

**ROYSTER CLARK
DEVELOPMENT**

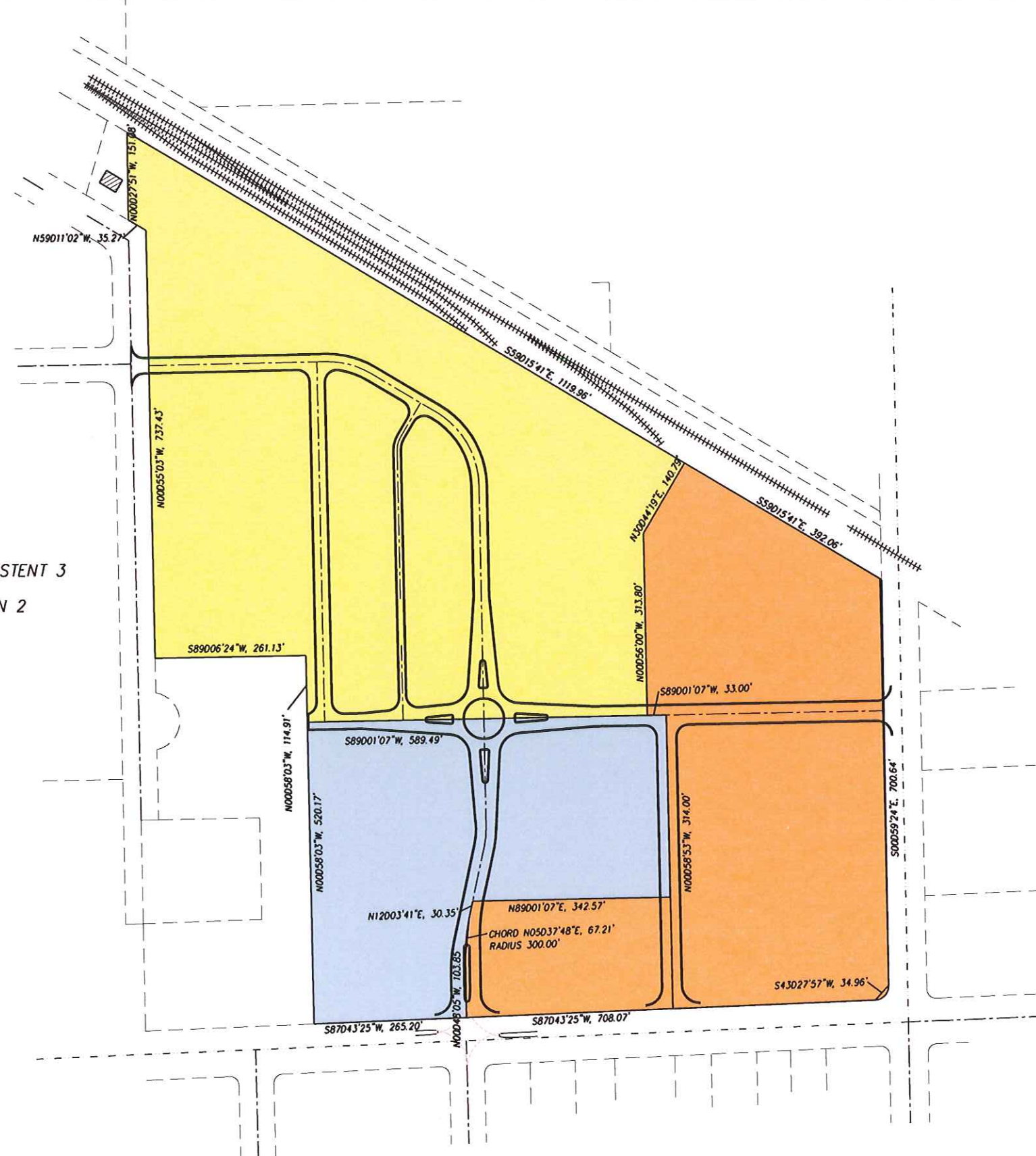
NO.	REVISION	DATE

SHEET TITLE:
PROPOSED REZONING MAP

JOB NUMBER: 10011
DESIGNED BY: DAN
DRAWN BY: DAN
CHECKED BY: DAN
DATE: 03.06.2013
SHEET NO:

21.0

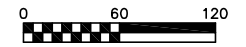
- TE TRADITIONAL EMPLOYMENT
- TR-C3 TRADITIONAL RESIDENTIAL-CONSISTENT 3
- TR-U2 TRADITIONAL RESIDENTIAL-URBAN 2



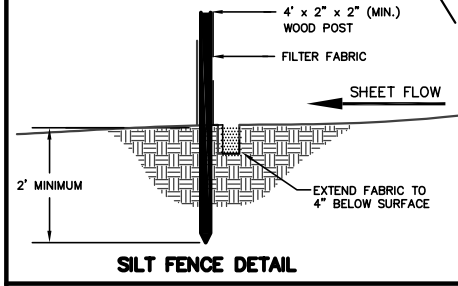
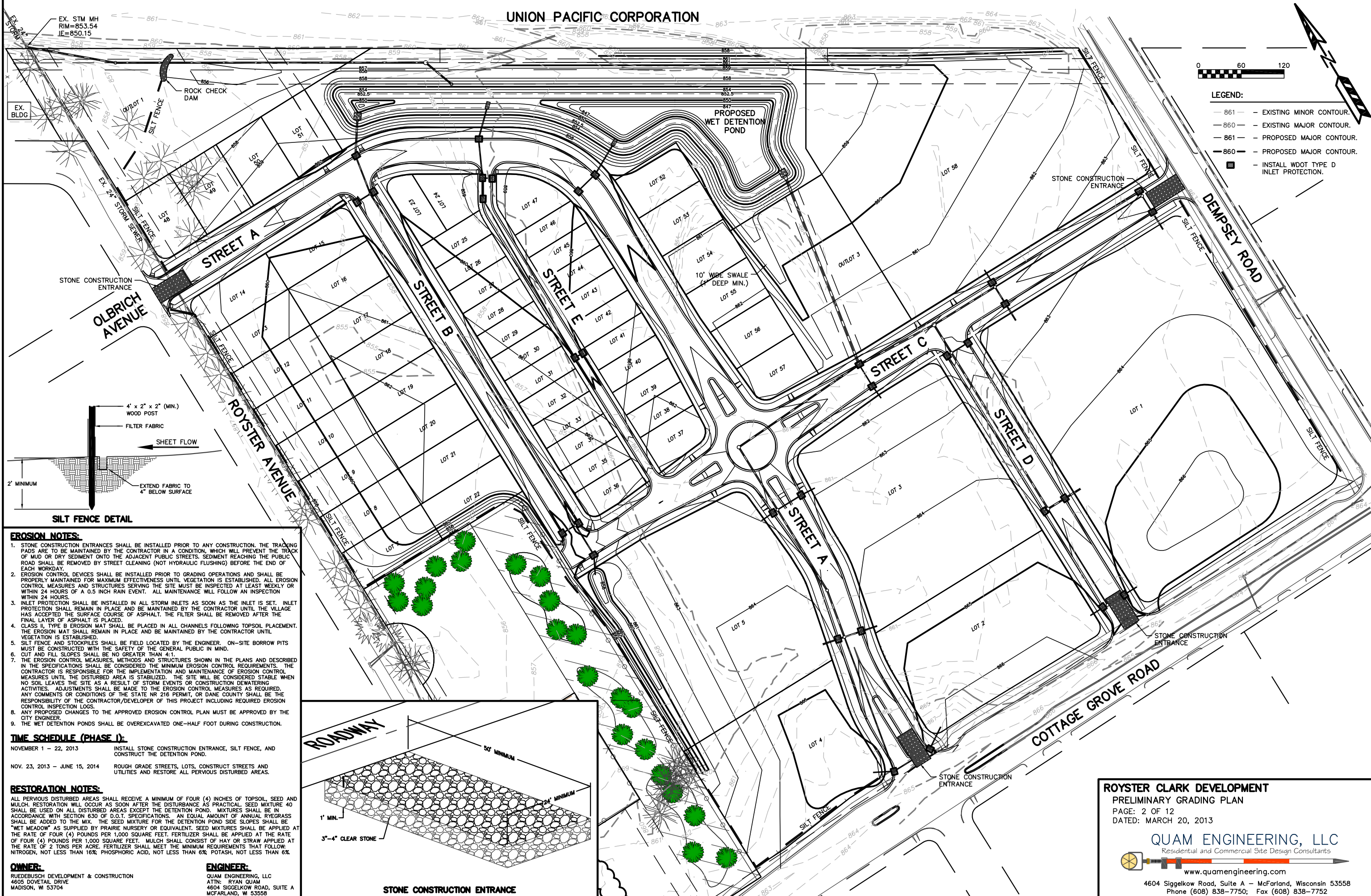
PROPOSED REZONING MAP
SCALE: 1"=100'



