3. ROUGH GRADING & DRAINAGE - INFILTRATION AREA SHALL BE GRADED AND LEFT TWO FEET ABOVE FINISHED GRADE DURING CONSTRUCTION. IF PONDING OR DRAINAGE ISSUES OCCUR WHILE LEAVING BASIN BOTTOM ABOVE FINISHED GRADE, CONTRACTOR SHALL NOTIFY ENGINEER. FINAL GRADING AND INSTALLATION SHALL TAKE PLACE AFTER SITE DRAINING TO THE BASIN IS SEEDED AND VEGETATION IS ESTABLISHED. FOR BASINS WHERE MULTIPLE LOTS/PARCELS SUCH AS A RESIDENTIAL SUBDIVISION DRAIN TO THE BASIN, BRINGING THE BASIN ON-LINE SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD 1003, SECTION V.C.2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO THE BASIN PER PLAN. SNOW SHALL NOT BE PLACED ON THE BASIN BOTTOM.

4. EXCAVATION & BACKFILLING - CONTRACTOR MUST EXCAVATE BASIN UNTIL REACHING A NATIVE SOIL LAYER WITH A 0.5 IN./HR. (MIN.) INFILTRATION RATE OR A MINIMUM OF FIVE (5) FEET BELOW THE CLEAR STONE/SAND STORAGE LAYER, WHICHEVER IS LESS. BACKFILL TO THE CLEAR STONE/SAND STORAGE LAYER SHALL CONSIST OF NATIVE SOIL OR SAND MEETING THE 0.5 IN./HR. MINIMUM INFILTRATION RATE.

5. FIELD INFILTRATION TESTING - IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING (COMMONLY TEST PITS) CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WDNR "SITE EVALUATION FOR STORMWATER INFILTRATION", TECH. STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST TWO TESTS PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ENGINEER.

6. SLOPES - LONGITUDINAL SLOPE ON THE BASIN BOTTOM, IF APPLICABLE, SHALL NOT EXCEED 1 PERCENT. BASIN BOTTOM SHALL NOT HAVE LATERAL SLOPES. ALL SIDE SLOPES FOR INTERIOR AND EXTERIOR BERMS SHALL HAVE 3H:1V SLOPES OR FLATTER, UNLESS SPECIFIED ON PLANS. SEE PLANS AND DETAILS.

7. EARTHEN BERM/EMBANKMENT CONSTRUCTION - REMOVE A MINIMUM OF 6 INCHES OF PARENT MATERIAL, INCLUDING ALL VEGETATION, STUMPS, ETC., BENEATH THE PROPOSED BASE OF THE EMBANKMENT. FOR EMBANKMENTS WHERE THE BASIN IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, INCLUDE A CORE TRENCH OR KEY-WAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PONDING ELEVATION TO PREVENT SEEPAGE AT THE JOINT BETWEEN THE EXISTING SOIL AND THE FILL MATERIAL. THE CORE TRENCH OR KEY-WAY SHALL BE A MINIMUM OF 2 FEET BELOW THE EXISTING GRADE AND 8 FEET WIDE WITH A SIDE SLOPE OF 1H:1V OR FLATTER. FOLLOW THE CONSTRUCTION AND COMPACTION REQUIREMENT DETAILED IN WDNR TECHNICAL STANDARD "WET DETENTION BASIN" 1001, V.B.2.D.iii FOR COMPACTION AND FILL MATERIAL. CONSTRUCT ALL EMBANKSMENTS WITH NON-ORGANIC SOILS AND COMPACT TO 90% STANDARD PROCTOR ACCORDING TO THE PROCEDURES OUTLINED IN ASTM D-698 OR BY USING COMPACTION REQUIREMENTS OF USDA NATURAL RESOURCES CONSERVATION SERVICE, WISCONSIN CONSTRUCTION SPECIFICATION 3. DO NOT BURY TREE STUMPS, OR OTHER ORGANIC MATERIAL IN THE EMBANKMENT. INCREASE THE CONSTRUCTED EMBANKMENT HEIGHT BY A MINIMUM OF 5% TO ACCOUNT FOR SETTLING. SEE BASIN DETAIL FOR MORE INFORMATION. EMBANKMENTS AND EMBANKMENT CORE TRENCH OR KEY-WAY SHALL CONFORM WITH WDNR TECHNICAL STANDARD "WET DETENTION BASIN" 1001. FOR TECH. STANDARD 1001, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1001WetDetentionPond.pdf

8. MAINTENANCE ACCESS - THE TOP WIDTH OF THE EARTHEN BERM/EMBANKMENT SHALL BE A MINIMUM OF 5 FEET. SEE BASIN DETAIL FOR MORE INFORMATION.

9. INFLOW POINTS - BIORETENTION BASIN(S) SHALL HAVE ENERGY DISSIPATION MEASURES SUCH AS RIP RAP DESIGNED TO PREVENT SCOUR DURING PEAK FLOWS PRODUCED BY THE 10-YR., 24-HOUR DESIGN STORM. SEE BASIN DETAIL FOR MORE INFORMATION.

10. OUTLETS - BIORETENTION BASIN(S) SHALL HAVE AN EMERGENCY SPILLWAY/OVERFLOW WEIR AND A PRINCIPAL OUTLET PER PLAN. THE PRINCIPAL WATER QUALITY OUTLET DIAMETER SHALL BE AT LEAST 4 INCHES IN DIAMETER UNLESS A SMALLER DIAMETER IS SPECIFICALLY CALLED OUT ON PLANS. THE PRINCIPAL OUTLET SHALL BE DESIGNED SO THAT RUNOFF UP TO AND INCLUDING THE 10-YEAR, 24-HOUR DESIGN RAINFALL DOES NOT FLOW THROUGH THE EMERGENCY SPILLWAY/OVERFLOW WEIR. PREVENT DAMAGE BY INCORPORATING TRASH ACCUMULATION PREVENTIVE FEATURES AND MEASURES FOR PREVENTING ICE DAMAGE AND SCOUR AT THE OUTFALL. DIRECT OUTLETS TO CHANNELS, PIPES, OR SIMILAR CONVEYANCES DESIGNED TO HANDLE PROLONGED FLOWS. DISCHARGES TO WETLANDS SHALL INCORPORATE LEVEL SPREADERS OR RIP RAP TO PREVENT CHANNELIZATION, EROSION, AND REDUCE SEDIMENTATION IN THE WETLANDS.

11. EMERGENCY SPILLWAY / OVERFLOW WEIR - ALL BIORETENTION BASINS SHALL HAVE AN EMERGENCY SPILLWAY / OVERFLOW WEIR. THE EMERGENCY SPILLWAY / OVERFLOW WEIR SHALL SAFELY PASS THE 200-YR., 24-HOUR DESIGN STORM ROUTED THROUGH THE POND WITHOUT DAMAGE TO THE STRUCTURE. SEE BASIN DETAIL FOR MORE INFORMATION.

12. FREEBOARD - ENSURE THAT THE TOP OF THE EARTHEN BERM/EMBANKMENT ELEVATION, AFTER SETTLING, IS PER PLAN. IF NOT STATED ON PLAN, TOP OF THE EARTHEN BERM/EMBANKMENT ELEVATION, AFTER SETTLING, SHALL BE A MINIMUM OF 1 VERTICAL FOOT ABOVE THE FLOW DEPTH FOR THE 200-YR., 24-HOUR STORM OR 1 VERTICAL FOOT ABOVE THE EMERGENCY SPILLWAY / OVERFLOW WEIR, WHICHEVER IS GREATER. SEE BASIN DETAIL FOR MORE INFORMATION.

13. PIPE INSTALLATION BEDDING & BACKFILL - IF PIPES ARE INSTALLED AFTER CONSTRUCTION OF THE EMBANKMENT, THE PIPE TRENCH SHALL HAVE SIDE SLOPES OF 1H:1V OR FLATTER. BED AND BACKFILL ANY PIPES EXTENDING THROUGH THE EMBANKMENT WITH EMBANKMENT OR EQUIVALENT SOILS. COMPACT THE BEDDING AND BACKFILL IN LIFTS AND TO THE SAME STANDARD AS THE ORIGINAL EMBANKMENT.

14. DRAW DOWN DEVICE / BYPASS / DEWATERING - A MEANS SHALL BE PROVIDED TO QUICKLY REMOVE STANDING WATER FROM THE BASIN(S) FOR MAINTENANCE AND WINTER DIVERSION. SEE PLANS AND DETAILS.

15. DESIGN PONDING DEPTH - THE MAXIMUM DESIGN PONDING DEPTH OF ALL INFILTRATION CELLS WITHIN A BIORETENTION BASIN FACILITY SHALL BE PER PLAN (12 INCHES MAX. IF NOT STATED ON PLAN). THE MAXIMUM DESIGN PONDING DEPTH IS THE DIFFERENCE IN ELEVATION FROM THE SURFACE ELEVATION AT THE BASIN BOTTOM TO THE INVERT ELEVATION OF THE LOWEST OUTLET ABOVE GROUND. SEE PLANS AND DETAILS.

16. INFILTRATION CELLS / LEVEL SPREADER(S) - IF APPLICABLE, LEVEL SPREADERS CONSISTING OF EARTHEN BERMS SHALL BE INSTALLED TO MAXIMIZE THE EFFECTIVE INFILTRATION AREA AND TO PREVENT CHANNELIZED FLOWS. SEE PLANS AND DETAILS. LEVEL SPREADERS SHALL CONFORM WITH WDNR TECHNICAL STANDARD "INFILTRATION BASIN" 1003 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1003, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf

17. UNDERDRAIN / DRAIN TILE - A PERFORATED UNDERDRAIN/DRAIN TILE IS REQUIRED UNLESS THERE IS NO SUITABLE PIPE OUTLET OR THE RISK OF INFILTRATION FAILURE AT THE NATIVE SOIL INTERFACE IS MINIMAL DUE TO THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL BEING 3.6 IN./HR. OR GREATER. IF A UNDERDRAIN IS PROPOSED (SEE PLAN), THE UNDERDRAIN SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD "BIORETENTION FOR INFILTRATION" 1004, SECTION V.B.8., WHICH SHALL INCLUDE BUT NOT LIMITED TO; A FLEXIBLE PIPE WITH A MINIMUM DIAMETER OF 6 INCHES HAVING PERFORATIONS, HAVE PROTECTION FROM CLOGGING BY USE OF A COVER OF PEA GRAVEL AND FILTER SOCK IF STORAGE LAYER IS SAND, AND HAVE CLEANOUT PORT(S) INSTALLED. FOR TECH. STANDARD 1004, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf

18. OBSERVATION WELLS - IF THERE IS NOT AN UNDERDRAIN/DRAIN TILE PROPOSED, ONE OR MORE OBSERVATION WELLS SHALL BE INSTALLED TO MONITOR DRAINAGE FROM THE DEVICE. THERE SHALL BE A MINIMUM OF ONE WELL PER 1,000 SQUARE FEET OF EFFECTIVE INFILTRATION AREA. THE OBSERVATION WELLS SHALL CONFORM WITH WDNR TECH. STANDARD "BIORETENTION FOR INFILTRATION" 1004.

19. WEATHER & SITE CONDITIONS - CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOW MELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

20. COMPACTION AVOIDANCE, MITIGATION, & REMEDIATION - COMPACTION AVOIDANCE, MITIGATION, AND REMEDIATION SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECH. STANDARD 1004, UNDER THE "CONSTRUCTION SEQUENCING AND OVERSIGHT" SECTION. IT IS RECOMMENDED THAT TRACKED VEHICLES BE USED IN CONSTRUCTION, THAT NO DISTURBANCE TAKE PLACE ON THE BASIN BOTTOM AREA, AND THAT THE BOTTOM AREA BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM ACCESSING THE AREA DURING CONSTRUCTION. THE BASIN IS REQUIRED TO DRAW DOWN WITHIN 24 HOURS AFTER A RAINFALL EVENT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR ANY CORRECTIVE ACTIONS REQUIRED DUE TO CONSTRUCTION METHODS, MATERIALS, AND MAINTENANCE, INCLUDING COMPACTION, THAT PREVENT THE BASIN FROM DRAWING DOWN IN THE REQUIRED AMOUNT OF TIME. IF THE ENGINEER OR REVIEWING AGENCY DETERMINES THE BASIN IS NOT FUNCTIONING OR DRAWING DOWN PER PLAN, A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO INSPECT THE BASIN AND PROVIDE RECOMMENDATIONS FOR CORRECTIVE ACTIONS AND/OR CORRECTIVE ACTIONS SPECIFIED IN WDNR TECHNICAL STANDARD 1004 MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

21. ENGINEERED SOIL - THE 24" ENGINEERED SOIL MIXTURE SHALL MEET THE REQUIREMENTS OF WDNR TECH. STANDARD 1004, SECTION V.B.6.d., HAVE A MINIMUM 3.6 IN./HR. INFILTRATION RATE, AND BE THOROUGHLY MIXED. PLACEMENT OF ENGINEERED SOIL SHALL CONFORM TO WDNR TECHNICAL STANDARD 1004, UNDER THE "CONSTRUCTION SEQUENCING AND OVERSIGHT" SECTION. SOILS BENEATH THE 24" ENGINEERED SOIL MIXTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER MEETING REQUIREMENTS.

23. PEA GRAVEL - IF THE STORAGE LAYER USES CLEAR STONE/GRAVEL, A LENS OF PEA GRAVEL NOT TO EXCEED 4 INCHES THICK SHALL SEPARATE THE ENGINEERED SOIL FROM THE STORAGE LAYER. THE PEA GRAVEL SHALL COVER THE UNDERDRAIN/DRAIN TILE, IF APPLICABLE, AND MEET THE REQUIREMENTS OF WDNR TECH. STANDARD 1004, SECTION V.B.8.e.(1).

24. STORAGE LAYER - A STORAGE LAYER IS REQUIRED WHEN THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL IS LESS THAN 3.6 IN./HR. THE STORAGE LAYER SHALL CONSIST OF 12" OF CLEAR STONE/GRAVEL OR SAND MEETING THE REQUIREMENTS OF WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.7. SOILS BENEATH THE 12" CLEAR STONE/GRAVEL OR SAND STORAGE LAYER SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER MEETING REQUIREMENTS.

25. SAND/NATIVE SOIL INTERFACE LAYER - AN INTERFACE LAYER IS REQUIRED WHEN THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL IS LESS THAN 3.6 IN./HR. THE INTERFACE LAYER SHALL CONSIST OF THREE INCHES OF SAND PLACED BELOW THE GRAVEL OR SAND STORAGE LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2 TO 4 INCHES. THE SAND USED FOR THE INTERFACE LAYER SHALL MEET THE SPECIFICATIONS FROM THE WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.9.

26. VEGETATION / PLANTING PLAN - BIORETENTION BASIN BOTTOM VEGETATION SHALL BE PER PLAN. IF NOT SPECIFIED IN PLAN, PRIVATELY OWNED BIORETENTION BASIN BOTTOM(S) SHALL BE VEGETATED USING MOISTURE TOLERANT ROOTSTOCK AND PLUGS WITH A PLANTING DENSITY OF 1 FOOT ON CENTER TO ESTABLISH TREES, SHRUBS, AND HERBACEOUS PERENNIALS USING SPECIES RECOMMENDED BY A QUALIFIED LOCAL NURSERY. SEE WDNR TECHNICAL STANDARD 1004, SECTION VI.R., VI.S.,, AND VI.T. FOR MORE INFORMATION ON PRIVATELY OWNED BIORETENTION BASIN BOTTOM VEGETATION. IF NOT SPECIFIED IN PLANS, PUBLICLY OWNED BIORETENTION BASIN BOTTOM(S) SHALL BE VEGETATED PER THE STANDARD SPECIFICATIONS AND DETAILS FOR THE LOCAL MUNICIPALITY. TURF GRASS SHOULD NOT BE USED ON THE BIORETENTION BASIN BOTTOM. BIORETENTION BASIN SIDE SLOPES SHALL USE NATIVE SEEDING PER PLAN, IF SPECIFIED. IF BIORETENTION BASIN SIDE SLOPE SEEEDING IS NOT SPECIFIED, NATIVE SEEDING WITH A MIX AND APPLICATION RATE AS REQUIRED BY REVIEWING AUTHORITY, PER RECOMMENDATION FROM A QUALIFIED NATIVE NURSERY IN THE PROJECT AREA IF NO LOCAL REQUIREMENTS EXIST, OR PER PLAN IF SPECIFIED. SEE BASIN DETAILS AND LANDSCAPE PLAN, IF APPLICABLE, FOR FURTHER INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VEGETATION GROWTH AND SURVIVAL AND MAY NEED TO WATER THE BASIN TO ENSURE VEGETATION GROWTH AND SURVIVAL UNTIL THE PROJECT IS COMPLETE AND THE OWNER AND/OR MUNICIPALITY HAVE ACCEPTED THE BASIN(S). BASIN VEGETATION SHALL FOLLOW THE WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1004, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf

27. SURFACE EROSION CONTROL MAT / MULCH LAYER - A CLASS II EROSION CONTROL MAT/BLANKET OR SHREDDED HARDWOOD MULCH/CHIPS, AGED A MINIMUM OF 12 MONTHS AND FREE OF FOREIGN MATERIAL, SHALL BE PLACED ON THE SURFACE OF THE BIORETENTION AREA. IF USED, MULCH/CHIPS SHALL BE 2 TO 3 INCHES IN DEPTH AND COVERED WITH A CLASS II EROSION MAT THAT IS OVERLAPPED AND ANCHORED WITH HARDWOOD STAKES TO PREVENT THE MULCH/CHIPS FROM FLOATING. SEE BASIN DETAILS FOR MORE INFORMATION.

28. SEPARATION FROM WELLS / POWTS - BIORETENTION BASINS SHALL NOT BE CONSTRUCTED WITHIN 400 FEET FROM A COMMUNITY WELL (NR 811, WIS. ADMIN. CODE) AND NOT WITHIN 100 FEET FROM NON-COMMUNITY AND PRIVATE WELLS (NR 812, WIS. ADMIN. CODE) OR WITHIN A SEPARATION REQUIREMENT BY STATE OR LOCAL ORDINANCE. BIORETENTION BASINS SHALL BE A MINIMUM OF 50 FROM ANY PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) AND SHALL NOT BE HYDRAULICALLY CONNECTED TO THE POWTS DISPERSAL CELL OR CAUSE NEGATIVE IMPACTS SUCH AS CROSS CONTAMINATION (WDNR TECH. STD. 1004).

