



**Letter of Intent**  
Conditional Use and Site Plan Application  
590 Hometown Circle  
Verona, WI 53593

**DESIGN TEAM REPRESENTATIVES/CONSULTANTS**

**Rainbow Child Care Center**  
Rod Blight  
Director of Construction

1732 Crooks Rd  
Troy, MI 48084

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Principal

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Lauren Gallinger  
Architect

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This letter of intent has been prepared by the applicant for the property at Lot 1 of Hometown Circle in Verona, WI (590 Hometown Circle) located north of the Outlot situated at the NW corner of E. Verona Ave and Hometown Circle. Rainbow Child Care Center (applicant) is requesting Conditional Use Approval and Site Plan Approval for a new day care facility as the property is currently zoned Suburban Commercial (SC) District within the Downtown Overlay District.

Rainbow Child Care Center's intent is to provide the community with safe quality child care. Rainbow Child Care Center is a national child care provider with approximately 120 locations throughout the United States and serving children from 6 weeks to 12 years of age. Rainbow Child Care Center incorporates quality education with a fun, safe learning environment. The facility will have various classroom spaces, a gymnasium, and an outdoor playground area along with other inviting amenities. The Center will include sports and physical fitness as part of their curriculum, along with healthy menu options for the children.

Rainbow Child Care Center intends to operate with 13 full time employees as the Day Care Center grows to its anticipated capacity of 115 students. It is the intent of Rainbow CCC to work with the adjacent Farm and Fleet property to establish a shared parking easement agreement in order to satisfy the minimum parking stall counts by the City of Verona Zoning Code. Current zoning requires 1 parking stall / 5 students at highest attendance periods and 1 parking stall / employee at the building's largest capacity. The site is proposing a total of 32 parking stalls, two (2) of which will be ADA accessible stalls. As the developer has already begun negotiating for additional parking stalls from the Farm and Fleet parcel, Rainbow will work with City Staff to take the necessary steps to provide and record any easement agreements written. The additional parking stalls being requested on the Farm and Fleet parcel would be for employees of Rainbow Child Care Center leaving adequate room for parents dropping off their children in the main parking lot. Rainbow Child Care Center has no plans for future expansion of the building at this time.

Rainbow Child Care Center will operate between the hours of 6:00am and 6:30pm. Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings - between 6:00am and 9:00am, and between 3:00pm and 6:30pm, respectively. Rainbow CCC will have outside play for the children throughout the day beginning at 9:30am. The outside play area will have multiple structures designed to fit the age group/ability of the children. In addition, a concrete splash pad amenity will make for a fun, "refreshing" activity during hot summer days. The outdoor open space will be bound by a 5' tall ornamental aluminum fence, for children's safety. In addition, the play area will be subdivided by age group into three separate sections using a 4' tall ornamental aluminum fence. Outside play will be limited to one classroom at a time. Minimal noise created by children at play will occur during the daytime hours.

The exterior finish of the building will primarily be constructed of brick, with an accent of decorative masonry blocks. The roof will be finished with dark asphalt shingles with texture and color variation to provide depth to the 6:12 pitched roof. The low hipped roof with gabled accents keeps within the design of the surrounding neighborhood. The overall architecture is simplistic and geometrical with squared reliefs across the facades and triangular gabled ends. **Because our site has presence on two main thoroughfares, the rear façade is designed to represent a main entrance. The two main gabled ends, and two cupolas, allows both the front and rear elevation to be read as a main entrance, enhancing the streetscapes along each of the main thoroughfares. The architecture for this project establishes presence on two streets. The front façade entrance has Doric columns and a limestone arch, helping to establish a prominent entrance for the building. The Rear façade has a gabled end with signage accented with a decorative light fixture, and a full light door with sidelights to signify a main entrance.** The colorful doors, playful cupolas and bright colored decorative tiles provide a welcoming atmosphere for the children. The HVAC system design consist of forced air gas fired units housed in a mechanical enclosure room in the attic. The AC condensers will be hidden within the roofline of the building and not taking up space on site at grade (refer to sheet A.201). All units will be fed with fresh air intake per building code.

The overall proposed site plan will meet all required building setbacks and bulk standards as outlined in the Zoning Code. **Thirty-two (32) total parking stalls (including 2 ADA stalls)** will offer parents dropping off/picking up their children a place to park, while accessible sidewalks allow access from the parking area to the building's main entrance. Employees will also utilize these parking stalls on a daily basis, **while also utilizing stalls on the Farm and Fleet parcel through a shared parking easement agreement.** Rainbow Child Care Center will not propose any standalone monument signage off of Hometown Circle due to the restriction placed on the Planned Unit Development in Case # GDP-07-2. Signage for the development will be placed on the building in locations approved by the City of Verona.

Where there is an inherent community need, Rainbow will operate a before and after school program for children ages 5-12. Rainbow operates its own 14 passenger buses to pick up and drop off children at the local public and private schools. All drivers are licensed and certified through the state as required. The busses are 139" wheel base van chassis vehicles capable of maneuvering within typical passenger vehicle parameters. The site is accessible for student drop-off by parents on the side of the building by a proposed sidewalk. Parents/employees will be able to access the site from Hometown Circle.

# RAINBOW CHILD CARE CENTER

RAINBOW CHILD CARE  
CITY OF VERONA, WI  
DANE COUNTY

JUNE 2016

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE  
KENOSHA | APPLETON | WAUSAU  
[www.jsdinc.com](http://www.jsdinc.com)

SERVICES PROVIDED TO:  
**ORMAN ENGINEERING, LLC**

5476 Vivian Lane  
Waterford, MI 48327

PROJECT:  
**RAINBOW CHILD CARE CENTER**

PROJECT LOCATION:  
VERONA, WI  
DANE COUNTY  
JSD PROJECT NO.: 16-7337E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: KJY 04-27-16  
DRAWN: KJY, ABK 04-27-16  
APPROVED: HPJ

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	06-09-16

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**TS000**

## DRAWING INDEX

SHEET NO.	TITLE
TS000	TITLE SHEET
<b>EXISTING CONDITIONS MAPS</b>	
C001	XXXXXXXX
<b>CIVIL PLAN(S)</b>	
C100	SITE PLAN
C200	GRADING AND EROSION PLAN
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
<b>LANDSCAPE PLAN(S)</b>	
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS



## PROJECT AREA

SCALE: 1"=XXXX'



## PROJECT CONTACTS

### RAINBOW CHILD CARE CENTER

1732 CROOKS RD  
TROY, MI 48084  
CONTACT: ROD BLIGHT - DIRECTOR OF CONSTRUCTION  
P: 248-519-1948  
F: 248-569-2100  
E: rblight@rainbowccc.com

### GENERAL CONTRACTOR

ORMAN ENGINEERING, LLC.  
5476 VIVIAN LANE  
WATERFORD, MI 48327  
CONTACT: ALEXANDER ORMAN - PRINCIPAL  
P: 248-682-6001 (office)  
P: 248-425-4828 (cell)  
E: alex@ormanengineering.com

