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HAMMERSLEY RD. WHITCOMB DR	
REAR AND LEFT SIDE ELEVATION	A-5



CONTEXT / SCALE

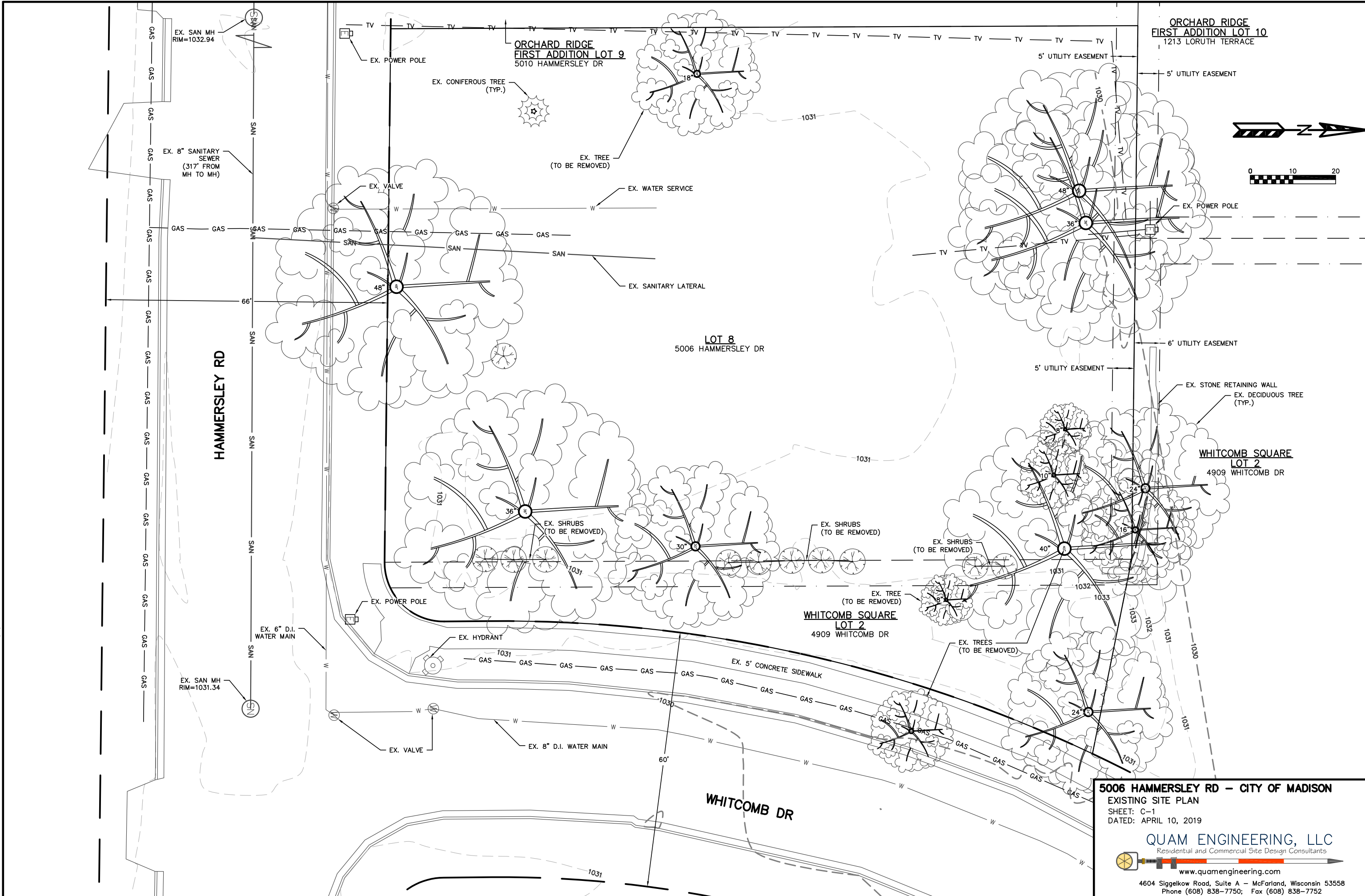
5006 HAMMERSLEY ROAD

PROPOSED DEVELOPMENT FOR:  
**4 UNIT RESIDENTIAL APARTMENT**  
 5006 Hammersley Road  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

Drafted By:  
 Jacob C. DeHaven

Ed Linville,  
 Architect

DESIGN DEVELOPMENT  
 SET



ORCHARD RIDGE  
FIRST ADDITION LOT 10  
1213 LORUTH TERRACE

ORCHARD RIDGE  
FIRST ADDITION LOT 9  
5010 HAMMERSLEY DR

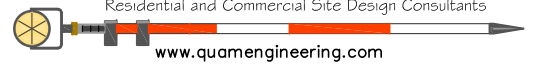
LOT 8  
5006 HAMMERSLEY DR

WHITCOMB SQUARE  
LOT 2  
4909 WHITCOMB DR

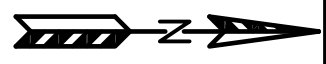
WHITCOMB SQUARE  
LOT 2  
4909 WHITCOMB DR

