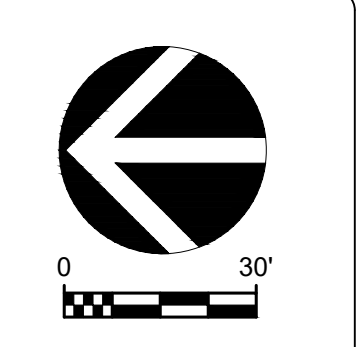


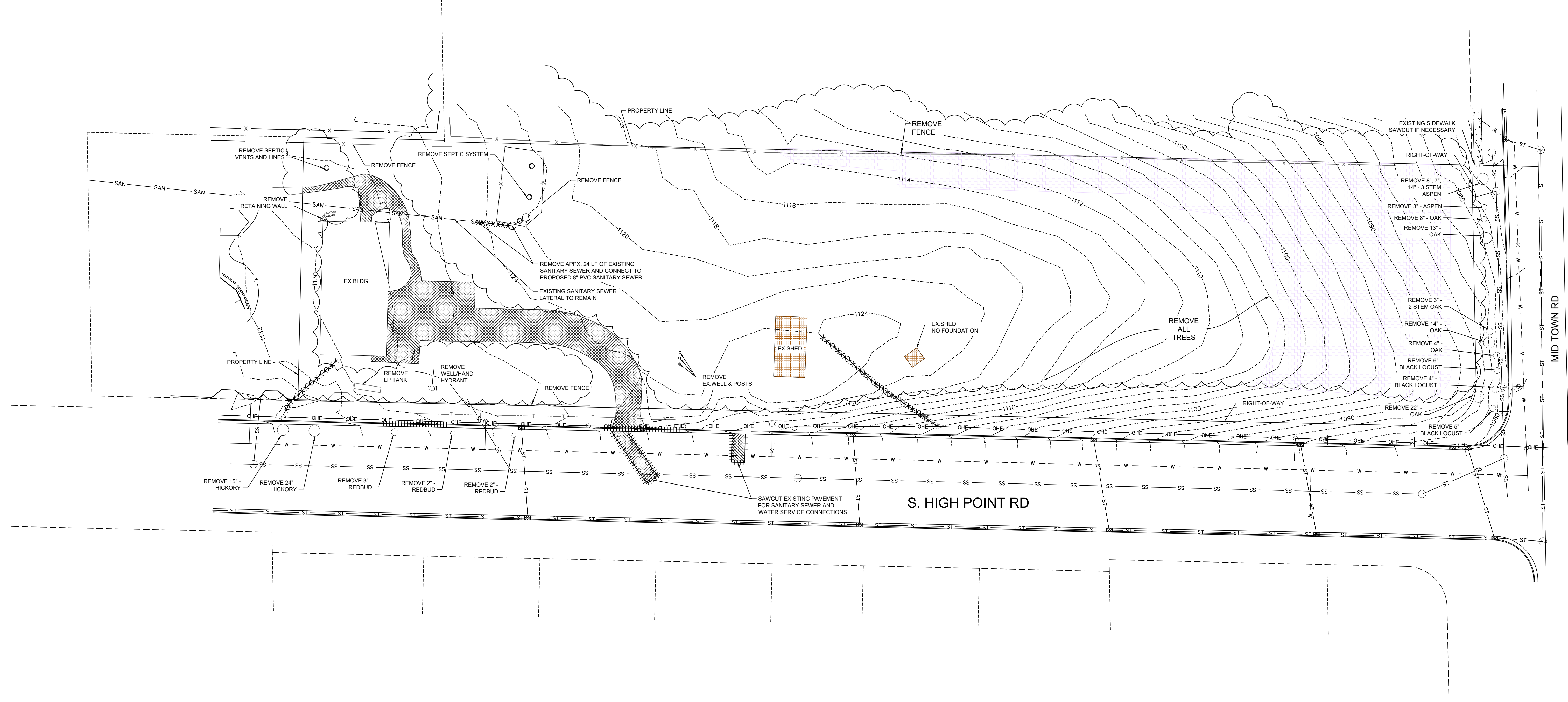
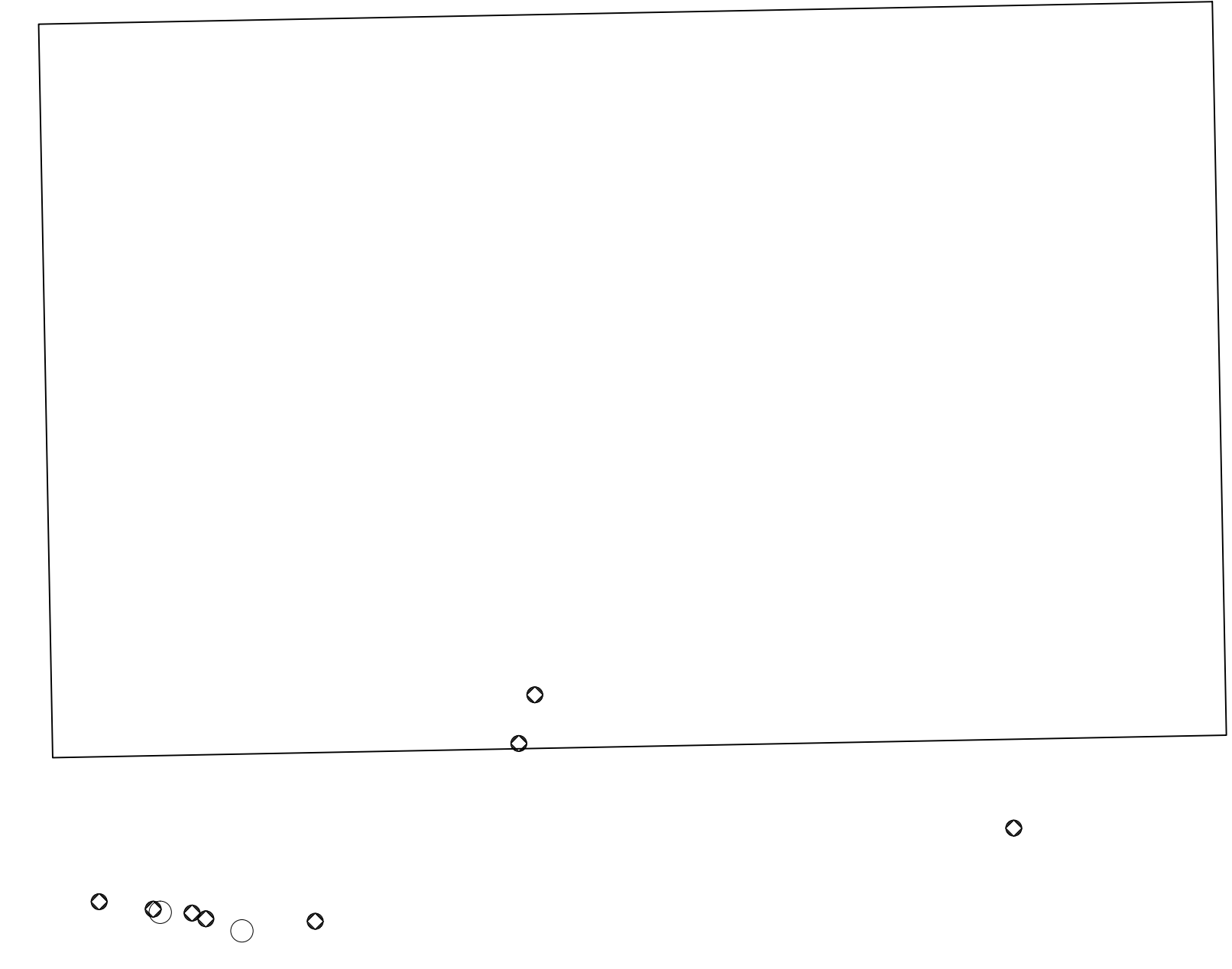
EXISTING SITE CONDITIONS LEGEND

