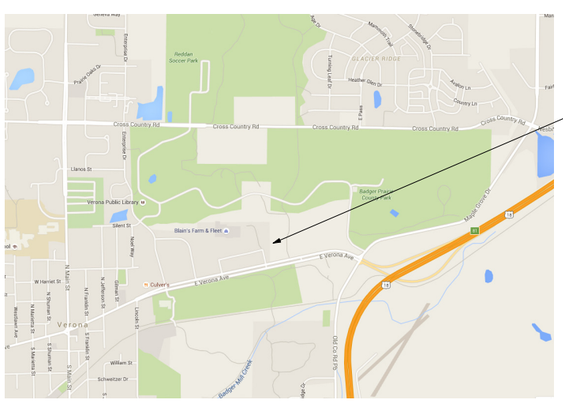
DIMENSION IV
Madison Design Group

architecture · interior design · planning

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

TRUEStudio - Verona

Verona Ave., Verona, WI



Location Map

Architecture : **Dimension IV - Madison Design Group**
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p: 608.829.4444 www.dimensionivmadison.com

Civil Engineering: **Professional Engineering**
818 Meadowbrook Ln., Waunakee, WI 53597
608-237-2129

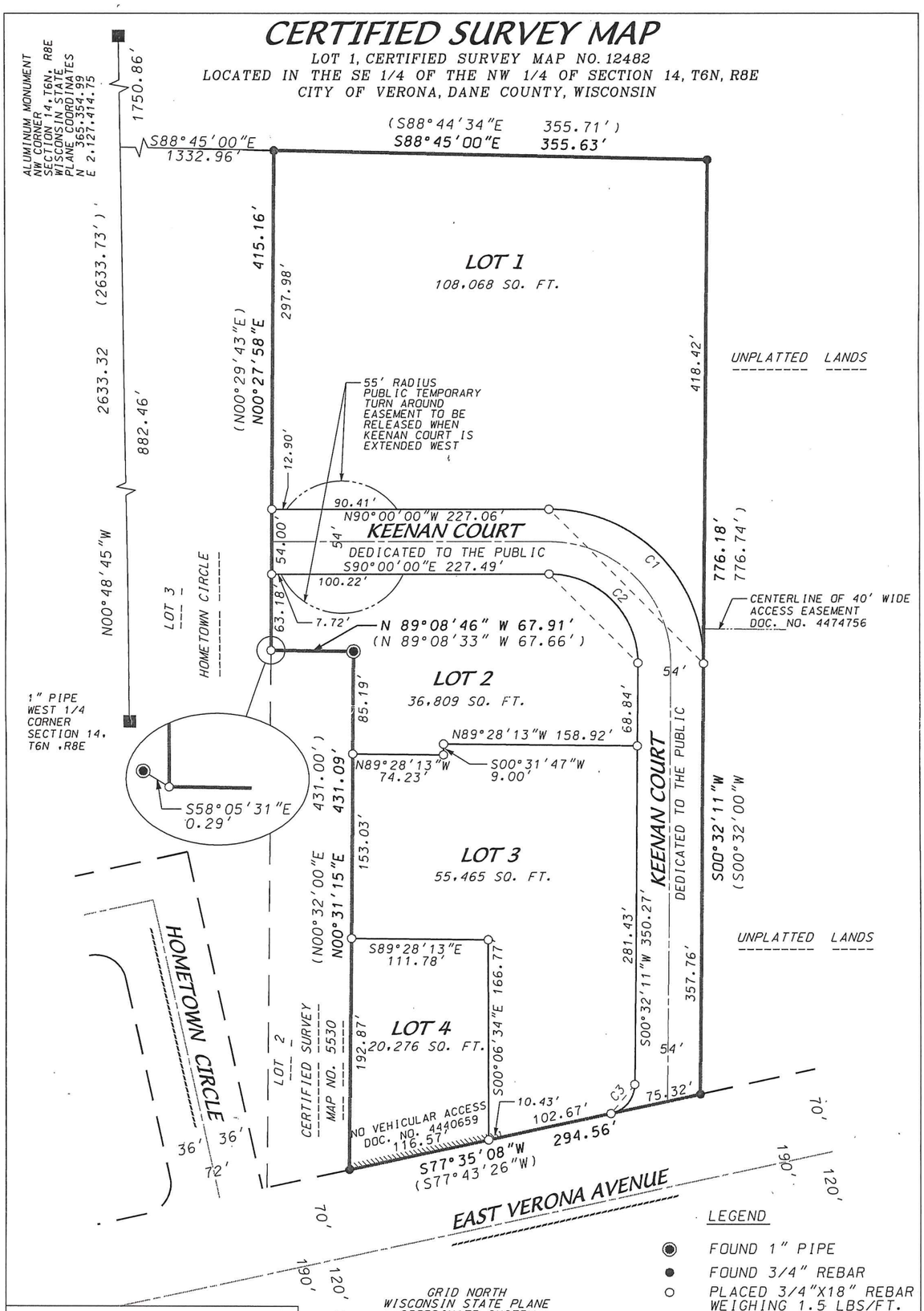
Sheets
G0.1 Cover Sheet
CSM
C101 Site Plan
C201 Grading Plan
C300 Erosion Control Plan
C400 Utility Plan
L1.1 Landscape Plan
First Floor Plan
Lower Level Floor Plan
Elevations 1
Elevations 2
Perspective Views 1
Perspective Views 2

PROJECT # 15110 **PRELIMINARY** 10 March 2016

G0.1

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 12482
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 14, T6N, R8E
CITY OF VERONA, DANE COUNTY, WISCONSIN