5006 HAMMERSLEY RD - CITY OF MADISON  
EXISTING SITE PLAN  
SHEET: C-1  
DATED: APRIL 10, 2019

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



HAMMERSLEY RD

ORCHARD RIDGE  
FIRST ADDITION LOT 9  
5010 HAMMERSLEY DR

LOT 8  
5006 HAMMERSLEY DR

WHITCOMB SQUARE LOT 2  
4909 WHITCOMB DR

WHITCOMB SQUARE LOT 2  
4909 WHITCOMB DR

ORCHARD RIDGE  
FIRST ADDITION LOT 10  
1213 LORUTH TERRACE

WHITCOMB DR

PRO. 5' CONCRETE SIDEWALK

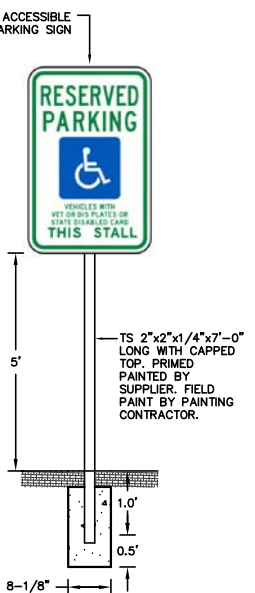
PRO. ASPHALT

PRO. CONCRETE ENTRANCE

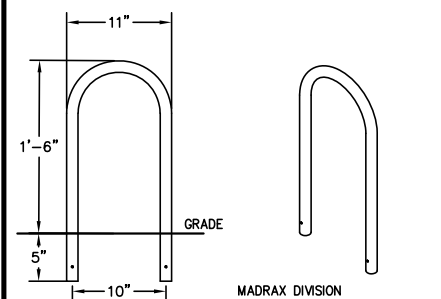
PROPOSED BUILDING

PROPOSED GARAGE

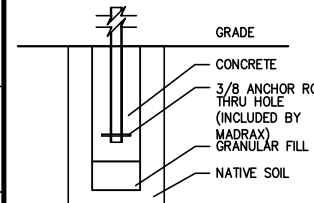
PRO HANDICAP  
PARKING SIGN



HANDICAP ACCESSIBLE SIGN DETAIL



MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1080 UNIEK DRIVE  
WAUNAKEE, WI 53597  
(800)448-7931 (608)849-1080



IN GROUND MOUNT (IG)  
MODEL#: U190-IG-P

2 DETAIL - TYPICAL BIKE RACK  
SCALE: NONE

PARKING LOT PLAN SITE INFORMATION BLOCK

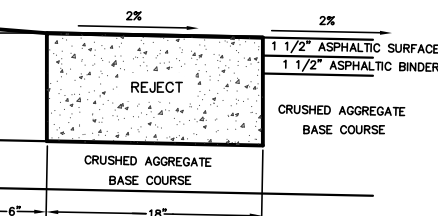
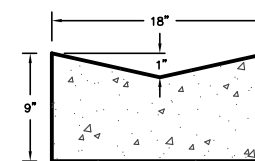
Site Address 5006 Hammersley Road  
 Site acreage (total) 0.59 ACRES  
 Number of building stories (above grade) 2  
 Building height 28'  
 Total Building height above existing grade 28'  
 DSPS type of construction TYPE 5 WOOD FRAME

Total square footage of building 5,983 SF  
 Use of property Multi-Family  
 Impervious area 10,457 SF  
 Open space area 15,355 SF  
 Lot coverage 40.5%

Number of bicycle stalls shown 4  
 Number of Parking stalls:

DESCRIPTION	SHOWN
General Parking	2
Accessible	1
Total	3

Number of trees shown (See Landscape Plan)



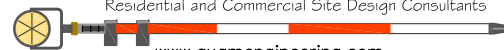
18" CONCRETE RIBBON



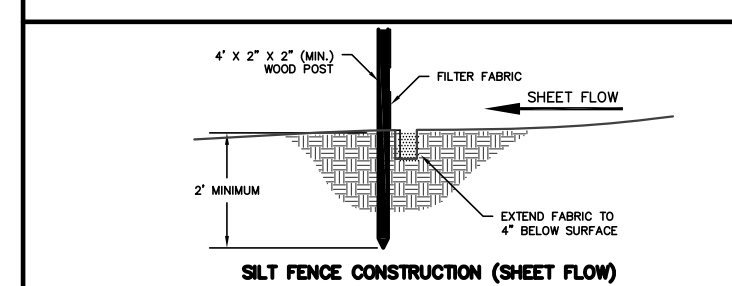
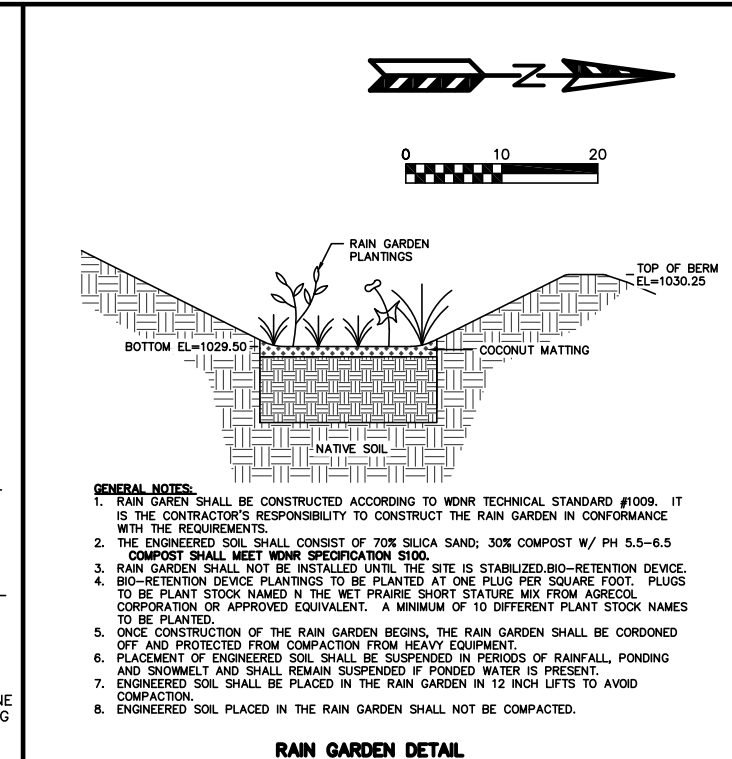
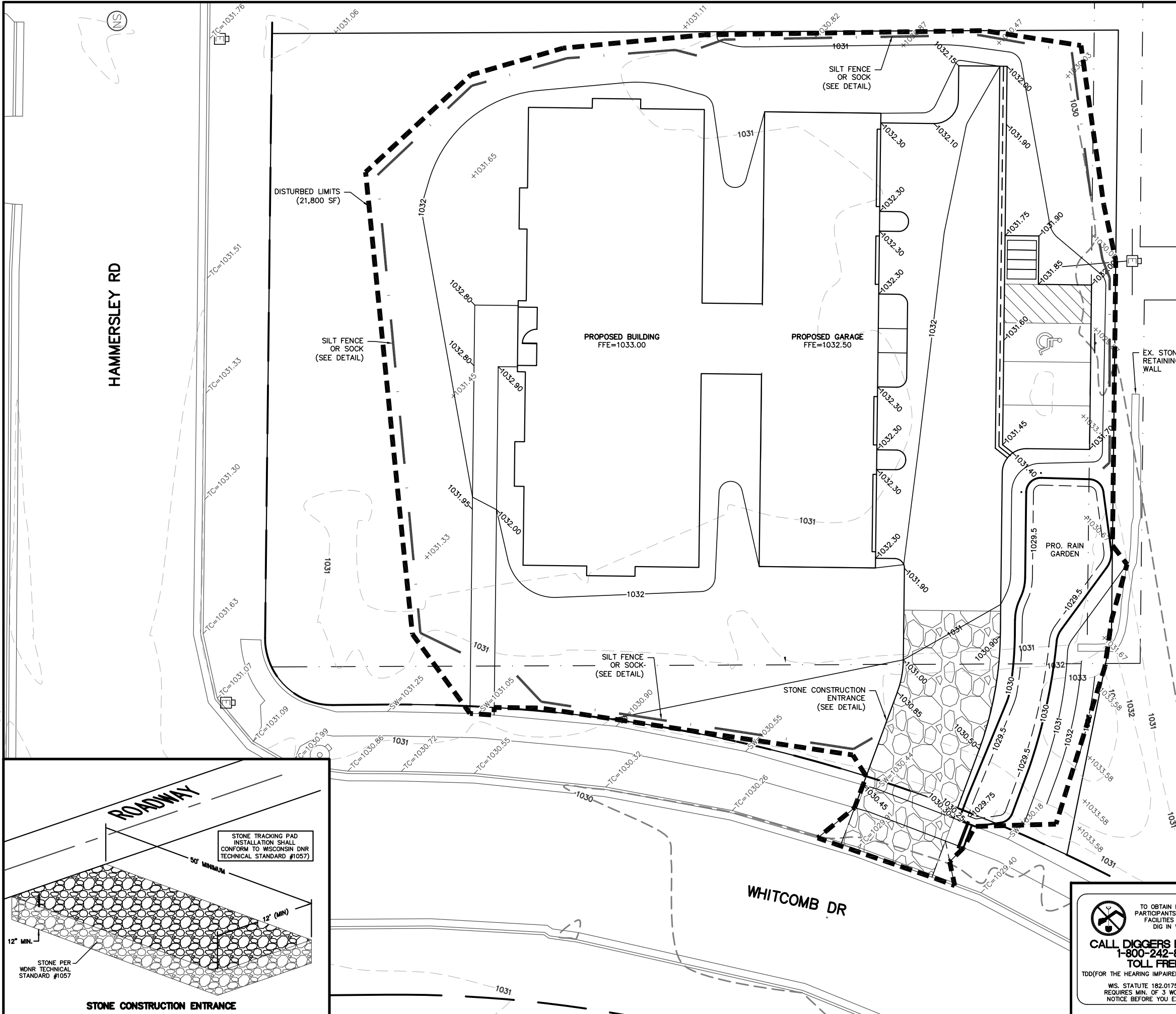
5006 HAMMERSLEY RD - CITY OF MADISON