29. PRIVATE BIORETENTION BASIN SUBSURFACE PLUMBING SETBACKS - PRIVATELY OWNED STORMWATER AND CLEARWATER SUBSURFACE INFILTRATION PLUMBING SYSTEMS SHALL BE LOCATED TO FOLLOW THE HORIZONTAL SETBACKS SET FORTH BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, SPS 382.365(3)(f), TABLE 382.365-4.

30. SEEPAGE & EXISTING SLOPES SETBACKS - THE BASIN SHALL NOT BE HYDRAULICALLY CONNECTED TO FOUNDATIONS OR PAVEMENTS, OR CAUSE NEGATIVE IMPACTS TO STRUCTURES. THE BOTTOM OF THE BASIN SHALL BE A MINIMUM OF 10 FEET HORIZONTALLY FROM FOUNDATIONS. INFILTRATION SHALL NOT CAUSE SEEPAGE, CONTRIBUTE TO HILL SLOPE FAILURE, OR INCREASE EROSION ON DOWN GRADIENT SLOPES. A MINIMUM HORIZONTAL SETBACK DISTANCE OF 200 FEET SHALL BE MAINTAINED FROM DOWN GRADIENT SLOPES GREATER THAN 20% UNLESS SLOPE STABILITY CALCULATIONS DEMONSTRATE THAT THE SLOPE IS STABLE UNDER SATURATED CONDITIONS AT A SHORTER DISTANCE FROM THE PRACTICE. SEEPAGE AND EXISTING SLOPE REQUIREMENTS SHALL CONFORM WITH WDNR TECHNICAL STANDARD "INFILTRATION BASIN" 1003 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1003, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf

31. STABILIZATION - SIDE SLOPES SHALL BE STABILIZED PER THE EROSION CONTROL PLAN AND SIDE SLOPES 5H:1V OR STEEPER REQUIRE EROSION MATTING AS SPECIFIED ON THE PLAN. THE BASIN BOTTOM SHALL BE PROTECTED FROM EROSION AND WASHOUTS BY INSTALLING A CLASS II, TYPE B OR C, EROSION MAT THAT USES ONLY ORGANIC MATERIAL (NO PLASTIC), SUCH AS COCONUT MATTING, AND CONFORMS TO THE WISCONSIN DOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL). MORE INFORMATION FOR WISDOT PAL CAN BE FOUND AT THE WEBSITE https://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/default.aspx. MULCHING SHALL CONFORM TO THE WDNR TECH. STANDARD "MULCHING FOR CONSTRUCTION SITES" 1058. FOR TECH. STANDARD 1058, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1058Mulching.pdf

32. CONTRACTOR RECORD LOG - CONTRACTOR SHALL KEEP RECORD LOGS THROUGHOUT CONSTRUCTION AND PROVIDE TO THE ENGINEER AND/OR REVIEWING AUTHORITY WHEN REQUESTED. RECORD LOGS SHOULD NOTE WHEN MAJOR MILESTONES ARE STARTED AND COMPLETED, INCLUDING BUT NOT LIMITED TO;
   - 32.A. INSTALLATION OF EROSION AND SEDIMENT CONTROL
   - 32.B. LAND DISTURBANCE (I.E. STRIP TOPSOIL)
   - 32.C. MASS GRADING
   - 32.D. INSTALLATION OF UTILITIES
   - 32.E. VERIFICATION OF NATIVE SOILS (IF APPLICABLE)
   - 32.F. INSTALLATION OF LINER, STORAGE LAYER, ENGINEERED SOIL, ETC. (IF APPLICABLE)
   - 32.G. SPREAD TOPSOIL
   - 32.H. SEEDING, FERTILIZER, AND MULCHING
   - 32.I. INSTALLATION OF EROSION MAT AND TURF REINFORCEMENT MAT (IF APPLICABLE)
   - 32.J. BASIN RESTORATION COMPLETE
   - 32.K. WATERING (IF APPLICABLE)

33. CONSTRUCTION PHOTOS - CONTRACTOR SHALL PROVIDE PHOTOS OF THE BASIN AND ASSOCIATED CONSTRUCTION PROCESSES (I.E. OUTLET STRUCTURES, PIPES INSTALLATION, ETC.) THROUGHOUT THE CONSTRUCTION PROCESS AND PHOTOS OF THE COMPLETED FACILITY. PROVIDE PHOTOS TO THE ENGINEER.

34. CONTRACTOR SHALL REVIEW AND COMPLETE THE DANE COUNTY "BIORETENTION/INFILTRATION BASIN CHECKLIST" AND DANE COUNTY "CONVEYANCE CHECKLIST" AND PROVIDE THEM TO ENGINEER ONCE CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY ITEMS FROM THE CHECKLISTS ARE NOT IN COMPLIANCE. FOR DANE COUNTY "BIORETENTION/INFILTRATION BASIN CHECKLIST", SEE WEBSITE https://danecountystormwatermanual.com/lib/exe/fetch.php?media=bio_infiltration_basin_checklist.pdf FOR DANE COUNTY "CONVEYANCE CHECKLIST", SEE WEBSITE https://danecountystormwatermanual.com/lib/exe/fetch.php?media=conveyance_checklist.pdf

35. AS-BUILT CERTIFICATION - THE BASIN SHALL BE CONSTRUCTED TO THE GRADES, ELEVATIONS, AND SPECIFICATION IN THE PLAN. AFTER GRADING AND SPREADING TOPSOIL, THE LOCATION, ELEVATIONS, STORM SEWER STRUCTURES/PIPES, RIP RAP/TURF REINFORCEMENT MAT, STORAGE VOLUME, AND ANY OTHER PERTINENT COMPONENTS OF THE BASIN SHALL BE SURVEYED FOR CONFORMANCE TO THE DESIGN SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE ACTIONS REQUIRED WHERE THE BASIN DEVIATES FROM THE PROPOSED PLAN. CONTRACTOR SHALL PROVIDE AS-BUILT/CONSTRUCTION RECORDS TO THE ENGINEER ONCE CONSTRUCTION IS COMPLETE. ANY ITEMS THAT DEVIATE FROM THE PROPOSED PLAN SHALL BE RECORDED, MARKED UP, AND SENT TO THE ENGINEER.

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C403

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

BASIN NOTES

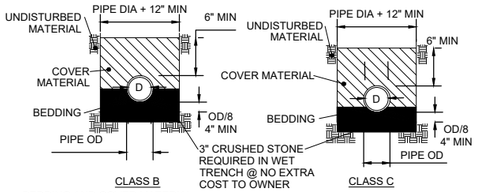
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C403

V:\Projects\00\26.0225\300\CADD\260225_PLAN.dwg 2NDLE_BASIN NOTES, 2/26/2026 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



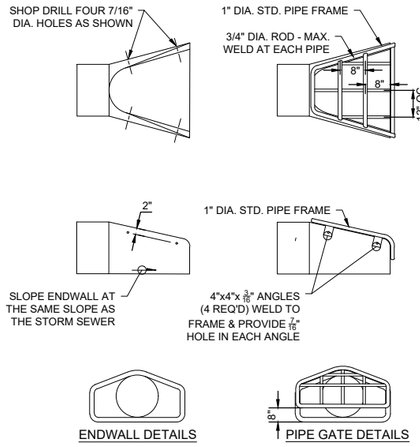
BEDDING AND COVER MATERIAL:
CLASS B: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS C: EXCAVATED COARSE-GRAINED SOILS, TYPES GW, GP, SW, SP GM, GC, SM, AND SC; CLASS B BEDDING; OR PIT RUN SAND.

INSTALLATION:
PLACE AND COMPACT BEDDING AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.

1 CLASS B AND C PIPE EMBEDMENT DETAILS
SCALE: 1" = 1'



NOTE:

1. THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

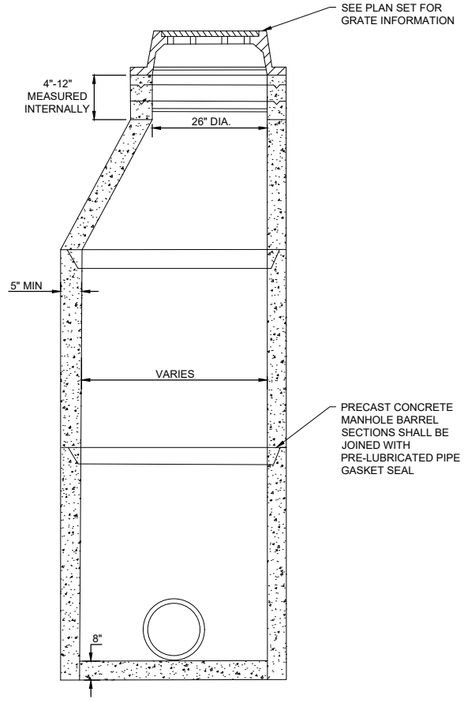
PAINTING SPECIFICATION:

1. THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:

1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

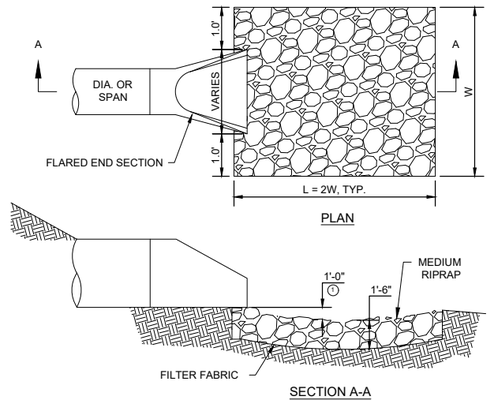
3 STANDARD ENDWALL DETAILS
SCALE: N.T.S.



NOTES:

1. FOR STRUCTURES LESS THAN 5.0' DEEP A PRECAST REINFORCED CONCRETE FLATTOP IS REQUIRED.
2. WALL THICKNESS SHALL BE 5" FOR 48" MANHOLE AND 6" FOR 60" MANHOLE.
3. THE USE OF WOOD WEDGES OR SHIMS FOR FRAME OR RING ADJUSTMENT IS NOT ALLOWED.
4. ADJUSTMENT RINGS SHALL BE POLYETHENE PLASTIC UNLESS OTHERWISE APPROVED.
5. MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES, WITH A MINIMUM OF 1 - 2 INCH PRECAST RING
6. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE TO THE HEIGHT OF THE BENCH.
7. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.

4 STORM SEWER MANHOLE DETAIL
SCALE: N.T.S.

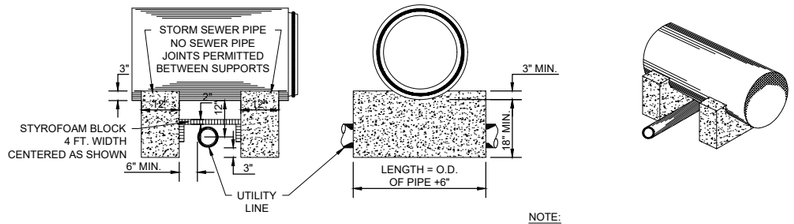


NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE TYPE "HR" UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 401.4.1.

① FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5'.

6 ENDWALL RIP-RAP DETAIL
SCALE: N.T.S.

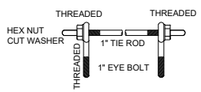


NOTE:

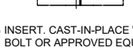
1. EACH PAIR OF SUPPORTS IN ANY SIZE IS ONE PAY ITEM.

2 CONCRETE PIPE SUPPORT
SCALE: N.T.S.

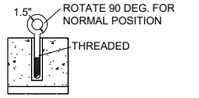
ALTERNATE 1
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 72" DIA. AND OVER CONCRETE PIPE)



EYE BOLTS AND TIE ROD

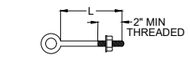


② INSERT. CAST-IN-PLACE WELDED EYE BOLT OR APPROVED EQUAL DURING FABRICATION FOR 1" DIA. EYE BOLT

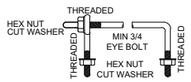


CAST-IN-PLACE THREADED INSERT LONGITUDINAL SECTIONS

ALTERNATE 2
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 18" TO 66" DIA. CONCRETE PIPE)



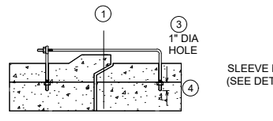
HEX NUT CUT WASHER EYE BOLT



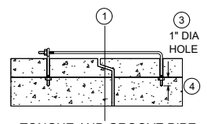
NOTE:
1. TWO EYE BOLTS MAY BE USED WITH A 30" LONG THREADED ROD IN LIEU OF THE 90 DEG BENT TIE ROD EYE BOLT AND TIE ROD

PIPE SIZE	TONGUE AND GROOVE PIPE	MODIFIED BELL PIPE
18" TO 24"	4 1/2"	6 1/4"
30"	5"	7"
36"	5 1/2"	7"
42"	6	
48"	6 1/2"	
60"	7 1/2"	
66"	8"	

EYE BOLT DIMENSION TABLE

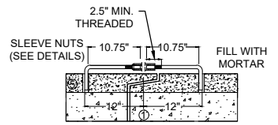


MODIFIED BELL PIPE LONGITUDINAL SECTION



TONGUE AND GROOVE PIPE LONGITUDINAL SECTION

ALTERNATE 3
ADJUSTABLE TIE ROD
(JOINT TIES FOR 12" TO 108" DIA. CONCRETE PIPE)



LONGITUDINAL SECTION

① > OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINT

② THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS

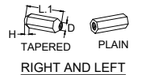
③ HOLES SHALL BE CAST-IN-PLACE OR DRILLED, 12" FROM > OF TONGUE AND GROOVE

④ BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2"

⑤ ROD DIAMETER = 1 INCH

PIPE DIAMETER	TIE ROD DIAMETER	D	L1	H	R
12" TO 30"	1/2"	1/2"	5"	1/2"	1 3/4"
66" TO 84"	3/4"	3/4"	5"	1/2"	5"
90" TO 104"	1"	1"	7"	1/2"	7 1/2"

ADJUSTABLE TIE ROD TABLE



RIGHT AND LEFT THREADS SLEEVE NUT

GENERAL NOTES:

1. CONCRETE CULVERT PIPE SHALL BE TIED TOGETHER IN THE MANNER ILLUSTRATED BY THIS DETAIL AND PER STANDARD SPEC. 502.7 (D)
2. THE CONTRACTOR MAY USE EITHER ALTERNATE 1, 2, OR 3 FOR DRAINAGE STRUCTURES. UNLESS OTHERWISE STATED IN THE CONTRACT, THE MATERIALS, FABRICATION AND WORK NECESSARY TO THE CULVERT PIPE AS SHOWN ON THIS DETAIL WILL BE CONSIDERED INCIDENTAL TO THE CULVERT PIPE.

PLACEMENT OF (2) CAST-IN-PLACE INSERTS OR HOLES DURING FABRICATION FOR PIPE SECTIONS REQUIRING TIE RODS



TRANSVERSE SECTION

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR JOINT TIES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

5 CONCRETE PIPE JOINT TIES
SCALE: N.T.S.

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: 02-23-2026 | T-R-S:

Project No: 126.0225.30

Sheet C700

CITY OF FITCHBURG, DANE COUNTY, WI

VALLEY PINES

STORM DETAILS

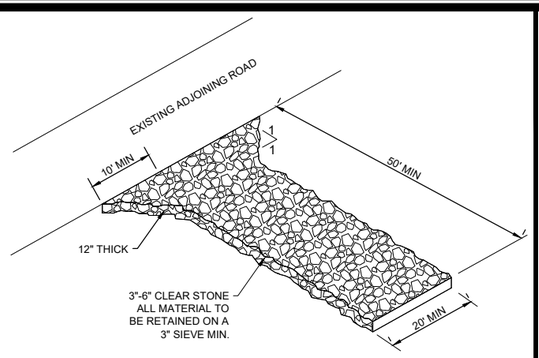
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

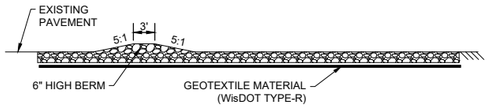
SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C700

V:\Projects\0225\126.0225.300\CADD\126225_DETL_STRM.dwg ZACH ROLF, STORM DETAILS, 2026/02/23, 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)





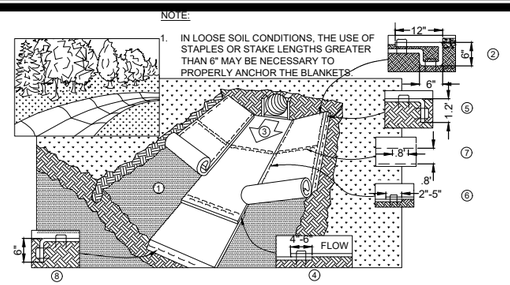
NOTE:

1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

1 / C701 — STONE ENTRANCE DETAIL
SCALE: 3"=1'

NOTE:

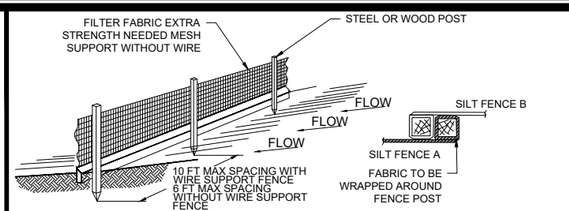
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

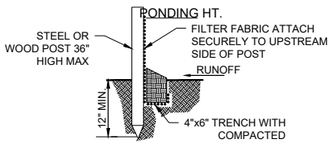


INSTALLATION:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

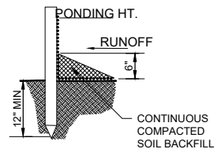
2 / C701 — EROSION CONTROL MAT - CHANNEL INSTALLATION
SCALE: 3"=1'



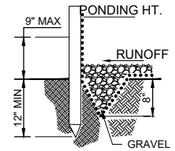


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ROLL JOINTS



ALTERNATE DETAIL
SOIL BACKFILL

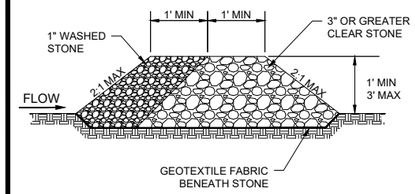


ALTERNATE DETAIL
TRENCH WITH GRAVEL

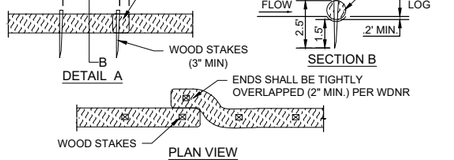
NOTES:

1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

3 / C701 — SILT FENCE DETAIL
SCALE: 3"=1'

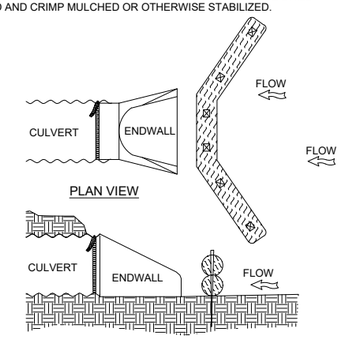


4 / C701 — STONE WEEPER DETAIL
SCALE: 3"=1'



SEDIMENT LOG MAINTENANCE NOTES

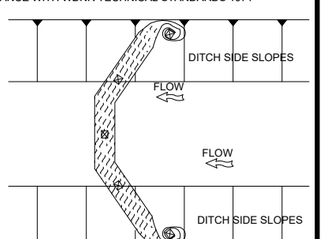
1. THE CONTRACTOR SHALL INSPECT SEDIMENT LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF THE SEDIMENT LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



5 / C701 — SEDIMENT LOG PROTECTION
SCALE: 3"=1'

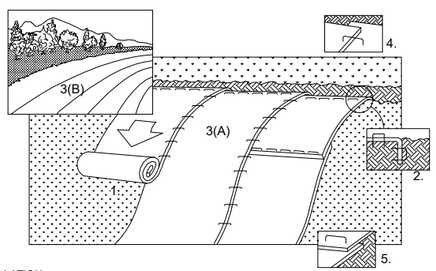
SEDIMENT LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SEDIMENT LOG.
2. SEDIMENT LOG INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT LOG SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ⅓ OF THE DIAMETER OF THE SEDIMENT LOG.
6. SEDIMENT LOG SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1071



NOTE:

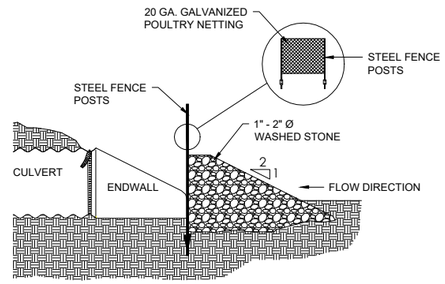
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.



