

WHITCOMB COTTAGES

SHEET INDEX

A1.....FLOOR PLANS/ROOF PLANS

A2.....ELEVATIONS

A3.....ELEVATIONS

C1.....EXISTING CONDITION PLAN

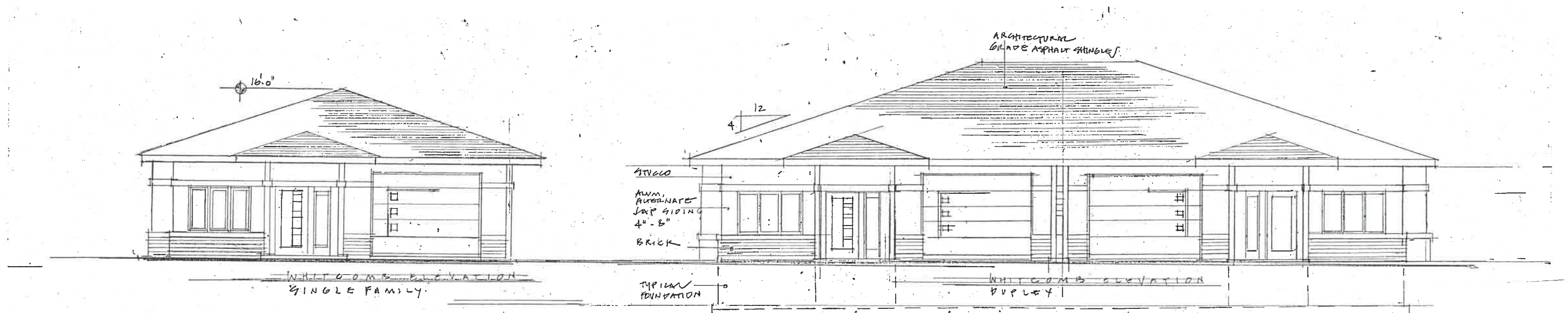
C2.....SITEPLAN

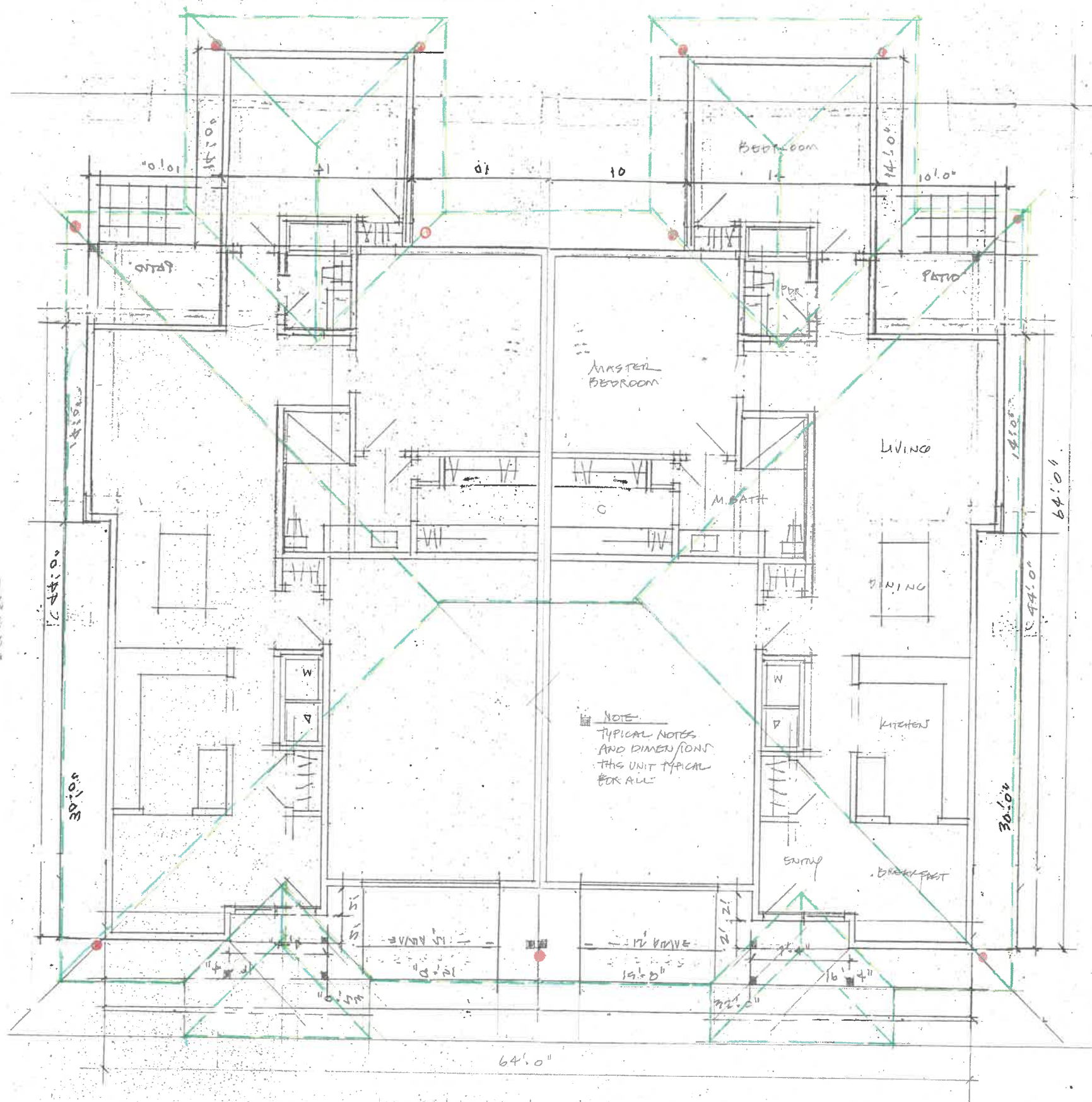
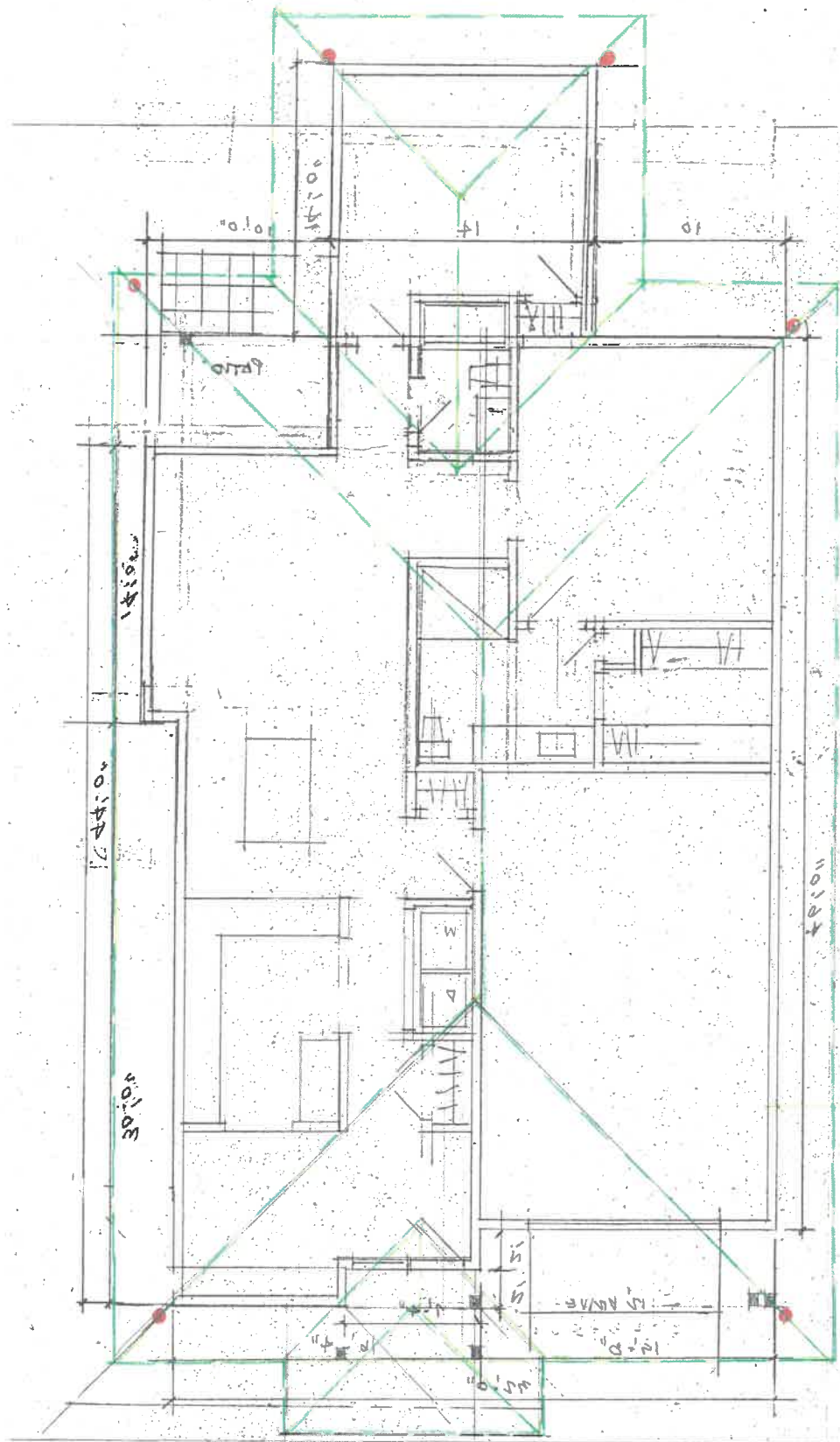
C3.....GRADING PLAN

