

Laser Street Retail Lot 26

LASER STREET, VERONA, WI

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 Drive, Verona, WI, 53593
 (608)845-2290

Civil Engineer: **Quam Engineering, LLC**
 4604 Siggelkow Rd., Ste. A, McFarland, WI 53558
 (608)838-7750

Laser Street Retail

Drawings:

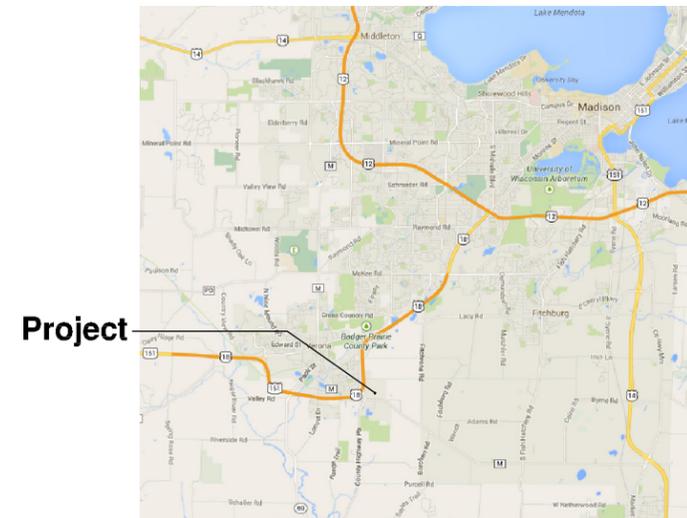
Architectural

G0.1 Cover Sheet

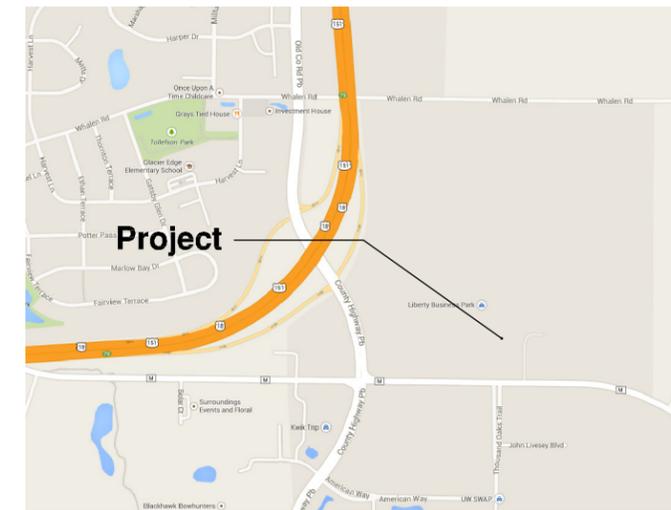
- C-1 Site Plan**
- C-2 Grading & Erosion Control Plan**
- C-3 Utility Plan**
- Landscape Plan
- Lighting Plan
- Floor Plan
- Elevations
- Elevations & Perspective
- Perspective View
- Trash Enclosure
- Master Plan

Building Data

Occupancy: Retail
Stories: 1
Height: 25'-4"
Square Ft: 7,000sf
70 Parking Supplied



