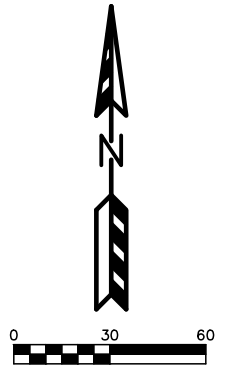


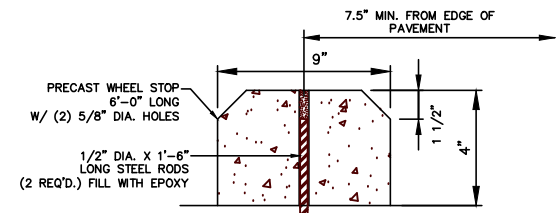
4621 DUTCH MILL ROAD
EXISTING SITE AND REMOVALS PLAN
 SHEET: C-1
 DATED: NOVEMBER 30, 2023

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NOTE:
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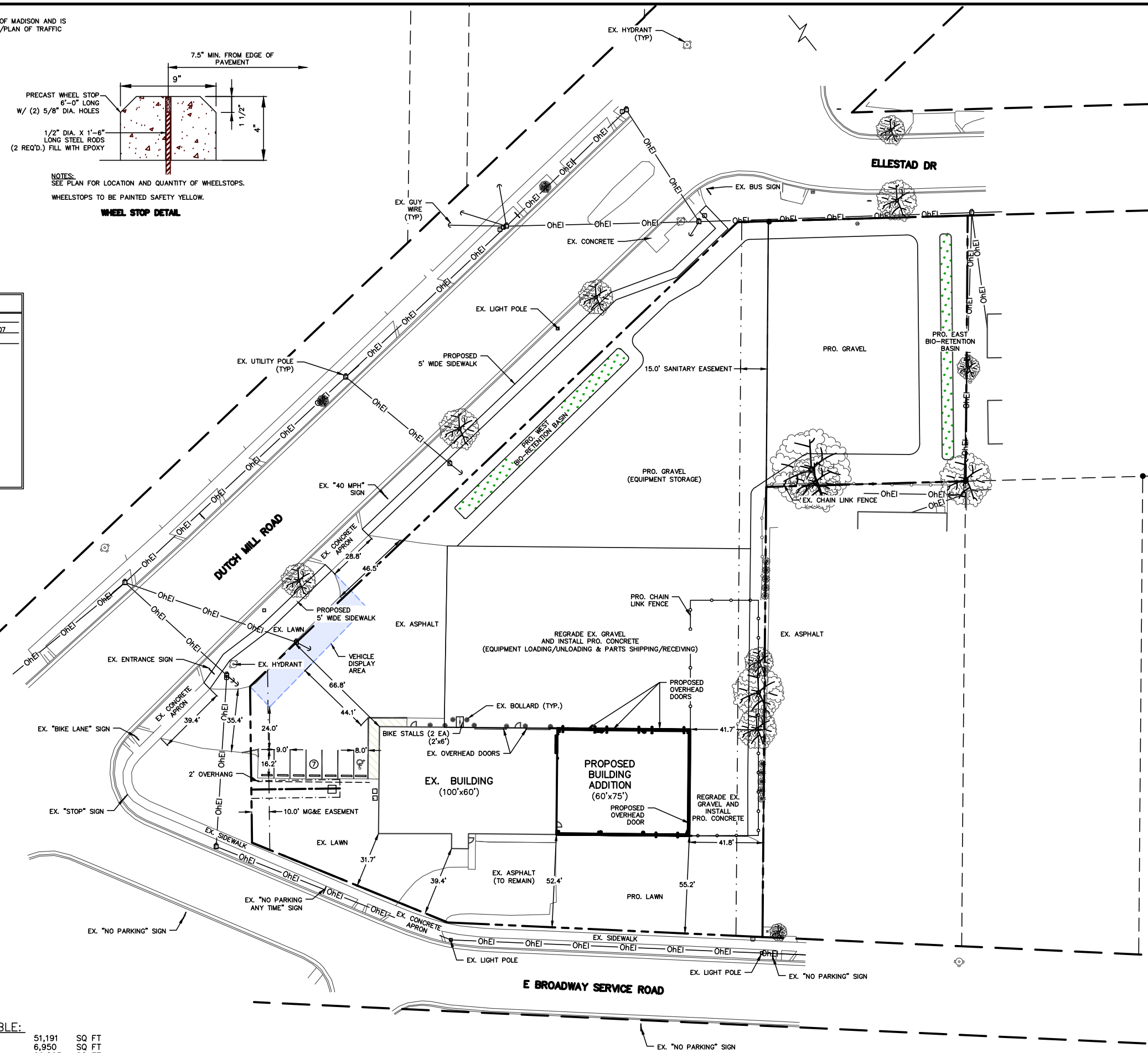
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NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