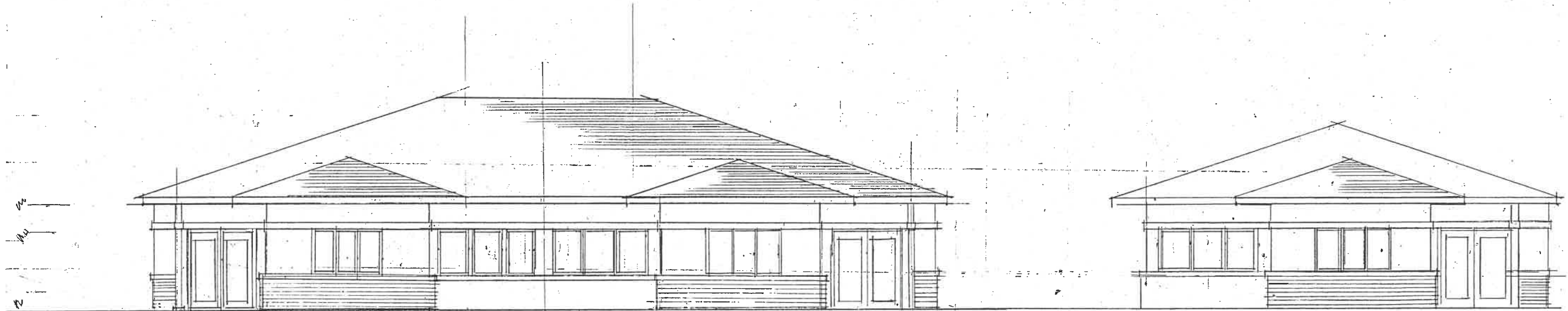
C4.....UTILITY AND FIRE PLAN

C5.....LANDSCAPE PLAN AND

WORKSHEET

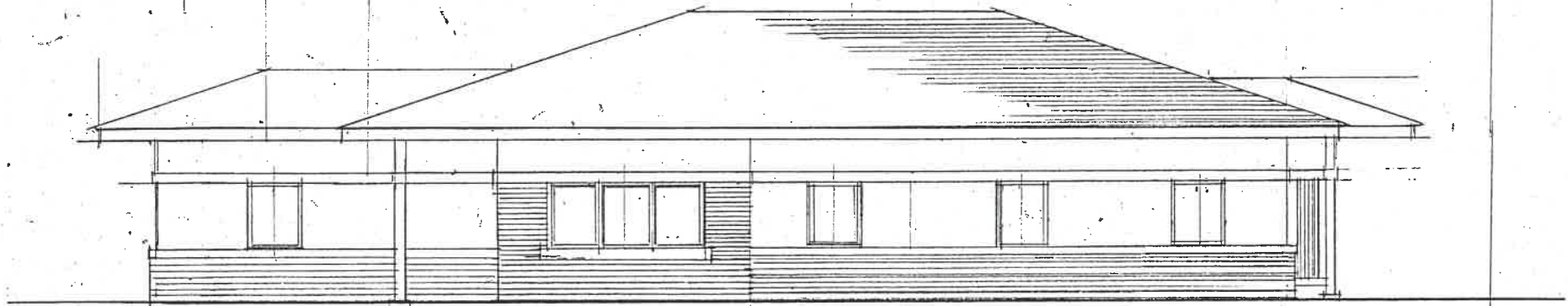




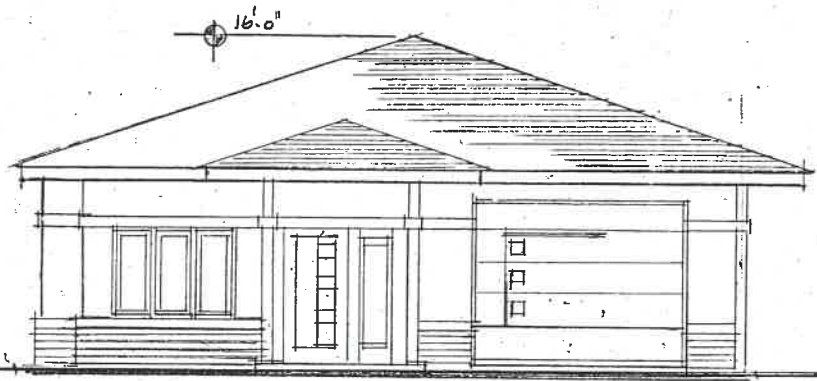


WEST ELEVATION
DUPLX

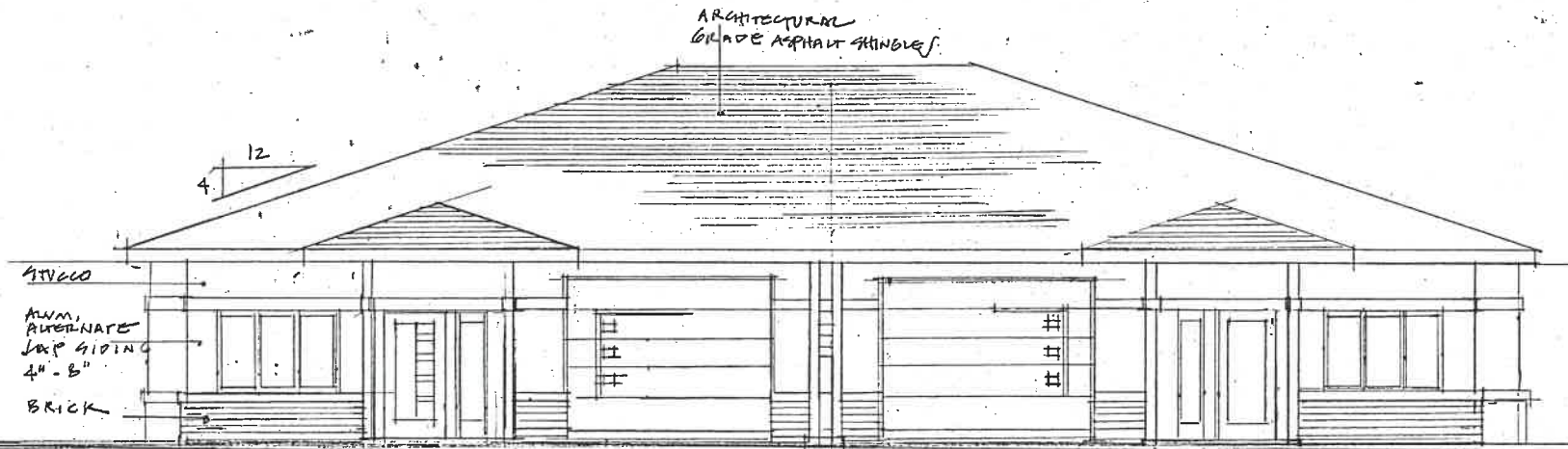
WEST ELEVATION
SINGLE FAMILY



SOUTH ELEVATION
SINGLE FAMILY



