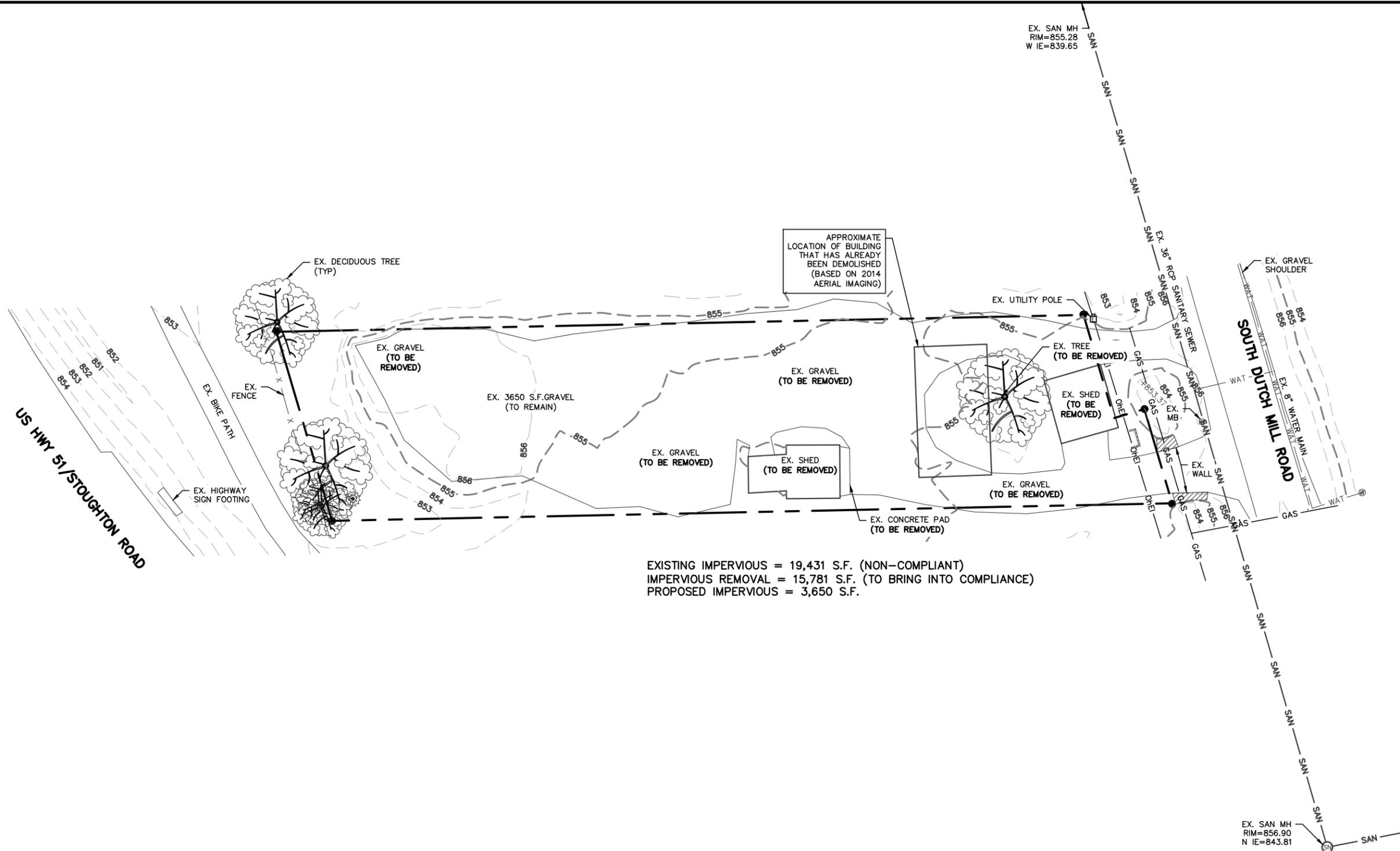


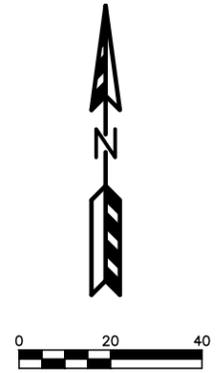


SITE LOCATION MAP

EXHIBIT #1



EXISTING IMPERVIOUS = 19,431 S.F. (NON-COMPLIANT)
 IMPERVIOUS REMOVAL = 15,781 S.F. (TO BRING INTO COMPLIANCE)
 PROPOSED IMPERVIOUS = 3,650 S.F.