WHEEL STOP DETAIL

SITE PLAN INFORMATION BLOCK	
Owner Name	4621 LLC
Owner Address	12770 W SILVER SPRING DR BUTLER, WI 53007
Site Address	4621 DUTCH MILL ROAD
Site acreage (total)	2.158 ACRES
Use of Property	CONTRACTOR OFFICE AND WAREHOUSE
FLOOR AREA	10,615 S.F.
FLOOR AREA RATIO	N/A
GRAVEL/PAVED AREA	59,213 S.F.
IMPERVIOUS AREA	69,828 S.F.
IMPERVIOUS AREA RATIO	74.3%
BUILDING HEIGHT	EX. BUILDING: 23'4", PRO: 12'
Number of Parking stalls:	
Standard	6
Accessible	1
Total	7
Number of trees shown: (See Landscape Plan)	



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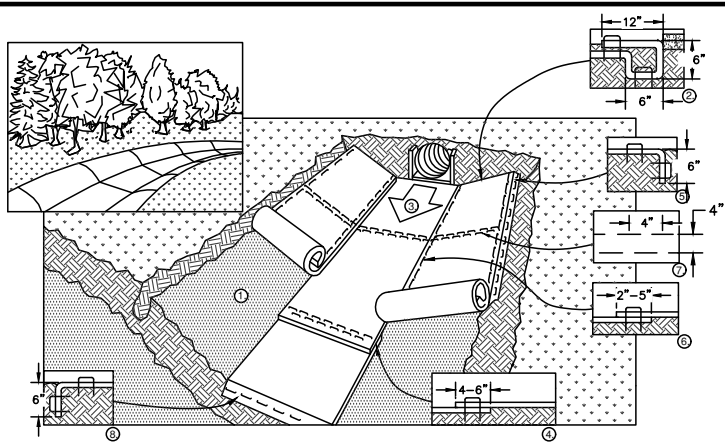
IMPERVIOUS AREA SUMMARY TABLE:

EXISTING IMPERVIOUS AREA AS OF 2001:	51,191	SQ FT
EXISTING IMPERVIOUS AREA ADDED SINCE 2001:	6,950	SQ FT
REDEVELOPED IMPERVIOUS AREA 2023:	26,863	SQ FT
IMPERVIOUS AREA TO BE MAINTAINED/RAISED 2023:	(33,813)	SQ FT
PRO. NEW IMPERVIOUS AREA 2023:	25,687	SQ FT

TOTAL IMPERVIOUS AREA AFTER 2023 DEVELOPMENT: 76,878 SQ FT

4621 DUTCH MILL ROAD
PROPOSED SITE PLAN
 SHEET: C-2
 DATED: NOVEMBER 30, 2023

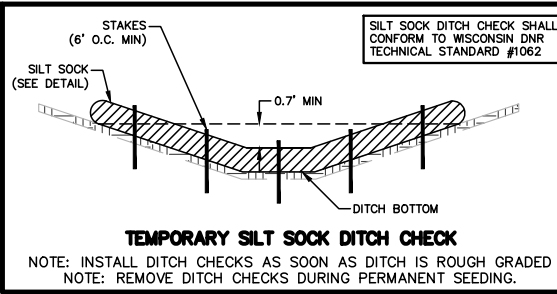
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- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
- A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

EROSION CONTROL MAT - CHANNEL INSTALLATION



EROSION CONTROL LEGEND

- INSTALL WISDOT CLASS I TYPE B EROSION MAT
- INSTALL TEMPORARY FLEXSTORM CATCH-IT INLET PROTECTION DURING CONSTRUCTION
- PROPOSED SILT FENCE/SOCK (SEE DETAIL)
- PROPOSED LIMITS OF DISTURBANCE (73,000 SF)
- UNIVERSAL SOIL LOSS SLOPE LINE

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EROSION NOTES:

THE EXISTING BASE 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.

PERMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL 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:

APRIL 15 - 30, 2023: INSTALL INITIAL EROSION CONTROL DEVICES, ROUGH GRADE SITE, DEMOLISH EXISTING HOUSE GARAGE, AND DRIVEWAY AT 4701 ELLESTAD DRIVE.

APRIL 30, 2023 - JULY 15, 2024: CONSTRUCT BUILDING ADDITION, STORM SEWER, NEW CONCRETE AND GRAVEL AREAS, AND CITY SIDEWALK.

JULY 1 - 15, 2024: GRADE AND CONSTRUCT THE BIO-RETENTION BASINS PER DETAILS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

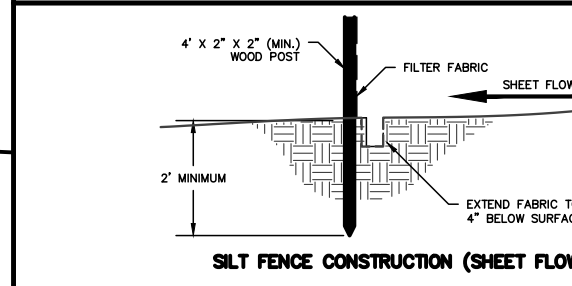
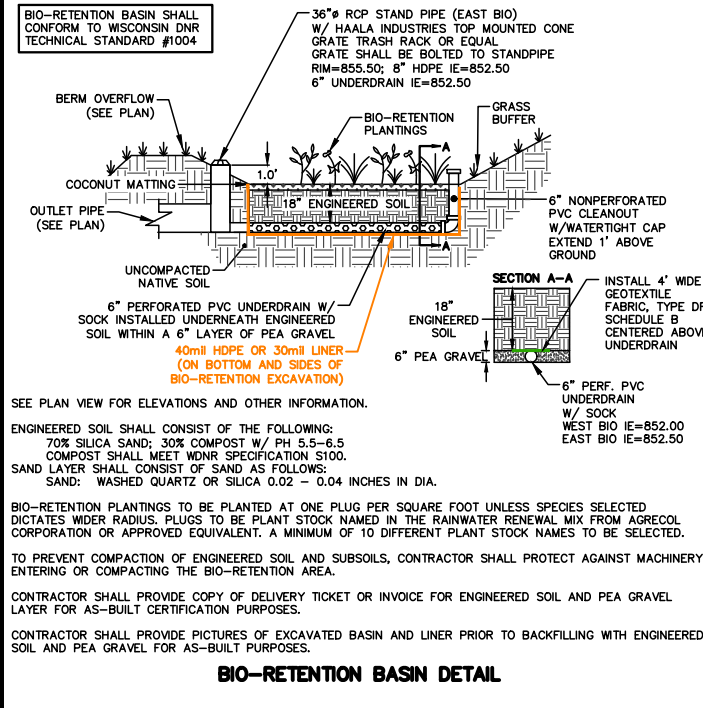