■	FOUND PLS MONUMENT	○	VALVE
●	FOUND 3/4" RED CAPPED REBAR	○	HYDRANT
●	FOUND 3/4" REBAR	○	GUARD POST
●	FOUND 3/4" REBAR	○	SIGN
▲	FOUND PK NAIL	○	GUY WIRE
○	FOUND CHISELED "X" IN CONCRETE	○	DECDUOUS TREE
○	PLACED 3/4"x1/8" REBAR (WT=1.5 LBS/FT)	○	BUSH
—	SANITARY SEWER	○	CONIFEROUS TREE
—	WATER MAIN	○	TREE/SHRUB LINE
—	STORM SEWER	○	FLAGPOLE
—	GAS MAIN	○	GUARD RAIL
—	OHE	○	CONCRETE
—	E	○	BOLLIDER RETAINING WALL
—	FO	○	CONCRETE RETAINING WALL
—	UNDERGROUND TELECOMMUNICATION	○	FENCE
—	ELECTRIC TRANSFORMER	○	CONCRETE CURB AND GUTTER
—	TELEPHONE PEDESTAL/Vault	○	EXISTING CONTOUR
—	MANHOLE	○	BACK OF WALK SPOT ELEVATION (B +)
—	CATCH BASIN/WALET	○	"RECORDED AS" INFORMATION
—	POWER POLE	○	
—	POWER POLE W/LIGHT	○	
—	LIGHT POLE	○	
—	TRAFFIC SIGNAL	○	
—	GAS METER	○	



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EXISTING SITE CONDITIONS LEGEND