INSTALLATION:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS
   (A.) DOWN THE SLOPE
   (B.) HORIZONTALLY ACROSS THE SLOPE
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

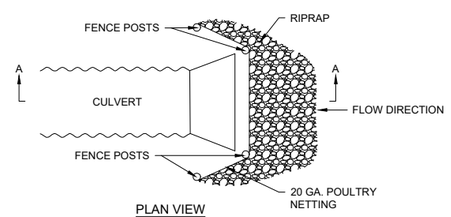
6 / C701 — EROSION CONTROL MAT - SLOPE INSTALLATION
SCALE: 3"=1'



SECTION A-A

NOTES:

1. STONE CULVERT PROTECTION SHOWN TO BE USED FOR CULVERTS UP TO 18" IN DIAMETER. CONSULT ENGINEER FOR MODIFICATIONS FOR >18" DIAMETER CULVERTS.



7 / C701 — STONE CULVERT PROTECTION
SCALE: 3"=1'

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = ##	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	
Project No: 126.0225.30		Sheet C701	

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

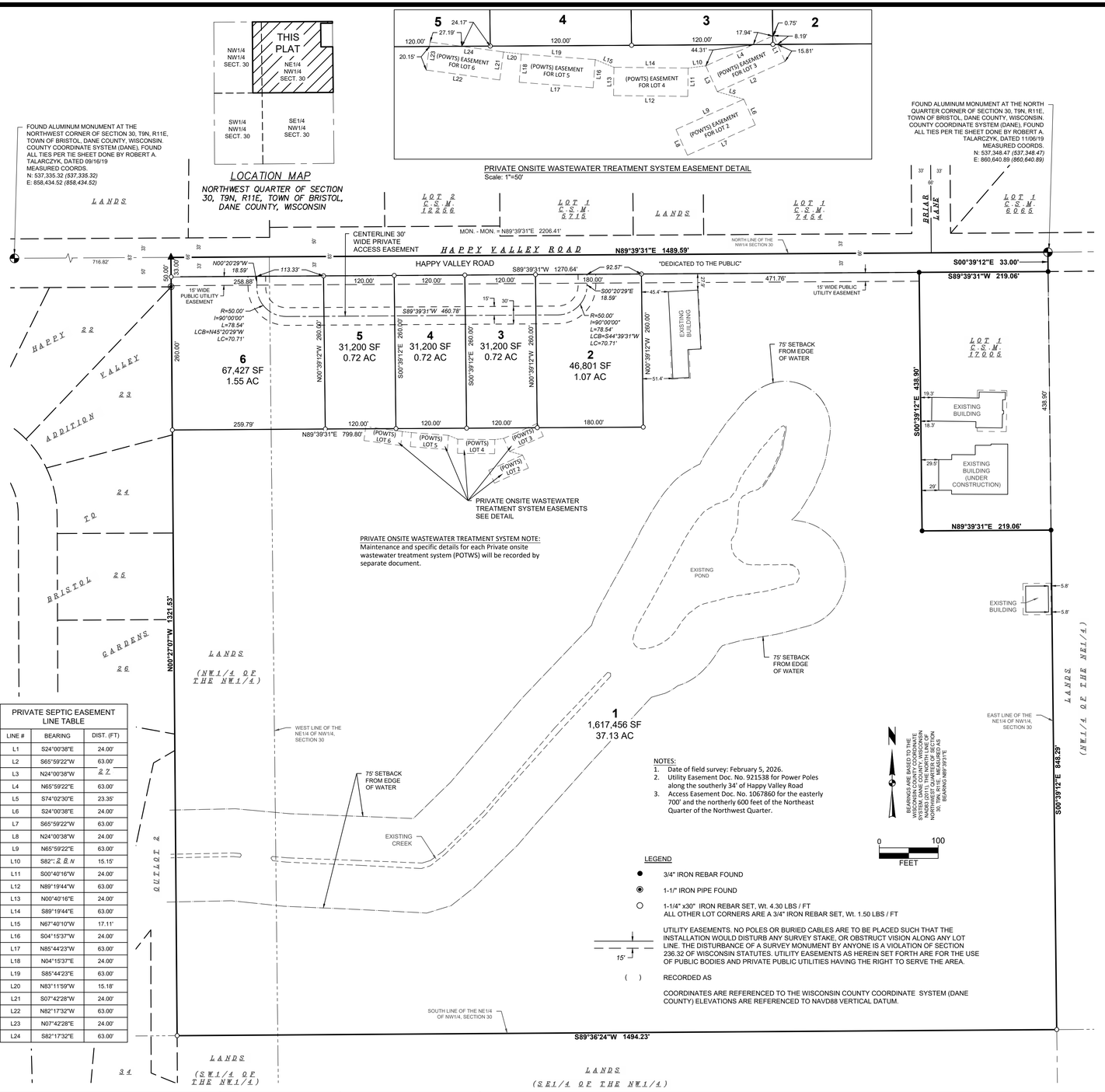
EROSION CONTROL DETAILS

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

SNYDER & ASSOCIATES

Project No: 126.0225.30
Sheet C701

V:\Projects\2026\126.0225.300\CADD\260225_DET_EROS.dwg ZACH.ROLE, EROSION CONTROL DETAILS, 2026/02/23 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



PRIVATE SEPTIC EASEMENT LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	S24°00'38"E	24.00'
L2	S65°59'22"W	63.00'
L3	N24°00'38"W	24.00'
L4	N65°59'22"E	63.00'
L5	S74°02'30"E	23.35'
L6	S24°00'38"E	24.00'
L7	S65°59'22"W	63.00'
L8	N24°00'38"W	24.00'
L9	N65°59'22"E	63.00'
L10	S82°17'32"E	15.15'
L11	S00°40'16"W	24.00'
L12	N89°19'44"W	63.00'
L13	N00°40'16"E	24.00'
L14	S89°19'44"E	63.00'
L15	N67°40'10"W	17.11'
L16	S04°15'37"W	24.00'
L17	N85°44'23"W	63.00'
L18	N04°15'37"E	24.00'
L19	S85°44'23"E	63.00'
L20	N83°11'59"W	15.18'
L21	S07°42'28"W	24.00'
L22	N82°17'32"W	63.00'
L23	N07°42'28"E	24.00'
L24	S82°17'32"E	63.00'

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor S-3017, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Bristol and under the direction of PAC Acquisitions LLC, owner of said land, I have surveyed, divided, mapped and dedicated VALLEY PINES and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; being part of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 30, thence S00°39'12"E, 33.00' to the northeast corner of Lot 1, Certified Survey Map (C.S.M.) number 17005, Dane County Registry; thence S89°39'31"W along the North line of said C.S.M. 17005, 219.06' to the northwest corner of said C.S.M. 17005; thence S00°39'12"E along the westerly line of said Lot 1, C.S.M. 17005, 438.90' to the the southwest corner of said Lot 1, C.S.M. 17005; thence along the southerly line of said Lot 1, C.S.M. 17005, N89°39'31"E, 219.06' to the southeast corner of said Lot 1, C.S.M. 17005, point also being on the East line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said East line, S00°39'12"E, 848.29' to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northeast Quarter of the Northwest Quarter, S89°36'24"W, 1494.23' to the Easterly line of HAPPY VALLEY ADDITION TO BRISTOL GARDENS Plat, Dane County Registry; thence along said Easterly line N00°27'07"W, 1321.53' to the North line of the Northwest Quarter of said Section 30; thence along said North Line, N89°39'31"E, 1489.59 to the point of beginning. This description contains approximately 1,874,444 square feet or 43.031 acres.

Dated this _____ day of _____, 2026.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

OWNER'S CERTIFICATE

PAC Acquisitions, LLC, as owner, do hereby certify that we caused the land described on this plat of VALLEY PINES to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this plat is required by s. 236.10 and 236.12 to be submitted to the Town of Bristol, Dane County and the Department of Administration for approval or objection. Witness the hand and seal of said owner this _____ day of _____, 2026.

By:_____ Dated:_____
Authorized Representative (owner)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires:_____
Notary Public, State of Wisconsin

_____
Printed Name Above

TOWN BOARD RESOLUTION

Be it resolved, that VALLEY PINES subdivision in the Town of Bristol, owned by PAC Acquisitions, LLC is hereby approved by the Town of Bristol Board and the public highway right-of-way dedication hereon is acknowledged and accepted.

_____ _____
Brian Willson, Town Chairman Date

CERTIFICATE OF TOWN TREASURER

I, Kim Grob, Town Clerk, do hereby certify that the foregooing is a copy of a resolution adopted by the Bristol Town Board on _____, 2026.

_____ _____
Kim Grob, Town of Bristol Clerk Date

CERTIFICATE OF DANE COUNTY TREASURER

I, Adam Gallagher, the duly elected, qualified and acting County Treasurer of Dane County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments due as of this day of _____, 2026, on any of the lands included in the plat of VALLEY PINES.

_____ _____
Adam Gallagher, County Treasurer of Dane County Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

RECORDED DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this_____day of _____, 20___, at_____o'clock M. and recorded in Volume_____of Condominium Plats, on pages_____, as Doc. No._____.

_____
Dane County Register of Deeds

SNYDER & ASSOCIATES

SURVEYED FOR:
PAC Acquisitions, LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

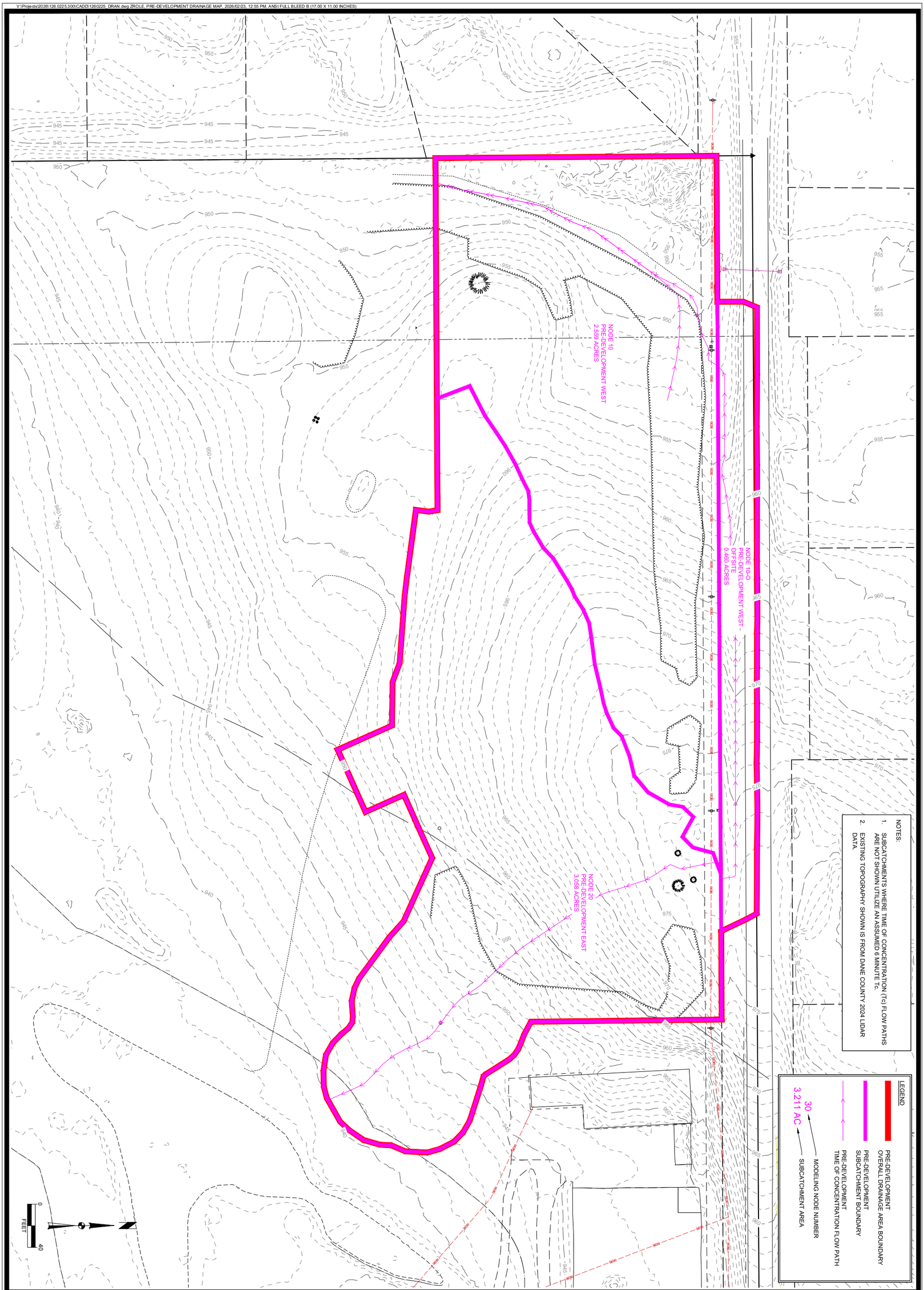
VALLEY PINES

LOCATED IN PARTS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

FN: 126.0225.30
DATE: 02-20-26
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 1

V:\Projects\2026\126.0225.300\CADD\1260225_SURV_FPLAT.dwg

V:\Projects\2026\126.0225.300\CADD\126225_DRAN.dwg ZROLE_PRE-DEVELOPMENT DRAINAGE MAP, 2026/02/23, 12:55 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



VALLEY PINES

PRE-DEVELOPMENT DRAINAGE MAP

TOWN OF BRISTOL, DANE COUNTY, WI

MARK	REVISION	DATE	BY

Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30
Project No: 126.0225.30		Sheet FIG1

SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 126.0225.30

Sheet FIG1

NOTES:

1. SUBCATCHMENTS WHERE TIME OF CONCENTRATION (Tc) FLOW PATHS ARE NOT SHOWN UTILIZE AN ASSUMED 6 MINUTE Tc.
2. EXISTING TOPOGRAPHY SHOWN IS FROM DANE COUNTY 2024 LIDAR DATA.

LEGEND

- PRE-DEVELOPMENT OVERALL DRAINAGE AREA BOUNDARY
- PRE-DEVELOPMENT SUBCATCHMENT BOUNDARY
- PRE-DEVELOPMENT TIME OF CONCENTRATION FLOW PATH
- 30 — MODELING NODE NUMBER
- 3.211 AC — SUBCATCHMENT AREA

NODE 10-O
PRE-DEVELOPMENT WEST - OFFSITE
0.460 ACRES

NODE 10
PRE-DEVELOPMENT WEST
2.559 ACRES

NODE 20
PRE-DEVELOPMENT EAST
3.058 ACRES

0 40
FEET

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet FIG2

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

PRE-DEVELOPMENT DRAINAGE MAP

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet FIG2

V:\Projects\2026\126.0225.3100\CADD\126.0225_DRAN_dwg 2ROLE_PRE_DEVELOPMENT DRAINAGE MAP_2026.02.23, 12:53 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

NOTES:

1. SUBCATCHMENTS WHERE TIME OF CONCENTRATION (Tc) FLOW PATHS ARE NOT SHOWN UTILIZE AN ASSUMED 6 MINUTE Tc.
2. EXISTING TOPOGRAPHY SHOWN IS FROM DANE COUNTY 2024 LIDAR DATA.

LEGEND

- POST-DEVELOPMENT OVERALL DRAINAGE AREA BOUNDARY
- POST-DEVELOPMENT SUBCATCHMENT BOUNDARY
- POST-DEVELOPMENT TIME OF CONCENTRATION FLOW PATH
- 30 — MODELING NODE NUMBER
- 3.211 AC — SUBCATCHMENT AREA

NODE 100-O
POST-DEVELOPMENT WEST
OFFSITE - CAPTURED
0.460 ACRES

NODE 120
POST-DEVELOPMENT WEST
- CAPTURED
1.500 ACRES

NODE 100
POST-DEVELOPMENT WEST
- UNCAPTURED
0.736 ACRES

NODE 110
POST-DEVELOPMENT WEST
- CAPTURED
0.474 ACRES

NODE 210
POST-DEVELOPMENT EAST
- CAPTURED
2.327 ACRES

NODE 200
POST-DEVELOPMENT EAST - UNCAPTURED
0.580 ACRES

BASIN 2P

BASIN 1P

REVISION	DATE	BY
MARK		
Engineer: ENGR	Scale: 1" = 40'	
Checked By: CHKD	T-R-S: 9N-11E-30	
Technician: TECH	Date: 02-23-2026	

Project No: 126.0225.30

Sheet FIG3

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

POST-DEVELOPMENT DRAINAGE MAP

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet FIG3

0 40 FEET

V:\Projects\2026\126.0225.30\CAD\126.0225_DRAN.dwg ZROLE POST-DEVELOPMENT DRAINAGE MAP 2026/02/23 12:55 PM ANEILFILL B(17.00 X 11.00 INCHES)

NOTES:

1. SUBCATCHMENTS WHERE TIME OF CONCENTRATION (Tc) FLOW PATHS ARE NOT SHOWN UTILIZE AN ASSUMED 6 MINUTE Tc.
2. EXISTING TOPOGRAPHY SHOWN IS FROM DANE COUNTY 2024 LIDAR DATA.

