Final Development Plan (FDP)

Adopted: October 12, 2026

(via Planning and Zoning Commission Res. 2026-912)

Overview

The Knolls is a 96-acre residential development located in the Village of DeForest, Wisconsin. The Knolls is part of Conservancy Place, a Planned Unit Development (PUD) with an approved preliminary development plan (PDP) last amended on May 19, 2026. The Knolls is surrounded by existing residential development, the Upper Yahara River Corridor, lands owned by ABS Global, and River Road. Conservancy Place as a whole is generally bordered by I-39/90/94, the River Corridor, and Windsor Road. CTH CV is east of Conservancy Place and STH 19 is approximately 1.5 miles south of Windsor Road.

The Knolls is the fifth and final residential neighborhood of Conservancy Place. Broadly, The Knolls single family lots have been designed using similar dimensions as Rivers Turn to its south, and its planned duplex condominiums are similar to others built within Conservancy Place. In short, The Knolls will continue the form of residential development that defines much of Conservancy Place.

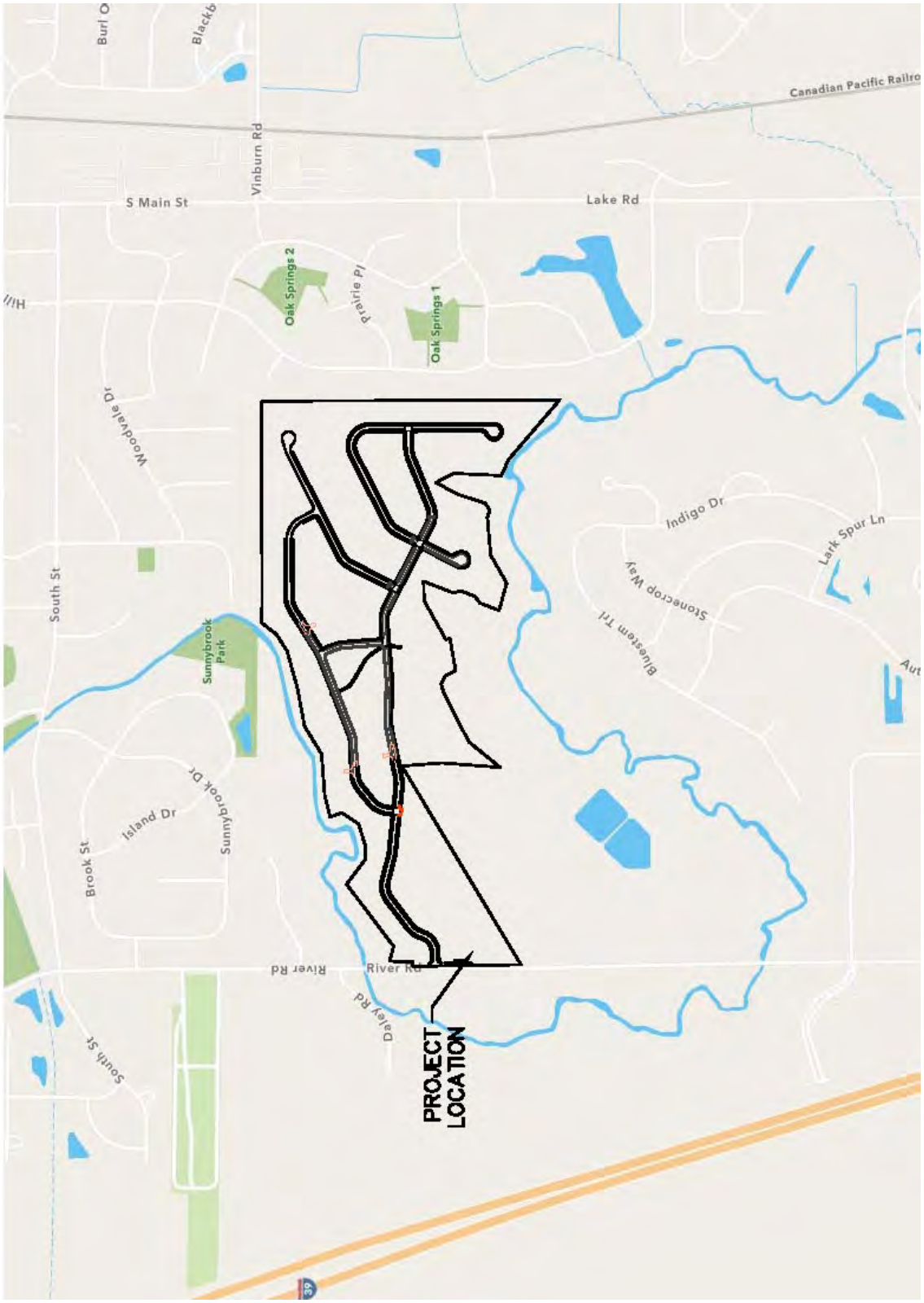
At present, The Knolls is proposed to be developed in four phases, as shown on the attached Preliminary Phasing Map. Conceptual Phasing Schedule:

Phase 1 – 2026-27
Phase 2 – 2029
Phase 3 – 2033
Phase 4 – 2037

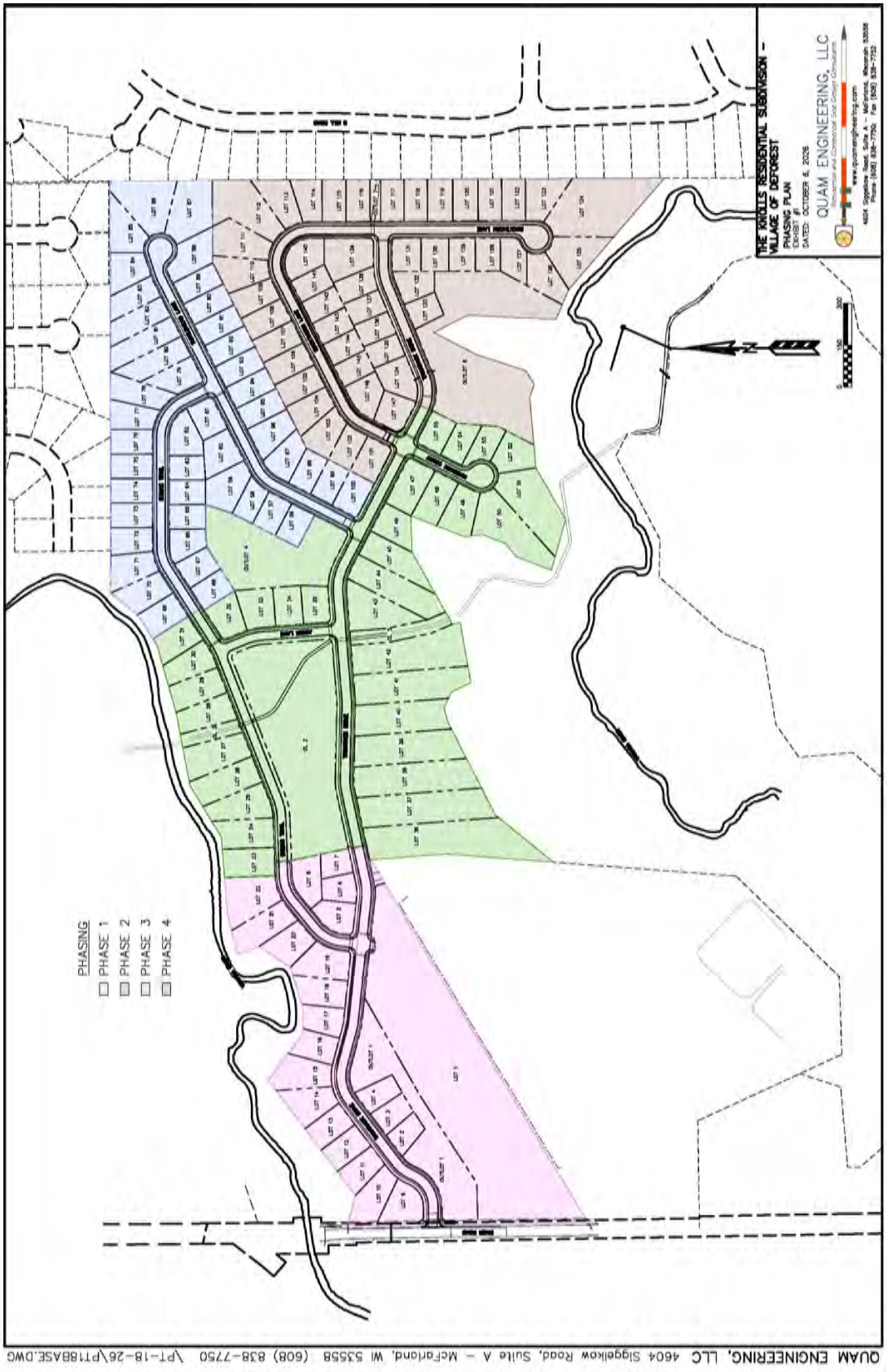
The number, timing, size, and shape of the phases may vary depending on market conditions, engineering, and other factors.

The developer may elect to final plat the entirety of The Knolls at one time, or may instead elect to pursue multiple final plats in The Knolls (e.g., original final plat, 1st Addition, 2nd Addition, etc.), with each final plat corresponding to a development phase.

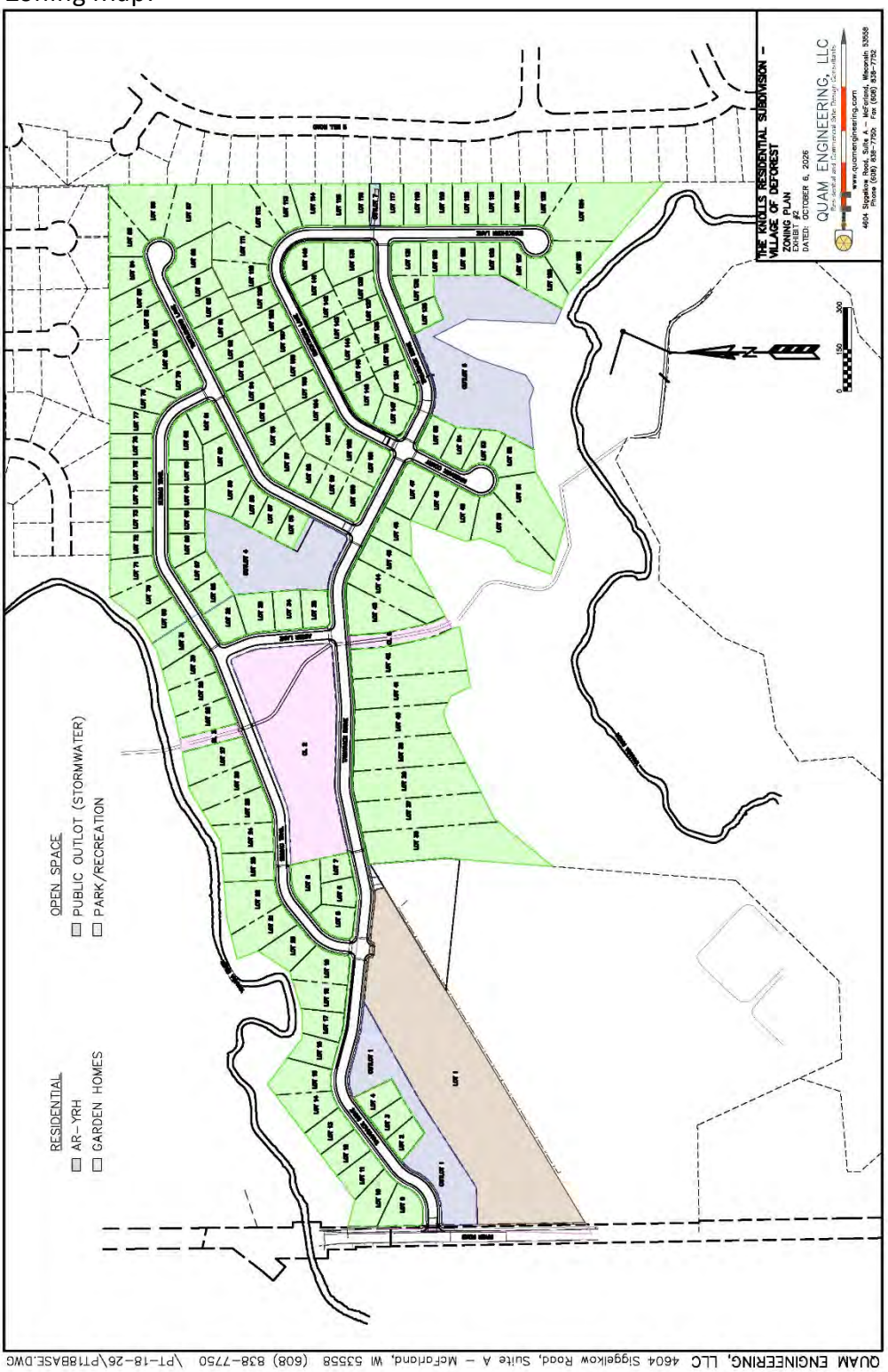
Location Map:



Preliminary Phasing Map:



The Knolls Zoning Map:



Note: Allowable land uses in areas designated as "Park/Recreation" shall be as designated in the PDP. Allowable land uses in areas designated as "Public Outlot/Stormwater" shall be as designated on the final plat of The Knolls.

The Knolls Residential District Uses*:

Key: P = Permitted Use C = Conditional Use NP = Not Permitted

	PUD Zoning District	
Type of Land Use	**Garden Homes (GH)**	**Yahara River Homes (YRH)**
Single-Family Detached Residence	P	P
Two-Family or Townhouse Residence (intended for owner-occupancy)	NP	P
Community Living Arrangement (e.g., CBRF), 8 or fewer residents	NP	C
Family Day Care Home (1-3 children who are not family members)	P	P
Family Day Care Home (4-8 children who are not family members)	C	C
Home Occupation (per 15.04(6) DeForest Zoning Ordinance)	P	P
Indoor or Outdoor Park or Recreation without stadium lights	P	C
Small Solar or Wind Energy System (per 15.04(24) DeForest Zoning Ordinance)	C	P
Bed and Breakfast	C	C

* This table supersedes Table 4 in the PDP for The Knolls FDP area. "Not permitted" land uses also include any use not listed in this table.

