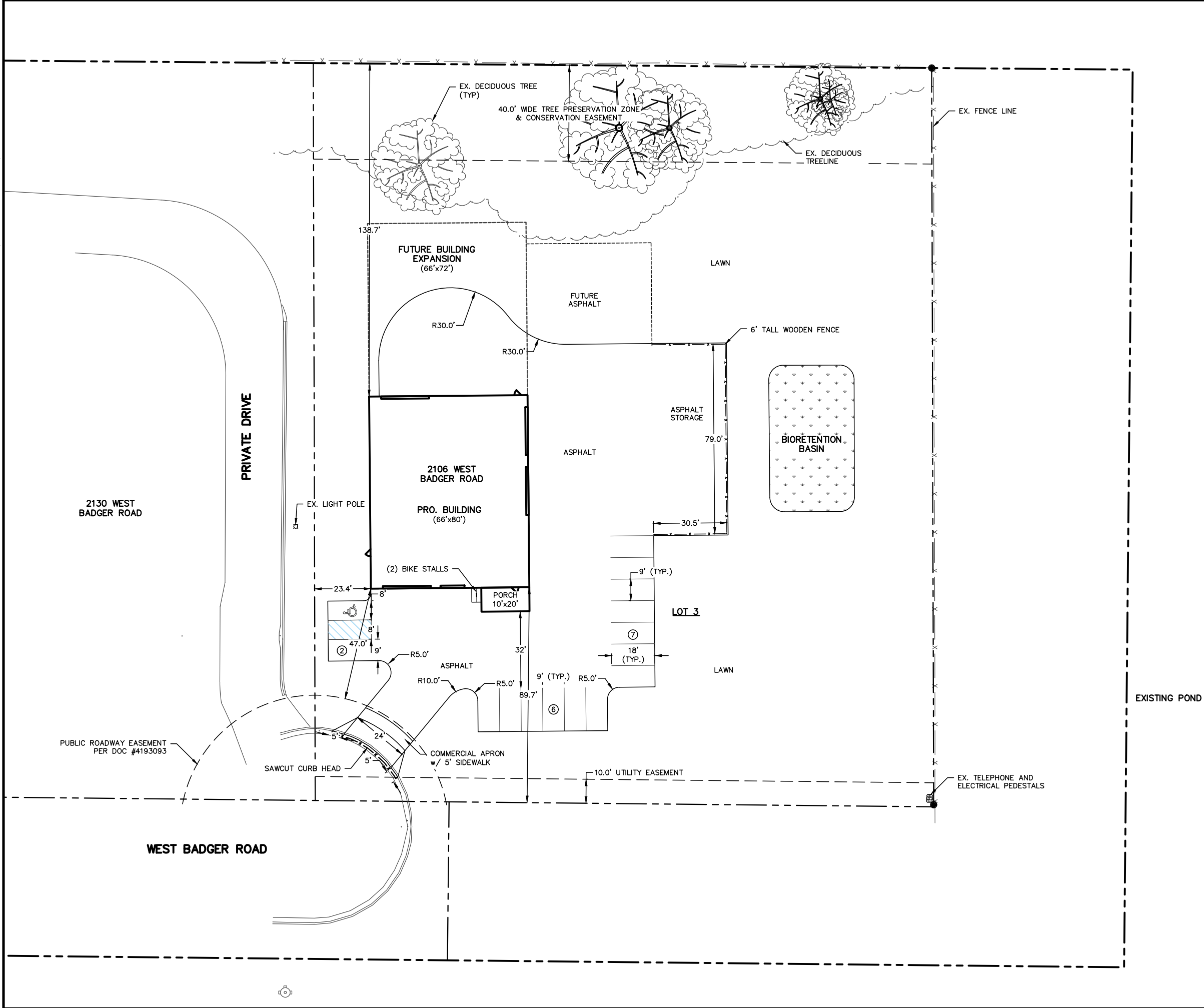


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Residential and Commercial Site Design Consultants



[www.quamengineering.com](http://www.quamengineering.com)

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Phone (608) 838-7750; Fax (608) 838-7752