WHITCOMB ELEVATION
SINGLE FAMILY

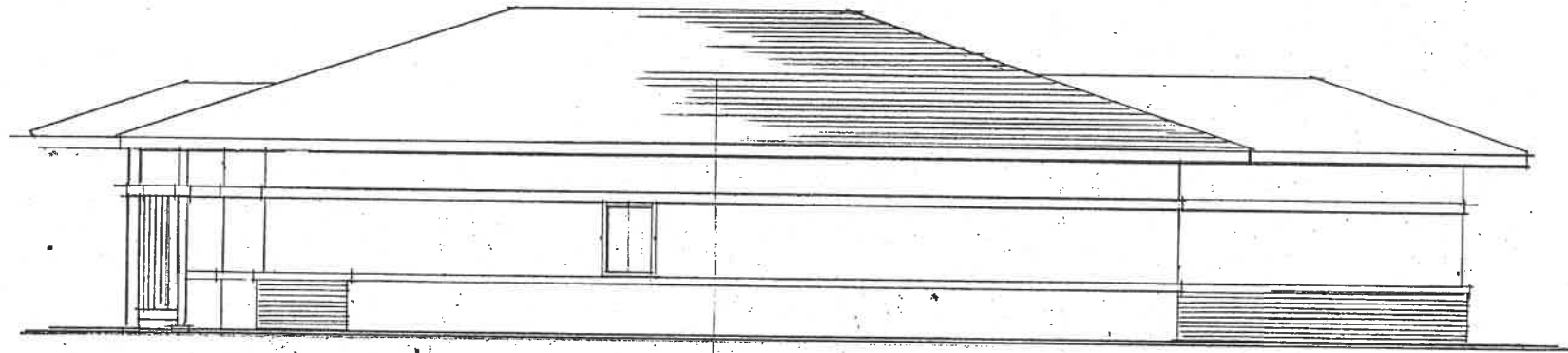


GIPSCO
ALUM.
ALTERNATE
EXP SIDING
4" x 8"
BRICK

ARCHITECTURAL
GRADE ASPHALT SHINGLES

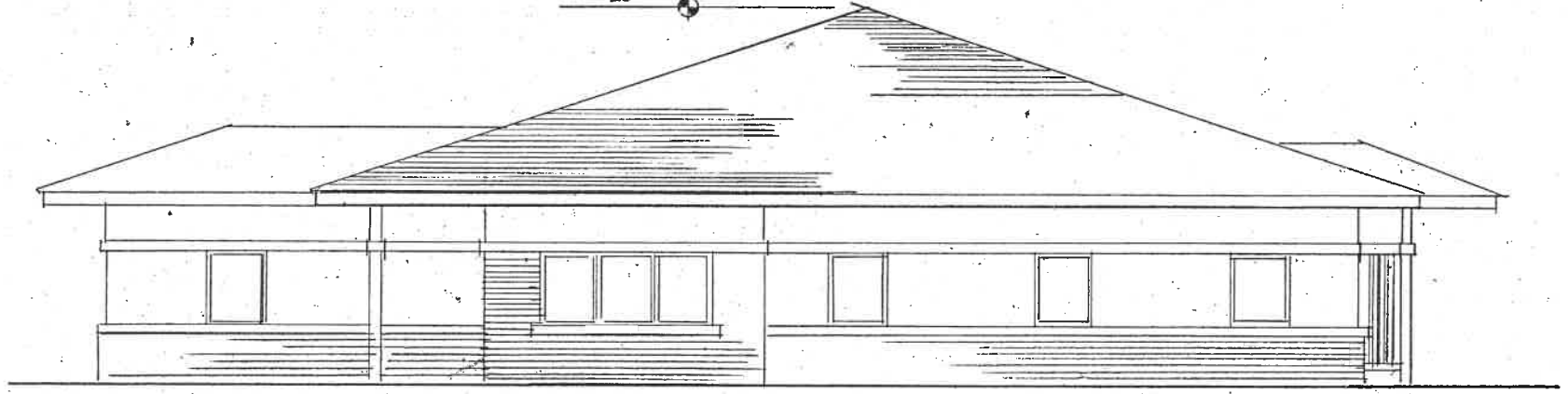
TYPICAL
FOUNDATION

WHITCOMB ELEVATION
DUPLX



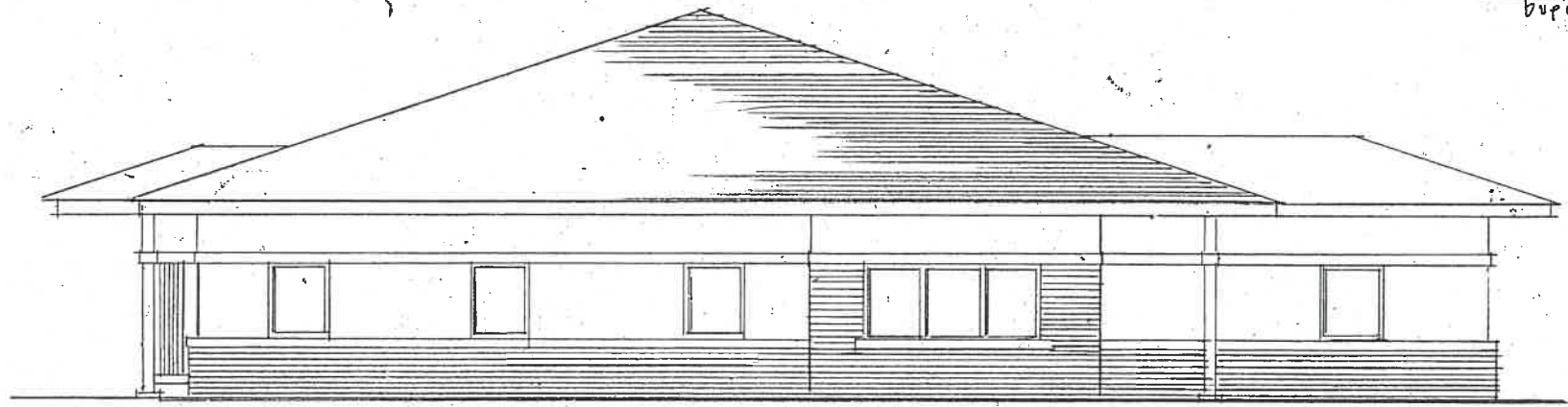
NORTH ELEVATION SINGLE FAMILY

20'