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 06-25-15 F.N.: 15-07-116
C.S.M. NO. _____
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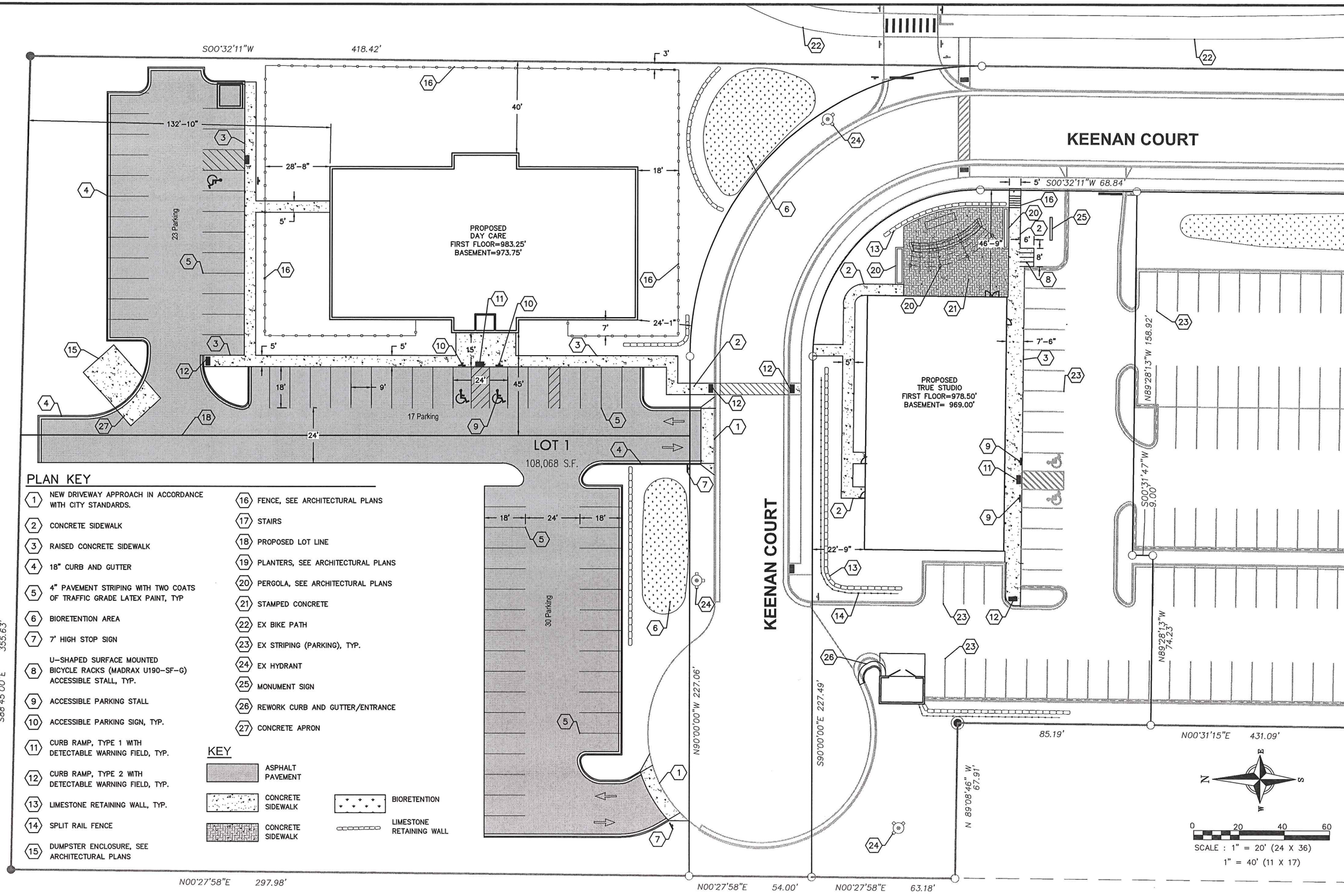
VOL. _____ SHEET _____

SHEET 1 OF 4



PLAN KEY

1. NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS.
2. CONCRETE SIDEWALK
3. RAISED CONCRETE SIDEWALK
4. 18" CURB AND GUTTER
5. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
6. BIORETENTION AREA
7. 7' HIGH STOP SIGN
8. U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G) ACCESSIBLE STALL, TYP.
9. ACCESSIBLE PARKING STALL
10. ACCESSIBLE PARKING SIGN, TYP.
11. CURB RAMP, TYPE 1 WITH DETECTABLE WARNING FIELD, TYP.
12. CURB RAMP, TYPE 2 WITH DETECTABLE WARNING FIELD, TYP.
13. LIMESTONE RETAINING WALL, TYP.
14. SPLIT RAIL FENCE
15. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
16. FENCE, SEE ARCHITECTURAL PLANS
17. STAIRS
18. PROPOSED LOT LINE
19. PLANTERS, SEE ARCHITECTURAL PLANS
20. PERGOLA, SEE ARCHITECTURAL PLANS
21. STAMPED CONCRETE
22. EX BIKE PATH
23. EX STRIPING (PARKING), TYP.
24. EX HYDRANT
25. MONUMENT SIGN
26. REWORK CURB AND GUTTER/ENTRANCE
27. CONCRETE APRON

KEY

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- BIORETENTION
- LIMESTONE RETAINING WALL

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	03/10/16

PROFESSIONAL ENGINEERING LLC
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KIND & JOYFUL DAYCARE
SITE PLAN
KEENAN COURT
VERONA, WISCONSIN

C101

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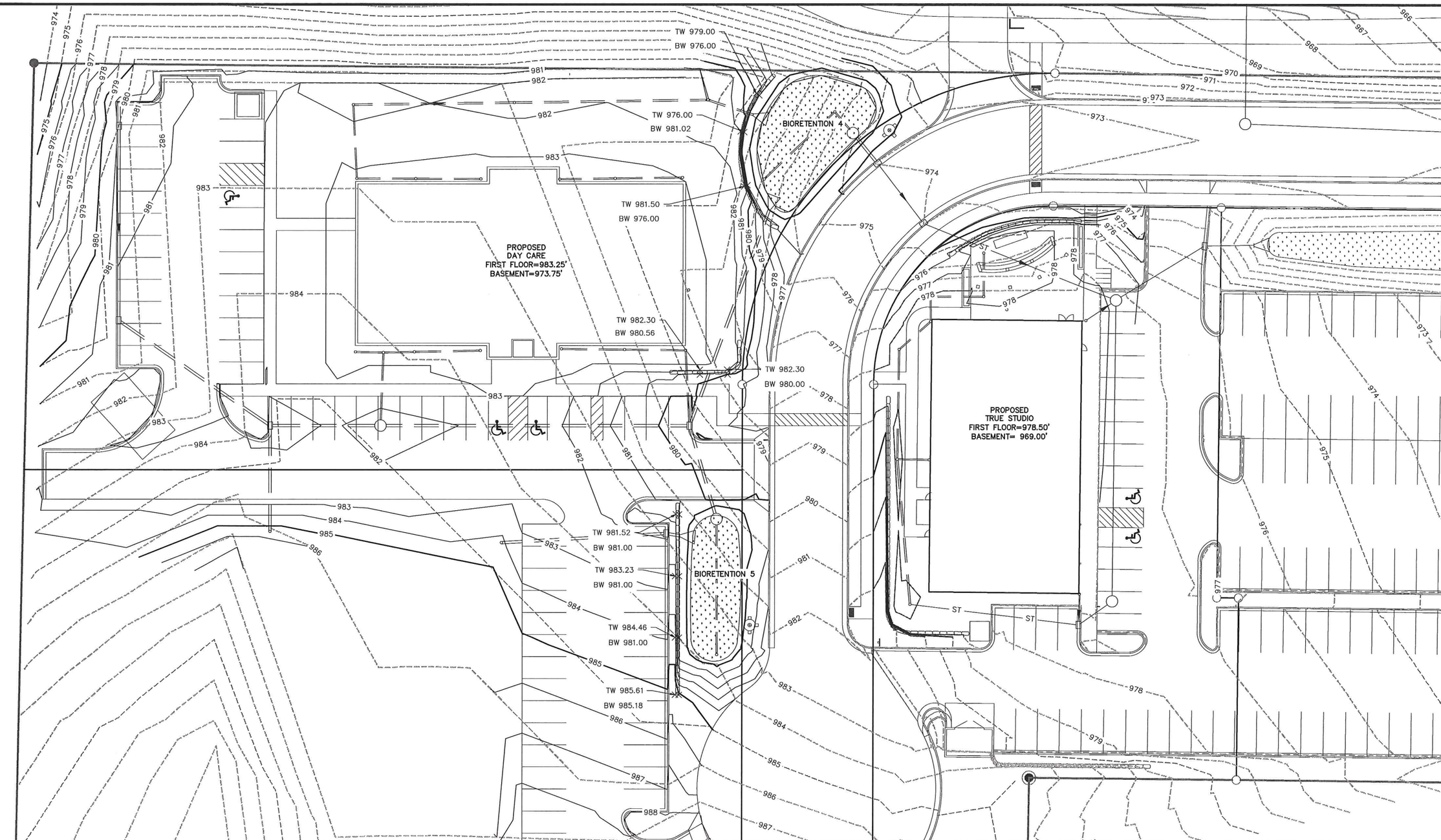

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMESTONE RETAINING WALL

N E S W

0 20 40 60

SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)