Area Map



Site Map

ISSUE DATE: REVISED 20 APRIL 2016

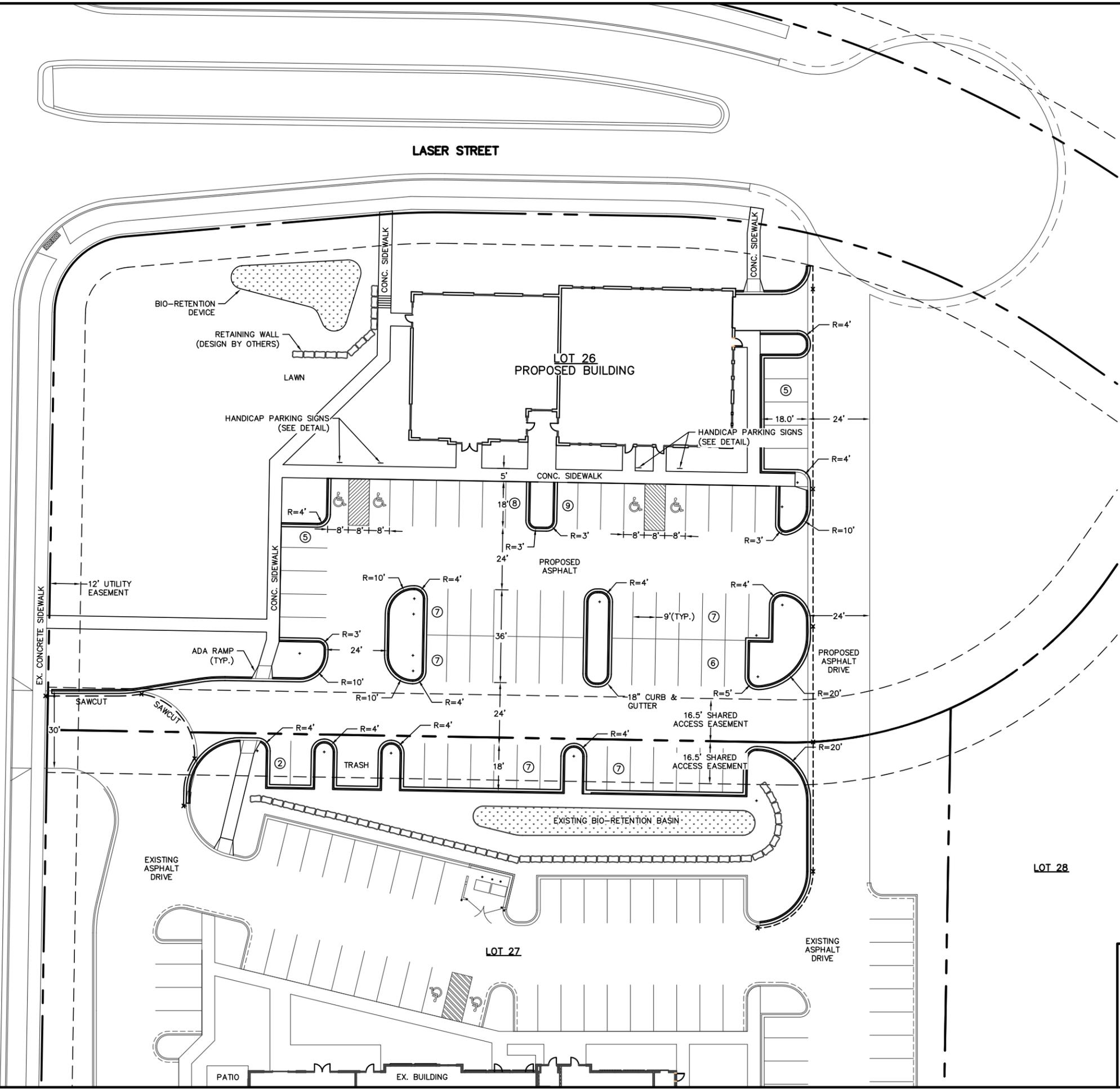
PROJECT #15044

ISSUE DATE: 11 June 2015

G0.1

LIBERTY DRIVE

LASER STREET



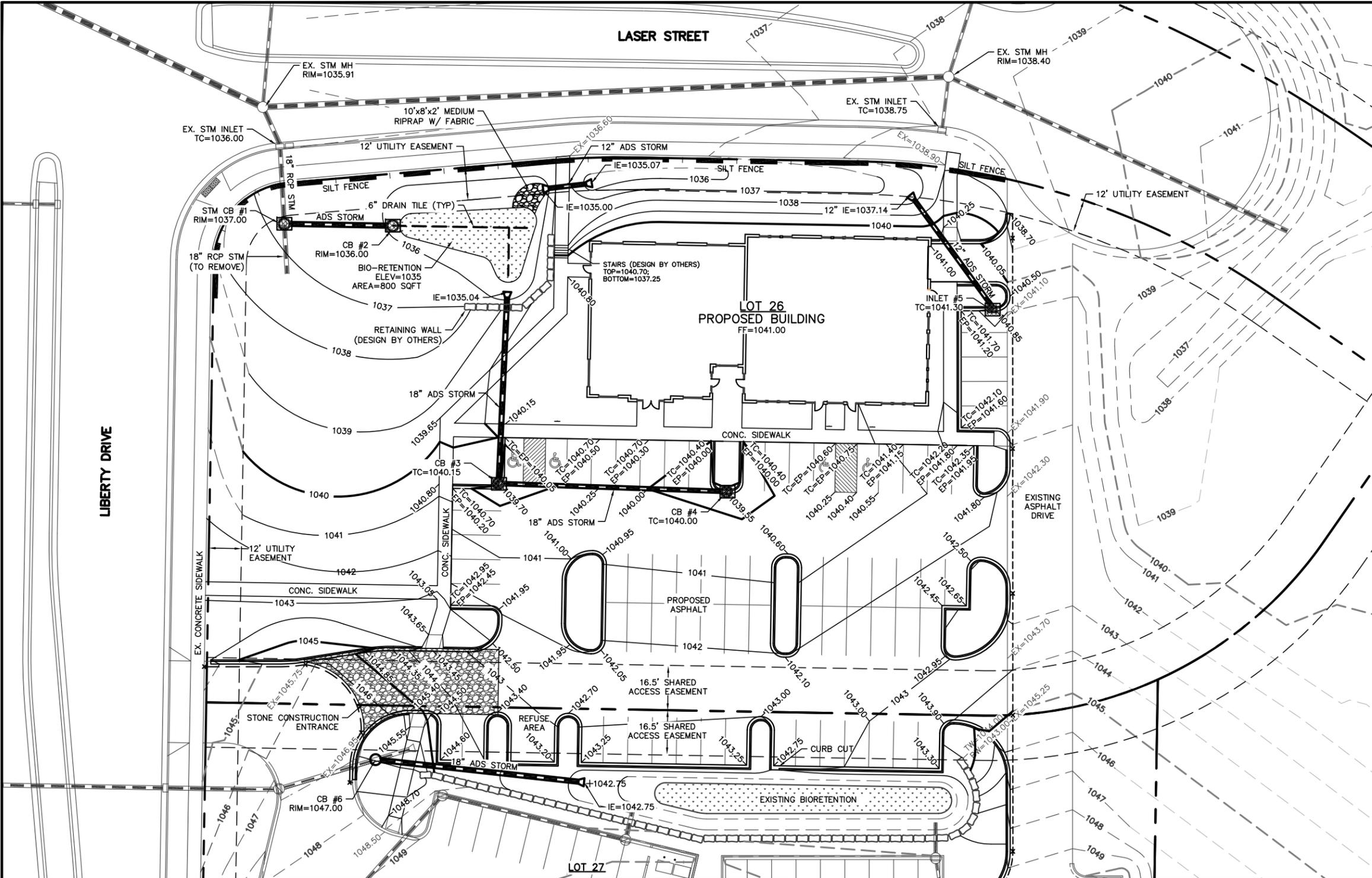
NOTE: SIDEWALK LAYOUT CONCEPTUAL. ACTUAL LAYOUT BASED ON BUILDING OCCUPANT NEEDS.



HANDICAP ACCESSIBLE SIGN DETAIL

LIBERTY BUSINESS PARK - LOT 26 MIXED USE
 SITE PLAN
 SHEET: C-1
 DATED: APRIL 13, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



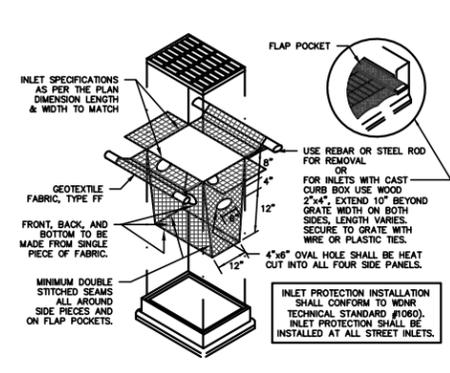
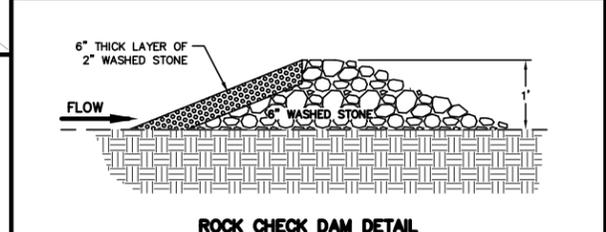
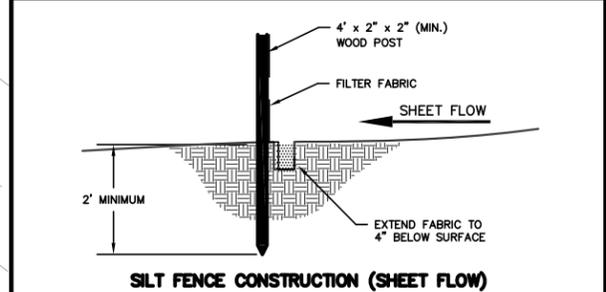
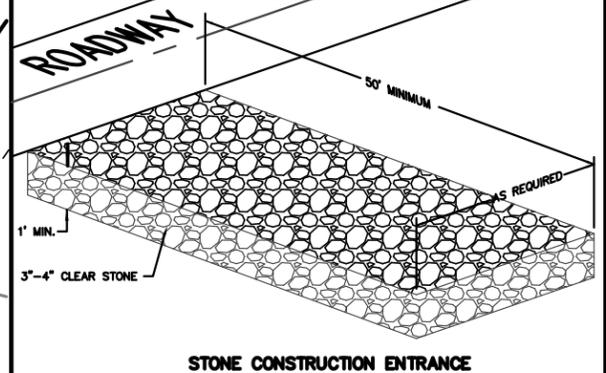
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED 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.
 PROPOSED INLETS SHALL HAVE WDOT TYPE D INLET PROTECTION INSTALLED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND BE REMOVED UPON SITE RESTORATION.
 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.
 POLYMER SHALL BE APPLIED TO GRADED AREAS THAT ARE NOT RESTORED PRIOR TO OCTOBER 31. CLASS I, TYPE B EROSION MAT SHALL BE INSTALLED ON ALL SLOPES OF 4:1 H:V AND STEEPER.