The Knolls Lot Calculations (at time of preliminary platting only):

Single-family Residential Lots		
Lot #	Net Acreage	Net SF
2	.25	10,754
3	.27	11,718
4	.28	12,112
5	.33	14,137
6	.26	11,488
7	.22	9,705
8	.37	15,895
9	.39	17,020
10	.46	19,923
11	.33	14,454
12	.34	14,597
13	.34	14,600
14	.44	19,184
15	.50	21,768
16	.33	14,569
17	.33	14,159
18	.40	17,738
19	.47	20,586
20	.39	17,136
21	.50	21,977
22	.62	26,994
23	.43	18,794
24	.47	20,646
25	.50	21,847
26	.55	23,894
27	.57	24,875
28	.43	18,597
29	.43	18,668
30	.43	18,794
31	.36	15,780
32	.35	15,171
33	.39	17,080
34	.32	14,000
35	.30	12,981
36	1.66	72,283
37	1.17	50,900
38	1.09	47,407
39	.95	41,426
40	.84	36,376

Single-family Residential Lots		
Lot #	Net Acreage	Net SF
48	.40	17,228
49	.41	17,978
50	.86	37,622
51	.93	40,433
52	.38	16,681
53	.27	11,949
54	.28	12,321
55	.28	12,310
56	.28	11,960
57	.28	11,960
58	.26	11,346
59	.45	19,593
60	.38	16,442
61	.30	12,855
62	.35	15,285
63	.28	11,210
64	.26	11,440
65	.26	11,440
66	.29	12,740
67	.29	12,744
68	.28	12,096
69	.35	15,185
70	.40	17,572
71	.39	17,136
72	.32	13,915
73	.30	13,199
74	.30	13,199
75	.30	13,199
76	.30	13,226
77	.34	14,853
78	.41	17,849
79	.36	15,455
80	.45	19,552
81	.49	21,126
82	.41	17,903
83	.35	15,189
84	.38	16,428
85	.43	18,557
86	.73	31,759

Single-family Residential Lots		
Lot #	Net Acreage	Net SF
94	.31	13,440
95	.31	13,440
96	.38	16,388
97	.36	15,529
98	.28	12,282
99	.28	12,250
100	.32	13,914
101	.32	13,914
102	.28	12,367
103	.38	16,345
104	.36	15,659
105	.33	14,240
106	.33	14,240
107	.33	14,240
108	.33	14,240
109	.33	14,556
110	.43	18,838
111	.52	22,673
112	.81	35,177
113	.41	17,779
114	.32	13,963
115	.30	12,969
116	.30	13,008
117	.29	12,658
118	.29	12,670
119	.32	13,727
120	.32	13,728
121	.29	12,824
122	.29	12,825
123	.41	17,855
124	1.44	62,572
125	.56	24,582
126	.40	17,328
127	.30	12,868
128	.25	10,800
129	.26	11,400
130	.28	12,000
131	.29	12,419
132	.30	13,186

41	.99	43,153
42	1.13	49,415
43	.65	28,408
44	.75	32,809
45	.52	22,719
46	.35	15,435
47	.44	19,314

87	.69	30,104
88	.44	19,134
89	.31	13,440
90	.31	13,440
91	.31	13,440
92	.31	13,440
93	.31	13,440

133	.25	10,793
134	.36	15,622
135	.24	10,612
136	.25	11,019
137	.26	11,426
138	.28	12,281
139	.52	22,723

Single-family Residential Lots		
Lot #	**Net Acreage**	**Net SF**
140	.37	15,896
141	.26	11,391
142	.26	11,224
143	.25	11,057
144	.25	10,890
145	.25	10,723
146	.33	14,488
147	.32	13,926

Attached Residential Lot		
Lot #	**Net Acreage**	**Net SF**
1	7.617	331,791

Stormwater Management		
Lot #	**Net Acreage**	**Net SF**
OL 1	2.11	92,055
OL 4	2.27	98,911
OL 6	3.67	159,854
OL 7	.13	5,731
Park/Recreation		
OL 2	4.50	196,111
OL 3	.25	10,862
OL 5	.42	18,209
Streets		
	14.65	638,020
Total:	96	4,181,167

The Knolls Residential Lot and Dwelling Unit Calculation:

Lot #	**Housing Type**	**Number of Residential Lots (Dwelling Units)**
2-147	Garden Homes (Single Family Residential)	146 Lots (146 DU)
1	Yahara River Homes (Attached Residential)	1 Lot (42 DU)
	Total Dwelling Units:	147 residential lots (188 DU)

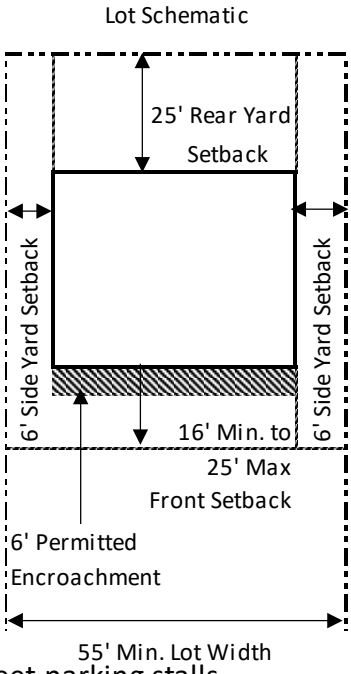
Garden Homes (GH) Description and Requirements

Garden Homes is the name of the only zoning category for single-family homes, set in the PDP for Conservancy Place, that will be used in The Knolls. Garden Homes sites within The Knolls will be based upon the same template of lot dimensions used within previous FDPs within Conservancy Place. While the minimum lot area is 6,400 square feet, actual Garden Homes lots in The Knolls plat range between 9,700 and 72,300 square feet.

Gross Acreage	60.4 acres
Proposed Dwelling Units	146 units
Gross Density	0.41 dwelling units/acre

Lot Requirements [1]

Minimum Lot Area	6,400 SF
Minimum Lot Width (at min. setback line)	55 feet
Minimum Corner Lot Width	60 feet
Minimum Front Yard Setback[2]	16 feet
Maximum Front Yard Setback [2]	25 feet
Minimum Side Yard Setback [2]	6 feet
Minimum Corner Lot Side Yard Setback [2]	15 feet
Minimum Rear Yard Setback [2 3]	25 feet
Maximum Building Height	35 feet
Minimum Paved Surface Side Setback	2 feet
Maximum Impervious Surface Ratio	50%
Maximum Floor Area Ratio	50%
Required Off-Street Parking	Two off-street parking stalls per lot
Maximum driveway opening	26 feet at lot/ROW line; 32 feet at curb line



Notes:

1 Lot requirements listed on this FDP page shall control in the event of any conflicts with the lot requirements listed for this district in the PDP.

2 See "Architectural and Landscaping Requirements (Garden Homes)" for placement and setback requirements for accessory structures.

3 As reflected on The Knolls plat(s), Lots 10-31, 37-42, 44-46, 48-51, 69-71, 124-126 and 133 have portions of a 75 foot wetland/surface water setback, also known as "environmental corridor", within their rear yards. The primary purpose of the 75 foot setback is to provide a vegetated buffer to the adjoining wetland and Yahara River to protect water quality. Where

existing vegetation is replaced, native vegetation is encouraged. Other landscaping, gardens, residential playsets without impervious surfaces, and natural pervious surfaces (such as mulch and lawn) are permitted. The following improvements are prohibited within the 75 foot wetland/surface water setback: (a) buildings, including attachments like porches and decks; (b) impervious surfaces, including gravel, except for walkways not more than 5 feet in width; (c) retaining walls; and (d) fences. Also as reflected on The Knolls plat(s), Lots 16-20, 22-27, 30-31, 69-71, and 125-126 have portions of a 35 foot setback from the nearest ordinary high water mark of the Yahara River. The maintenance and removal of vegetation within that 35 foot setback is regulated under Section 25.45 of the Village's shoreland zoning regulations.

Encroachments:

Front porches, balconies, open porches and covered walkways may encroach a maximum of 6 feet into the front yard setback.

Bay windows may encroach into front and side yard setbacks.

No building component may encroach into a vision triangle as included on the subdivision plat.

Roof eaves may not extend over a property line or a utility easement.

Yahara River Homes (YRH) Description and Requirements

Yahara River Homes is an Attached Residential (AR) zoning category from the PDP. Yahara River Homes are intended as attached, owner-occupied residential condominiums.

Gross Acreage	7.6 acres
Maximum Dwelling Units	42 units
Gross Density	5.5 dwelling units/acre

<u>Lot Requirements</u>

Minimum Lot Area	Will be set in project FDP
Minimum Lot Width (at min. setback line)	Will be set in project FDP
Minimum Front & Street Side Yard Setback	18 feet
Minimum Interior Side Yard Setback	Will be set in project FDP
Minimum Building Separation	15 feet
Minimum Rear Yard Setback	Will be set in project FDP
Maximum Building Height	35 feet
Minimum Paved Surface Side Setback	Will be set in project FDP

Maximum Impervious Surface Ratio	60%
Maximum Floor Area Ratio	Will be set in project FDP
Required Off-Street Parking	Two stalls
Maximum driveway opening	26 feet at lot/ROW line; 32 feet at curb line

Encroachments:

Front porches, balconies, open porches and covered walkways may encroach a maximum of 8 feet into the front yard setback.

Bay windows may encroach into front and side yard setbacks.

No building component may encroach into a vision triangle included on the subdivision plat.

Roof eaves may not extend over a property line or a utility easement.

YRH Architectural and Landscape Design Requirements:

As described in the Conservancy Place PDP for "Attached Residential" districts, and as laid out in an approved FDP for each particular development within the Yahara River Homes district.

Exhibit A is the "nested" FDP for the "Condominiums at The Knolls" development with the YRH district of The Knolls. This "nested" FDP was approved as part of this FDP for the entirety of The Knolls neighborhood. In the event that the developer of the "Condominiums at The Knolls" does not complete that development project, another development meeting the above YRH requirements may occur following the approval of a different "nested" FDP that reflects any such subsequent proposal.

Single Family Design and Dimensional Standards

Subject to the flexibility provided under the final subsection below, this section of the FDP contains design and dimensional standards that will apply to all new, remodeled, and expanded single family detached residences in this FDP.

The following are the minimum standards that the Village will enforce. The Knolls is also subject to private covenants which may have stricter, stronger, and/or more requirements than what is listed below. It is up to the Approval Authority of the Conservancy Place Community Association Inc. to approve plans subject to those private covenants including any waiver provisions therein. If the Approval Authority approves a covenant waiver that would not meet a minimum zoning standard set below, the Village of DeForest Zoning Administrator would also have to grant a waiver per the procedure described below.

Before the owner of any lot or his or her representative applies for and obtains a Village building permit for any new or altered structure, where such improvement also requires approval from the Approval Authority under the associated private covenants, the following procedure is required:

1. The owner or representative shall first apply for and obtain architectural approval from the Approval Authority.
2. The Approval Authority shall place a stamp of approval on the architectural plans so approved, or otherwise clearly indicate its approval of the latest plans by date and in writing.
3. The owner or representative shall provide such stamped-approved plans (or similar) to the Village with the building permit application.

The Zoning Administrator may suspend this procedure upon finding that the Conservancy Place Community Association does not exist in the form provided in the Declaration, or that the owner of the lot or representative applied for but was unable to obtain approval of the architectural plans because the Approval Authority was inactive or refused to exercise its review authority. The Approval Authority has 30 days from when all required documents are provided to make a decision. Taking the full 30 days to make a decision, a denial of the application or a disagreement between the applicant and the Approval Authority are not a refusal to exercise its review authority. The intention of this section is to provide the Village Zoning Administrator the ability to grant building permits without an approval from the Association or its Approval Authority because the Association no longer exists or the Association exists but is not reviewing and approving plans through its Approval Authority or otherwise.

The building permit required action period per the Village's building code shall not start until the owner provides the stamped/written approval from the Approval Authority, or at the time

of building permit action if the Administrator determines the Conservancy Place Community Association or its Approval Authority no longer exists or is no longer fulfilling its plan review obligations under the Declaration. Once such a determination is made, the Village Zoning Administrator shall act as if this continues to be the case until and unless the Conservancy Place Community Association, in writing, later confirms that it exists and is approving plans through its Approval Authority.

Definitions

Exterior wall surface area: The surface area of the primary façade facing the street that is above the main level window sill height to the top of wall.

Garage: The section of the house that contains overhead garage doors intended primarily for vehicular access.

Main level: For single-story homes, the main level is defined as the level totally above exterior finished grade. For bi-level, raised ranch and tri-level homes, the main level is defined as those levels totally above the exterior finished grade. For two-story homes, the main level is defined as the first level totally above exterior finished grade.

Primary façade: The exterior wall of the house parallel to and facing the street. For corner lots, the one of these two walls that includes the house's front entryway is the primary facade.

Rear yard: The yard behind the external rear corners of the residence extended sideways to the side lot lines.

Minimum Floor Area

The main level of all single-story, bi-level, raised ranch, and tri-level homes shall be no less than 1,500 square feet. For two-story homes, the main level plus second level shall be no less than 1,800 square feet.

Materials

Not less than 35% of the primary façade, not including windows or doors, shall be surfaced with any combination of brick, stone, wood clapboard, fiber cement board, stucco, Exterior Insulated Finish Systems (EIFS) including EIFS brick, engineered wood products (LP Smartside, Hardiplank etc.), cast (cultured) stone, finished pre-cast concrete, or other decorative material approved by the Zoning Administrator.

Windows

Each exterior elevation (each house has four elevations) shall have at least one full-sized window. Window glass on the primary façade shall comprise no less than 20% of the exterior wall surface area of the primary facade.

Garages

The width of all garages with front loading garage doors located on the primary façade shall be not greater than 50% of the overall width of the primary facade. Detached garages are not permitted.

Accessory Buildings

Permitted in the rear yard only, and subject to the following requirements:

- Not installed prior to construction of the house on the same lot.
- Not installed in an easement designated for utility, public sewer, public water, stormwater, drainage, and/or public or emergency access purposes.
- Not used for dwelling purposes.
- Maximum floor area: 100 square feet.
- Maximum height: 8 feet to top of wall, 13 feet to highest point on roof.
- Minimum side yard setback: The shortest actual side yard setback of the principal building on the side where the accessory building is proposed to be located, plus 3 feet.
- Minimum rear yard setback: The greater of 10 feet or the limit of the 75 foot wetland/surface water setback area, if any, on the lot.
- Minimum separation: Not closer than 5 feet from the house.

Recreational Equipment (Children's Play Equipment)

Swing sets, play equipment or play structures shall only be in the rear yard at least ten (10) feet from each property line, and shall not include impervious surfaces if located in any 75 foot wetland/surface water setback area.

A basketball hoop may be placed adjacent to the driveway but may not be placed whether permanently or temporarily, adjacent to the street, in the unpaved portion of the street right of way, or on the driveway within the street right of way.

Fences

Subject to the minimum height and location requirements for residential zoning districts within Section 15.04(13) of the Village zoning ordinance, and not to be placed within the 75 foot wetland/surface water setback area, if any, on the lot.

Landscaping

Provided that the Zoning Administrator has sufficient evidence that minimum landscape requirements in private covenants are present and being met, the Village will enforce no minimum landscape requirements in The Knolls. Otherwise, the minimum RN-2 landscape point requirements in Table 15.10B of the Village zoning ordinance will apply.

Swimming Pools

Subject to minimum requirements in Section 15.04(14) of Village zoning ordinance, and not within the 75 foot wetland/surface water setback area, if any, on the lot.

Storage and Parking of Recreational Vehicles

Subject to minimum requirements in Section 15.04(18) of Village zoning ordinance, and not within the 75 foot wetland/surface water setback area, if any, on the lot.

