



CONCEPTUAL SITE PLAN - SEE CIVIL AND LANDSCAPE FOR ACTUAL DESIGN AND MATERIAL CALLOUTS

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SHEET INDEX

LEGAL DESCRIPTION

PARCEL 1:
All that part of the Southwest 1/4 of Section 11, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Section 11; thence North 0° 03' 15" West along the West line of said Section 11, 280.02 feet; thence North 88° 30' 30" East, 33.02 feet to the East right-of-way line of South East Avenue (C.T.H. "F"); said point being the point of beginning of the lands herein to be described; thence continuing North 88° 30' 30" East, 140.00 feet; thence South 0° 03' 15" West, 220.00 feet to the North right-of-way line of Sunset Drive (C.T.H. "A"); thence North 88° 30' 30" East along said North right-of-way line, 828.00 feet; thence North 0° 03' 15" West, 992.06 feet to the former South line of the City of Waukesha School property; thence South 88° 19' 04" West along said South line and South line extended, 968.08 feet to the East right-of-way line of South East Avenue (C.T.H. "F"); thence South 0° 03' 15" East along said East right-of-way line 338.98 feet to the point of beginning.

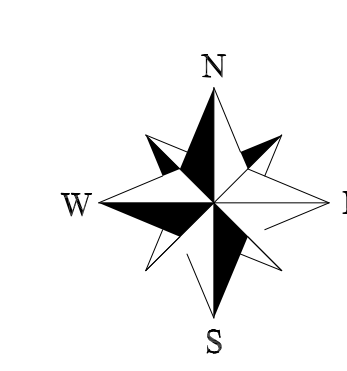
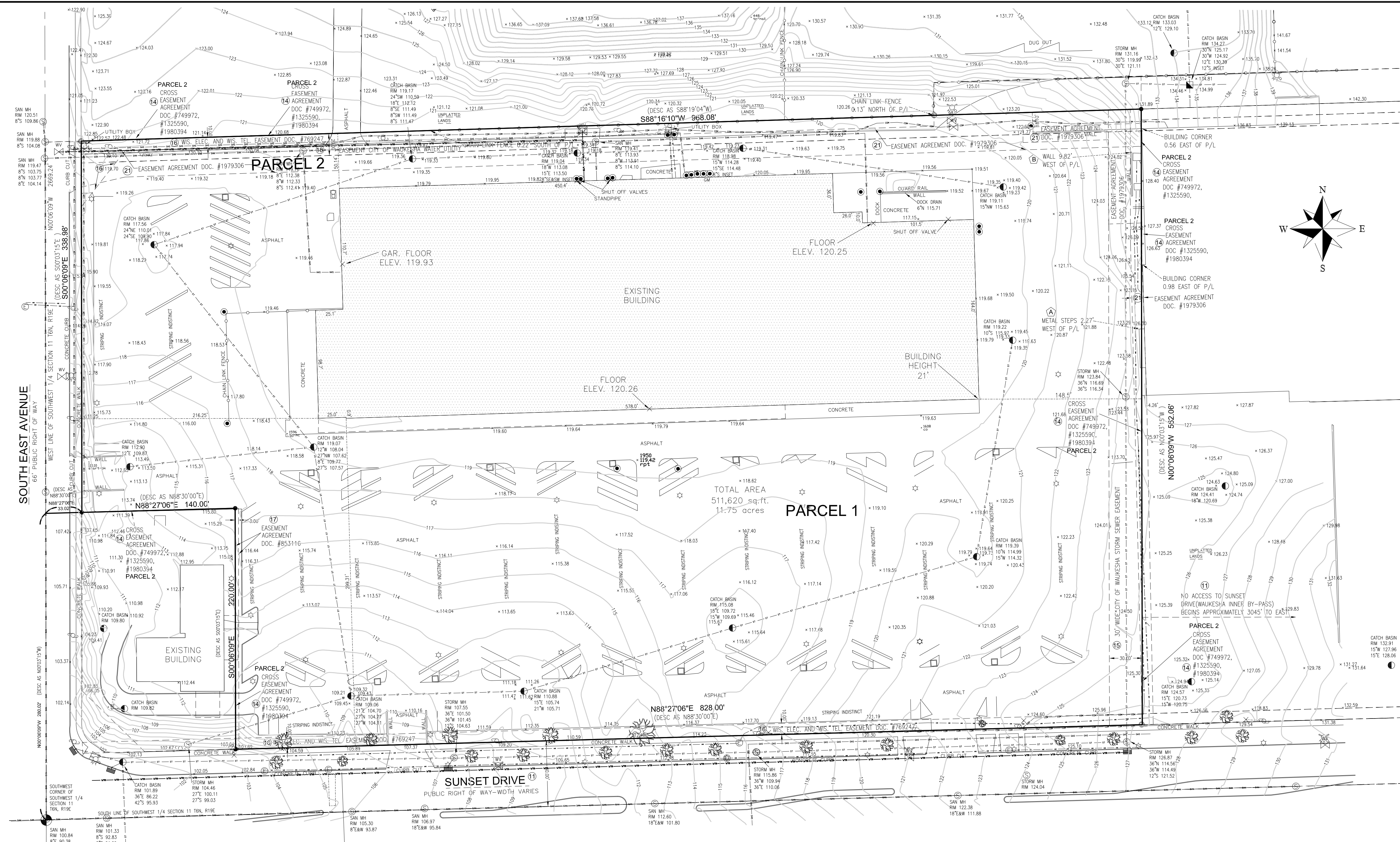
PARCEL 2:
Non-exclusive easement for the benefit of Parcel 1, created by cross easement agreement entered into by and between W. T. Corporation, a Wisconsin corporation, and Marion August, as Trustee of Trust No. 108, dated August 4, 1969 and recorded October 22, 1969 in Volume 1175 of Deeds on Page 644, as Document No. 749972, as amended by Document No. 1142201 and Document No. 1325590 and Document No. 1979306 and Document No. 1980394, for ingress and egress as provided for therein.

Address: 120 E. Sunset Drive, Waukesha, WI
Tax Key No: WAKC 1339.972

- Note 1:** The property hereon described is the same as the pertinent property as described in First American Title Insurance Company, Commitment No.: NCS-611467-MKE, Commitment Date: May 30, 2013.
- Note 2:** Survey closure meets 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors.
- Note 3:** The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

ITEMS CORRESPONDING TO SCHEDULE B

- Access restrictions set forth in Award of Damages recorded on November 20, 1962, in Volume 933, Page 119, as Document No. 577472.
- Terms, provisions, conditions and restrictions set forth in Cross Easement Agreement dated August 4, 1969 and recorded on October 22, 1969, in Volume 1175, Page 644, as Document No. 749972.
Amendment to Cross Easement Agreement dated November 13, 1985 and recorded on December 17, 1985, in Reel 722, Image 912, as Document No. 1325590.
Amendment to Cross Easement Agreement dated July 1, 1994 and recorded on July 14, 1994, in Reel 1962, Image 733, as Document No. 1980394.
- Easement granted to the City of Waukesha for construction and maintenance of a storm sewer set forth in instrument dated March 10, 1970 and recorded on April 10, 1970, in Volume 1168, Page 452, as Document No. 758237.
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by instrument recorded on September 17, 1970, in Volume 1205, Page 269, as Document No. 769247.
- Terms and provisions of Easement Agreement dated March 21, 1973 and recorded on June 11, 1973, in Reel 42, Image 1089, as Document No. 853116.
- Easement granted to the City of Waukesha Water Utility by instrument dated September 7, 1979 and recorded on October 12, 1979, in Reel 382, Image 651, as Document No. 1110097.
- Easement granted to Wisconsin Electric Power Company by instrument dated October 22, 1979 and recorded on November 21, 1979, in Reel 388, Image 426, as Document No. 1114257. (Does not affect site.)
- Terms, provisions and conditions set forth in Cross Parking Agreement dated April 25, 1980 by and between W. T. Corporation, Wienn Properties, Massachusetts Mutual Life Insurance Company and K Mart Corporation, recorded on October 29, 1980, in Reel 429, Image 997, as Document No. 1142201. (General in Nature, Cannot be Plotted.)
- Term, provisions, conditions and easements set forth in Easement Agreement dated June 29, 1994 by and between W. T. Corporation, Wienn Properties and K Mart Corporation, recorded on July 12, 1995, in Reel 1960, Image 1144, as Document No. 1979306.



LEGEND

- - DENOTES FOUND IRON PIPE
- - DENOTES SET IRON STAKE
- ⊗ - DENOTES WATER VALVE
- ⊕ - DENOTES CATCH BASIN
- ⊙ - DENOTES HYDRANT
- ⊖ - DENOTES SEWER MANHOLE
- ⊗ - DENOTES GAS METER
- ⊙ - DENOTES BOLLARD
- ⊙ - DENOTES CATCH BASIN
- ⊙ - DENOTES ELECTRIC MANHOLE
- ⊙ - DENOTES LIGHT POLE
- ⊙ - DENOTES GAS VALVE
- ⊙ - DENOTES UTILITY POLE
- ⊙ - DENOTES SIGN
- ⊙ - DENOTES COMMUNICATION MANHOLE
- ⊙ - DENOTES SCHEDULE B ITEM
- ⊙ - DENOTES ENCROACHMENT ITEM

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

STATEMENT OF ENCROACHMENTS

- Ⓐ METAL STEPS ON EAST PROPERTY LINE.
- Ⓑ WALL ON EAST PROPERTY LINE.

PARKING NOTE

STRIPING IS FADED AND NOT WELL DEFINED.

ZONING DATA

B-5 (PUD), Community Business District

Building Height: Subject to paragraph (4) of Chapter 22.37 of the City of Waukesha Code, no principal building or parts of a principal building shall exceed 55 feet in height. No accessory building shall exceed 15 feet in height.

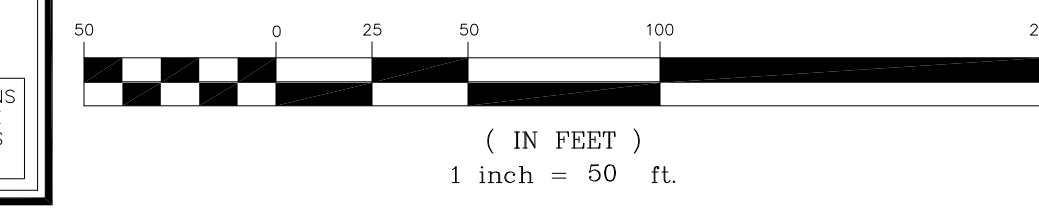
Area: Lots shall have a minimum area of 10,000 square feet and shall be not less than 75 feet in width.

Setbacks:
Front: 50 feet minimum from right-of-ways of all streets
Side: Not less than 10 feet on each side of all buildings
Rear: Not less than 25 feet.

PUD: The restrictions on lot area, lot width, building height, setbacks, and yard may be reduced or increased if the property is part of a Planned Unit Development Overlay District in accordance with Section 22.52.

(Source: City of Waukesha, Dept. City Planner, 262-524-3750; www.ci.waukesha.wi.us)

GRAPHIC SCALE



- NOTES:**
- THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. EARTH MOVING WORK HAS NOT BEEN DONE RECENTLY.
 - THERE ARE NO KNOWN CHANGES IN RIGHT OF WAY OR EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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

MEMBER

DIGGERS HOTLINE

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

WISCONSIN STATUTE 182.075 (1974) REQUIRES MIN. 3 WORK DAY NOTICE BEFORE YOU EXCAVATE

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

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				DRAWN BY DW	DATE 6/17/13
				APPROVED BY	DATE
	CADFILE			AREF	
				LMAN	

ALTA/ACSM LAND TITLE SURVEY
120 EAST SUNSET DRIVE
VACANT COMMERCIAL BUILDING
WAUKESHA, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

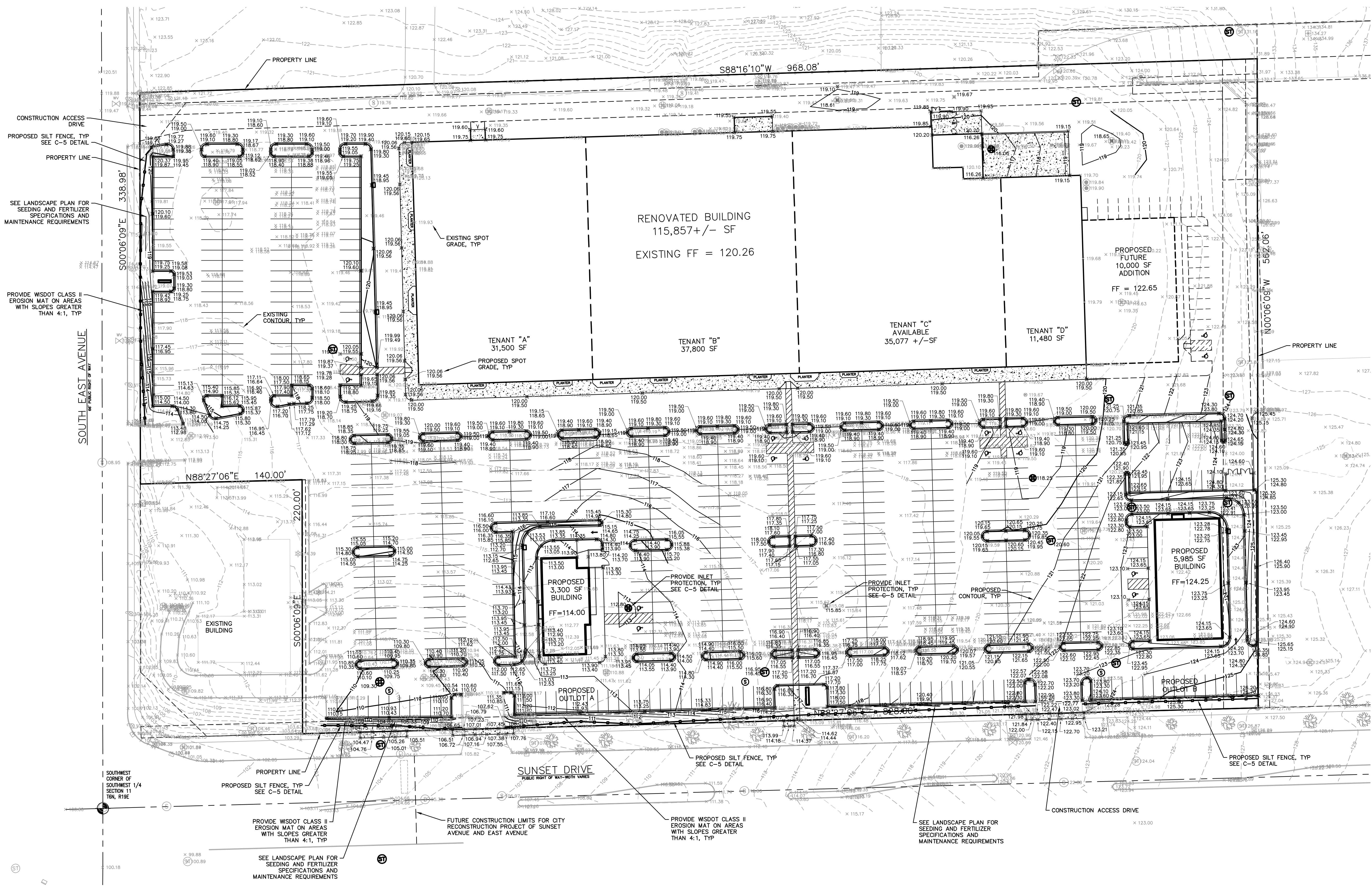
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KEY ENGINEERING GROUP LTD.

735 NORTH WATER STREET, SUITE 1000
MILWAUKEE, WI 53202
414.224.8300 (cell) 414.224.8383 (fax)

KEY PROJECT NUMBER	2304010
PROJECT SCALE	1" = 50'
SHEET NUMBER	C-1

- NOTES:
- 1) ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
 - 2) IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE TREATED USING SEDIMENT BASINS AND/OR PORTABLE SEDIMENT TANKS. ALL DEWATERING ACTIVITIES SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 - 3) CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION. SITE WATERING AND MULCH CAN ALSO BE USED TO REDUCE DUST ON THE SITE.
 - 4) AT THE END OF EACH WORKDAY, ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL ORIGINATING FROM THE SITE SHALL BE CLEANED UP. FLUSHING IS NOT PERMITTED UNLESS TREATED PRIOR TO DISCHARGE FROM THE SITE.
 - 5) ALL AREAS OF FINAL GRADING SHALL BE STABILIZED WITHIN 7 DAYS.
 - 6) ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER A RAINFALL EVENT OF 0.5 INCH OR MORE. ALL MAINTENANCE SHALL BE COMPLETED IMMEDIATELY.



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
1	CHANGES TO PLANS PER CITY COMMENTS ON 08-16-13	9-10-13	RCM	RCM	07/31/13
				RCM	07/31/13
			SAO	RCM	07/31/13
				CADFILE	
				AREF	
				LMAN	

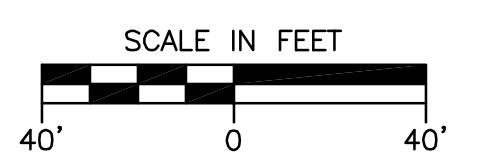
GRADING AND EROSION CONTROL PLAN
120 EAST SUNSET DRIVE
ENDEAVOUR CORP.
WAUKESHA, WISCONSIN

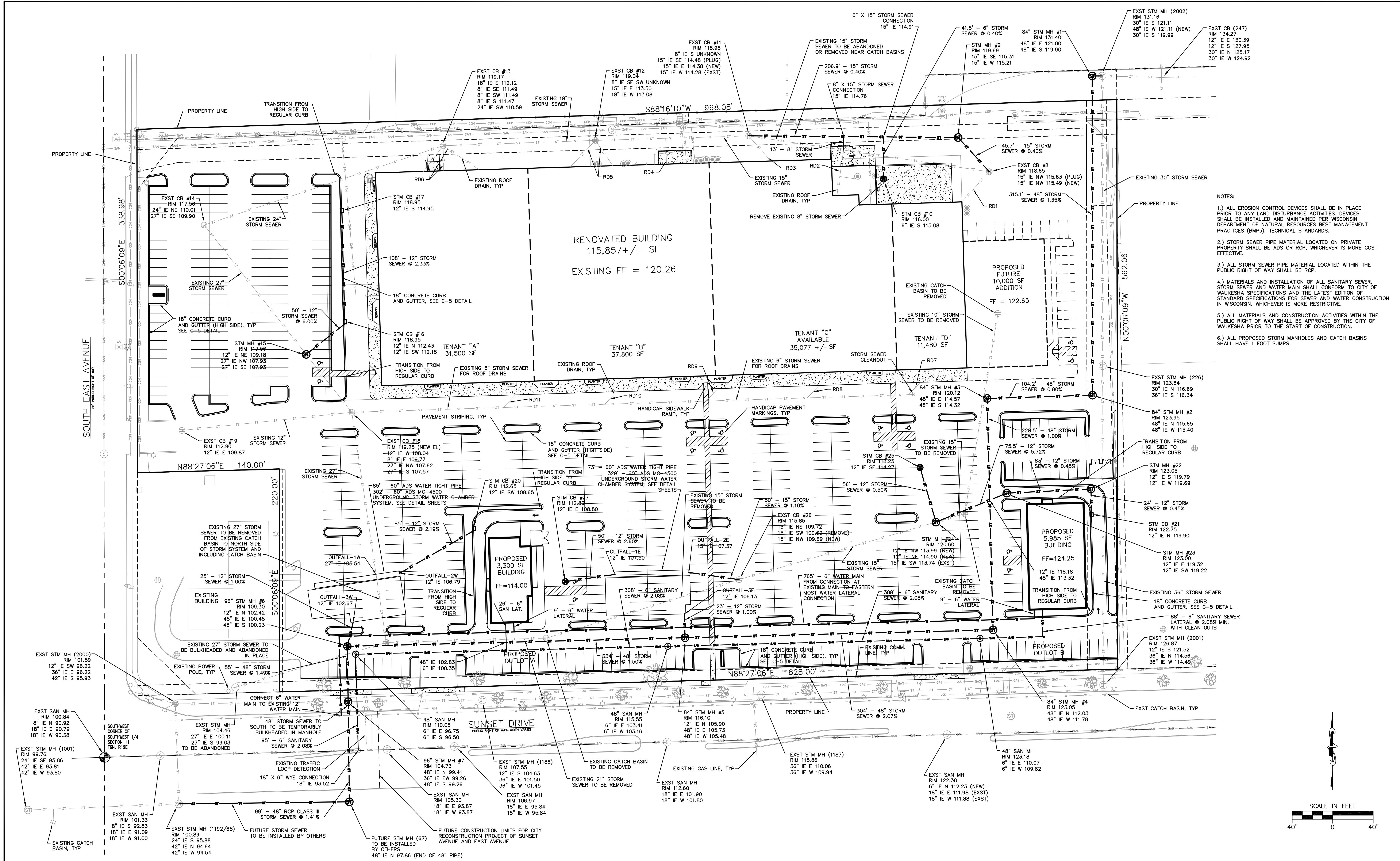
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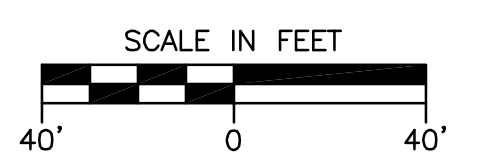


KEY PROJECT NUMBER	2304010
PROJECT SCALE	1" = 40'
SHEET NUMBER	C-2





- NOTES:
- 1.) ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
 - 2.) STORM SEWER PIPE MATERIAL LOCATED ON PRIVATE PROPERTY SHALL BE ADS OR RCP, WHICHEVER IS MORE COST EFFECTIVE.
 - 3.) ALL STORM SEWER PIPE MATERIAL LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RCP.
 - 4.) MATERIALS AND INSTALLATION OF ALL SANITARY SEWER, STORM SEWER AND WATER MAIN SHALL CONFORM TO CITY OF WAUKESHA SPECIFICATIONS AND THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WHICHEVER IS MORE RESTRICTIVE.
 - 5.) ALL MATERIALS AND CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE CITY OF WAUKESHA PRIOR TO THE START OF CONSTRUCTION.
 - 6.) ALL PROPOSED STORM MANHOLES AND CATCH BASINS SHALL HAVE 1 FOOT SLOPE.



