

# RAEMISCH FARM DEVELOPMENT

## STREET AND UTILITY CONSTRUCTION

### CITY OF MADISON

### DANE COUNTY, WISCONSIN

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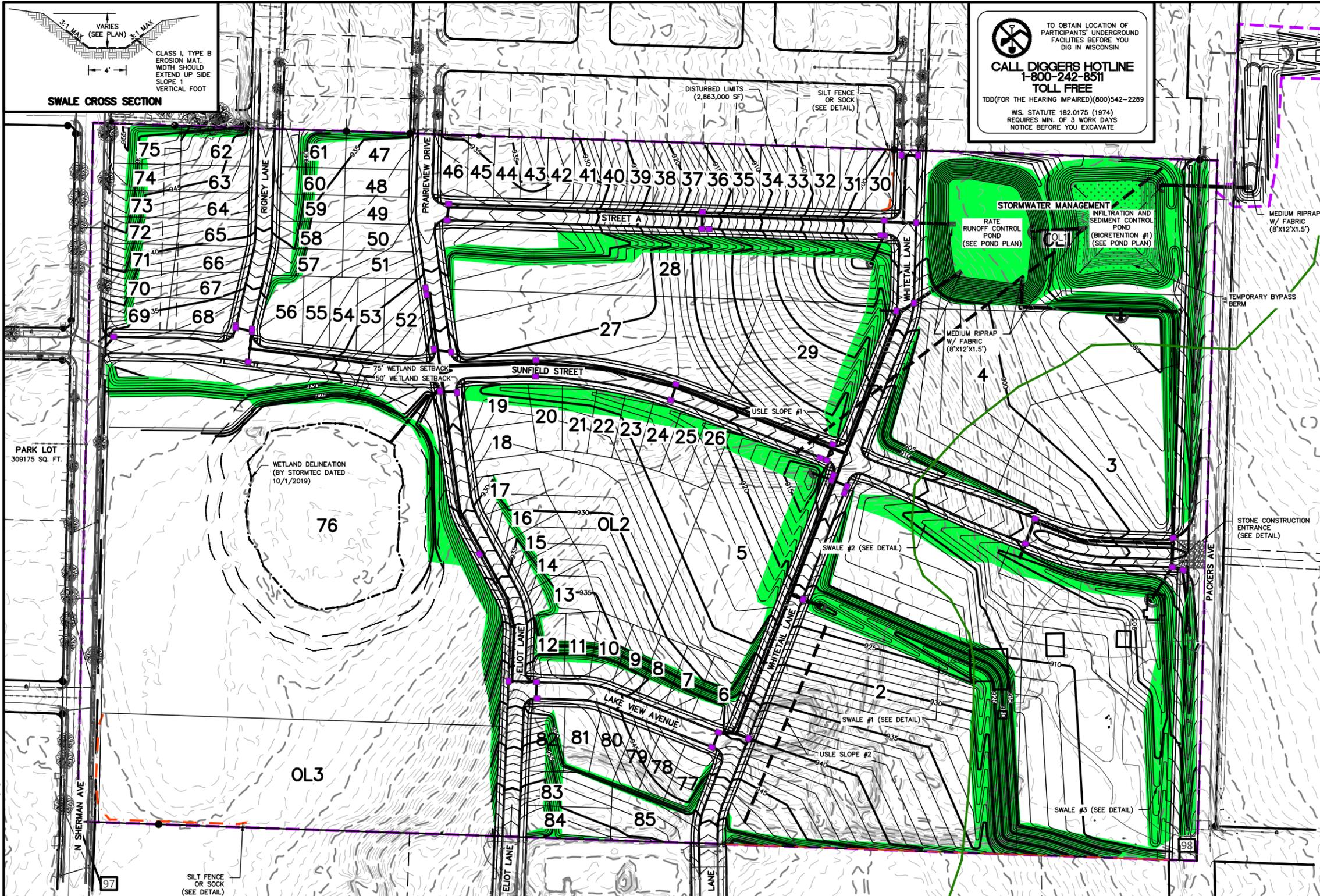


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 4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**RAEMISCH FARM DEVELOPMENT**  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: JUNE 24, 2022

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



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



**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.

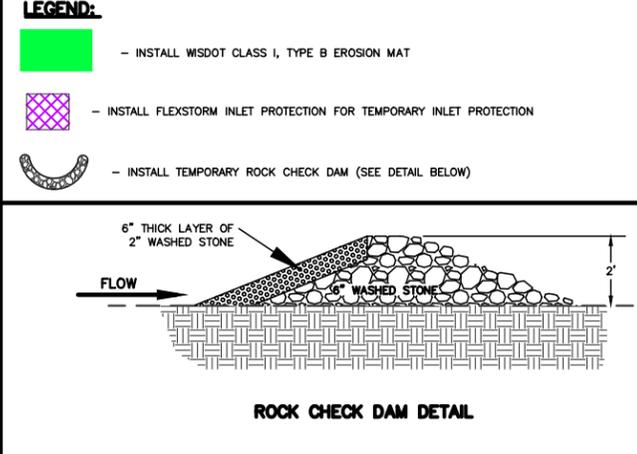
**TIME SCHEDULE:**  
 MAY 1 - MAY 15, 2022: INSTALL INITIAL EROSION CONTROL DEVICES, ROUGH GRADE SITE, AND EXCAVATE BIO-RETENTION BASINS TO SURFACE GRADE AND INSTALL OUTLET STRUCTURES. OVEREXCAVATE DRY POND #3 DURING CONSTRUCTION TO SERVE AS TEMPORARY SEDIMENT BASIN. INSTALL TEMPORARY BYPASS BERM IN BIORETENTION #1.  
 MAY 15, 2022 - OCTOBER 31, 2022: GRADE LOTS, INSTALL UTILITIES, CONSTRUCT ROADS, AND RESTORE PERVIOUS DISTURBED AREAS.  
 MAY 22, 2022: APPLY TEMPORARY MULCH TO DISTURBED AREAS.  
 OCTOBER 15 - OCTOBER 31, 2022: REMOVE ACCUMULATED SEDIMENT FROM DRY POND AND BIORETENTION BASINS. CONSTRUCT DRY POND AND BIORETENTION BASINS PER PLAN AND INSTALL UNDERDRAIN. RESTORE PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. TALL GRASS PRAIRIE SEED MIX SHALL BE USED FOR THE SIDE SLOPES OF THE DETENTION POND AND BIO-RETENTION BASIN #1. 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%.  
**DNR PRESCRIPTIVE COMPLIANCE:**  
 RESTORATION SHALL OCCUR WITHIN 90 DAYS OF INITIAL DISTURBANCE FOR SLOPES 20% OR GREATER. SLOPES GREATER THAN 20% SHALL BE RESTORED WITH EROSION MAT.

**OWNER:**  
 GREEN STREET DEVELOPMENT  
 ATTN: JOEL OLIVER  
 8451 MARYLAND AVENUE  
 CLAYTON, MO 63105

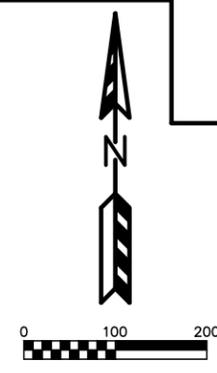
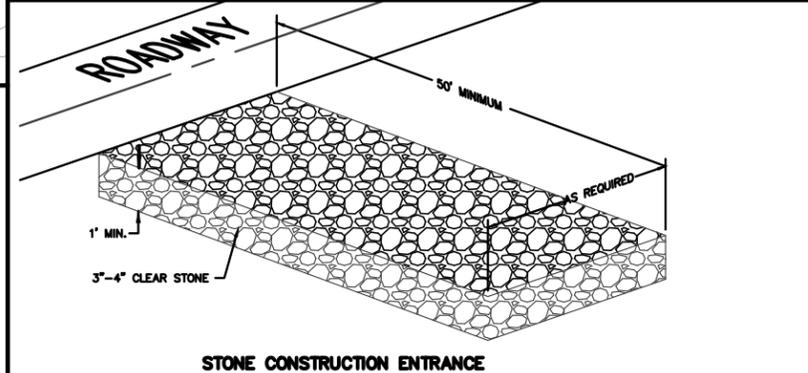
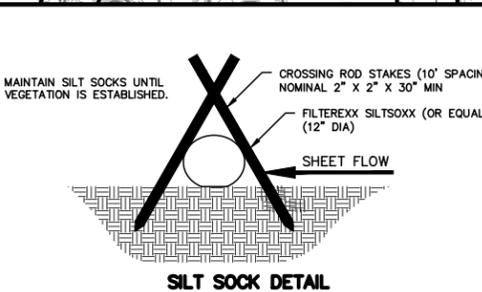
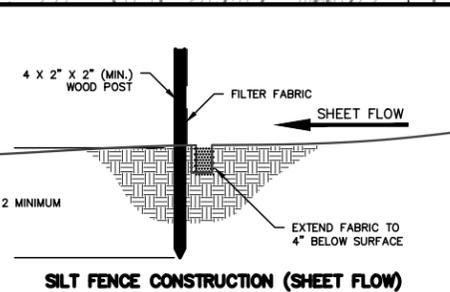
**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

**LEGEND:**  
 - INSTALL WSDOT CLASS I, TYPE B EROSION MAT  
 - INSTALL FLEXSTORM INLET PROTECTION FOR TEMPORARY INLET PROTECTION  
 - INSTALL TEMPORARY ROCK CHECK DAM (SEE DETAIL BELOW)



