#### RINKA CHUNG

#### Written Statement for Site Plan Review

Date: July 9, 2014

Associated Bank 2815 Grandview Blvd Waukesha, WI

#### **Description of the Project:**

Associated Bank is proposing a new Branch Office on an existing site, located at 2815 N Grandview Blvd. The project will consist of a new building with a drive-thru canopy, employee & customer parking areas and a separate entry lane for drive-thru traffic. We will be maintaining existing cross-access with the adjacent site to the south, allowing for future cross-access with the adjacent site to the south and maintaining ingress from the Frontage Road to the east. Approximately 25% of the existing paved site will be returned to grass, turf or landscaping.

We forwarded all required information to Jason Fruth at Waukesha County on 7/7 for his review regarding requirements for new buildings within  $\frac{1}{2}$  mile of the county airport.

Ownership: Associated Bank, N.A.

Phases of Development: 1

# of Buildings: 1

Building Area: 2,215 SF

Parking Stalls: 17

Prepared By: Jim Olson, Project Coordinator

Rinka Chung Architecture Inc

# PLAN COMMISSION CHECKLIST COMMERCIAL and INDUSTRIAL PRELIMINARY PLAN REVIEW



Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the number of buildings, the area of each building, and the number of parking stalls.



Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.



Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:

- Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
- All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
- Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
- Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
- Generalized landscaping plan showing areas to be planted and nature of plantings; and
- General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.



Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:

- Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;

  Project color renderings shown in addition to color elevation drawings.
- Project color renderings shown in addition to color elevation drawings.

  Representative floor plans indicating layout of each floor.



Along with the Application, Seven (7) full-size, collated copies of all plans – one site plan and one building elevation must be colored and eight (8) reduced sets (11 x 17). There is an extra charge of \$50.00 if plans are not collated.



One digital copy of all plans (JPG or PDF)



Review Fee. A review fee equal to \$300 plus \$15.00 per 1000 sq. ft. of floor area.

# CITY OF WAUKESHA PLAN COMMISSION PRELIMINARY SUBMITTAL

7/9/2014

ASSOCIATED BANK 2815 GRANDVIEW BLVD WAUKESHA, WI





DIGGERS HOTLINE #2014-03-03605

WITHOUT FURTHER VERIFICATION.

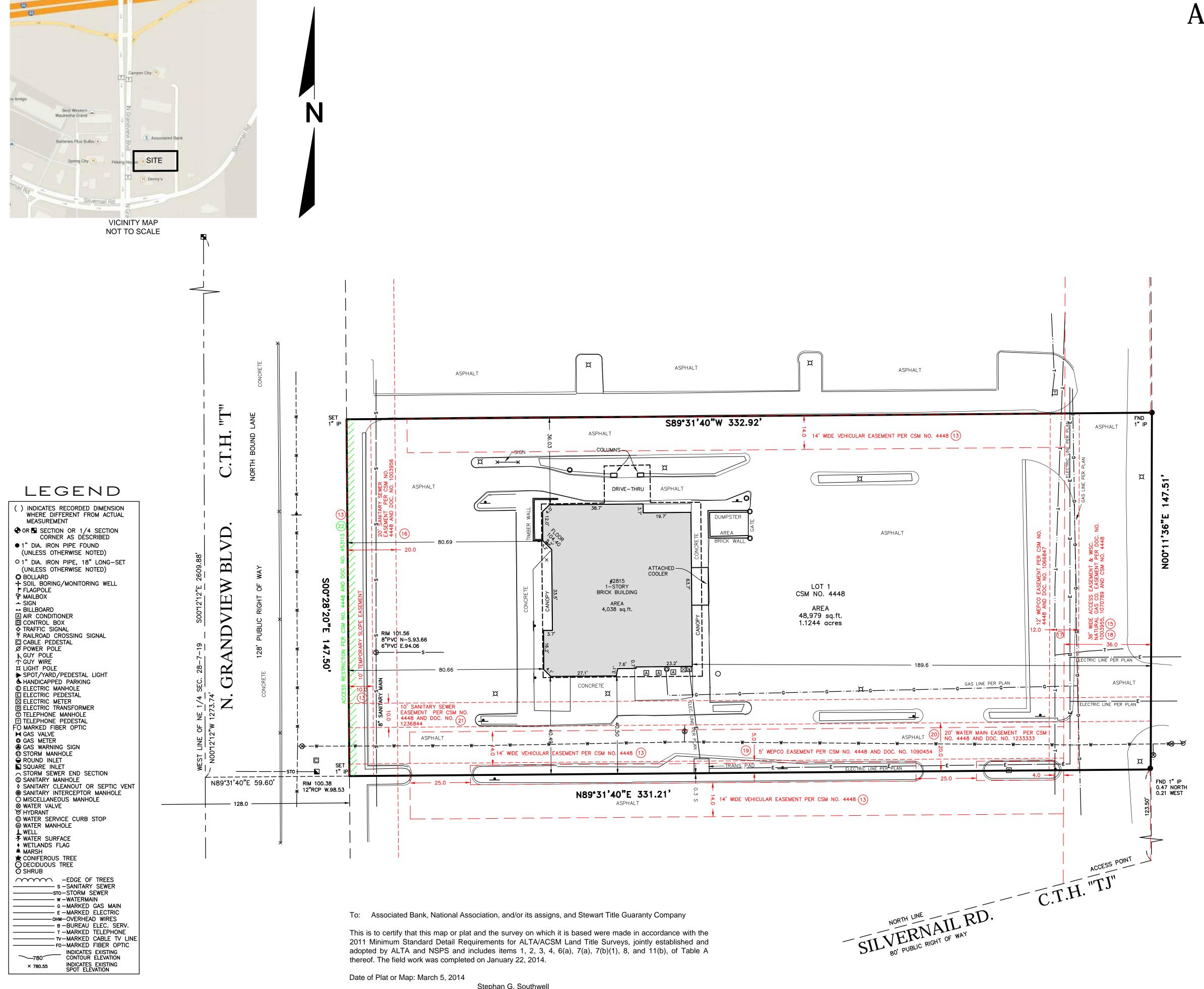
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON I

COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFOR—

BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY

MATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON



Registered Land Surveyor

Registration Number S-1939

# ALTA/ACSM LAND TITLE SURVEY

Known as 2815 North Grandview Road, in the City of Waukesha, Waukesha County, Wisconsin.

Certified Survey Map No. 4448, recorded in the office of the Register of Deeds for Waukesha County on December 15, 1983, in Volume 35 of Certified Survey Maps, on Pages 244, 245 and 246, as Document No. 1239941, being a part of the Northeast One-quarter (1/4) of Section Twenty-eight (28), Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

Prepared for: Rinka Chung Architects Survey No.165965-BMJ

#### A. Basis of Bearings

Bearings are based on the West line of the Northeast 1/4 of Section 28, Township 7 North, Range 19 East, which is assumed to bear South 00°12'12" East.

#### B. <u>Title Commitment</u>

This survey was prepared based on Stewart Title Guaranty Company title commitment number 33313, effective date of November 8, 2013, which lists the following easements and/or restrictions from schedule B-II:

1, 3, 5-7, 12. Visible evidence shown, if any.

#### 2, 4, 8-11, 23. Not survey related.

13. Any statement of fact, as set forth on Certified Survey Map No. 4448, recorded in the office of the Register of Deeds for Waukesha County on December 15, 1983, in Volume 35 of Certified Survey Maps, Pages 244, 245 and 246, as Document No. 1239941. Affects site by location - Shown.