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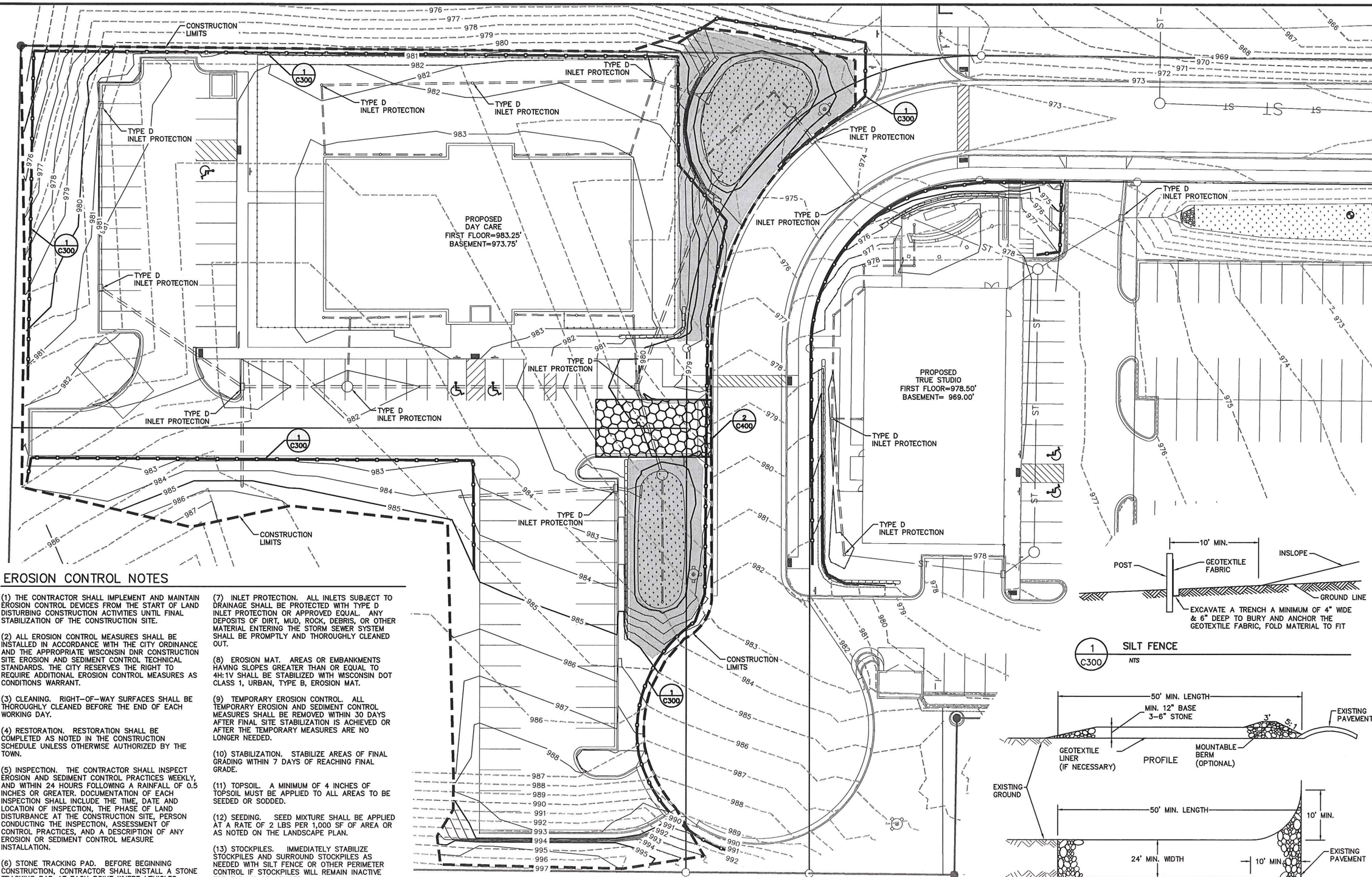
KIND & JOYFUL DAYCARE
GRADING PLAN

KEENAN COURT
VERONA, WISCONSIN

C201



EROSION CONTROL NOTES

(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE TOWN.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.

(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

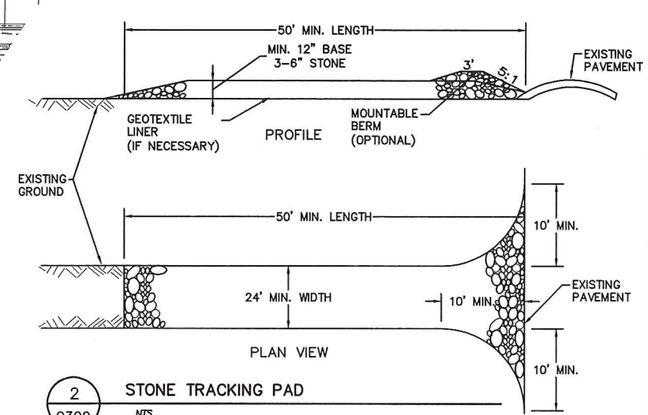
(11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

(12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.

(13) STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

(14) POLYMER. BARE SOILS TO BE EXPOSED OVER WINTER SHALL BE SPRAYED WITH POLYMER IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1050.

1 C300 SILT FENCE
NTS



2 C300 STONE TRACKING PAD
NTS

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KIND & JOYFUL DAYCARE EROSION CONTROL PLAN

