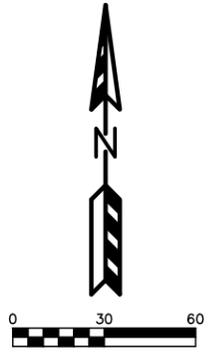


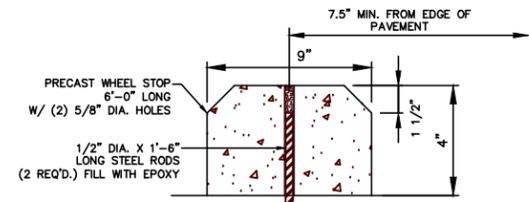
4621 DUTCH MILL ROAD
EXISTING SITE AND REMOVALS PLAN
 SHEET: C-1
 DATED: NOVEMBER 30, 2023

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 Residential and Commercial Site Design Consultants
www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
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NOTE:
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 ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



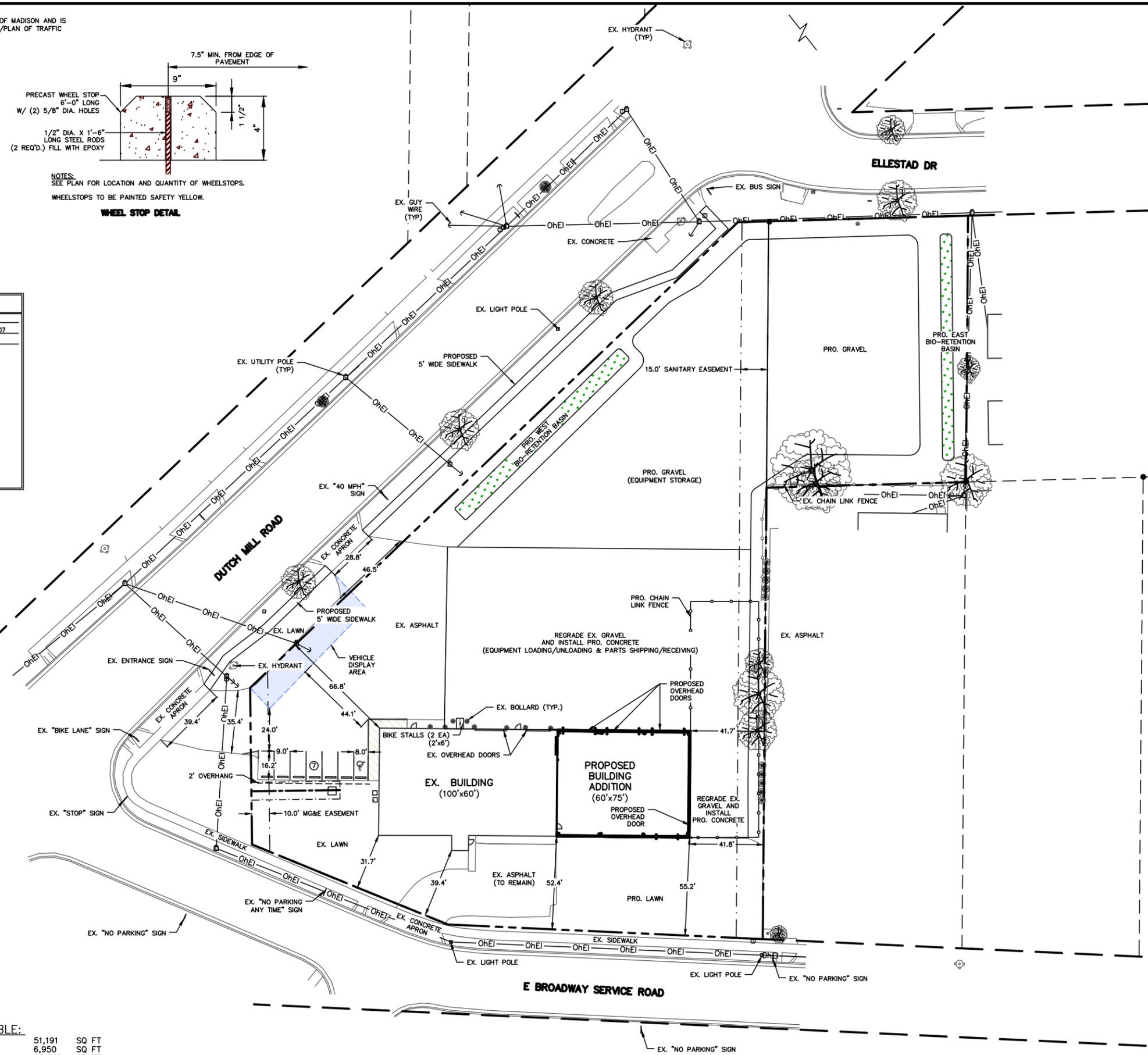
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NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