14. Aviation Easement, granted to the County of Waukesha, by an instrument dated August 16, 1991, and recorded in the office of the Register of Deeds for Waukesha County on October 10, 1991, Reel 1359, Image 1342, as Document No. 1678218. Affects site by location - Airspace easement as noted: Approximately Thirty feet (30') above the surface, more accurately stated as nine-hundred fifteen feet above Mean Sea Level (915' M.S.L.) at the southeast corner of the described parcel of land and at all points on a reference line passing through said southeast corner on a bearing of True North 11°33' East, at right angles to the runway centerline; thence on an inclined plane increasing one foot in height for every fifty feet (50:1) measured horizontally from any point on said reference line, and parallel to the runway centerline on a bearing of True North 78°27' West.

15. Reservation for Easement, and other provisions, as contained in Warranty Deed granted to B & G Realty, Inc., dated June 28, 1977, and recorded in the office of the Register of Deeds for Waukesha County on July 1, 1977, Reel 246, Image 767, as Document No. 1003955. Affects site by location -

16. Sewer Agreement, entered into by and between R.O. Wierdsma, et al, and B & G Realty, Inc., dated June 27, 1977, and recorded in the office of the Register of Deeds for Waukesha County on July 1, 1977, Reel 246, Image 769, as Document No. 1003956. Affects site by location - Shown.

17. Utility Easement, granted to Wisconsin Electric Power Company, its successors and assigns, by an instrument dated January 17, 1978, and recorded in the office of the Register of Deeds for Waukesha County on April 7, 1978, Reel 232, Image 1174, as Document No. 1041937, and rerecorded in the said Register's office on September 27, 1978, Reel 325, Image 698, as Document No. 1066847. Affects site by location - Shown.

18. Utility Easement, granted to Wisconsin Natural Gas Company, its successors and assigns, by an instrument dated December 29, 1977, and recorded in the office of the Register of Deeds for Waukesha County on October 27, 1978, Reel 330, Image 1101, as Document No. 1070789. Affects site by location - Shown.

19. Utility Easement, granted to Wisconsin Electric Power Company, its successors and assigns, by an instrument dated April 5, 1979, and recorded in the office of the Register of Deeds for Waukesha County on May 14, 1979, Reel 357, Image 37, as Document No. 1090454. Affects site by location - Shown.

20. Easement, granted by L.B. Hardy, et al, to the Waukesha Water Utility, by an instrument dated October 13, 1983, and recorded in the office of the Register of Deeds for Waukesha County on October 18, 1983, Reel 571, Image 180, as Document No. 1233333. Affects site by location - Shown.

21. Easement, granted to 1694 Development Co., and the City of Waukesha, by an instrument dated October 13, 1983, and recorded in the office of the Register of Deeds for Waukesha County on November 16, 1983, Reel 576, Image 408, as Document No. 1236844. Affects site by location -

22. Limitations on Access, and other provisions, as set forth in Warranty Deed granted to Waukesha County, dated December 20, 1956, and recorded in the office of the Register of Deeds for Waukesha County on January 17, 1957, in Volume 729, Page 322, as Document No. 453113. Affects site by location - Shown.

#### C. Flood Note

According to flood insurance rate map of the City of Waukesha, community panel number 55133C0192F, effective date of November 19, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

#### D. <u>Municipal Zoning</u> Information obtained by surveyor

The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned B-5 Community Business

Front setback - 50'
Side yard setback - 10'
Rear yard setback - 25'
Maximum height - 55'

#### E. <u>Notes</u>

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

# R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
S-\5165965\DWG\S 101D20 dwg \ 2815 N GR ANDVIEW F

GRAPHIC SCALE

20 0 10 20 40 8

(IN FEET )

1 inch = 20 ft.

Appleton, WI Orange County, CA Pittsburgh, PA
S:\5165965\DWG\AS101D20.dwg \ 2815 N GRANDVIEW BLVE

Revision No.1-BMJ

Revision No. 2-RMK

— G -MARKED GAS MAIN — E –MARKED ELECTRIC -OHW-OVERHEAD WIRES — в —BUREAU ELEC. SERV. — T -MARKED TELEPHONE --- TV-MARKED CABLE TV LINE — FO-MARKED FIBER OPTIC

INDICATES EXISTING CONTOUR ELEVATION

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS

COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFOR—

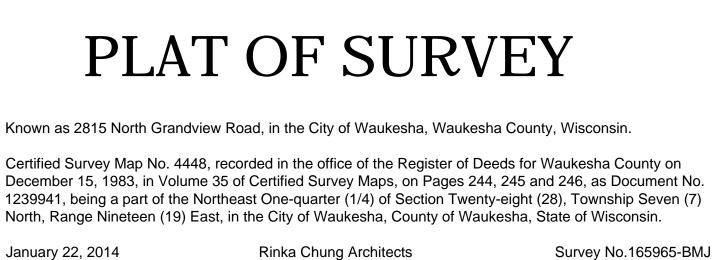
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DIGGERS HOTLINE #2014-03-03605

WITHOUT FURTHER VERIFICATION.



1) Bearings are based on the West line of the Northeast 1/4 of Section 28, Township 7 North, Range 19 East, which is assumed to bear South 00°12'12" East.

Added Hotline Information Added proposed improvements

2) Elevations refer to City of Waukesha Datum.

3) This survey was prepared based on Royalty Title Corporation title commitment number 33313, effective date of November 8, 2013, which lists the following easements and/or restrictions from schedule B-II:

1, 3, 5-7, 12. Visible evidence shown, if any.

2, 4, 8-11, 23. Not survey related

13. Any statement of fact, as set forth on Certified Survey Map No. 4448, recorded in the office of the Register of Deeds for Waukesha County on December 15, 1983, in Volume 35 of Certified Survey Maps, Pages 244, 245 and 246, as Document No. 1239941. Affects site by location - Shown.

