

SPECIFIC IMPLEMENTATION PLAN VALLEY PINES

Town of Bristol, WI | March 18, 2026

Prepared for:

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

Snyder & Associates, Inc. Project No. 126.0225.30

March 18, 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 3.77 acres and a 38.13-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

March 18, 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 3.77 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 39,001 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 3.77-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 | 0.90 AC 39,001 SF | 1.12 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 | 0.73 AC 31,688 SF | 1.37 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

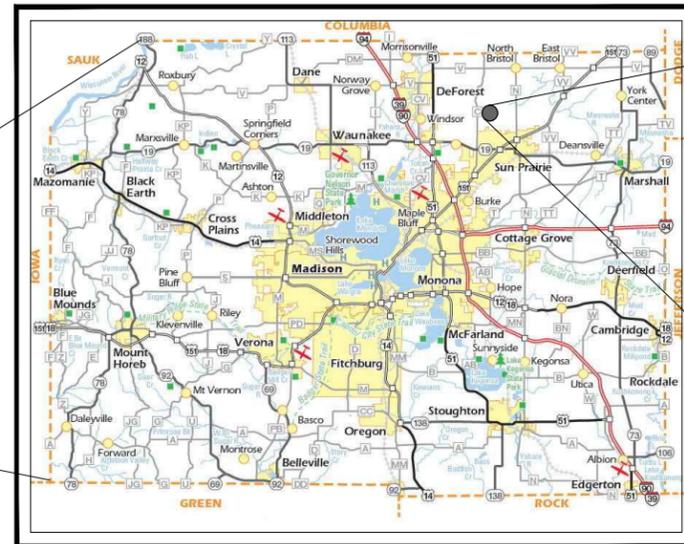
If any provision of this SIP shall be deemed to be invalid by a final judgment of a court of competent jurisdiction, which is not subject to further appeal, then the invalidity of such provision shall not affect the validity of any other provisions hereof.

VALLEY PINES

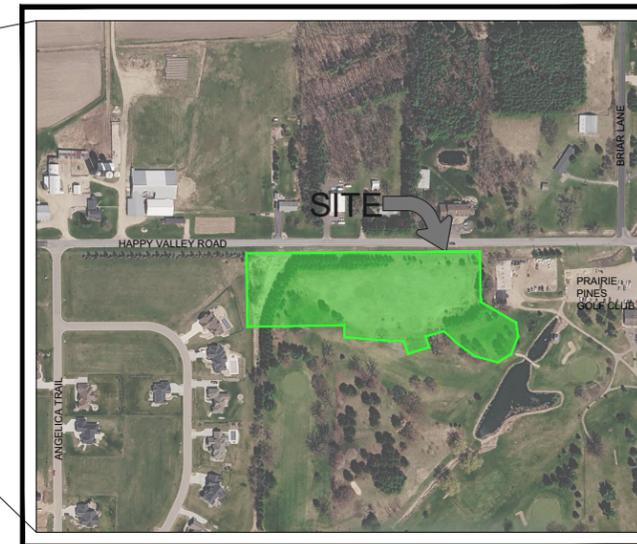
SECTION 30, TOWNSHIP 9N, RANGE 11E



REGIONAL MAP



DANE COUNTY



SITE LOCATION MAP

TOWN OF BRISTOL,
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 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

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 |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 | ZLR |
| 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 |

VALLEY PINES

TOWN OF BRISTOL, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

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



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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.

VALLEY PINES

NOTES

TOWN OF BRISTOL, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

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



Project No: 126.0225.30

Sheet C200

Sheet C200

Project No: 126.0225.30

| | | | |
|------------------|------------------------------------|------------------|-----|
| MARK | REVISION | DATE | ZLR |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 | |
| Engineer: ENGR | Checked By: CHKD | Scale: 1" = | |
| Technician: TECH | Date: 02-23-2026 | T-R-S: 9N-11E-30 | |

CONSTRUCTION SEQUENCE

- 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.
- 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.
- 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.
- 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.
- 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.
- INSTALL ANY UTILITIES.
- COMPLETE FINAL GRADING FOR SHARED DRIVEWAY AND STABILIZE WITH GRAVEL.
- COMPLETE FINAL GRADE OF THE SITE.
- 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.
- 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 LOOSENEED 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.

- 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.
- 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.
- 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.
- 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.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
- DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.
- 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.
- ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
- AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- 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.
- 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.
- 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.
- 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.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
- ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
- WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
- 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.