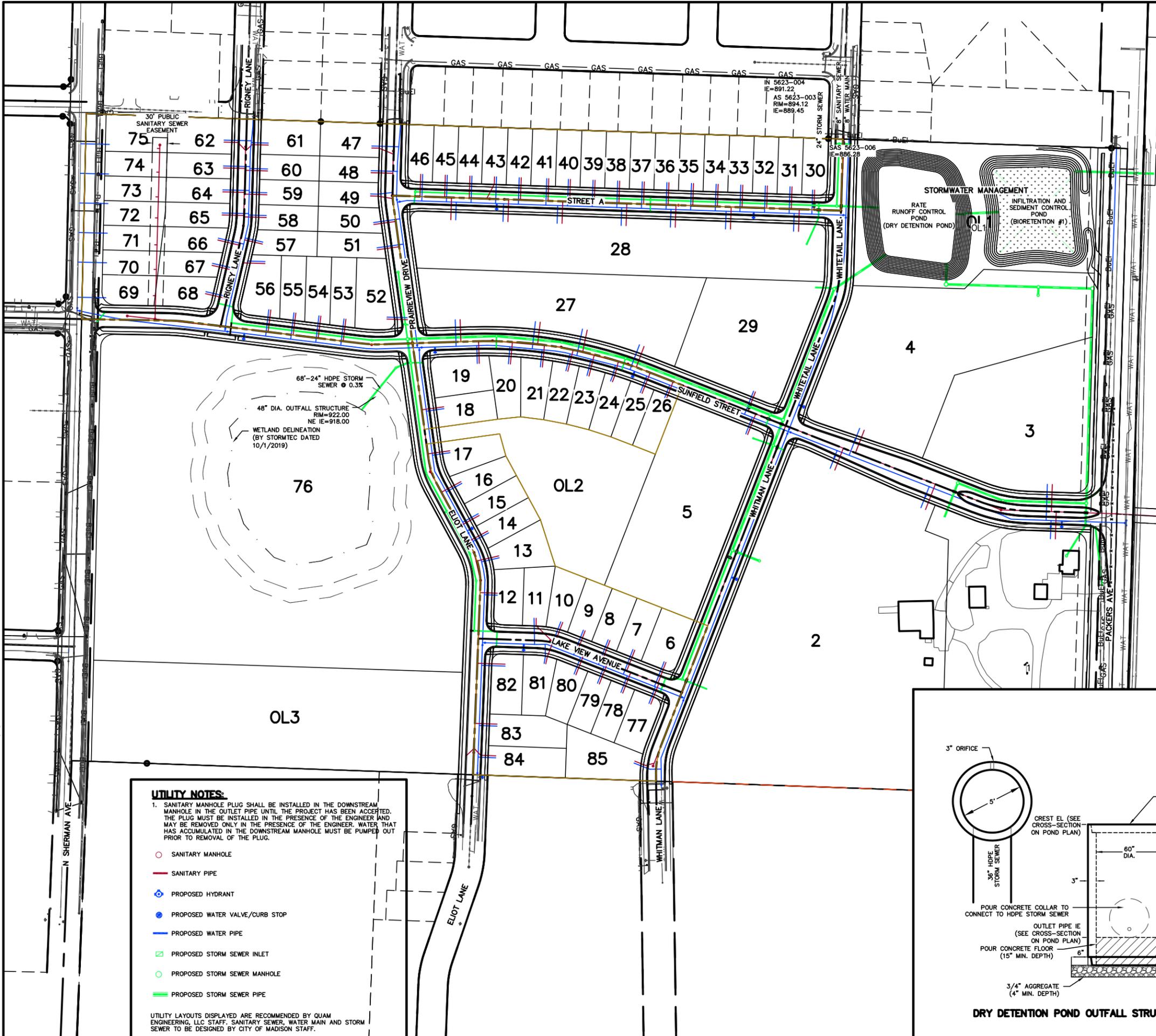
**EX. WETLAND**

STORM EVENT	ELEV
1	919.56
2	919.74
10	920.33
100	921.37
200	921.68



**RAEMISCH FARM DEVELOPMENT**  
 OVERALL GRADING AND EROSION CONTROL PLAN  
 SHEET: C-2  
 DATED: JUNE 24, 2022

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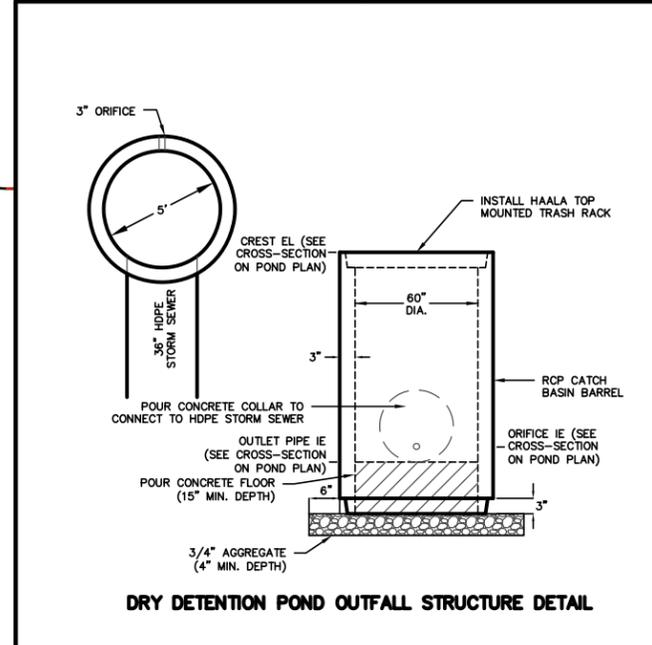
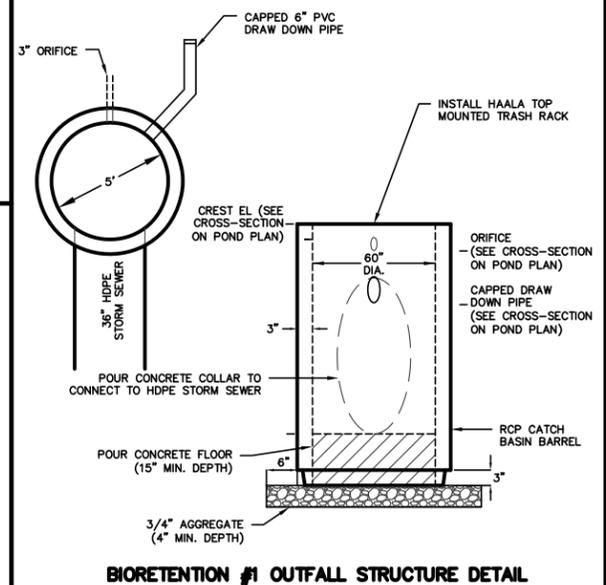
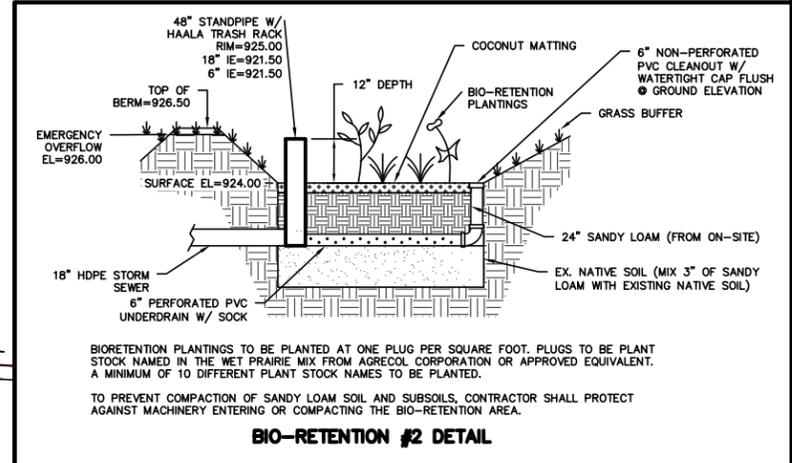


**UTILITY NOTES:**

- SANITARY MANHOLE PLUG SHALL BE INSTALLED IN THE DOWNSTREAM MANHOLE IN THE OUTLET PIPE UNTIL THE PROJECT HAS BEEN ACCEPTED. THE PLUG MUST BE INSTALLED IN THE PRESENCE OF THE ENGINEER AND MAY BE REMOVED ONLY IN THE PRESENCE OF THE ENGINEER. WATER THAT HAS ACCUMULATED IN THE DOWNSTREAM MANHOLE MUST BE PUMPED OUT PRIOR TO REMOVAL OF THE PLUG.

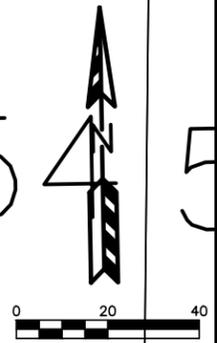
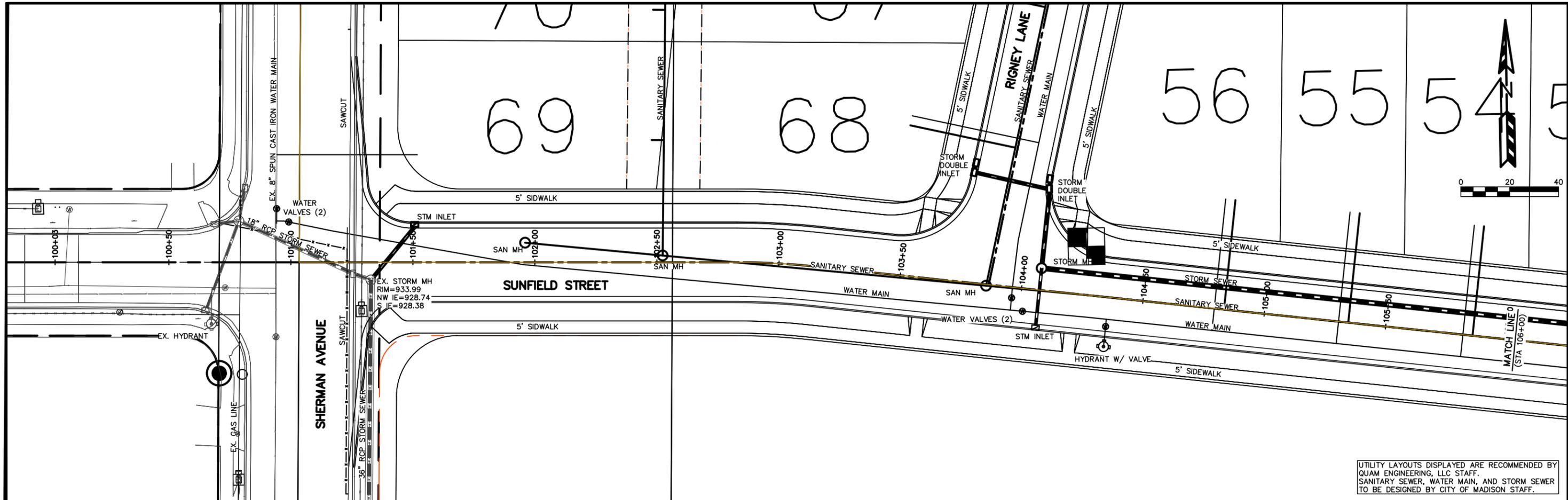
- SANITARY MANHOLE
- SANITARY PIPE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE/CURB STOP
- PROPOSED WATER PIPE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER PIPE

UTILITY LAYOUTS DISPLAYED ARE RECOMMENDED BY QUAM ENGINEERING, LLC STAFF. SANITARY SEWER, WATER MAIN AND STORM SEWER TO BE DESIGNED BY CITY OF MADISON STAFF.

