

## **4002 Lien Road**

Private Development Project

Project No. 14496, Contract No. 9271

Entity Name: Islamic Center of East Madison Corp.



The developer, Islamic Center of East Madison Corp., has been conditionally approved for a one-lot Certified Survey Map at 4002 Lien Road. As part of a permitted use, the developer plans a parking lot expansion and construction of a stormwater pond.

Work under the Private Developer Agreement includes:

- One-lot Certified Survey Map.
- Grant a Public Sidewalk Easement(s) to the City on the face of this Certified Survey Map along Parkside Drive to provide for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance.
- Construct curb & gutter along Parkside Drive.
- Tree protection via snow fence around trees in the public right of way.
- Installation of two tree in the terrace along Parkside Drive.

**DRAFT**

**DANE COUNTY  
CERTIFIED SURVEY MAP #**

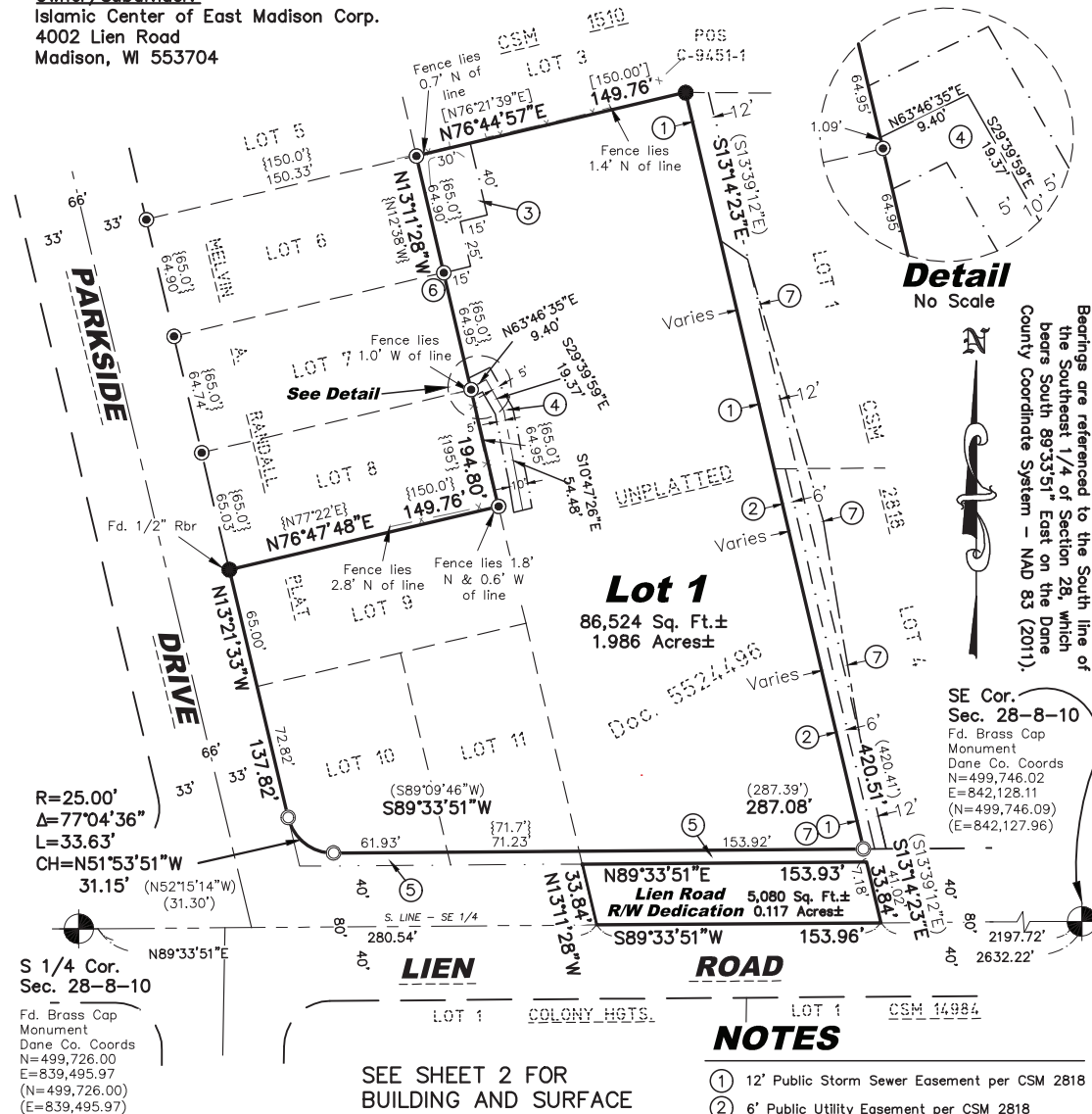
**Lot 9 and a part of Lots 10 and 11 of the Melvin A. Randall  
Plat and a part of the SW 1/4 of the SE 1/4, all of Section  
28, T8N., R10E., City of Madison, Dane County, Wisconsin.**