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| MARK | REVISION | DATE |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 ZLR |
| 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 | | |

VALLEY PINES
EROSION CONTROL NOTES
TOWN OF BRISTOL, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



- NOTES:**
- EXISTING TOPOGRAPHY SHOWN IS FROM 2024 DANE COUNTY LIDAR DATA AND IS APPROXIMATE.
 - ORTHOIMAGE SHOWN IS FROM DANE COUNTY GIS DATA AND TAKEN IN YEAR 2024 AND IS APPROXIMATE.
 - TREE REMOVAL TO BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL



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| MARK | REVISION | DATE | ZLR |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 | |
| Engineer: ENGR | Checked By: CHKD | Scale: 1" = 40' | BY |
| Technician: TECH | Date: 02-23-2026 | T-R-S: 9N-11E-30 | |
| Project No: 126.0225.30 | | | Sheet C202 |

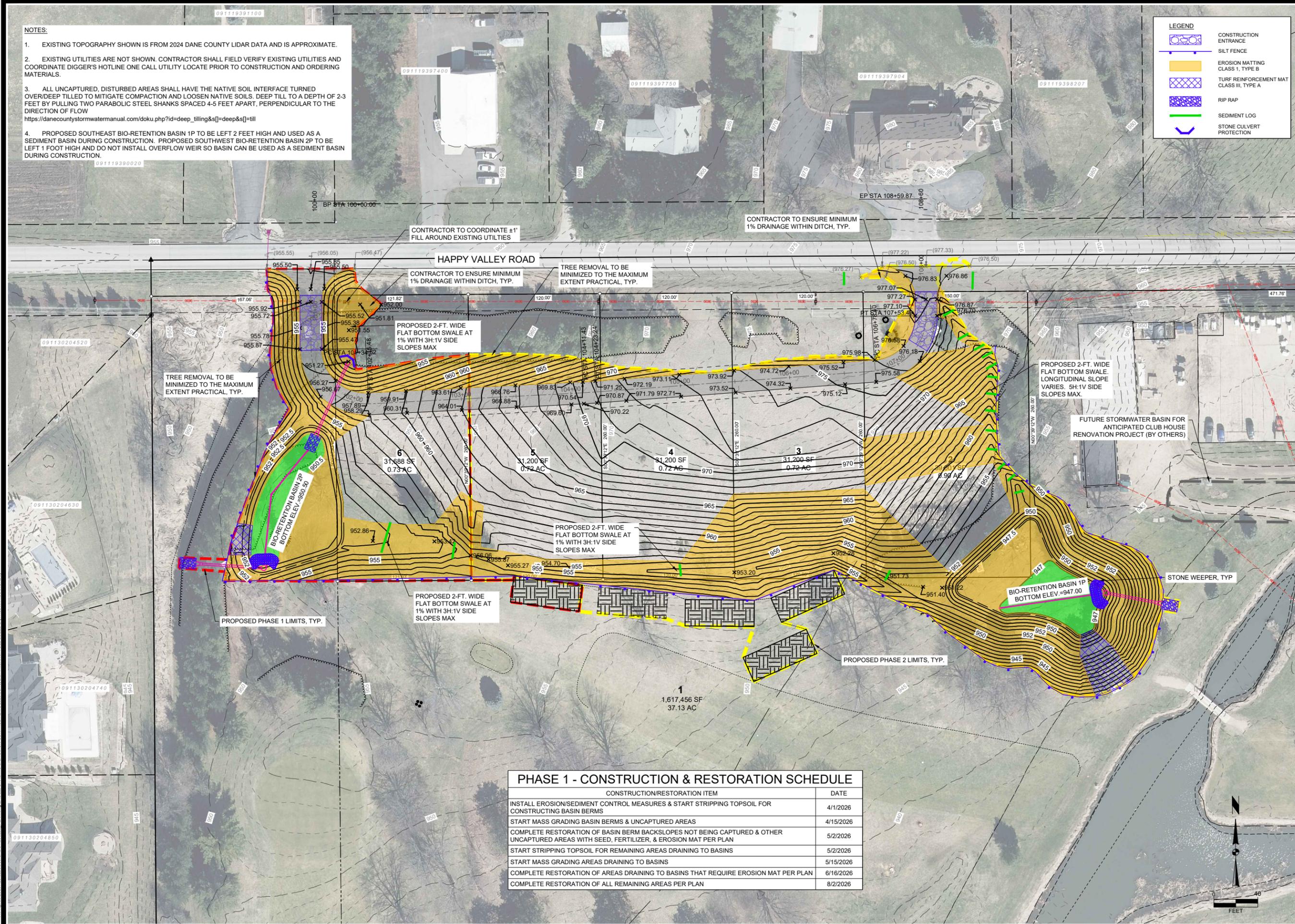
VALLEY PINES
EXISTING CONDITIONS PLAN
TOWN OF BRISTOL, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

Project No: 126.0225.30
 Sheet C202

- NOTES:**
- EXISTING TOPOGRAPHY SHOWN IS FROM 2024 DANE COUNTY LIDAR DATA AND IS APPROXIMATE.
 - 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.
 - 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&st\[=\]deep&st\[=\]till](https://danecountystormwatermanual.com/doku.php?id=deep_tilling&st[=]deep&st[=]till)
 - PROPOSED SOUTHEAST BIO-RETENTION BASIN 1P TO BE LEFT 2 FEET HIGH AND USED AS A SEDIMENT BASIN DURING CONSTRUCTION. PROPOSED SOUTHWEST BIO-RETENTION BASIN 2P TO BE LEFT 1 FOOT HIGH AND DO NOT INSTALL OVERFLOW WEIR SO BASIN CAN BE USED AS A SEDIMENT BASIN 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