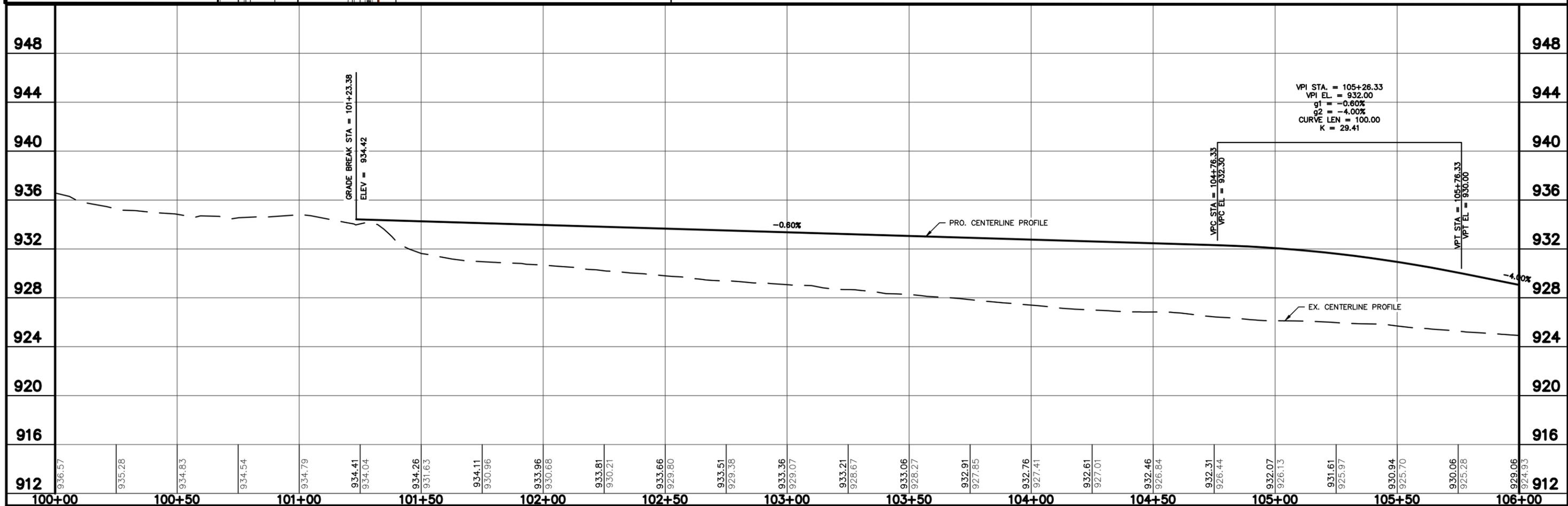


**RAEMISCH FARM DEVELOPMENT**  
 OVERALL UTILITY PLAN  
 SHEET: C-3  
 DATED: JUNE 24, 2022

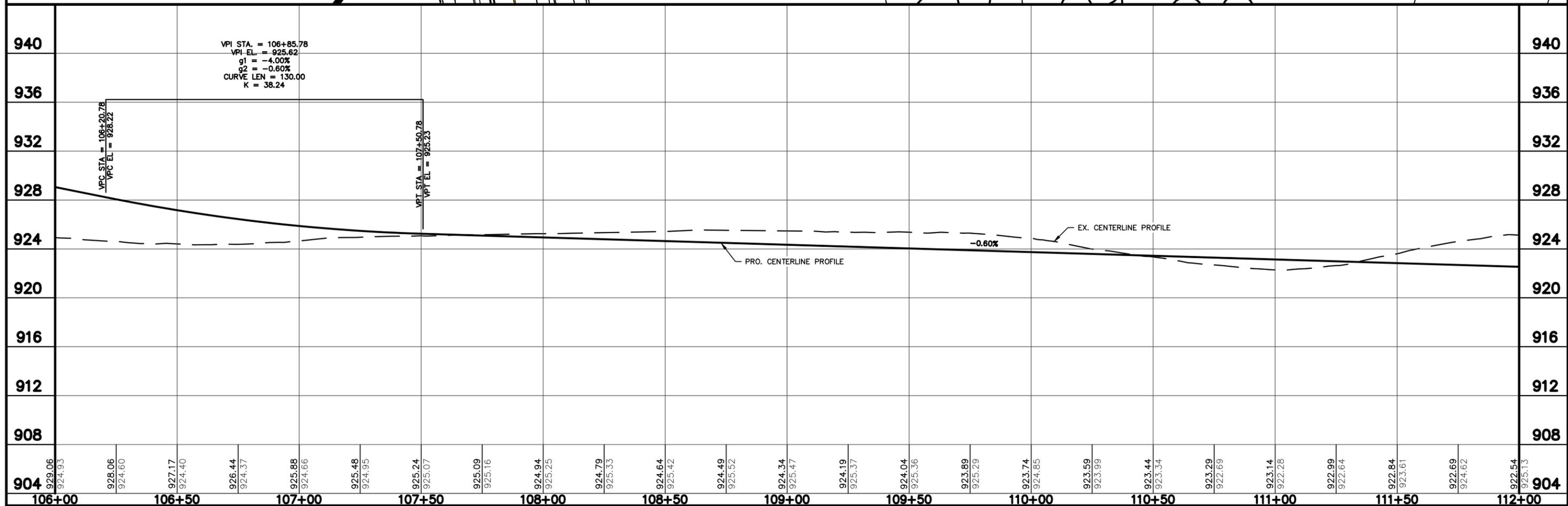
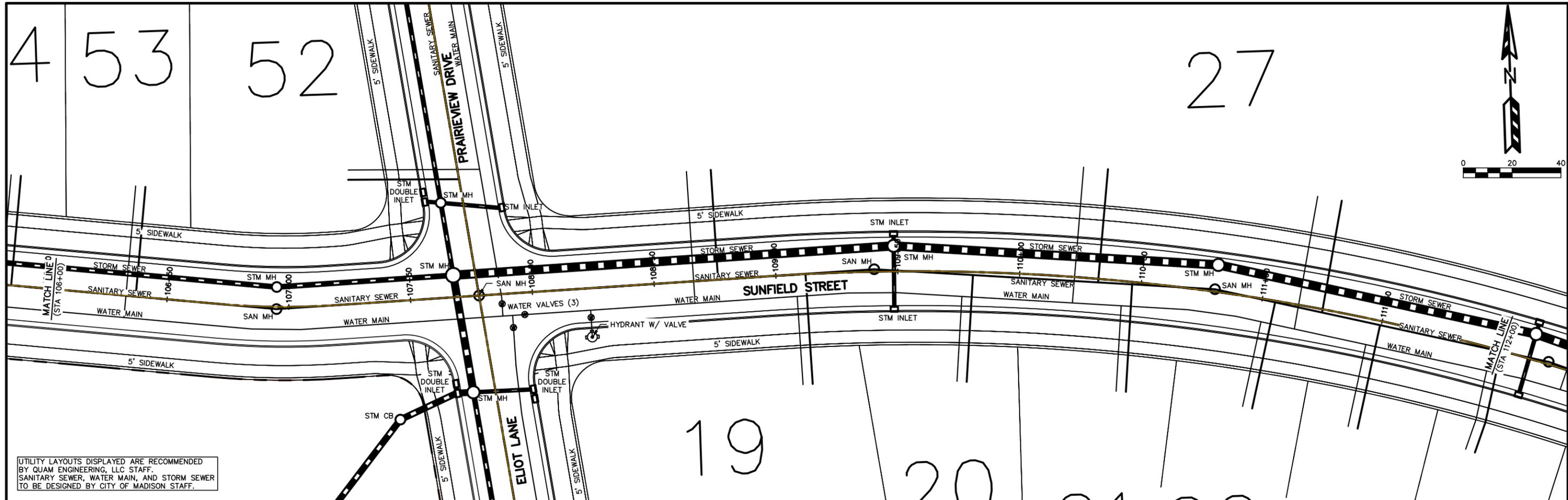
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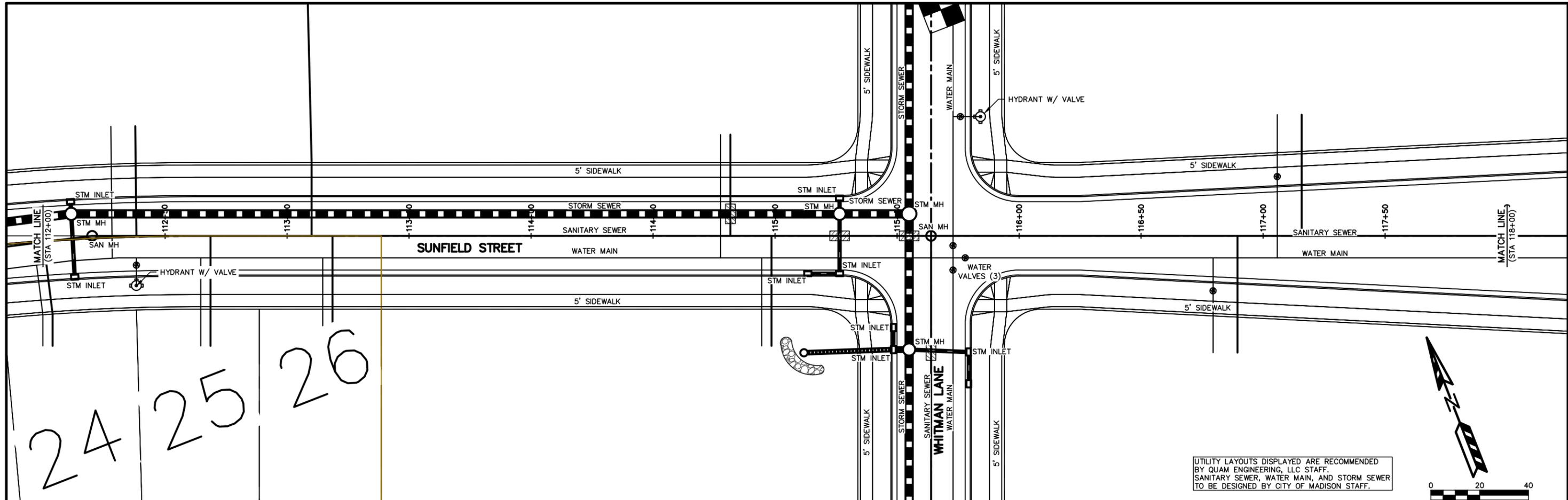


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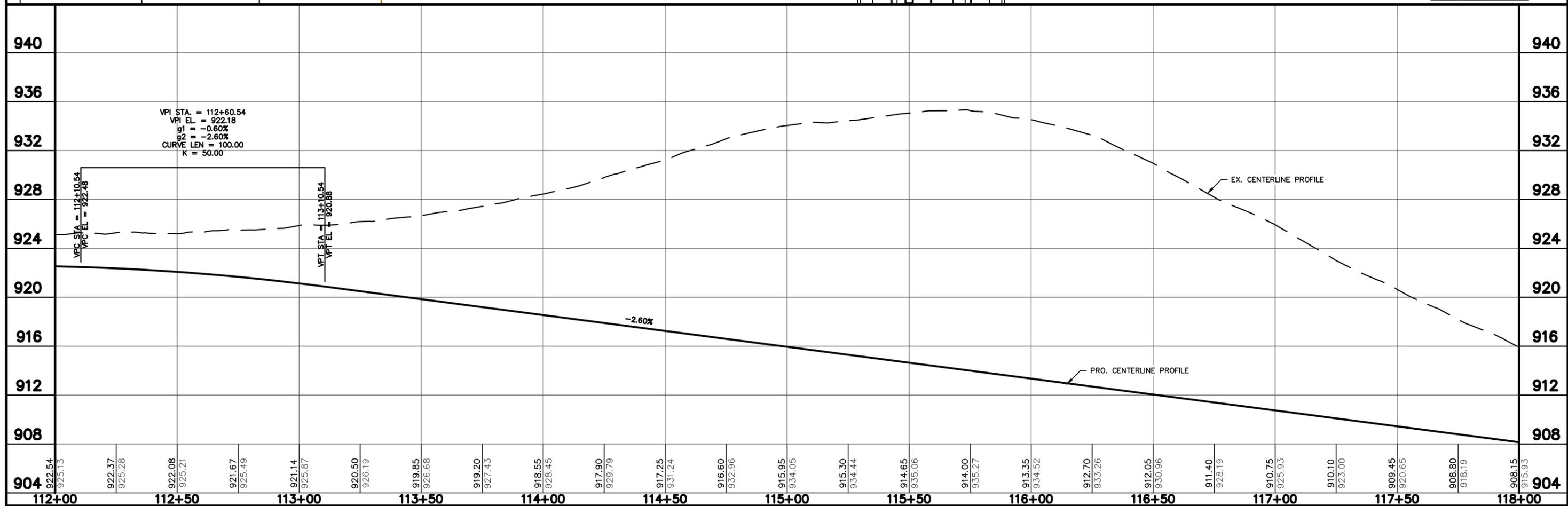
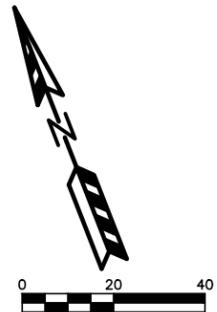


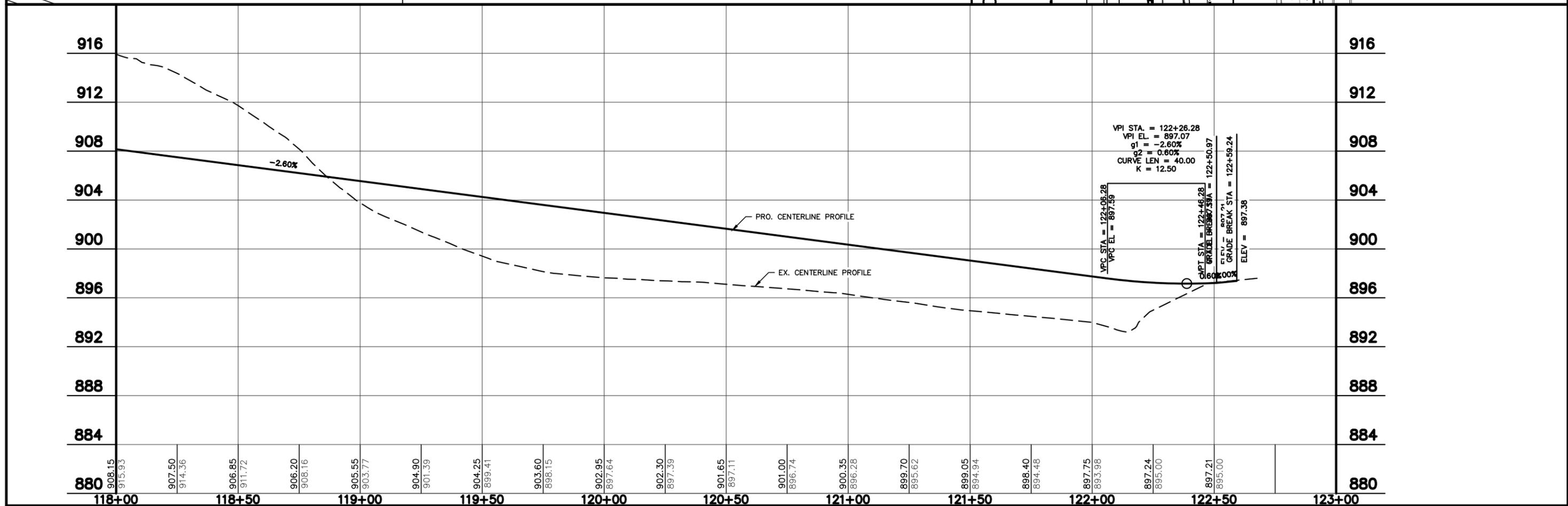
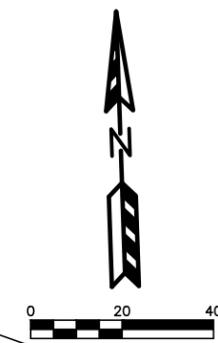
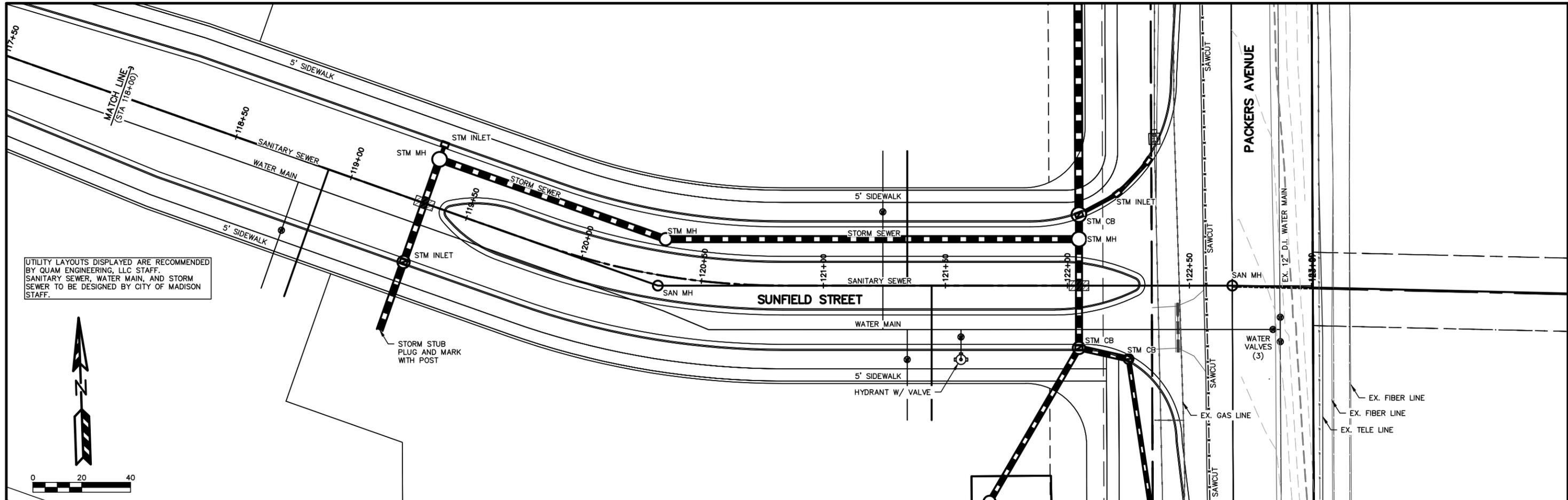
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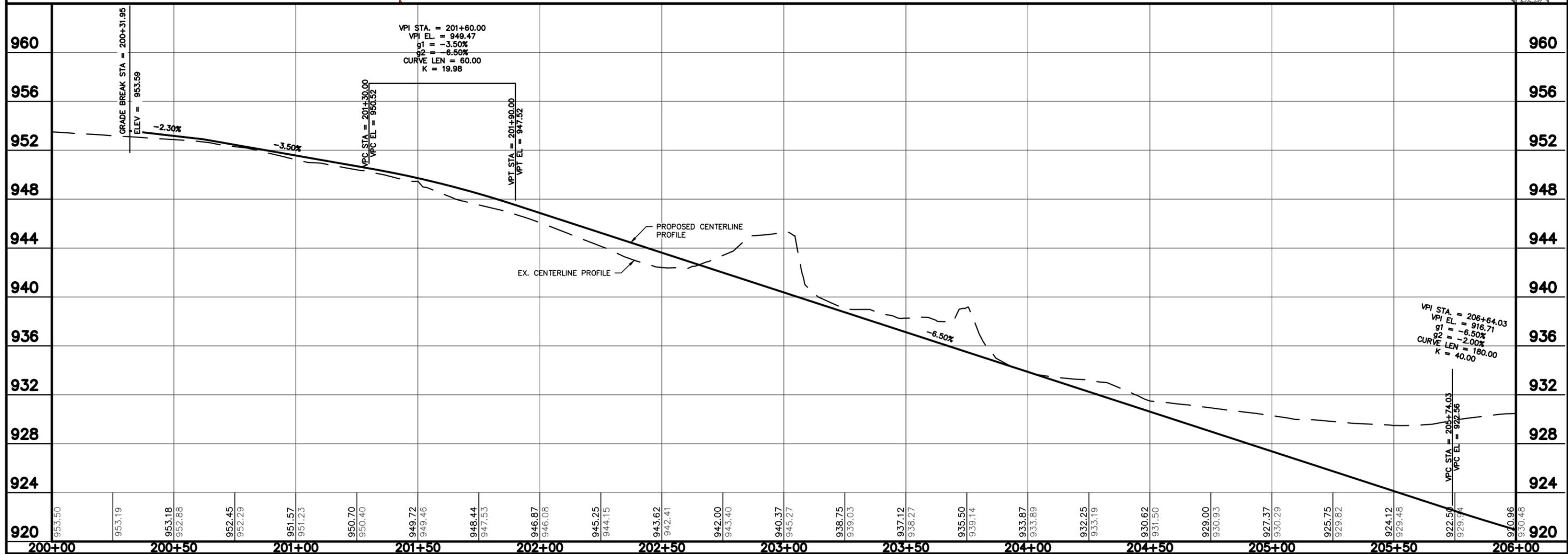
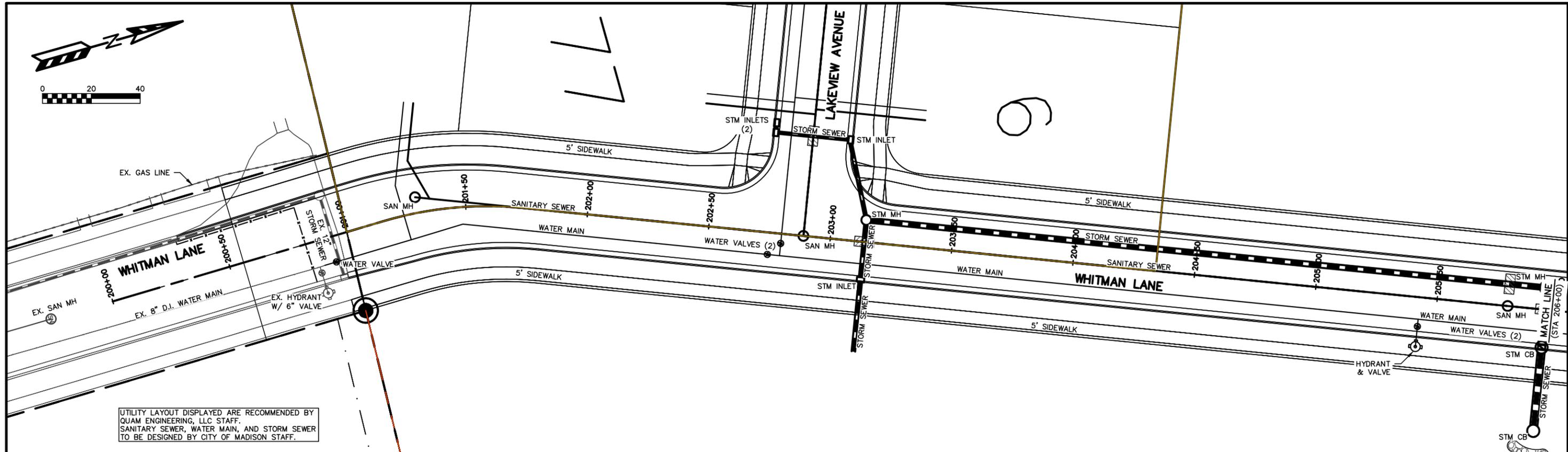