Waivers

Upon the written request of the Architectural Control Committee or applicant for a building permit, the Zoning Administrator may grant a waiver or modification to one or more of the design and dimensional standards in this section, where not in violation of a specified minimum Village zoning ordinance requirement. The Zoning Administrator shall grant a waiver or modification only after first determining that the purpose and character of the PDP, FDP, and area in which the property is located will not be compromised, and the waiver or exception has been initiated, recommended, or also first approved by the Approval Authority of the Conservancy Place Community Association, Inc. (if active).

The Zoning Administrator shall make all determinations related to requests for waivers or exceptions in writing, with copies provided to the requestor and Approval Authority. The Zoning Administrator shall have 14 days from the date of receipt of the written request for a waiver or exception and building plans to approve, approve with conditions, or reject the request. If no action is taken by the Zoning Administrator within the 14 day review period, the request shall be deemed granted. If not satisfied with the determination of the Zoning Administrator, the requestor or Approval Authority may appeal the determination to the Village Planning and Zoning Commission, which shall use similar criteria in its consideration of such appeal.

Supplemental Information- Not intended as regulatory materials enforceable by the Village

1. Amended and Restated Declaration of Association of Conservancy Place Community Assn
2. Developers Delegation
3. The Knolls Residential Standards Book
4. Declaration of Protective Covenants, Restrictions and Conditions for The Plat of The Knolls

EXHIBIT A: "Condominium at the Knolls" Nested Final Development Plan

Includes the following and attached materials:

1. Site, Engineering, Landscape, and Lighting plat set
2. Architectural plans and renderings
3. Exterior material and color selections
4. Siding color variations map

THE KNOLLS CONDOS
SITE IMPROVEMENTS
RIVER ROAD
VILLAGE OF DEFOREST, WISCONSIN





N
W E
S

PROJECT LOCATION

SCALE: NTS

LIST OF DRAWINGS

SHEET NO.	TITLE	SHEET NO.	TITLE
T100	TITLE SHEET	C501	SITE DETAILS
C100	EXISTING CONDITIONS	C502	SANITARY SEWER DETAILS
C200	OVERALL SITE PLAN	C503	WATER DETAILS
C201	SITE PLAN	C504	SITE DETAILS
C202	SITE PLAN	C600	PRIVATE DRIVE PLAN AND PROFILE
C300	OVERALL GRADING PLAN	C601	PRIVATE DRIVE PLAN AND PROFILE
C301	GRADING PLAN	C602	PRIVATE DRIVE PLAN AND PROFILE
C302	GRADING PLAN	C603	SANITARY PLAN AND PROFILE
C303	GRADING PLAN	C700	TEMPORARY GRADING PLAN
C304	GRADING PLAN	C701	TEMPORARY CUT/FILL ANALYSIS
C305	GRADING PLAN	C702	FINAL CUT/FILL ANALYSIS
C306	GRADING PLAN	E100	LIGHTING PLAN
C307	EROSION CONTROL PLAN	L101	LANDSCAPE PLAN
C400	UTILITY PLAN	L102	LANDSCAPE PLAN
C401	STORM SEWER SCHEDULE		
C500	SITE DETAILS		

PROJECT CONTACTS:

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC.
CONTACT: ROXANNE JOHNSON, PE
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597
(608) 849-9378

BJS DESIGN-BUILD LLC
CONTACT: BRYAN SIPPLE
401 N CENTURY AVENUE
WAUNAKEE, WI 53597
(608) 850-4550

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
or Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

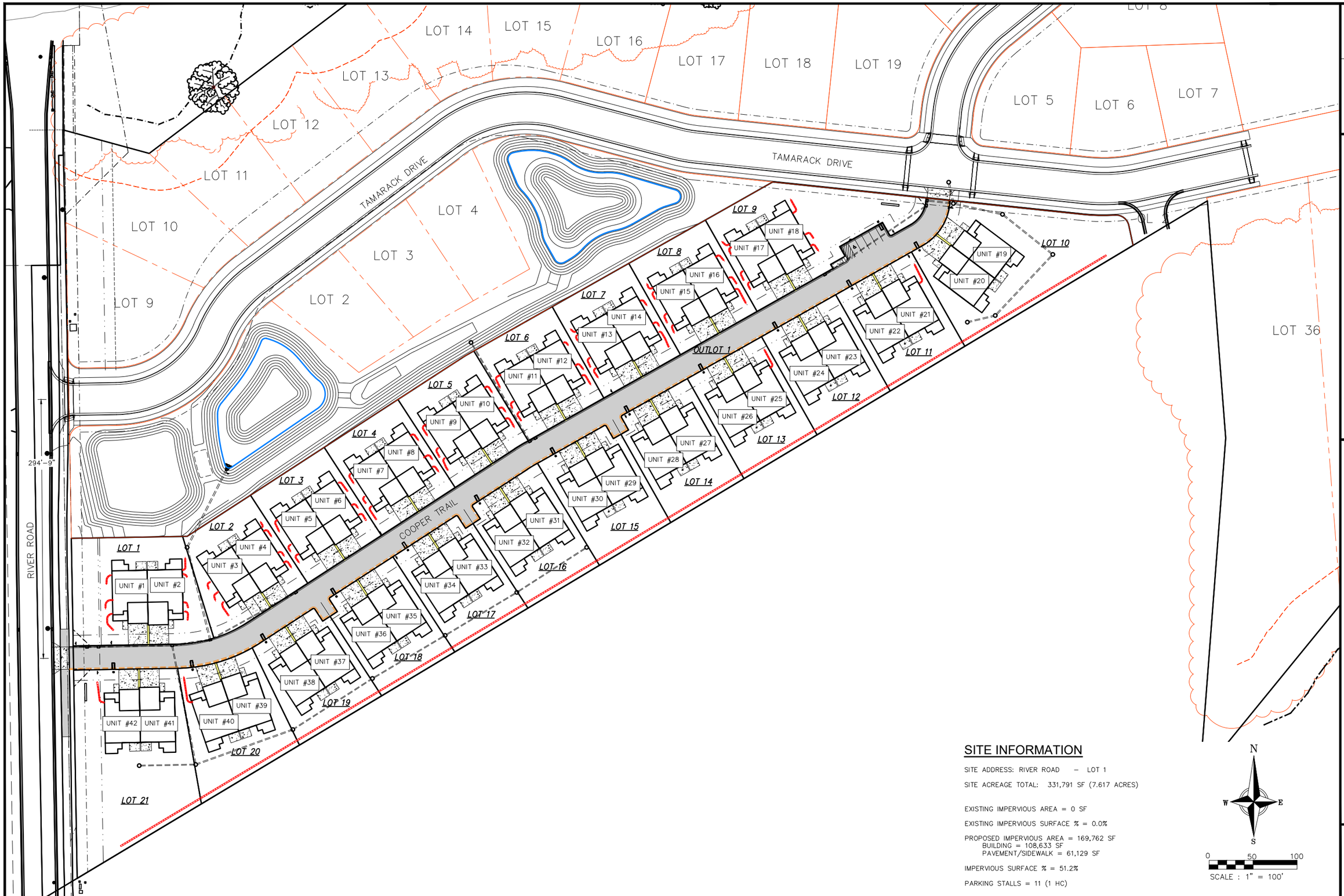
WISCONSIN
ROXANNE J. JOHNSON
E33981
WAUNAKEE, WI
PROFESSIONAL ENGINEER
11-2-2026

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-02-26

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

THE KNOLLS CONDOS
TITLE SHEET
DEFOREST, WISCONSIN

T100



SITE INFORMATION

SITE ADDRESS: RIVER ROAD – LOT 1

SITE ACREAGE TOTAL: 331,791 SF (7.617 ACRES)

EXISTING IMPERVIOUS AREA = 0 SF

EXISTING IMPERVIOUS SURFACE % = 0.0%

PROPOSED IMPERVIOUS AREA = 169,762 SF
BUILDING = 108,633 SF
PAVEMENT/SIDEWALK = 61,129 SF

IMPERVIOUS SURFACE % = 51.2%

PARKING STALLS = 11 (1 HC)

N
W E
S

0 50 100
SCALE : 1" = 100'

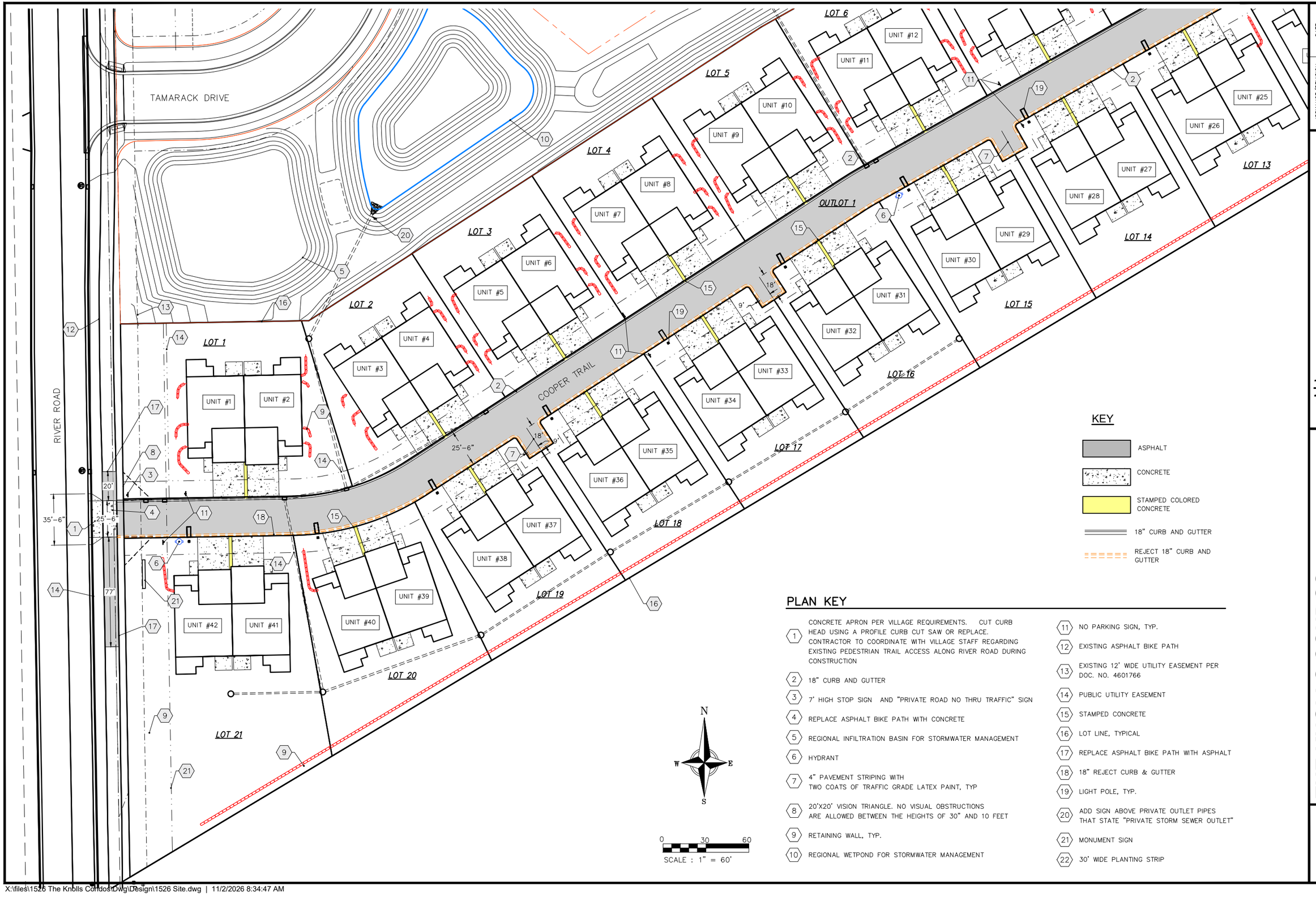
ISSUANCE/REVISION	DATE
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Waunakee, WI 53597
phone (608) 849-9378
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THE KNOLLS CONDOS
OVERALL SITE PLAN

DEFOREST, WISCONSIN

C200



KEY

- ASPHALT
- CONCRETE
- STAMPED COLORED CONCRETE
- 18" CURB AND GUTTER
- REJECT 18" CURB AND GUTTER

PLAN KEY

1. CONCRETE APRON PER VILLAGE REQUIREMENTS. CUT CURB HEAD USING A PROFILE CURB CUT SAW OR REPLACE. CONTRACTOR TO COORDINATE WITH VILLAGE STAFF REGARDING EXISTING PEDESTRIAN TRAIL ACCESS ALONG RIVER ROAD DURING CONSTRUCTION
2. 18" CURB AND GUTTER
3. 7' HIGH STOP SIGN AND "PRIVATE ROAD NO THRU TRAFFIC" SIGN
4. REPLACE ASPHALT BIKE PATH WITH CONCRETE
5. REGIONAL INFILTRATION BASIN FOR STORMWATER MANAGEMENT
6. HYDRANT
7. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
8. 20'X20' VISION TRIANGLE. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10 FEET
9. RETAINING WALL, TYP.
10. REGIONAL WETPOND FOR STORMWATER MANAGEMENT
11. NO PARKING SIGN, TYP.
12. EXISTING ASPHALT BIKE PATH
13. EXISTING 12' WIDE UTILITY EASEMENT PER DOC. NO. 4601766
14. PUBLIC UTILITY EASEMENT
15. STAMPED CONCRETE
16. LOT LINE, TYPICAL
17. REPLACE ASPHALT BIKE PATH WITH ASPHALT
18. 18" REJECT CURB & GUTTER
19. LIGHT POLE, TYP.
20. ADD SIGN ABOVE PRIVATE OUTLET PIPES THAT STATE "PRIVATE STORM SEWER OUTLET"
21. MONUMENT SIGN
22. 30' WIDE PLANTING STRIP