### ARCHITECT

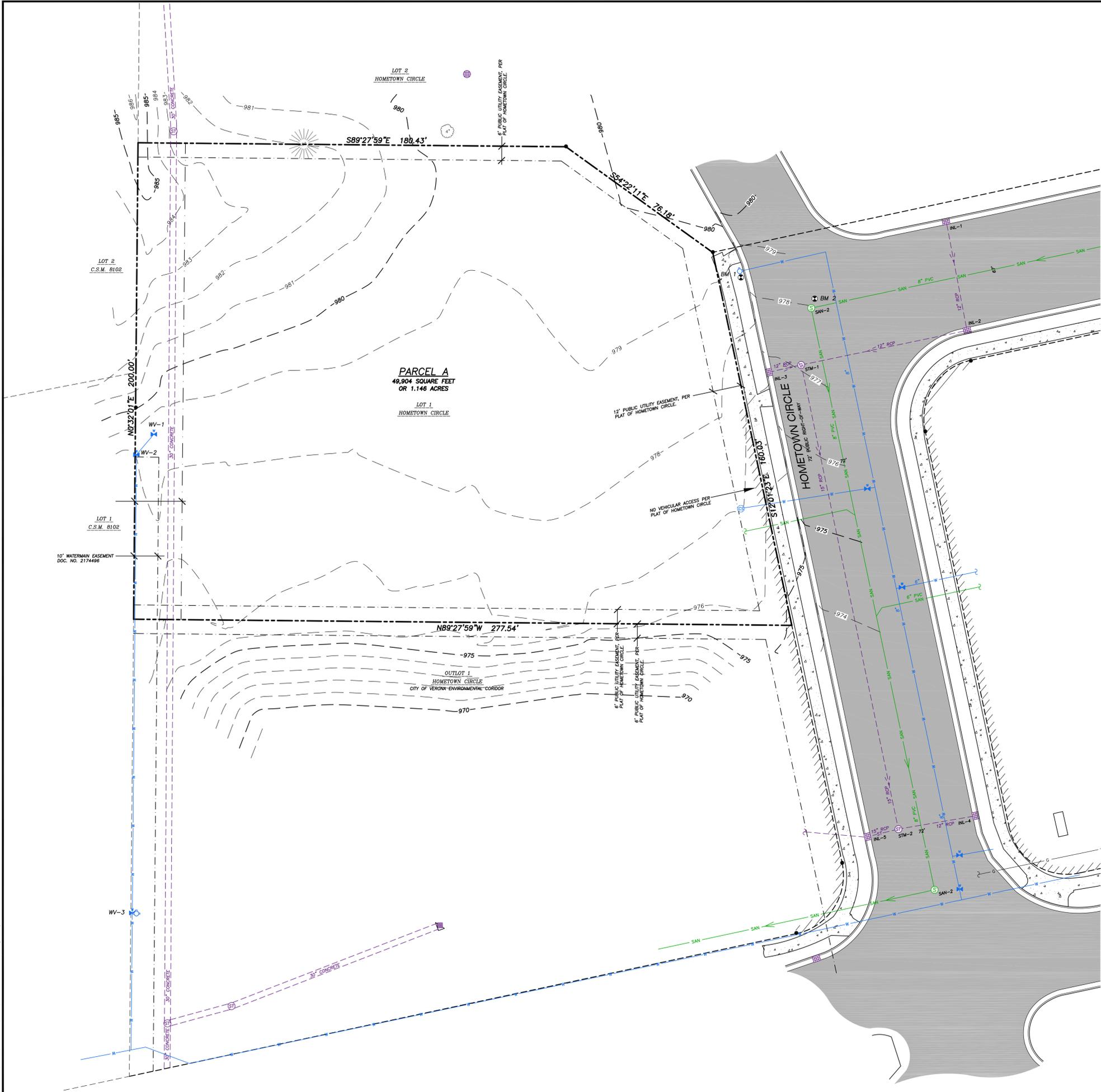
KRIEGER KLATT ARCHITECTS  
1412 EAST ELEVEN MILE ROAD  
ROYAL OAK, MI 48067  
P: 248-414-9270 (office)  
F: 248-414-9275

### PROFESSIONAL DESIGN CONSULTANT

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE SUITE 101  
VERONA, WI 53593  
CONTACT: KEVIN YESKA - LANDSCAPE ARCHITECT  
P: 608-848-5060  
E: kevin.yeska@jsdinc.com  
CONTACT: MIKE GRZESIAK - PROJECT ENGINEER  
P: 608-848-5060  
E: mike.grzesiak@jsdinc.com

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File: I:\2016\167337\DWG\167337\_Basemap.dwg Layout: 24x36 User: lbuhr Plotted: Jun 07, 2016 - 9:18am Xref's:



**LEGEND**

- 3/4" REBAR FOUND
- ⊕ BENCHMARK
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊕ HYDRANT
- ⊕ WATER OR GAS VALVE
- ⊕ STORM MANHOLE
- ⊕ CURB INLET
- ⊕ ELECTRIC TRANSFORMER
- ⊕ LIGHT POLE
- ⊕ PULL BOX
- ⊕ DECIDUOUS TREE
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- ST --- STORM SEWER
- G --- NATURAL GAS
- E --- UNDERGROUND ELECTRIC
- 975 --- INDEX CONTOUR
- 976 --- INTERMEDIATE CONTOUR
- 975.29 --- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- ( ) RECORDED INFORMATION
- ~ DISCONTINUED MAPPED PIPE LINE
- /// NO ACCESS

**NOTES**

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88). REFERENCE BENCHMARK IS VERONA EAST GPS, A WISCONSIN HARN POINT. ELEVATION=953.33.
3. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 22, 2016, JUNE 6, 2016.
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, AND DIGGERS HOTLINE FIELD MARKINGS. DIGGERS HOTLINE TICKET NO. 20161719533.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.242.8511.
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. TAX PARCEL No. 286/0608-142-4501-2.

**LEGAL DESCRIPTION**

LOT ONE (1), HOMETOWN CIRCLE, IN THE CITY OF VERONA, DANE COUNTY, WISCONSIN.

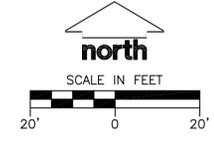
STORM SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
STM-1	977.08	E	971.91 12"	RCP
		W	971.91 12"	RCP
STM-2	972.84	S	971.78 15"	RCP
		N	969.97 15"	RCP
		E	969.99 12"	RCP
		W	969.94 15"	RCP

SANITARY SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
SAN-1	977.96	E	967.01 8"	PVC
		S	966.99 8"	PVC
SAN-2	972.53	N	962.87 8"	PVC
		W	962.81 8"	PVC

STORM SEWER INLETS				
INLET ID	CASTING FLOWLINE ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
INL-1	977.48	S	974.43 12"	RCP
INL-2	977.39	N	973.49 12"	RCP
		W	973.59 12"	RCP
INL-3	976.32	E	971.98 12"	RCP
INL-4	971.87	W	969.87 12"	RCP
INL-5	972.12	E	969.62 15"	RCP
		W	969.62 15"	RCP

WATER VALVES				
VALVE No.	RIM ELEVATION	INVERT	ELEVATION	10" PIPE INVERT
WV-1	978.67	TN	973.57	971.32
WV-2	978.24	TN	973.34	971.09
WV-3	976.27	TN	968.07	965.82

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	981.73	TOP NUT ON FIRE HYDRANT
BM-2	977.96	SANITARY MANHOLE NORTH RIM



VICINITY MAP NOT TO SCALE

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SERVICES PROVIDED TO:

**ORMAN ENGINEERING, LLC**  
5476 VIVIAN LANE  
WATERFORD, MI 48327-3102

PROJECT:  
**RAINBOW CHILD CARE CENTER**  
LOT 1 HOMETOWN

PROJECT LOCATION:  
CITY OF VERONA  
DANE COUNTY, WI

JSD PROJECT NO.: 16-7337

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	TJB	04-22-16
APPROVED:		
PLAN MODIFICATIONS:		DATE:
watermain and storm		06/06/16

**DIGGERS HOTLINE**

Call 811 or (800) 242-8511  
Milwaukee Area (262) 432-7910  
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[www.DiggersHotline.com](http://www.DiggersHotline.com)

SHEET TITLE:  
**TOPOGRAPHIC AND UTILITY MAP**

MAP NO: D-\*

SHEET NUMBER:  
1 of 1

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5476 Vivian Lane  
 Waterford, MI 48327

PROJECT:  
**RAINBOW CHILD CARE CENTER**

PROJECT LOCATION:  
 VERONA, WI  
 DANE COUNTY

JSD PROJECT NO.: 16-7337E

SEAL/SIGNATURE:

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DESIGN: KJY 04-27-16  
 DRAWN: KJY, ABK 04-27-16  
 APPROVED: HPJ

PLAN MODIFICATIONS: DATE:  
 PLAN COMMISSION SUBMITTAL 06-09-16

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 Milwaukee Area (414) 259-1181  
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SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**C100**

**LEGEND (PROPOSED)**

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- ORNAMENTAL ALUMINUM FENCE
- SAN SANITARY SEWER
- W WATER LINE
- ST STORM SEWER
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LIGHT POLE