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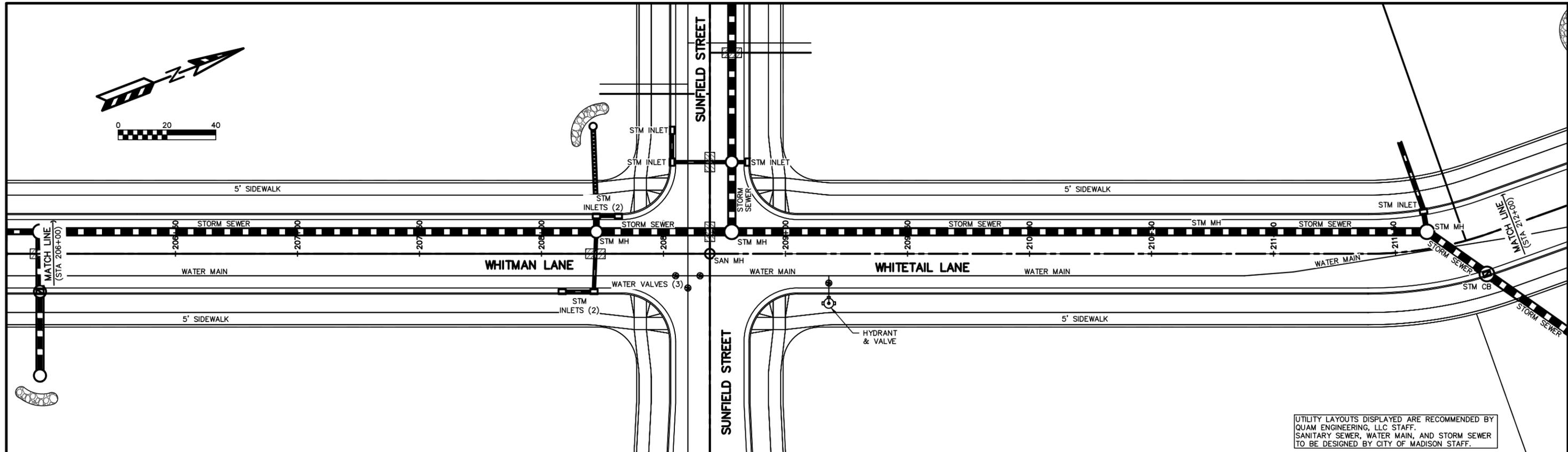




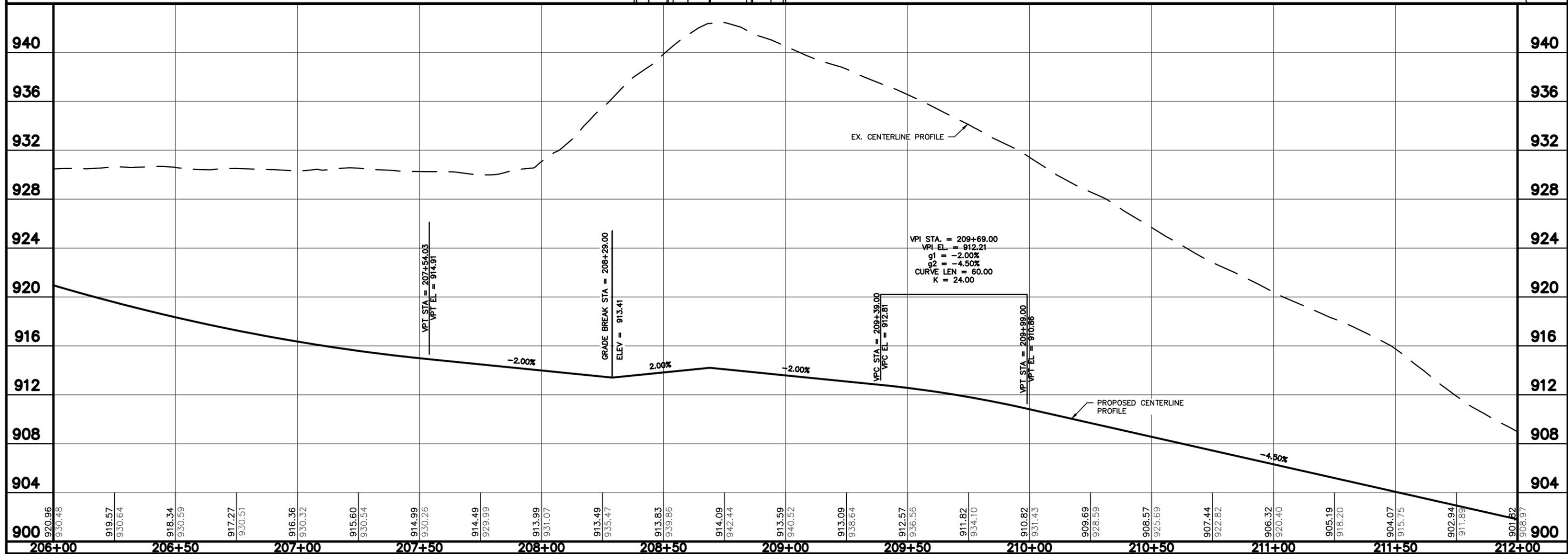
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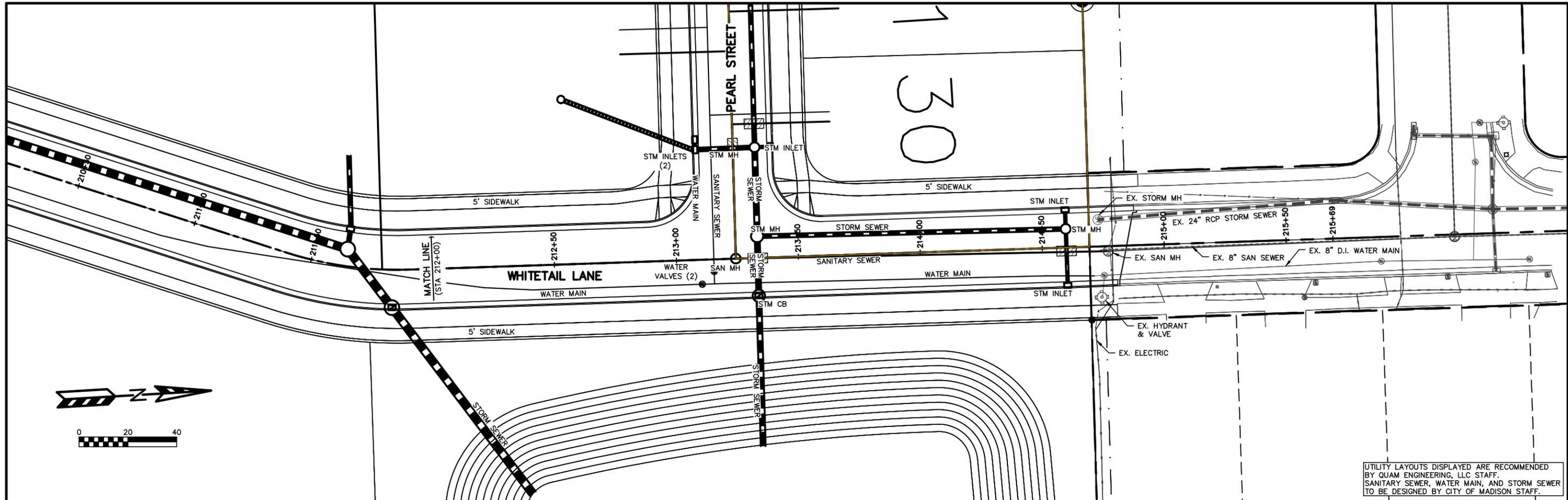


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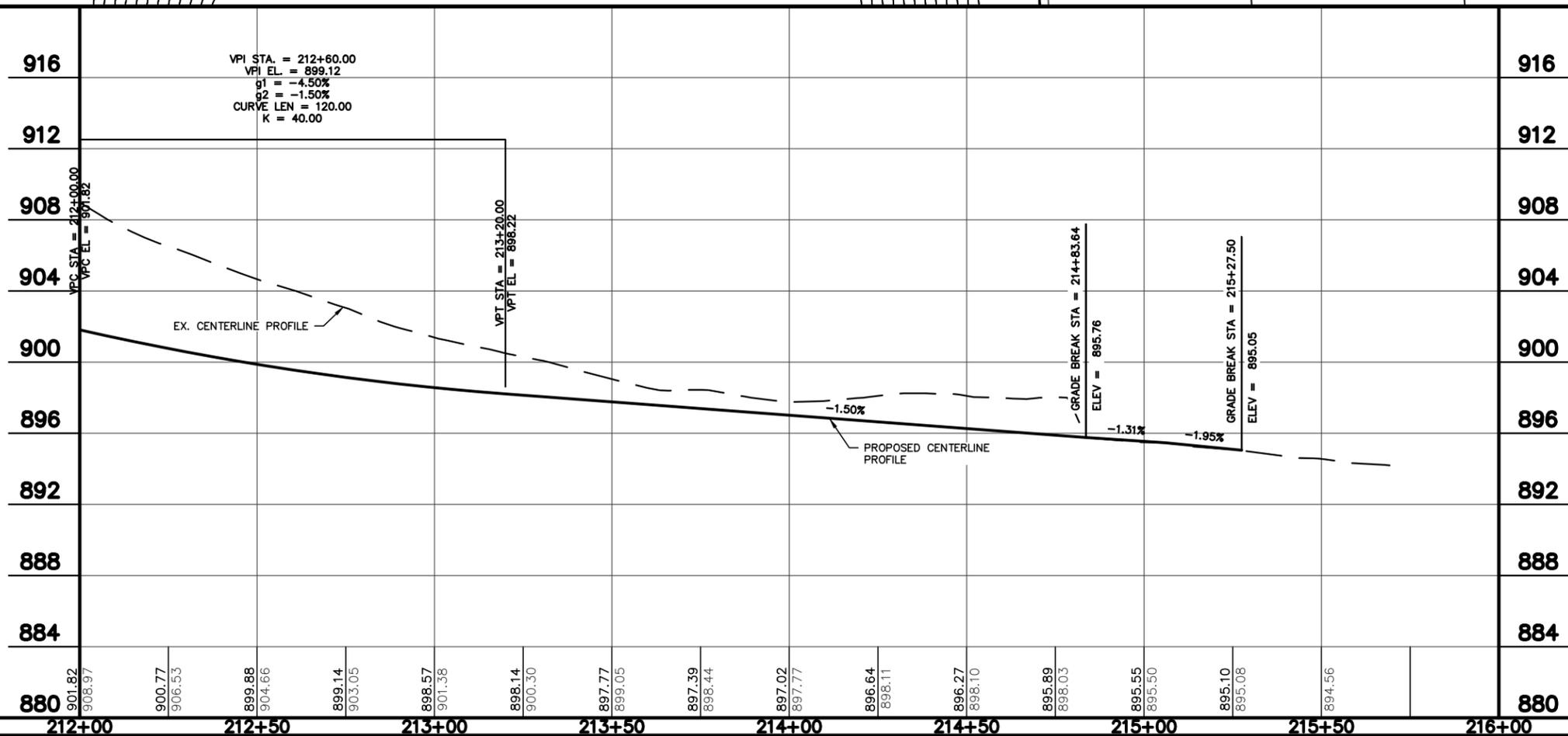