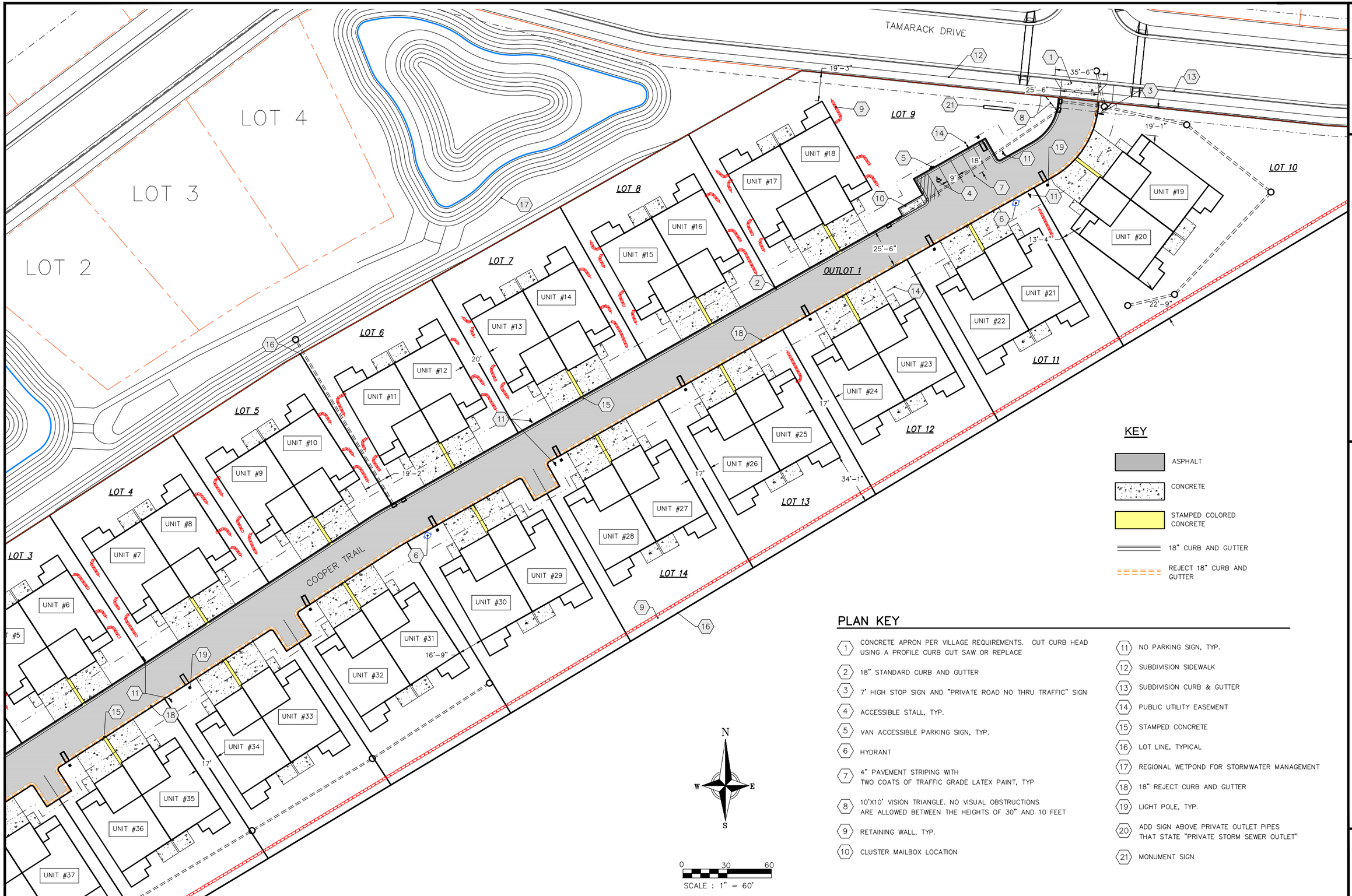
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-02-26

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

THE KNOLLS CONDOS SITE PLAN

DEFOREST, WISCONSIN

C201



KEY

- ASPHALT
- CONCRETE
- STAMPED COLORED CONCRETE
- 18" CURB AND GUTTER
- REJECT 18" CURB AND GUTTER

PLAN KEY

1. CONCRETE APRON PER VILLAGE REQUIREMENTS. CUT CURB HEAD USING A PROFILE CURB CUT SAW OR REPLACE
2. 18" STANDARD CURB AND GUTTER
3. 7' HIGH STOP SIGN AND "PRIVATE ROAD NO THRU TRAFFIC" SIGN
4. ACCESSIBLE STALL, TYP.
5. VAN ACCESSIBLE PARKING SIGN, TYP.
6. HYDRANT
7. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
8. 10'X10' VISION TRIANGLE. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10 FEET
9. RETAINING WALL, TYP.
10. CLUSTER MAILBOX LOCATION
11. NO PARKING SIGN, TYP.
12. SUBDIVISION SIDEWALK
13. SUBDIVISION CURB & GUTTER
14. PUBLIC UTILITY EASEMENT
15. STAMPED CONCRETE
16. LOT LINE, TYPICAL
17. REGIONAL WETPOND FOR STORMWATER MANAGEMENT
18. 18" REJECT CURB AND GUTTER
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THE KNOLLS CONDOS
SITE PLAN

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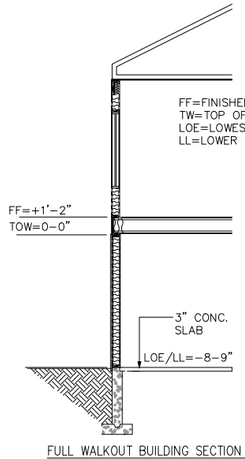
C202

LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 17
LOT 18
LOT 19
LOT 5
LOT 6
LOT 7
LOT 4
LOT 3
LOT 2
LOT 36
TAMARACK DRIVE
COOPER TRAIL
RIVER ROAD
UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
UNIT #18
UNIT #19
UNIT #20
UNIT #21
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UNIT #26
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UNIT #29
UNIT #30
UNIT #31
UNIT #32
UNIT #33
UNIT #34
UNIT #35
UNIT #36
UNIT #37
UNIT #38
UNIT #39
UNIT #40
UNIT #41
UNIT #42

N
W
E
S

0 50 100
SCALE : 1" = 100'

FF=FINISHED FLOOR ELEVATION
TW=TOP OF FOUNDATION WALL ELEVATION
LOE=LOWEST OPENING ELEVATION
LL=LOWER LEVEL ELEVATION



FULL WALKOUT BUILDING SECTION

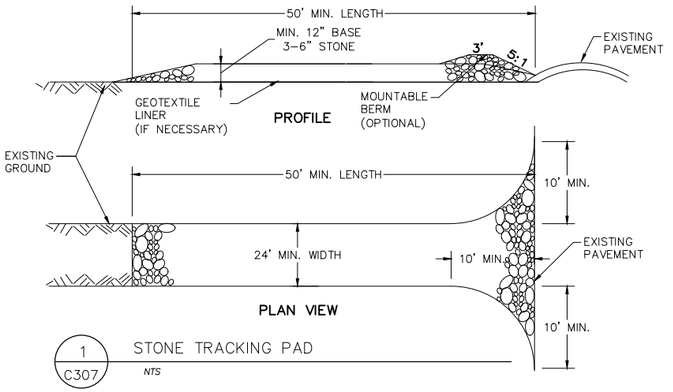
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THE KNOLLS CONDOS
OVERALL GRADING PLAN

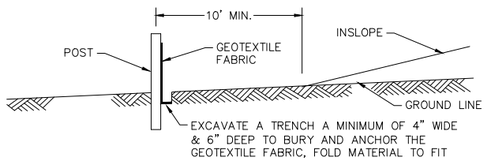
DEFOREST, WISCONSIN

C300



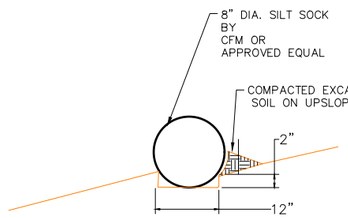
1 C307 STONE TRACKING PAD

NTS



3 C307 SILT FENCE

NTS



2 C307 SILT SOCK

NTS

CONSTRUCTION SCHEDULE

INSTALL EROSION CONTROL MEASURES: NOVEMBER 4, 2026
BEGIN SITE GRADING: NOVEMBER 4, 2026
PLACE EROSION MAT ON STEEP AREAS: MAY 5, 2027
BEGIN GRADING FOR EACH BUILDING: MAY 5, 2026
VEGETATION ESTABLISHED: SEPTEMBER 15, 2027

KEY

WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT

SILT SOCK

SILT FENCE

AVERAGE DIMENSION FOR LIGHT RIPRAP (INCHES)	FRACTION OF GROSS IN-PLACE RIPRAP OCCUPIED VOLUME BY STONES
> 16	0%
11–13	10%–14%
9–11	15%–21%
4–9	20%–28%
<4	5%–7%
<1	2% OR LESS

4 C307 RIP RAP & GEOTEXTILE FABRIC AT APRON ENDWALLS

NTS

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE VILLAGE RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
4. RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH FRAMED INLET PROTECTION MEETING ASTM D8057-17 REQUIREMENTS. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT OR WISCONSIN DOT CLASS 2, TYPE B, COCONUT FIBER EROSION MAT AS NOTED.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 3.5 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
14. POLYMER. BARE SOILS TO BE EXPOSED OVER WINTER SHALL BE SPRAYED WITH POLYMER IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1050.

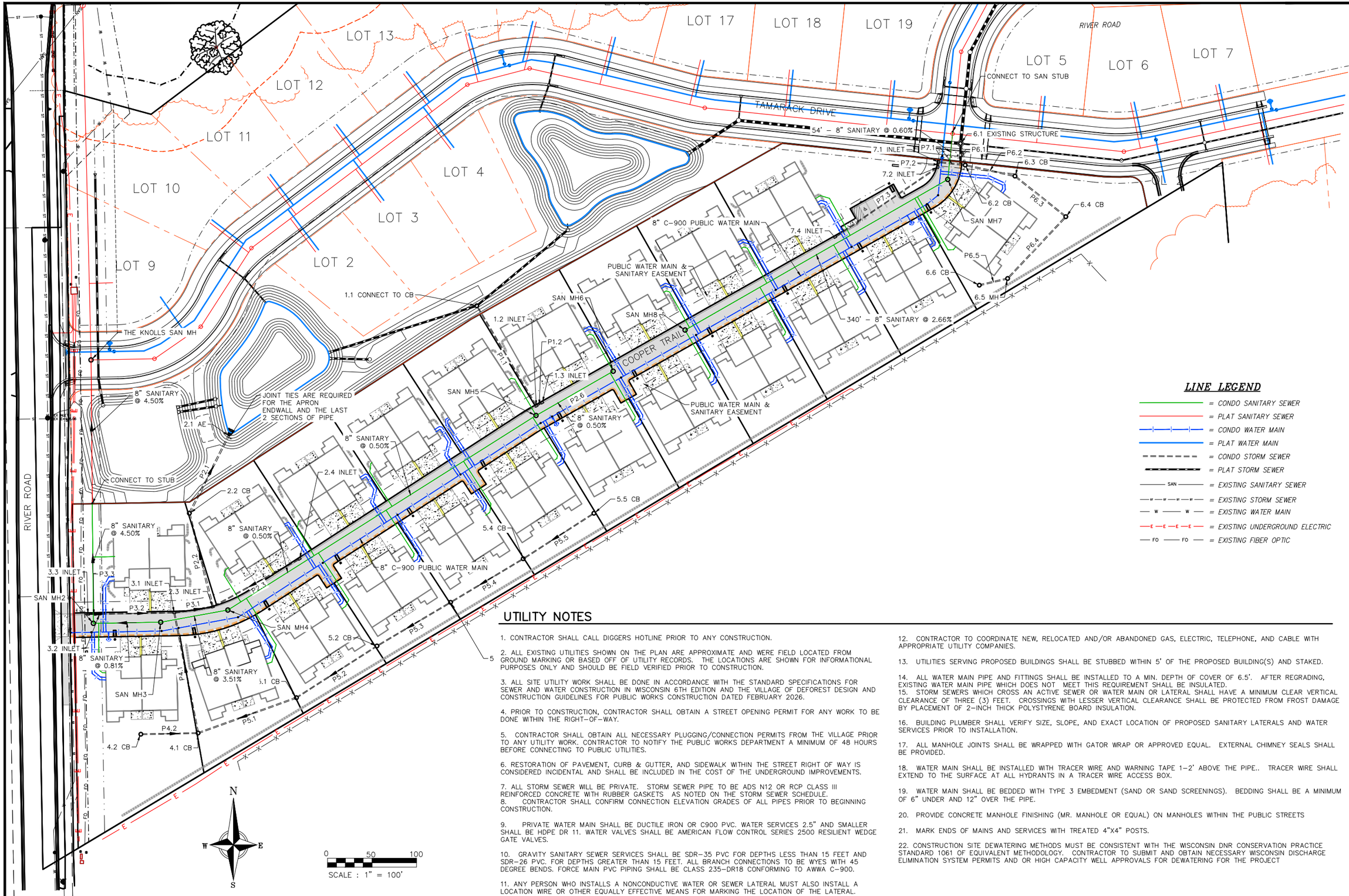
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THE KNOLLS CONDOS
EROSION CONTROL PLAN

DEFOREST, WISCONSIN

C307



LINE LEGEND

- = CONDO SANITARY SEWER
- = PLAT SANITARY SEWER
- = CONDO WATER MAIN
- = PLAT WATER MAIN
- = CONDO STORM SEWER
- = PLAT STORM SEWER
- = EXISTING SANITARY SEWER
- = EXISTING STORM SEWER
- = EXISTING WATER MAIN
- = EXISTING UNDERGROUND ELECTRIC
- = EXISTING FIBER OPTIC

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION AND THE VILLAGE OF DEFOREST DESIGN AND CONSTRUCTION GUIDELINES FOR PUBLIC WORKS CONSTRUCTION DATED FEBRUARY 2026.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT–OF–WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE VILLAGE PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER WILL BE PRIVATE. STORM SEWER PIPE TO BE ADS N12 OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED ON THE STORM SEWER SCHEDULE.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

9. PRIVATE WATER MAIN SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2.5" AND SMALLER SHALL BE HDPE DR 11. WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES.

10. GRAVITY SANITARY SEWER SERVICES SHALL BE SDR–35 PVC FOR DEPTHS LESS THAN 15 FEET AND SDR–26 PVC. FOR DEPTHS GREATER THAN 15 FEET. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS. FORCE MAIN PVC PIPING SHALL BE CLASS 235–DR18 CONFORMING TO AWWA C–900.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE VILLAGE.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2–INCH THICK POLYSTYRENE BOARD INSULATION.

16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

17. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL. EXTERNAL CHIMNEY SEALS SHALL BE PROVIDED.

18. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE AND WARNING TAPE 1–2' ABOVE THE PIPE.. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.

19. WATER MAIN SHALL BE BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS). BEDDING SHALL BE A MINIMUM OF 6" UNDER AND 12" OVER THE PIPE.