PROPOSED SITE PLAN  
SHEET: C-2  
DATED: APRIL 10, 2019

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**GENERAL NOTES:**

1. RAIN GARDEN SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD #1009. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE RAIN GARDEN IN CONFORMANCE WITH THE REQUIREMENTS.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5 COMPOST SHALL MEET WDNR SPECIFICATION S100.
3. RAIN GARDEN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED. BIO-RETENTION DEVICE, BIO-RETENTION DEVICE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
4. ONCE CONSTRUCTION OF THE RAIN GARDEN BEGINS, THE RAIN GARDEN SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
5. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
6. ENGINEERED SOIL SHALL BE PLACED IN THE RAIN GARDEN IN 12 INCH LIFTS TO AVOID COMPACTION.
7. ENGINEERED SOIL PLACED IN THE RAIN GARDEN SHALL NOT BE COMPACTED.

**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD 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.

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:**

JULY 15, 2019 - AUGUST 1, 2019	INSTALL INITIAL EROSION CONTROL DEVICES.
AUGUST 1, 2019 - DECEMBER 1, 2019	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**

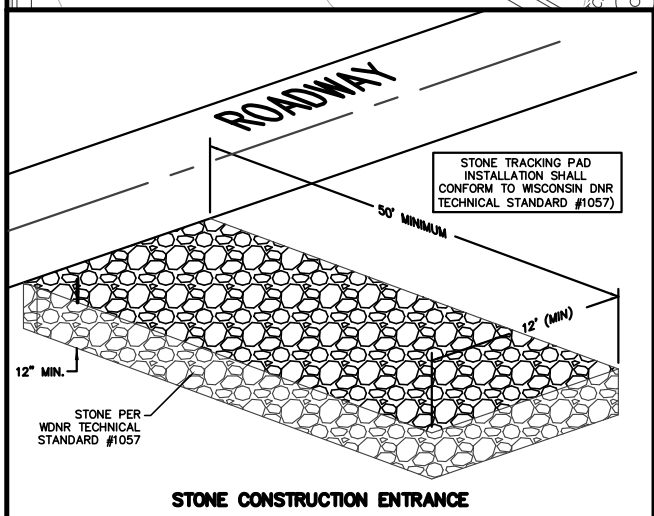
ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. 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.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER 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 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
KELLER REAL ESTATE GROUP  
ATTN: ROBERT KELLER  
448 WEST WASHINGTON AVENUE  
MADISON, WI 53703