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

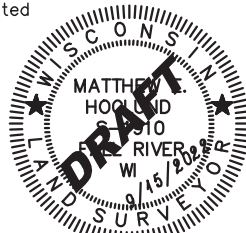
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**Owner/Subdivider:**  
Islamic Center of East Madison Corp.  
4002 Lien Road  
Madison, WI 553704

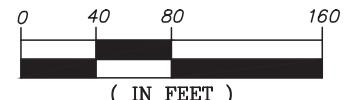


**LEGEND**

- Found 1-1/4" Iron Pipe
- Found 3/4" Rebar, Unless Noted
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data per CSM 2818 or Deeds of Record
- {303.63'} Record Data per Melvin A. Randall Plat
- [303.63'] Record Data per CSM 1510
- Boundary Line
- Existing R/W Line
- - - - - Platted Lot Line
- - - - - Section Line
- - - - - Existing Easement Limits
- - - - - Street Centerline



**GRAPHIC SCALE**



**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # IC-06-19

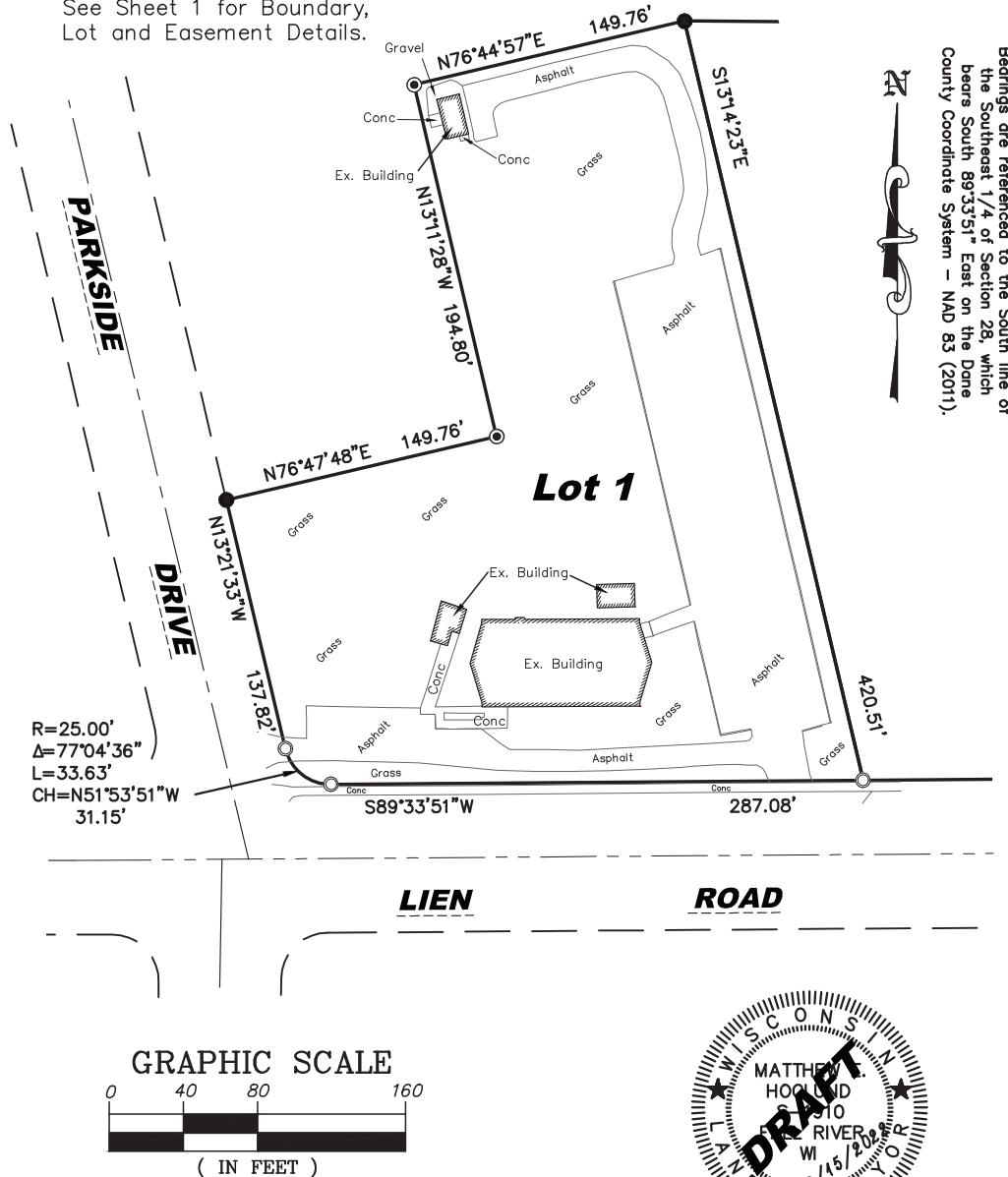
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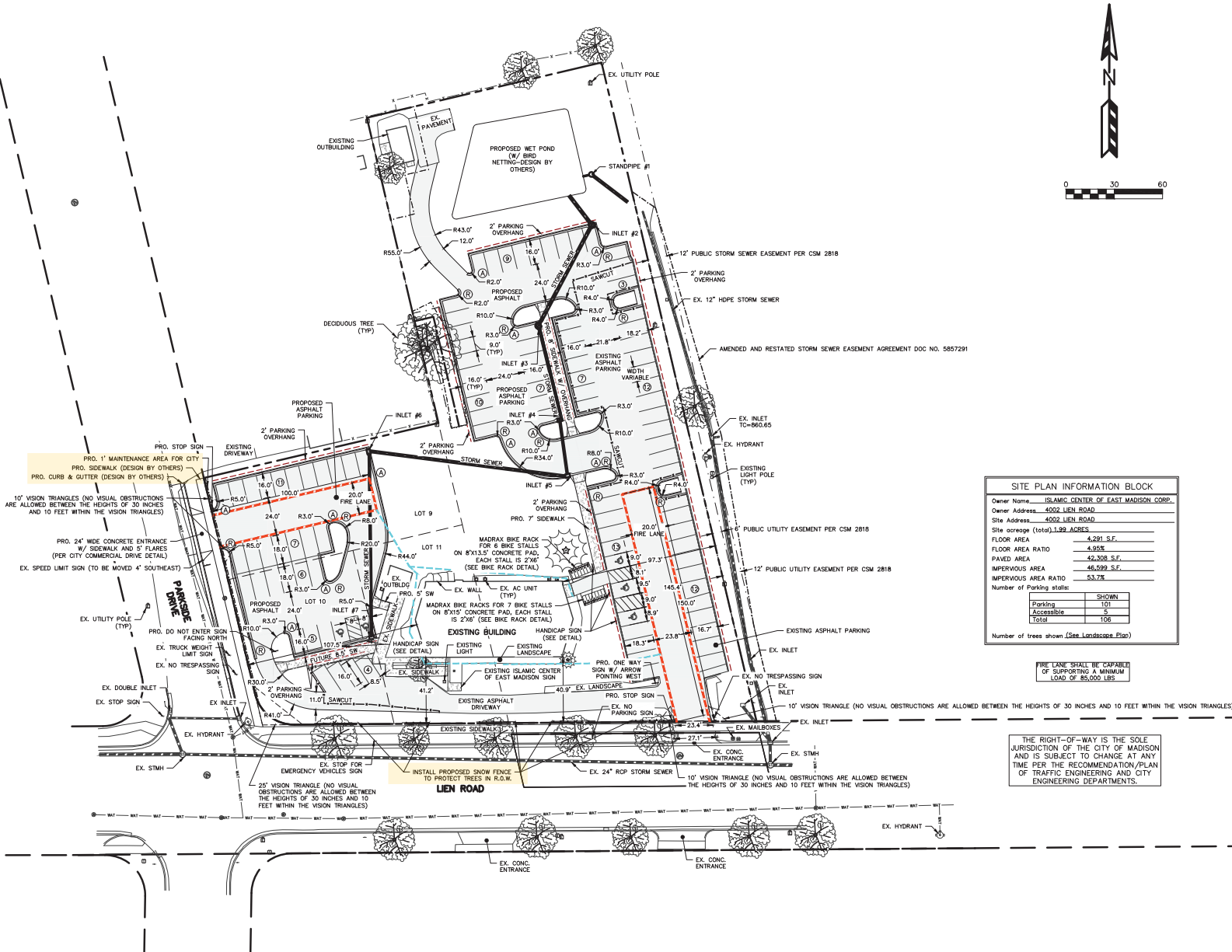
**DANE COUNTY CERTIFIED SURVEY MAP #**