TIME SCHEDULE:
 JUNE 16, 2016 INSTALL INITIAL EROSION CONTROL DEVICES.
 JUNE 16, 2016 - DECEMBER 31, 2016 CONSTRUCT BUILDING AND PARKING LOT.
 MAY 15 - 31, 2017 CONSTRUCT RAIN GARDEN AND RESTORE ALL 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 830 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: WHALEN INVESTMENTS, LLC
 ATTN: DAVE REINKE
 5822 WINDSONA CIRCLE
 FITCHBURG, WI 53711

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



LEGEND:
 -1041- - EXISTING MINOR CONTOUR.
 -1040- - EXISTING MAJOR CONTOUR.
 -1041- - PROPOSED MINOR CONTOUR.
 -1040- - PROPOSED MAJOR CONTOUR.
 -1040.00 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 FF=1041.00 - FIRST FLOOR ELEVATION.
 [Symbol] - INSTALL WDOT TYPE D INLET PROTECTION.

ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY OF VERONA.

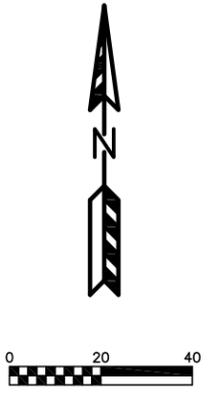
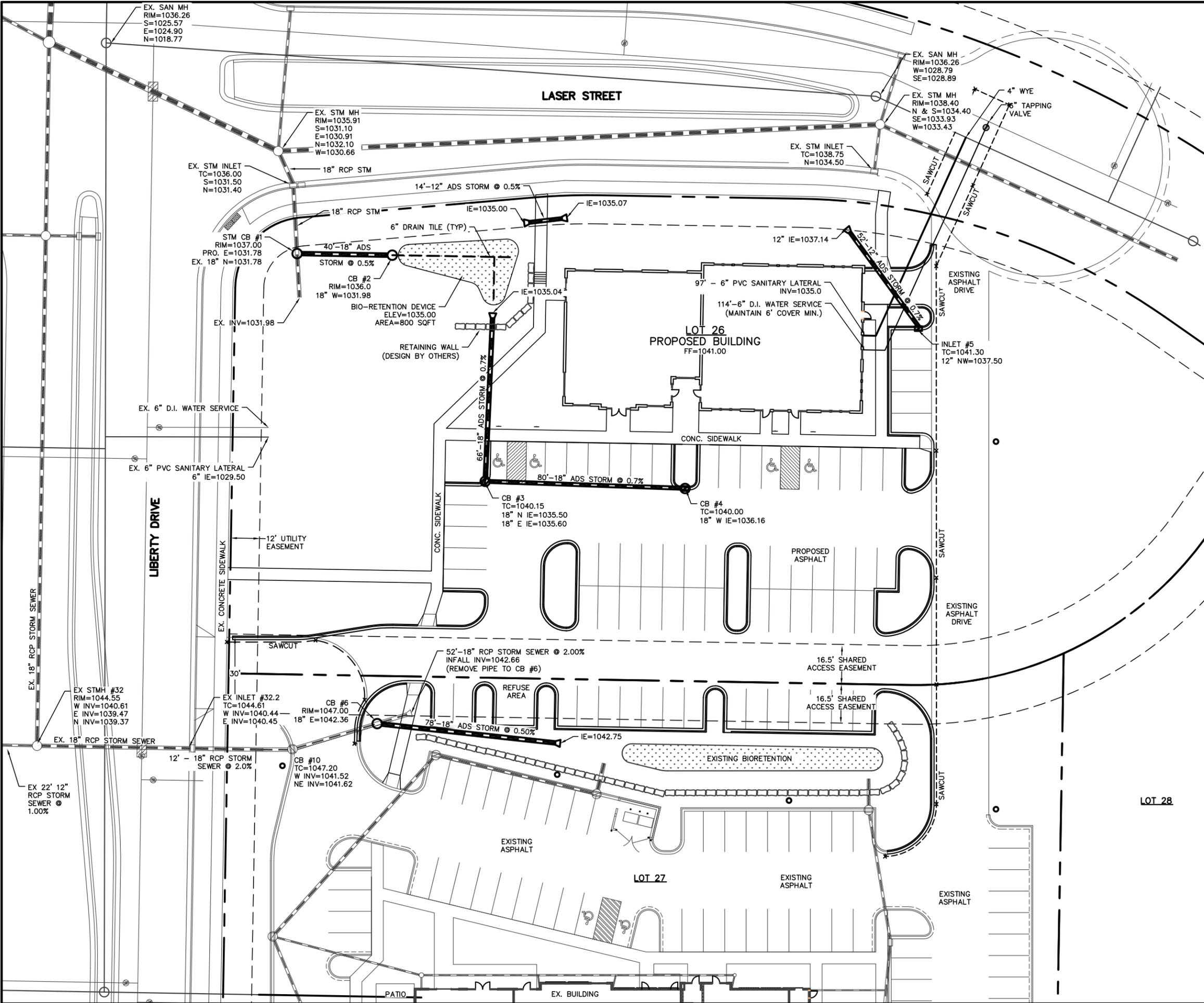
THE CITY REPRESENTATIVE MAY REQUEST CHANGES, MODIFICATIONS, OR ADDITIONAL EROSION CONTROL MEASURES AS CONSTRUCTION PHASING AND/OR WEATHER CONDITIONS PERMIT.

TYPE D INLET PROTECTION DETAIL

RAIN GARDEN DETAIL

LIBERTY BUSINESS PARK - LOT 26 MIXED USE
 GRADING AND EROSION CONTROL PLAN
 SHEET: C-2
 DATED: APRIL 13, 2016

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UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF VERONA AND WISCONSIN DSPS STANDARDS.