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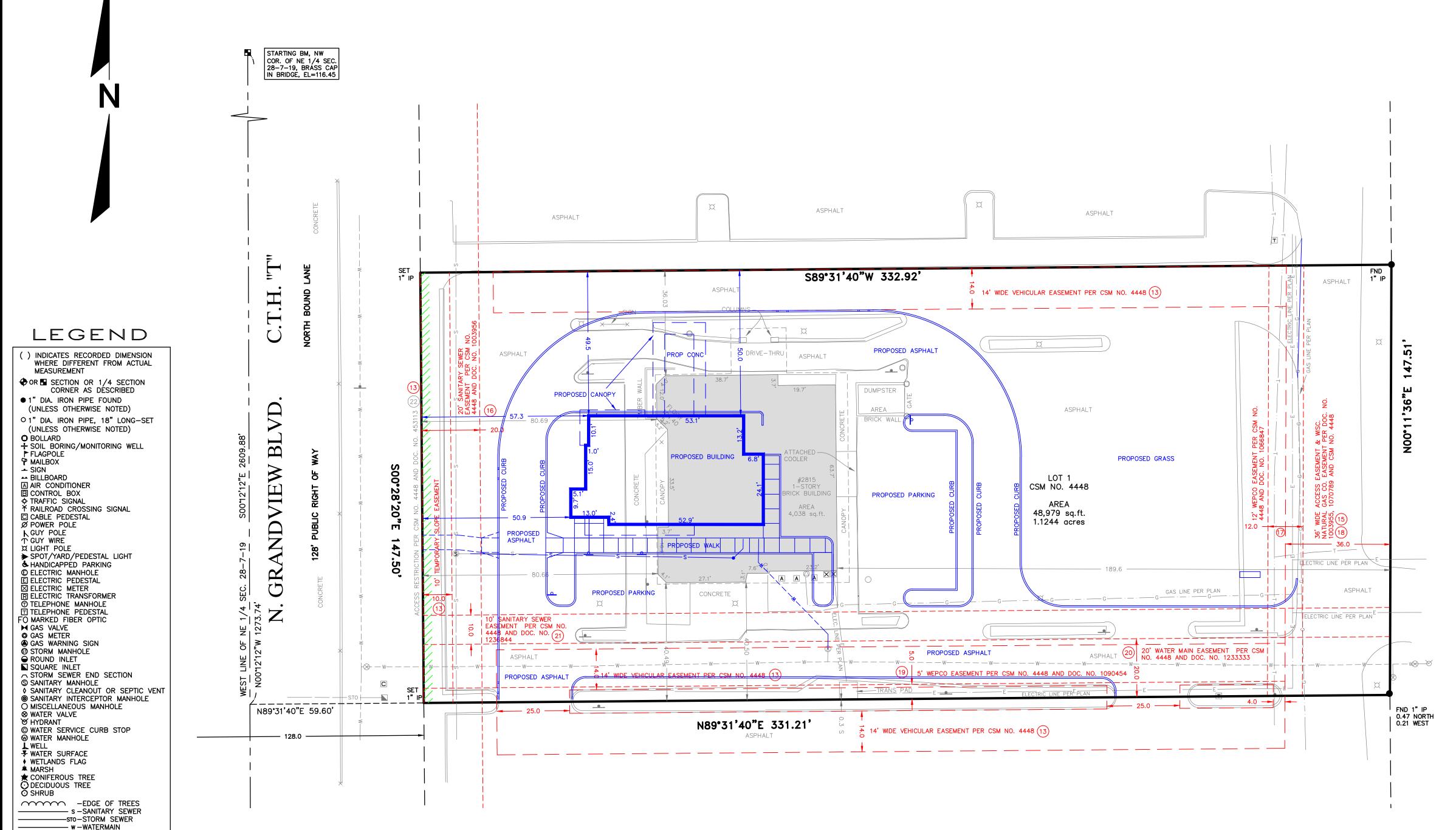
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4) Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

5) Proposed improvements are shown in blue.

6) Existing improvements to be removed.



GRAPHIC SCALE

( IN FEET ) 1 inch = 20 ft.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

> TEPHAN G SOUTHWELL STEPHAN G. SOUTHWELL REGISTERED WISCONSIN LAND SURVEYOR S-1939 S-1939 MEQUON

R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5938 262-781-1000 Fax 262-797-7373, www.rasmithnational.com Appleton, WI Orange County, CA Pittsburgh, PA S:\5165965\DWGPS121D20.dwg \ 2815 N GRANDVIEW BLVD

PARKING STATISTICS					
TOTAL PARKING STALLS	17				
HANDICAP	1				
BUILDING AREA	2,215 SF				
PARKING RATIO	1 SPACE / 130 SF				
	(7.67 STALLS/1,000 SF)				

PROPOSED SITE	STATISTICS		EXISTING
TOTAL SITE AREA	48,979 SF		48.979 SF
GREENSPACE AREA	21,608 SF	(44.1%)	6,950 SF (14.2%)
IMPERVIOUS AREA	27,371 SF	(55.9%)	42,029 SF (85.8%)
DISTURBED AREA	42,771 SF	(0.98 AC.)	<b></b>



EXISTING PROPERTY LINE

PROPOSED ASPHALT PAVEMENT REPLACEMENT AREA

PROPOSED CONCRETE PAVEMENT/ SIDEWALK

7 PROPOSED STANDARD PARKING SPACES PER ROW

PROPOSED ACCESSIBLE
PARKING STALL

STOP SIGN

ACCESSIBLE SIGN

C VAN ACCESSIBLE SIGN

DO NOT ENTER SIGN

CURB TAPER 1'

N

GRAPHIC SCALE

10 0 5 10 20

( IN FEET )

THIS PLAN IS FOR MUNICIPAL REVIEW ONLY, NOT FOR BIDDING OR CONSTRUCTION PURPOSES.

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

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A.SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL



www.DiggersHotline.com

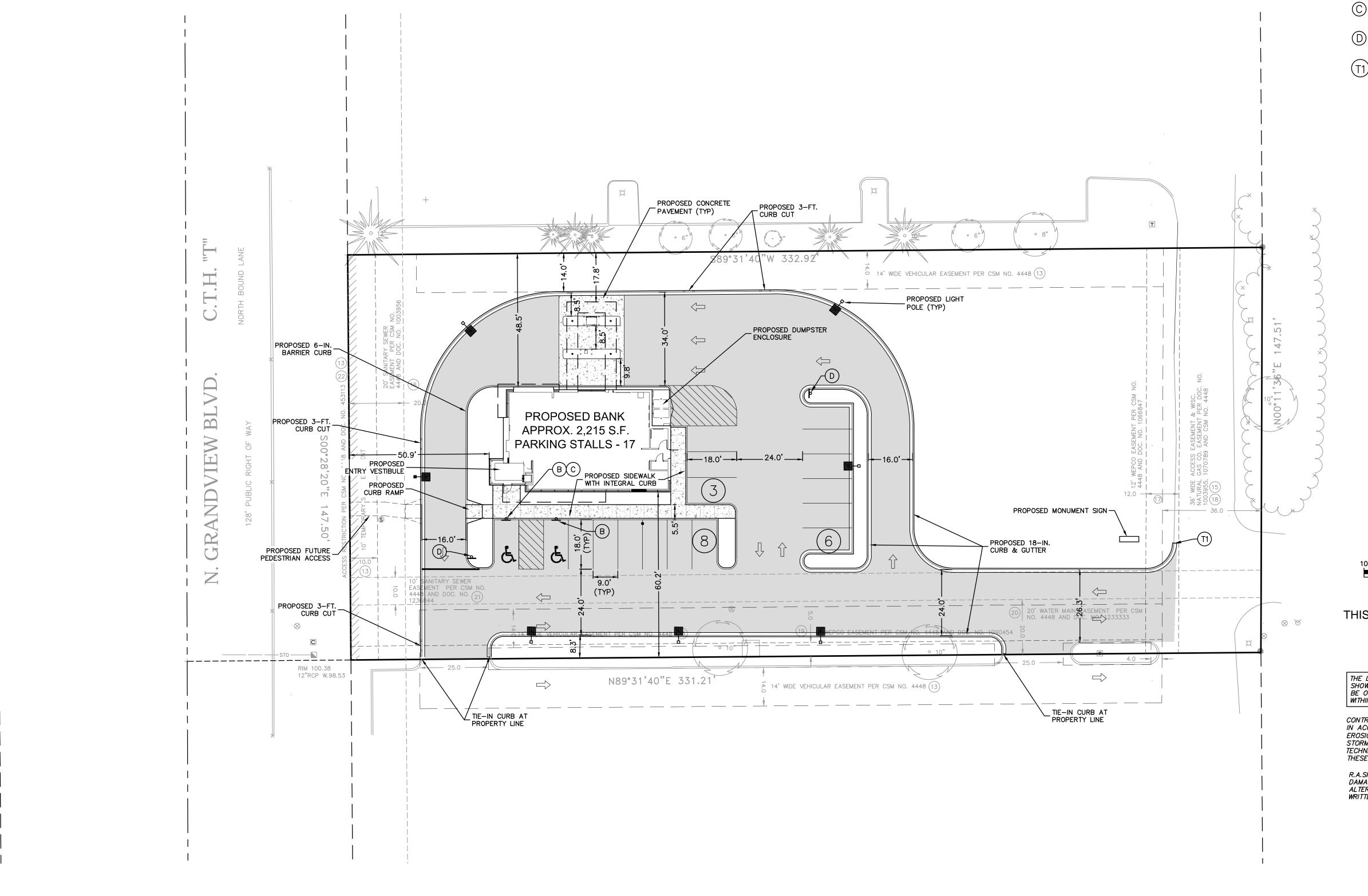
**Associated** Bank Smith

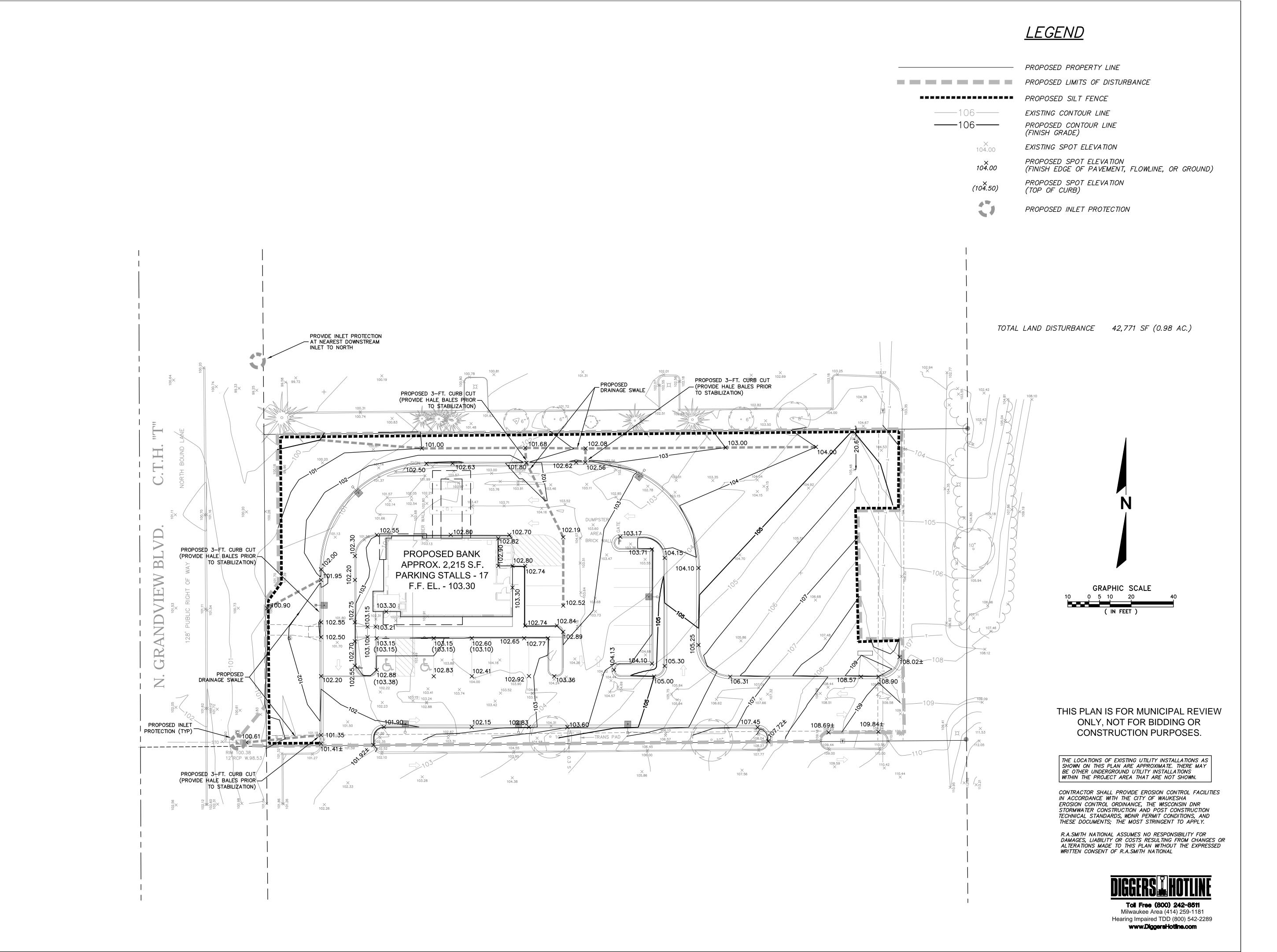
SSOCIATED BANK

WAUKESHA GRANDVIEW 2815 N GRANDVIEW BLVI WAUKESHA, WI Issue Date JULY 9, 2014

AB Branch No.:
RCA Project No.: 88207
Sheet Title
SITE PLAN

Sheet No.