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



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

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

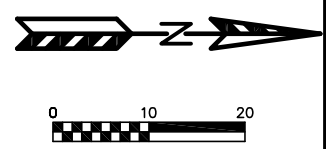
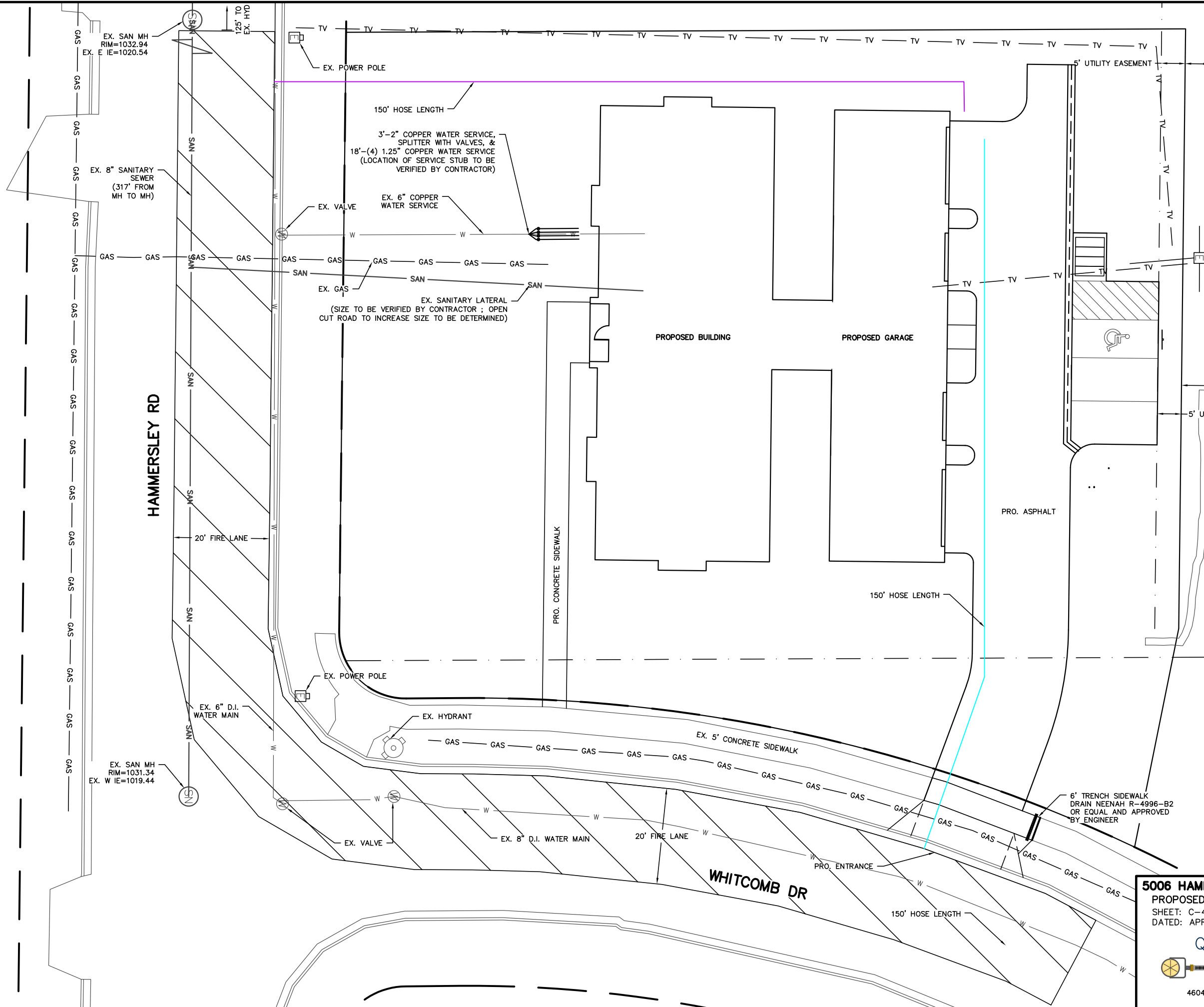
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

**5006 HAMMERSLEY RD - CITY OF MADISON**  
GRADING AND EROSION CONTROL PLAN  
SHEET: C-3  
DATED: APRIL 10, 2019

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**UTILITY NOTES:**

ALL WATER AND SEWER 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.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

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 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.

ALL STORM SEWER SHALL BE ADS, INC. N-12 WT IB PIPE.

SANITARY SEWER SHALL BE PVC SDR35

**5006 HAMMERSLEY RD - CITY OF MADISON**  
 PROPOSED UTILITY AND FIRE LANE PLAN  
 SHEET: C-4  
 DATED: APRIL 10, 2019

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \KR-08-19\KR08BASE.DWG

**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	ROOT
<b>Canopy Trees</b>				
ECT	11	12" +	Existing Canopy Trees	EX
RM	1	2 1/2"	Red Maple	BB
SWO	2	2 1/2"	Swamp White Oak	BB
<b>Low Ornamental Trees</b>				
EOT	6	8"	Existing Ornamental Tree	EX
PD	2	2"	Pagoda Dogwood	BB
PFC	2	2"	Spring Snow Crab	BB
SC	1	2"	Sargent Crab	BB
<b>Evergreen Trees</b>				
BHS	2	4"	Black Hills Spruce	BB
EET	1	20"	Existing Blue Spruce	EX
<b>Deciduous Shrubs</b>				
ABS	4	4"	Autumn Brilliance Serviceberry	BB
AC	6	18"	Alpine Currant	Pot
BC	6	24"	Black Chokeberry	Pot
BF	18	18"	Bronx Forsythia	Pot
DN	8	24"	Diablo Ninebark	Pot
MCS	9	18"	Magic Carpet Spirea	Pot
MKL	1	6"	Miss Kim Lilac	EC
RTD	9	24"	Bailey's Red Twig Dogwood	Pot
WS	14	24"	White Snowberry	Pot
<b>Evergreen Shrubs</b>				
BRJ	12	2 G	Blue Rug Juniper	Con
<b>Perennials</b>				
H	20	1 G	Hosta	Con

**NOTES:**

- 1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- 2) Planting beds to be mulched with shredded hardwood bark to a depth of 3".
- 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".
- 4) Planting beds to be separated from lawn areas with 5" black vinyl edge.
- 5) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

**LANDSCAPE WORKSHEET**

Zoning Classification: **NMX**

**Landscape Points Required**

Developed Area = 4,125 SF  
 Landscape Points: 4,125/300 x 5 = **69 points**

**Total Landscape Points Required 69 points**

**Landscape Points Supplied**

Existing canopy trees - 8 @ 35 = 280 points  
 Proposed canopy trees - 3 @ 35 = 105 points  
 Existing evergreen trees - 1 @ 35 = 35 points  
 Proposed evergreen trees - 1 @ 35 = 35 points  
 Existing ornamental trees - 1 @ 15 = 15 points  
 Proposed ornamental trees - 5 @ 15 = 75 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 - 75 @ 3 = 225 points  
 Existing evergreen shrubs - 0 @ 4 = 0 points  
 Proposed evergreen shrubs - 12 @ 4 = 48 points  
 Existing perennials & grasses 0 @ 2 = 0 points  
 Proposed perennials & grasses 12 @ 2 = 24 points