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

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

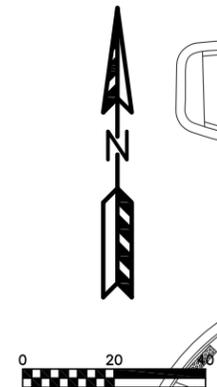
THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ALL STORM SEWER SHALL BE ADS INC. N-12 WT IB PIPE.

CONTRACTOR SHALL VERIFY MATERIAL, SIZE, AND INVERT OF SANITARY SEWER, WATER MAIN, AND STORM SEWER CONNECTIONS PRIOR TO BUILDING CONSTRUCTION.

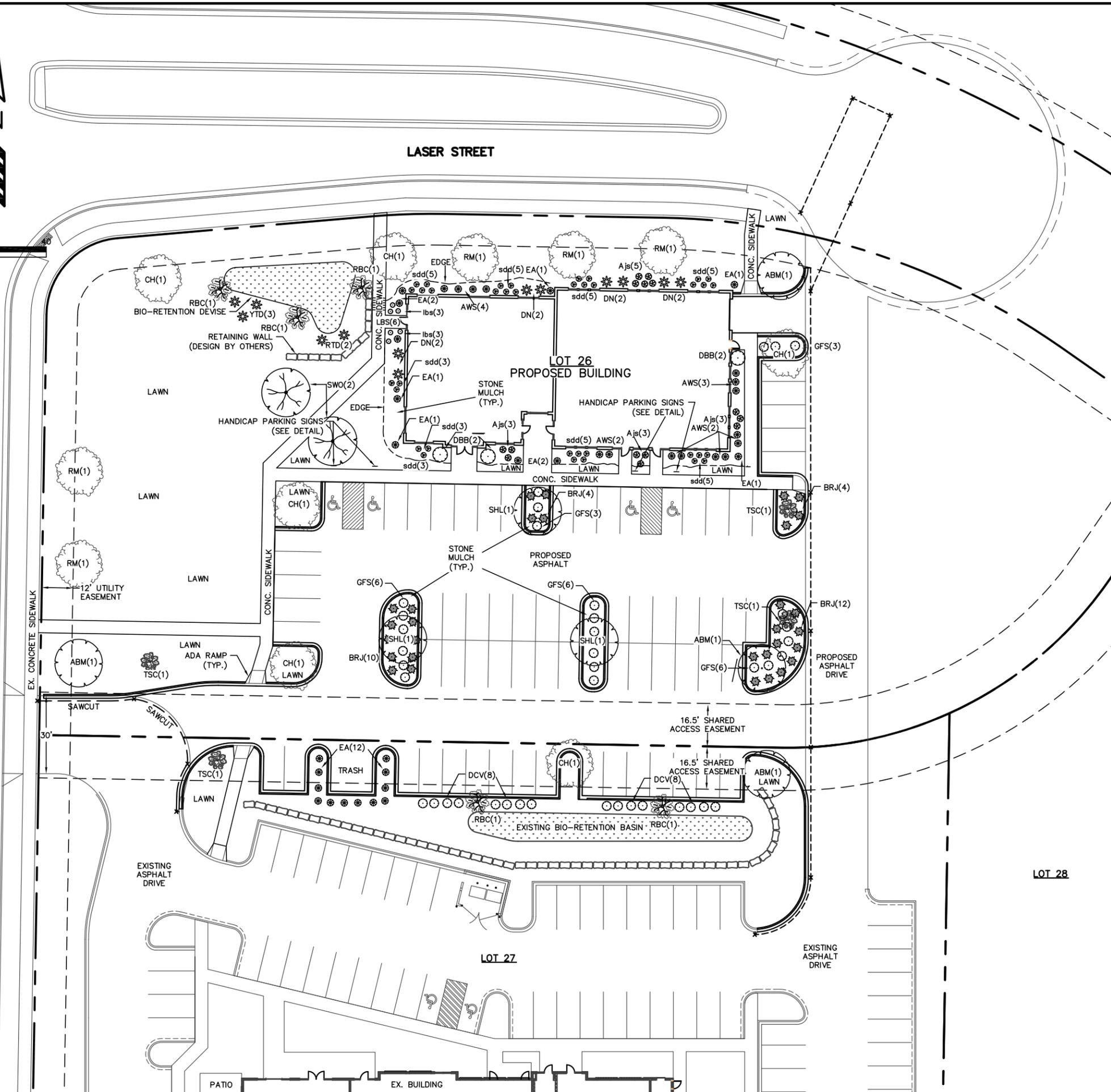
LIBERTY BUSINESS PARK - LOT 26 MIXED USE
 UTILITY PLAN
 SHEET: C-3
 DATED: APRIL 13, 2016

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LIBERTY DRIVE

LASER STREET



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	(4)	1 1/4"	Canopy Deciduous Trees Common Hackberry	BB
ABM	(21)	1 1/4"	Tall Deciduous Trees Aurora Blinn Maple	BB
RM	3	2 1/4"	Red Maple	BB
SHL	3	2"	Styline Honey Locust	BB
RBC	(3)	10'	Low Deciduous Trees River Birch Clump	BB
RBC	1	2"	Spring Snow Crab	BB
TBC	2	2"	Tina Bergant Crab	BB
DCV	(74)	24"	Medium Deciduous Shrubs Dwarf Cranberrybush Viburnum	Pot
DHB	8	24"	Dwarf Burning Bush	Pot
DN	9	18"	Dinko Nisotark	Pot
RTD	3	24"	Bailey's Red Twig Dogwood	Pot
YTD	4	24"	Yellow Twig Dogwood	Pot
AWS	(109)	18"	Low Deciduous Shrubs Anthony Wastot Spiraea	Pot
CC	46	13"	Cranberry Catmonstar	Pot
CPB	18	15"	Crimson Pygmy Barbary	Pot
QFB	21	18"	Gold Flame Spiraea	Pot
RDP	(400)	1"	Herbaceous Plantings (12" o.c.)	Plug

Landscape Worksheet

Zoning District: SI (Suburban Industrial)

Building Area = 10,747 SF
 Building Area Points Required: 10/1,000 SF = **107 points**

Building Perimeter = 483 LF
 Building Perimeter Points Required: 40/100 LF = **193 points**

Impervious Area = 59,333 SF
 Impervious Area Points Required: 80/10,000 SF = **475 points**

Lot Street Frontage = 614 LF
 Lot Street Frontage Points Required 40/100 LF = **246 points**