LEGEND

- POST-DEVELOPMENT OVERALL DRAINAGE AREA BOUNDARY
- POST-DEVELOPMENT SUBCATCHMENT BOUNDARY
- POST-DEVELOPMENT TIME OF CONCENTRATION FLOW PATH
- 30 / 3.211 AC — MODELING NODE NUMBER / SUBCATCHMENT AREA

NODE 100-O
POST-DEVELOPMENT WEST
OFFSITE - CAPTURED
0.460 ACRES

NODE 120
POST-DEVELOPMENT WEST
- CAPTURED
1.500 ACRES

NODE 100
POST-DEVELOPMENT WEST
- UNCAPTURED
0.736 ACRES

NODE 110
POST-DEVELOPMENT WEST
- CAPTURED
0.474 ACRES

NODE 210
POST-DEVELOPMENT EAST
- CAPTURED
2.327 ACRES

NODE 200
POST-DEVELOPMENT EAST - UNCAPTURED
0.580 ACRES

5
31,200 SF
0.72 AC

4
31,200 SF
0.72 AC

3
31,200 SF
0.72 AC

2
46,894 SF
1.08 AC

6
1,427 SF
1.55 AC

BASIN 2P

BASIN 1P

0 40
FEET

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet FIG4

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

POST-DEVELOPMENT DRAINAGE MAP

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet FIG4

V:\Projects\2026\126.0225.30\CAD\126.0225_DRAN.dwg ZRO.LE POST-DEVELOPMENT DRAINAGE MAP 2026/02/23 12:55 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

SPECIFIC IMPLEMENTATION PLAN
VALLEY PINES

Town of Bristol, WI | February 23, 2026

Prepared for:

PAC ACQUISITIONS, LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

Snyder & Associates, Inc. Project No. 126.0225.30

5010 VOGES ROAD | MADISON, WI 53718-6928
P: 608-838-0444 I F: 608-838-0455 I SNYDER-ASSOCIATES.COM

February 23, 2026

Kory D. Anderson, PE
Town of Bristol Zoning Administrator
916 Silver Lake Drive
PO Box 340
Portage, WI 53901

RE: PRAIRIE PINES GOLF CLUB - VALLEY PINES SINGLE FAMILY SIP

Kory,

On behalf of our client, PAC Acquisitions, LLC, we hereby submit the Specific Implementation Plan (SIP) documents for creating five single-family lots along Happy Valley Road. The SIP builds upon the previously approved GDP for a subarea of the development for review by the Zoning Administrator, Plan Commission, and Town Board.

The project subdivides parcels 0911-302-8000-0 and 0911-302-8500-3 into five single-family parcels totaling 4.77 acres and a 37.13-acre parcel, which will be part of the golf course. All conditions of the General Development Plan (GDP) approval have or will be met.

We respectfully request approval of the Specific Implementation Plan.

Sincerely,

SNYDER & ASSOCIATES, INC.



Mike Calkins
Project Engineer

Enclosures

cc: PAC Acquisitions, LLC

Specific Implementation Plan

Valley Pines

February 23, 2026

A General Development Plan (GDP) was previously approved by the Town Board of the Town of Bristol by Ordinance adopted on April 8, 2024. This is a Specific Implementation Plan (SIP) that builds upon the previously approved GDP for a subarea of the development for review by the Zoning Administrator, Plan Commission, and Town Board. This project narrative includes all elements required by Town Ordinances for this SIP.

The GDP was for a larger development at the Prairie Pines Golf Club, including a clubhouse and parking lot as part of the commercial space, along with two residential areas – one for single-family home lots and another for townhomes. This SIP is just in relation to the single-family home lot subarea of the site. The GDP zoned the whole area within the development as a Planned Unit Development (PUD) District. The developer, PAC Acquisitions LLC, owns the whole development.

The subarea of real property subject to this SIP in the PUD District consists of five single-family lots consisting of 4.77 acres, as shown as lots 2-6 on the attached preliminary plat and final plat. The Property consists of the portions of the following tax parcels: 012/0911-302-8000-0 and 012/0911-302-8500-3.

Project Justification

The GDP identified that a PUD classification was sought to allow more efficient use of land with more flexible means of land development than the existing standard zoning districts. The full development approved in the GDP includes a large portion of commercial use for a golf course and event space, as well as two potential residential subareas. One of which is for single-family residential on a few of the parcels, which is the subarea included in this SIP.

Conformity with the Town Comprehensive Plan

The Town of Bristol Comprehensive Plan outlines several housing-related goals that this SIP helps to meet:

- Housing Element
    - A goal is to provide adequate housing for current and future residents by adding ~18 new housing units per year to meet projected demand. Adding these additional units would help to meet this target.

    - An objective to maintain a slower 1% annual growth rate. This SIP provides a smaller number of units rather than a larger subdivision to keep in alignment with this objective.
- Land Use Element
    - A goal is to preserve rural character while accommodating limited growth. A small subdivision avoids sprawl into prime agricultural areas elsewhere in the township while also increasing available housing.
    - An objective is to keep development compact and located near existing subdivisions. These lots are modest in size and will abut the subdivision to the west and be across from future residential.
    - The Future Land Use Map shows the whole area as slated for Outdoor Recreation. However, the entire PUD area is surrounded almost exclusively by existing and potential residential areas. The location of this SIP would extend the existing residential area without being an island.
        - This is further supported by the community survey done as part of the comprehensive planning process, which showed strong support for "controlling the location" of housing to not take up more farmland.
- Agricultural, Natural, and Cultural Resources Element
    - A goal is to support the future of farming within the township. Adding housing in non-prime or agriculturally unsuitable areas, such as this, prevents agricultural land from being subdivided to make space for residential uses.
- Intergovernmental Cooperation Element
    - A goal is to plan growth in partnership with neighboring communities. Having a smooth transition from urban to rural densities is a stated cooperation objective. This site is located near this border and would support this goal.

Relationship to Surrounding Area

This subarea is adjacent to existing single-family residential to the west, larger single-family residential to the north, plus commercial, and then bordered to the east and south by the Prairie Pines Country Club golf course and associated amenities. Over time, residential uses have been expanding northward towards this subarea, and therefore, this would be a congruent use of the site.

Uses & Zoning Standards

The larger area was rezoned to PUD, with this subarea designated for single-family residential use. The future development of other subareas within the PUD shall be conducted in accordance with future SIP's, approved by the Town of Bristol in the future, subject to the provisions of the prior approved GDP. It is anticipated that if the Developer seeks amendments to this SIP, the amendments will be subject to approval of the Town Board.

The Developer does not need to complete a prior building or phase before being issued a building permit or occupancy permit for another building or phase. Before commencing construction of any building-phase, the Developer shall submit such plans to the Town for approval in accordance with the approved GDP, this SIP, and the Town of Bristol Zoning Code.

Permitted Uses within the SIP subarea

Residential use within the SIP subarea is permitted, which includes the following uses and uses incidental thereto:

- Single-family housing products accessed by individual driveways onto Happy Valley Road and served by a private on-site wastewater treatment system (POWTS). The houses would be on a fraction of parcels 012/0911-302-8000-0 and 012/0911-302-8500-3.
- Accessible elements are permitted as defined in 1.022(1) of the Town of Bristol Ordinance.
- Family gardens and orchards are permitted as outlined in section 3.15 of the covenants in the rear of the lot and shall be located no closer than 15 ft from any lot line, and shall not exceed 10% of the total area of the lot, exclusive of the footprint of all buildings and the driveway.
- Fences are prohibited per section 3.34 of the covenants without written consent from the developer. The only fences that will be approved will be 4' black decorative metal.

Uses for other subareas within the PUD approved by the GDP will be addressed in future SIP's.

No uses shall be permitted within this subarea that are not permitted uses under the provisions of the approved GDP or this SIP.

Effect on Existing Regulations

All regulations outlined in the Town of Bristol Zoning Ordinance that conflict with this SIP, or which conflict with the prior approved GDP, shall be deemed to have been waived by the

Town of Bristol and shall be of no force and effect with respect to the Property, and instead this SIP and any future amendments that may be approved from time-to-time shall control.

Zoning Standards

This subarea most closely follows the standards set in the Single Family Residential (SRF) and associated dimensional standards within the Town of Bristol Zoning Ordinance. However, being within a PUD, this SIP and prior approved GDP govern the regulations as follows:

- General street width – There are no public streets within the subarea. One private access drive is shared amongst all the lots within this SIP. The private asphalt access drive is 20ft wide.
- Setbacks
    - Front Yard –30ft from ROW
    - Rear Yard – 25ft for principal structures and uncovered decks or porches
    - Side Yard – 12.5ft per side yard
- Lot size – Maximum lot size is 67,427 sq ft.
- Height – The maximum height for a principal building is 35 ft
- Principal structure size –There are no minimum or maximum sizes for a principal structure.
- Floor Area: (outlined in section 3.7 of the covenants, which also states "For the purposes of determining floor area, one stair opening shall be included, but open porches, screened porches, attached garages, and basements, even if the basements are finished, shall be excluded.")
    - No single-story building shall have less than 1,800 square feet.
    - No two-story building shall have less than 2,100 square feet.
    - No raised ranch, bi-level, or tri-level building shall have less than 1,800 square feet on the main level.
    - However, the above minimum floor area requirements may be waived by the Developer or the Committee, whichever is then applicable, in the event the proposed architecture and quality of the house are such as to present an attractive appearance compatible with other houses within the Property, in the judgment of the Developer or the Committee.
- Additional exterior requirements for structures are outlined in the covenants associated with the plat of Valley Pines.
- No other density or intensity standards are set, as these will vary based on the design of each home.

Land Use & Development Densities

The proposed 4.77-acre development includes five single-family residential lots. Each lot will have one dwelling unit constructed on it for a total of five dwelling units. These lots will be developed by PAC Acquisitions, LLC.

The precise floor area ratios for each lot will depend upon the design of homes, as will the per-lot impervious surface area ratio. Lots are summarized in the table below:

Lot Number	Number of Dwelling Units	Area	DU/Acre
Lot 2	1	1.07 AC 46,801 SF	0.93 DU/AC
Lot 3	1	0.72 AC 31,200 SF	1.39 DU/AC
Lot 4	1	0.72 AC 31,200 SF	1.39 DU/AC
Lot 5	1	0.72 AC 31,200 SF	1.39 DU/AC
Lot 6	1	1.55 AC 67,427 SF	0.65 DU/AC

Construction of all buildings shall be completed within eight (8) months after issuance of a building permit for the respective building. Landscaping (including grading, sodding, and seeding) and paving of driveway shall be completed, in accordance with the approved landscaping plan, within one hundred eighty (180) days of completion of construction, provided weather conditions so allow. If such construction or landscaping is delayed due to matters beyond the control of the lot Owner, the time for completion shall be extended by the period of such delay.

Organizational Structure & Restrictive Covenants

The Valley Pines covenants establish a framework that governs how the subdivision is built, maintained, and managed. The Developer initially holds broad control over architectural decisions, lot use, and enforcement, with authority eventually transitioning to an Architectural Review Committee (ARC) appointed by the HOA. All homes must be detached single-family residences and must follow detailed architectural rules, with any construction or exterior change requiring written approval. The covenants prohibit accessory buildings like sheds and above-ground pools, restrict parking of commercial and recreational vehicles, limit fencing to approved decorative metal styles, and require owners to maintain lawns, landscaping, and stormwater features.

The HOA—comprised of all lot owners—staffs the ARC and funds these responsibilities through annual assessments that become liens on properties if unpaid. Both the architectural standards and HOA provisions run with the land for 30 years and automatically renew unless amended according to defined procedures.

Signage

No signs of any type shall be displayed to public view on any lot, without the prior written consent of the Developer or the Committee, whichever is then applicable, except for: one (1) non-electrified lawn sign of not more than six (6) square feet in size advertising the Property where located for sale, or signs erected by Developer advertising lots within the Property for sale.

Outdoor Storage

There shall be no outside storage on the Property, except for:

- Motor vehicles for patrons, employees, or contractors performing work on the Property, or
- Vehicles (including trailers) to be loaded or unloaded on the Property. Or
- Construction equipment actively used during construction or renovation periods.

Road Network

Access to the site is from the public roadway to the north, Happy Valley Road. Two entrances to the site from the main road to the private access drive are provided. This is a deviation from the approved GDP, which stated that individual driveways were to be installed. Given the positioning of the site near the crest of a hill on Happy Valley Road, having fewer entry/exit points for safety is required. In addition, the placement of the private access drive within the site minimized the removal of existing trees, and less pavement also results in less stormwater management.

Parking

Parking is restricted based on the covenants. A summary of those restrictions is as follows: vehicles may not be parked on streets, lawns, or yards, and commercial vehicles, RVs, boats, trailers, stored or inoperable vehicles, and similar equipment may only be kept inside an

enclosed garage, except for brief loading or unloading. Non-commercial personal vehicles may be parked on a paved driveway, and construction, service, delivery vehicles, and temporary guest vehicles are allowed only for the time reasonably necessary to perform their function. A vehicle counts as "commercial" if it displays business writing, is designed or registered for commercial use, or carries advertising signage, though vehicles with small decals or official government vehicles are not considered commercial.

Utilities

Each lot shall be served by one (1) potable water well, plus one (1) private on-site wastewater treatment system (POWTS). under the Wisconsin Plumbing Code, as administered by the Dane County Environmental Health Department. The Property will be served by electric, energy, communications, or other utility services from public or private utilities authorized and available to serve the Property, and the Developer or such utilities, but not the Town of Bristol, shall be responsible for all costs for the installation of such utility service.

The POWTS are mostly located off the south edge of the lots on Lot 1 of the plat outside the area for this SIP.

There is a 15-foot-wide public utility easement along the north edge of this subarea along Happy Valley Road.

Stormwater Management

The property primarily drains into Token Creek, which flows through the northwestern portion of the property, leaving the property along its western limits. The section of the PUD which contains the clubhouse and parking lot to the east of this subarea was proposed to have three (3) bio-retention basins and one (1) rain garden as part of the GDP. Within this subarea, two shared bio-retention basins are in the southwest and southeast corners of the site, which will satisfy the stormwater management requirements for the proposed single-family lots.

The land disturbance associated with the project means that stormwater management shall comply with the Dane County stormwater management ordinance, and a stormwater management plan for the Property that is to be approved by the Dane County Land Conservation Division, as modified and approved from time-to-time.

Stormwater management facilities within the Property shall be privately owned and shall be maintained by the Property owner, provided however, that the Property shall be subject to

one or more stormwater management agreements with Dane County which shall provide that either the County or the Town may enter the Property and inspect the stormwater management facilities from time-to-time, and if the County or the Town determine that such facilities are not in compliance with the stormwater management plan, then after giving any notice required by such agreement(s), cause such facilities to comply with the approved stormwater management ordinance and plan, with the costs thereof to be levied by the County or Town as a special charge against the Property as provided by law.

Landscaping & Lighting

The following landscaping requirements are outlined in sections 3.25 and 3.5 of the covenants and apply to all lots within the Property:

- Front, rear, and side yards must be sodded or seeded.
- Landscape plantings and maintenance of the premises shall be the responsibility of the lot Owner(s). Complete visual screening of the front, rear, or side of any lot is prohibited without approval of the Developer or the Committee, whichever is then applicable. Lawn trees shall be planted within 45 days of occupancy of the residence, or upon completion of construction, whichever occurs first, except that trees are not required to be planted during the winter months when the ground is frozen, but shall be planted as soon as weather conditions permit.
- The landscaping plan for each lot shall achieve a minimum of 1,000 landscaping points as determined by the following point schedule:

Landscaping Element	**Point Value**
Canopy Tree (2”-3” caliper at 18 inches)	125
Canopy Tree (3”-4” caliper at 18 inches)	150
Canopy Tree (greater than 4” at 18 inches)	200
Canopy Tree or Small Tree (1”-1-½” caliper at 18 inches, i.e., Crab, Hawthorn)	100
Evergreen Tree (4 to 6 feet in height)	100
Large Deciduous Shrub (3-yr. transplant, 36” min.)	20
Small Deciduous Shrub (3-yr. transplant, 18” min.)	10
Decorative Wall (per face foot)	5

- The existing vegetation of each lot subject to this Declaration, including trees of a diameter of three (3) inches or greater, shall not be destroyed or removed except as approved in writing by the Developer or the Committee, whichever is then applicable. In the event such vegetation is removed or destroyed without approval, the Developer

or Committee may require the replanting or replacement of the same, the cost thereof to be borne by the Owner.

The covenants also outline exterior lighting for the site, which states that all site lighting shall be down lighting and no bulb, post, or spotlights with direct glare shall be allowed, except on signs erected by Developer advertising lots within the Property for sale. In addition, two light poles – one at each private access drive entrance off Happy Valley Road will be installed for increased nighttime visibility.

Compliance with other Regulations

All uses of the Property shall comply with all federal, state, and local regulations, except as modified under this SIP, including the obtaining of any permits required thereunder.

Development Timing

It is anticipated that development construction under this SIP shall commence in spring 2026, with the residential homes to be occupied by fall of 2027.

Amendments

This SIP may not be amended without the consent of the Town Board of the Town of Bristol under the Town of Bristol Zoning Ordinance. Any new or substantial modification to an SIP, including but not limited to the creation of new parcels, or any additional development that is not otherwise in compliance with the prior approved GDP, shall be subject to review and approval by the Town Board. Minor variations from an approved SIP may be permitted by the Zoning Administrator upon finding that such variations are consistent with the approved GDP and are generally in keeping with the spirit and intent of the approved SIP.