KEENAN COURT
VERONA, WISCONSIN

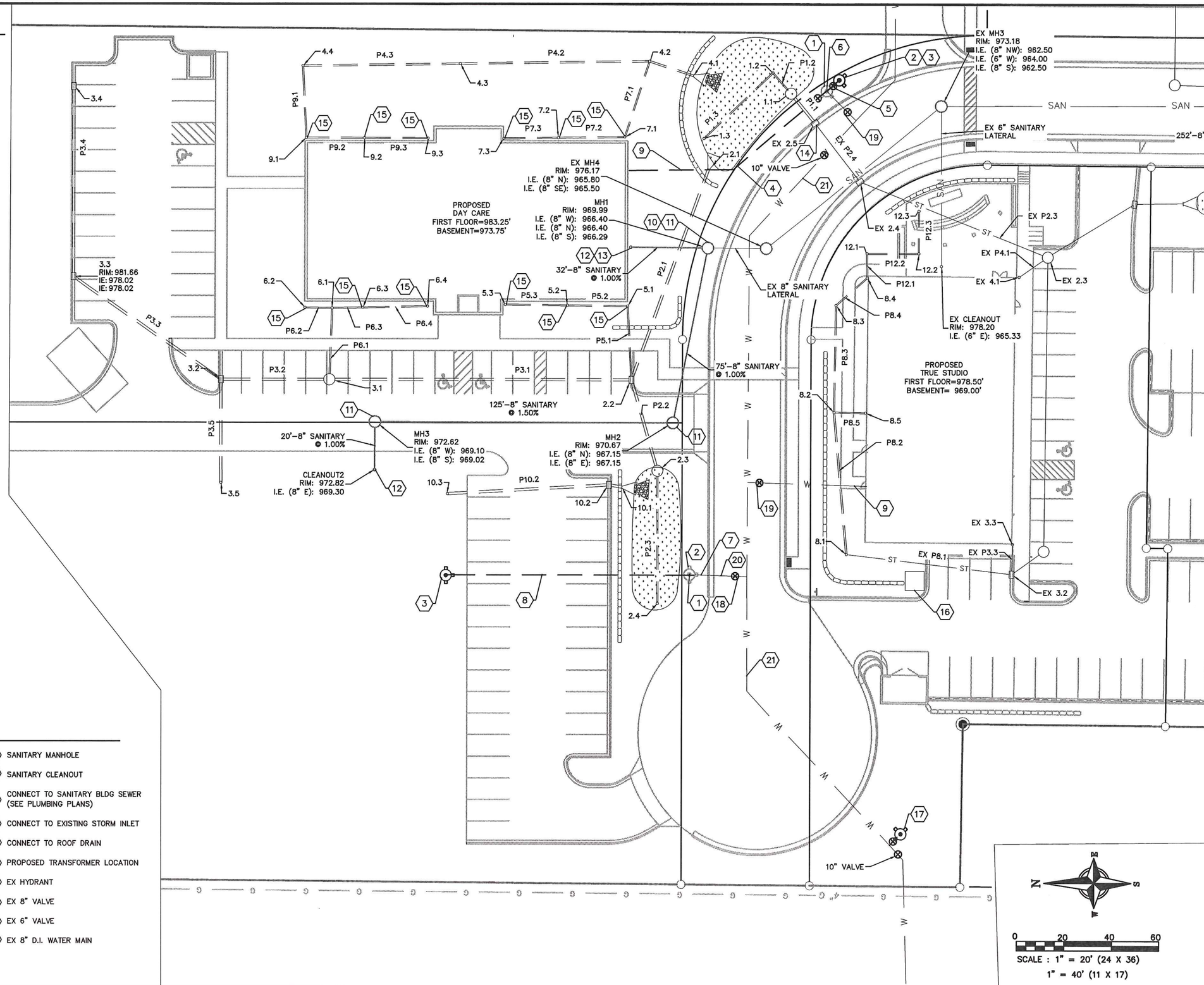
C300

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR UTILITY PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VERONA CONSTRUCTION STANDARDS FOR SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION, DECEMBER 2014 EDITION AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12 OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED ON THE STORM SEWER SCHEDULE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER SERVICES 4" AND LARGER SHALL BE DUCTILE IRON, CLASS 52. WATER SERVICES 2" AND SMALLER SHALL BE TYPE "K" COPPER.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

1	CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH VILLAGE WATER UTILITY	11	SANITARY MANHOLE
2	REMOVE AND SALVAGE EXISTING HYDRANT	12	SANITARY CLEANOUT
3	RELOCATED HYDRANT	13	CONNECT TO SANITARY BLDG SEWER (SEE PLUMBING PLANS)
4	BEND	14	CONNECT TO EXISTING STORM INLET
5	6" WATER VALVE	15	CONNECT TO ROOF DRAIN
6	6"X6"X6" TEE	16	PROPOSED TRANSFORMER LOCATION
7	RELOCATE EXISTING 8"X6" REDUCER	17	EX HYDRANT
8	8" D.I. PRIVATE WATER MAIN	18	EX 8" VALVE
9	6" D.I. PRIVATE WATER MAIN	19	EX 6" VALVE
10	CONNECT TO EXISTING SANITARY SEWER LATERAL	20	EX 8" D.I. WATER MAIN



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SITE PLAN REVIEW	03/10/16

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KIND & JOYFUL DAYCARE
UTILITY PLAN

KEENAN COURT
VERONA, WISCONSIN

C400

STRUCTURE TABLE

STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
1.1	3' DIA. CB	974.50	P1.2, 6" INV IN =971.50	P1.1, 12" INV OUT =971.39	HAALA #CG36TM
1.2	BEND	974.00	P1.3, 6" INV IN =971.61	P1.2, 6" INV OUT =971.61	
1.3	CLEAN OUT	974.00		P1.3, 6" INV OUT =972.01	
2.1	RCP A.E.	975.38	P2.1, 12" INV IN =974.25		
2.2	2X3-FT	979.82	P2.2, 12" INV IN =974.90 P3.1, 12" INV IN =975.00 P5.1, 6" INV IN =975.15	P2.1, 12" INV OUT =974.81	NEENAH R-3067
2.3	3' DIA. CB	980.00	P2.3, 6" INV IN =975.61	P2.2, 12" INV OUT =975.36	HAALA #CG36TM
2.4	CLEAN OUT	979.50		P2.3, 6" INV OUT =976.16	
3.1	3' DIA. CB	981.68	P3.2, 12" INV IN =976.80 P6.1, 6" INV IN =977.25	P3.1, 12" INV OUT =976.76	NEENAH R-2050
3.2	2X3-FT	982.21	P3.5, 12" INV IN =977.40 P3.3, 12" INV IN =977.26	P3.2, 12" INV OUT =977.26	NEENAH R-3067
3.3	2X3-FT	981.66	P3.4, 12" INV IN =978.02	P3.3, 12" INV OUT =978.02	NEENAH R-3067
3.4	2X3-FT	980.88		P3.4, 12" INV OUT =978.42	NEENAH R-3067
3.5	PLUG & MARK	985.51		P3.5, 12" INV OUT =977.83	
4.1	A.E.	975.25	P4.1, 8" INV IN =974.00		
4.2	12" YARD DRAIN	980.99	P4.2, 8" INV IN =976.00 P7.1, 6" INV IN =977.00	P4.1, 8" INV OUT =974.58	12" GRATE
4.3	10" YARD DRAIN	981.60	P4.3, 8" INV IN =976.79	P4.2, 8" INV OUT =976.79	10" GRATE
4.4	10" YARD DRAIN	981.65	P9.1, 6" INV IN =977.75	P4.3, 8" INV OUT =977.45	10" GRATE

STRUCTURE TABLE

STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
5.1	CONNECT TO ROOF DRAIN	983.21	P5.2, 6" INV IN =975.50	P5.1, 6" INV OUT =975.46	
5.2	CONNECT TO ROOF DRAIN	983.21	P5.3, 6" INV IN =975.75	P5.2, 6" INV OUT =975.75	
5.3	CONNECT TO ROOF DRAIN	983.24		P5.3, 6" INV OUT =976.01	
6.1	TEE	983.16	P6.2, 6" INV IN =977.55 P6.3, 6" INV IN =977.55	P6.1, 6" INV OUT =977.55	
6.2	CONNECT TO ROOF DRAIN	983.19		P6.2, 6" INV OUT =977.67	
6.3	CONNECT TO ROOF DRAIN	983.17	P6.4, 6" INV IN =977.68	P6.3, 6" INV OUT =977.68	
6.4	CONNECT TO ROOF DRAIN	983.22		P6.4, 6" INV OUT =977.95	
7.1	CONNECT TO ROOF DRAIN	982.95	P7.2, 6" INV IN =978.00	P7.1, 6" INV OUT =978.00	
7.2	CONNECT TO ROOF DRAIN	983.25	P7.3, 6" INV IN =978.83	P7.2, 6" INV OUT =978.83	
7.3	CONNECT TO ROOF DRAIN	983.25		P7.3, 6" INV OUT =979.52	
8.1	8" YARD DRAIN	977.47	P8.2, 8" INV IN =973.04	EX P8.1, 8" INV OUT =973.04	8" GRATE
8.2	8" YARD DRAIN	977.50	P8.3, 6" INV IN =973.60 P8.5, 6" INV IN =973.60	P8.2, 8" INV OUT =973.40	8" GRATE
8.3	45° BEND	978.17	P8.4, 6" INV IN =974.05	P8.3, 6" INV OUT =974.05	
8.4	CONNECT TO ROOF DRAIN	978.48	P12.1, 6" INV IN =974.22	P8.4, 6" INV OUT =974.22	
8.5	CONNECT TO ROOF DRAIN	978.48		P8.5, 6" INV OUT =973.73	
9.1	CONNECT TO ROOF DRAIN	983.20	P9.2, 6" INV IN =978.35	P9.1, 6" INV OUT =978.35	

