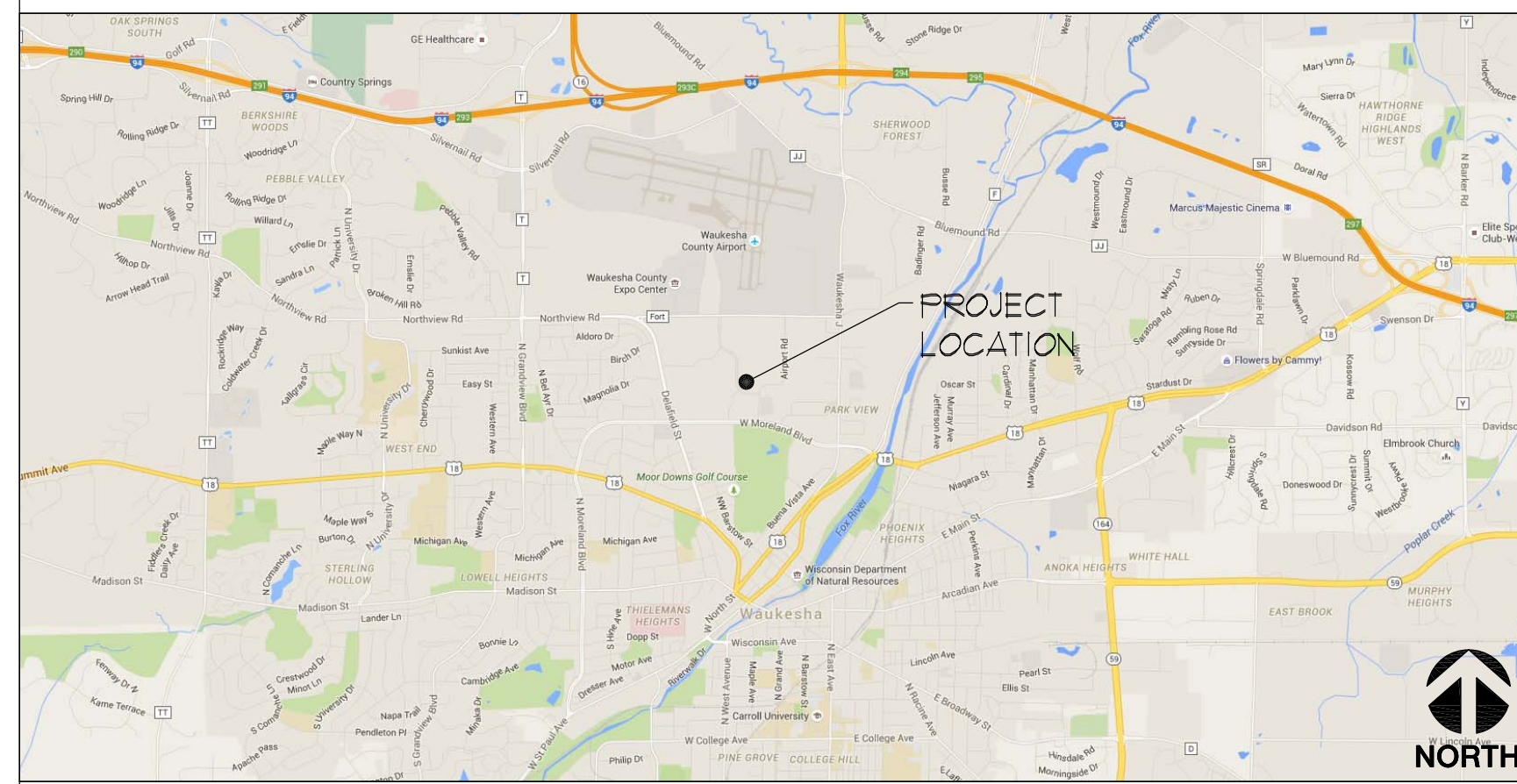


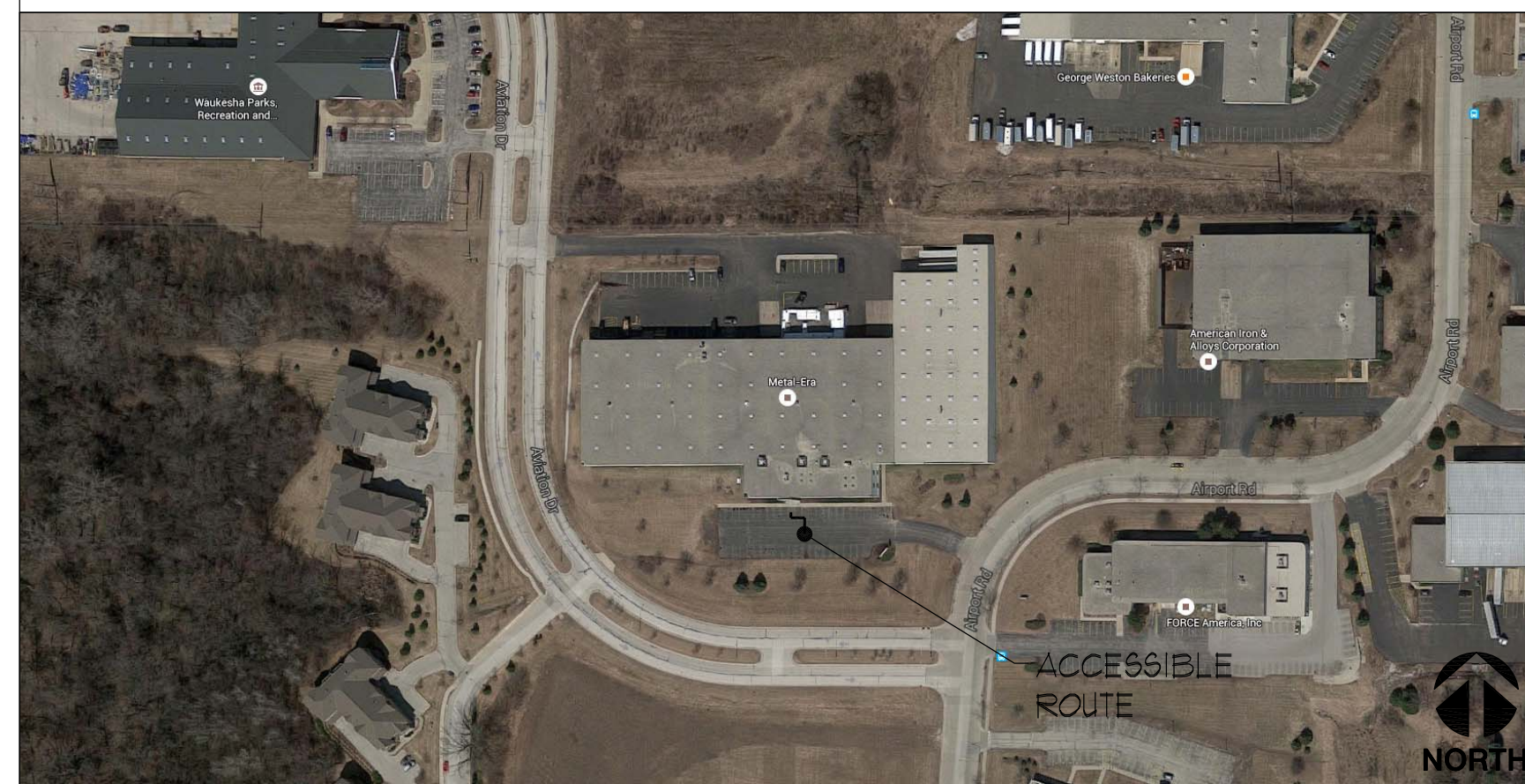
Metal-Era

1600 Airport Road
City of Waukesha, WI 53188
(Waukesha County)

VICINITY MAP



ACCESS ROUTE



ABBREVIATIONS

AB	ANCHOR BOLT	DU	DISHWASHER	IHM	INSULATED HOLLOW METAL	RENF	REINFORCE
AC	AIR CONDITIONING	EA	EACH	INSL	INSULATION	ROOF	ROOF OPENING
ACT	ACoustic CEILING TILE	EXIST	EXISTING	INT	INTERIOR	STAIN	STAIN & VARNISH
ADCD	ALUMINUM CLAD WOOD DOOR	EFS	EXTERIOR FINISH SYSTEM	JNT	JOINT	SOLID CORE	SOLID CORE SECTION
ADJ	ADJUSTABLE / ADJACENT	EXP	EXPANSION OF EXPOSED	JST	JOIST	SF	SQUARE FEET
AF	ASBESTOS FINISH FLOOR	ELCT	ELECTRICAL	LAV	LAVATORY	SF	SQUARE FEET
ALUM	ALUMINUM	ELEV	ELEVATION	LAV	LAVATORY	SM	SHILLAR
ALT	ALTERNATE	EQUIP	EQUIPMENT	MATL	MATERIAL	SPEC	SPECIFICATION
APPROX	APPROXIMATE	EQUIV	EQUIVALENT	MASK	MASKING	STR	STRIP
ARCH	ARCHITECTURAL	ETR	EXISTING TO REMAIN	MECH	MECHANICAL	STN	STAIR
AT	ARCHITECTURAL	EXT	EXTERIOR	MEQ	MEDIA	STR	STRIP
BD	BOARD	EV	EACH WAY	MFG	MANUFACTURER	STRUC	STRUCTURAL
BD	BUILT-IN	FD	FLOOR DRAIN	MFRM	METAL FRAMING	SUB	SUBMITTAL
BLDG	BUILDING	FF	FINISH FLOOR	HSC	MISCELLANEOUS	SW	STRIP WOOD
BDT	BOTTOM	FN	FINISH	NO	NO	TO BE DETERMINED	TO BE DETERMINED
BLO	BOTTOM OF	FR	FRONT	HTL	METAL	T&B	TOP & BOTTOM
BMS	BEARING	FLR	FLOOR	HU	MICROHAIR	TID	TOP OF
BMS PL	BEARING PLATE	FN	FINISH	NC	NOT IN CONTRACT	TEL	TELEPHONE
CBT	CARPET	FR	FRONT	NO	NO	T&G	TONGUE & GROOVE
CHBT	CHEMICAL	FR	FRONT	NOR	NORTH	TRJ	TRUSS JOIST
CJ	CONSTRUCTION JOINTS	FTS	FOOTINGS	NTS	NOT TO SCALE	TOP	TOP OF PLATE </td
CL	CENTER LINE	FURN	FURNITURE	OV	OVER	TOP	TOP OF
CLG	CEILING	GA	GAUGE	OC	ON CENTER	UC	UNDER COUNTER
CLD	CLADDING	GALV	GALVANIZED	OD	OVERHEAD DOOR	UN	UNLESS OTHERWISE NOTED
CMU	CONCRETE MASONRY UNIT	GILL-LAN	GILIE LAMINATED BEAM	OPT	OPTIONAL	VB	COVERED VENT BASE
COL	COLUMN	GT	GROUT	PERF	PERFORATED	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	GWB	Gypsum WALL BOARD	R	R	VERT	VERTICAL
CONSTR	CONSTRUCTION	H	HARDWARE	PLAT	PLASTIC LAMINATE	VF	VERIFY IN FIELD
CONT	CONTINUOUS	HC	HOLLOW CORE	PLTD	PLATED	VT	VENT
CT	CERAMIC TILE	HD	HEAD	PREFIN	PREFINISHED	W	WALL
CTB	CERAMIC TILE BASE	HC	HOLLOW CORE	PRFN	PREFINISHED	WB	WOOD BASE
DEPO	DEMOLITION	HT	HEIGHT	PSI	POUNDS PER SQUARE INCH	WC	WALK-IN CLOSET
DM	DIMENSION	HORIZ	HORIZONTAL	PT	POINT	WD	WOOD
DIV	DIVISION	HR	HOUR	PVC	POLYVINYLCHLORIDE	WDO	WOOD
DWG	DRAWINGS	HS	HEATING	RYT	RYTER	WIDT	WIDTH
DS	DOWNSPOUT	HYAC	HEAT VENTILATE AIR CONDITIONING	REC	RECESSED	WTRPROOF	WATERPROOF
						WF	WELDED WIRE FABRIC

PARTICIPANTS

OWNER: Metal-Era 1600 Airport Road Waukesha, WI 53188 Tele: (262) 650-6414 Contact: Tony Mallingner E-mail: tonymallingner@metalera.com
ARCHITECT: Perspective Design, Inc. 11525 W. North Avenue Wauwatosa, WI 53226 Tele: (414) 302-1180 x 201 Fax: (414) 302-1181 Contact: William H. Conine - Project Manager E-mail: wconine@pdi-arch.com
GENERAL CONTRACTOR/ CONSTRUCTION MANAGER: Moore Construction Services 1146 N5805 Enterprise Avenue Menomonee Falls, WI 53051 Tele: (262) 345-1280 / Direct: (262) 251-9624 Fax: (262) 345-1281 Contact: Tom Smith E-mail: tom@moore-cs.com Cell: (262) 613-2420
CIVIL ENGINEER: CJ Engineering 9205 W. Center St. Ste. 214 Milwaukee, WI 53222 Tele: (414) 443-1312 x222 Contact: Chris Jackson E-mail: chris@cj-engineering.com
LANDSCAPE DESIGNER: InSite Landscape Design 11525 W. North Avenue - 1b Wauwatosa, WI 53226 Tele: (414) 416-1204 Fax: n/a Contact: Michael C. Davis E-mail: mdavis@insitelandscape.com

DRAWING INDEX

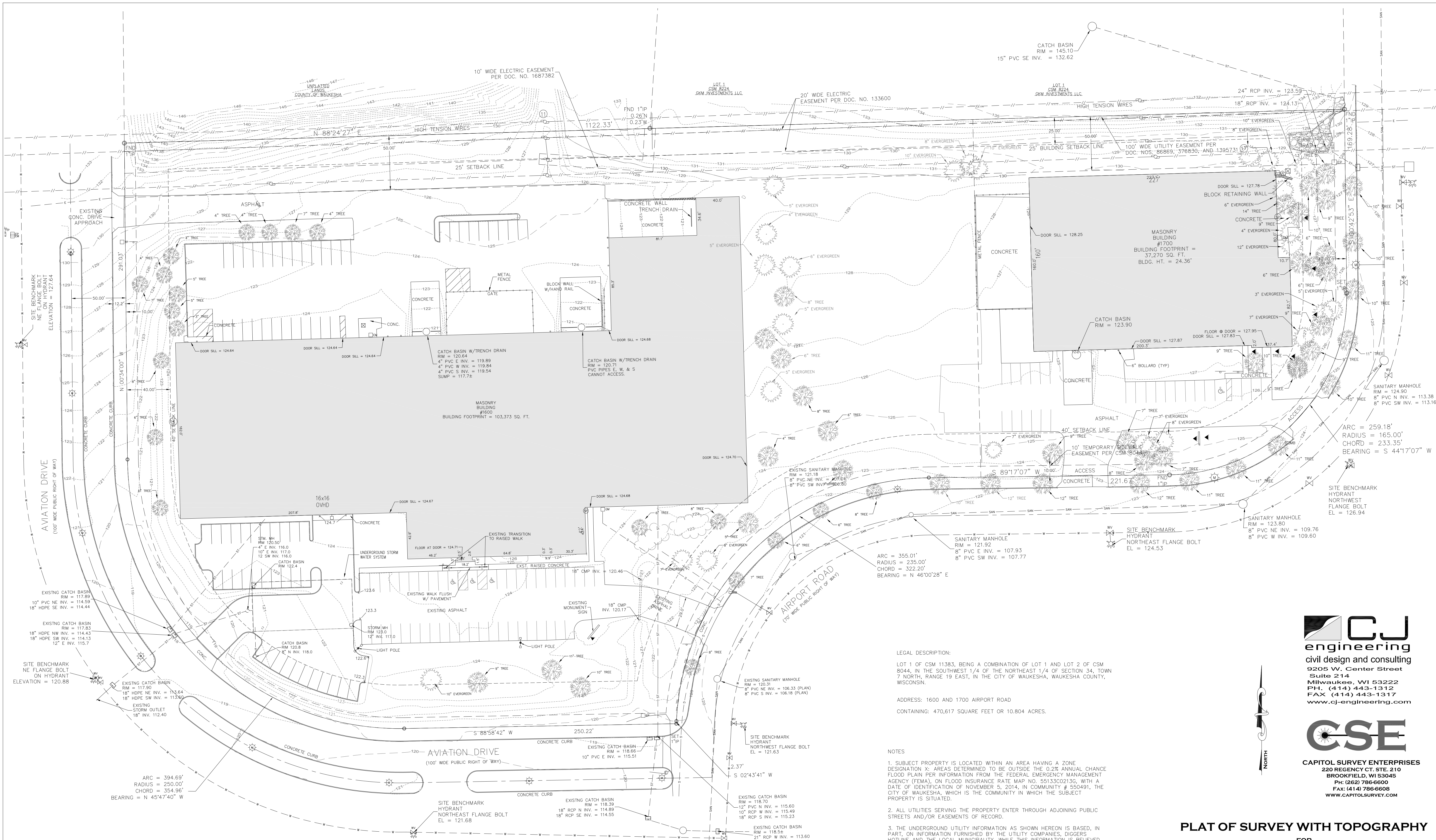
Civil, Landscape & Architecture:	
T1	TITLE SHEET
10f1	PLAT OF SURVEY WITH TOPOGRAPHY
C1.0	ULTIMATE CONDITIONS SITE PLAN
C1.1	PHASE II SITE PLAN
C2.0	PHASE II SITE GRADING AND STORM SEWER PLAN
C3.0	PHASE II EROSION CONTROL
C4.0	SITE DETAILS
LSP1.1	PROPOSED PHASE II LANDSCAPE PLAN, GENERAL NOTES AND PLANT TABLE MATERIAL TABLE
LSP1.2	PROPOSED PHASE II TREE DEMOLITION TREE PLAN AND PLANT MATERIAL TABLE
LSP1.3	PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
FSP1.1	PHOTOMETRIC SITE PLAN PHASE II
A1.1	(PHASE II) OVERALL 1ST FLR. FLOOR PLAN
A1.2	(PHASE III) OVERALL 1ST FLR. FLOOR PLAN
A1.3	(PHASE II) ENLARGED 4 PARTIAL 1ST FLR. FLOOR PLAN
A1.4	(PHASE II) ENLARGED 4 PARTIAL 2ND FLR. FLOOR PLAN
A2.1	(PHASE II) EXTERIOR 4 PARTIAL BUILDING ELEVATIONS
R2.1	COLOR ELEVATIONS

CODE REFERENCE

BUILDING CODE: WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 361-364. • INTERNATIONAL BUILDING CODE - 2009 • INTERNATIONAL ENERGY CONSERVATION CODE - 2009 • COMCHECK 3.9.03
ELECTRICAL CODE: • INTERNATIONAL BUILDING CODE - 2009, CHAPTER 21 • WI SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 316 REF. NATIONAL ELECTRIC CODE. • NATIONAL ELECTRIC CODE (NEC) - 2009 SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CH. III OF CHAPTER 316
PLUMBING CODE: • INTERNATIONAL BUILDING CODE - 2009, CHAPTER 29 • WI SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 381-381 FIRE PREVENTION: • WI SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 314 • NFPA I, FIRE CODE - 2009 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN CHAPTER 314
CIVIL ENGINEER: CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION.

DO NOT SCALE THESE DRAWINGS

Proposed Building Addition For: Metal-Era 1600 Airport Rd. City of Waukesha, WI 53188	Revision Table:									
Revision Table:	<table border="1"> <tr> <th>REV. #</th> <th>REV. DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>-</td> <td>04/10/17</td> <td>Plan Commission Submission</td> </tr> <tr> <td></td> <td></td> <td>WHC</td> </tr> </table>	REV. #	REV. DATE	DESCRIPTION	-	04/10/17	Plan Commission Submission			WHC
REV. #	REV. DATE	DESCRIPTION								
-	04/10/17	Plan Commission Submission								
		WHC								
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Job: 17-018										
Sheet: T1										



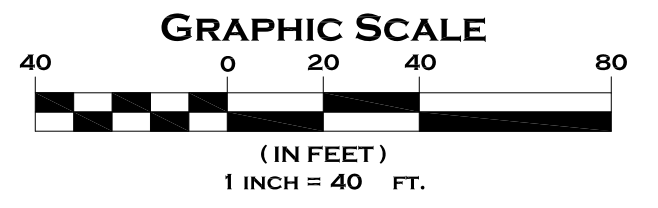
LEGAL DESCRIPTION:
 LOT 1 OF CSM 11383, BEING A COMBINATION OF LOT 1 AND LOT 2 OF CSM 8044, IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.
 ADDRESS: 1600 AND 1700 AIRPORT ROAD
 CONTAINING: 470,617 SQUARE FEET OR 10.804 ACRES.

NOTES:

1. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C02136, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014, IN COMMUNITY # 550491, THE CITY OF WAUKESHA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
2. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE AS SHOWN ON CSM 8044, BEARING N 88°24'27" E.
5. THERE IS NO FIELD EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.
6. PROJECT BENCHMARK - WEST INVERT OF SANITARY MANHOLE FOUND IN AIRPORT ROAD EAST OF THE SOUTH DRIVE ENTRANCE TO 1700, EL = 109.60.
7. SITE BENCHMARK - HYDRANT FLANGE BOLTS AS SHOWN HEREON.
8. ELEVATIONS BASED ON INFORMATION FROM THE CITY OF WAUKESHA AND ARE AT CITY OF WAUKESHA DATUM.