Total Landscape Points Required 1,021 points

Landscape Points Supplied

Canopy trees - 4 @ 70 = 280 points

Tall trees - 21 @ 30 = 630 points

Medium trees - 0 @ 15 = 0 points

Low trees - 5 @ 10 = 50 points

Tall evergreen trees - 0 @ 40 = 0 points

Medium evergreen trees - 0 @ 20 = 0 points

Low evergreen trees - 0 @ 12 = 0 points

Tall deciduous shrubs - 0 @ 5 = 0 points

Medium deciduous shrubs - 74 @ 3 = 183 points

Low deciduous shrubs - 109 @ 1 = 109 points

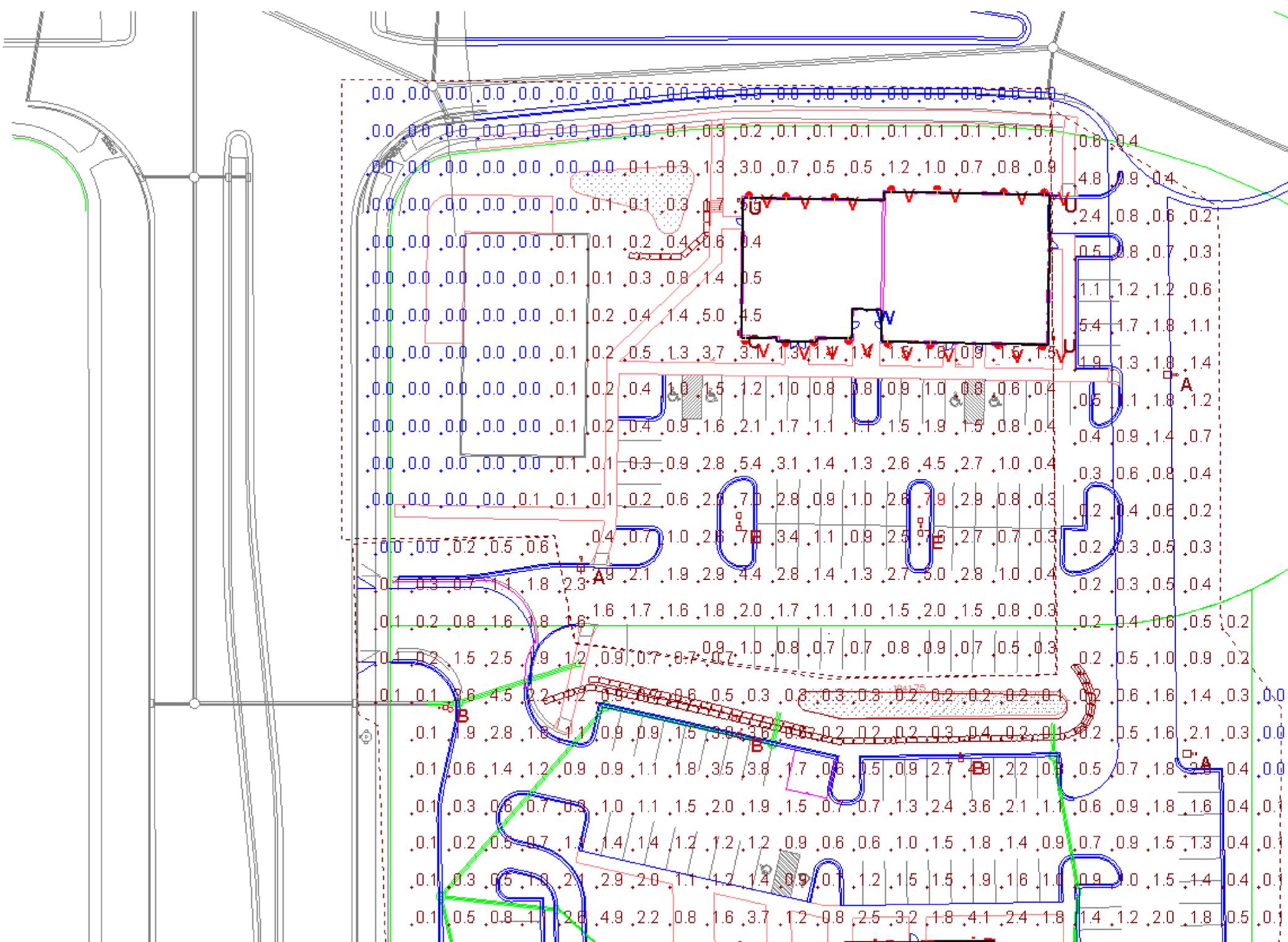
Total landscape points supplied 1,252 points

NOTE: SIDEWALK LAYOUT CONCEPTUAL. ACTUAL LAYOUT BASED ON BUILDING OCCUPANT NEEDS.

LIBERTY BUSINESS PARK - LOT 26 MIXED USE

LANDSCAPE PLAN
SHEET: C-4
DATED: APRIL 8, 2016

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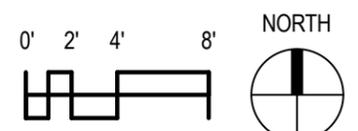
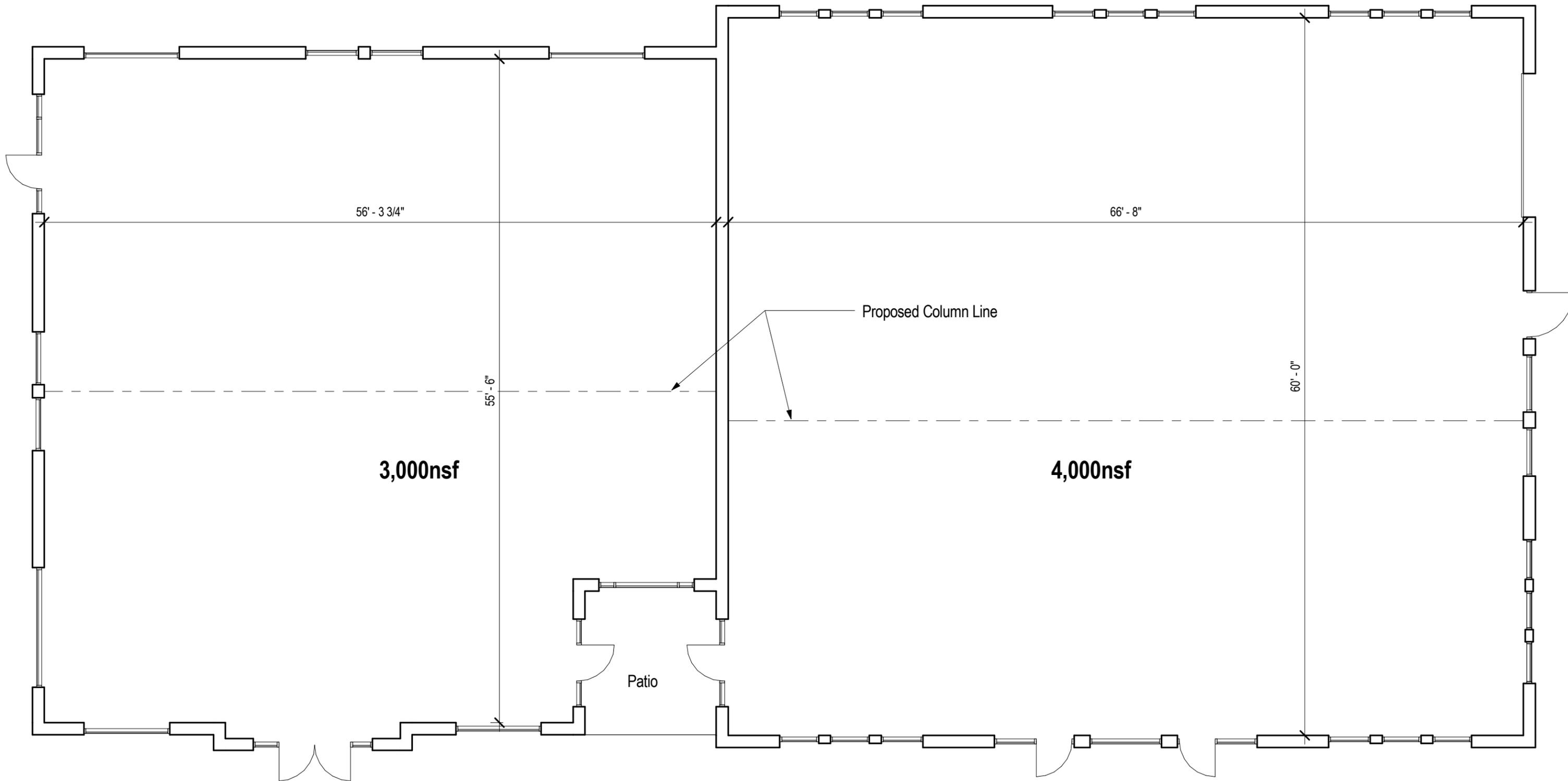
Current View