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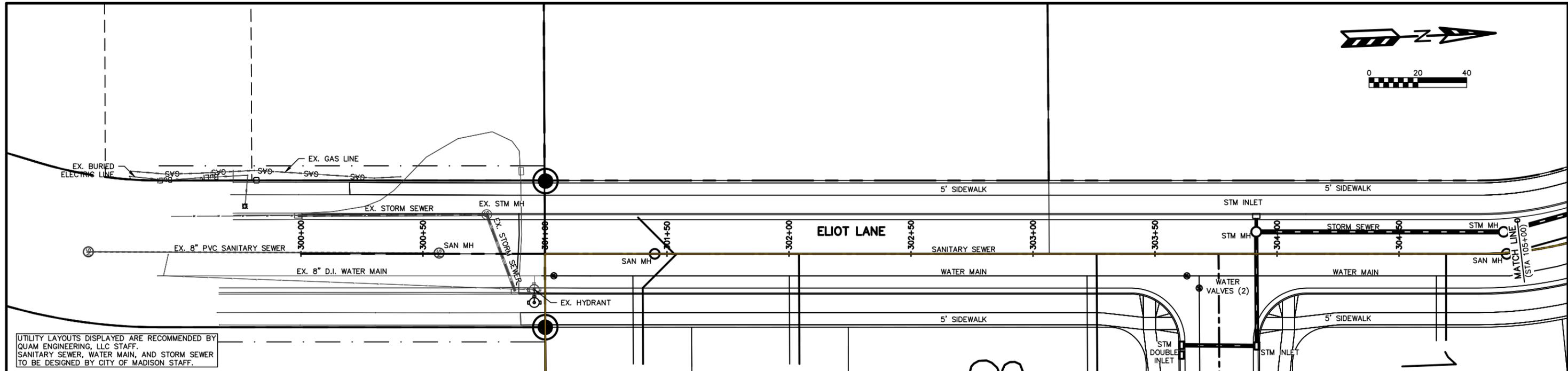
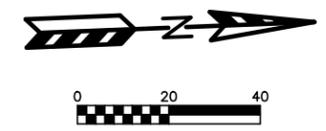




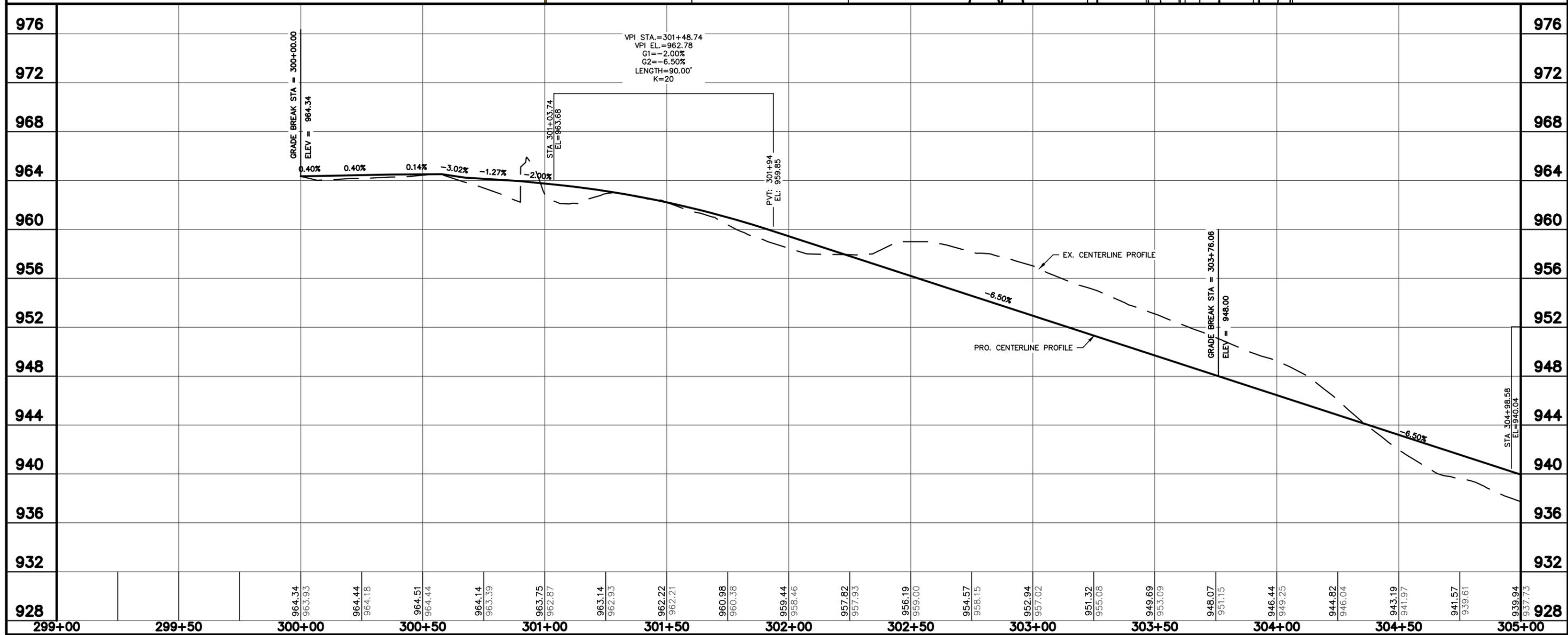
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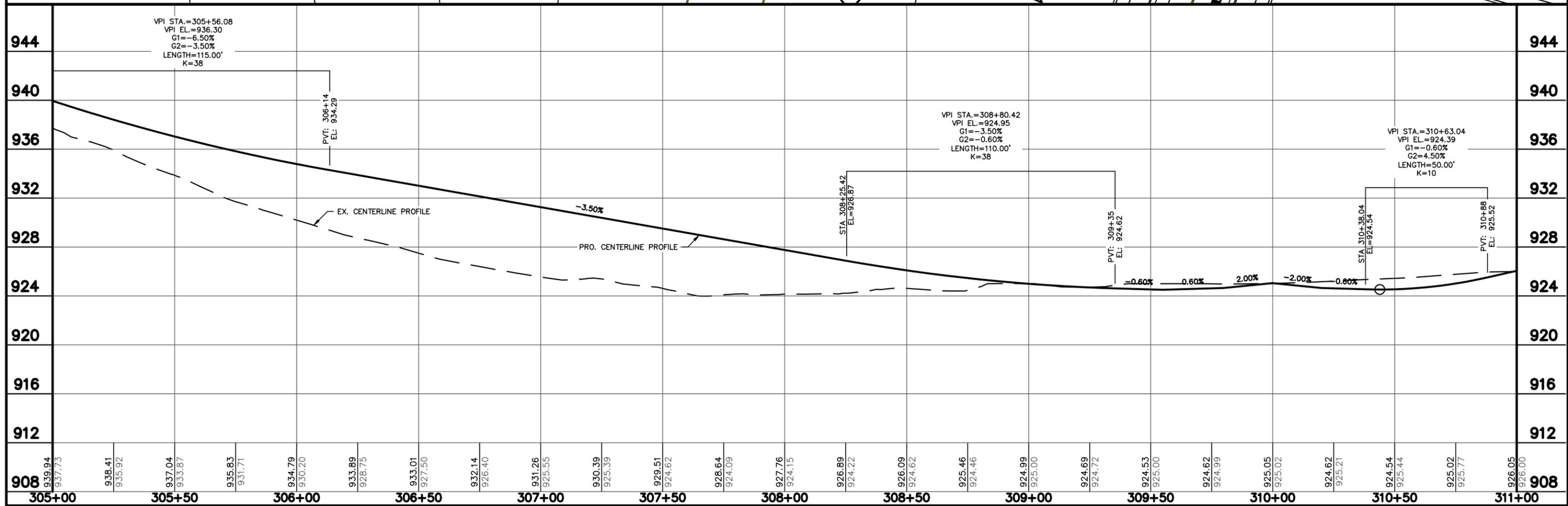
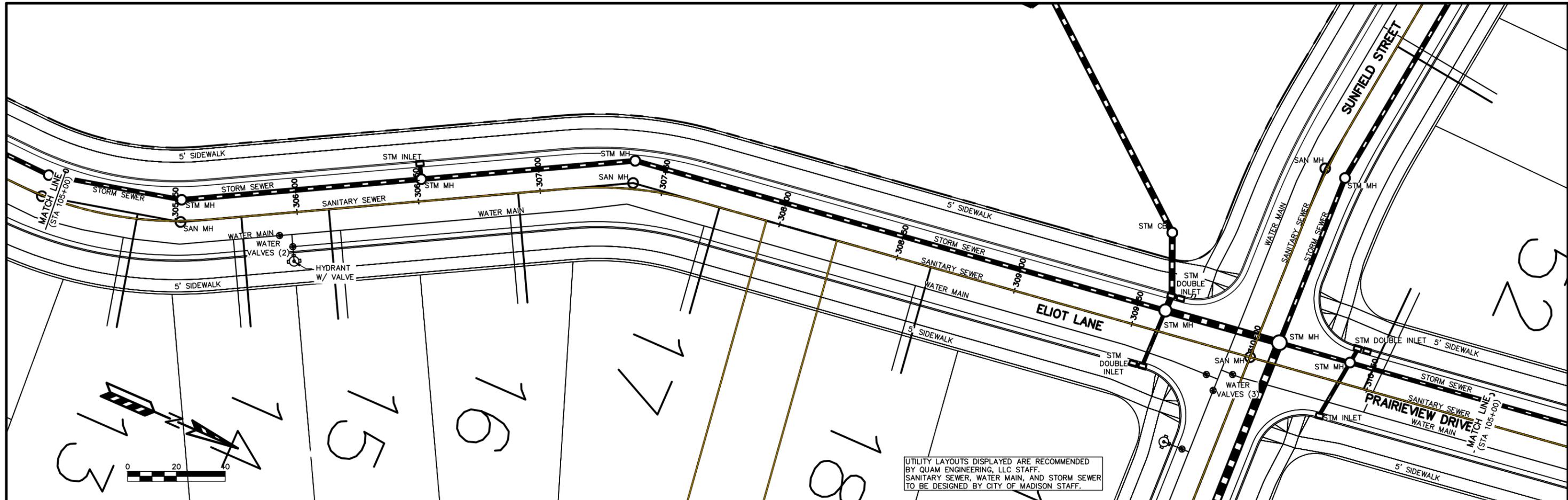
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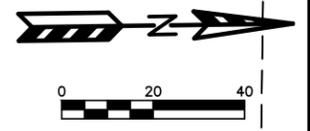
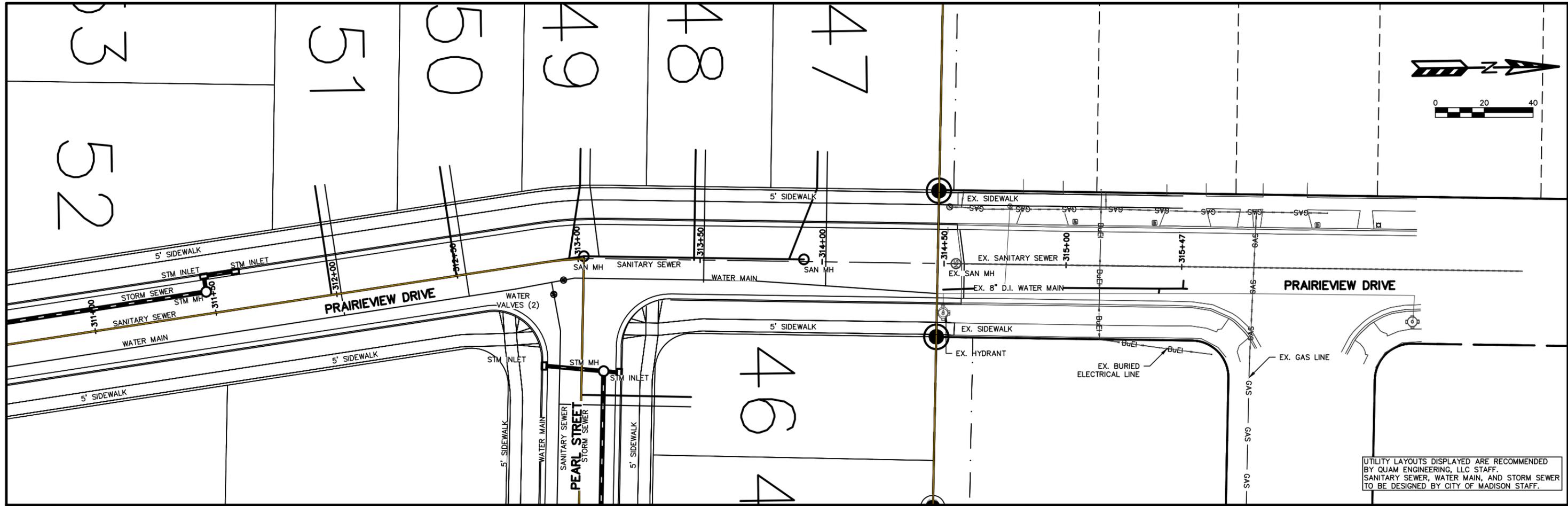