Bank

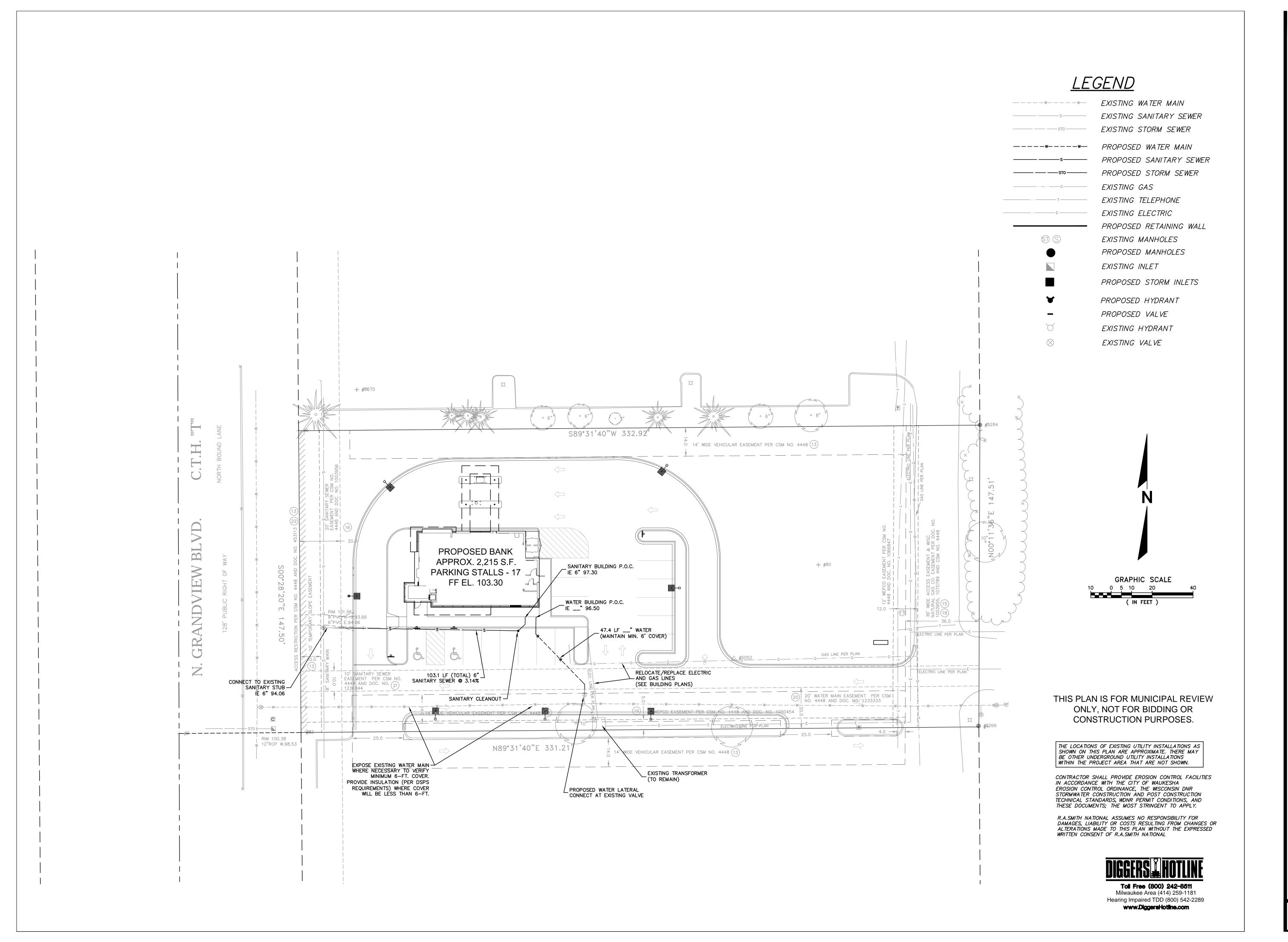
Smith

WAUKESHA GRANDVIEW 2815 N GRANDVIEW BLVI WAUKESHA, WI

PLAN AB Cost Center:
AB Branch No.:
RCA Project No.:
Sheet Title
GRADING A
EROSION
CONTROL I

Sheet No.

C200



Copyric RINKA|CHUNG ARCHITECTURE 1 756 North Milwaukee Street, Suite 2 Milwaukee, Wisconsin 532 Telephone 414.431.8

RINKA|CHU



**Sociated** Bank

A. Smith National

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield, WI 53005-5938

UKESHA PLAN COMMISSIO

WAUKESHA GRANDVIEW 2815 N GRANDVIEW BLVI WAUKESHA, WI Issue Date JULY 9, 2014

AB Branch No.:
RCA Project No.: 88207
Sheet Title
UTILITY PLAN

Sheet No.

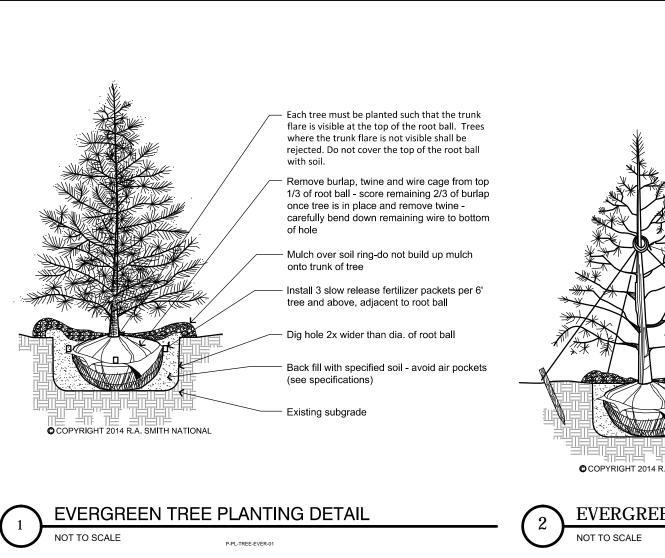
C300





Sheet No.

L100



Prune tree as needed-methods vary

Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the

Remove burlap, twine and wire cage from top 1/3 of root ball - score remaining 2/3 of burlap once tree is in place and remove

Install 1 slow release fertilizer packet per 1" caliper of tree, adjacent to root ball

Mulch over soil ring-do not build up mulch

Dig hole 2x wider than dia. of root ball

 Back fill with specified soil- avoid air pockets (see specifications)

Wrap tree in fall if required

root ball with soil.

bottom of hole.

onto trunk of tree

depending on species and time of season

- 2"x2"x24" Notched wood stakes-3 per tree-set into solid ground COPYRIGHT 2014 R.A. SMITH NATIONAL EVERGREEN STAKING DETAIL P-PL-TREE-EVER-02 2"x2"x24" Wood stakes Rubber hose twine. carefully bend down remaining wire to

2"x2"x24" Wood stakes

Rubber hose

**PLAN VIEW** 

Rubber hose-affix directly

P-PL-TREE-DEC-03

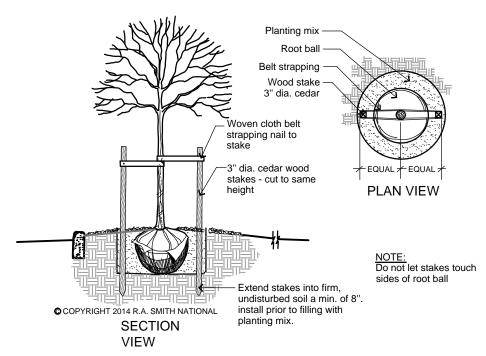
above crotch

avoid disturbing

during installation

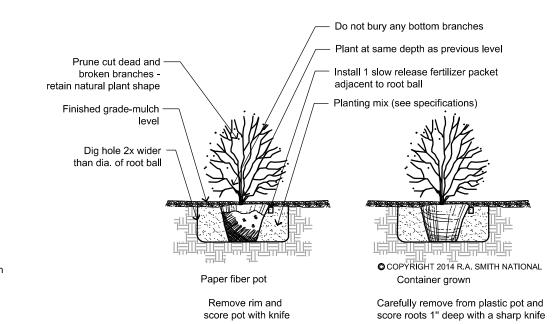
**PLAN VIEW** Rubber hose-affix above first crotch of tree Yellow poly rope 2"x2"x24" Notched wood stakes-3 per tree-set into COPYRIGHT 2014 R.A. SMITH NATIONAL