■	FOUND PLSS MONUMENT	○	VALVE
●	FOUND 3/4" RED CAPPED REBAR	○	HYDRANT
●	FOUND 3/4" REBAR	○	GUARD POST
▲	FOUND PK NAIL	○	SIGN
○	FOUND CHISELED "X" IN CONCRETE	○	GUY WIRE
○	PLAISED 3/4"x1/2" REBAR (W=1.5 LBS/FT)	○	DECIDUOUS TREE
SS	SANITARY SEWER	○	BUSH
WAT	WATER MAIN	○	CONIFEROUS TREE
ST	STORM SEWER	○	TREE/SHRUB LINE
GAS	GAS MAIN	○	FLAGPOLE
OHE	OVERHEAD ELECTRIC	○	GUARD RAIL
E	UNDERGROUND ELECTRIC	○	CONCRETE
FO	UNDERGROUND FIBER OPTIC	○	BOLLARD RETAINING WALL
FT	UNDERGROUND TELECOMMUNICATION	○	CONCRETE RETAINING WALL
ET	ELECTRIC TRANSFORMER	○	FENCE
TE	TELEPHONE PEDESTAL/Vault	○	CONCRETE CURB AND GUTTER
○	MANHOLE	○	EXISTING CONTOUR
○	CATCH BASIN/INLET	○	BACK OF WALK SPOT ELEVATION (B +)
○	POWER POLE	○	*RECORDED AS* INFORMATION
○	POWER POLE W/AUGT		
○	LIGHT POLE		
○	TRAFFIC SIGNAL		
○	GAS METER		

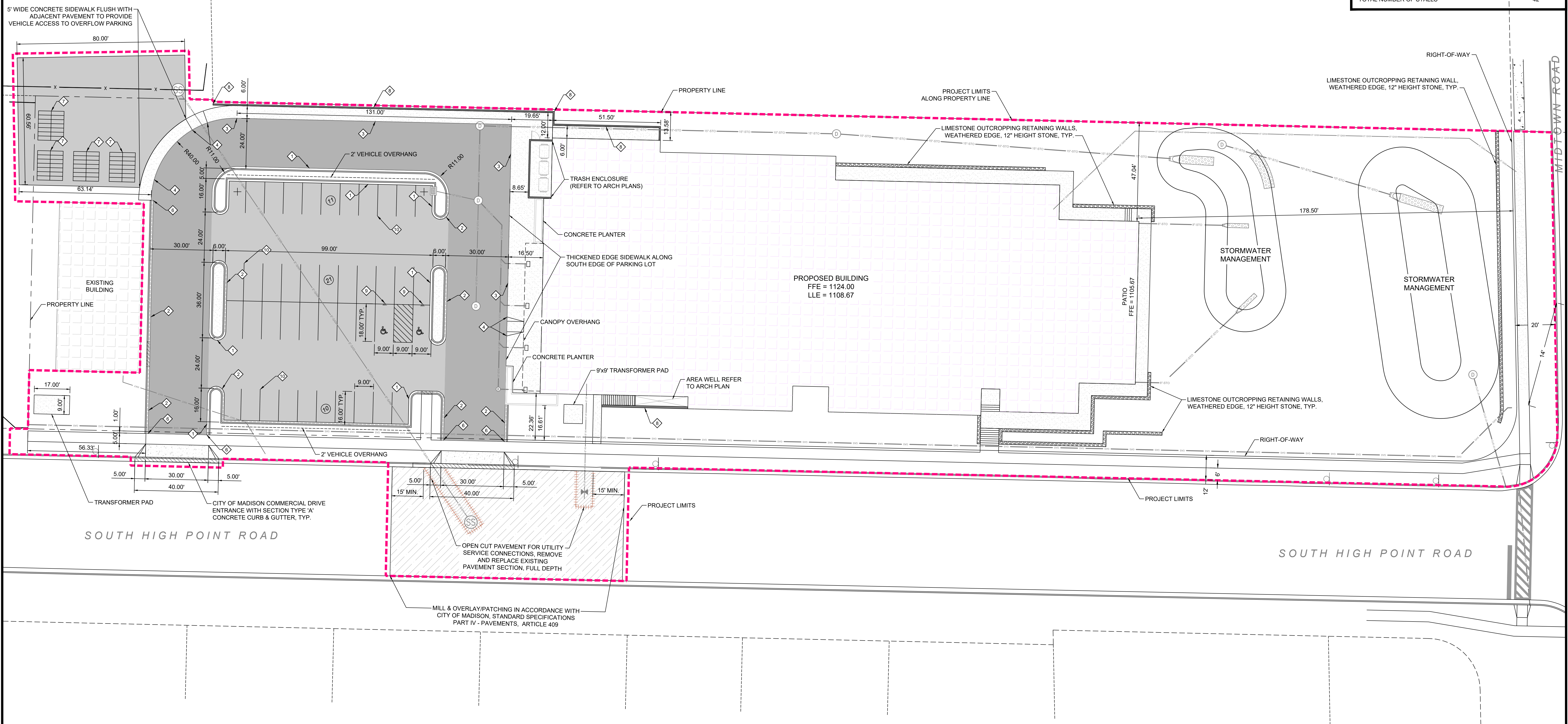
NOTE:
 1. IF WELL AND SEPTIC HAS NOT BEEN ABANDONED UPON START OF PROJECT, THE CONTRACTOR SHALL FILE PAPERWORK WITH NECESSARY REVIEWING AGENCIES TO DOCUMENT ABANDONMENT.
 2. CITY FORESTRY WILL ISSUE STREET TREE REMOVAL PERMIT FOR 17 TREES (5 ALONG S HIGH POINT RD & 12 ALONG MID TOWN RD) DUE TO SIDEWALK INSTALLATION AND GRADE CHANGES. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)-268-4816 TO OBTAIN PERMIT.

