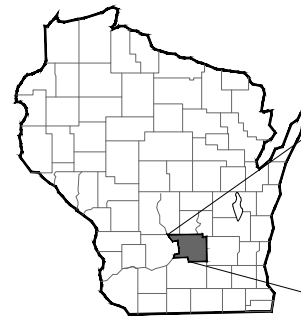
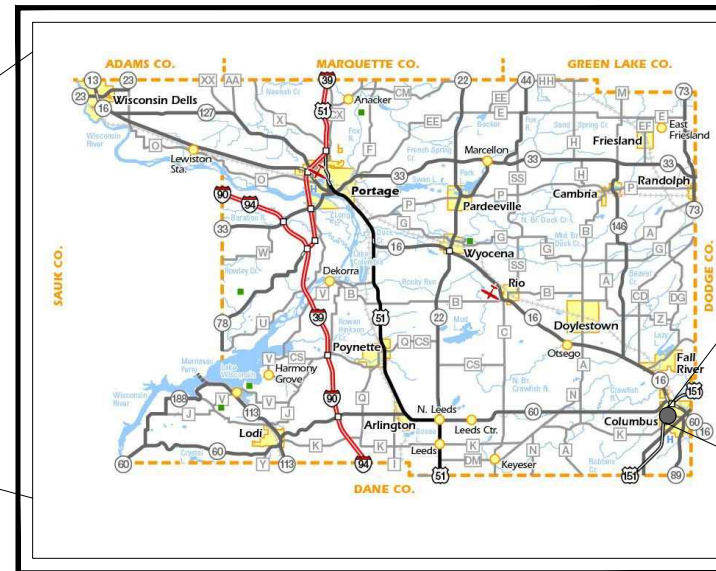


TOWER DRIVE CONDOMINIUMS PHASE 1

SECTION 14, TOWNSHIP 10N, RANGE 12E



REGIONAL MAP



COLUMBIA COUNTY



SITE LOCATION MAP

COLUMBUS,
COLUMBIA COUNTY, WISCONSIN



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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 UTILITIES, 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

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TOWER DRIVE CONDOMINIUMS PHASE 1

TITLE	COLUMBUS, COLUMBIA CO, WI
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SNYDER & ASSOCIATES, INC.

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

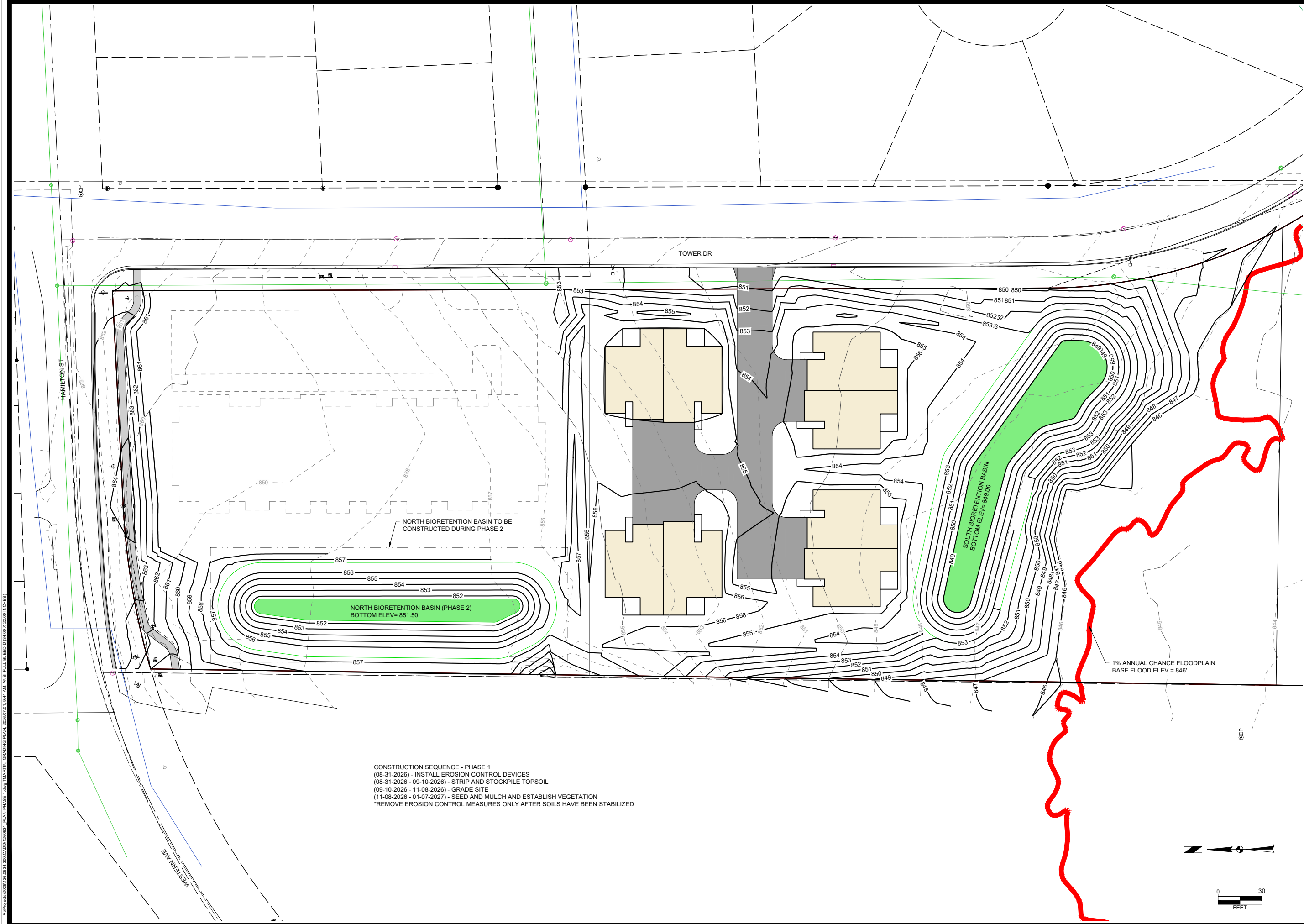


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CONSTRUCTION SEQUENCE - PHASE 1
(08-31-2026) - INSTALL EROSION CONTROL DEVICES
(08-31-2026 - 09-10-2026) - STRIP AND STOCKPILE TOPSOIL
(09-10-2026 - 11-08-2026) - GRADE SITE
(11-08-2026 - 01-07-2027) - SEED AND MULCH AND ESTABLISH VEGETATION
*REMOVE EROSION CONTROL MEASURES ONLY AFTER SOILS HAVE BEEN STABILIZED