UNION PACIFIC CORPORATION



- LEGEND:**
- 861 - EXISTING MINOR CONTOUR.
 - 860 - EXISTING MAJOR CONTOUR.
 - 861 - PROPOSED MAJOR CONTOUR.
 - 860 - PROPOSED MAJOR CONTOUR.
 - - INSTALL WDOT TYPE D INLET PROTECTION.



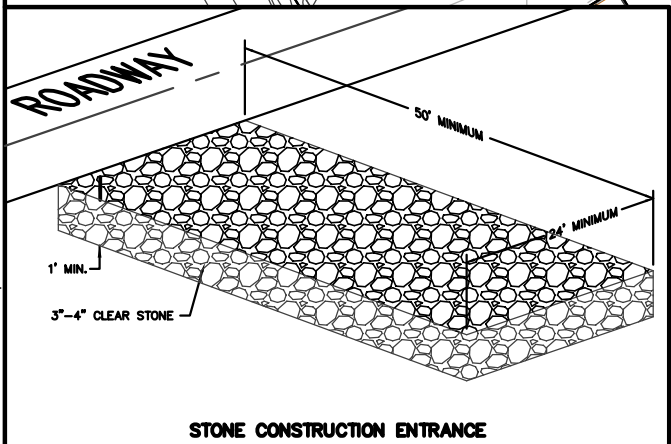
- EROSION NOTES:**
1. STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 2. 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.
 3. INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE VILLAGE HAS ACCEPTED THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
 4. CLASS II, TYPE B EROSION MAT SHALL BE PLACED IN ALL CHANNELS FOLLOWING TOPSOIL PLACEMENT. THE EROSION MAT SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
 5. SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER. ON-SITE BORROW PITS MUST BE CONSTRUCTED WITH THE SAFETY OF THE GENERAL PUBLIC IN MIND.
 6. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
 7. THE EROSION CONTROL MEASURES, METHODS AND STRUCTURES SHOWN IN THE PLANS AND DESCRIBED IN THE SPECIFICATIONS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. THE SITE WILL BE CONSIDERED STABLE WHEN NO SOIL LEAVES THE SITE AS A RESULT OF STORM EVENTS OR CONSTRUCTION DEWATERING ACTIVITIES. ADJUSTMENTS SHALL BE MADE TO THE EROSION CONTROL MEASURES AS REQUIRED. ANY COMMENTS OR CONDITIONS OF THE STATE NR 216 PERMIT, OR DANE COUNTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER OF THIS PROJECT INCLUDING REQUIRED EROSION CONTROL INSPECTION LOGS.
 8. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.
 9. THE WET DETENTION PONDS SHALL BE OVEREXCAVATED ONE-HALF FOOT DURING CONSTRUCTION.

- TIME SCHEDULE (PHASE I):**
- | | |
|-------------------------------|--|
| NOVEMBER 1 - 22, 2013 | INSTALL STONE CONSTRUCTION ENTRANCE, SILT FENCE, AND CONSTRUCT THE DETENTION POND. |
| NOV. 23, 2013 - JUNE 15, 2014 | ROUGH GRADE STREETS, LOTS, CONSTRUCT STREETS AND UTILITIES AND RESTORE ALL PVIOUSLY DISTURBED AREAS. |

- RESTORATION NOTES:**
- ALL PVIOUSLY 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. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT THE DETENTION POND. 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. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. 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 6%; POTASH, NOT LESS THAN 6%.