**Lot 9 and a part of Lots 10 and 11 of the Melvin A. Randall Plat and a part of the SW 1/4 of the SE 1/4, all of Section 28, T8N., R10E., City of Madison, Dane County, Wisconsin.**

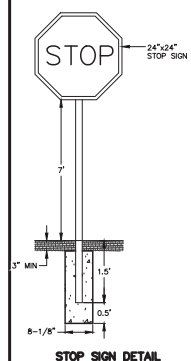
**BUILDING & SURFACE DETAILS**

See Sheet 1 for Boundary,  
Lot and Easement Details.





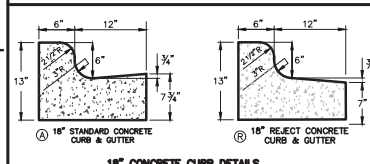
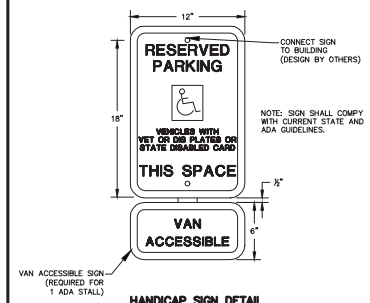
GENERAL NOTES:  
 -EXCAVATION BY CONCRETE CONTRACTOR  
 -POSTS SHALL BE SET BY CONCRETE CONTRACTOR & PROVIDED BY STEEL SUPPLIER  
 -SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER  
 -WIFE CLEAN EXCESS CONCRETE FROM POST BY CONCRETE CONTRACTOR  
 -CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT



SITE PLAN INFORMATION BLOCK	
Owner Name	ISLAMIC CENTER OF EAST MADISON CORP.
Owner Address	4002 LIEN ROAD
Site Address	4002 LIEN ROAD
Site acreage (total)	1.92 ACRES
FLOOR AREA	4,291 S.F.
FLOOR AREA RATIO	4.95%
PAVED AREA	42,308 S.F.
IMPERVIOUS AREA	46,599 S.F.
IMPERVIOUS AREA RATIO	53.7%
Number of Parking stalls:	
Parking	SHOWN
Accessible	101
Total	106
Number of trees shown (See Landscape Plan)	

