

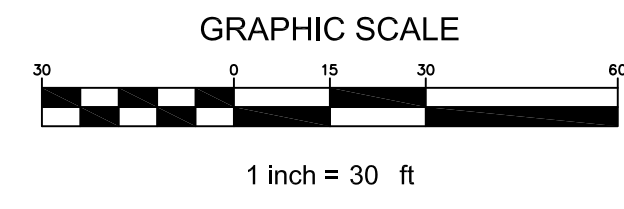
SUNBURN ENTERPRISES
 WAUKESHA, WISCONSIN

LEGEND	
--- 826 ---	EXISTING CONTOUR
--- 825 ---	PROPOSED CONTOUR
x 826.3	PROPOSED ELEVATION
--- ST ---	PROPOSED STORM SEWER
--- ST ---	EXISTING STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- SAN ---	PROPOSED SANITARY SEWER
--- W ---	EXISTING WATER MAIN
--- W ---	PROPOSED WATER MAIN
--- G ---	BURIED GAS MAIN
--- // ---	OVER HEAD WIRE
--- E ---	BURIED ELECTRIC

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 DIAL 811 OR (800) 242-8511

NOTES:

- GRADES ALONG THE CURB OR RAISED WALK ARE AT THE BOTTOM OF CURB OR WALK.
- DISTURBED AREA = 80,370 S.F. (1.845 ACRES)
- STORM WATER MANAGEMENT IS PROVIDED BY A REGIONAL OFF SITE STORM WATER POND.
- CURRENT CITY STANDARD SPECIFICATIONS SHALL BE FOLLOWED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
- LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.
- ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF WAUKESHA REQUIREMENTS.
- ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
- EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
- PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
- THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
- UNLESS OTHERWISE LABELED ON THE PLAN:
 STORM SEWER: ADS CORRUGATED HDPE N-12 OR PVC ASTM D3034
 SANITARY SEWER: PVC ASTM D3034, SDR 35
 WATER MAIN: PVC ASTM D1785 OR AWWA C900
- ALL EXISTING TREES AND SHRUBS TO BE CLEARED OUT OF 15' WIDE STORM DRAINAGE EASEMENT
- EXISTING WATER SERVICE LATERAL TO BE UTILIZED. NO NEW CONNECTION REQUIRED.
- CONTRACTOR TO PROVIDE A SEWER LATERAL VIDEO TO THE CITY OF WAUKESHA FOR REVIEW AND APPROVAL. CONTACT THE CITY OF WAUKESHA ENGINEERING DEPARTMENT FOR VIDEO FORMAT REQUIREMENTS.
- RECORD DRAWING OF THE SANITARY/STORM SEWER FACILITIES SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR TO BE SUBMITTED TO THE ENGINEERING DIVISION.
- EXISTING SANITARY SEWER LATERAL LOCATED IN VENTURE COURT SERVICING THIS SITE TO BE ABANDONED AT THE MAIN.
- EXISTING CITY OWNED STREET LIGHTING CONDUIT LOCATED IN TERRACE ALONG PROPERTY KNOWN TO NOT BE VERY DEEP. CALL DIGGERS HOTLINE TO GET LOCATION OF EXISTING LIGHTING CONDUIT BEFORE PERFORMING WORK IN TERRACE AREA.
- SANITARY SEWER LATERAL CONNECTION TO BE COMPLETED WITH INSERTA TEE, OR APPROVED EQUAL, FOR CONNECTION OF EXISTING MAINS TO NEW LATERALS. (PER CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS, DESIGN AND ONSTRUCTION MANUAL, DEVISION 3 STANDARD CONSTRUCTION SPECIFICATIONS - 5.2.1.3 (C))



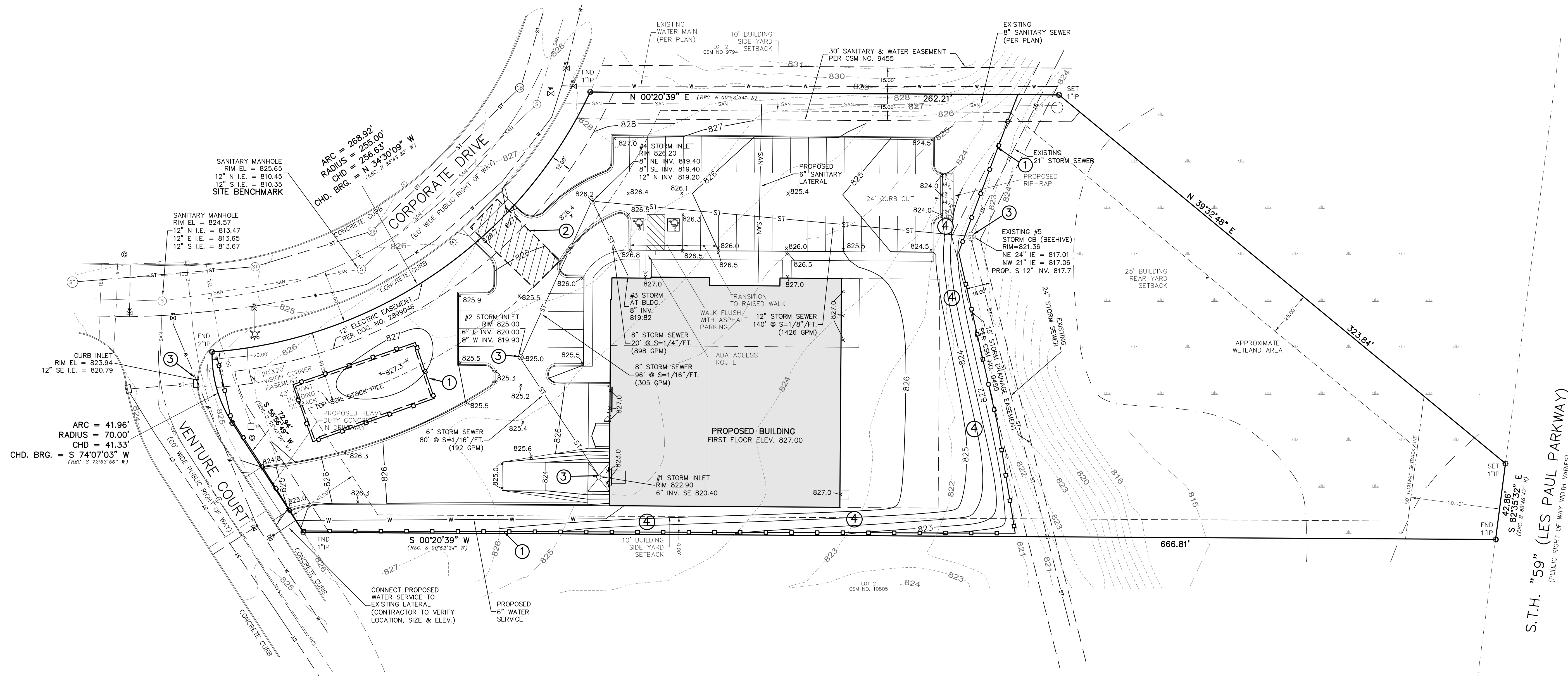
**SITE GRADING AND
 UTILITY PLAN**

CJE NO.:1943R2
 DECEMBER 04, 2019
 REV.: 12-17-19



12/17/2019

C1.0



SUNBURN ENTERPRISES
 WAUKESHA, WISCONSIN

S.T.H. "59" (LES PAUL PARKWAY)
 (PUBLIC RIGHT OF WAY WIDTH VARIES)

- NOTES:**
- GRADES ALONG THE CURB OR RAISED WALK ARE AT THE BOTTOM OF CURB OR WALK.
 - DISTURBED AREA = 80,370 S.F. (1.845 ACRES)
 - STORM WATER MANAGEMENT IS PROVIDED BY A REGIONAL OFF SITE STORM WATER POND.
 - CURRENT CITY STANDARD SPECIFICATIONS SHALL BE FOLLOWED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.

MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- 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.
- ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
 DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131*	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97
* Fall Seeding		

LAND APPLICATION OF ADDITIVES:
 DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) - SEE WDR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

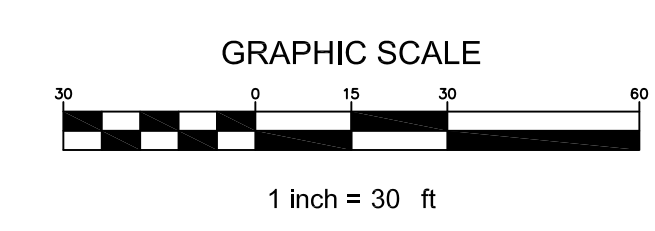
CONSTRUCTION SCHEDULE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS. SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR.
- INSTALL INLET PROTECTION IN THE EXISTING INLETS.
- INSTALL SILT FENCE.
- INSTALL CONSTRUCTION EXIT / TRACKING PAD. EXACT LOCATION TO BE DETERMINE BY CONTRACTOR.
- STRIP AND STOCK PILE TOP SOIL, SURROUND WITH SILT FENCE AND PROVIDE TEMPORARY STABILIZATION.
- ROUGH GRADE SITE.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL PROPOSED UTILITIES. INSTALL INLET GRATE SCREENS.
- INSTALL BASE COURSE OF PAVEMENT.
- FINAL GRADING OF SLOPES, TOPSOIL, CRITICAL SLOPES; VEGETATE AND MULCH/MAT ALL FINAL DISTURBED AREAS.
- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
- AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
- ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

EROSION CONTROL PRACTICES SCHEDULE

- SILT FENCE
- CONSTRUCTION EXIT
- INLET GRATE SCREEN
- EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER WISDOT EROSION CONTROL PAL (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLET BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