OWNER:
RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

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



ROYSTER CLARK DEVELOPMENT
PRELIMINARY GRADING PLAN
PAGE: 2 OF 12
DATED: MARCH 20, 2013

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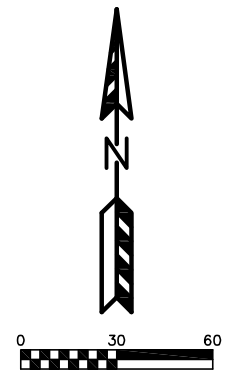
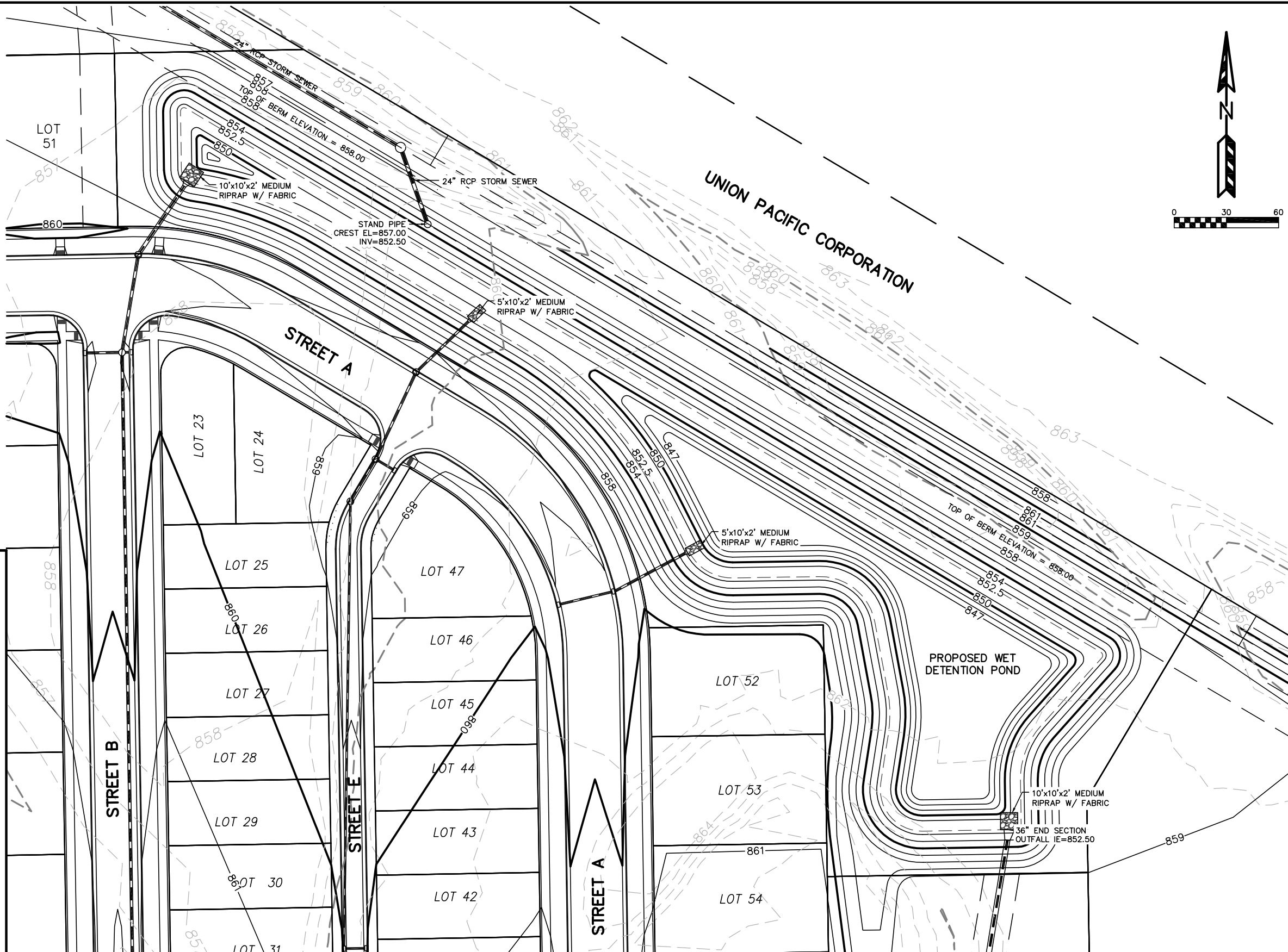
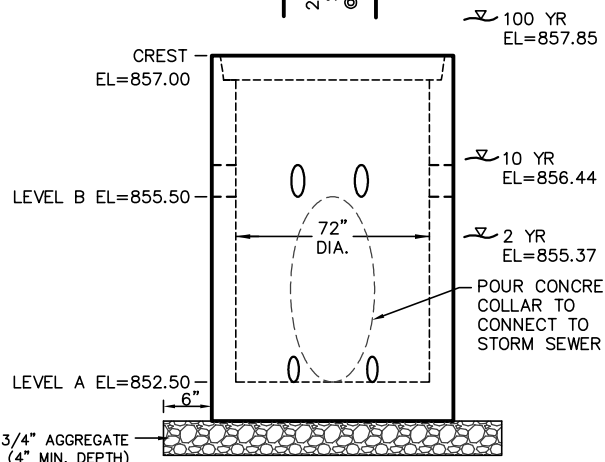
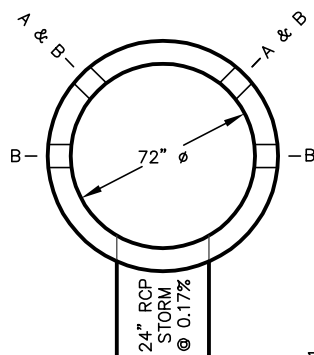
CONSTRUCTION NOTE:

THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATION OF THE 5'x11' BOX CULVERT THAT THE 24" RCP STORM SEWER IS CONNECTING TO PRIOR TO ANY CONSTRUCTION

BAR GATE NOTE:

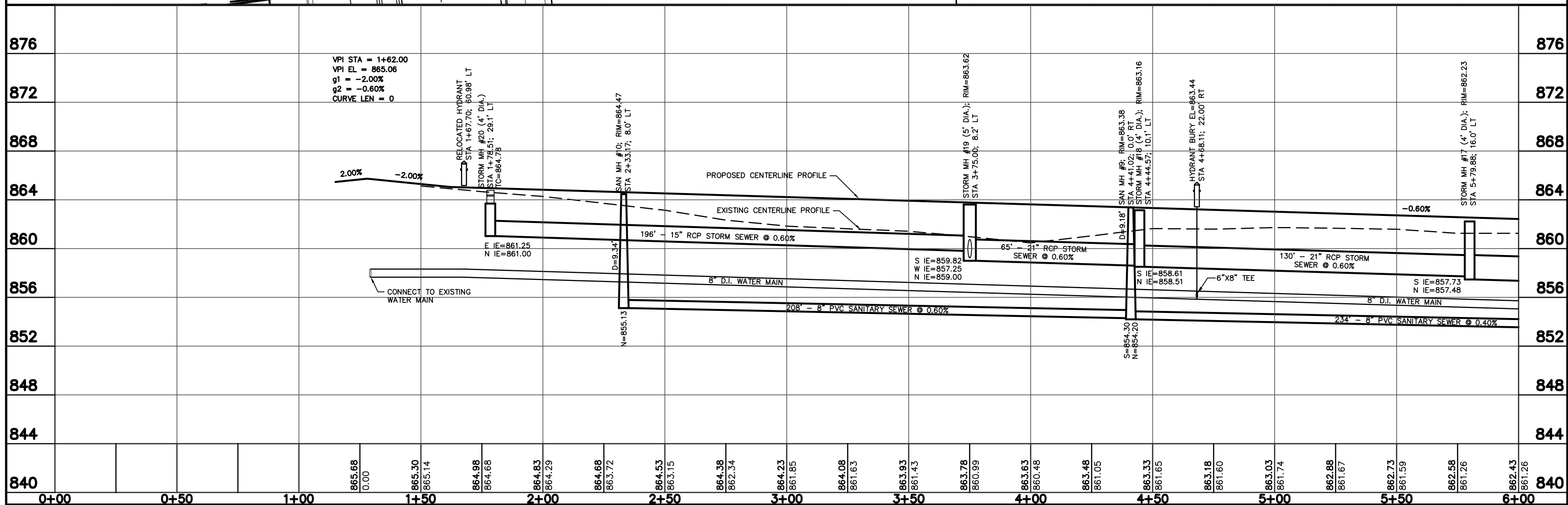
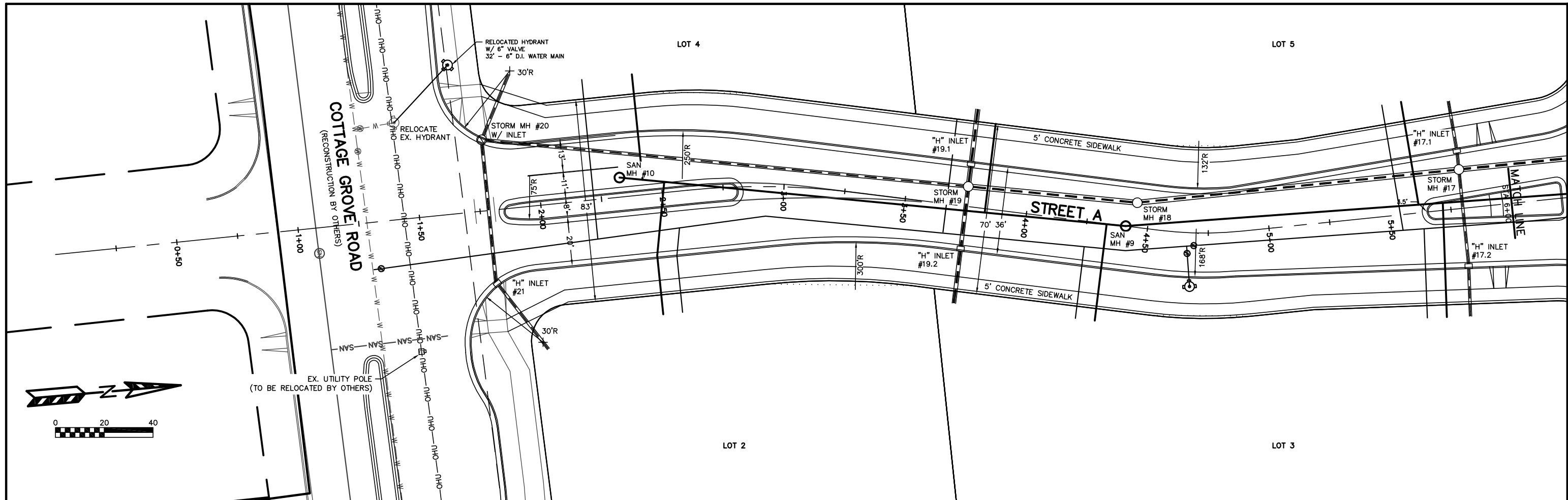
A GALVANIZED BAR GATE SHALL BE FABRICATED AND BOLTED OVER THE STAND PIPE WITH BOLTS INTO CONCRETE WALLS. THE BAR GATE SHALL BE FABRICATED SUCH THAT IT DOES NOT ALLOW THE PASSAGE OF A 9" DIAMETER BALL.

- 4 - 8" DIA. ORIFICE AT LEVEL B
- 2 - 6" DIA. ORIFICE AT LEVEL A

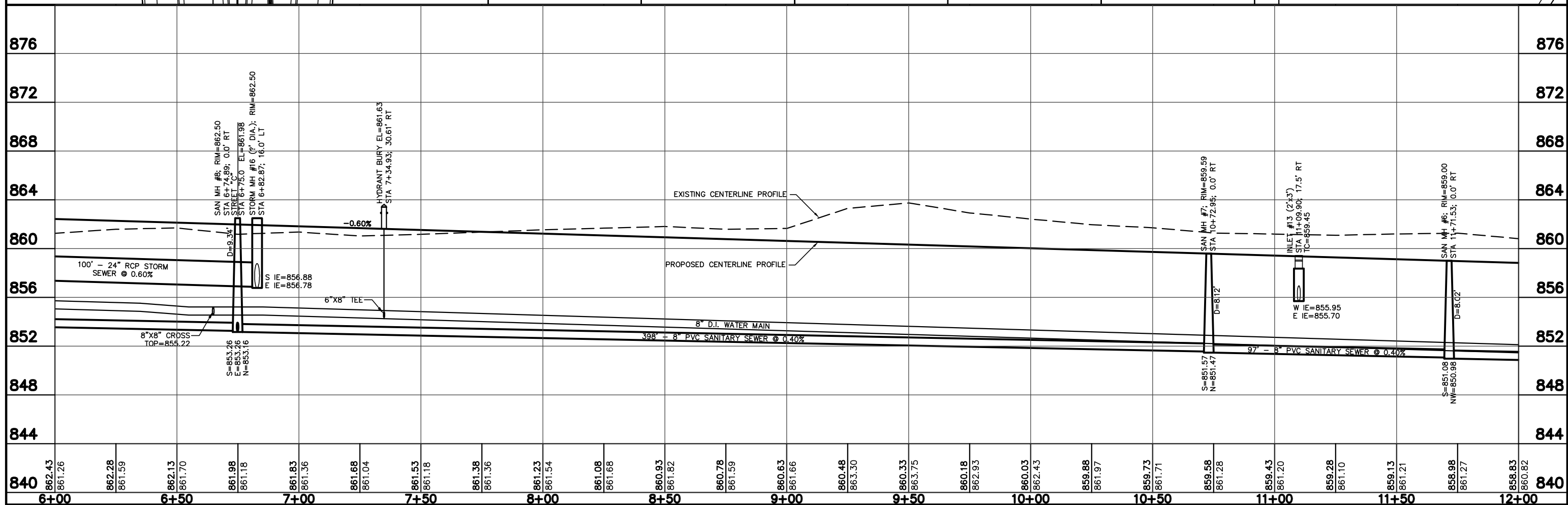
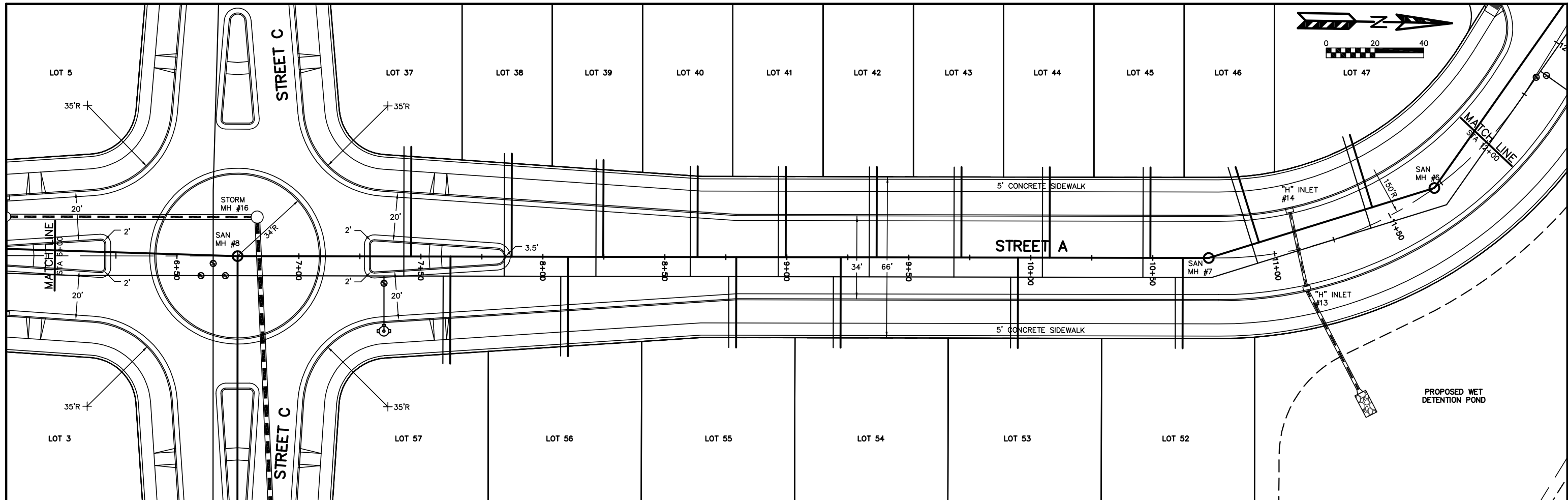