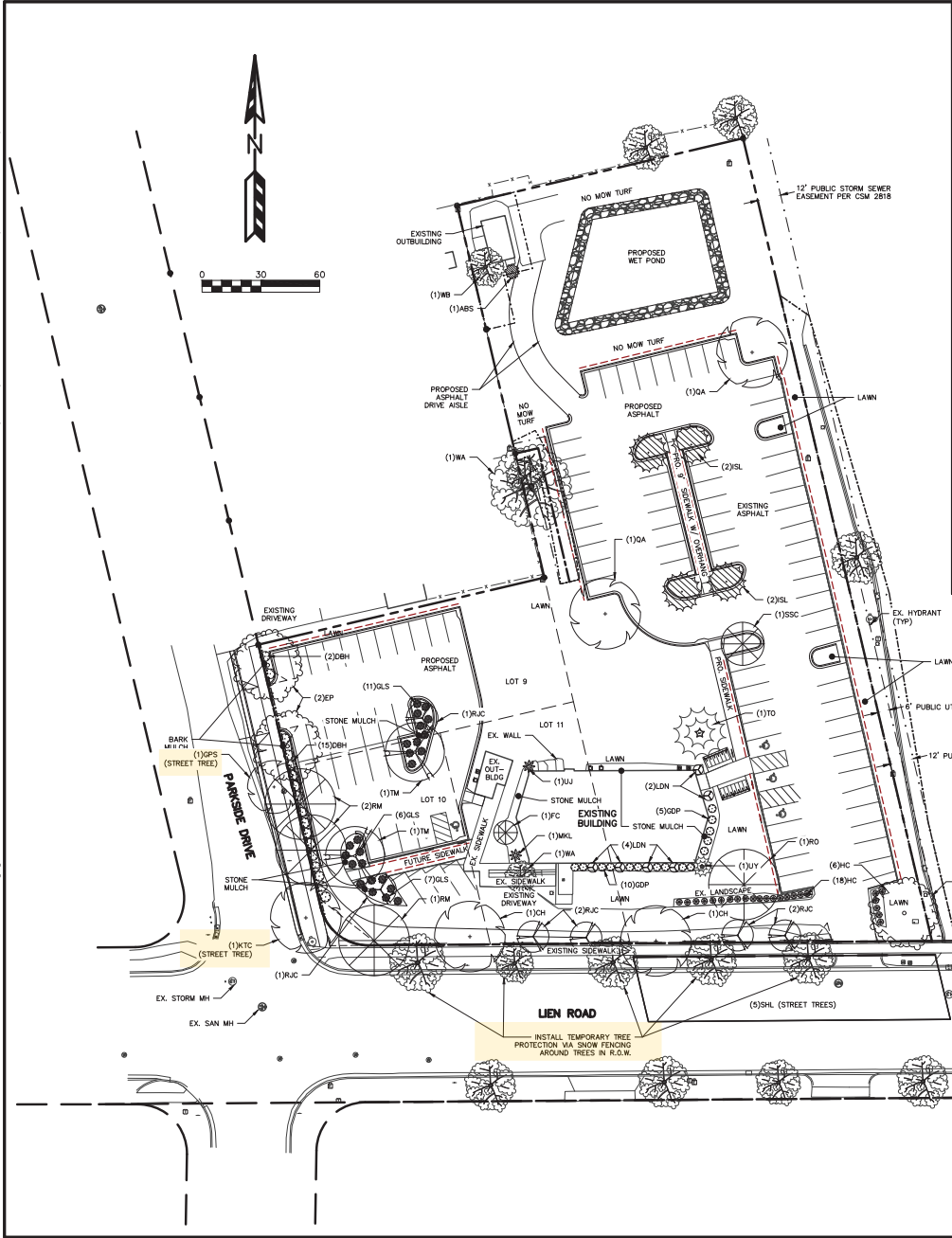
FIRE LANE SHALL BE CAPABLE OF SUPPORTING A MINIMUM LOAD OF 85,000 LBS

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



**4002 LIEN ROAD**  
 PROPOSED SITE AND FIRE LANE PLAN  
 SHEET: C-2  
 DATED: NOVEMBER 4, 2022  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





LANDSCAPE WORKSHEET	
<b>Landscape Points Required</b>	
Developed Area =	42,308 SF
Landscape Points: 42,308/300 x 5 =	705 points
<b>Total Landscape Points Required</b>	
<b>705 points</b>	
<b>Landscape Points Supplied</b>	
Existing canopy trees - 3 @ 35 =	105 points
Proposed canopy trees - 13 @ 35 =	455 points
Existing evergreen trees - 1 @ 35 =	35 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 2 @ 15 =	30 points
Proposed ornamental trees - 11 @ 15 =	165 points
Existing upright evergreen shrubs - 2 @ 10 =	20 points
Proposed upright evergreen shrubs - 0 @ 10 =	0 points
Existing deciduous shrubs - 25 @ 3 =	75 points
Proposed deciduous shrubs - 62 @ 3 =	186 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
<b>Total landscape points supplied =</b>	
<b>1,071 points</b>	
<b>Lot Frontage Landscape Required</b> (Section 28.142(5) Development Frontage Landscaping)	
"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) linear 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."	
<b>Lien Road &amp; Parkside Drive =</b>	
<b>459 LF</b>	
Over story trees required 459/30' = 15.3	<b>15 trees</b>
Shrubs required (459/30') x 5 = 76.7	<b>77 shrubs</b>
Over story trees supplied	<b>12 trees</b>
Ornamental trees supplied	<b>6 trees</b>
Shrubs supplied	<b>77 shrubs</b>

