



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

4621 DUTCH MILL ROAD
EXISTING SITE AND REMOVALS PLAN

EXISTING SITE AND REMOVALS PLAN

SHEET: C-1
DATED: NOVEMBER 30 2023

QUAM ENGINEERING, LLC

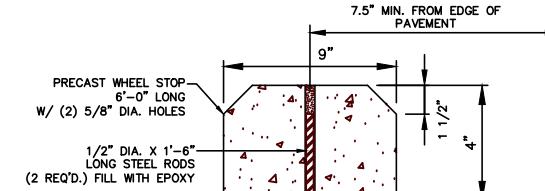
Residential and Commercial Site Design Consultants

www.quamengineering.com

604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558

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

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

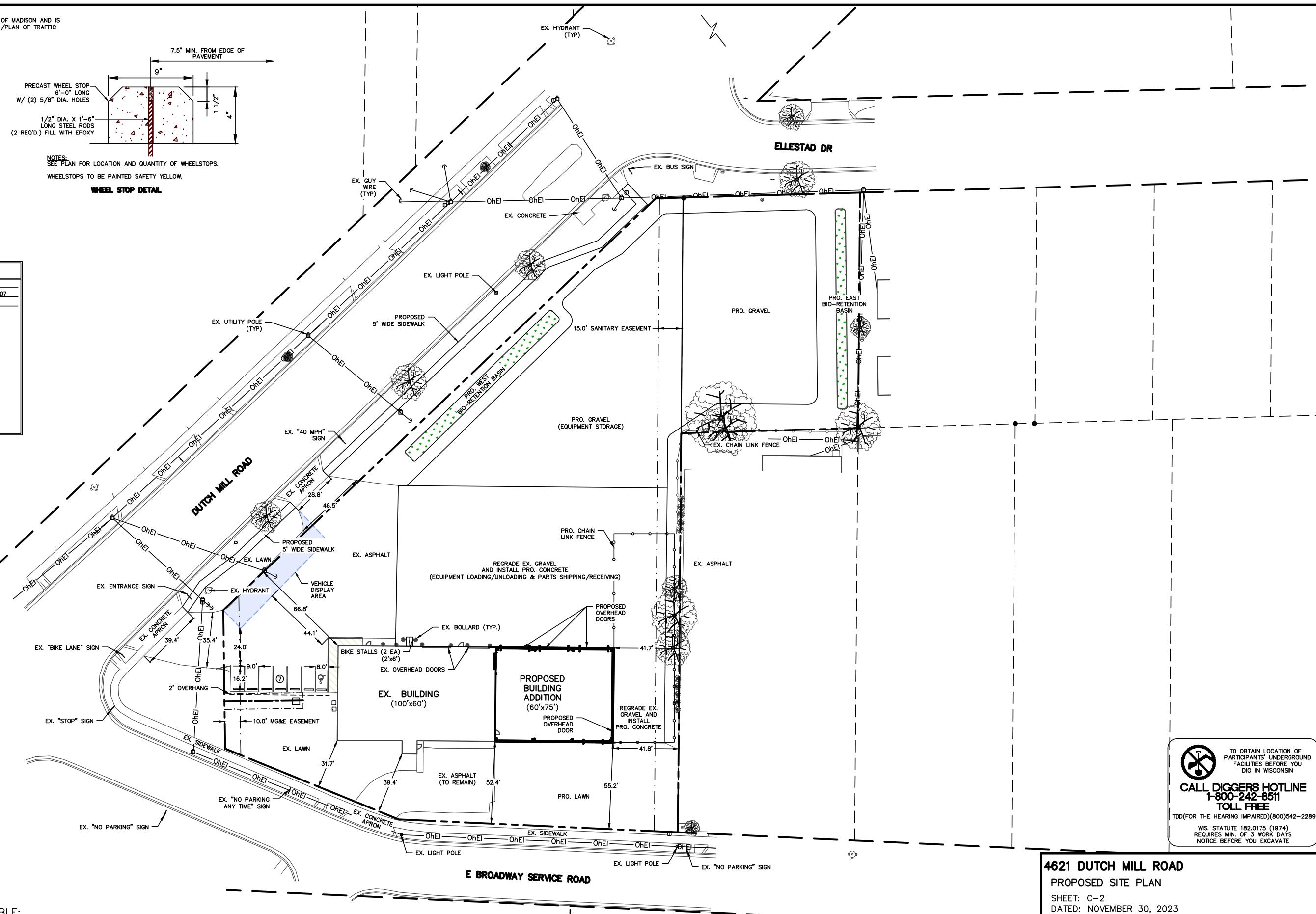


NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

WHEEL STOP DETAIL

0 30 60

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)	