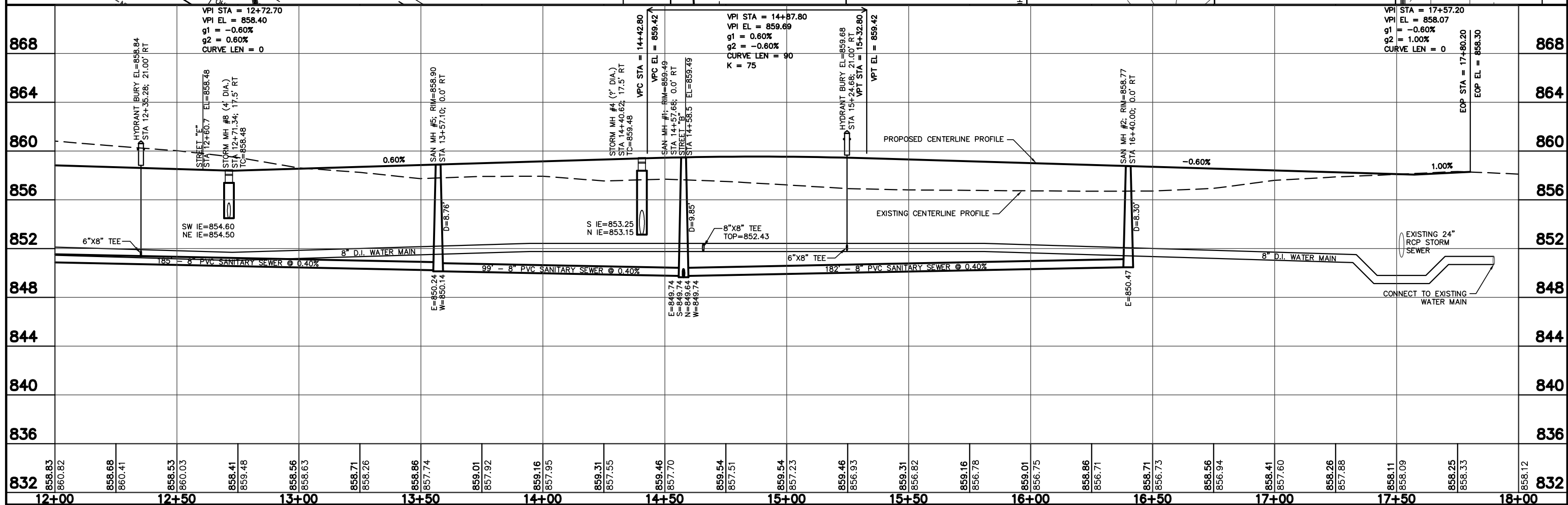
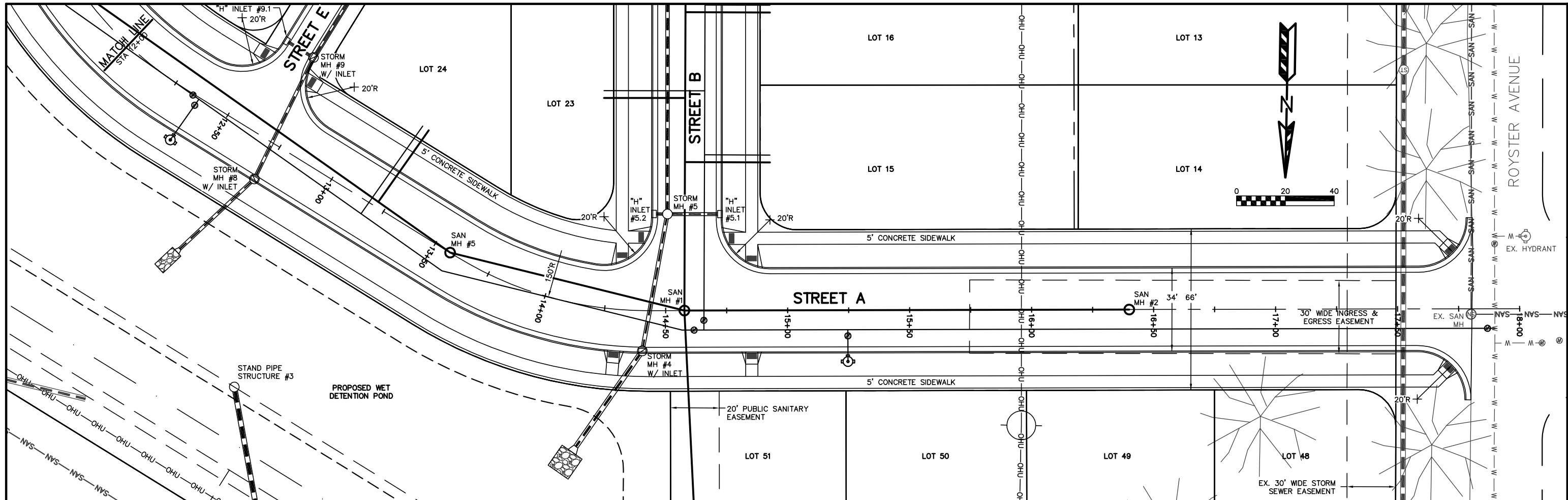
ROYSTER CLARK DEVELOPMENT
 PRELIMINARY DETENTION POND PLAN
 PAGE: 3 OF 12
 DATED: MARCH 20, 2013