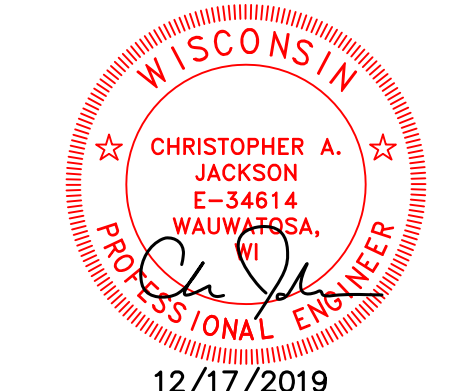


LEGEND

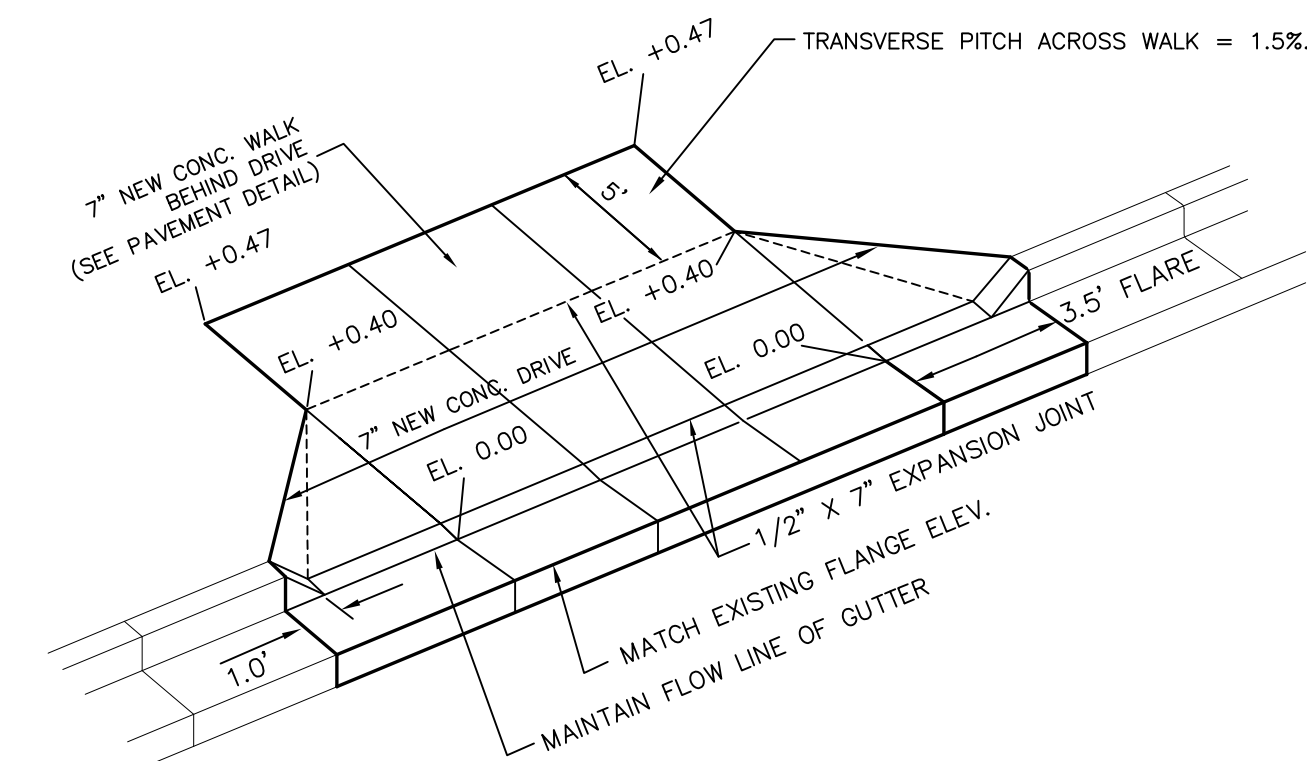
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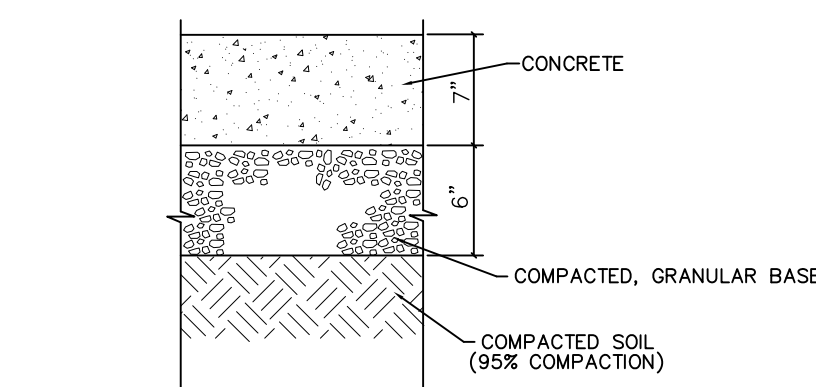
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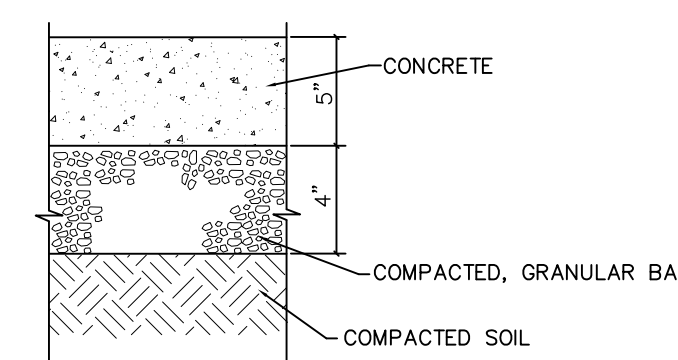
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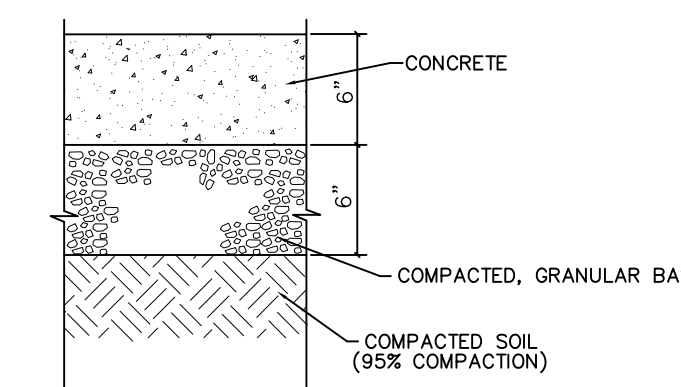
CONCRETE DRIVEWAY APPROACH
 (PER ADA AND CITY OF WAUKESHA REQUIREMENTS)
 NOT TO SCALE