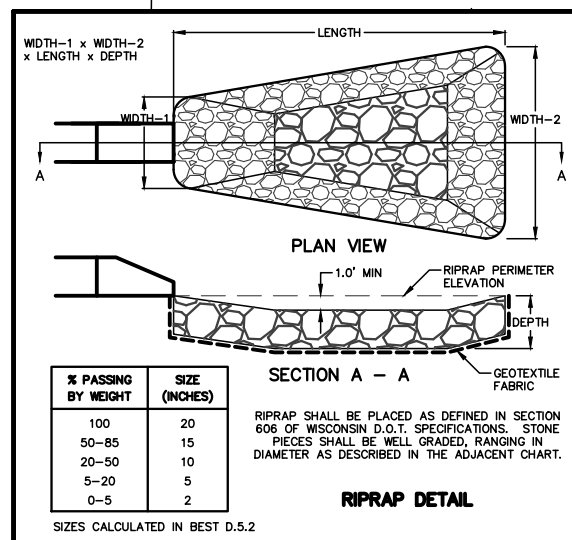
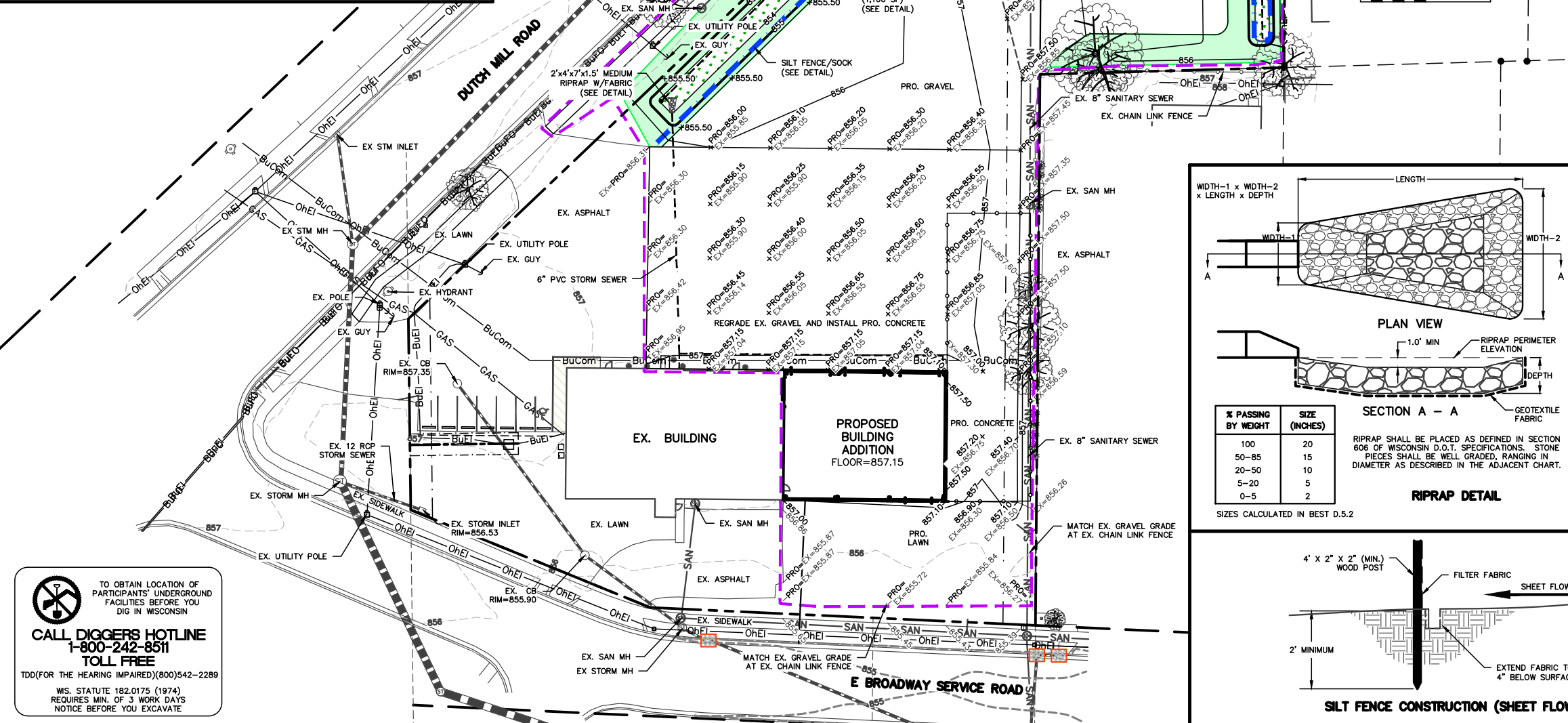
ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. THE BIO-RETENTION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED 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 PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL BE 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 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHALL COMPLETED AFTER NOVEMBER 15. 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:
4621 LLC
4621 RYCH MILL RD
MADISON, WI 53716