LEGEND	
— SAN	SANITARY SEWER
— ST	STORM SEWER
— W	WATER MAIN
— G	BURIED GAS LINE
— TEL	BURIED TELEPHONE LINE
— E	BURIED ELECTRIC LINE
— U	OVERHEAD UTILITY LINES
— FO	BURIED FIBER OPTIC LINE
—	EDGE OF TREES AND BRUSH
⊠	ELECTRIC TRANSFORMER
⊠	ELECTRIC BOX AT GRADE
⊠	GAS METER
⊠	TV PEDISTAL
⊠	FIBER OPTIC MARKER
⊠	FLAG POLE
⊠	TELEPHONE PEDESTAL
⊠	AIR CONDITIONER
⊠	METAL SIGN
⊠	BOLLARD
⊠	MAIL BOX
⊠	METAL LIGHT POLE
⊠	YARD LIGHT
⊠	UTILITY POLE
⊠	HYDRANT
⊠	AUTO SPRINKLER
⊠	WATER VALVE
⊠	GAS VALVE

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

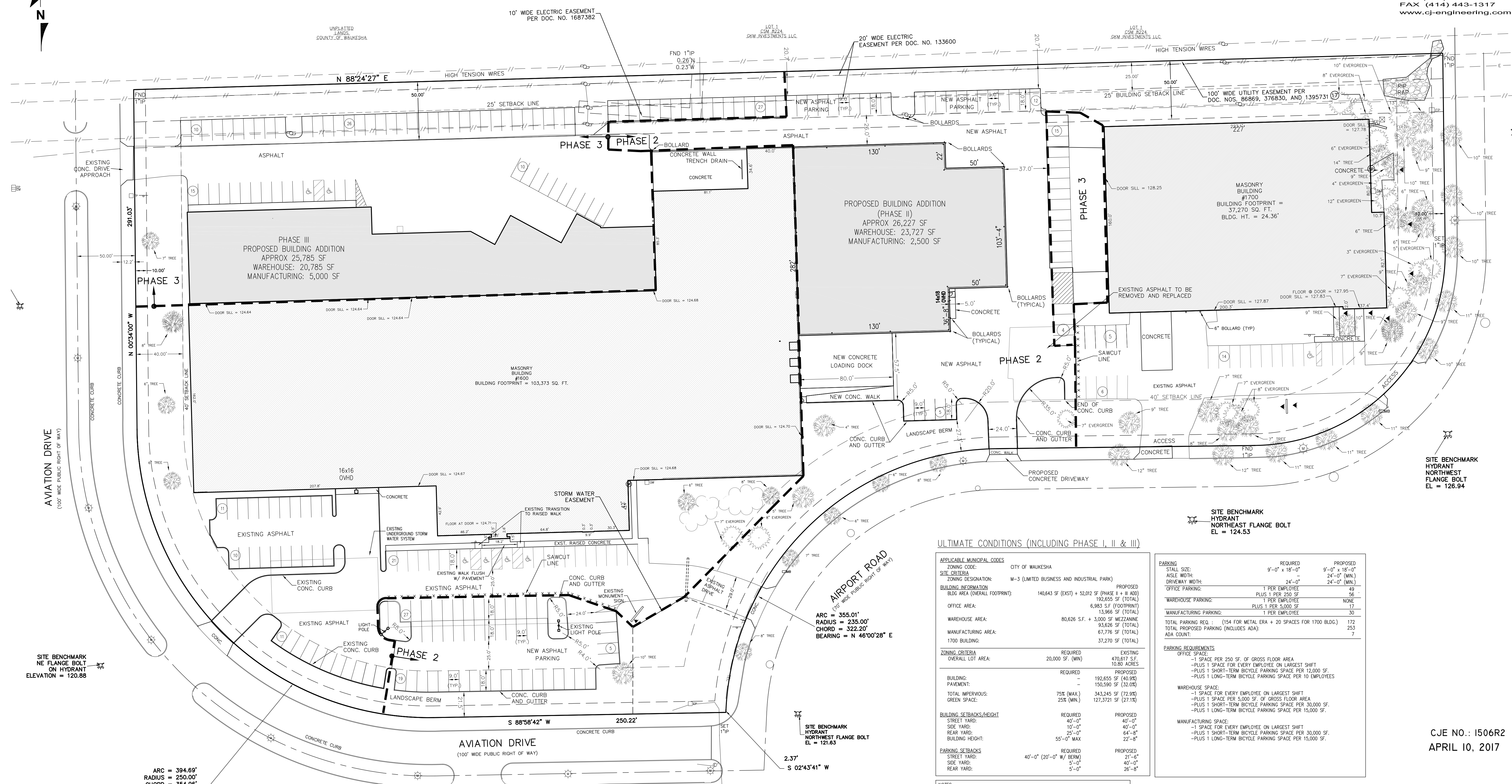


CJ engineering
 civil design and consulting
 9205 W. Center Street
 Suite 214
 Milwaukee, WI 53222
 PH: (414) 443-1312
 FAX: (414) 443-1317
 www.cj-engineering.com

CSE
 CAPITOL SURVEY ENTERPRISES
 220 REGENCY CT. STE. 210
 BROOKFIELD, WI 53045
 PH: (262) 786-6600
 FAX: (414) 786-6608
 WWW.CAPITOLSURVEY.COM

PLAT OF SURVEY WITH TOPOGRAPHY
 FOR
METAL ERA INC.
 1600 & 1700 AIRPORT ROAD
 WAUKESHA, WI

DRAWN BY:	NJF	DATE:	4/10/2017
CHECKED BY:	CAJ	DRAWING NO.:	SV1.0
CSE Job No.:	1506P2	SHEET	1 OF 1



ULTIMATE CONDITIONS (INCLUDING PHASE I, II & III)

APPLICABLE MUNICIPAL CODES		CITY OF WAUKESHA	
ZONING CODE:		M-3 (LIMITED BUSINESS AND INDUSTRIAL PARK)	
SITE CRITERIA			
ZONING DESIGNATION:		M-3 (LIMITED BUSINESS AND INDUSTRIAL PARK)	
BUILDING INFORMATION			
BLDG AREA (OVERALL FOOTPRINT):	140,643 SF (EXIST) + 52,012 SF (PHASE II + III ADD)	192,655 SF (TOTAL)	
OFFICE AREA:	6,983 SF (FOOTPRINT)	13,966 SF (TOTAL)	
WAREHOUSE AREA:	80,626 SF. + 3,000 SF MEZZANINE	83,626 SF (TOTAL)	
MANUFACTURING AREA:	67,776 SF (TOTAL)	13,966 SF (TOTAL)	
1700 BUILDING:		37,270 SF (TOTAL)	
ZONING CRITERIA			
OVERALL LOT AREA:	20,000 SF (MIN)	REQUIRED	EXISTING
		470,817 SF	10.80 ACRES
BUILDING			
PAVEMENT:		REQUIRED	PROPOSED
		192,655 SF (40.9%)	150,590 SF (32.0%)
TOTAL IMPERVIOUS:	75% (MAX.)	343,245 SF (72.9%)	
GREEN SPACE:	25% (MIN.)	127,371 SF (27.1%)	
BUILDING SETBACKS/HEIGHT			
STREET YARD:	40'-0"	REQUIRED	PROPOSED
SIDE YARD:	10'-0"	40'-0"	40'-0"
REAR YARD:	25'-0"	64'-8"	64'-8"
BUILDING HEIGHT:	55'-0" MAX	22'-8"	22'-8"
PARKING SETBACKS			
STREET YARD:	40'-0" (20'-0" W/ BERM)	REQUIRED	PROPOSED
SIDE YARD:	5'-0"	40'-0"	40'-0"
REAR YARD:	5'-0"	26'-8"	26'-8"

PARKING		
STALL SIZE:	REQUIRED	PROPOSED
	9'-0" x 18'-0"	9'-0" x 18'-0"
ASILE WIDTH:		24'-0" (MIN.)
DRIVEWAY WIDTH:		24'-0" (MIN.)
OFFICE PARKING:	1 PER EMPLOYEE	48
	PLUS 1 PER 250 SF	56
WAREHOUSE PARKING:	1 PER EMPLOYEE	NONE
	PLUS 1 PER 5,000 SF	17
MANUFACTURING PARKING:	1 PER EMPLOYEE	30
TOTAL PARKING REQ. :	(154 FOR METAL ERA + 20 SPACES FOR 1700 BLDG.)	172
TOTAL PROPOSED PARKING (INCLUDES ADA):		253
ADA COUNT:		7
PARKING REQUIREMENTS		
OFFICE SPACE:		
-1 SPACE PER 250 SF. OF GROSS FLOOR AREA		
-PLUS 1 SPACE FOR EVERY EMPLOYEE ON LARGEST SHIFT		
-PLUS 1 SHORT-TERM BICYCLE PARKING SPACE PER 12,000 SF.		
-PLUS 1 LONG-TERM BICYCLE PARKING SPACE PER 10 EMPLOYEES		
WAREHOUSE SPACE:		
-1 SPACE FOR EVERY EMPLOYEE ON LARGEST SHIFT		
-PLUS 1 SPACE PER 5,000 SF. OF GROSS FLOOR AREA		
-PLUS 1 SHORT-TERM BICYCLE PARKING SPACE PER 30,000 SF.		
-PLUS 1 LONG-TERM BICYCLE PARKING SPACE PER 15,000 SF.		
MANUFACTURING SPACE:		
-1 SPACE FOR EVERY EMPLOYEE ON LARGEST SHIFT		
-PLUS 1 SHORT-TERM BICYCLE PARKING SPACE PER 30,000 SF.		
-PLUS 1 LONG-TERM BICYCLE PARKING SPACE PER 15,000 SF.		

NOTES:
 - THE STREET (PARKING) SETBACK MAY BE REDUCED TO TWENTY (20) FEET WHEN A LANDSCAPE BERM IS EMPLOYED AS A PARKING BUFFER PER WAUKESHA MUNICIPAL CODE CHAPTER 22.53(3)(a)(4).

SITE BENCHMARK
 NE FLANGE BOLT
 ON HYDRANT
 ELEVATION = 120.88

ARC = 394.69'
 RADIUS = 250.00'
 CHORD = 354.96'
 BEARING = N 45°47'40" W

SITE BENCHMARK
 HYDRANT
 NORTHEAST FLANGE BOLT
 EL = 121.68

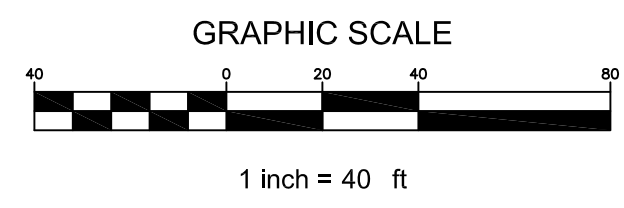
SITE BENCHMARK
 HYDRANT
 NORTHWEST FLANGE BOLT
 EL = 121.63

CJE NO.: I506R2
 APRIL 10, 2017

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8011
 TOLL FREE
 MON-FRI 8:00 AM-5:00 PM
 SAT 8:00 AM-12:00 PM
 NOTICE BEFORE 1:30 ON WEDNESDAY
 M.W. AREA 259-1181

NOT FOR CONSTRUCTION

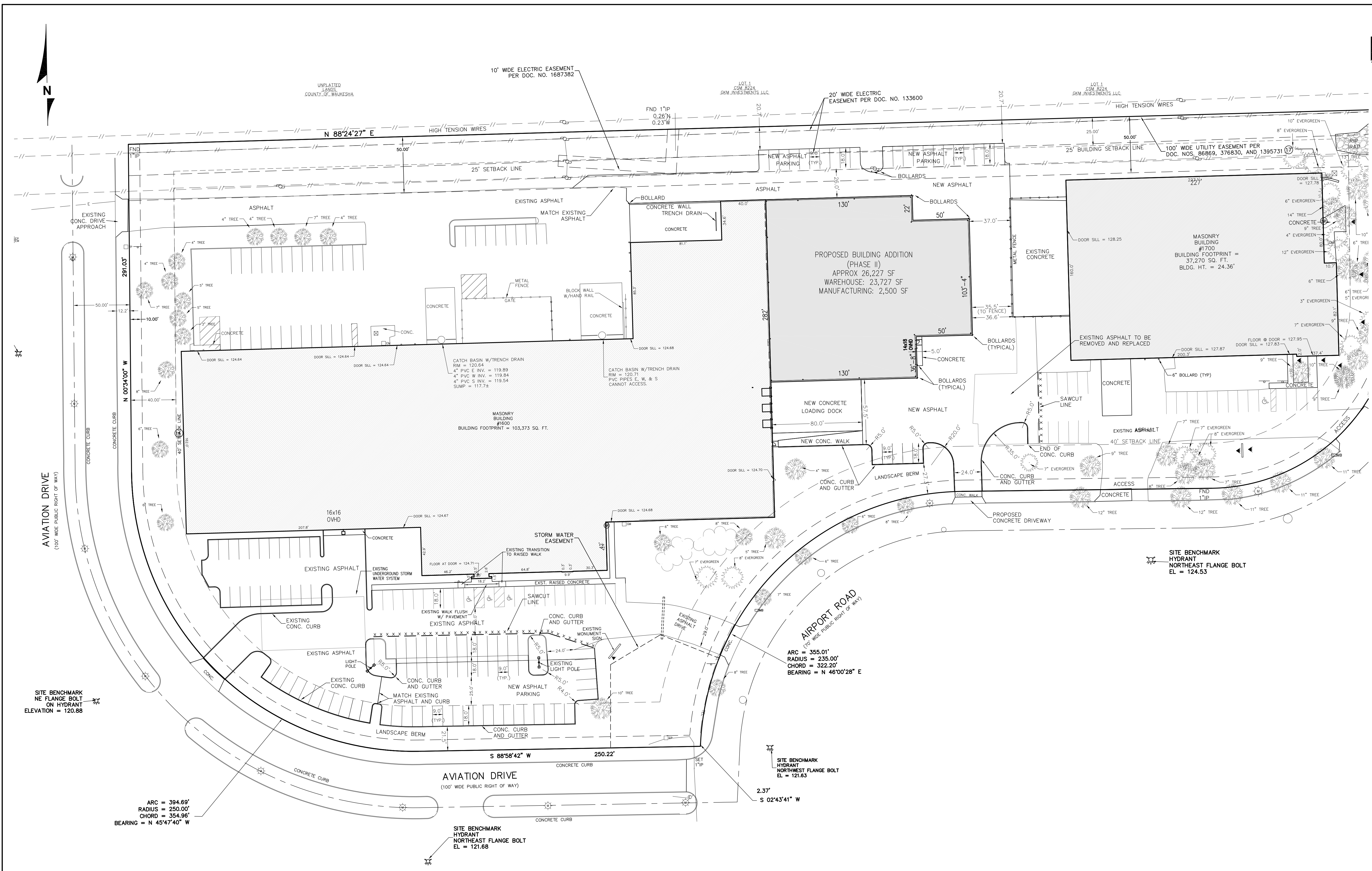


METAL ERA
 1600 & 1700 AIRPORT ROAD
 WAUKESHA, WISCONSIN

**ULTIMATE CONDITIONS
 SITE PLAN**

C1.0

METAL ERA
 1600 & 1700 AIRPORT ROAD
 WAUKESHA, WISCONSIN



SITE BENCHMARK
 NE FLANGE BOLT
 ON HYDRANT
 ELEVATION = 120.88

ARC = 394.69'
 RADIUS = 250.00'
 CHORD = 354.96'
 BEARING = N 45°47'40" W

ARC = 355.01'
 RADIUS = 235.00'
 CHORD = 322.20'
 BEARING = N 46°00'28" E

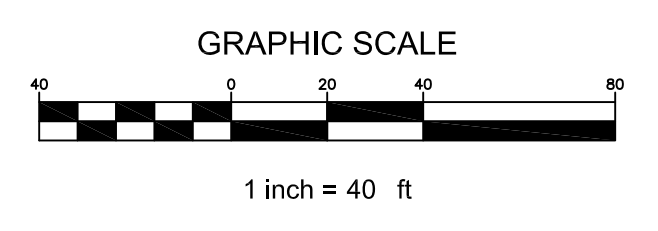
SITE BENCHMARK
 HYDRANT
 NORTHEAST FLANGE BOLT
 EL = 124.53

SITE BENCHMARK
 HYDRANT
 NORTHWEST FLANGE BOLT
 EL = 121.63

SITE BENCHMARK
 HYDRANT
 NORTHEAST FLANGE BOLT
 EL = 121.68

NOTES

1. PHASE 2 ADDITIONAL PARKING = 56 PARKING SPACES.
 TOTAL PARKING AFTER PHASE 2 CONSTRUCTION = 148 SPACES
 (5 ADA + 143 REG.)
2. PHASE 2 NET INCREASE IN IMPERVIOUS AREA: 70,042 S.F. (1.608 ACRES)
3. PHASE 2 DISTURBED AREA = 104,235 S.F. (2.393 ACRES).



TO OBTAIN LOCATIONS OF
 PARTICIPATING UNDERGROUND
 UTILITIES BEFORE YOU
 DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8011
 TOLL FREE
 WIS. STATUTE 182.07(1)(b) (1974)
 REQUIRES YOU TO DIG CARE
 NOTICE BEFORE YOU EXCAVATE
 M.L.W. AREA 259-1181

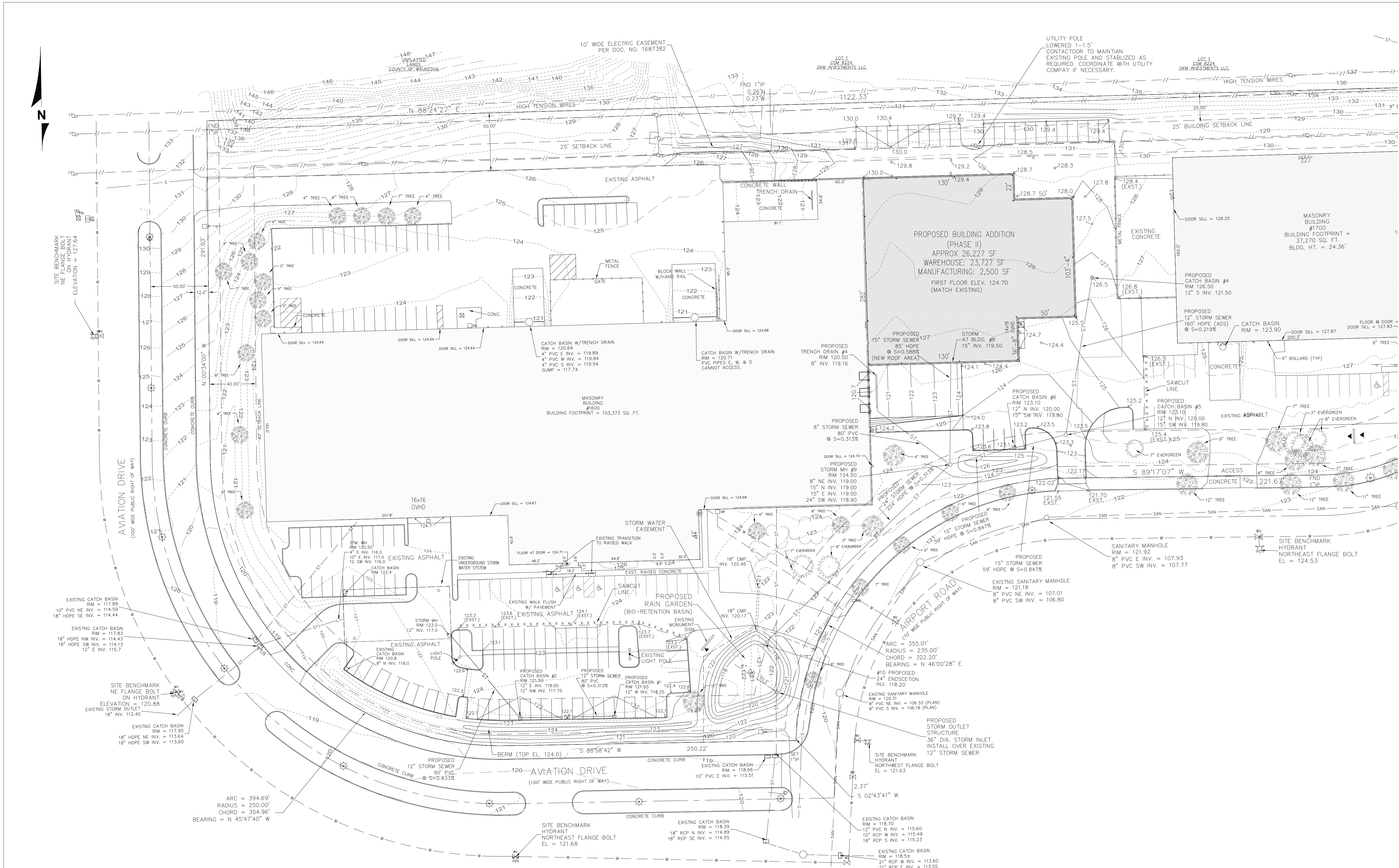
CJE NO.: I506R2-P2
 APRIL 10, 2017

**PHASE II
 SITE PLAN**

C1.1

PHASE II
 SITE GRADING AND
 STORM SEWER PLAN

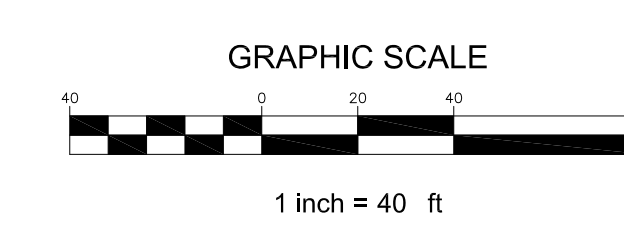
C2.0



LEGEND

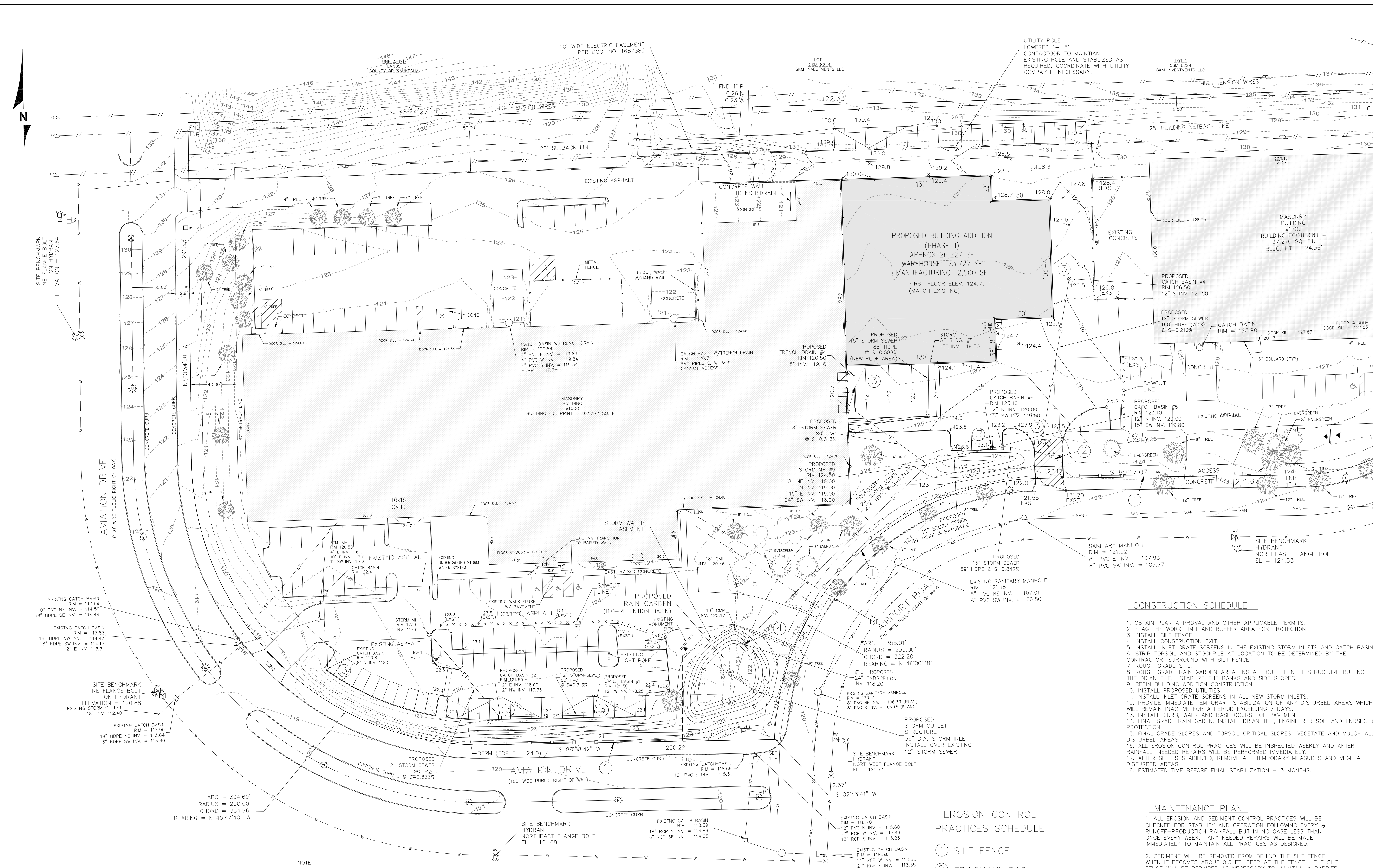
--- 126 ---	EXISTING CONTOUR
--- 118 ---	PROPOSED CONTOUR
x 120.5	PROPOSED ELEVATION
--- ST ---	EXISTING STORM SEWER
--- ST ---	PROPOSED STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- SAN ---	PROPOSED SANITARY SEWER
--- W ---	EXISTING WATER MAIN
--- W ---	PROPOSED WATER MAIN
x x x x x x x x x x	PROPOSED SAWCUT LINE

- NOTES:**
1. ALL STORM SEWER MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF WAUKESHA REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. THE CONTRACTOR SHALL VERIFY ALL SEWER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 4. THE PROPOSED STORM SEWER HAS BEEN SIZED FOR THE 100-YEAR DESIGN STORM EVENT.
 5. PHASE 2 DISTURBED AREA = 104,235 S.F. (2.393 ACRES).
 6. ALL PROPOSED GRADES ALONG A CURB ARE AT THE BOTTOM OF CURB.



TO OBTAIN LOCATIONS OF
 PARTISANS' UNDERGROUND
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE: 182.07(2)(97A)
 NOTICE BEFORE YOU EXCAVATE
 M.L.W. AREA 259-1181



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. INSTALL CONSTRUCTION EXITS.
5. INSTALL INLET GRADE SCREENS IN THE EXISTING STORM INLETS AND CATCH BASINS.
6. STRIP TOPSOIL AND STOCKPILE AT LOCATION TO BE DETERMINED BY THE CONTRACTOR. SURROUND WITH SILT FENCE.
7. ROUGH GRADE SITE.
8. ROUGH GRADE RAIN GARDEN AREA. INSTALL OUTLET INLET STRUCTURE BUT NOT THE DRAIN TILE. STABILIZE THE BANKS AND SIDE SLOPES.
9. BEGIN BUILDING ADDITION CONSTRUCTION.
10. INSTALL PROPOSED UTILITIES.
11. INSTALL INLET GRADE SCREENS IN ALL NEW STORM INLETS.
12. PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 7 DAYS.
13. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
14. FINAL GRADE RAIN GARDEN. INSTALL DRAIN TILE, ENGINEERED SOIL AND ENDSECTION PROTECTION.
15. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
16. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
17. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
18. ESTIMATED TIME BEFORE FINAL STABILIZATION - 3 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 30' RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② TRACKING PAD
- ③ INLET GRADE SCREEN
- ④ OUTLET ENDSECTION PROTECTION

LEGEND

- - - - 126 - - - - EXISTING CONTOUR
- - - - 118 - - - - PROPOSED CONTOUR
- x120.5 - - - - PROPOSED ELEVATION
- - - - ST - - - - EXISTING STORM SEWER
- - - - ST - - - - PROPOSED STORM SEWER
- □ □ □ - - - - SILT FENCE
- x x x x x x x x x x x x - - - - PROPOSED SAWCUT LINE

NOTE:

1. PHASE 2 DISTURBED AREA = 104,235 S.F. (2.393 ACRES).
2. SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING TEMPORARY COVER DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°); 92.78% SEED OATS 7.22% ANNUAL RYE SEED AT 131# PER ACRES DURING NON-GROWING SEASON (AFTER OCT. 15TH SEEDING DEADLINE): AREAS THAT ARE INACTIVE DURING NON-GROWING SEASON MUST BE STABILIZED WITH ANIONIC POLYACRYLAMIDE (POLYMER). SEE WDNR TECHNICAL STANDARD 1050.
3. ANY DETERIATING ENCOUNTERED ON THE SITE SHALL BE DISCHARGED TO A TYPE II GEOTEXTILE BAG (PER WDNR TECHNICAL STANDARD 1061) PRIOR TO DISCHARGE INTO THE EXISTING STORM WATER FACILITIES. BASED ON SOIL BORINGS NO DETERIATING IS ANTICIPATED.
4. FOR SEVERE SITE DUST EROSION AND CONTROL. SEE WDNR TECHNICAL STANDARD 1068, 'DUST CONTROL ON CONSTRUCTION SITES'.