DEMOLITION LEGEND

■	REMOVE EXISTING PAVEMENT OR GRAVEL
■	REMOVE EXISTING BUILDINGS
○	REMOVE EXISTING TREES UNLESS FLAGGED
XXXX	REMOVE EXISTING UTILITIES
++++	SAWCUT EXISTING CURB OR PAVEMENT

SITE PLAN INFORMATION BLOCK - 3253 SOUTH HIGH POINT ROAD	
TOTAL LOT AREA	111,605 SF
PROPOSED BUILDING AREA	31,325 SF
EXISTING BUILDING AREA	3,235 SF
MAIN PARKING LOT AREA	24,850 SF
OVERFLOW PARKING AREA WITHIN LOT 1	2,590 SF
SIDEWALK & PATIO AREA	6,855 SF
IMPERVIOUS AREA LOT COVERAGE	68,855 SF
PERCENT LOT COVERAGE	62%
NUMBER OF STANDARD PARKING STALLS	40
NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	42

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



HICKORY HILL ACADEMY
 3253 SOUTH HIGH POINT ROAD
 MADISON, WISCONSIN

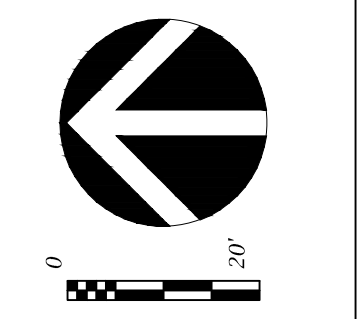
PROPOSED SITE PLAN

- KEYNOTES**
- ◊ 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - ◊ 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - ◊ THICKENED EDGE WALK
 - ◊ RAMP - DEPRESS THICKENED EDGE WALK
 - ◊ CITY OF MADISON CURB RAMP
 - ◊ 2' CURB TERMINUS
 - ◊ BIKE STALL PARKING
 - ◊ RETAINING WALL BY OTHERS
 - ◊ ACCESSIBLE PARKING SIGN
 - ◊ PARKING SPACE STRIPING - TYP

PAVEMENT LEGEND

	PARKING AREA PAVEMENT 3.5" ASPHALT (1.75" BINDER, 1.75" SURFACE) 4" UPPER BASE COURSE, 1-1/4" STONE 4" LOWER BASE COURSE, 3" STONE
	MAIN DRIVE AREA PAVEMENT 4" ASPHALT (2.25" BINDER, 1.75" SURFACE) 4" UPPER BASE COURSE, 1-1/4" STONE 6" LOWER BASE COURSE, 3" STONE
	CONCRETE PAVEMENT 6" CONCRETE WITH WIRE MESH REINFORCEMENT 6" CRUSHED AGGREGATE BASE COURSE TENSAR TYPE 1, BIAxIAL GEOTRID
	CONCRETE SIDEWALK 4" CONCRETE OVER 3" GRANULAR BASE
	PROPOSED PARKING SPACE COURT
	DEPRESSED CURB & GUTTER
	REJECTING PAN CURB & GUTTER
	ACCEPTING PAN CURB & GUTTER

- SITE PLAN NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'-0" O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL PUBLIC IMPROVEMENTS REQUIRED TO SERVE THIS PROJECT SHALL BE CONSTRUCTED PER THE CITY ISSUED PLANS.