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



4621 DUTCH MILL ROAD

GRADING AND EROSION CONTROL PLAN

SHEET: C-3
DATED: NOVEMBER 30, 2023

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Residential and Commercial Site Design Consultants

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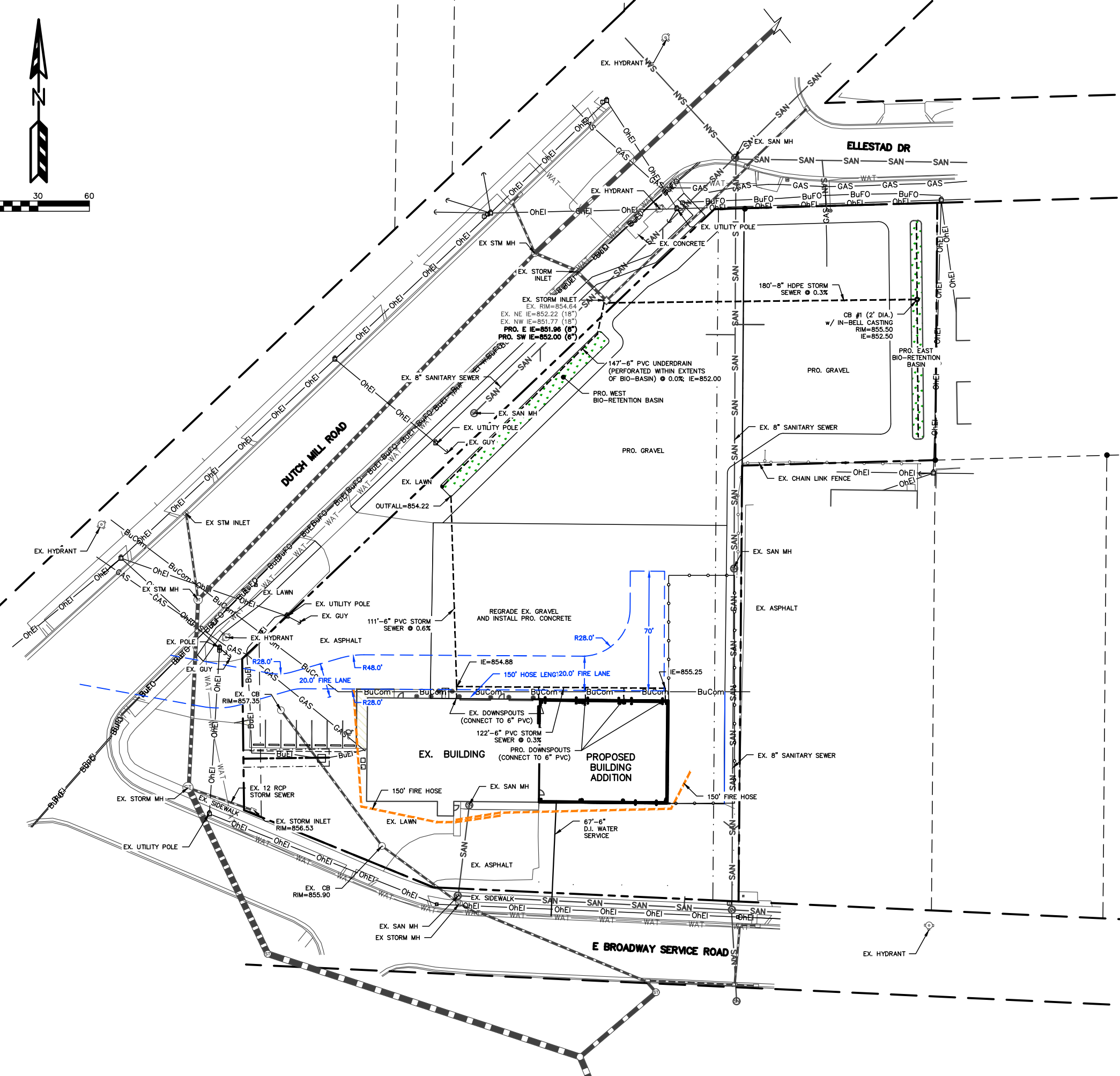
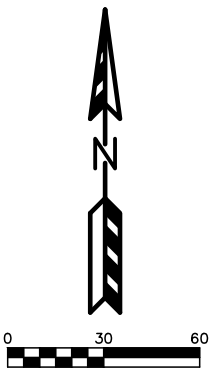
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REQUIRES MIN. OF 3 WORK DAYS
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UTILITY NOTES:
THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS
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 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 STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL.
ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS AND WATER SERVICES 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 INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. 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.
ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
THE CONTRACTOR SHALL REPLACE ALL SIDEWALK SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK SIDEWALK AND 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 DUTCH MILL ROAD AND EAST BROADWAY SERVICE ROAD ADJACENT TO THE DEVELOPMENT THAT IS DAMAGED BY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