Project No: 126.0634.30

Sheet C400

TOWER DRIVE CONDOMINIUMS PHASE 1

GRADING PLAN

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |

900 BELL DRIVE S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

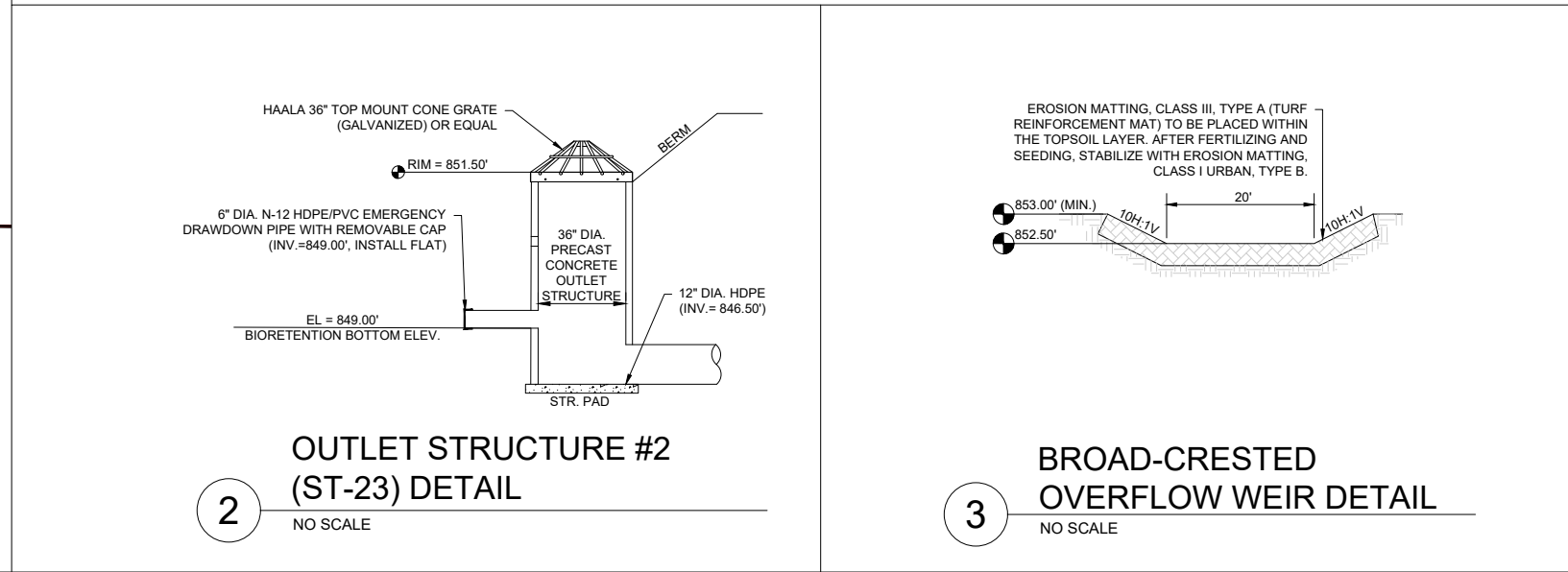
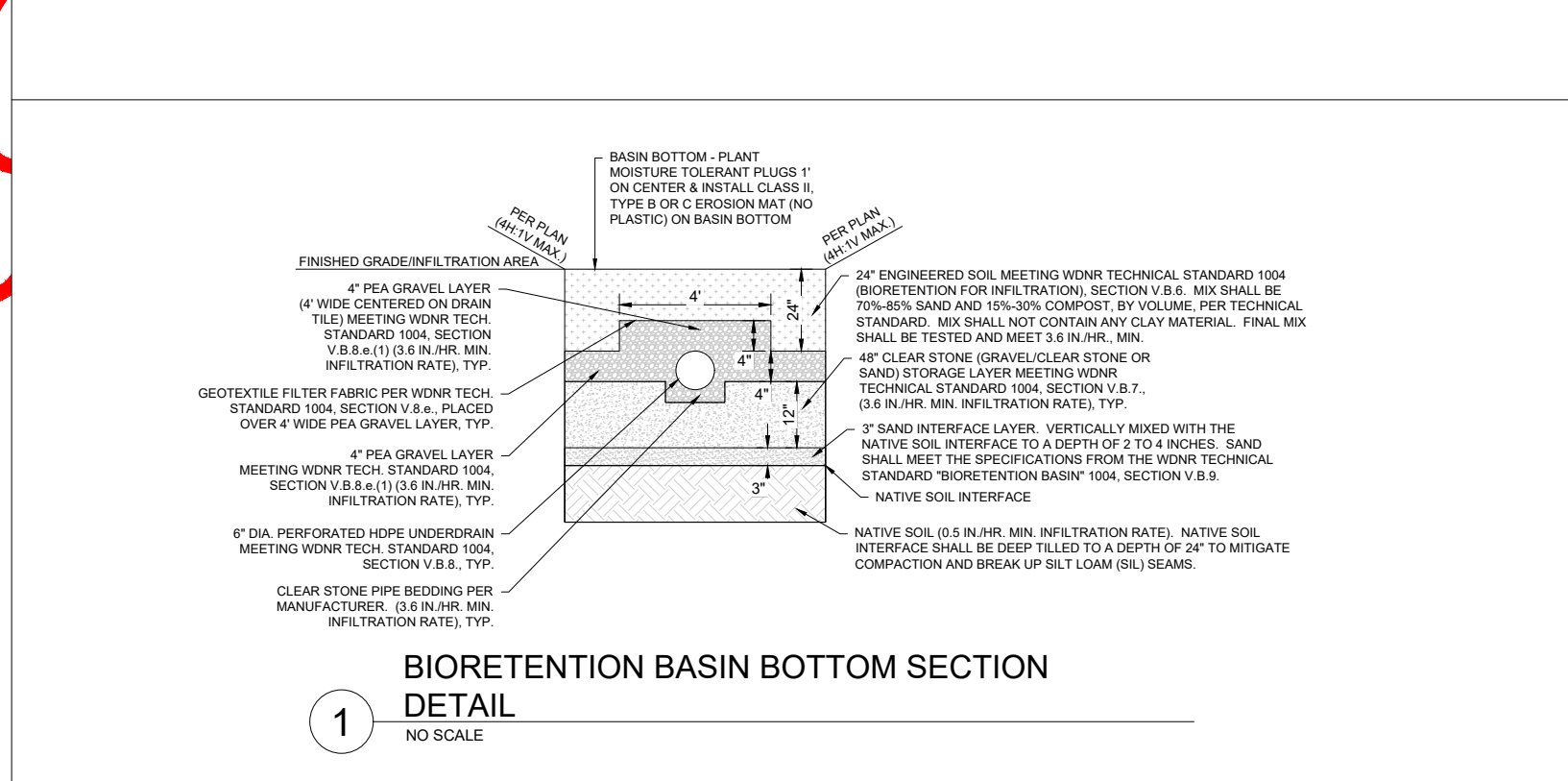
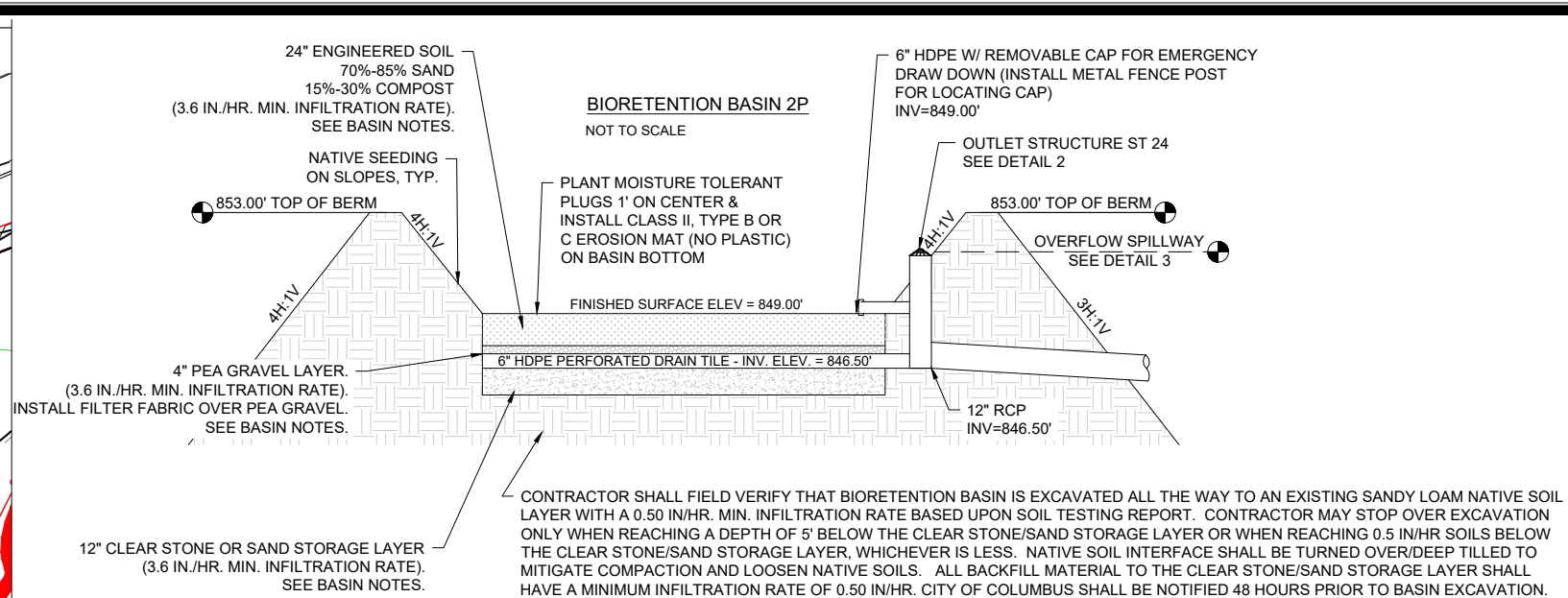
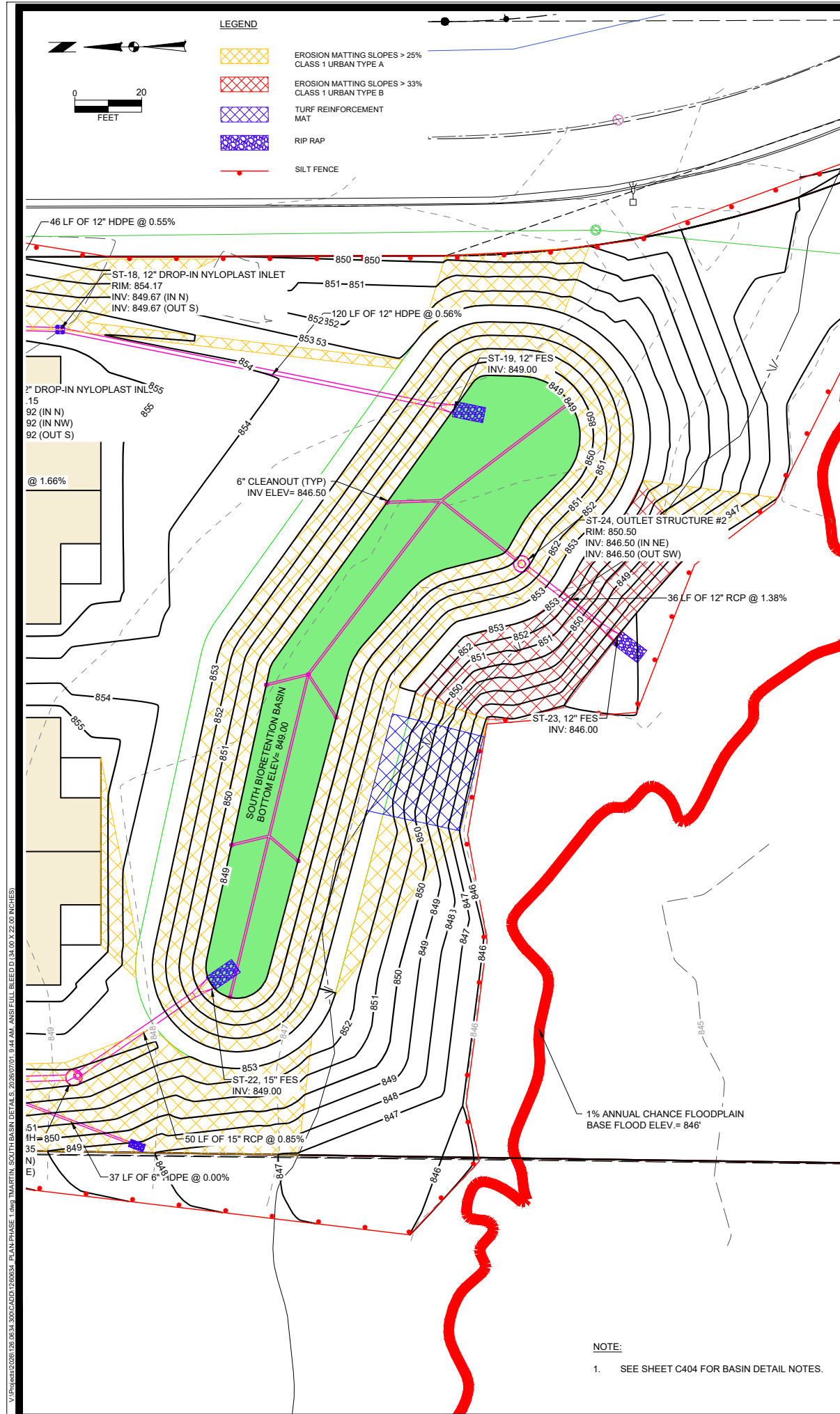
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Engineer: ENGR _____
Technician: TECH _____