DECIDUOUS TREE STAKING DETAIL



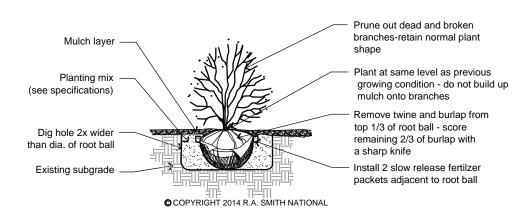
COPYRIGHT 2014 R A SMITH NATIONAL

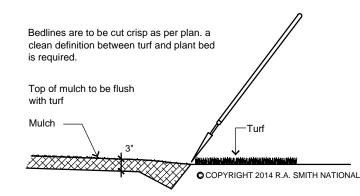
DECIDUOUS TREE PLANTING DETAIL



DECIDUOUS TREE STAKING FOR RESTRICTED AREAS

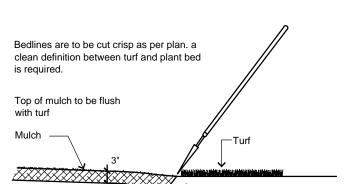
POTTED SHRUB PLANTING DETAIL





↑ DECIDUOUS SHRUB PLANTING DETAIL

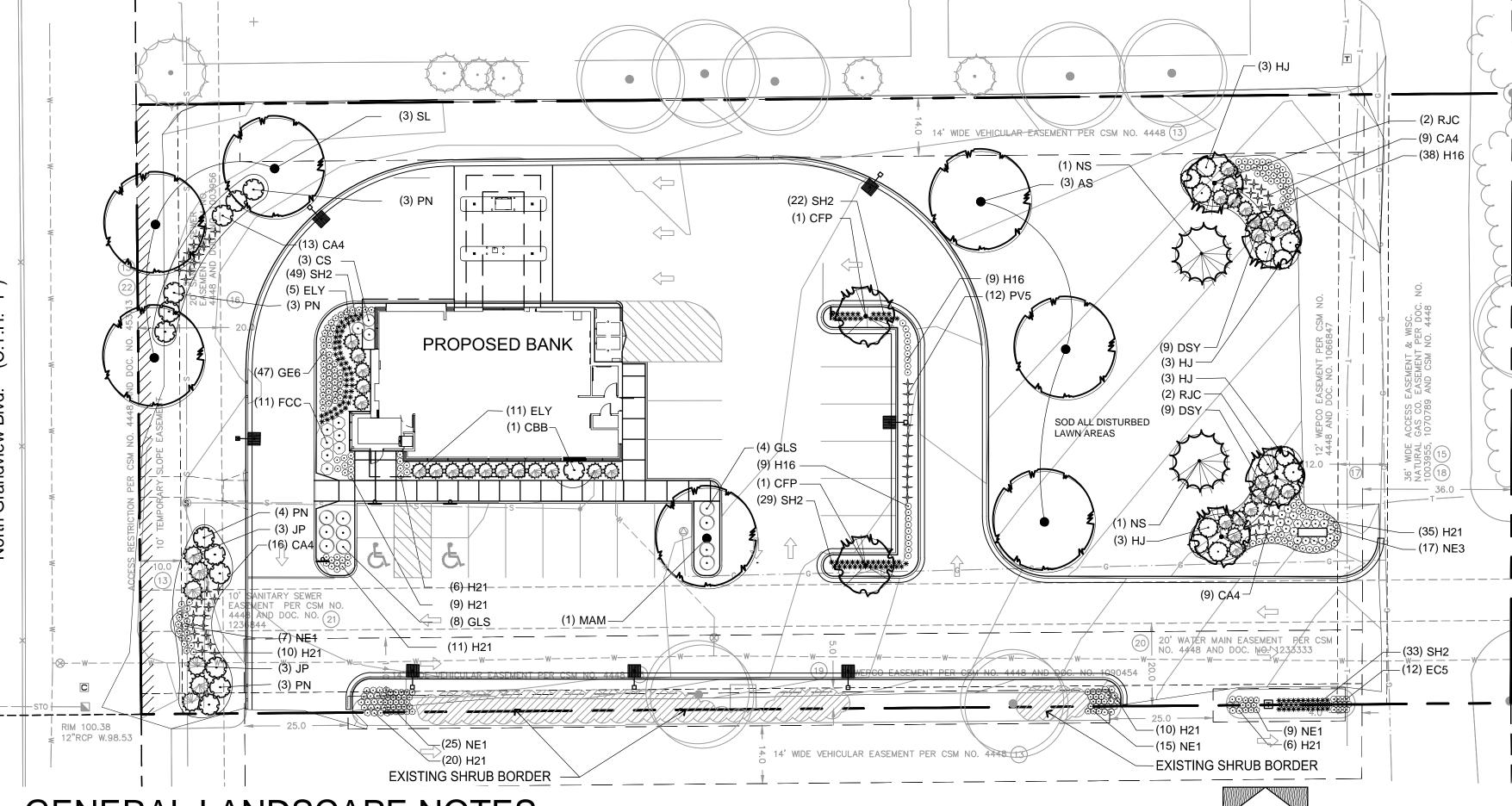
SHOVEL CUT PLANT BED EDGING DETAIL



Hearing Impaired TDD (800) 542-2289

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

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# GENERAL LANDSCAPE NOTES

Contractor responsible for contacting diggers hotline to have site marked prior to any digging or earthwork.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). Landscape architect reserves the right to

4. Any potential plant substitutions must be approved by the landscape architect. All plants must be installed as per sizes shown on plant material schedule, unless approved by landscape architect. Any changes to sizes shown on plan must be submitted in writing to the landscape architect prior to installation.

inspect, and potentially reject, any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.

Tree planting: plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if applicable) from top one-third of rootball and carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Provide slow-release fertilizer packets per planting details.

Tree planting: backfill tree planting holes 80% existing soil removed from excavation and 20% plant starter mix. Avoid any air pockets and do not tamp soil down. discard any gravel, heavy clay or stones. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding. Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.

Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets per planting details.

8. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks. 9. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. a clean definition between lawn area

and plant bed is required.

10. Plant bed preparation: all perennial areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the following ratio, into existing or installed topsoil to a depth of approx. 8" -

Per every 100 square feet of bed area add:

2 cu. ft. bale of peat moss 2 lbs. of 5-10-5 garden fertilizer 1/4 cu. yard of composted manure

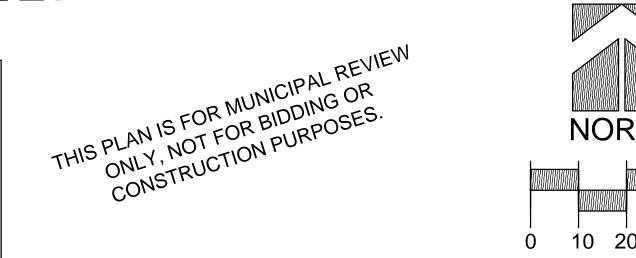
Note: Bulk plant starter will not be an acceptable alternative for the above soil amendments, unless approved by landscape architect prior to installation.

1. Lawn installation for all sodded turfgrass areas: contractor to furnish and prepare blended topsoil (3" min.) and sod bed, removing all debris and stones 1/2" or larger. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.

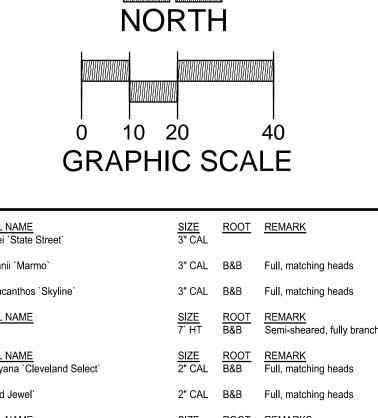
12. Warranty and replacements: all plantings are to be watered at time of planting, throughout construction and upon completion of project as required. Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one year from the date of project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by landscape contractor to the owner, upon the completion of the project.

13. The landscape contractor is responsible for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

14. Project completion: landscape contractor is responsible to conduct a final review of the project, upon completion, with the landscape architect, client / owner / representative, and the general contractor to answer questions, provide care instructions (in writing) for the new plantings and turf, and insure that all specifications