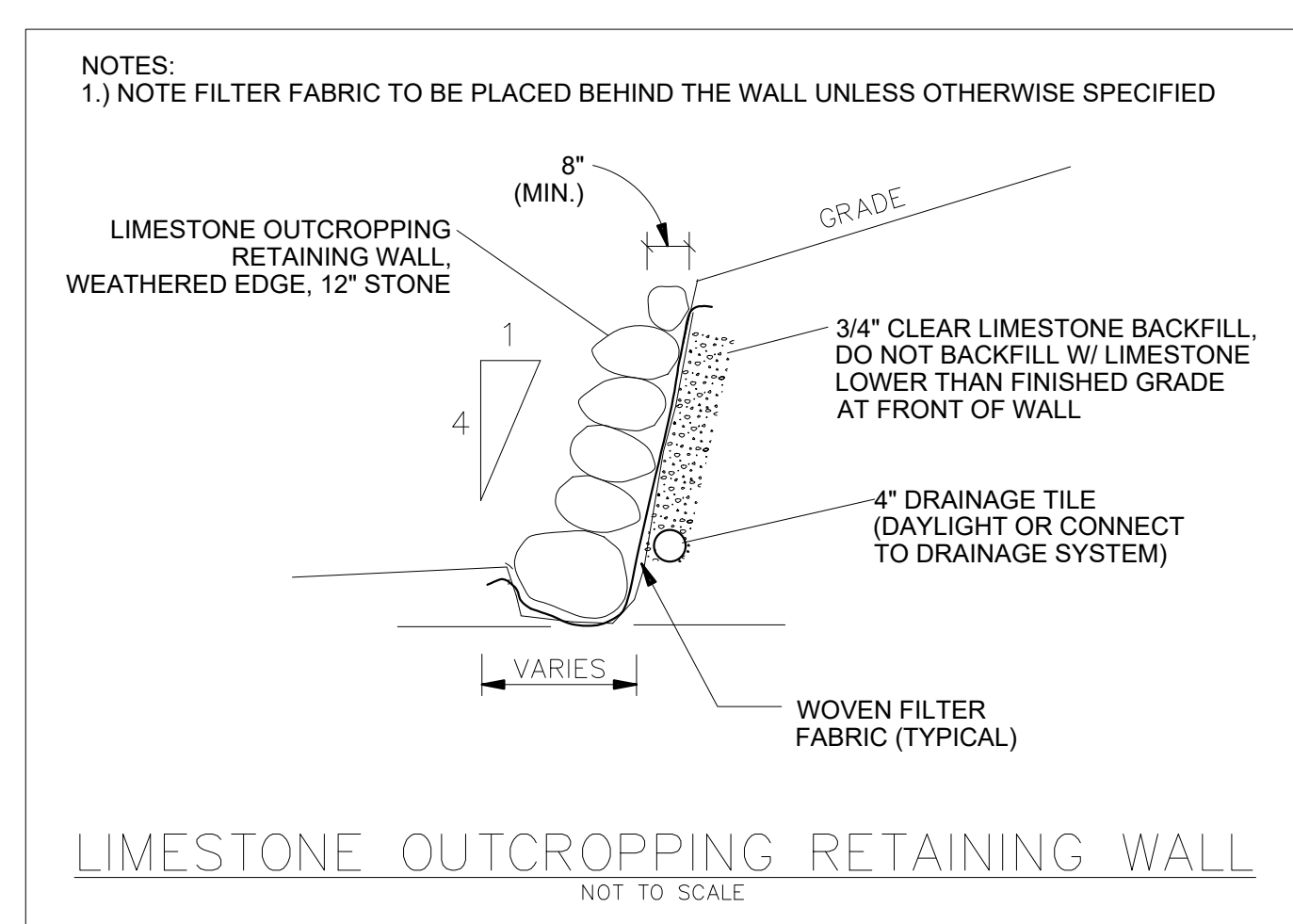
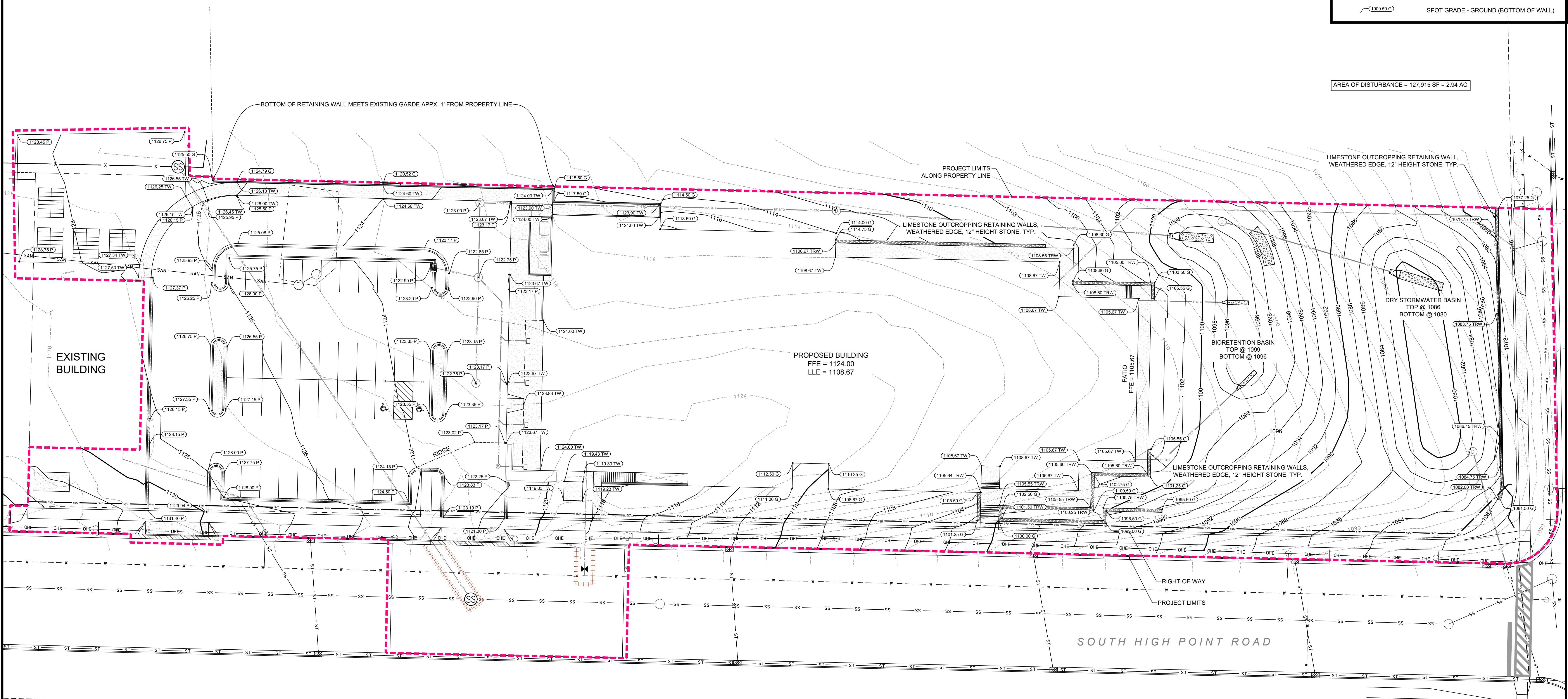