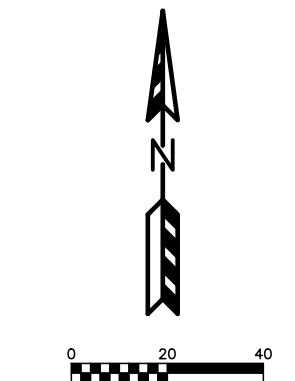
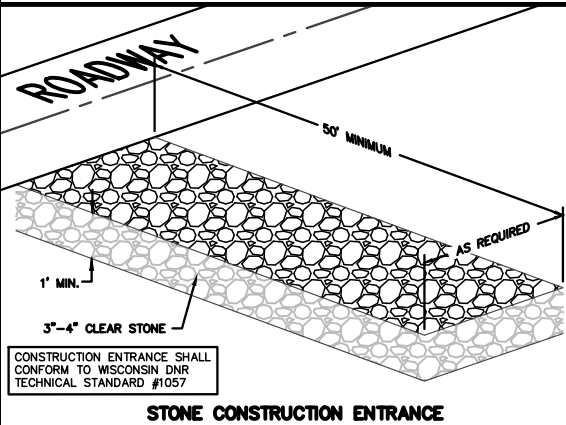
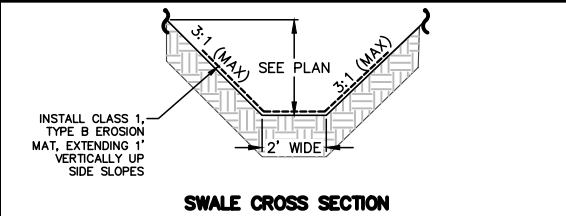
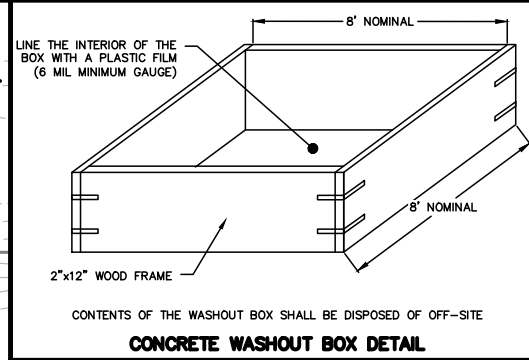
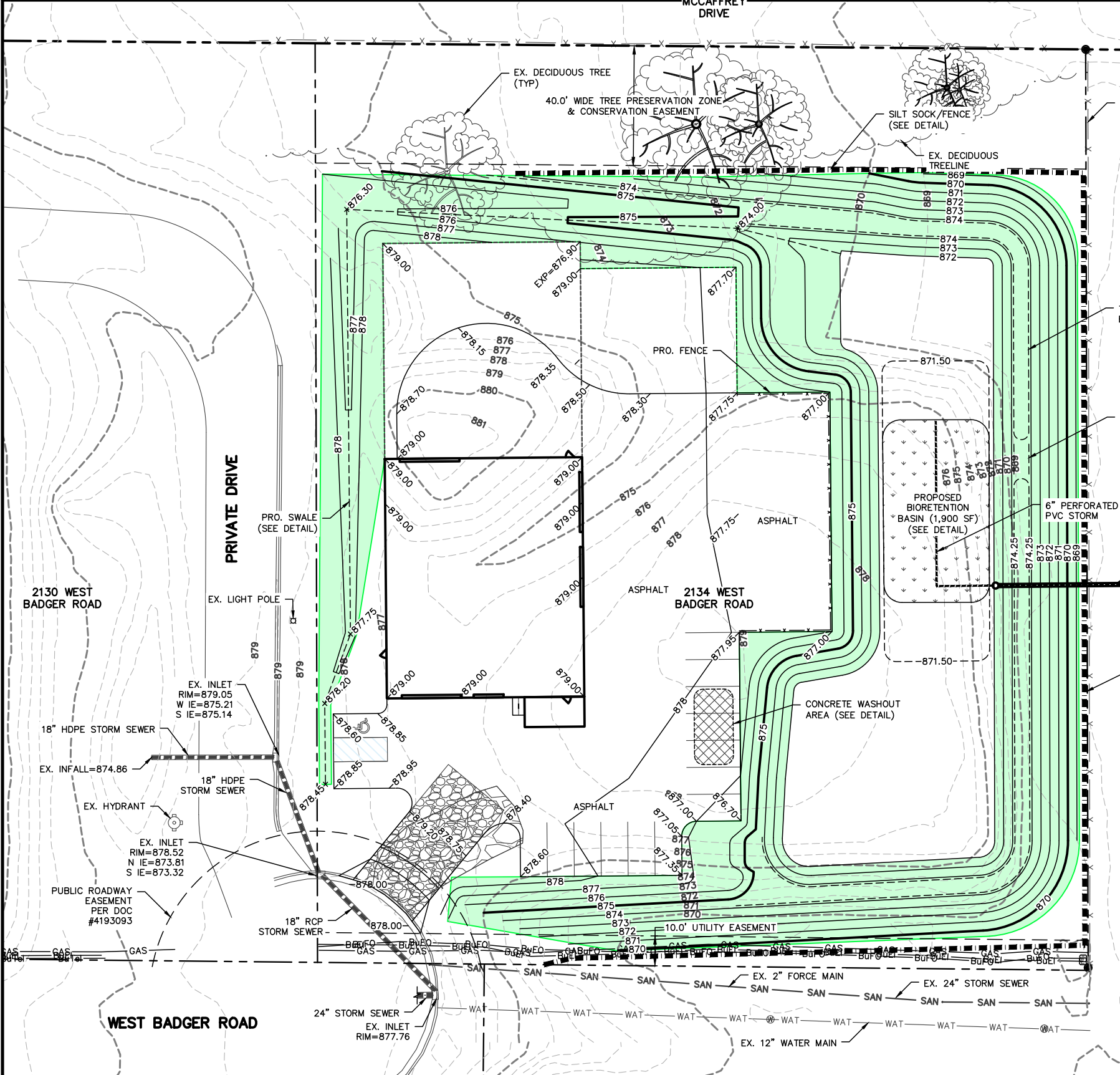
PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	2106 WEST BADGER ROAD
Site acreage (total)	1.82 Acres
Number of building stories (above grade)	1
DSPS type of construction (new structures or additions)	NEW
Total square footage of building	5,480 SF
Parking square footage	14,357 SF
Total Impervious square footage	19,836 SF
Use of property	OFFICE/STORAGE (COMMERCIAL CENTER DISTRICT)
Number of bicycle stalls shown	2
Number of Parking stalls:	14
Number of Accessible stalls:	1
Total Number of Parking stalls:	15
Number of trees shown	(See Landscape Plan)

LEGEND FOR COMMON LINES:	
---	PROPERTY LINE
- - - - -	EASEMENT LINE
WAT	EXISTING BURIED WATER MAIN/SERVICE
SAN	EXISTING SANITARY SEWER/LATERAL
GAS	EXISTING BURIED GAS LINE
BuFO	EXISTING BURIED FIBER OPTIC LINE
BuEI	EXISTING BURIED ELECTRIC LINE