REVISION NO.	DESCRIPTION	DATE	BY
1	CHANGES TO PLANS PER CITY COMMENTS ON 08-16-13	9-10-13	RCM

DESIGNED BY	DATE
RCM	07/31/13
DRAWN BY	DATE
RCM	07/31/13
APPROVED BY	DATE
SAO	07/31/13

CADFILE	DATE
WRF	
LMAN	

PAVING AND UTILITY PLAN
120 EAST SUNSET DRIVE
ENDEAVOUR CORP.
WAUKESHA, WISCONSIN




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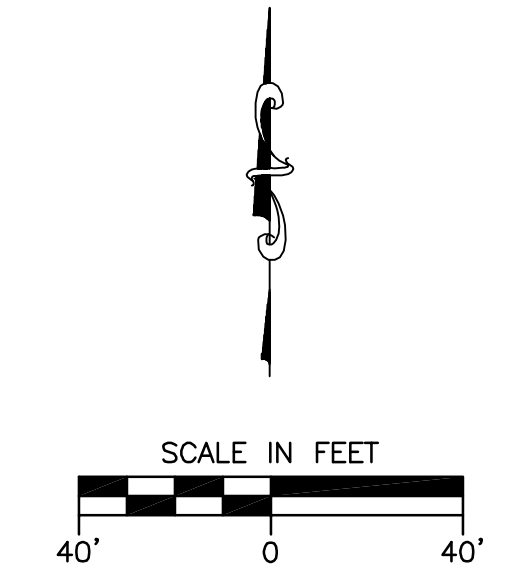
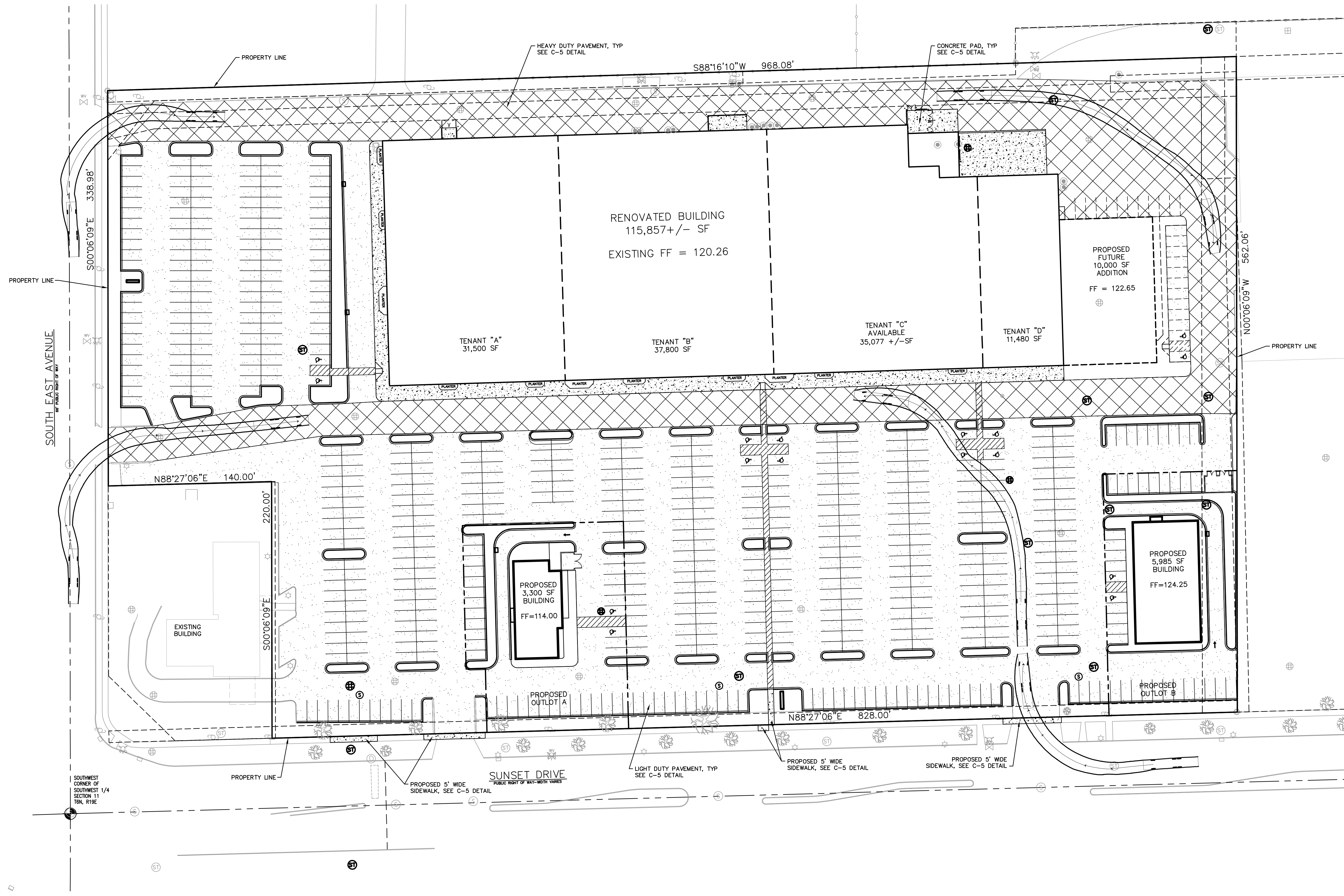
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735 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53202
 414.224.8300 (cell) - 414.224.8383 (fax)

KEY PROJECT NUMBER	2304010
PROJECT SCALE	1" = 40'
SHEET NUMBER	C-3

- NOTES:
- 1.) ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
 - 2.) ALL MATERIALS AND CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE CITY OF WAUKESHA PRIOR TO THE START OF CONSTRUCTION.

-  CONCRETE PAD AND CONCRETE SIDEWALK
-  LIGHT DUTY PAVEMENT
-  HEAVY DUTY PAVEMENT



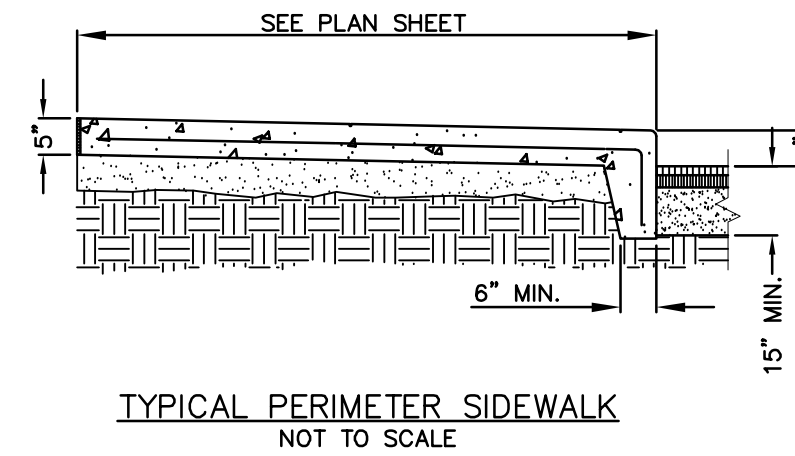
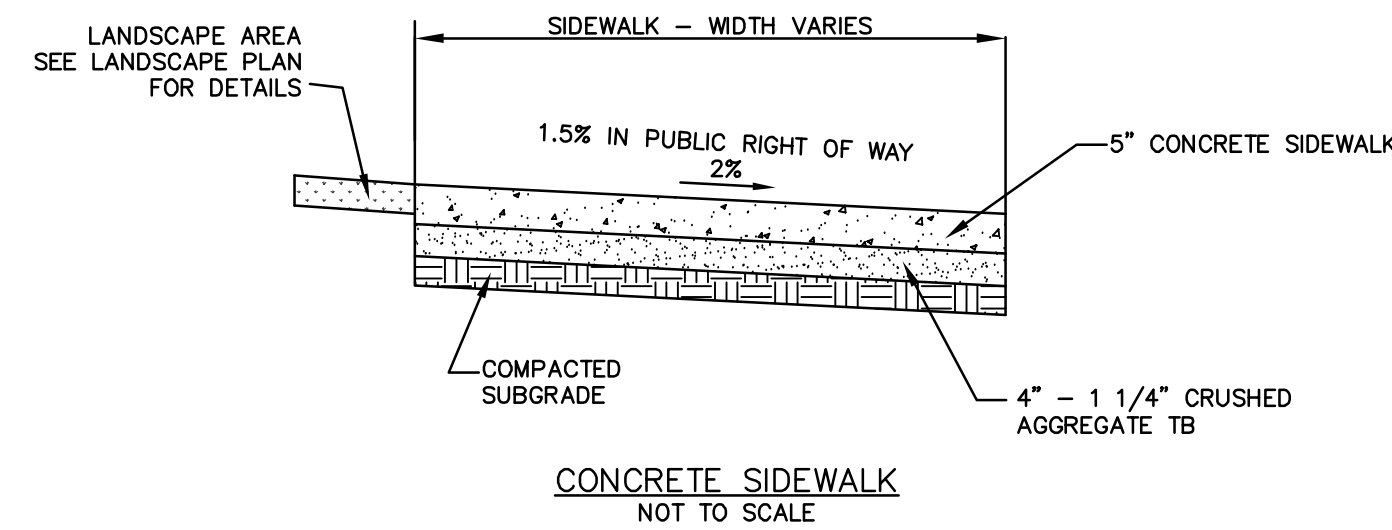
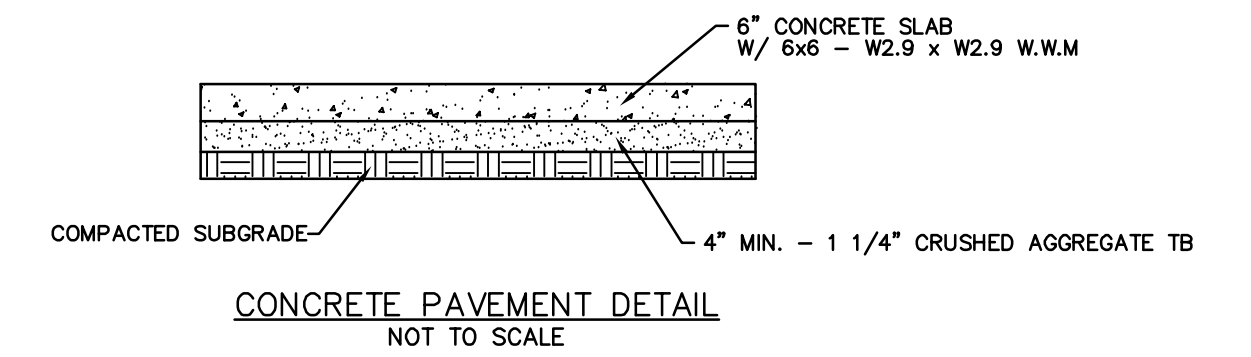
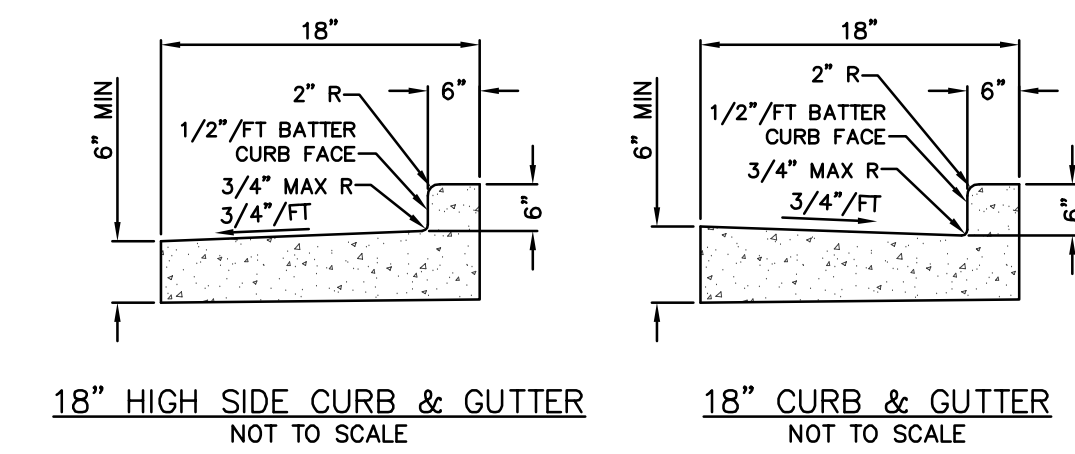
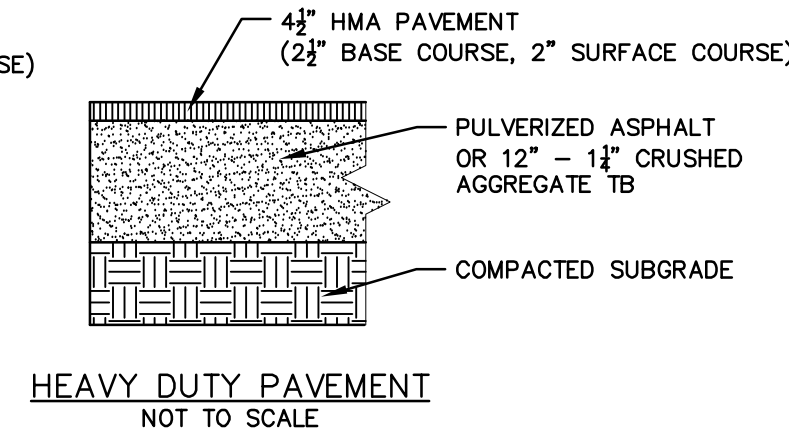
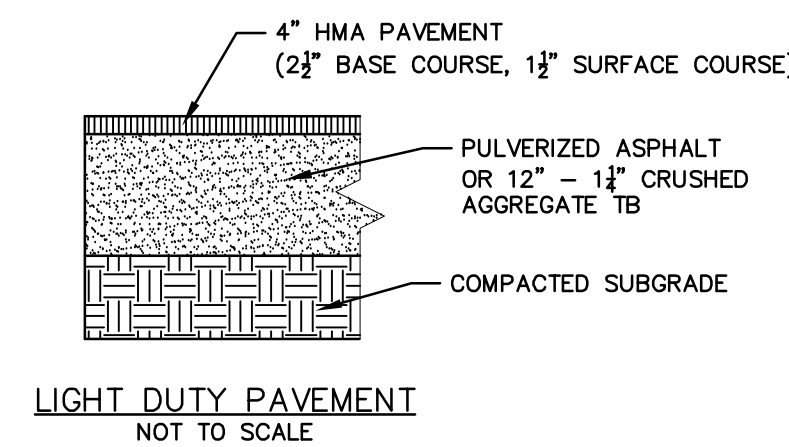
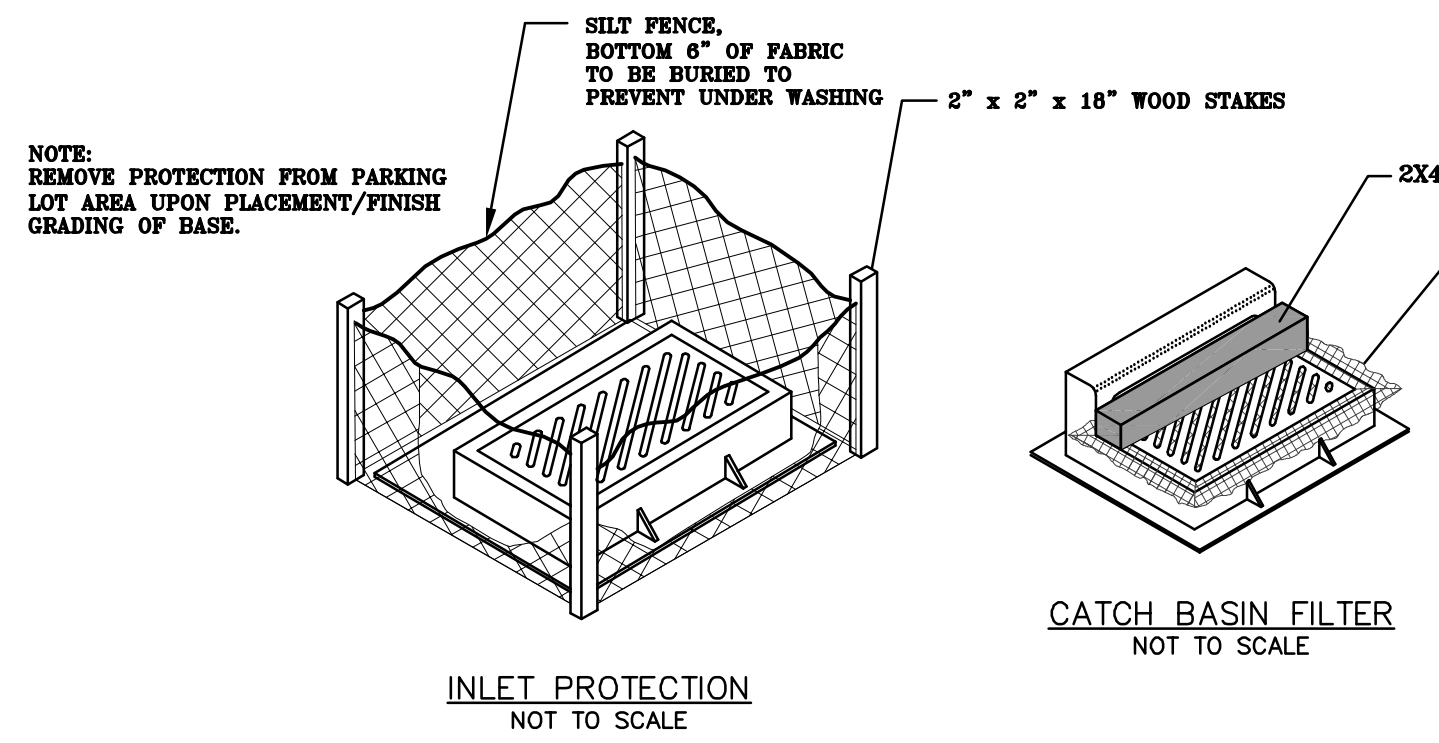
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				RCM	07/31/13
				SAO	07/31/13
				CADFILE	
				JREF	
				LMAN	

PAVEMENT PLAN
120 EAST SUNSET DRIVE
ENDEAVOUR CORP.
WAUKESHA, WISCONSIN

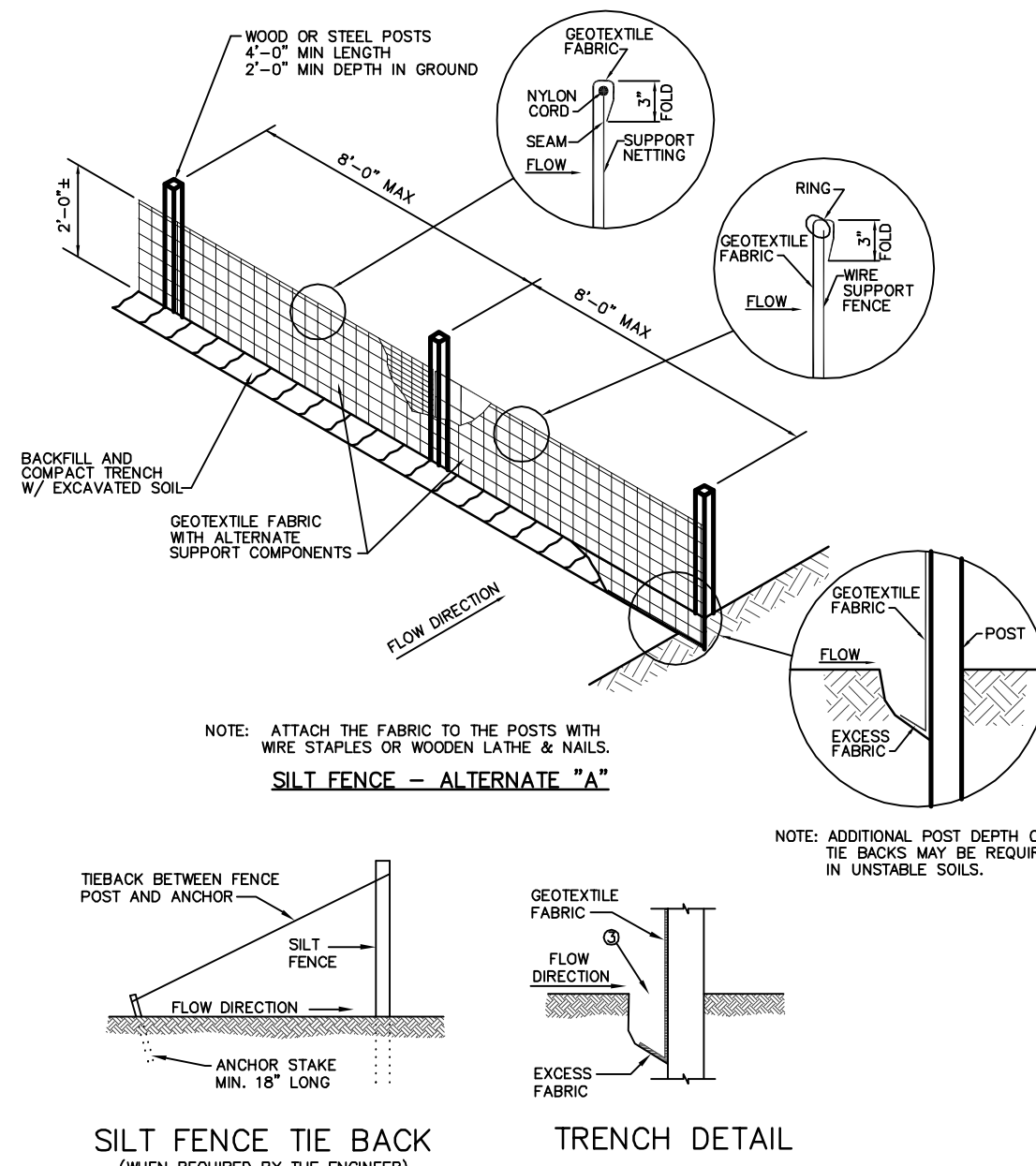
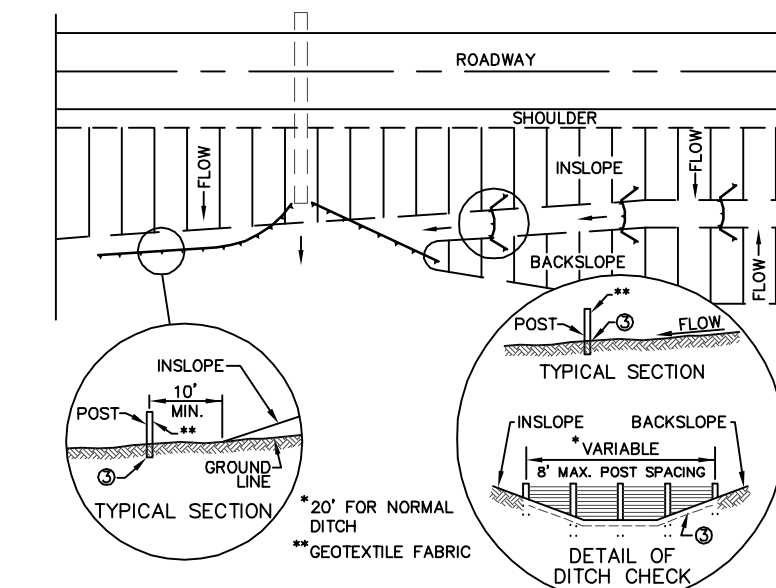
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KEY PROJECT NUMBER	2304010
PROJECT SCALE	1" = 40'
SHEET NUMBER	C-4



SILT FENCE GENERAL NOTES:
 DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
 WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
 1. CROSS BRACE WITH 2\"/>



SILT FENCE INSTALLATION DETAIL
NOT TO SCALE

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
1	CHANGES TO PLANS PER CITY COMMENTS ON 08-16-13	9-10-13	RCM	RCM	07/31/13
				DRAWN BY	DATE
				RCM	07/31/13
				APPROVED BY	DATE
				SAO	07/31/13
				CADFILE	
				JREF	
				LMAN	

STANDARD DETAILS
 120 EAST SUNSET DRIVE
 ENDEAVOUR CORP.
 WAUKESHA, WISCONSIN

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



KEY PROJECT NUMBER
2304010
PROJECT SCALE
NOT TO SCALE
SHEET NUMBER
C-5

PROJECT INFORMATION	
ENGINEERED BY:	MARK SCHOLLE
PRODUCT MANAGER:	MARK SCHOLLE@ADS-PIPE.COM
ADS SALES REP:	CHUCK DODGE
PROJECT NO.:	40165



KMART (PIPE DETAILS)

WAUKESHA, WISCONSIN

ADS RETENTION/DETENTION PIPE SYSTEM SPECIFICATION

SCOPE
THIS SPECIFICATION DESCRIBES ADS RETENTION/DETENTION PIPE SYSTEMS FOR USE IN NON-PRESSURE GRAVITY-FLOW STORM WATER COLLECTION SYSTEMS UTILIZING A CONTINUOUS OUTFALL STRUCTURE.

