



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN EROSION CONTROL PRACTICES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
4. SEE SHEET C-4.0 FOR ALL REQUIRED EROSION CONTROL PRACTICES.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE AUTHORITY HAVING JURISDICTION.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.

KEYNOTES:

1. 18" CONCRETE CURB
 - A. STANDARD
 - B. REJECT
2. CONCRETE CURB TAPER SECTION
3. 30" CONCRETE CURB & GUTTER
 - A. STANDARD 3" TALL ROLL CURB
 - B. STANDARD 6" TALL CURB
4. CONCRETE DRIVE APRON
5. ADA CURB RAMP
6. DRIVE CENTERLINE
7. DIRECTIONAL ARROW
8. 6' TALL CHAIN LINK DUMPSTER ENCLOSURE W/ PRIVACY SLATS W/ 10' WIDE DOUBLE SWING GATES
9. CONCRETE BOLLARD
10. PROPOSED RETAINING WALL W/GUARD RAIL
11. STOP SIGN
12. DO NOT ENTER SIGN
13. 8' WIDE DOUBLE SWING MANUAL A-FRAME GATE
14. 4' TALL BLACK VINYL COATED CHAIN LINK FENCE
15. PROPOSED LIGHT POLE. (SEE SITE LIGHTING REQUIREMENTS)

PAVEMENT HATCH PATTERNS:

- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED REINFORCED CONCRETE PAVEMENT
- PROPOSED 7" CONCRETE PAVEMENT
- PROOF ROLL EXISTING GRAVEL BASE. REPAIR BASE AS NEEDED. MATCH EXISTING ASPHALT THICKNESS.

SITE INFORMATION:

PROPERTY OWNER: MONONA GROVE SCHOOL DISTRICT
 PLAN PREPARER: POINT OF BEGINNING, INC. - ANNA BLAKE
 EXISTING ZONING: (SR-4) SINGLE-FAMILY RESIDENTIAL-4 DISTRICT
 PROPOSED ZONING: (SR-4) SINGLE-FAMILY RESIDENTIAL-4 DISTRICT
 EXISTING LAND USE: PUBLIC SERVICES
 PROPOSED LAND USE: PUBLIC SERVICES
 LOT AREA: 854,864 SQ-FT (19.63 ACRES)
 DISTURB AREA: 110,651 SQ-FT (2.54 ACRES)
 EXISTING HARDSCAPE: 160,793 SQ-FT / 854,864 = 18.81%
 EXISTING BUILDING AREA: 85,015 SQ-FT / 854,864 = 9.94%
 EXISTING LANDSCAPE AREA: 609,056 SQ-FT / 854,864 = 71.25%
 PROPOSED HARDSCAPE: 174,031 SQ-FT / 854,864 = 20.36%
 PROPOSED BUILDING AREA: 85,015 SQ-FT / 854,864 = 9.94%
 PROPOSED LANDSCAPE AREA: 595,818 SQ-FT / 854,864 = 69.70%

LEGAL DESCRIPTION:

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 9, TOWNSHIP 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 11 EAST;
 THENCE N 00°02'43" E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 1456.51 FEET;
 THENCE N 87°10'42" E, 53.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
 THENCE N 00°07'57" E ALONG SAID EAST RIGHT-OF-WAY LINE, 675.88 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 15812;
 THENCE N 88°00'07" E ALONG THE SOUTH LINES OF LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15812;
 THENCE S 87°10'42" W ALONG THE NORTH LINES OF LOT 1, LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 11576;
 THENCE S 87°10'42" W ALONG THE NORTH LINES OF LOT 1, LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 11576 AND THE WESTERLY EXTENSION THEREOF, 1287.81 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 856,078 SQUARE FEET - 19.653 ACRES
 SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

SITE LIGHTING REQUIREMENTS:

REQUIREMENT:
 ALL EXTERIOR LIGHTING SHOULD FOLLOW THE STANDARDS GIVEN IN THE VILLAGE OF COTTAGE GROVE ZONING CODE 325-78. CLEAR DEMONSTRATION OF COMPLIANCE WITH A LIMIT OF 1.0 FOOTCANDLES AT NONRESIDENTIAL PROPERTY LINES & 0.5 FOOTCANDLES AT RESIDENTIAL PROPERTY LINES.
 NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE VILLAGE OF COTTAGE GROVE THE PROPOSED HEIGHT, DESIGN/TYPE AND ILLUMINATION POWER OF ALL EXTERIOR LIGHTING.
 2. CONTRACTOR IS RESPONSIBLE FOR GETTING APPROVAL OF THE PROPOSED LIGHTING/PHOTOMETRIC PLAN PRIOR TO ANY INSTALLATION OF EXTERIOR LIGHTING.
 3. PROPOSED LIGHT POLES AND FIXTURES TO MATCH EXISTING POLES AND FIXTURES (STYLE, COLOR, ETC.)

BENCHMARK:
 ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
 BENCHMARK #1
 BURY BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF NORTH MAIN STREET, WEST OF THE ACCESS TO THE NORTHERN-MOST PARKING LOT ON THE NORTH SIDE OF THE COTTAGE GROVE ELEMENTARY SCHOOL BUILDING. ELEVATION = 930.77
 BENCHMARK #2
 BURY BOLT ON HYDRANT, LOCATED BETWEEN THE NORTH AND SOUTH PARKING LOTS ON THE NORTH SIDE OF THE COTTAGE GROVE ELEMENTARY SCHOOL BUILDING, APPROXIMATELY 50 FEET WEST OF THE WEST EDGE OF SAID BUILDING. ELEVATION = 929.85
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REVISIONS

CHECKED:	JL
DRAWN:	AB
DATE:	03/16/2026
PROJECT NO.:	26.0003

LAYOUT PLAN

**MONONA GROVE SCHOOL DISTRICT
 COTTAGE GROVE BUS LOOP
 VILLAGE OF COTTAGE GROVE
 DANE CO, WISCONSIN**

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 Land Surveying
 Landscape Architecture
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