**2106 WEST BADGER ROAD**  
**PROPOSED SITE PLAN**  
PAGE: C-2  
DATED: OCTOBER 6, 2021

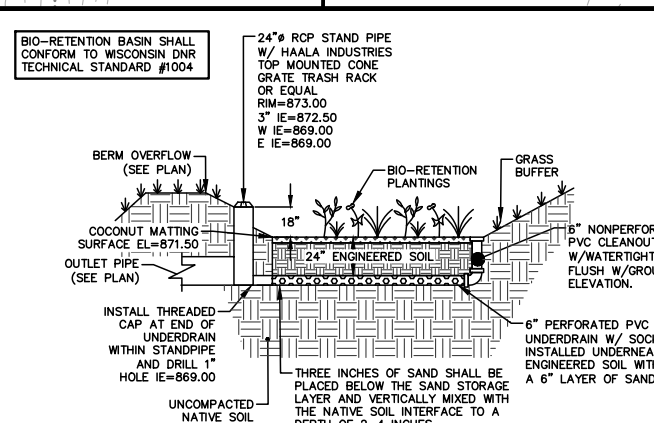
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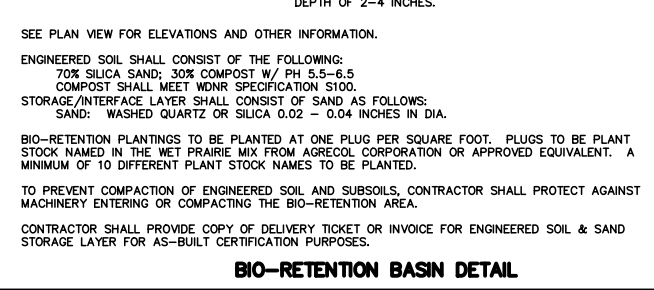
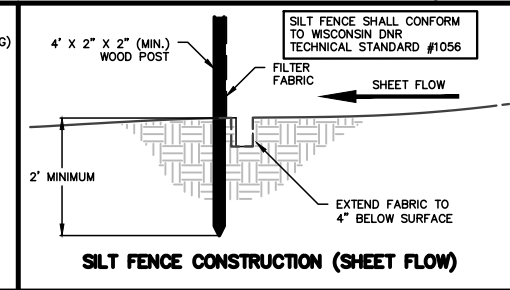
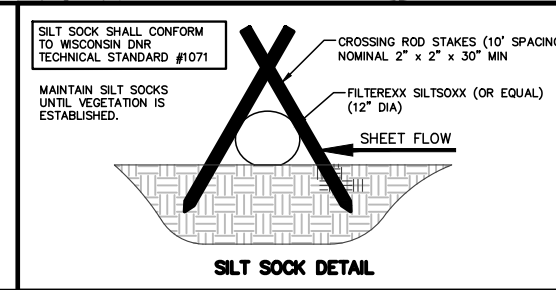


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EXISTING POND  
1602 WEST BADGER ROAD



LEGEND FOR COMMON LINES:	
---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING BURIED WATER MAIN/SERVICE
---	EXISTING BURIED SANITARY SEWER/LATERAL
---	EXISTING BURIED GAS LINE
---	EXISTING BURIED FIBER OPTIC LINE
---	EXISTING BURIED ELECTRIC LINE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED SPOT ELEVATION
---	INSTALL WDOT CLASS I TYPE B EROSION MAT
---	INSTALL FLEXSTORM CATCH-IT INLET PROTECTION OR EQUAL



**EROSION NOTES:**  
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.  
PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.  
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

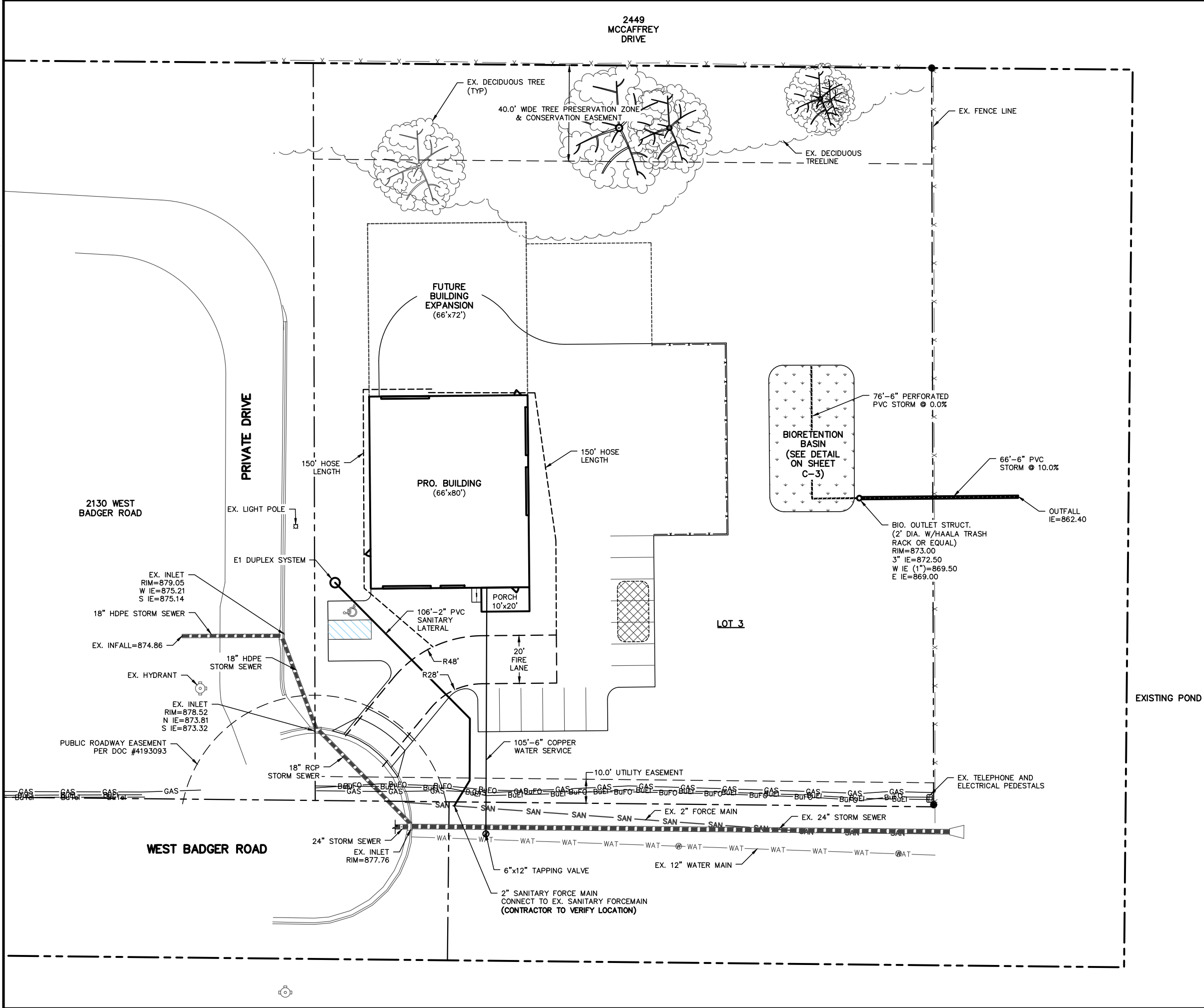
**TIME SCHEDULE:**  
NOVEMBER 23, 2021  
NOVEMBER 23, 2021-AUGUST 15, 2022  
JULY 15 - AUGUST 15, 2022  
INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.  
CONSTRUCT PARKING LOT, FENCED OUTDOOR STORAGE AREA AND BUILDING.  
APPLY MULCH OR EROSION MAT TO PVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).  
COMPLETE FINAL LANDSCAPING, RESTORE ALL PVIOUS DISTURBED AREAS, REMOVE ACCUMULATED SEDIMENT FROM BIO-BASINS, AND CONSTRUCTION BIO-BASINS PER DETAILS.