PHASE 1 - CONSTRUCTION & RESTORATION SCHEDULE

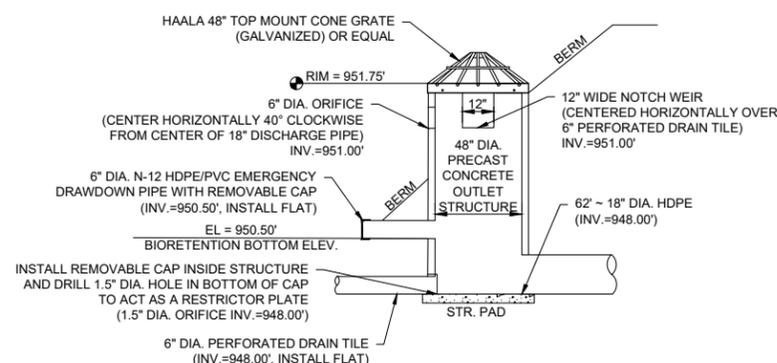
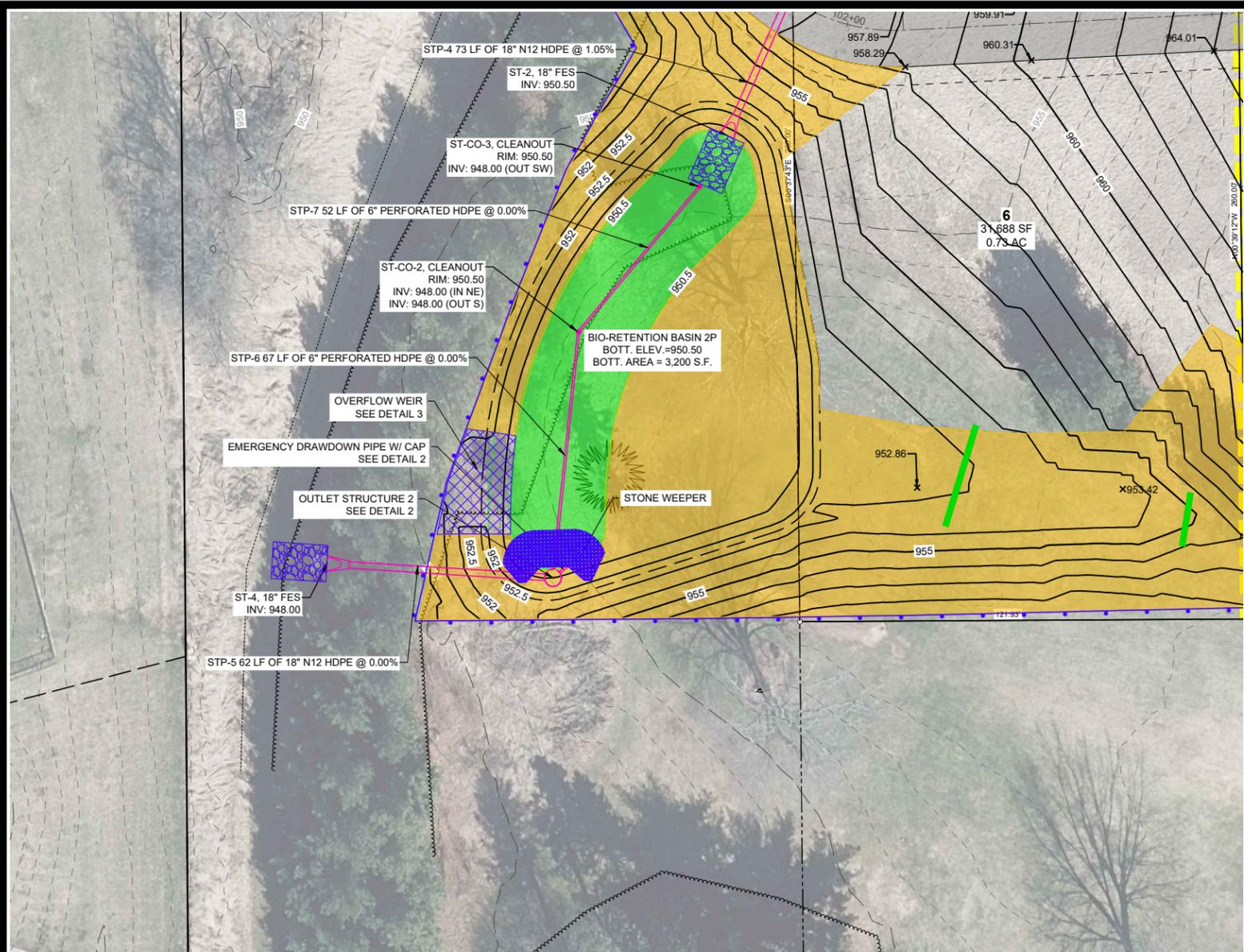
| CONSTRUCTION/RESTORATION ITEM | DATE |
|---|-----------|
| INSTALL EROSION/SEDIMENT CONTROL MEASURES & START STRIPPING TOPSOIL FOR CONSTRUCTING BASIN BERMS | 4/1/2026 |
| START MASS GRADING BASIN BERMS & UNCAPTURED AREAS | 4/15/2026 |
| COMPLETE RESTORATION OF BASIN BERM BACKSLOPES NOT BEING CAPTURED & OTHER UNCAPTURED AREAS WITH SEED, FERTILIZER, & EROSION MAT PER PLAN | 5/2/2026 |
| START STRIPPING TOPSOIL FOR REMAINING AREAS DRAINING TO BASINS | 5/2/2026 |
| START MASS GRADING AREAS DRAINING TO BASINS | 5/15/2026 |
| COMPLETE RESTORATION OF AREAS DRAINING TO BASINS THAT REQUIRE EROSION MAT PER PLAN | 6/16/2026 |
| COMPLETE RESTORATION OF ALL REMAINING AREAS PER PLAN | 8/2/2026 |