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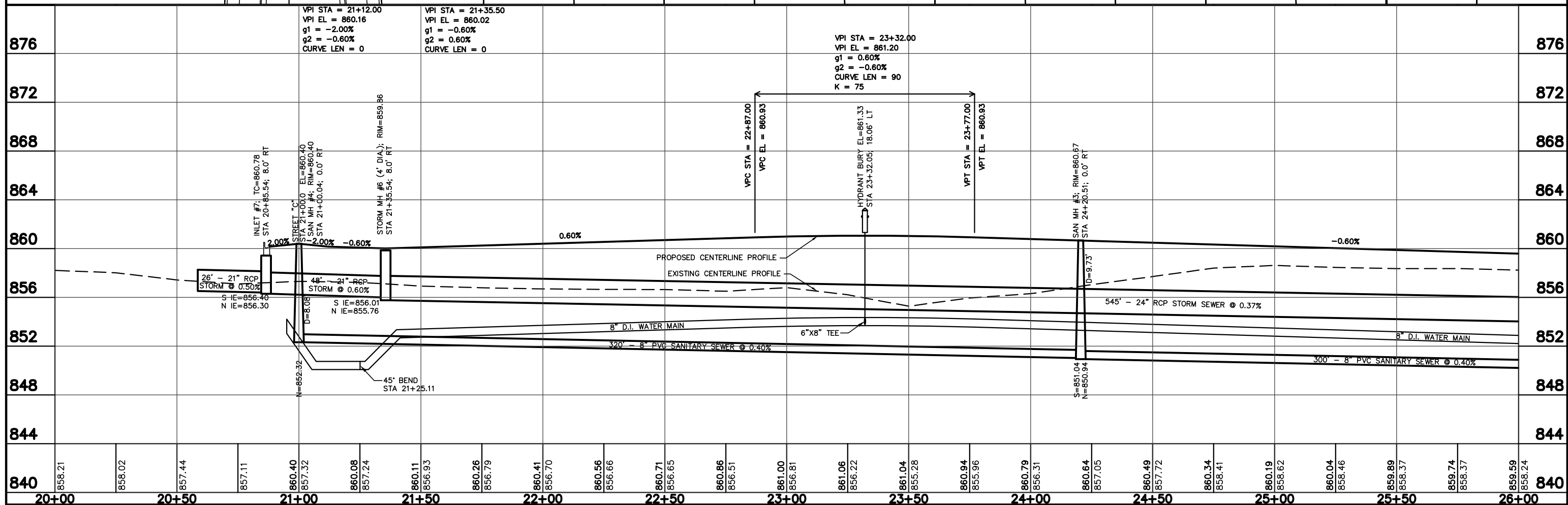
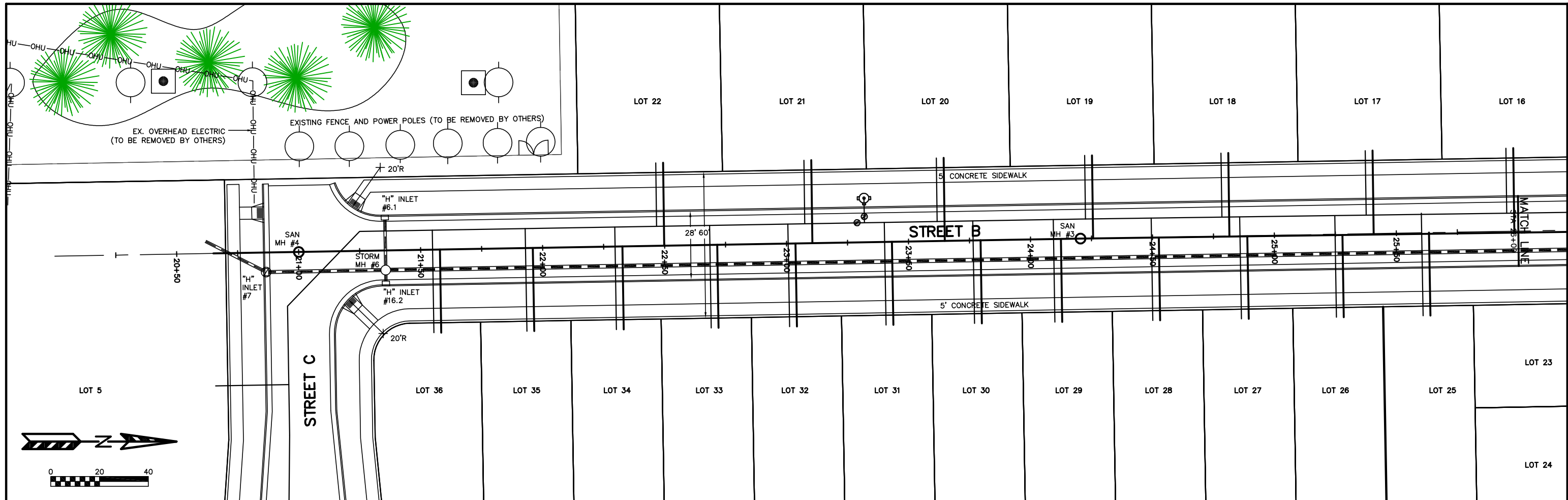