**RESTORATION NOTES:**  
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.  
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. BIO-RETENTION BASINS SHALL BE RESTORED PER BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.  
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHOULD BE COMPLETED AFTER NOVEMBER 1. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

**OWNER:**  
HEARTWOOD PROPERTIES, LLC.  
ATTN: TIM KUHN  
2037 DUNN PL  
MADISON, WI 53713

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558

**2106 WEST BADGER ROAD**  
**GRADING AND EROSION CONTROL PLAN**  
PAGE: C-3  
DATED: OCTOBER 6, 2021  
**QUAM ENGINEERING, LLC**  
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Phone (608) 838-7750; Fax (608) 838-7752



**UTILITY NOTES:**

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WITHIN 5 FEET OF WHERE A SEWER CROSSES OVER A WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WITHIN 5 FEET OF WHERE A WATER MAIN CROSSES OVER A SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON PRIOR TO CONNECTING TO THE WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

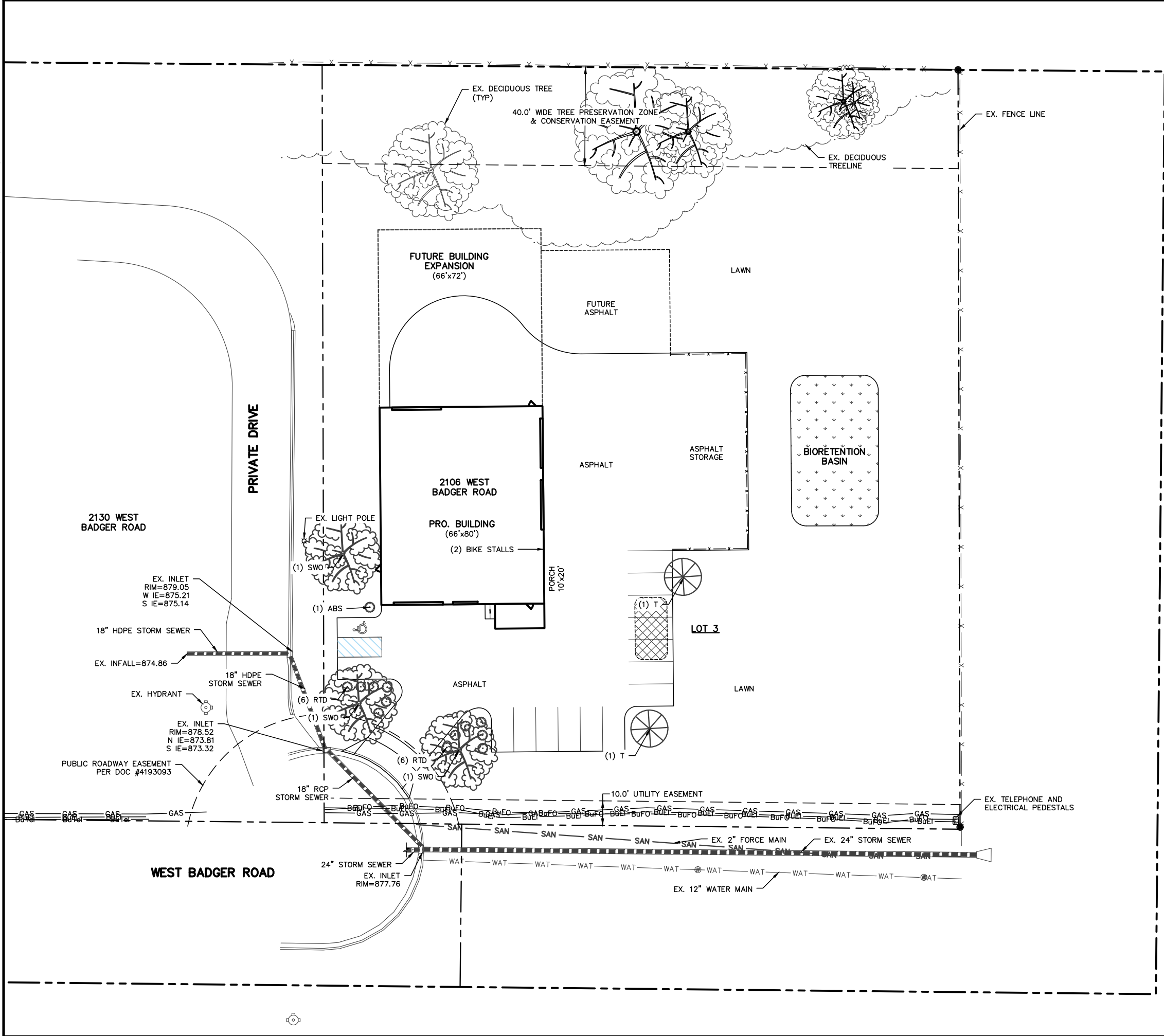
SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE TYPE K COPPER UNLESS INDICATED OTHERWISE.