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BIORETENTION BASIN NOTES:

1. BIORETENTION BASIN CONSTRUCTION METHODS, MATERIALS, OPERATION, AND MAINTENANCE SHALL BE IN ACCORDANCE COLUMBUS 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>
2. MAXIMUM DRAINAGE AREA - THE AREA DRAINING TO THE BIORETENTION BASIN(S) SHALL NOT EXCEED 2 ACRES, UNLESS SPECIFICIED ON PLANS.
3. ROUGH GRADING & DRAINAGE - INFILTRATION AREA SHALL BE GRADED AND LEFT ONE FOOT ABOVE FINISHED GRADE DURING CONSTRUCTION. IF PONDING OR DRAINAGE ISSUES OCCUR WHILE LEAVING BASIN BOTTOM ONE FOOT 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 BASINS UNTIL REACHING THE SANDY LOAM SOIL LAYER (0.5 IN./HR., MIN.) 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 4H:1V SLOPES (2H:1V MAX) 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 EMBANKMENTS 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 4 FEET, OR 12 FEET (10 FEET MIN.) IF ACCESS FOR MAINTENANCE IS NEEDED. 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 100-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 100-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, STONE TRENCH/TRENCHES, AND/OR STONE WEEPERS 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 (FILTER FABRIC, FILTER SOCK IF SAND STORAGE LAYER, OR PEA GRAVEL), 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" (24" MIN., 18" MIN. WHERE GRADES JUSTIFY) 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 48" (48" MAX.) OF CLEAR STONE (GRAVEL/CLEAR STONE OR SAND) MEETING THE REQUIREMENTS OF WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.7. SOILS BENEATH THE 48" CLEAR STONE (GRAVEL/CLEAR STONE 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 V.I.R., V.I.S., AND V.I.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 PLAN, IF SPECIFIED. IF BIORETENTION BASIN SIDE SLOPE SEEDING 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/cnsilt-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. 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.

TOWER DRIVE CONDOMINIUMS PHASE 1

BASIN DETAIL NOTES

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



SNYDER & ASSOCIATES

Project No: 126.0634.30

Sheet C404

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Sheet C404

MARK

Engineer: ENGR

Technician: TECH

REVISION

Checked By: CHKD

Date: 06-30-2026

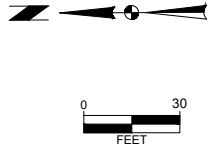
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Project No: 126 0634.30

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TOWER DRIVE CONDOMINIUMS PHASE 1			
DETAILED GRADING PLAN			
COLUMBUS, COLUMBIA CO, WI			
SNYDER & ASSOCIATES, INC.			
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Project No: 126.0634.30		Sheet C405	

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 HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS 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. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
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 HIS 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 HIS 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 INFILTRATION BASINS SHALL INCLUDE ENGINEERED SOILS OR PERMAMATRIX SOIL AMENDMENT APPLIED PER MANUFACTURER RECOMMENDATIONS.
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 4:1, 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.
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. NYLOPLAST STRUCTURES SHALL MEET ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
21. NYLOPLAST STRUCTURES SHALL HAVE STANDARD FRAMES/GRATES UNLESS OTHERWISE NOTED ON THE PLAN SET.
22. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL. CURB INLET ADJUSTMENT RINGS SHALL BE CONCRETE.

SANITARY SEWER

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS C BEDDING (CLEAR STONE). SEWER SHALL BE SDR-35 FOR DEPTHS UP TO 20' AND SDR-26 FOR DEPTHS GREATER THAN 20'.
2. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
3. TRACER WIRE BOXES SHALL BE PROVIDED. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
4. ALL MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES. EXTERNAL CHIMNEY SEALS SHALL BE INSTALLED.
5. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
6. MANDREL TESTING IS REQUIRED ON ALL SANITARY SEWER. LOW PRESSURE AIR TESTS ARE REQUIRED ON ALL NEW SANITARY SEWER CONSTRUCTION.
7. LATERAL ENDS SHALL BE CAPPED WITH A GLUED ON CAP AND MARKED WITH A PAINTED 4X4 POST.
8. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
9. MANHOLES SHALL BE CONSTRUCTED WITH STEPS.
10. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL.
11. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL

WATER MAIN

1. WATER MAIN SHALL BE DUCTILE IRON UNLESS OTHERWISE APPROVED, AND BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS). BEDDING SHALL BE A MINIMUM OF 6" UNDER AND 12" OVER TOP OF THE PIPE.
2. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
3. MECHANICAL JOINT FITTINGS WITH MEGA LUGS ARE REQUIRED FOR ALL DIRECTIONAL CHANGE FITTINGS AND WATERMAIN ENDS. ALL BOLTS SHALL BE STAINLESS STEEL. ALL FITTINGS SHALL BE "MADE IN AMERICA" CERTIFIED.
4. LATERAL ENDS SHALL BE MARKED WITH A PAINTED 4X4 WOOD POST.
5. WATER MAINS SHALL UNDERGO A PRESSURE AND LEAKAGE TEST. SERVICES SHALL BE TESTED TO THE CURB STOP. SERVICES 4" AND LAGER WITH JOINTED PIPE SHALL BE TESTED AGAINST THE VALVE WITH A SECOND TEST OUT TO THE PLUG. THE SECOND TEST MAY BE OF SHORTER DURATION AS APPROVED BY THE PUBLIC SERVICES DIRECTOR.
6. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
7. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
8. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.
9. WATER SERVICES 2" OR SMALLER SHALL BE TYPE "K" COPPER OR APPROVED EQUAL.
10. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
11. FIRE HYDRANTS SHALL BE WATEROUS PACER WB67 OR APPROVED EQUAL WITH A 5' FIBERGLASS ROD WITH SPRING; RED AND WHITE IN COLOR. A STORZ NOZZLE SHALL BE PROVIDED.
12. CURB BOXES SHALL BE BINGHAM AND TAYLOR BUFFALO TYPE OR APPROVED EQUAL AND INSTALLED WITH THE EXTENSION ROD AND GUIDE RING.
13. CURB VALVES SHALL BE MUELLER H15209 OR APPROVED EQUAL FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
14. CORPORATION STOPS SHALL BE MUELLER H15008 OR APPROVED EQUAL FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
15. WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.

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. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
7. 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.
8. 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.
9. 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.

TOWER DRIVE CONDOMINIUMS PHASE 1

NOTES

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



Project No: 126.0634.30

Sheet C700

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Sheet C700

Project No: 126 0634.30

T-R-S: 10N-12E-14

Date: 06-30-2026

Technician: TECH

Checked By: CHKD

Engineer: ENGR

REVISION

MARK

DATE

BY

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXITS. 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 SOLEXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS.
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 ALL UTILITIES.
7. COMPLETE FINAL GRADING FOR PARKING LOT 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 SEEDDED 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 SEEDDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.

MULCH ALL SEEDDED 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.

TEMPERARY 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 SEEDDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDDED 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

- 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 NORMAL WATER 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.

[illegible]

TOWER DRIVE CONDOMINIUMS PHASE 1

EROSION CONTROL NOTES

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC.