**Total landscape points supplied = 842 points**

**Lot Frontage Landscape Required**

(Section 28.142(5) Development Frontage Landscaping)

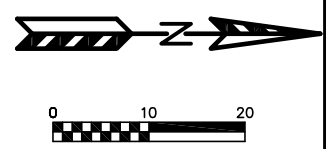
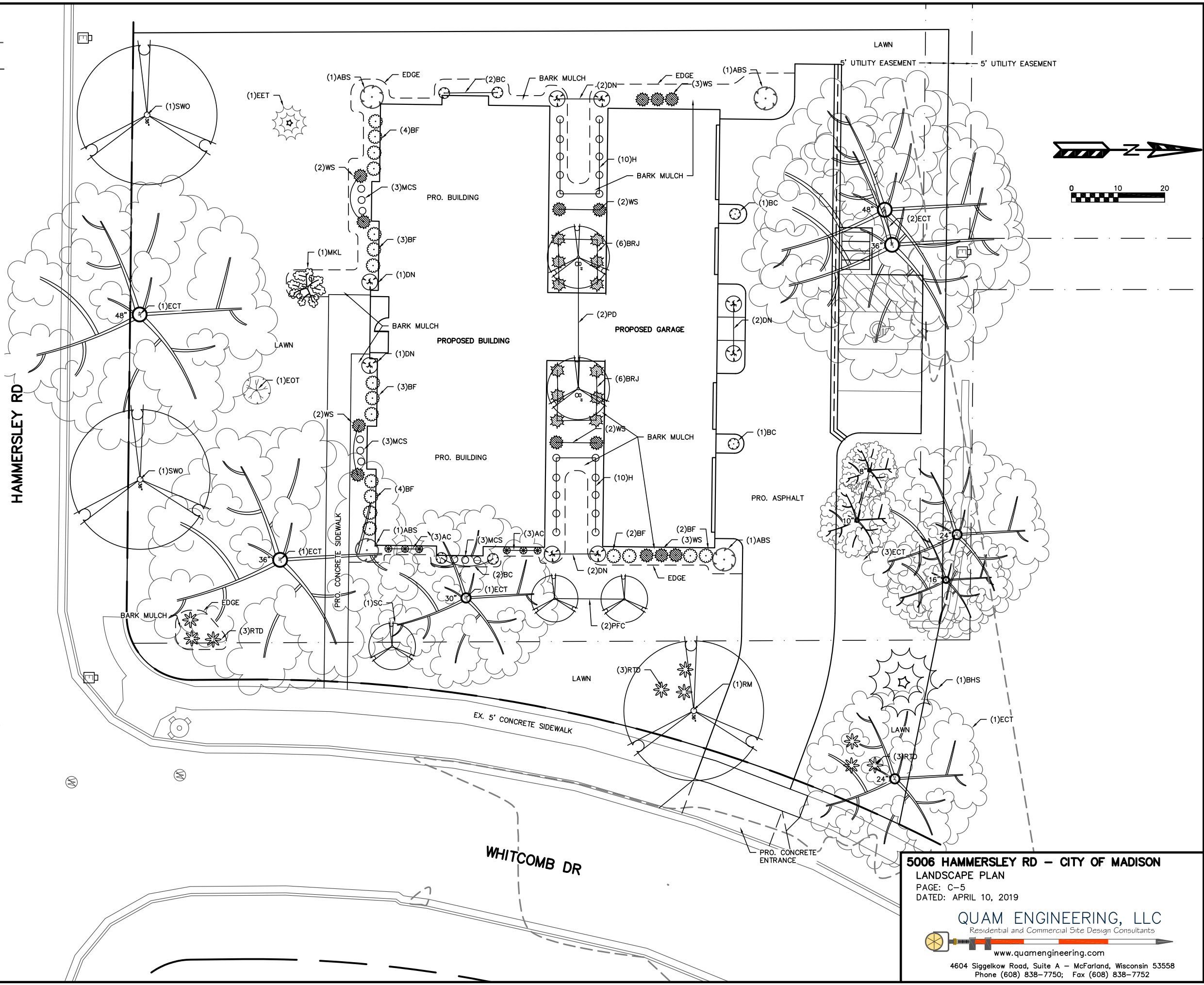
"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Hammersley Rd and Whitcomb Dr = 314 LF

Over story trees required 314/30' = 10.4 **11 trees**  
 Shrubs required (314/30') x 5 = 52.3 **52 shrubs**