Symbol	Label	Quantity	Manufacturer	Model/Description	Notes	Height	Power	Wattage	Foot-Candle @ 10ft	Foot-Candle @ 20ft	Foot-Candle @ 30ft
[Symbol]	A	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	B	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	C	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	D	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	E	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	U	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	V	14	OSRAM	RECESSED	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1
[Symbol]	W	4	AME LIGHTING, INC.	ADJUSTABLE - RECESSED - 4" SQUARE - 150W LED - 1500LM	CAST FINISH METAL HOUSING, 4" SQUARE RECESSED EACH WITH 1 LED, INCLUDES 4" PAPER PLASTIC REFLECTOR WITH SPECIFIC REFLECTOR AND 4" GUARD LENS IN CAST GRAY PAINTED METAL LENS FRAME.	4"	150W	1500	1.2	0.3	0.1

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.2 fc	15.7 fc	0.0 fc	N/A	N/A	0.1:1
Calc Zone #2	+	0.9 fc	7.9 fc	0.0 fc	N/A	N/A	0.1:1

Krantz Electric - Liberty Business Park Flex
 for Lot 26 / Retail #4
 Krantz Electric

Designer
 Date
 10/30/2014
 Scale
 Not to Scale
 Drawing No.



DIMENSION
 Madison Design Group
 architecture • engineering • interior design

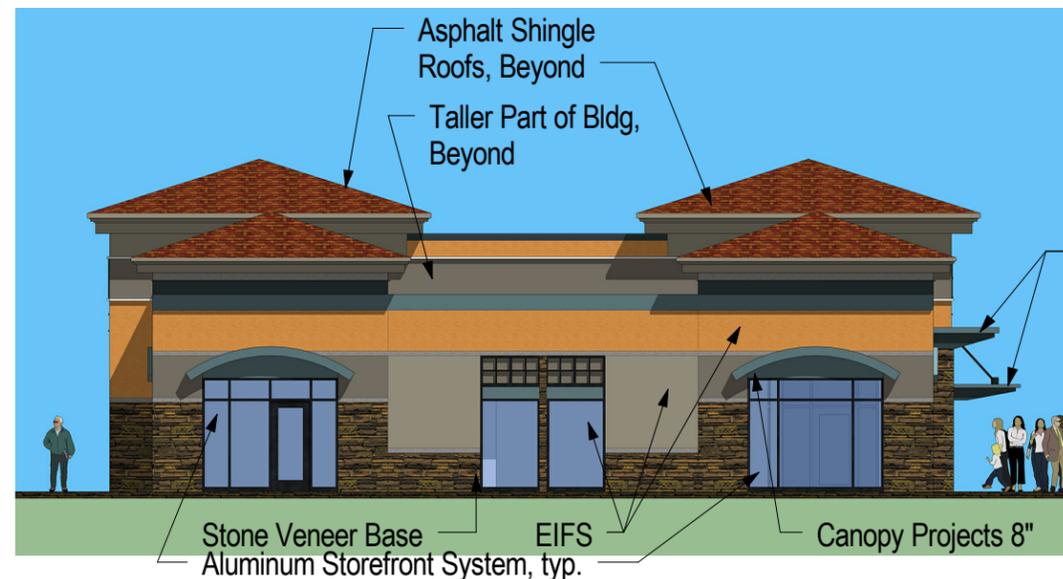
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
 p608.829.4444 f608.829.4445 dimensionivmadison.com