NOTES:
 DATE OF TOPOGRAPHIC SURVEY: OCTOBER 23, 2020
 CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND SITE INFORMATION PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

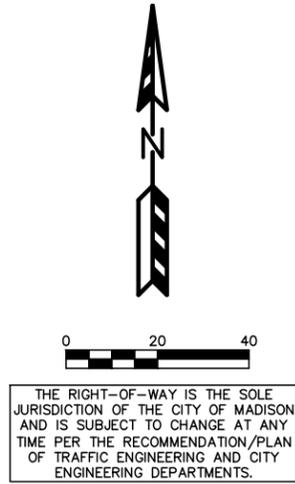
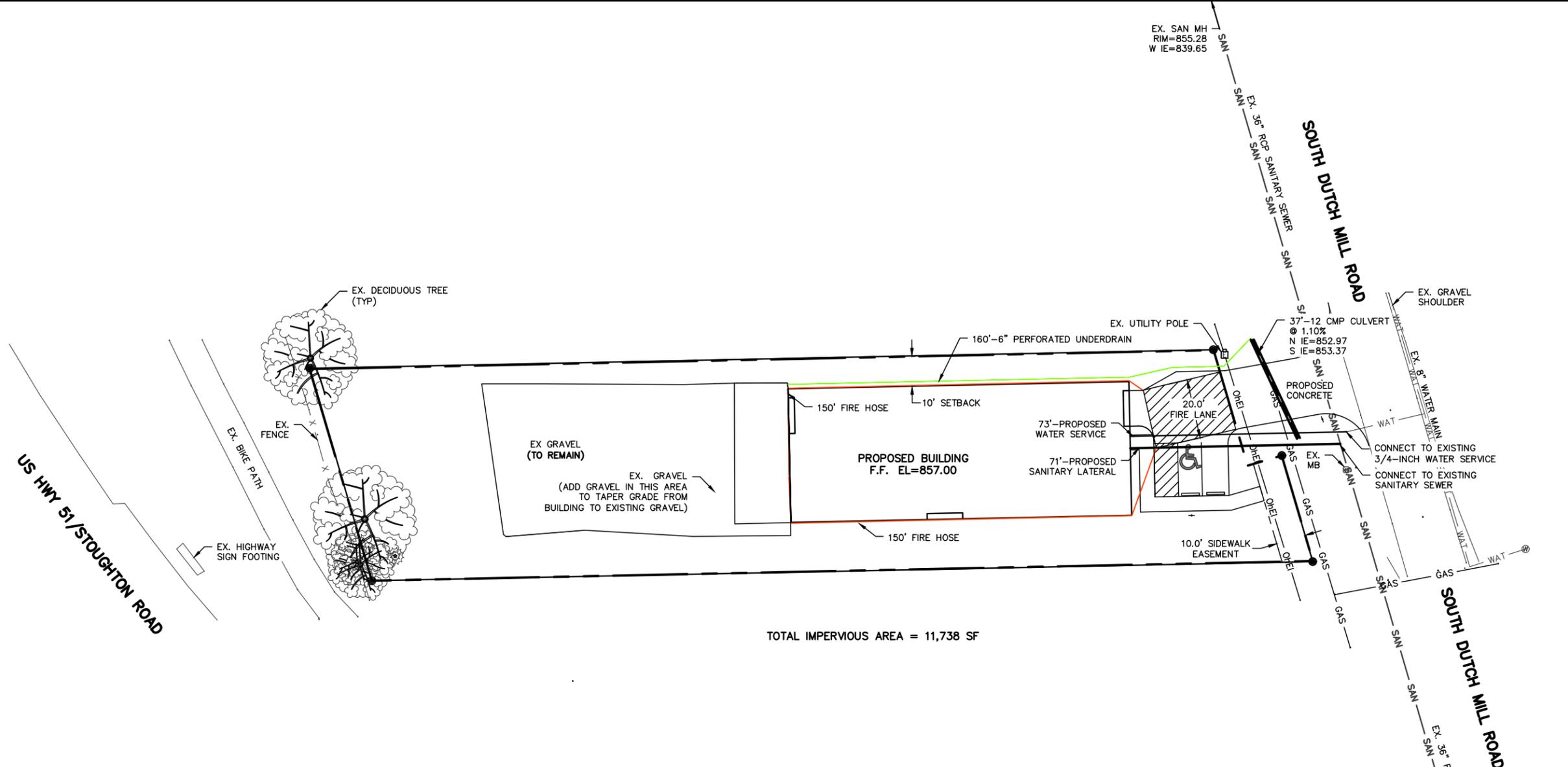
PROPERTY BOUNDARY DISCLAIMER
 PROPERTY BOUNDARY INFORMATION SHOWN DOES NOT REPRESENT A PROFESSIONAL PROPERTY BOUNDARY SURVEY MEETING CHAPTER A-E 7 OF WISCONSIN ADMINISTRATIVE CODE. LOT LINE BEARINGS AND DISTANCES ARE BASED ON PLAT OF SURVEY DATED MARCH 19, 2018 ON FILE WITH THE DANE COUNTY SURVEYORS OFFICE.