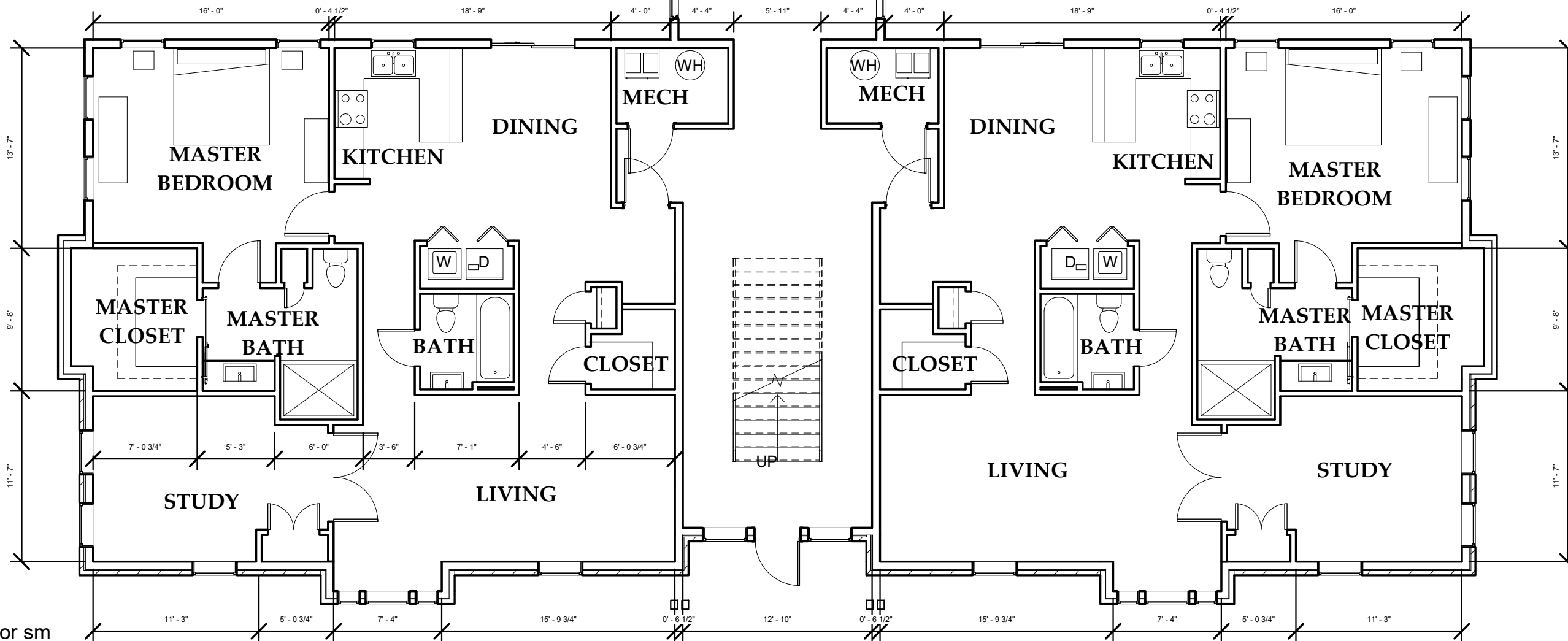
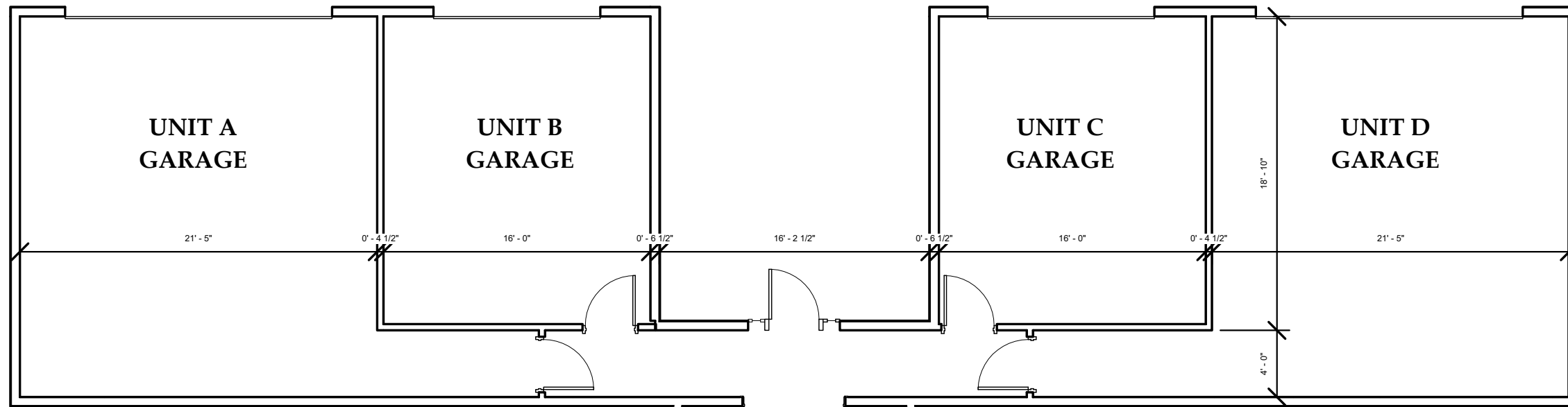
Over story trees supplied **8 trees**  
 Ornamental/Evergreen trees supplied **6 trees**  
 Shrubs supplied **52 shrubs**

**HAMMERSLEY RD**



**5006 HAMMERSLEY RD - CITY OF MADISON**  
 LANDSCAPE PLAN  
 PAGE: C-5  
 DATED: APRIL 10, 2019

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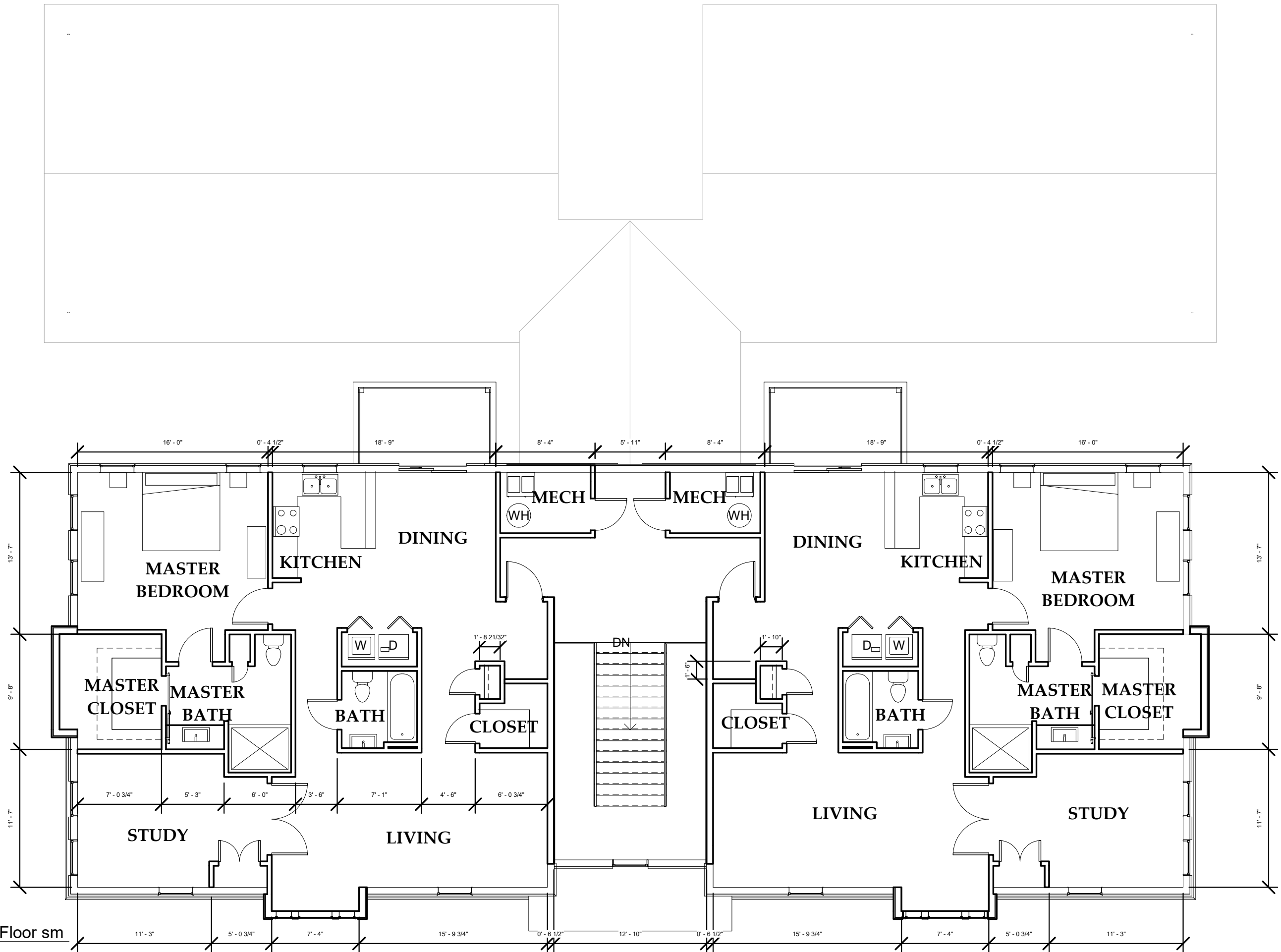
1 01 - First Floor sm  
1/8" = 1'-0"

