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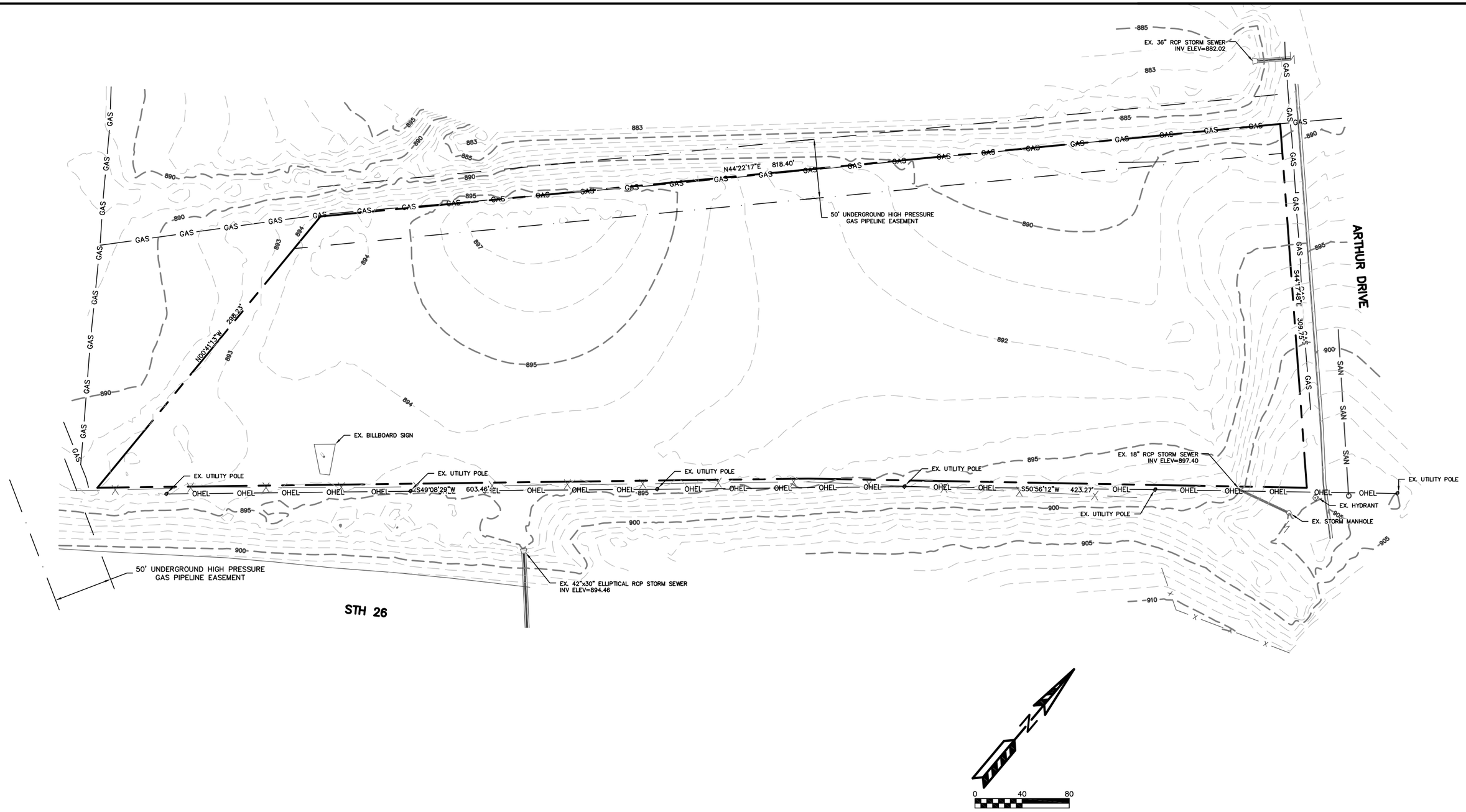