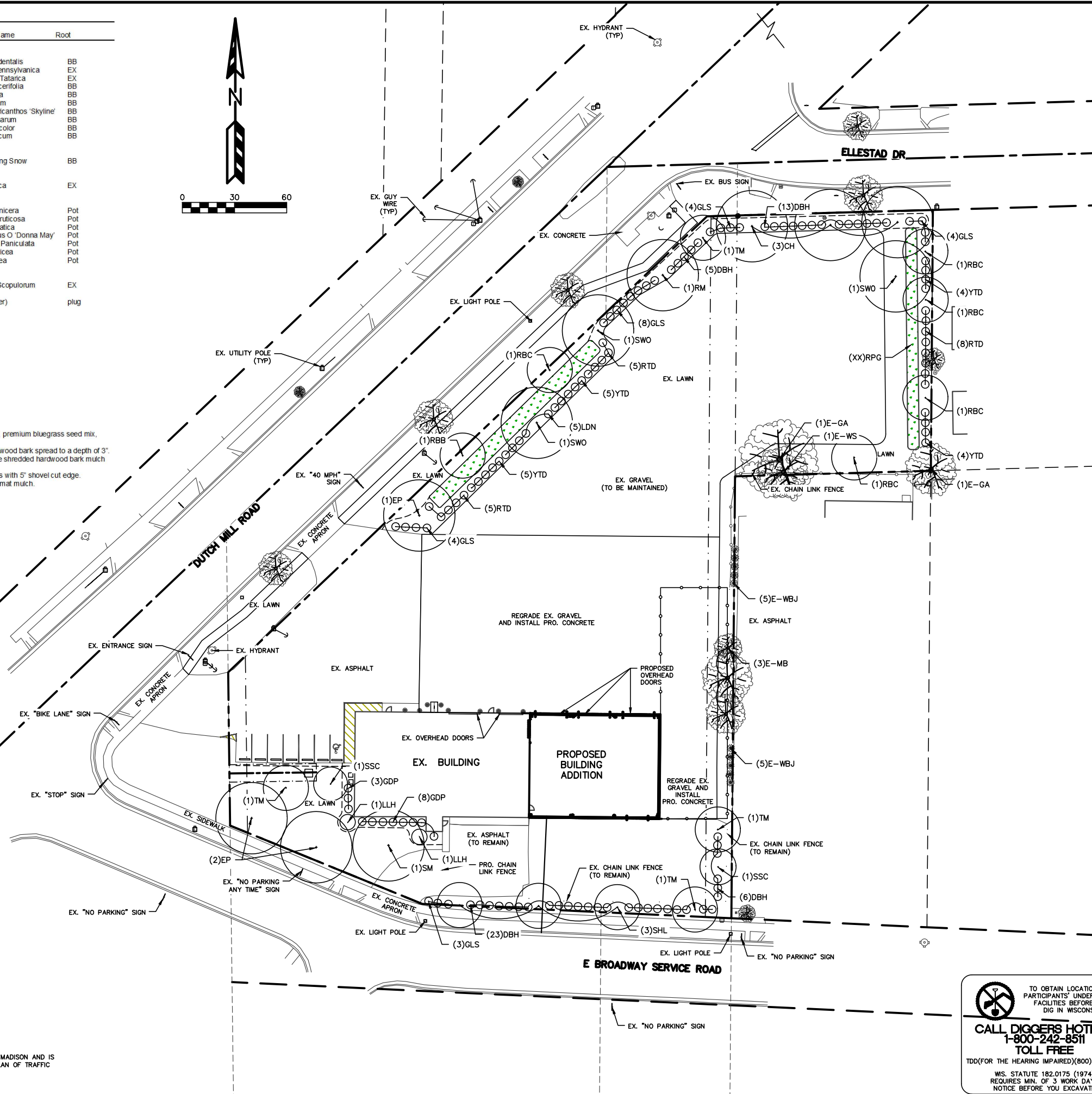
4621 DUTCH MILL ROAD
UTILITY & FIRE LANE PLAN
SHEET: C-4
DATED: NOVEMBER 30, 2023
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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	Root
(28) Climax Trees					
CH	3	2 1/2"	Common Hackberry	Celtis Occidentalis	BB
E-GA	2	12"+	Existing Green Ash	Fraxinus Pennsylvanica	EX
E-MB	3	12"+	Existing Mulberry	Morus Alba Tatarica	BB
EP	3	2 1/2"	Existing Planetree	Platanus Acerifolia	BB
RBC	5	12"	River Birch Clump	Betula Nigra	BB
RM	1	2 1/2"	Red Maple	Acer Rubrum	BB
SHL	3	1 1/2"	Skyline Honeylocust	Gleditsia Tricanthos 'Skyline'	BB
SM	1	2 1/2"	Sugar Maple	Acer Saccharum	BB
SWO	3	2 1/2"	Swamp White Oak	Quercus Sericea	BB
TM	4	2 1/2"	Tatarian Maple	Acer Tataricum	BB
(2) Ornamental Trees					
SSC	2	12"	Spring Snow Crab	Malus 'Spring Snow'	BB
(1) Evergreen Trees					
E-WS	1	50'	Existing White Spruce	Picea Glauca	EX
(124) Deciduous Shrubs					
DBH	47	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GDP	11	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GLS	23	18"	Gro Low Sumac	Rhus Aromatica	Pot
LDN	5	24"	Little Devil Ninebark	Physocarpus O' Donna May'	Pot
LLH	2	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
RTD	18	24"	Red Twig dogwood	Cornus Sericea	Pot
YTD	18	24"	Yellow Twig dogwood	Cornus Lutea	Pot
(10) Evergreen Shrubs					
E-WBJ	10	18"	Existing Wichita Blue Juniper	Juniperus Scopulorum	EX
RGP (XX) Bio-retention Plantings (Planted 12" on center)					
			Common Blue Star		plug
			Bottle Gentian		
			Columbine		
			Switchgrass		
			Black Eyed Susan		
			Wild Iris		
			Swamp Milkweed		
			White Turtlehead		
			Cardinal Flower		
			Turk's Cap Lily		
			Little Bluestem		
			Canada Wild Rye		