NO LIABILITY (EITHER EXPRESSED OR IMPLIED) FOR THE ACCURACY OF THE PROPERTY BOUNDARY DELINEATED HEREIN IS ASSUMED BY QUAM ENGINEERING, LLC.

THE PROPERTY BOUNDARY PROVIDED IS FOR PICTORAL PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE SETBACKS.

3706 SOUTH DUTCH MILL ROAD - MADISON
 EXISTING SITE AND REMOVALS PLAN
 PAGE: 1 OF 5
 DATED: APRIL 4, 2022

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 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



TOTAL IMPERVIOUS AREA = 11,738 SF

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

PRIOR TO BEGINNING SEWER CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY AND TO CONNECT TO CITY SEWERS. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL SUBMIT A WATER SERVICE APPLICATION FORM AND FEES BEFORE CONNECTING TO THE EXISTING WATER SYSTEM. PROVIDE AT LEAST 48-HOUR NOTICE BETWEEN APPLICATION SUBMITTAL AND THE REQUESTED INSTALLATION OR INSPECTION APPOINTMENT. APPLICATION MATERIALS ARE AVAILABLE ON THE WATER UTILITY'S PLUMBERS & CONTRACTORS WEBSITE; OTHERWISE THEY MAY BE OBTAINED FROM THE WATER UTILITY MAIN OFFICE AT 119 E OLIN AVENUE.

THE CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY PAVEMENT ON SOUTH DUTCH MILL ROAD ADJACENT TO THE DEVELOPMENT THAT IS DAMAGED BY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAITING PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

THE PAVEMENT AND SIDEWALK WITHIN THE FIRE LANE SHALL BE DESIGNED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS.

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICE STANDARDS.

PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS.

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 A 5 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PRIVATE WATER MAIN AND PRIVATE SANITARY SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER 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 PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO SOUTH DUTCH MILL ROAD PAVEMENT WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