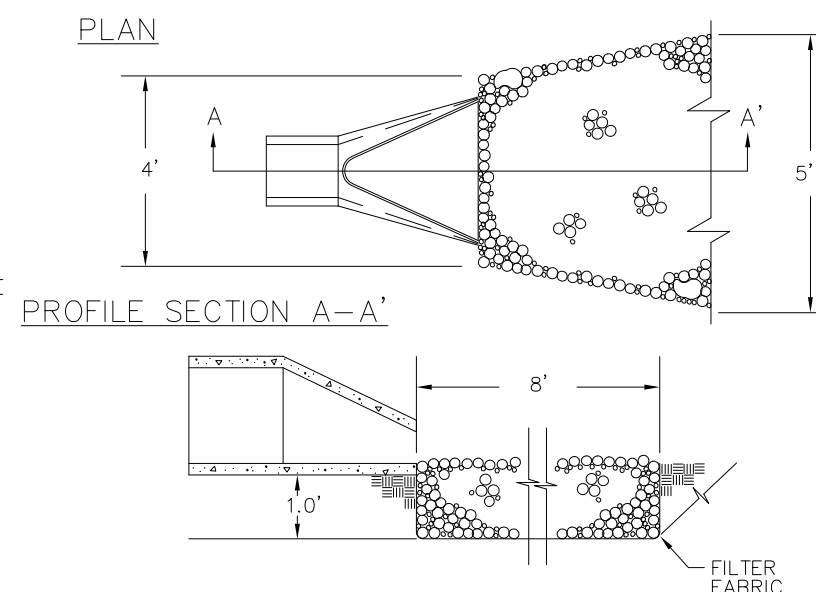
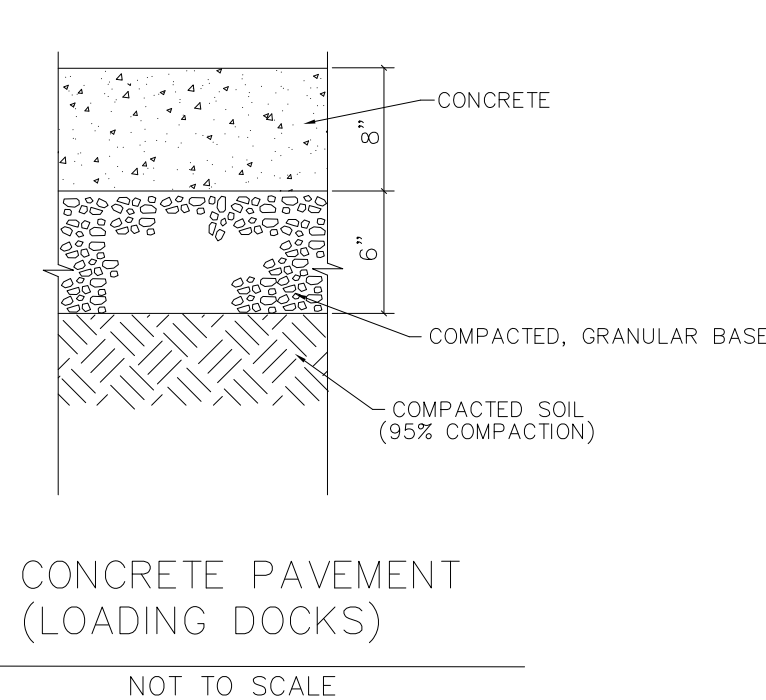
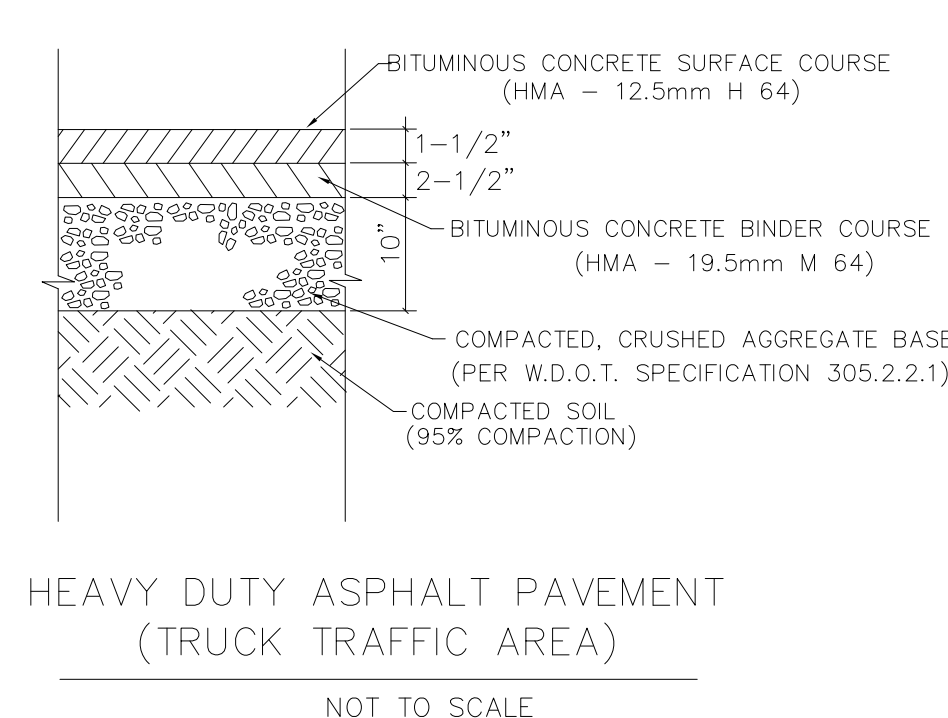
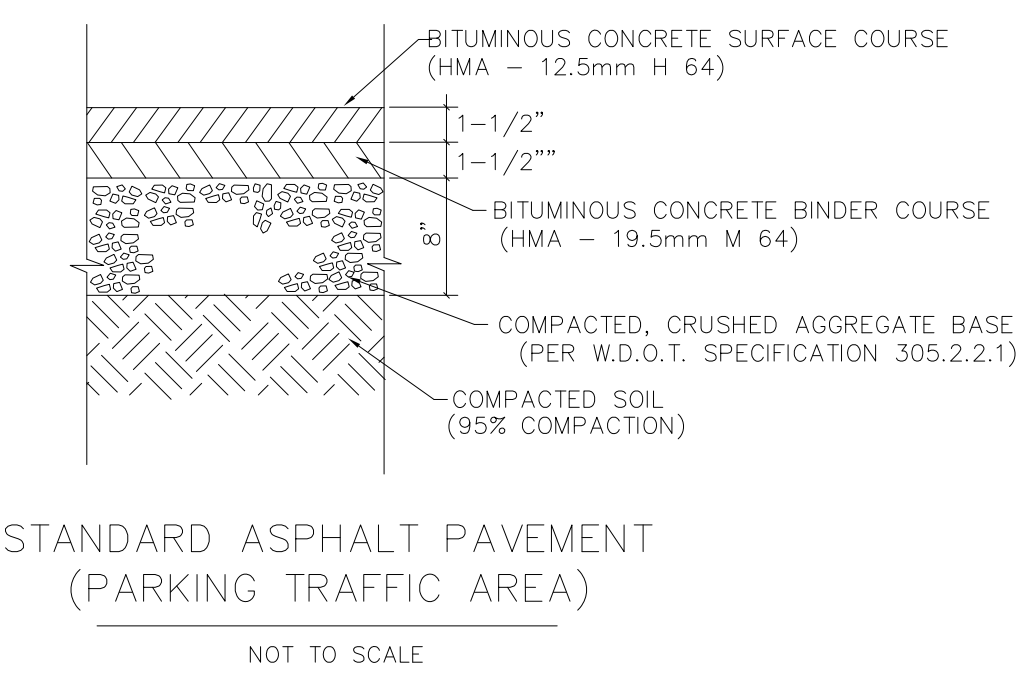
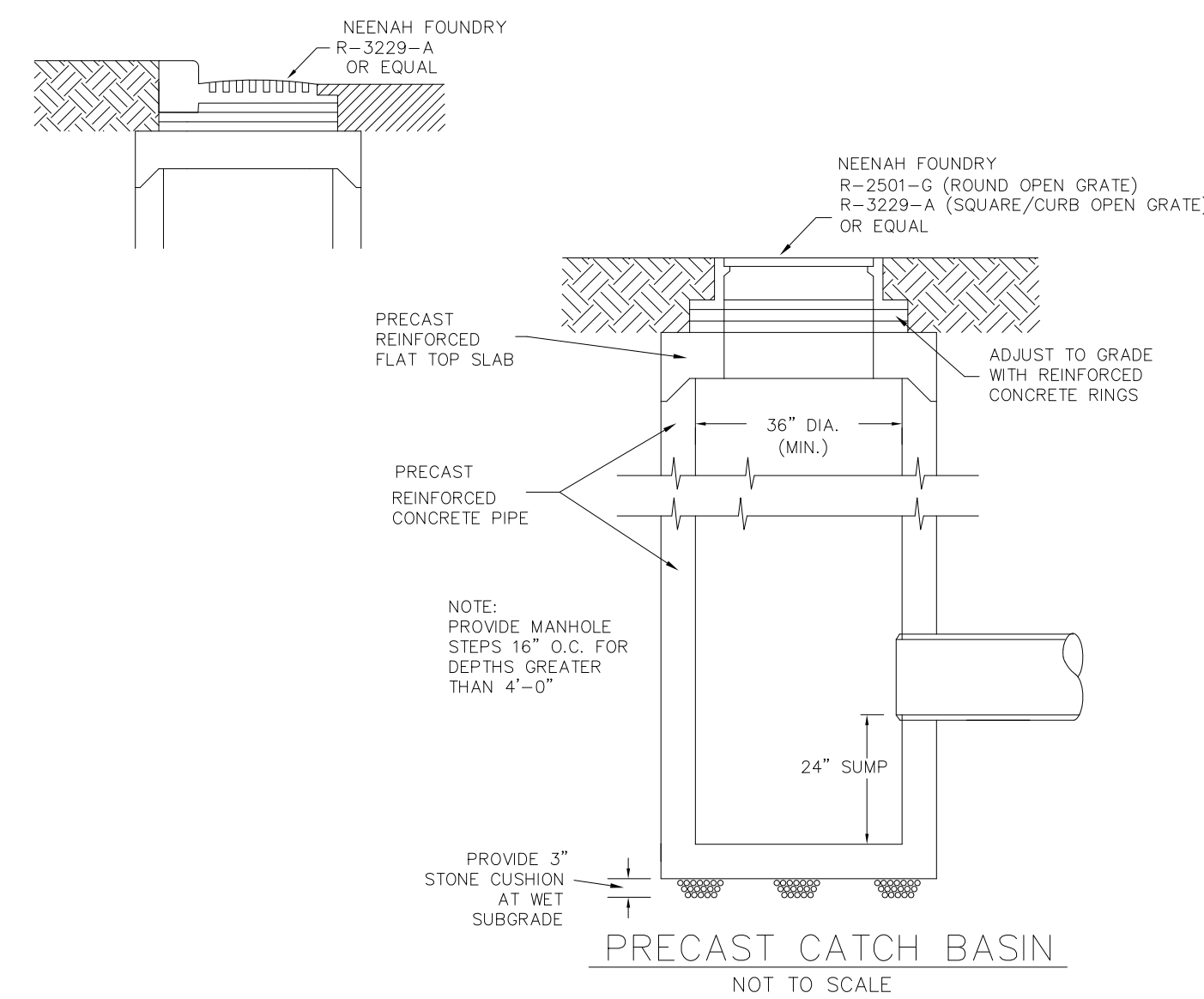
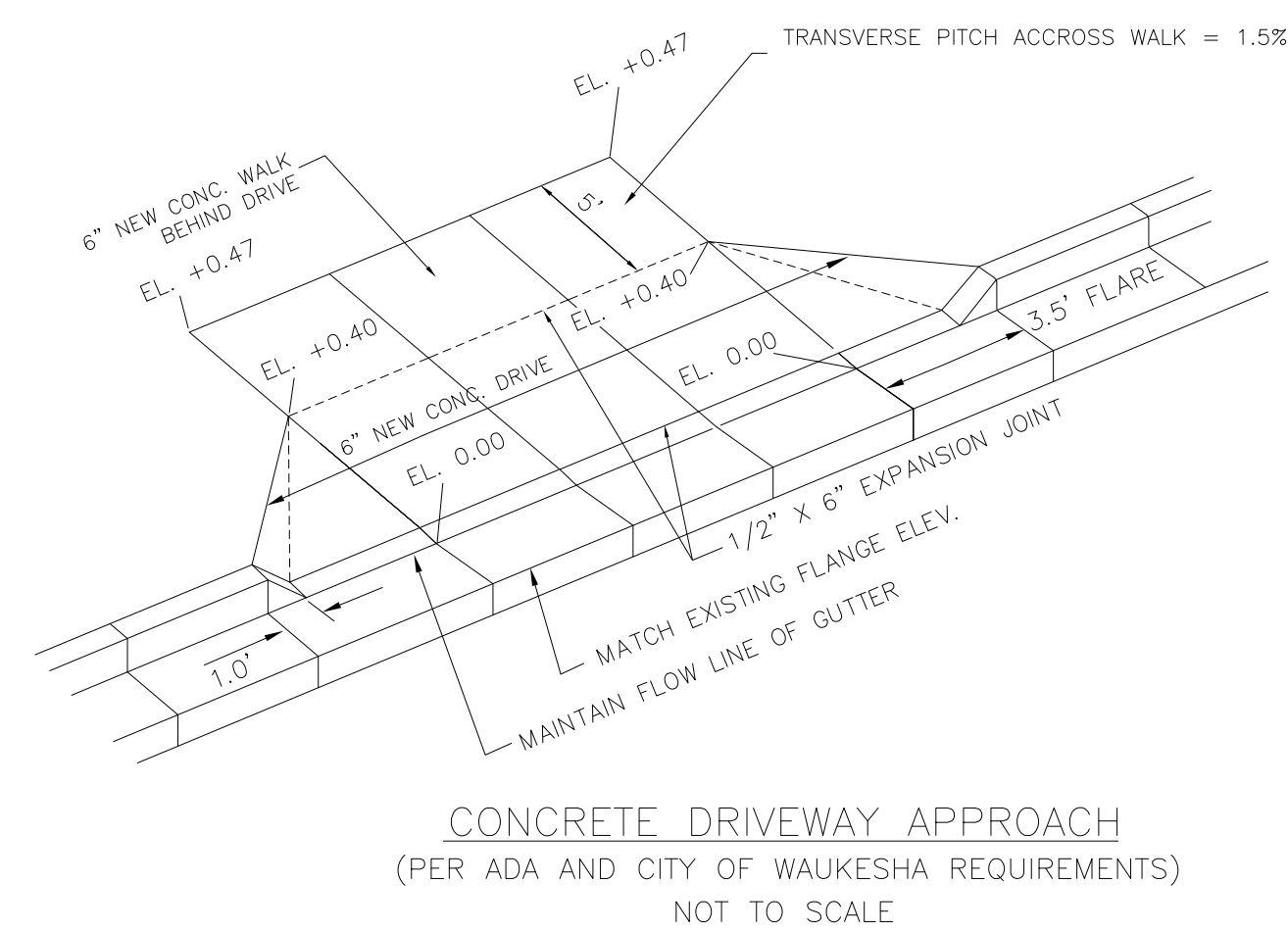
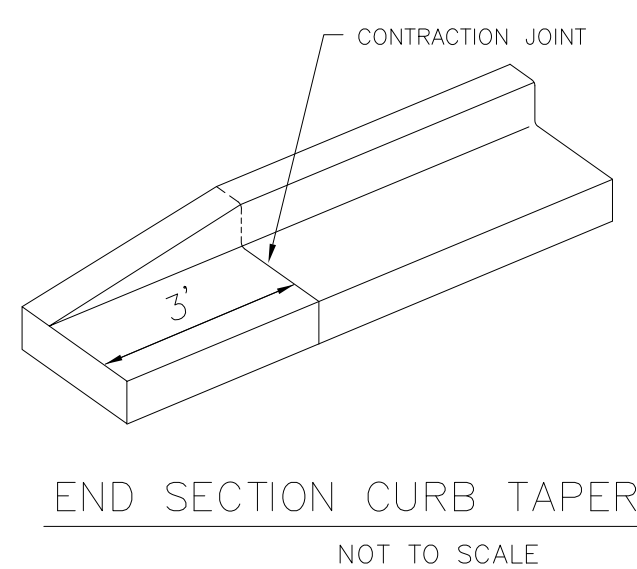
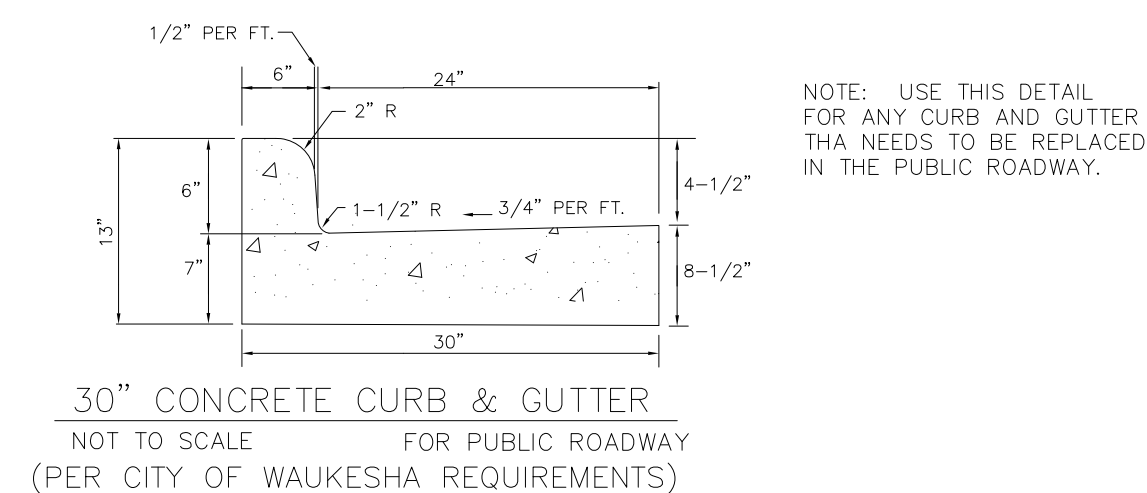
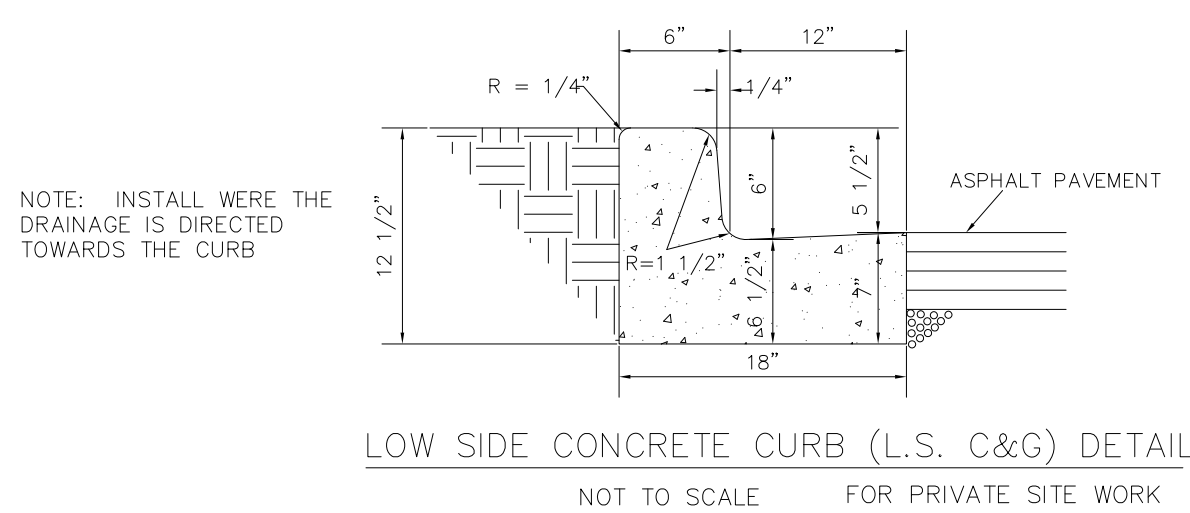
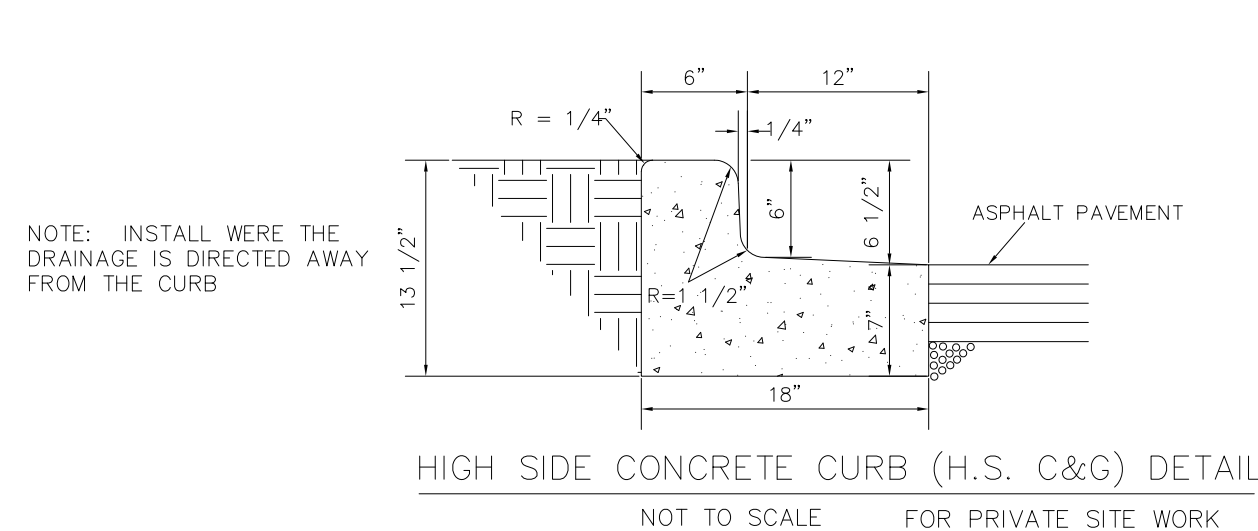
GENERAL SEED MIXTURE (TO BE VERIFIED WITH LANDSCAPE PLAN)

- 10% KENBLUE BLUEGRASS 98/95
- 30% BOREAL RED FESCUE BT
- 20% PENNANT II FINE RYE BT
- 20% AMBROSE CHEWING FESCUE
- 20% WARWICK HARD FESCUE