NOTES:

- 1) Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- 2) Designated planting beds to be mulched with shredded hardwood bark spread 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) Designated planting beds separated from lawn and turf areas with 5" shovel cut edge.
- 5) Rain garden to receive shredded hardwood bark or coconut mat mulch.
- 6) Rain garden plants (RGP) to be installed 12" on center.
- 7) Rain garden to be constructed per WDNR specifications.



LANDSCAPE WORKSHEET
4621 Dutch Mill Road - Madison, Wisconsin

Zoning Classification:	IL
Landscape Points Required	
Developed Area =	75,965 SF
Landscape Points: 75,965 / 100 * 1 =	760 points
Total Landscape Points Required	760 points
Landscape Points Supplied	
Existing canopy trees - 5 @ 35 =	175 points
Proposed canopy trees - 23 @ 35 =	805 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 - 10 @ 10 =	100 points
Proposed upright evergreen shrubs - 0 @ 10 =	0 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 124 @ 3 =	372 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 =	1,427 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.	
Dutch Mill Rd, East Broadway Service Rd, and Ellested Dr =	895.5 LF Frontage
Over story trees required 895.5/30' = 29.9	30 trees
Shrubs required (895.5/30') x 5 = 149.3	150 shrubs
Over story trees supplied	19 trees
Ornamental trees supplied	2 trees
Shrubs supplied	106 shrubs

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4621 DUTCH MILL ROAD
PROPOSED LANDSCAPE PLAN
SHEET: C-5
DATED: NOVEMBER 30, 2023
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