Liberty Park - Lot 26 Retail
 Laser St., Liberty Pk., Verona, WI

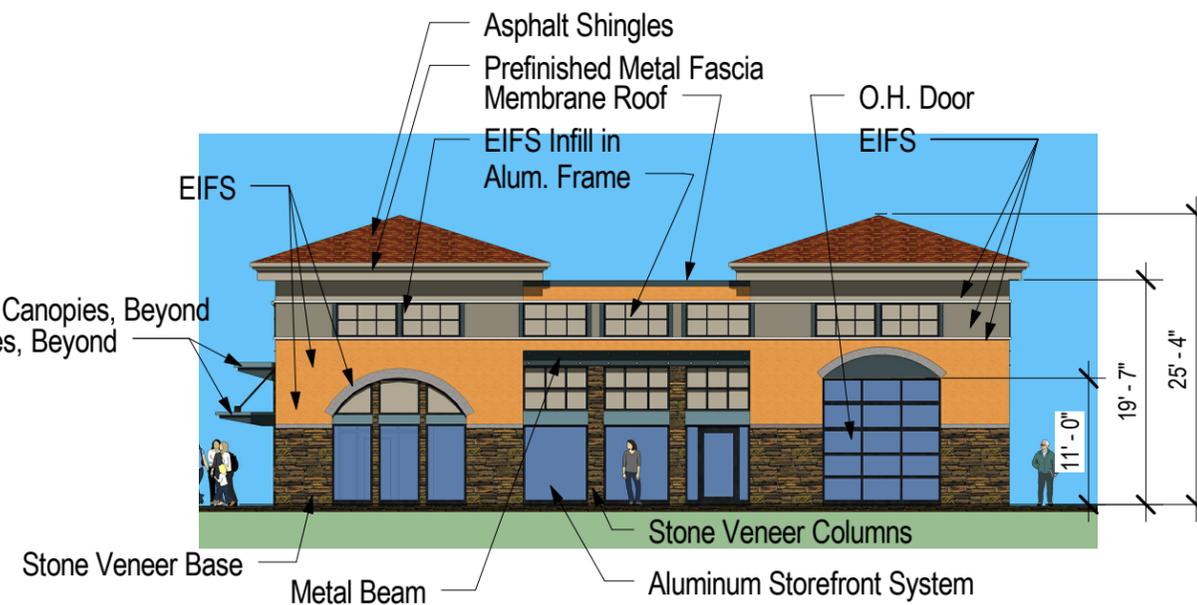
Ground Floor Plan
 19 April 2016
 15044



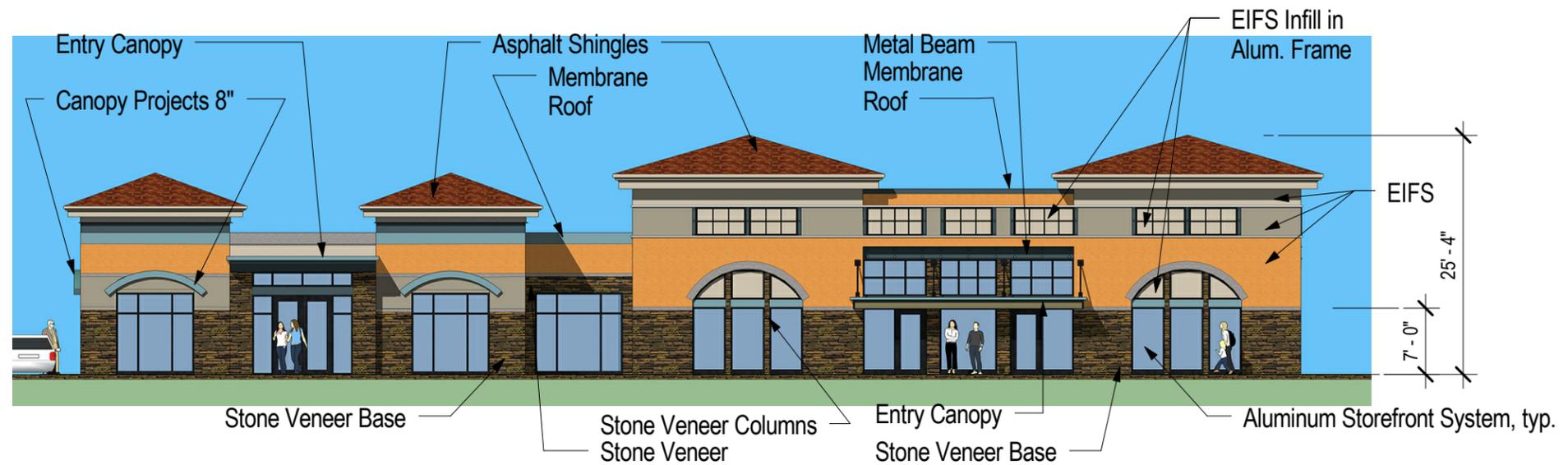
3 EXTERIOR PERSPECTIVE VIEW TO NW
1" = 40'-0"



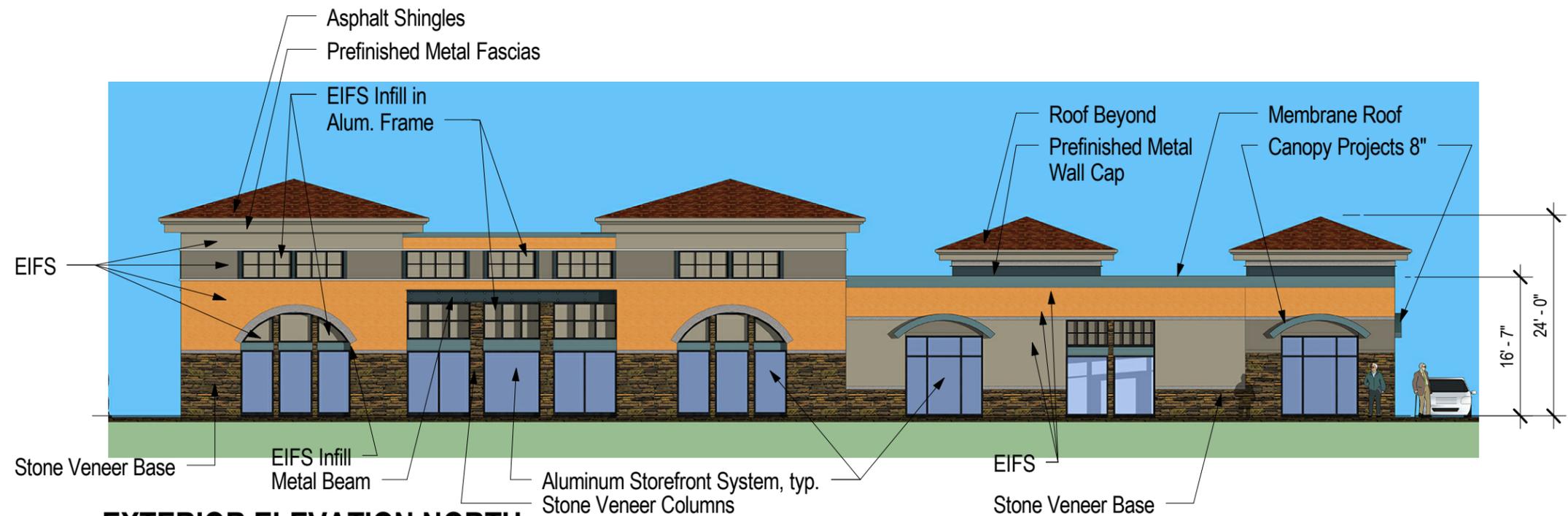
2 EXTERIOR ELEVATION WEST
1/16" = 1'-0"



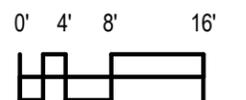
1 EXTERIOR ELEVATION EAST
1/16" = 1'-0"