**LEGEND FOR COMMON LINES:**

---	- PROPERTY LINE
- - - -	- EASEMENT LINE
WAT	- EXISTING BURIED WATER MAIN/SERVICE
SAN	- EXISTING SANITARY SEWER/LATERAL
GAS	- EXISTING BURIED GAS LINE
BuFO	- EXISTING BURIED FIBER OPTIC LINE
BuEI	- EXISTING BURIED ELECTRIC LINE





0 20 40

EXISTING POND

**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	ROOT
ED	7	6" +	Canopy Trees	EX
SWO	3	2 1/2'	Existing Deciduous Trees	BB
			Swamp White Oak	
T	2	4'	Evergreen Trees	BB
			Tamarack	
ABS	13	4'	Deciduous Shrubs	BB
RTD	1	18"	Autumn Brilliance Serviceberry	Pot
			Bailey's Red Twig Dogwood	
RGP	(2,100)	2 1/2'	Bio-retention Plantings	plug
	2,100		(Assorted, planted 12" on center)	
			Common Blue Star	
			Bottle Gentian	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

**NOTES:**

- Lawn areas shall receive a minimum of 4" of topsoil, and shall be seeded with premium bluegrass seed mix, fertilized, and mulched with straw or straw mat mulch.
- Turf areas shall receive a minimum of 4" of topsoil, and shall be seeded with no-mow seed mix, fertilized, and mulched with straw or straw mat mulch.
- Lawn areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- Designated planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- Designated planting beds to be separated from lawn areas with a 5' crisp, shovel-cut edge.
- Rain garden to receive coconut mat mulch.
- Rain garden plants (RGP) to be installed 12" on center.