4621 DUTCH MILL ROAD

PROPOSED SITE PLAN

SHEET: C-2
DATED: NOVEMBER 30, 2023

QUAM ENGINEERING, LLC

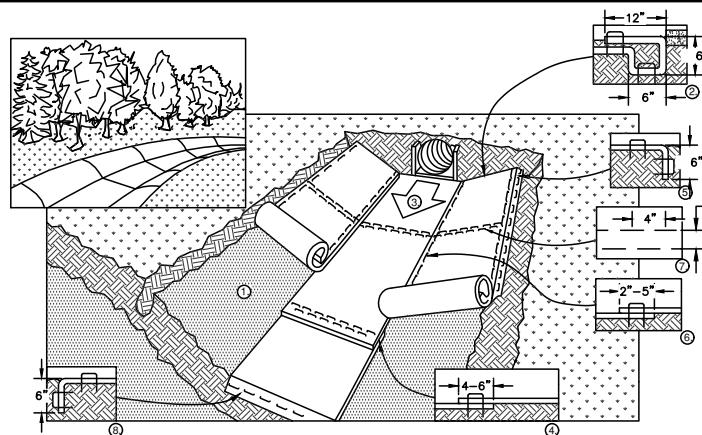
Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
www.quamengineering.com

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:	25,667 SQ FT

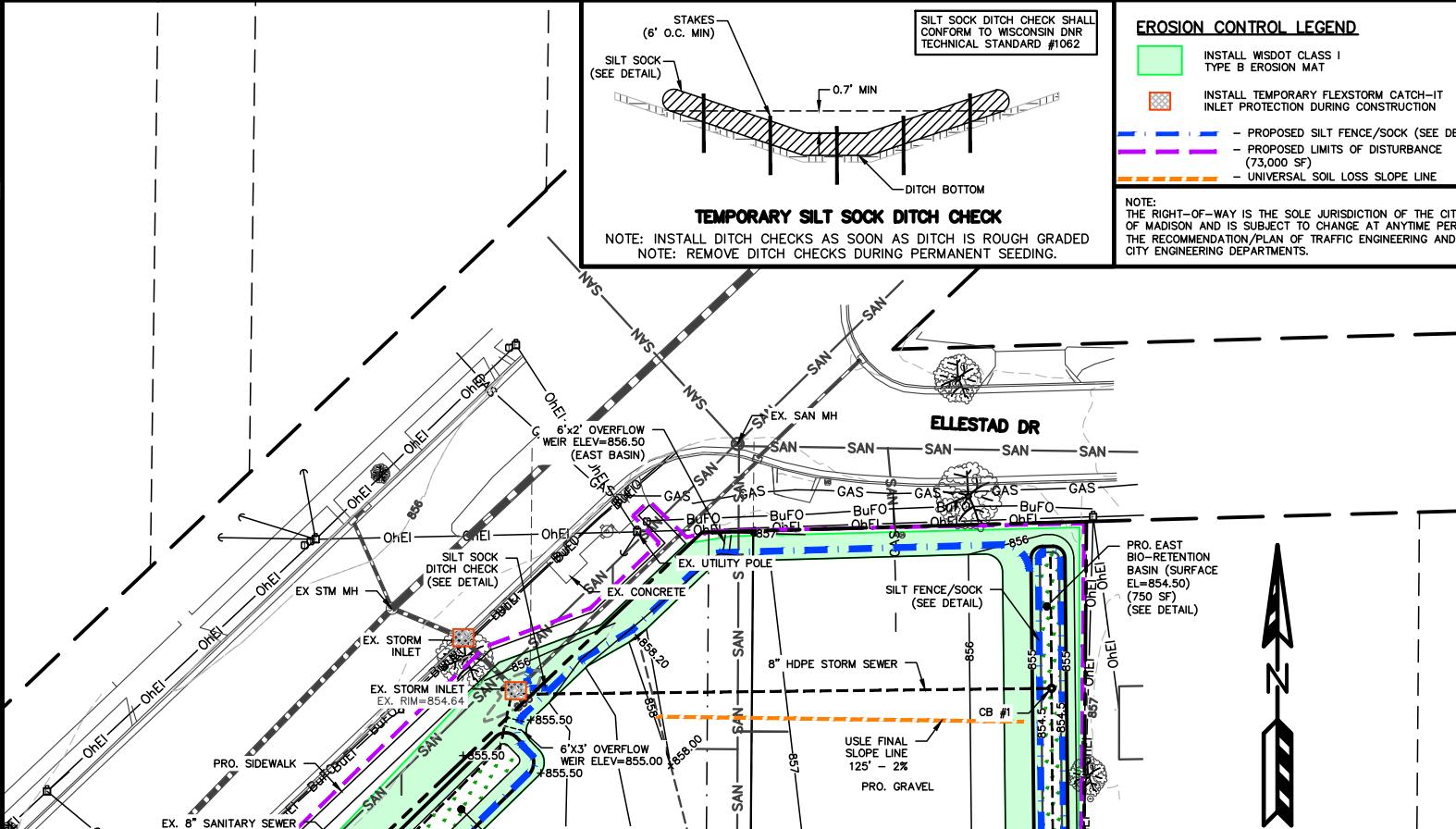
TOTAL IMPERVIOUS AREA AFTER 2023 DEVELOPMENT: 76,878 SQ FT



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. 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 1:1-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES SPACED 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.
3. 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.
4. 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.
5. 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.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. 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.
8. 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

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

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.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED UNTIL THEY 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 PREVENTING 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

APRIL 30, 2023 – JULY 15, 2024

JULY 1 – 15, 2024

INSTALL INITIAL EROSION CONTROL DEVICES, ROUGH GRADE SITE, DEMOLISH EXISTING HOUSE GARAGE, AND DRIVEWAY AT 4701 ELLESTAD DRIVE.

CONSTRUCT BUILDING ADDITION, STORM SEWER, NEW CONCRETE AND GRAVEL AREAS, AND CITY SIDEWALK.

GRADE AND CONSTRUCT THE BIO-RETENTION BASINS PER DETAILS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PERVIOUS 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 RYERGRASS SHALL BE ADDED TO THE MIX.

