DIMENSION IV
Madison Design Group
architecture · interior design · planning

PROJECT DESCRIPTION
Site Plan Submission
April 2, 2020

Site: Verona Technology Park
Lot 9
John P. Livesey Blvd
Verona, Wisconsin
Dimension IV Madison Project No. 20013

Area:
3.41 acres

Proposed Project/Building:
The proposed buildings will be the new home of KSW Construction.

The Phase I building will be an 8,995 square foot office/warehouse building for KSW Construction office. It will include parking for approximately 30 vehicles and a delivery/employee vehicle area.

Building Area:
Phase I – KSW office 8,995 square feet

Parking:
Phase I – 30+

Landscaping:
Landscaping will be designed to screen the parking area use around the building and highlight the building. The wetland area will be incorporated as natural landscape buffer.

Stormwater:
The drainage from the project will be routed to the technology park stormwater access. Infiltration areas will be incorporated into the site and 75' wetland buffer area on site.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445
dimensionivmadison.com

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KSW CONSTRUCTION CORPORATION

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

LIST OF DRAWINGS:

G0.1 - Cover Sheet

CSM

Context Images
Overall Deveopment Site Survey
Verona Technology Park Overall Aerial
Site Zoning Map
Wetland Areas - Overall Aerial

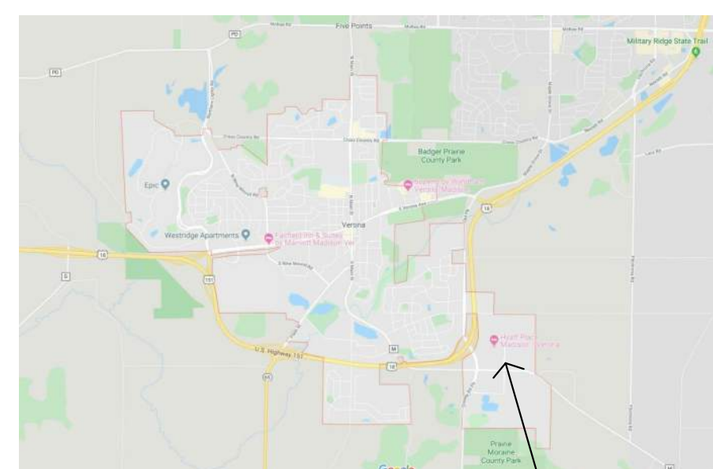
C1.0 Existing Conditions
C2.0 Site Plan
C3.0 Grading Plan
C3.1 Grading Plan
C3.1 Storm Sewer Schedule
C4.0 Erosion Control Plan
C5.0 Utility Plan
C6.0 Stormwater Details
Landscape Plan
Site Lighting Plan

Floor Plan
Elevations
3D Views

Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor: **KSW Construction**
807 Liberty Dr. #106, Verona, WI 53593
p: (608) 845-2290 kswconstruction.com

Civil Engineering **Professional Engineering, LLC**
818 N Meadowbrook Ln., Waunakee, WI 53597
p: (608) 849-9378 pe-wi.com

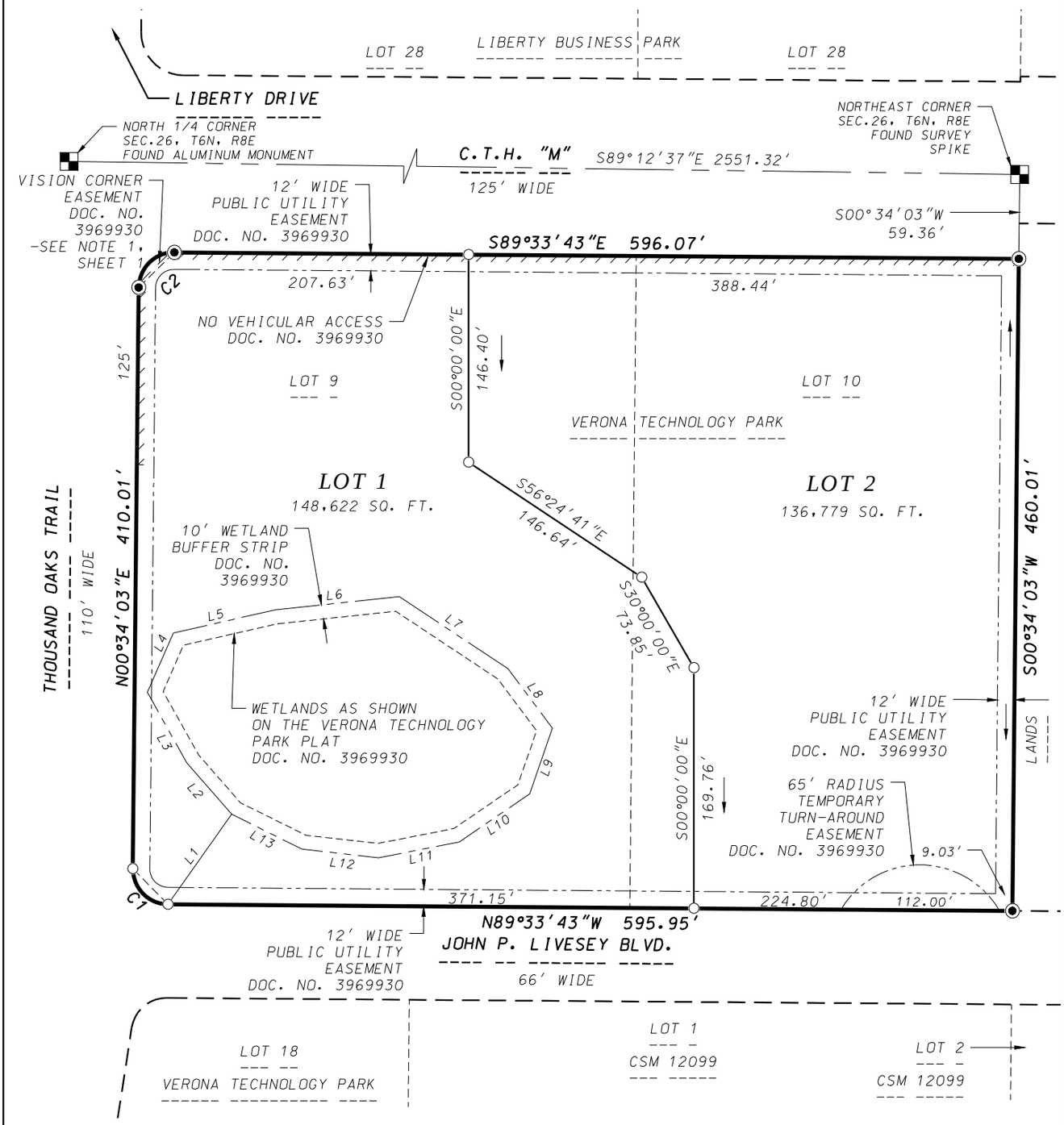


SITE LOCATION

SITE PLAN REVIEW - REVISED 04/22/2020 PROJECT # 20013 **G0.1**

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

◉ FOUND 1-1/4" IRON REBAR

○ PLACED 3/4" IRON REBAR
(WT.=1.5LBS./FT.)

THE NORTH LINE OF THE NE1/4
OF SECTION 26, T6N, R8E
IS ASSUMED TO BEAR
S89°12'37"E

0 100
Scale 1" = 100'

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: March 9, 2020
F.N.: 20-07-104
C.S.M. NO.
DOC. NO.
VOL. SHEET

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Verona, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:
Lots 9 and 10, Verona Technology Park, recorded in Volume 58-059A of Plats on pages 313-315 as Document Number 3969930, located in the NE1/4 of the NE1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin. Containing 285,401 square feet (6.552 acres).

Dated this 9th day of March, 2020.

_____
Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes from Verona Technology Park plat

   -Individual lots within this plat will be required to infiltrate where practical the first 1/2 inch of runoff from building rooftops. Runoff from parking lots will be pre-treated for oil and grease before it is allowed to commingle with other runoff.

   -Minimum unprotected foundation opening elevation for this plat shall be 938.5.

   - ←——— Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components located in easements shall be maintained and preserved by the property owner.

2. The Lots of this Certified Survey Map are subject to the following recorded documents:
   -Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4242114.
   -Declaration of Restrictive Covenants recorded as Doc. No. 4362894.
   -Tax Agreement recorded as Doc. No. 4956762.

3. The lots of this Certified Survey Map are subject to shared access and utility easement agreement to be recorded by a separate instrument.

4. Surveyed for:
   Anorev, LLC
   2248 Deming Way, Suite 200
   Middleton, WI 53562

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	35.40	39.33	N44°29'50"W	90°07'46"
C2	25.00	35.31	39.21	N45°30'10"E	89°52'14"

WETLAND BUFFER STRIP
LINE TABLE

L1 - N35°12'26"E 77.90'
L2 - N41°09'17"W 48.13'
L3 - N29°14'28"W 56.99'
L4 - N23°44'14"E 45.72'
L5 - N77°10'38"E 73.83'
L6 - N83°56'19"E 88.00'
L7 - S56°24'41"E 91.96'
L8 - S36°47'04"E 52.42'
L9 - S19°00'39"W 48.93'
L10 - S55°40'50"W 60.29'
L11 - S78°56'49"W 58.04'
L12 - N83°33'47"W 54.32'
L13 - N63°37'02"W 55.48'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Anorev, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Anorev, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said Anorev, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____ , 2020.

Anorev, LLC

_____

By: John K. Livesey

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____ , 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
My commission_____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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DATE: March 9, 2020
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CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

Oregon Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Oregon Community Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____ , 2020.

Oregon Community Bank

_____

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____ , 2020, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

_____
Notary Public, Dane County, Wisconsin
My commission expires_____

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DATE: March 9, 2020
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CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

CITY OF VERONA APPROVAL

Approved for recording by the City of Verona this_____day of_____, 2020.

Approved on_____.

_____
Ellen Clark, Clerk, City of Verona

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____,

2020 at_____.M. and recorded in Volume_____of Certified Survey Maps on

Pages_____as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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DATE: March 9, 2020
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C.S.M. NO. _____
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VOL. _____ SHEET _____

View from Hwy M to East toward Thousand Oaks Trail

View from Hwy M to SE at Thousand Oaks Trail

View at Thousand Oaks Trail to South

View at Thousand Oaks Trail & John Livesey Blvd to East

View from John Livesey Blvd to North

View from Hwy M to West toward Thousand Oaks Trail

Context Images

KSW OFFICE DEVELOPMENT

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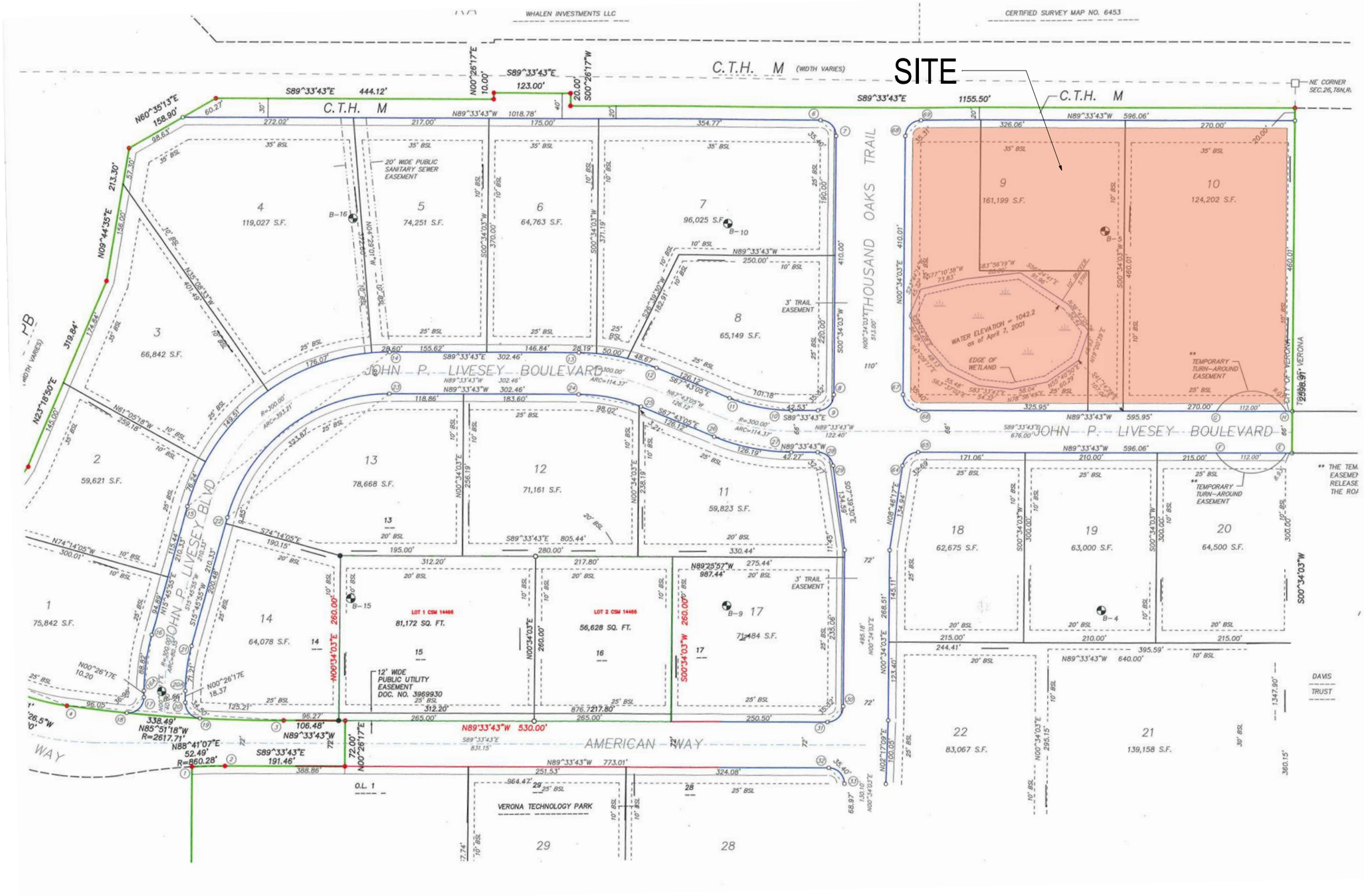
KSW CONSTRUCTION CORPORATION