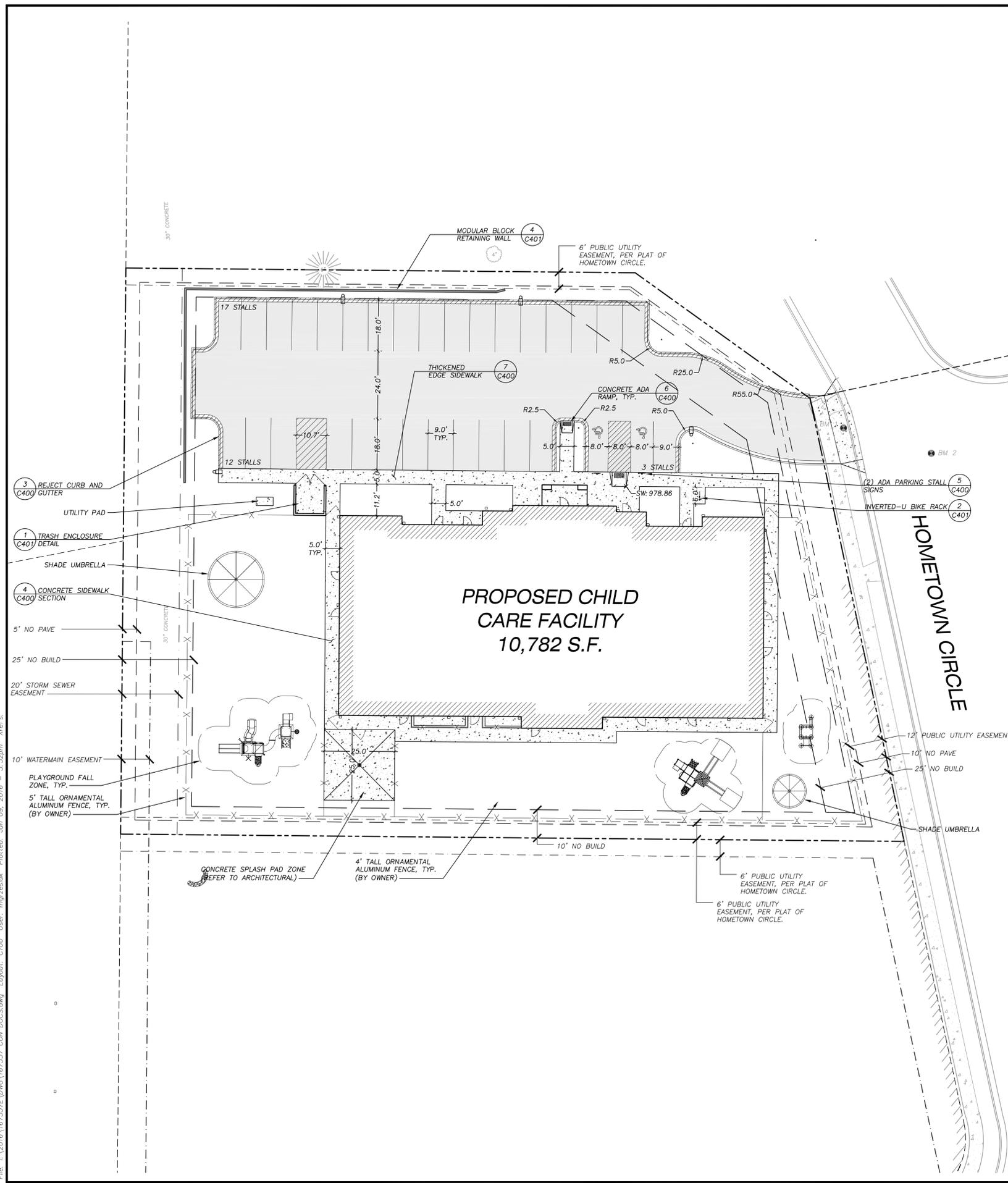
**GENERAL NOTES:**

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF VERONA REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

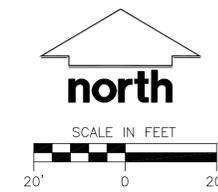
**SITE PLAN NOTES**

- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF VERONA.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	LOT 1, HOMETOWN CIRCLE, VERONA, WI
Site Acreage (total)	1.146
Number of Building Stories (above grade)	1
Total Building Square Footage	10,782 SF
Use of property	Commercial
Number of parking stalls:	
Surface	
Large Stall	31
Accessible	2
Total Surface	33
Stalls per 1,000 SF	3.06
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	0 S.F.
Existing Pervious Surface Area	49,919 S.F.
Proposed Impervious Surface Area	26,238 S.F.
Proposed Pervious Surface Area	23,681 S.F.
Proposed Impervious Surface Area Ratio	0.53



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SERVICES PROVIDED TO:  
**ORMAN ENGINEERING, LLC**

5476 Vivian Lane  
 Waterford, MI 48327

PROJECT:  
**RAINBOW CHILD CARE CENTER**

PROJECT LOCATION:  
 VERONA, WI  
 DANE COUNTY

JSD PROJECT NO.: 16-7337E

SEAL/SIGNATURE:

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DESIGN: MGG  
 DRAWN: MGG  
 APPROVED: HPJ

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	06-09-16



Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
**www.DiggersHotline.com**

SHEET TITLE:  
**GRADING AND EROSION CONTROL PLAN**

SHEET NUMBER:  
**C200**

**LEGEND (PROPOSED)**

- |           |                          |       |                          |
|-----------|--------------------------|-------|--------------------------|
| -----     | PROPERTY LINE            |       | SILT FENCE               |
| - - - - - | RIGHT-OF-WAY             |       | CONSTRUCTION LIMITS      |
| -----     | EASEMENT LINE            |       | INLET PROTECTION, TYPE D |
| -----     | EDGE OF PAVEMENT         |       | SPOT ELEVATION           |
| - X - X - | FENCE                    | EP -  | EDGE OF PAVEMENT         |
| -----     | SANITARY SEWER           | FG -  | FINISH GRADE             |
| -----     | WATER LINE               | EC -  | EDGE OF CONCRETE         |
| -----     | STORM SEWER              | TS -  | TOP OF STEP              |
| -----     | STANDARD CURB AND GUTTER | BS -  | BOTTOM OF STEP           |
| -----     | REJECT CURB AND GUTTER   | RM -  | RIM ELEVATION            |
| -----     | ASPHALT PAVEMENT         | ----- | GRADE BREAK              |
| -----     | CONCRETE PAVEMENT        | ----- | PROPOSED 1 FOOT CONTOUR  |
|           |                          | ----- | PROPOSED 5 FOOT CONTOUR  |

**GENERAL NOTES:**

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
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- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
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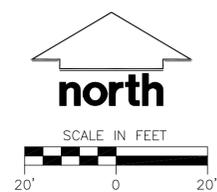
**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:**

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- INSTALL STONE CHECK DAMS IN SWALE SOUTH OF THE PROPOSED GRAVEL PARKING LOT. STONE CHECK DAMS SHALL BE INSTALLED EVERY 75 FEET, AT THE INVERT OF THE SWALE. CHECK DAMS SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT ABOVE THE INVERT OF THE SWALE AND EXTENDED TO SWALE SIDE SLOPES, EACH WAY. STONE CHECK DAMS SHALL BE INSTALLED FOLLOWING FINISH GRADING OF SITE AND PRIOR TO PLACEMENT OF GRAVEL SURFACE ON PARKING LOT. TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF SWALE STONE CHECK DAMS. REFER TO DETAIL 4/C4.0 FOR CONSTRUCTION DETAILS OF STONE CHECK DAM.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- ALL SITE GRADING AND DISTURBANCE SHALL BE OUTSIDE 10' WETLAND SETBACK (BUFFER ZONE)
- SILT FENCE LOCATION REPRESENTED ON SHEET C200 INDICATES DISTURBANCE LIMITS. REFER TO CSECR NOTE 14 FOR DETAILS.
- STABILIZATION PRACTICES:
  - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
      - HYDRO-MULCHING WITH A TACKIFIER
      - GEOTEXTILE EROSION MATTING
      - SODDING

**GRADING AND SEEDING NOTES**

- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF VERONA TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

**DRAFT**  
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PROJECT:  
**RAINBOW CHILD CARE CENTER**

PROJECT LOCATION:  
 VERONA, WI  
 DANE COUNTY

JSD PROJECT NO.: 16-7337E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: MGG  
 DRAWN: MGG  
 APPROVED: HPJ

PLAN MODIFICATIONS: DATE:  
 PLAN COMMISSION SUBMITTAL 06-09-16



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SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C300**