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| MARK | REVISION | DATE | BY |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 | ZLR |
| | Checked By: CHKD | Scale: 1" = 40' | |
| | Engineer: ENGR | Date: 02-23-2026 | T-R-S: SN-11E-30 |
| | Technician: TECH | | |

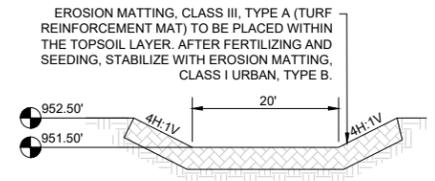
Project No: 126-0225-30
Sheet C400

VALLEY PINES
GRADING & EROSION CONTROL PLAN
TOWN OF BRISTOL, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

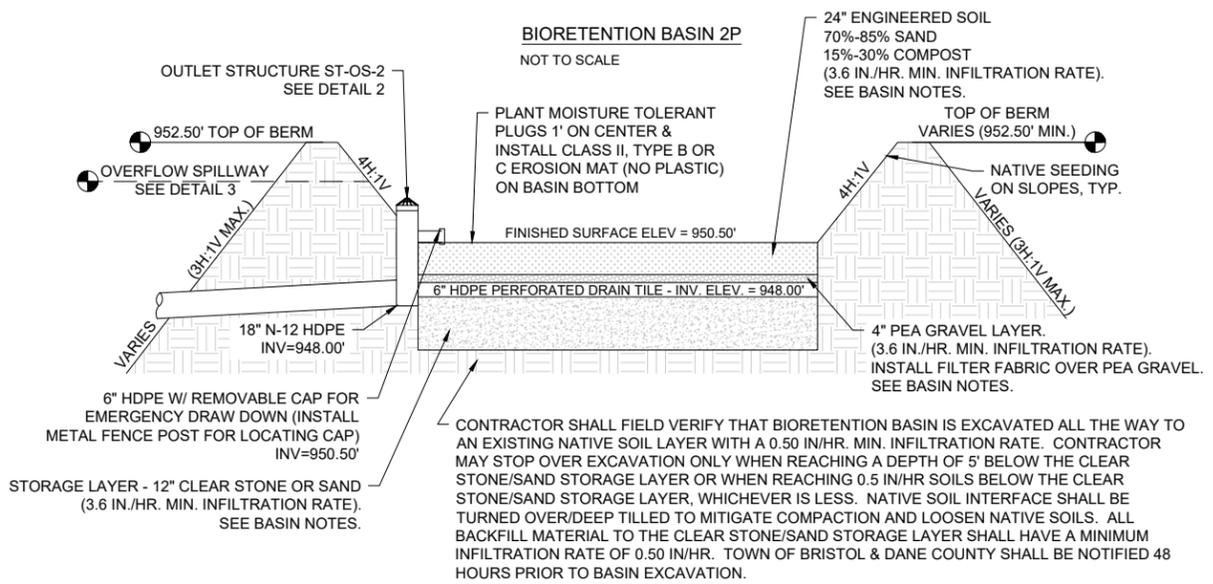
SNYDER & ASSOCIATES
 Project No: 126.0225.30
 Sheet C400