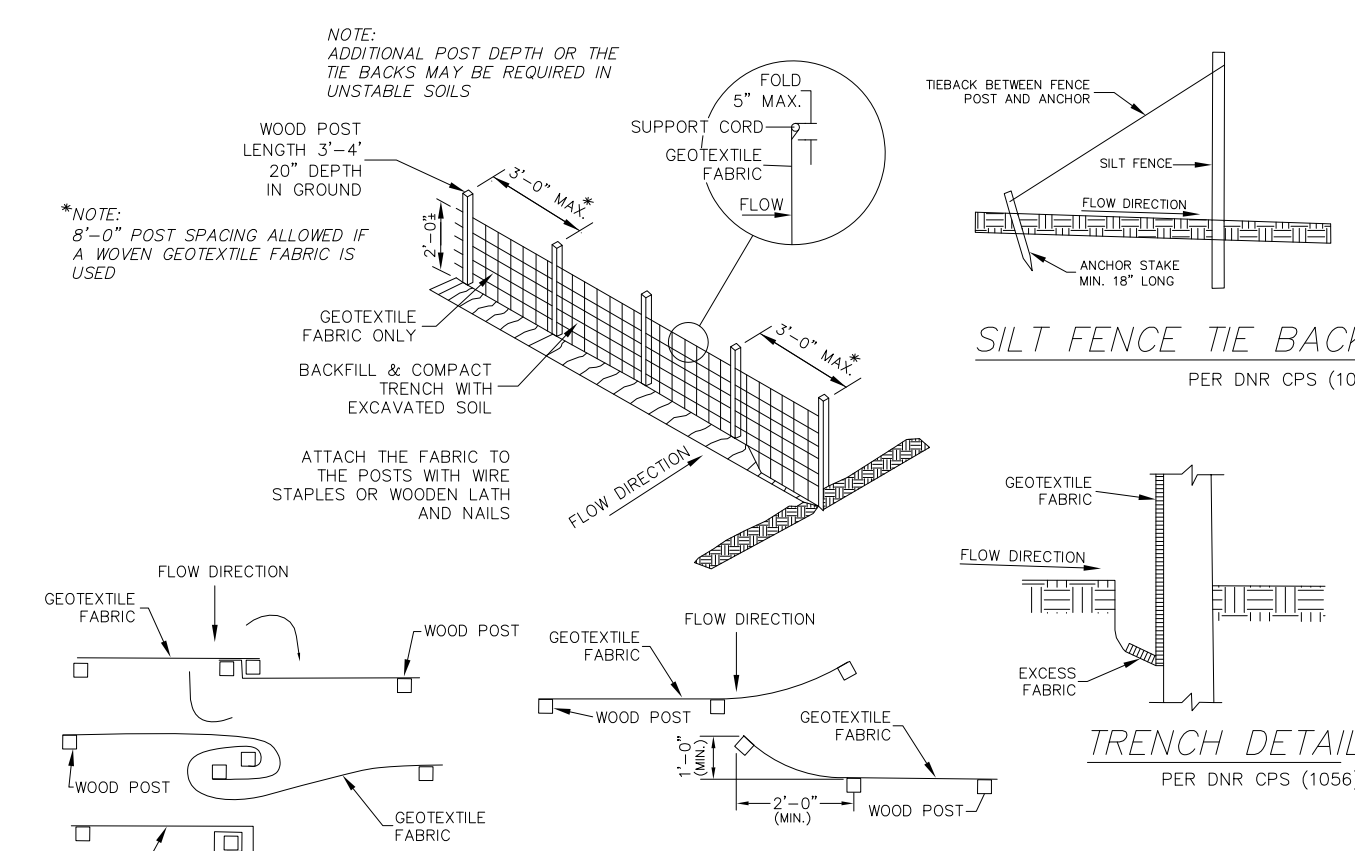
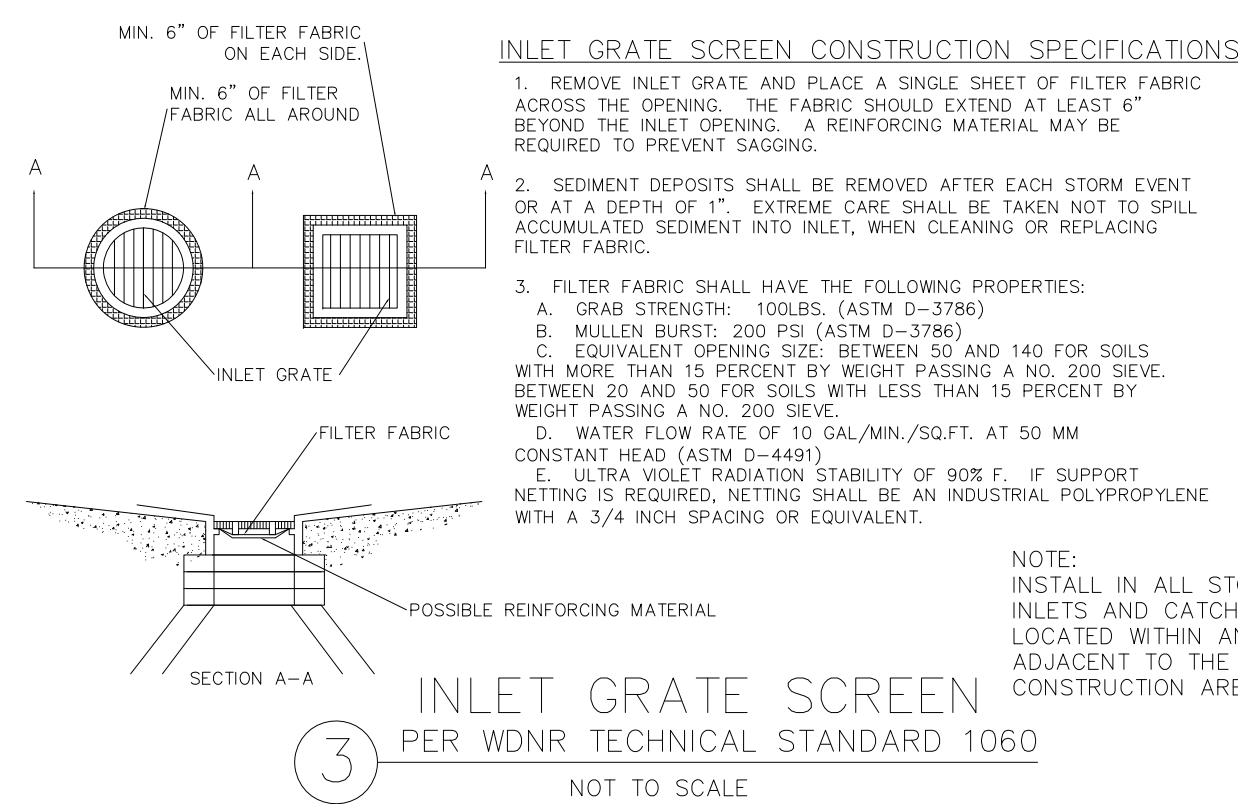
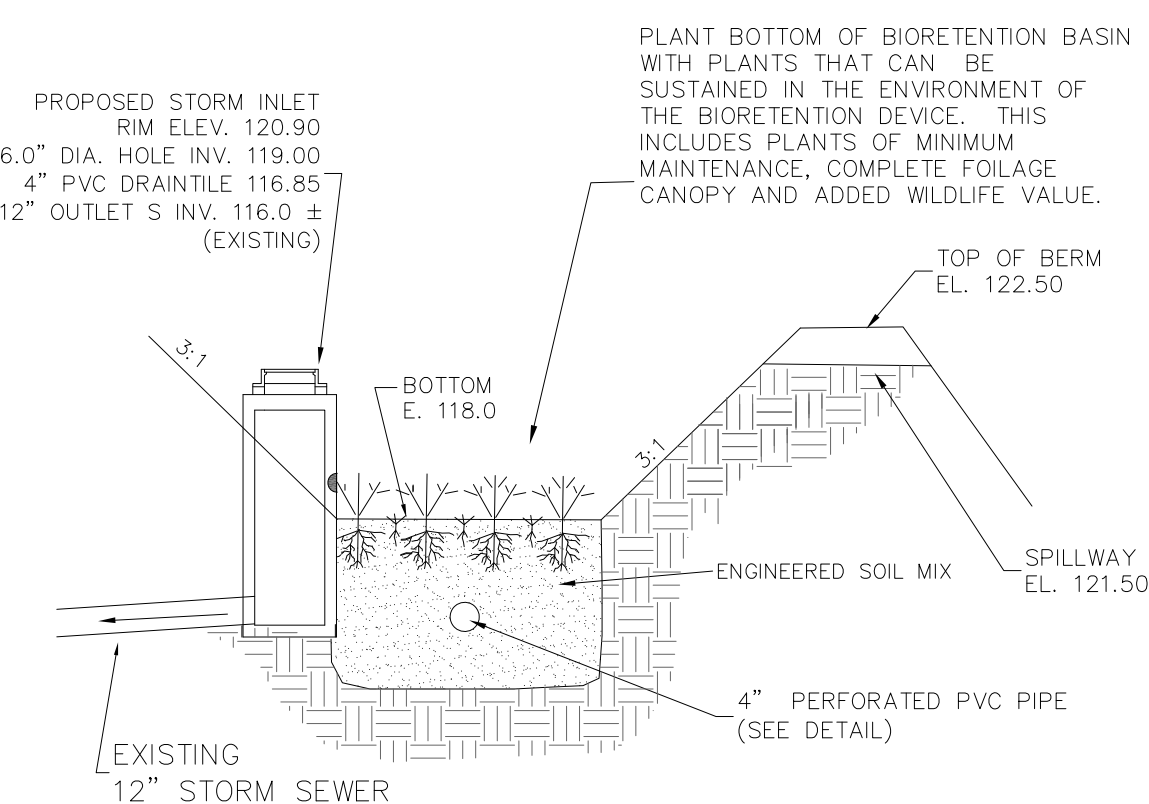
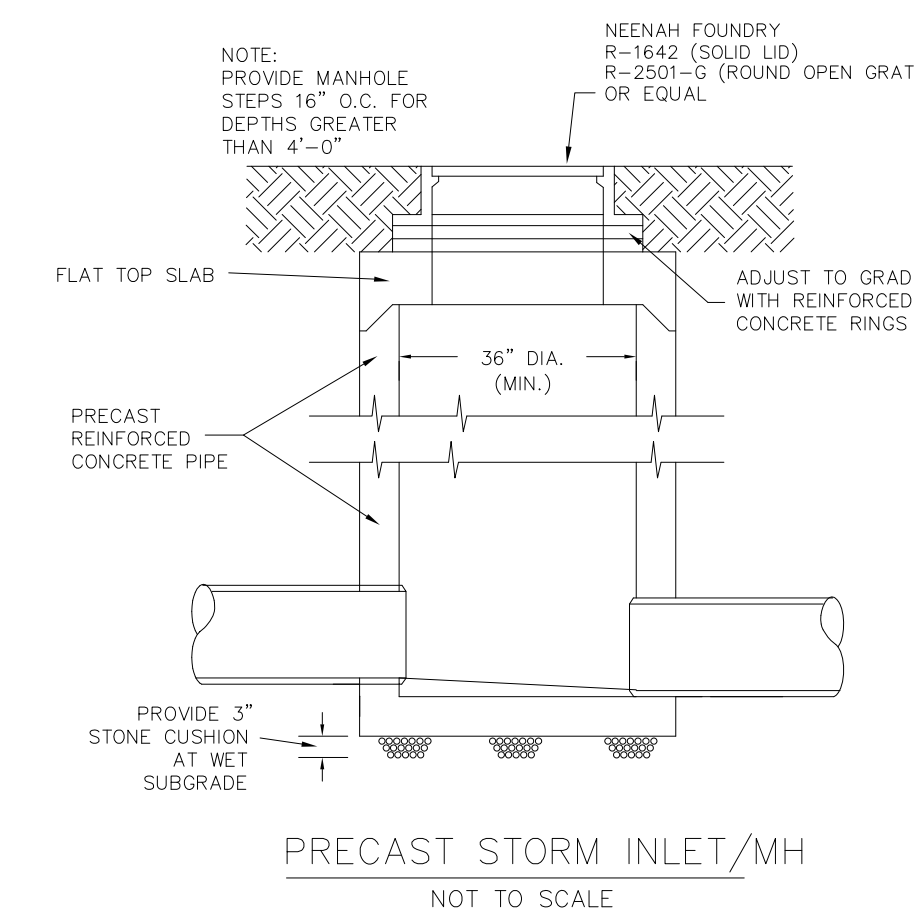
GRAPHIC SCALE
 1 inch = 40 ft

PHASE II
EROSION CONTROL PLAN C3.0

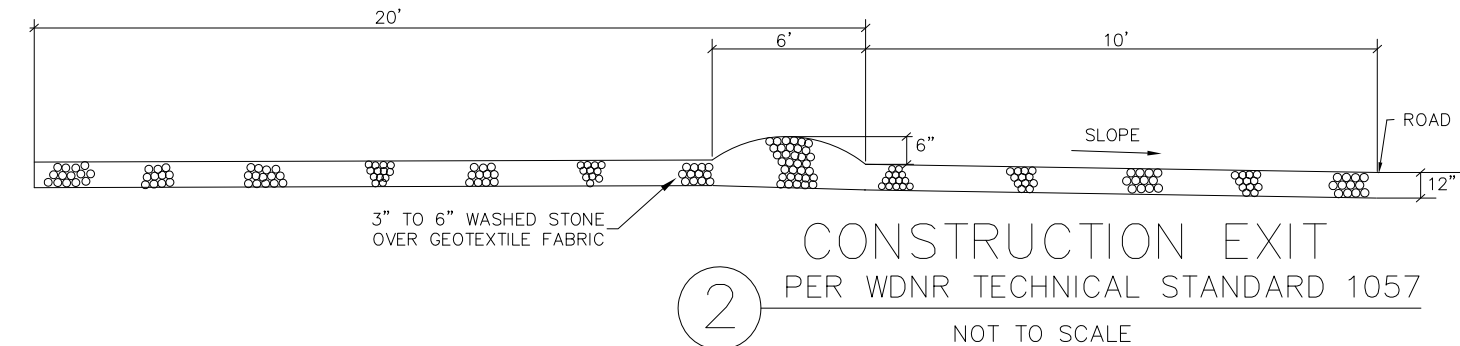
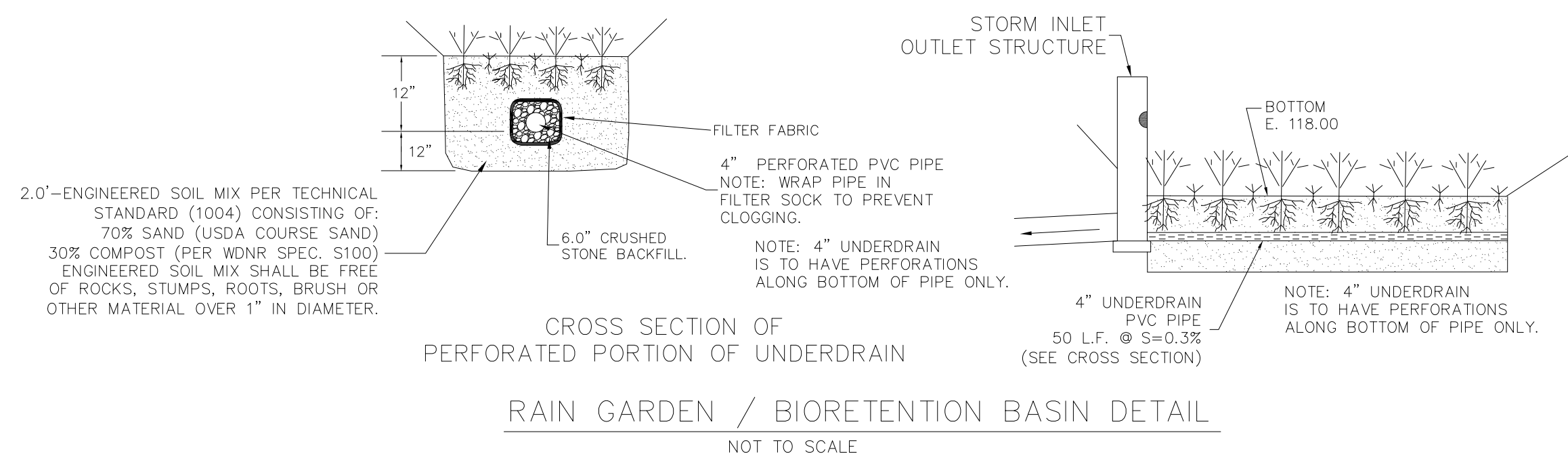
CJE NO. : I506R2-P2
 APRIL 10, 2017

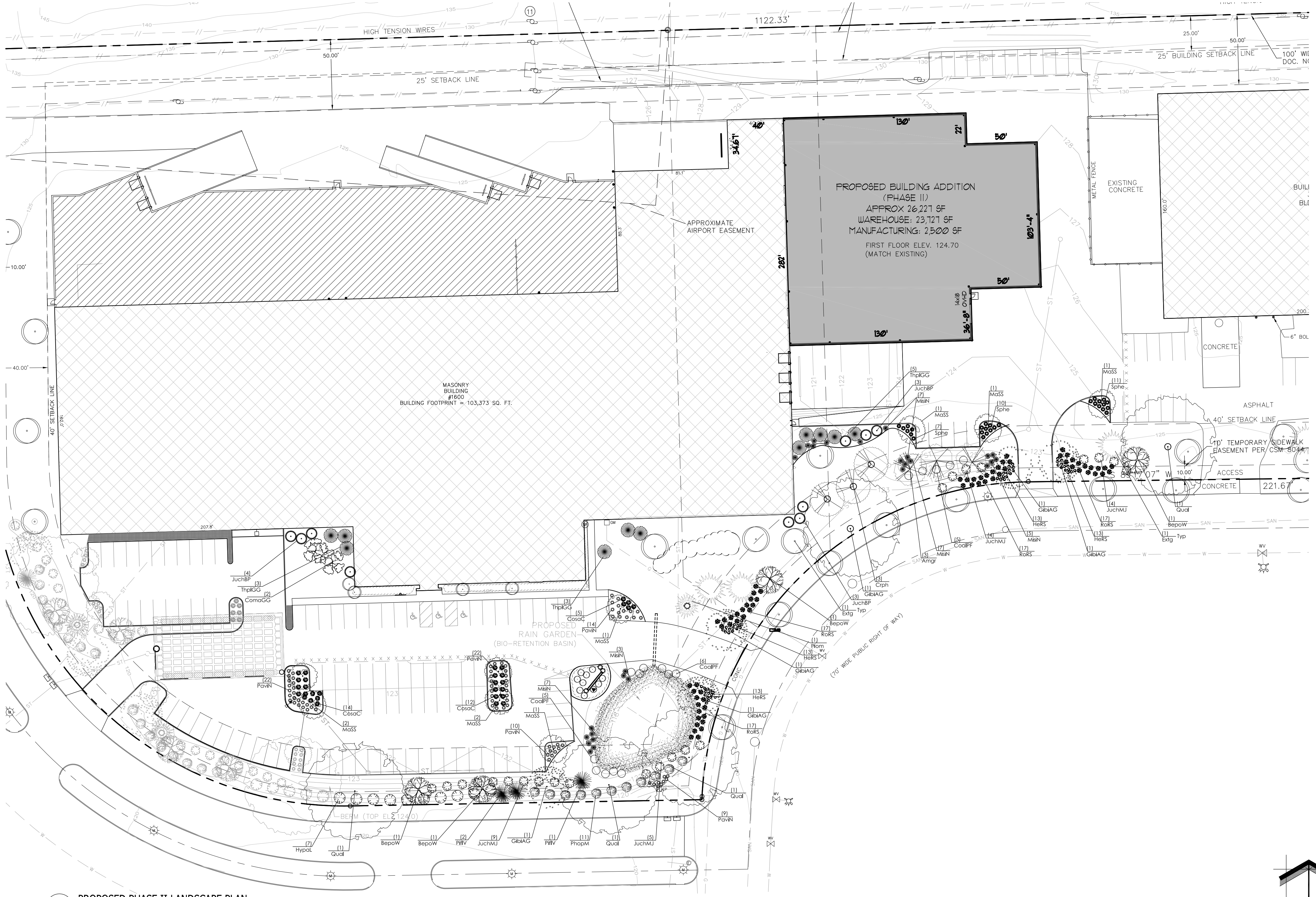


- CONSTRUCTION SPECIFICATIONS**
- EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
 - PLACE RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
 - EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
 - PLACE RIP RAP ON ZERO GRADE - TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
 - RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
 - IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.



- SILT FENCE CONSTRUCTION SPECIFICATIONS**
 PER DNR CPS (1056)
- Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
 - Locate posts per DNR CPS (1056).
 - When joints are necessary, refer to DNR CPS (1056).
 - Filter fabric to be of nylon, polyester, polypropylene or ethylene yarn with extra strength - 50 LB./in. in. (Minimum) - and with a flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
 - The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4' x 6' trench.
 - The filter fabric shall be stapled and/or nailed to the upslope side of the posts.
 - Post to be 1 1/8" x 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 5 feet apart.
 - Use wire reinforcement in unstabilized minor swales, ditches or diversions.
 - Use WisDOT approved silt fence.





1 PROPOSED PHASE II LANDSCAPE PLAN

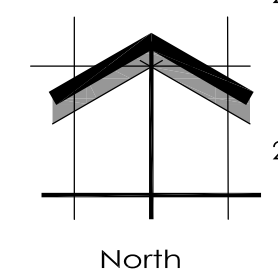
Proposed Phase II Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Street Tree						
3	Amgr		<i>Amelanchier grandiflora</i>	Autumn Brilliance Serviceberry	8' - 10' - Clump B&B	1
4	BepoW		<i>Betula populifolia</i> 'Whitespire'	Whitespire Japanese White Birch	12' - 14' - Clump B&B	1
3	Ctph		<i>Crataegus phaenopyrum</i>	Washington hawthorn	2 1/2'-Cal - B&B	
5	GibiAG		<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
5	Qual		<i>Quercus alba</i>	White oak	2 1/2'-Cal - B&B	
12	Extg		Existing	Existing	Existing	
Broadleaf Deciduous Ornamental Tree						
2	ComaGG		<i>Cornus mas</i> 'Golden Glory'	Cornelian Cherry Dogwood	2'-Cal - B&B	
9	MaSS		<i>Malus</i> 'Spring Snow'	Spring Snow Flowering Crab	1 1/2' Cal - B&B	
Broadleaf Deciduous Shrub						
16	CoalPF		<i>Cornus alba</i> 'Prairie Fire'	Prairie Fire Dogwood	18" - 24" - B&B	
31	CosaC		<i>Cornus sanguinea</i> 'Cato'	Arctic Sun Red Twig Dogwood	18" - Cont	
10	HypaL		<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hardy Hydrangea	2' - 3' - B&B	
11	PhopM		<i>Physocarpus opulifolius</i> 'Monlo'	Diabolo Ninebark	2' - 3' - B&B	
68	RoRS		<i>Rosa x Radsunny</i>	Sunny Knock Out Rose	18" - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Conifer Evergreen Tree						
10	JuchBP		<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper	6' - B&B	
1	Piom		<i>Picea omorika</i>	Serbian Spruce	6' - B&B	
3	Phiv		<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' - B&B	
11	ThpIGG		<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	6' - B&B	
6	Extg		Existing	Existing	Existing	
Conifer Evergreen Shrub						
23	JuchMJ		<i>Juniperus chinensis</i> 'Mint julep'	Mint julep juniper	18" - 24" - B&B	
Perennial Grass						
27	MisjN		<i>Miscanthus sinensis</i> 'Nippon'	Nippon Maiden Grass	1-Gal - Cont	
77	PaviN		<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
28	Sphe		<i>Sporobolus heterolepis</i>	Prairie Dropseed	1-Gal - Cont	
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
52	HeRS		<i>Hemerocallis x Ruby Spider</i>	Ruby Spider Daylily	4 1/2' pot	
Perennial						
1. Multi-stem (3) Specimen Clump						

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, ELECTRICAL AND LIGHTING, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE METAL ERA PHASE II PROJECT PLANTING TABLES (SHEETS LSP1.1 - LSP1.2) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - DEVIATIONS FROM THE APPROVED THE METAL ERA PHASE II PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:
ONE - 2 CUBIC FOOT BALE OF PEAT MOSS. 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - REQUIRED SEED MIXES:
PREMIUM 60 GRASS SEED MIX. REINDEERS (262) 786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGARA KENTUCKY BLUE GRASS
20% VICTORY CERWINGS FESCUE
10% FIESTA III PERENNIAL RYE GRASS
10% CUTTER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIER SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
NO-MOW LOW GROW GRASS SEED MIX. REINDEERS
45% SPURVEY HARD FESCUE
40% AZAY SHEEP FESCUE
15% TRANSIT ANNUAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIER SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPORTATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 - MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.075 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-5992
www.DiggersHotline.com OR

811
Know what's below.
Call before you dig.

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mdavis@insitelandscape.com

Project:
**METAL ERA
Phase II**
1600 Airport Rd,
Waukesha, WI 53188

Issuance and Revisions:

Date	Number	Description
04/10/17		Plan Commission Submittal

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Sheet Title:
PROPOSED PHASE II LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

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Drawn By: MCD
Job Number: L17-013
Sheet Number:

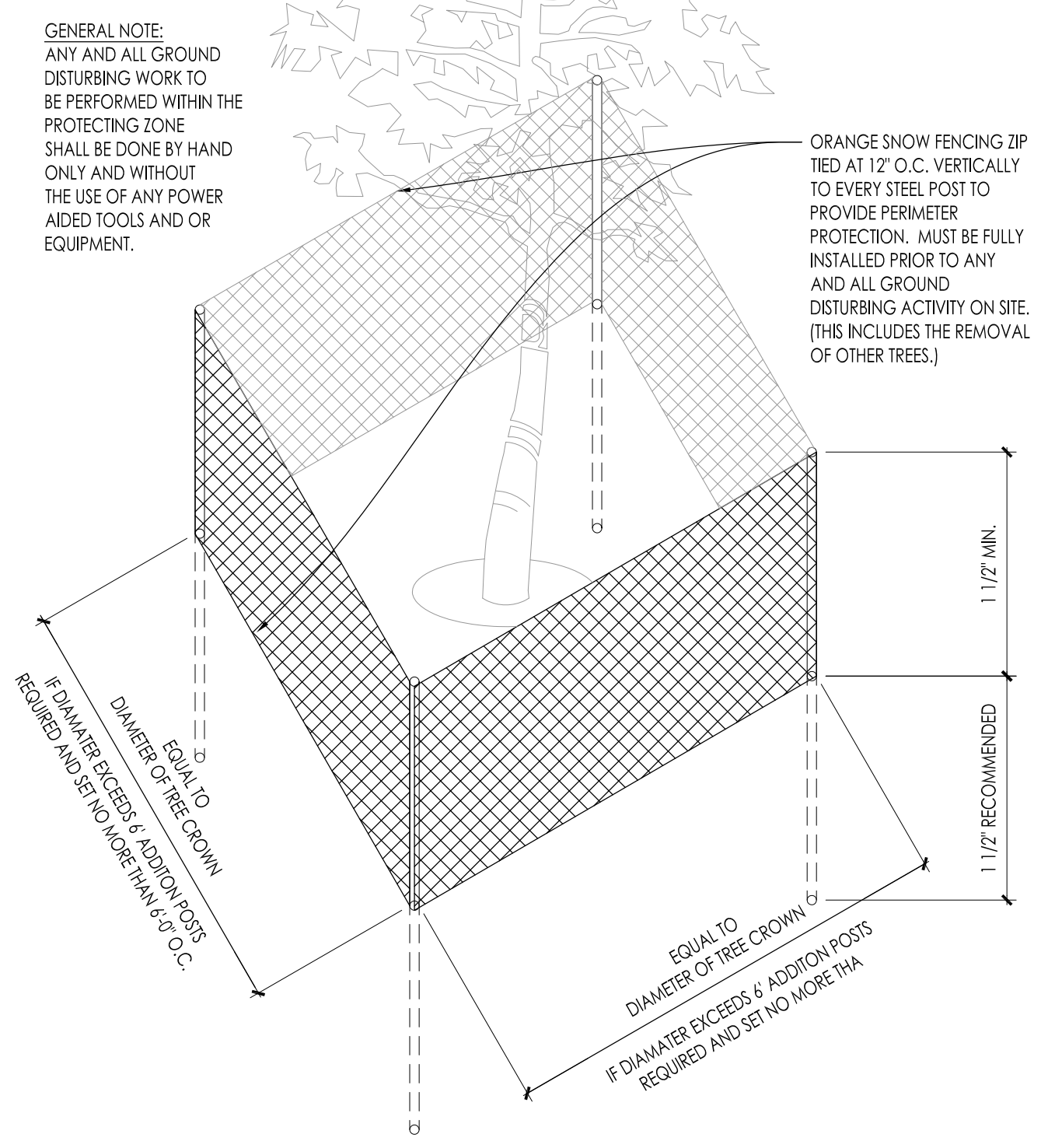
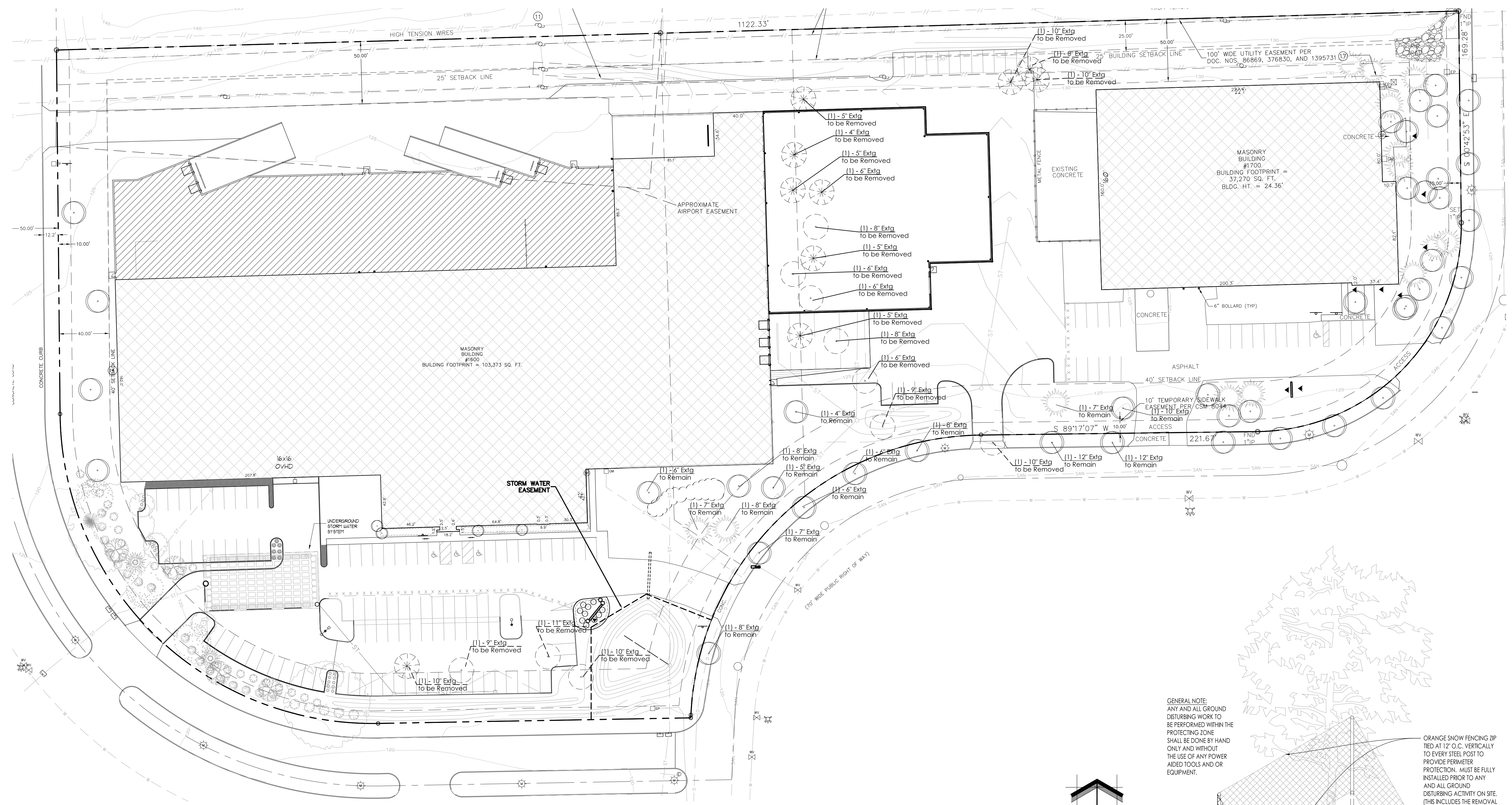
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NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS-

Project:
METAL ERA
Phase II
1600 Airport Rd,
Waukesha, WI 53188

Issuance and Revisions:

Date	Number	Description
04/10/17		Plan Commission Submittal



1 PROPOSED PHASE II TREE DEMOLITION TREE INVENTORY

Proposed Phase II Plant Material Demolition Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Tree Size	Comments
3	Extg	(Symbol)	Existing	Existing	Extg 6" Cal Demo	
2	Extg	(Symbol)	Existing	Existing	Extg 8" Cal Demo	
2	Extg	(Symbol)	Existing	Existing	Extg 9" Cal Demo	
2	Extg	(Symbol)	Existing	Existing	Extg 10" Cal Demo	
1	Extg	(Symbol)	Existing	Existing	Extg 11" Cal Demo	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Tree Size	Comments
1	Extg	(Symbol)	Existing	Existing	Extg 4" Cal Demo	
4	Extg	(Symbol)	Existing	Existing	Extg 5" Cal Demo	
1	Extg	(Symbol)	Existing	Existing	Extg 6" Cal Demo	
1	Extg	(Symbol)	Existing	Existing	Extg 8" Cal Demo	
3	Extg	(Symbol)	Existing	Existing	Extg 10" Cal Demo	

Proposed Phase II Plant Material Tree Preservation Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Tree Size	Comments
1	Extg	(Symbol)	Existing	Existing	Extg 4" Cal to Remain	
1	Extg	(Symbol)	Existing	Existing	Extg 5" Cal to Remain	
3	Extg	(Symbol)	Existing	Existing	Extg 6" Cal to Remain	
1	Extg	(Symbol)	Existing	Existing	Extg 7" Cal to Remain	
3	Extg	(Symbol)	Existing	Existing	Extg 8" Cal to Remain	
1	Extg	(Symbol)	Existing	Existing	Extg 10" Cal to Remain	
2	Extg	(Symbol)	Existing	Existing	Extg 12" Cal to Remain	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Tree Size	Comments
2	Extg	(Symbol)	Existing	Existing	Extg 7" Cal to Remain	
1	Extg	(Symbol)	Existing	Existing	Extg 8" Cal to Remain	



2 EXISTING TREE PROTECTION DETAIL

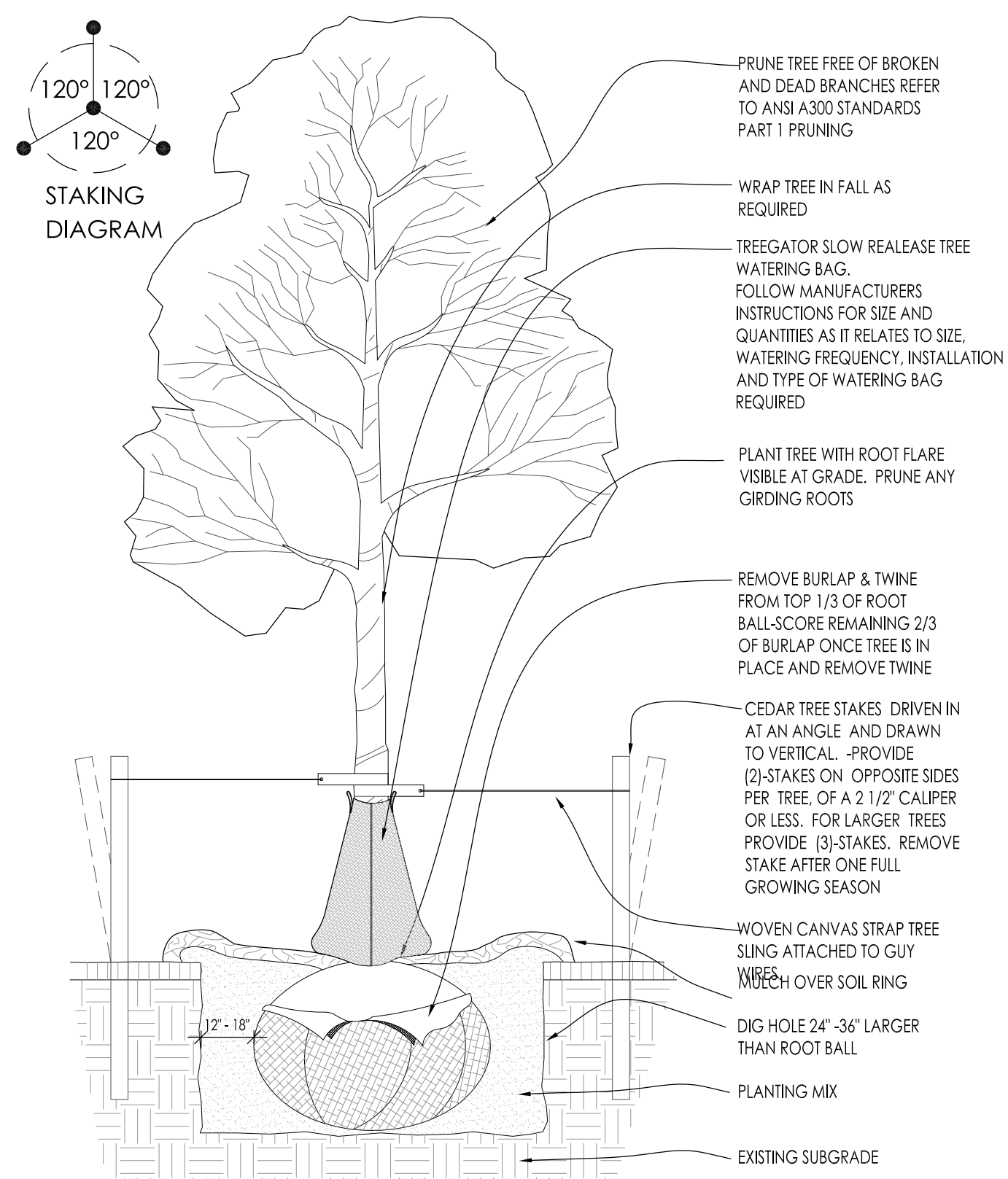
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Sheet Title:
PROPOSED PHASE II TREE DEMOLITION TREE INVENTORY AND PLANT MATERIAL TABLE

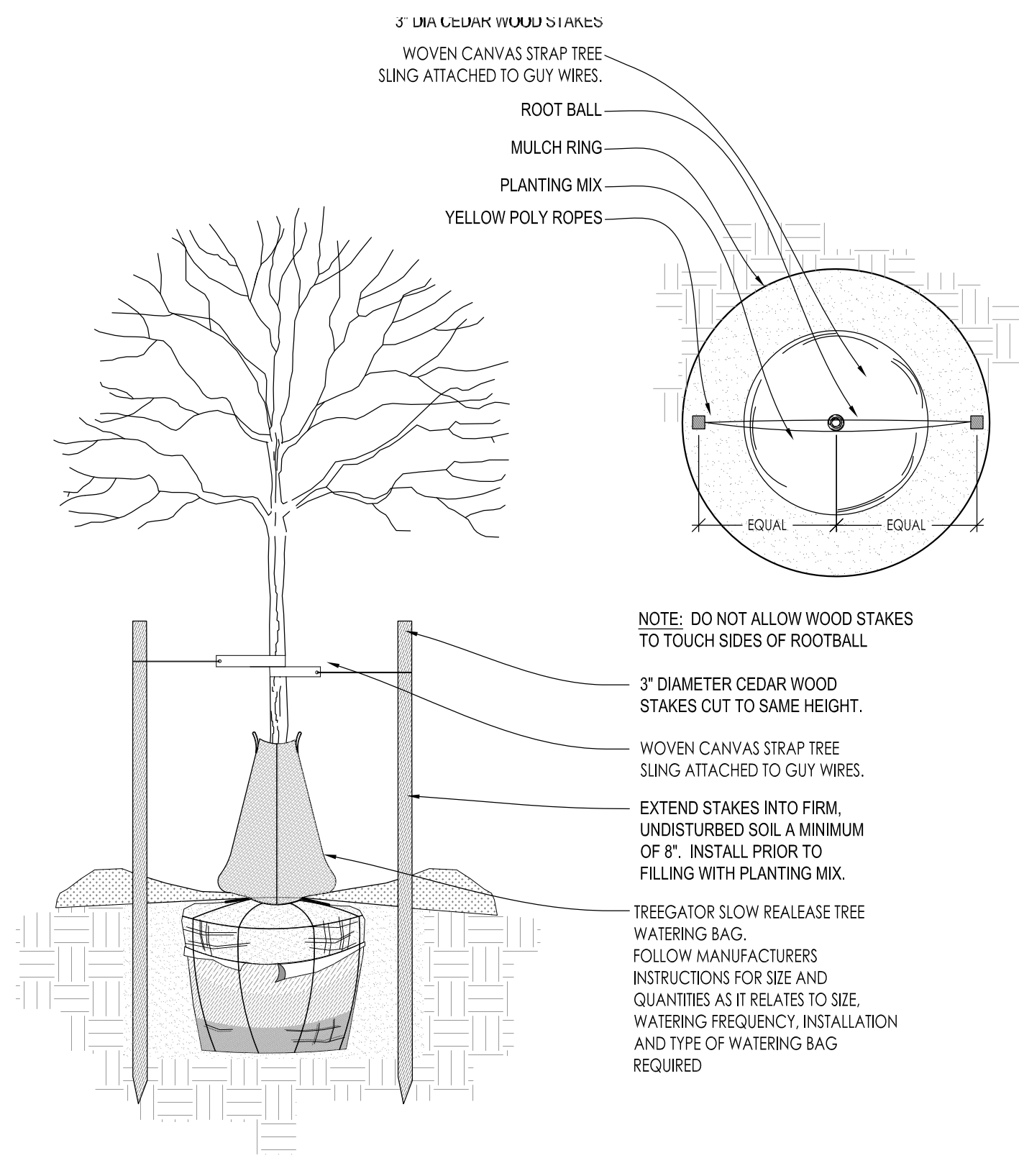
Date of Drawing: 04/10/17
Scale: 1" = 40'-0"
Drawn By: MCD
Job Number: L17-013
Sheet Number:

LSP1.2

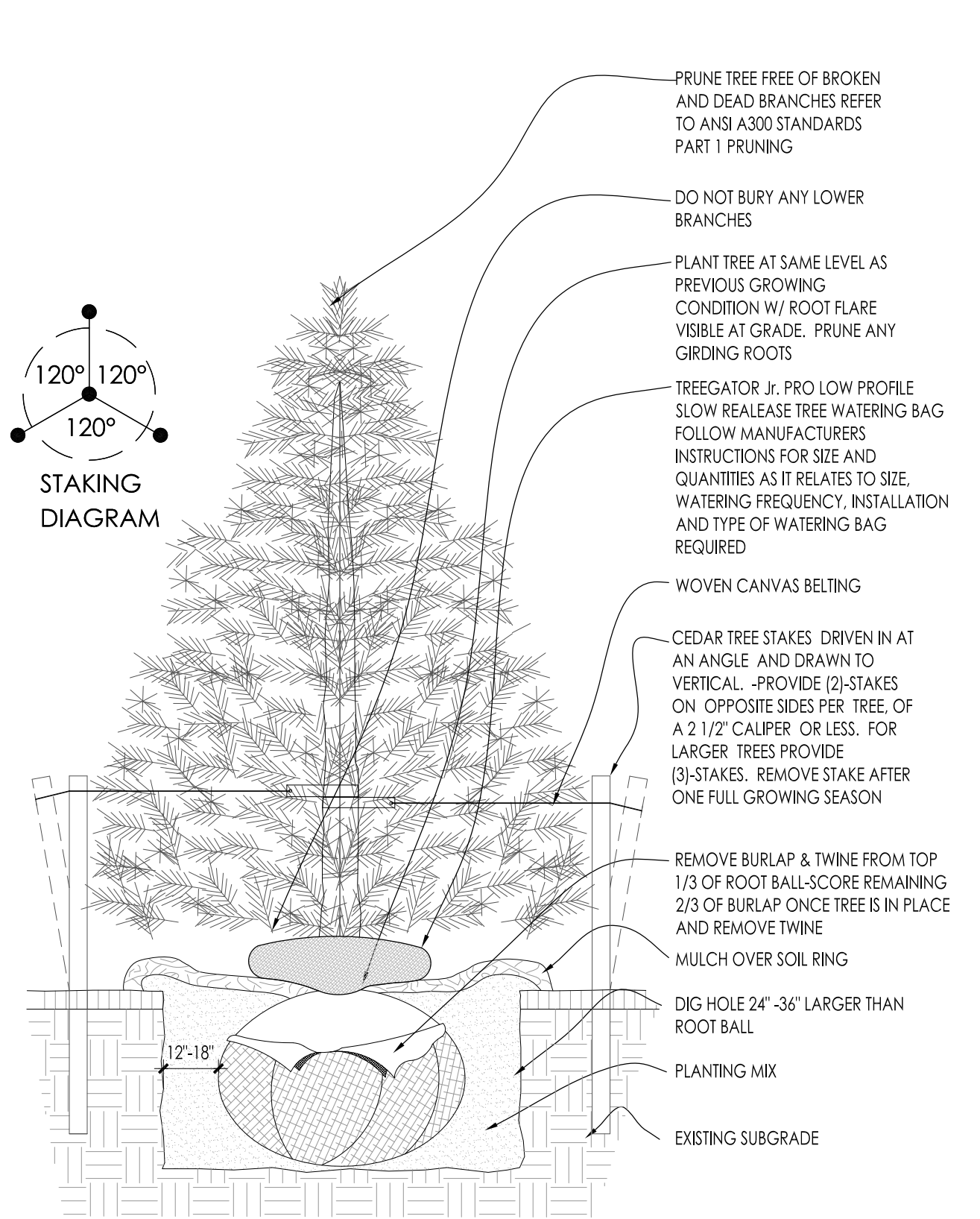
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS-



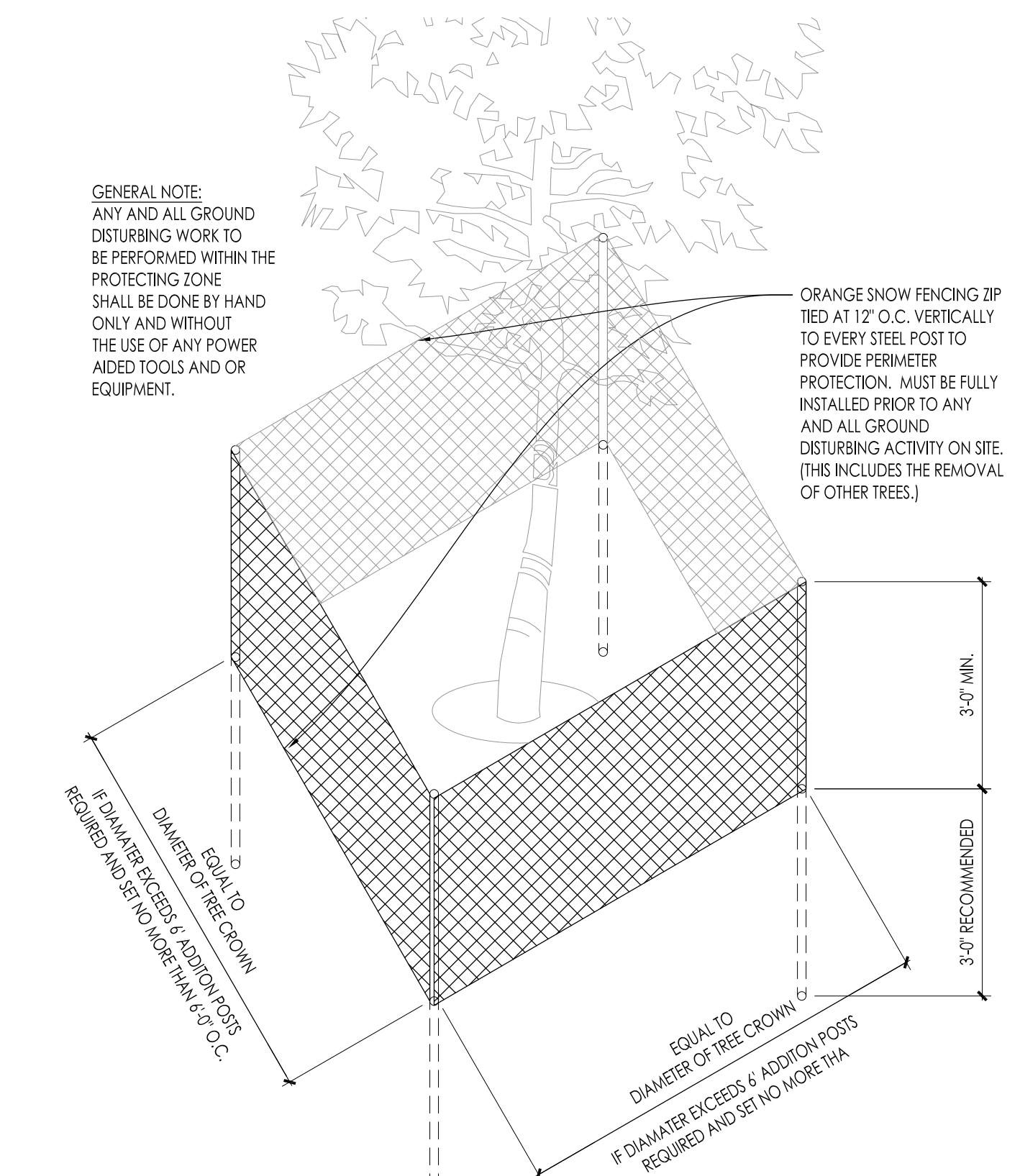
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