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

Sheet C701

Project No: 126.0634.30

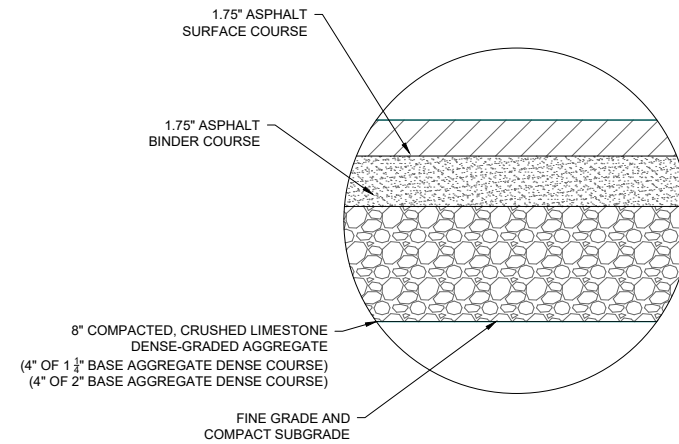


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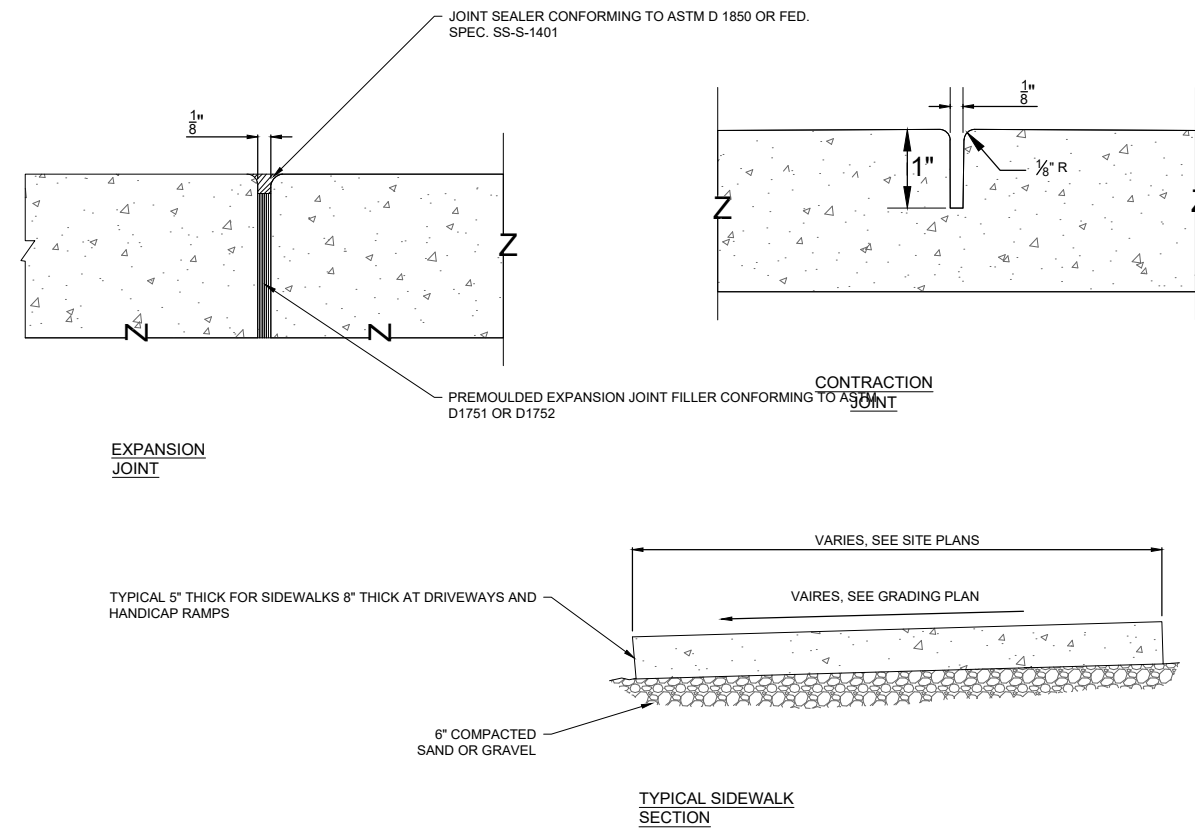
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1. HMA PAVEMENT SHALL BE TYPE LT 58-28.
2. ASPHALT PAVING SHALL BE COMPLETED IN CONFORMANCE WITH APPLICABLE WisDOT SPECIFICATION.
3. THE CONSTRUCTED BASE COURSE SHALL PASS A PROOF ROLL PRIOR TO PLACEMENT OF ASPHALT PAVING.

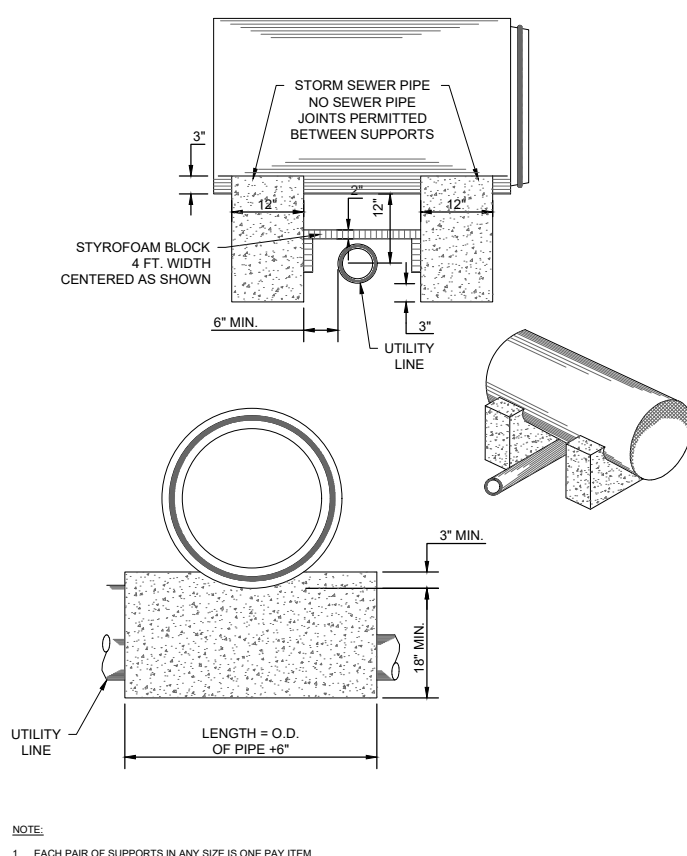
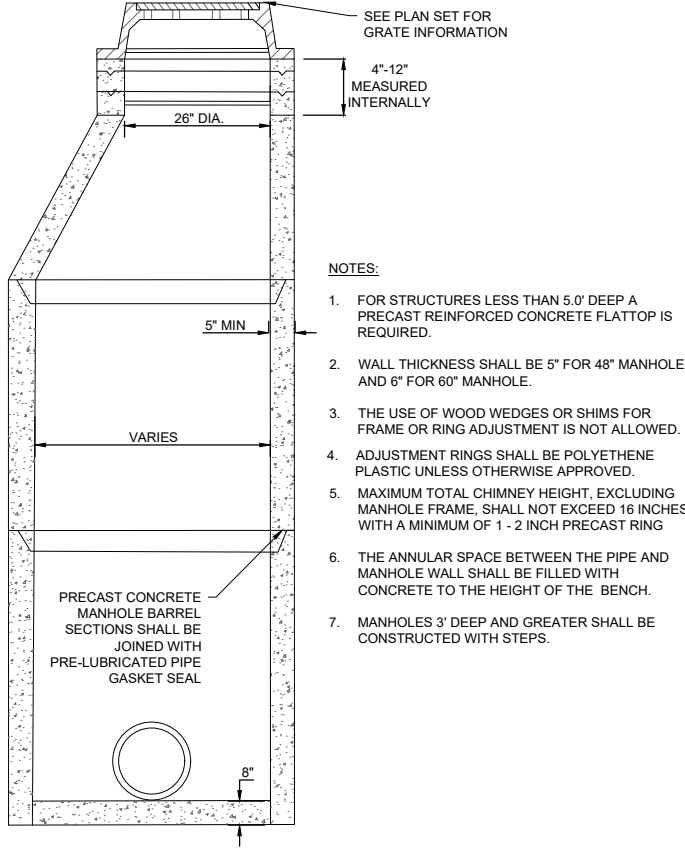
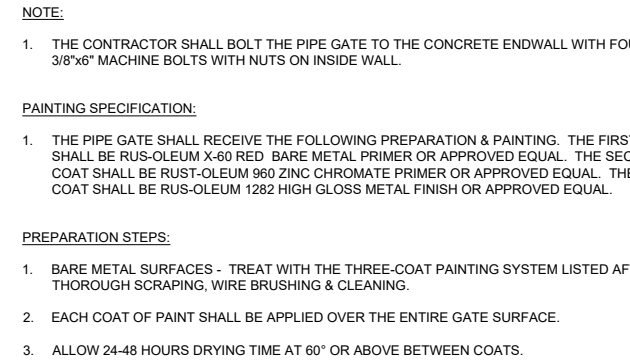
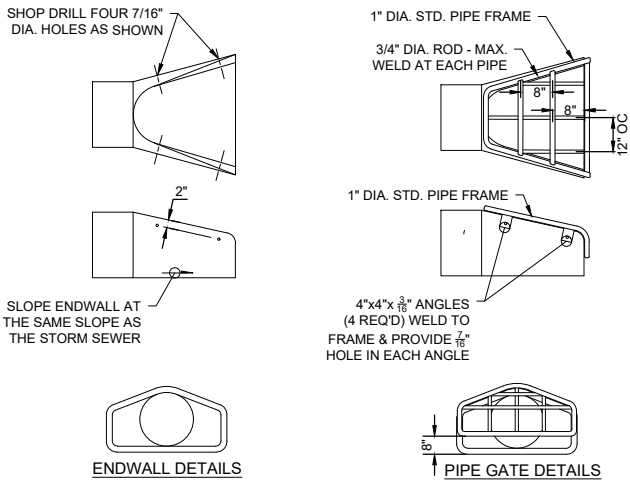
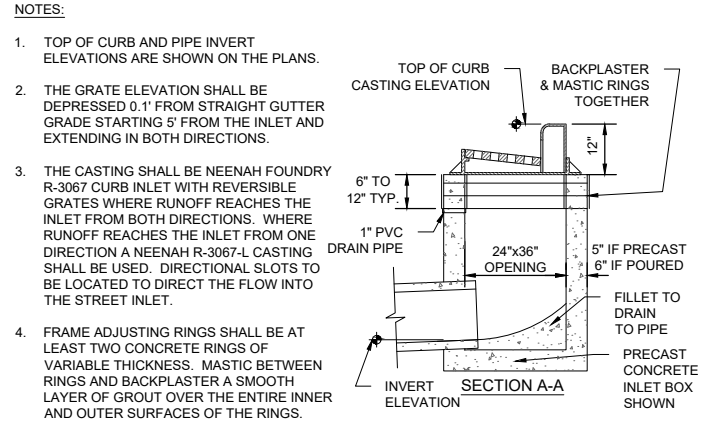
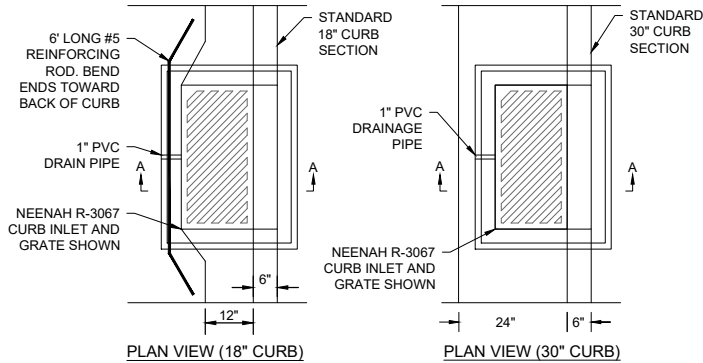


1 LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: N.T.S



2 SIDEWALK DETAIL
SCALE: 1" = 6"

V:\P06441\2024\20 0534 300\240113\0634 DETL.dwg MARTIN, STORM DETAIL 2 2024/07/01 9:44 AM, AND FULL BLEED 0.34 0.0 2.2 0.0 INCHES)