PROPOSED DEVELOPMENT FOR:  
**4 UNIT RESIDENTIAL APARTMENT**  
 5006 Hammersley Road  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

Drafted By:  
 Jacob C. DeHaven  
 Ed Linville,  
 Architect

DESIGN DEVELOPMENT  
 SET

FLOOR PLAN	
Date:	4/9/2019
Scale:	1/8" = 1'-0"
REVISION	SHEET
	A.1



1 02 - Second Floor sm  
1/8" = 1'-0"

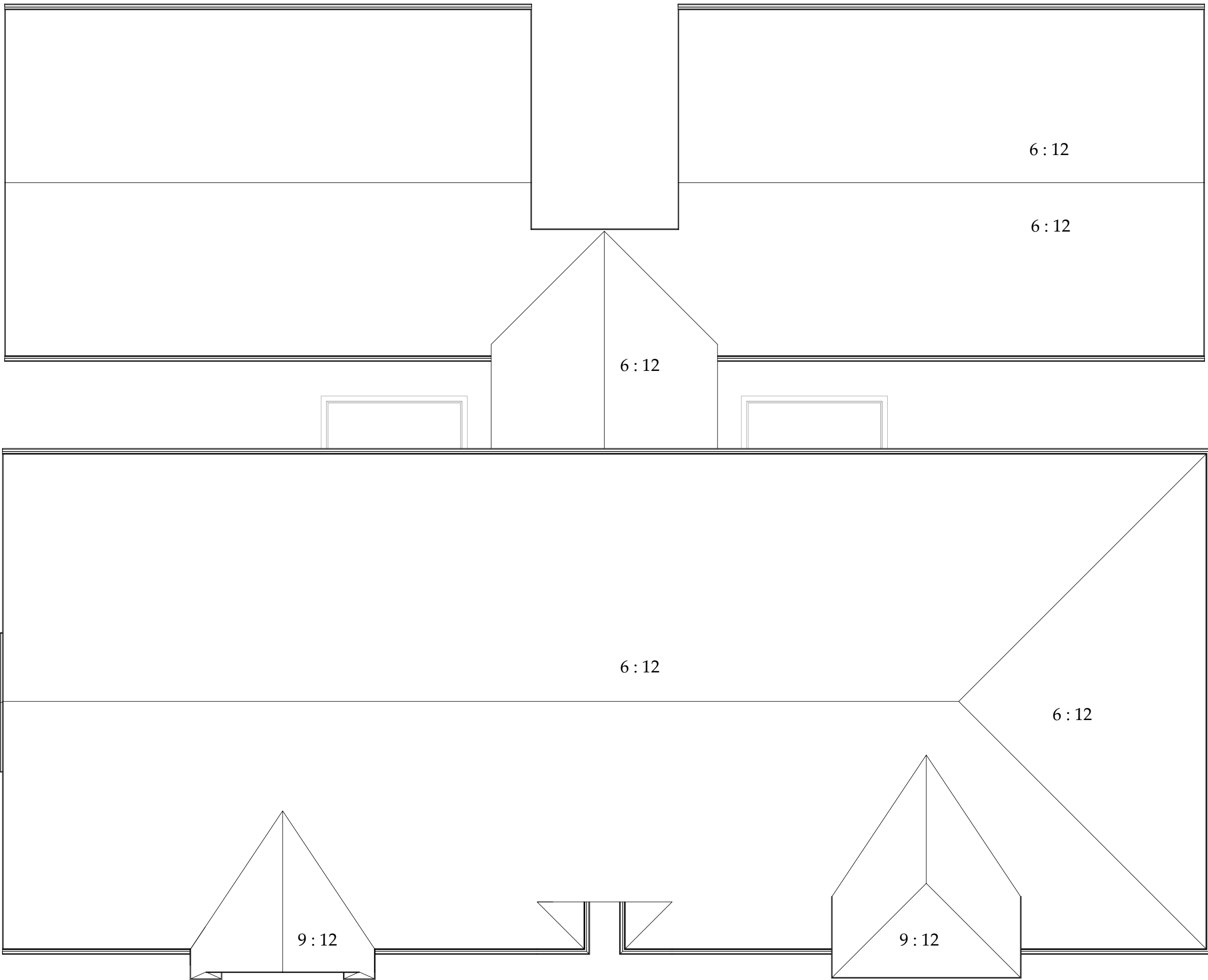
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Drafted By:  
 Jacob C. DeHaven  
 Ed Linville,  
 Architect

DESIGN DEVELOPMENT  
 SET

FLOOR PLAN	
Date	4/9/2019
Scale	1/8" = 1'-0"
REVISION	SHEET
	A.2





① 03 - Roof Plan sm  
1/8" = 1'-0"

PROPOSED DEVELOPMENT FOR:  
**4 UNIT RESIDENTIAL APARTMENT**  
 5006 Hammersley Road  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