- Rain garden to be constructed per WDNR specifications.
- Owner will be responsible for landscape maintenance after completion.

**LANDSCAPE WORKSHEET**

**Zoning Classification:** CC

**Landscape Points Required**

Developed Area = 16,470 SF  
Landscape Points: 16,470/300 x 5 = **275 points**

**Total Landscape Points Required** **275 points**

**Landscape Points Supplied**

Existing canopy trees - 4 @ 35 =	140 points
Proposed canopy trees - 3 @ 35 =	105 points
Existing evergreen trees - 0 @ 35 =	0 points
Proposed evergreen trees - 2 @ 35 =	70 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 0 @ 15 =	0 points
Proposed upright evergreen shrubs - 0 @ 10 =	0 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 13 @ 3 =	39 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 0 @ 4 =	0 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 0 @ 2 =	0 points

**Total landscape points supplied = 354 points**

**Lot Frontage Landscape Required**  
(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

**West Badger Road = 77.4 LF**

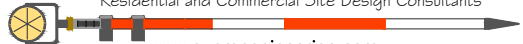
Over story trees required 77.4/30' = 2.6	<b>3 trees</b>
Shrubs required (599/30') x 5 = 12.9	<b>13 shrubs</b>
Over story trees supplied	<b>3 trees</b>
Ornamental/Evergreen trees supplied	<b>0 trees</b>
Shrubs supplied	<b>13 shrubs</b>

**2106 WEST BADGER ROAD**

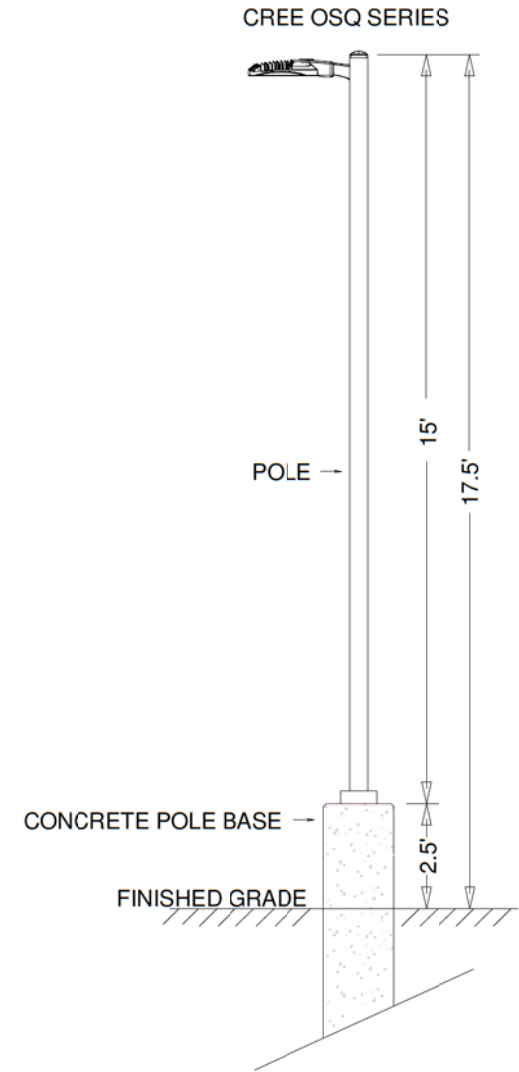
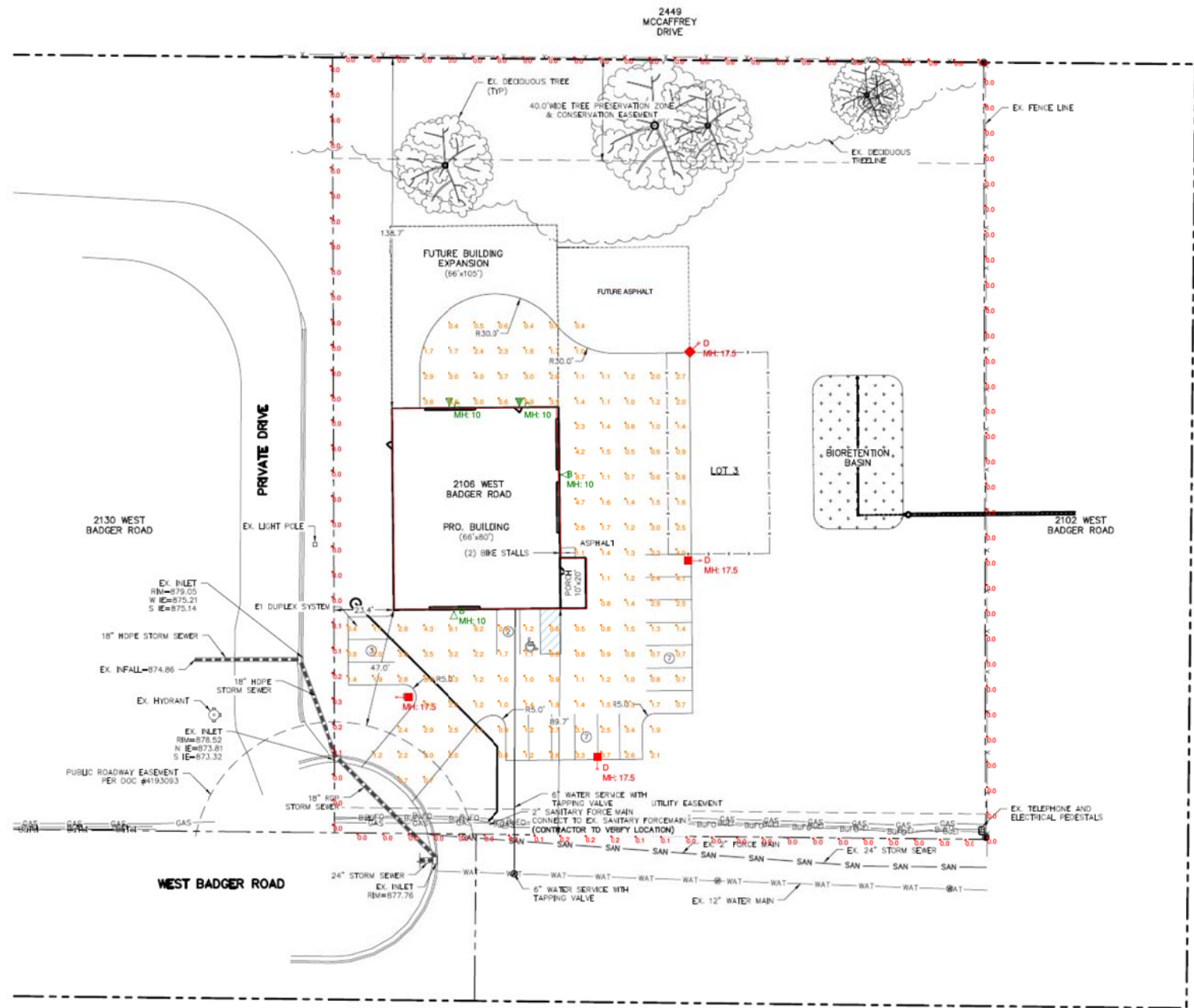
**LANDSCAPE PLAN**