PLANT SCHEDULE



CIDUOUS TREES	QTY 3	COMMON NAME Miyabei Maple	BOTANICAL NAME Acer miyabei `State Street`	SIZE 3" CAL	ROOT	REMARK
М	1	Marmo Freeman Maple	Acer freemanii `Marmo`	3" CAL	B&B	Full, matching heads
	3	Skyline Honey Locust	Gleditsia triacanthos `Skyline`	3" CAL	B&B	Full, matching heads
ERGREEN TREES	QTY 2	COMMON NAME Norway Spruce	BOTANICAL NAME Picea abies	SIZE 7` HT	ROOT B&B	REMARK Semi-sheared, fully branched to ground
NAMENTAL TREES P	QTY 2	COMMON NAME Cleveland Select Pear	BOTANICAL NAME Pyrus calleryana `Cleveland Select`	SIZE 2" CAL	ROOT B&B	REMARK Full, matching heads
	4	Red Jewel Crab Apple	Malus x `Red Jewel`	2" CAL	B&B	Full, matching heads
CIDUOUS SHRUBS B	QTY 1	COMMON NAME Compact Burning Bush	BOTANICAL NAME Euonymus alatus `Compactus`	SIZE 36"HT	ROOT CONT.	REMARKS
	3	Champlain Shrub Rose	Rosa x `Champlain`	15" HT	CONT.	
С	7	Flower Carpet Coral Rose	Rosa x `Flower Carpet Coral`	2 GAL.	CONT.	
S	10	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	15" HT	CONT.	
	13	Summer Wine Ninebark	Physocarpus opulifolius `Summer Wine`	30"HT	B&B	
ERGREEN SHRUBS Y	QTY 18	COMMON NAME Dense Yew	BOTANICAL NAME Taxus x media `Densiformis`	SIZE 18"SPD	ROOT CONT.	REMARKS
<b>(</b>	16	Everlow Yew	Taxus x media `Everlow`	18" HT	B&B	
	12	Hughes Juniper	Juniperus horizontalis `Hughes`	18"SPD	CONT.	
	6	Kally Pfitzer Compact Juniper	Juniperus chinensis `Pfitzerana Kallays Compacta`	18"SPD	CONT.	
NAMENTAL GRASSES 4	<u>QTY</u> 47	COMMON NAME Karl Foerster Feather Reed Grass	BOTANICAL NAME Calamagrostis x acutiflora `Karl Foerster`	<u>SIZE</u> 1 GAL.	ROOT POT	REMARKS
5	12	Shenandoah Switch Grass	Panicum virgatum `Shenendoah`	1 GAL.	POT	
2	133	Prairie Dropseed	Sporobolus heterolepis `Tara`	1 GAL.	POT	
RENNIALS 5	<u>QTY</u> 12	COMMON NAME Kim`s Knee High Purple Coneflower	BOTANICAL NAME Echinacea purpurea `Kim`s Knee High` TM	SIZE 4 1/2"	ROOT POT	REMARKS 18" Spacing
6	47	Vision Blood-red Cranesbill	Geranium sanguineum 'Vision'	4 1/2"	POT	18" Spacing
3	56	Pardon Me Daylily	Hemerocallis x `Pardon Me`	4 1/2"	POT	18" Spacing
1	107	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4 1/2"	POT	18" Spacing
1	56	Blue Wonder Catmint	Nepeta x faassenii `Blue Wonder`	4 1/2"	POT	18" Spacing
3	17	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	4 1/2"	POT	24" Spacing

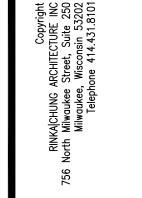


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Sheet No.

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



RINKA|CHUNG ARCHITEC



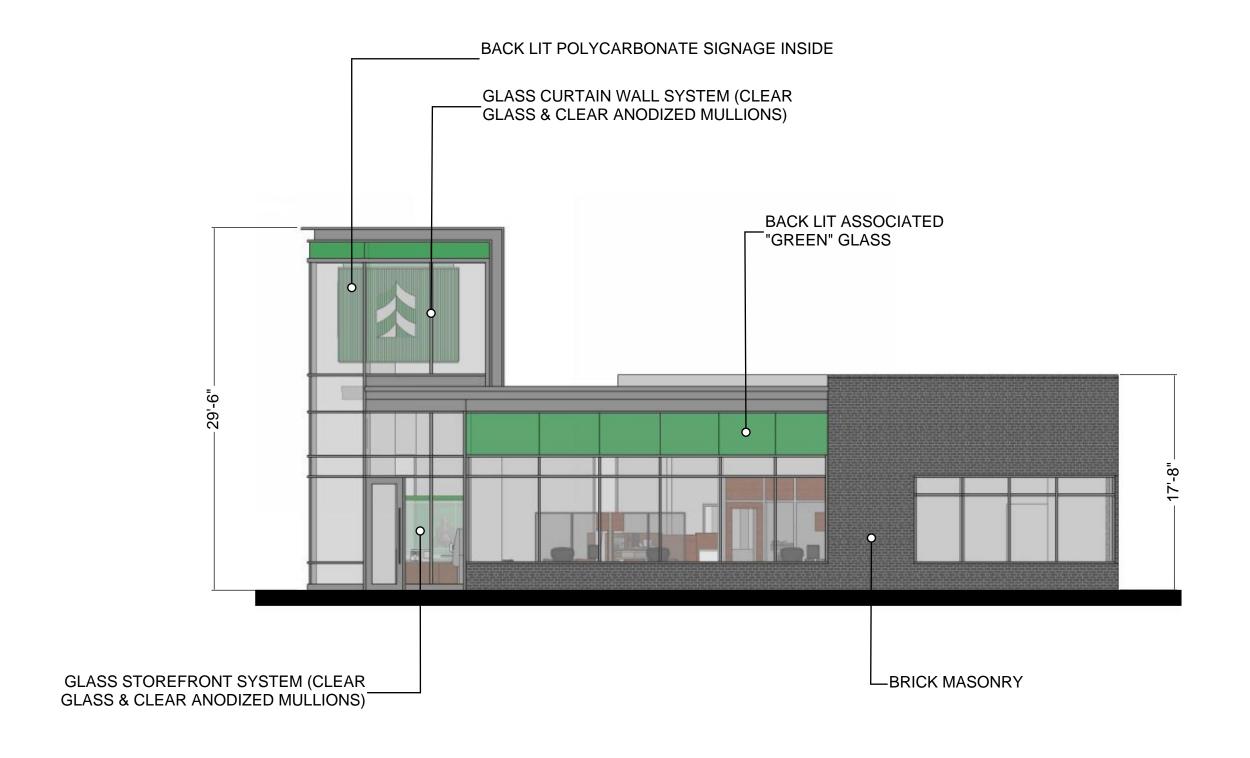
WAUKESHA PLAN COMMISSION

ASSOCIATED BANK NEW BRANCH

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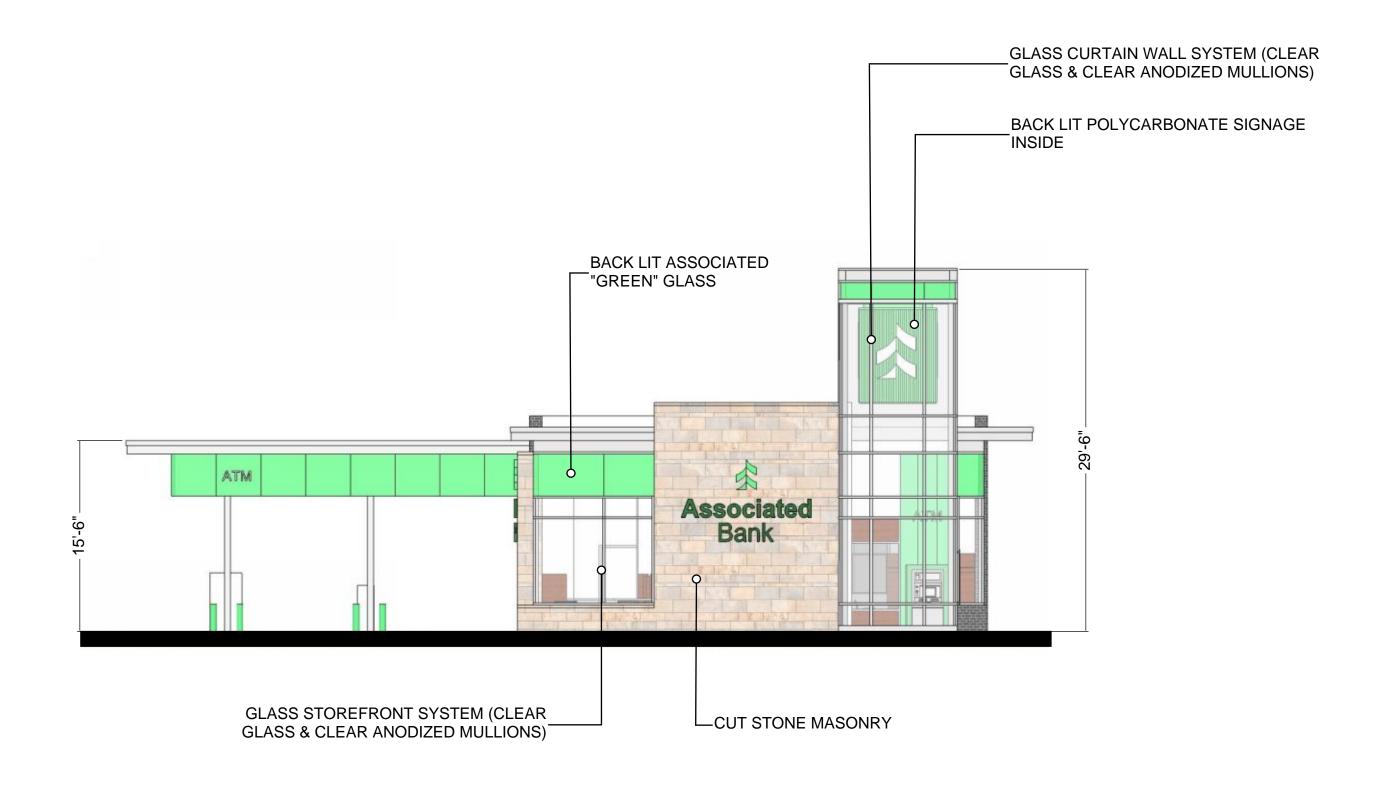
AB Cost Center: 88207
AB Branch No.:
RCA Project No.: 88207
Sheet Title
PROPOSED