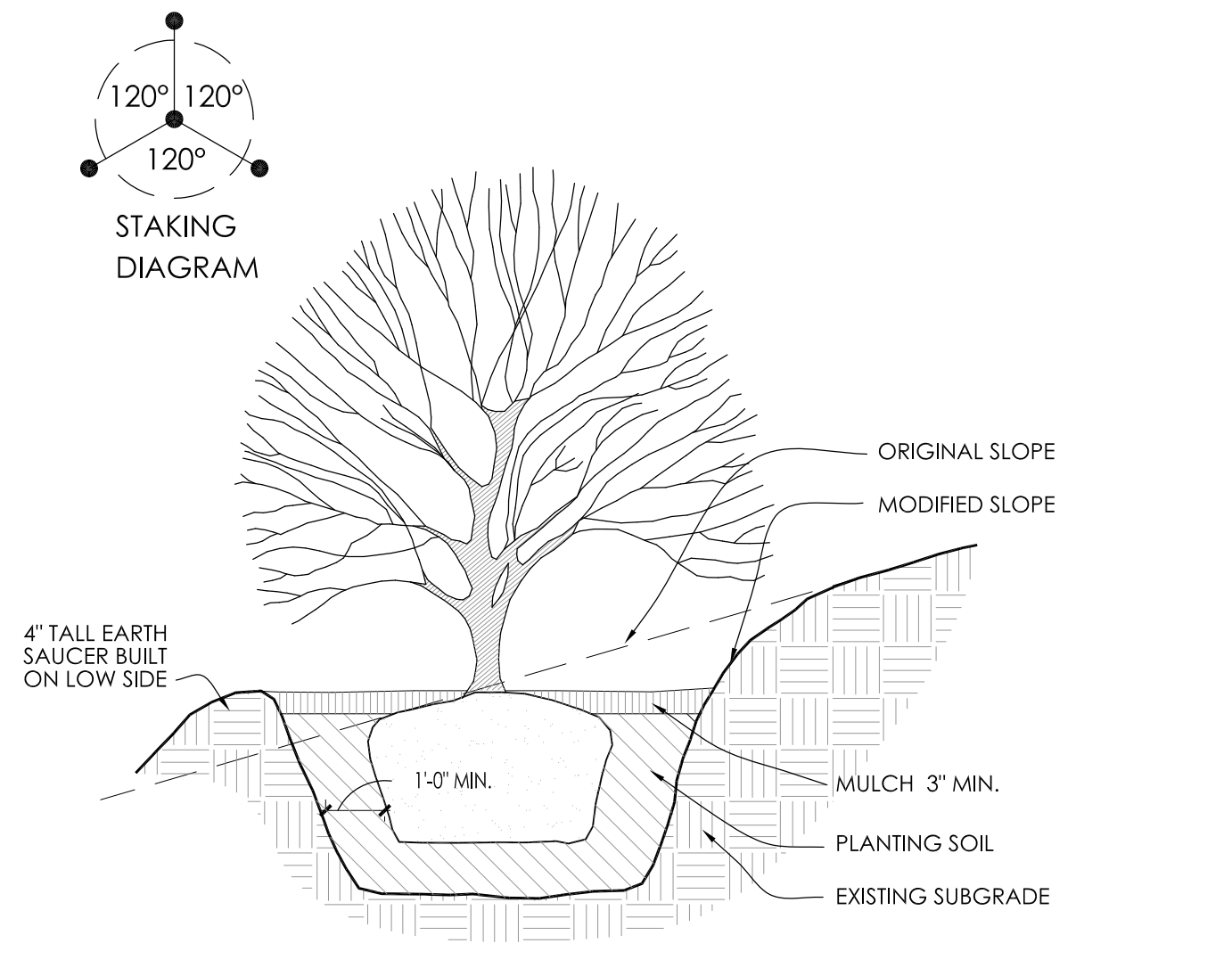
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



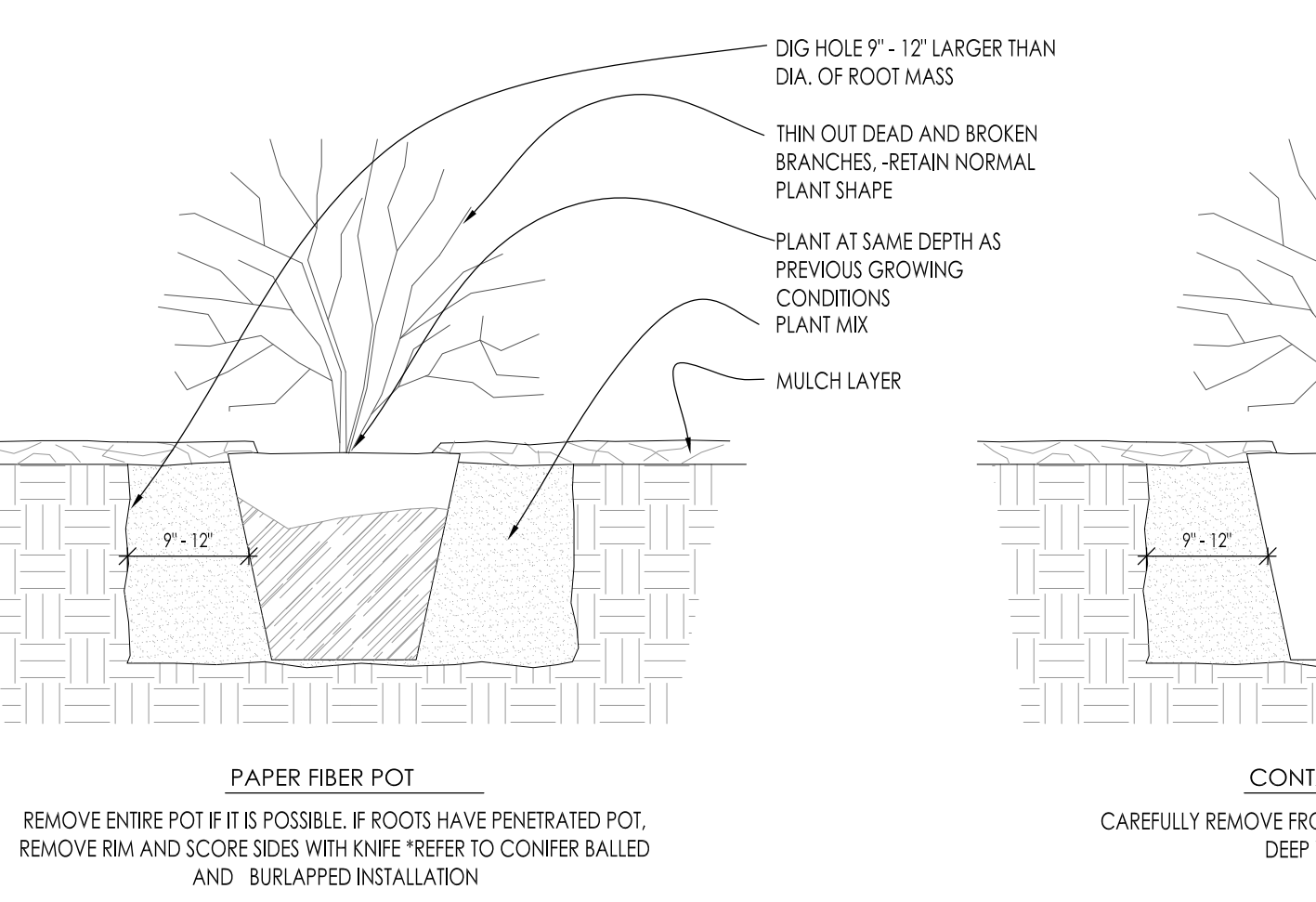
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



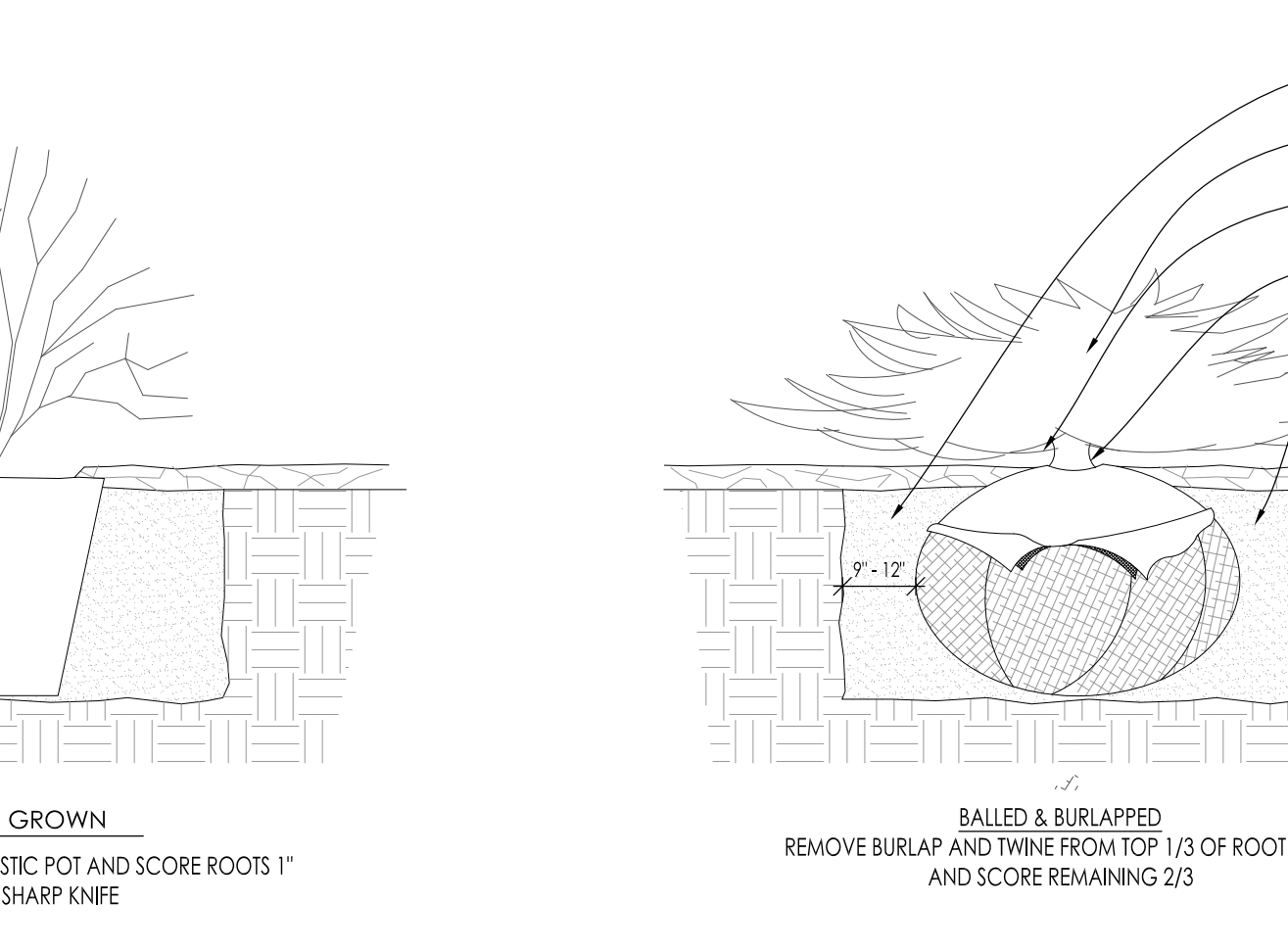
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



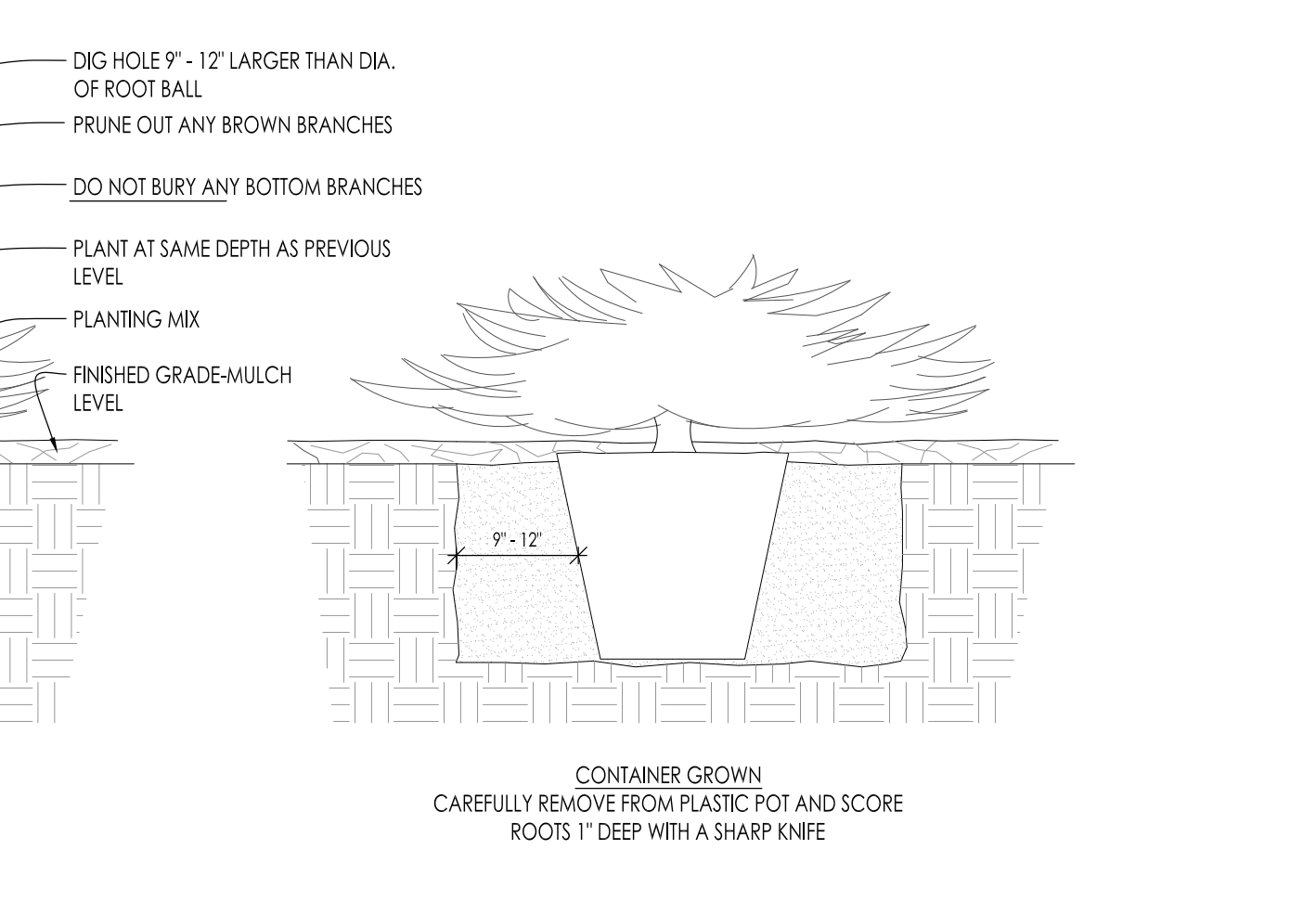
5 SLOPE PLANTING DETAIL SCALE: NONE REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



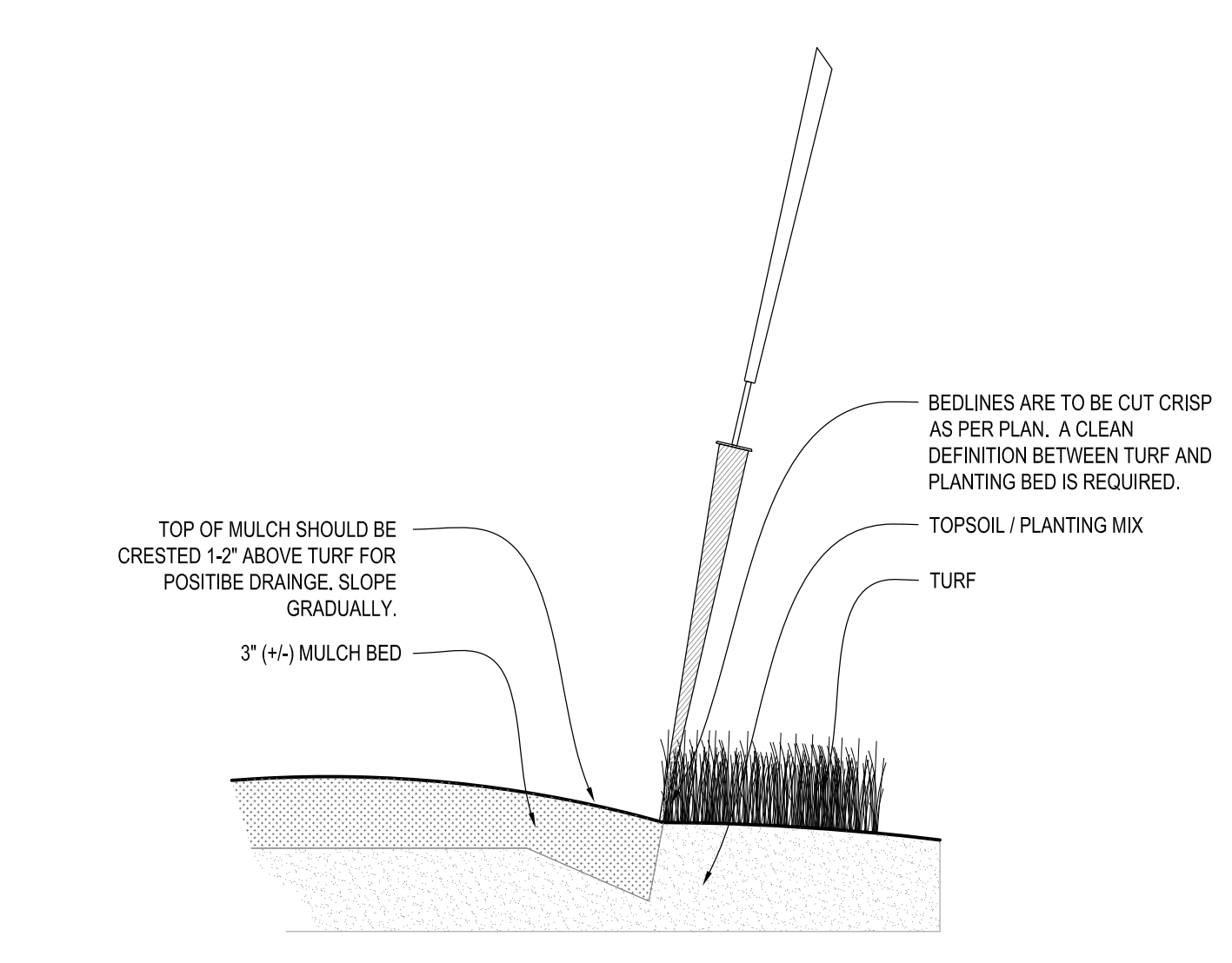
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



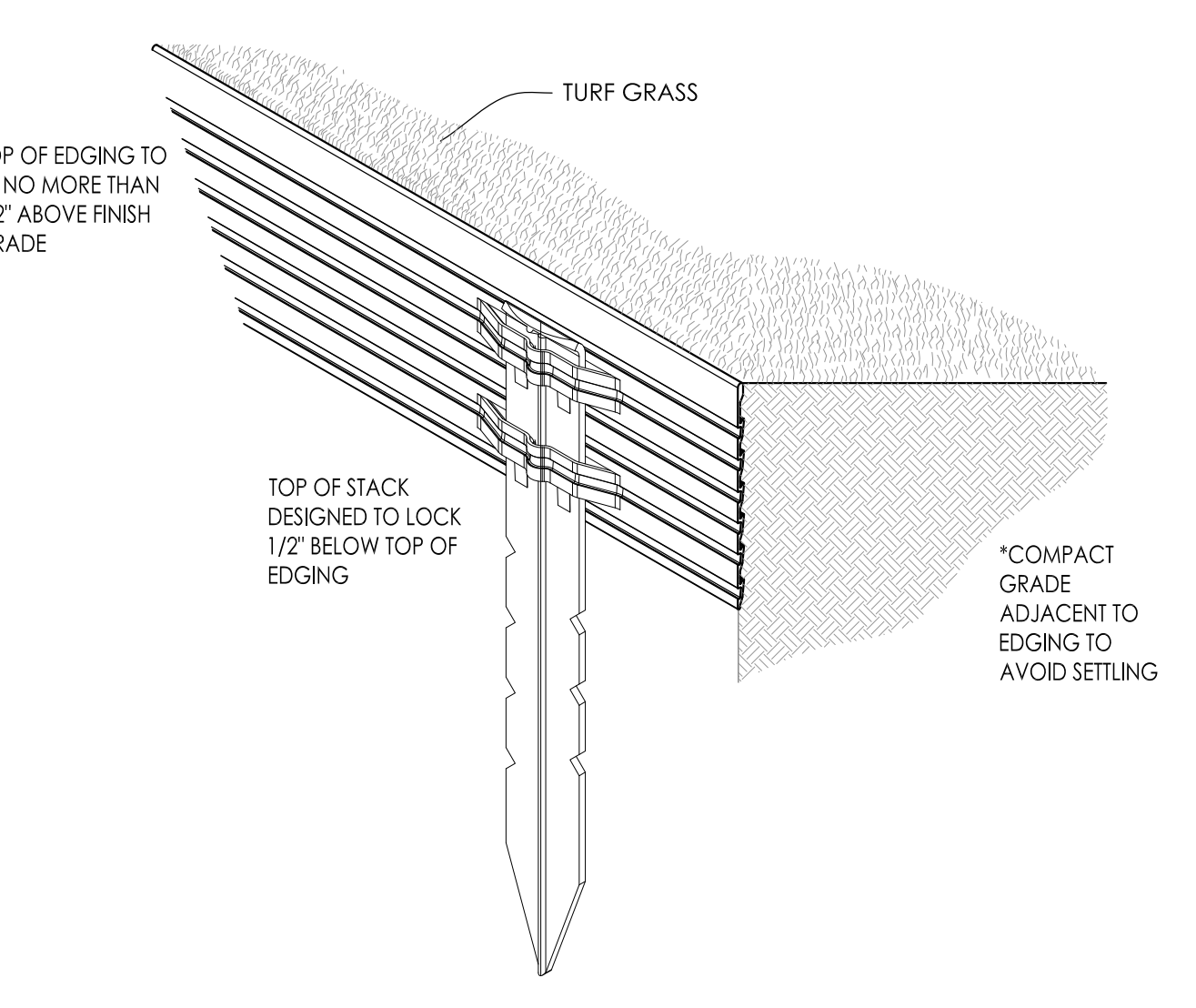
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



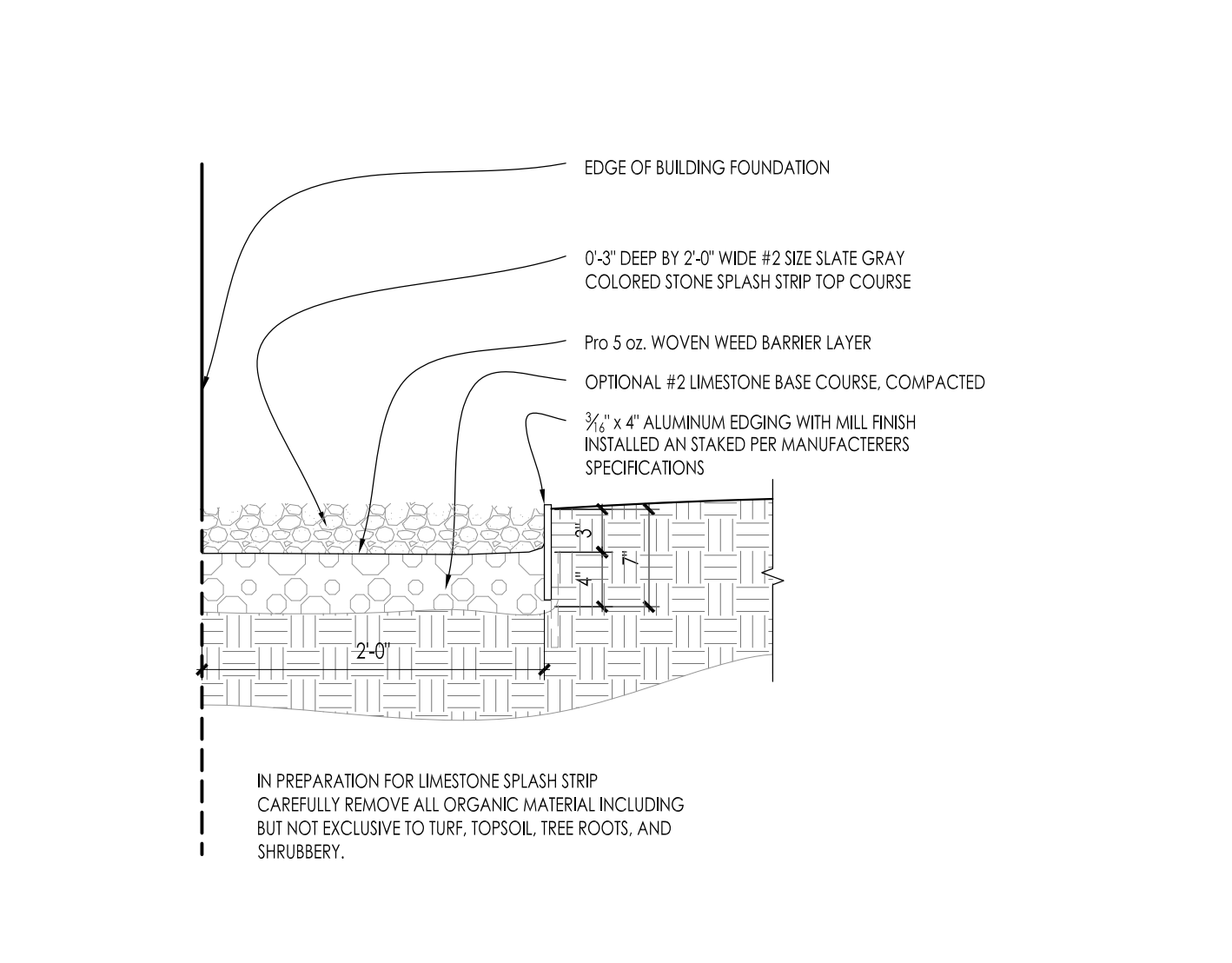
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