PIPE REQUIREMENTS
ADS RETENTION/DETENTION SYSTEMS MAY UTILIZE ANY OF THE VARIOUS PIPE PRODUCTS BELOW:
 • N-12" WTIB PIPE (PER AASHTO) SHALL MEET AASHTO M 234, TYPE S OR ASTM F2306
 • N-12" WTIB PIPE (PER ASTM F2348) SHALL MEET ASTM F2348
 • N-12" MEGA GREEN WTIB SHALL MEET ASTM F2348

ALL PRODUCTS SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. ALL STIB PIPE PRODUCTS ARE AVAILABLE AS PERFORATED OR NON-PERFORATED. WTIB PIPE PRODUCTS ARE ONLY AVAILABLE AS NON-PERFORATED. PRODUCT-SPECIFIC PIPE SPECIFICATIONS ARE AVAILABLE IN THE DRAINAGE HANDBOOK SECTION 1 "SPECIFICATIONS".

JOINT PERFORMANCE
WATERTIGHT (WTIB):
WTIB PIPE SHALL BE JOINED USING A BELL AND SPIGOT JOINT. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D2321. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. 12-60 INCH (300-1500 mm) DIAMETERS SHALL HAVE A BELL REINFORCED WITH A POLYMER COMPOSITE BAND. THE BELL TOLERANCE DEVICE SHALL BE INSTALLED BY THE MANUFACTURER.

PIPE AND FITTING CONNECTIONS SHALL BE WITH A BELL AND SPIGOT CONNECTION UTILIZING A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET. THE JOINT SHALL MEET THE WATER TIGHT REQUIREMENTS OF ASTM D2321, AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. DETENTION SYSTEMS ARE SUBJECT TO GREATER LEAKAGE THAN TYPICAL SINGLE RUN STORM SEWER APPLICATIONS AND THEREFORE ARE NOT APPROPRIATE FOR APPLICATIONS REQUIRING LONG-TERM FLUID CONTAINMENT OR HYDROSTATIC PRESSURE. FOR ADDITIONAL DETAILS REFER TO TECHNICAL NOTE 7.01 "RAINWATER HARVESTING WITH HDPE PIPE CISTERNS".

FITTINGS
FITTINGS SHALL CONFORM TO ASTM F2306 AND MEET JOINT PERFORMANCE INDICATED ABOVE FOR FITTINGS CONNECTIONS. CUSTOM FITTINGS ARE AVAILABLE AND MAY REQUIRE SPECIAL INSTALLATION CRITERION.

INSTALLATION
INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN NON-TRAFFIC AREAS FOR 12-60 INCH (300-1500 mm) DIAMETERS SHALL BE 1 FT (0.3 m). MINIMUM COVER IN TRAFFIC AREAS FOR 12-36 INCH (300-900 mm) DIAMETERS SHALL BE 1 FT (0.3 m) AND FOR 42-60 INCH (1050-1500 mm) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT (0.6 m). BACKFILL SHALL CONSIST OF CLASS I (COMPACTED) OR CLASS II (MINIMUM 90% SPD) MATERIAL, WITH THE EXCEPTION THAT 60 INCH (1500 mm) SYSTEMS SHALL USE CLASS I MATERIAL ONLY. MINIMUM COVER HEIGHTS DO NOT ACCOUNT FOR PIPE BUOYANCY. REFER TO ADS TECHNICAL NOTE 5.05 "PIPE FLOTATION" FOR BUOYANCY DESIGN CONSIDERATIONS. MAXIMUM COVER OVER SYSTEM USING STANDARD BACKFILL IS 8 FT (2.4 m). CONTACT A REPRESENTATIVE WHEN MAXIMUM FILL HEIGHT MAY BE EXCEEDED. ADDITIONAL INSTALLATION REQUIREMENTS ARE PROVIDED IN THE DRAINAGE HANDBOOK SECTION 8 "RETENTION/DETENTION".

ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

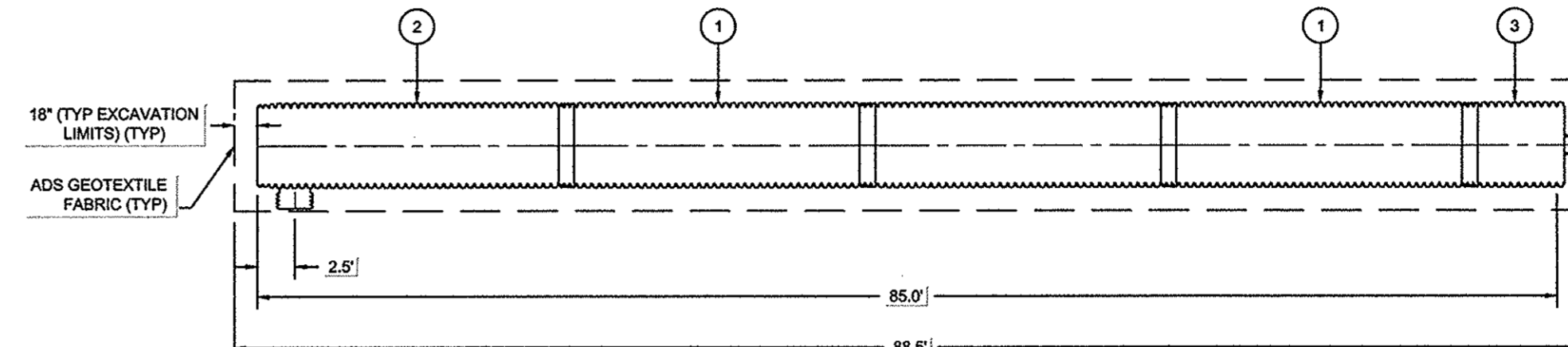
NOTES:

- 1) ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS, INLETS AND OUTLETS, SHALL BE VERIFIED BY THE ENGINEER PRIOR TO RELEASING FOR FABRICATION.
- 2) IN SITUATIONS WHERE A FINE-GRAINED BACKFILL MATERIAL IS USED ADJACENT TO THE PIPE SYSTEM, AND ESPECIALLY INVOLVING GROUND WATER CONDITIONS, CONSIDERATION SHOULD BE GIVEN TO THE USE OF GASKETED PIPE JOINTS. AT THE VERY LEAST THE PIPE JOINTS SHOULD BE WRAPPED IN A SUITABLE, NON-WOVEN GEOTEXTILE FABRIC TO PREVENT INFILTRATION OF FINES INTO THE PIPE SYSTEM.
- 3) CONSIDERATION FOR CONSTRUCTION EQUIPMENT LOADS MUST BE TAKEN INTO ACCOUNT.
- 4) ALL PIPE DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES.
- 5) ALL RISERS TO BE FIELD EXTENDED OR TRIMMED TO FINAL GRADE.

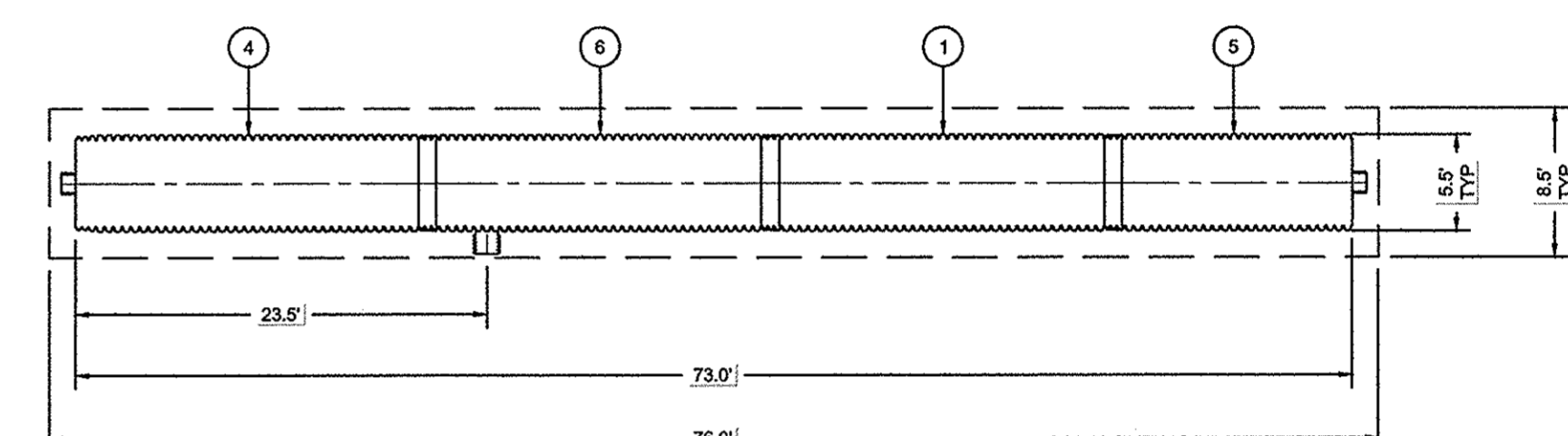
THE UNDERSIGNED HEREBY APPROVES THE ATTACHED PAGES.

CUSTOMER _____ DATE _____

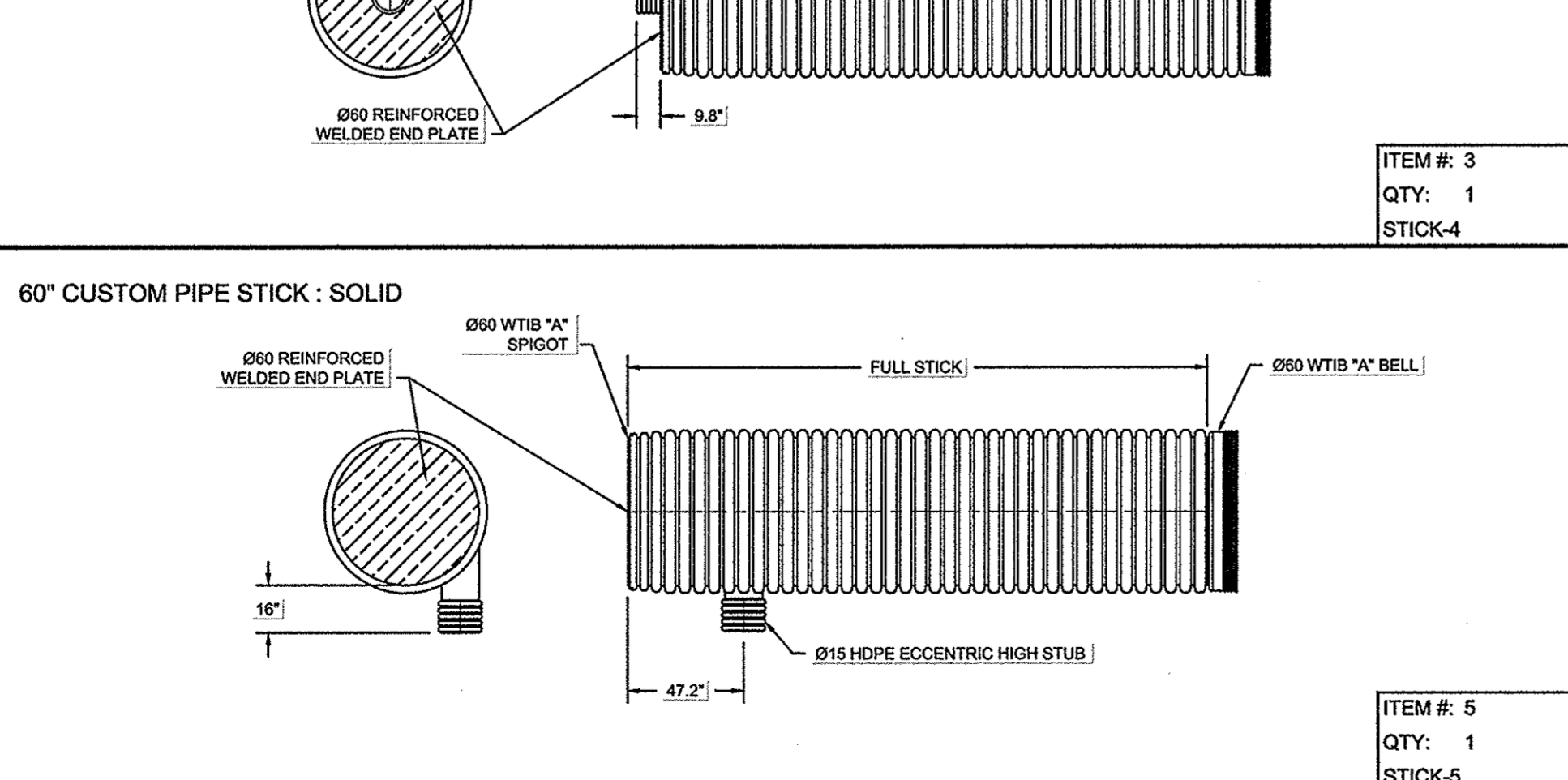
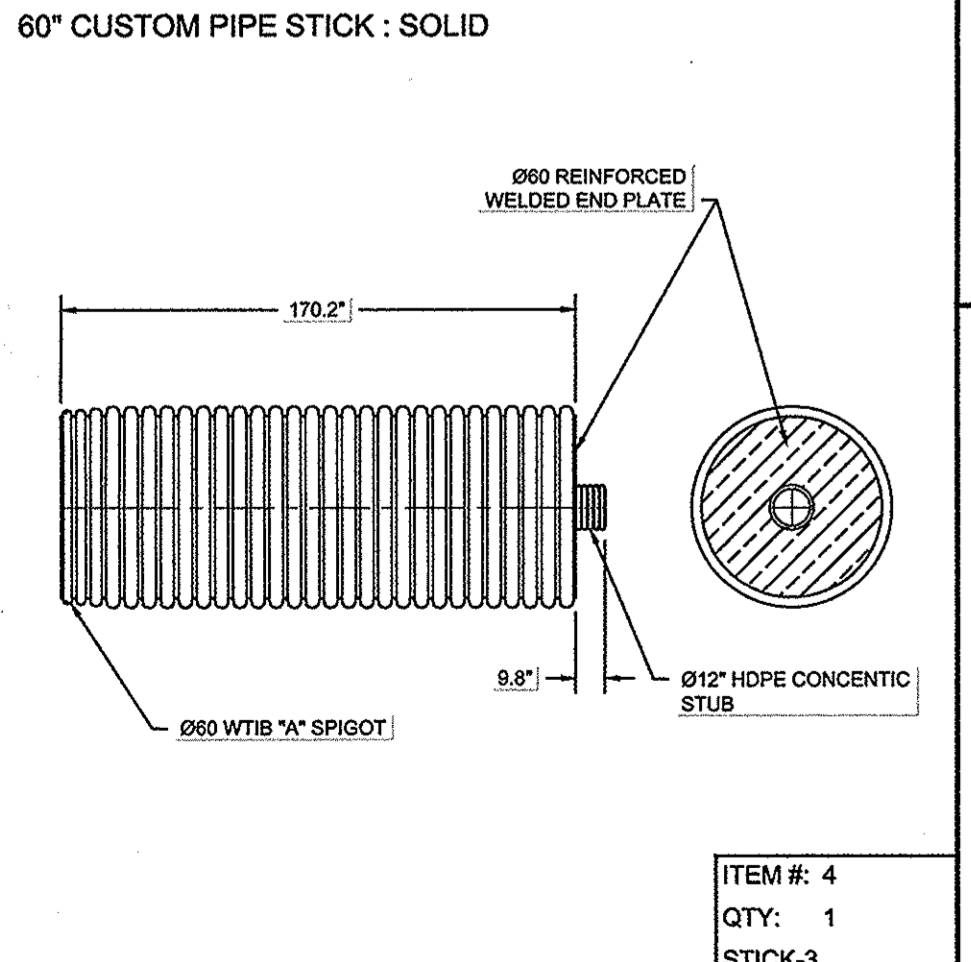
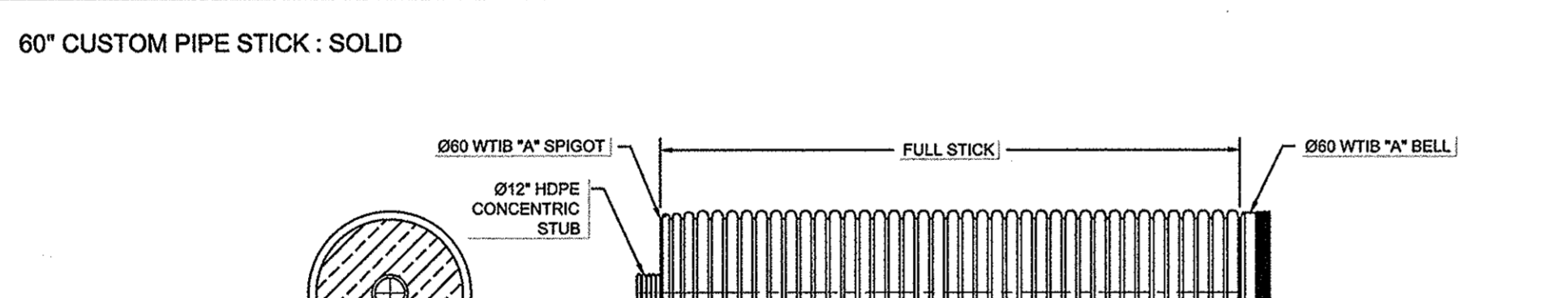
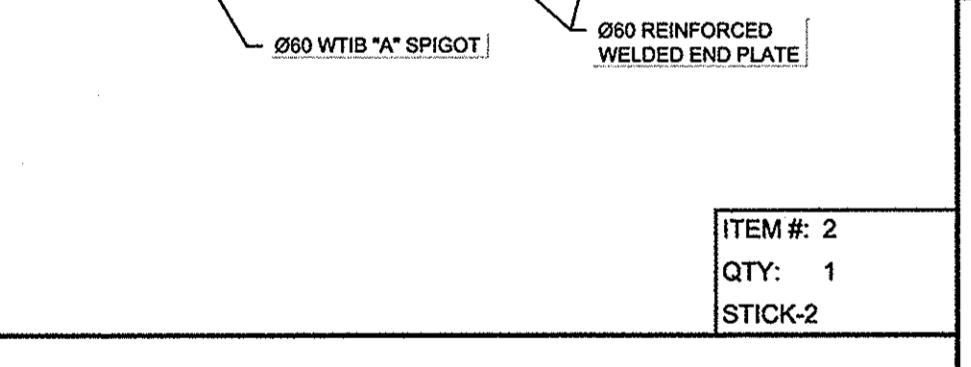
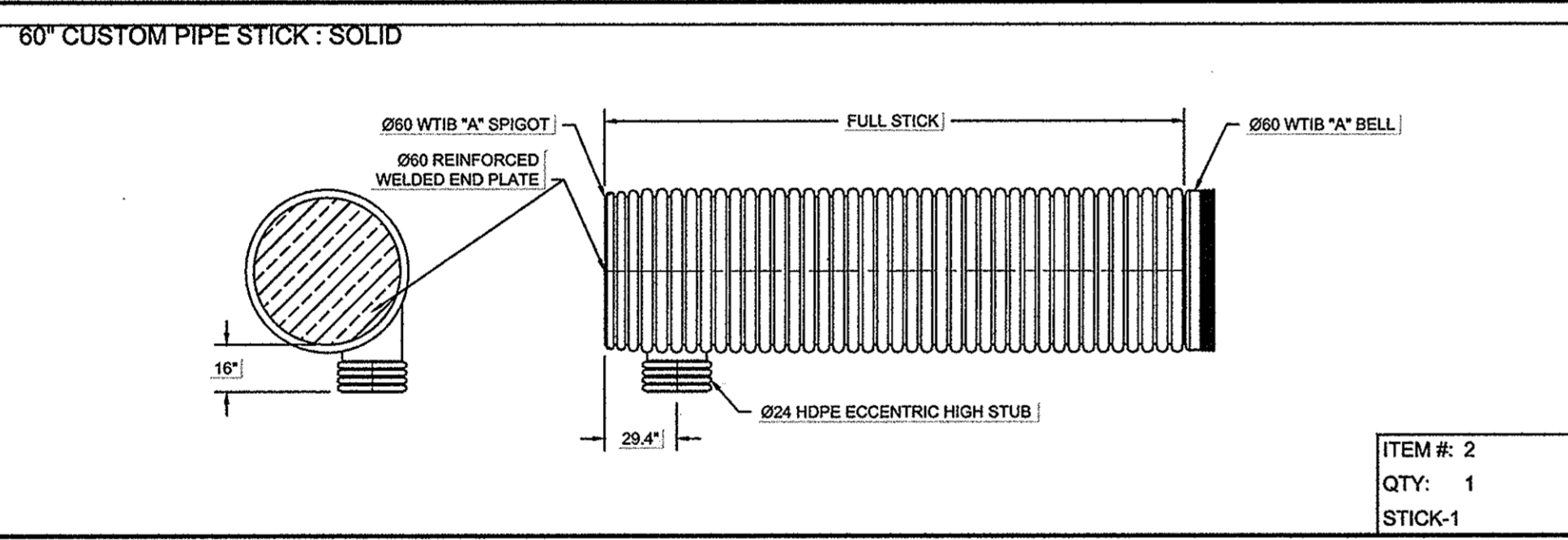
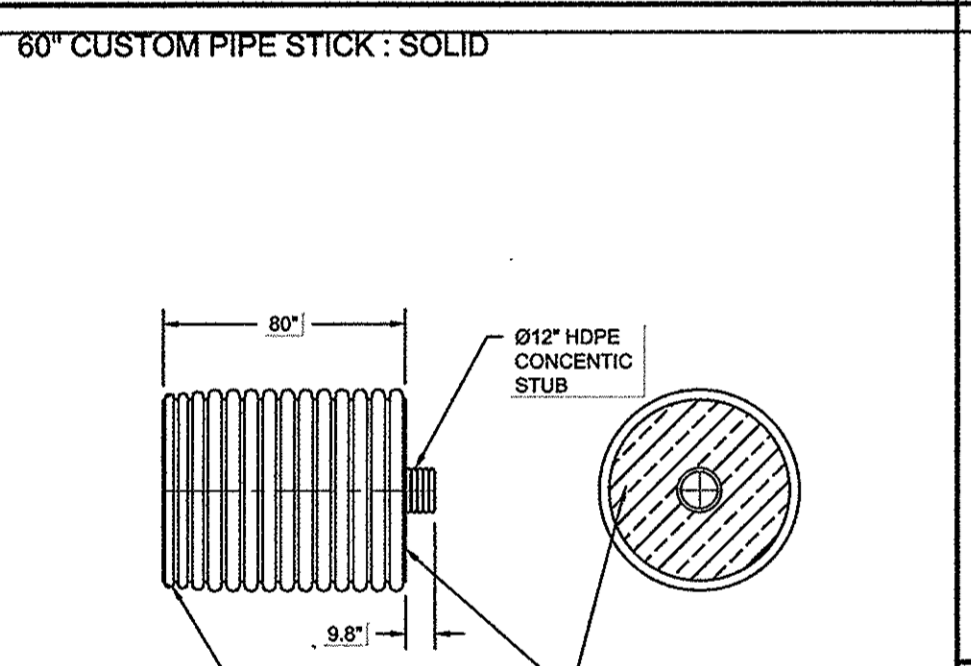
BILL OF MATERIALS						
*THE COMPONENTS AND QUANTITIES LISTED HEREIN ARE NOT INTENDED TO BE A COMPREHENSIVE MATERIAL LIST. EXTRA COMPONENTS, NOT LISTED HEREIN, MAY BE NECESSARY TO COMPLETE THE CONSTRUCTION OF THE SYSTEM.						
ITEM	QTY.	PART #	DESCRIPTION	MATERIAL	VENDOR	NOTE
1	4	60000009	60" PIPE STICK : SOLID	HDPE	ADS	WTIB
2	1	STICK-1	60" PIPE STICK : SOLID	HDPE	ADS	SEE DETAIL
3	1	STICK-2	60" PIPE STICK : SOLID	HDPE	ADS	SEE DETAIL
4	1	STICK-3	60" PIPE STICK : SOLID	HDPE	ADS	SEE DETAIL
5	1	STICK-4	60" PIPE STICK : SOLID	HDPE	ADS	SEE DETAIL
6	1	STICK-5	60" PIPE STICK : SOLID	HDPE	ADS	SEE DETAIL
7	1	TB0 BY ENGINEER	ADS GEOTEXTILE FABRIC	AS SPECIFIED	ADS	AS REQUIRED