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

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

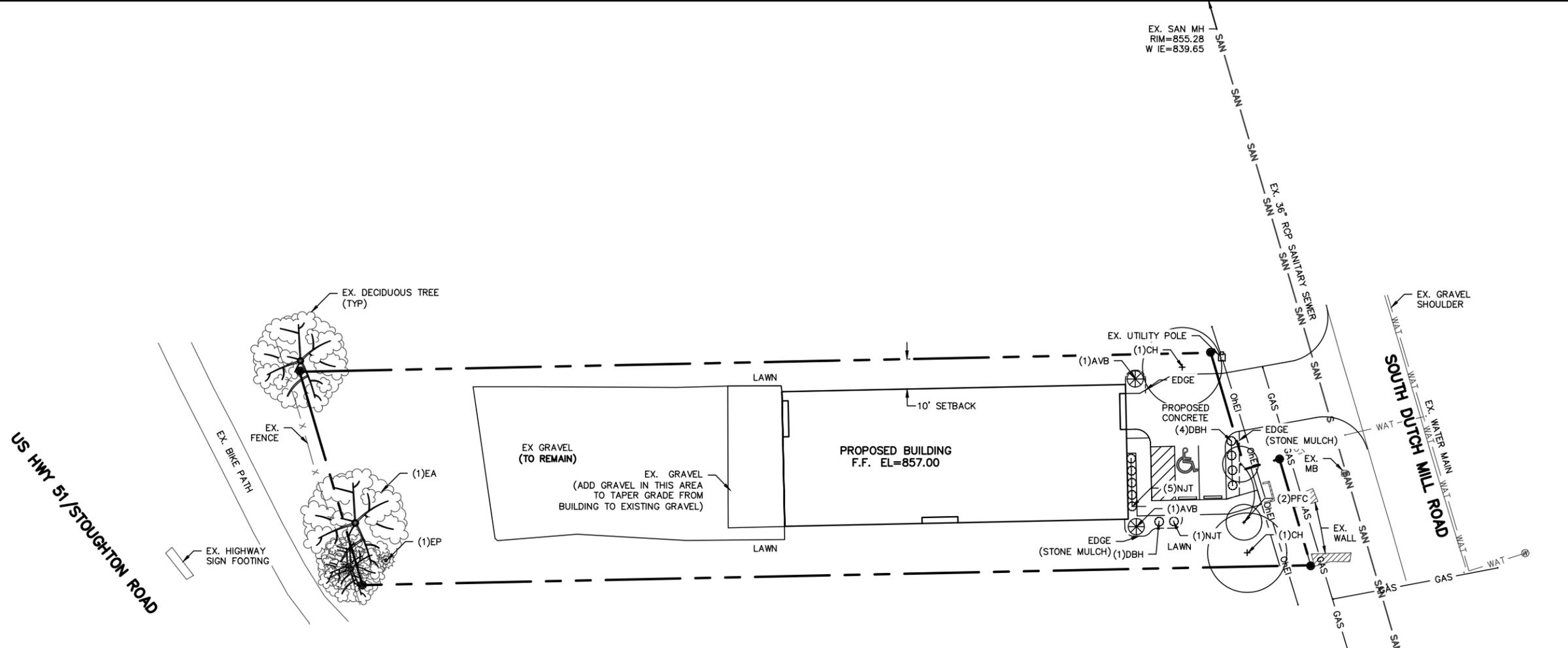
3706 SOUTH DUTCH MILL ROAD - MADISON
UTILITY & FIRE LANE PLAN

PAGE: 4 OF 5
DATED: APRIL 4, 2022

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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.

LANDSCAPE WORKSHEET

Zoning Classification:	IL
Landscape Points Required	
Developed Area =	11,738 SF
Landscape Points: 11,738/100 x 1 =	117 points
Total Landscape Points Required	117 points
Landscape Points Supplied	
Existing canopy trees - 1 @ 35 =	35 points
Proposed canopy trees - 2 @ 35 =	70 points
Existing evergreen trees - 1 @ 35 =	35 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 2 @ 15 =	30 points
Existing upright evergreen shrubs - 0 @ 10 =	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 =	209 points

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
EA	1	12" +	Canopy Trees		
			Existing White Ash	Fraxinus Americana	EX
CH	2	2 1/2"	Evergreen Trees		
			Common Hackberry	Celtis Occidentalis	BB
EP	1	8" +	Ornamental Trees		
			Existing White Pine	Pinus Strobus	EX
PFC	2	1 1/2"	Deciduous Shrubs		
			Prairie Fire Crab	Malus 'Prairie Fire'	BB
AVB	2	36"	Arrowwood Viburnum	Viburnum Dentatum	Pot
DBH	6	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
NJT	5	18"	New Jersey Tea	Ceanothus Americanus	Pot

- NOTES:
- Designated lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat).
 - 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 #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
 - 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 5" black vinyl edging.

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.