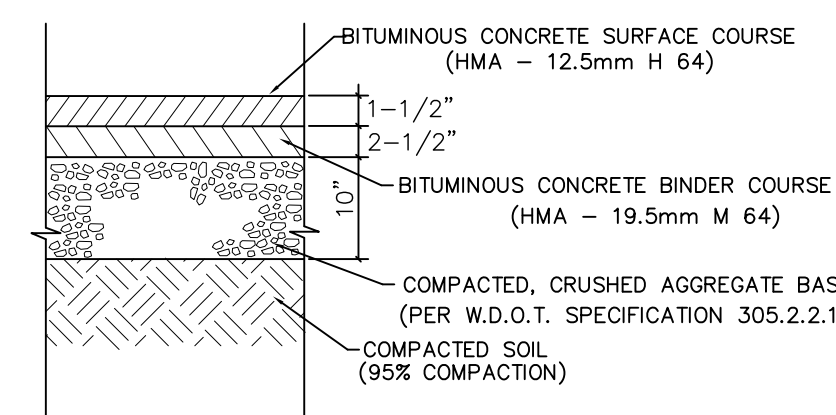
CONCRETE PAVEMENT (SOUTHEAST DRIVEWAY APPROACH)
 NOT TO SCALE



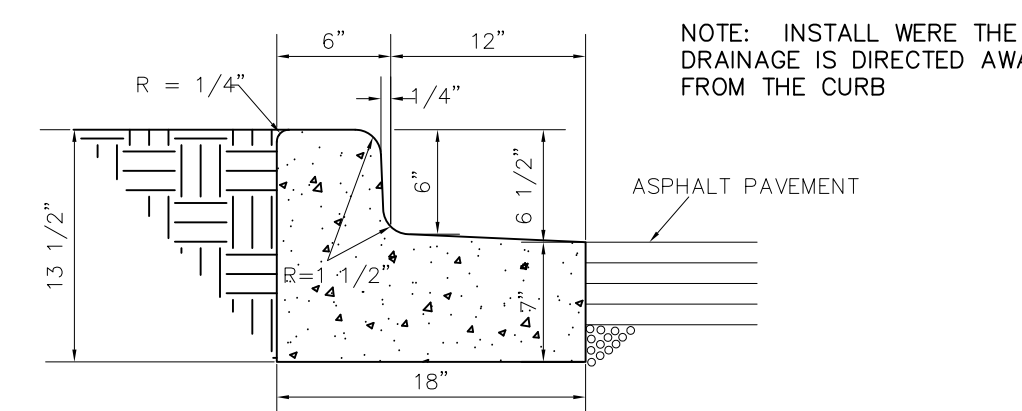
CONCRETE SIDEWALK
 NOT TO SCALE



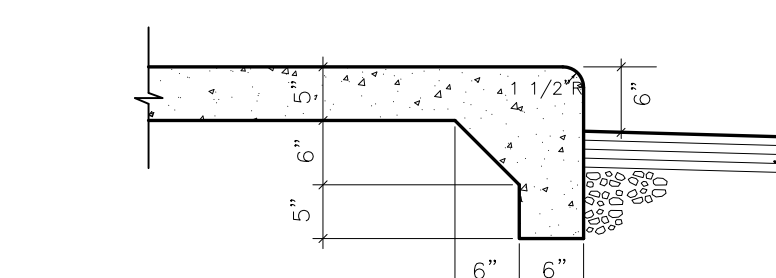
CONCRETE PAVEMENT (LOADING DOCKS)
 NOT TO SCALE



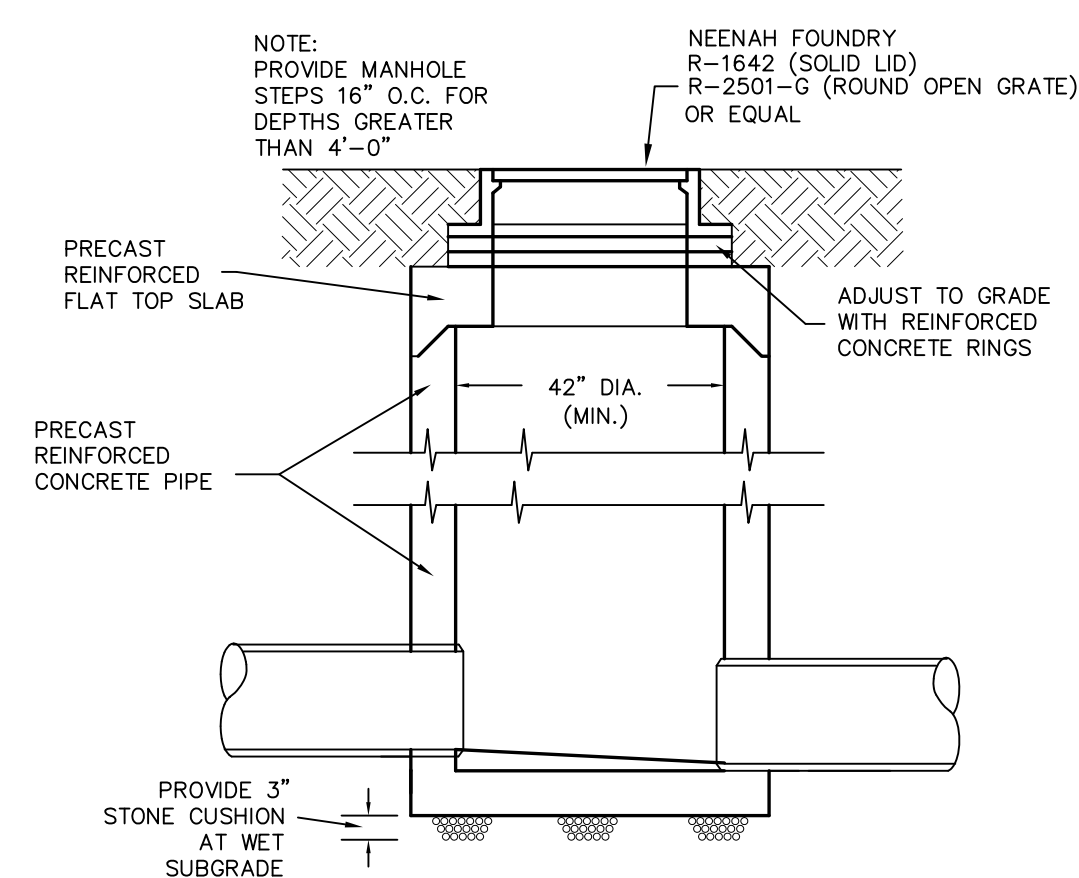
HEAVY DUTY ASPHALT PAVEMENT (TRUCK TRAFFIC AREA)
 NOT TO SCALE



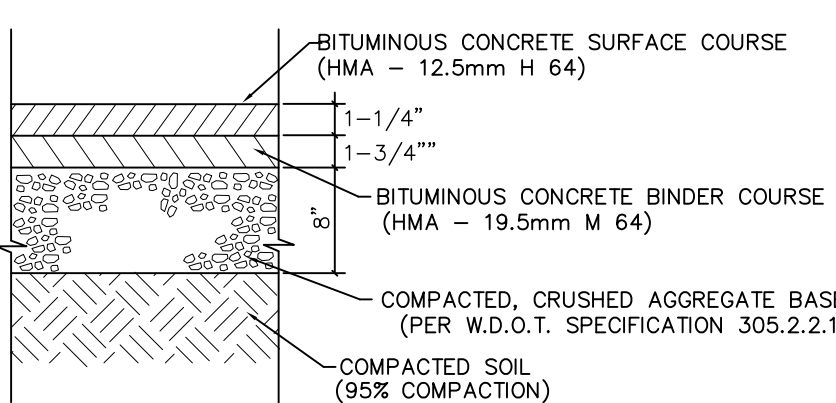
HIGH SIDE CONCRETE CURB DETAIL
 NOT TO SCALE



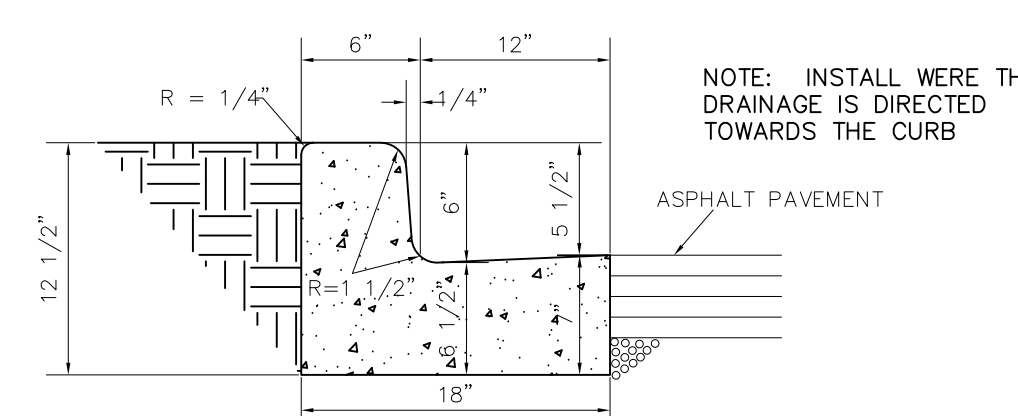
RAISED CONCRETE WALK WITH INTEGRAL CURB
 NOT TO SCALE



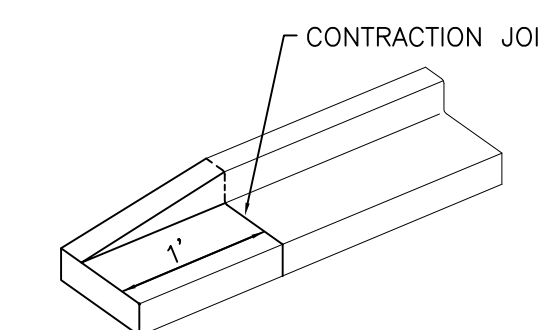
PRIVATE PRECAST STORM MH/INLET
 NOT TO SCALE



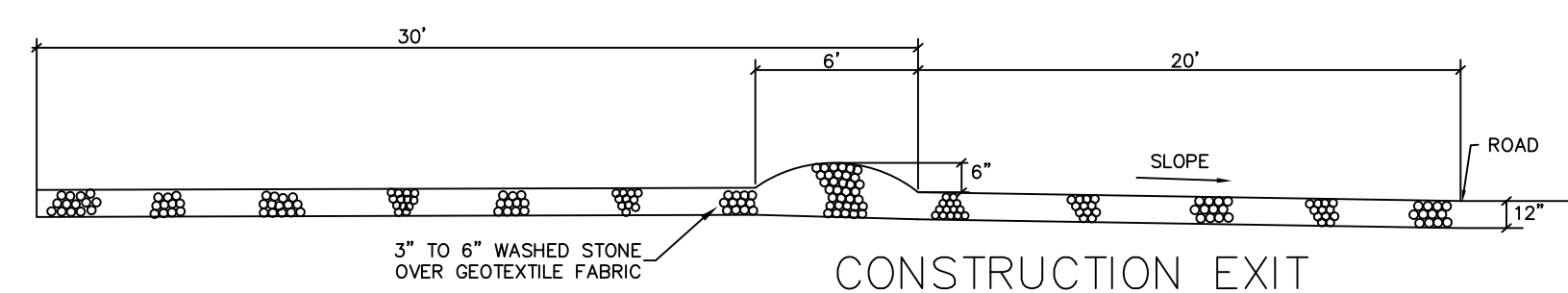
STANDARD ASPHALT PAVEMENT (PARKING TRAFFIC AREA)
 NOT TO SCALE



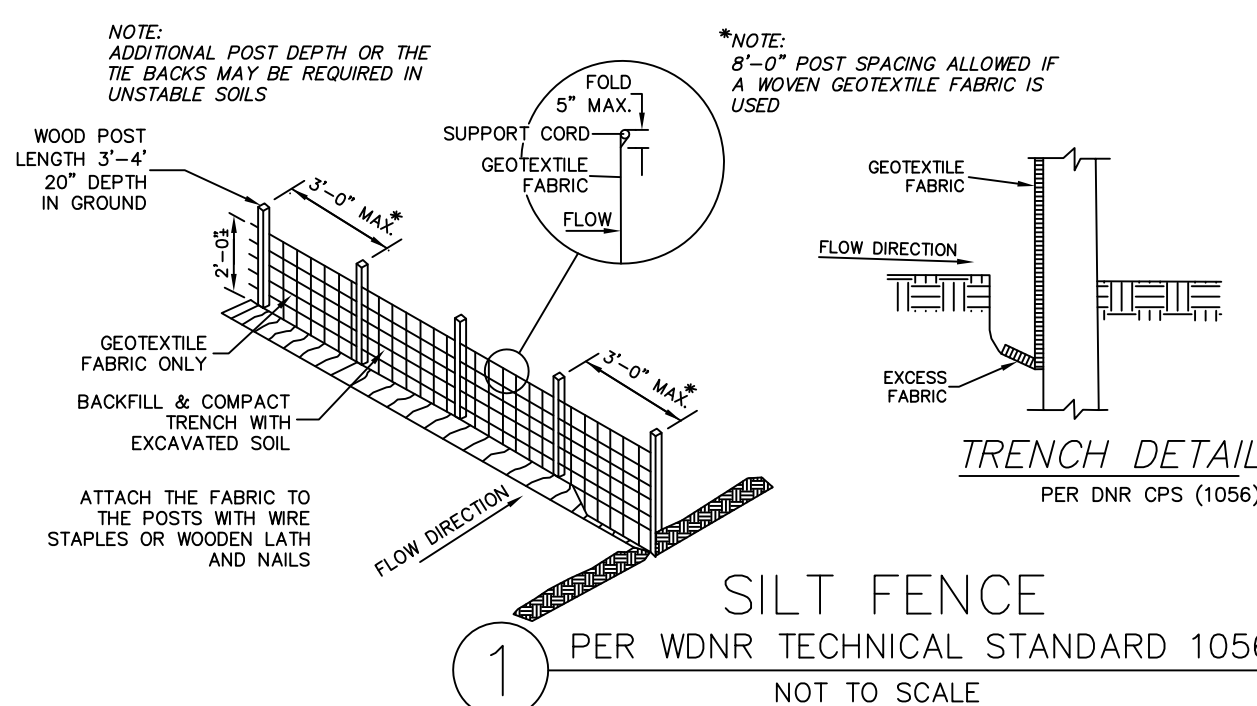
LOW SIDE CONCRETE CURB DETAIL
 NOT TO SCALE