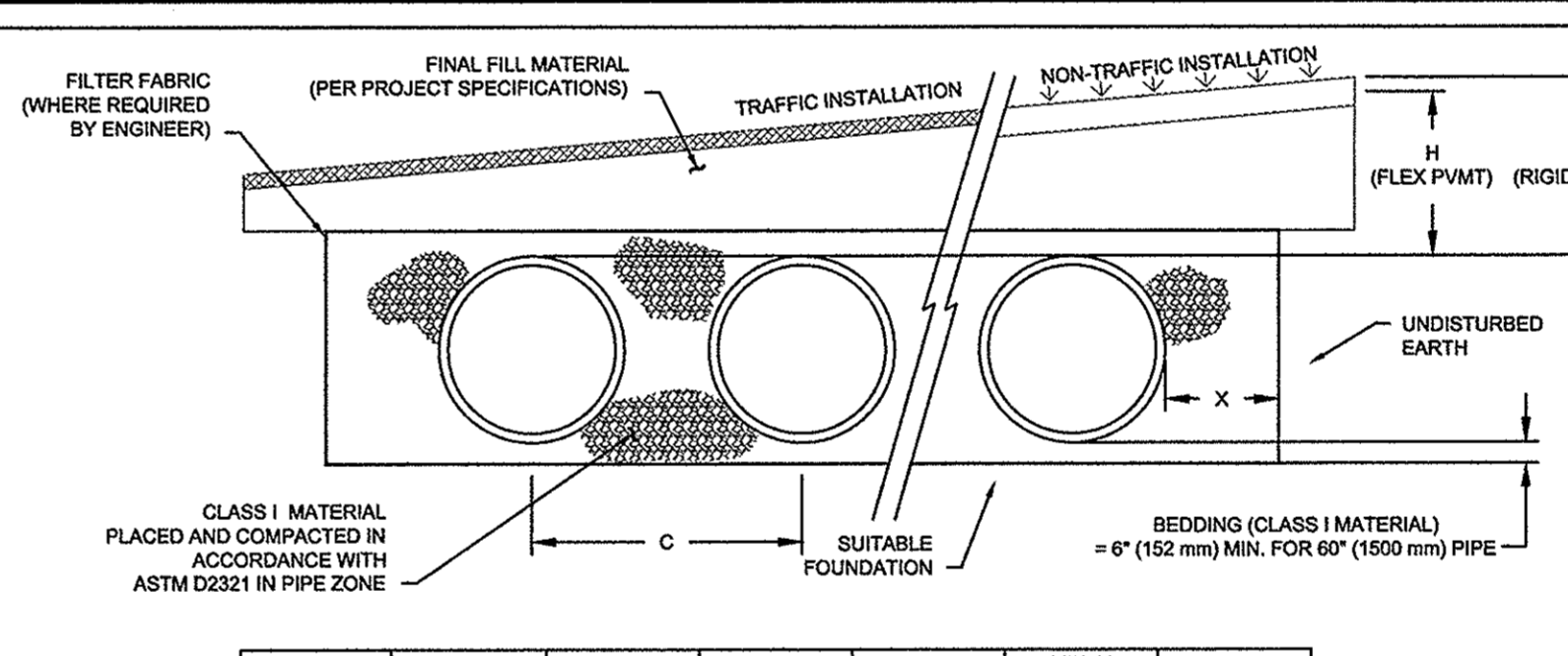
WEST PIPE SYSTEM



EAST PIPE SYSTEM



DESCRIPTION	60" WTIB SOLID RETENTION / DETENTION
REV	DRW CHK
DATE	05-13
DRAWN	DL
CHECKED	KAM
PROJECT #	40165
DATE	07/31/13
DESIGNED BY	RCM
DRAWN BY	RCM
APPROVED BY	SAO
CADFILE	XREF
LMAN	

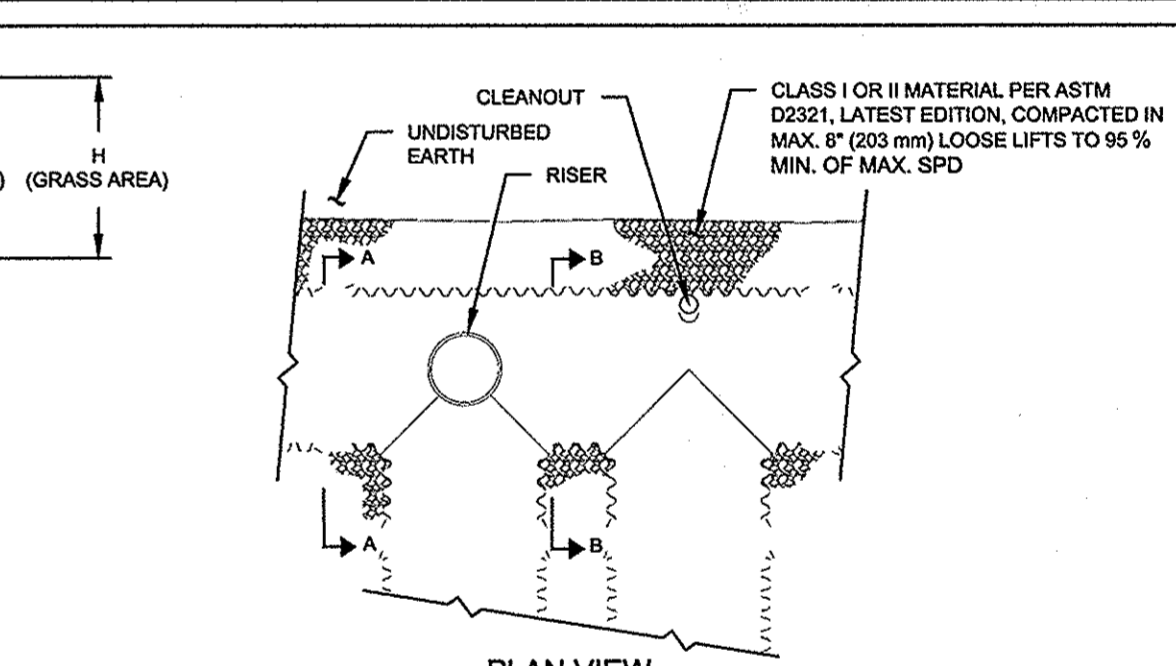


PLAN VIEW

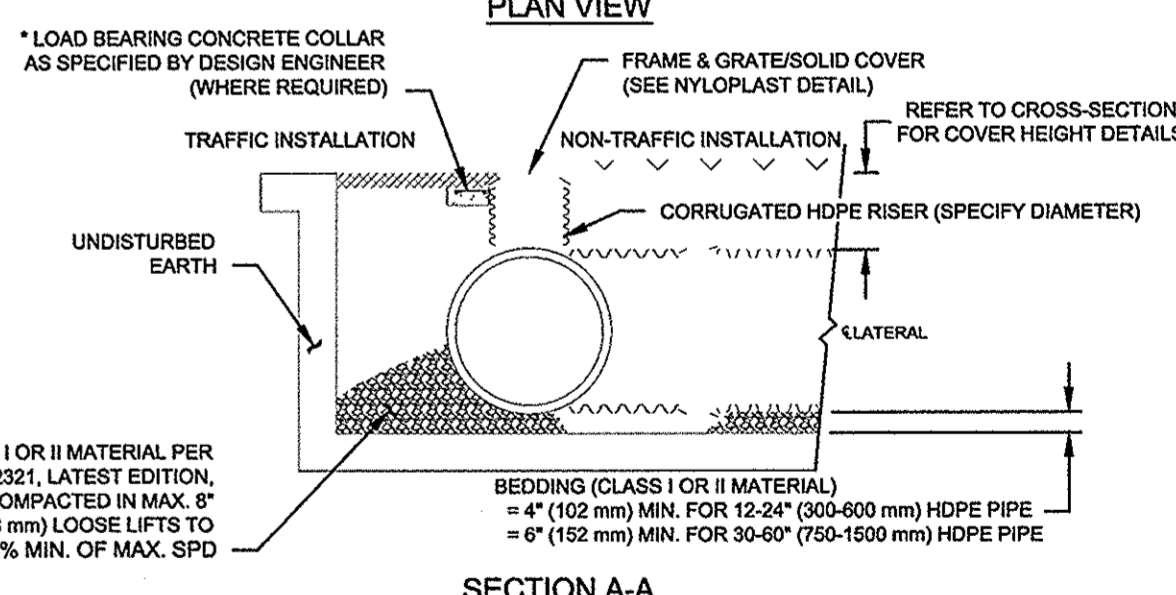
NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	MIN. H (NON-TRAFFIC)	MIN. H (TRAFFIC)	MAX. H*
60" (1500 mm)	67" (1702 mm)	90" (2286 mm)	18" (457 mm)	12" (305 mm)	24" (610 mm)	6' (2.4 m)

*MAXIMUM FILL HEIGHTS OVER MANHOLE FITTINGS. CONTACT MANUFACTURER'S REPRESENTATIVE FOR INSTALLATION CONSIDERATIONS WHEN COVER EXCEEDS 8 FT (2.4 m).
 **60" (1500 mm) SYSTEMS REQUIRE CLASS I BACKFILL AROUND ALL LATERALS AND FITTINGS.

- NOTES:**
1. ALL REFERENCES TO CLASS I MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED, SEE ASTM D2321.
 4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (102 mm) FOR 4'-24" (100-600 mm); 6" (152 mm) FOR 30'-60" (750-900 mm).
 7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 8. COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (305 mm) FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 mm) UP TO 36" (900 mm) DIAMETER PIPE AND 24" (610 mm) OF COVER FOR 42-60" (1050-1500 mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.



SECTION A-A



SECTION B-B

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				RCM	07/31/13
				RCM	07/31/13
				SAO	07/31/13
				XREF	
				LMAN	

STANDARD DETAILS
 120 EAST SUNSET DRIVE
 ENDEAVOUR CORP.
 WAUKESHA, WISCONSIN

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."
 © 2005 Key Engineering Group Ltd.



KEY PROJECT NUMBER	2304010
PROJECT SCALE	NOT TO SCALE
SHEET NUMBER	C-6

DESCRIPTION	60" WTIB SOLID RETENTION / DETENTION
REV	DRW CHK
DATE	05-13
DRAWN	DL
CHECKED	KAM
PROJECT #	40165
DATE	07/31/13
DESIGNED BY	RCM
DRAWN BY	RCM
APPROVED BY	SAO
CADFILE	XREF
LMAN	

Project:
SUNSET REDEVELOPMENT
 120 E. Sunset Drive
 Waukesha, WI

Issuance and Revisions:

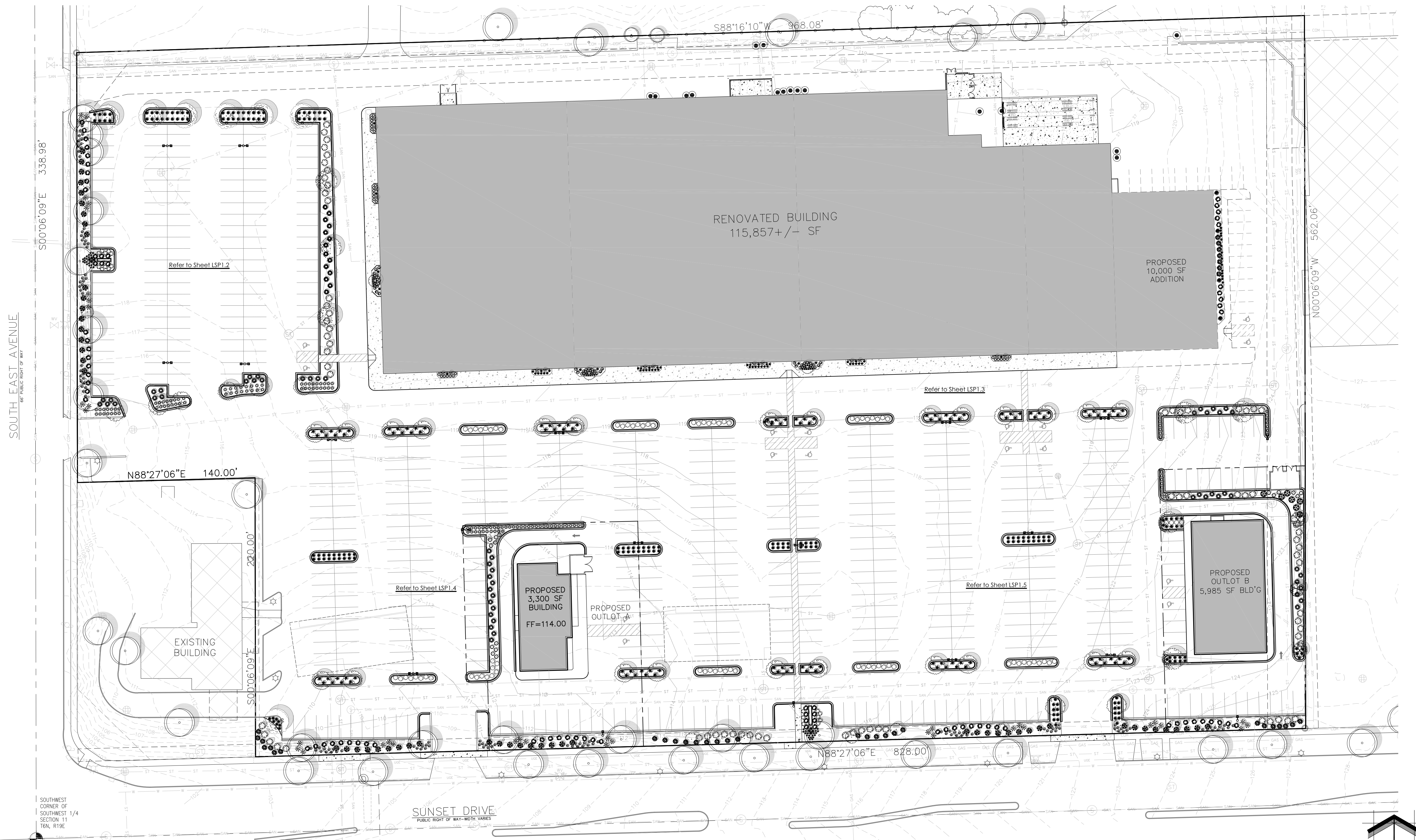
Date	Number	Description
07/31/13		Plan Commission Submittal
09/10/13		Revisions for Plan Commission Re-Submittal

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

Date of Drawing: 09/10/13
 Scale: 1" = 40'-0"
 Drawn By: MCD
 Job Number: L13-064
 Sheet Number:

LSP1.1



1 PROPOSED MASTER LANDSCAPE PLAN 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, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, 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 SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.0 1986.
 - DEVIATIONS FROM THESE 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 4" DEEP (MIN.) AND SHALL BE SODED/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 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 5". 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,
 PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER 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 1/3 PEAT MOSS. 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 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 (OR BROWN ENVIRO-MULCH) 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.
 - RECOMMENDED SEED MIX:
 PREMIUM GRASS SEED MIX RESEEDER'S (263) 786-3300
 20% AMERICAN KENTUCKY BLUE GRASS
 20% ALPINE KENTUCKY BLUE GRASS
 20% LANGARA KENTUCKY BLUE GRASS
 20% VICTORY CHEWINGS FESCUE
 10% FIESTA III PERENNIAL RYE GRASS
 10% CUTLER PERENNIAL RYE GRASS
 APPLY AT A RATE OF 175 POUNDS PER ACRE.
 REFER TO SUPPLIERS 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.
 - 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 PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (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.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592
 www.DiggersHotline.com OR

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

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Project:
**SUNSET
REDEVELOPMENT**

120 E. Sunset Drive
Waukesha, WI

RENOVATED BUILDING
115,857+/- S

Issuance and Revisions:

Date	Number	Description
07/31/13		Plan Commission Submittal
09/10/13		Revisions for Plan Commission Re-Submittal

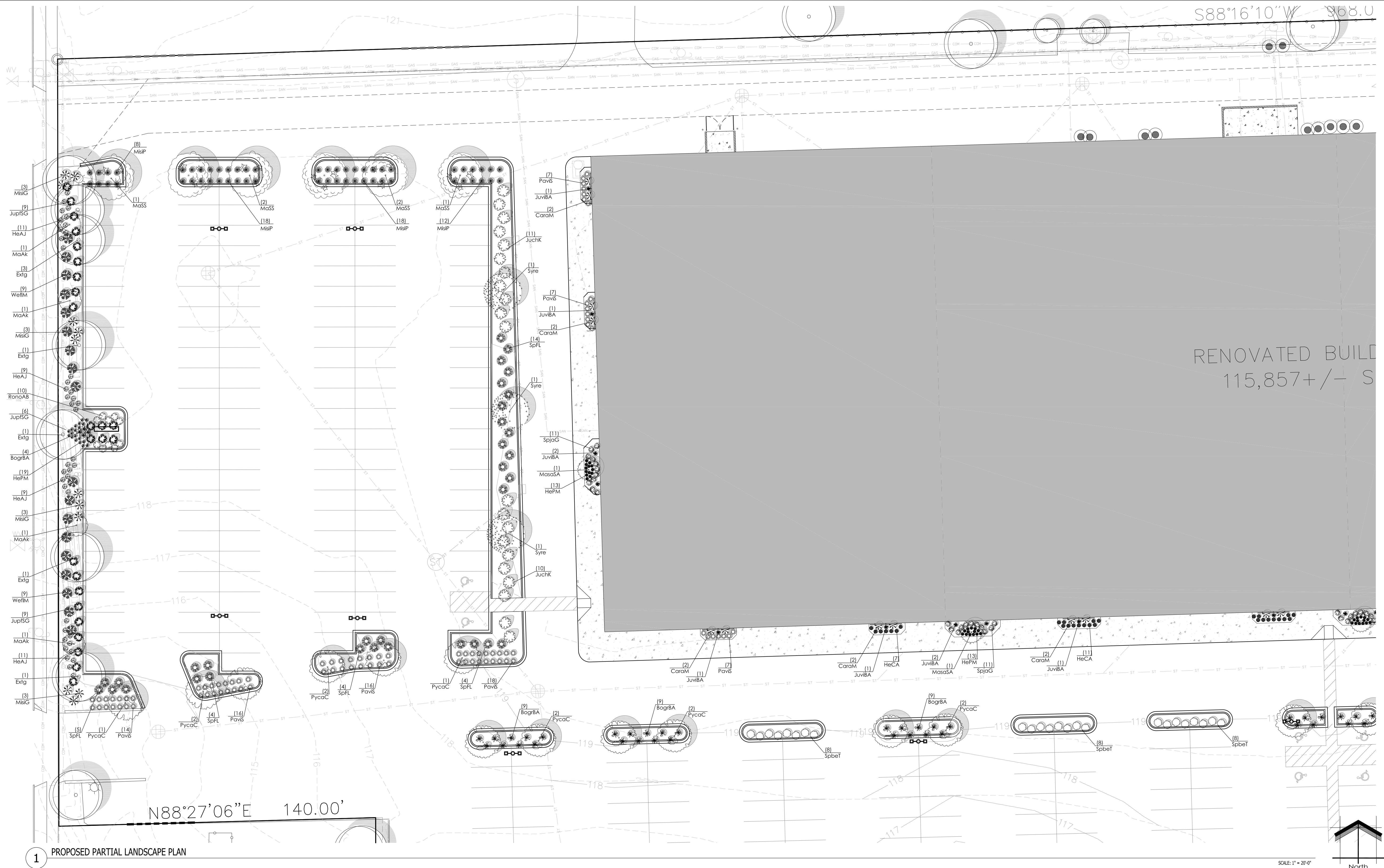
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
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Date of Drawing: 09/10/13
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L13-064
Sheet Number:

LSP1.2



1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Partial Plant Material Table - LSP1.2

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
6	MaSS		Malus 'Spring Snow'	Spring Snow Flowering Crab	2 1/2'-Cal - B&B
12	Pycac		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2'-Cal - B&B
3	Syre		Syringa reticulata	Ivory Silk tree lilac	2 1/2'-Cal - B&B
8	Extg		Existing	Existing	Existing

Broadleaf Deciduous Ornamental Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
4	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	2'-Cal - B&B
2	MasaSA		Malus sargentii 'Select A'	Firebird Crabapple	2'-Cal - B&B

Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
9	JuvBA		Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	5' - 6' - B&B

Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
10	RonoAB		Rosa x 'Noame'	Flower Carpet Appleblossom Rose	18" - Cont
24	Spbet		Spiraea betulifolia 'Tor'	Tor Bitchleaf Spiraea	18" - Cont
22	SpjaG		Spiraea japonica 'Galen'	Double Play Artist Spiraea	18" - Cont
32	SpFL		Spiraea x 'Fire Light'	Fire Light Spiraea	18" - Cont
18	WellM		Weigela florida 'Minuet'	Minuet Weigela	18" - 24" - Cont

Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
21	JuchK		Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	18" - 24" - B&B
24	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B

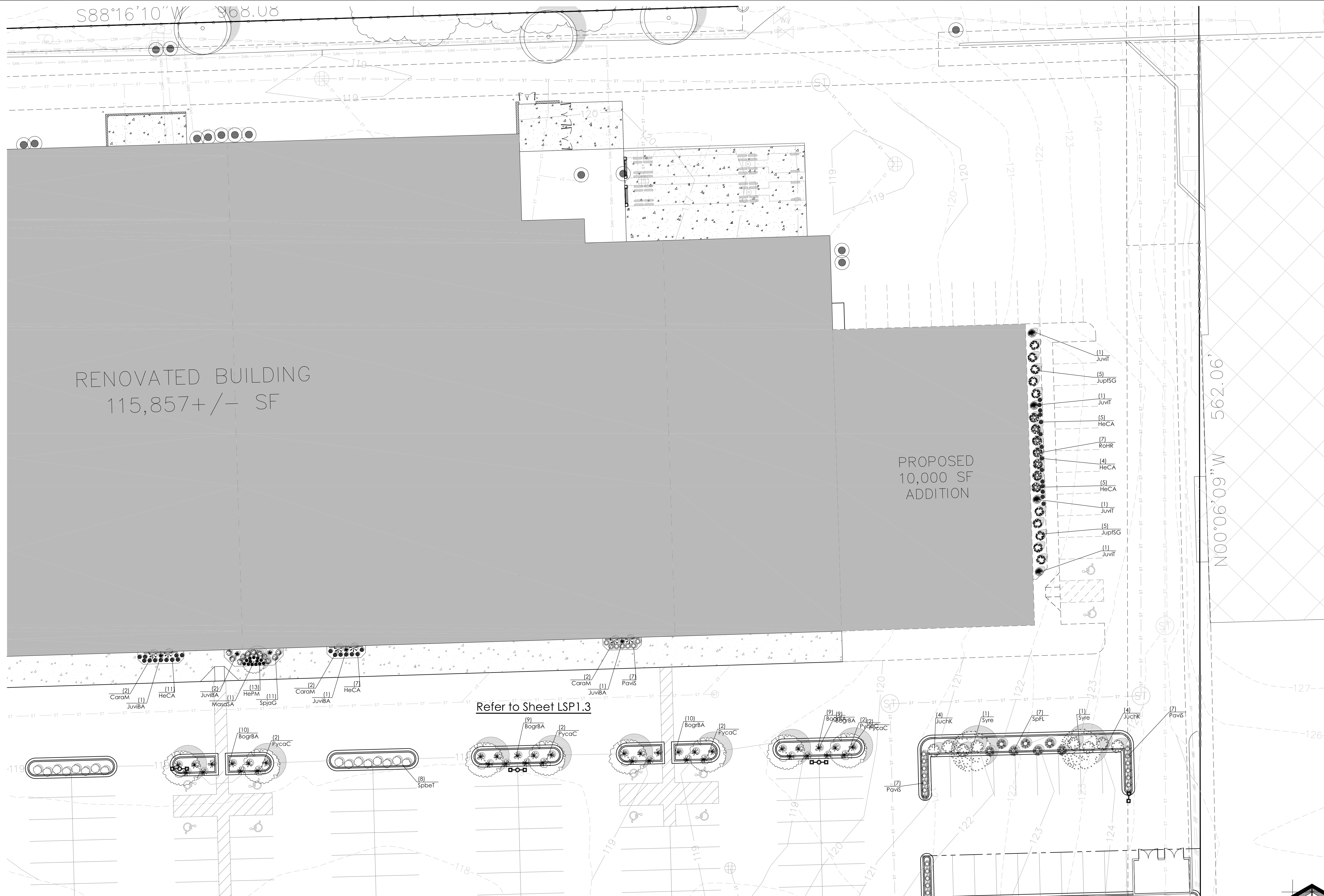
Broadleaf Deciduous Vine					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
10	Caram		Campsis radicans 'Montbal'	Balboa Sunset Trumpet Creeper	3' - 4' - B&B

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
31	BogrBA		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1-Gal - Cont
12	MisG		Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	1-Gal - Cont
56	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont
85	PavS		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont

Perennial					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
40	HeAJ		Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily	1-Gal - Cont
18	HeCA		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	1-Gal - Cont
26	HePM		Hemerocallis x 'Pardon Me'	Pardon Me Dwarf Daylily	1-Gal - Cont
19	HePM		Hemerocallis x 'Pardon Me'	Pardon Me Dwarf Daylily	1-Gal - Cont

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SCALE: 1" = 20'-0"
North



Project:
**SUNSET
REDEVELOPMENT**

120 E. Sunset Drive
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
07/31/13		Plan Commission Submittal
09/10/13		Revisions for Plan Commission Re-Submittal

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

1 PROPOSED PARTIAL LANDSCAPE PLAN

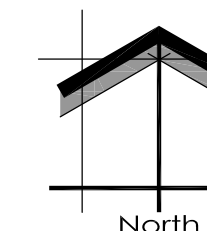
Proposed Partial Plant Material Table - LSP1.3

Broadleaf Deciduous Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
8	PycaC		<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear
2	Syre		<i>Syringa reticulata</i>	Ivory Silk tree lilac
Broadleaf Deciduous Ornamental Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
1	MasaSA		<i>Malus sargentii</i> 'Select A'	Firebird Crabapple
Conifer Evergreen Tree				
Quantity	Code Name	Symbol	Scientific Name	Common Name
5	JuviBA		<i>Juniperus virginiana</i> 'Blue Arrow'	Blue Arrow Juniper
4	JuviT		<i>Juniperus virginiana</i> taylor	Taylor Redcedar

Broadleaf Deciduous Shrub				
Quantity	Code Name	Symbol	Scientific Name	Common Name
7	RaHR		<i>Rosa 'Home Run'</i>	Home Run Rose
8	SpbeT		<i>Spiraea betulifolia</i> 'Tar'	Tar Birchleaf Spiraea
11	SpjaG		<i>Spiraea japonica</i> 'Galen'	Double Play Artist Spiraea
7	SpFL		<i>Spiraea x 'Fire Light'</i>	Fire Light Spiraea
Conifer Evergreen Shrub				
Quantity	Code Name	Symbol	Scientific Name	Common Name
8	JuchK		<i>Juniperus chinensis</i> 'Kollay's Compact'	Kollay's Compact Juniper
10	JupISG		<i>Juniperus x pfitzeriana</i> 'MonSan'	Sea of Gold Juniper
Broadleaf Deciduous Vine				
Quantity	Code Name	Symbol	Scientific Name	Common Name
8	CaraM		<i>Campsis radicans</i> 'Monbat'	Balboa Sunset Trumpet Creeper

Perennial Grass				
Quantity	Code Name	Symbol	Scientific Name	Common Name
38	BogrBA		<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass
21	PavS		<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass
Perennial				
Quantity	Code Name	Symbol	Scientific Name	Common Name
32	HeCA		<i>Hemerocallis x 'Chicago Apache'</i>	Chicago Apache Daylily
13	HePM		<i>Hemerocallis x 'Pardon Me'</i>	Pardon Me Dwarf Daylily

SCALE: 1" = 20'-0"



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Date of Drawing: 09/10/13
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L13-064
Sheet Number:

LSP1.3

Project:
SUNSET REDEVELOPMENT
 120 E. Sunset Drive
 Waukesha, WI

Issuance and Revisions:

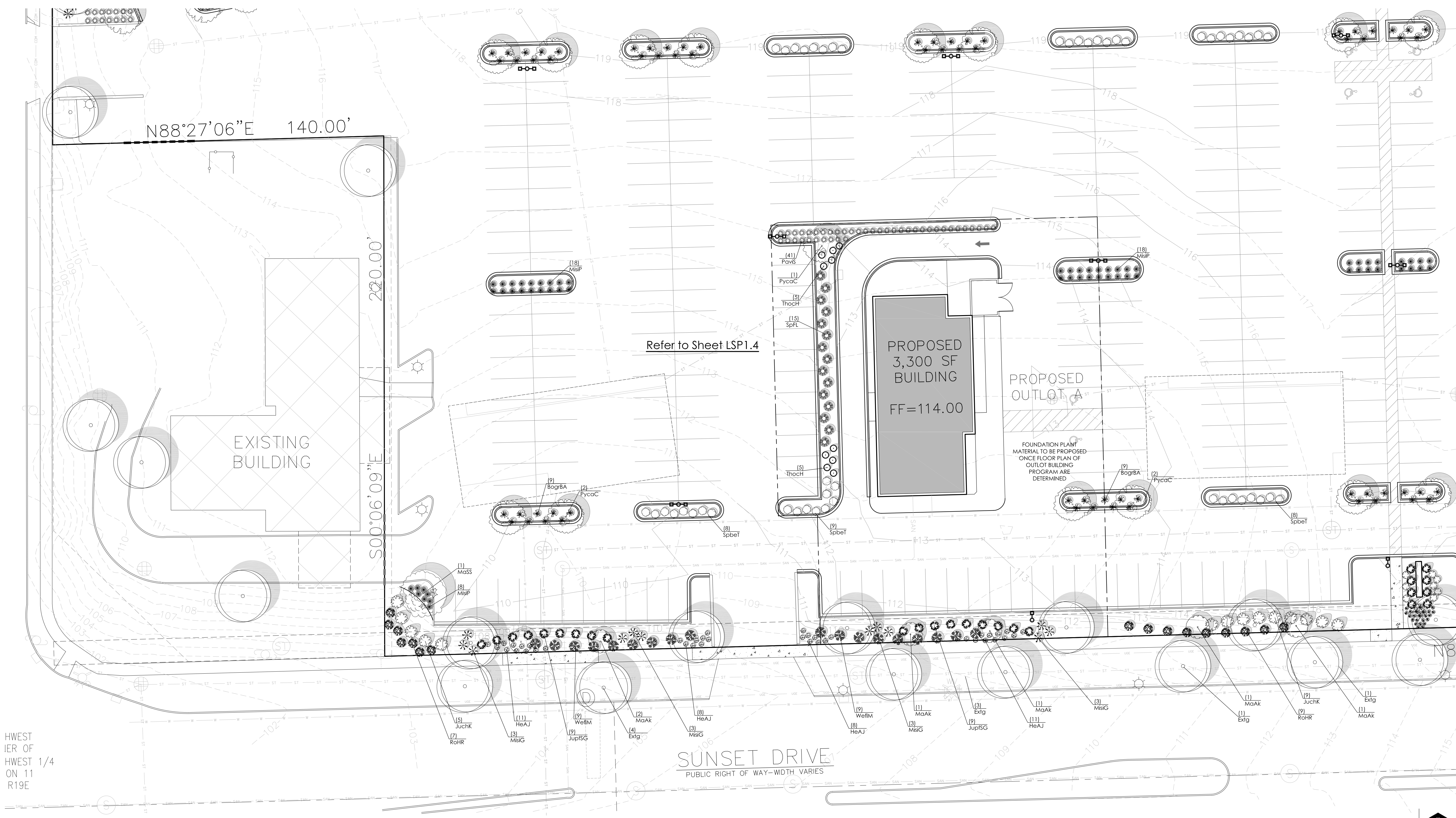
Date	Number	Description
07/31/13		Plan Commission Submittal
09/10/13		Revisions for Plan Commission Re-Submittal

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

Date of Drawing: 09/10/13
 Scale: 1" = 20'-0"
 Drawn By: MCD
 Job Number: L13-064
 Sheet Number:

LSP1.4



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 HWEST 1/4
 ON 11
 R19E

1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Partial Plant Material Table - LSP1.4

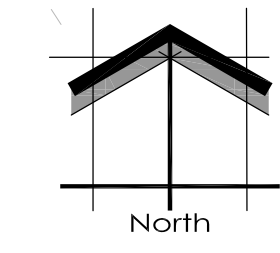
Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
1	MaSS		Malus 'Spring Snow'	Spring Snow Flowering Crab	2 1/2'-Cal - B&B
5	Pycac		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2'-Cal - B&B
11	Extg		Existing	Existing	Existing
Broadleaf Deciduous Ornamental Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
6	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	2'-Cal - B&B
Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
10	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	5' - 6' - B&B

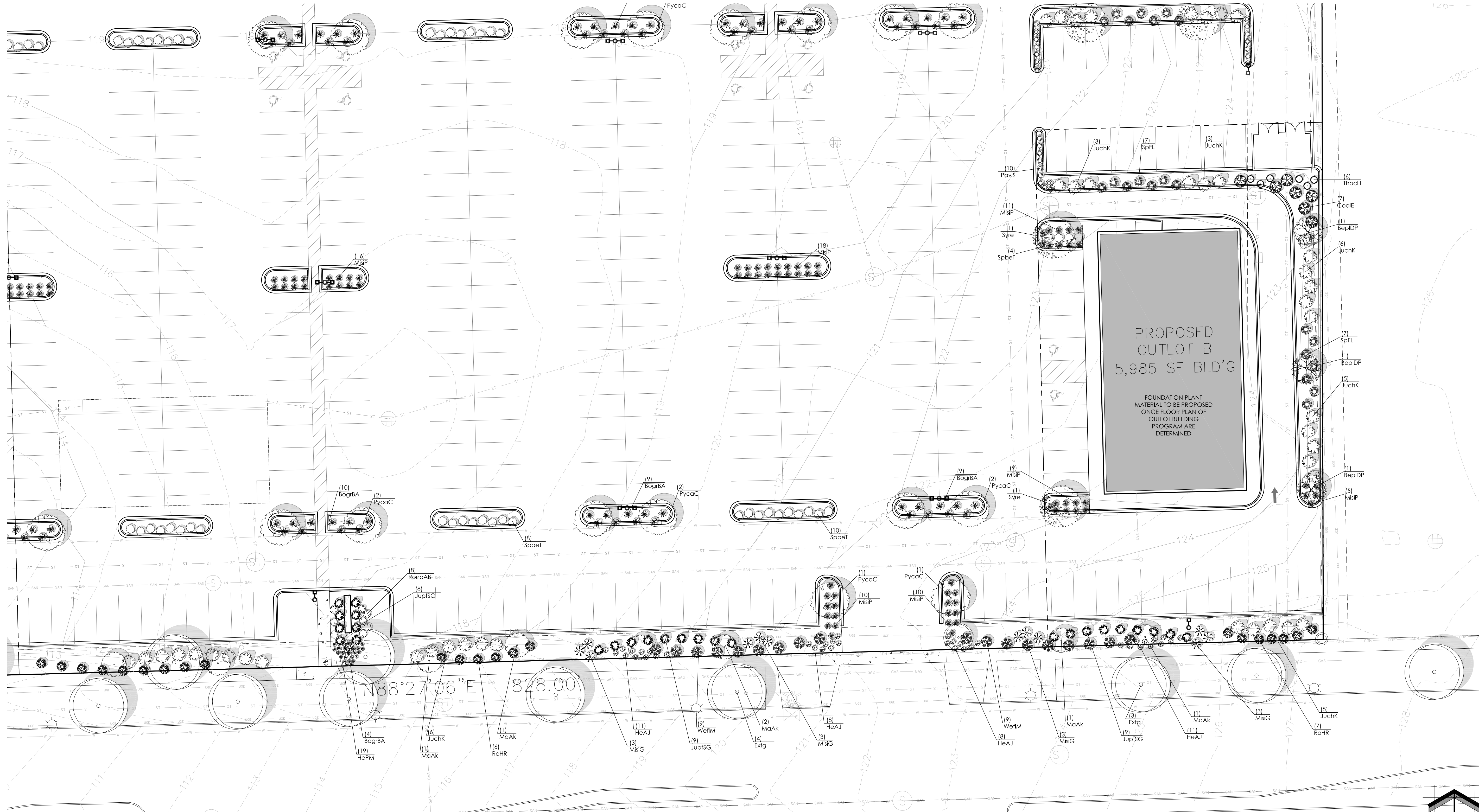
Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
16	RohR		Rosa 'Home Run'	Home Run Rose	18" - Cont
25	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	18" - Cont
15	SpFL		Spiraea x 'Fire Light'	Fire Light Spiraea	18" - Cont
18	WeFlM		Weigela florida 'Minuet'	Minuet Weigela	18" - 24" - Cont
Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
14	JuchK		Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	18" - 24" - B&B
18	JupfSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
18	BogBA		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1-Gal - Cont
12	MisG		Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	1-Gal - Cont
44	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont
41	PavS		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont
Perennial					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
38	HeAJ		Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily	1-Gal - Cont

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SCALE: 1" = 20'-0"





1 PROPOSED PARTIAL LANDSCAPE PLAN

Project:
SUNSET REDEVELOPMENT
120 E. Sunset Drive
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
07/31/13		Plan Commission Submittal
09/10/13		Revisions for Plan Commission Re-Submittal

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

Date of Drawing: 09/10/13
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L13-064
Sheet Number:

Proposed Partial Plant Material Table - LSP1.5

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	BepIDP		<i>Betula platyphylla</i> 'Dakota Pinnacle'	Dakota Pinnacle Birch	2 1/2'-Cal - 8&B
8	PycaC		<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	2 1/2'-Cal - 8&B
2	Syre		<i>Syringa reticulata</i>	Ivory Silk Tree lilac	2 1/2'-Cal - 8&B
7	Extg		Existing	Existing	Existing
Broadleaf Deciduous Ornamental Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
6	MaAK		<i>Malus</i> 'Adirondack'	Adirondack Flowering Crab	2'-Cal - 8&B
Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
6	ThocH		<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Dwarf Arborvitae	5'- 6' - 8&B

Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
7	CoalE		<i>Cornus alba</i> 'Elegantissima'	Variiegated red twig dogwood	1'-Gal - Cont
13	RoHR		<i>Rosa</i> 'Home Run'	Home Run Rose	18" - Cont
8	RonoAB		<i>Rosa</i> x 'Noamel'	Flower Carpet Appleblossom Rose	18" - Cont
22	Spbet		<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	18" - Cont
14	SpFL		<i>Spiraea</i> x 'Fire Light'	Fire Light Spirea	18" - Cont
18	WeillM		<i>Weigeta florida</i> 'Minuet'	Minuet Weigela	18" - 24" - Cont
Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
28	JuchK		<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Juniper	18" - 24" - 8&B
26	JupISG		<i>Juniperus</i> x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - 8&B

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
32	BogrBA		<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1-Gal - Cont
12	MisG		<i>Miscanthus sinensis</i> 'Grassella'	Grassella Maiden Grass	1-Gal - Cont
78	MisP		<i>Miscanthus sinensis</i> 'Purpurascens'	Purple Silver Grass	1-Gal - Cont
10	PavS		<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont
Perennial					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
38	HeAJ		<i>Hemerocallis</i> x 'Alabama Jubilee'	Alabama Jubilee Daylily	1-Gal - Cont
19	HeFM		<i>Hemerocallis</i> x 'Pardon Me'	Pardon Me Dwarf Daylily	1-Gal - Cont

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Project:

SUNSET REDEVELOPMENT

120 E. Sunset Drive
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
07/31/13		Plan Commission Submittal
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 09/10/13