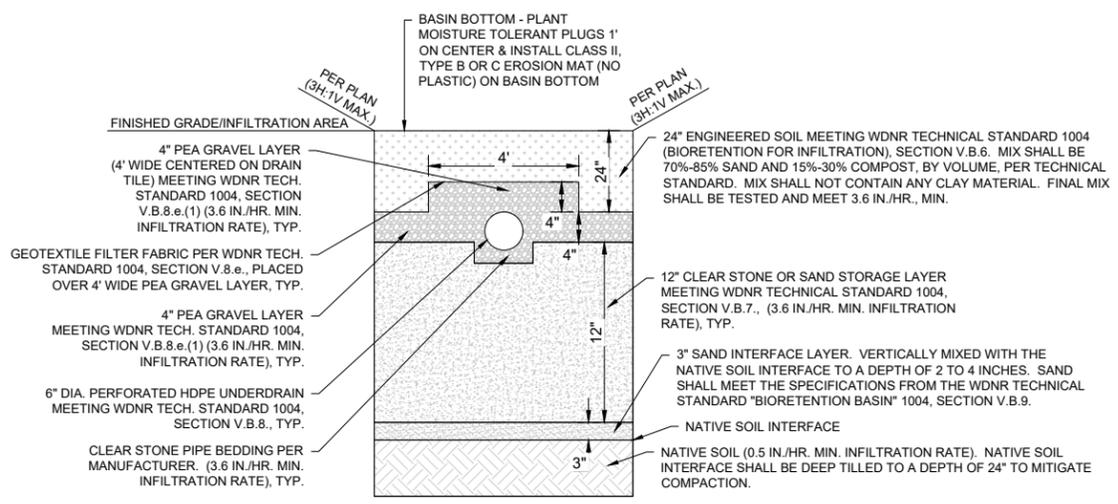
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NO SCALE



3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE



1 TYPICAL BASIN SECTION DETAIL
NO SCALE

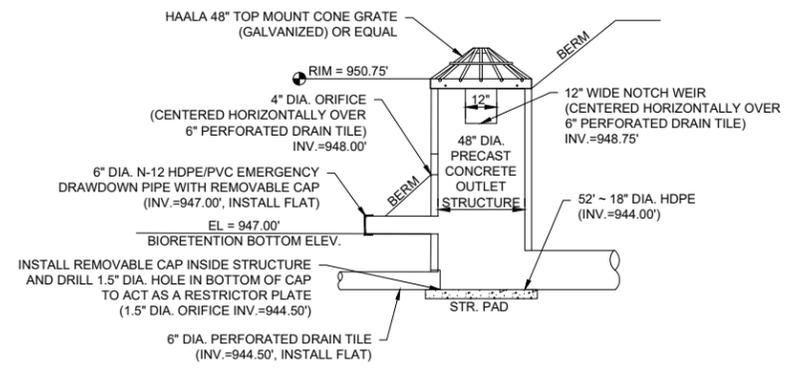
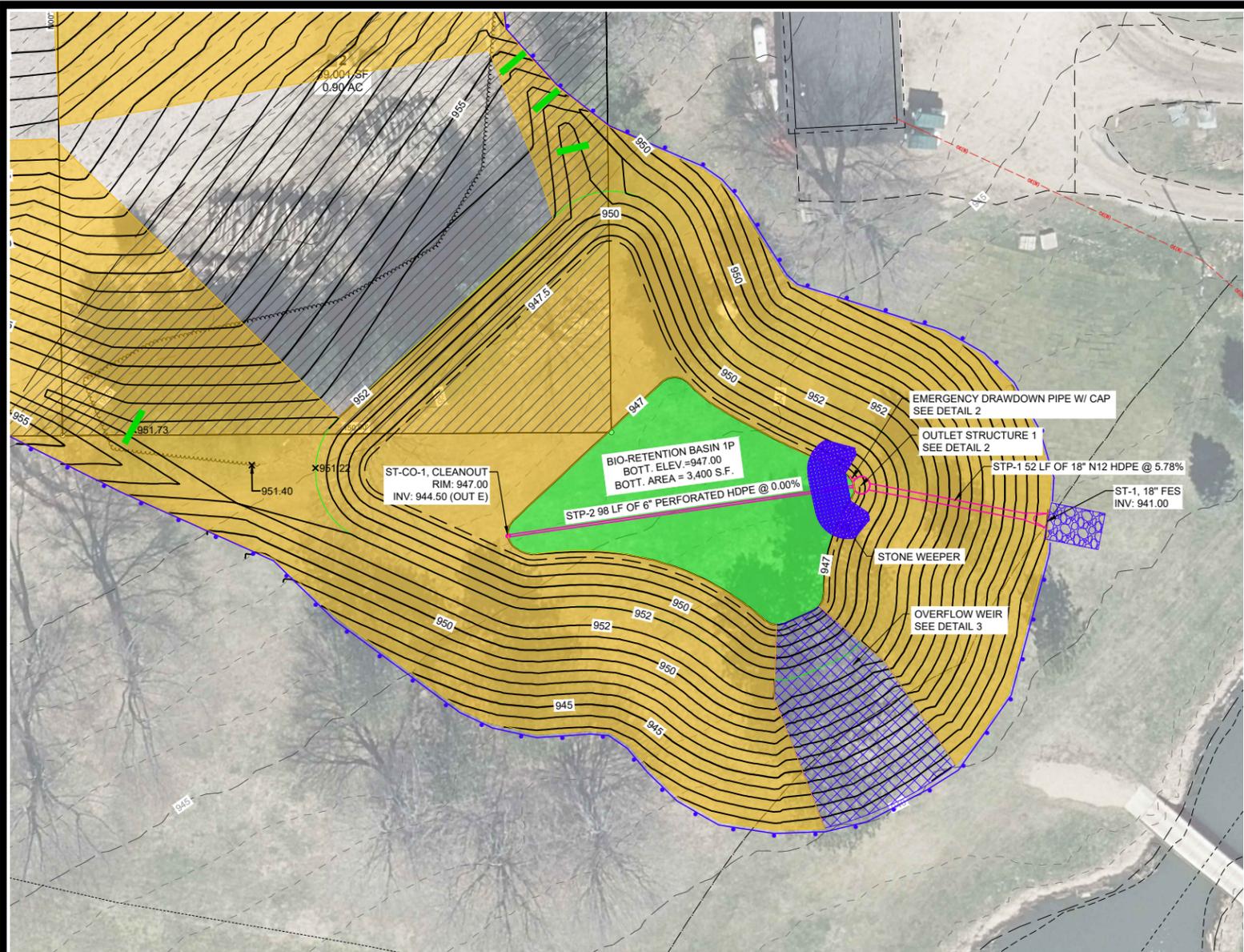