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Site Context Images
3 FEBRUARY 2020
20013



1 **Site Survey**
1" = 80'-0"

0' 40' 80' 160'

N

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Site Survey
3 FEBRUARY 2020
20013

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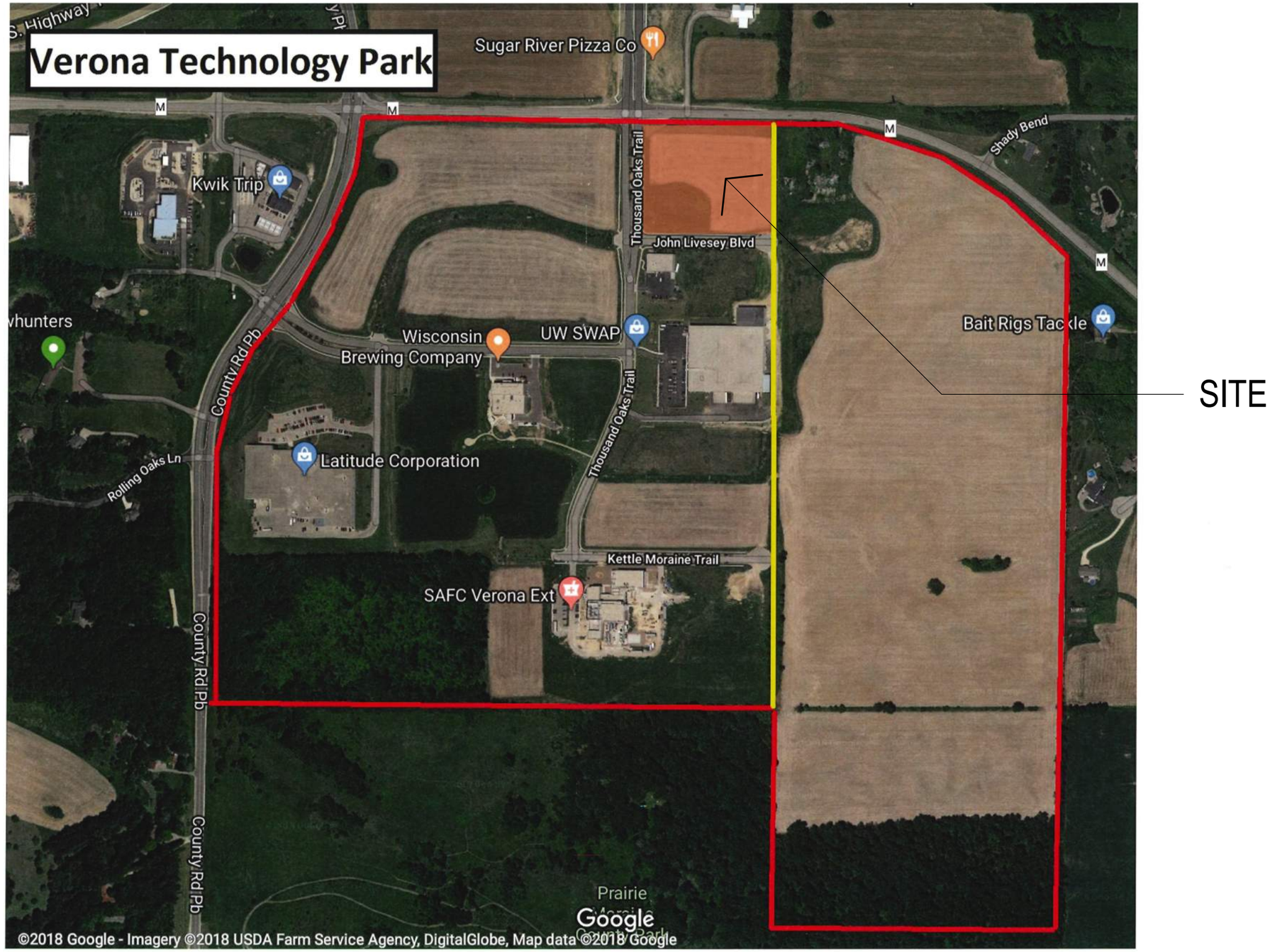

SITE

Verona Technology Park - Overall Aerial

Not to Scale

KSW OFFICE DEVELOPMENT

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KSW CONSTRUCTION CORPORATION

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Verona Technology Park Overall Aerial
3 FEBRUARY 2020
20013

Legend

- Approximate Project Boundary
- Sample Point
- Field Delineated Wetland
- DNR 24k Hydrography
- Perennial Stream
- Intermittent Stream
- Waterbody

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: WDNR, WDOT, Stantec
3. Orthophotography: NAIP 2015

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Site Wetland Areas

Figure No.
5

DRAFT

Title
Field Collected Data

Client/Project
Livesey Company
Verona Tech Park

Project Location
T6N, R8E, S26
T. of Verona,
Dane Co., WI

193704659
Prepared by CP on 2016-08-12
Technical Review by JD on 2016-08-12
Independent Review by XXX on 2016-XX-XX

Stantec

Page 1 of 1

Not to Scale

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Wetland Areas
3 FEBRUARY 2020
20013

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Site Zoning Map

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KSW CONSTRUCTION CORPORATION

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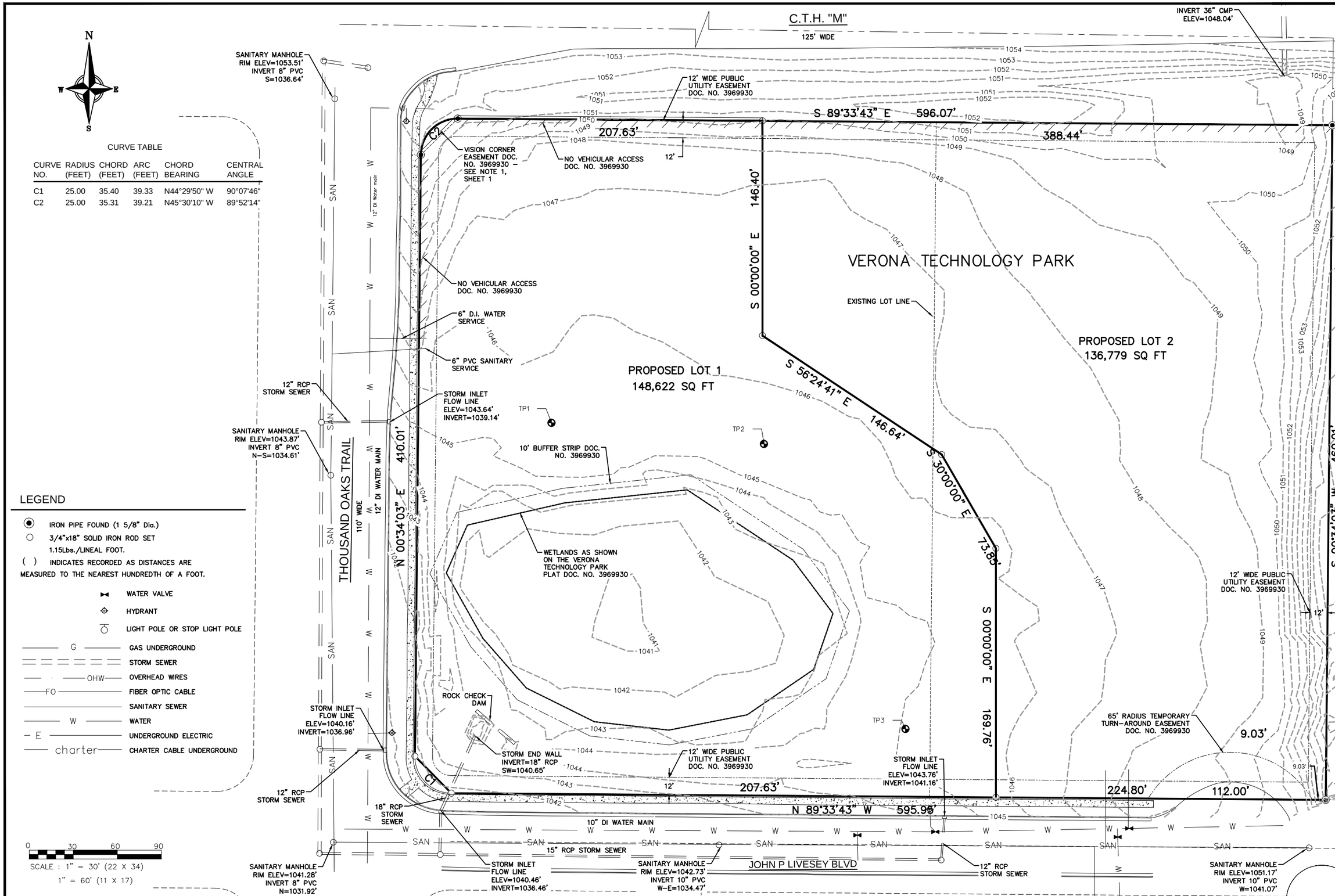
KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Site Zoning Map
3 FEBRUARY 2020
20013



CURVE TABLE

CURVE NO.	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	35.40	39.33	N44°29'50" W	90°07'46"
C2	25.00	35.31	39.21	N45°30'10" W	89°52'14"

LEGEND

- IRON PIPE FOUND (1 5/8" Dia.)
- 3/4"x18" SOLID IRON ROD SET 1.15Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- WATER VALVE
- HYDRANT
- LIGHT POLE OR STOP LIGHT POLE
- G — GAS UNDERGROUND
- STORM SEWER
- OHW — OVERHEAD WIRES
- FO — FIBER OPTIC CABLE
- SANITARY SEWER
- W — WATER
- E — UNDERGROUND ELECTRIC
- charter — CHARTER CABLE UNDERGROUND

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

KSW OFFICE DEVELOPMENT
EXISTING CONDITIONS

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C1.0

X:\files\1351 KSW Office\Dwg\Survey\1351 Survey.dwg | 4/2/2020 9:57:09 AM

SITE INFORMATION

SITE ADDRESS: JOHN P. LIVESEY BLVD

SITE ACREAGE:
PROPOSED LOT 1: 148,622 SQ. FT. (3.41 ACRES)
PROPOSED LOT 2: 136,779 SQ. FT. (3.14 ACRES)