Project:
METAL ERA
Phase II
1600 Airport Rd,
Waukesha, WI 53188

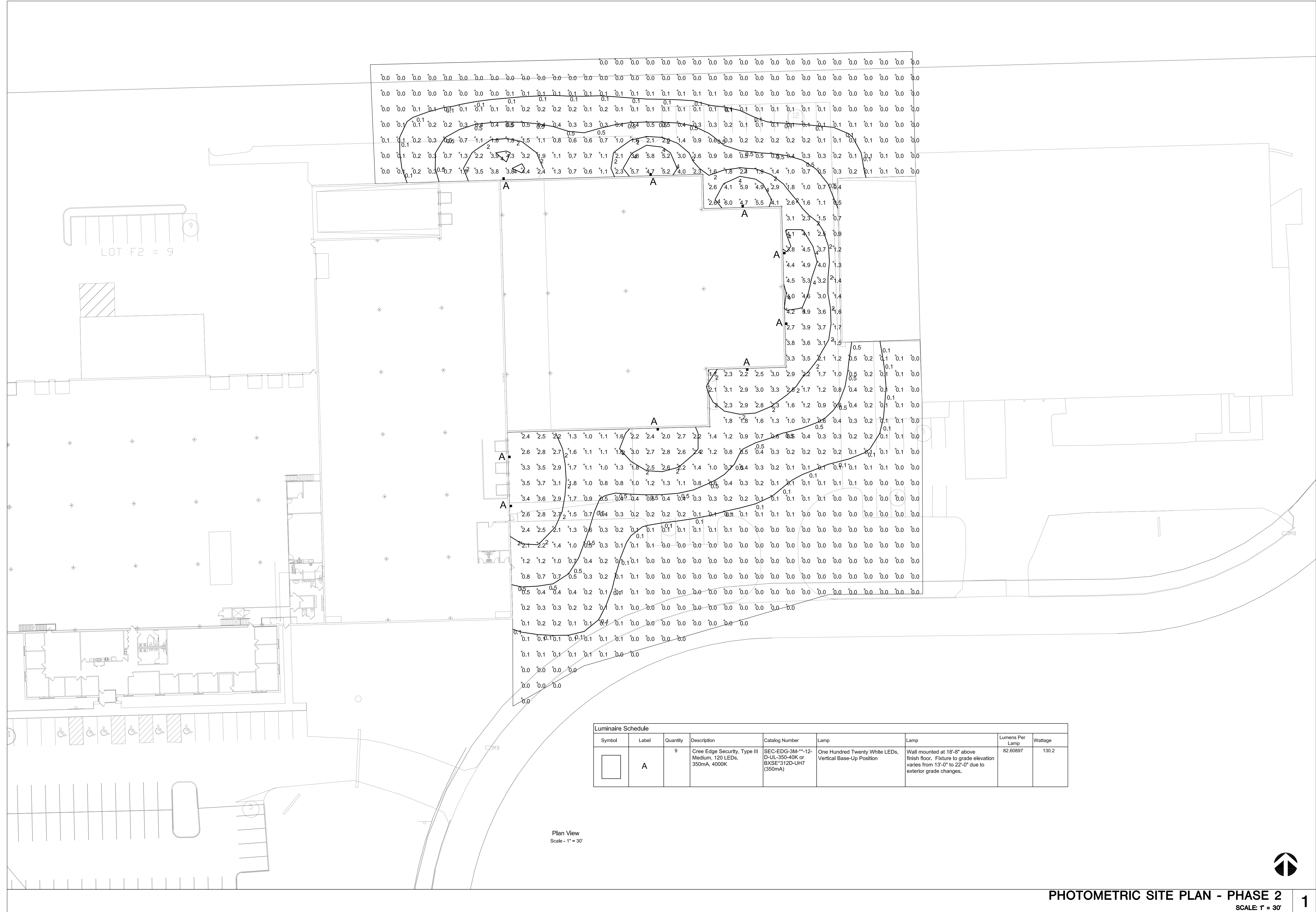
Issuance and Revisions:

Date	Number	Description
04/10/17		Plan Commission Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS
Date of Drawing: 04/10/17
Scale: As Noted
Drawn By: MCD
Job Number: L17-013
Sheet Number:

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Plan View
Scale - 1" = 30'

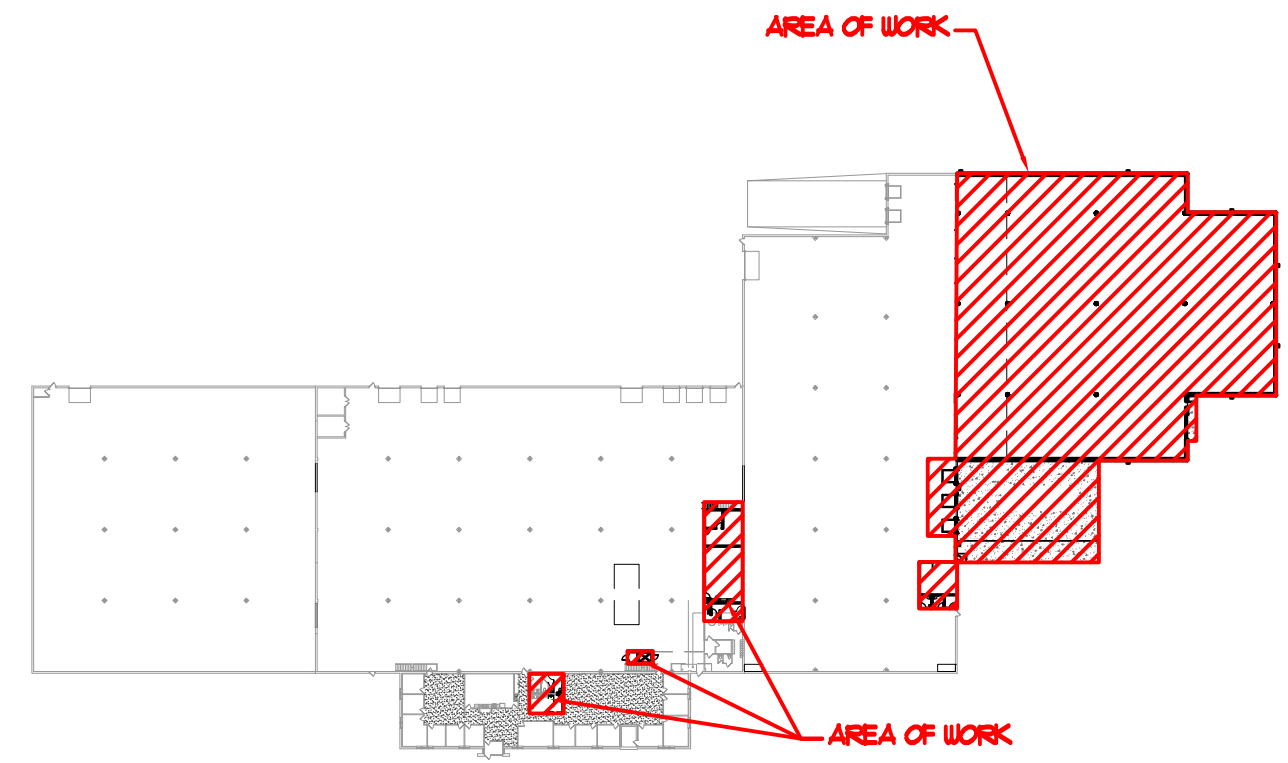
Symbol	Label	Quantity	Description	Catalog Number	Lamp	Lamp	Lumens Per Lamp	Wattage
	A	9	Cree Edge Security, Type III Medium, 120 LEDs, 350mA, 4000K	SEC-EDG-3M-12-D-UL-350-40K or B4SE-120-UL7 (350mA)	One Hundred Twenty White LEDs, Vertical Base-Up Position	Wall mounted at 16'-6" above finish floor. Fixture to grade elevation varies from 13'-0" to 22'-0" due to exterior grade changes.	62,60897	130.2

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FULL SIZE PRINT = 24" x 36" SHEET

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<p>Proposed Building Addition For: Metal-Era 1600 Airport Rd. City of Waukesha, WI 53188</p>		<p>DESCRIPTION Plan Commission Submission</p>
<p>REV. # REV. DATE</p> <p>- 04/10/17</p>	<p>Project</p>	<p>WHC</p>
<p>PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751</p>		<p>Drawing Title: PHOTOMETRIC SITE PLAN PHASE 2</p>
<p>Date: 04/10/17</p>		<p>THIS BOX IS 1/2" x 1/2"</p>
<p>Scale: NOTED</p>		<p>Drawn: WHC</p>
<p>Job: 17-018</p>		<p>Sheet:</p>
<p>PHOTOMETRIC SITE PLAN - PHASE 2 SCALE: 1" = 30'</p>		<p>PSP1.1</p>

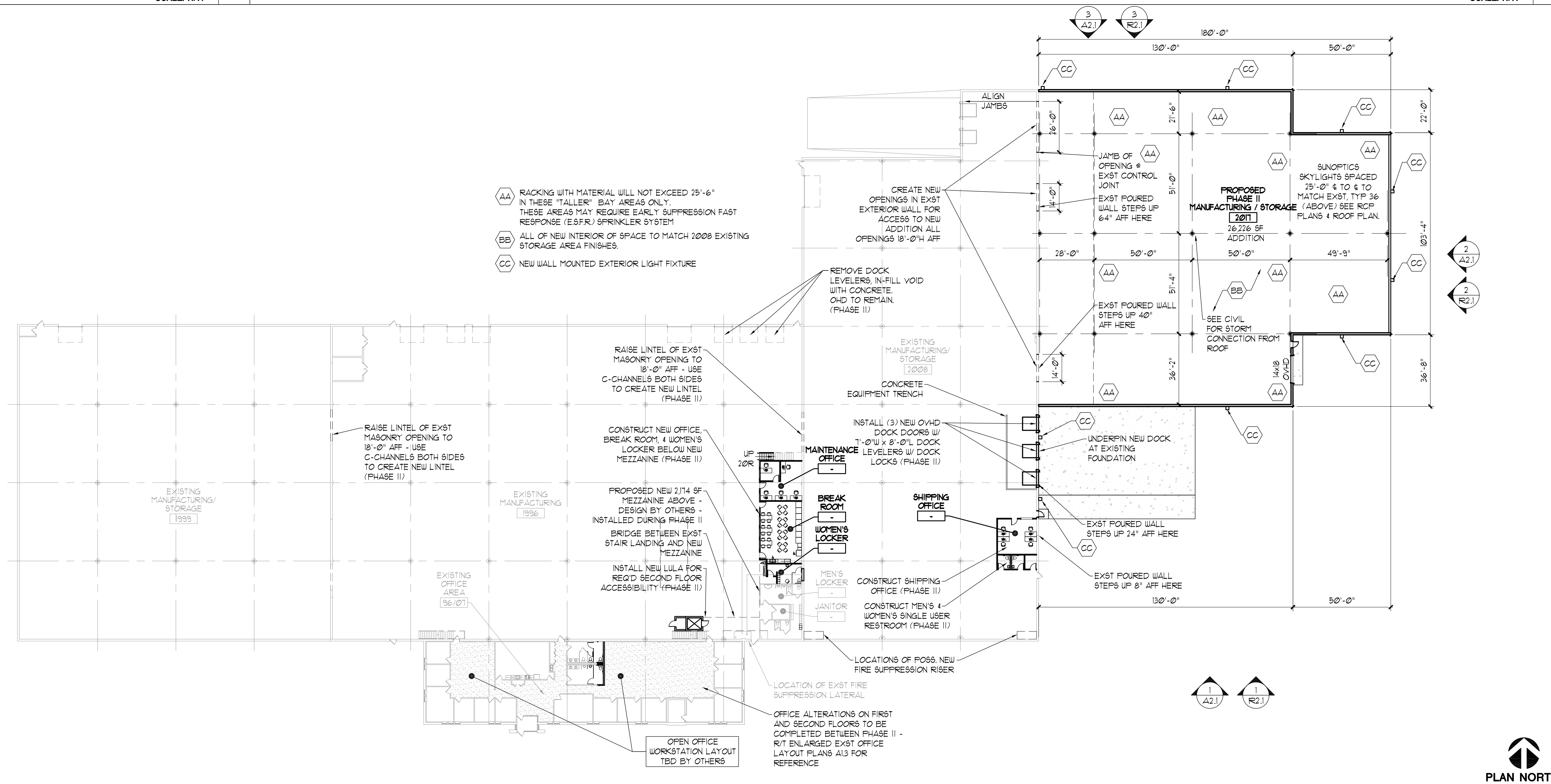


KEY PLAN
SCALE: N/A

3

NOT USED
SCALE: N/A

2



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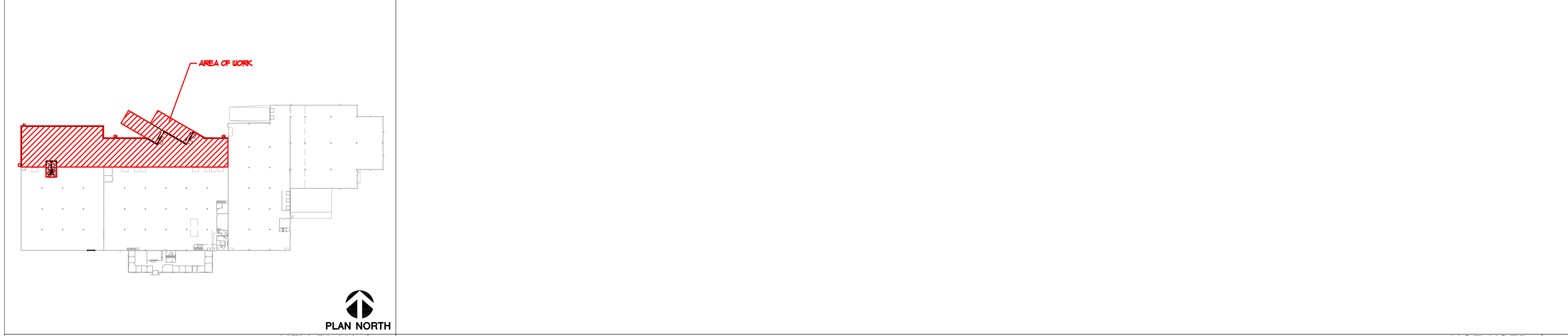
OVERALL 1ST FLR. FLOOR PLAN (PHASE II)
SCALE: 1/32" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

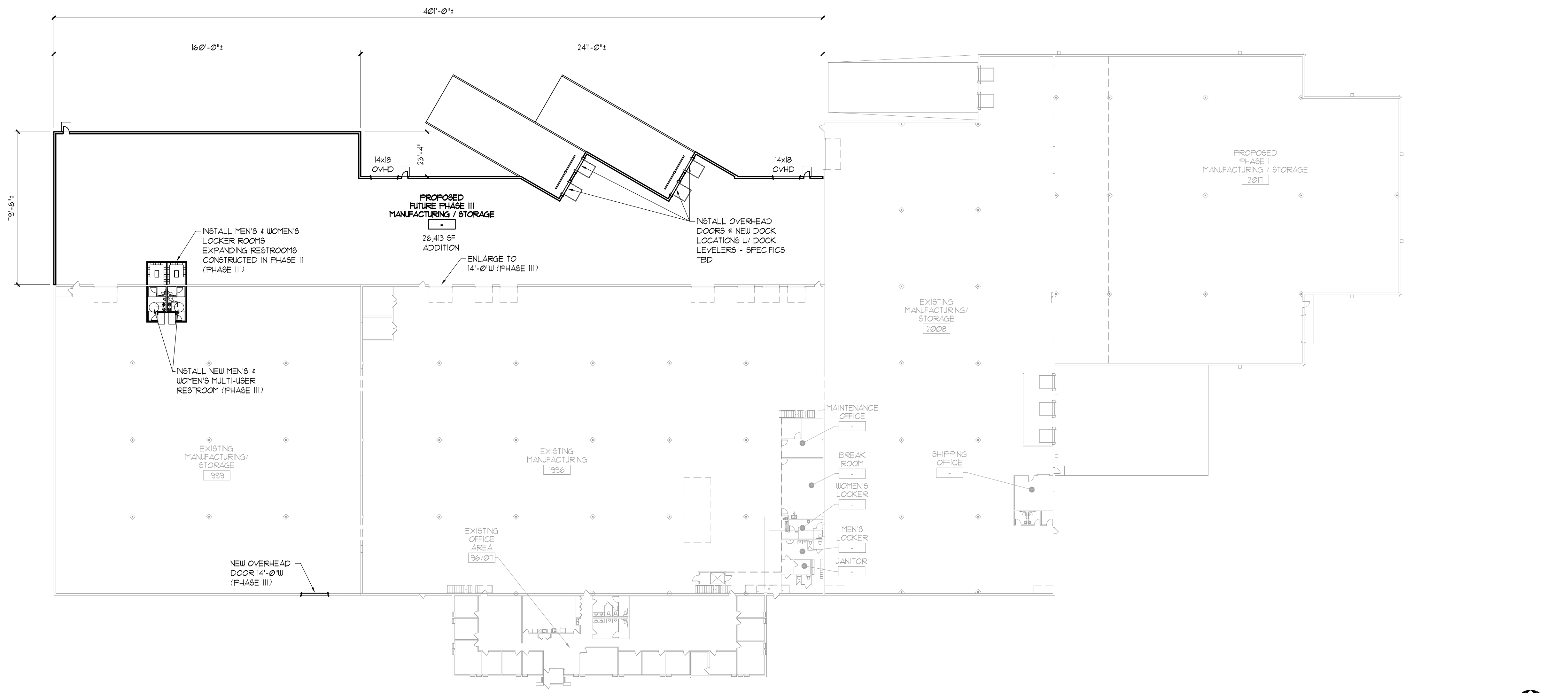
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<p>Proposed Building Addition For: Metal-Era 1600 Airport Rd. City of Waukesha, WI 53188</p>		<p>DESCRIPTION Plan Commission Submission WFC</p>
<p>REV. #</p>	<p>REV. DATE</p>	<p>Project</p>
<p>1</p>	<p>04/10/17</p>	<p>1600 Airport Rd. City of Waukesha, WI 53188</p>
<p>PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751</p>		
<p>Drawing Title: (PHASE II) OVERALL 1ST FLR. FLOOR PLAN</p>		
<p>Date: 04/10/17</p>		
<p>Scale: 1/32"=1'-0"</p>		
<p>Drawn: WHC</p>		
<p>Job: 17-018</p>		
<p>Sheet: A1.1</p>		



PLAN NORTH
KEY PLAN
 SCALE: N/A **3**

NOT USED **2**
 SCALE: N/A



OVERALL 1ST FLR. FLOOR PLAN (PHASE III)
 SCALE: 1/32" = 1'-0" **1**

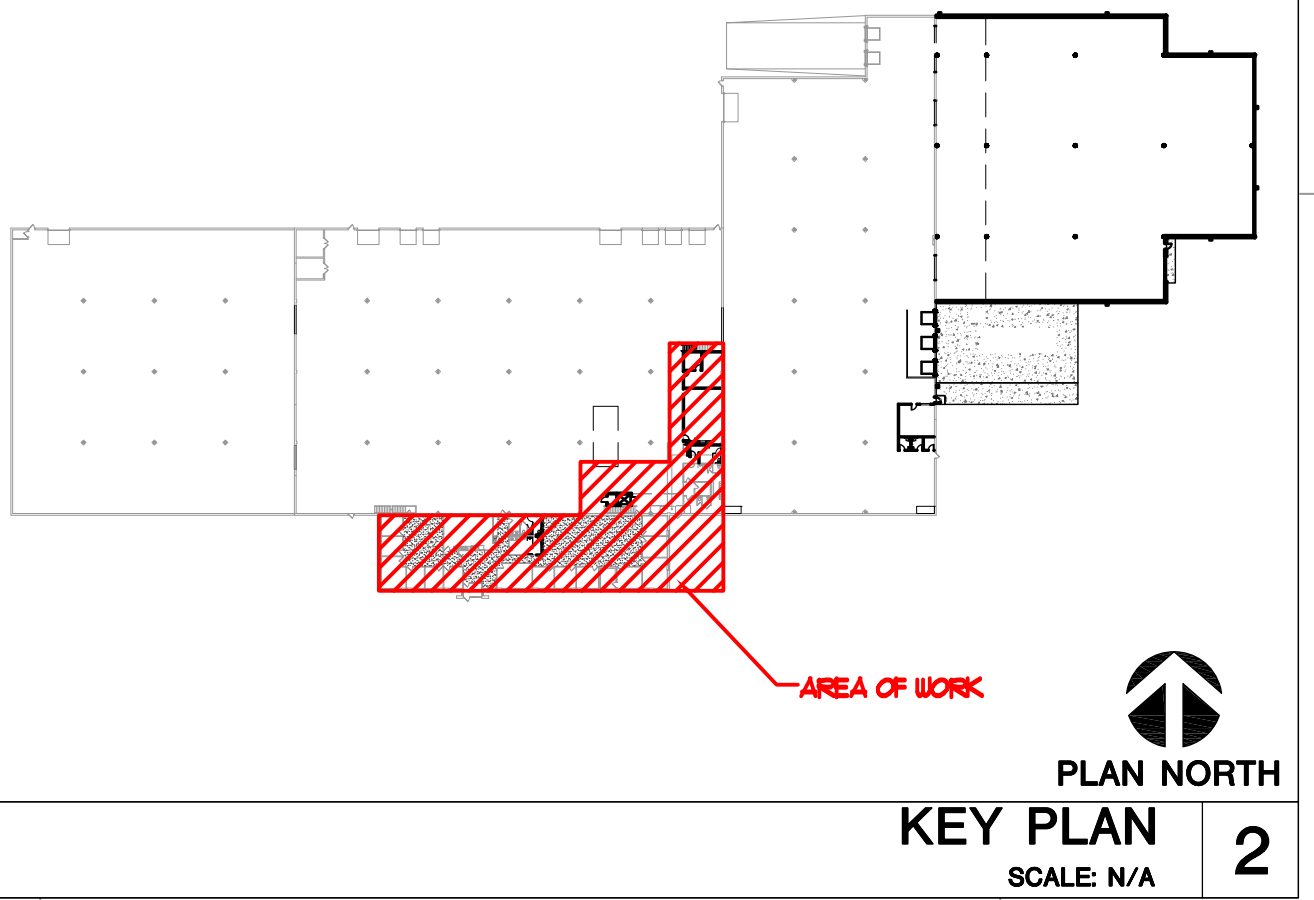
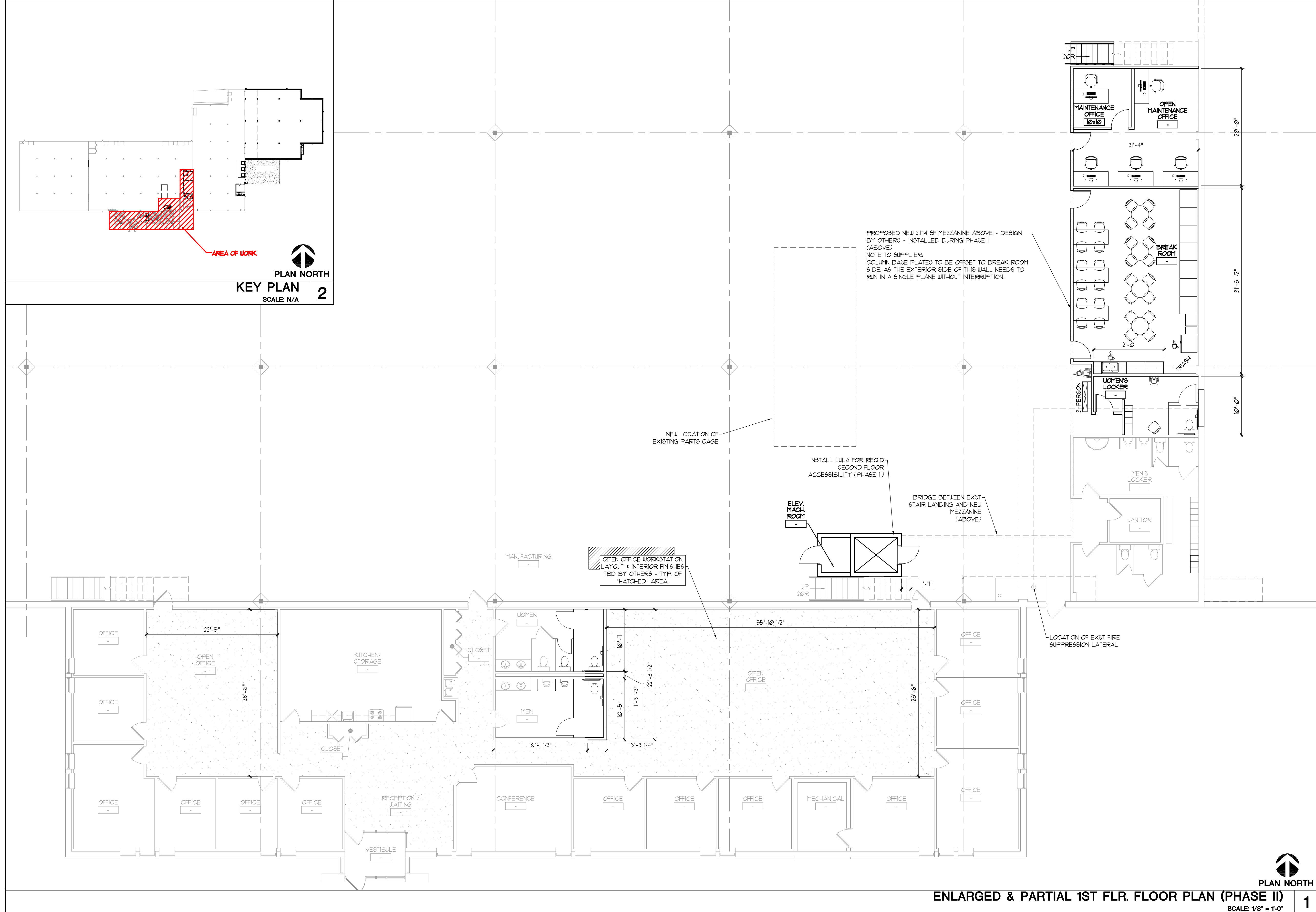
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Drawing Title: (PHASE III) OVERALL 1ST FLR. FLOOR PLAN		THIS BOX IS 1/2" x 1/2"	
Date:	04/10/17	REV. #	04/10/17
Scale:	1/32"=1'-0"	DESCRIPTION	Plan Commission Submission
Drawn:	WHC	Project:	Proposed Building Addition For Metal-Era 1600 Airport Rd. City of Waukesha, WI 53188
Job:	17-018	Author:	WHC
Sheet:	A1.2		