**LEGEND (PROPOSED)**

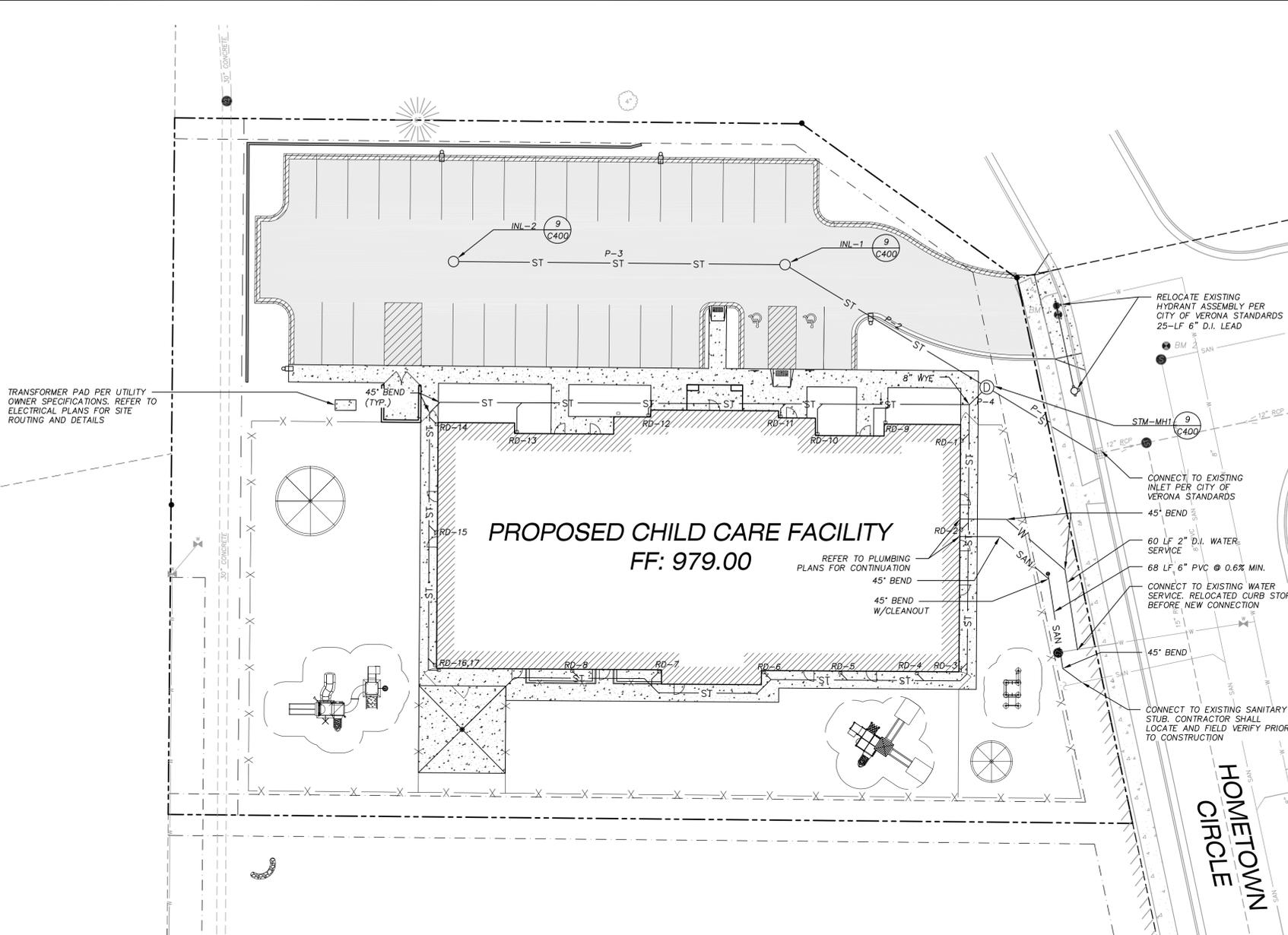
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- EDGE OF PAVEMENT
- X X FENCE
- SAN SANITARY SEWER
- W WATER LINE
- ST STORM SEWER
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STORMWATER MANAGEMENT AREA
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ⊠ EXTERIOR PIER
- ⊞ BOULDER WALL
- ⊡ LIGHT POLE (BY OTHERS)

**GENERAL NOTES:**

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF VERONA REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

**UTILITY NOTES:**

1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
8. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
9. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR SHALL CONTACT THE CITY OF PEWAUKEE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF VERONA WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.  
 WATER UTILITY OFFICE(PHONE): (262)691-0804  
 \*\* IF NO PERSON ANSWERS, PLEASE LEAVE A VOICEMAIL MESSAGE AT EXTENSION 6025. ALSO PRESS ZERO (0) AND LEAVE A MESSAGE WITH THE RECEPTIONIST.
13. ALL WATER MAIN MUST BE GAPPED AT EVERY 2,000 FOOT INTERVAL. WATER MAIN MUST BE FILLED AND SAFE WATER TESTED PRIOR TO FILLING AND FLUSHING ANY ADDITIONAL 2,000 FOOT PIPE SEGMENTS, PER CITY OF VERONA WATER & SEWER UTILITY.  
 WATER MAIN INSTALLATION SEQUENCE:  
 - INSTALL WATER MAIN - MUST LEAVE A GAP AT THE EXISTING MAIN.  
 - FILL WATER MAIN (PRESSURE TEST THE WATER MAIN. CONTRACTOR OPTION)  
 - OBTAIN A SAFE WATER SAMPLE  
 - TAP SERVICES. TAPS MUST BE MADE UNDER SYSTEM PRESSURE  
 - PRESSURE TEST MAIN  
 - MAKE WET CONNECTION TO EXISTING WATER MAIN  
 CONNECTION WILL ALSO BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET: WATER MAIN INSTALLATION UP TO 2000' AND/OR 30 DAYS OF INACTIVITY OF WATER MAIN INSTALLATION, WHICH EVER COMES FIRST.
14. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
15. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
16. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
17. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(B)(B)4.A.
18. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
19. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCODING THE TOP AND SIDES OF WATER MAIN.



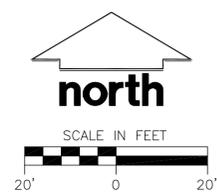
**PROPOSED CHILD CARE FACILITY**  
 FF: 979.00

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM-MH-1	972.45	978.25	5.80	48" DIA. CONC. MANHOLE	R-1550-A, SOLID NON-ROCKING LID
INL-1	972.89	977.60	4.71	48" DIA. CONC. MANHOLE	R-1550-A, TYPE C GRATE
INL-2	973.47	976.30	2.83	48" DIA. CONC. MANHOLE	R-1550-A, TYPE C GRATE

PROPOSED STORM SEWER PIPE SCHEDULE							
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P-1	STM-MH-1	EX INL-3	37.00	972.45	972.08	1.00%	12" RCP
P-2	INL-1	STM-MH-1	68.00	972.89	972.55	0.50%	12" PVC
P-3	INL-2	INL-1	95.00	973.47	972.99	0.50%	12" PVC
P-4	WYE	STM-MH-1	7.00	972.59	972.55	0.50%	8" PVC
P-5	SPLASH PAD	WYE	233.00	973.75	972.59	0.50%	8" PVC
P-6	RD-16	WYE	231.00	973.74	972.59	0.50%	8" PVC

PROPOSED ROOF DRAIN SCHEDULE				
ROOF DRAIN LABEL	DOWNSTREAM CONNECTING PIPE	DOWNSTREAM PIPE INVERT	DOWNSTREAM PIPE CONNECTION TYPE	ROOF DRAIN PIPE SIZE
RD-1	P-5	972.63	8X6 WYE	6" PVC
RD-2	P-5	972.75	8X6 WYE	6" PVC
RD-3	P-5	972.96	8X6 WYE	6" PVC
RD-4	P-5	973.04	8X6 WYE	6" PVC
RD-5	P-5	973.15	8X6 WYE	6" PVC
RD-6	P-5	973.26	8X6 WYE	6" PVC
RD-7	P-5	973.44	8X6 WYE	6" PVC
RD-8	P-5	973.55	8X6 WYE	6" PVC
RD-9	P-6	972.70	8X6 WYE	6" PVC
RD-10	P-6	972.80	8X6 WYE	6" PVC
RD-11	P-6	972.85	8X6 WYE	6" PVC
RD-12	P-6	973.04	8X6 WYE	6" PVC
RD-13	P-6	973.23	8X6 WYE	6" PVC
RD-14	P-6	973.37	8X6 WYE	6" PVC
RD-15	P-6	973.53	8X6 WYE	6" PVC
RD-16	P-6	973.72	8X6 WYE	6" PVC

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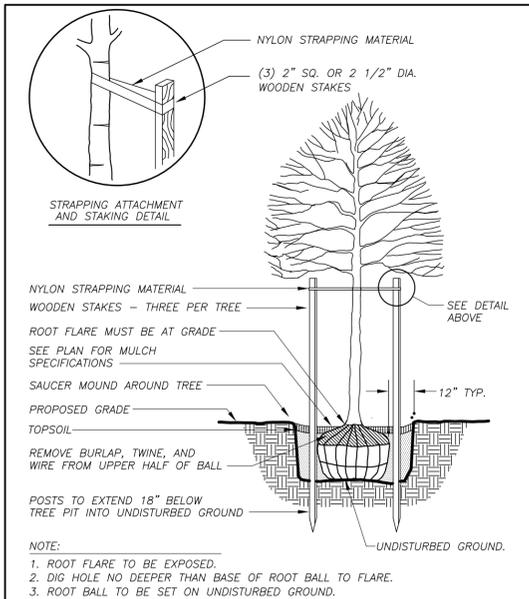








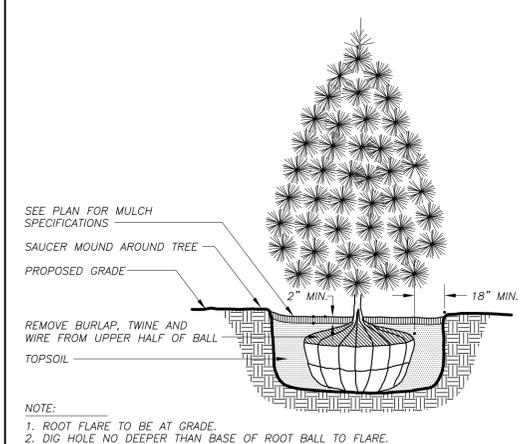
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**1**  
**L200**

**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.

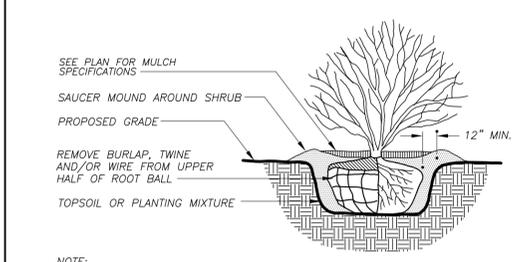
NOTE:  
1. ROOT FLARE TO BE EXPOSED.  
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.  
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.