Dutch Mill Road = 79 LF Frontage

Over story trees required 79.0/30' = 2.6 **3 trees**
Shrubs required (100/30') x 5 = 26.8 **13 shrubs**

Over story trees supplied **2 trees**
Ornamental trees supplied **2 trees**
Shrubs supplied **13 shrubs**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

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3706 SOUTH DUTCH MILL ROAD - MADISON

LANDSCAPE PLAN

PAGE: 5 OF 5
DATED: APRIL 4, 2022

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Overall Neighborhood Layout



Neighbors to the Northeast



South Neighbors



East Neighbors

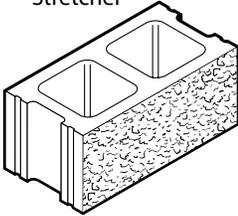
Splitface/Fullface Split/Rockface Block Shapes & Sizes

SPLITFACE / FULLFACE SPLIT / ROCKFACE BLOCK

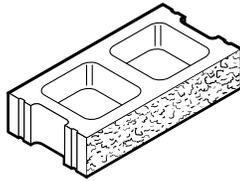
SPLITFACE masonry units lend a **refined beauty of hewn, chiseled stone** to architecture – qualities that convey permanence and stability. The randomly textured face and rugged pattern of split units creates an ever-changing visual scenery on buildings throughout the day. SPLITFACE masonry is a durable yet versatile design option for commercial, industrial, institutional and residential construction.

SPLITFACE LOAD-BEARING & FULL VENEER UNITS

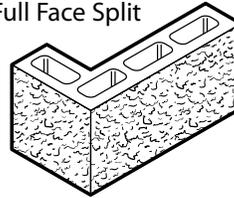
Stretcher



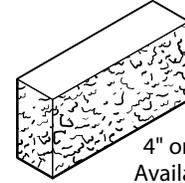
Half High Stretcher



4" "L" Corner
Full Face Split



4" x 8" Full Face Split End



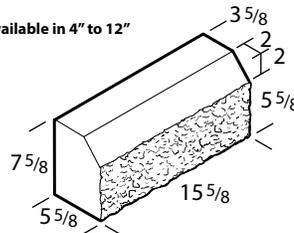
12" or 16"
Available

4" or 8"
Available

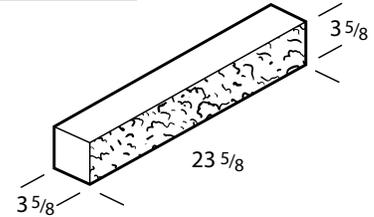
Unit Availability	NOMINAL WIDTHS						
	4"	6"	8"	10"	12"	14"	16"
Stretcher			✓	✓	✓	✓	✓
Flush End/Sash/Splittable			✓	✓	✓	✓	✓
Bond Beam		✓	✓	✓	✓	✓	✓
Double Flush End	✓	✓	✓	✓	✓	✓	✓
All Solid	✓						
Half Block – 8" Long			✓	✓	✓		
Half High – 4" High	✓	✓	✓	✓	✓		
Corner Configurations	8" Corner / 4" "L" Corner / 4" Corner 12" Long						

Horizon Splitface

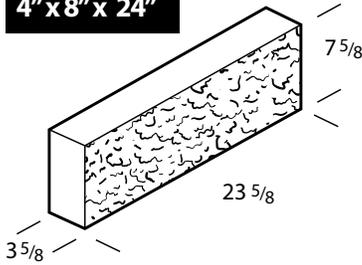
Available in 4" to 12"



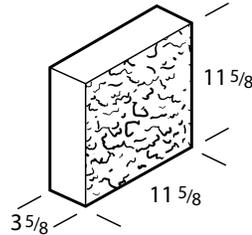
4" x 4" x 24"



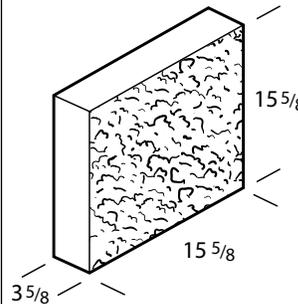
4" x 8" x 24"



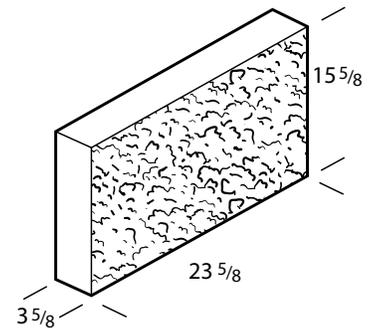
4" x 12" x 12"