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

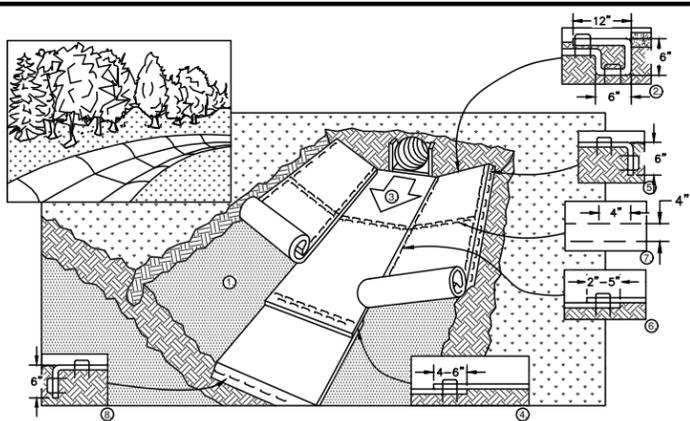
IMPERVIOUS AREA SUMMARY TABLE:

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

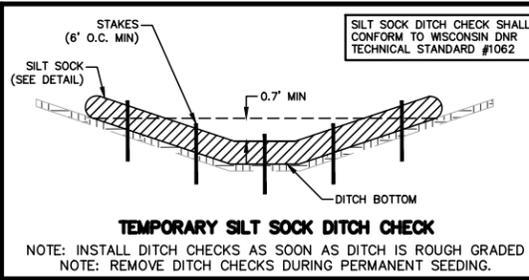
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- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION 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.