**2**  
**L200**

**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.

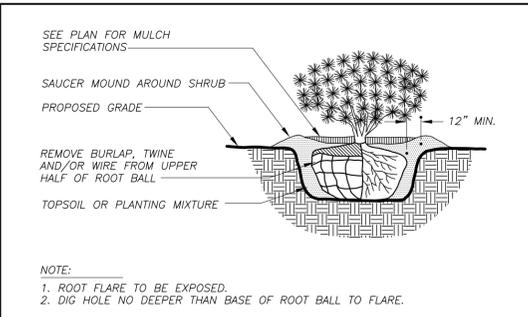
NOTE:  
1. ROOT FLARE TO BE AT GRADE.  
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.



**3**  
**L200**

**DECIDUOUS SHRUB PLANTING DETAIL**  
N.T.S.

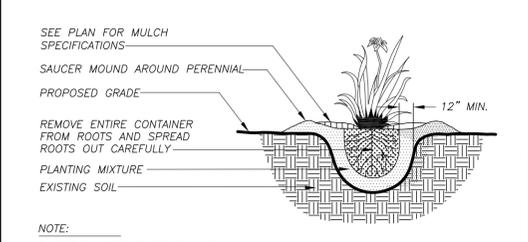
NOTE:  
1. ROOT FLARE TO BE EXPOSED.  
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.



**4**  
**L200**

**EVERGREEN SHRUB PLANTING DETAIL**  
N.T.S.

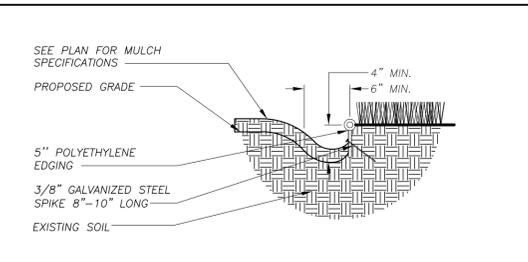
NOTE:  
1. ROOT FLARE TO BE EXPOSED.  
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.



**5**  
**L200**

**PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**  
N.T.S.

NOTE:  
1. ROOT FLARE TO BE EXPOSED



**7**  
**L200**

**LANDSCAPE EDGING DETAIL**  
N.T.S.

**LANDSCAPE NOTES AND SPECIFICATIONS**

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF VERONA REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY. HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GRADING TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:  
A. PLANTING AREAS = 24"  
B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS SHALL BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS- SEED: DISTURBED LAWN AREAS LABELED ON PLAN SHALL BE HAND SEEDDED WITH EARTH CARPET'S "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS: SOD ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH. AT TIME OF CUTTING MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVE WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, SHEDDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

**POINT REQUIREMENT 1: BUILDING FOUNDATION**

Zoning: Neighborhood Commercial      Suburban Commercial: 471 Linear Feet of Building Foundation  
 Calculation: 40 Landscape Points per 100 L.F.  
 Calculation Formula: (471 Linear Feet of Building Foundation / 100 Linear Feet) x 40 Points per 100 L.F.= 188.4  
 Total Points Required: 189 Total Points  
 Total Points Provided: 206 Total Points  
 Code of Ordinances: Screening of Utilities, HVAC, no Climax or Medium Trees  
 To be located a maximum of 10' from building drip line

Species: Common Name	Species: Scientific Name	QTY	POINTS	TOTAL POINTS
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	2	10	20
Emerald Green Arborvitae	<i>Thuja occidentalis 'Smaragd'</i>	2	12	24
Jim Dandy Winterberry	<i>Ilex verticillata 'Jim Dandy'</i>	3	3	9
Red Sprite Winterberry	<i>Ilex verticillata 'Red Sprite'</i>	21	3	63
Dwarf Japanese Yew	<i>Taxus cuspidata 'Nana Aureoscens'</i>	18	5	90
<b>Total Points =</b>				<b>206</b>

**POINT REQUIREMENT 2: STREET FRONTAGE**

Zoning: Neighborhood Commercial      Suburban Commercial: 161 Linear Feet of Street Frontage  
 Calculation: 40 Landscape Points per 100 L.F.  
 Calculation Formula: (161 Linear Feet of Street Frontage / 100 Linear Feet) x 40 Points per 100 L.F.= 64.4  
 Total Points Required: 65 Total Points  
 Total Points Provided: 70 Total Points  
 Code of Ordinances: Mn. 50% of Points to be Climax Trees or Tall Trees, Mn. 30% of Points to be Small Trees  
 To be located a maximum of 10' from R-O-W; no shrubs used to meet requirement

Species: Common Name	Species: Scientific Name	QTY	POINTS	TOTAL POINTS
Autumn Blaze Red Maple	<i>Acer rubrum 'Autumn Blaze'</i>	2	30	60
Allegheny Serviceberry	<i>Amelanchier laevis</i>	1	10	10
<b>Total Points =</b>				<b>70</b>

**POINT REQUIREMENT 3: PAVED AREA**

Zoning: Neighborhood Commercial      Suburban Commercial: 27,597 Sq. Ft. of Pavement  
 Calculation 1: Greater of 80 Landscape Points per 20 Stalls or 80 Points per 10,000 Sq. Ft. of Paved Area  
 Calculation 2: 360 Sq. Ft. of landscape area for every 100 Points required  
 Calculation 1 Formula: (27,597 Sq. Ft. of Paved Area / 10,000 Sq. Ft.) x 80 Points = 220.78  
 Calculation 2 Formula: (220.78 Points / 100 Points) x 360 Sq. Ft. = 794.81  
 Total Points Required: 221 Total Points  
 Total Points Provided: 268 Total Points  
 Total Landscape Area Required: 795 Sq. Ft.  
 Total Landscape Area Provided: 23,681 Sq. Ft.  
 Code of Ordinances: Mn. 30% of Points to be Climax Trees, Mn. 40% of Points to be Shrubs  
 360 Sq. Ft. of landscape area for every 100 Points required

Species: Common Name	Species: Scientific Name	QTY	POINTS	TOTAL POINTS
Pin Cherry	<i>Prunus pensylvanica</i>	3	15	45
Sargent Cherry	<i>Prunus sargentii</i>	1	15	15
Red Oak	<i>Quercus rubra</i>	1	75	75
Golden Torch Barberry	<i>Berberis 'Torchdor'</i>	15	3	45
Jim Dandy Winterberry	<i>Ilex verticillata 'Jim Dandy'</i>	3	3	9
European Cranberrybush	<i>Viburnum opulus 'Americanum'</i>	2	5	10
Fine Line Buckthorn	<i>Rhamnus frangula 'Fine Line'</i>	11	3	33
Arctic Fire Red Twig Dogwood	<i>Cornus stolonifera 'Farrow'</i>	12	3	36
<b>Total Points =</b>				<b>268</b>

**POINT REQUIREMENT 4: DEVELOPED LOTS (BUILDING SQ. FT.)**

Zoning: Neighborhood Commercial      Suburban Commercial: 10,782 Sq. Ft. of Proposed Building Footprints  
 Calculation: 10 Landscape Points per 1,000 Sq. Ft. of Building Footprint  
 Calculation Formula: (10,782 Sq. Ft. of Building Footprint / 1,000 Sq. Ft.) x 10 Points = 107.82  
 Total Points Required: 108 Total Points  
 Total Points Provided: 169 Total Points  
 Code of Ordinances: Located away from and not contributing to Building Foundation Plantings.  
 Street Frontages, Paved Areas points requirements

Species: Common Name	Species: Scientific Name	QTY	POINTS	TOTAL POINTS
Red Oak	<i>Quercus rubra</i>	1	75	75
Emerald Green Arbor Vitae	<i>Thuja occidentalis 'Smaragd'</i>	2	12	24
Dwarf Japanese Yew	<i>Taxus cuspidata 'Nana Aureoscens'</i>	14	5	70
<b>Total Points =</b>				<b>169</b>

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MADISON REGIONAL OFFICE  
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SERVICES PROVIDED TO:  
**ORMAN ENGINEERING, LLC**