END SECTION CURB TAPER
 NOT TO SCALE



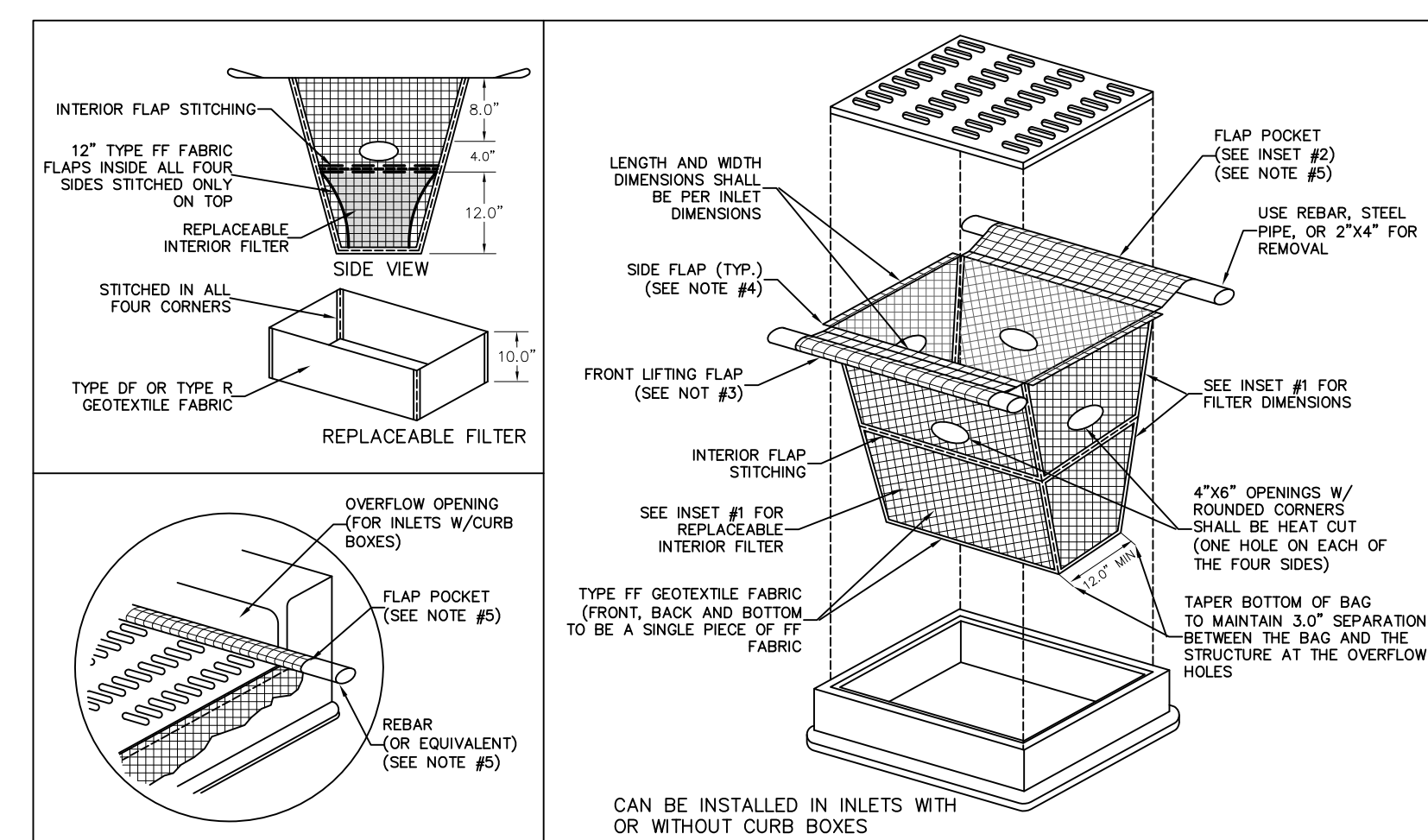
CONSTRUCTION EXIT PER WDNR TECHNICAL STANDARD 1057
 NOT TO SCALE



SILT FENCE PER WDNR TECHNICAL STANDARD 1056
 NOT TO SCALE

SILT FENCE CONSTRUCTION SPECIFICATIONS PER DNR CPS (1056)

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

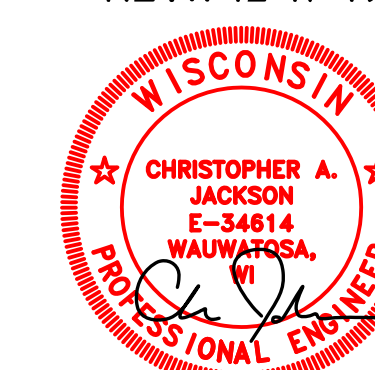


- NOTES:
 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
 MAINTENANCE NOTES:
 1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D-M PER WDNR TECHNICAL STANDARD 1060
 NOT TO SCALE

SUNBURN ENTERPRISES
 WAUKESHA, WISCONSIN

CJE NO.: 1943R2
 DECEMBER 04, 2019
 REV.: 12-17-19



12/17/2019

SITE DETAILS C3.0

SHEET 3 OF 3

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFAF	<i>Acer x freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple	3	2.5' Cal, B4B	H-50', W-30'
ACM96	<i>Acer miyabei</i> 'State Street'	State Street Miyabe Maple	3	2.5' Cal, B4B	H-50', W-40'
CEOCP	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry	4	2.5' Cal, B4B	H-50', W-45'
FLOC	<i>Platanus occidentalis</i>	American Planetree	1	2.5' Cal, B4B	H-75', W-75'
QUBI	<i>Quercus bicolor</i>	Swamp White Oak	1	2.5' Cal, B4B	H-60', W-60'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 3/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
AMGAB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3	8' B4B, multi-stem	H-20', W-15'

EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 2/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIGL	<i>Picea glauca</i>	White Spruce	3	6' Tall B4B	H-50', W-20'
PIFFA	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Spruce	3	6' Tall B4B	H-20', W-15'
THON	<i>Thuja occidentalis</i> 'Nigra'	Dark Green Arborvitae	10	6' Tall B4B	H-25', W-10'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
JUCHM	<i>Juniperus chinensis</i> 'Mountbatten'	Mountbatten Chinese Juniper	7	4' Tall B4B	H-12', W-5'
JUCP	<i>Juniperus chinensis</i> 'Pfitzeriana'	Pfitzer Juniper	4	18' Spread Pot	H-6', W-2'
TAMET	<i>Taxus x media</i> 'Tauntonii'	Tauntonii Yew	6	24' Spread B4B	H-4', W-5'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
DIFO	<i>Dierwilla lonicera</i>	Dwarf Bush Honeysuckle	11	18" Tall Pot	H-4', W-4'
HYPAJ	<i>Hydrangea paniculata</i> 'Vanee'	Little Lime Hydrangea	5	18" Tall Pot	H-4', W-4'
PHOPD	<i>Physocarpus opulifolius</i> 'Dart's Golden'	Dart's Golden Ninebark	3	36" Tall B4B	H-6', W-7'
PHOPM	<i>Physocarpus opulifolius</i> 'Monlo'	Purple Leaf Ninebark	5	36" Tall B4B	H-7', W-8'
RHARG	<i>Rhus aromatica</i> 'Gro-low'	Gro Low Sumac	7	18" Spread Pot	H-2', W-5'
SPBET	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	8	18" Tall Pot	H-3', W-3'
SPGO	<i>Spiraea x Goldmound'</i>	Goldmound Spirea	6	15" Tall Pot	H-2', W-3'
SYFEN	<i>Syringa x 'Penda'</i>	Blooming Purple Lilac	5	24" Tall Pot	H-5', W-5'
WEFDH	<i>Weigela florida</i> 'Dark Horse'	Dark Horse Weigela	5	18" Tall Pot	H-3', W-3'

PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALMI	<i>Allium x 'Millenium'</i>	Millenium Globe Lily	7	1" Pot	18" O.C.
CAAC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	48	1" Pot	24" O.C.
HEGB	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	16	1" Pot	18" O.C.
MISIP	<i>Miscanthus sinensis purpurascens</i>	Flamegrass	18	1" Pot	36" O.C.
NEUL	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	13	1" Pot	24" O.C.
PEALS	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	6	1" Pot	18" O.C.
SPHE	<i>Sporobolus heterolepis</i>	Prairie Dropseed	16	1" Pot	18" O.C.

ABBREVIATIONS

ABBREVIATION	FULL WORDS
B4B	Balled and burlapped
CAL.	Caliper
DBH	Diameter at breast height (Measured 4'-6' above finish grade)
DIA.	Diameter
EX.	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. - or - SF	Square feet
TR	Tree

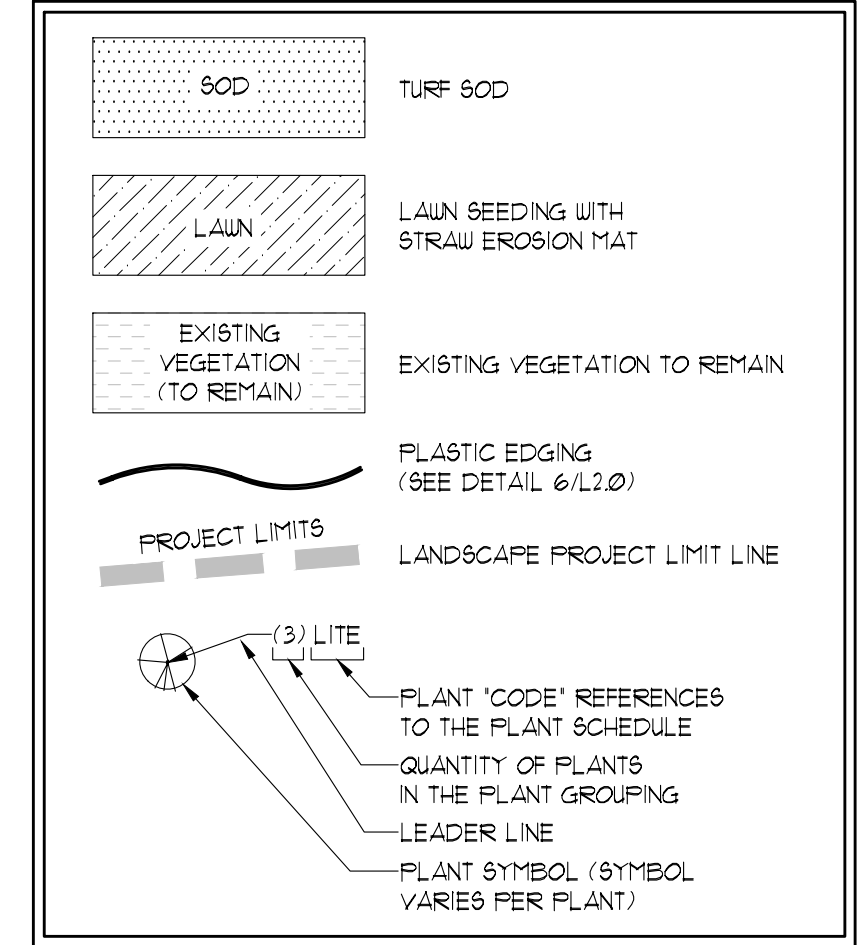
GENERAL NOTES:

- LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS.
- ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE PLASTIC EDGING AS INDICATED ON THE PLAN. ALL PLANTING BEDS SHALL BE TOPDRESSED WITH DOUBLE SHREDDED HARDWOOD BARK MULCH ON WEED BARRIER AS INDICATED ON THE PLAN.
- THE PLANT SCHEDULE IS ON SHEET L10. IT IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
- WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- GUARANTEE ALL PLANTINGS FOR 1 YEAR FROM THE DATE OF INSTALLATION.
- SEE PLANTING DETAILS ON SHEET L20 FOR PLANT INSTALLATION REQUIREMENTS.
- ALL AREAS INDICATED AS 'LAWN' SHALL BE SEEDDED AS SPECIFIED. AREAS INDICATED AS 'SOD' SHALL BE SODDED.
- PROPOSED LIGHT POLE LOCATIONS ARE NOT KNOWN AT THIS TIME. SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS OF LIGHT POLES. COORDINATE TREE LOCATIONS TO AVOID LIGHT POLES AS NECESSARY.
- SEE CIVIL PLANS FOR OFFICIAL SITE UTILITIES AND EROSION MAT LOCATIONS. SITE UTILITIES SHOWN ON THIS PLAN ARE FOR CONVENIENCE ONLY.

GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL):
 20% KENTUCKY BLUEGRASS (SOD QUALITY)
 10% MERCURY KENTUCKY BLUEGRASS
 20% KENBLUE KENTUCKY BLUEGRASS
 25% CREEPING RED FESCUE
 15% WICKED PERENNIAL RYEGRASS
 10% FIESTA 4 PERENNIAL RYEGRASS
 SEEDING RATE SHALL BE 45 POUNDS PER 1000 SQUARE FEET
 SEEDS SHALL BE INSTALLED 1/2" TO 1" BELOW FINISH GRADE.

LANDSCAPE LEGEND



LANDSCAPE DETAILS ON SHEET L2.0.

LANDSCAPE CALCULATIONS - WAUKESHA

LANDSCAPE REQUIREMENTS		
SITE ZONING = M-3		
LOT AREA = 129,614 SF		
GREENSPACE AREA = 84,511 SF		
PARKING LOT PAVED AREA = 27,004 SF		
PARKING LOT INTERIOR LANDSCAPE AREA = 2287 SF		
GREENSPACE REQUIREMENTS - MINIMUM 25% GREENSPACE	REQUIRED	PROVIDED
84,511 SF GREENSPACE / 129,614 SF LOT AREA = 0.652	25%	65.2%
PARKING LOT INTERIOR LANDSCAPE REQUIREMENTS - MINIMUM 5%		
2287 SF INTERIOR LANDSCAPE / 27,004 SF PARKING AREA = 0.085	5%	8.5%
PARKING LOT INTERIOR LANDSCAPE ISLANDS TO BE PLANTED WITH TREES, SHRUBS, FLOWERS AND SIMILAR PLANTINGS	YES	YES
PARKING LOT SCREENING FROM RIGHT-OF-WAY REQUIRED	YES	YES-TREES, SHRUBS & ORNAMENTAL GRASSES

PROJECT NAME
SUNBURN ENTERPRISES

PROJECT LOCATION
CORPORATE DRIVE
WAUKESHA, WI 53189

CLIENT NAME & ADDRESS

LANDSCAPE PLAN

REVISIONS

Date	By

PROFESSIONAL SEAL

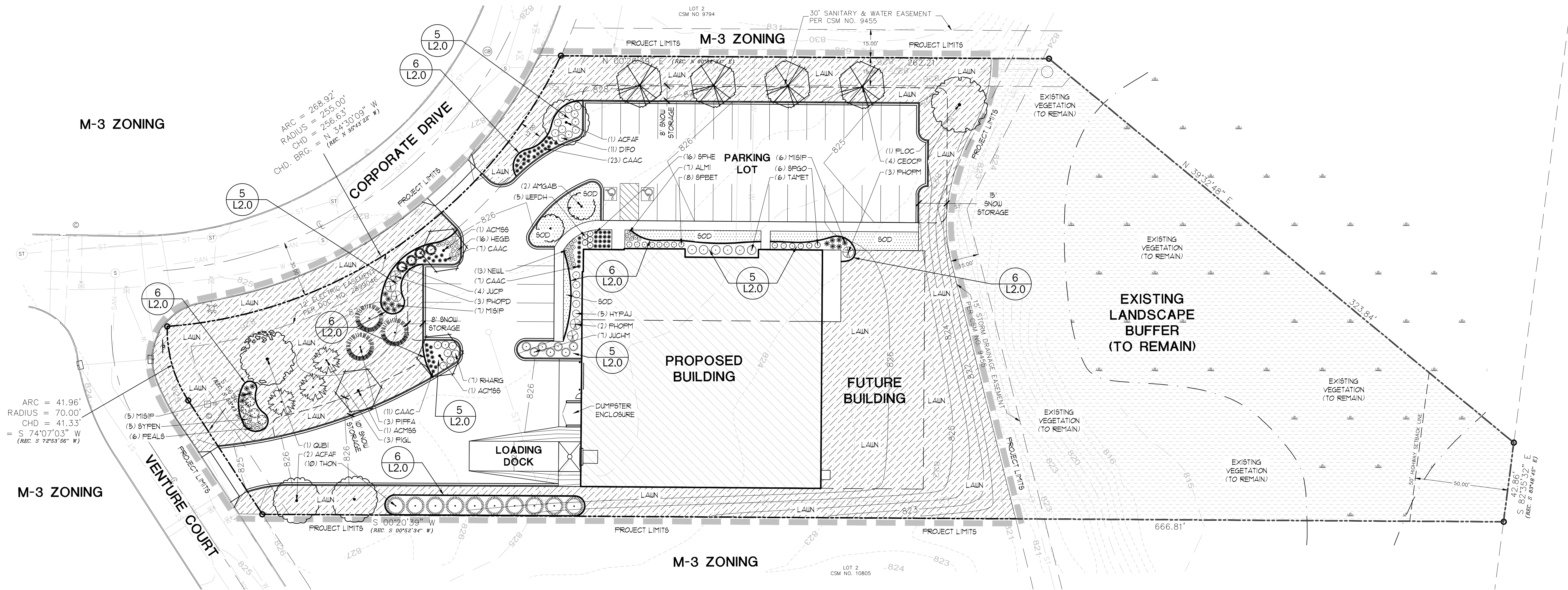


USE OF INFORMATION

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FILE NAME	Sunburn E LA
DRAWN BY	BJB
CHECKED BY	BJB
PDG PROJECT #	19-796
DATE	10-28-2019
SHEET NO.	

L1.0

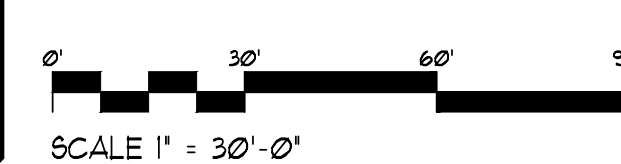


INDEX OF SHEETS

SHEET	TITLE
L10	LANDSCAPE PLAN
L20	LANDSCAPE DETAILS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.0175(1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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PLAN COMMISSION RE-SUBMITTAL - NOT FOR CONSTRUCTION

PROJECT NAME

**SUNBURN
ENTERPRISES**

PROJECT LOCATION

CORPORATE DRIVE
WAUKESHA, WI 53189

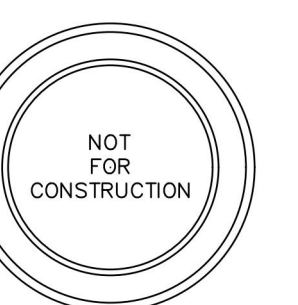
CLIENT NAME & ADDRESS

SHEET TITLE

**LANDSCAPE
DETAILS**

REVISIONS

Date By



PROFESSIONAL SEAL



Signature Date

USE OF INFORMATION

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FILE NAME Sunburn E LA

DRAWN BY BJB

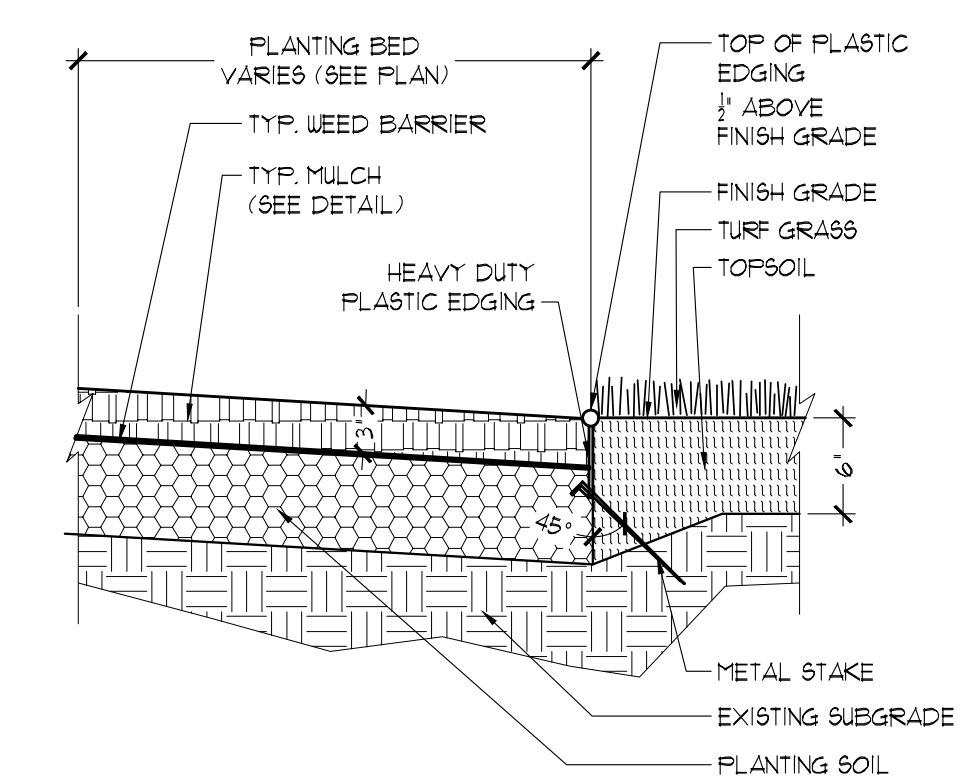
CHECKED BY BJB

PDG PROJECT # 19-796

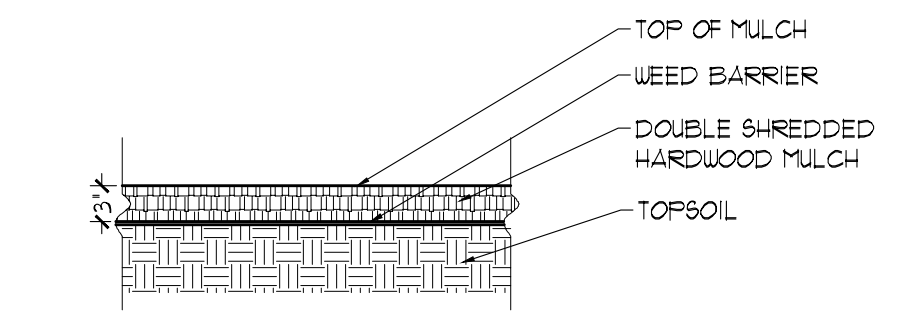
DATE 10-25-2019

SHEET NO.