1 CURB INLET DETAIL

N.T.S

2 APRON ENDWALL DETAIL

N.T.S

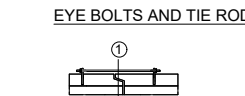
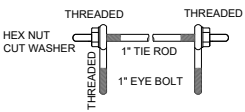
3 STORM MANHOLE DETAIL

N.T.S

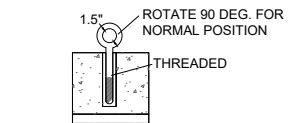
4 CONCRETE PIPE SUPPORT DETAIL

N.T.S

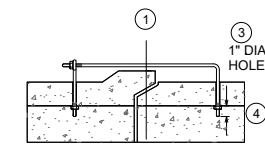
ALTERNATE 1
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 12" TO 66"
AND OVER CONCRETE PIPE)



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

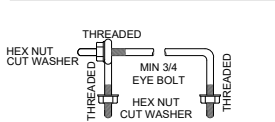
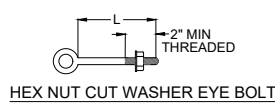


CAST-IN-PLACE THREADED INSERT
LONGITUDINAL SECTIONS



MODIFIED BELL PIPE
LONGITUDINAL SECTION

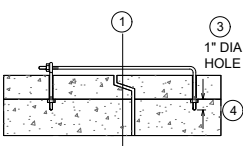
ALTERNATE 2
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 18" TO 66"
DIA. CONCRETE PIPE)



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

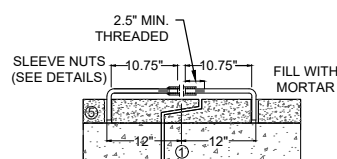
PIPE SIZE	TONGUE AND GROOVE PIPE	MODIFIED BELL PIPE
18" TO 24"	4 1/2"	6 1/4"
30"	5"	7"
36"	5 1/2"	7"
42"	6	
48"	6 1/2"	
60"	7 1/2"	
66"	8"	

EYE BOLT DIMENSION TABLE



TONGUE AND GROOVE PIPE
LONGITUDINAL SECTION

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

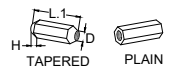


LONGITUDINAL SECTION

- > OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINT
- THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS
- HOLES SHALL BE CAST-IN-PLACE OR DRILLED, 12" FROM > OF TONGUE AND GROOVE
- BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2"
- 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"
36" 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:

- CONCRETE CULVERT PIPE SHALL BE TIED TOGETHER IN THE MANNER ILLUSTRATED BY THIS DETAIL AND PER STANDARD SPEC. 502.7 (D)
- 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

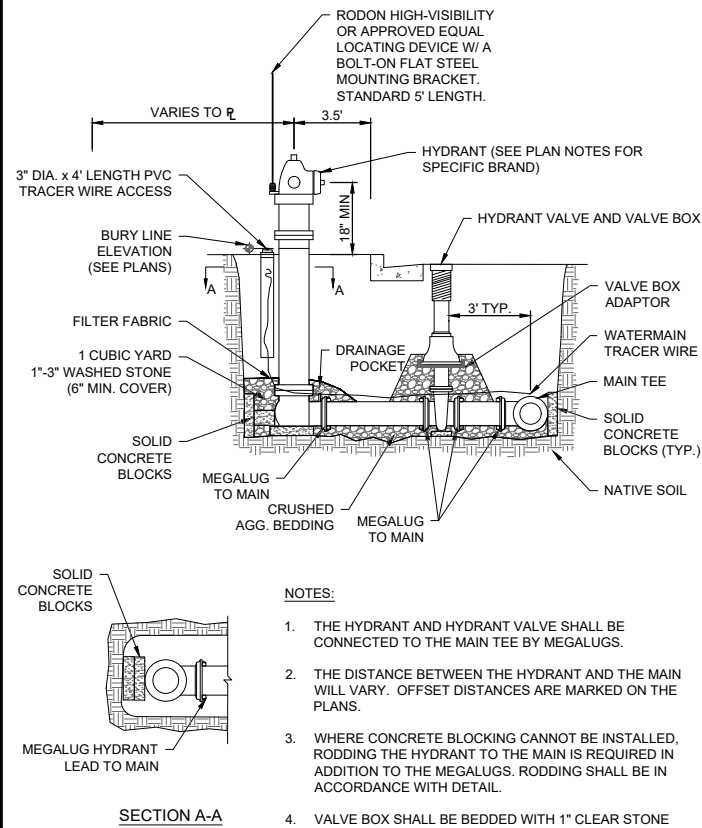
DETAILED DRAWINGS FOR
PROPOSED ALTERNATE
DESIGNS FOR JOINT TIES
SHALL BE SUBMITTED TO
THE ENGINEER FOR
APPROVAL.

5 CONCRETE PIE JOINT TIES DETAIL

N.T.S

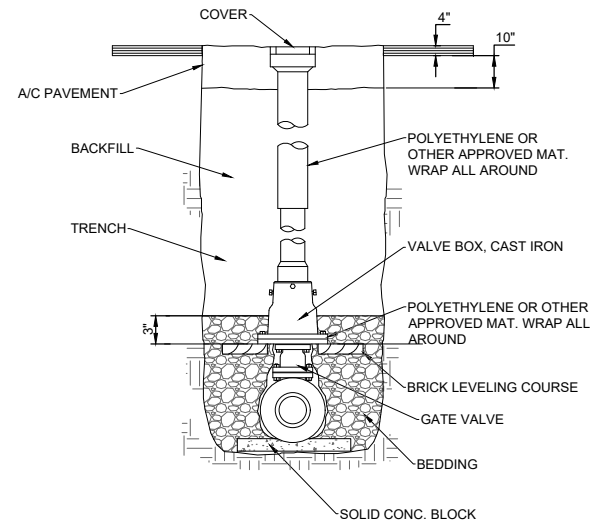


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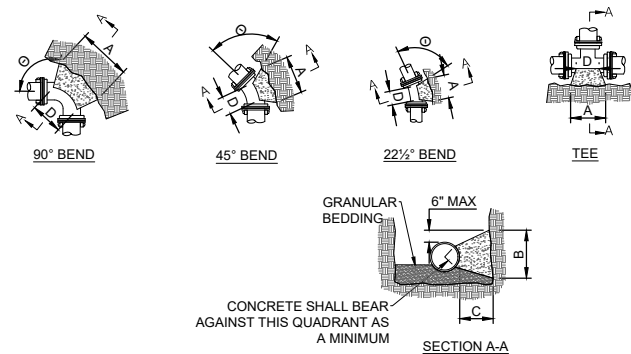
1 HYDRANT DETAIL