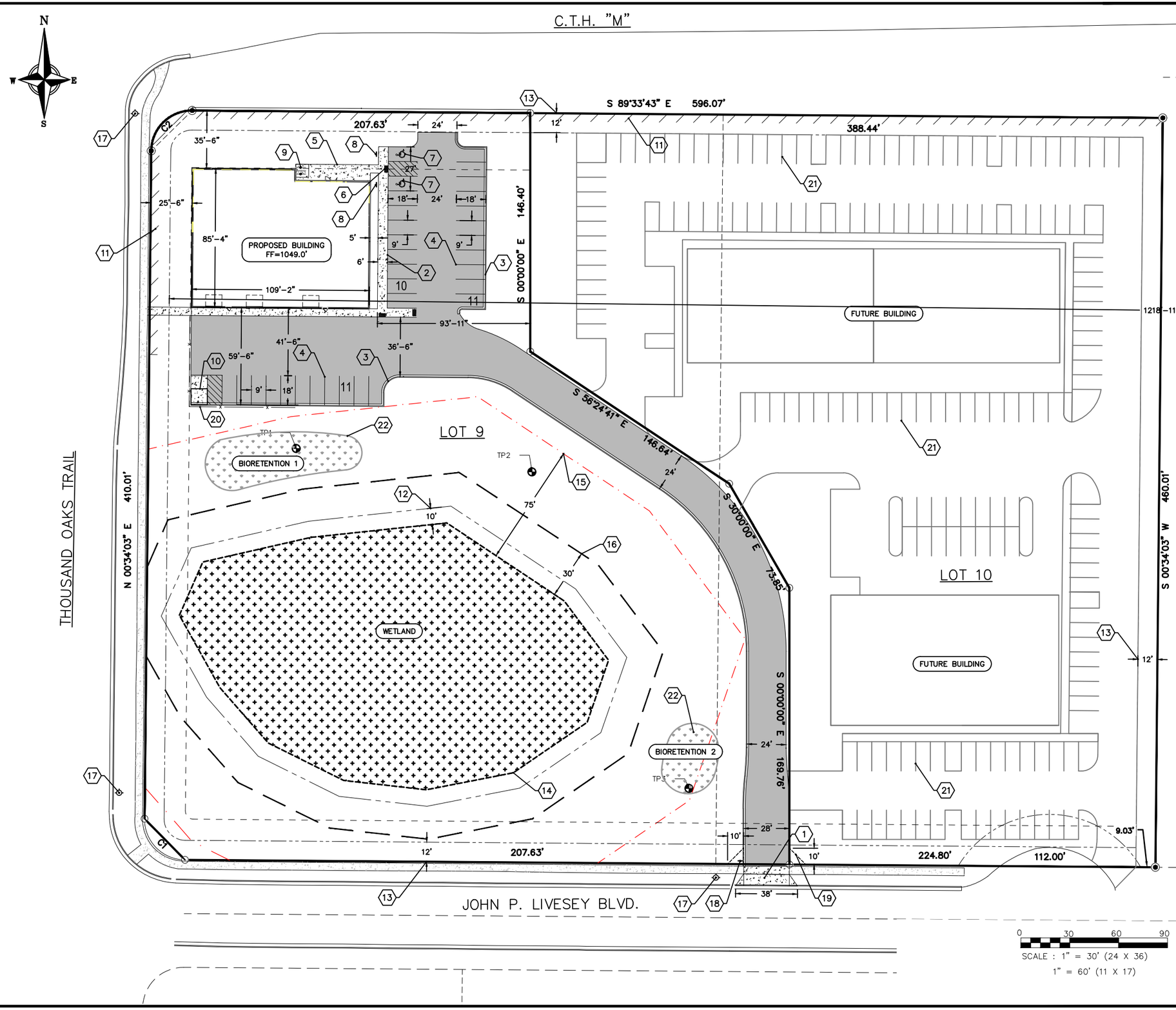
IMPERVIOUS AREA
PROPOSED LOT 1 = 36,047 (0.83 ACRES)
IMPERVIOUS RATIO = 24.3%

PLAN KEY

1. NEW CONCRETE APRON PER CITY REQUIREMENTS
2. THICKENED EDGE SIDEWALK
3. 18" CURB AND GUTTER
4. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
5. SIDEWALK
6. CURB RAMP W/ DETECTABLE WARNING FIELD, TYP.
7. VAN ACCESSIBLE STALL, TYP.
8. VAN ACCESSIBLE PARKING SIGN, TYP.
9. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
10. DUMPSTER LOCATION AND CONCRETE TRASH PAD
11. NO VEHICULAR ACCESS DOC. NO. 3969930
12. 10' WETLAND BUFFER STRIP DOC. NO. 3969930
13. 12' WIDE PUBLIC UTILITY EASEMENT DOC. NO. 3969930
14. WETLANDS AS SHOWN ON THE VERONA TECHNOLOGY PARK PLAT DOC. NO. 3969930
15. 75' WETLAND OFFSET LINE
16. 30' NO GRADING SETBACK
17. EX HYDRANT
18. 7' HIGH STOP SIGN
19. VISION TRIANGLE
20. 8' CEDAR FENCE FOR SCREENING
21. FUTURE PARKING
22. BIORETENTION DEVICE

PLAN KEY

- PAVEMENT
- CONCRETE
- BIORETENTION POND
- STANDARD CURB AND GUTTER



SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
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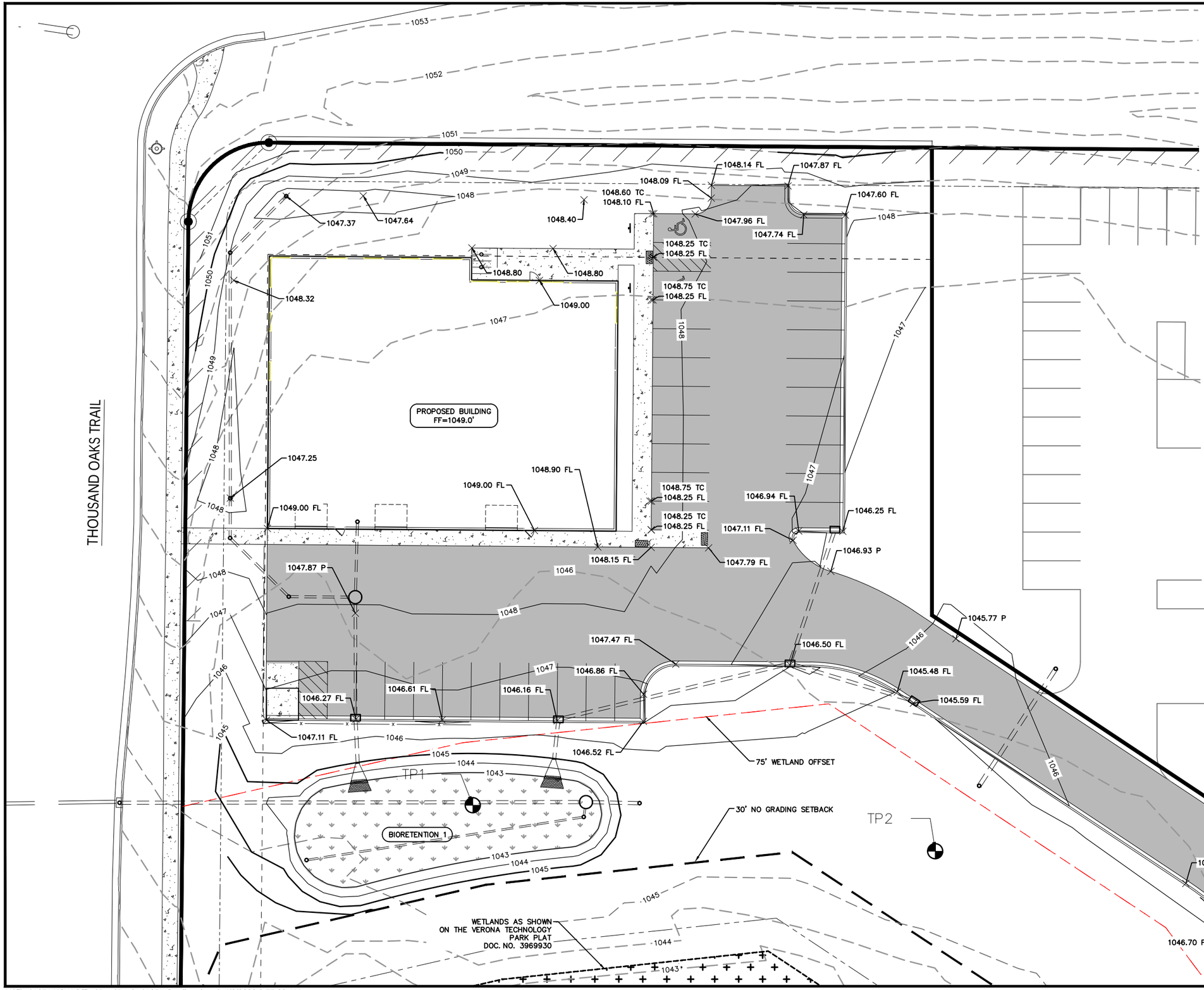
KSW OFFICE DEVELOPMENT
SITE PLAN

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C2.0



GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

GRADING LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
× 1000.00 FL	FLOW LINE ELEVATION
× 1000.00 TC	TOP OF CURB ELEVATION
× 1000.00	SPOT ELEVATION

N
W E
S

0 15 30 45
SCALE : 1" = 15' (24 X 36)
1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
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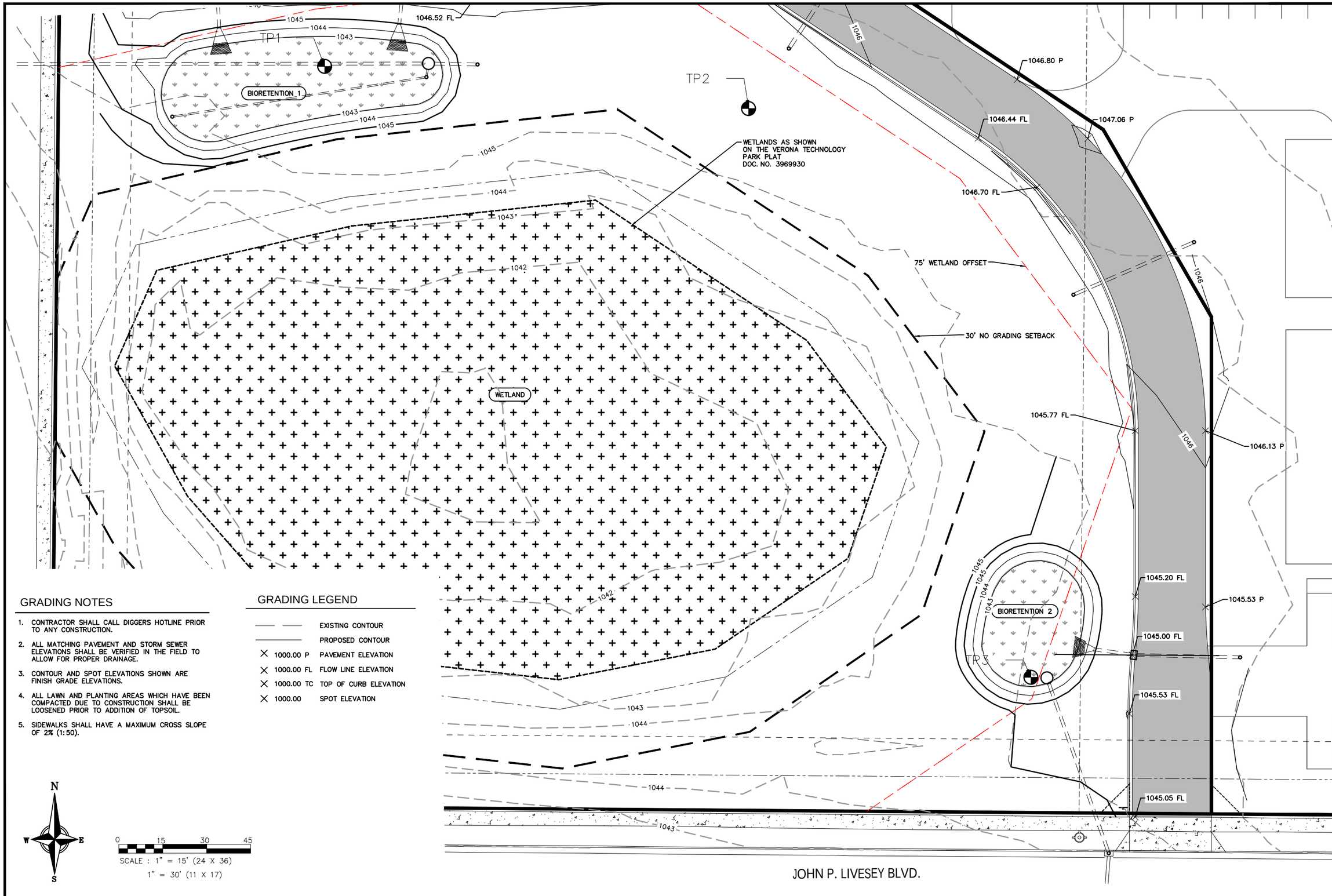
KSW OFFICE DEVELOPMENT
GRADING PLAN
VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C3.0