L2.0



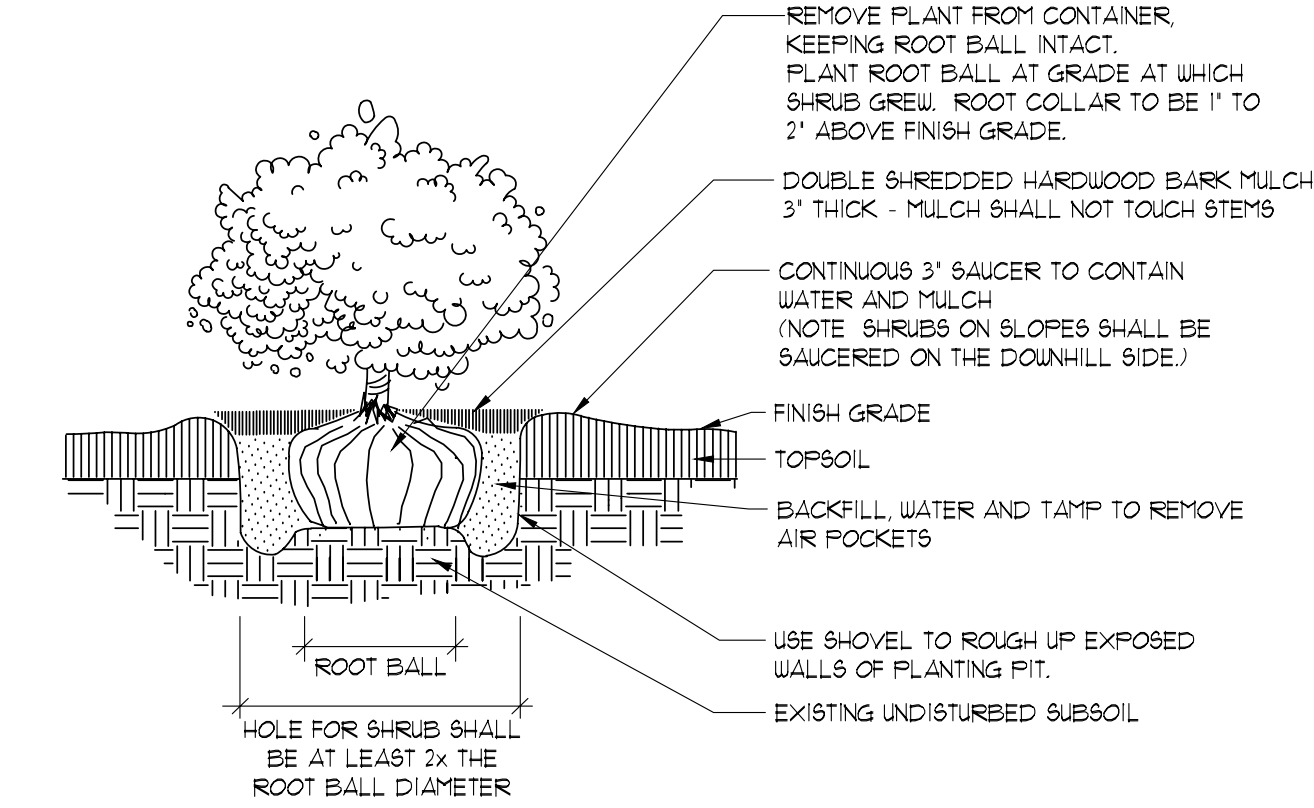
6
L2.0 TYPICAL PLASTIC EDGE SECTION
SCALE: 1" = 1'-0"



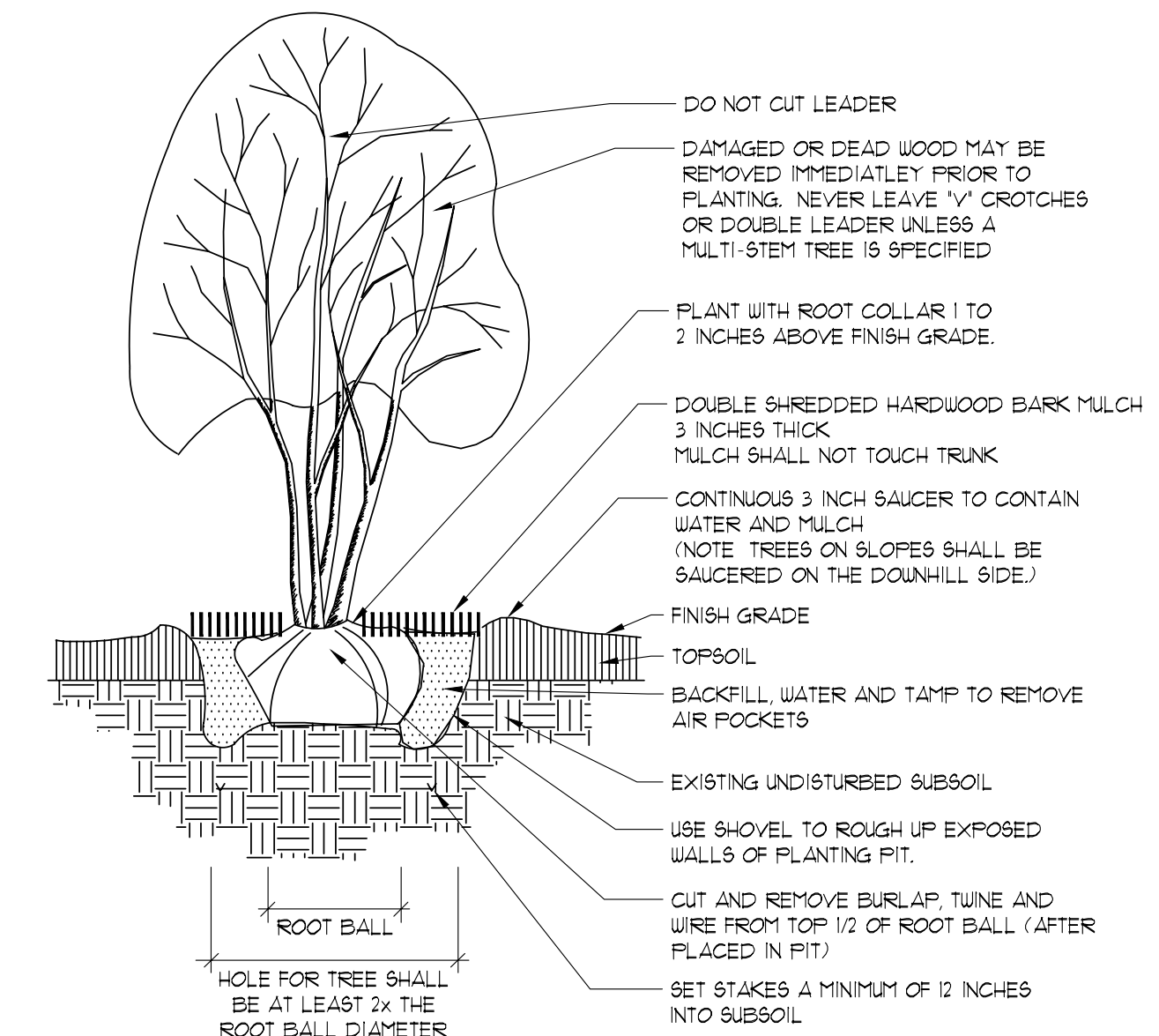
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L2.0 TYPICAL SHREDDED HARDWOOD MULCH SECTION
SCALE: 3/4" = 1'-0"

SHRUB PLANTING NOTES

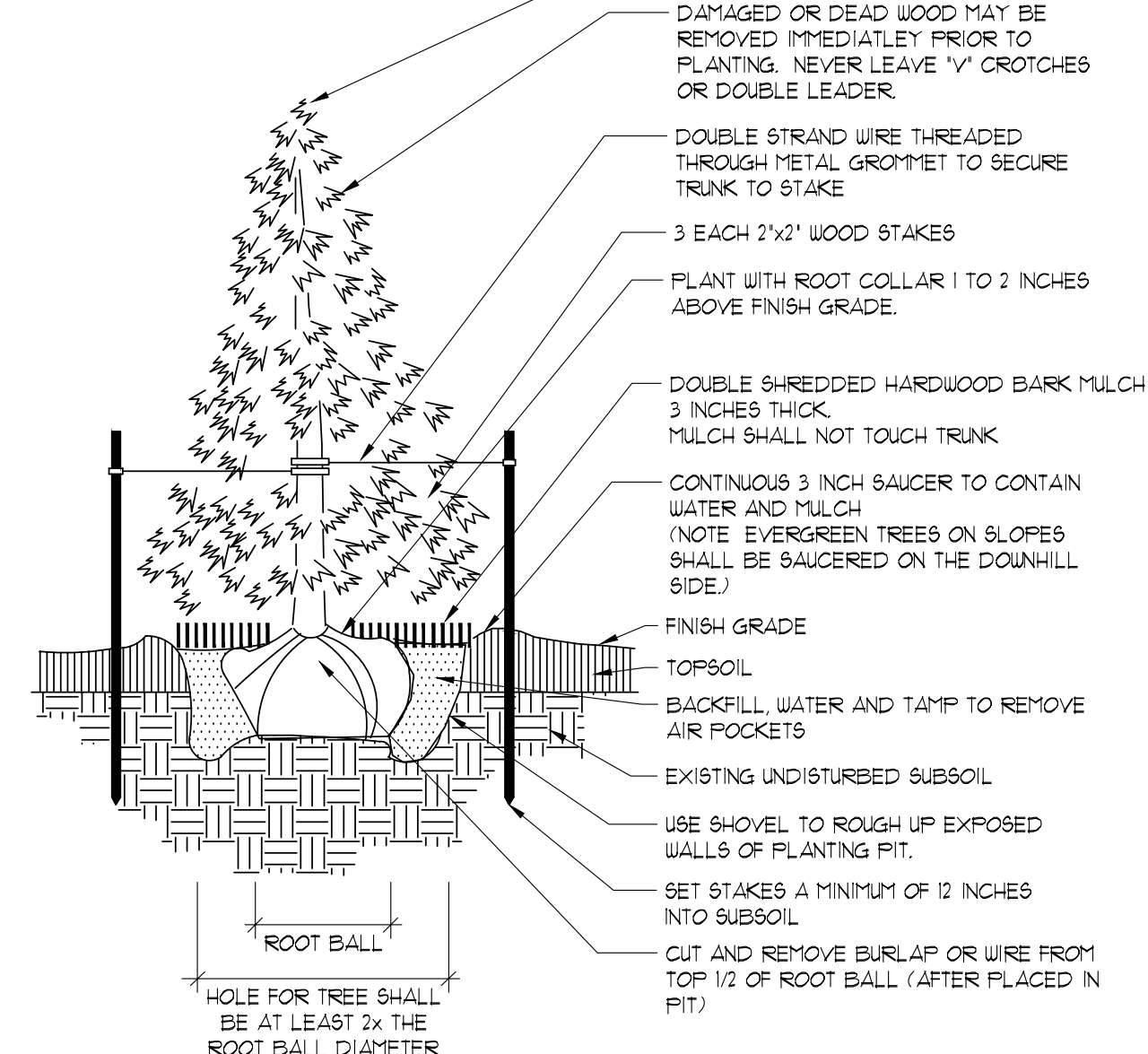
1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