Severability

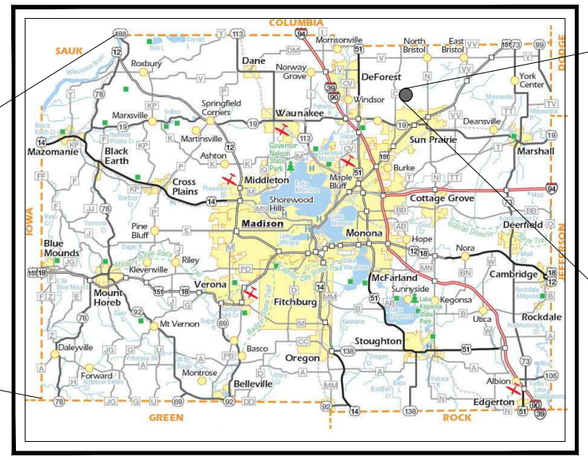
If any provision of this SIP shall be deemed to be invalid by a final judgment of a court of competent jurisdiction, which is not subject to further appeal, then the invalidity of such provision shall not affect the validity of any other provisions hereof.

VALLEY PINES

SECTION 30, TOWNSHIP 9N, RANGE 11E



REGIONAL MAP



DANE COUNTY



SITE LOCATION MAP

TOWN OF BRITSTOL,
DANE COUNTY, WISCONSIN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

Sheet List Table

Sheet Number	Sheet Title
C100	TITLE
C200	NOTES
C201	EROSION CONTROL NOTES
C202	EXISTING CONDITIONS PLAN
C300	SITE & UTILITY PLAN
C400	GRADING & EROSION CONTROL PLAN
C401	SOUTHWEST BASIN DETAILS
C402	SOUTHEAST BASIN DETAILS
C403	BASIN NOTES
C700	STORM DETAILS
C701	EROSION CONTROL DETAILS

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C100

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

TITLE

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C100

V:\Projects\2026\126.0225.30\CAD\126.0225_PLAN.dwg 2PDLE TITLE 2026/02/23, 2:41 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THEY SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL CONFIRM WITH OWNER IF A GEOTECHNICAL REPORT IS AVAILABLE. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, IF AVAILABLE.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

STORM SEWER & STORM WATER MANAGEMENT NOTES

STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:

1. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
2. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
3. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
5. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
7. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.
10. INLETS AT LOW POINTS SHALL HAVE TYPE NEENAH TYPE R GRATES. INLETS ON GRADE SHALL BE DIRECTIONAL TYPE L. INLETS SHALL ALL BE STAMPED "DRAINS TO RIVER".
11. ALL BIORETENTION BASINS SHALL INCLUDE ENGINEERED SOILS PER WDNR TECHNICAL STANDARD 1004.
12. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE SEEDED WITH A NATIVE SEED MIXTURE WITHIN THE LIMITS OF THE OUTLOT OR EASEMENT. THE NATIVE SEED MIXTURE SHALL BE APPROVED BY THE ENGINEER.
13. ALL STORM WATER FACILITIES SHALL CONFORM TO WisDNR TECHNICAL STANDARDS FOR PRE AND POST CONSTRUCTION STORM WATER MANAGEMENT.
14. THE LAST TWO PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
15. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
16. EROSION MAT IS REQUIRED FOR ALL RESTORATION ON SLOPES AT OR GREATER THAN 5H:1V, AND IN AREAS THAT CHANNEL WATER.
17. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED. EROSION MAT SHALL BE PROVIDED IN ALL STREET TERRACES OR DITCHES.
18. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.
19. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS.
20. ALL STORM SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
21. TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC BURIED UTILITIES IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
22. TRACER WIRE BOXES SHALL BE PROVIDED. "STORM SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
23. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

ADDITIONAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
5. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
6. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
7. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C200

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

NOTES

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C200

J:\Projects\26\0225.30\C\Dgn\0225.30_PLT_NOTES.dgn 2/26/2026 2:41:01 PM ANSI (11.00 X 17.00 INCHES)

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.

2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.

3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.

4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.

5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.

6. INSTALL ANY UTILITIES.

7. COMPLETE FINAL GRADING FOR SHARED DRIVEWAY AND STABILIZE WITH GRAVEL.

8. COMPLETE FINAL GRADE OF THE SITE.

9. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

10. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. PRIOR TO PLACING TOPSOIL AND INSTALLATION OF PLANT MATERIALS OR SEEDING, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 1"-2" BELOW THE HARD PAN LAYER OR COMPACTION ZONE. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.

11. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
    30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
    17.50 LBS/ACRE OF RED FESCUE
    17.50 LBS/ACRE OF HARD FESCUE
    22.00 LBS/ACRE OF PERENNIAL RYE GRASS
    THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.

    SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.
    MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

    FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30.

    TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

12. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

13. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.

14. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.

2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.

5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.

6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).

7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WisDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.

8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1050.

9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE TOP OF BERM ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.

11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1063.

12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.

13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.

14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.

16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.

17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

18. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WisDNR TECHNICAL STANDARDS.

19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

20. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 5:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. WHEN SHOWN OR CALLED OUT ON PLANS, CONTRACTOR SHALL USE THE EROSION CONTROL MATTING SHOWN ON PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.

21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. WHEN SHOWN OR CALLED OUT ON PLANS, CONTRACTOR SHALL USE THE EROSION CONTROL MATTING SHOWN ON PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.

22. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.

23. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.

24. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.

25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C201

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

EROSION CONTROL NOTES

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C201

V:\Projects\2026\126.0225\CAD\126.0225_KEY_EROS-NOTES.dwg 24CH ROLE EROSION CONTROL NOTES 2/26/2026 2:41 PM ANSI FULL BLEED B (17.00 X 11.00 INCHES)

V:\Projects\2026\126.0225.300\CADD\126.0225_PLAN.dwg ZROLE, EXISTING CONDITIONS PLAN, 2026/02/23, 2:41 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



VALLEY PINES

EXISTING CONDITIONS PLAN

TOWN OF BRISTOL, DANE COUNTY, WI

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" = 40'

Technician: TECH | Date: 02-23-2026 | T-R-S: 9N-11E-30

Project No: 126.0225.30 | Sheet C202

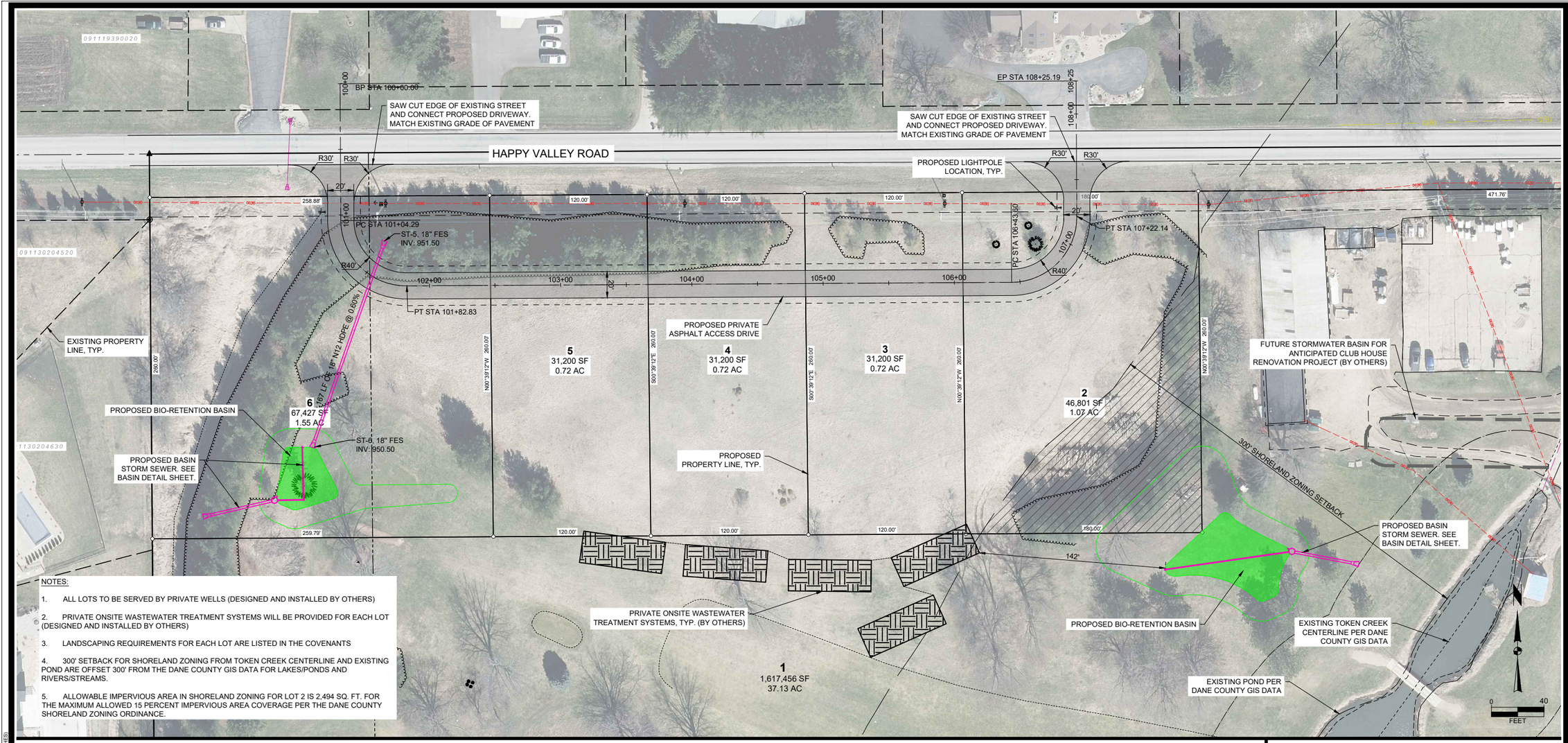
SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

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

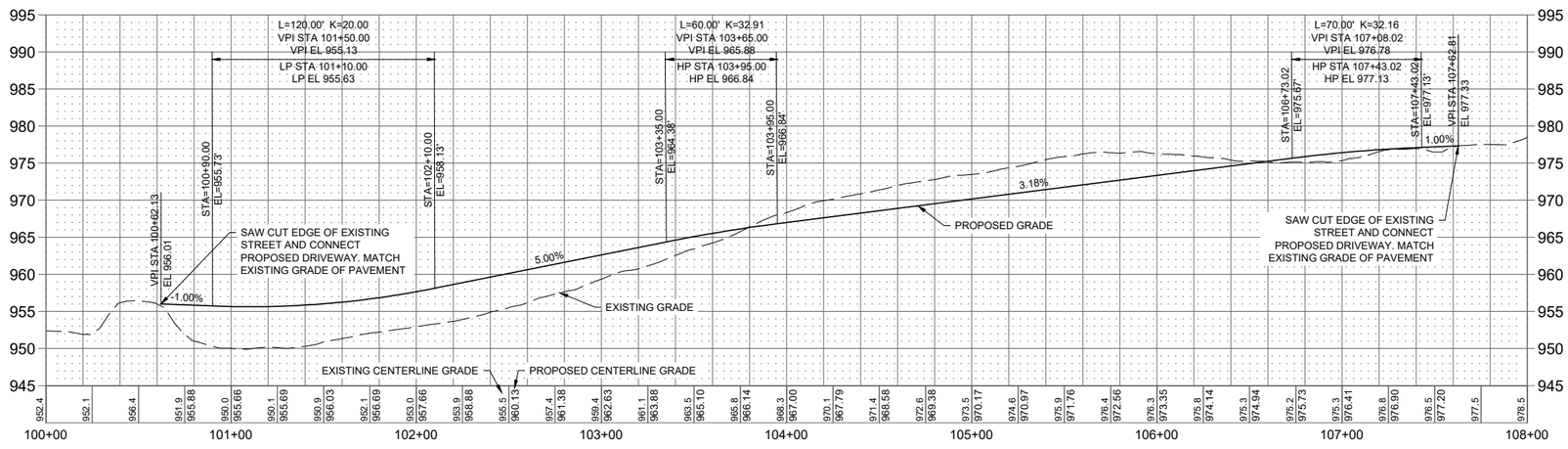
Project No: 126.0225.30

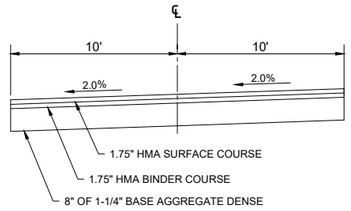
Sheet C202



NOTES:

1. ALL LOTS TO BE SERVED BY PRIVATE WELLS (DESIGNED AND INSTALLED BY OTHERS)
2. PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS WILL BE PROVIDED FOR EACH LOT (DESIGNED AND INSTALLED BY OTHERS)
3. LANDSCAPING REQUIREMENTS FOR EACH LOT ARE LISTED IN THE COVENANTS
4. 300' SETBACK FOR SHORELAND ZONING FROM TOKEN CREEK CENTERLINE AND EXISTING POND ARE OFFSET 300' FROM THE DANE COUNTY GIS DATA FOR LAKES/PONDS AND RIVERS/STREAMS.
5. ALLOWABLE IMPERVIOUS AREA IN SHORELAND ZONING FOR LOT 2 IS 2,494 SQ. FT. FOR THE MAXIMUM ALLOWED 15 PERCENT IMPERVIOUS AREA COVERAGE PER THE DANE COUNTY SHORELAND ZONING ORDINANCE.





SHARED ASPHALT DRIVEWAY
20' STREET WIDTH

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C300

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

SITE & UTILITY PLAN

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

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C300

V:\Projects\2026\126.0225\300\CADD\20250225_PLAN.dwg ZROLE: SITE & UTILITY PLAN, 2026/02/23, 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

NOTES:

1. EXISTING TOPOGRAPHY SHOWN IS FROM 2024 DANE COUNTY LIDAR DATA AND IS APPROXIMATE.

2. EXISTING UTILITIES ARE NOT SHOWN. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND COORDINATE DIGGER'S HOTLINE ONE CALL UTILITY LOCATE PRIOR TO CONSTRUCTION AND ORDERING MATERIALS.

3. ALL UNCAPTURED, DISTURBED AREAS SHALL HAVE THE NATIVE SOIL INTERFACE TURNED OVER/DEEP TILLED TO MITIGATE COMPACTION AND LOOSEN NATIVE SOILS. DEEP TILL TO A DEPTH OF 2-3 FEET BY PULLING TWO PARABOLIC STEEL SHANKS SPACED 4-5 FEET APART, PERPENDICULAR TO THE DIRECTION OF FLOW
https://danecountystormwatermanual.com/doku.php?id=deep_tilling&s[]=deep&s[]=till

4. PROPOSED BIO-RETENTION BASINS TO BE LEFT 2 FEET HIGH AND USED AS SEDIMENT BASINS DURING CONSTRUCTION.

LEGEND
- CONSTRUCTION ENTRANCE
- SILT FENCE
- EROSION MATTING CLASS 1, TYPE B
- TURF REINFORCEMENT MAT CLASS III, TYPE A
- RIP RAP
- SEDIMENT LOG
- STONE CULVERT PROTECTION

HAPPY VALLEY ROAD

CONTRACTOR TO COORDINATE ±1' FILL AROUND EXISTING UTILITIES

CONTRACTOR TO ENSURE MINIMUM 1% DRAINAGE WITHIN DITCH, TYP.

CONTRACTOR TO ENSURE MINIMUM 1% DRAINAGE WITHIN DITCH, TYP.

TREE REMOVAL TO BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL, TYP.

PROPOSED V-BOTTOM SWALE AT 1% WITH 3H:1V SIDE SLOPES MAX

PROPOSED V-BOTTOM SWALE AT 1% WITH 3H:1V SIDE SLOPES MAX

BIO-RETENTION BASIN 2P
BOTTOM ELEV.=950.50

BIO-RETENTION BASIN 1P
BOTTOM ELEV.=947.00

STONE WEEPER, TYP

FUTURE STORMWATER BASIN FOR ANTICIPATED CLUB HOUSE RENOVATION PROJECT (BY OTHERS)

1
1,617,456 SF
37.13 AC

2
46,804 SF
1.07 AC

3
31,200 SF
0.72 AC

4
31,200 SF
0.72 AC

5
31,200 SF
0.72 AC

6
67,427 SF
1.55 AC

0 40
FEET

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 40'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C400

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

GRADING & EROSION CONTROL PLAN

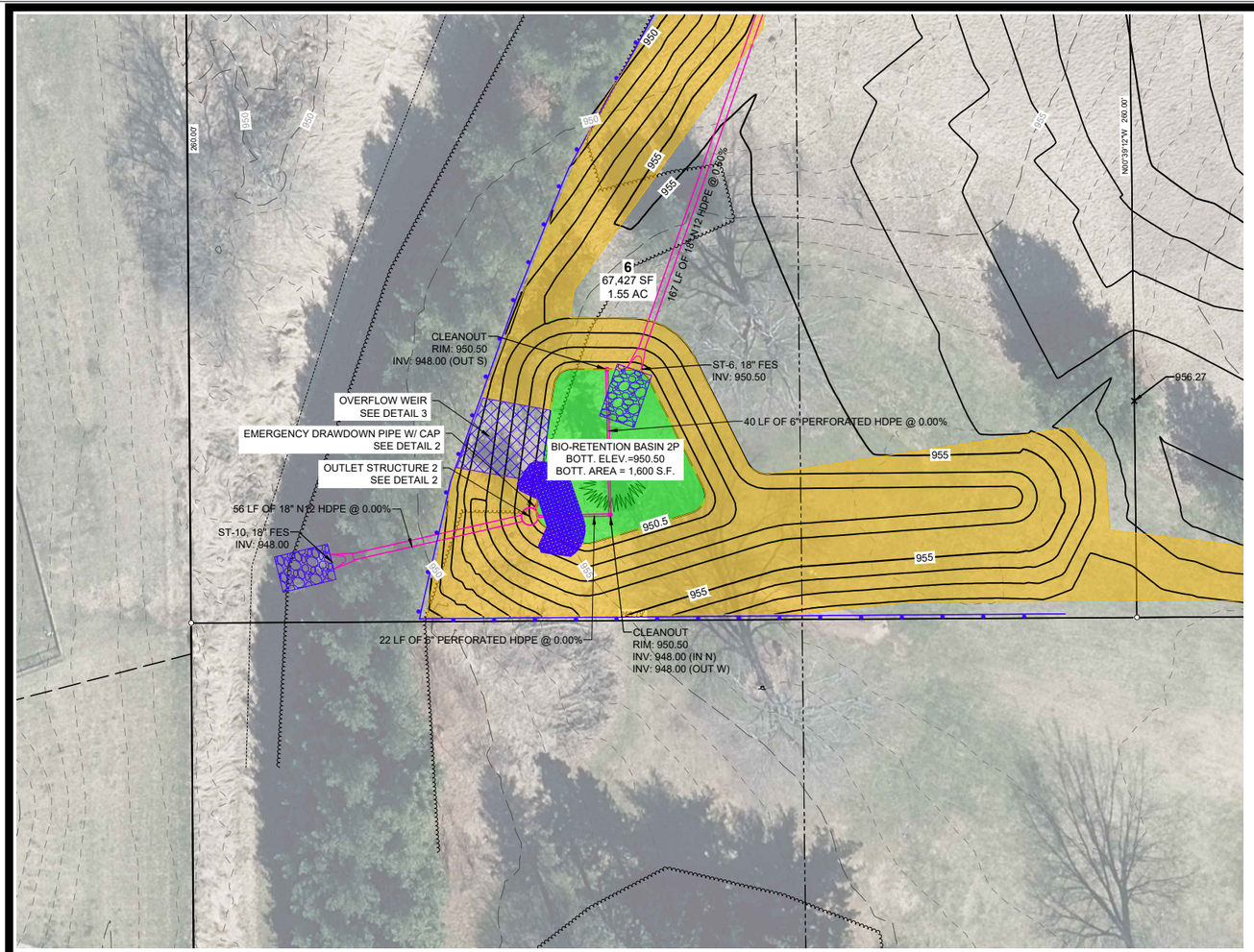
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