5476 Vivian Lane  
 Waterford, MI 48327

PROJECT:  
**RAINBOW CHILD CARE CENTER**

PROJECT LOCATION:  
 VERONA, WI  
 DANE COUNTY

JSD PROJECT NO.: 16-7337E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: EJK/ABK 06/09/16  
 DRAWN: EJK/ABK 06/09/16  
 APPROVED: KJY 06/09/16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	06/09/16

**DIGGERS HOTLINE**

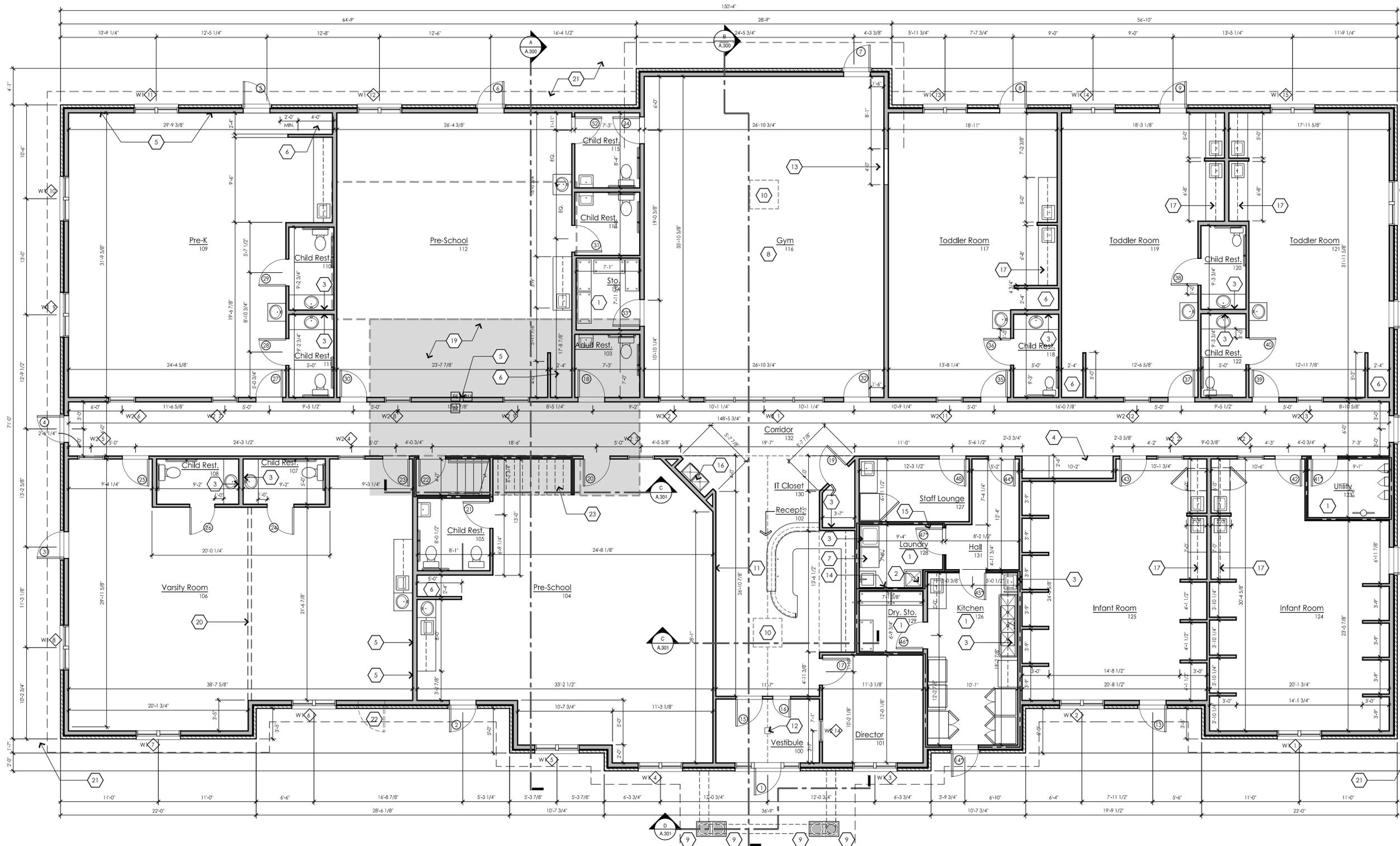
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SHEET TITLE:  
**LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS**

SHEET NUMBER:  
**L200**

**DRAFT**  
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**Client:**  
Rainbow Child Care Center  
1732 Crooks Rd  
Troy, MI 48084

**Project:**  
Verona  
NWC of Hometown Cr. & E. Verona Ave.  
Verona, WI

**Issued:**  
5.11.16 SPA Submittal  
6.3.16 SPA Submittal- Re-design  
6.8.16 SPA Submittal- Re-design

**Seal:**

**Note:**  
Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

**North Arrow:**

**Sheet Title:**  
First Floor Plan

**Scale:**  
3/16" = 1'-0"

**Project Number:**  
16-084

**Sheet Number:**

**A.101**

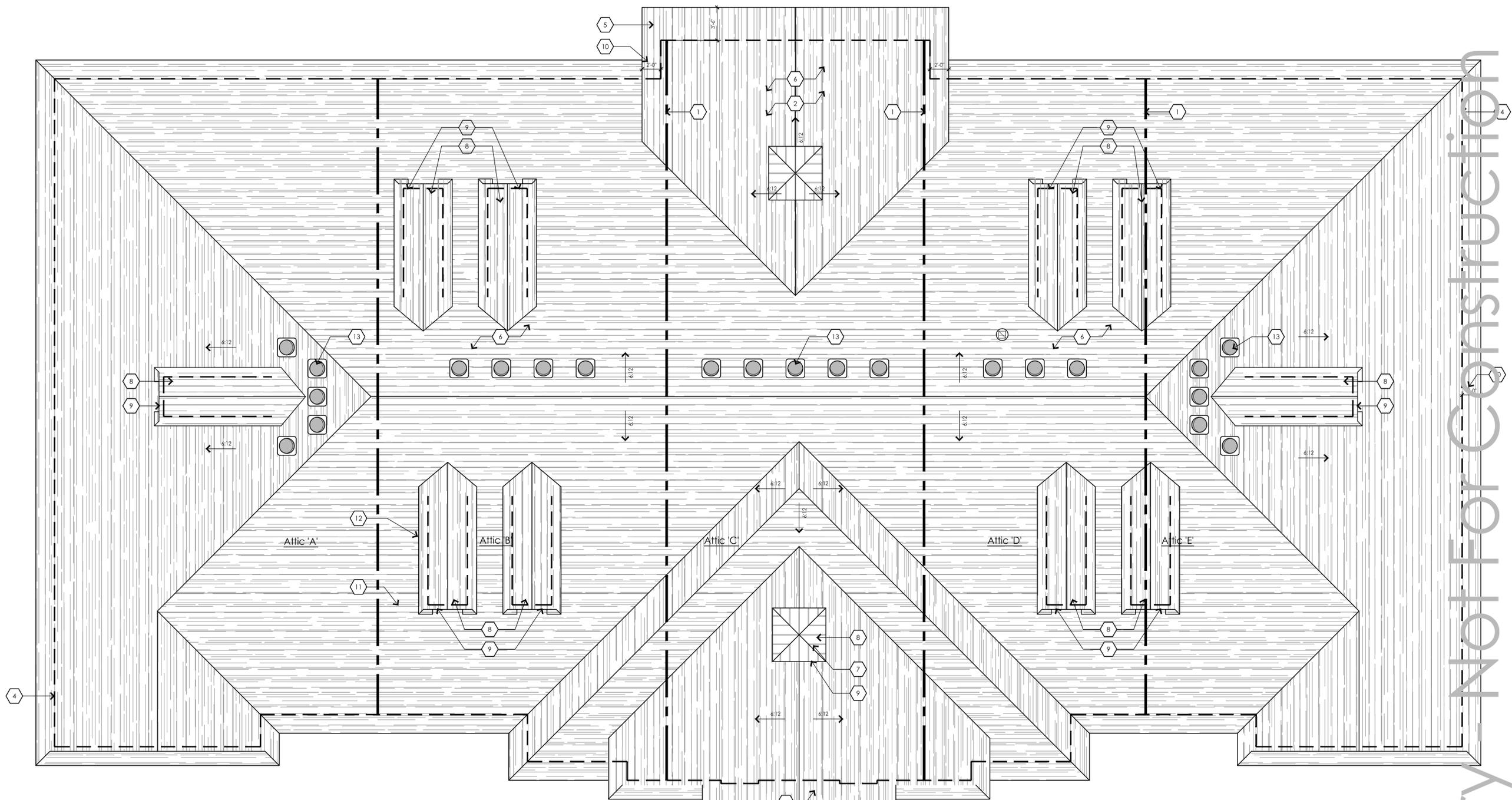
Window Legend	
	DOUBLE HUNG VINYL WINDOWS (2 WIDE) W/ 1" INSULATED CLEAR GLASS, JELD-WEN OR OWNER APPROVED EQUAL. UPPER OPERABLE - SASH TO HAVE SCREEN APPROXIMATE SIZE: 5'-0" WIDE [OVERALL] X 5'-0" HIGH - MANUFACTURER TO USE STANDARD SIZES. VERIFY ARCHITECT OF ANY DISCREPANCIES.
	36" X 36" SAFETY GLASS [TEMP.] LAMINATED WINDOW IN HOLLOW METAL PAINTED FRAME
	42" X 36" SAFETY GLASS [TEMP.] LAMINATED WINDOW IN HOLLOW METAL PAINTED FRAME @ GYMNASIUM