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— — —	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
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N
W E
S

0 15 30 45
SCALE : 1" = 15' (24 X 36)
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ISSUANCE/REVISION	DATE
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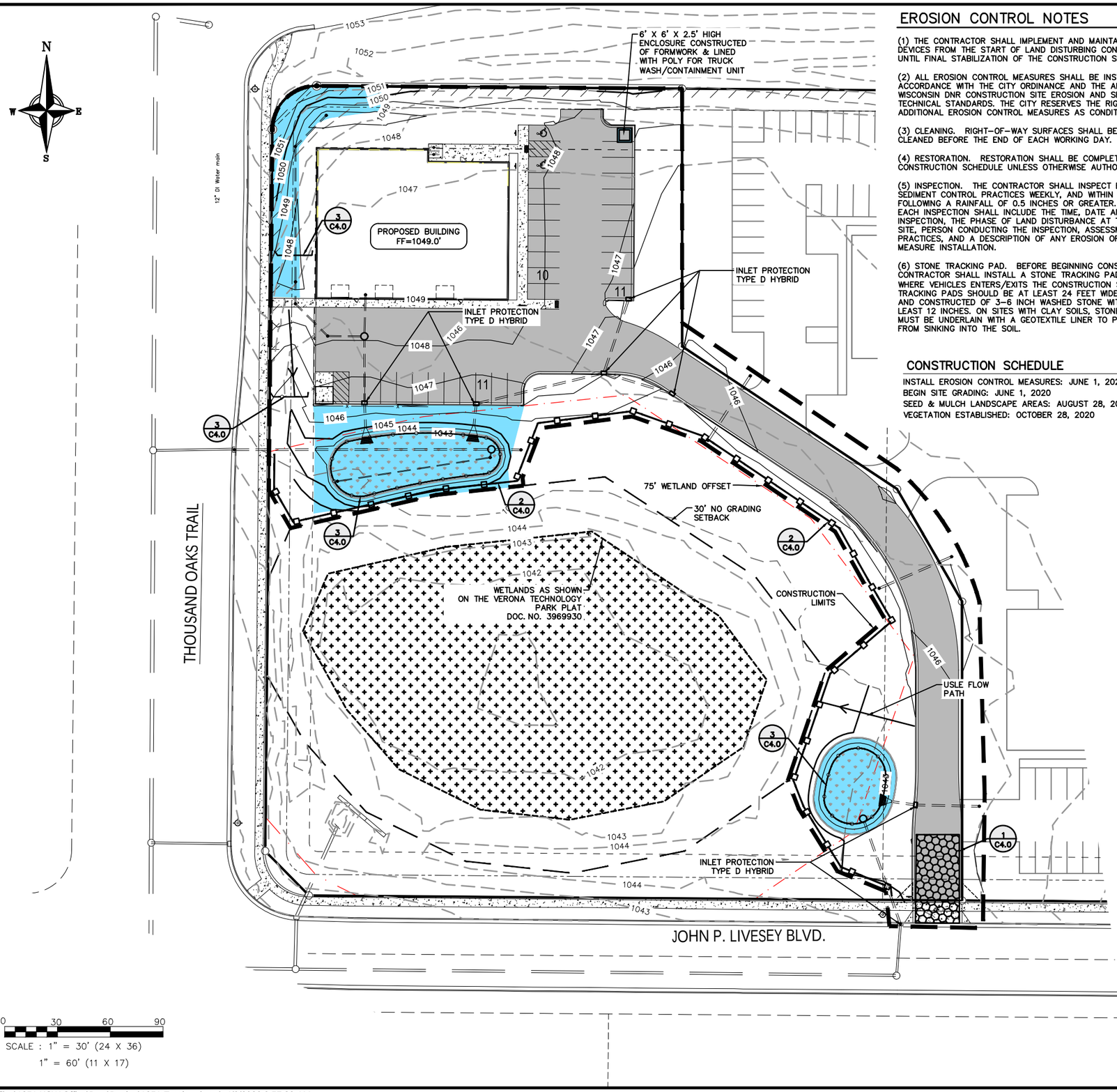
KSW OFFICE DEVELOPMENT
GRADING PLAN
VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C3.1



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 CITY.

(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 A, 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 6 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 3.5 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.

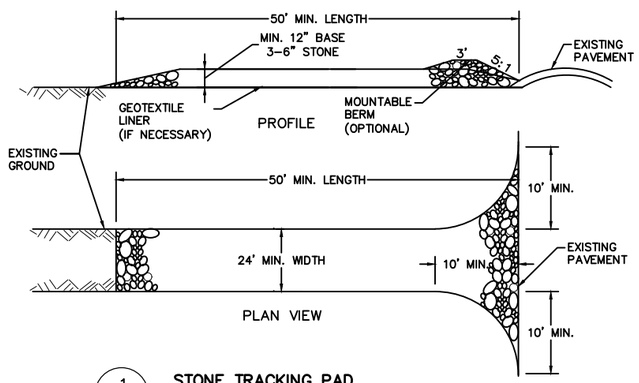
(15) TURF RESTORATION WITHIN THE STREET R/W TO HAVE 6" TOPSOIL, SEED AT 3.5 LBS/1,000 SF RATE, FERTILIZER, AND CLASS 1, URBAN, TYPE A EROSION MAT.

CONSTRUCTION SCHEDULE

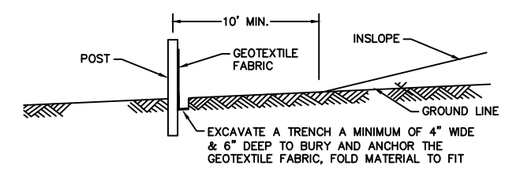
INSTALL EROSION CONTROL MEASURES: JUNE 1, 2020
BEGIN SITE GRADING: JUNE 1, 2020
SEED & MULCH LANDSCAPE AREAS: AUGUST 28, 2020
VEGETATION ESTABLISHED: OCTOBER 28, 2020

KEY

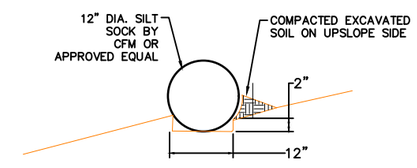
WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT



1 / C4.0 STONE TRACKING PAD
NTS



2 / C4.0 SILT FENCE
NTS



3 / C4.0 SILT SOCK
NTS

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
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KSW OFFICE DEVELOPMENT
EROSION CONTROL PLAN

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C4.0

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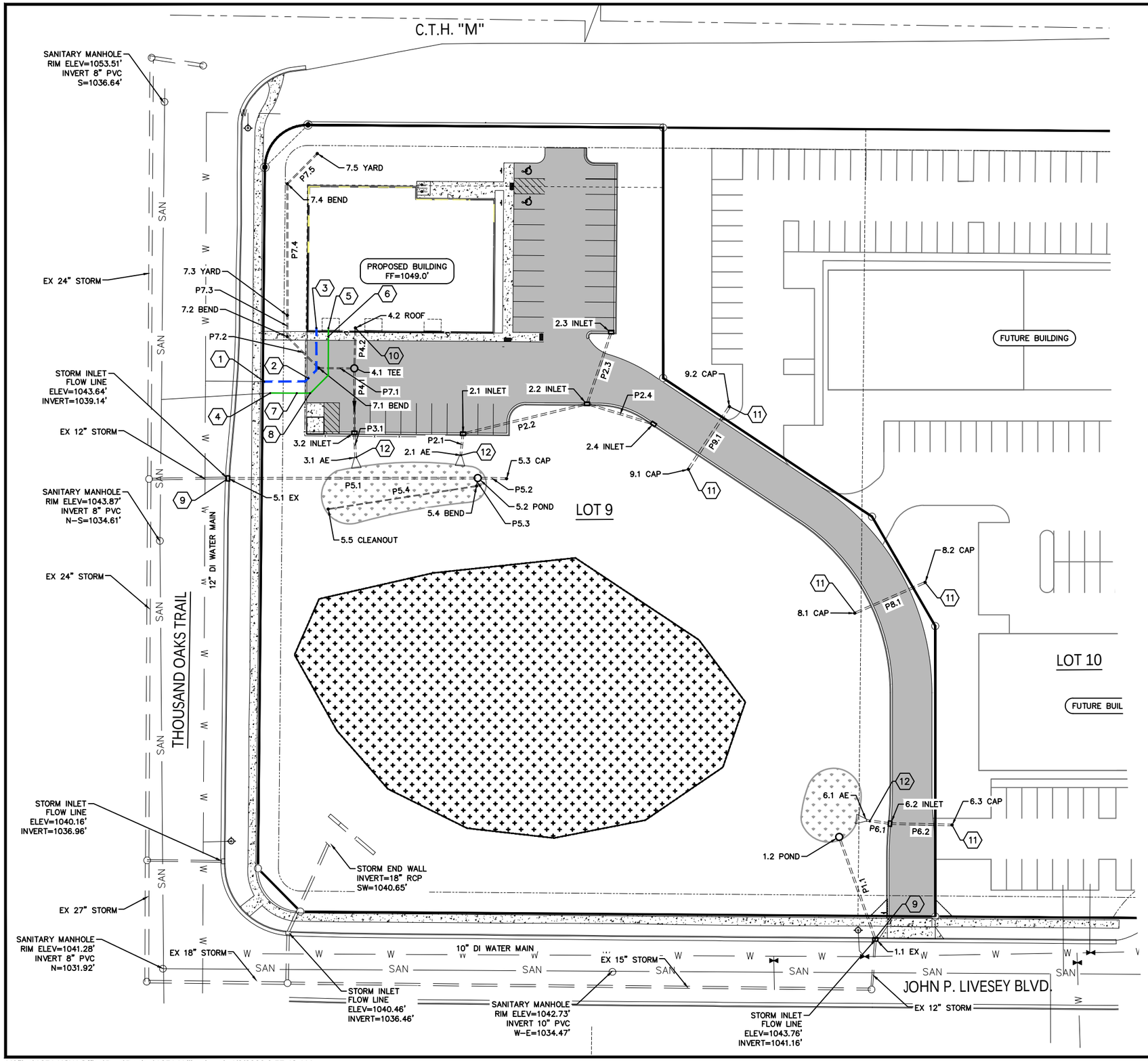

PLAN KEY

1. REMOVE EXISTING CAP AND CONNECT TO EXISTING 6" WATER LATERAL. PROVIDE REDUCER FOR 2" WATER SERVICE
2. 2" WATER SERVICE
3. CONNECT TO BUILDING WATER SERVICE
4. CONNECT TO EXISTING 6" SANITARY LATERAL, I.E. ~ 1036.5'
5. CONNECT TO SANITARY BUILDING SEWER 1041.0'
6. SANITARY CLEANOUT
7. 6" SANITARY AT 7% SLOPE
8. BEND
9. CONNECT TO EXISTING STORM SEWER INLET
10. CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY WITH FINAL DRAIN LOCATION WITH ARCHITECT PRIOR TO CUTTING DRAIN OUTLET
11. PLUG AND MARK STORM SEWER FOR FUTURE CONNECTION
12. PLACE STORM SEWER TIES TO RESTRAIN ENDWALLS TO UPSTREAM PIPE

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, CURRENT EDITION AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT 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 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 4-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.
17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

N
W E
S

0 30 60 90
SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
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KSW OFFICE DEVELOPMENT
UTILITY PLAN
VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C5.0

STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX	CONNECT TO EXISTING STRUCTURE	1042.33	P1.1, 12" INV IN =1041.16		
1.2 POND	3-FT DIA.	1043.50		P1.1, 12" INV OUT =1041.48	HAALA #CG36TM
2.1 AE	RCP APRON ENDWALL	1044.25	P2.1, 12" INV IN =1043.00		
2.1 INLET	2X3-FT	1046.62	P2.2, 12" INV IN =1043.08	P2.1, 12" INV OUT =1043.07	NEENAH R-3067
2.2 INLET	2X3-FT	1046.95	P2.4, 12" INV IN =1043.47 P2.3, 12" INV IN =1043.47	P2.2, 12" INV OUT =1043.47	NEENAH R-3067
2.3 INLET	2X3-FT	1046.82		P2.3, 12" INV OUT =1043.70	NEENAH R-3067
2.4 INLET	2X3-FT	1045.86		P2.4, 12" INV OUT =1043.68	NEENAH R-3067
3.1 AE	RCP APRON ENDWALL	1044.35	P3.1, 12" INV IN =1043.10		
3.2 INLET	2X3-FT	1046.73	P4.1, 10" INV IN =1043.33	P3.1, 12" INV OUT =1043.17	NEENAH R-3067
4.1 TEE	TEE	1048.11	P4.2, 8" INV IN =1043.91 P7.1, 8" INV IN =1043.91	P4.1, 10" INV OUT =1043.71	
4.2 ROOF	CONNECT TO ROOF DOWNSPOUT	1049.00		P4.2, 8" INV OUT =1044.15	
5.1 EX	CONNECT TO EXISTING STRUCTURE	1040.31	P5.1, 12" INV IN =1039.14		
5.2 POND	3-FT DIA.	1043.50	P5.2, 12" INV IN =1039.87 P5.3, 6" INV IN =1039.87	P5.1, 12" INV OUT =1039.87	HAALA #CG36TM
5.3 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.27		P5.2, 12" INV OUT =1039.95	
5.4 BEND	BEND	1043.00	P5.4, 6" INV IN =1039.89	P5.3, 6" INV OUT =1039.89	
5.5 CLEANOUT	CLEANOUT	1043.00		P5.4, 6" INV OUT =1040.33	
6.1 AE	RCP APRON ENDWALL	1044.25	P6.1, 12" INV IN =1043.00		
6.2 INLET	2X3-FT	1045.45	P6.2, 12" INV IN =1043.07	P6.1, 12" INV OUT =1043.07	NEENAH R-3067
6.3 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.94		P6.2, 12" INV OUT =1043.25	
7.1 BEND	BEND	1048.13	P7.2, 8" INV IN =1044.04	P7.1, 8" INV OUT =1044.04	
7.2 BEND	BEND	1048.69	P7.3, 8" INV IN =1044.20	P7.2, 8" INV OUT =1044.20	
7.3 YARD	10" YARD DRAIN	1047.25	P7.4, 8" INV IN =1044.27	P7.3, 8" INV OUT =1044.27	10" GRATE
7.4 BEND	BEND	1048.99	P7.5, 8" INV IN =1044.73	P7.4, 8" INV OUT =1044.73	
7.5 YARD	10" YARD DRAIN	1047.37		P7.5, 8" INV OUT =1044.88	10" GRATE
8.1 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.61	P8.1, 12" INV IN =1043.00		
8.2 CAP	CAP AND MARK FOR FUTURE CONNECTION	1044.39		P8.1, 12" INV OUT =1043.22	
9.1 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.78	P9.1, 15" INV IN =1043.00		
9.2 CAP	CAP AND MARK FOR FUTURE CONNECTION	1046.13		P9.1, 15" INV OUT =1043.22	

*TOP OF CASTING IS TOP OF CURB FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	64'	0.50%	ADS N-12	1041.48'	1041.16'
P2.1	12"	13'	0.52%	ADS N-12	1043.07'	1043.00'
P2.2	12"	75'	0.52%	ADS N-12	1043.47'	1043.08'
P2.3	12"	45'	0.52%	ADS N-12	1043.70'	1043.47'
P2.4	12"	41'	0.52%	ADS N-12	1043.68'	1043.47'
P3.1	12"	15'	0.52%	ADS N-12	1043.17'	1043.10'
P4.1	10"	38'	1.00%	ADS N-12	1043.71'	1043.33'
P4.2	8"	24'	1.00%	ADS N-12	1044.15'	1043.91'
P5.1	12"	147'	0.50%	ADS N-12	1039.87'	1039.14'
P5.2	12"	17'	0.50%	ADS N-12	1039.95'	1039.87'
P5.3	6"	5'	0.50%	ADS N-12	1039.89'	1039.87'
P5.4	6"	88'	0.50%	ADS N-12	1040.33'	1039.89'
P6.1	12"	14'	0.50%	ADS N-12	1043.07'	1043.00'
P6.2	12"	37'	0.50%	ADS N-12	1043.25'	1043.07'
P7.1	8"	21'	0.60%	ADS N-12	1044.04'	1043.91'
P7.2	8"	26'	0.60%	ADS N-12	1044.20'	1044.04'
P7.3	8"	13'	0.60%	ADS N-12	1044.27'	1044.20'
P7.4	8"	77'	0.60%	ADS N-12	1044.73'	1044.27'
P7.5	8"	25'	0.60%	ADS N-12	1044.88'	1044.73'
P8.1	12"	45'	0.50%	ADS N-12	1043.22'	1043.00'
P9.1	15"	44'	0.50%	ADS N-12	1043.22'	1043.00'

ISSUANCE/REVISION	DATE
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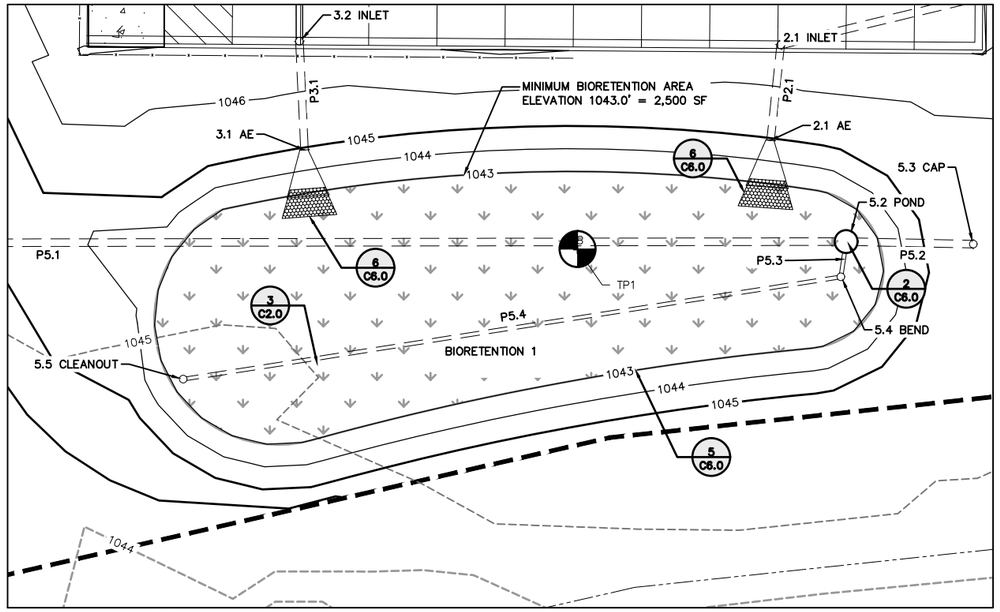
KSW OFFICE DEVELOPMENT
STORM SEWER SCHEDULE

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

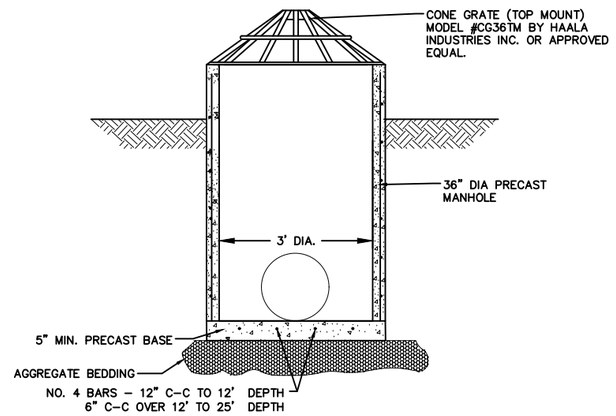
C3.1



1 C6.0 BIORETENTION 1

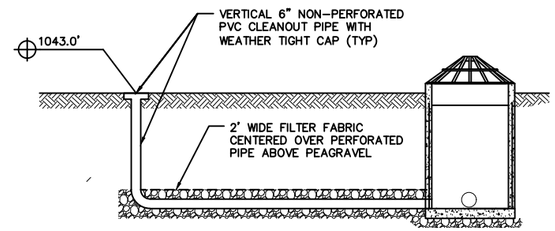
1"=10'

NORTH



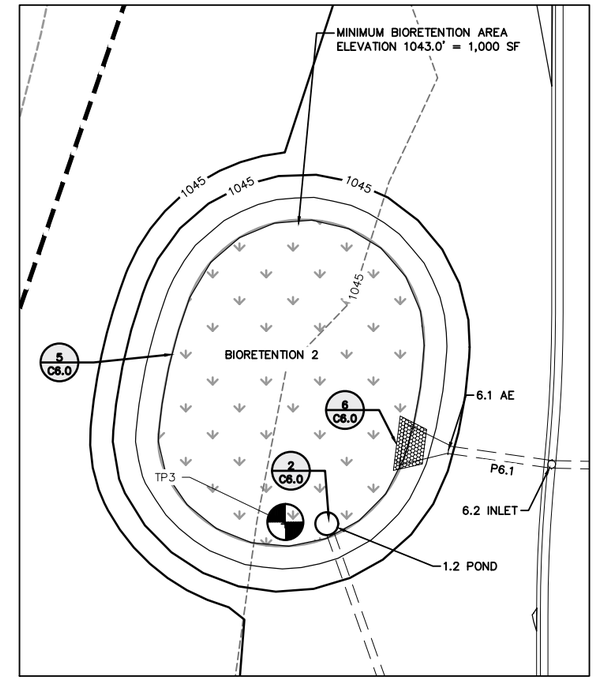
2 C6.0 OUTLET STRUCTURE

NOT TO SCALE



3 C6.0 UNDERDRAIN CLEANOUT DETAIL

NTS



4 C6.0 BIORETENTION 2

1"=10'

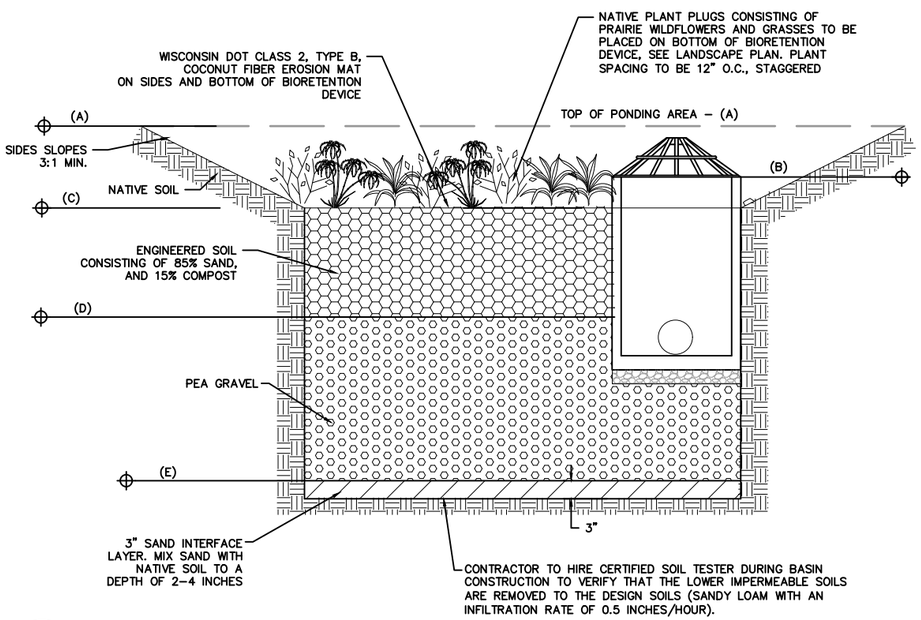
NORTH

BIORETENTION 1

SECTION	ELEVATION (FT)	DESCRIPTION
A	1045.00	TOP OF POND
B	1043.50	OVERFLOW ELEVATION
C	1043.00	TOP OF ENGINEERED SOIL
D	1041.50	TOP OF SAND
E	1040.50	BOTTOM OF DEVICE

BIORETENTION 2

SECTION	ELEVATION (FT)	DESCRIPTION
A	1045.00	TOP OF POND
B	1043.50	OVERFLOW ELEVATION
C	1043.00	TOP OF ENGINEERED SOIL
D	1041.50	TOP OF SAND
E	1040.50	BOTTOM OF DEVICE



5 C6.0 BIORETENTION CROSS SECTION

NTS

BIORETENTION BASIN NOTES

1. THE BIORETENTION/INFILTRATION BASIN SHALL BE CONSTRUCTED WHEN THE LOT IS FULLY DEVELOPED AND THE AREA DRAINING TO THE BASIN HAS BEEN STABILIZED FROM EROSION AND VEGETATION IS ESTABLISHED.