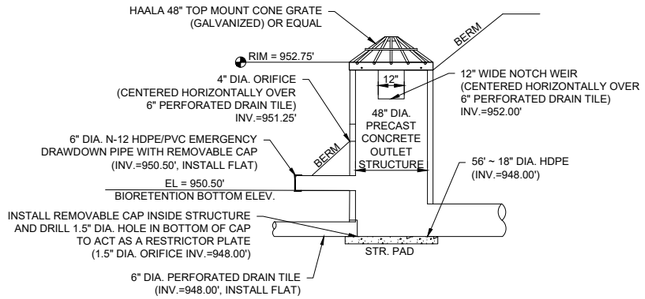
SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C400

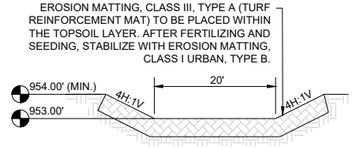
V:\Projects\2025\126.0225.300\CADD\20250225_PLAN.dwg ZROLE: GRADING & EROSION CONTROL PLAN, 2026/02/23 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)





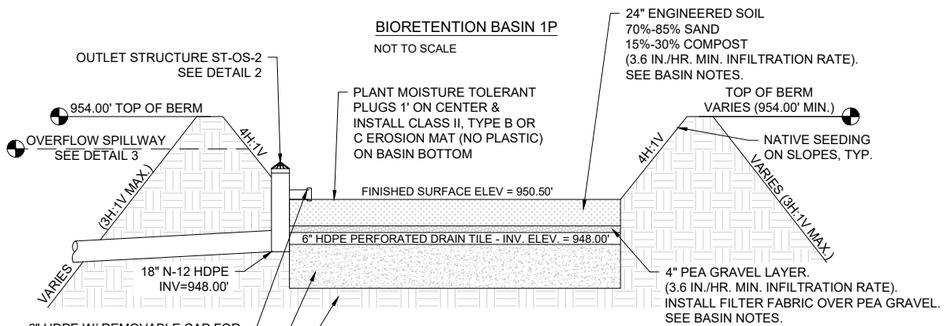
2 OUTLET STRUCTURE #1 (ST-OS-1) DETAIL
NO SCALE





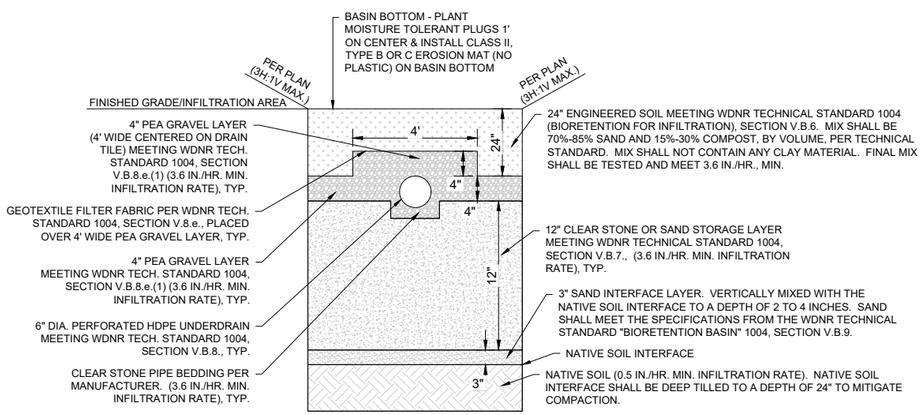
3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE

BIORETENTION BASIN 1P
NOT TO SCALE



CONTRACTOR SHALL FIELD VERIFY THAT BIORETENTION BASIN IS EXCAVATED ALL THE WAY TO AN EXISTING NATIVE SOIL LAYER WITH A 0.50 IN/HR. MIN. INFILTRATION RATE. CONTRACTOR MAY STOP OVER EXCAVATION ONLY WHEN REACHING A DEPTH OF 5' BELOW THE CLEAR STONE/SAND STORAGE LAYER OR WHEN REACHING 0.5 IN/HR SOILS BELOW THE CLEAR STONE/SAND STORAGE LAYER, WHICHEVER IS LESS. NATIVE SOIL INTERFACE SHALL BE TURNED OVER/DEEP TILLED TO MITIGATE COMPACTION AND LOOSEN NATIVE SOILS. ALL BACKFILL MATERIAL TO THE CLEAR STONE/SAND STORAGE LAYER SHALL HAVE A MINIMUM INFILTRATION RATE OF 0.50 IN/HR. TOWN OF BRISTOL & DANE COUNTY SHALL BE NOTIFIED 48 HOURS PRIOR TO BASIN EXCAVATION.

1 TYPICAL BASIN SECTION DETAIL
NO SCALE



4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C401

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

SOUTHWEST BASIN DETAILS

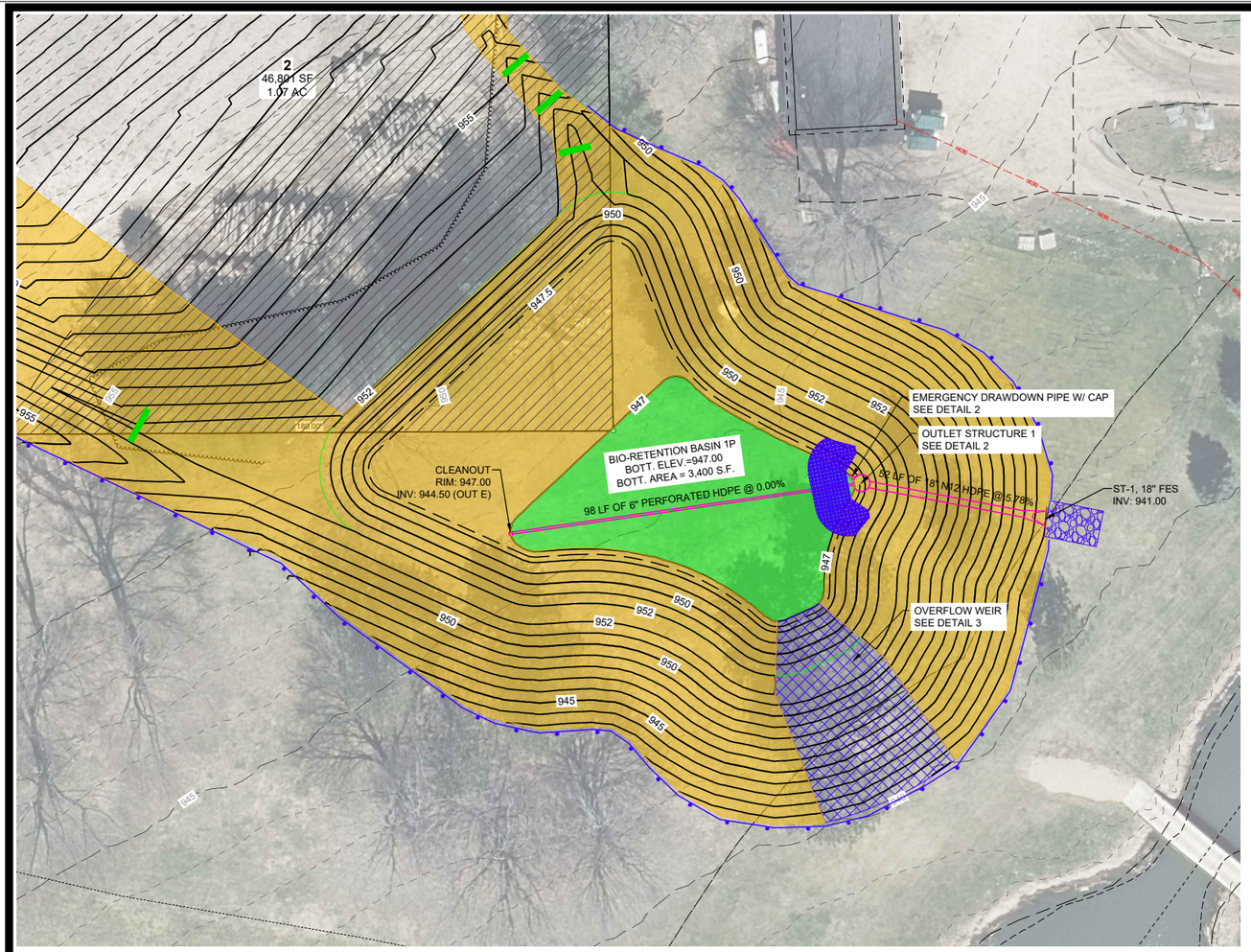
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

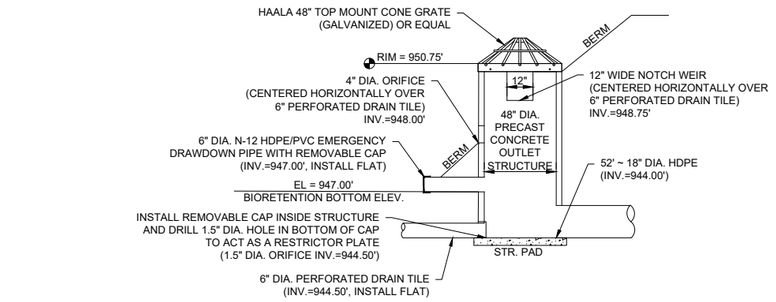
SNYDER & ASSOCIATES

Project No: 126.0225.30

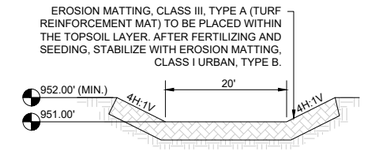
Sheet C401

V:\Projects\2025\126.0225.00\CAD\1-DESIGN\PLAN.dwg ZROLE: SOUTHWEST BASIN DETAILS 2026/02/23 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



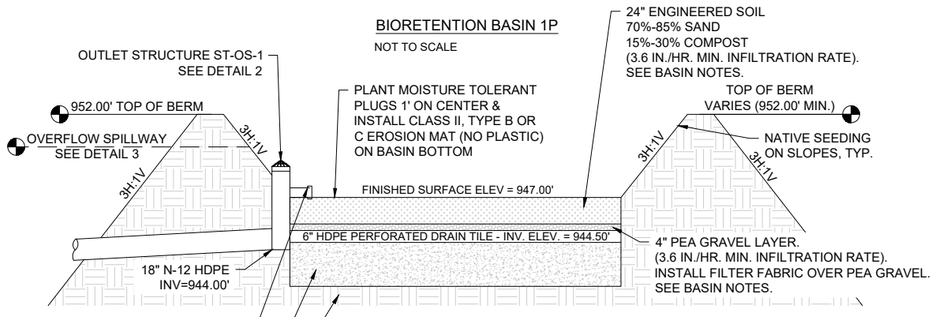


2 OUTLET STRUCTURE #1 (ST-OS-1) DETAIL
NO SCALE

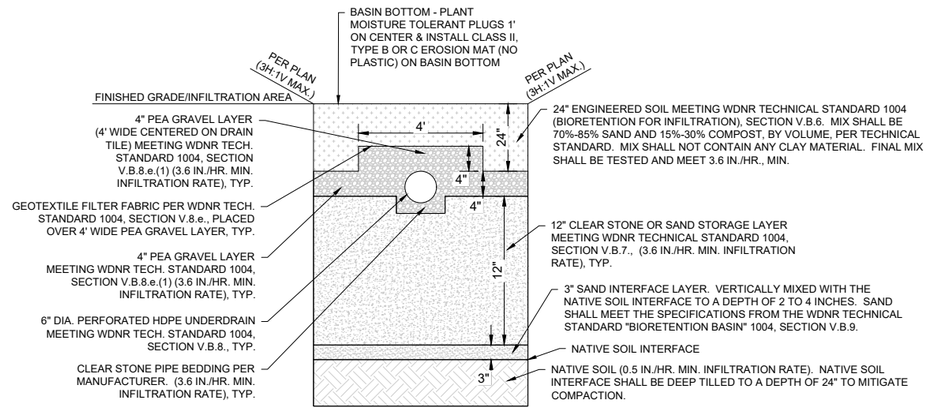


3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE





1 TYPICAL BASIN SECTION DETAIL
NO SCALE



4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C402

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

SOUTHEAST BASIN DETAILS

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

SNYDER & ASSOCIATES

Project No: 126.0225.30
Sheet C402

V:\Projects\2026\126.0225.300\CAD\126.0225_PLAN.dwg ZROLE: SOUTHEAST BASIN DETAILS, 2026/02/23, 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

BIORETENTION BASIN NOTES:

1. BIORETENTION BASIN CONSTRUCTION METHODS, MATERIALS, OPERATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DANE COUNTY STORMWATER MANUAL, WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD "BIORETENTION BASIN" 1004, AND THE PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1004, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf FOR DANE COUNTY STORMWATER MANUAL, SEE WEBSITE https://danecountystormwatermanual.com/doku.php?id=home

2. MAXIMUM DRAINAGE AREA - THE AREA DRAINING TO THE BIORETENTION BASIN(S) SHALL NOT EXCEED THE AREA DRAINING TO THE BASIN AS SHOWN ON THE PLANS.

3. ROUGH GRADING & DRAINAGE - INFILTRATION AREA SHALL BE GRADED AND LEFT TWO FEET ABOVE FINISHED GRADE DURING CONSTRUCTION. IF PONDING OR DRAINAGE ISSUES OCCUR WHILE LEAVING BASIN BOTTOM ABOVE FINISHED GRADE, CONTRACTOR SHALL NOTIFY ENGINEER. FINAL GRADING AND INSTALLATION SHALL TAKE PLACE AFTER SITE DRAINING TO THE BASIN IS SEEDED AND VEGETATION IS ESTABLISHED. FOR BASINS WHERE MULTIPLE LOTS/PARCELS SUCH AS A RESIDENTIAL SUBDIVISION DRAIN TO THE BASIN, BRINGING THE BASIN ON-LINE SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD 1003, SECTION V.C.2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO THE BASIN PER PLAN. SNOW SHALL NOT BE PLACED ON THE BASIN BOTTOM.

4. EXCAVATION & BACKFILLING - CONTRACTOR MUST EXCAVATE BASIN UNTIL REACHING A NATIVE SOIL LAYER WITH A 0.5 IN./HR. (MIN.) INFILTRATION RATE OR A MINIMUM OF FIVE (5) FEET BELOW THE CLEAR STONE/SAND STORAGE LAYER, WHICHEVER IS LESS. BACKFILL TO THE CLEAR STONE/SAND STORAGE LAYER SHALL CONSIST OF NATIVE SOIL OR SAND MEETING THE 0.5 IN./HR. MINIMUM INFILTRATION RATE.

5. FIELD INFILTRATION TESTING - IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING (COMMONLY TEST PITS) CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WDNR "SITE EVALUATION FOR STORMWATER INFILTRATION", TECH. STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST TWO TESTS PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ENGINEER.

6. SLOPES - LONGITUDINAL SLOPE ON THE BASIN BOTTOM, IF APPLICABLE, SHALL NOT EXCEED 1 PERCENT. BASIN BOTTOM SHALL NOT HAVE LATERAL SLOPES. ALL SIDE SLOPES FOR INTERIOR AND EXTERIOR BERMS SHALL HAVE 3H:1V SLOPES OR FLATTER, UNLESS SPECIFIED ON PLANS. SEE PLANS AND DETAILS.

7. EARTHEN BERM/EMBANKMENT CONSTRUCTION - REMOVE A MINIMUM OF 6 INCHES OF PARENT MATERIAL, INCLUDING ALL VEGETATION, STUMPS, ETC., BENEATH THE PROPOSED BASE OF THE EMBANKMENT. FOR EMBANKMENTS WHERE THE BASIN IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, INCLUDE A CORE TRENCH OR KEY-WAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PONDING ELEVATION TO PREVENT SEEPAGE AT THE JOINT BETWEEN THE EXISTING SOIL AND THE FILL MATERIAL. THE CORE TRENCH OR KEY-WAY SHALL BE A MINIMUM OF 2 FEET BELOW THE EXISTING GRADE AND 8 FEET WIDE WITH A SIDE SLOPE OF 1H:1V OR FLATTER. FOLLOW THE CONSTRUCTION AND COMPACTION REQUIREMENT DETAILED IN WDNR TECHNICAL STANDARD "WET DETENTION BASIN" 1001, V.B.2.D.iii FOR COMPACTION AND FILL MATERIAL. CONSTRUCT ALL EMBANKSMENTS WITH NON-ORGANIC SOILS AND COMPACT TO 90% STANDARD PROCTOR ACCORDING TO THE PROCEDURES OUTLINED IN ASTM D-698 OR BY USING COMPACTION REQUIREMENTS OF USDA NATURAL RESOURCES CONSERVATION SERVICE, WISCONSIN CONSTRUCTION SPECIFICATION 3. DO NOT BURY TREE STUMPS, OR OTHER ORGANIC MATERIAL IN THE EMBANKMENT. INCREASE THE CONSTRUCTED EMBANKMENT HEIGHT BY A MINIMUM OF 5% TO ACCOUNT FOR SETTLING. SEE BASIN DETAIL FOR MORE INFORMATION. EMBANKMENTS AND EMBANKMENT CORE TRENCH OR KEY-WAY SHALL CONFORM WITH WDNR TECHNICAL STANDARD "WET DETENTION BASIN" 1001. FOR TECH. STANDARD 1001, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1001WetDetentionPond.pdf

8. MAINTENANCE ACCESS - THE TOP WIDTH OF THE EARTHEN BERM/EMBANKMENT SHALL BE A MINIMUM OF 5 FEET. SEE BASIN DETAIL FOR MORE INFORMATION.