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 Wauwatosa, WI 53226
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ENLARGED & PARTIAL 1ST FLR. FLOOR PLAN (PHASE II)
SCALE: 1/8" = 1'-0" 1



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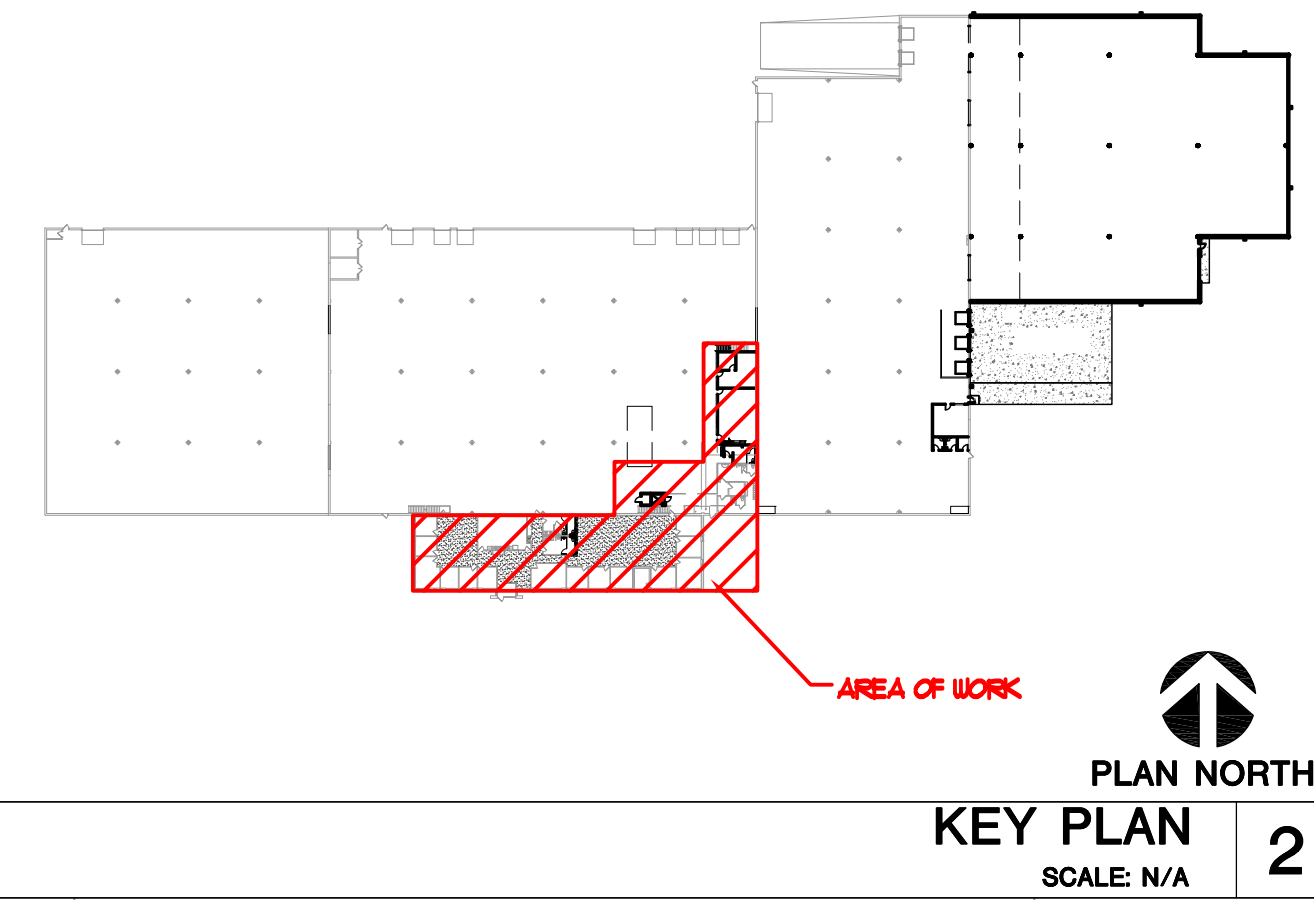
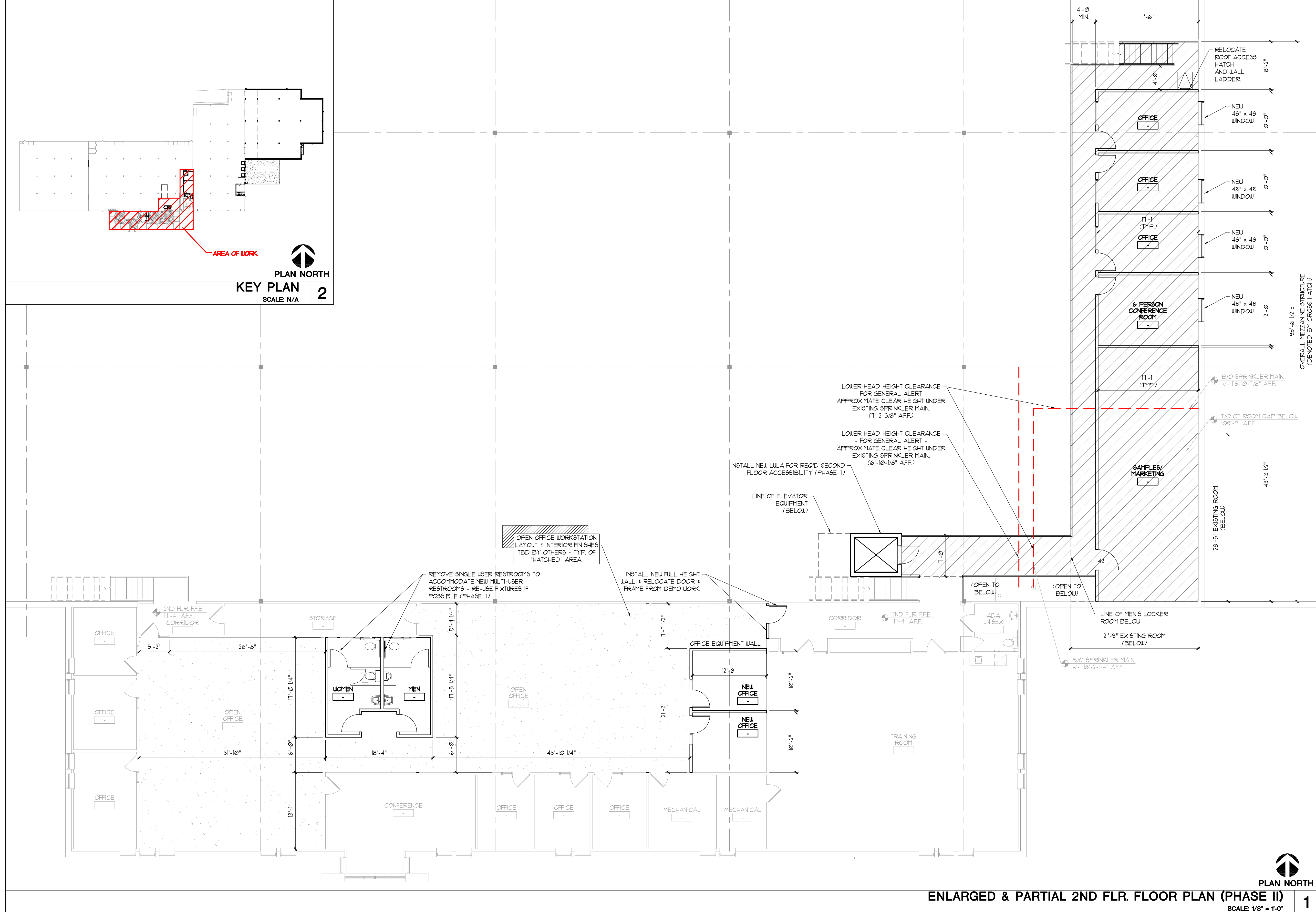
Drawing Title:
**(PHASE II)
ENLARGED &
PARTIAL
1ST FLR.
FLOOR
PLAN**

Date: 04/10/17
Scale: 1/8"=1'-0"
Drawn: WHC
Job: 17-018
Sheet:
A1.3

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Proposed Building Addition For:
Metal-Era
1600 Airport Rd.
City of Waukesha, WI 53188

REV. #	REV. DATE	DESCRIPTION
-	04/10/17	Plan Commission Submission
-	-	WHC



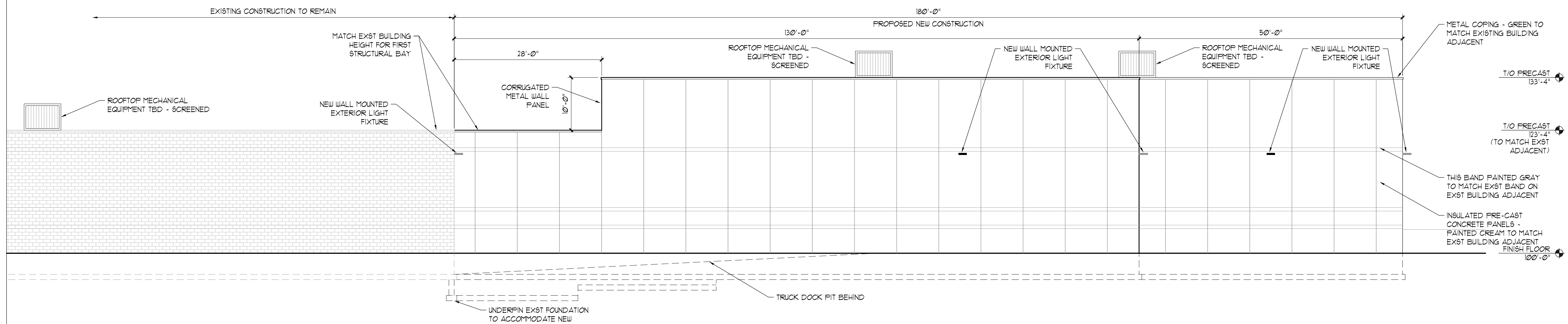
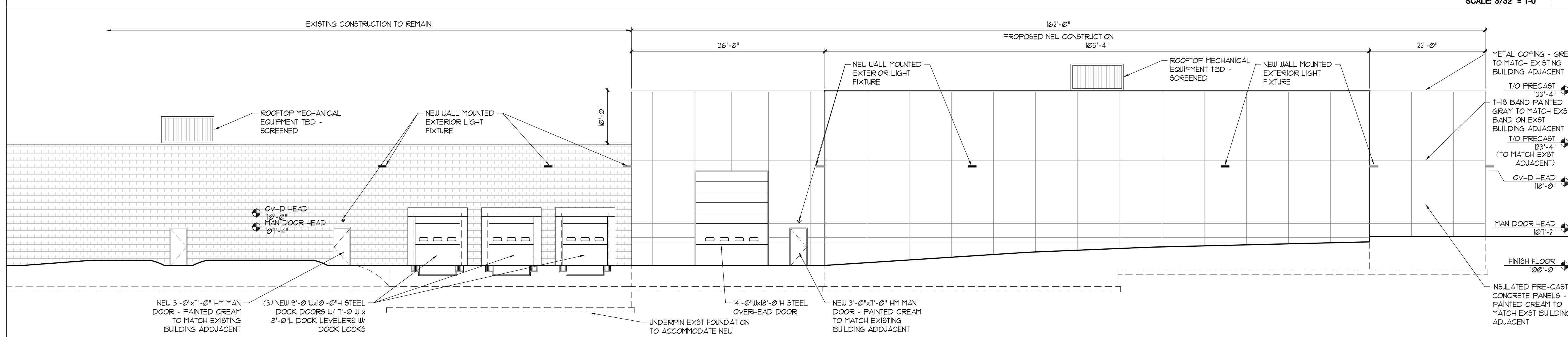
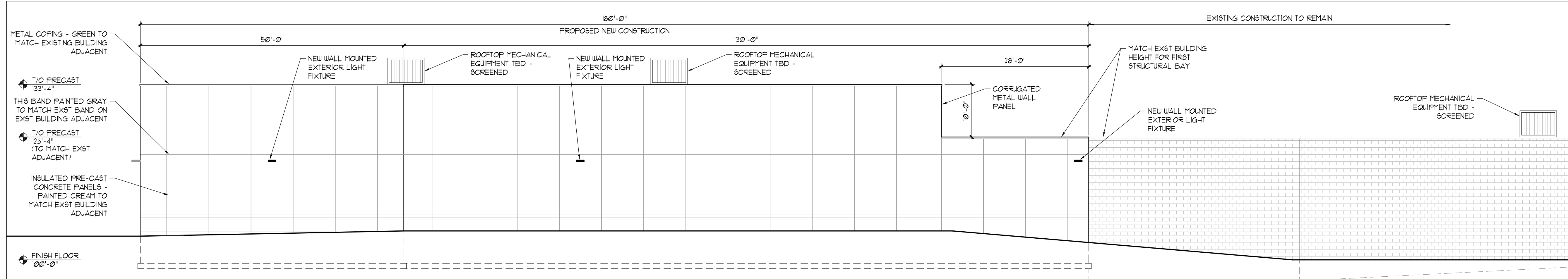
ENLARGED & PARTIAL 2ND FLR. FLOOR PLAN (PHASE II)
SCALE: 1/8" = 1'-0" 1

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<p>Proposed Building Addition For: Metal-Era 1600 Airport Rd. City of Waukesha, WI 53188</p>		<p>Project</p>
<p>REV. #</p>	<p>REV. DATE</p>	<p>DESCRIPTION</p>
<p>1</p>	<p>04/10/17</p>	<p>Plan Commission Submission</p>
<p>Drawing Title:</p> <p>(PHASE II) ENLARGED & PARTIAL 2ND FLR. FLOOR PLAN</p>		<p>THIS BOX IS 1/2" x 1/2"</p>
<p>Date:</p>	<p>04/10/17</p>	<p>WHC</p>
<p>Scale:</p>	<p>1/8"=1'-0"</p>	<p>17-018</p>
<p>Drawn:</p>	<p>WHC</p>	<p>A1.4</p>
<p>Job:</p>	<p>17-018</p>	
<p>Sheet:</p>		



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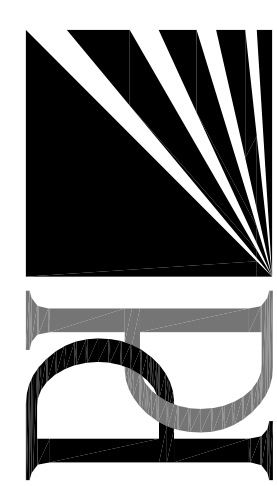
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REV. #	REV. DATE	DESCRIPTION
-	04/10/17	Plan Commission Submission
-		WHC

Proposed Building Addition For:
Metal-Era
 1600 Airport Rd.
 City of Waukesha, WI 53188

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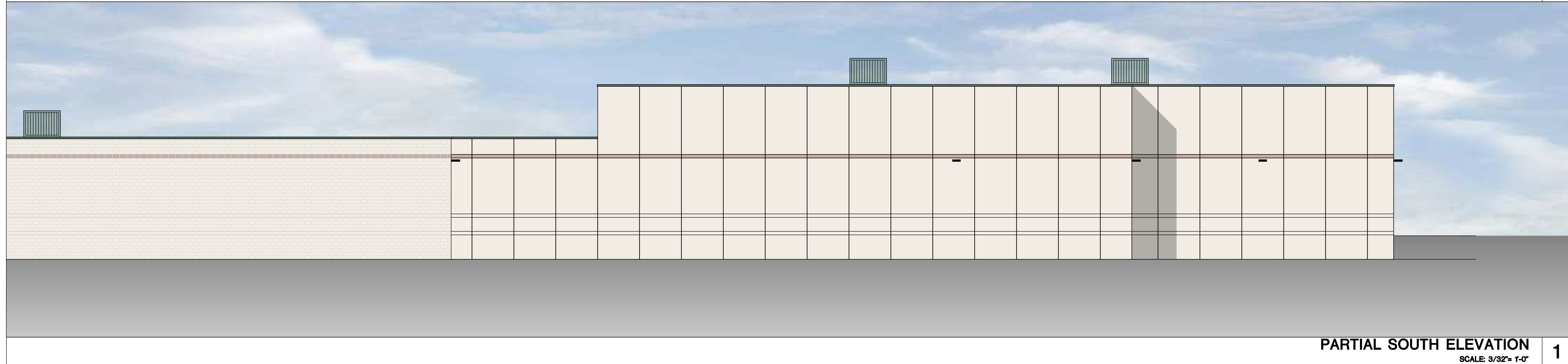


Drawing Title:
(PHASE II) EXTERIOR & PARTIAL BUILDING ELEVATIONS

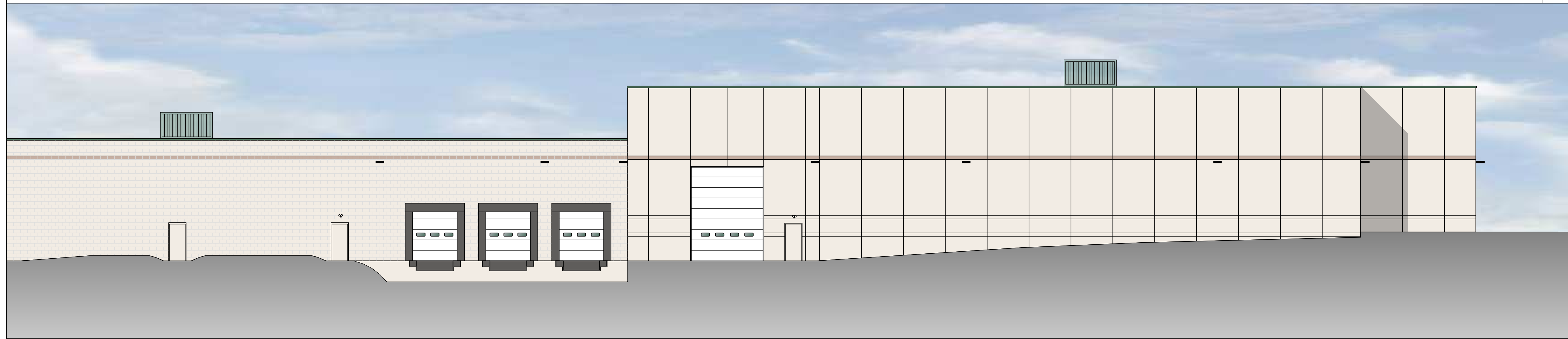
Date: 04/10/17
 Scale: 3/32" = 1'-0"
 Drawn: WHC
 Job: 17-018
 Sheet:

A2.1

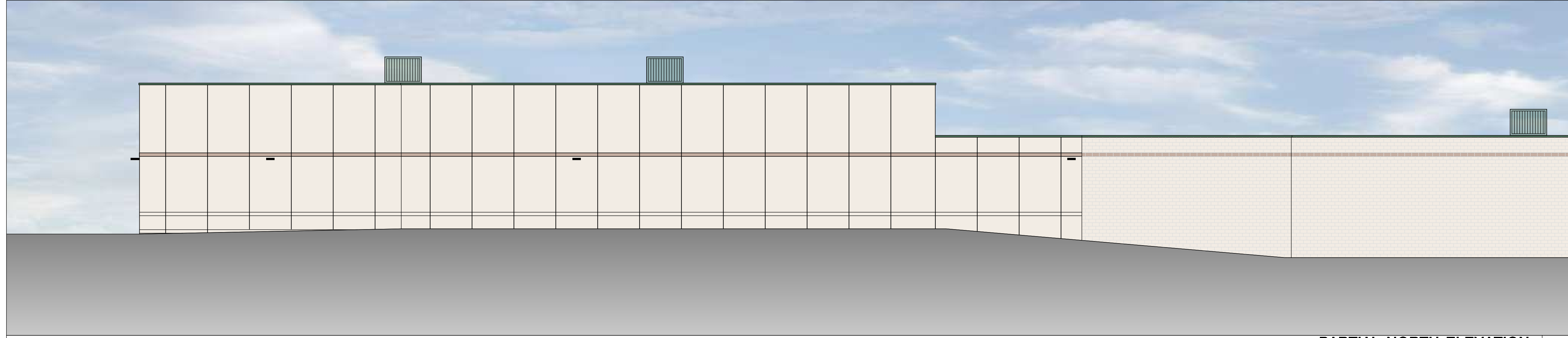
THIS BOX IS 1/2" x 1/2"



PARTIAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0" 1



PARTIAL EAST ELEVATION
SCALE: 3/32" = 1'-0" 2



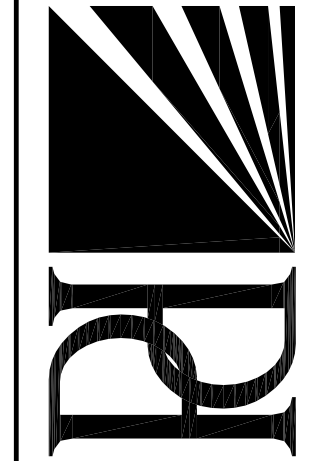
PARTIAL NORTH ELEVATION
SCALE: 3/32" = 1'-0" 3

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Date: 04/10/17
Scale: NOTED
Drawn: WHC
Job: 17-018
Sheet: R2.1



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Proposed Building Addition For:
Metal-Era
1600 Airport Rd.
City of Waukesha, WI 53188

REV. #	REV. DATE	DESCRIPTION	REV. BY:
1	04/10/17	Plan Commission Submission	WHC

THIS BOX IS 1/2" x 1/2"