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GRADING PLAN LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	DISTURBED AREA
	SPOT GRADE - TOP (BACK) OF CURB
	SPOT GRADE - TOP OF WALK
	SPOT GRADE - PAVEMENT FINISH GRADE
	SPOT GRADE - TOP OF RETAINING WALL
	SPOT GRADE - GROUND (BOTTOM OF WALL)

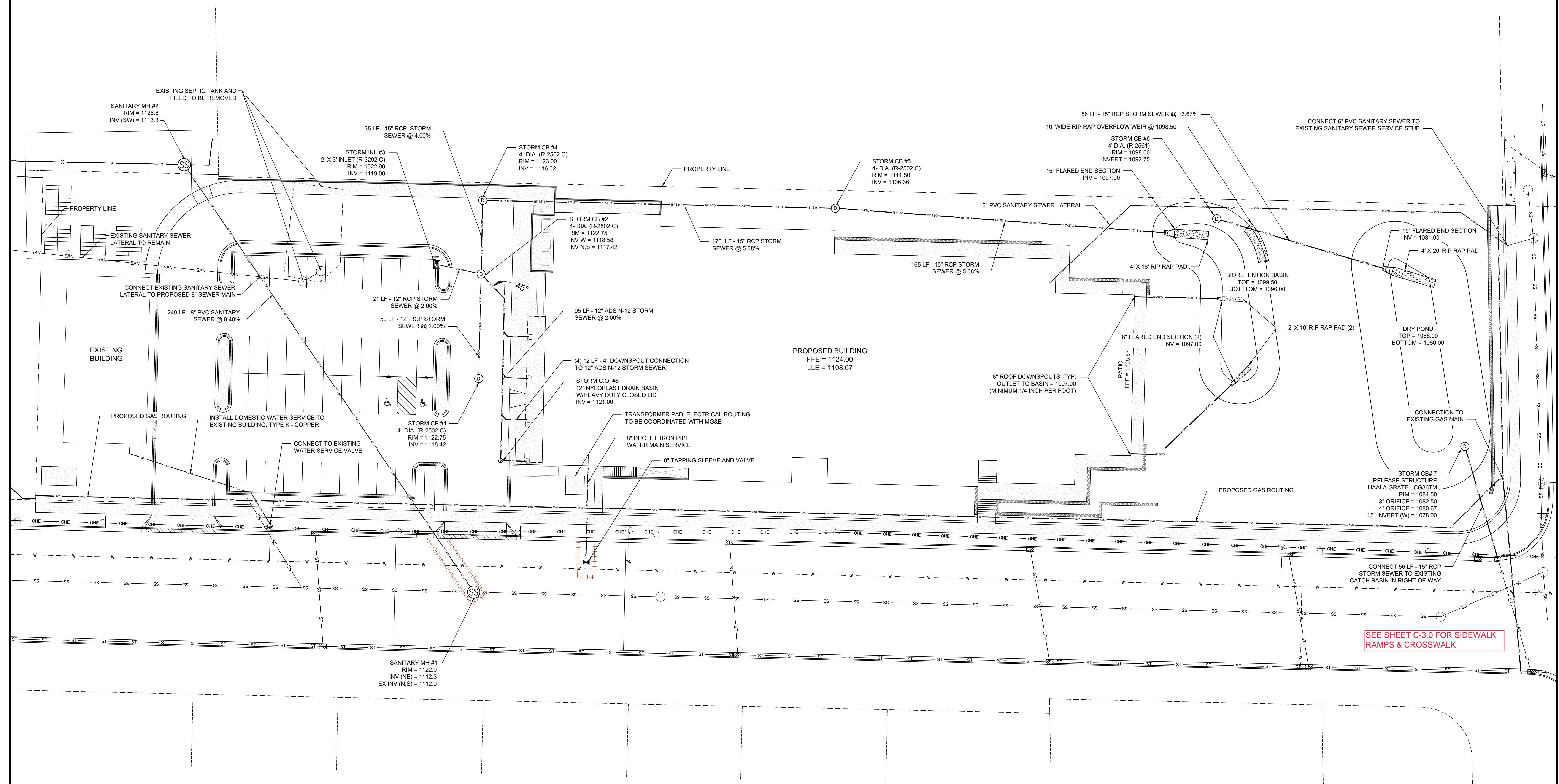
AREA OF DISTURBANCE = 127,915 SF = 2.94 AC