STRUCTURE TABLE

STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
9.2	CONNECT TO ROOF DRAIN	983.25	P9.3, 6" INV IN =978.84	P9.2, 6" INV OUT =978.84	
9.3	CONNECT TO ROOF DRAIN	983.25		P9.3, 6" INV OUT =979.37	
10.1	RCP A.E.	981.13	P10.1, 12" INV IN =980.00		
10.2	2X3-FT	982.33	P10.2, 12" INV IN =980.10	P10.1, 12" INV OUT =980.06	NEENAH R-3067
10.3	PLUG & MARK	984.17		P10.2, 12" INV OUT =980.77	
12.1	TEE	978.09	P12.2, 6" INV IN =974.32	P12.1, 6" INV OUT =974.32	
12.2	8" YARD DRAIN	977.75	P12.3, 6" INV IN =974.54	P12.2, 6" INV OUT =974.54	8" GRATE
12.3	8" YARD DRAIN	977.70		P12.3, 6" INV OUT =974.72	8" GRATE
EX 2.3	EXISTING INLET	977.28	EX P2.3, 12" INV IN =970.78 EX P4.1, 6" INV IN =972.00		
EX 2.4	EXISTING INLET	974.40	EX P2.4, 12" INV IN =971.16	EX P2.3, 12" INV OUT =971.16	
EX 2.5	EXISTING INLET	974.39	P1.1, 12" INV IN =971.30	EX P2.4, 12" INV OUT =971.30	
EX 3.2	EXISTING INLET	977.93	EX P8.1, 8" INV IN =972.62 EX P3.3, 6" INV IN =972.60		
EX 3.3	EXISTING INLET	978.43		EX P3.3, 6" INV OUT =972.71	
EX 4.1	EXISTING INLET	978.48		EX P4.1, 6" INV OUT =972.41	

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
EX P2.3	12"	85'	0.45%	ADS N-12	971.16'	970.78'
EX P2.4	12"	31'	0.45%	ADS N-12	971.30'	971.16'
EX P3.3	6"	13'	0.91%	ADS N-12	972.71'	972.60'
EX P4.1	6"	15'	2.76%	ADS N-12	972.41'	972.00'
EX P8.1	8"	70'	0.60%	ADS N-12	973.04'	972.62'
P1.1	12"	16'	0.60%	ADS N-12	971.39'	971.30'
P1.2	6"	12'	1.00%	ADS N-12	971.61'	971.50'
P1.3	6"	40'	1.00%	ADS N-12	972.01'	971.61'
P2.1	12"	94'	0.60%	ADS N-12	974.81'	974.25'
P2.2	12"	40'	1.16%	ADS N-12	975.36'	974.90'
P2.3	6"	56'	1.00%	ADS N-12	976.16'	975.61'
P3.1	12"	127'	1.39%	ADS N-12	976.76'	975.00'
P3.2	12"	46'	1.00%	ADS N-12	977.26'	976.80'
P3.3	12"	76'	1.01%	ADS N-12	978.02'	977.26'
P3.4	12"	80'	0.50%	ADS N-12	978.42'	978.02'
P3.5	12"	44'	1.00%	ADS N-12	977.83'	977.40'
P4.1	8"	20'	3.00%	ADS N-12	974.58'	974.00'
P4.2	8"	80'	1.00%	ADS N-12	976.79'	976.00'
P4.3	8"	66'	1.00%	ADS N-12	977.45'	976.79'
P5.1	6"	31'	1.00%	ADS N-12	975.46'	975.15'

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P5.2	6"	25'	1.00%	ADS N-12	975.75'	975.50'
P5.3	6"	27'	1.00%	ADS N-12	976.01'	975.75'
P6.1	6"	30'	1.00%	ADS N-12	977.55'	977.25'
P6.2	6"	12'	1.00%	ADS N-12	977.67'	977.55'
P6.3	6"	13'	1.00%	ADS N-12	977.68'	977.55'
P6.4	6"	27'	1.00%	ADS N-12	977.95'	977.68'
P7.1	6"	34'	3.00%	ADS N-12	978.00'	977.00'
P7.2	6"	28'	3.00%	ADS N-12	978.83'	978.00'
P7.3	6"	23'	3.00%	ADS N-12	979.52'	978.83'
P8.2	8"	60'	0.61%	ADS N-12	973.40'	973.04'
P8.3	6"	45'	1.00%	ADS N-12	974.05'	973.60'
P8.4	6"	18'	1.00%	ADS N-12	974.22'	974.05'
P8.5	6"	14'	0.96%	ADS N-12	973.73'	973.60'
P9.1	6"	31'	2.00%	ADS N-12	978.35'	977.75'
P9.2	6"	25'	2.00%	ADS N-12	978.84'	978.35'
P9.3	6"	27'	2.00%	ADS N-12	979.37'	978.84'
P10.1	12"	6'	1.11%	ADS N-12	980.06'	980.00'
P10.2	12"	69'	0.99%	ADS N-12	980.77'	980.10'
P12.1	6"	11'	1.00%	ADS N-12	974.32'	974.22'
P12.2	6"	22'	1.00%	ADS N-12	974.54'	974.32'

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	03/10/16

PROFESSIONAL ENGINEERING LLC
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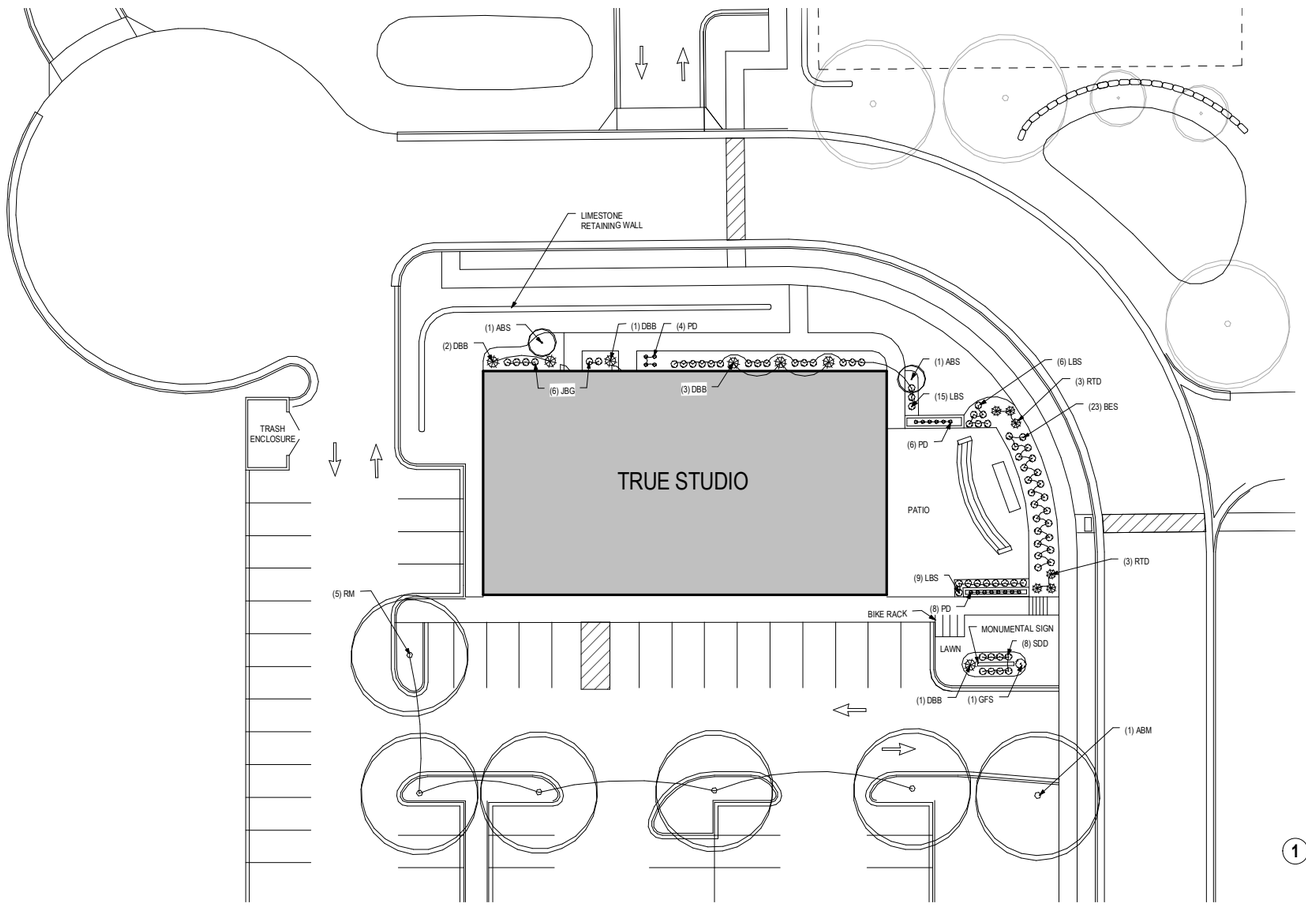
KIND & JOYFUL DAYCARE
STORM SEWER SCHEDULE