Sheet No. A1-01



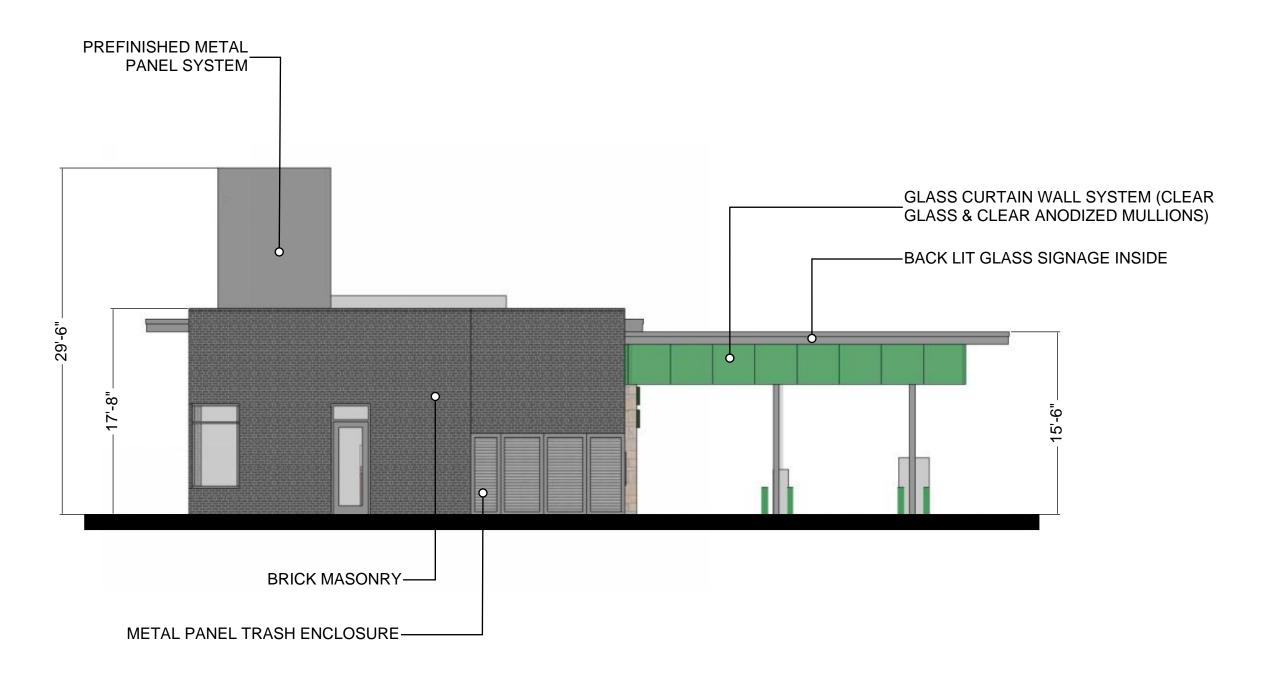
## **CONCEPT SOUTH ELEVATION**





### **CONCEPT WEST ELEVATION**





## **CONCEPT EAST ELEVATION**





## **CONCEPT NORTH ELEVATION**





## **CONCEPT BUILDING VIEW**





## **CONCEPT BUILDING VIEW**



# **ASSOCIATED BANK - CARPENTERSVILLE, IL**





# **ASSOCIATED BANK - CARPENTERSVILLE, IL**





# **ASSOCIATED BANK - WAUKESHA (SUNSET)**





# **ASSOCIATED BANK - WAUKESHA (SUNSET)**





#### SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

Project Name Associated Bank - Waukesha (Grandview)

Date 7/9/2014

Check all those that apply

	SUSTAINABLE SITES	Notes		SUSTAINABLE SITES CONT'D	Notes	
	Construction Activity Pollution Prevention			Stormwater Quantity & Quality Design		
	Chapter 32 permit			Chapter 32 permit		
	Site Selection			Heat Island Effect-Nonroof		
Х	Not farmland			50% shade in 5 years		
	Not lower than 5 feet above 100 year flood elevation			Materials with SRI of at least 29		
n/	Protect species habitat			Heat Island Effect-Roof		
Х	Not within 100 feet of wetlands			High albedo roof surface		
Х	Not within 50 feet of water body			Green Roof		
Х	Not previously parkland			Light Pollution Reduction		
	Dev. Density and Community Connectivity			Indoor Lighting		
Х	Previously developed site		X	Reduced lighting 11pm-5am		
	1/2 mile to basic services		X	Meet ANSI/ASHRAE/IESNA standards		
	Pedestrian access to services			Exterior Lighting		
	W/in 1/2 mile of dense neighborhood		WATER EFFICIENCY			
	Brownfield Redevelopment			Water Use Reduction		
	Site documented as contaminated			Toilets		
	Defined as brownfield by gov't agency			Faucets		
	Alternative Transportation			Prerinse spray valves		
	Public Transportation Access			Water Efficient Landscaping		
	Bicycle Storage & Changing Rooms			Reduce water consumption by 50% for landscaping		
	Low Emitting & Fuel-Efficient Vehicles			Use no potable water for irrigation		
	Parking Capacity		ENERGY & ATMOSPHERE			
Х	Provide no new parking			On-site Renewable Energy		
Х				MATERIALS & RESOURCES		
Х	Preserve future parking in greenspace			Storage & Collection of Recyclables		
	Protect or Restore Habitat			Building Reuse		
Х	Limit site disturbance			Construction Waste Management		
X	Restore greenspace			Materials Reuse		
	Maximize Open Space			Recycled Content		
Х	20% open space			Regional Materials		
	Vegetated roof			Rapidly Renewable Materials		
	25% Pedestrian oriented hardscape areas					
	Wetlands or naturally designed pond					