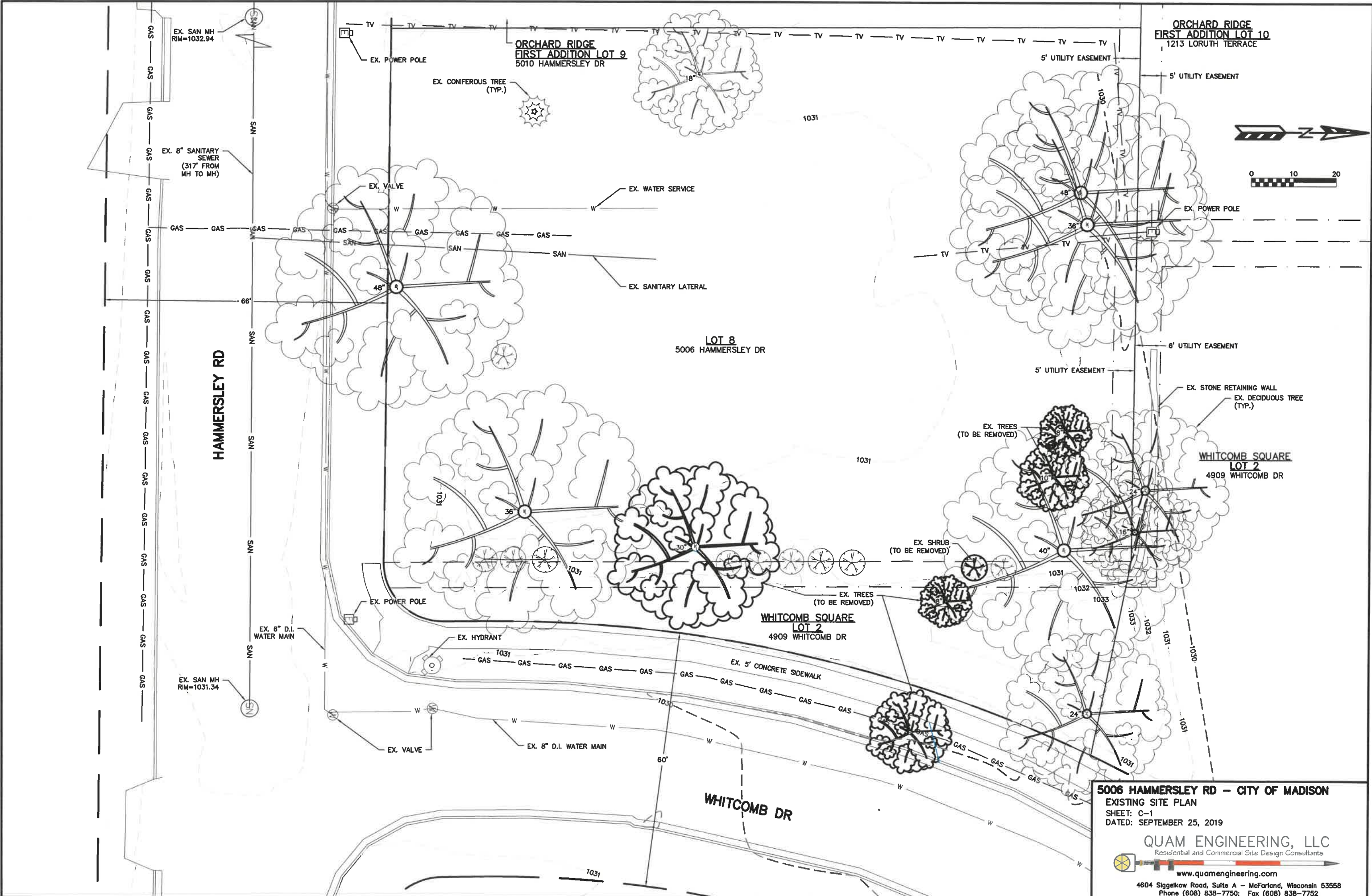
SOUTH ELEVATION
duplex

0 1 2 3 4 5 6 7



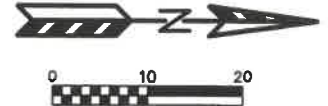
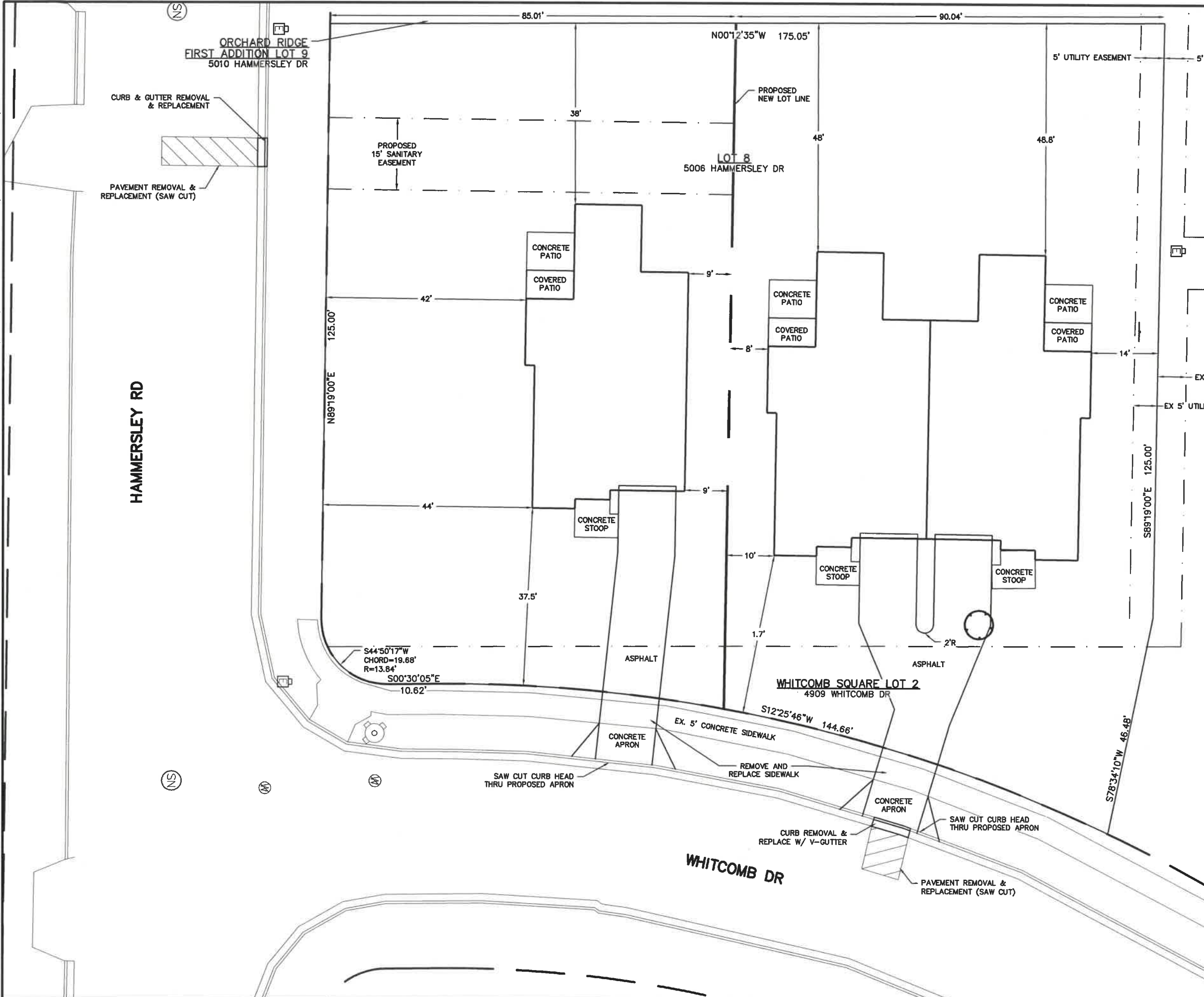
NORTH ELEVATION
duplex

0 1 2 3 4 5 6 7 8



5006 HAMMERSLEY RD - CITY OF MADISON
 EXISTING SITE PLAN
 SHEET: C-1
 DATED: SEPTEMBER 25, 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



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 5006 Hammersley Road
 Site acreage (total) 0.59 ACRES