4 BIORETENTION BASIN BOTTOM SECTION DETAIL
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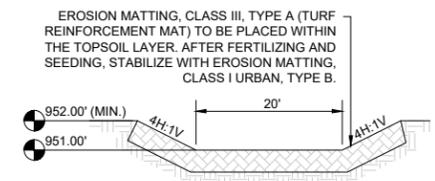
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| MARK | REVISION | DATE | BY |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 | ZLR |
| | Engineer: ENGR | Checked By: CHKD | Scale: 1" = 20' |
| | Technician: TECH | Date: 02-23-2026 | T-R-S: 9N-11E-30 |

VALLEY PINES
 SOUTHWEST BASIN DETAILS
 TOWN OF BRISTOL, DANE COUNTY, WI
 SNYDER & ASSOCIATES, INC. |
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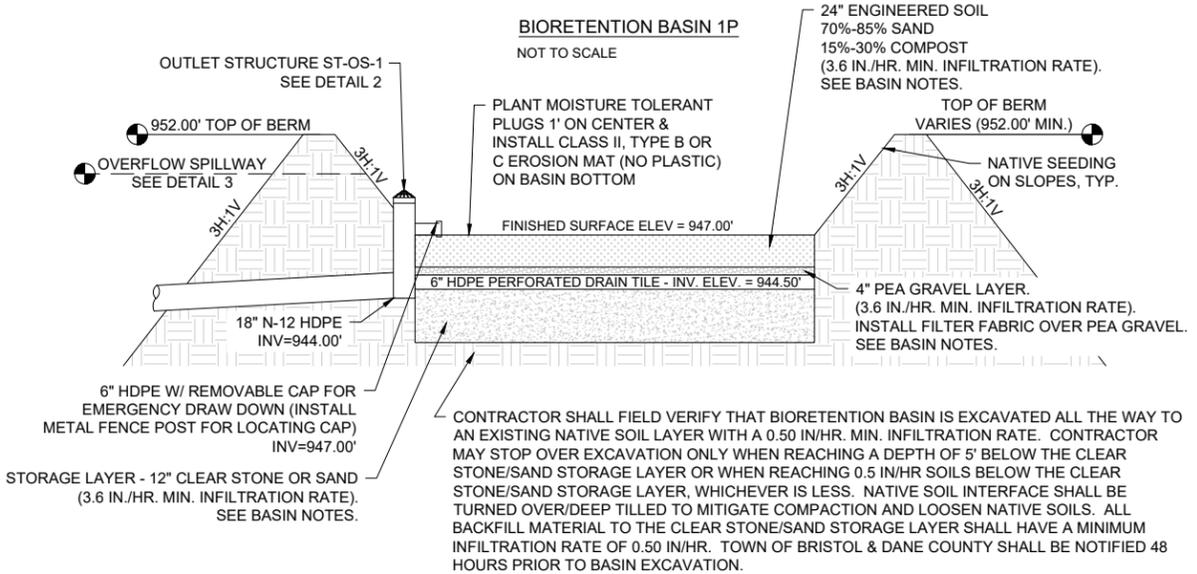




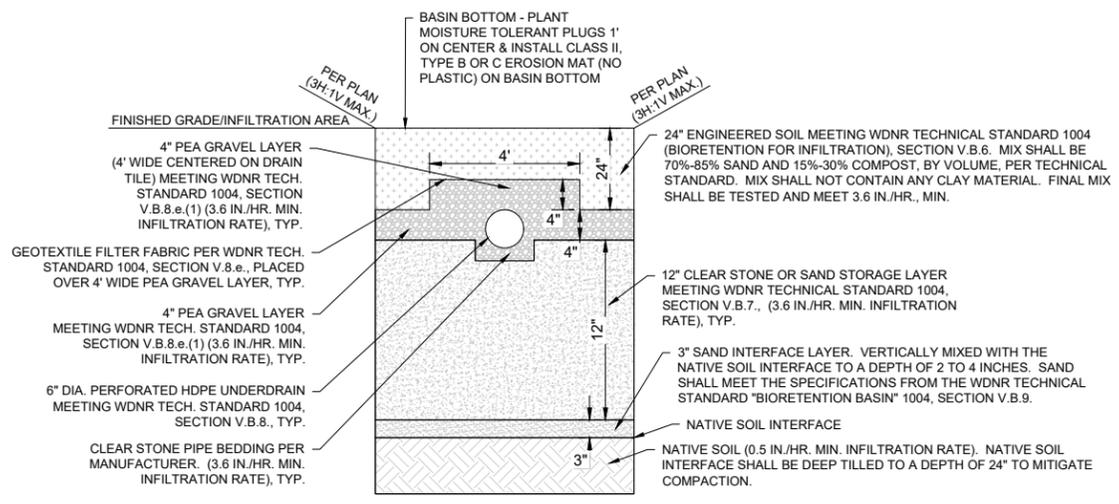
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NO SCALE