20. PROVIDE CONCRETE MANHOLE FINISHING (MR. MANHOLE OR EQUAL) ON MANHOLES WITH THE PUBLIC STREETS

21. MARK ENDS OF MAINS AND SERVICES WITH TREATED 4"X4" POSTS.

22. CONSTRUCTION SITE DEWATERING METHODS MUST BE CONSISTENT WITH THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1061 OF EQUIVALENT METHODOLOGY. CONTRACTOR TO SUBMIT AND OBTAIN NECESSARY WISCONSIN DISCHARGE ELIMINATION SYSTEM PERMITS AND OR HIGH CAPACITY WELL APPROVALS FOR DEWATERING FOR THE PROJECT

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THE KNOLLS CONDOS UTILITY PLAN

DEFOREST, WISCONSIN

C400

STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 CONNECT TO CB	CONNECT TO EXISTING CB	934.28	P1.1, 12" INV IN =931.00		
1.2 INLET	2X3-FT	948.61	P1.2, 12" INV IN =945.00	P1.1, 12" INV OUT =942.76	NEENAH R-3067
1.3 INLET	2X3-FT	948.67		P1.2, 12" INV OUT =945.37	NEENAH R-3067
2.1 AE	RCP APRON ENDWALL	930.29	P2.1, 18" INV IN =927.50		
2.2 CB	4-FT DIA.	934.92	P2.2, 18" INV IN =929.73	P2.1, 18" INV OUT =929.60	NEENAH R-2050
2.3 INLET	4-FT DIA.	946.40	P3.1, 18" INV IN =936.00 P2.3, 12" INV IN =937.00	P2.2, 18" INV OUT =935.90	NEENAH R-3067
2.4 INLET	2X3-FT	947.84		P2.3, 12" INV OUT =945.00	NEENAH R-3067
3.1 INLET	4-FT DIA.	944.01	P4.1, 15" INV IN =936.46 P3.2, 12" INV IN =936.44	P3.1, 18" INV OUT =936.44	NEENAH R-3067
3.2 INLET	2X3-FT	940.16	P3.3, 12" INV IN =937.04	P3.2, 12" INV OUT =937.03	NEENAH R-3067
3.3 INLET	2X3-FT	940.02		P3.3, 12" INV OUT =937.13	NEENAH R-3067
4.1 CB	4-FT DIA.	940.84	P4.2, 12" INV IN =937.18 P5.1, 15" INV IN =938.50	P4.1, 15" INV OUT =937.15	NEENAH R-2050
4.2 CB	4-FT DIA.	940.01		P4.2, 12" INV OUT =937.50	NEENAH R-2050
5.1 CB	4-FT DIA.	945.23	P5.2, 12" INV IN =939.42	P5.1, 15" INV OUT =939.30	NEENAH R-2050
5.2 CB	4-FT DIA.	945.28	P5.3, 12" INV IN =940.50	P5.2, 12" INV OUT =940.50	NEENAH R-2050
5.3 CB	4-FT DIA.	945.38	P5.4, 12" INV IN =941.05	P5.3, 12" INV OUT =941.05	NEENAH R-2050
5.4 CB	4-FT DIA.	945.00	P5.5, 12" INV IN =941.53	P5.4, 12" INV OUT =941.53	NEENAH R-2050
5.5 CB	4-FT DIA.	944.47		P5.5, 12" INV OUT =942.00	NEENAH R-2050
6.1 EXISTING STRUCTURE	EXISTING STRUCTURE	939.23	P6.1, 18" INV IN =932.61		
6.2 CB	4-FT DIA.	939.91	P6.2, 15" INV IN =934.34 P7.1, 15" INV IN =934.55	P6.1, 18" INV OUT =934.17	NEENAH R-2050
6.3 CB	4-FT DIA.	939.34	P6.3, 15" INV IN =934.63	P6.2, 15" INV OUT =934.62	NEENAH R-2050
6.4 CB	4-FT DIA.	938.50	P6.4, 15" INV IN =935.03	P6.3, 15" INV OUT =935.03	NEENAH R-2050
6.5 MH	4-FT DIA.	941.88	P6.5, 15" INV IN =935.60	P6.4, 15" INV OUT =935.51	NEENAH R-1550
6.6 CB	4-FT DIA.	939.60		P6.5, 15" INV OUT =935.76	NEENAH R-2050
7.1 INLET	2X3-FT	939.15	P7.2, 15" INV IN =934.87	P7.1, 15" INV OUT =934.87	NEENAH R-3067
7.2 INLET	2X3-FT	939.04	P7.3, 12" INV IN =935.10	P7.2, 15" INV OUT =934.99	NEENAH R-3067
7.4 INLET	2X3-FT	944.13		P7.3, 12" INV OUT =940.60	NEENAH R-3067

*TOP OF CASTING IS FLOW LINE OF CURB FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	132'	8.97%	ADS N12	942.76'	931.00'
P1.2	12"	8'	5.00%	ADS N12	945.37'	945.00'
P2.1	18"	98'	2.14%	RCP	929.60'	927.50'
P2.2	18"	109'	5.69%	ADS N12	935.90'	929.73'
P2.3	12"	112'	7.18%	ADS N12	945.00'	937.00'
P3.1	18"	44'	1.00%	ADS N12	936.44'	936.00'
P3.2	12"	84'	0.70%	ADS N12	937.03'	936.44'
P3.3	12"	14'	0.70%	ADS N12	937.13'	937.04'
P4.1	15"	139'	0.50%	ADS N12	937.15'	936.46'
P4.2	12"	65'	0.50%	ADS N12	937.50'	937.18'
P5.1	15"	118'	0.68%	ADS N12	939.30'	938.50'
P5.2	12"	108'	1.00%	ADS N12	940.50'	939.42'
P5.3	12"	97'	0.57%	ADS N12	941.05'	940.50'
P5.4	12"	96'	0.50%	ADS N12	941.53'	941.05'
P5.5	12"	95'	0.50%	ADS N12	942.00'	941.53'
P6.1	18"	25'	6.27%	RCP	934.17'	932.61'
P6.2	15"	58'	0.49%	ADS N12	934.62'	934.34'
P6.3	15"	74'	0.55%	ADS N12	935.03'	934.63'
P6.4	15"	96'	0.50%	ADS N12	935.51'	935.03'
P6.5	15"	33'	0.50%	ADS N12	935.76'	935.60'
P7.1	15"	31'	1.08%	ADS N12	934.87'	934.55'
P7.2	15"	6'	2.04%	ADS N12	934.99'	934.87'
P7.3	12"	140'	3.93%	ADS N12	940.60'	935.10'

Rainfall Data - Rational Method
10 Year Event

Duration (min)	10 Year (in/h)
5	7.20
15	4.32
30	3.00
60	1.98

Rainfall Data - SCS TR-20 Method
10 Year Event

Duration (hours)	Depth (in/h)	Storm Type
24	4.09	MSE 24-hr

PIPE DATA							PIPE CAPACITY (10-YEAR)			
Label	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Slope (Calculated) (%)	Diameter (in)	Manning's n	Flow (CFS)	Velocity (ft/s)	Capacity (Full Flow) (CFS)	Flow / Capacity (Design) (%)
P1.1	12.00	942.76	931	132.00	8.94	0.012	2.4	11.5	11.5	20.4
P1.2	12.00	945.37	945	7.00	4.99	0.012	2.4	9.4	8.6	27.3
P2.1	18.00	929.60	927.5	98.00	2.14	0.012	9.2	9.7	16.7	55.1
P2.2	18.00	935.90	929.73	109.00	5.68	0.012	9.2	13.9	27.1	34.0
P2.3	12.00	945.00	937	112.00	7.16	0.012	2.2	10.5	10.3	21.5
P3.1	18.00	936.44	936	44.00	1	0.012	6.2	6.6	11.4	54.1
P3.2	12.00	937.03	936.44	84.00	0.7	0.012	1.9	4.3	3.2	59.3
P3.3	12.00	937.13	937.04	13.00	0.7	0.012	1.9	4.3	3.2	59.4
P4.1	15.00	937.15	936.46	138.00	0.5	0.012	4.5	4.6	5.0	91.7
P4.2	12.00	937.50	937.18	64.00	0.5	0.012	1.3	3.5	2.7	49.0
P5.1	15.00	939.30	938.5	117.00	0.68	0.012	3.4	4.9	5.8	58.4
P5.2	12.00	940.50	939.42	108.00	1	0.012	3.0	5.4	3.9	76.9
P5.3	12.00	941.05	940.5	96.00	0.57	0.012	2.4	4.2	2.9	83.6
P5.4	12.00	941.53	941.05	95.00	0.5	0.012	1.9	3.7	2.7	68.1
P5.5	12.00	942.00	941.53	95.00	0.5	0.012	1.3	3.4	2.7	46.5
P6.1	15.00	934.17	932.61	25.00	6.26	0.012	7.9	13.8	17.5	44.8
P6.2	15.00	934.62	934.34	57.00	0.49	0.012	3.0	4.2	4.9	62.3
P6.3	15.00	935.03	934.63	73.00	0.55	0.012	3.1	4.4	5.2	59.4
P6.4	15.00	935.51	935.03	95.00	0.5	0.012	3.1	4.3	5.0	63.2
P6.5	15.00	935.76	935.6	33.00	0.5	0.012	3.2	4.0	5.0	63.6
P7.1	15.00	934.87	934.55	30.00	1.08	0.012	5.0	6.4	7.3	68.8
P7.2	15.00	934.99	934.87	6.00	2.04	0.012	5.0	8.2	10.0	50.0
P7.3	12.00	940.60	935.1	140.00	3.93	0.012	3.4	9.4	7.7	43.9

Label	Total Flow - 10 Year (CFS)
P1.1	2.35
P1.2	2.35
P2.1	9.18
P2.2	9.23
P2.3	2.22
P3.1	6.15
P3.2	1.91
P3.3	1.92
P4.1	4.54
P4.2	1.34
P5.1	3.37
P5.2	2.97
P5.3	2.44
P5.4	1.86
P5.5	1.27
P6.1	7.85
P6.2	3.04
P6.3	3.08
P6.4	3.13
P6.5	3.15
P7.1	5.00
P7.2	5.00
P7.3	3.36

Both the Rational Method and the SCS TR-20 method were used to calculate peak flows in the storm sewer design.

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-02-26

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PROFESSIONAL ENGINEERING LLC

THE KNOLLS CONDOS
STORM SEWER SCHEDULE

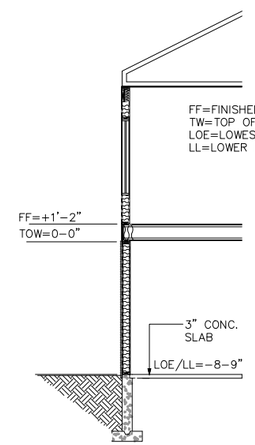
DEFOREST, WISCONSIN

C401

LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 17
LOT 18
LOT 19
LOT 5
LOT 6
LOT 7
LOT 4
LOT 3
LOT 2
LOT 36
TAMARACK DRIVE
COOPER TRAIL
RIVER ROAD
STOP STORM SEWER HERE. PROVIDE APRON ENDWALL
TOPSOIL STOCKPILE LOCATION
TOPSOIL CAN BE USED AS FILL IN BASEMENT AREAS
THESE STRUCTURES TO BE INSTALLED AT A LATER DATE
UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
UNIT #18
UNIT #19
UNIT #20
UNIT #21
UNIT #22
UNIT #23
UNIT #24
UNIT #25
UNIT #26
UNIT #27
UNIT #28
UNIT #29
UNIT #30
UNIT #31
UNIT #32
UNIT #33
UNIT #34
UNIT #35
UNIT #36
UNIT #37
UNIT #38
UNIT #39
UNIT #40
UNIT #41
UNIT #42
940
941
942
943
944
945
946
947
948
950
938

N
W
E
S
0
50
100
SCALE : 1" = 100'

FF=FINISHED FLOOR ELEVATION
TW=TOP OF FOUNDATION WALL ELEVATION
LOE=LOWEST OPENING ELEVATION
LL=LOWER LEVEL ELEVATION



FULL WALKOUT BUILDING SECTION

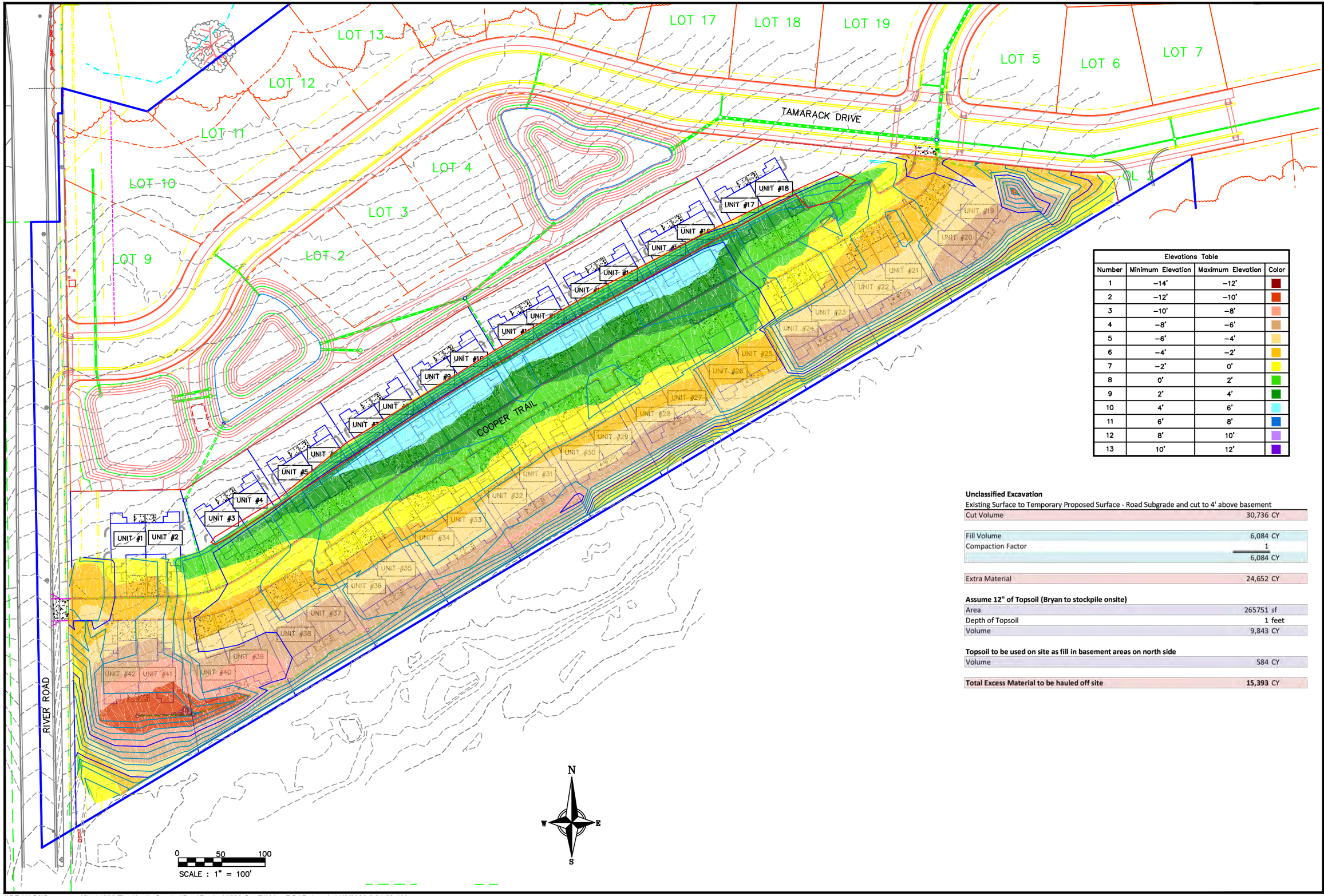
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THE KNOLLS CONDOS
TEMPORARY GRADING PLAN