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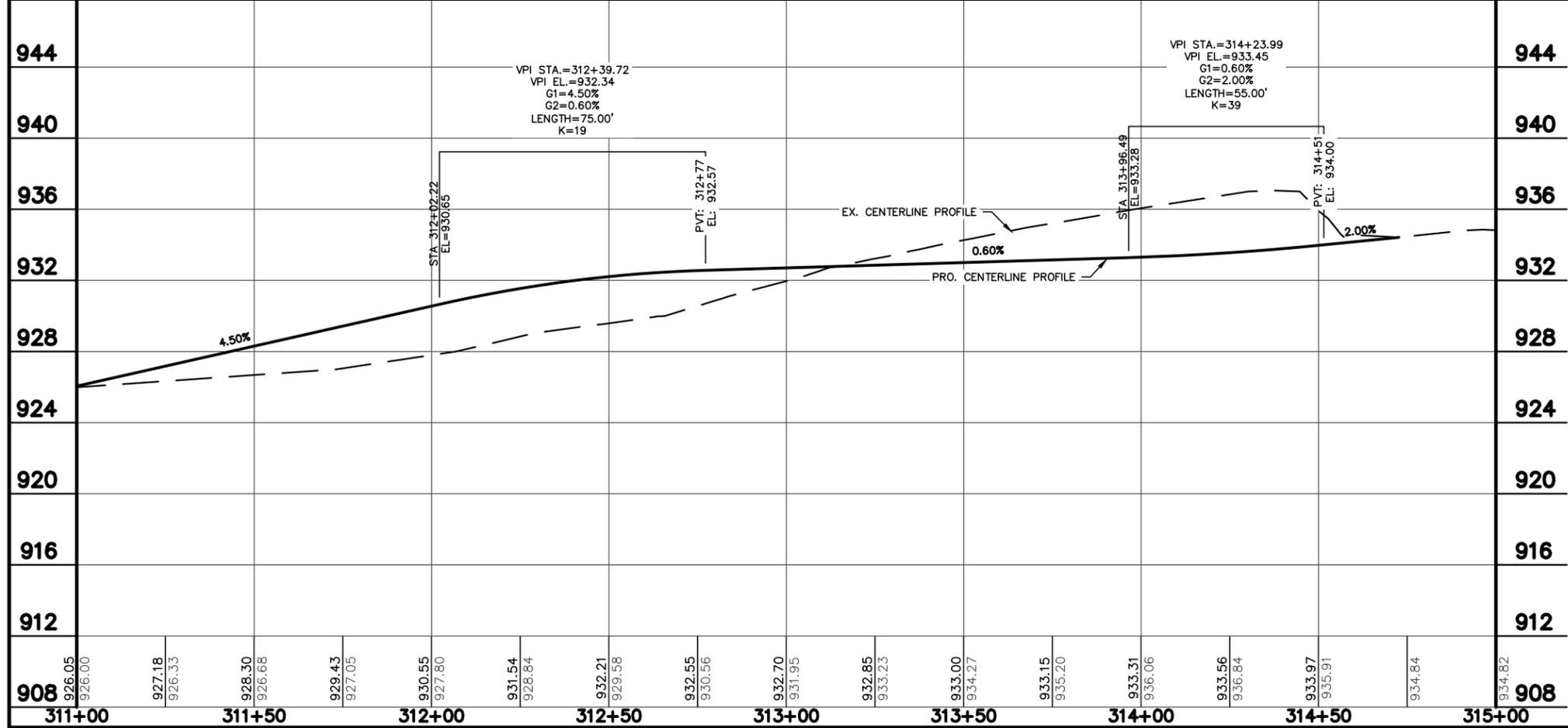


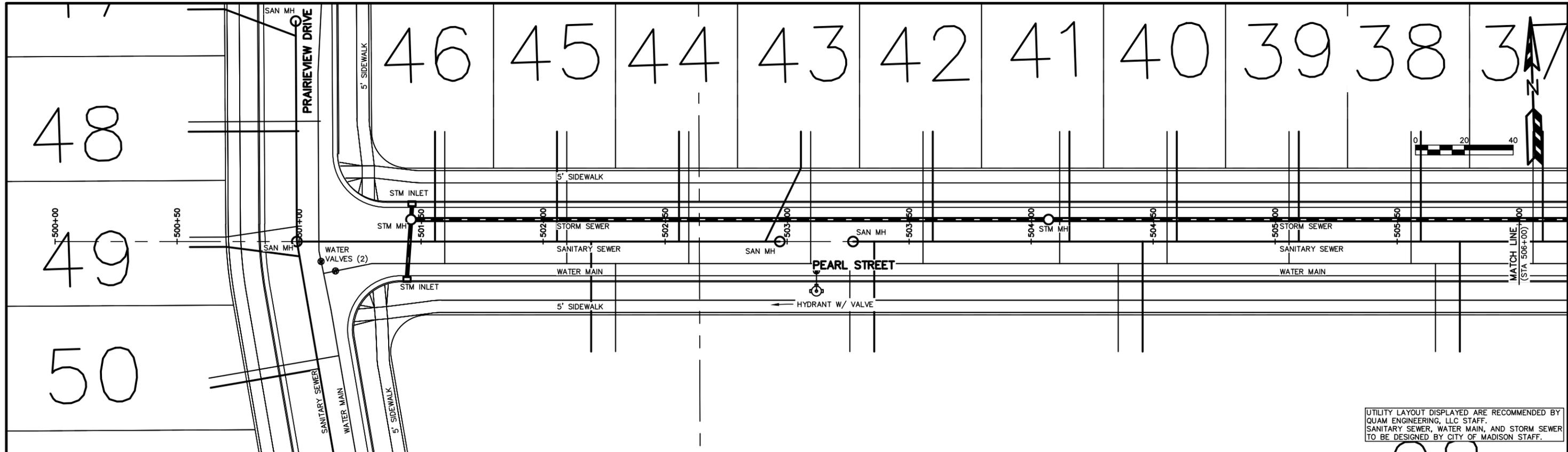
MR-12-19\Plan & Profiles\Eliot Lane - Plan & Profile.DWG



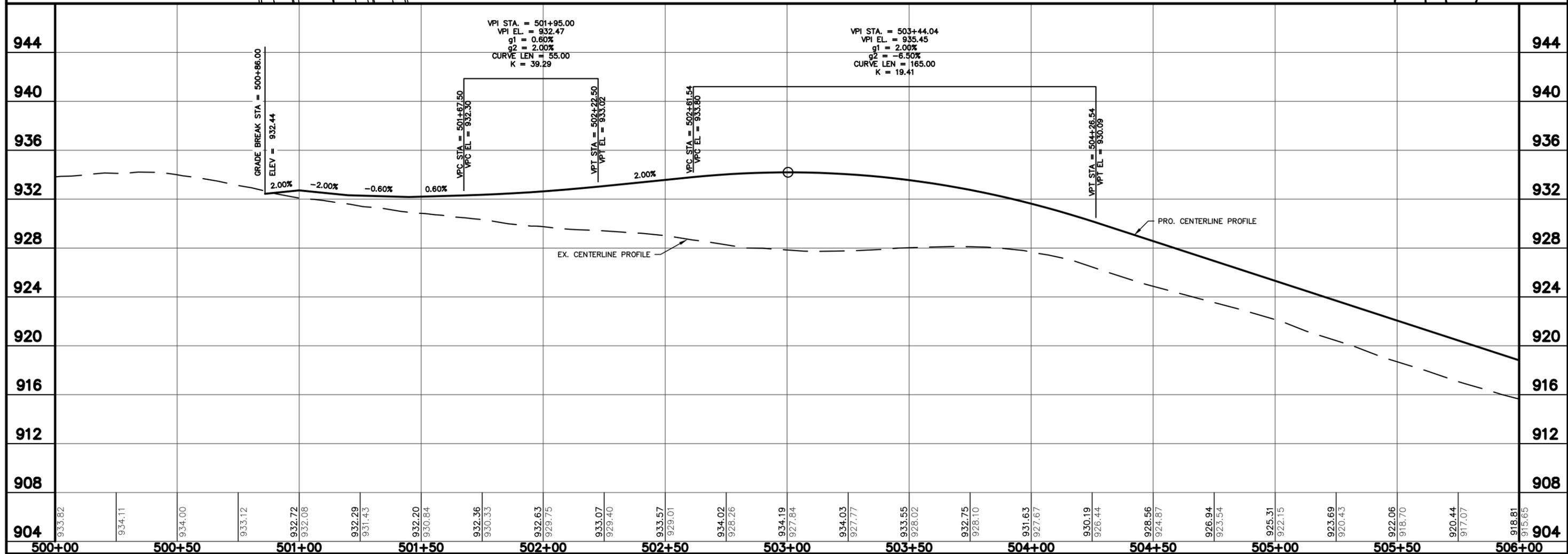


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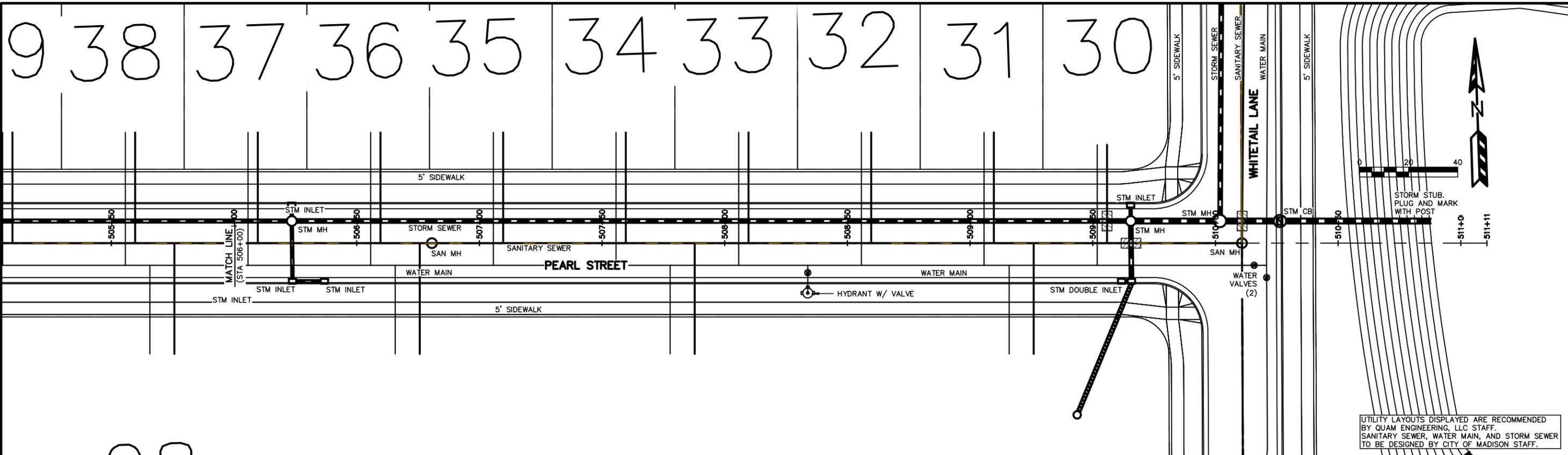