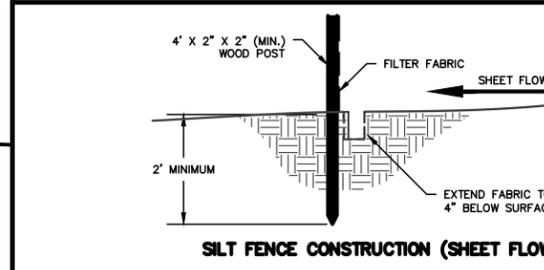
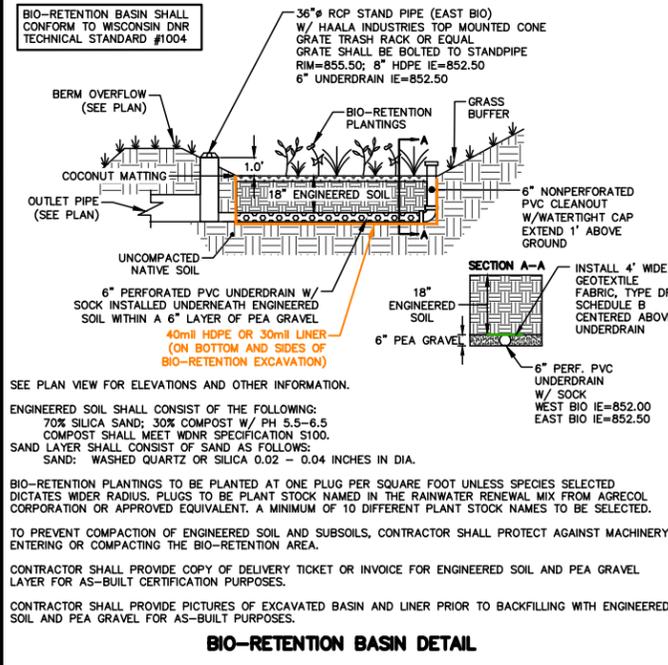
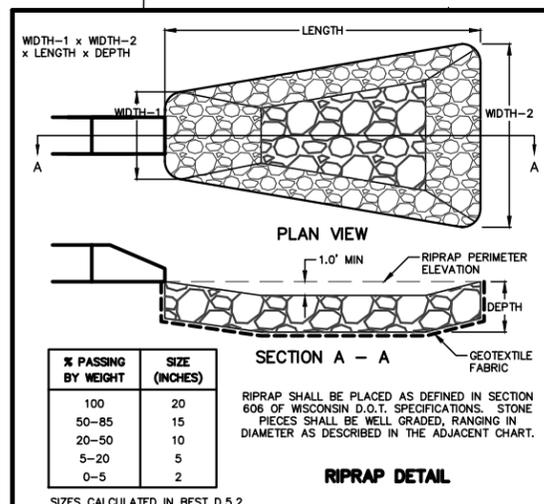
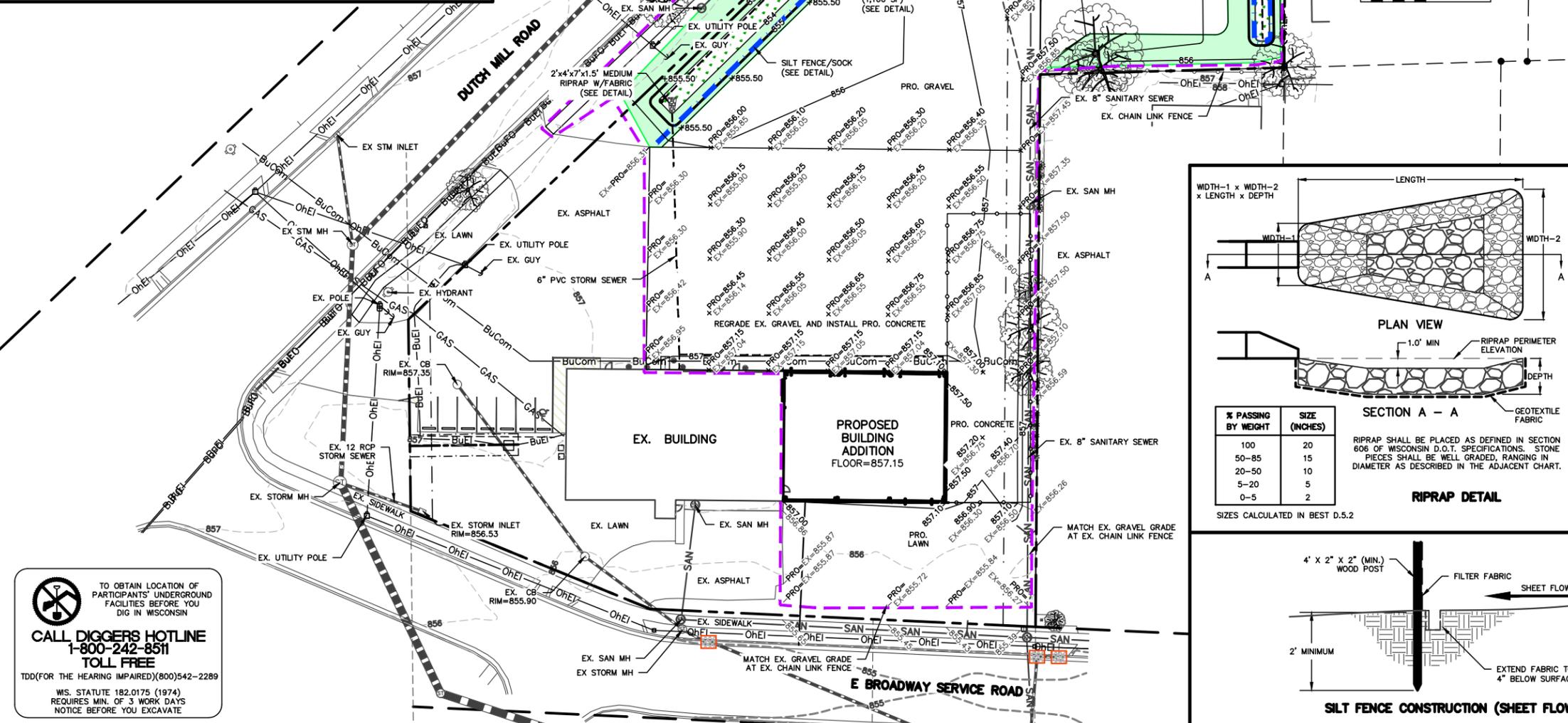
ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. THE BIO-RETENTION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED 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 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 