ARTHUR DRIVE MINI-WAREHOUSES
– CITY OF MILTON
EXISTING SITE PLAN

PAGE: 1 OF 5
DATED: MAY 27, 2020

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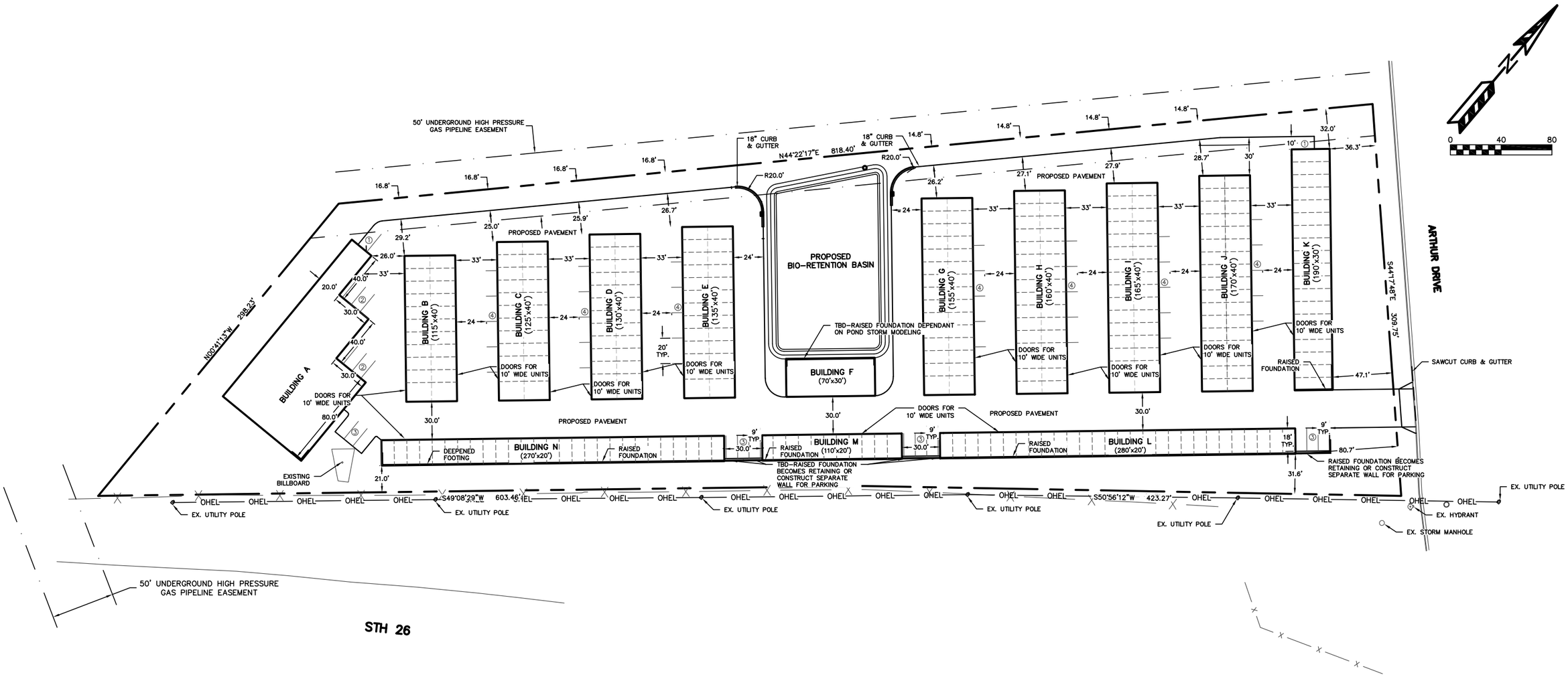

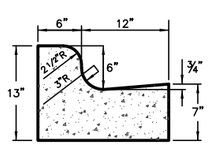

18" STANDARD CONCRETE CURB & GUTTER

MINI WAREHOUSE PARKING SUMMARY:

ORDINANCE REQUIREMENT	1 STALL PER 10 UNITS
PROPOSED MINI WAREHOUSE UNITS	316
REQUIRED PARKING STALLS	32

CLIMATE CONTROL PARKING SUMMARY:

REQUIRED STALLS PER ORDINANCE	TBD
PROPOSED CLIMATE CONTROL UNITS	TBD

TOTAL PROPOSED PARKING STALLS	46

ARTHUR DRIVE MINI-WAREHOUSES – CITY OF MILTON

SITE PLAN WITH PARKING

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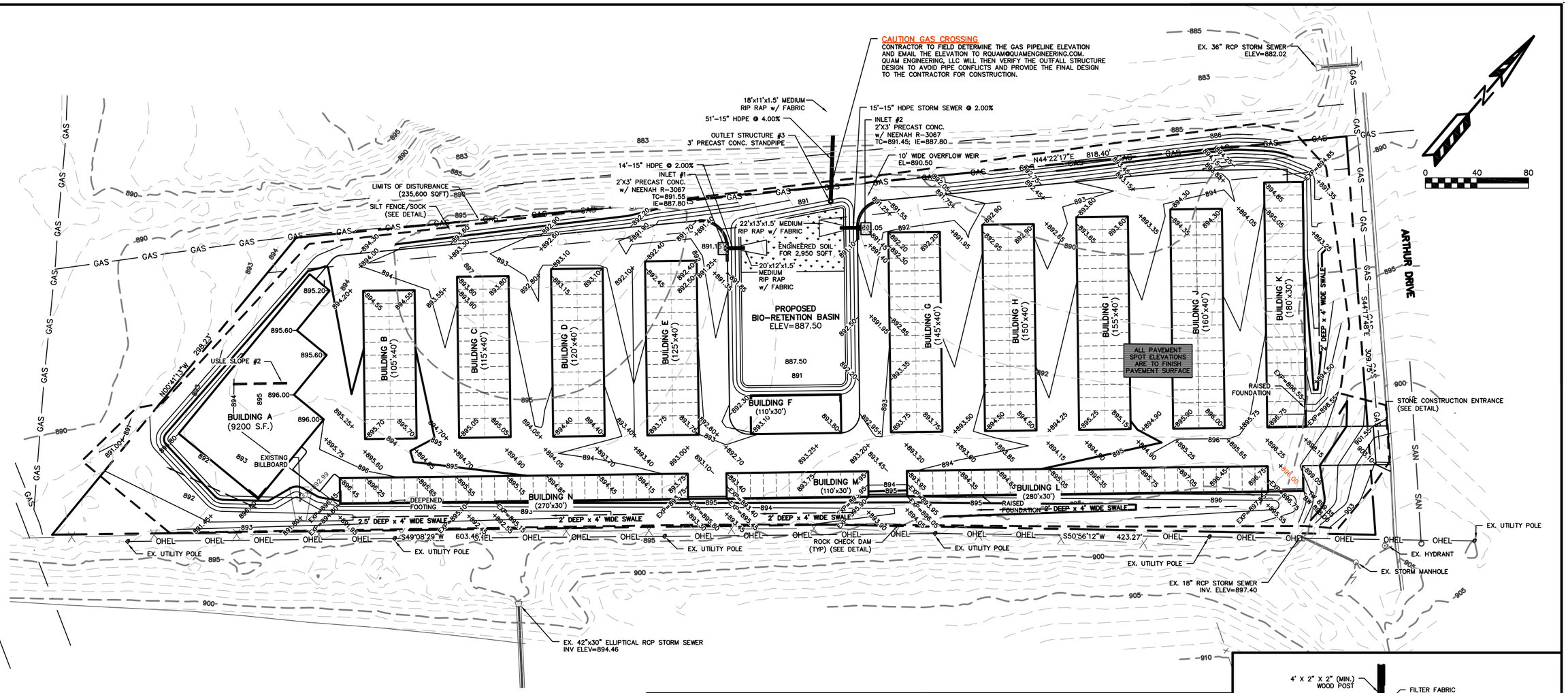


EROSION NOTES:

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:

MAY 1, 2020	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 1, 2020 – OCTOBER 01, 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 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

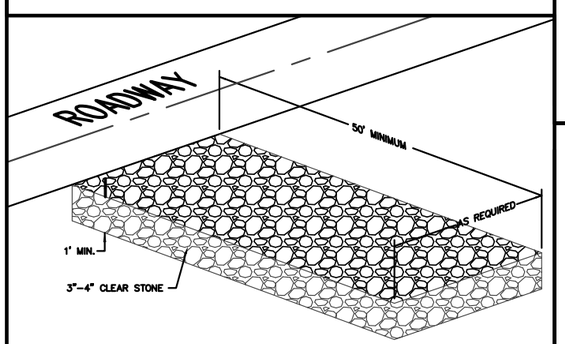
OWNER:
B&J STORAGE
ATTN: LARRY SCHULZ
4704 DROTT DRIVE
JANESVILLE, WI 53346

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)542-2289

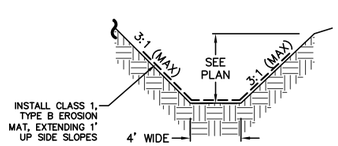
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



STONE CONSTRUCTION ENTRANCE

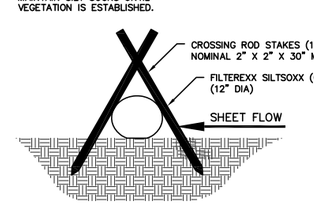
– INSTALL FLEXSTORM CATCH-IT INLET PROTECTION.