- Floorplan Height Notes:**
- ALL FIRST FLOOR DOOR, WINDOW, AND HEADER HEIGHTS ARE TO BE 6'-8" UNLESS OTHERWISE NOTED. [NOTE: WINDOWS AND DOORS ARE TO LINE-UP IN THE FINISH. ALL ROUGH FRAMING HEIGHTS ARE TO MATCH]
  - ALL FIRST FLOOR CEILING HEIGHTS ARE TO BE 8'-0" EXCEPT FOR OPEN STAIRWELL, GYM & KITCHEN. KITCHEN TO RECEIVE 9'-0" CEILING HEIGHT. GYM TO RECEIVE 12'-0" CEILING HEIGHT
  - MECHANICAL EQUIPMENT ENCLOSURE CEILING HEIGHTS ARE TO BE 8'-0" UNLESS NOTED OTHERWISE [AT/IC FLOOR PLAN]
  - UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS, LOCATE ALL DOORS MINIMUM 4" FROM ADJACENT WALLS ON HINGE SIDE. IF A CASING LARGER THEN 2 1/4" IS SELECTED, ADJUST AS NECESSARY. IF DOORS ARE NOT LOCATED NEXT TO ADJACENT WALL, CENTER ON SPACE THEY ENTER INTO.

- General Floor Plan Notes:**
- ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD FRAMING U.N.O.
  - INSULATION IN CONCEALED AND EXPOSED SPACES MUST HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED INDEX 450 OR LESS PER CODE.
  - ANY OCCUPANT SUSPECTED OF HAVING AN ILLNESS OR DISEASE SHALL BE TAKEN TO THE DIRECTOR'S OFFICE WHERE THEY CAN BE ISOLATED FROM THE OTHER OCCUPANTS AND CARED FOR. IN THE DIRECTOR'S OFFICE THERE SHALL BE A COT FOR THIS PURPOSE.
  - PROVIDE EXTERIOR FROST FREE HOSE BIBS @ LOCATIONS DIRECTED BY M.E.P.
  - PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL MOUNTED ITEMS NOT LIMITED TO THE FOLLOWING:
    - DOOR STOPS
    - TOWEL BARS
    - TOILET TISSUE DISPENSER
    - MISC. WALL MOUNTED ACCESSORIES
    - MIRRORS
  - ALL WOOD AND WOOD BASED PRODUCTS WITHIN 8" OF GRADE MUST BE PRESSURE TREATED AS REQUIRED PER CODE
  - PROVIDE INTERIOR AND/OR EXTERIOR JAMB EXTENSIONS AS REQ'D FOR ALL WINDOWS VER. W/DESIGNER
  - PROVIDE MAGNETIC CHILD LOCKS ON ALL CABINET DOORS AND DRAWERS
  - GC TO COORDINATE ALL ROUGH CARPENTRY WITH MEP
  - GC TO COORDINATE CONTROL JOINTS IN DRYWALL WITH MANUFACTURERS RECOMMENDATION TO PREVENT CRACKING.

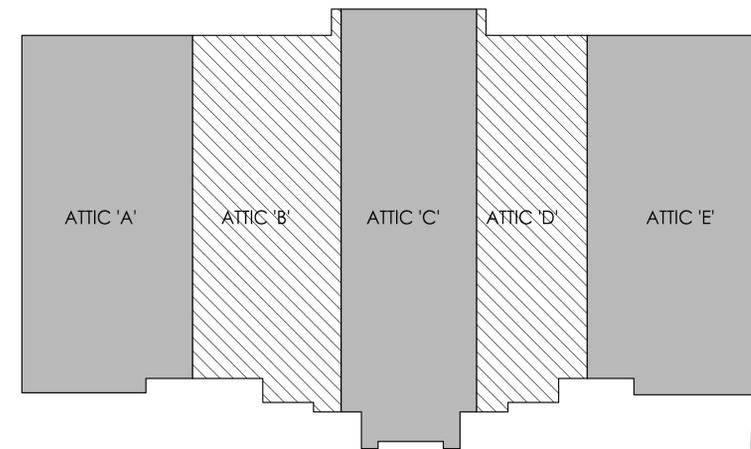
- Keyed First Floor Plan Notes:**
- ALL MECHANICAL AND STORAGE ROOMS ARE TO BE PROTECTED BY 1-HOUR RATED WALLS, CEILING, DOOR AND FRAME [SEE WALL LEGEND]
  - PROVIDE F.R.P. (WHITE OR AS DIRECTED BY OWNER) TO A 60" A.F.F. BEHIND MOP SINK
  - PROVIDE 16" DEEP WIRE SHELVING OVER WASHER/DRYER TO OWNER SPECIFICATION
  - BUILT-IN CAR SEAT CUBBIES
  - PARTITIONED STORAGE UNITS (BY OWNER)
  - COT STORAGE AREA - PROVIDE FULL HEIGHT F.R.P. WITH OS CORNER PROTECTION
  - LOCATE DRYER VENT IN WALL CAVITY
  - PROVIDE 2X6 BLOCKING IN WALLS @ 42" A.F.F. TO CENTER @ ENTIRE PERIMETER OF GYM
  - CONTINENTAL CAST STONE DORIC COLUMN. INSTALL PER MANUF. SPECS - STRUCTURAL STEEL IS TO BE LOCATED WITHIN COLUMN
  - LINE OF ROOF CUPOLA ABOVE
  - PROVIDE BLOCKING IN WALL FOR T.V. MOUNT - 72" WIDE @ 65" A.F.F. TO MID POINT 14-4" FROM ADJACENT VESTIBULE WALL [VERIFY EXACT LOCATION WITH OWNER]
  - PROVIDE 12" X 12" HORIZONTAL BLOCKING FINISHED TO ACCOMMODATE CEILING MOUNTED LIGHT FIXTURE
  - PROVIDE BLOCKING AS REQ'D 54"-78" A.F.F. FOR WALL MOUNTED BASKETBALL HOOP - EXACT LOCATION TO BE VERIFIED BY OWNER
  - PROVIDE WALL MOUNTED MOP HOOKS AND SHELVING
  - DOOR TO BE LOCKED AND INACCESSIBLE TO CHILDREN
  - ADA COMPLIANT HIGH/LOW DRINKING FOUNTAIN
  - CHANGING LOCATION
  - AREA OF ROOF TOP CONDENSING UNIT PAD [ABOVE]
  - AREA OF MECHANICAL MEZANINE [ABOVE]
  - LOCATION OF FUTURE WALL
  - SEE CIVIL DRAWINGS FOR OTHERS FOR EXISTING WALK LOCATIONS & DETAILS
  - FUTURE DOOR - FRAME IN OPENING
  - LINE OF STAIRS & SLOPED CEILING [ABOVE] - PROVIDE STORAGE SPACE UNDER STAIRS