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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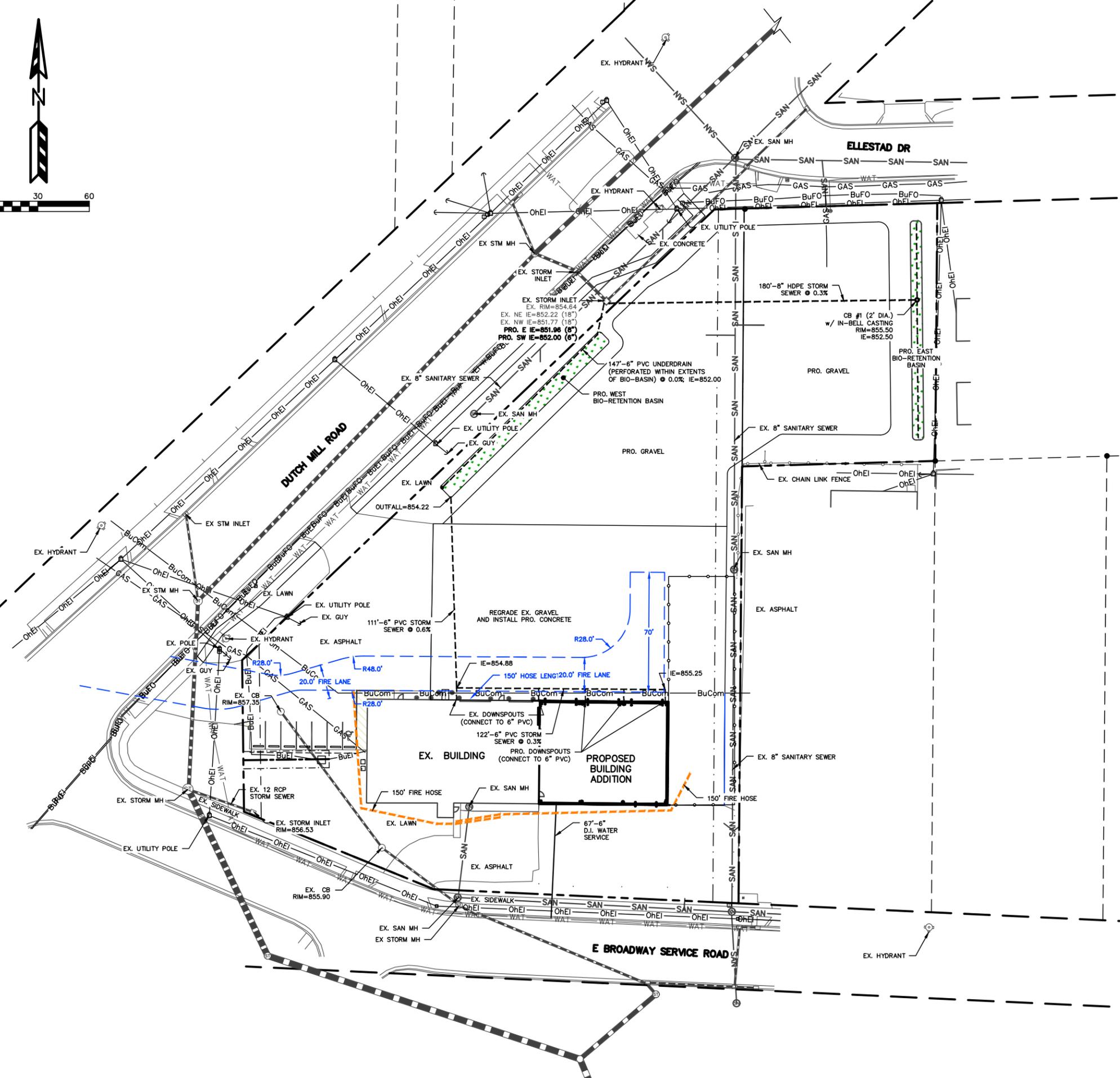
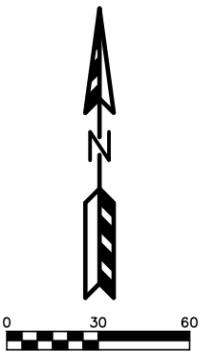
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REQUIRES MIN. OF 3 WORK DAYS
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UTILITY NOTES:
THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED 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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