3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE



1 TYPICAL BASIN SECTION DETAIL
NO SCALE

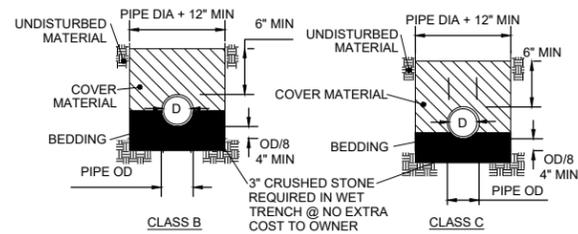


4 BIO-RETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

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| MARK | REVISION | DATE | ZLR |
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR | 03-09-26 | ZLR |
| Engineer: ENGR | Checked By: CHKD | Scale: 1" = 20' | |
| Technician: TECH | Date: 02-23-2026 | T-R-S: 9N-11E-30 | |

VALLEY PINES
SOUTHEAST BASIN DETAILS
TOWN OF BRISTOL, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. |
5010 VOGES ROAD
MADISON, WISCONSIN 53718
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UNDISTURBED MATERIAL
PIPE DIA + 12" MIN
6" MIN
UNDISTURBED MATERIAL
PIPE DIA + 12" MIN
6" MIN
COVER MATERIAL
COVER MATERIAL
BEDDING
BEDDING
PIPE OD
PIPE OD
OD/8
4" MIN
3" CRUSHED STONE REQUIRED IN WET TRENCH @ NO EXTRA COST TO OWNER
CLASS B
CLASS C

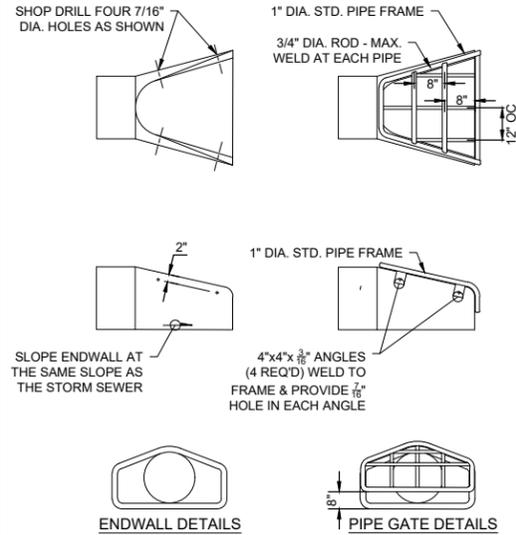
BEDDING AND COVER MATERIAL:
CLASS B: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

| 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'

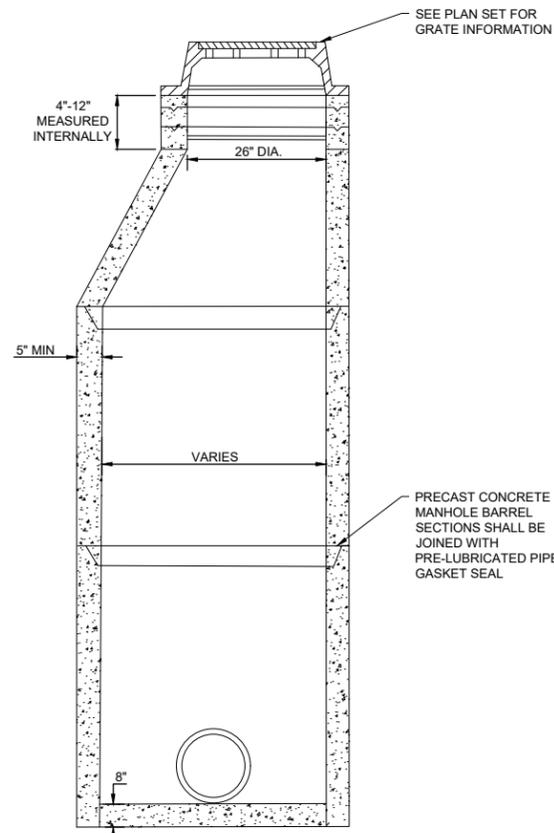


- NOTE:**
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

- PAINTING SPECIFICATION:**
- 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 RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