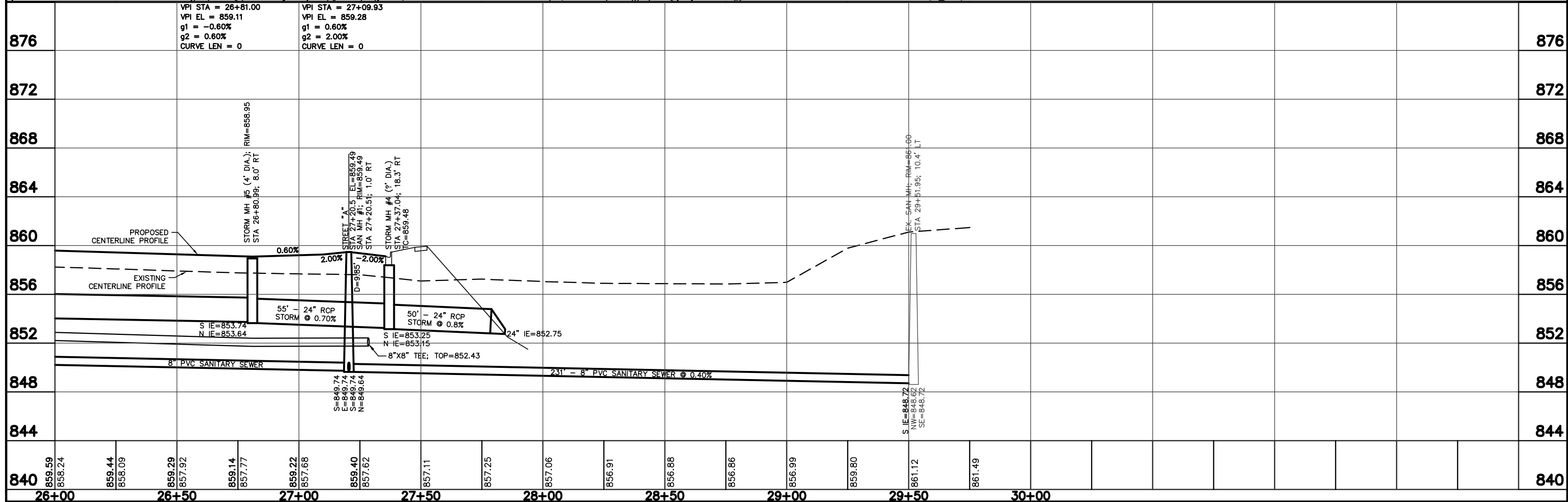
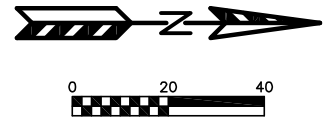
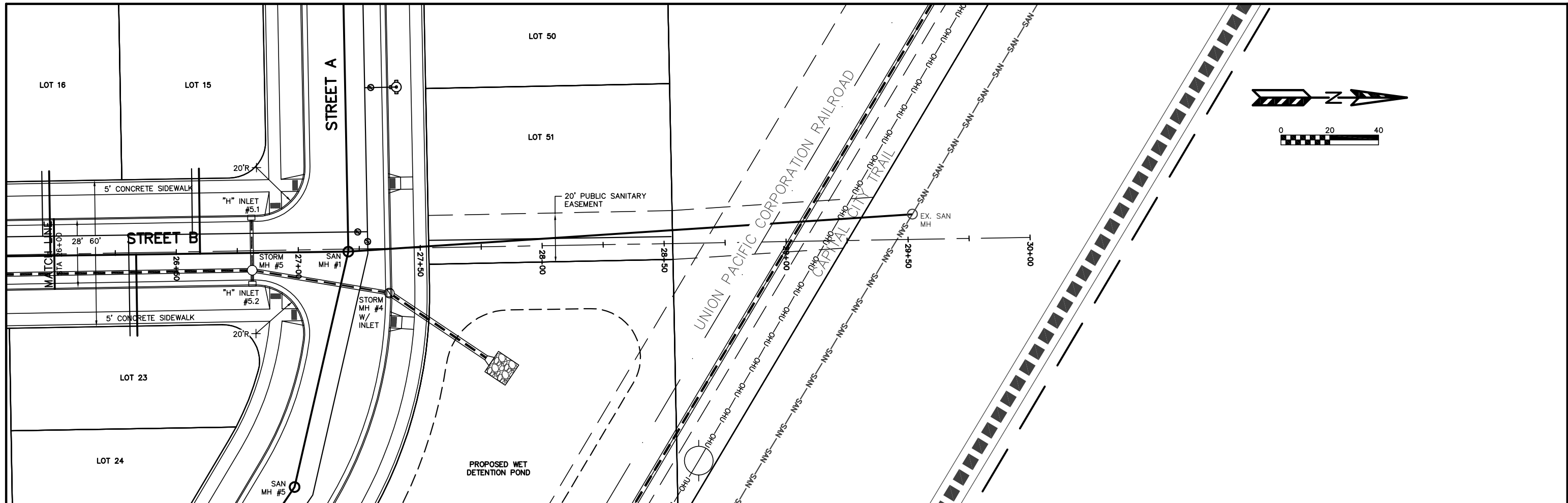
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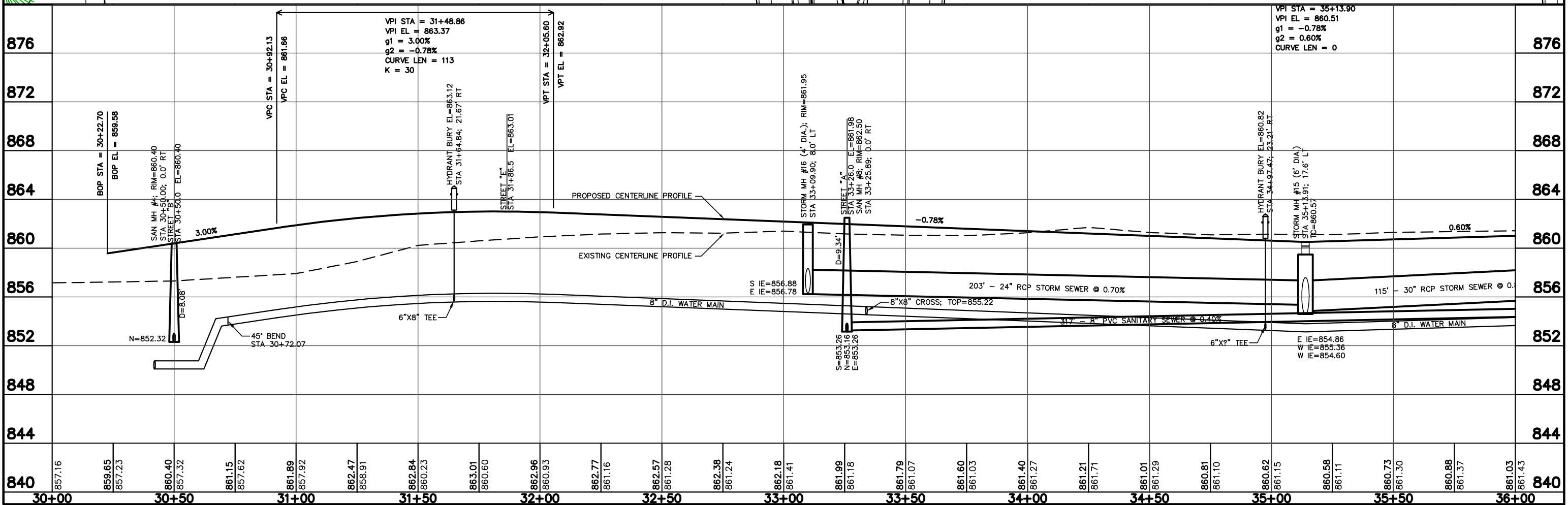
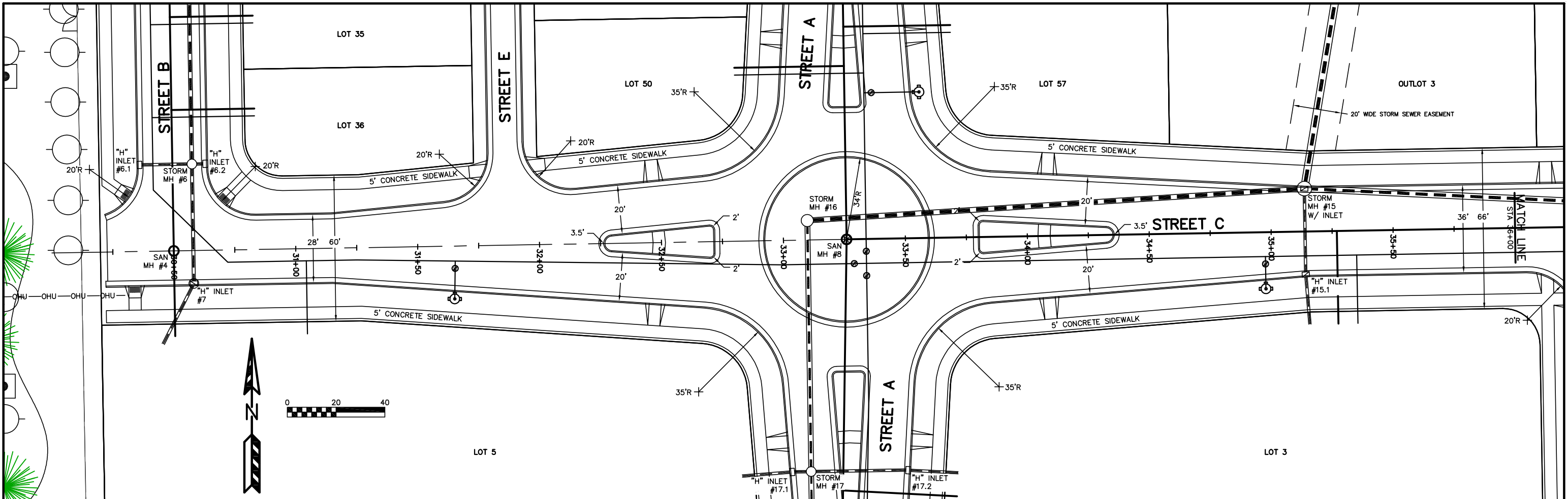