Ed Linville,  
 Architect

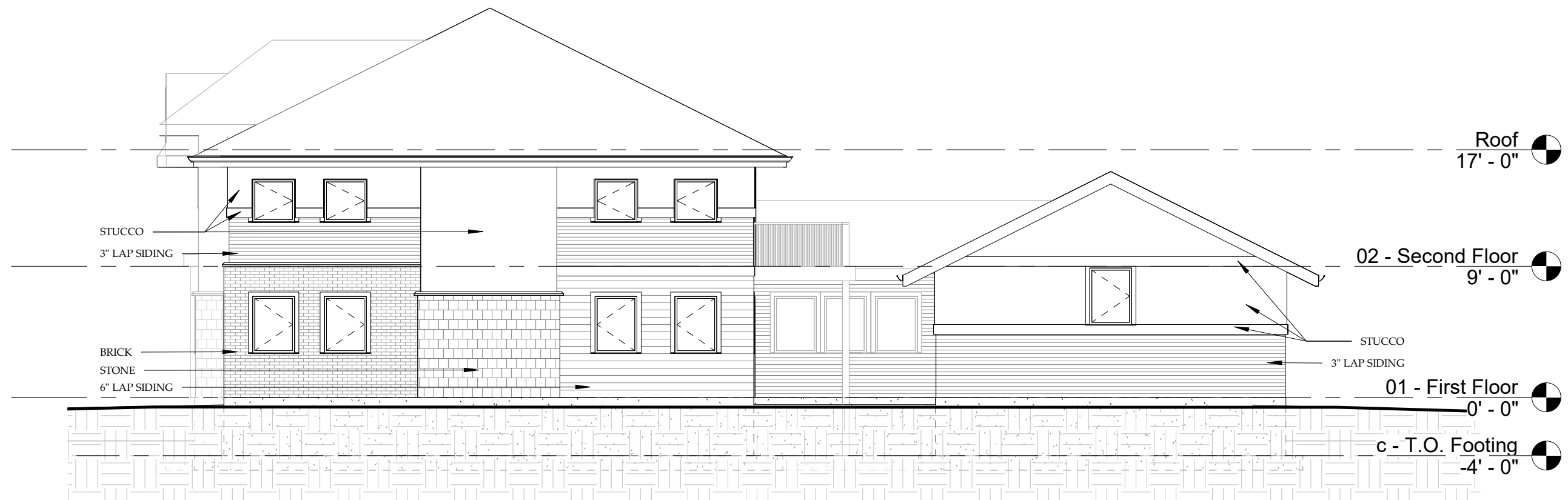
Drafted By:  
 Jacob C.  
 DeHaven

DESIGN DEVELOPMENT  
 SET

ROOF PLAN	
Date:	4/9/2019
Scale:	1/8" = 1'-0"
REVISION	SHEET
	<b>A.3</b>



① FRONT sm  
1/8" = 1'-0"



② RIGHT sm  
1/8" = 1'-0"

PROPOSED DEVELOPMENT FOR:  
**4 UNIT RESIDENTIAL APARTMENT**  
 5006 Hammersley Road  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

Drafted By:  
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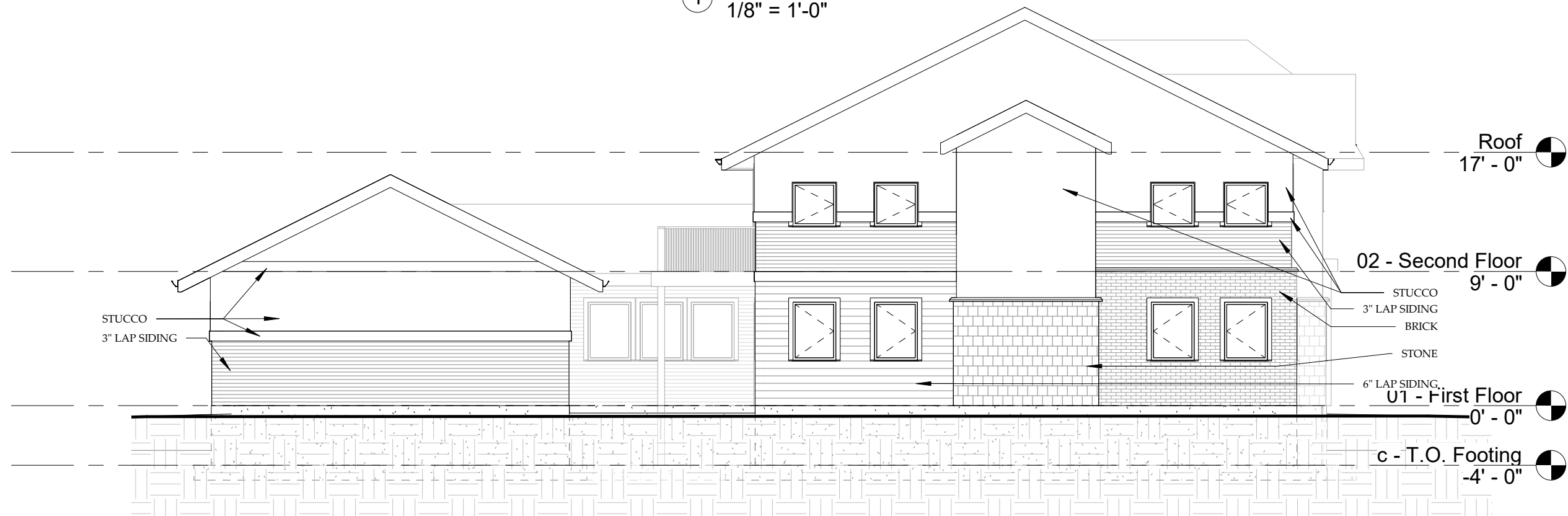
Ed Linville,  
 Architect

DESIGN DEVELOPMENT  
 SET

ELEVATIONS	
Date	4/9/2019
Scale	1/8" = 1'-0"
REVISION	SHEET
	A.4



① BACK sm  
1/8" = 1'-0"



② LEFT sm  
1/8" = 1'-0"

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 CITY OF MADISON, DANE COUNTY, WISCONSIN

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ELEVATIONS	
Date	4/9/2019
Scale	1/8" = 1'-0"
REVISION	SHEET
	A.5