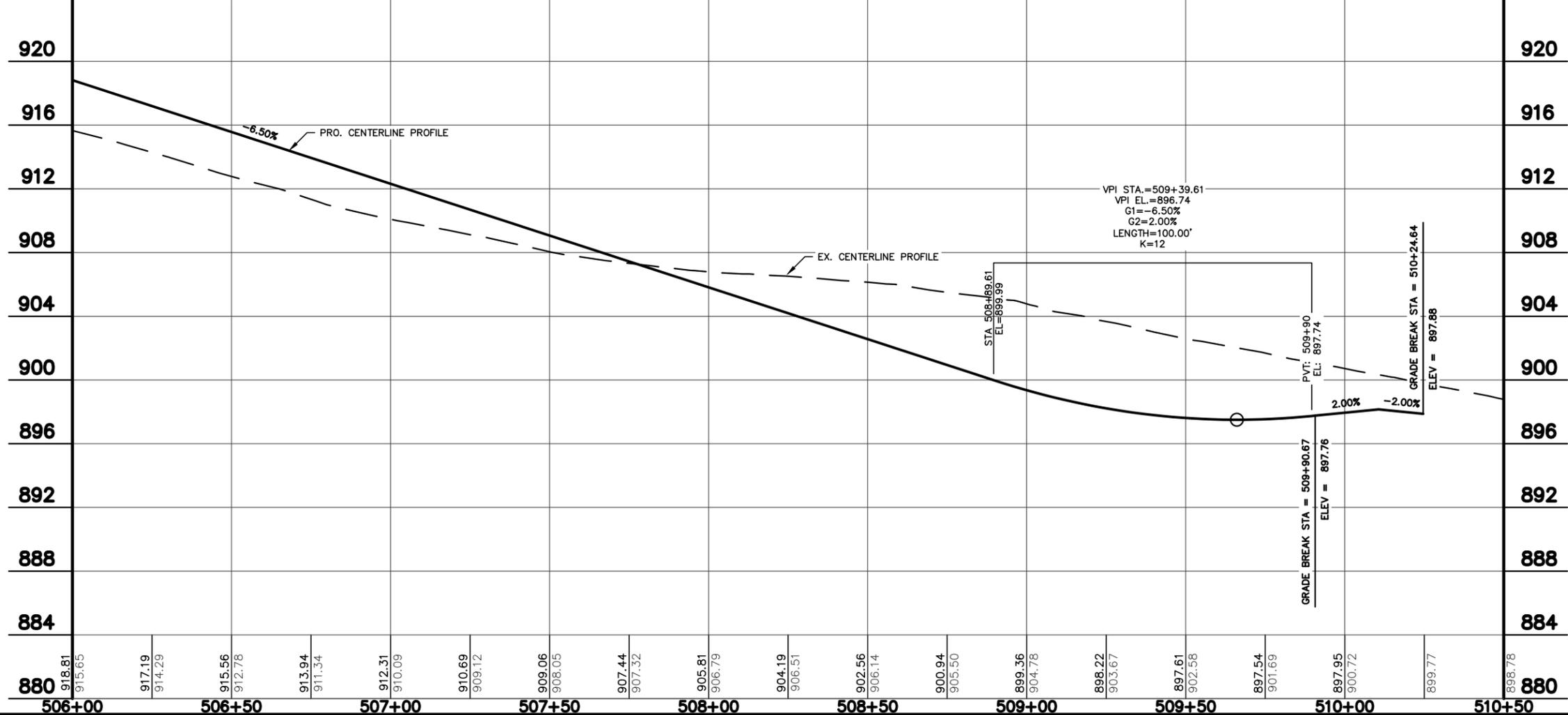
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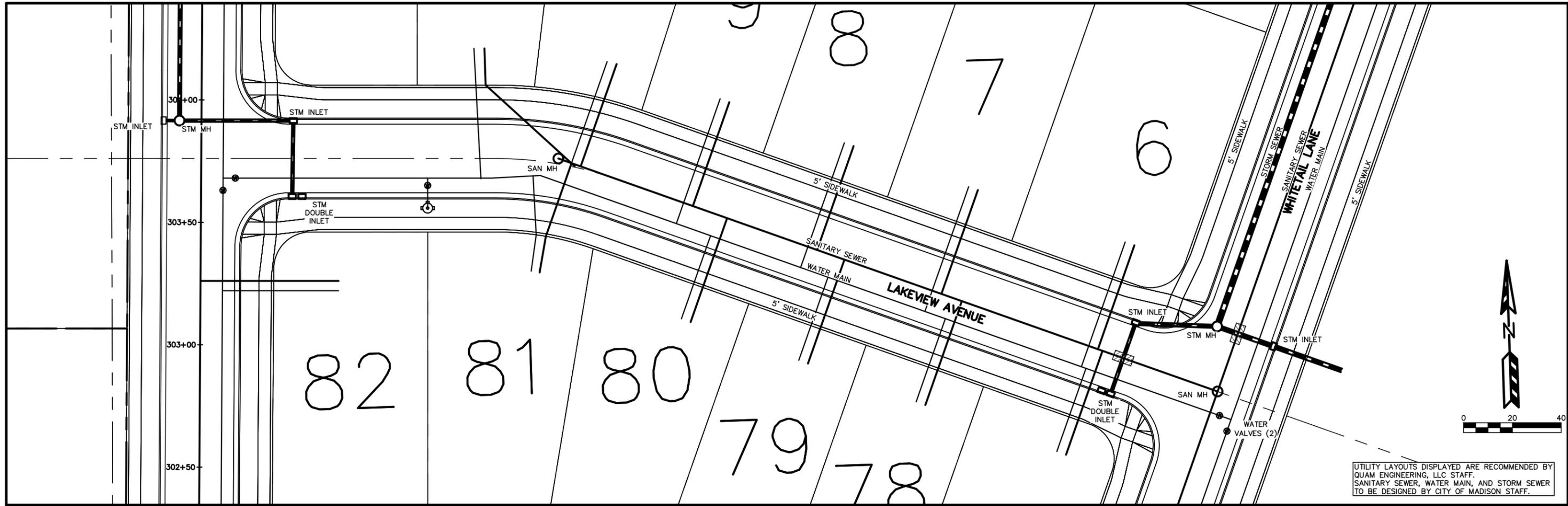


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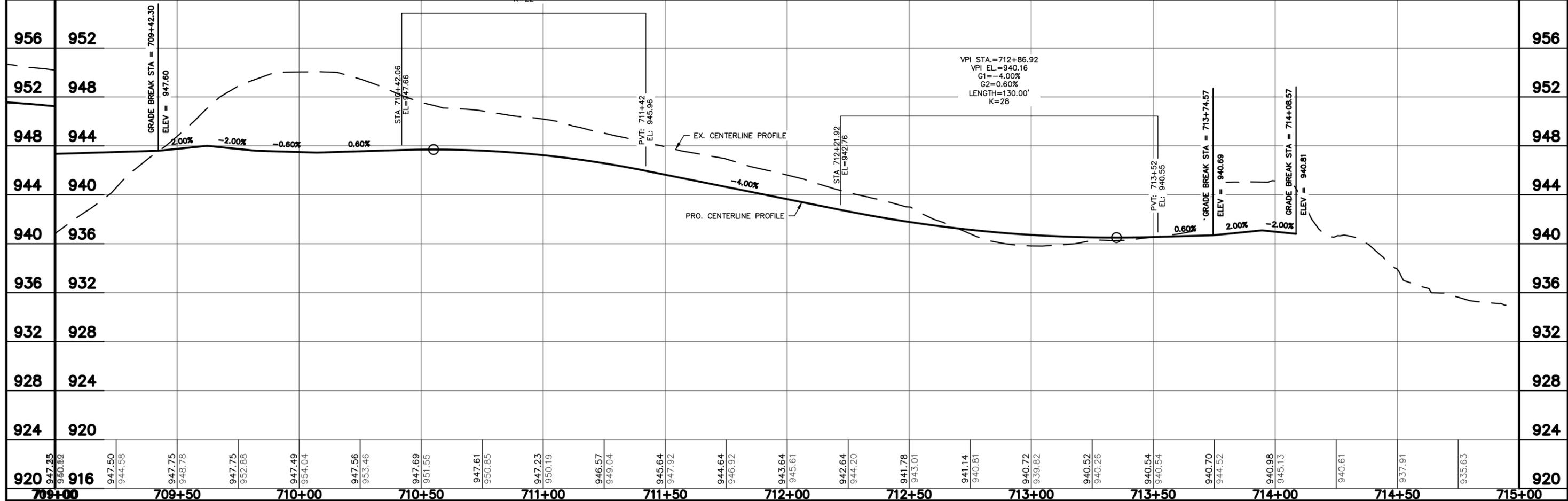


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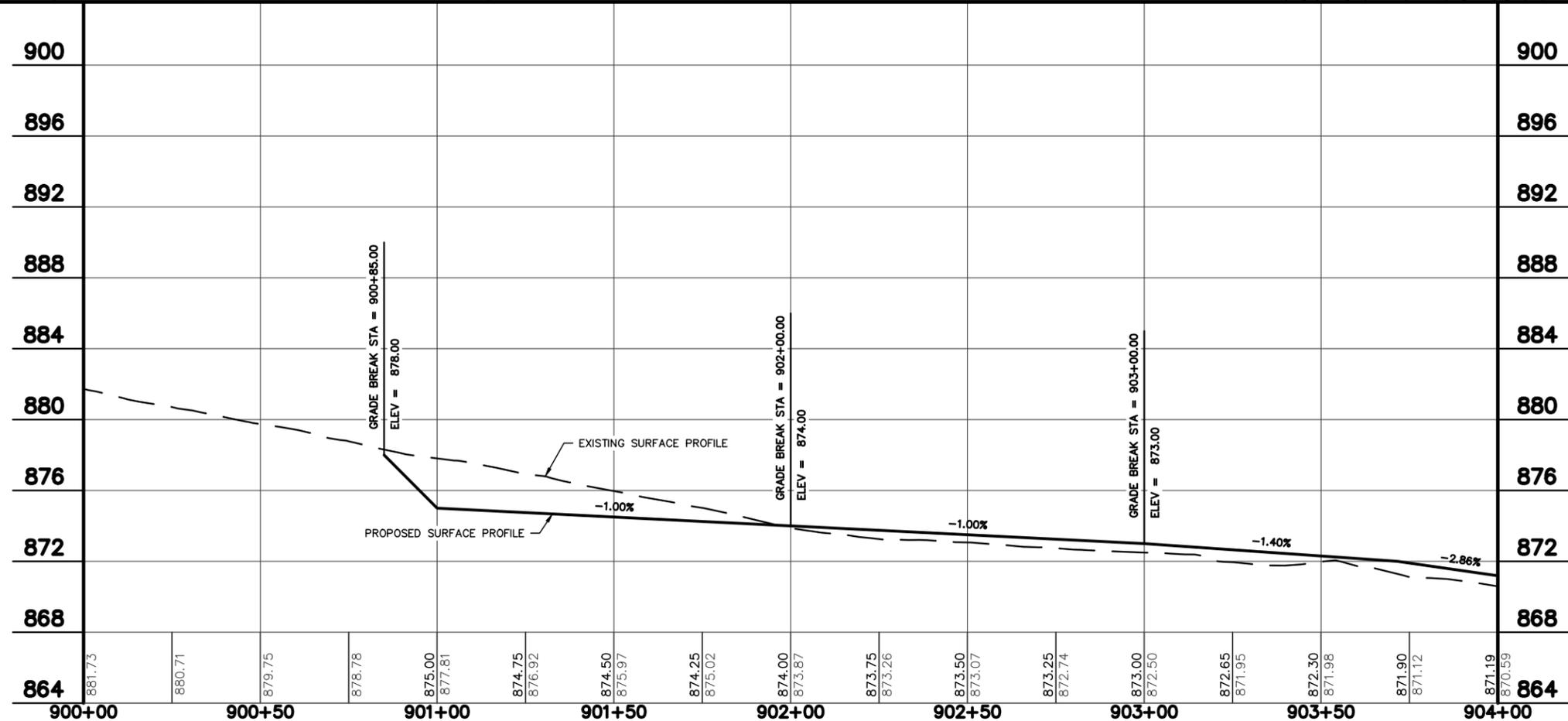
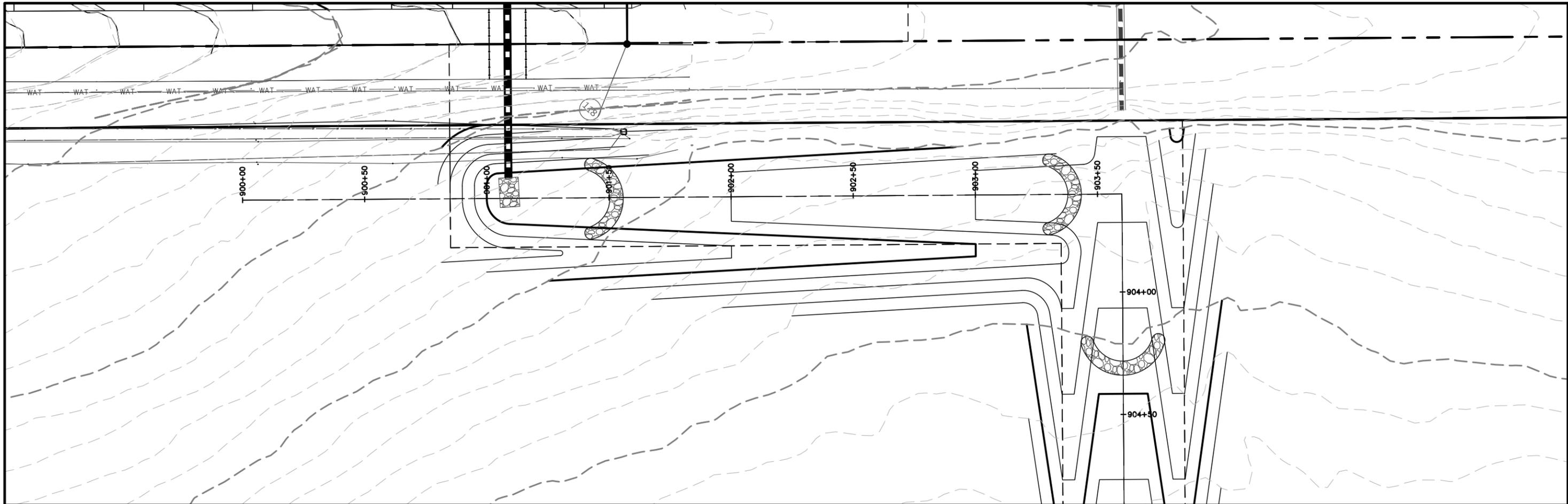