N.T.S



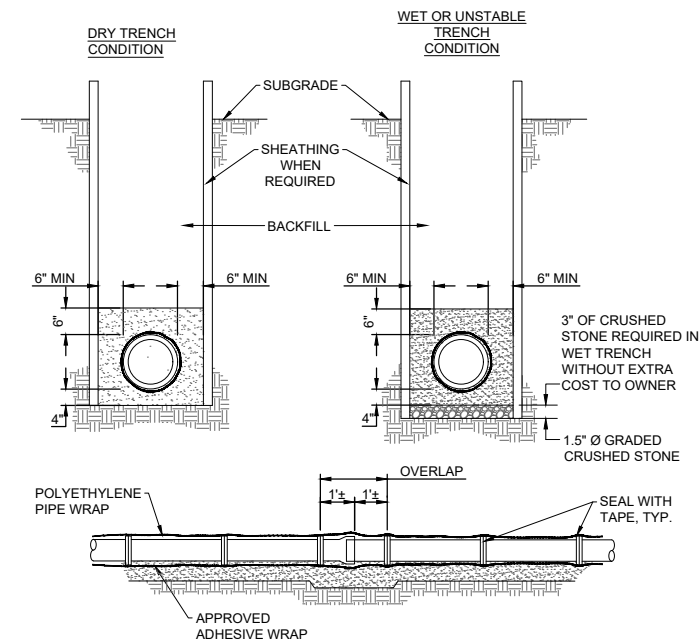
2 WATER VALVE DETAIL

N.T.S



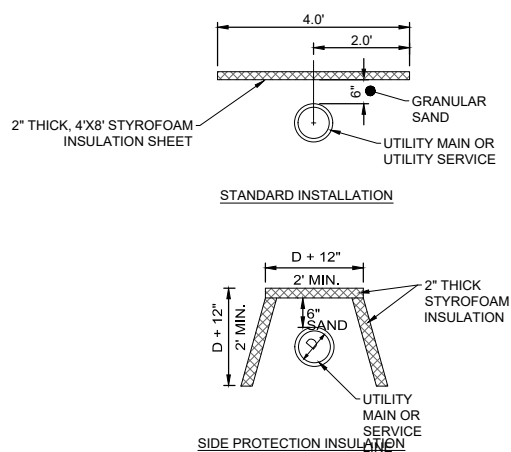
3 BUTTRESS DETAIL

N.T.S



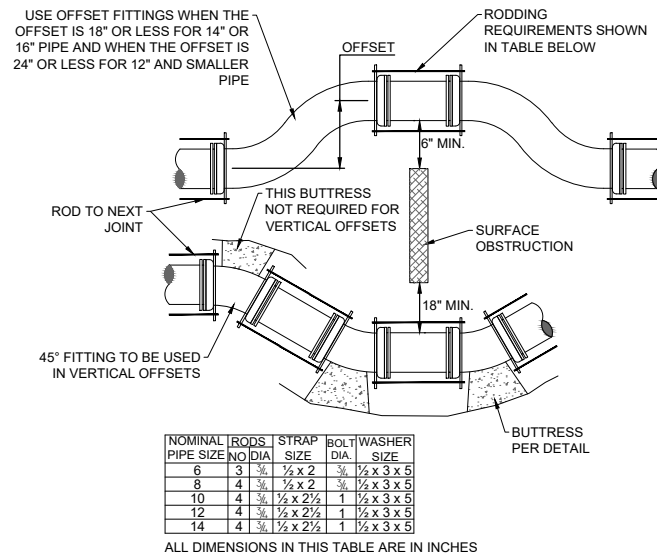
4 WATER PIPE BEDDING DETAIL

N.T.S



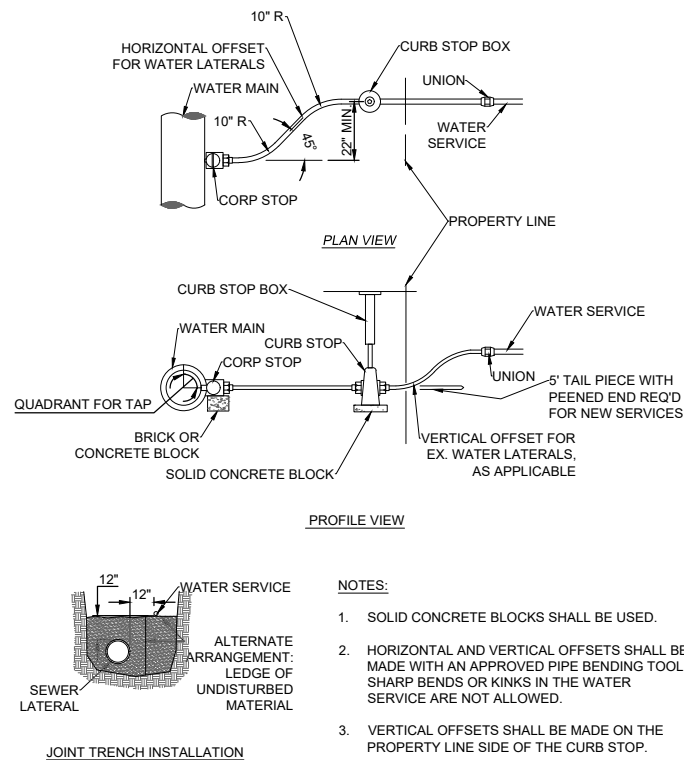
5 WATER PIPE INSULATION DETAIL

N.T.S



6 OFFSET AND RODDING DETAIL

N.T.S



7 WATER SERVICE INSTALL

N.T.S

TOWER DRIVE CONDOMINIUMS PHASE 1

WATER DETAILS

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



Project No: 126.0634.30

Sheet C706

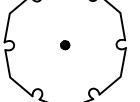
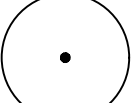
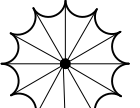
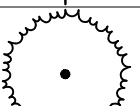
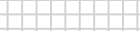
Sheet C706
Project No: 126.0634.30
T-R-S: 10N-12E-14
Date: 06-30-2026
Checked By: CHKD
REVISION
MARK
Engineer: ENGR
Technician: TECH

GENERAL LANDSCAPE NOTES

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

 - NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
 - ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
 - MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
 - ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
 - TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
 - LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
 - PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
 - ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
 - ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
 - CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
 - THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
 - THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 - LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
 - ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
 - TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
 - THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
 - ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
 - ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
 - ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
 - ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
 - EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
 - WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
 - WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
 - PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
 - THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES						
	AI	4	Acer miyabei 'Morton'	State Street™ Miyabe Maple	2" Cal.	B&B
	GA	1	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal.	B&B
	GS	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	B&B
EVERGREEN TREES						
	PA	5	Picea abies	Norway Spruce	6' Ht.	B&B
	TI	6	Thuja x 'Green Giant'	Green Giant Arborvitae	6' Ht.	B&B
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE CONTAINER						
SHRUBS						
	BG	32	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
	PL	24	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	3 gal.	Pot
	PO	48	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
	PP2	16	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot
	SR2	24	Spiraea cantoniensis	Reeves Spirea	3 gal.	Pot
	SD	16	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	3 gal.	Pot
	SO	48	Syringa x 'SMNJRPI' TM	Blooming Dwarf Pink Lilac	3 gal.	Pot
	TN	24	Taxus cuspidata 'Nana Aurescens'	Dwarf Golden Japanese Yew	3 gal.	Pot
GRASSES						
	SP	96	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE TYPE						
GROUND COVERS						
	NN	11,135 sf	Native Seed Mix	See Construction Notes for Type	Seed	
	TD	29,103 sf	Turf Seed	See Construction Notes for Type	Seed	
	TB2	25,599 sf	Turf Sod	See Construction Notes for Type	Sod	
	WC	4,224 sf	Wood Mulch	See Construction Notes for Type	Mulch	
BIORETENTION PLUGS						
	BP	5,407	Bio Plugs	See Civil for Type	4"	Plug

[illegible]

TOWER DRIVE CONDOMINIUMS PHASE 1

COLUMBUS, COLUMBIA CO, WI

LANDSCAPE NOTES

SNYDER & ASSOCIATES, INC.