KEENAN COURT
VERONA, WISCONSIN

C401



1 LANDSCAPE PLAN

1" = 20'-0"

0' 5' 10' 20'

NORTH

NOTES:

1) Lawn areas around building and parking lot to be seeded (Madison Parks seed mix), fertilized, and mulched with straw.
2) Planting beds to be mulched with #2 washed stone to a depth of 3" over weed barrier fabric.
3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
4) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
	(26)		Canopy Deciduous Trees	
AL	10	2 ½"	American Linden	BB
CH	4	2 ½"	Common Hackberry	BB
LLL	6	2 ½"	Little Leaf Linden	BB
SWO	6	2 ½"	Swamp White Oak	BB
	(22)		Tall Deciduous Trees	
ABM	6	2 ½"	Autumn Blaze Maple	BB
RBC	4	10'	River Birch Clump	BB
RM	5	2 ½"	Red Maple	BB
SHL	7	2"	Skyline Honey Locust	BB
	(10)		Low Deciduous Trees	
CP	5	2"	Callery Pear	BB
PFC	2	2"	Prairie Fire Crab	BB
TSC	3	2"	Tina Sergeant Crab	BB
	(10)		Tall Evergreen Trees	
BHS	6	5'	Black Hills Spruce	BB
CBS	4	5'	Colorado Blue Spruce	BB
(16)			Low Evergreen Shrubs	
BRJ	16	1 Gal	Blue Rug Juniper	Con
	(11)		Tall Deciduous Shrubs	
ABS	5	4'	Autumn Brilliance Serviceberry	BB
AVB	3	3'	Arrowwood Viburnum	BB
LLV	3	3'	Leather Leaf Viburnum	BB
	(60)		Medium Deciduous Shrubs	
DN	6	18"	Diablo Ninebark	Pot
DBB	26	24"	Dwarf Burning Bush	Pot
RTD	13	24"	Bailey's Red Twig Dogwood	Pot
YTD	12	24"	Yellow Twig Dogwood	Pot
	(26)		Low Deciduous Shrubs	
GFS	15	18"	Gold Flame Spirea	Pot
LPS	11	18"	Little Princess Spirea	Pot
			Perennials	
bes	23	1 G	Black Eyed Susan	Con
jbg	8	1 G	Japanese Blood Grass	Con
lbs	25	1 G	Little Bluestem	Con
pd	8	1 G	Prairie Dropseed	Con
sdd	3	1 G	Stella de Oro Day Lily	Con

Landscape Worksheet

Zoning District: SC (Suburban Commercial)

Building Area = 16,615 SF	
Building Area Points Required: 10/1,000 SF =	**166 points**
Building Perimeter = 915 LF	
Building Perimeter Points Required: 40/100 LF =	**366 points**
Impervious Area = 81,947 SF	
Impervious Area Points Required: 80/10,000 SF =	**656 points**
Lot Street Frontage = 1,381 LF	
Lot Street Frontage Points Required 40/100 LF =	**552 points**
Total Landscape Points Required	**1,740 points**
Landscape Points Supplied	
Canopy trees - 26 @ 70 =	1820 points
Tall trees - 22 @ 30 =	660 points
Medium trees - 0 @ 15 = points	
Low trees - 10 @10 =	100 points
Tall evergreen trees - 10 @ 40 =	400 points
Medium evergreen trees - 0 @ 20 =	0 points
Low evergreen trees - 0 @ 12 =	0 points
Low evergreen shrubs – 16 @ 3 =	48 points
Tall deciduous shrubs - 11 @ 5 =	55 points
Medium deciduous shrubs - 60 @ 3 =	180 points
Low deciduous shrubs - 26 @ 1 =	26 points
Total landscape points supplied	**3,326 points**