2. CONTRACTOR TO NOTIFY ENGINEER DURING BASIN CONSTRUCTION TO VERIFY THAT THE LOWER IMPERMEABLE SOILS ARE REMOVED TO THE DESIGN SOILS.

3. SAND COMPONENT OF THE ENGINEERED SOIL SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   A. USDA COARSE SAND (.02 – .04 INCHES) – TORPEDO SAND

THE SAND COMPONENT SHALL CONSIST OF MINERAL SAND THAT IS AT LEAST 97% SIO2. SUBSTITUTIONS, SUCH AS CALCIUM CARBONATED SAND, DOLOMITIC SAND, MANUFACTURED SAND OR STONE DUST ARE NOT ALLOWED. THE SAND SHALL BE WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL–DRAINED PRIOR TO MIXING.

4. THE COMPOST COMPONENT OF THE ENGINEERED SOIL SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.

5. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER.

6. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.

7. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS

8. BIORETENTION AREAS TO BE PLANTED WITH WITH NATIVE PLUGS SPACED 1' ON CENTER. SEE LANDSCAPE PLAN.

9. A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE. THE FOLLOWING APPLY:

A. CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.

B. COMPACTION AVOIDANCE – COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION AREA, AND COMPACTION OF THE SOILS USED FOR BACKFILL IN THE SOIL PLANTING BED, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE INFILTRATION DEVICE SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE INFILTRATION DEVICE INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE–TRACK LOADERS.

C. IF COMPACTION OCCURS AT THE BASE OF THE INFILTRATION DEVICE, THE SOIL SHALL BE REFRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO–TILLING.

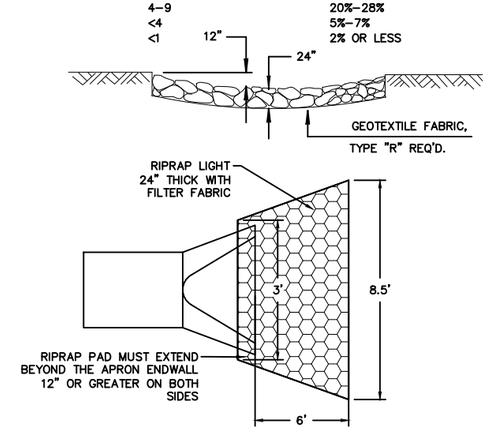
D. PLACEMENT AND SETTLING OF ENGINEERED SOIL – THE FOLLOWING APPLY:

1. PRIOR TO PLACEMENT IN THE INFILTRATION DEVICE, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.

2. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 9 INCHES IN DEPTH.

3. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE–STYLE COMPACTORS SHALL NOT BE USED TO INDUCE SETTLING.

AVERAGE DIMENSION FOR LIGHT RIPRAP (INCHES)	FRACTION OF GROSS IN–PLACE RIPRAP OCCUPIED VOLUME BY STONES
> 16	0%
11–13	10%–14%
9–11	15%–21%
4–9	20%–28%
<4	5%–7%
<1	2% OR LESS



6 C6.0 RIP RAP & GEOTEXTILE FABRIC AT APRON ENDWALLS

NTS

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04–02–20

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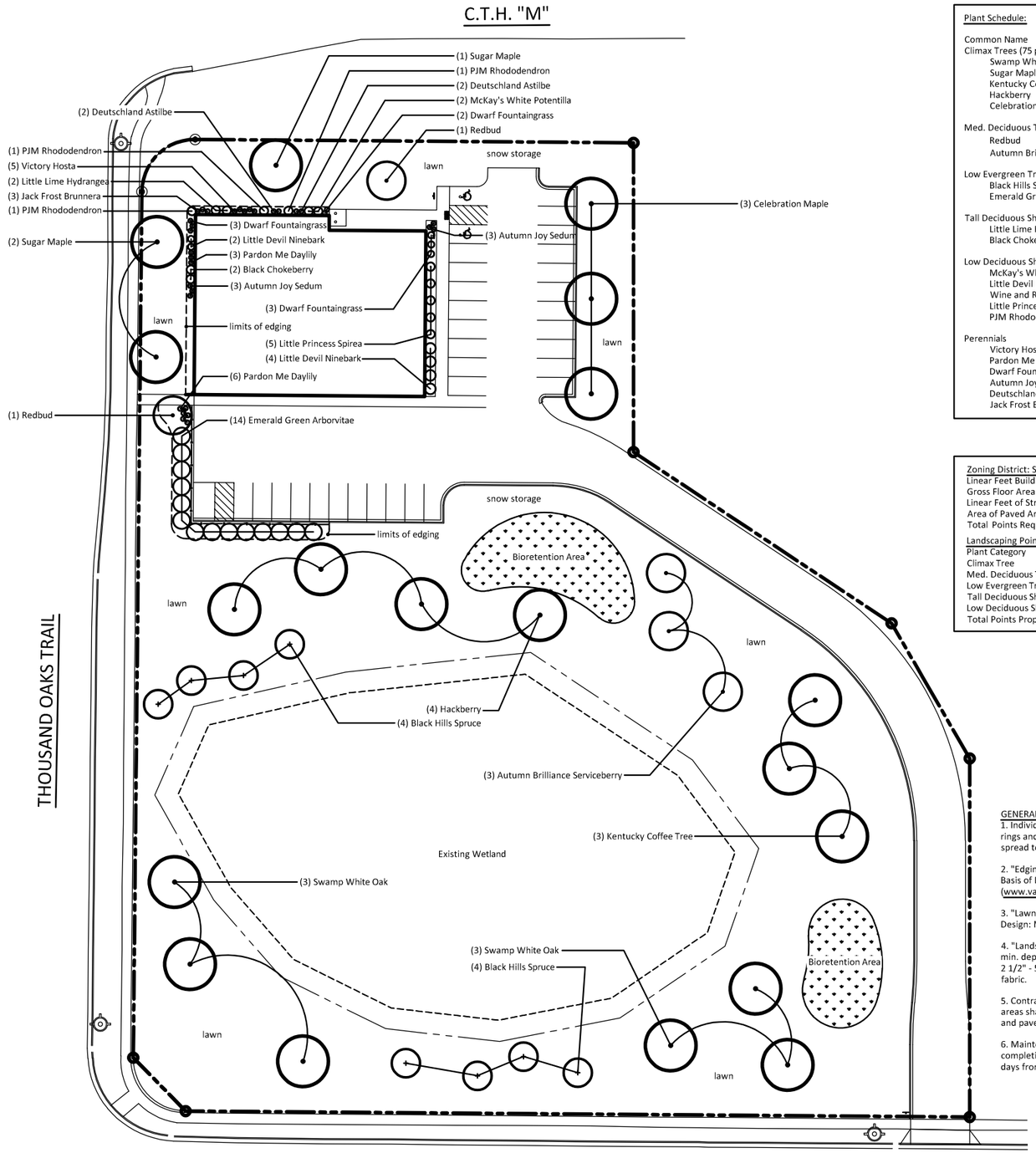
KSW OFFICE DEVELOPMENT
STORMWATER DETAILS

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C6.0



1 LANDSCAPE PLAN

Plant Schedule:

Common Name	Scientific Name	Size
Climax Trees (75 pts.)		
Swamp White Oak	Quercus bicolor	2" cal.
Sugar Maple	Acer saccharum	2" cal
Kentucky Coffeetree	Gymnocladus dioicus	2" cal.
Hackberry	Celtis occidentalis 'Prairie Pride'	2" cal.
Celebration Maple	Acer x freemanii 'Celebration'	2" cal.
Med. Deciduous Trees (15 pts.)		
Redbud	Cercis canadensis 'Morton'	1 ½" cal.
Autumn Brilliance Serviceberry	Amel. x grandiflora 'Autumn Brilliance'	1 ½" cal.
Low Evergreen Trees (12 pts.)		
Black Hills Spruce	Picea glauca 'Densata'	3' ht.
Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	3' ht.
Tall Deciduous Shrubs (5 pts.)		
Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	24" ht
Black Chokeberry	Aronia melanocarpa	24" ht.
Low Deciduous Shrubs (1 pt.)		
McKay's White potentilla	Potentilla fruticosa 'McKay's White'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.
Little Princess Spirea	Spiraea japonica 'Little Princess'	18" ht.
PJM Rhododendron	Rhododendron PJM	18" ht.
Perennials		
Victory Hosta	Hosta 'Victory'	1 gal.
Pardon Me Daylily	Hemercallis 'Pardon Me'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Deutschland Astilbe	Astible 'Deautschland'	1 gal.
Jack Frost Brunnera	Brunnera macrophylla 'Jack Frost'	1 gal.

Zoning District: Suburban Industrial	Site	Min. Req'd. Points
Linear Feet Building Foundations: 40 landscape points per 100 lf	389 lf	156
Gross Floor Area: 10 landscape points per 1,000 gross floor area	9,000 sf	90
Linear Feet of Street Frontage: 40 landscape points per 100 lf	1,060 lf	424
Area of Paved Areas: 40 landscape points per 1,000 sf	26,960 sf	1,079
Total Points Required		1,749

Landscaping Points and Min. Installation Sizes:

Plant Category	Min. size	Points	Proposed Qty.	Proposed Pts.
Climax Tree	2" cal.	75	19	1,425
Med. Deciduous Tree	6' tall	15	5	75
Low Evergreen Tree	3' tall	12	22	264
Tall Deciduous Shrub	36" tall	5	4	20
Low Deciduous Shrub	18" tall	1	16	16
Total Points Proposed				1,800

GENERAL NOTES:

1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

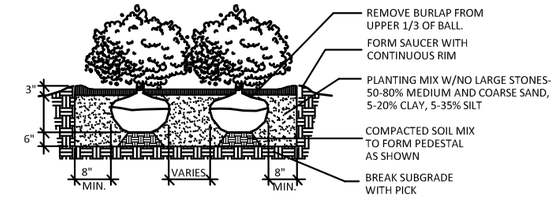
2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)

3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)

4. "Landscape stone" to be clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. "Cobble" areas to be clean washed 2 1/2" - 5" granite cobbles spread to a 3" min. depth over a commercial grade weed barrier fabric.

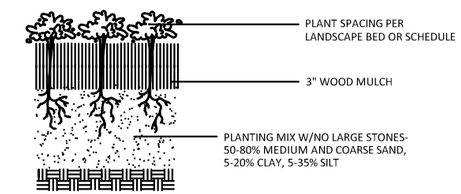
5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.