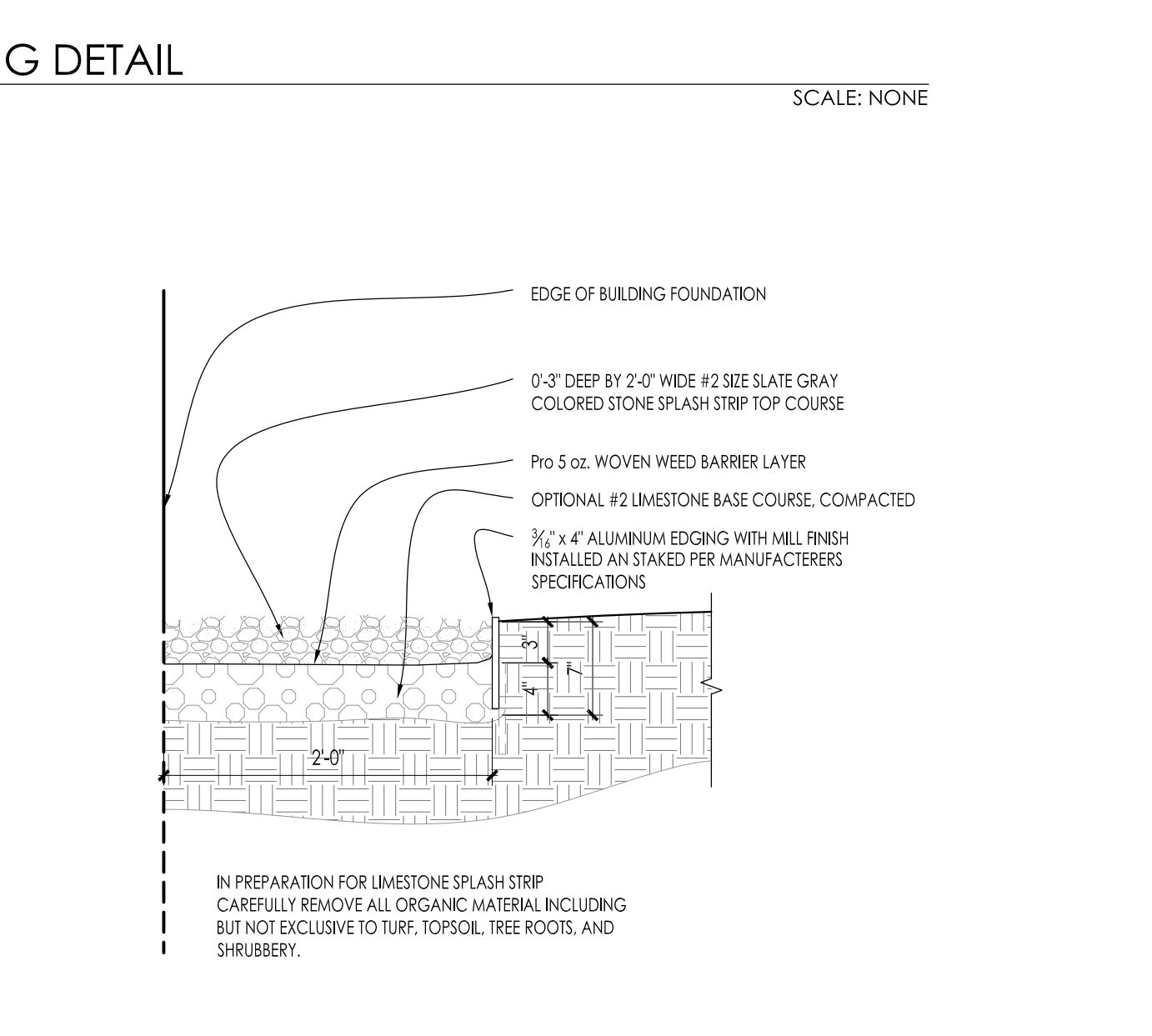
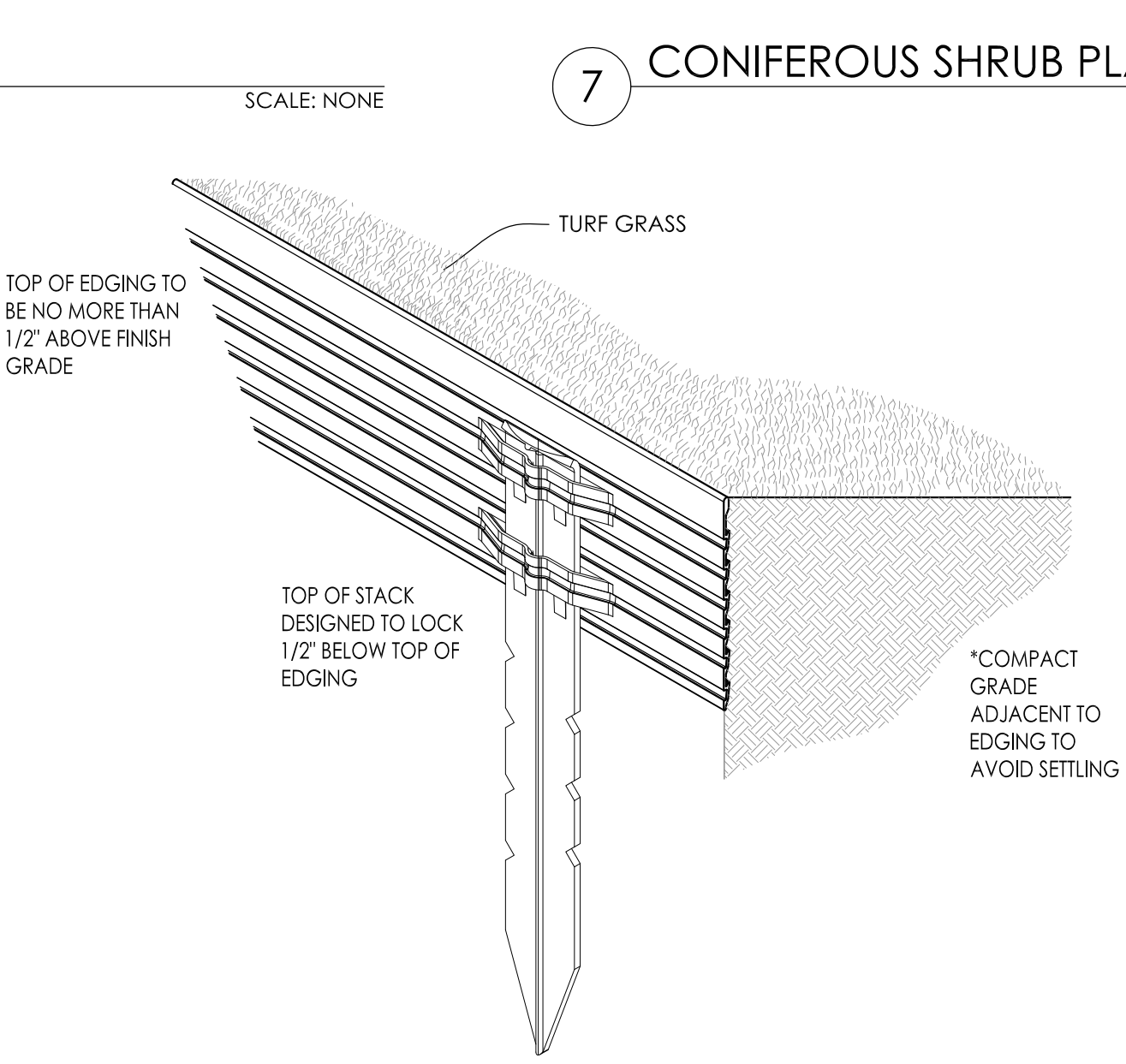
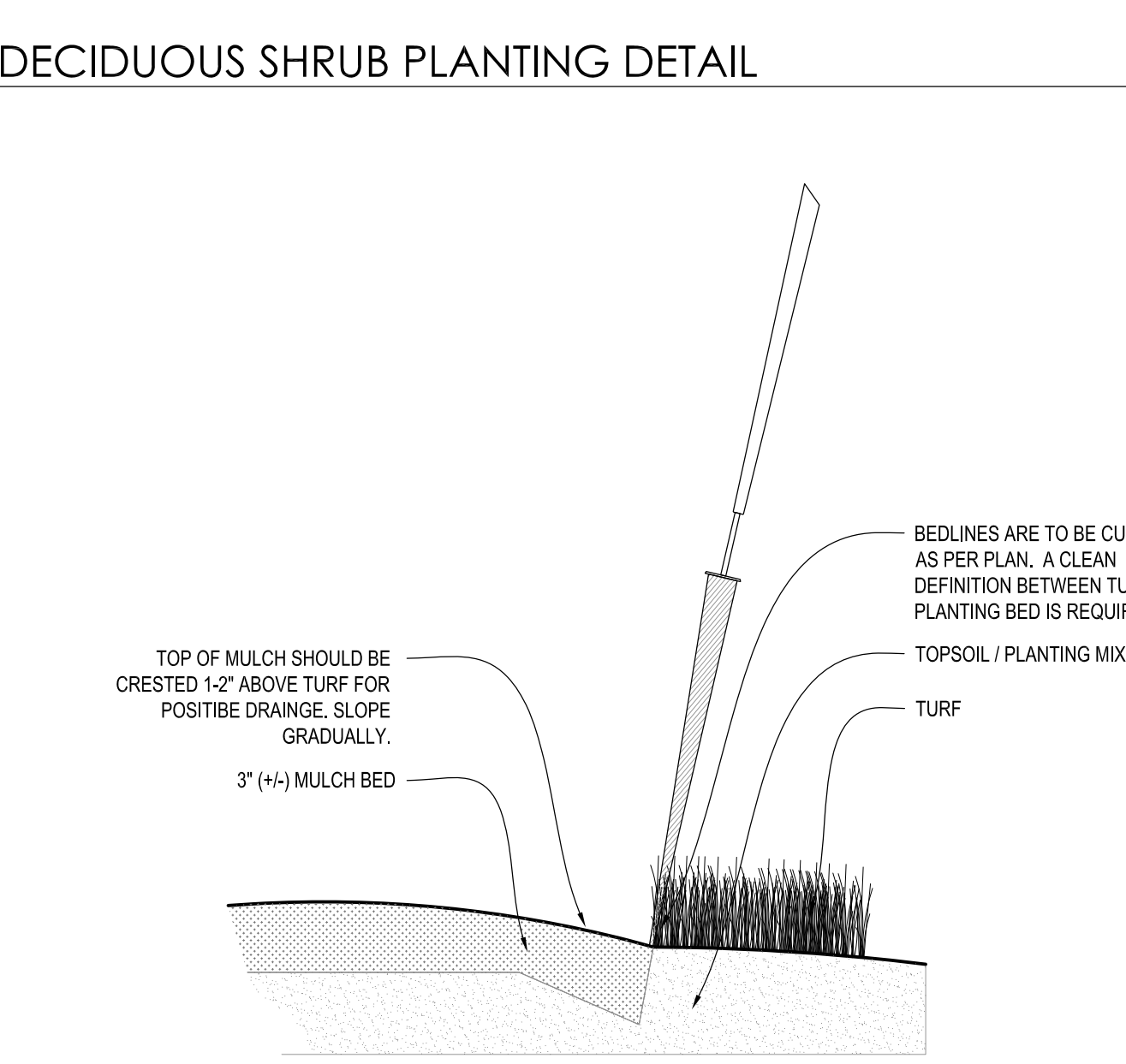
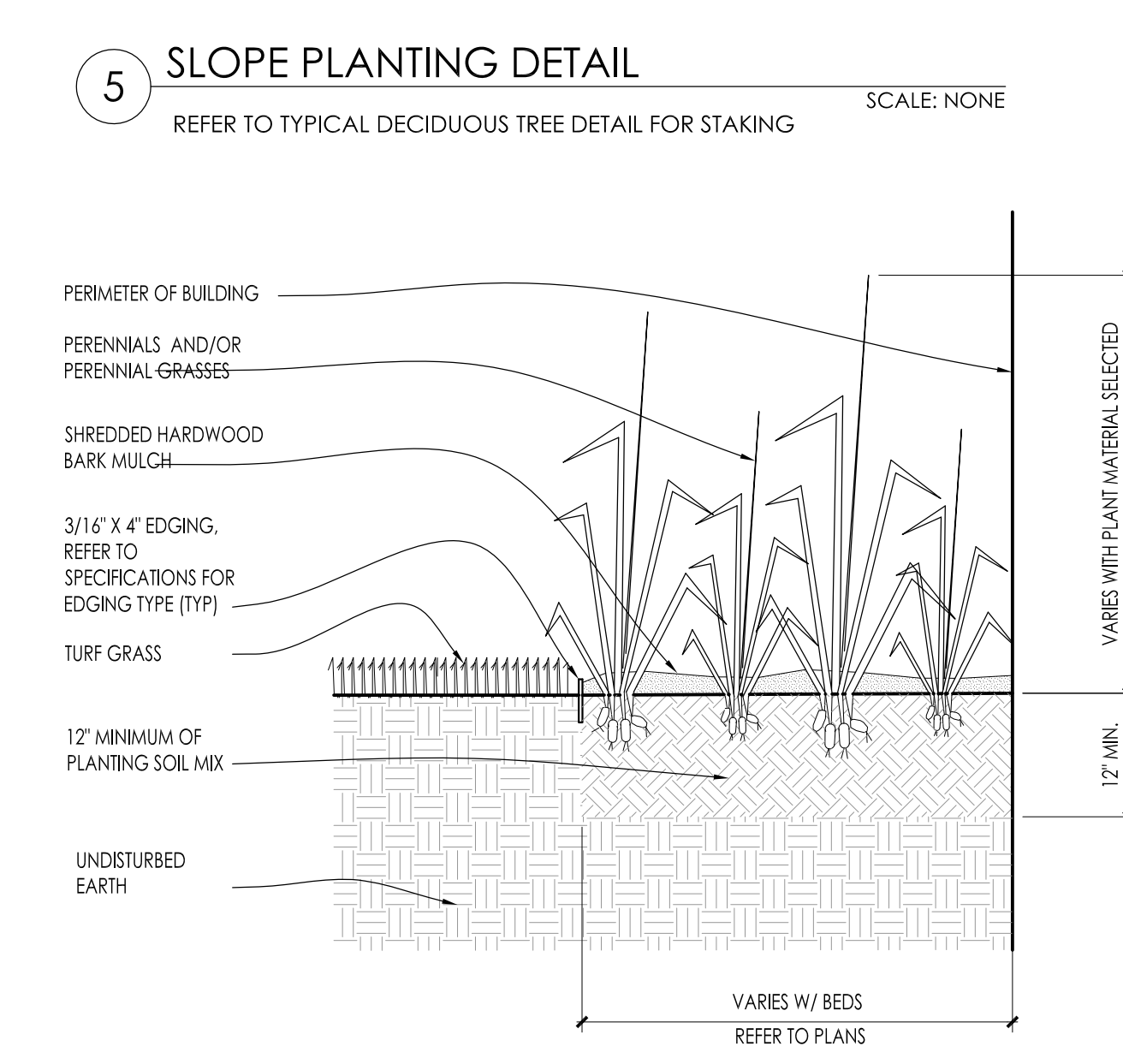
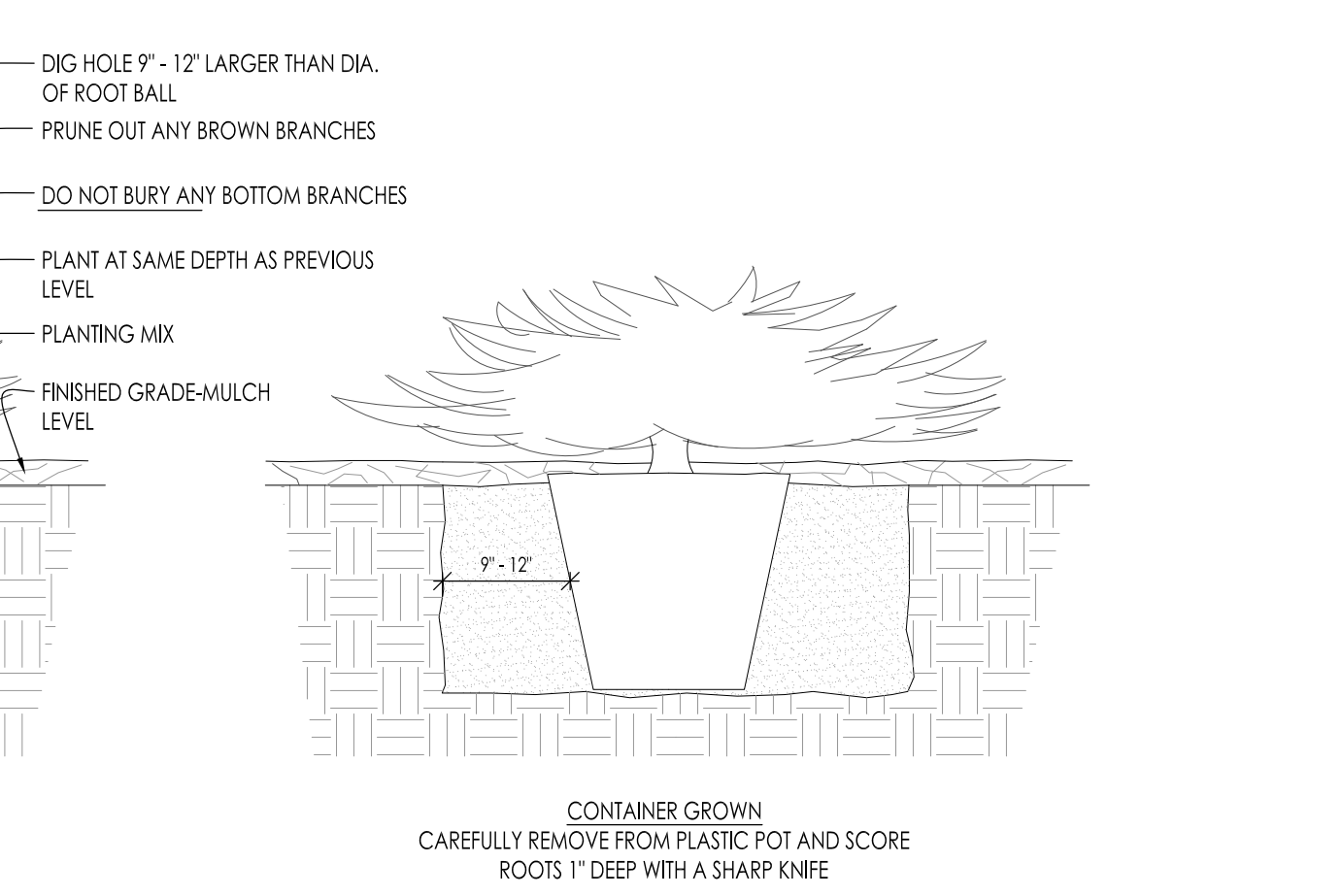
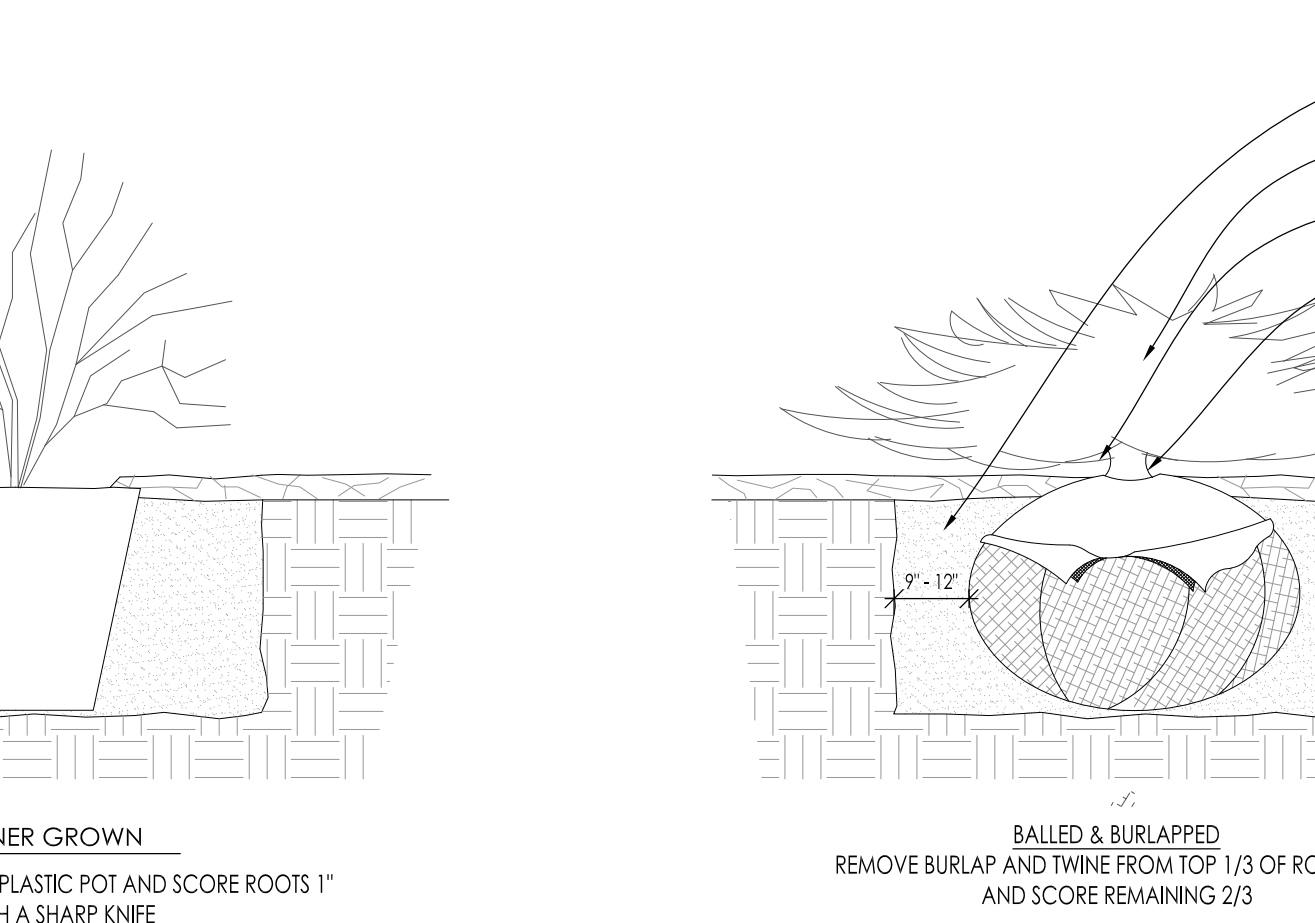
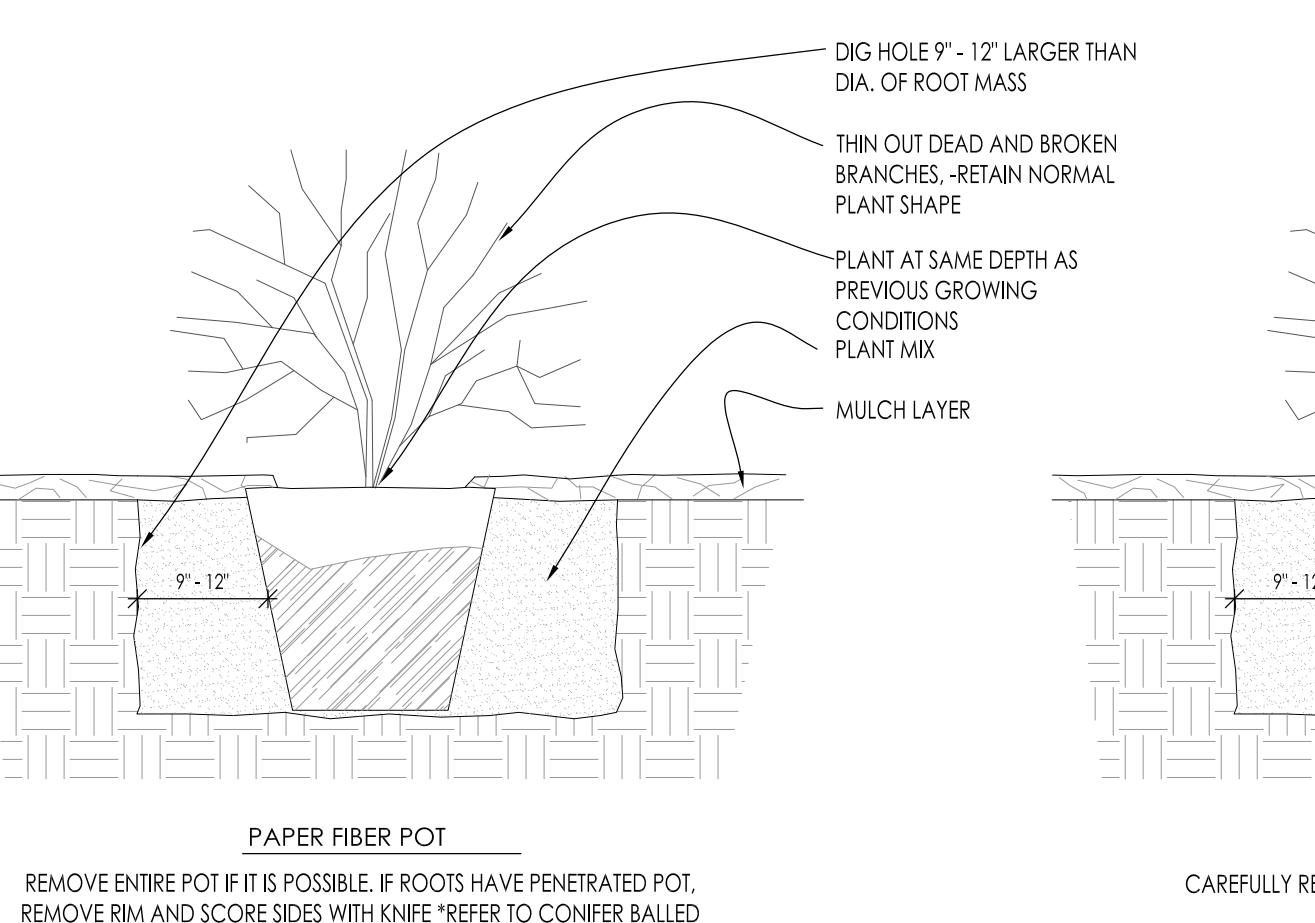
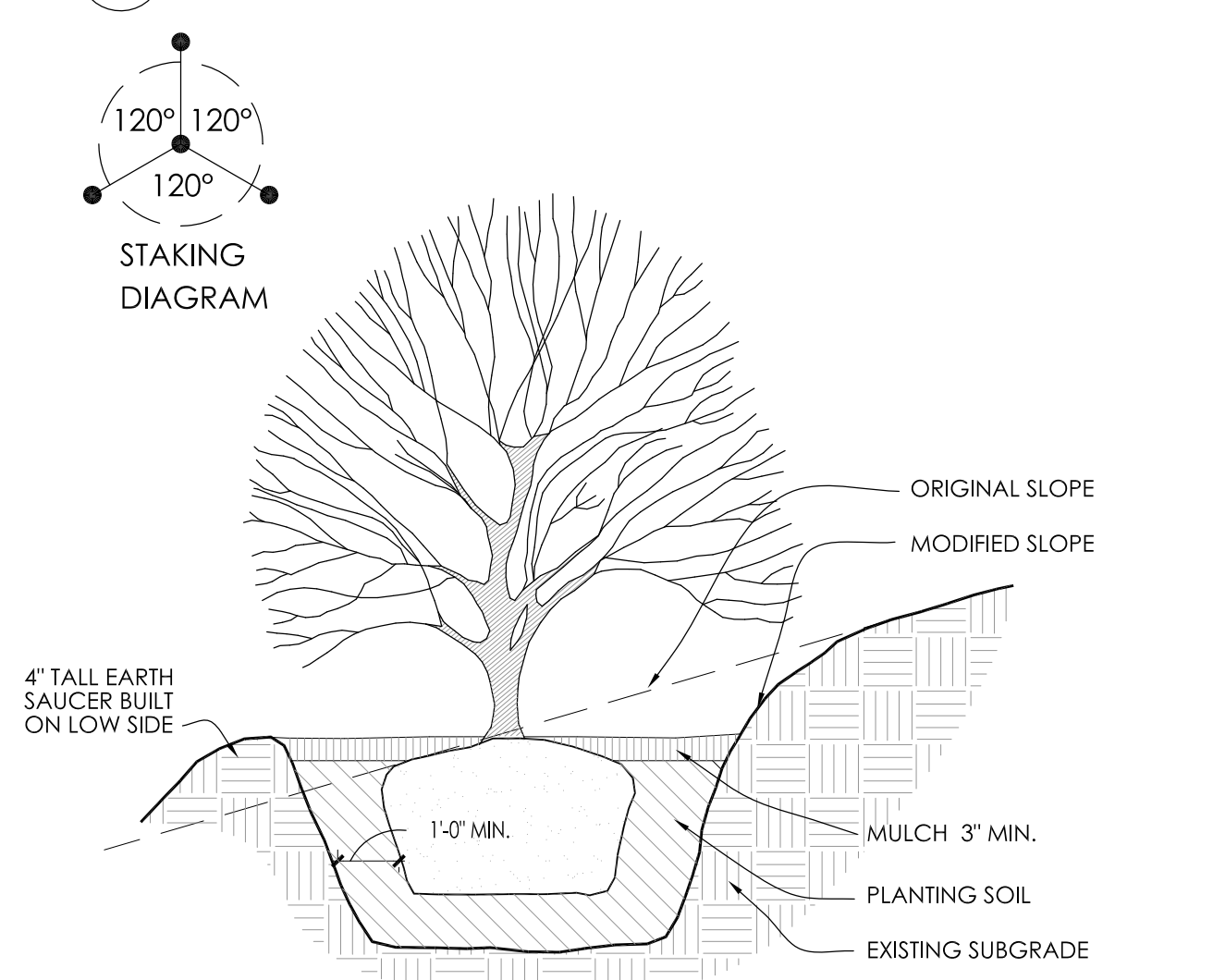
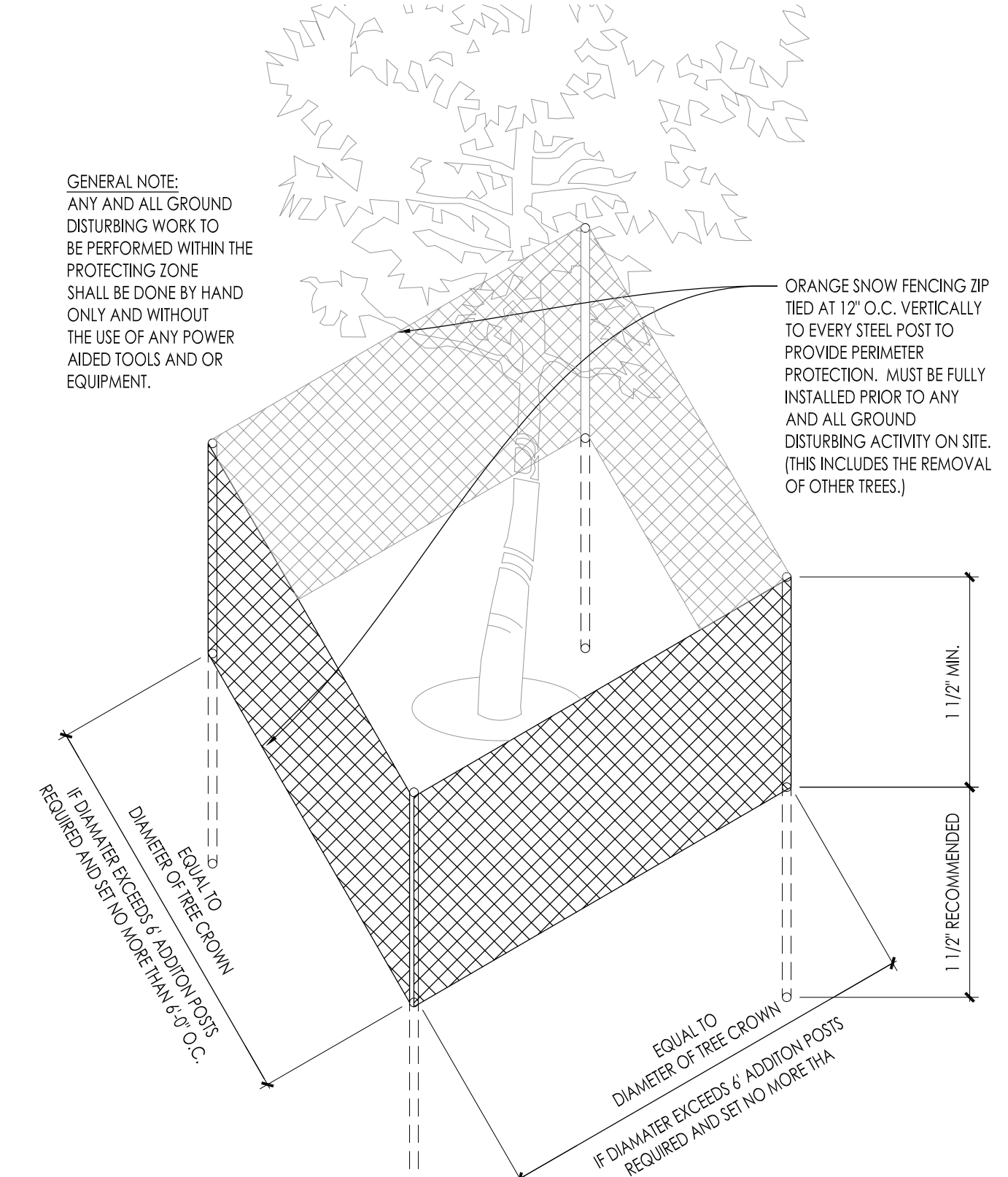
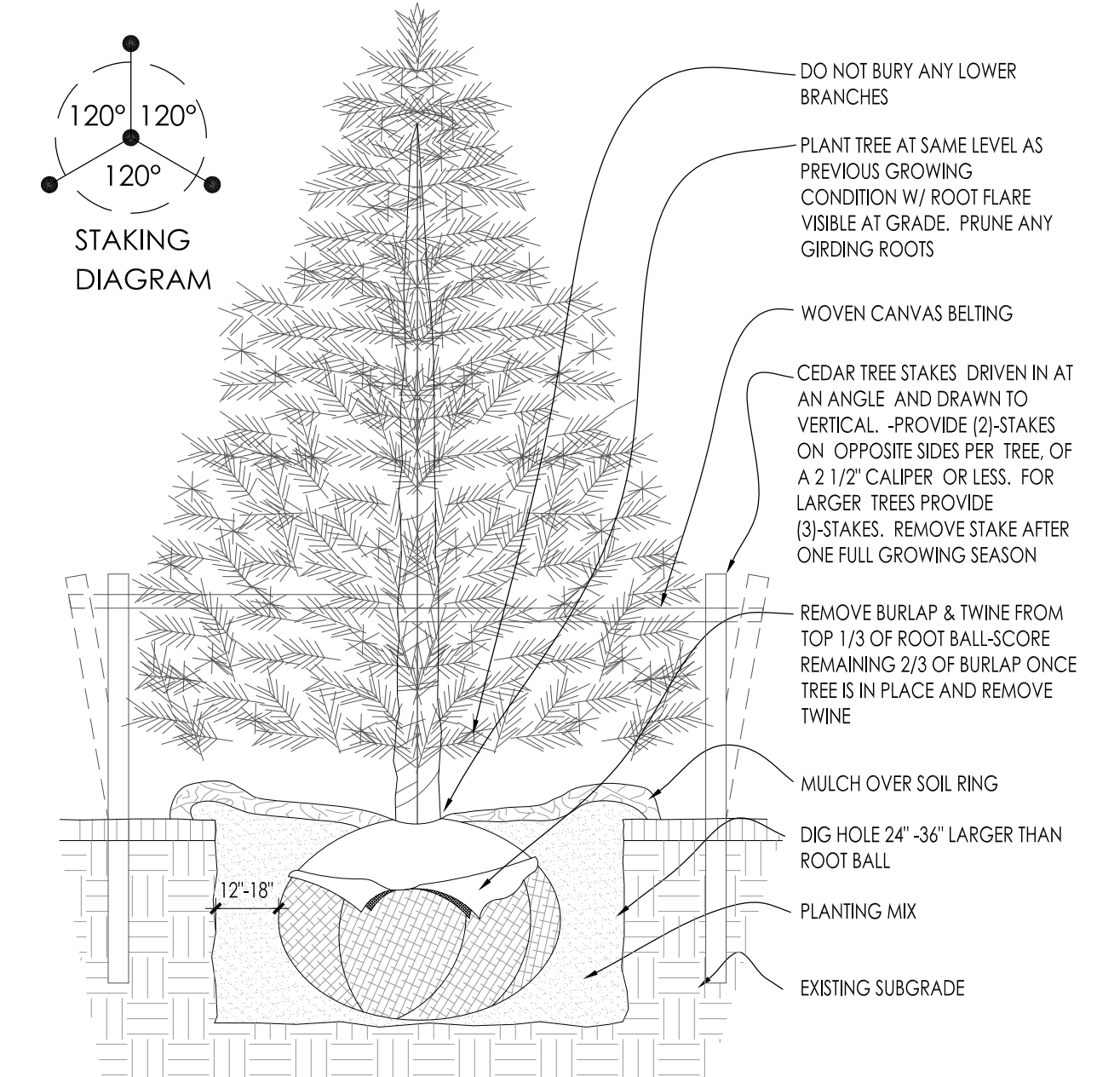
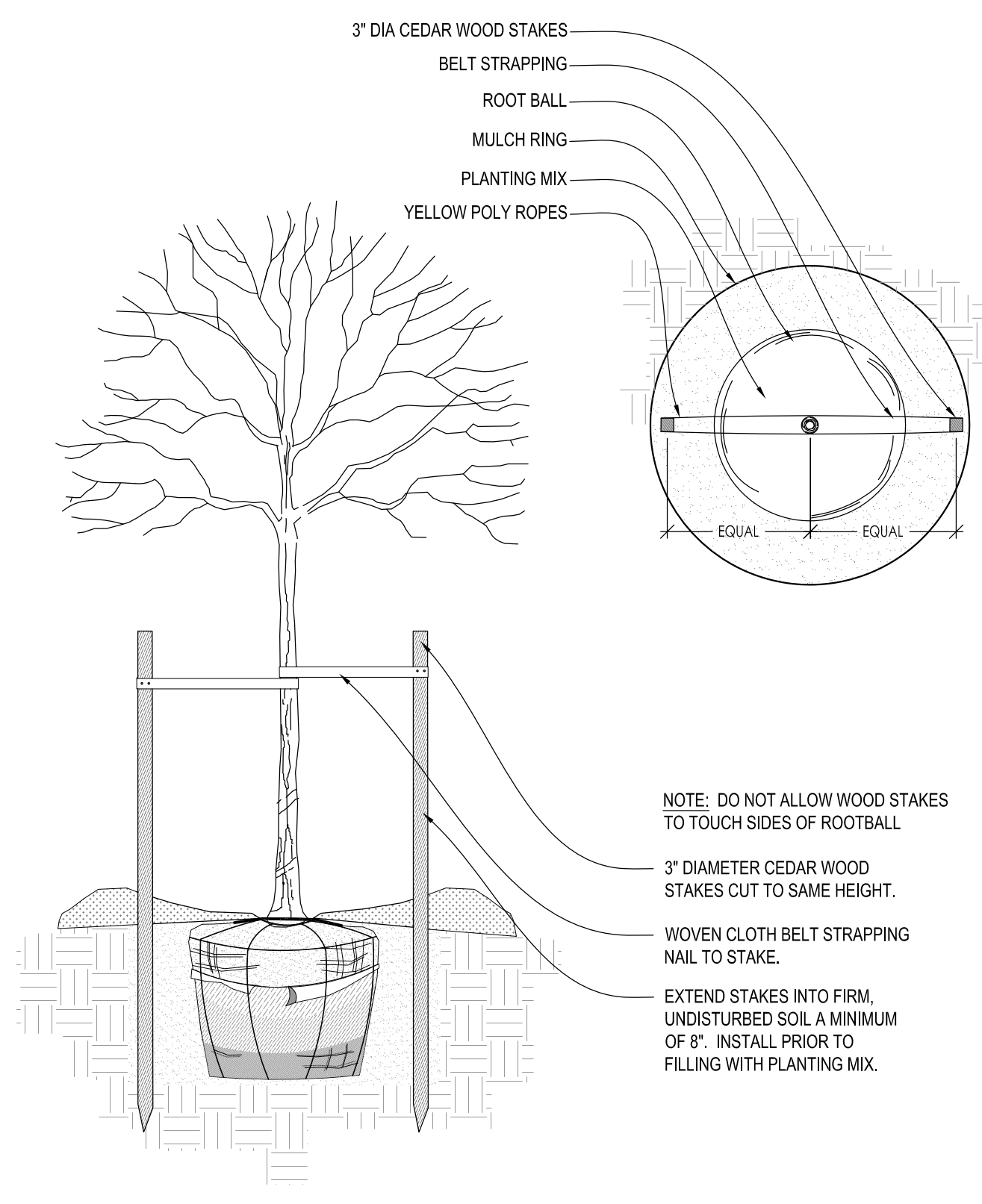
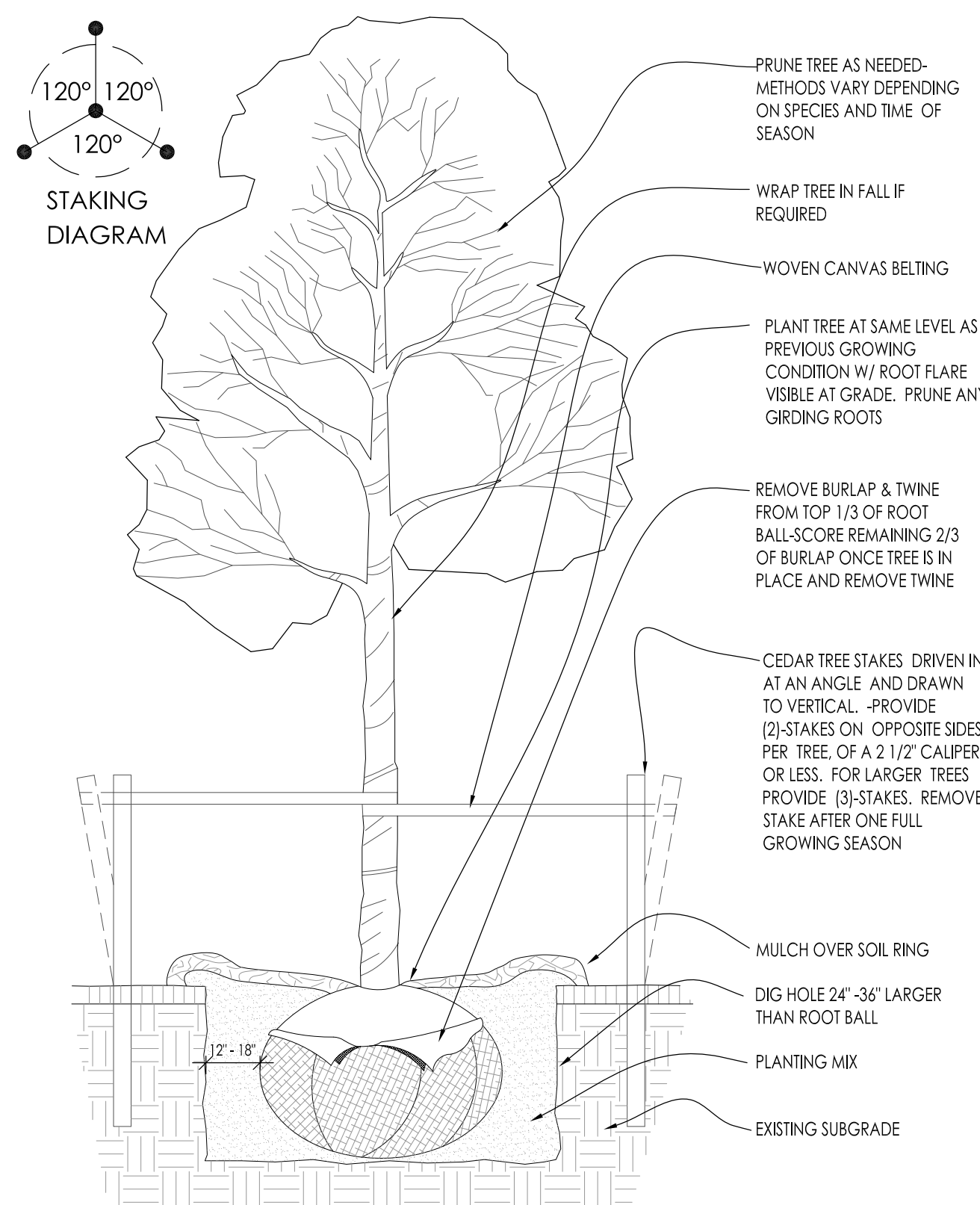
Scale: As Noted