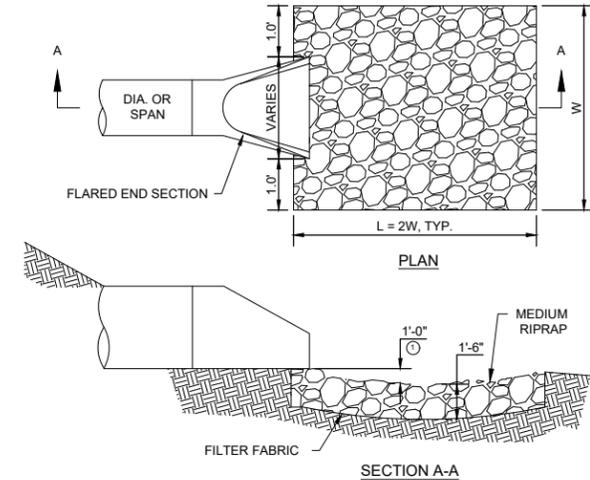
- PREPARATION STEPS:**
- BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
 - EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
 - ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

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



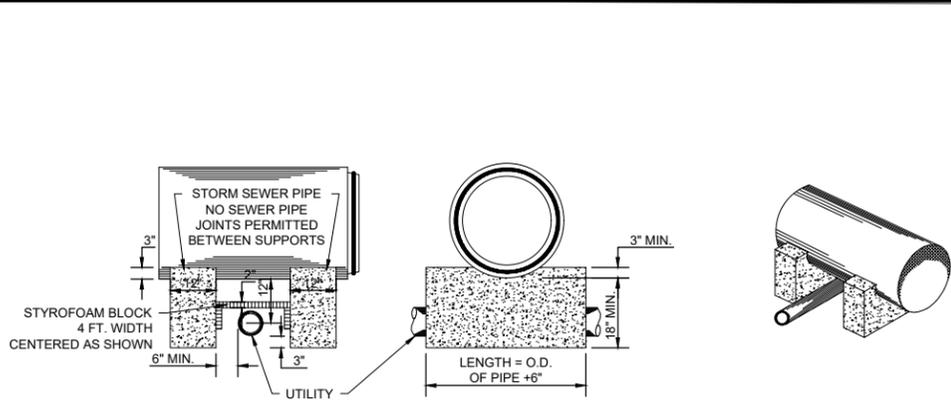
- NOTES:**
- FOR STRUCTURES LESS THAN 5.0' DEEP A PRECAST REINFORCED CONCRETE FLATTOP IS REQUIRED.
 - WALL THICKNESS SHALL BE 5" FOR 48" MANHOLE AND 6" FOR 60" MANHOLE.
 - THE USE OF WOOD WEDGES OR SHIMS FOR FRAME OR RING ADJUSTMENT IS NOT ALLOWED.
 - ADJUSTMENT RINGS SHALL BE POLYETHENE PLASTIC UNLESS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

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



- NOTES:**
- GEOTEXTILE FILTER FABRIC SHALL BE TYPE "HR" UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 401.4.1.
 - FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5'.

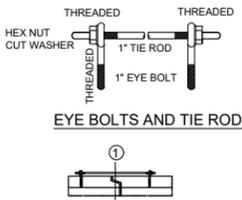
6 ENDWALL RIP-RAP DETAIL
SCALE: N.T.S.



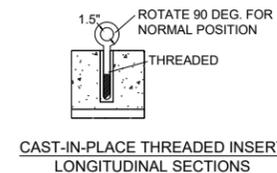
- NOTE:**
- EACH PAIR OF SUPPORTS IN ANY SIZE IS ONE PAY ITEM.

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)

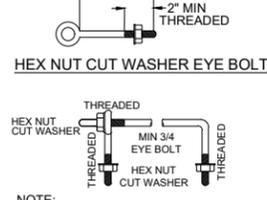


- NOTE:**
- INSERT. CAST-IN-PLACE WELDED EYE BOLT OR APPROVED EQUAL DURING FABRICATION FOR 1" DIA. EYE BOLT



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

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

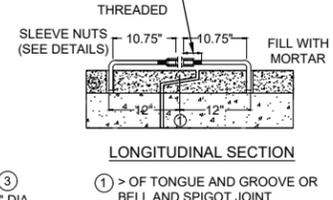


- NOTE:**
- TWO EYE BOLTS MAY BE USED WITH A 30° LONG THREADED ROD IN LIEU OF THE 90° DEG BENT TIE ROD EYE BOLT AND TIE ROD

| 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

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" |
| 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



- 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.

| MARK | REVISION | DATE | BY |
|------|-------------------------------------|----------|-----|
| 1 | REVISED DRIVEWAY, LOTS, & STRM/WTR. | 03-09-26 | ZLR |

Checked By: CHKD
Date: 02-23-2026
Scale: 1" =
T-R-S:
Project No.: 126-0225.30
Sheet C700

VALLEY PINES
STORM DETAILS
CITY OF FITCHBURG, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC. I
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