– INSTALL WISDOT CLASS 1 TYPE B EROSION MATTING.



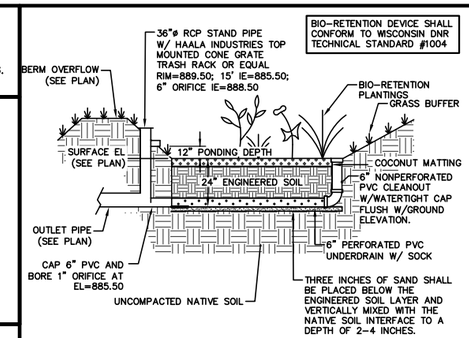
SWALE CROSS SECTION

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL

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



SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

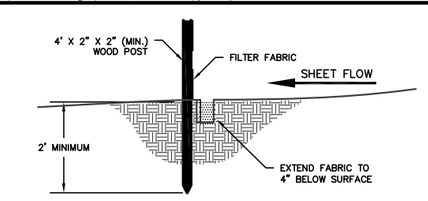
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

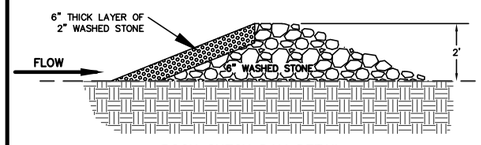
TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINGEERED SOIL & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

BIO-RETENTION BASIN DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



ROCK CHECK DAM DETAIL

ARTHUR DRIVE MINI-WAREHOUSES – CITY OF MILTON

GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 5
DATED: MAY 27, 2020

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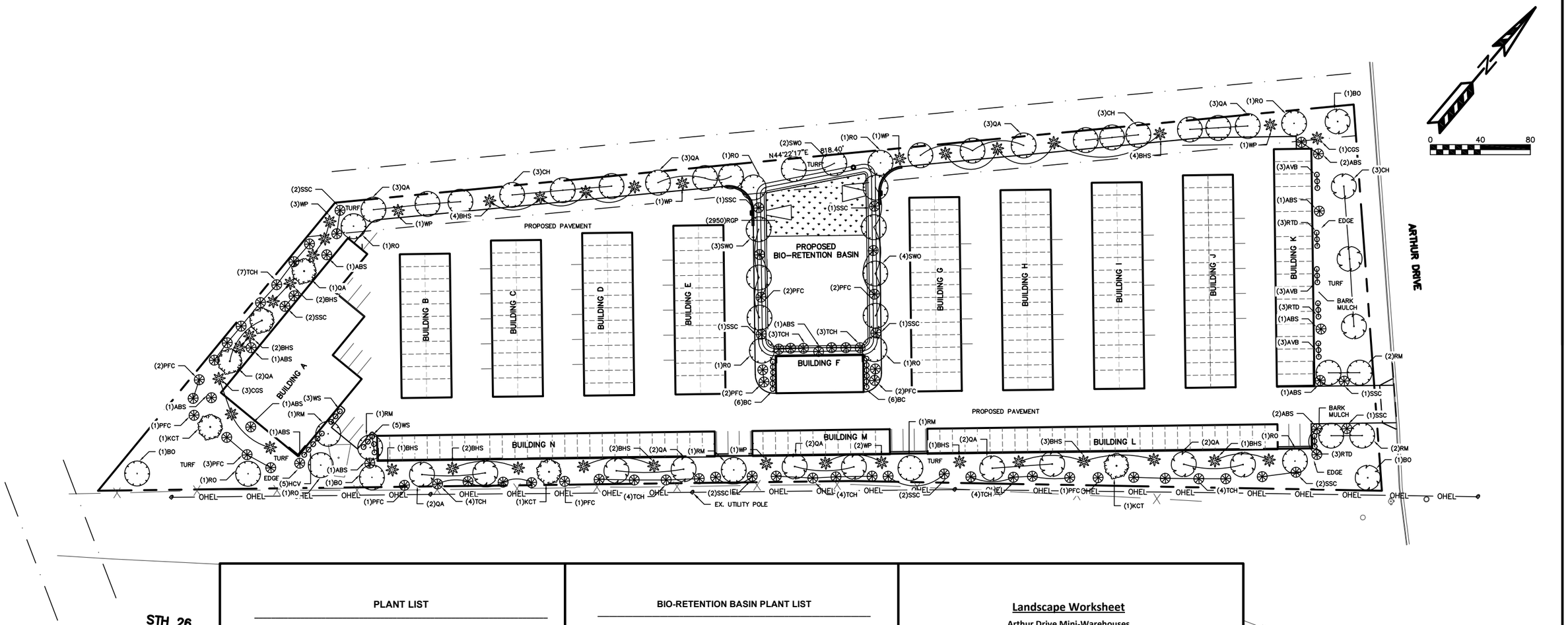