PROPOSED PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME ROOT
<b>Canopy Trees</b>				
CH	2	2 1/2"	Common Hackberry	Celtis Occidentalis BB
EP	3	2 1/2"	Exclamation Planetree	Platanus Occidentalis BB
GPS	1	1 1/2"	Magyar Ginkgo	Ginkgo Biloba 'Magyar' BB (Street tree)
KTC	1	1 1/2"	Espresso Kentucky Coffee Tree	Gymnocladus D 'Espresso' BB (Street tree)
QA	2	2 1/2"	Quaking Aspen	Populus Tremulus BB
RM	3	2 1/2"	Red Maple	Acer Rubrum BB
RO	1	2 1/2"	Red Oak	Quercus Rubra BB
SHL	5	12"	Skyline Honey Locust	Gleditsia Tricanthos EX (Street trees)
TM	2	2 1/2"	Tatarian Maple	Acer Tataricum BB
WA	2	30"	White Ash	Fraxinus Americana EX
WB	1	12"	White Birch	Betula Papyrifera EX
<b>Ornamental Trees</b>				
ABS	1	15'	Autumn Brilliance Serviceberry	Amelanchier Grandiflora 'AB' EX
FC	1	6"	Flowering Crab	Malus EX
SSC	1	2"	Spring Snow Crab	Malus 'Spring Snow' BB
ISL	4	2"	Ivory Silk Lilac	Syringa Malus Reticulata 'IS' BB
RJC	6	2"	Red Jade Crab	Malus 'Red Jade' BB
<b>Evergreen Trees</b>				
TO	1	30'	Upright Arborvitae	Thuja Occidentalis EX
<b>Deciduous Shrubs</b>				
DBH	17	18"	Dwarf Bush Honeysuckle	Diervilla Lonicera Pot
GDP	15	18"	Gold Drop Potentilla	Potentilla Fruticosa Pot
GLS	24	18"	Gro Low Sumac	Rhus Aromatica Pot
HC	24	36"	Hedge Cotoneaster	Cotoneaster Divercata EX
LDN	6	24"	Little Devil Ninebark	Physocarpus O. 'Donna May' Pot
MKL	1	6"	Miss Kim Lilac	Syringa Pubescens 'Miss Kim' EX
<b>Upright Evergreen Shrubs</b>				
UU	1	5'	Upright Juniper	Juniperus Virginiana EX
UY	1	10'	Upright Yew	Taxus Cuspidata Capitata EX

- NOTES:
- 1) New lawn areas and existing lawn areas disturbed by construction to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
  - 2) New No Mow Turf areas to receive a minimum of 4" of topsoil, no-mow seed mix, starter fertilizer, and straw mulch.
  - 3) Foundation planting beds to be mulched with 2" - 2 1/2" washed stone-mulch spread to a depth of 3" over weed barrier fabric.
  - 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
  - 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
  - 6) On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone.
  - 7) At least one week prior to street tree planting, Contractor shall contact Jeff Heinecke of City Forestry at (608) 256-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscape contractor.



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**s.p.s.**  
Paul Skidmore, Landscape Architect LLC  
Landscape Architect  
13Red Maple Trail (608) 826-0032  
Madison, WI 53717 (608) 335-1529 (c)  
paulskidmore@tds.net

**4002 LIEN ROAD**  
LANDSCAPE PLAN  
SHEET: L-1  
DATED: NOVEMBER 9, 2022

**QUAM ENGINEERING, LLC**  
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