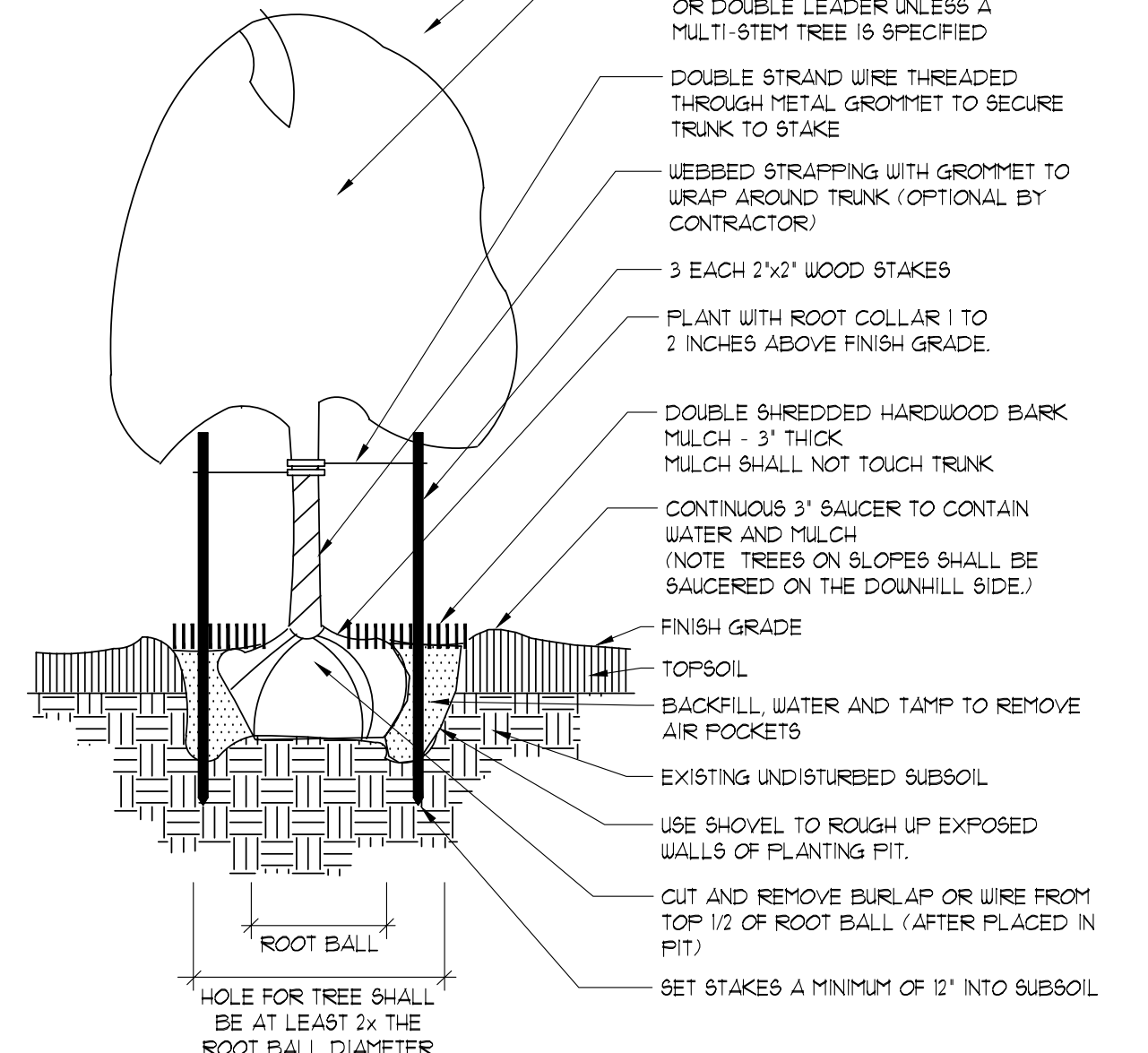
4
L2.0 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



3
L2.0 MULTI-STEM TREE PLANTING
SCALE: NOT TO SCALE



2
L2.0 EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE



1
L2.0 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. THE WEEDED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

EVERGREEN TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. THE WEEDED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

MULTI-STEM TREE STAKING AND PLANTING NOTES

1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

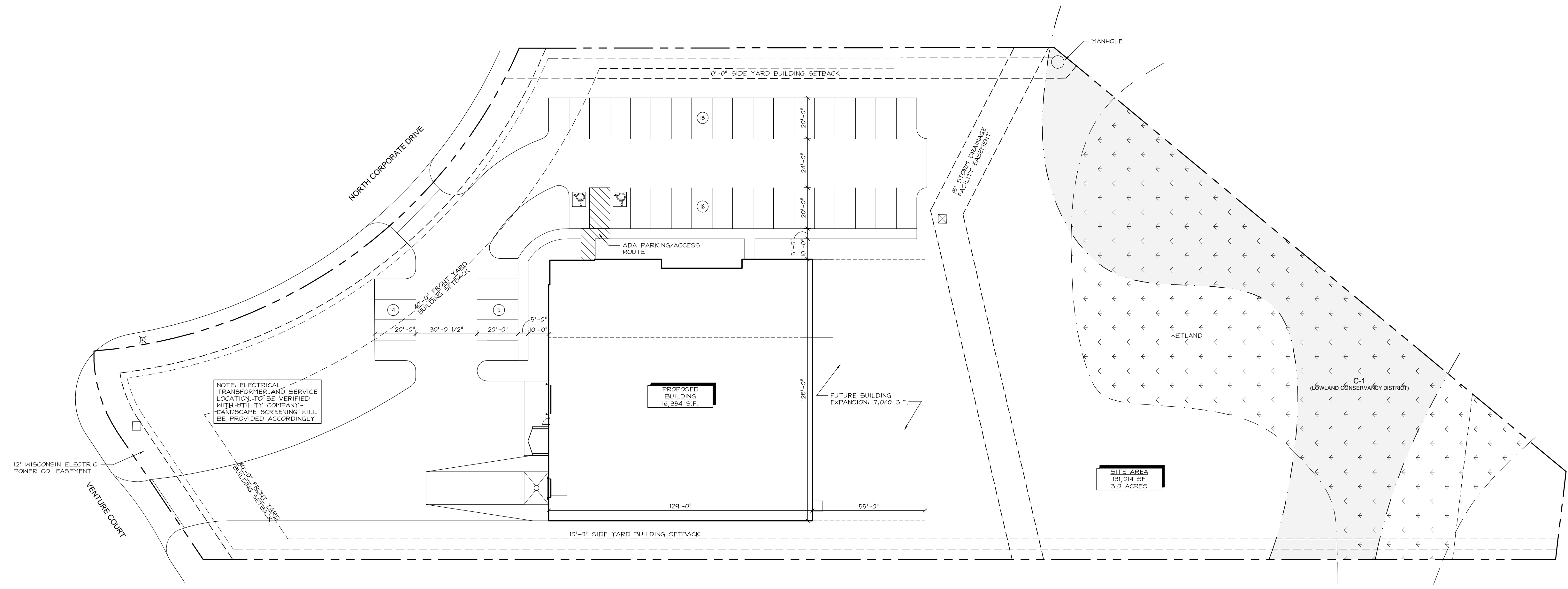
BUILDING DESIGN FOR:
SUNBURN ENTERPRISES
 *
CORPORATE DRIVE
 WAUKESHA, WI 53189

SHEET TITLE
 SITE PLAN

REVISIONS

PROJECT DATA	
DATE	01.24.2020
JOB NO.	19-00162
SET USE	PLAN COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	DLH
SHEET NO.	

A1.0



SITE DATA:

SITE AREA:	131,014 S.F. 3 ACRES
TOTAL BUILDING FOOTPRINT:	16,384 S.F.
TOTAL HARD SURFACE AREA:	28,951 S.F. (22% OF SITE)
CONCRETE AREA:	2,929 S.F.
HEAVY DUTY PAVING:	11,905 S.F.
LIGHT DUTY PAVING:	14,117 S.F.
TOTAL GREENSPACE AREA:	85,679 S.F. (65% OF SITE)
ZONING DISTRICT:	PUD
ALLOWABLE BUILDING HEIGHT:	UNLIMITED
BUILDING HEIGHT:	24'-0"
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
TOTAL PARKING PROVIDED:	43 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2