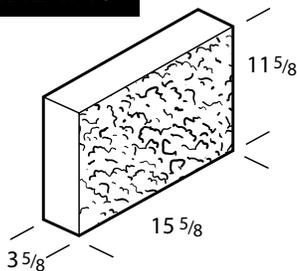
4" x 16" x 16"



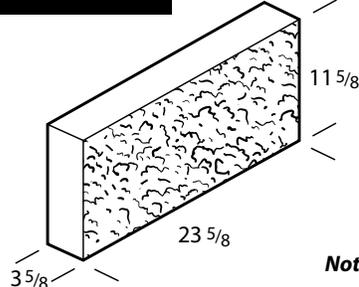
4" x 16" x 24"



4" x 12" x 16"



4" x 12" x 24"



Contact your sales rep for: stocking and/or special order status, water repellent, integral color options, etc.

Note: Not all block immediately available at all County Materials locations. All oversize block are custom ordered. All dimensions nominal.

ROBERT L. NELSON & ASSOCIATES, INC.

CONSTRUCTION MATERIALS LABORATORY

1220 REMINGTON ROAD

SCHAUMBURG, ILLINOIS 60173

847/882-1146

Rockford Cement Products Company
315 Peoples Avenue
Rockford, Illinois 61104

REPORT OF TESTS

SUBJECT: Certification Test of 8" x 8" x 16" Split-Face Concrete Masonry Units
SOURCE: Rockford Cement Products Company
TYPE: Normal Weight
SPECIFICATION: ASTM C 90, "Standard Specification for Loadbearing Concrete Masonry Units"
TEST METHOD: ASTM C 140, "Test Methods of Sampling and Testing Concrete Masonry Units"

TEST DATA

LENGTH: 15.75"
WEIGHT: 43.40 lbs.

HEIGHT: 7.62"
NET AREA: 68.96 sq. in.

WIDTH: 7.62"

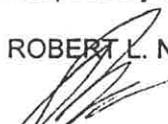
TEST RESULTS

Unit Number	1	2	3	Average
<u>Moisture Content</u> Percent of Total Absorption	26.67	27.50	29.39	27.85
<u>Water Absorption</u> Lbs/cu.ft.	4.82	5.17	5.19	5.06
<u>Compressive Strength</u> PSI	4313	4351	4224	4296
<u>Linear Shrinkage</u> Percent	.042	.040	.039	.040
<u>Density</u> Lbs/cu.ft.	140.25	140.32	140.20	140.25

The concrete masonry units conform to ASTM C 90, "Standard Specification for Loadbearing Concrete Masonry Units".

Respectfully submitted,

ROBERT L. NELSON & ASSOCIATES, INC.


Robert L. Nelson
President

Rockford Cement Products Company
315 Peoples Avenue
Rockford, Illinois 61104

REPORT OF TESTS

SUBJECT: Certification Test of 12" x 8" x 16" Split-Face Concrete Masonry Units

SOURCE: Rockford Cement Products Company

SPECIFICATION: ASTM C 90, "Standard Specification for Loadbearing Concrete Masonry Units"

TEST METHOD: ASTM C 140, "Test Methods of Sampling and Testing Concrete Masonry Units"

TEST DATA

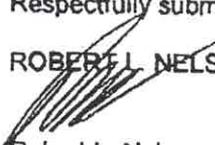
Length: 15.62" Height: 7.62" Width: 12.0" Weight: 57.57 lbs.

TEST RESULTS

Unit Number	<u>1</u>	<u>2</u>	<u>3</u>	<u>Average</u>
Molsture Content (Percent)	17.50	16.11	21.94	18.52
Absorption (Lbs/cu.ft.)	3.98	4.43	3.82	4.07
Compressive Strength (PSI)	2820	2808	2790	2806
Density (Lbs/cu.ft.)	143.57	141.05	141.91	142.17

Respectfully submitted,

ROBERT L. NELSON & ASSOCIATES, INC.


Robert L. Nelson
President



Rockford Cement Products

****Top Row Premium Colors**

**Artic White



**Aztec Tan



**Soft Cotton



Sahara



Alyeska



Thunder Bay



Dark Brown



Garnet Red



Wheatfield



Camel



Midnight



RCP 306



Residential

STEEL SIDING

Limited Lifetime Warranty



BRITE WHITE



WHITE



PRAIRIE WHEAT



LIGHT STONE