6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



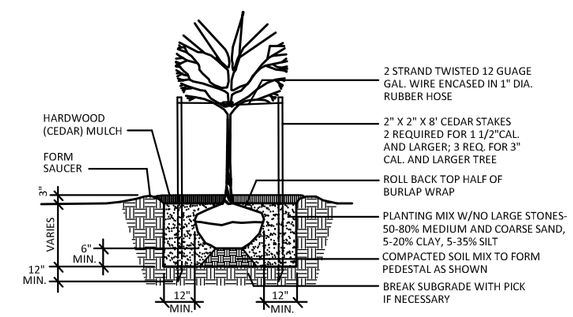
2 SHRUB PLANTING

NTS



3 PERENNIAL PLANTING

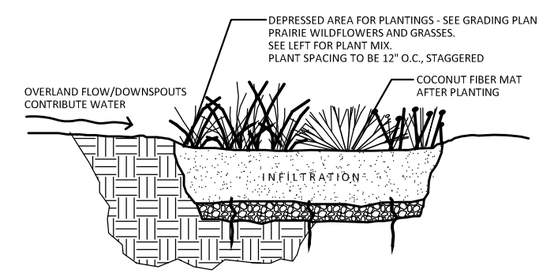
NTS



4 TREE PLANTING

NTS

PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo
Purple Coneflower, Blue Flag Iris, Cardinal Flower
Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod
Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



5 BIORETENTION DETAIL

NTS

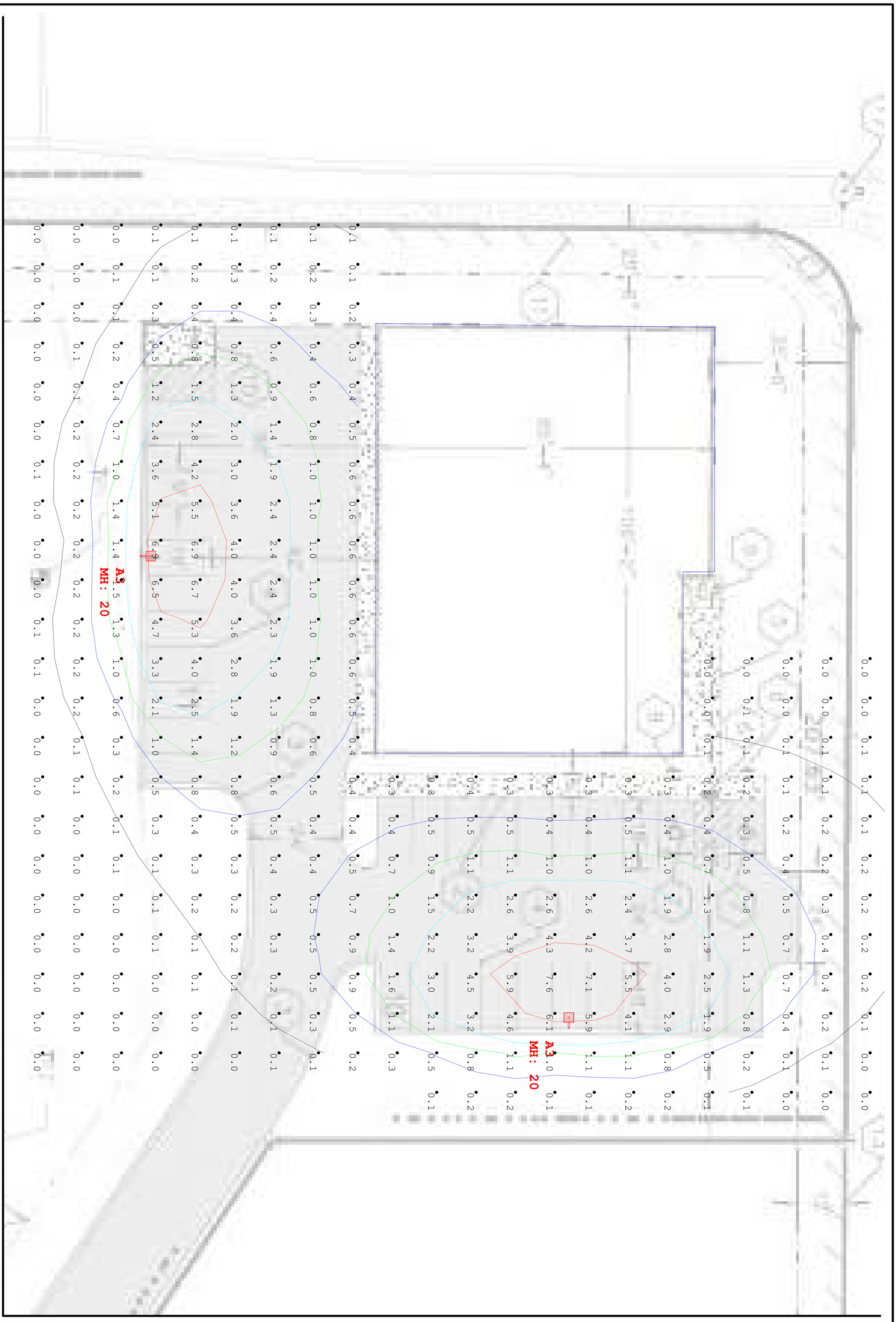
ISSUANCE/REVISION	DATE
SUBMITTAL	04-06-20

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

KSW OFFICE DEVELOPMENT LANDSCAPE PLAN

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

L1.0



BAY Electrical Solutions

Prepared For:
Precision Drive & Control
Scott Vick

Job Name:
Verona Tech Park
Lighting Layout
Version B

Scale: as noted

Date:4/1/2020

Filename: PDC Verona Tech Park Rev1.AGI

Drawn By: Andrew Kuehn

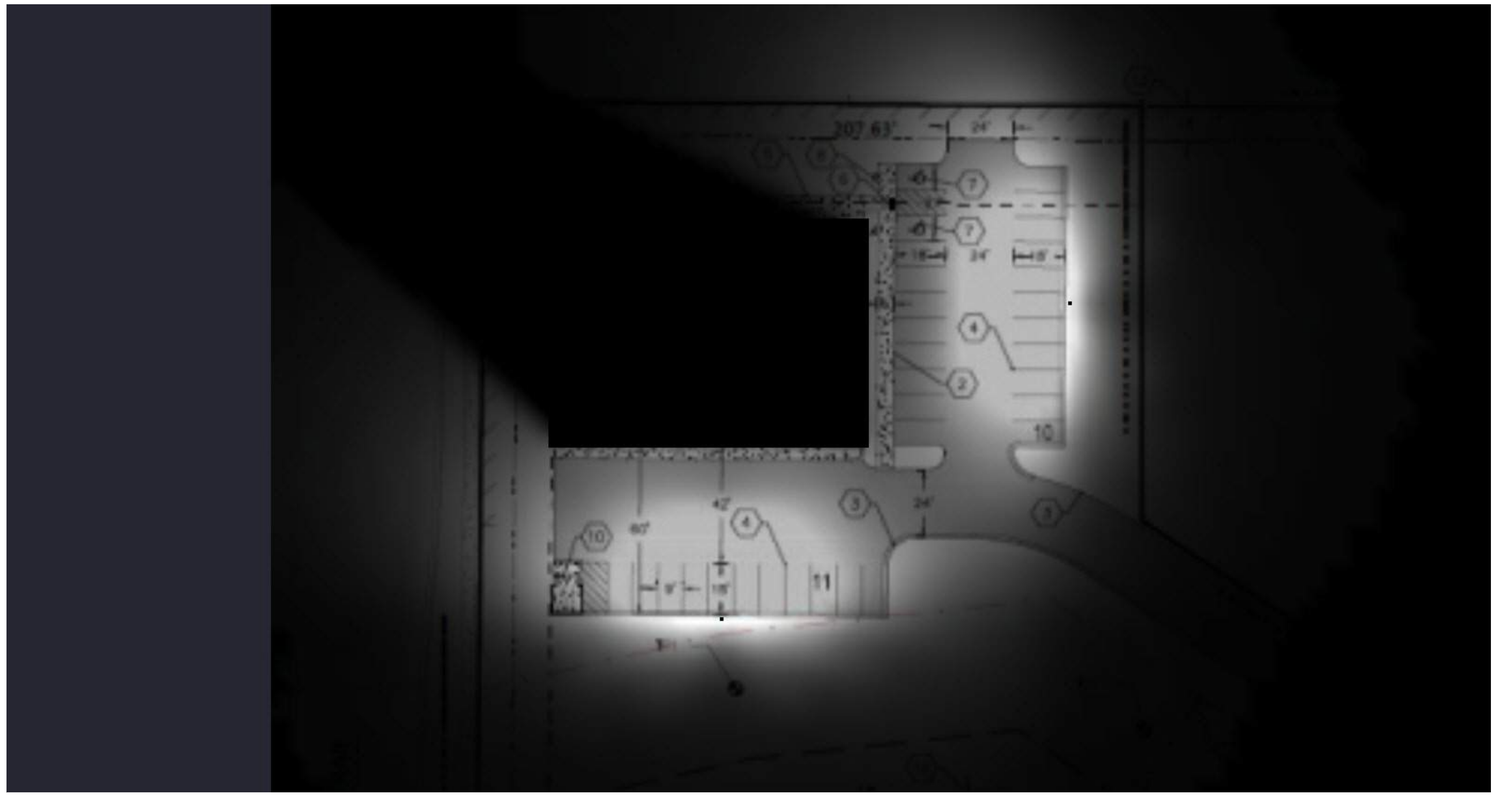
The Lighting Analysis, eylayout, Energy Analysis and/or Visual Simulation (*Lighting Design) provided by Bay Elec represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by Bay Elec and therefore actual measured results may vary from the actual field conditions. BAY ELEC recommends that design parameters and other information be field verified to reduce variation. BAY ELEC neither warrantes, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustated by the Lighting Design. BAY ELEC neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by BAY ELEC. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intendedfor construction nor as being part of a project's construction documentation package.

Filename: C:\Users\Inside Sales\Documents\Andrew\AGI32\2020\March\PDC Verona Tech Park Rev1.AGI

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Planar_Planar	Illuminance	Fc	0.96	7.6	0.0	N.A.	N.A.	Readings taken at ground	10	10	Normal

Luminaire Schedule											
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**
	2	A3	ALED3T150	SINGLE	16839	16839	1.000	(TYPE III)	155.2	155.2	310.4

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A3	276.5	460	20	180	0
2	A3	158	352.5	20	90	0
Total Quantity: 2						



NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

The Lighting Analysis, Estimate, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by Bay Elec represents an anticipated prediction of lighting system performance based on information provided by others and assumes that the lighting system will be installed and maintained in accordance with the manufacturer's specifications. The Lighting Design is based on information provided by others have not been field verified by Bay Elec and therefore actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer. Bay Elec does not guarantee that the Lighting Design will be field verified to replace variation. BAY ELEC neither warrants, either implied or stated, the accuracy of the information provided by others or the performance of any lighting system installed in accordance with the Lighting Design. BAY ELEC neither warrants, either implied or stated, the accuracy of the information provided by others or the performance of any lighting system installed in accordance with the Lighting Design. BAY ELEC neither warrants, either implied or stated, not represents the appropriate for Lighting Design. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer. BAY ELEC makes no representations with the exception of those specifically stated on drawings created and submitted by BAY ELEC. Lighting Design is not intended for construction and is not a substitute for a project's construction documentation package.

Scale: as noted

Date:4/1/2020

Filename: PDC Verona Tech Park Rev1.AGI

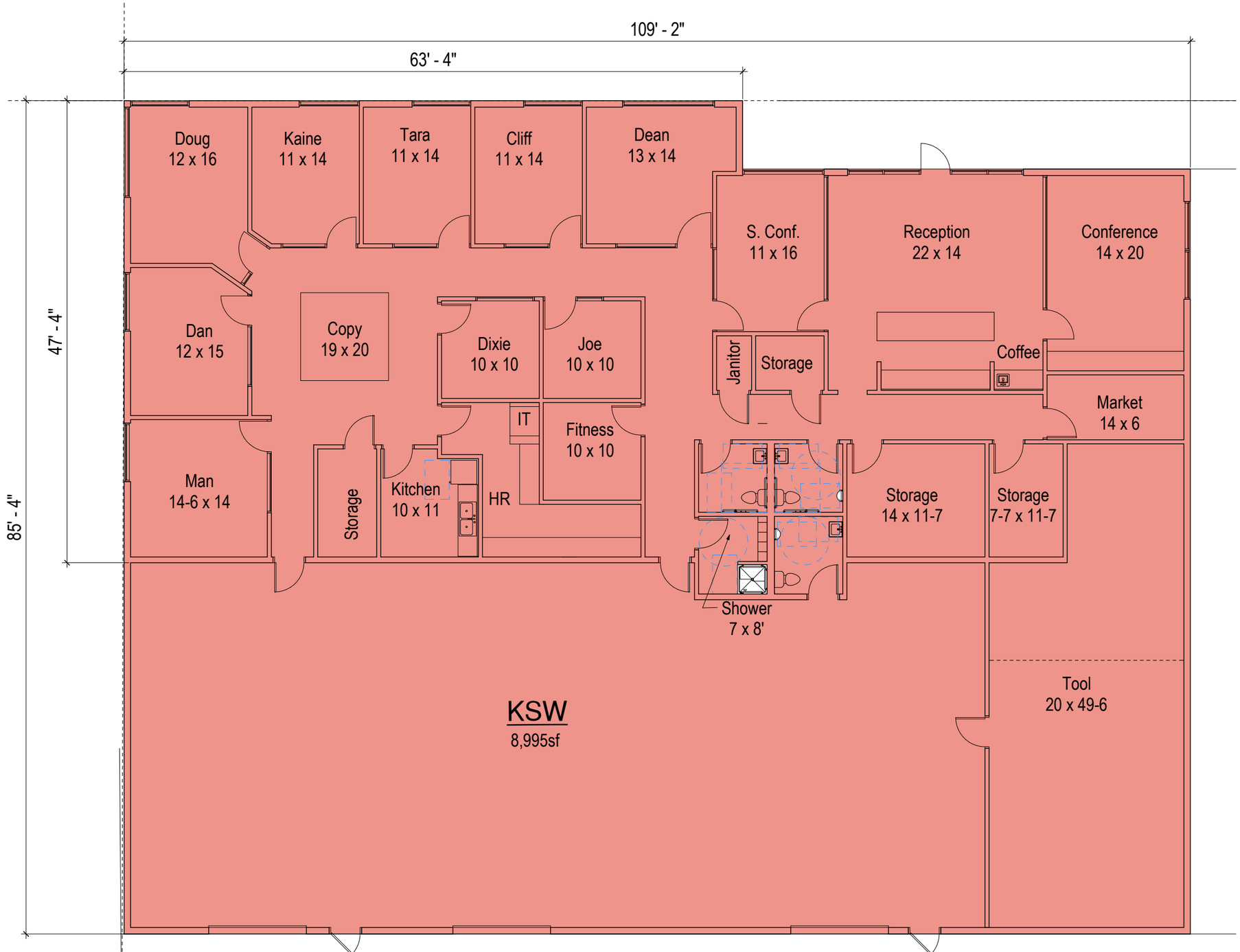
Drawn By: Andrew Kuehn

Job Name:
Verona Tech Park
Lighting Layout
Version B

Prepared For:
Precision Drive & Control
Scott Vick

BAY Electrical Solutions

Filename: C:\Users\Inside Sales\Documents\Andrew\AGI32\2020\March\PDC Verona Tech Park Rev1.AGI