DEFOREST, WISCONSIN

C700



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−14'	−12'	
2	−12'	−10'	
3	−10'	−8'	
4	−8'	−6'	
5	−6'	−4'	
6	−4'	−2'	
7	−2'	0'	
8	0'	2'	
9	2'	4'	
10	4'	6'	
11	6'	8'	
12	8'	10'	
13	10'	12'	

Unclassified Excavation

Existing Surface to Temporary Proposed Surface - Road Subgrade and cut to 4' above basement

Cut Volume	30,736 CY
Fill Volume	6,084 CY
Compaction Factor	1
	6,084 CY
Extra Material	24,652 CY

Assume 12" of Topsoil (Bryan to stockpile onsite)

Area	265751 sf
Depth of Topsoil	1 feet
Volume	9,843 CY

Topsoil to be used on site as fill in basement areas on north side

Volume	584 CY

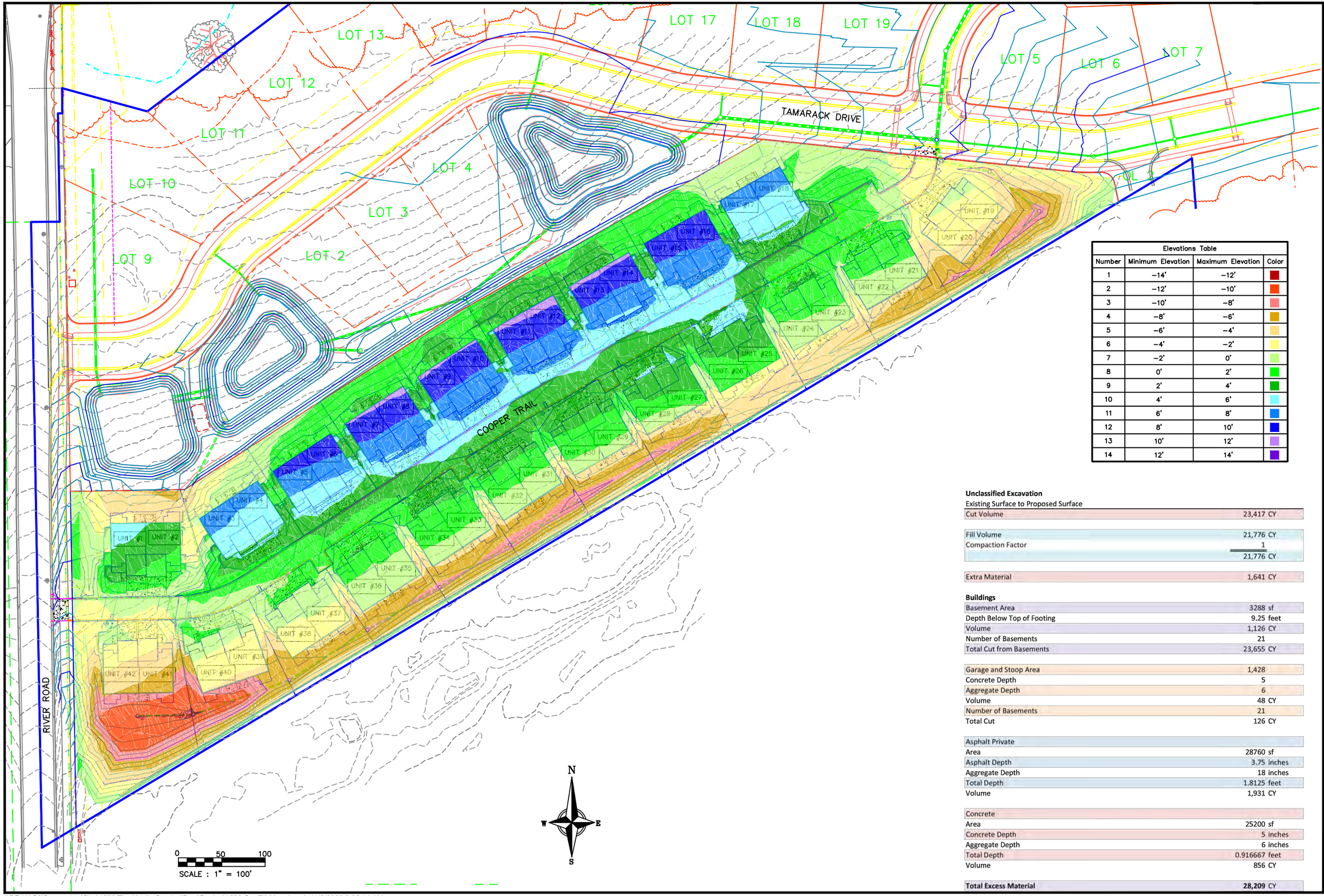
Total Excess Material to be hauled off site	**15,393** CY

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THE KNOLLS CONDOS
TEMPORARY CUT/FILL ANALYSIS
DEFOREST, WISCONSIN

C701



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−14'	−12'	
2	−12'	−10'	
3	−10'	−8'	
4	−8'	−6'	
5	−6'	−4'	
6	−4'	−2'	
7	−2'	0'	
8	0'	2'	
9	2'	4'	
10	4'	6'	
11	6'	8'	
12	8'	10'	
13	10'	12'	
14	12'	14'	

Unclassified Excavation

Existing Surface to Proposed Surface

Cut Volume	23,417 CY
Fill Volume	21,776 CY
Compaction Factor	1
	21,776 CY
Extra Material	1,641 CY

Buildings

Basement Area	3288 sf
Depth Below Top of Footing	9.25 feet
Volume	1,126 CY
Number of Basements	21
Total Cut from Basements	23,655 CY
Garage and Stoop Area	1,428
Concrete Depth	5
Aggregate Depth	6
Volume	48 CY
Number of Basements	21
Total Cut	126 CY

Asphalt Private	
Area	28760 sf
Asphalt Depth	3.75 inches
Aggregate Depth	18 inches
Total Depth	1.8125 feet
Volume	1,931 CY
Concrete	
Area	25200 sf
Concrete Depth	5 inches
Aggregate Depth	6 inches
Total Depth	0.916667 feet
Volume	856 CY
Total Excess Material	**28,209** CY

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SITE PLAN REVIEW	11-02-26

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THE KNOLLS CONDOS
CUT/FILL ANALYSIS
DEFOREST, WISCONSIN

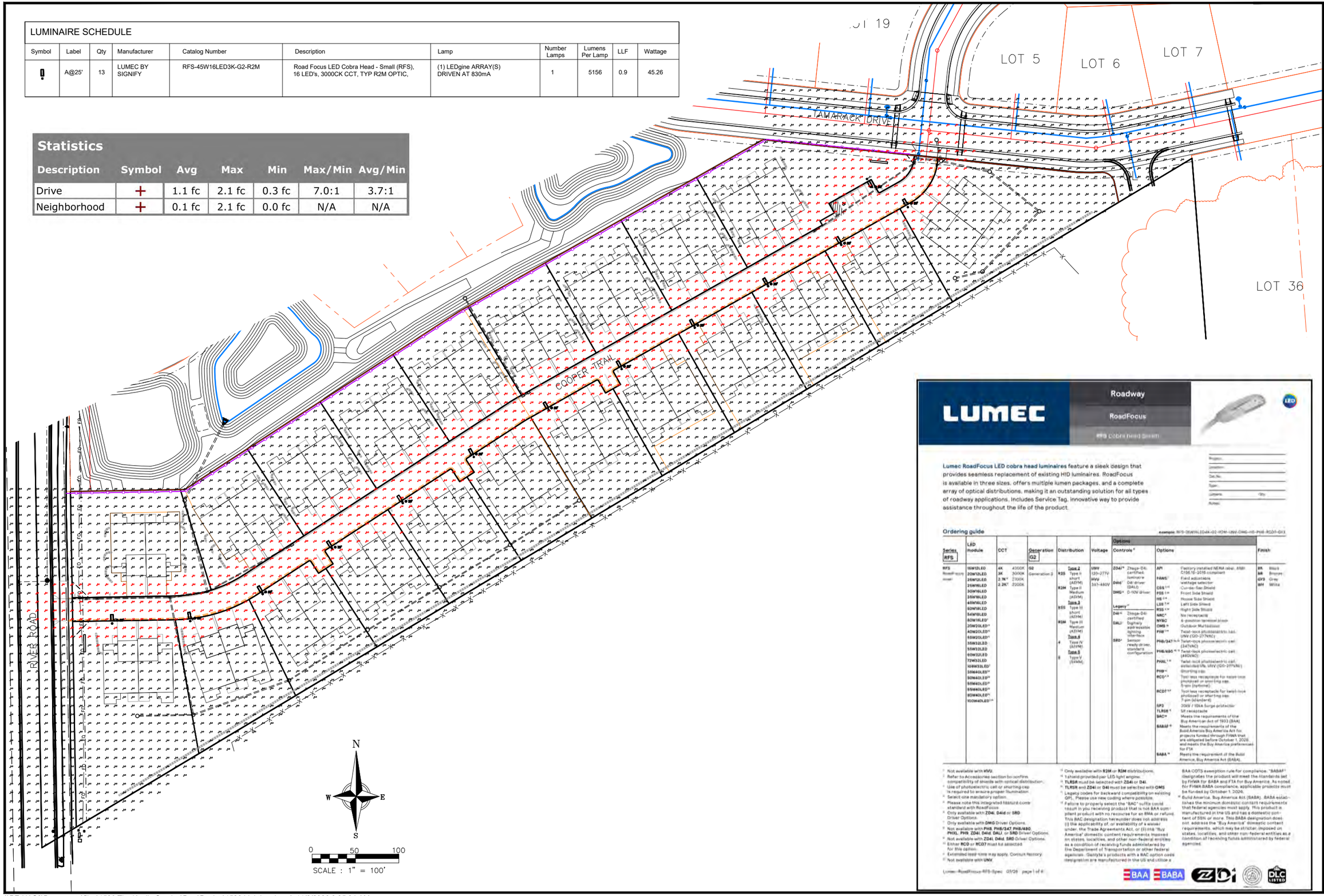
C702

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	LLF	Wattage
⚲	A@25'	13	LUMEC BY SIGNIFY	RFS-45W16LED3K-G2-R2M	Road Focus LED Cobra Head - Small (RFS), 16 LED's, 3000CK CCT, TYP R2M OPTIC,	(1) LEDgine ARRAY(S) DRIVEN AT 830mA	1	5156	0.9	45.26

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.1 fc	2.1 fc	0.3 fc	7.0:1	3.7:1
Neighborhood	+	0.1 fc	2.1 fc	0.0 fc	N/A	N/A



LUMEC

Roadway

RoadFocus

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Ordering guide

Series	LED module	CCT	Generation	Distribution	Voltage	Options: Controls	Options	Finish
RFS	15W12LED 20W12LED 25W12LED 25W16LED 30W16LED 35W16LED 40W16LED 50W18LED 54W18LED 60W18LED[1] 20W20LED[2] 40W20LED[2] 55W20LED[2] 35W32LED 55W32LED 60W32LED 72W32LED 108W32LED[1] 35W40LED[2] 50W40LED[2] 55W40LED[2] 65W40LED[2] 80W40LED[2] 100W40LED[2][3]	4K 4000K 3K 3000K 2.7K[4] 2700K 2.2K[4] 2200K	G2 Generation 3	R2S Type 2 Type II short (ASYM) R2M Type II Medium (ASYM) R3S Type 3 Type III short (ASYM) R3M Type III Medium (ASYM) R4 Type 4 Type IV (ASYM) R5 Type 5 Type V (SYMM)	UNV (120-277V HVU 347-480V	ZD4I[5] 2-wire 0-10 V, certified luminaire D4Io[6] D4I driver (DALI) DMG[7] 0-10V driver Legacy[8] D4I[9] 2-wire 0-10 V, certified DALI[7] Digitally addressable lighting interface SRD[7] Sensor ready driver, standard configuration	API Factory-installed NEMA roker, ANSI C136.10-2015 compliant FAWS[7] Field adjustable wattage selector CSS[3][10] Curb-Side Shield FSS[3][10] Front Side Shield HSS[3][10] House Side Shield LSS[3][10] Left Side Shield RSS[3][10] Right Side Shield NRC[11] No receptacle NYBQ 6-position terminal block OMS[12] Outdoor Multisensor P3R[13] Twist-lock photocontrol to 480 VAC (120-277VAC) P4R/347[13][14] Twist-lock photoelectric cell (347VAC) P4R/480[13][14] Twist-lock photoelectric cell (480VAC) P4XL[13][15] Twist-lock photoelectric cell extended life, UNV (120-277VAC) P4W[16] Shorting cap RCO[17][18] Tool-less receptacle for twist-lock photocell or shorting cap, 5-pin (optional) RCDT[17] Tool-less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP3 20kV / 10kA Surge protector TLRSE[19] Sensor ready, standard configuration BAC[20] Meets the requirements of the Buy American Act of 1933 (BAA) BAABAF[21] Meets the requirements of the Build America Buy America Act for projects funded through FHWA that are obligated before October 1, 2029, and meets the Buy America preferences for FTA BABA[22] Meets the requirement of the Build America, Buy America Act (BABA).	BK Black BR Bronze GY3 Grey WH White

[1] Not available with HVU.
[2] Refer to Accessories section to confirm compatibility of shields with optical distribution. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
[3] Select one mandatory option.
[4] Please note this integrated fixture come standard with RoadFocus
[5] Only available with ZD4I, D4Id or SRD Driver Options.
[6] Only available with DMG Driver Options.
[7] Not available with P4R, P4R/347, P4R/480, P4XL, P4W, ZD4I, D4Id, DALI, or SRD Driver Options.
[8] Not available with ZD4I, D4Id, SRD Driver Options.
[9] Either RCO or RCDT must be selected for this option.
[10] Extended lead-time may apply. Consult factory.
[11] Not available with UNV.
[12] Only available with R2M or R2M distributions.
[13] 1 shield provided per LED light engine.
[14] TLRSR must be selected with ZD4I or D4I.
[15] TLRSR and ZD4I or D4I must be selected with OMS
[16] Legacy codes for backward compatibility on existing GPI. Please use new coding where possible.
[17] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Signify's products with a BAC option code designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. "BABAF" designates the product will meet the standards set by FHWA for BABA and FTA for Buy America. As noted for FHWA BABA compliance, applicable projects must be funded by October 1, 2026.
[18] Build America, Buy America Act (BABA). BABA establishes the minimum domestic contents requirements that federal agencies must apply. This product is manufactured in the US and has a domestic content of 55% or more. This BABA designation does not address the "Buy America" domestic content requirements, which may be stricter, imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by federal agencies.