 Number of building stories (above grade) 1
 Building height XX
 Total Building height above existing grade XX
 DSPS type of construction TYPE 5 WOOD FRAME

Total square footage of building 3,800 SF
 Use of property SINGLE FAMILY AND DUPLEX
 Impervious area 7500 SF
 Open space area 18,200 SF
 Lot coverage 30%

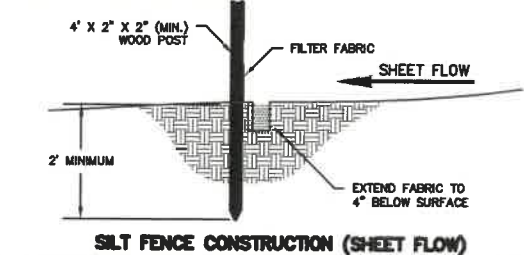
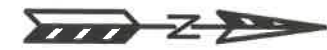
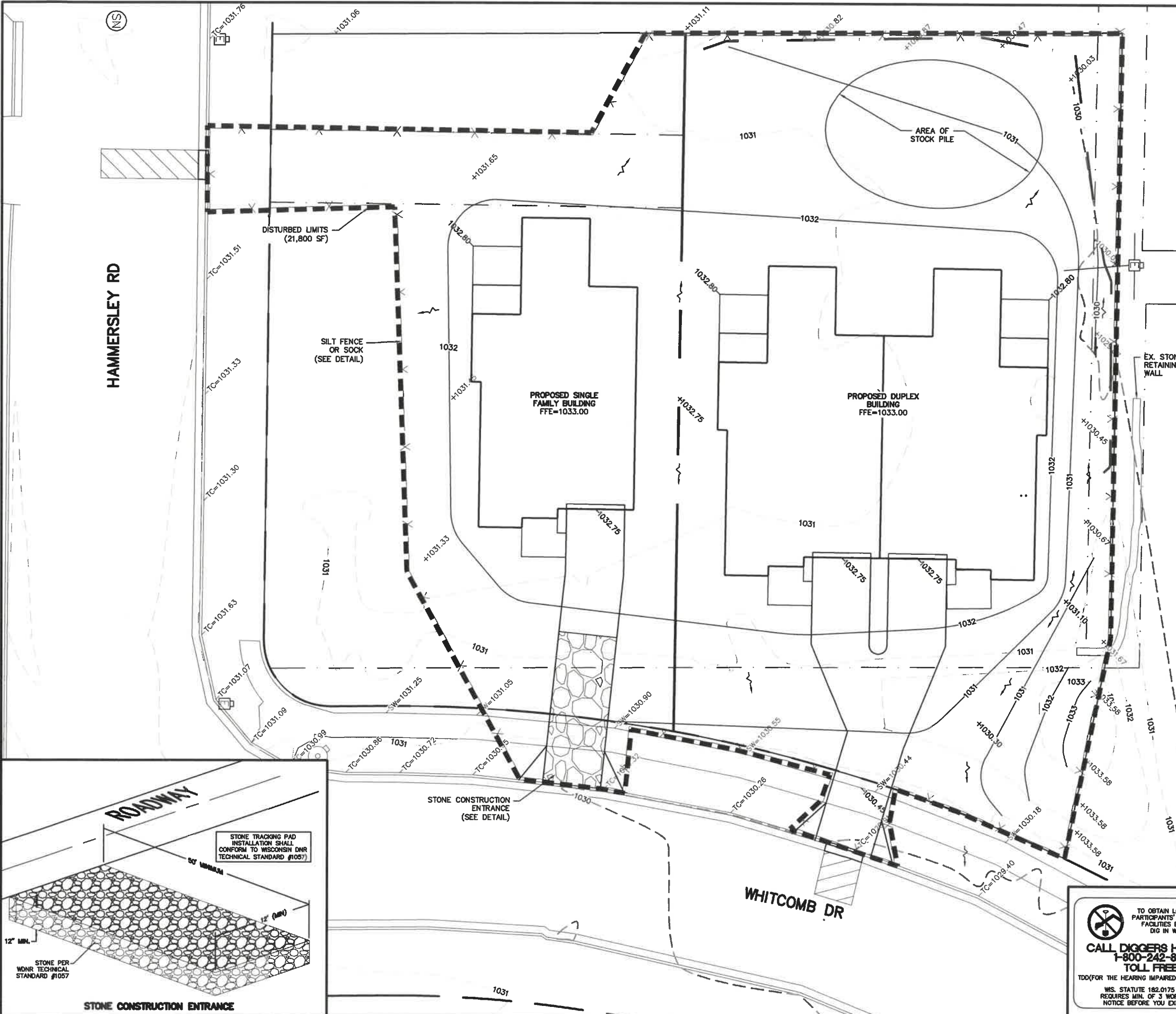
Number of bicycle stalls shown 0
 Number of Parking stalls:

DESCRIPTION	SHOWN
General Parking	6
Accessible	6
Total	6

Number of trees shown (See Landscape Plan)

5006 HAMMERSLEY RD - CITY OF MADISON
 PROPOSED SITE PLAN
 SHEET: C-2
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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.

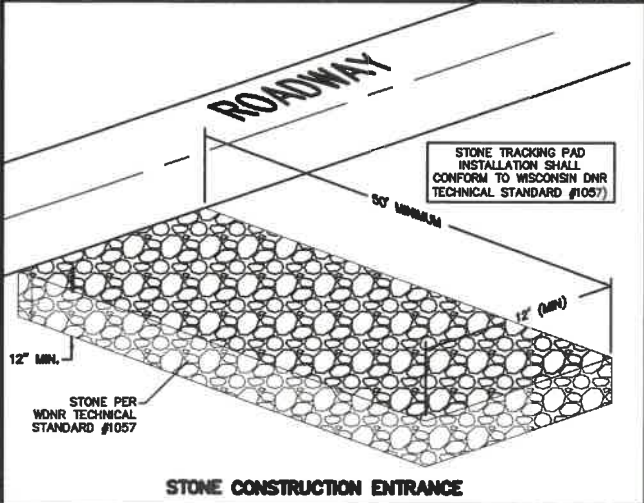
TIME SCHEDULE:
 NOVEMBER 15, 2019 - NOVEMBER 19, 2019 INSTALL INITIAL EROSION CONTROL DEVICES.
 NOVEMBER 20, 2019 - MAY 1, 2020 CONSTRUCT BUILDINGS, DRIVEWAYS AND RESTORE PERVIOUS DISTURBED AREAS.

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. 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 18%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 8%.

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

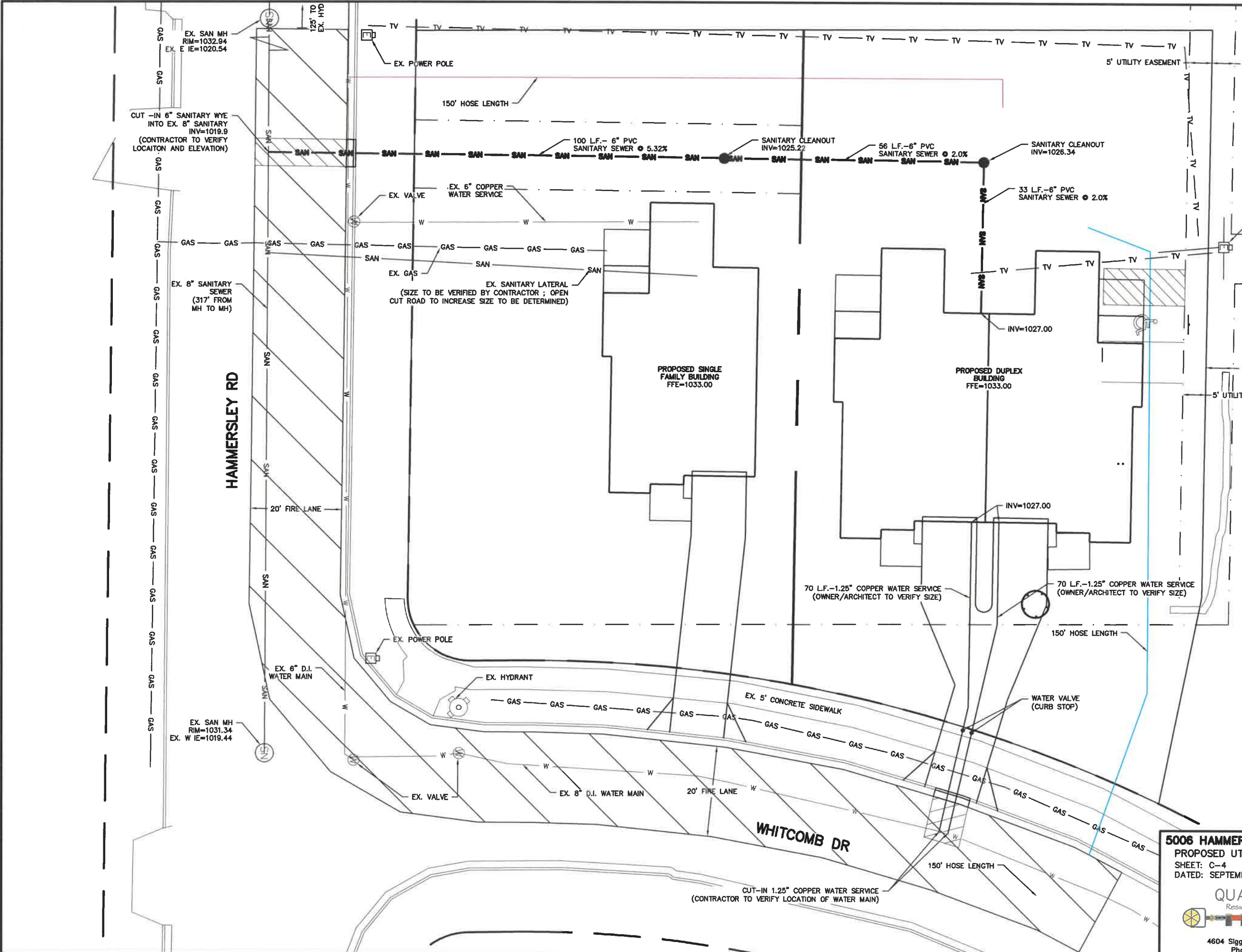
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