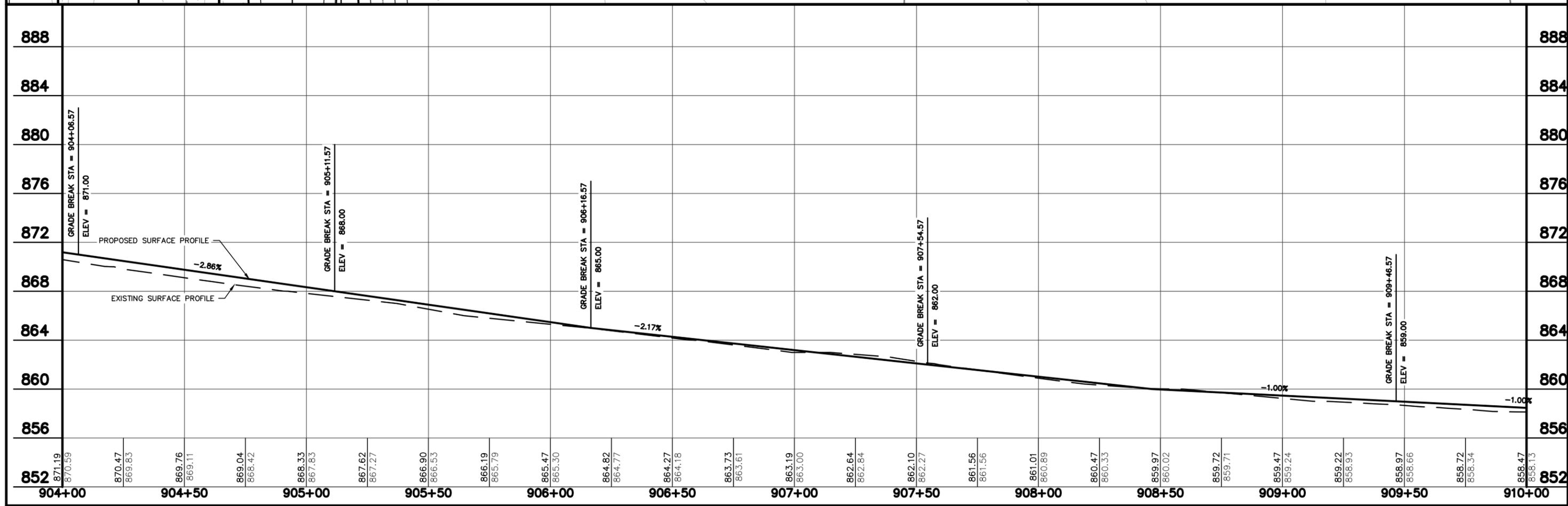
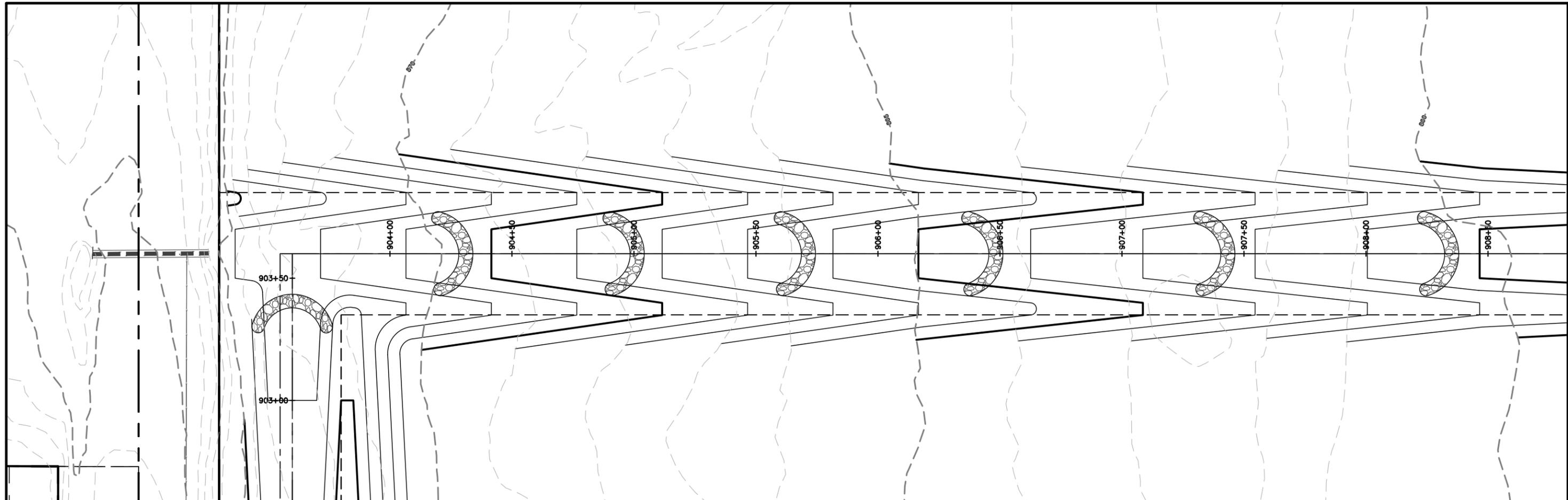


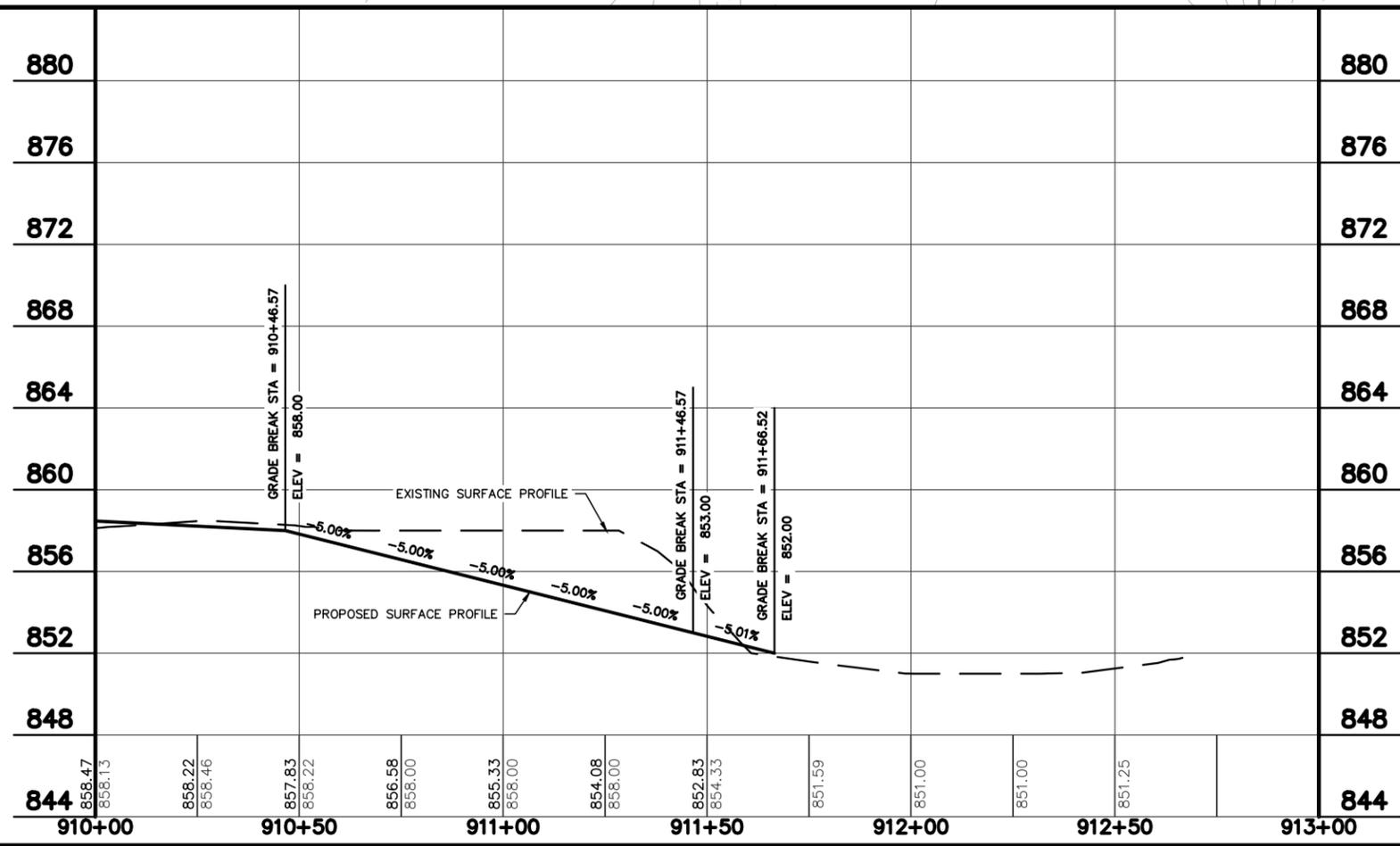
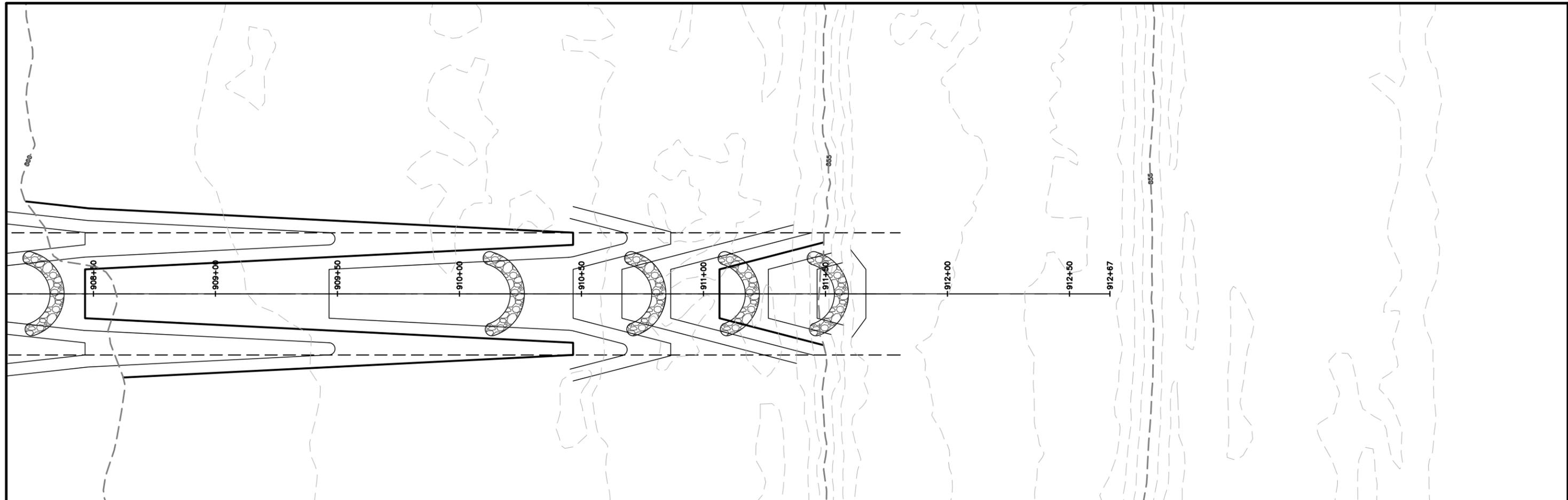
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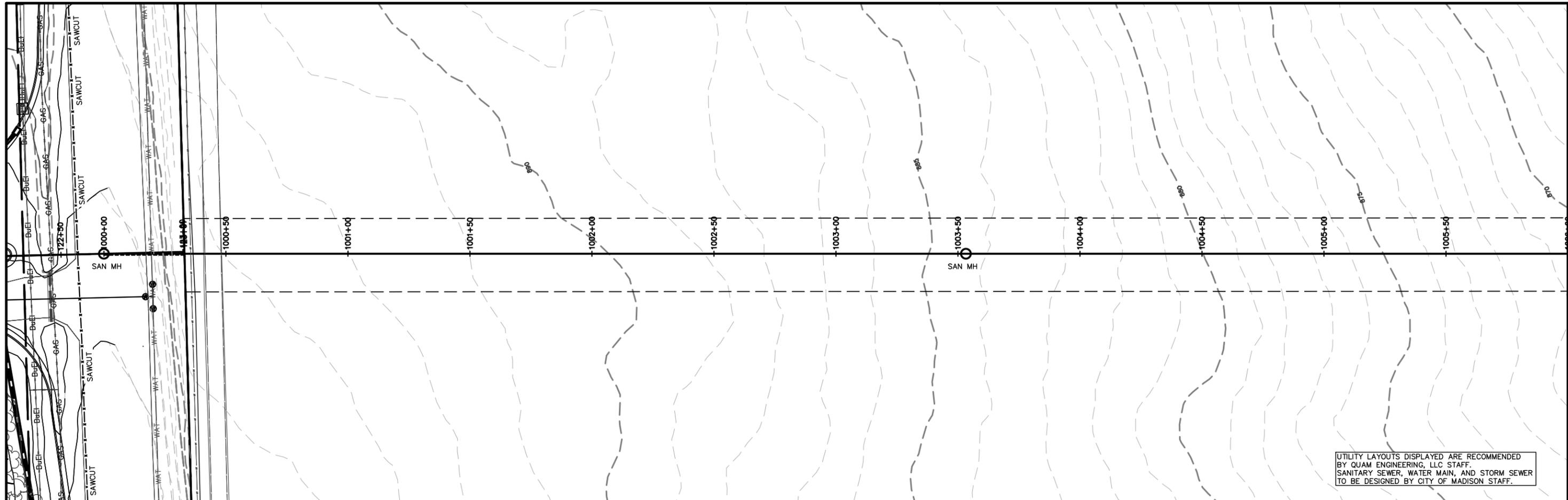


920	947.35	950.82	947.50	944.58	947.75	948.78	947.75	952.88	947.49	954.04	947.56	953.46	947.69	951.55	947.61	950.85	947.23	950.19	946.57	949.04	945.64	947.92	944.64	946.92	943.64	945.61	942.64	944.20	941.78	943.01	941.14	940.81	940.72	939.82	940.52	940.26	940.54	940.54	940.70	944.52	940.98	945.13	940.61	937.91	935.63	920					
709+00	709+50	710+00	710+50	711+00	711+50	712+00	712+50	713+00	713+50	714+00	714+50	715+00																																							









UTILITY LAYOUTS DISPLAYED ARE RECOMMENDED BY QUAM ENGINEERING, LLC STAFF. SANITARY SEWER, WATER MAIN, AND STORM SEWER TO BE DESIGNED BY CITY OF MADISON STAFF.