ALL PERVERSUS 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.

SEEING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHALL BE 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.

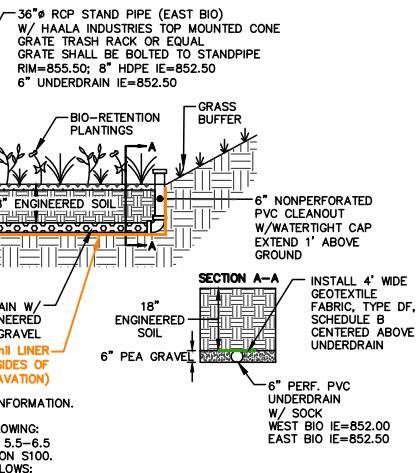
OWNER:

4621 LLC
4621 DUTCH MILL RD

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MADISON, WI 53558

BIO-RETENTION BASIN SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004



SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

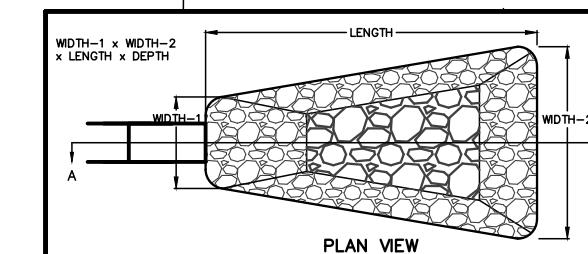
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND, 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WINDR SPECIFICATION ST100.
SAND LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT UNLESS SPECIES SELECTED DICTATES WIDER RADIUS. PLUGS TO BE PLANT STOCK NAMED IN THE RAINWATER RENEWAL MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE SELECTED.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL AND PEA GRAVEL LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

CONTRACTOR SHALL PROVIDE PICTURES OF EXCAVATED BASIN AND LINER PRIOR TO BACKFILLING WITH ENGINEERED SOIL AND PEA GRAVEL FOR AS-BUILT PURPOSES.

BIO-RETENTION BASIN DETAIL



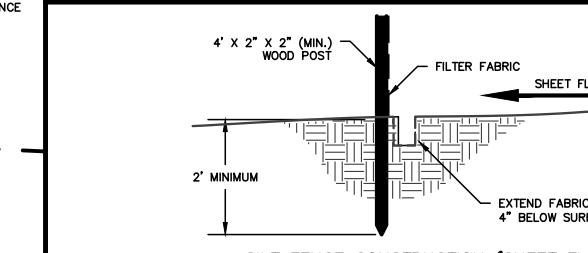
SECTION A-A

% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

SIZES CALCULATED IN BEST D.5.2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

RIPRAP DETAIL



4621 DUTCH MILL ROAD

GRADING AND EROSION CONTROL PLAN

SHEET: C-3
DATED: NOVEMBER 30, 2023

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
www.quamengineering.com



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

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