2 EXTERIOR ELEVATION SOUTH.
1/16" = 1'-0"



1 EXTERIOR ELEVATION NORTH
1/16" = 1'-0"

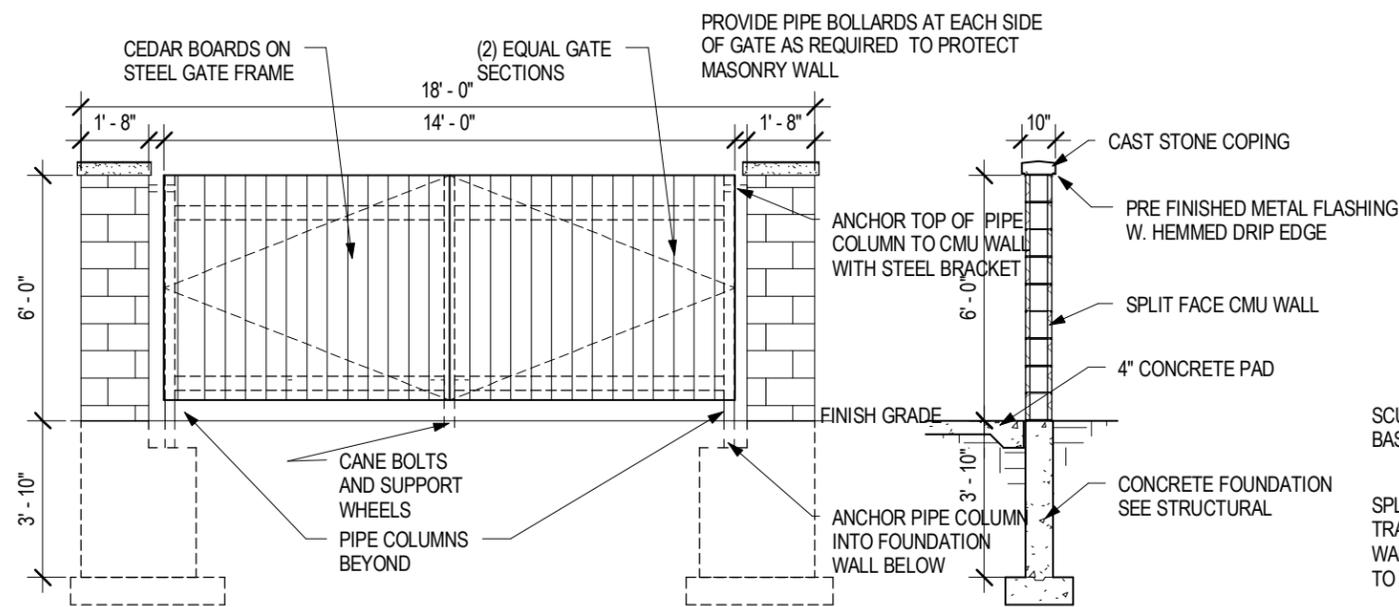


Liberty Park - Lot 26 Retail

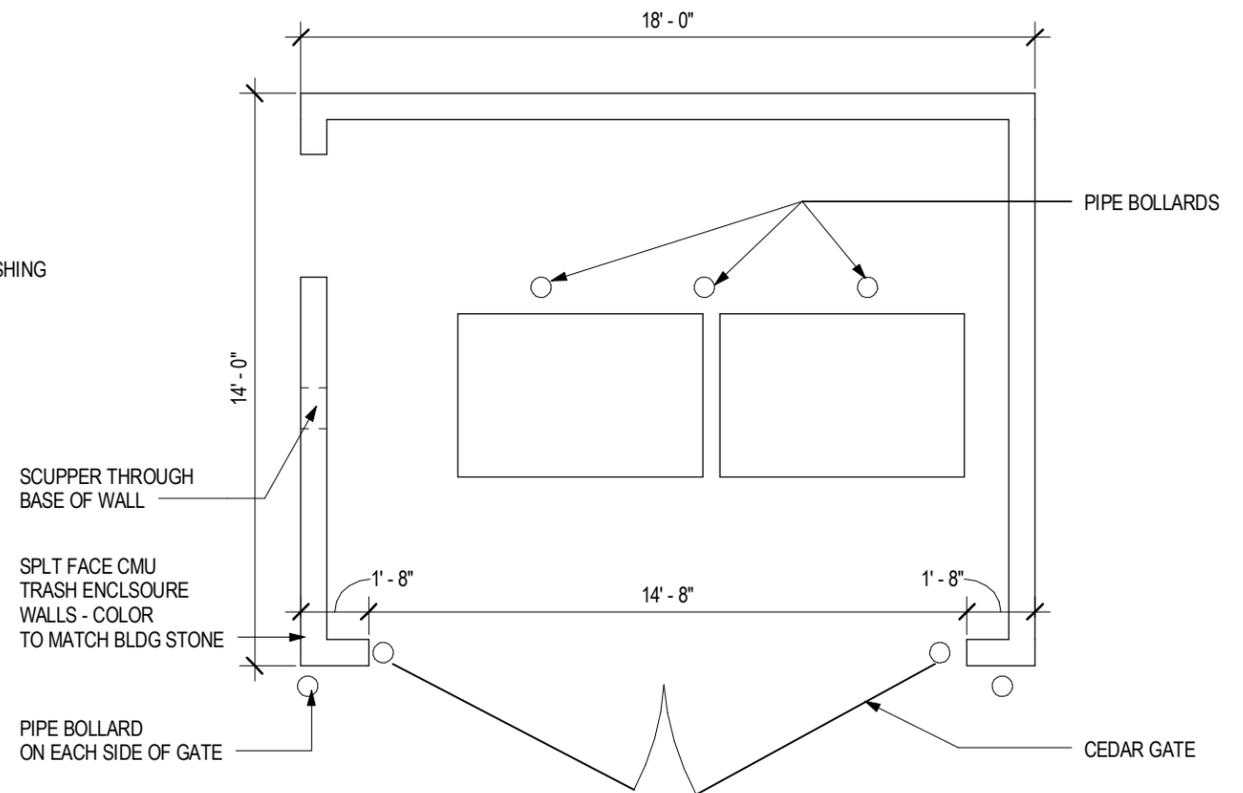
Laser St., Liberty Pk., Verona, WI



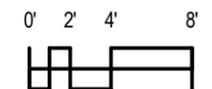
1 EXTERIOR PERSPECTIVE VIEW TO NE
1/32" = 1'-0"



ELEVATION



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



Liberty Park - Lot 26 Retail

Laser St., Liberty Pk., Verona, WI

Trash Enclosure
20 April 2016
15044



Suburban Commercial █
 Suburban Industrial █



LIBERTY PARK COMPOSITE PLAN

Verona, WI
 Composite Site Plan

KSW
 CONSTRUCTION CORPORATION

DIMENSION
 Madison Design Group
 architecture - engineering - interior design
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 www.dimension.com