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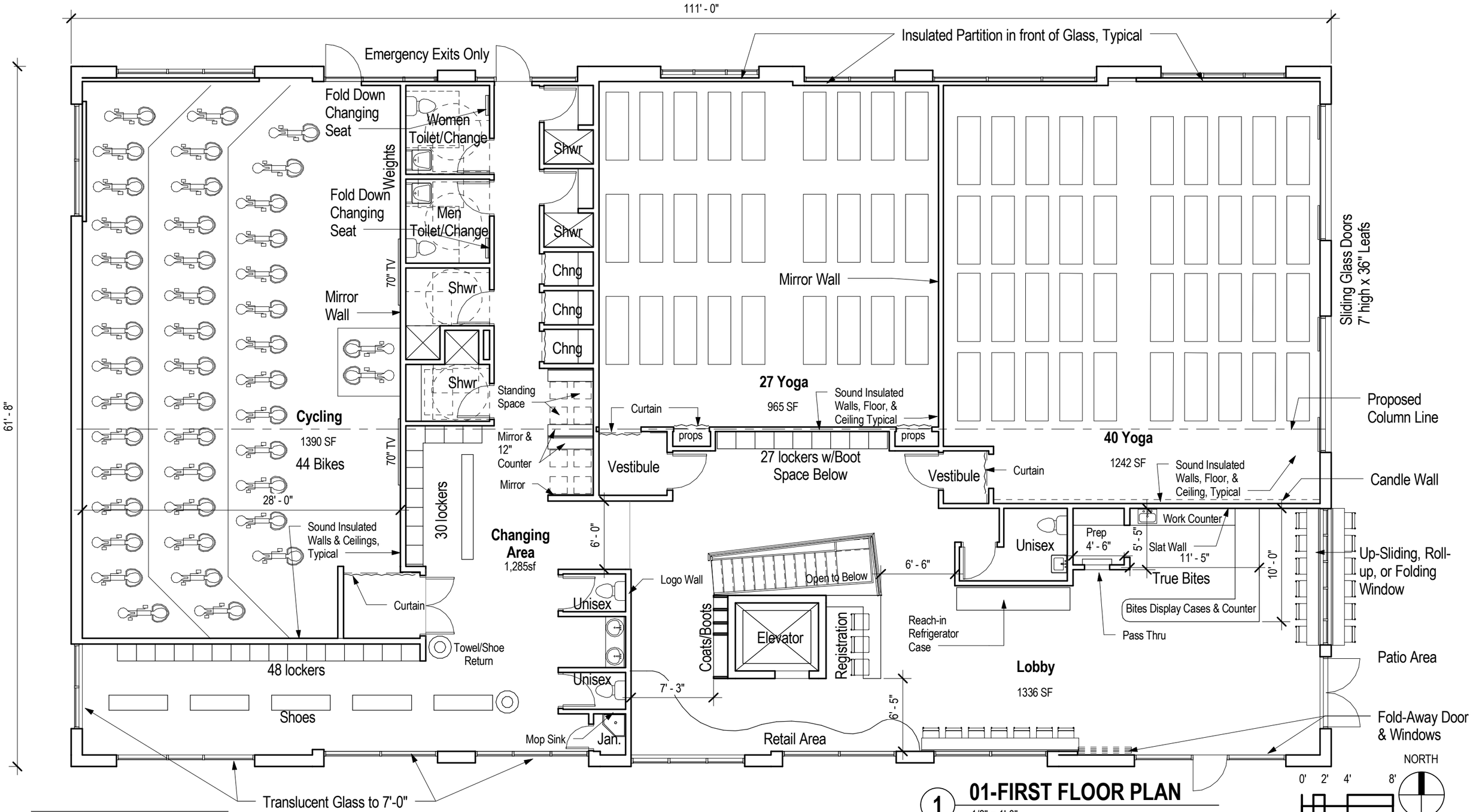
Verona Ave., Verona, WI

Landscape Plan

15110



1 **01-FIRST FLOOR PLAN**

1/8" = 1'-0"

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First Floor Plan Final
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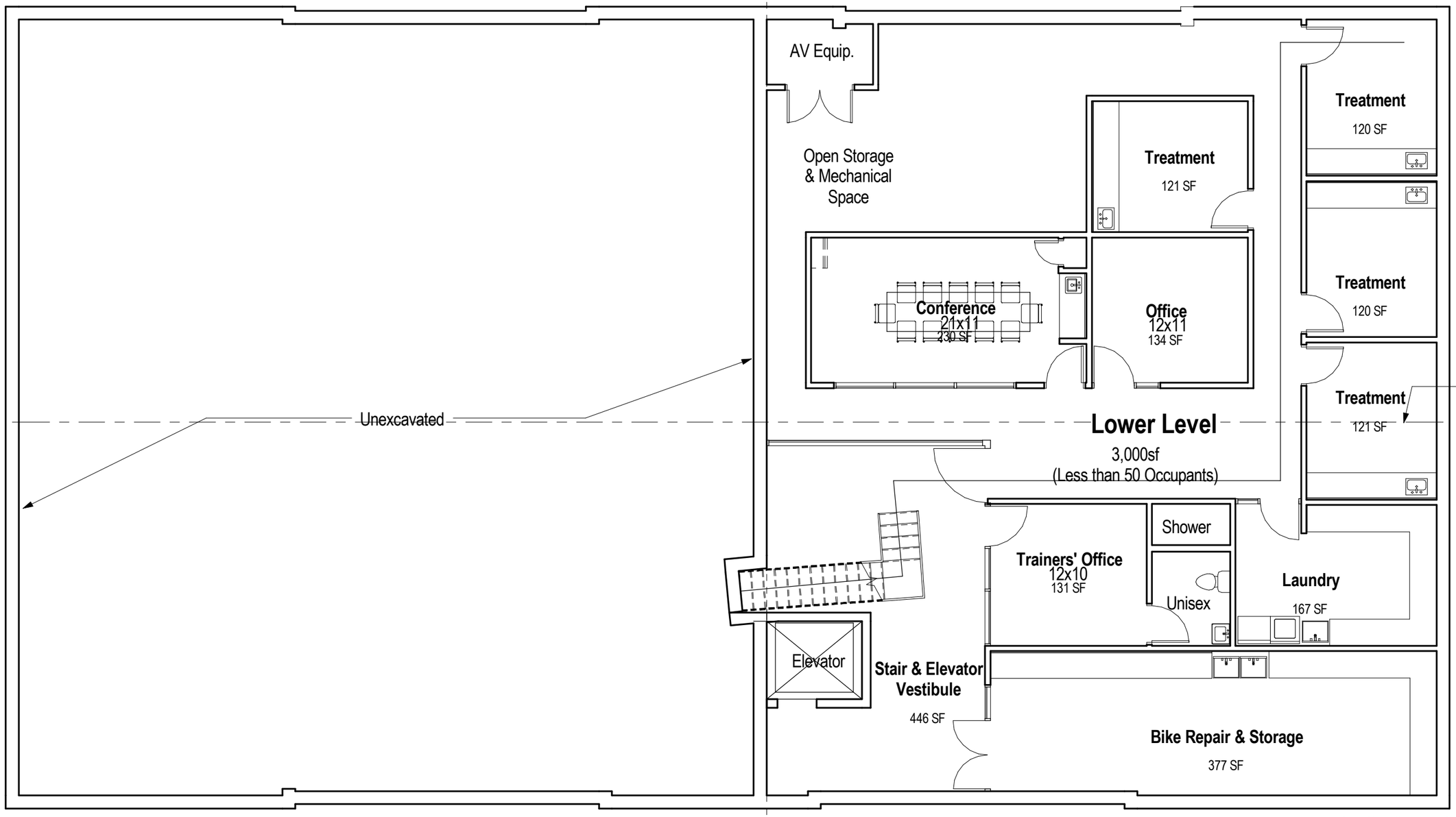

1 **00-LOWER LEVEL**
1/8" = 1'-0"

0' 2' 4' 8'