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Sheet L-100

Project No: 126.0634.30

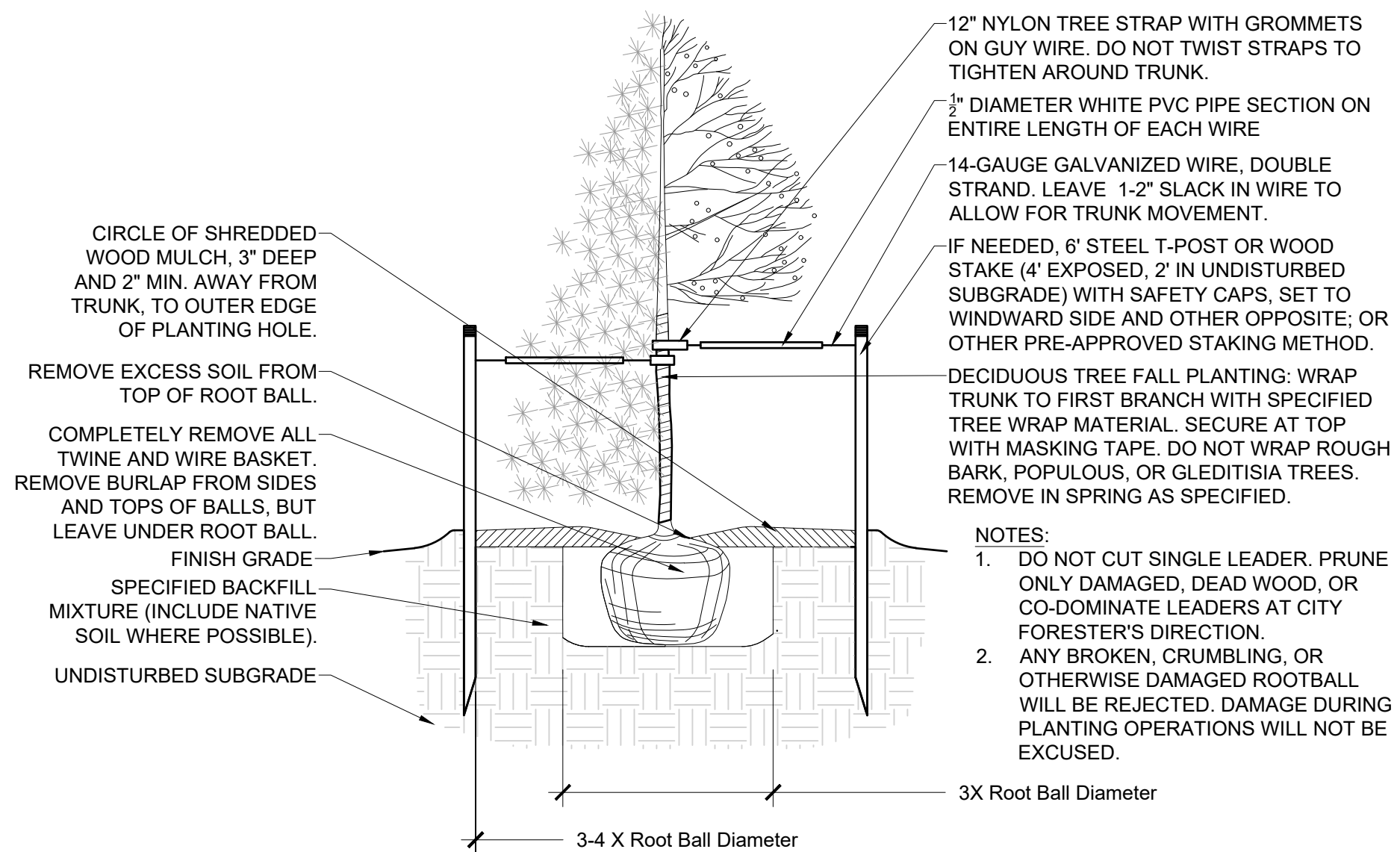
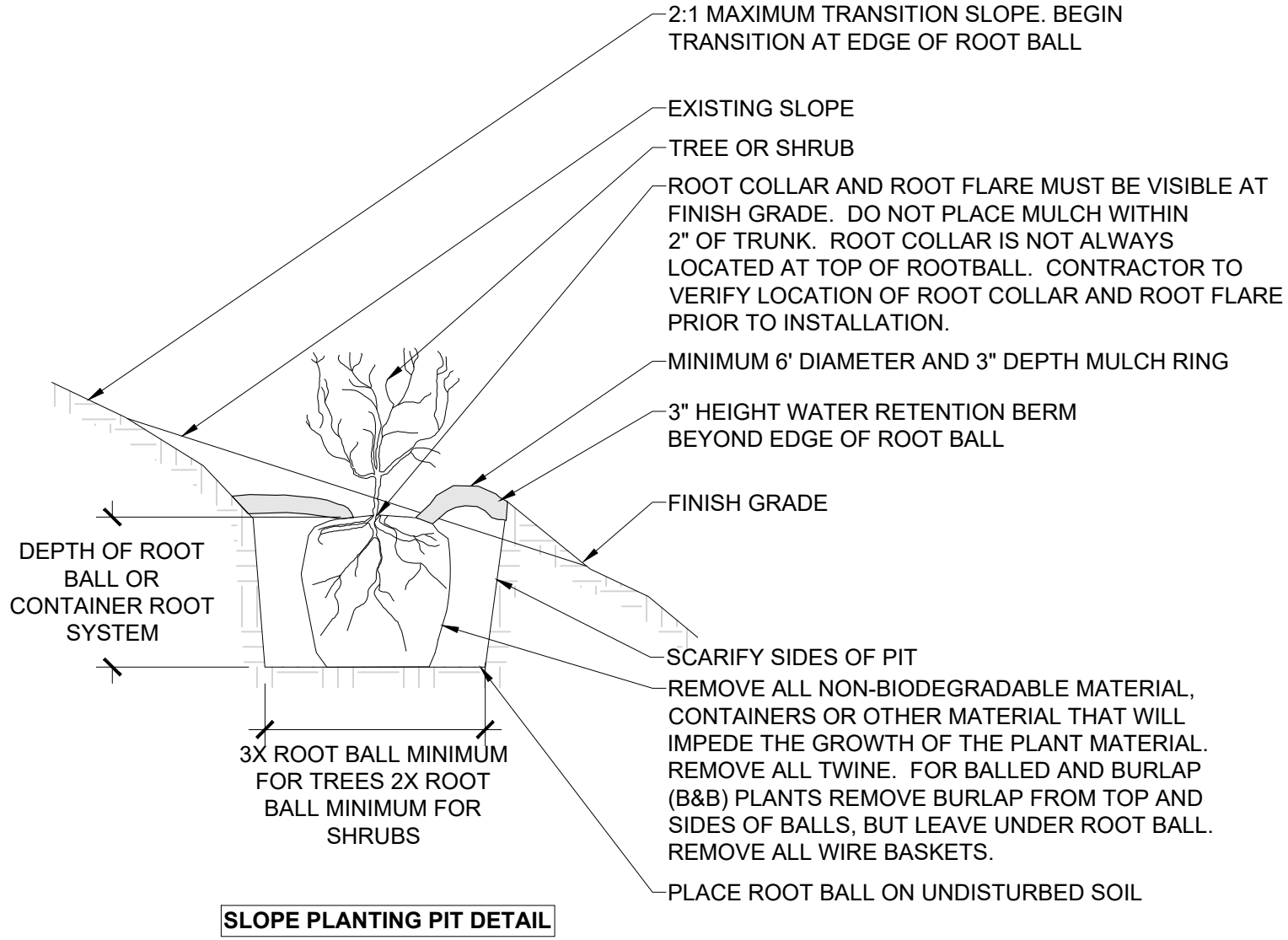
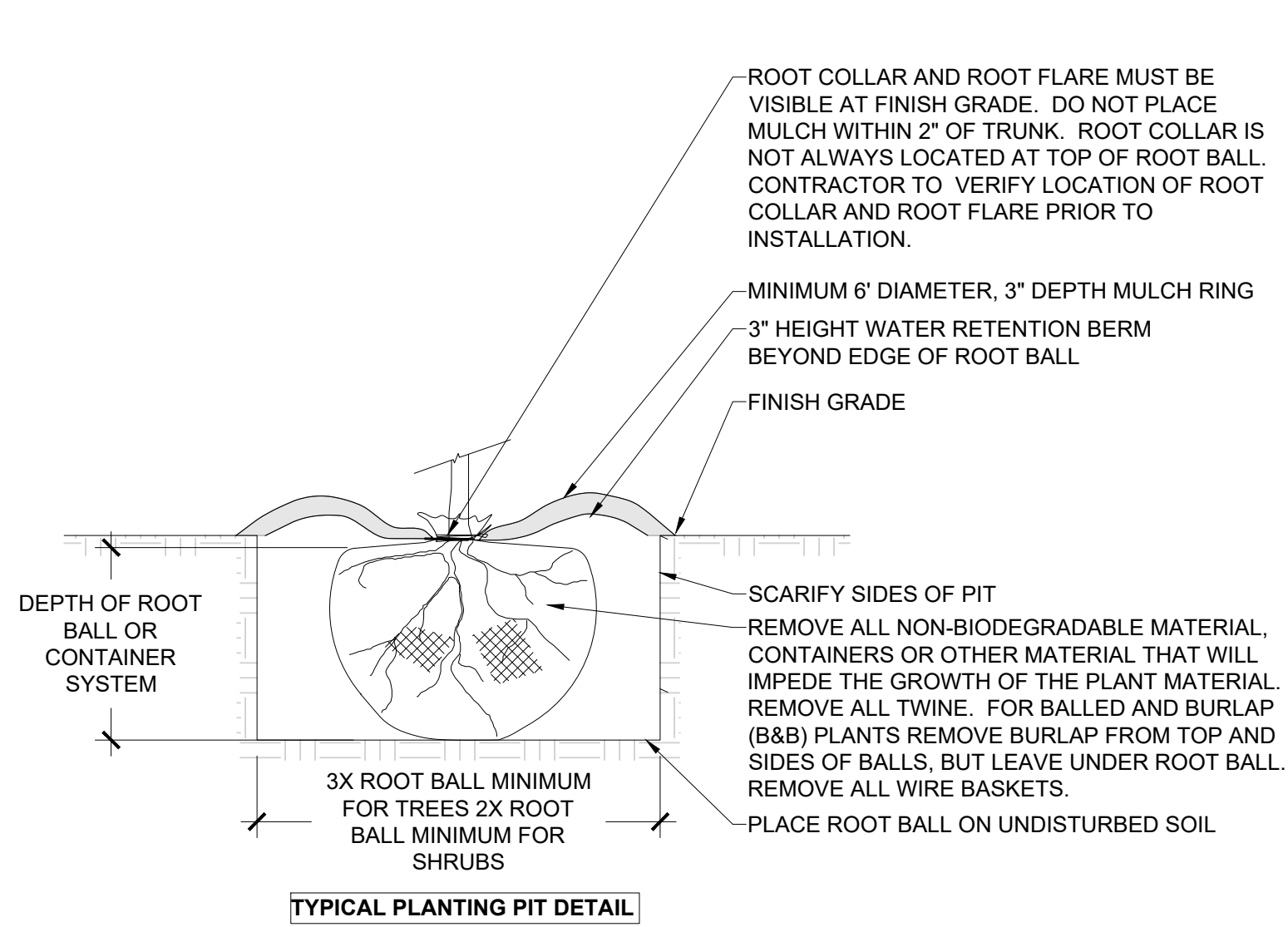


SNYDER
& ASSOCIATES

Project No: 126.0634.30

Sheet L-100

\\p0904\20251226\54.300\AD\0126534 LAND PLAN.dwg, ASNEHAN, LANDSCAPE DETAILS, 20260708, 2:55 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