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) 542-2288
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

5008 HAMMERSLEY RD - CITY OF MADISON
GRADING AND EROSION CONTROL PLAN
 SHEET: C-3
 DATED: SEPTEMBER 25, 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.

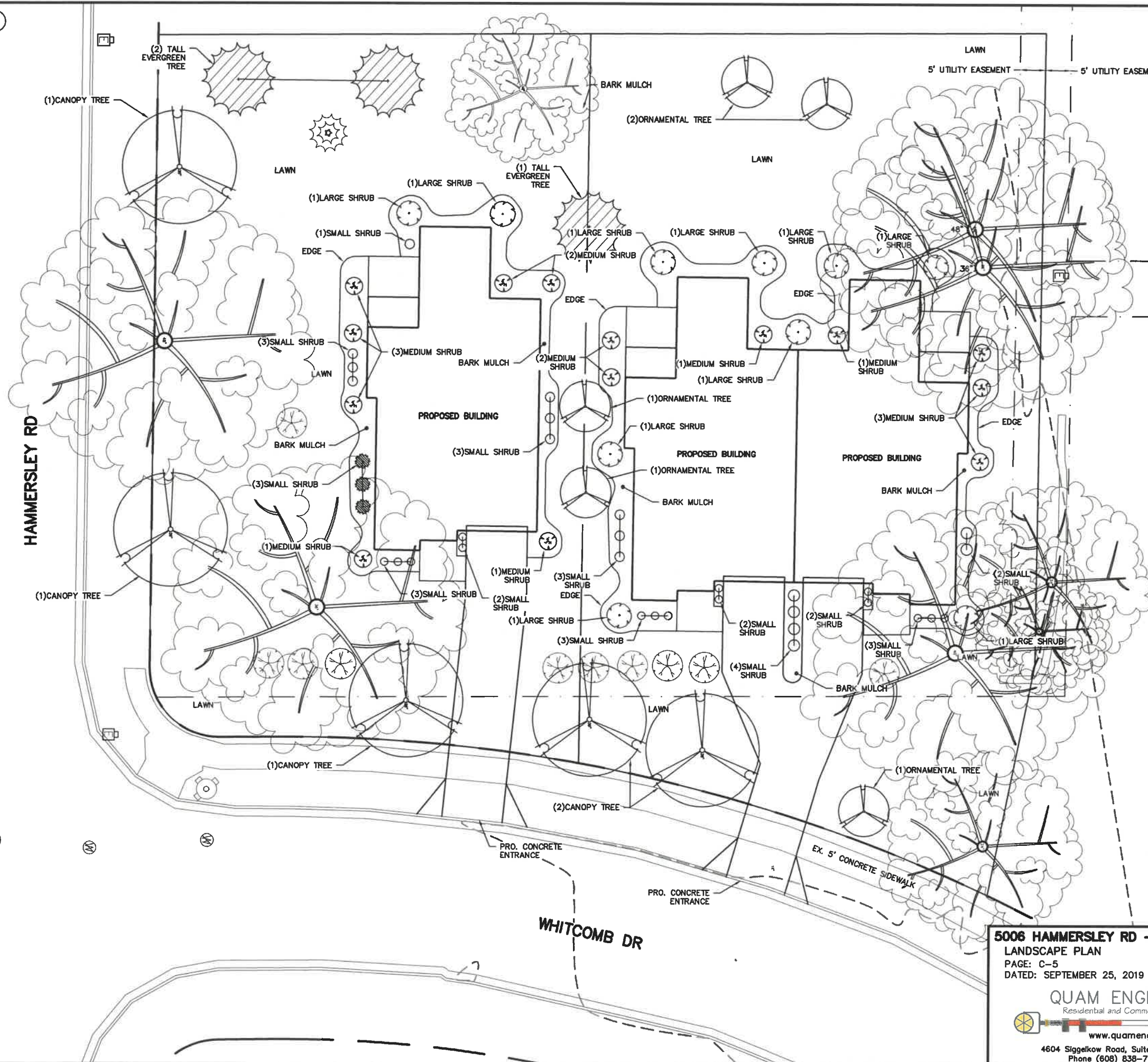
THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 8.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18\"/>

5006 HAMMERSLEY RD - CITY OF MADISON
PROPOSED UTILITY AND FIRE PLAN
 SHEET: C-4
 DATED: SEPTEMBER 25, 2019

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LANDSCAPE TOTALS	
SMALL SHRUB:	34
MEDIUM SHRUB:	14
LARGE SHRUB:	10
ORNAMENTAL TREE:	5
CANOPY TREE:	5
TALL EVERGREEN TREE:	3

5006 HAMMERSLEY RD - CITY OF MADISON
LANDSCAPE PLAN
 PAGE: C-5
 DATED: SEPTEMBER 25, 2019

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