9. INFLOW POINTS - BIORETENTION BASIN(S) SHALL HAVE ENERGY DISSIPATION MEASURES SUCH AS RIP RAP DESIGNED TO PREVENT SCOUR DURING PEAK FLOWS PRODUCED BY THE 10-YR., 24-HOUR DESIGN STORM. SEE BASIN DETAIL FOR MORE INFORMATION.

10. OUTLETS - BIORETENTION BASIN(S) SHALL HAVE AN EMERGENCY SPILLWAY/OVERFLOW WEIR AND A PRINCIPAL OUTLET PER PLAN. THE PRINCIPAL WATER QUALITY OUTLET DIAMETER SHALL BE AT LEAST 4 INCHES IN DIAMETER UNLESS A SMALLER DIAMETER IS SPECIFICALLY CALLED OUT ON PLANS. THE PRINCIPAL OUTLET SHALL BE DESIGNED SO THAT RUNOFF UP TO AND INCLUDING THE 10-YEAR, 24-HOUR DESIGN RAINFALL DOES NOT FLOW THROUGH THE EMERGENCY SPILLWAY/OVERFLOW WEIR. PREVENT DAMAGE BY INCORPORATING TRASH ACCUMULATION PREVENTIVE FEATURES AND MEASURES FOR PREVENTING ICE DAMAGE AND SCOUR AT THE OUTFALL. DIRECT OUTLETS TO CHANNELS, PIPES, OR SIMILAR CONVEYANCES DESIGNED TO HANDLE PROLONGED FLOWS. DISCHARGES TO WETLANDS SHALL INCORPORATE LEVEL SPREADERS OR RIP RAP TO PREVENT CHANNELIZATION, EROSION, AND REDUCE SEDIMENTATION IN THE WETLANDS.

11. EMERGENCY SPILLWAY / OVERFLOW WEIR - ALL BIORETENTION BASINS SHALL HAVE AN EMERGENCY SPILLWAY / OVERFLOW WEIR. THE EMERGENCY SPILLWAY / OVERFLOW WEIR SHALL SAFELY PASS THE 200-YR., 24-HOUR DESIGN STORM ROUTED THROUGH THE POND WITHOUT DAMAGE TO THE STRUCTURE. SEE BASIN DETAIL FOR MORE INFORMATION.

12. FREEBOARD - ENSURE THAT THE TOP OF THE EARTHEN BERM/EMBANKMENT ELEVATION, AFTER SETTLING, IS PER PLAN. IF NOT STATED ON PLAN, TOP OF THE EARTHEN BERM/EMBANKMENT ELEVATION, AFTER SETTLING, SHALL BE A MINIMUM OF 1 VERTICAL FOOT ABOVE THE FLOW DEPTH FOR THE 200-YR., 24-HOUR STORM OR 1 VERTICAL FOOT ABOVE THE EMERGENCY SPILLWAY / OVERFLOW WEIR, WHICHEVER IS GREATER. SEE BASIN DETAIL FOR MORE INFORMATION.

13. PIPE INSTALLATION BEDDING & BACKFILL - IF PIPES ARE INSTALLED AFTER CONSTRUCTION OF THE EMBANKMENT, THE PIPE TRENCH SHALL HAVE SIDE SLOPES OF 1H:1V OR FLATTER. BED AND BACKFILL ANY PIPES EXTENDING THROUGH THE EMBANKMENT WITH EMBANKMENT OR EQUIVALENT SOILS. COMPACT THE BEDDING AND BACKFILL IN LIFTS AND TO THE SAME STANDARD AS THE ORIGINAL EMBANKMENT.

14. DRAW DOWN DEVICE / BYPASS / DEWATERING - A MEANS SHALL BE PROVIDED TO QUICKLY REMOVE STANDING WATER FROM THE BASIN(S) FOR MAINTENANCE AND WINTER DIVERSION. SEE PLANS AND DETAILS.

15. DESIGN PONDING DEPTH - THE MAXIMUM DESIGN PONDING DEPTH OF ALL INFILTRATION CELLS WITHIN A BIORETENTION BASIN FACILITY SHALL BE PER PLAN (12 INCHES MAX. IF NOT STATED ON PLAN). THE MAXIMUM DESIGN PONDING DEPTH IS THE DIFFERENCE IN ELEVATION FROM THE SURFACE ELEVATION AT THE BASIN BOTTOM TO THE INVERT ELEVATION OF THE LOWEST OUTLET ABOVE GROUND. SEE PLANS AND DETAILS.

16. INFILTRATION CELLS / LEVEL SPREADER(S) - IF APPLICABLE, LEVEL SPREADERS CONSISTING OF EARTHEN BERMS SHALL BE INSTALLED TO MAXIMIZE THE EFFECTIVE INFILTRATION AREA AND TO PREVENT CHANNELIZED FLOWS. SEE PLANS AND DETAILS. LEVEL SPREADERS SHALL CONFORM WITH WDNR TECHNICAL STANDARD "INFILTRATION BASIN" 1003 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1003, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf

17. UNDERDRAIN / DRAIN TILE - A PERFORATED UNDERDRAIN/DRAIN TILE IS REQUIRED UNLESS THERE IS NO SUITABLE PIPE OUTLET OR THE RISK OF INFILTRATION FAILURE AT THE NATIVE SOIL INTERFACE IS MINIMAL DUE TO THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL BEING 3.6 IN./HR. OR GREATER. IF A UNDERDRAIN IS PROPOSED (SEE PLAN), THE UNDERDRAIN SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD "BIORETENTION FOR INFILTRATION" 1004, SECTION V.B.8., WHICH SHALL INCLUDE BUT NOT LIMITED TO; A FLEXIBLE PIPE WITH A MINIMUM DIAMETER OF 6 INCHES HAVING PERFORATIONS, HAVE PROTECTION FROM CLOGGING BY USE OF A COVER OF PEA GRAVEL AND FILTER SOCK IF STORAGE LAYER IS SAND, AND HAVE CLEANOUT PORT(S) INSTALLED. FOR TECH. STANDARD 1004, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf

18. OBSERVATION WELLS - IF THERE IS NOT AN UNDERDRAIN/DRAIN TILE PROPOSED, ONE OR MORE OBSERVATION WELLS SHALL BE INSTALLED TO MONITOR DRAINAGE FROM THE DEVICE. THERE SHALL BE A MINIMUM OF ONE WELL PER 1,000 SQUARE FEET OF EFFECTIVE INFILTRATION AREA. THE OBSERVATION WELLS SHALL CONFORM WITH WDNR TECH. STANDARD "BIORETENTION FOR INFILTRATION" 1004.

19. WEATHER & SITE CONDITIONS - CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOW MELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

20. COMPACTION AVOIDANCE, MITIGATION, & REMEDIATION - COMPACTION AVOIDANCE, MITIGATION, AND REMEDIATION SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECH. STANDARD 1004, UNDER THE "CONSTRUCTION SEQUENCING AND OVERSIGHT" SECTION. IT IS RECOMMENDED THAT TRACKED VEHICLES BE USED IN CONSTRUCTION, THAT NO DISTURBANCE TAKE PLACE ON THE BASIN BOTTOM AREA, AND THAT THE BOTTOM AREA BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM ACCESSING THE AREA DURING CONSTRUCTION. THE BASIN IS REQUIRED TO DRAW DOWN WITHIN 24 HOURS AFTER A RAINFALL EVENT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR ANY CORRECTIVE ACTIONS REQUIRED DUE TO CONSTRUCTION METHODS, MATERIALS, AND MAINTENANCE, INCLUDING COMPACTION, THAT PREVENT THE BASIN FROM DRAWING DOWN IN THE REQUIRED AMOUNT OF TIME. IF THE ENGINEER OR REVIEWING AGENCY DETERMINES THE BASIN IS NOT FUNCTIONING OR DRAWING DOWN PER PLAN, A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO INSPECT THE BASIN AND PROVIDE RECOMMENDATIONS FOR CORRECTIVE ACTIONS AND/OR CORRECTIVE ACTIONS SPECIFIED IN WDNR TECHNICAL STANDARD 1004 MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

21. ENGINEERED SOIL - THE 24" ENGINEERED SOIL MIXTURE SHALL MEET THE REQUIREMENTS OF WDNR TECH. STANDARD 1004, SECTION V.B.6.d., HAVE A MINIMUM 3.6 IN./HR. INFILTRATION RATE, AND BE THOROUGHLY MIXED. PLACEMENT OF ENGINEERED SOIL SHALL CONFORM TO WDNR TECHNICAL STANDARD 1004, UNDER THE "CONSTRUCTION SEQUENCING AND OVERSIGHT" SECTION. SOILS BENEATH THE 24" ENGINEERED SOIL MIXTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER MEETING REQUIREMENTS.

23. PEA GRAVEL - IF THE STORAGE LAYER USES CLEAR STONE/GRAVEL, A LENS OF PEA GRAVEL NOT TO EXCEED 4 INCHES THICK SHALL SEPARATE THE ENGINEERED SOIL FROM THE STORAGE LAYER. THE PEA GRAVEL SHALL COVER THE UNDERDRAIN/DRAIN TILE, IF APPLICABLE, AND MEET THE REQUIREMENTS OF WDNR TECH. STANDARD 1004, SECTION V.B.8.e.(1).

24. STORAGE LAYER - A STORAGE LAYER IS REQUIRED WHEN THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL IS LESS THAN 3.6 IN./HR. THE STORAGE LAYER SHALL CONSIST OF 12" OF CLEAR STONE/GRAVEL OR SAND MEETING THE REQUIREMENTS OF WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.7. SOILS BENEATH THE 12" CLEAR STONE/GRAVEL OR SAND STORAGE LAYER SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER MEETING REQUIREMENTS.

25. SAND/NATIVE SOIL INTERFACE LAYER - AN INTERFACE LAYER IS REQUIRED WHEN THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL IS LESS THAN 3.6 IN./HR. THE INTERFACE LAYER SHALL CONSIST OF THREE INCHES OF SAND PLACED BELOW THE GRAVEL OR SAND STORAGE LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2 TO 4 INCHES. THE SAND USED FOR THE INTERFACE LAYER SHALL MEET THE SPECIFICATIONS FROM THE WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.9.

26. VEGETATION / PLANTING PLAN - BIORETENTION BASIN BOTTOM VEGETATION SHALL BE PER PLAN. IF NOT SPECIFIED IN PLAN, PRIVATELY OWNED BIORETENTION BASIN BOTTOM(S) SHALL BE VEGETATED USING MOISTURE TOLERANT ROOTSTOCK AND PLUGS WITH A PLANTING DENSITY OF 1 FOOT ON CENTER TO ESTABLISH TREES, SHRUBS, AND HERBACEOUS PERENNIALS USING SPECIES RECOMMENDED BY A QUALIFIED LOCAL NURSERY. SEE WDNR TECHNICAL STANDARD 1004, SECTION VI.R., VI.S.,, AND VI.T. FOR MORE INFORMATION ON PRIVATELY OWNED BIORETENTION BASIN BOTTOM VEGETATION. IF NOT SPECIFIED IN PLANS, PUBLICLY OWNED BIORETENTION BASIN BOTTOM(S) SHALL BE VEGETATED PER THE STANDARD SPECIFICATIONS AND DETAILS FOR THE LOCAL MUNICIPALITY. TURF GRASS SHOULD NOT BE USED ON THE BIORETENTION BASIN BOTTOM. BIORETENTION BASIN SIDE SLOPES SHALL USE NATIVE SEEDING PER PLAN, IF SPECIFIED. IF BIORETENTION BASIN SIDE SLOPE SEEEDING IS NOT SPECIFIED, NATIVE SEEDING WITH A MIX AND APPLICATION RATE AS REQUIRED BY REVIEWING AUTHORITY, PER RECOMMENDATION FROM A QUALIFIED NATIVE NURSERY IN THE PROJECT AREA IF NO LOCAL REQUIREMENTS EXIST, OR PER PLAN IF SPECIFIED. SEE BASIN DETAILS AND LANDSCAPE PLAN, IF APPLICABLE, FOR FURTHER INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VEGETATION GROWTH AND SURVIVAL AND MAY NEED TO WATER THE BASIN TO ENSURE VEGETATION GROWTH AND SURVIVAL UNTIL THE PROJECT IS COMPLETE AND THE OWNER AND/OR MUNICIPALITY HAVE ACCEPTED THE BASIN(S). BASIN VEGETATION SHALL FOLLOW THE WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1004, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf

27. SURFACE EROSION CONTROL MAT / MULCH LAYER - A CLASS II EROSION CONTROL MAT/BLANKET OR SHREDDED HARDWOOD MULCH/CHIPS, AGED A MINIMUM OF 12 MONTHS AND FREE OF FOREIGN MATERIAL, SHALL BE PLACED ON THE SURFACE OF THE BIORETENTION AREA. IF USED, MULCH/CHIPS SHALL BE 2 TO 3 INCHES IN DEPTH AND COVERED WITH A CLASS II EROSION MAT THAT IS OVERLAPPED AND ANCHORED WITH HARDWOOD STAKES TO PREVENT THE MULCH/CHIPS FROM FLOATING. SEE BASIN DETAILS FOR MORE INFORMATION.

28. SEPARATION FROM WELLS / POWTS - BIORETENTION BASINS SHALL NOT BE CONSTRUCTED WITHIN 400 FEET FROM A COMMUNITY WELL (NR 811, WIS. ADMIN. CODE) AND NOT WITHIN 100 FEET FROM NON-COMMUNITY AND PRIVATE WELLS (NR 812, WIS. ADMIN. CODE) OR WITHIN A SEPARATION REQUIREMENT BY STATE OR LOCAL ORDINANCE. BIORETENTION BASINS SHALL BE A MINIMUM OF 50 FROM ANY PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) AND SHALL NOT BE HYDRAULICALLY CONNECTED TO THE POWTS DISPERSAL CELL OR CAUSE NEGATIVE IMPACTS SUCH AS CROSS CONTAMINATION (WDNR TECH. STD. 1004).

29. PRIVATE BIORETENTION BASIN SUBSURFACE PLUMBING SETBACKS - PRIVATELY OWNED STORMWATER AND CLEARWATER SUBSURFACE INFILTRATION PLUMBING SYSTEMS SHALL BE LOCATED TO FOLLOW THE HORIZONTAL SETBACKS SET FORTH BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, SPS 382.365(3)(f), TABLE 382.365-4.

30. SEEPAGE & EXISTING SLOPES SETBACKS - THE BASIN SHALL NOT BE HYDRAULICALLY CONNECTED TO FOUNDATIONS OR PAVEMENTS, OR CAUSE NEGATIVE IMPACTS TO STRUCTURES. THE BOTTOM OF THE BASIN SHALL BE A MINIMUM OF 10 FEET HORIZONTALLY FROM FOUNDATIONS. INFILTRATION SHALL NOT CAUSE SEEPAGE, CONTRIBUTE TO HILL SLOPE FAILURE, OR INCREASE EROSION ON DOWN GRADIENT SLOPES. A MINIMUM HORIZONTAL SETBACK DISTANCE OF 200 FEET SHALL BE MAINTAINED FROM DOWN GRADIENT SLOPES GREATER THAN 20% UNLESS SLOPE STABILITY CALCULATIONS DEMONSTRATE THAT THE SLOPE IS STABLE UNDER SATURATED CONDITIONS AT A SHORTER DISTANCE FROM THE PRACTICE. SEEPAGE AND EXISTING SLOPE REQUIREMENTS SHALL CONFORM WITH WDNR TECHNICAL STANDARD "INFILTRATION BASIN" 1003 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1003, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf

31. STABILIZATION - SIDE SLOPES SHALL BE STABILIZED PER THE EROSION CONTROL PLAN AND SIDE SLOPES 5H:1V OR STEEPER REQUIRE EROSION MATTING AS SPECIFIED ON THE PLAN. THE BASIN BOTTOM SHALL BE PROTECTED FROM EROSION AND WASHOUTS BY INSTALLING A CLASS II, TYPE B OR C, EROSION MAT THAT USES ONLY ORGANIC MATERIAL (NO PLASTIC), SUCH AS COCONUT MATTING, AND CONFORMS TO THE WISCONSIN DOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL). MORE INFORMATION FOR WISDOT PAL CAN BE FOUND AT THE WEBSITE https://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/default.aspx. MULCHING SHALL CONFORM TO THE WDNR TECH. STANDARD "MULCHING FOR CONSTRUCTION SITES" 1058. FOR TECH. STANDARD 1058, SEE WEBSITE https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1058Mulching.pdf

32. CONTRACTOR RECORD LOG - CONTRACTOR SHALL KEEP RECORD LOGS THROUGHOUT CONSTRUCTION AND PROVIDE TO THE ENGINEER AND/OR REVIEWING AUTHORITY WHEN REQUESTED. RECORD LOGS SHOULD NOTE WHEN MAJOR MILESTONES ARE STARTED AND COMPLETED, INCLUDING BUT NOT LIMITED TO;
   - 32.A. INSTALLATION OF EROSION AND SEDIMENT CONTROL
   - 32.B. LAND DISTURBANCE (I.E. STRIP TOPSOIL)
   - 32.C. MASS GRADING
   - 32.D. INSTALLATION OF UTILITIES
   - 32.E. VERIFICATION OF NATIVE SOILS (IF APPLICABLE)
   - 32.F. INSTALLATION OF LINER, STORAGE LAYER, ENGINEERED SOIL, ETC. (IF APPLICABLE)
   - 32.G. SPREAD TOPSOIL
   - 32.H. SEEDING, FERTILIZER, AND MULCHING
   - 32.I. INSTALLATION OF EROSION MAT AND TURF REINFORCEMENT MAT (IF APPLICABLE)
   - 32.J. BASIN RESTORATION COMPLETE
   - 32.K. WATERING (IF APPLICABLE)

33. CONSTRUCTION PHOTOS - CONTRACTOR SHALL PROVIDE PHOTOS OF THE BASIN AND ASSOCIATED CONSTRUCTION PROCESSES (I.E. OUTLET STRUCTURES, PIPES INSTALLATION, ETC.) THROUGHOUT THE CONSTRUCTION PROCESS AND PHOTOS OF THE COMPLETED FACILITY. PROVIDE PHOTOS TO THE ENGINEER.