Preliminary - Not for Construction



**Keyed Roof Plan Notes:**

1. LOCATION OF DRAFTSTOPPING - VER. W/TRUSS MANUF. NOTE: DO NOT EXCEED 3,000 SQ. FT. OF ATTIC SPACE WITHOUT DRAFTSTOPPING - SEE DETAIL ON SHEET A.305 FOR ADDITIONAL INFORMATION
2. IF ROOF ABOVE GYM IS NOT OPEN TO MAIN ROOF STRUCTURE (ROOF #3) PROVIDE RIDGE VENT. OTHERWISE ALLOW VENTILATION TO PASS THROUGH TO MAIN ROOF ATTIC AND OUT THROUGH EXHAUST VENTS
3. A/C CONDENSING UNIT - VER. EXACT SEE LOCATION AND CLEARANCES W/MEP ENGINEER
4. LINE OF EXTERIOR WALL BELOW [TYP.]
5. PROVIDE GRACE ICE & WATER SHIELD @ ALL EAVES & VALLEYS 36" PAST THE INTERIOR OF THE EXTERIOR WALL AND UP EACH VALLEY SIDE 18" (MIN.)
6. DIMENSIONAL ASPHALT SHINGLES [TYP.]
7. STANDING SEAM METAL ROOF - PROVIDE FULL GRACE 'ULTRA' OR HIGH TEMP. RATED ICE & WATER SHIELD BELOW ALL METAL ROOFING [TYP.]
8. PROVIDE FULL GRACE ICE & WATER SHIELD @ ALL DORMERS [TYP.]
9. EXTEND GRACE ICE & WATER SHIELD UP ADJACENT WALL 18" (MIN.)
10. TYP. O.H. FOR ALL HPS (U.N.O.)
11. TYP. RAKE PROJECTION (U.N.O.)
12. TYP. O.H. FOR ALL DORMERS (U.N.O.)
13. AIR VENT: B-144 METAL DOME VENT - INSTALL PER MANUF. SPECS. VENTS MUST BE INSTALLED PER IBC 1203.2 (TYP.) - PAINT TO MATCH ROOF
14. SINGLE-PLY 60 MIL. EPDM W/PRERN. METAL EDGE FLASHING W/DROP EDGE - INSTALL IN STRICT COMPLIANCE W/MANUF. INSTALLATION SPECS.
15. PRE-FIN. METAL EDGE FLASHING W/DROP ON PARAPET FRAMING (SEE SECTION)



VENTILATION DIAGRAM PLAN

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**Proposed Front Elevation**

Scale: 3/16" = 1'-0"

Front Elevation Material Calculations:

Glass/Window/Door =	304 sq. ft. (18%)
Stone =	49 sq. ft. (3%)
Brick =	831 sq. ft. (48%)
Siding =	538 sq. ft. (31%)
Total =	1,768 sq. ft.



**Proposed Right Elevation**

Scale: 3/16" = 1'-0"

Right Side Material Calculations:

Glass/Window/Door =	119 sq. ft. (18%)
Stone =	24 sq. ft. (4%)
Brick =	501 sq. ft. (78%)
Total =	644 sq. ft.

Total Building Elevation Material Calculations:

Glass/Window/Door =	803 sq. ft. (18.8%)
Stone =	73 sq. ft. (3.1%)
Brick =	2,813 sq. ft. (65.3%)
Siding =	353 sq. ft. (13.2%)
Total =	4,290 sq. ft.



Proposed Rear Elevation

Scale: 3/16" = 1'-0"

Rear Elevation Material Calculations:

Stone	44 sq. ft. (9%)
Brick	455 sq. ft. (91%)
<b>Total</b>	<b>500 sq. ft.</b>



Proposed Left Elevation

Scale: 3/16" = 1'-0"

Left Elevation Material Calculations:

Stone	23 sq. ft. (5%)
Brick	441 sq. ft. (85%)
<b>Total</b>	<b>464 sq. ft.</b>

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Client:  
Rainbow Child Care Center  
1732 Crooks Rd  
Troy, MI 48084

Project:  
**Verona**  
NWC of Hometown Cr. & E. Verona Ave.  
Verona, WI

Issued:  
5.11.16 SPA Submittal  
6.3.16 SPA Submittal- Re-design

Seal:

Note:  
Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior  
Elevations

Scale:  
As Noted

Project Number:  
16-084

Sheet Number:

**A.201**

Preliminary - Not For Construction

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**Seal:**

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**North Arrow:**

**Sheet Title:**

**Exterior  
Renderings**

**Scale:**  
As Noted

**Project Number:**  
16-084

**Sheet Number:**

**A.202**

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Perspective Rendering

Scale: N.T.S.

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**Seal:**

**Note:**  
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Verify existing conditions in field.

**North Arrow:**

**Sheet Title:**

**Exterior  
Renderings**

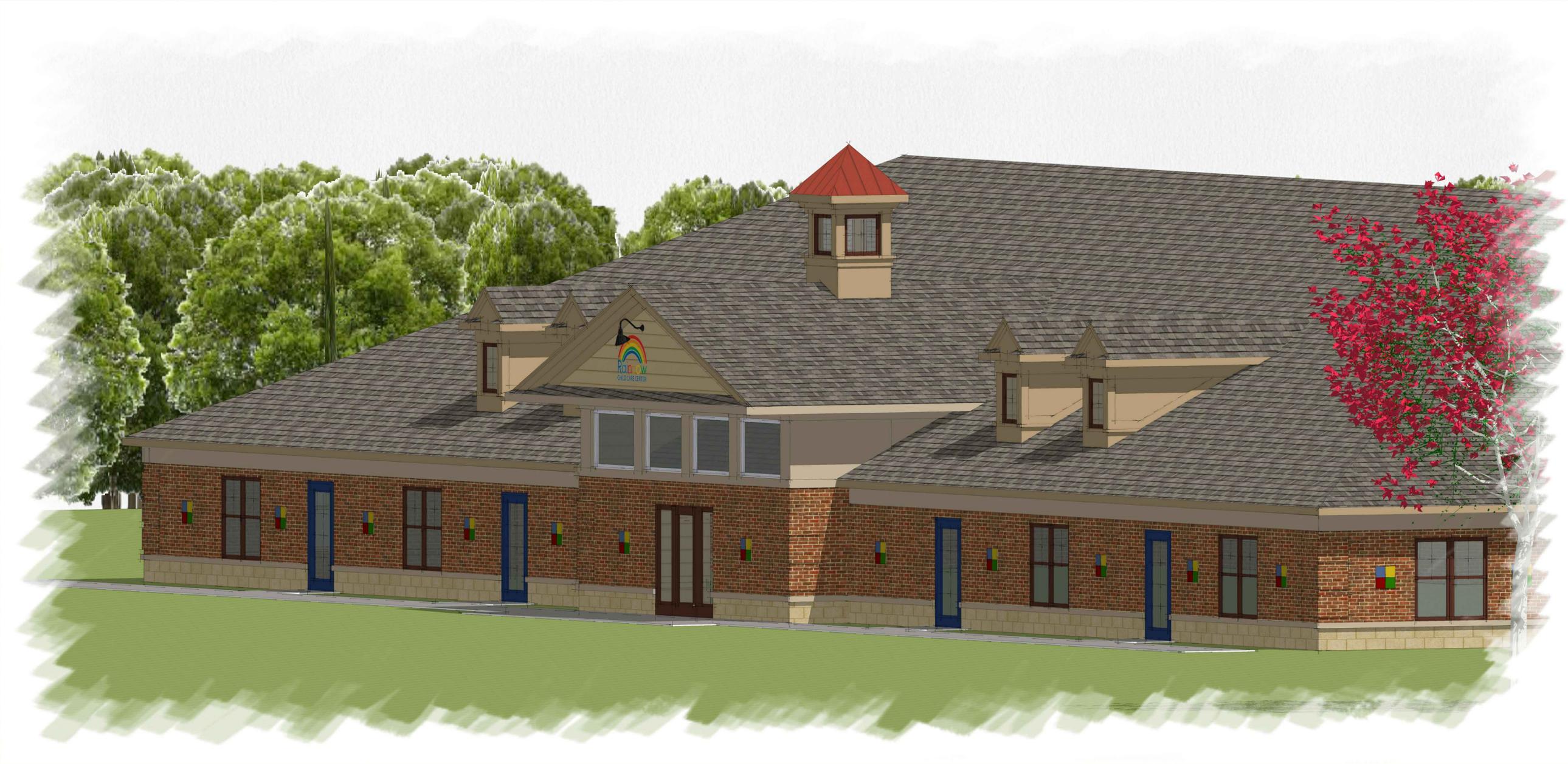
**Scale:**  
As Noted

**Project Number:**  
16-084

**Sheet Number:**

**A.203**

Preliminary - Not For Construction



Perspective Rendering Scale: N.T.S.

PROPOSED FRONT ELEVATION

150'



26'

PROPOSED REAR ELEVATION

150'



26'

JOB NAME:

RAINBOW CHILD

CARE CENTER

LOCATION:

VERONA WI

ACCOUNT REP: WJ

DESIGNER: LE

REVISION: \_\_\_\_\_

NOTES:

FRONT ELEVATION &

REAR ELEVATIONS

FILE NAME:

RAI-WS-060716-LE

SCALE:

1/4"=1'

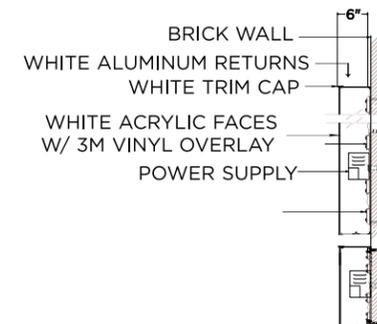
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FURNISH (1) ILLUMINATED ALUMINUM CLOUD SIGNS



SIDE DETAIL OF CLOUD SIGN (NOT TO SCALE)



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