1 **FIRST FLOOR PLAN**
3/16" = 1'-0"

0' 1' 2' 4'

N

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

PRELIMINARY FLOOR PLAN
2 APRIL 2020
20013

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

KSW CONSTRUCTION CORPORATION

3 **3D from SE**
1/8" = 1'-0"

4 **3D from SW**
1/8" = 1'-0"

1 **3D from NE**
1/8" = 1'-0"

2 **3D from NW**
1/8" = 1'-0"

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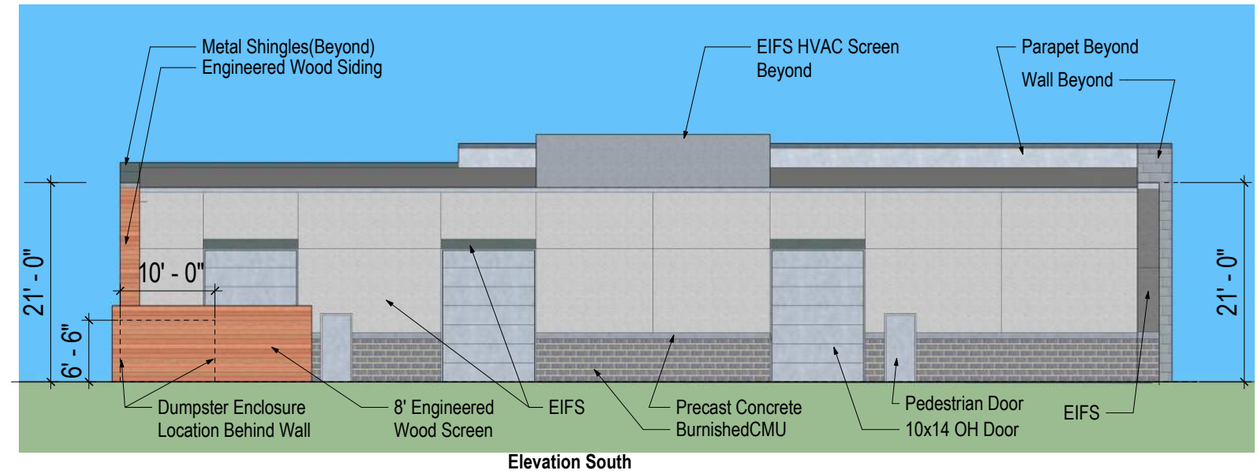
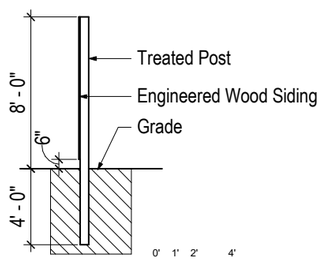
KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

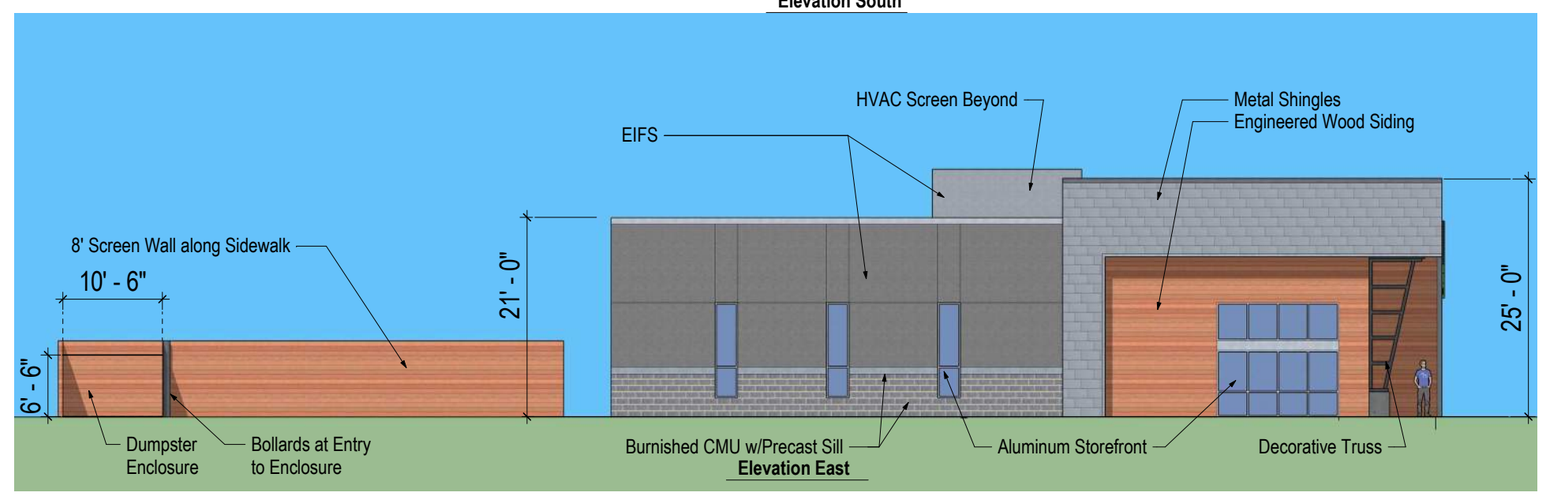
3D Views
21 APRIL 2020
20013



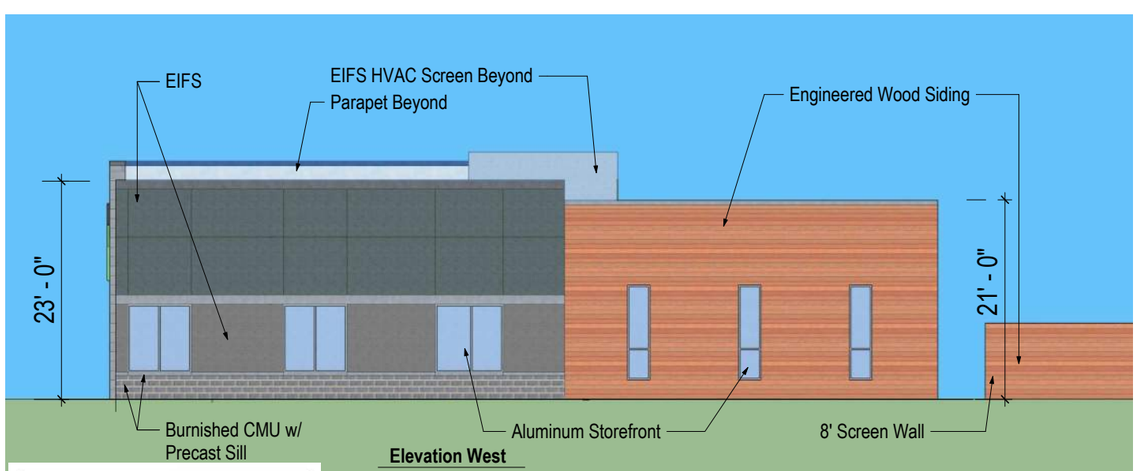
Elevation South



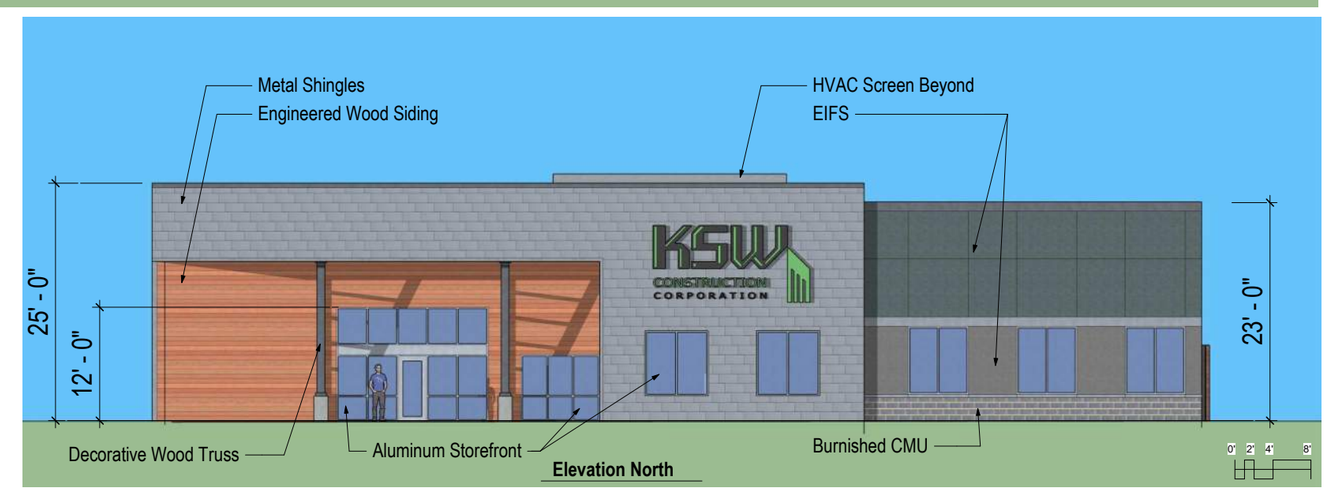
Fence Detail



Elevation East



Elevation West



Elevation North

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Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Elevations
21 APRIL 2020
20013

ALED3T150

RAB

Color: Bronze

Weight: 32.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.20W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	16,839
Efficacy	108.5 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175C

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

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Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

6% at 120V, 11.3% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Surge Protection:

4kV

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

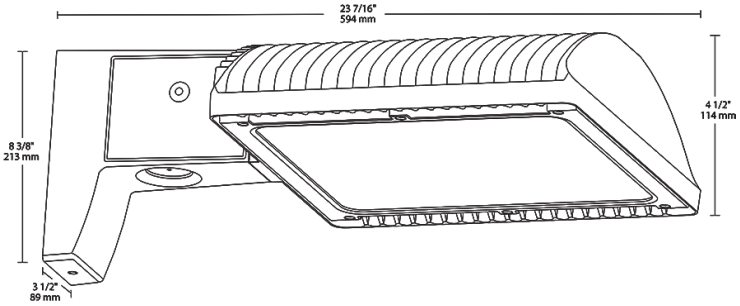
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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ALED3T150

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150						
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS =** Multi-Level Motion Sensor **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

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PS4-11-20D2

RAB

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350 lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

Terms of Sale:

Pole Terms of Sale is available online.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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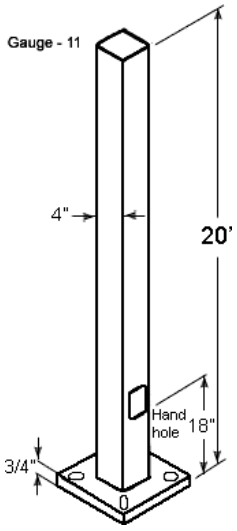
PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

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