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
	68		Tall Deciduous Trees	
BO	4	2"	Bur Oak	BB
CH	9	2"	Hackberry	BB
KCT	3	2"	Kentucky Coffee Tree	BB
RM	8	2"	Red Maple	BB
QA	26	2"	Quaking Aspen	BB
RO	9	2"	Red Oak	BB
SWO	9	2"	Swamp White Oak	BB
	80		Low Deciduous Trees	
ABS	14	1 ½"	Autumn Brilliance Serviceberry	BB
PFC	17	1 ½"	Prairie Fire Crab	BB
SSC	16	1 ½"'	Spring Snow Crab	BB
TCH	33	1 ½"	Thornless Cockspur Hawthorn	BB
	37		Evergreen Trees	
BHS	23	5'	Black Hills Spruce	BB
CGS	4	5'	Colorado Green Spruce	BB
WP	10	5'	White Pine	BB
	47		Shrubs	
AVB	9	24"	Arrowood Viburnum	Pot
BC	12	18"	Black Chokeberry	Pot
HCV	5	24"	Highbush Cranberry Viburnum	Pot
RTD	9	24"	Bailey's Red Twig Dogwood	Pot
WS	8	18"	White Snowberry	Pot

NOTES:

1) Turf areas shall receive a minimum of 4" of topsoil, shall be seeded with no-mow seed mix, fertilized, and mulched with straw or straw mat mulch.
2) Turf areas in drainage swales and on slopes greater than 3:1 shall be protected with erosion control fabric.
3) Designated planting beds to be mulched with shredded hardwood bark to a depth of 3".
4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
5) Designated planting beds to be separated from lawn areas with a 5' shovel edge.
6) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

BIO-RETENTION BASIN PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
RGP	2,950	2 ½"	Bio-retention Plantings (Planted 12' on center)	plug
			Common Blue Star	
			Bottle Gentine	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

BIO-RETENTION BASIN NOTES:

1) Bio-retention basin to receive coconut mat mulch or shredded hardwood bark much spread to a thickness of 2".
2) Bio-retention plants (RGP) to be installed 12" on center.
3) Bio-retention basin to be constructed per WDNR specifications.
4) Owner will be responsible for maintenance after completion and acceptance of the project.

Landscape Worksheet

Arthur Drive Mini-Warehouses
City of Milton, WI

Total Lot Area Length:		**240,950 SF**
Building Area:	76,400 SF	
Paved Area:	90,000 SF	
Open/Green Space Area:	74,550 SF	
Total Right of Way (ROW) Length:		**1,336 LF**
Arthur Drive:	310 LF	
STH 26:	1,026 LF	
Total Building Foundation Length:		**5,590 LF**
Building Foundation		
Points Required:	5,590 LF/100 LF x 150 points =	**8,835 points required**
Points Supplied:		**8,860 points supplied**
Large Deciduous Trees:	14 x 150 = 2,100 points supplied	
Low Deciduous Trees:	70 x 60 = 4,200 points supplied	
Evergreen Trees:	27 x 60 = 1,620 Points supplied	
Shrubs:	47 x 20 = 940 Points supplied	
Paved Areas		
Large Deciduous Trees Required:	90,000 SF/2,250 SF x 1 tree =	**40 trees required**
Large Deciduous Trees Supplied:		**40 trees supplied**
Points Required:	90,000 SF/2,250 SF x 30 points =	**1,180 points required**
Points Supplied:		**1,200 points supplied**
Low Deciduous Trees:	10 x 60 = 600 points supplied	
Evergreen trees:	10 x 60 = 600 Points supplied	
Street Frontage		
Large Deciduous Trees Required:	1,336 LF/100 LF x 1 tree =	**14 trees required**
Large Deciduous Trees Supplied:		**14 trees supplied**