Drawn By: MCD

Job Number: L13-064

Sheet Number:

LSP1.6



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Project:
SUNSET REDEVELOPMENT
120 E. Sunset Drive
Waukesha, WI

Issuance and Revisions:

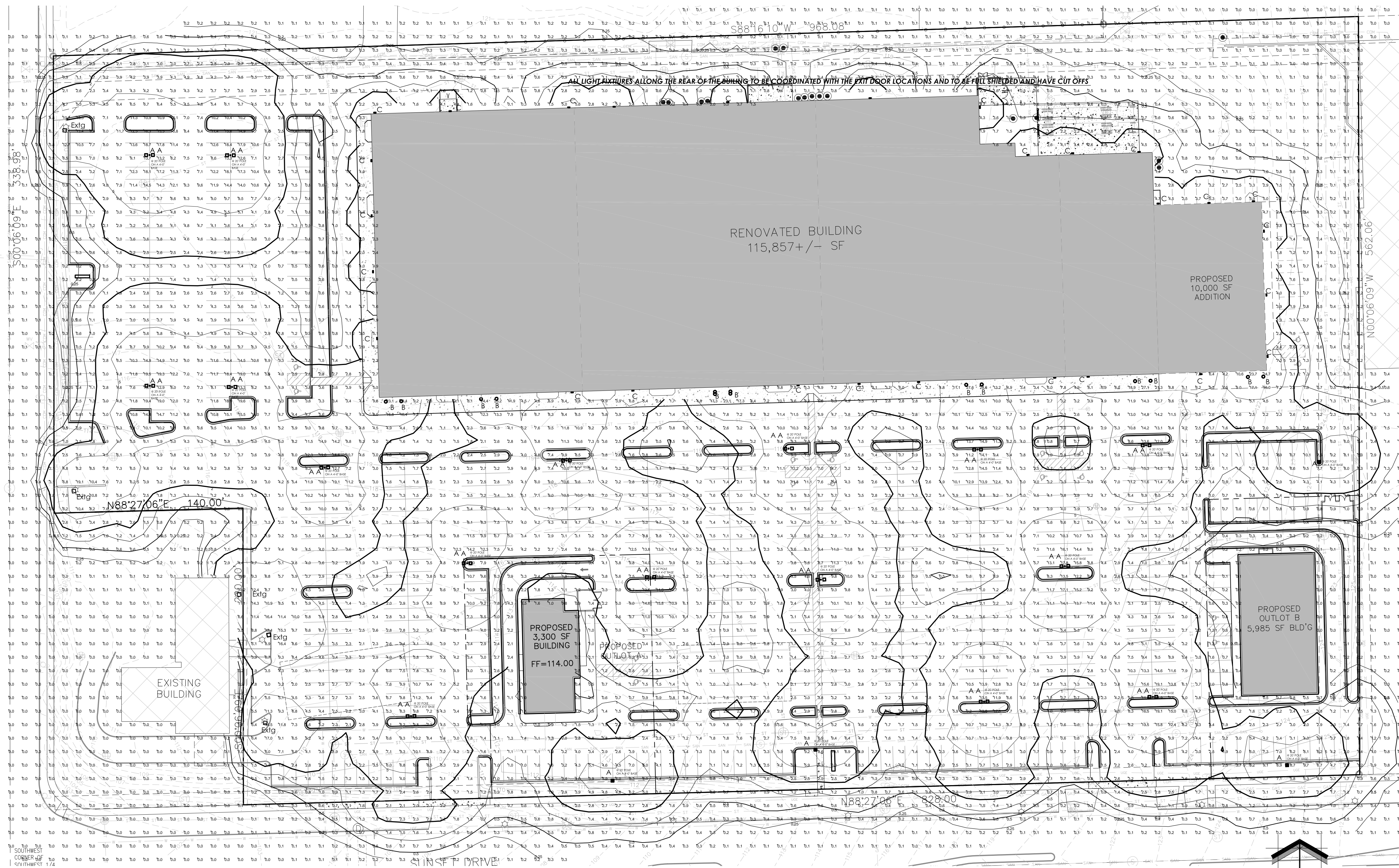
Date	Number	Description
07/31/13		Plan Commission Submittal
09/10/13		Revisions for Plan Commission Re-Submittal

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Sheet Title:
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES,

Date of Drawing: 09/10/13
Scale: 1" = 40'-0"
Drawn By: MCD
Job Number: L13-064
Sheet Number:

PHO1.1



1 PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	AA	16	MPTR-2S-400	ARCHITECTURAL AREA LUMINAIRE FIXTURE - TYPE II FORWARD THROW w/ 400 W PSMV HORIZONTAL BURR & FLAT CLEAR TEMPERED GLASS LENS & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING IN A BLACK FINISH AND AN OPTIONAL PHOTOCELL CONTROL	1 PER HEAD - 400W PSMH CLEAR ED-28 - MOUNTING HEIGHT 20' ON A 4'-0" BASE	MPTR-2S-400.ies	40000	1.00	452
□	A	4	MPTR-3S-400	ARCHITECTURAL AREA LUMINAIRE FIXTURE - TYPE III FORWARD THROW w/ 400 W PSMV HORIZONTAL BURR & FLAT CLEAR TEMPERED GLASS LENS & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING IN A BLACK FINISH AND AN OPTIONAL PHOTOCELL CONTROL	1 - 400W PSMH CLEAR ED-28 - MOUNTING HEIGHT 20' ON A 4'-0" BASE	MPTR-3S-400.ies	40000	1.00	452
○	B	12	SOV-RD-175-PSMV-C73	SOVEREIGN SERIES CANOPY FIXTURE TYPE V 175 w/ PULSE START METAL HALIDE LAMP & A DIFFUSED FLAT TEMPERED LENS AND A TAMPER PROOF HARDWARE (COLOR TO BE DETERMINED)	1 - 175W PSMV CLEAR BU	SOV-RD-175-PSMV-C73.ies	17500	1.00	208
□	C	28	CHWS-FT-100-MH-F	CHALLENGER WALL SCENCE SERIES MEDIUM TYPE III FORWARD THROUGH w/ 100 W PSMV & FLAT CLEAR TEMPERED GLASS LENS w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING IN A BLACK FINISH AND AN OPTIONAL PHOTOCELL CONTROL	1 - 100W PSMV CLEAR	CHWS-FT-100-MH-F.ies	9000	1.00	129

PHOTOMETRIC GENERAL NOTES:

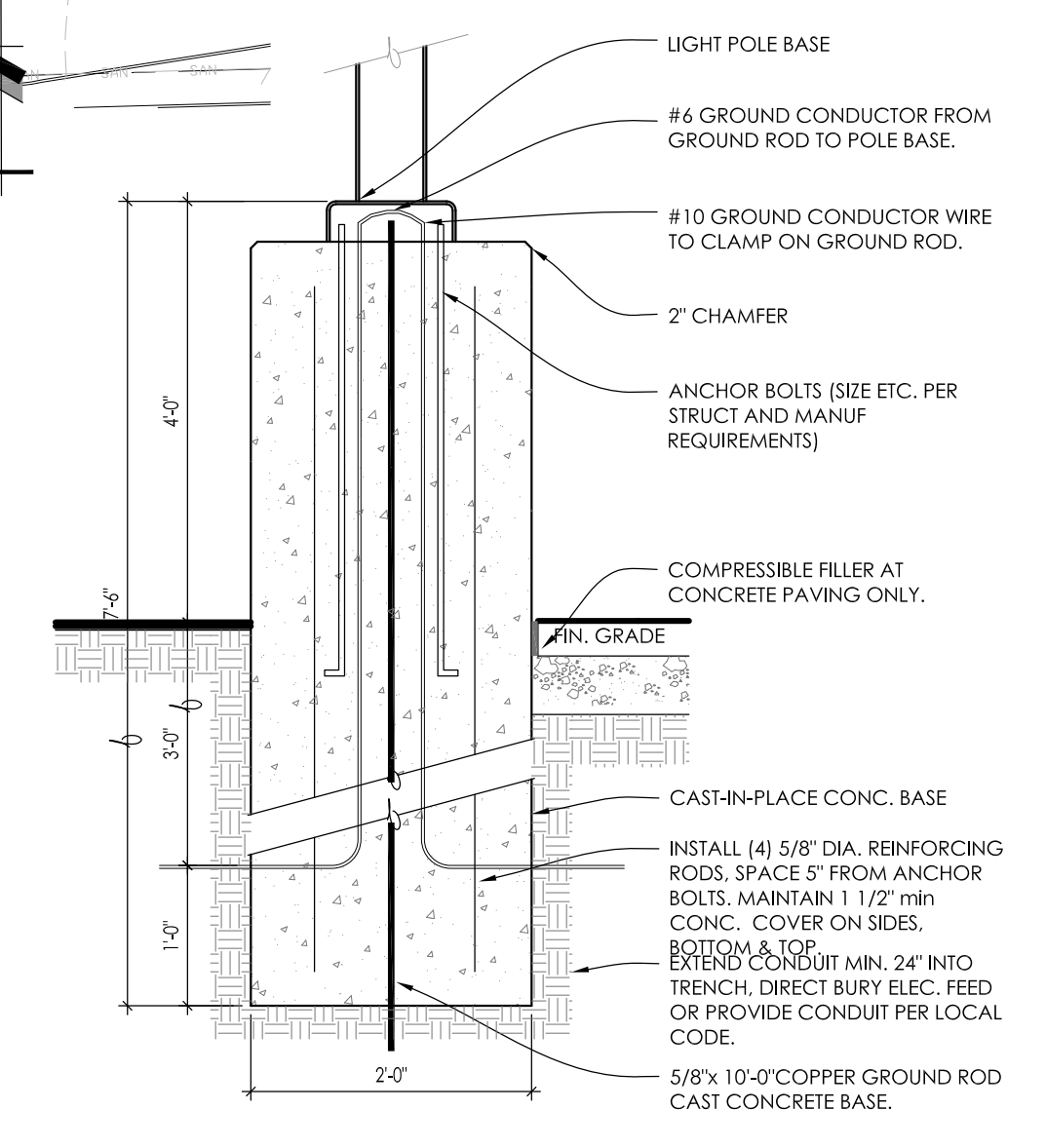
- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

EXISTING CONDITIONS GENERAL NOTES:

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

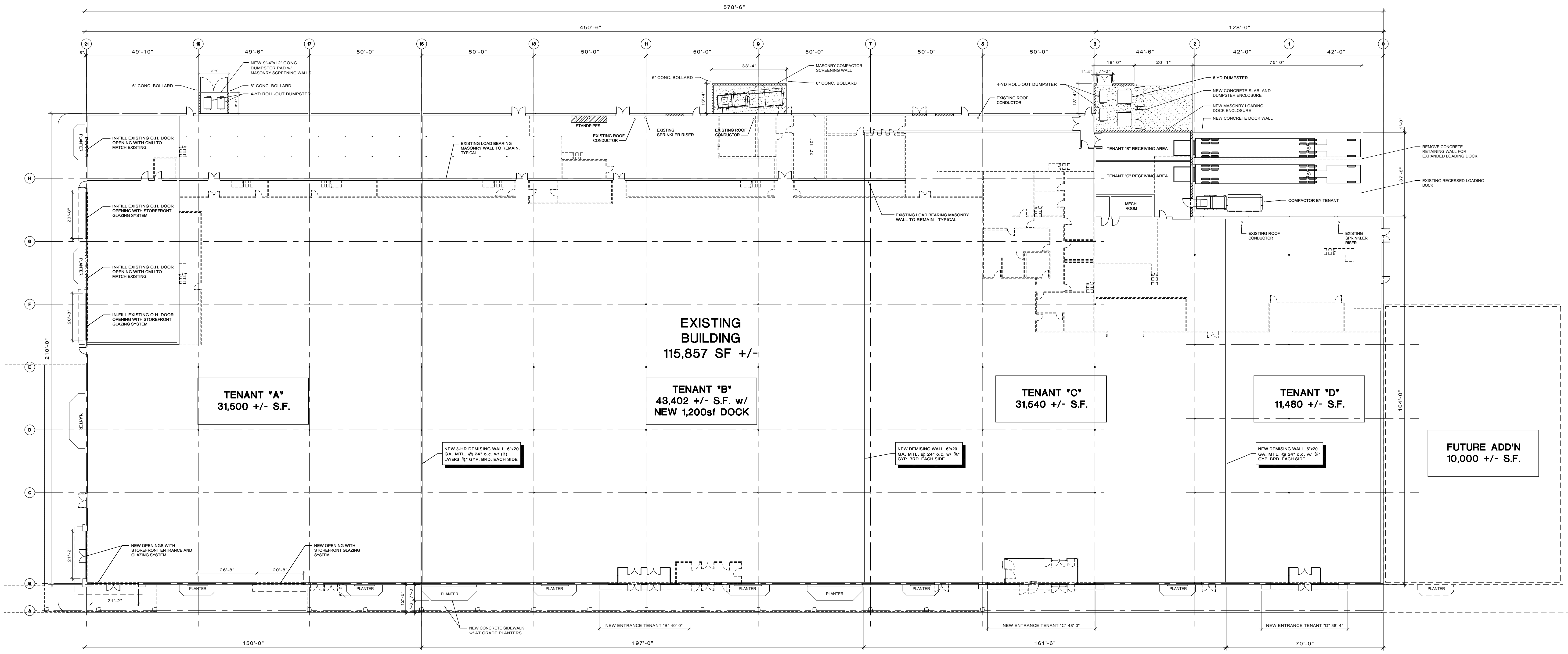
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.9 fc	28.6 fc	0.0 fc	N/A	N/A

FOR FURTHER INFORMATION REGARDING FIXTURE PLEASE REFER TO MANUFACTURERS CUT SHEETS

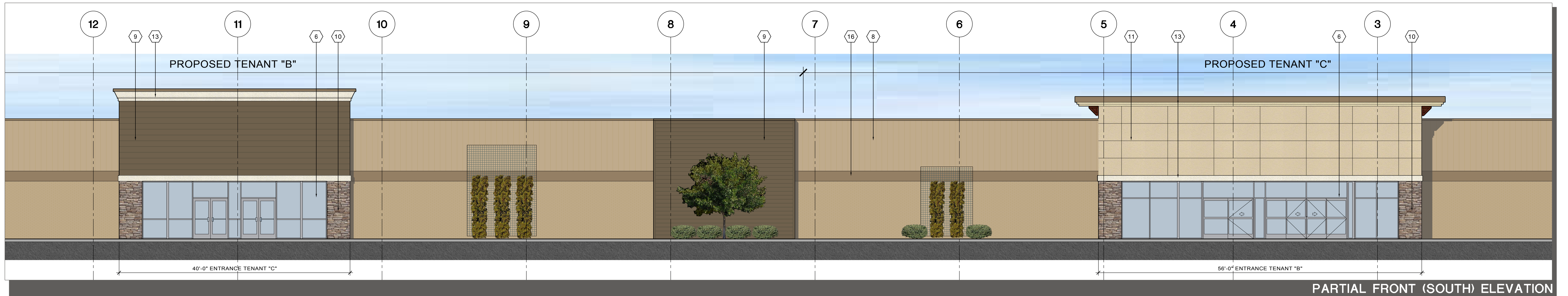
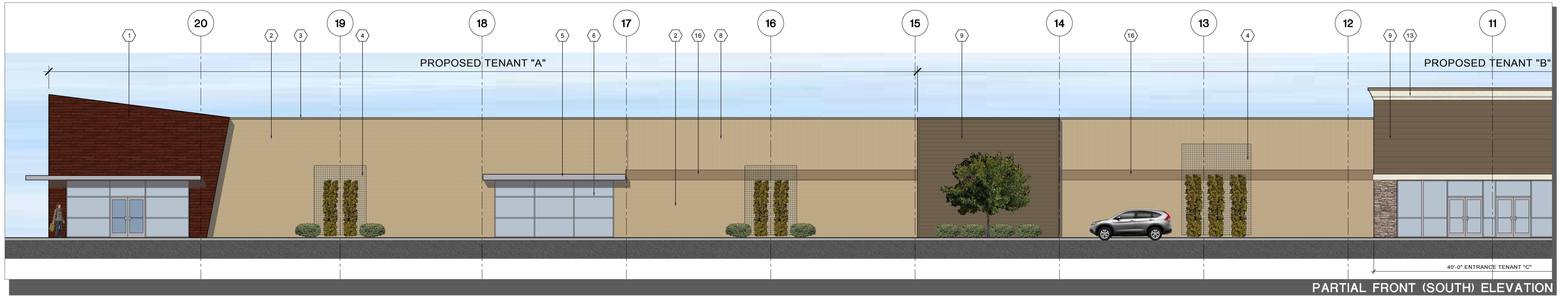
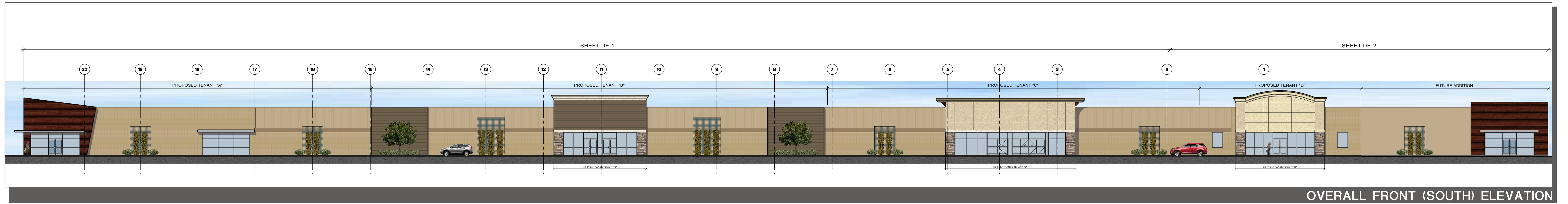


2 LIGHT POLE BASE
SCALE: 3/4"=1'-0"

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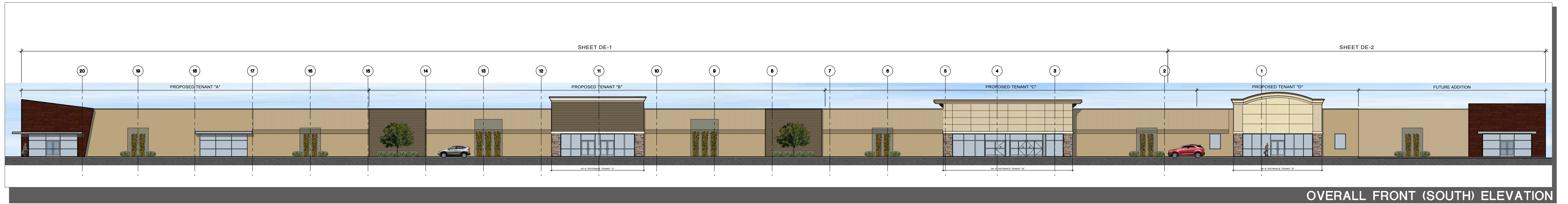


FLOOR PLAN
 SCALE: 1" = 20'



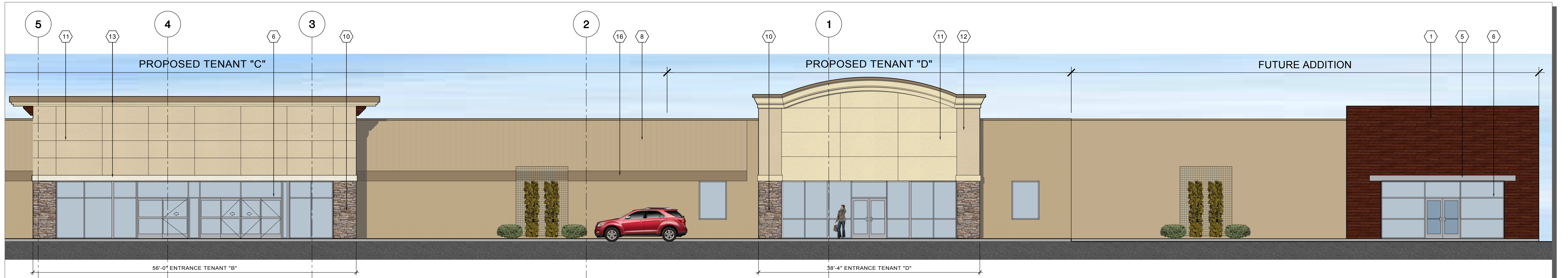
MATERIAL FINISH LEGEND

- | | | | |
|--|---|---|--|
| <p>1 FIBER CEMENT SIDING, STAINED, CEDAR LAP SIDING BY CERTAINTEED. COLOR - "MAHOGANY"</p> <p>2 PAINT EXISTING BRICK - SW 6143 BASKET BEIGE</p> <p>3 PAINT EXISTING METAL COPING. COLOR SIERRA TAN</p> | <p>4 NEW "GREENGRID" LANDSCAPE TRELLIS.</p> <p>5 NEW SUNSCREEN - METAL CANOPY - CLEAR ANODIZED ALUMINUM</p> <p>6 NEW ALUMINUM STOREFRONT w/1" INSULATED, LOW-E, CLEAR GLAZING - CLEAR ANODIZED ALUMINUM</p> | <p>7 COMPACTOR DOOR - PAINTED TO MATCH MASONRY</p> <p>8 PATCH EXISTING METAL PANELS AND PAINT TO MATCH BRICK</p> <p>9 FIBER CEMENT, SMOOTH LAP SIDING BY CERTAINTEED. COLOR SABLE BROWN</p> | <p>10 CULTURED STONE - MOUNTAIN LEDGE BY ELDORADO STONE</p> <p>11 EIFS - NEW SANDPEBBLE FINISH EIFS, COLOR - DRYVIT: 471 - BEIGE</p> <p>12 EIFS - NEW SANDPEBBLE FINISH EIFS, COLOR - DRYVIT: 457B - WHOLE WHEAT</p> |
| | | | <p>13 EIFS - NEW SANDPEBBLE FINISH EIFS, COLOR - DRYVIT: 386A - PURE CREAM</p> <p>14 MASONRY TRASH ENCLOSURE - PAINT TO MATCH BUILDING AND COMPOSITE WOOD GATES.</p> <p>15 DOCK SEAL AND DOCK BUMPER</p> <p>16 METAL FASCIA - COLOR SIERRA TAN</p> |



OVERALL FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL FINISH LEGEND

- | | | | | | |
|---|--|---|--|--|------------------------------------|
| 1 FIBER CEMENT SIDING, STAINED, CEDAR LAP SIDING BY CERTAINTEED. COLOR - "MAHOGANY" | 4 NEW "GREENGRID" LANDSCAPE TRELLIS. | 7 COMPACTOR DOOR - PAINTED TO MATCH MASONRY | 10 CULTURED STONE - MOUNTAIN LEDGE BY ELDORADO STONE | 13 EIFS - NEW SANDPEBBLE FINISH EIFS. COLOR - DRYVIT: 386A - PURE CREAM | 16 METAL FASCIA - COLOR SIERRA TAN |
| 2 PAINT EXISTING BRICK - SW 6143 BASKET BEIGE | 5 NEW SUNSCREEN - METAL CANOPY - CLEAR ANODIZED ALUMINUM | 8 PATCH EXISTING METAL PANELS AND PAINT TO MATCH BRICK | 11 EIFS - NEW SANDPEBBLE FINISH EIFS. COLOR - DRYVIT: 471 - BEIGE | 14 MASONRY TRASH ENCLOSURE - PAINT TO MATCH BUILDING AND COMPOSITE WOOD GATES. | |
| 3 PAINT EXISTING METAL COPING. COLOR SIERRA TAN | 6 NEW ALUMINUM STOREFRONT w/1" INSULATED, LOW-E, CLEAR GLAZING - CLEAR ANODIZED ALUMINUM | 9 FIBER CEMENT, SMOOTH LAP SIDING BY CERTAINTEED. COLOR SABLE BROWN | 12 EIFS - NEW SANDPEBBLE FINISH EIFS. COLOR - DRYVIT: 457B - WHOLE WHEAT | 15 DOCK SEAL AND DOCK BUMPER | |

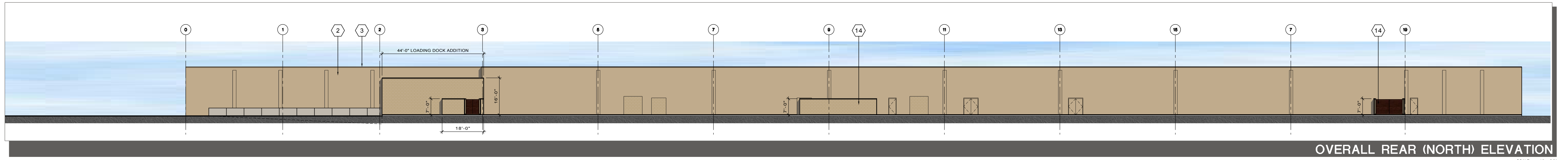


Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

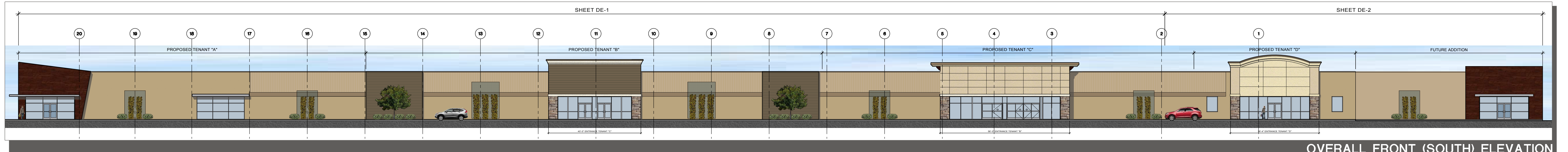
PROPOSED RE-DEVELOPMENT

120 E SUNSET DRIVE
WAUKESHA, WI
REV. SEPT. 10, 2013

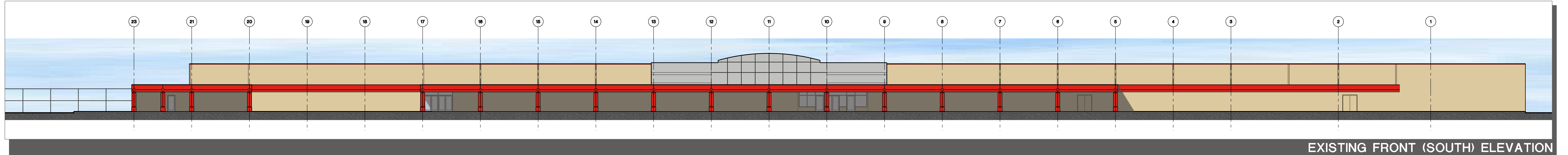
SHEET:
DE-2 DESIGN ELEVATION



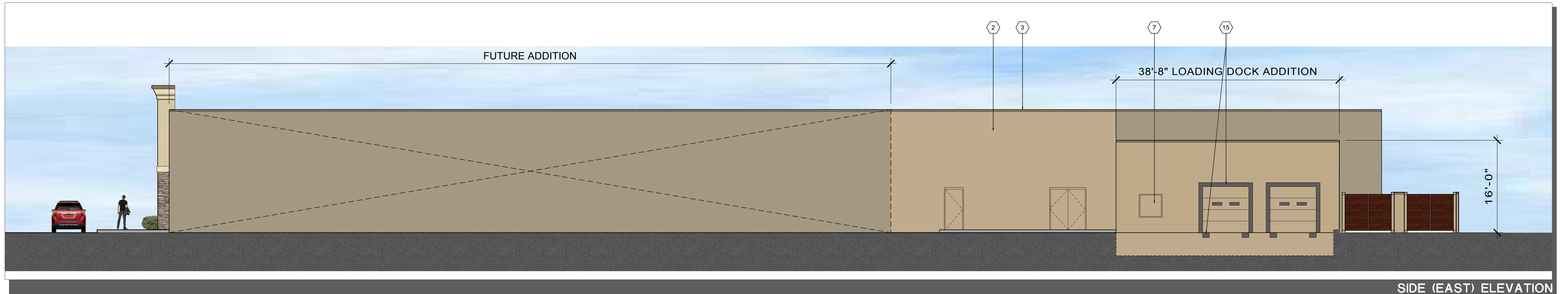
OVERALL REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



OVERALL FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL FINISH LEGEND

- | | | | | | |
|---|--|---|--|--|------------------------------------|
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