Lumec RoadFocus RFS Spec 07/28 page 1 of 6

BAA BABA ZDi DLC LISTED

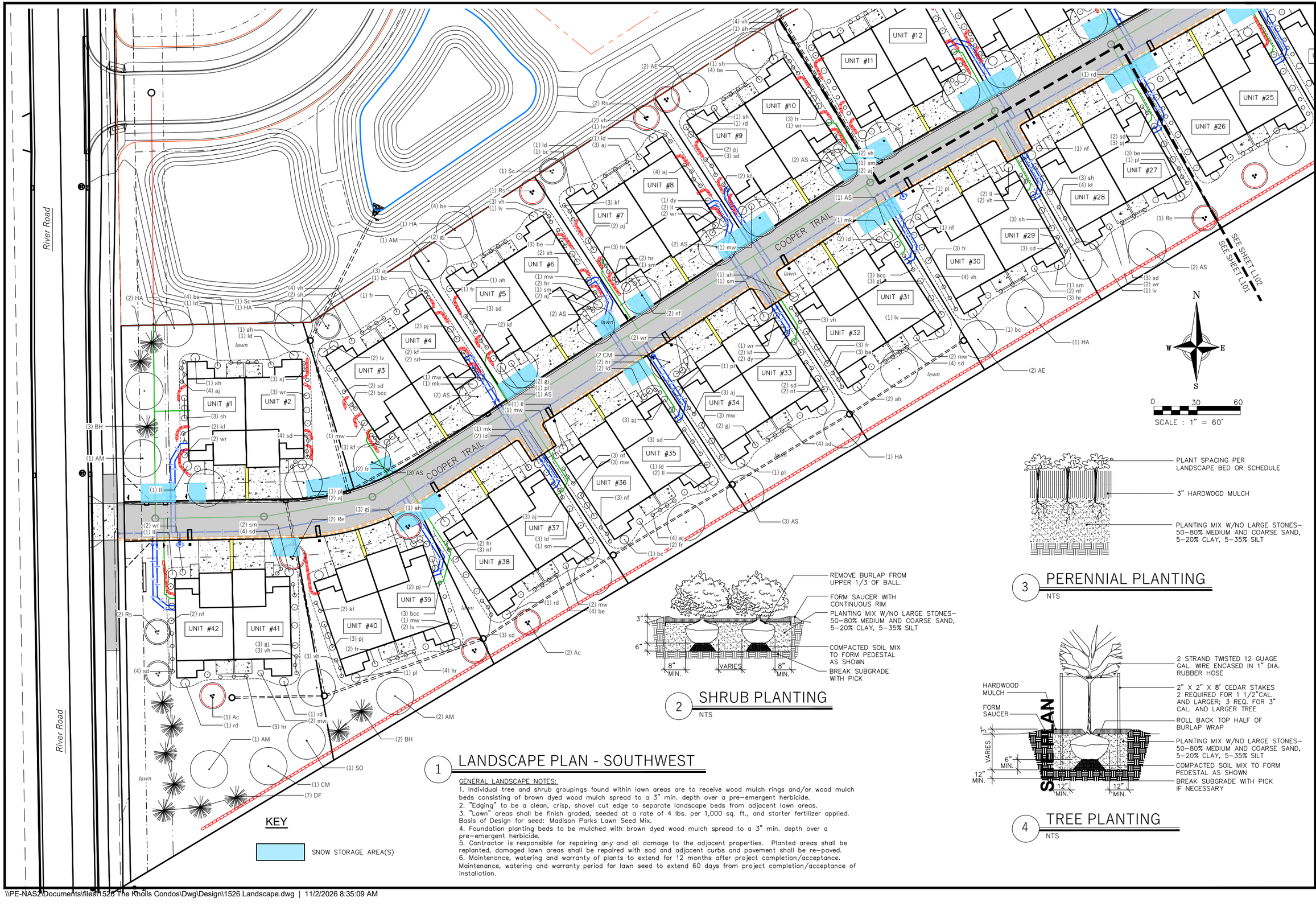
DATE 11-02-26

ISSUANCE/REVISION SITE PLAN REVIEW

PROFESSIONAL ENGINEERING LLC
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Waunakee, WI 53597
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THE KNOLLS CONDOS
LIGHTING PLAN
DEFOREST, WISCONSIN

E100



1 LANDSCAPE PLAN - SOUTHWEST

GENERAL LANDSCAPE NOTES:

1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Edging" to be a clean, crisp, shovel cut edge to separate landscape beds from adjacent lawn areas.
3. "Lawn" areas shall be finish graded, seeded at a rate of 4 lbs. per 1,000 sq. ft., and starter fertilizer applied. Basis of Design for seed: Madison Parks Lawn Seed Mix.
4. Foundation planting beds to be mulched with brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
5. Contractor is responsible for repairing any and all damage to the adjacent properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for lawn seed to extend 60 days from project completion/acceptance of installation.

2 SHRUB PLANTING

NTS

3 PERENNIAL PLANTING

NTS

4 TREE PLANTING

NTS

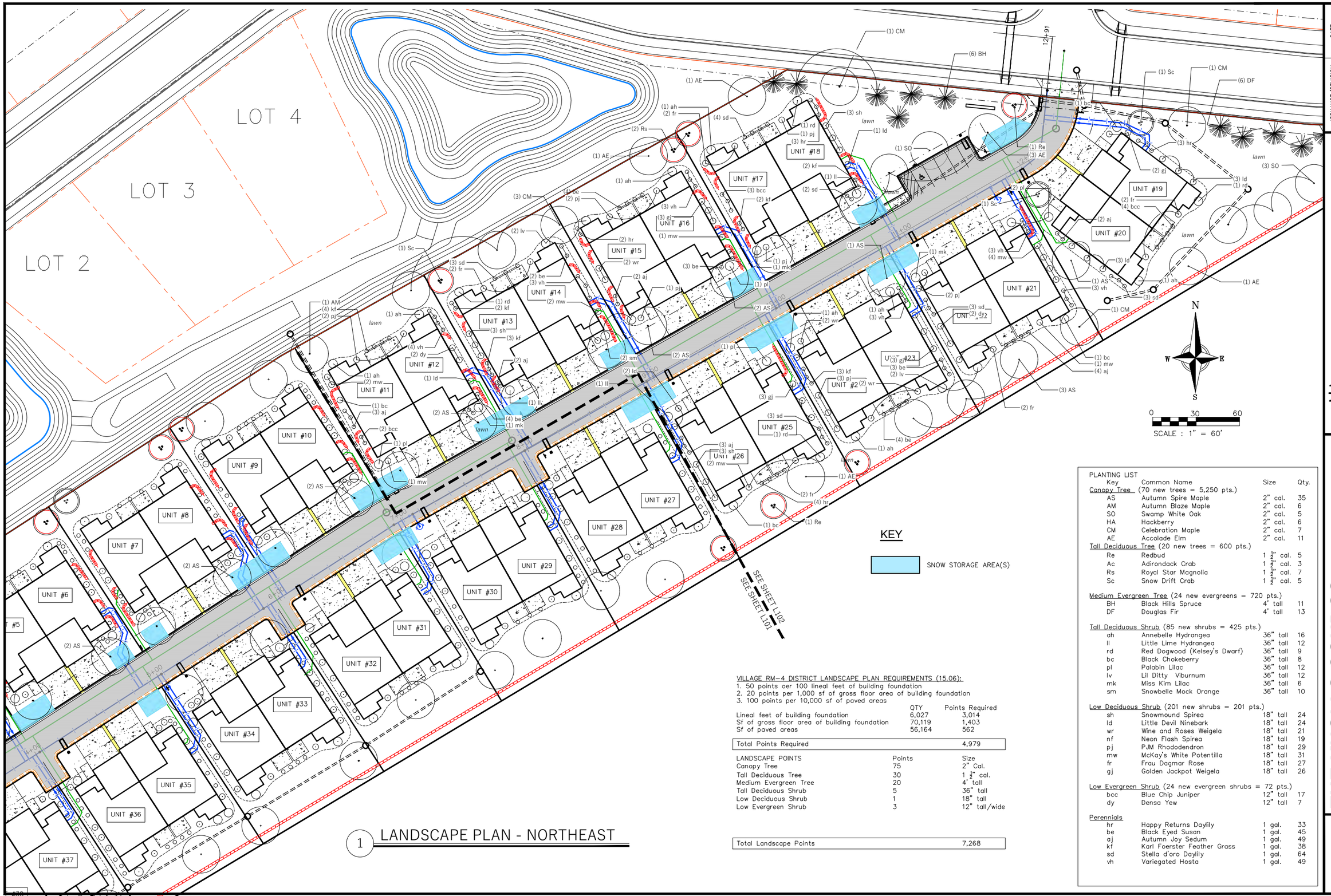
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THE KNOLLS CONDOS LANDSCAPE PLAN

DEFOREST, WISCONSIN

L101



1 LANDSCAPE PLAN - NORTHEAST

KEY

SNOW STORAGE AREA(S)

VILLAGE RM-4 DISTRICT LANDSCAPE PLAN REQUIREMENTS (15.06):

1. 50 points oer 100 lineal feet of building foundation
2. 20 points per 1,000 sf of gross floor area of building foundation
3. 100 points per 10,000 sf of paved areas

	QTY	Points Required
Lineal feet of building foundation	6,027	3,014
Sf of gross floor area of building foundation	70,119	1,403
Sf of paved areas	56,164	562
Total Points Required		4,979

LANDSCAPE POINTS	Points	Size
Canopy Tree	75	2" Cal.
Tall Deciduous Tree	30	1 ½" cal.
Medium Evergreen Tree	20	4' tall
Tall Deciduous Shrub	5	36" tall
Low Deciduous Shrub	1	18" tall
Low Evergreen Shrub	3	12" tall/wide
Total Landscape Points		7,268

PLANTING LIST

Key	Common Name	Size	Qty.
Canopy Tree (70 new trees = 5,250 pts.)			
AS	Autumn Spire Maple	2" cal.	35
AM	Autumn Blaze Maple	2" cal.	6
SO	Swamp White Oak	2" cal.	5
HA	Hackberry	2" cal.	6
CM	Celebration Maple	2" cal.	7
AE	Accolade Elm	2" cal.	11
Tall Deciduous Tree (20 new trees = 600 pts.)			
Re	Redbud	1 ½" cal.	5
Ac	Adirondack Crab	1 ½" cal.	3
Rs	Royal Star Magnolia	1 ½" cal.	7
Sc	Snow Drift Crab	1 ½" cal.	5
Medium Evergreen Tree (24 new evergreens = 720 pts.)			
BH	Black Hills Spruce	4' tall	11
DF	Douglas Fir	4' tall	13
Tall Deciduous Shrub (85 new shrubs = 425 pts.)			
ah	Annebelle Hydrangea	36" tall	16
ll	Little Lime Hydrangea	36" tall	12
rd	Red Dogwood (Kelsey's Dwarf)	36" tall	9
bc	Black Chokeberry	36" tall	8
pl	Palabin Lilac	36" tall	12
lv	Lil Ditty Viburnum	36" tall	12
mk	Miss Kim Lilac	36" tall	6
sm	Snowbelle Mock Orange	36" tall	10
Low Deciduous Shrub (201 new shrubs = 201 pts.)			
sh	Snowmound Spirea	18" tall	24
ld	Little Devil Ninebark	18" tall	24
wr	Wine and Roses Weigela	18" tall	21
nf	Neon Flash Spirea	18" tall	19
pj	PJM Rhododendron	18" tall	29
mw	McKay's White Potentilla	18" tall	31
fr	Frau Dagmar Rose	18" tall	27
gj	Golden Jackpot Weigela	18" tall	26
Low Evergreen Shrub (24 new evergreen shrubs = 72 pts.)			
bcc	Blue Chip Juniper	12" tall	17
dy	Densa Yew	12" tall	7
Perennials			
hr	Happy Returns Daylily	1 gal.	33
be	Black Eyed Susan	1 gal.	45
aj	Autumn Joy Sedum	1 gal.	49
kf	Karl Foerster Feather Grass	1 gal.	38
sd	Stella d'oro Daylily	1 gal.	64
vh	Variegated Hosta	1 gal.	49

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-02-26

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THE KNOLLS CONDOS
LANDSCAPE PLAN
DEFOREST, WISCONSIN

L102





Renderings Are for Illustrative Purposes Only.
Actual Details May Vary.

Iron Grey

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www.cchomeswaunakee.com

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The Knolls
Units 1 & 2

REVISIONS		
NO.	DATE	INITIALS
1	08/04/26	LH

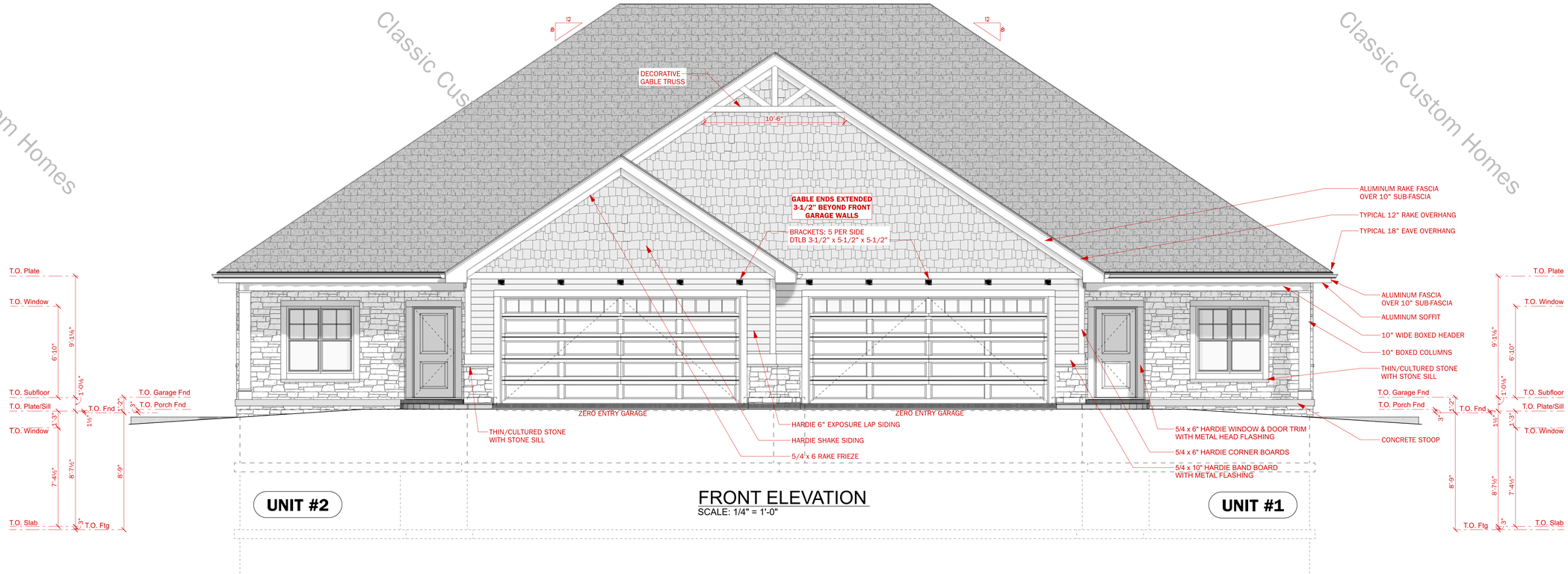
LATEST PRINT DATE
8/7/2026

ORIGINAL DRAWINGS	
LH	08/04/26

SHEET NAME
A-1
RENDERINGS

A1

Classic Custom Homes



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

AREA SCHEDULE - RIGHT UNIT - #1	
NAME	AREA
Lower Level - Finished	1281.8 sq.ft.
Lower Level - Slab	1590.9 sq.ft.
Lower Level - Concrete Patio	337.0 sq.ft.
Main Level - Deck	237.2 sq.ft.
Main Level - Finished	1748.3 sq.ft.
Main Level - Front Porch Slab	145.1 sq.ft.
Main Level - Right Side Garage Slab	539.0 sq.ft.