34. CONTRACTOR SHALL REVIEW AND COMPLETE THE DANE COUNTY "BIORETENTION/INFILTRATION BASIN CHECKLIST" AND DANE COUNTY "CONVEYANCE CHECKLIST" AND PROVIDE THEM TO ENGINEER ONCE CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY ITEMS FROM THE CHECKLISTS ARE NOT IN COMPLIANCE. FOR DANE COUNTY "BIORETENTION/INFILTRATION BASIN CHECKLIST", SEE WEBSITE https://danecountystormwatermanual.com/lib/exe/fetch.php?media=bio_infiltration_basin_checklist.pdf FOR DANE COUNTY "CONVEYANCE CHECKLIST", SEE WEBSITE https://danecountystormwatermanual.com/lib/exe/fetch.php?media=conveyance_checklist.pdf

35. AS-BUILT CERTIFICATION - THE BASIN SHALL BE CONSTRUCTED TO THE GRADES, ELEVATIONS, AND SPECIFICATION IN THE PLAN. AFTER GRADING AND SPREADING TOPSOIL, THE LOCATION, ELEVATIONS, STORM SEWER STRUCTURES/PIPES, RIP RAP/TURF REINFORCEMENT MAT, STORAGE VOLUME, AND ANY OTHER PERTINENT COMPONENTS OF THE BASIN SHALL BE SURVEYED FOR CONFORMANCE TO THE DESIGN SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE ACTIONS REQUIRED WHERE THE BASIN DEVIATES FROM THE PROPOSED PLAN. CONTRACTOR SHALL PROVIDE AS-BUILT/CONSTRUCTION RECORDS TO THE ENGINEER ONCE CONSTRUCTION IS COMPLETE. ANY ITEMS THAT DEVIATE FROM THE PROPOSED PLAN SHALL BE RECORDED, MARKED UP, AND SENT TO THE ENGINEER.

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	

Project No: 126.0225.30

Sheet C403

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

BASIN NOTES

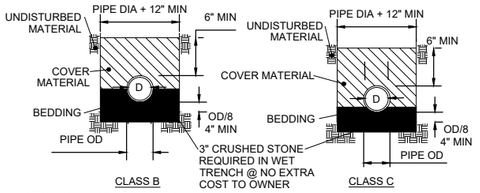
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C403

V:\Projects\00\26.0225\300\CADD\260225_PLAN.dwg 2NDLE_BASIN NOTES, 2/26/2026 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



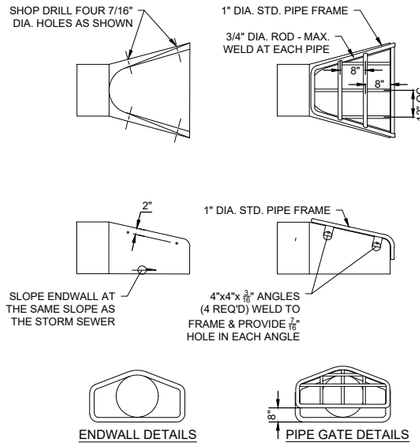
BEDDING AND COVER MATERIAL:
CLASS B: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS C: EXCAVATED COARSE-GRAINED SOILS, TYPES GW, GP, SW, SP GM, GC, SM, AND SC; CLASS B BEDDING; OR PIT RUN SAND.

INSTALLATION:
PLACE AND COMPACT BEDDING AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.

1 CLASS B AND C PIPE EMBEDMENT DETAILS
SCALE: 1" = 1'



NOTE:

1. THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

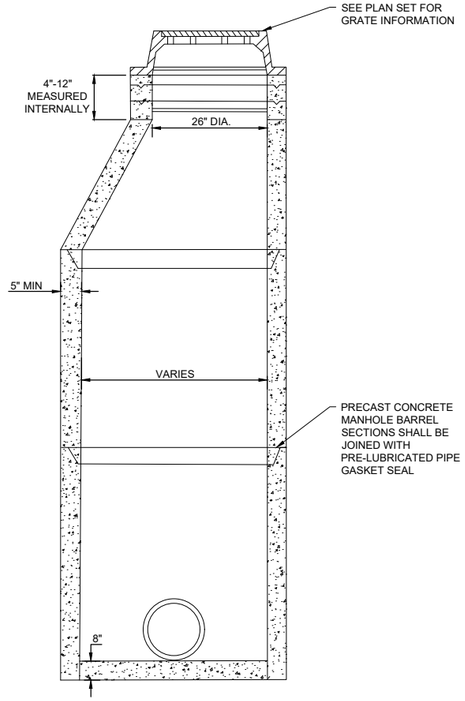
PAINTING SPECIFICATION:

1. THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:

1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

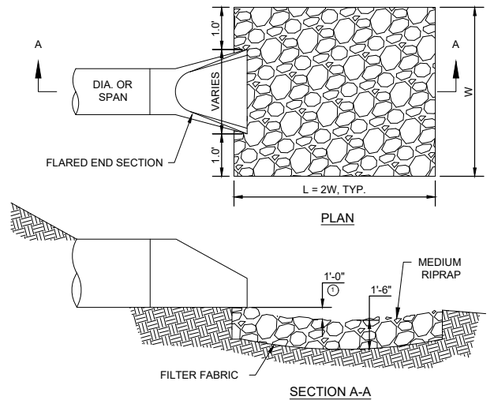
3 STANDARD ENDWALL DETAILS
SCALE: N.T.S.



NOTES:

1. FOR STRUCTURES LESS THAN 5.0' DEEP A PRECAST REINFORCED CONCRETE FLATTOP IS REQUIRED.
2. WALL THICKNESS SHALL BE 5" FOR 48" MANHOLE AND 6" FOR 60" MANHOLE.
3. THE USE OF WOOD WEDGES OR SHIMS FOR FRAME OR RING ADJUSTMENT IS NOT ALLOWED.
4. ADJUSTMENT RINGS SHALL BE POLYETHENE PLASTIC UNLESS OTHERWISE APPROVED.
5. MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES, WITH A MINIMUM OF 1 - 2 INCH PRECAST RING
6. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE TO THE HEIGHT OF THE BENCH.
7. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.

4 STORM SEWER MANHOLE DETAIL
SCALE: N.T.S.

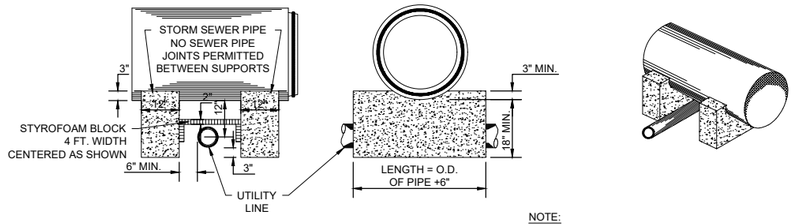


NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE TYPE "HR" UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 401.4.1.

① FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5'.

6 ENDWALL RIP-RAP DETAIL
SCALE: N.T.S.

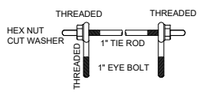


NOTE:

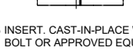
1. EACH PAIR OF SUPPORTS IN ANY SIZE IS ONE PAY ITEM.

2 CONCRETE PIPE SUPPORT
SCALE: N.T.S.

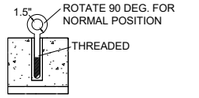
ALTERNATE 1
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 72" DIA. AND OVER CONCRETE PIPE)



EYE BOLTS AND TIE ROD

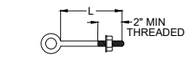


② INSERT. CAST-IN-PLACE WELDED EYE BOLT OR APPROVED EQUAL DURING FABRICATION FOR 1" DIA. EYE BOLT

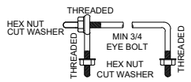


CAST-IN-PLACE THREADED INSERT LONGITUDINAL SECTIONS

ALTERNATE 2
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 18" TO 66" DIA. CONCRETE PIPE)



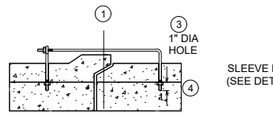
HEX NUT CUT WASHER EYE BOLT



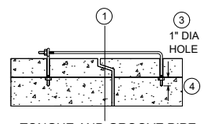
NOTE:
1. TWO EYE BOLTS MAY BE USED WITH A 30" LONG THREADED ROD IN LIEU OF THE 90 DEG BENT TIE ROD EYE BOLT AND TIE ROD

PIPE SIZE	TONGUE AND GROOVE PIPE	MODIFIED BELL PIPE
18" TO 24"	4 1/2"	6 1/4"
30"	5"	7"
36"	5 1/2"	7"
42"	6	
48"	6 1/2"	
60"	7 1/2"	
66"	8"	

EYE BOLT DIMENSION TABLE

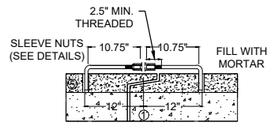


MODIFIED BELL PIPE LONGITUDINAL SECTION



TONGUE AND GROOVE PIPE LONGITUDINAL SECTION

ALTERNATE 3
ADJUSTABLE TIE ROD
(JOINT TIES FOR 12" TO 108" DIA. CONCRETE PIPE)



LONGITUDINAL SECTION

① > OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINT

② THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS

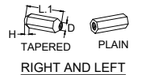
③ HOLES SHALL BE CAST-IN-PLACE OR DRILLED, 12" FROM > OF TONGUE AND GROOVE

④ BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2"

⑤ ROD DIAMETER = 1 INCH

PIPE DIAMETER	TIE ROD DIAMETER	D	L1	H	R
12" TO 30"	1/2"	1/2"	5"	1/2"	1 3/4"
66" TO 84"	3/4"	3/4"	5"	1/2"	5"
90" TO 104"	1"	1"	7"	1/2"	7 1/2"

ADJUSTABLE TIE ROD TABLE



RIGHT AND LEFT THREADS SLEEVE NUT

GENERAL NOTES:

1. CONCRETE CULVERT PIPE SHALL BE TIED TOGETHER IN THE MANNER ILLUSTRATED BY THIS DETAIL AND PER STANDARD SPEC. 502.7 (D)
2. THE CONTRACTOR MAY USE EITHER ALTERNATE 1, 2, OR 3 FOR DRAINAGE STRUCTURES. UNLESS OTHERWISE STATED IN THE CONTRACT, THE MATERIALS, FABRICATION AND WORK NECESSARY TO THE CULVERT PIPE AS SHOWN ON THIS DETAIL WILL BE CONSIDERED INCIDENTAL TO THE CULVERT PIPE.

PLACEMENT OF (2) CAST-IN-PLACE INSERTS OR HOLES DURING FABRICATION FOR PIPE SECTIONS REQUIRING TIE RODS



TRANSVERSE SECTION

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR JOINT TIES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

5 CONCRETE PIPE JOINT TIES
SCALE: N.T.S.

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: 02-23-2026 | T-R-S:

Project No: 126.0225.30

Sheet C700

CITY OF FITCHBURG, DANE COUNTY, WI

VALLEY PINES

STORM DETAILS

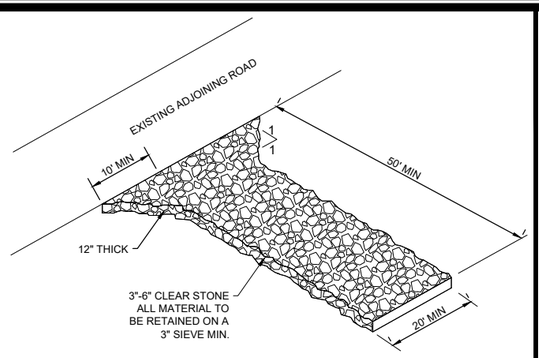
SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

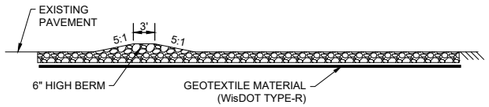
SNYDER & ASSOCIATES

Project No: 126.0225.30

Sheet C700

V:\Projects\0225\126.0225.300\CADD\126225_DETL_STRM.dwg ZACH ROLF, STORM DETAILS, 2026/02/23, 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)





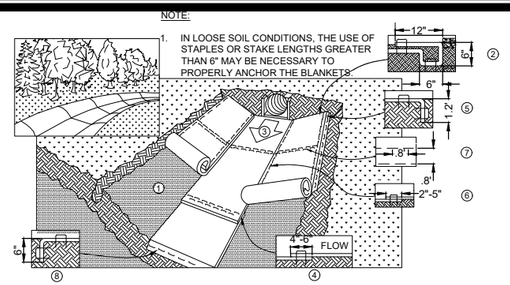
NOTE:

1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

1 / C701 — STONE ENTRANCE DETAIL
SCALE: 3"=1'

NOTE:

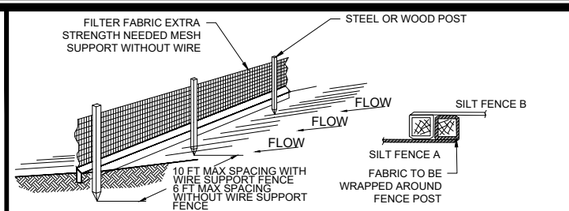
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

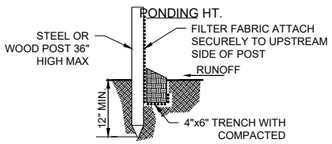


INSTALLATION:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

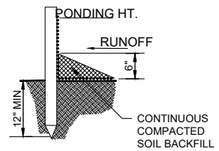
2 / C701 — EROSION CONTROL MAT - CHANNEL INSTALLATION
SCALE: 3"=1'



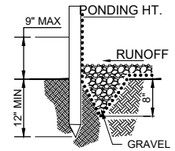


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ROLL JOINTS



ALTERNATE DETAIL
SOIL BACKFILL

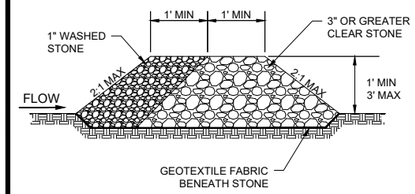


ALTERNATE DETAIL
TRENCH WITH GRAVEL

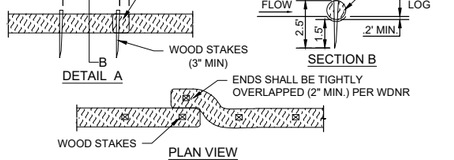
NOTES:

1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

3 / C701 — SILT FENCE DETAIL
SCALE: 3"=1'

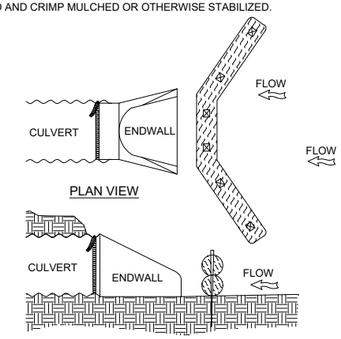


4 / C701 — STONE WEEPER DETAIL
SCALE: 3"=1'



SEDIMENT LOG MAINTENANCE NOTES

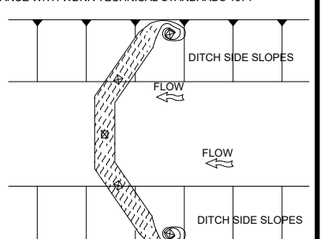
1. THE CONTRACTOR SHALL INSPECT SEDIMENT LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF THE SEDIMENT LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



5 / C701 — SEDIMENT LOG PROTECTION
SCALE: 3"=1'

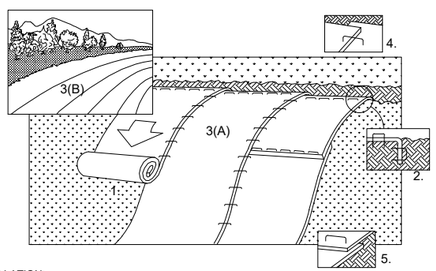
SEDIMENT LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SEDIMENT LOG.
2. SEDIMENT LOG INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT LOG SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ⅓ OF THE DIAMETER OF THE SEDIMENT LOG.
6. SEDIMENT LOG SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1071



NOTE:

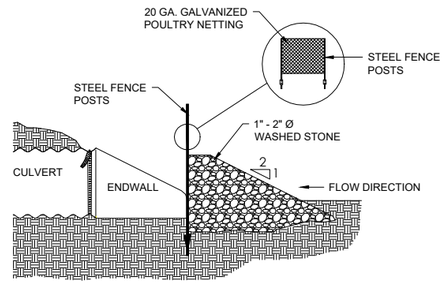
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.



INSTALLATION:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS
   (A.) DOWN THE SLOPE
   (B.) HORIZONTALLY ACROSS THE SLOPE
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

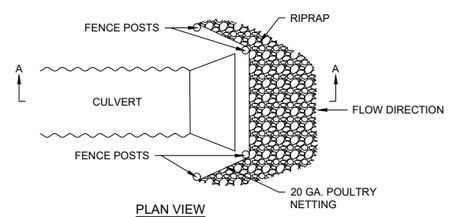
6 / C701 — EROSION CONTROL MAT - SLOPE INSTALLATION
SCALE: 3"=1'



SECTION A-A

NOTES:

1. STONE CULVERT PROTECTION SHOWN TO BE USED FOR CULVERTS UP TO 18" IN DIAMETER. CONSULT ENGINEER FOR MODIFICATIONS FOR >18" DIAMETER CULVERTS.



7 / C701 — STONE CULVERT PROTECTION
SCALE: 3"=1'

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = ##	
Technician: TECH	Date: 02-23-2026	T-R-S: 9N-11E-30	
Project No: 126.0225.30		Sheet C701	

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES

EROSION CONTROL DETAILS

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

SNYDER & ASSOCIATES

Project No: 126.0225.30
Sheet C701

V:\Projects\2026\126.0225.300\CADD\260225_DET_EROS.dwg ZACH.ROLE, EROSION CONTROL DETAILS, 2026/02/23 2:42 PM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)