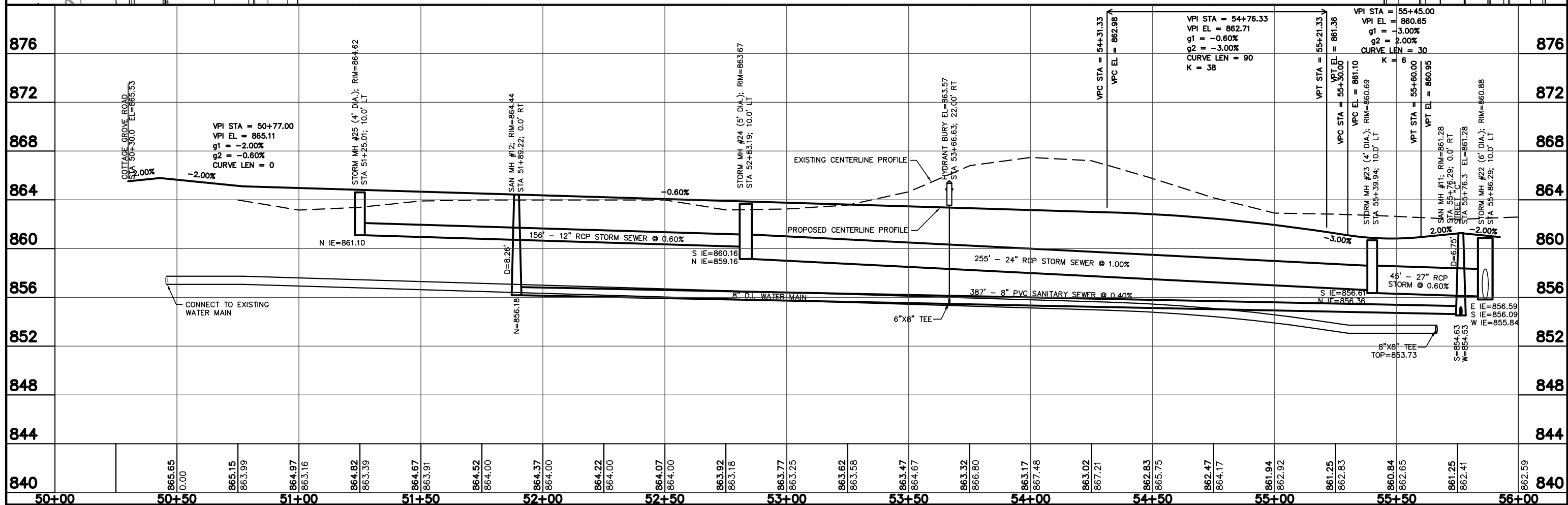
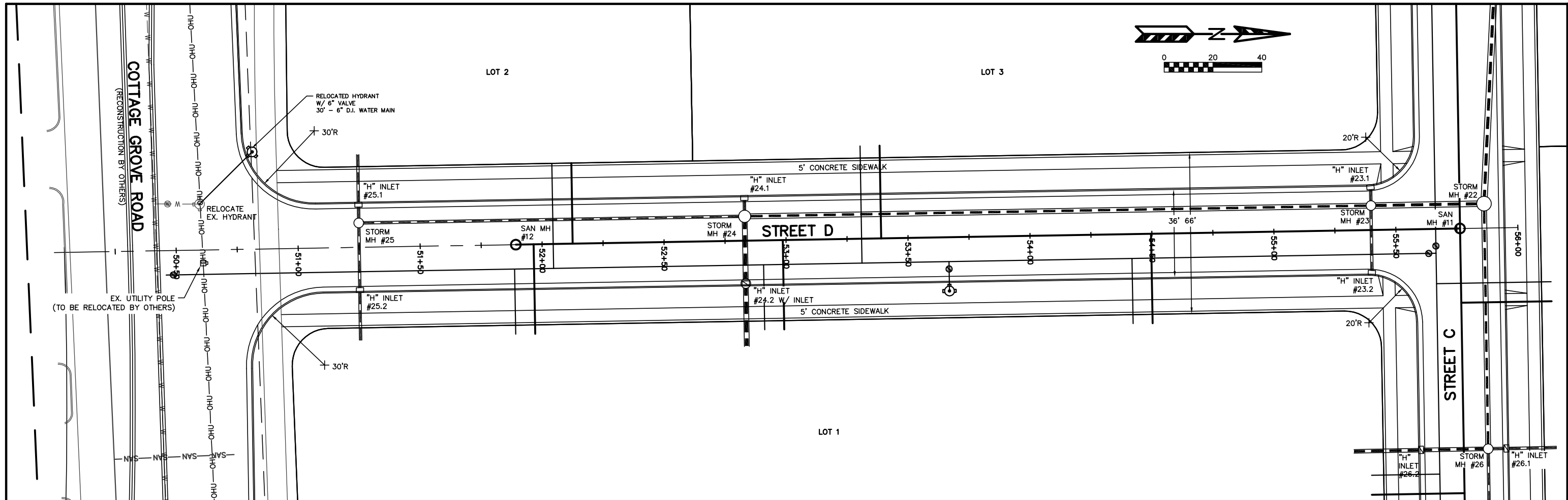
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	26+00			26+50				27+00				27+50			28+00						29+00		29+50	30+00	





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