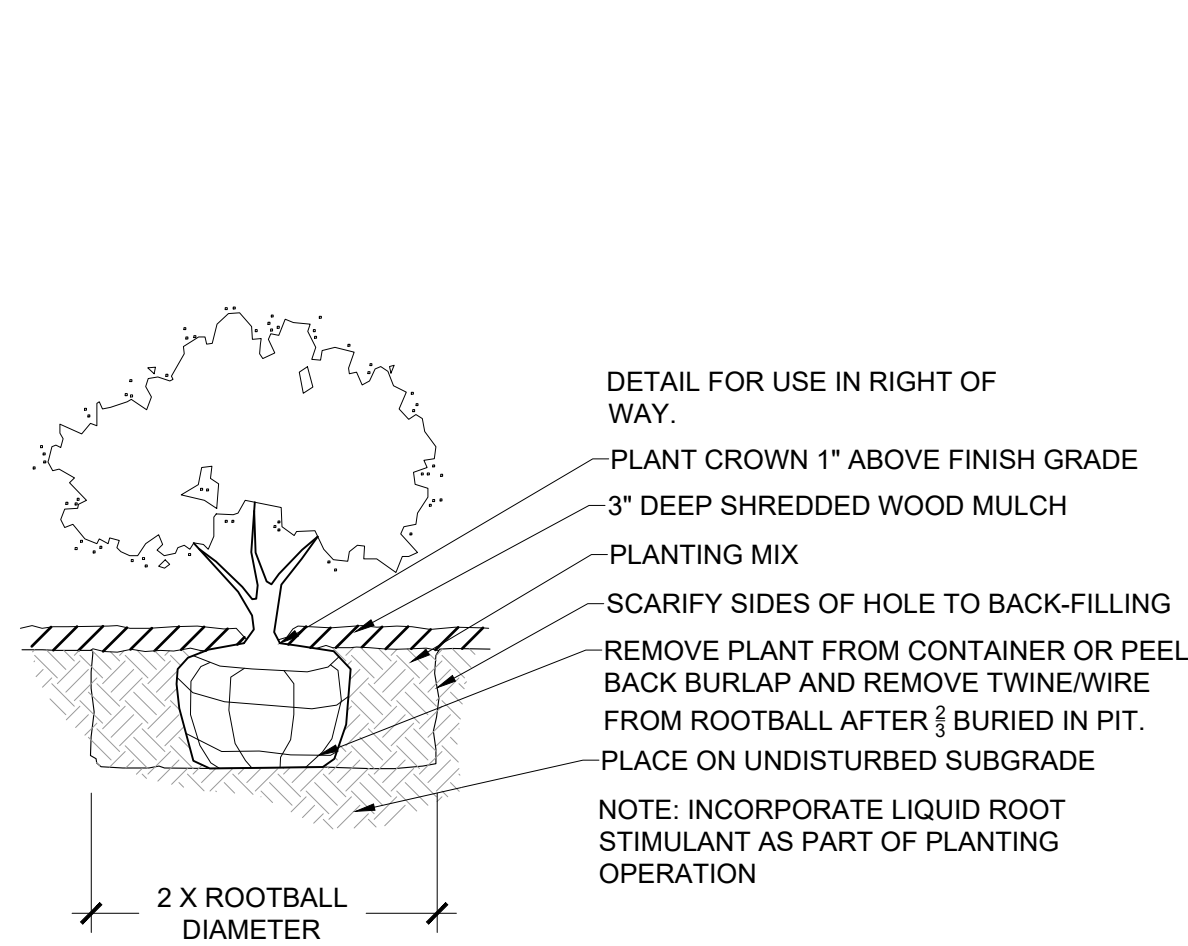


1 PLANTING PIT

NO SCALE

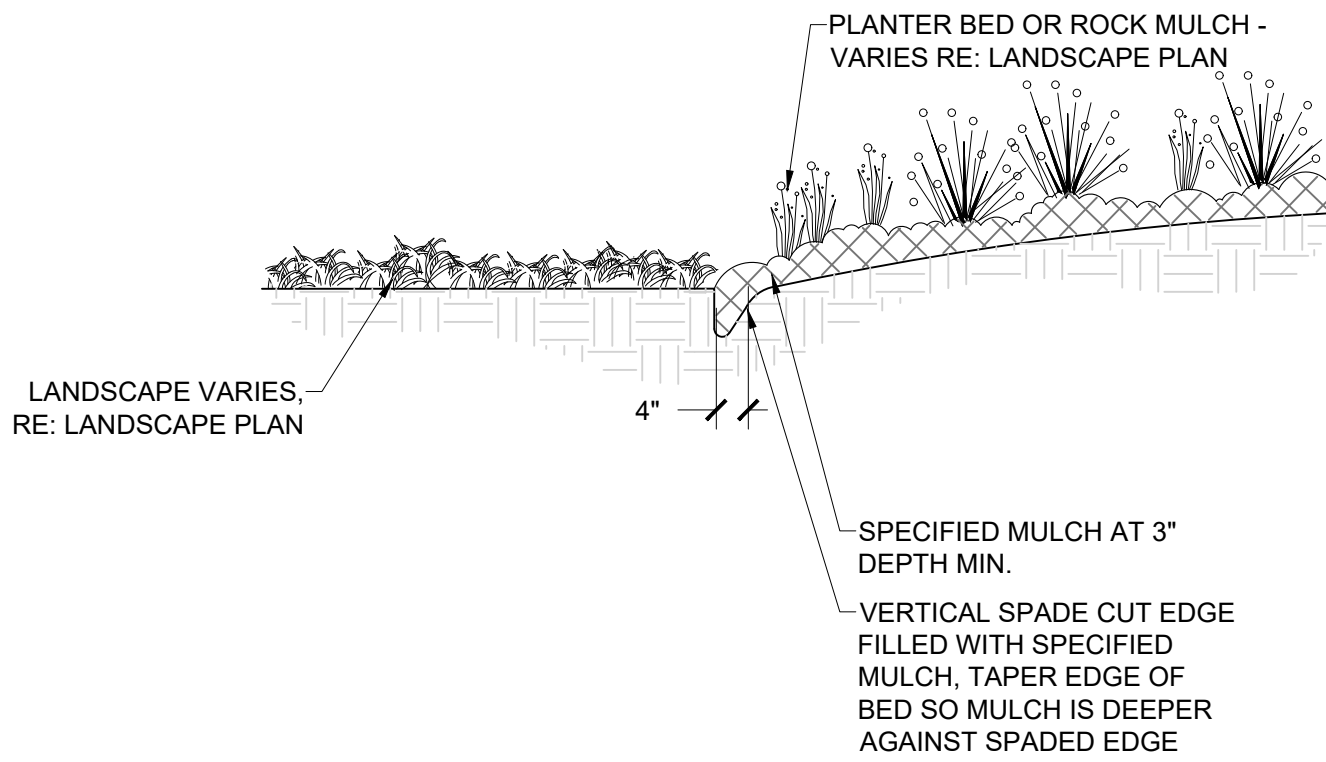
2 TREE PLANTING

SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING

SCALE: 1/2" = 1'-0"



4 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

TOWER DRIVE CONDOMINIUMS PHASE 1

LANDSCAPE DETAILS

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. I



Project No: 126.0634.30

Sheet L-101

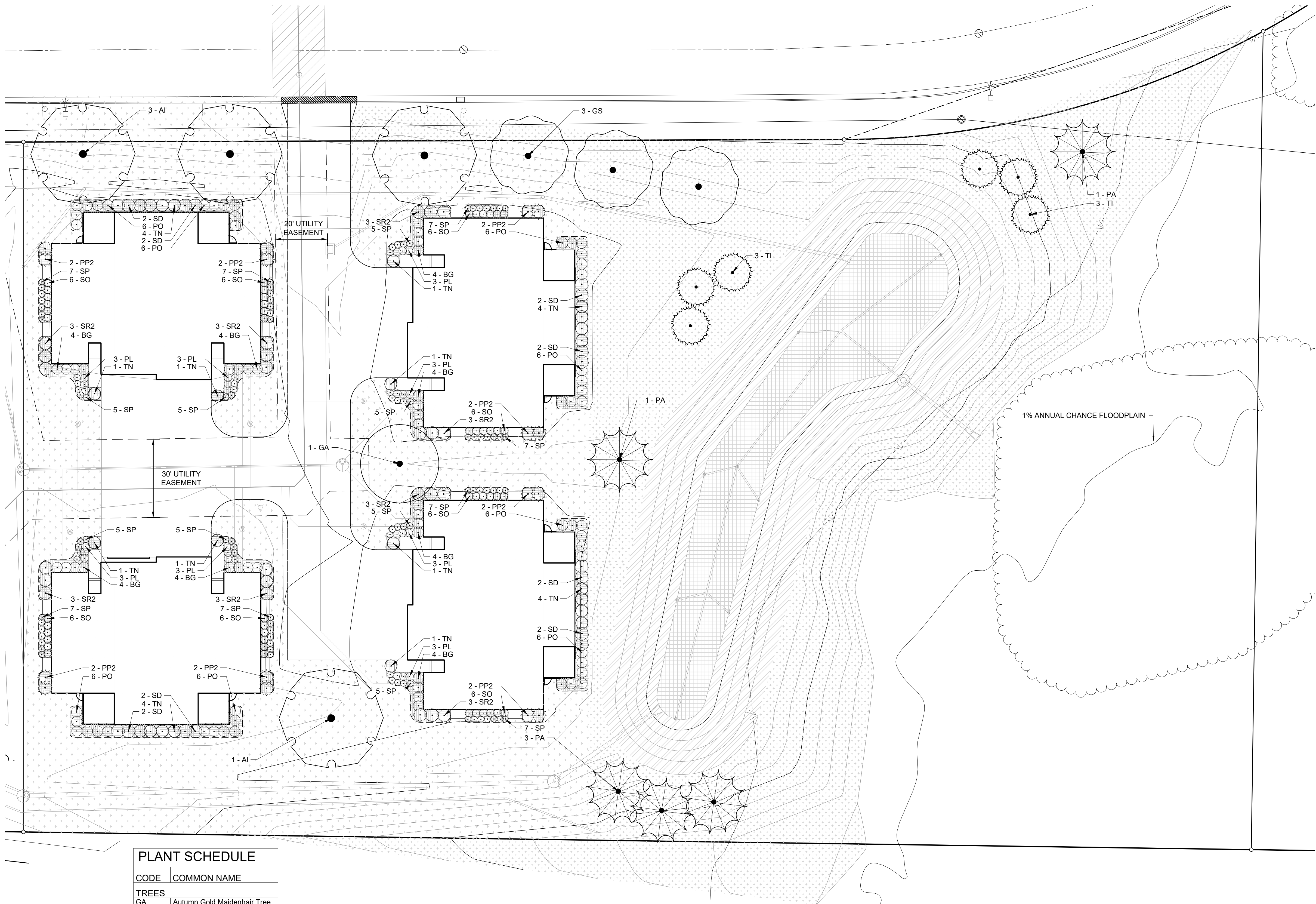
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Project No: 126.0634.30

Sheet L-101

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Date: 06-30-2026	T-R-S: 10N-12E-14
Technician: TECH			

V:\Projects\2025\126.0634_300\LAND\DWG\SNYDER\LANDSCAPE\PLANTING PLAN_20250708_2.53 PM_ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLANT SCHEDULE

CODE	COMMON NAME
TREES	
GA	Autumn Gold Maidenhair Tree
GS	Shademaster Honey Locust
AI	State Street™ Miyabe Maple
EVERGREEN TREES	
TI	Green Giant Arborvitae
PA	Norway Spruce
SHRUBS	
SO	Bloomerang Dwarf Pink Lilac
SD	Double Play Doozie Spirea
TN	Dwarf Golden Japanese Yew
PP2	Dwarf Mugo Pine
BG	Green Gem Boxwood
PO	Little Devil Dwarf Ninebark
PL	Little Spire Russian Sage
SR2	Reeves Spirea
GRASSES	
SP	Prairie Dropseed

PLANT SCHEDULE

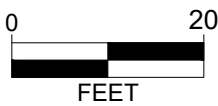
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Native Seed Mix	See Construction Notes for Type
	Turf Seed	See Construction Notes for Type
	Turf Sod	See Construction Notes for Type
	Wood Mulch	See Construction Notes for Type
BIORETENTION PLUGS		
	Bio Plugs	See Civil for Type

LANDSCAPE CONSTRUCTION NOTES

- NATIVE SEED SHALL BE LAND RESTORATION SEED MIX FOR MEDIUM SOILS PROVIDED BY PRAIRIE NURSERY (prairienursery.com) OR APPROVED EQUAL. HYDROMULCHING AND HYDROSEEDING NOT PERMITTED.
- WOOD MULCH: PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT CONCRETE CURB. NO WEED FABRIC AT GROUND COVER OR PERENNIAL PLANTS.
- TURF SOD SHALL BE BLUEGRASS SOD FROM NORTHERN SOD FARM (northernsodfarms.net)

LANDSCAPE LEGEND

----- SPADE CUT EDGER, RE: DETAIL 4/L-101



TOWER DRIVE CONDOMINIUMS PHASE 1

PLANTING PLAN

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



Project No: 126.0634.30

Sheet L-200

MARK

Engineer: ENGR

Technician: TECH

REVISION

Checked By: CHKD

Date: 06-30-2026

DATE

BY

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MADISON, WISCONSIN 53718
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Project No: 126.0634.30