PAGE: C-5  
DATED: OCTOBER 6, 2021

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FIXTURE MOUNTING HEIGHT SHOWN ON PLAN AS "MH" IN FEET ABOVE FINISHED GRADE

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description		Lum. Watts	Lum. Lumens
	2	B	Single	0.900	XSPW-B-WM-2ME-4L-40K-UL-BZ		31	4270
	2	C	Single	0.900	XSPW-B-WM-4ME-4L-40K-UL-BZ		31	4270
	4	D	Single	0.900	OSQM-B-9L-40K7-4M-UL-NM-BZ + OSQ-ML-D-DA-BZ		60	9199

POLE (4) SSS-4-11-15-CW-BS-1D-C-BZ + SSS-4-AB-3/4-28

MAINTAINED FOOTCANDLES SHOWN AT GRADE (LOT) AND 4' ABOVE FINISHED GRADE (PROPERTY LINES)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Illuminance	Fc	1.99	9.1	0.4	4.98	22.75
Property Lines	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.

**ERI**

ENGINEERED  
REPRESENTATION  
INC.

www.engineeredrepinc.com  
262.542.6285 Wauwatosa  
920.751.3922 Neenah  
apps@eriwi.com

Date:10/5/2021

Scale: 1"=30'

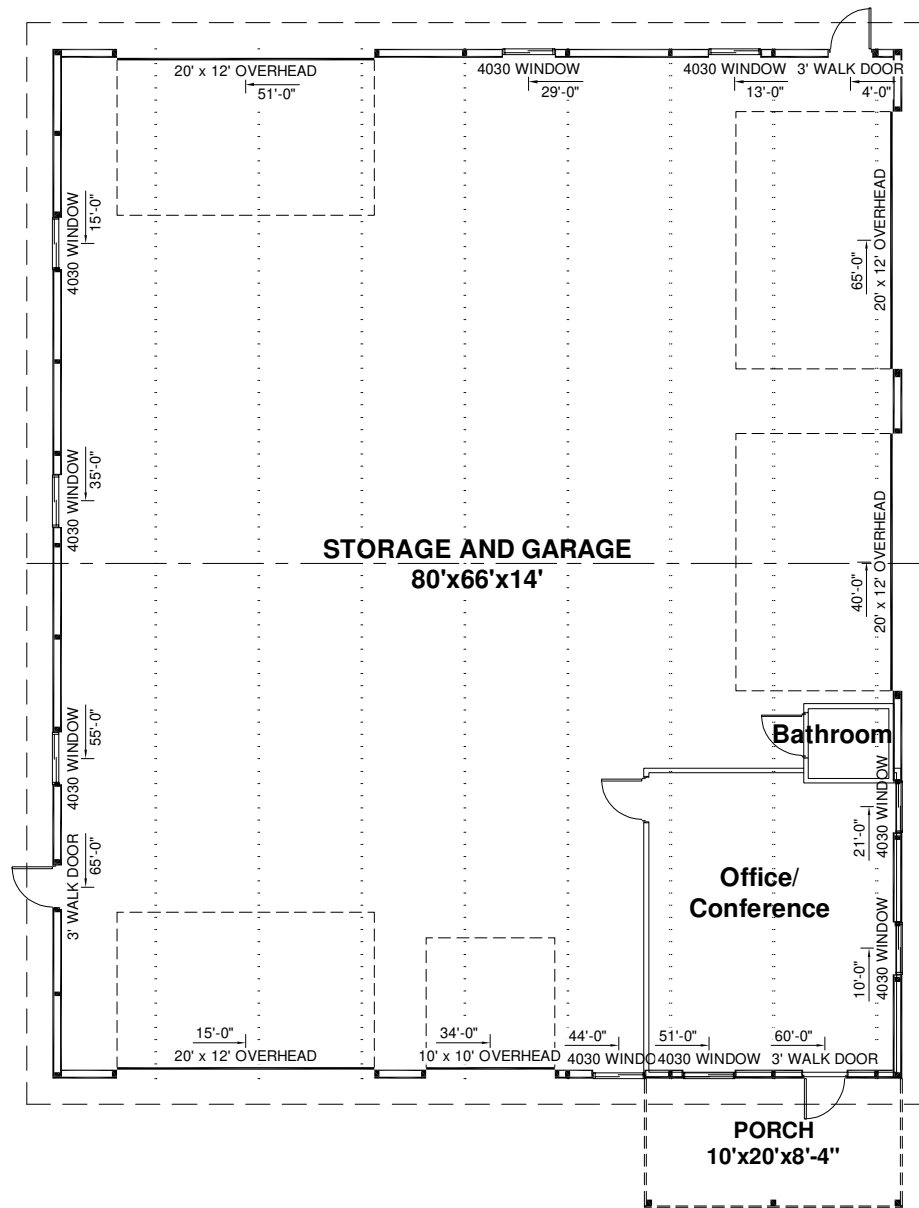


Layout By: Andy

Project: 2106 BADGER ROAD - MADISON, WI

Filename: 211004QQ1AKCR1.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.



Bay Spacing - 8 @ 8'-0", 1 @ 2'-0"

Customer Signature



**Wick  
Buildings®**

Mazo Sales Office  
Tim Wick  
405 Walter Road  
Mazomanie, WI 53560

WickBuildings.com

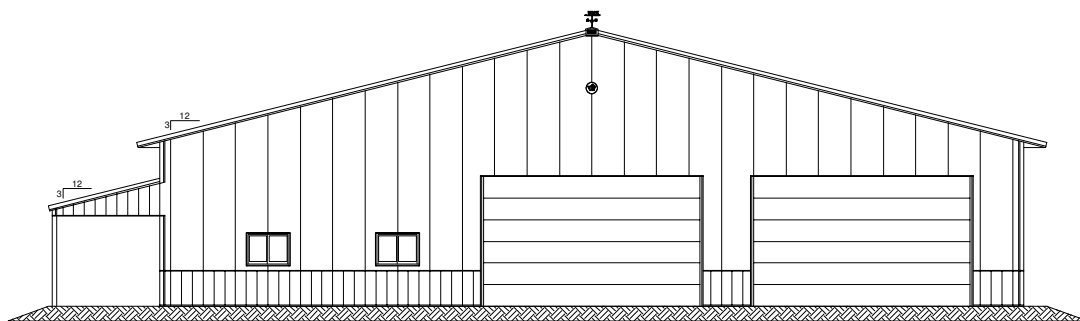
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Time: 1:10 PM

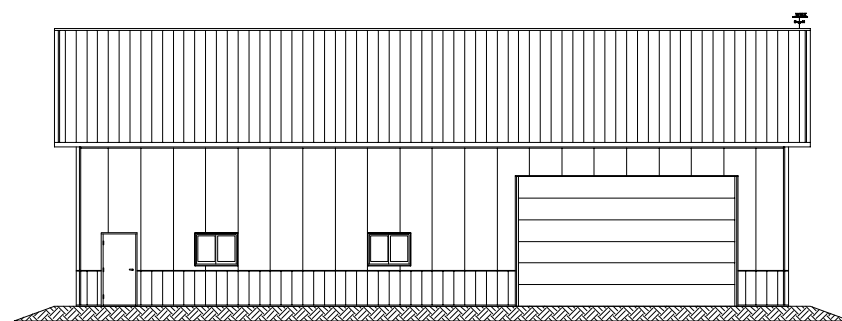
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Tim Kuhn Heartwood  
80x66x14TALL - PV46  
80'-0" x 66'-0" x 14'-1" ICH

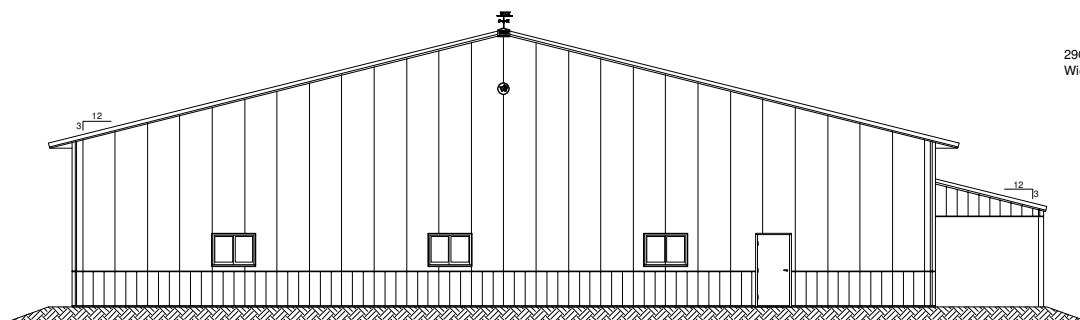
Heartwood Tree Company  
Tim Kuhn  
2106 West Badger Rd  
Madison, WI 53713