AREA SCHEDULE - LEFT UNIT - #2	
NAME	AREA
Lower Level - Finished	1281.8 sq.ft.
Lower Level - Slab	1590.9 sq.ft.
Lower Level - Concrete Patio	337.0 sq.ft.
Main Level - Deck	237.2 sq.ft.
Main Level - Finished	1748.3 sq.ft.
Main Level - Front Porch Slab	145.1 sq.ft.
Main Level - Left Side Garage Slab	583.5 sq.ft.

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The Knolls
Units 1 & 2

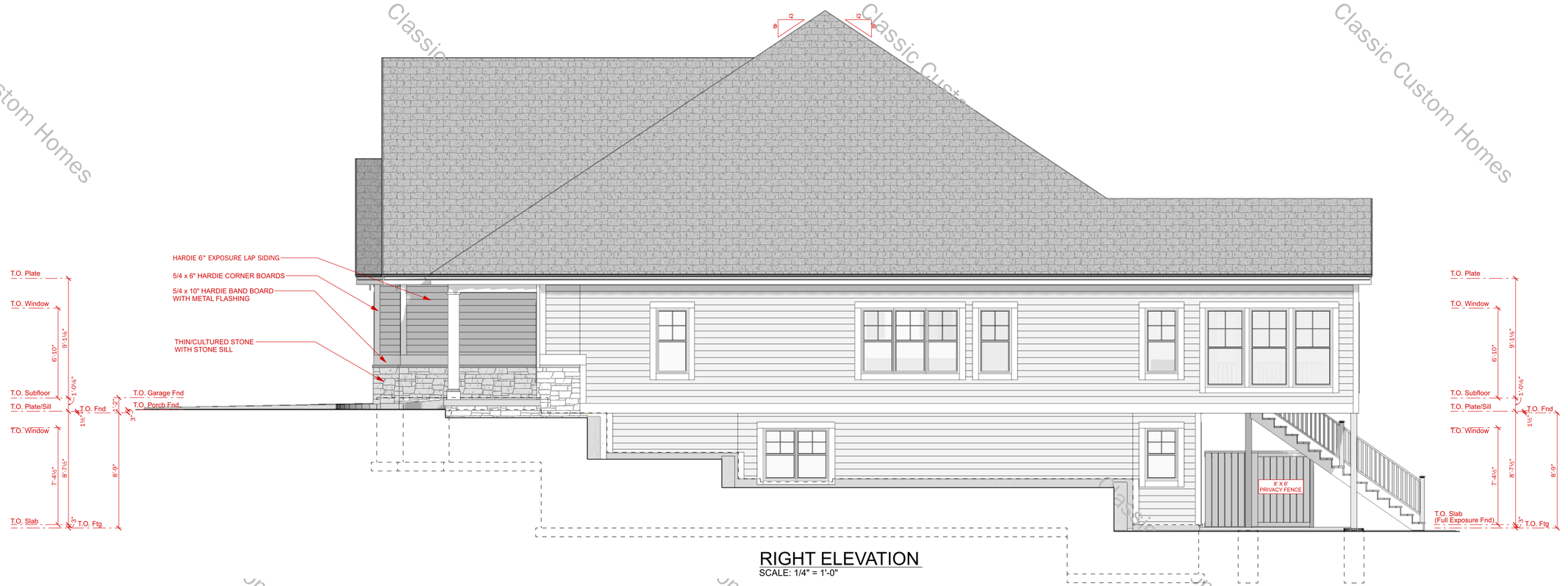
REVISIONS		
NO.	DATE	INITIALS
1	08/04/26	LH

LATEST PRINT DATE
8/7/2026

ORIGINAL DRAWINGS
LH 08/04/26

SHEET NAME
A-2
EXTERIOR ELEVATIONS

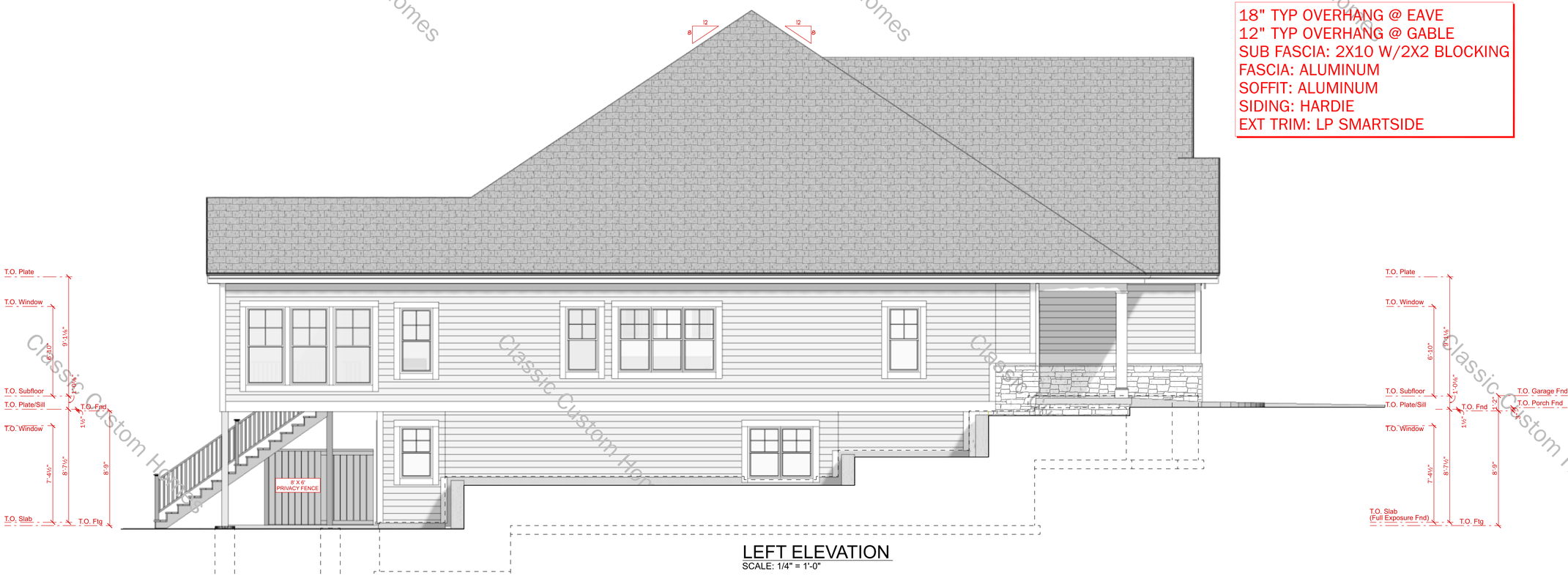
A2



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

18" TYP OVERHANG @ EAVE
12" TYP OVERHANG @ GABLE
SUB FASCIA: 2X10 W/2X2 BLOCKING
FASCIA: ALUMINUM
SOFFIT: ALUMINUM
SIDING: HARDIE
EXT TRIM: LP SMARTSIDE



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

AREA SCHEDULE - RIGHT UNIT - #1	
NAME	AREA
Lower Level - Finished	1281.8 sq ft.
Lower Level - Slab	1590.9 sq ft.
Lower Level - Concrete Patio	337.0 sq ft.
Main Level - Deck	237.2 sq ft.
Main Level - Finished	1748.3 sq ft.
Main Level - Front Porch Slab	145.1 sq ft.
Main Level - Right Side Garage Slab	539.0 sq ft.

AREA SCHEDULE - LEFT UNIT - #2	
NAME	AREA
Lower Level - Finished	1281.8 sq ft.
Lower Level - Slab	1590.9 sq ft.
Lower Level - Concrete Patio	337.0 sq ft.
Main Level - Deck	237.2 sq ft.
Main Level - Finished	1748.3 sq ft.
Main Level - Front Porch Slab	145.1 sq ft.
Main Level - Left Side Garage Slab	583.5 sq ft.

401 N. Century Ave.
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The Knolls
Units 1 & 2

REVISIONS		
NO.	DATE	INITIALS
1	08/04/26	LH

LATEST PRINT DATE
8/7/2026

ORIGINAL DRAWINGS
LH 08/04/26

SHEET NAME
A-3
EXTERIOR ELEVATIONS

A3

Condominiums At The Knolls-Exterior



Roofing

Brand	Owens Corning
Color	Onyx

Siding

Material	James Hardie-Cement Board
Siding Color	Boothbay Blue
Board n Batten	n/a
Shakes	Boothbay Blue
Fascia Color	White
Soffit Color	White
Window Wrap	White
Corners	White
Bandboard	White
Decorative Brackets	White

Masonry

Name	Coronado Old Country Ledge
Color	Huron
Sills/Capstones	Grey
Mortar Color	Grey

Garage Door

Haas Garage door 664
English Oak



Submitted 8/10/26

Condominiums At The Knolls-Exterior



Roofing

Brand	Owens Corning
Color	Onyx

Siding

Material	James Hardie-Cement Board
Siding Color	Iron Grey
Board n Batten	n/a
Shakes	Iron Grey
Fascia Color	White
Soffit Color	White
Window Wrap	White
Corners	White
Bandboard	White
Decorative Brackets	White

Masonry

Name	Coronado Old Country Ledge
Color	Huron
Sills/Capstones	Grey
Mortar Color	Grey

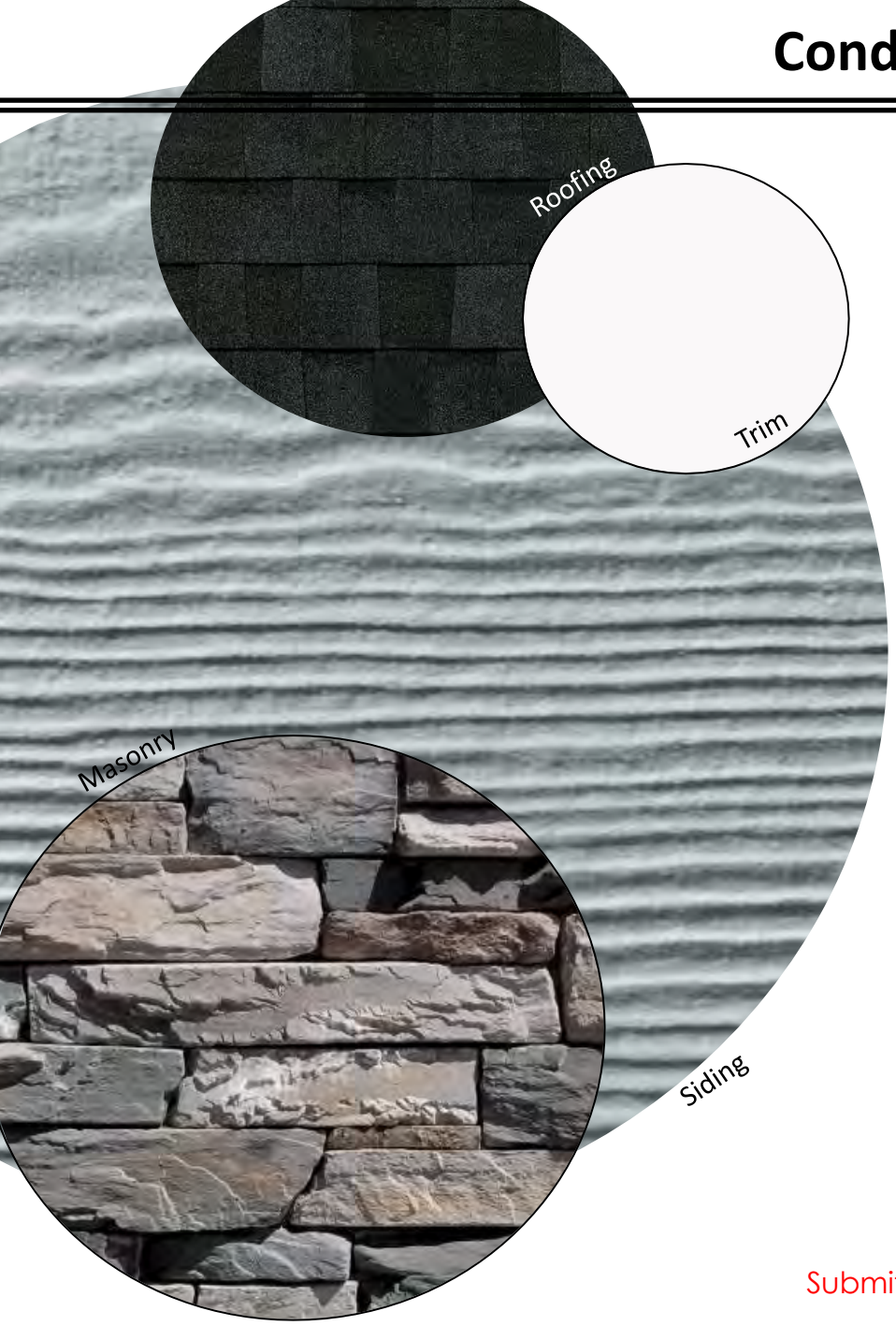
Garage Door

Haas Garage door 664
English Oak



Submitted 8/10/26

Condominiums At The Knolls-Exterior



Roofing

Brand	Owens Corning
Color	Onyx

Siding

Material	James Hardie-Cement Board
Siding Color	Light Mist
Board n Batten	n/a
Shakes	Light Mist
Fascia Color	White
Soffit Color	White
Window Wrap	White
Corners	White
Bandboard	White
Decorative Brackets	White

Masonry

Name	Coronado Old Country Ledge
Color	Huron
Sills/Capstones	Grey
Mortar Color	Grey

Garage Door

Haas Garage door 664
English Oak



Submitted 8/10/26

Condominiums At The Knolls-Exterior



Roofing

Brand	Owens Corning
Color	Onyx

Siding

Material	James Hardie-Cement Board
Siding Color	Deep Ocean
Board n Batten	n/a
Shakes	Deep Ocean
Fascia Color	White
Soffit Color	White
Window Wrap	White
Corners	White
Bandboard	White
Decorative Brackets	White

Masonry

Name	Coronado Old Country Ledge
Color	Huron
Sills/Capstones	Grey
Mortar Color	Grey

Garage Door

Haas Garage door 664
English Oak





ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	08-06-26

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THE KNOLLS CONDOS
OVERALL SITE PLAN

DEFOREST, WISCONSIN

C200