- GRADING AND EROSION CONTROL NOTES:**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
 - 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 WDR TECHNICAL STANDARDS.
 - EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - 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.
 - NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE
 - CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS 1, TYPE B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-S EROSION CONTROL MATRIX
 - SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
 - ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HANDLING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
 - ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
 - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
 - AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
 - CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
 - IF EXCESSIVE SILTATION IN THE POND IS OBSERVED A SOILS PROBE SHOULD BE COMPLETED TO DETERMINE IF THE ACCUMULATED DEPTH OF SEDIMENT IN THE POND HAS IMPACTED FUTURE PERFORMANCE.

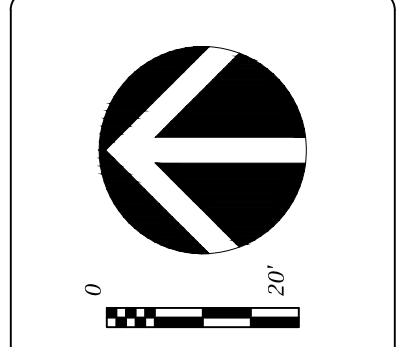
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SEE SHEET C-3.0 FOR SIDEWALK
 RAMPS & CROSSWALK

- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE.
 8. ALL STORM PIPES IN FUTURE CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE.
 9. ALL ROOF DRAIN STORM PIPES TO BE ADS N-12 @ 1.0% UNLESS OTHERWISE SHOWN.
 10. ALL PUBLIC IMPROVEMENTS REQUIRED TO SERVE THIS PROJECT SHALL BE CONSTRUCTED PER THE CITY ISSUED PLANS, CITY PROJECT NO. 13283.