1 SITE PLAN
 SCALE: 1" = 30'-0"

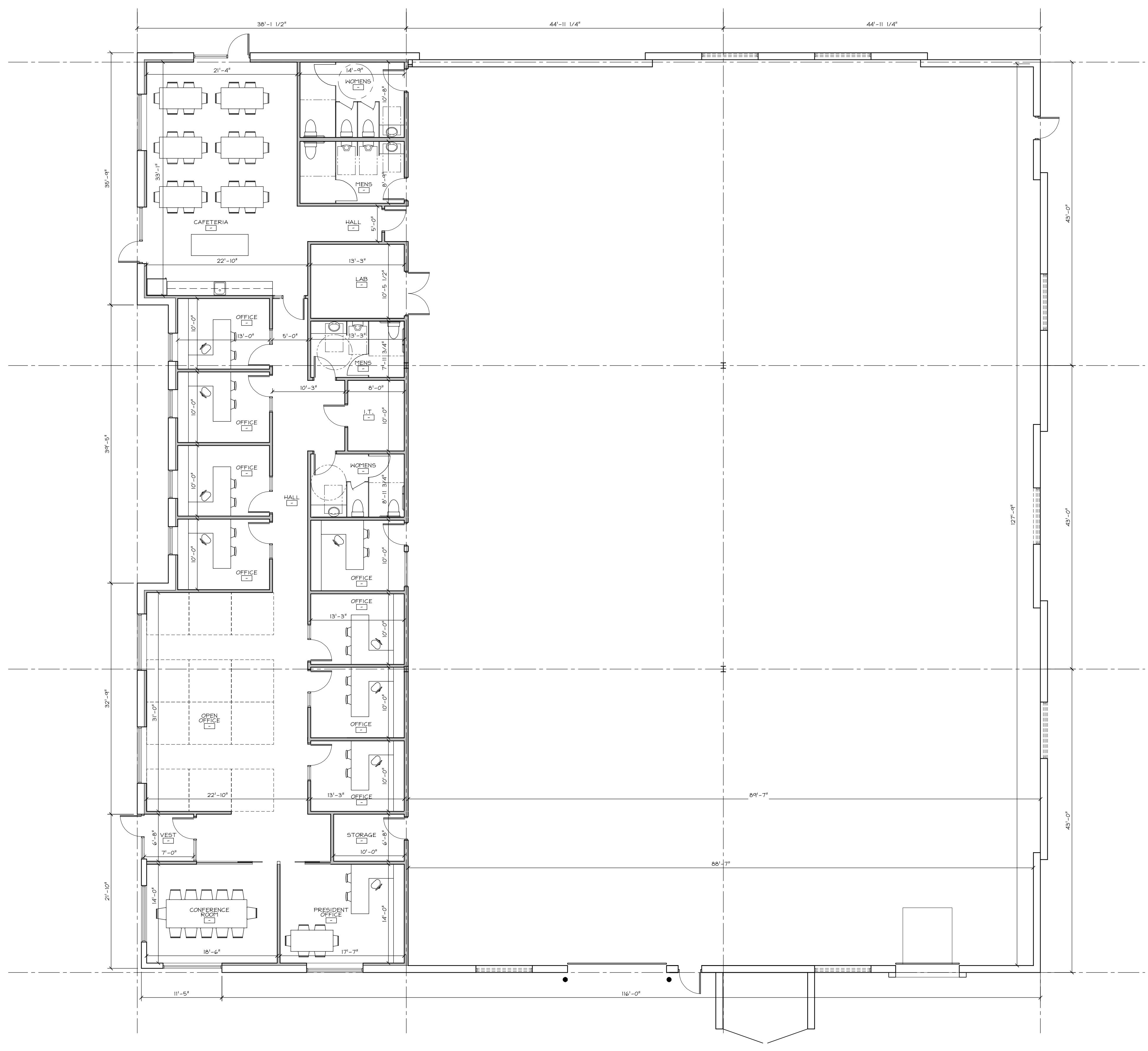
BUILDING DESIGN FOR:
SUNBURN ENTERPRISES
 *
CORPORATE DRIVE
 WAUKESHA, WI 53189

SHEET TITLE
 FIRST FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	01.24.2020
JOB NO.	19-00162
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	SPS
SHEET NO.	

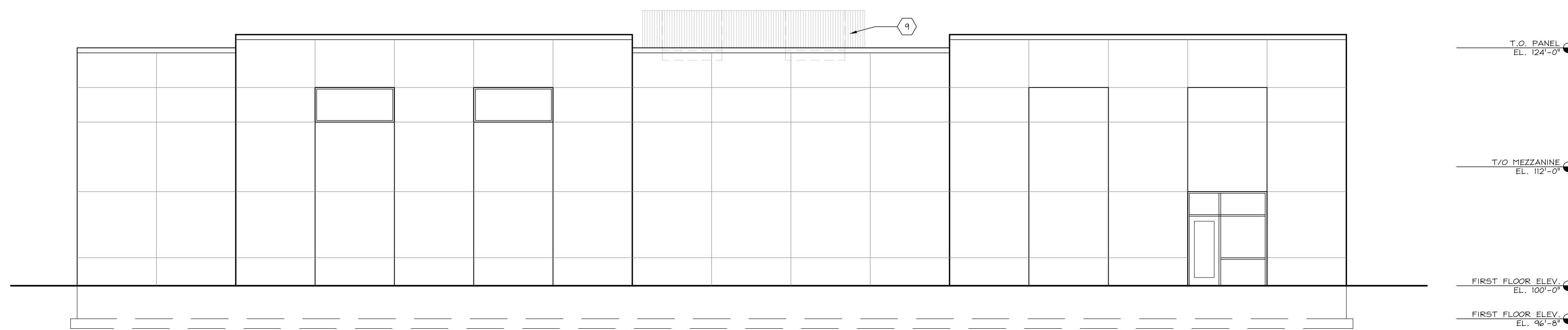
A2.1



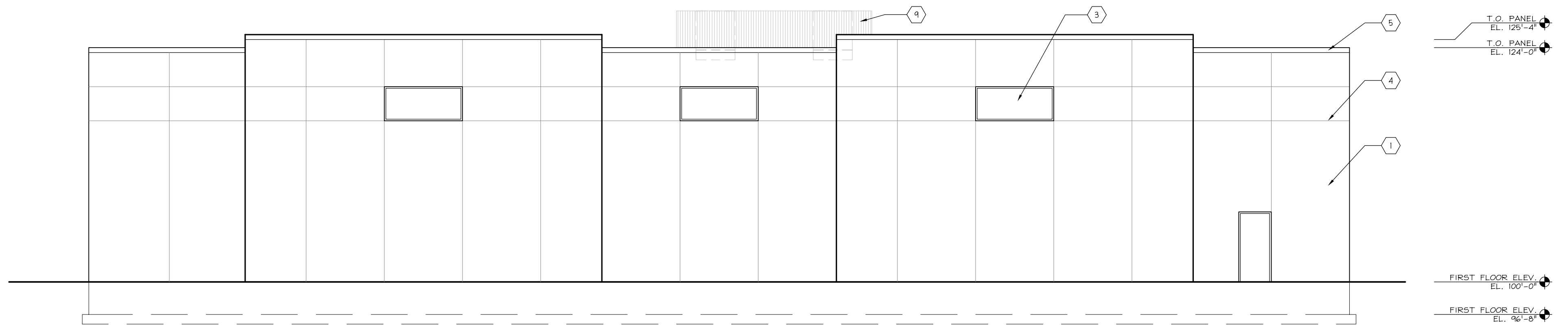
1 FIRST FLOOR PLAN
 SCALE: 1'-0" = 1/8"
 OFFICE AREA: 4,919 S.F.
 WAREHOUSE AREA: 11,956 S.F.
 TOTAL BUILDING AREA: 16,475 S.F.

MATERIAL LEGEND:

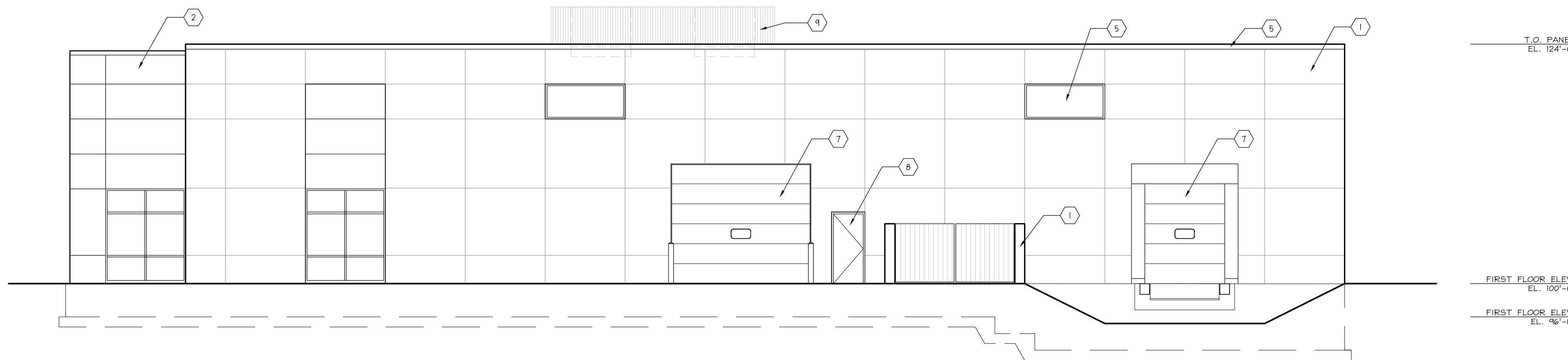
- 1) PAINTED PRECAST CONCRETE
- 2) METAL SPAN PRE-FINISHED INSULATED METAL PANEL
- 3) PREFINISHED STOREFRONT WINDOW - DOUBLE THERMAL BREAK W/ASSISTEDLY U-FACTOR OF .037 OR BETTER
- 4) HORIZONTAL V-JOINT ACCENT
- 5) PREFINISHED METAL COPING
- 6) INSULATED METAL EXPANSION WALL
- 7) PREFINISHED INSULATED METAL ROLL UP DOOR
- 8) PREFINISHED INSULATED METAL DOOR
- 9) APPROXIMATE ROOF TOP UNIT SIZE/LOCATION AND VISION SCREEN



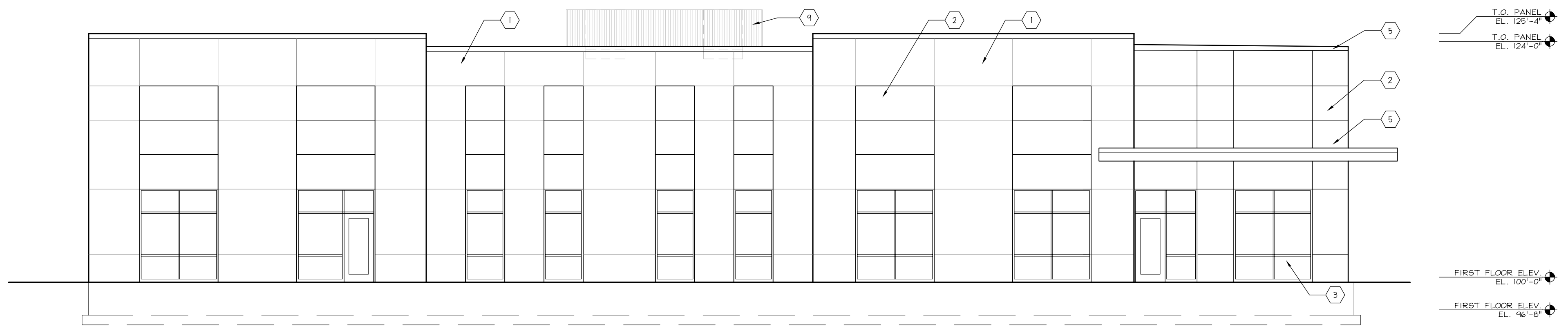
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	01.24.2020
JOB NO.	19-00162
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	SPS
SHEET NO.	