NORTH

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Lower Level Plan
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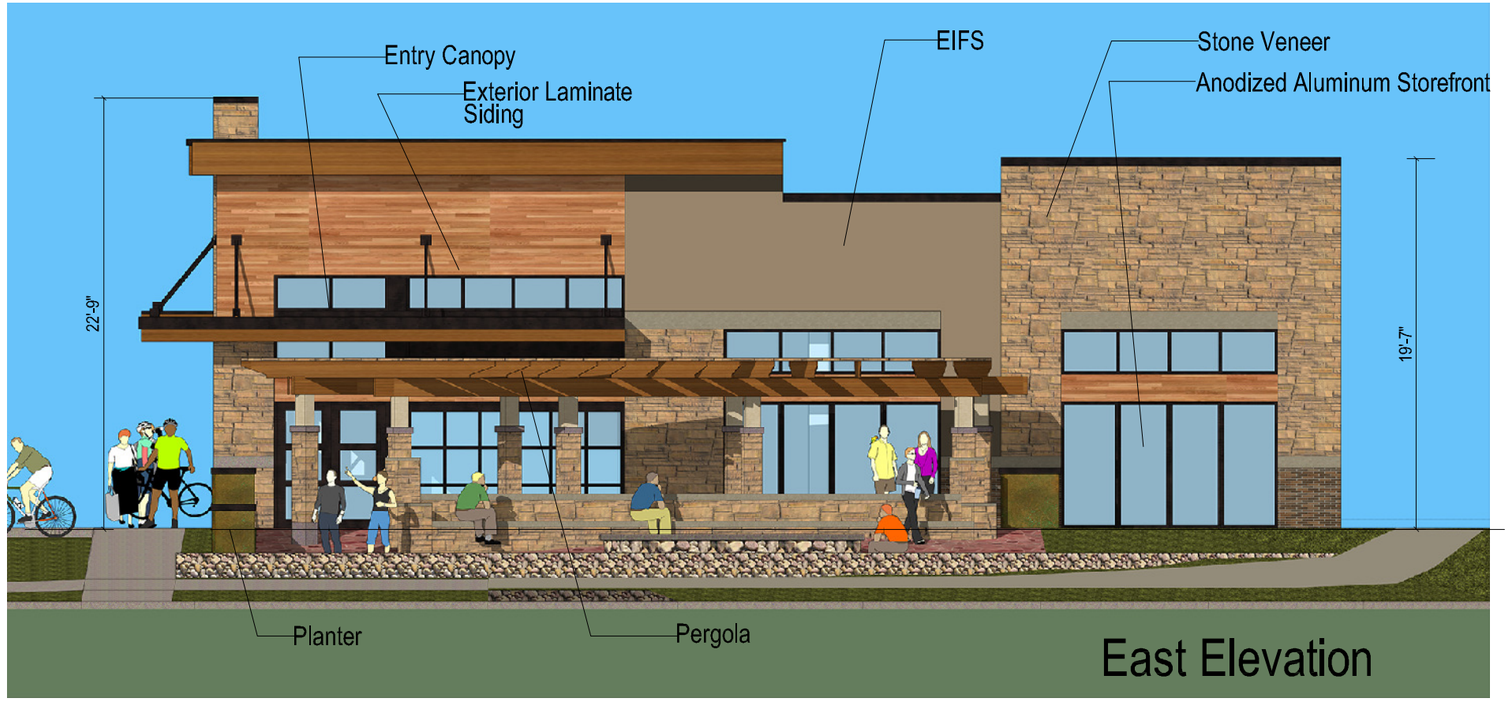

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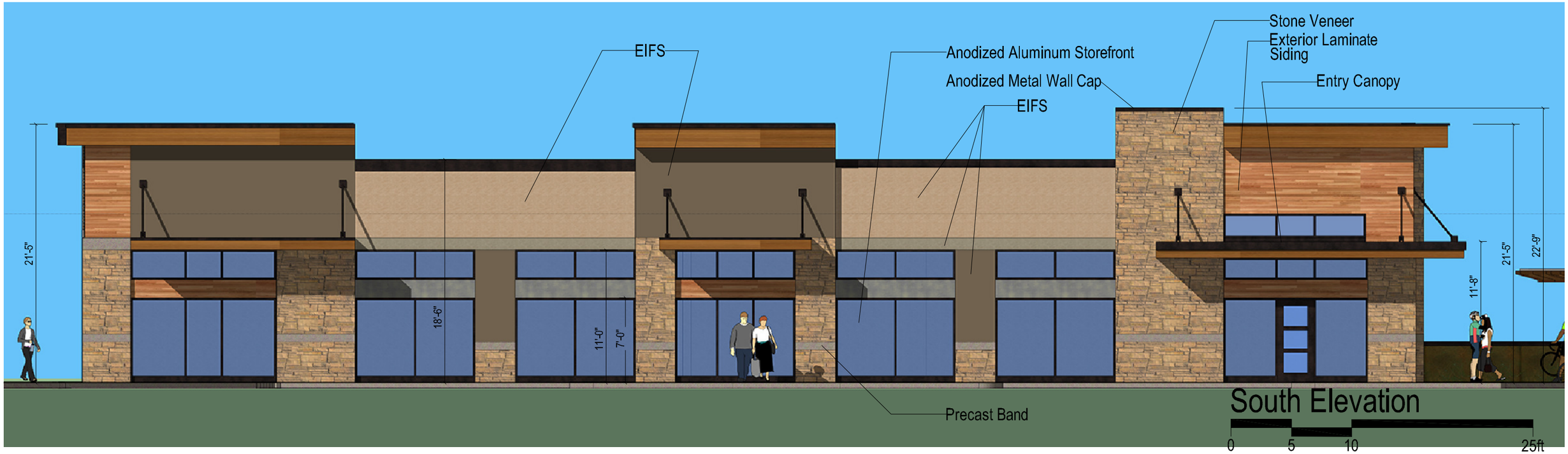

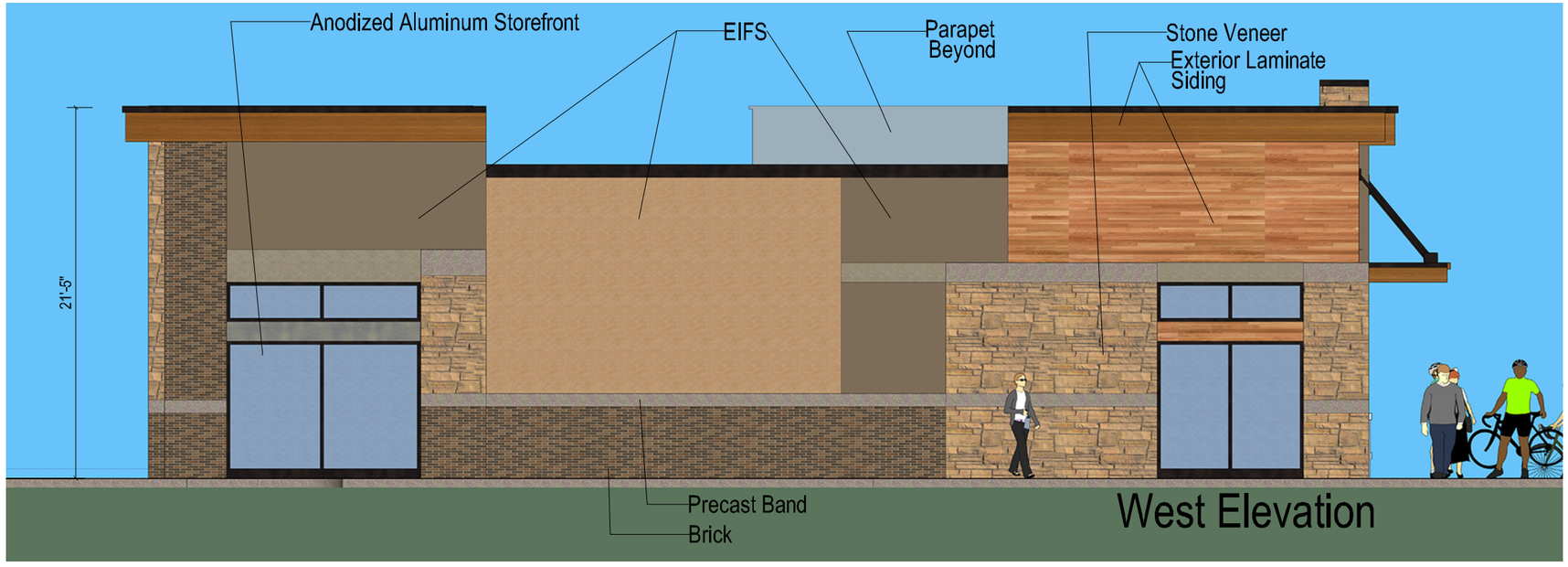

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View to SW

View to NE

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View to NW

View to SE

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