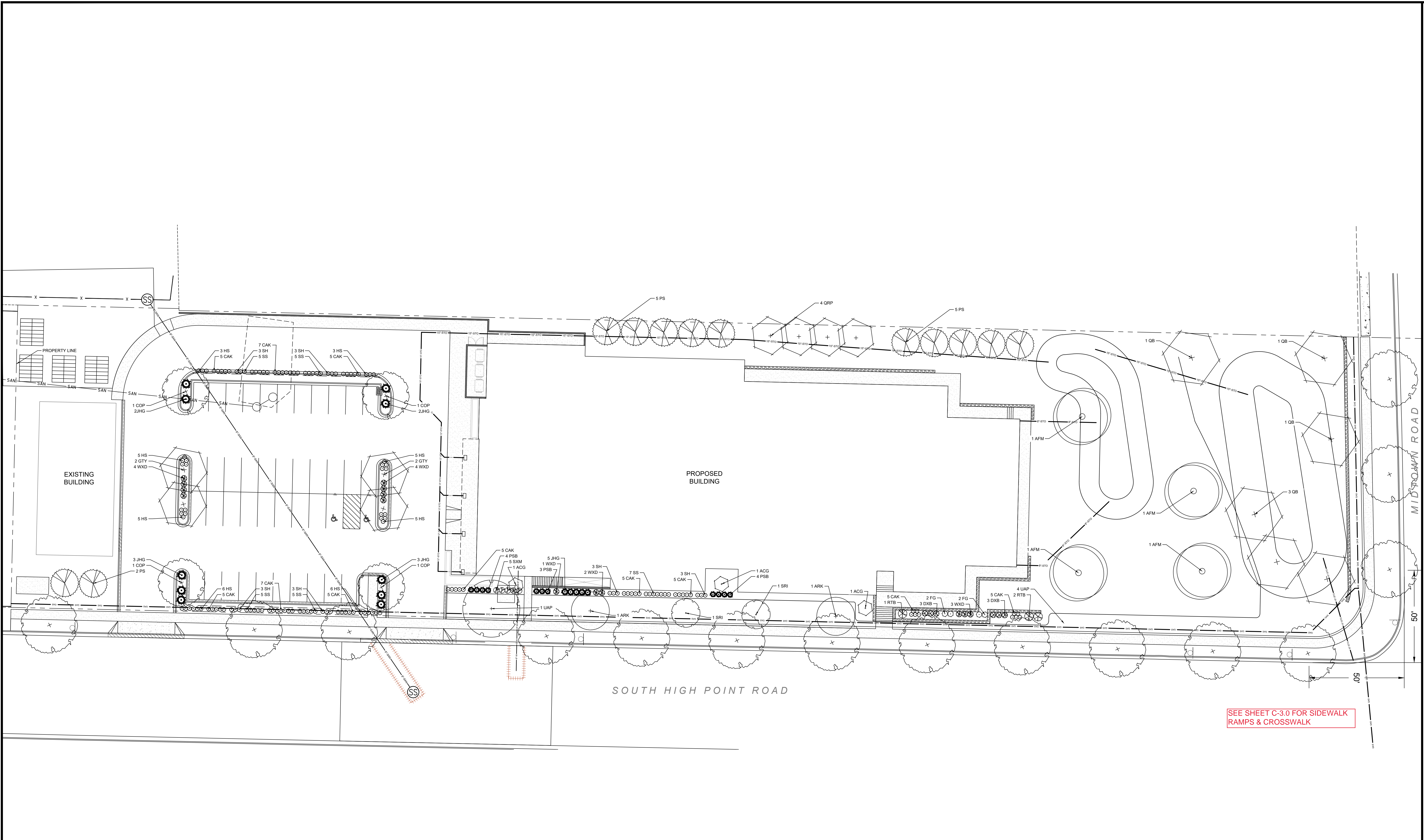


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SOUTH HIGH POINT ROAD

MIDTOWN ROAD

PROPOSED BUILDING

EXISTING BUILDING

SEE SHEET C-3.0 FOR SIDEWALK RAMP & CROSSWALK

NOTE:
 1. CITY FORESTRY WILL ISSUE STREET TREE REMOVAL PERMIT FOR 17 TREES (5 ALONG S HIGH POINT RD & 12 ALONG MIDTOWN RD) DUE TO SIDEWALK INSTALLATION AND GRADE CHANGES. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)-266-4816 TO OBTAIN PERMIT.
 2. CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)-266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING.
 3. NO TREE PLANTINGS WITH 5' OF WATER, SEWER OR GAS LATERALS.
 4. STREET TREE PLACING TO BE BETWEEN 40'-55". USE 2" B&B TREES.
 5. TREES TO BE USED ON S. HIGH POINT RD.
 -LONDON PLANE TREE 'EXCLAMATION'
 -LINDEN 'AMERICAN SENTRY'
 -KENTUCKY COFFEE TREE 'ESPRESSO'
 6. TREES TO BE USED ON MIDTOWN RD.
 -HACKBERRY
 -KENTUCKY COFFEE TREE 'ESPRESSO'
 -SWAMP WHITE OAK

LANDSCAPE REQUIREMENTS SUMMARY

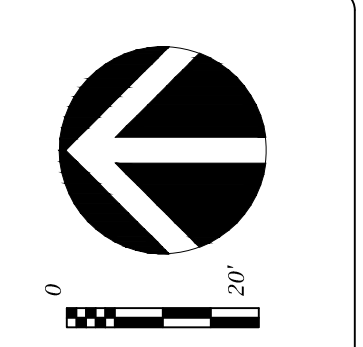
DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 DEVELOPED AREA = 33,486 SF (0.77 ACRE)
 TOTAL POINTS REQUIRED = 558 POINTS
 POINTS PROVIDED = 2,073 POINTS



PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Marmo'	Marmo Maple	5	35	175	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	2	35	70	2.5"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
GTU	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	4	35	140	2.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	6	35	210	2.5"	B&B	
QRP	Quercus 'Regal Prince'	Regal Prince Oak	4	35	140	2.5"	B&B	
UAP	Ulmus americana 'Princeton'	Princeton Elm	1	35	35	2.5"	B&B	
TALL EVERGREEN TREES								
PS	Pinus Strobus	Eastern White Pine	12	35	420	6' TALL	B&B	
ORNAMENTAL TREE								
ACG	Amelanchier canadensis 'Glenn Form'	Rainbow Pillar Serviceberry	3	15	45	1.5"	B&B	
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2	15	30	1.5"	B&B	
DECIDUOUS SHRUB								
DXB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	6	3	18	24" TALL	POT	
FG	Fothergilla gardenii	Dwarf Fothergilla	4	3	12	18" TALL	POT	
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	3	3	9	36" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	5	3	15	12" TALL	POT	
WDX	Weigela 'Dark Horse'	Dark Horse Weigela	14	3	42	18" TALL	POT	
EVERGREEN SHRUB								
JHG	Juniperus horizontalis 'Gold Strike'	Gold Strike Juniper	15	4	60	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	11	4	44	12" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	59	2	118	1 GAL	POT	
HS	Helictotrichon sempervirens	Blue Oat Grass	38	2	76	1 GAL	POT	
SH	Sorobolus heterolepis	Prairie Dropseed	18	2	36	1 GAL	POT	
SS	Schizachyrium scoparium	Prairie Dropseed	27	2	54	1 GAL	POT	
TOTAL:			1889	POINTS				

LANDSCAPE PLAN
HICKORY HILL ACADEMY
 3253 SOUTH HIGH POINT ROAD
 MADISON, WISCONSIN



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