(Per Milton, Wisconsin code of Ordinances Part II: Chapter 78 – Zoning, Article IV - Supplemental Regulations, Division 5 – Landscaping, Subdivision II – Landscape Planting Requirements for Commercial and Multifamily Development)

S·P·S
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Paul Skidmore, ASLA
Landscape Architect
13Red Maple Trail
Madison, WI 53717
(608) 826-0032
(608) 335-1529 (c)
paulskidmore@tds.net

ARTHUR DRIVE MINI-WAREHOUSES – CITY OF MILTON
LANDSCAPE PLAN
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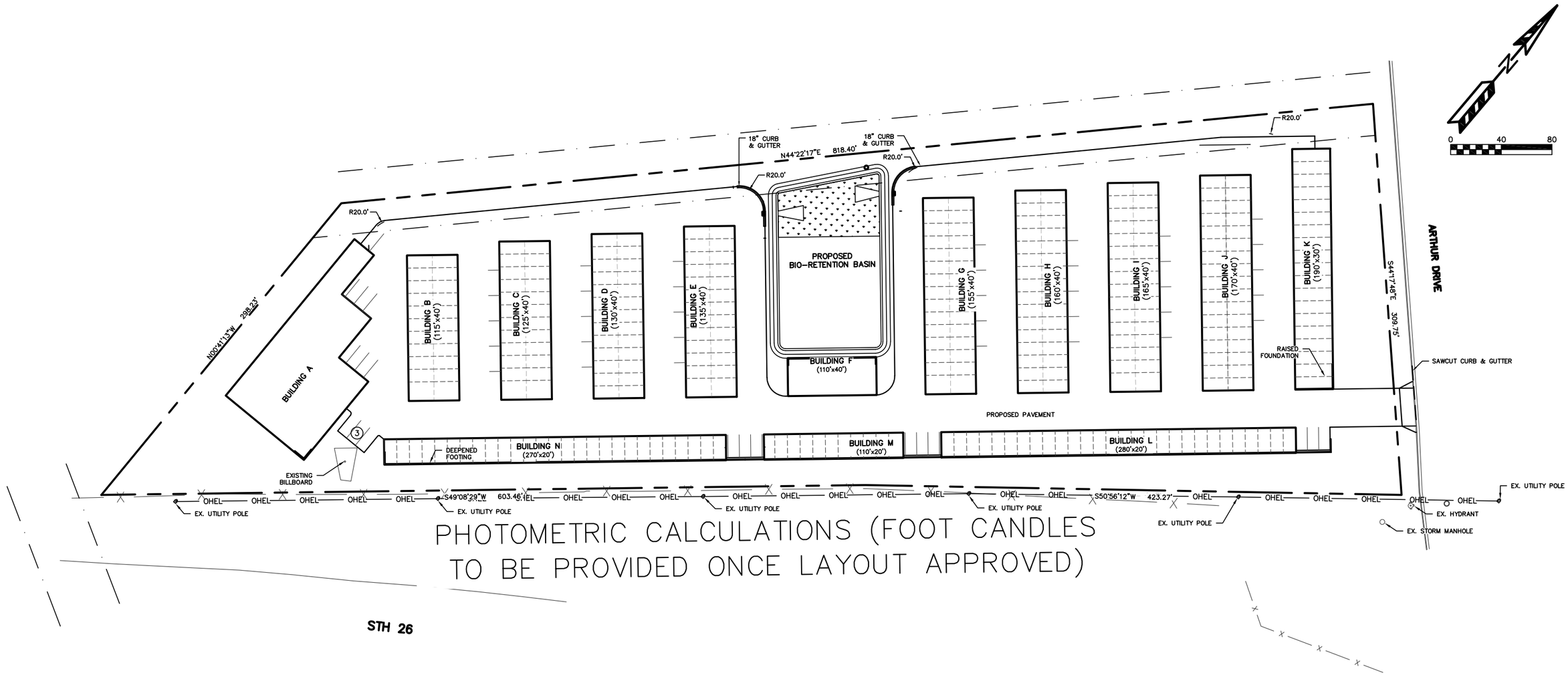

PHOTOMETRIC CALCULATIONS (FOOT CANDLES TO BE PROVIDED ONCE LAYOUT APPROVED)

ENTERPRISE Lighting & Control

ARTHUR DRIVE MINI-WAREHOUSES – CITY OF MILTON

LIGHTING PLAN

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