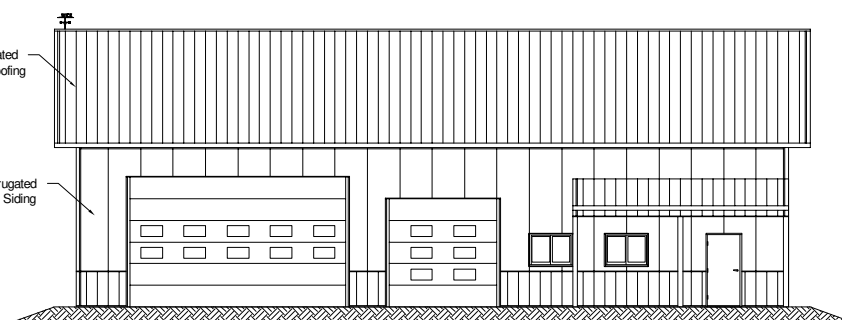
East Elevation



North Elevation



West Elevation



South Elevation

Customer Signature



**Wick  
Buildings®**

Mazo Sales Office  
Tim Wick  
405 Walter Road  
Mazomanie, WI 53560

WickBuildings.com

Date: 10-5-2021

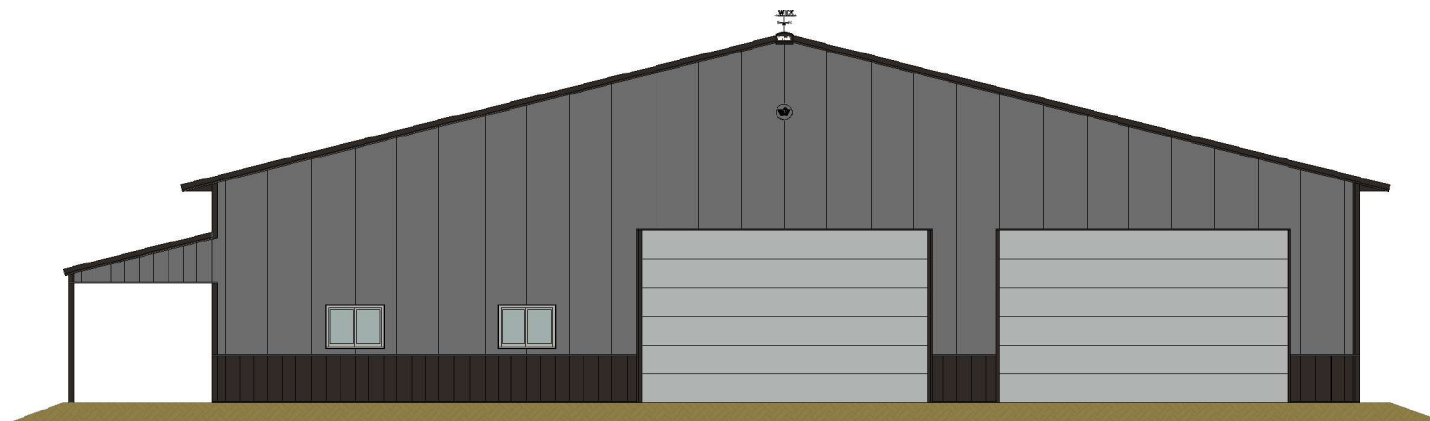
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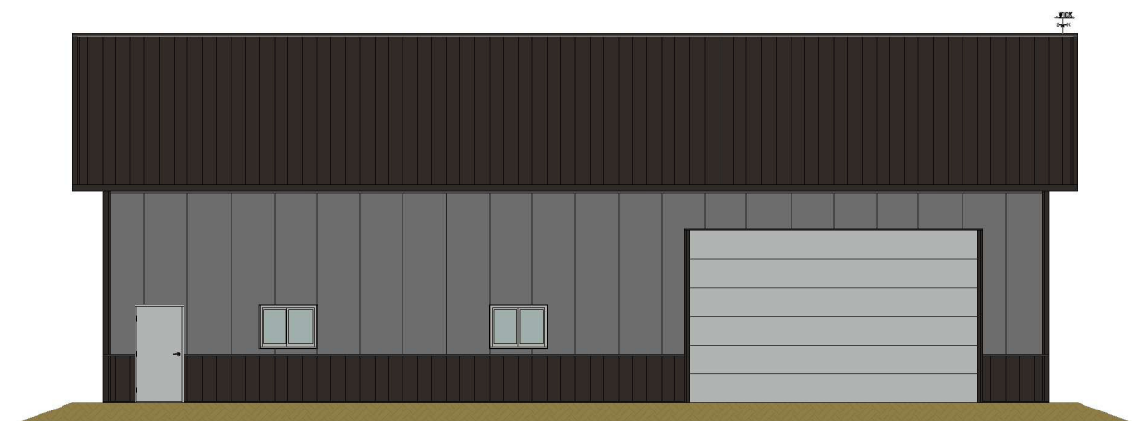
Tim Kuhn Heartwood  
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Heartwood Tree Company  
Tim Kuhn  
2106 West Badger Rd  
Madison, WI 53713

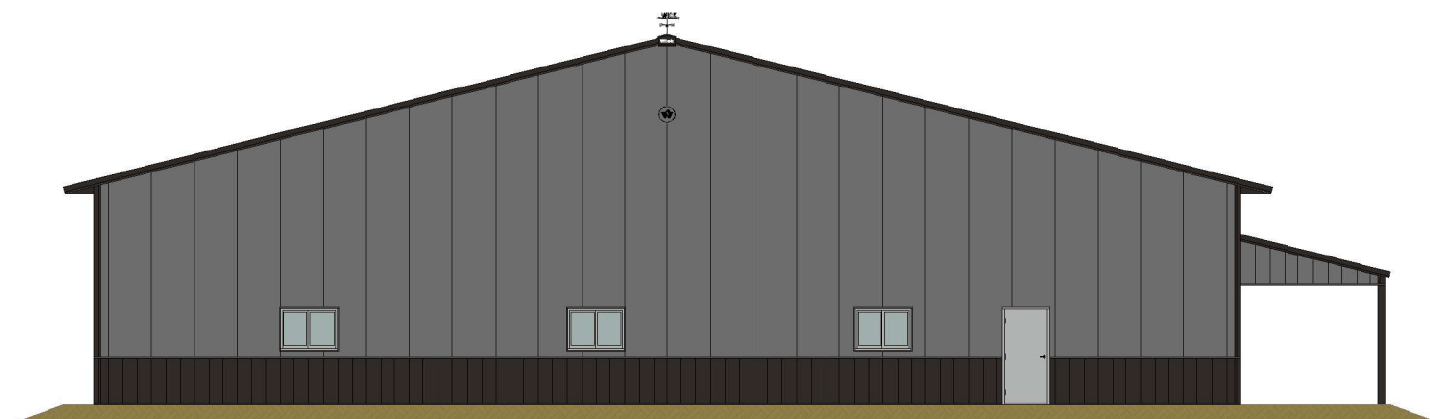




Right Elevation



Top Elevation



Left Elevation



Bottom Elevation

Customer Signature



Mazo Sales Office  
Tim Wick  
405 Walter Road  
Mazomanie, WI 53560

WickBuildings.com

Date: 10-5-2021

Time: 1:32 PM

DO NOT SCALE

Tim Kuhn Heartwood  
80x66x14TALL - PV46  
80'-0" x 66'-0" x 14'-1" ICH

Heartwood Tree Company  
Tim Kuhn  
2106 West Badger Rd  
Madison, WI 53713