



UIHLEIN WILSON ARCHITECTS

322 East Michigan Street
Milwaukee, WI 53202

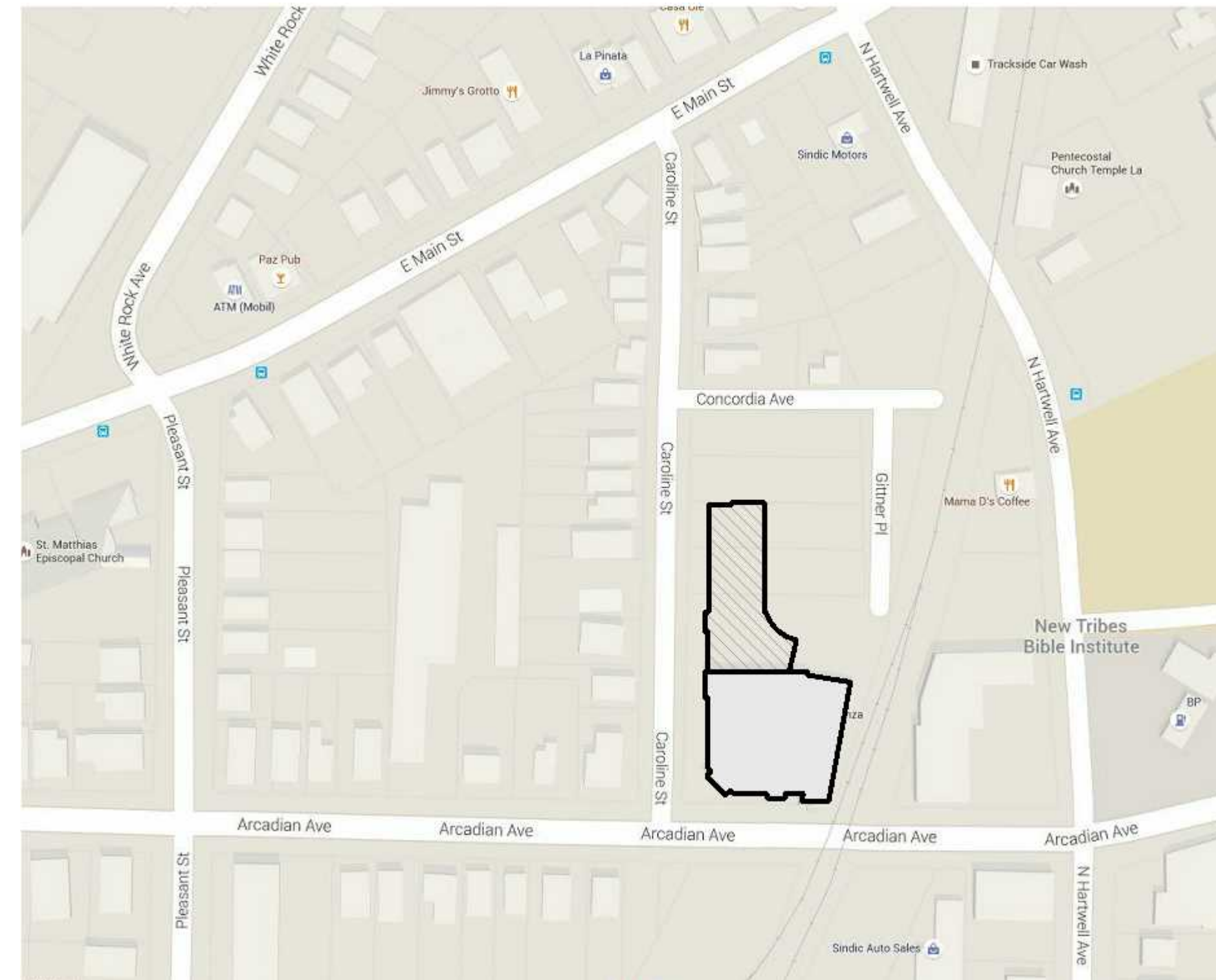
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REVISIONS

No.	Date	Description



SITE LOCATION



LA CASA DE ESPERANZA CHARTER SCHOOL

CITY OF WAUKESHA PLAN COMMISSION SUBMITTAL
DECEMBER 23, 2015

DRAWING INDEX:

C	COVER/INDEX
1.	SITE SURVEY
C101	SITE DEMOLITION PLAN
C102	SITE PLAN
C103	SITE GEOMETRIC & TRAFFIC CONTROL PLAN
C104	SITE GRADING PLAN
C105	SITE UTILITY PLAN
C106	SITE EROSION CONTROL PLAN
C107	SITE DETAILS
C108	SITE DETAILS
C109	SITE DETAILS
L101	SITE LANDSCAPE PLAN
L102	SITE LANDSCAPE DETAILS
SWMP-2A	PRE-DEVELOPED SITE CONDITIONS
SWMP-2B	PRE-DEVELOPED SITE CONDITIONS
SWMP-3	POST-DEVELOPED SITE CONDITIONS
C102	SOUTHEAST PARKING PLAN
L101	SITE LANDSCAPE PLAN-COLOR
A1.10	BASEMENT/FIRST FLOOR PLANS
A1.20	SECOND/THIRD FLOOR PLANS
A2.00	ELEVATIONS
A2.10	PERSPECTIVES

PROJECT

La Casa de Esperanza
Charter School
410 Arcadian Ave.
Waukesha, WI

SHEET

COVER SHEET

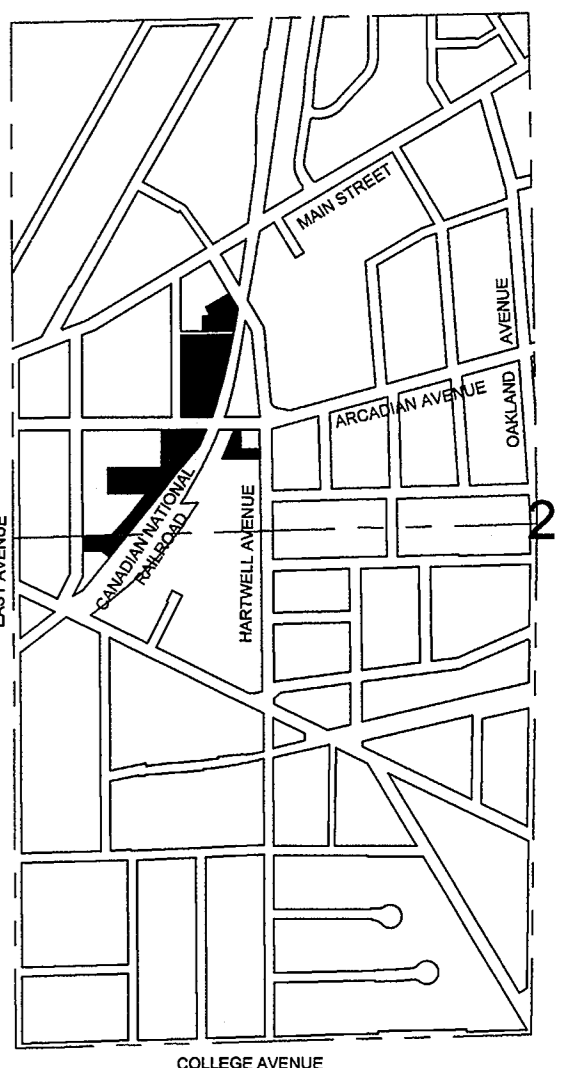
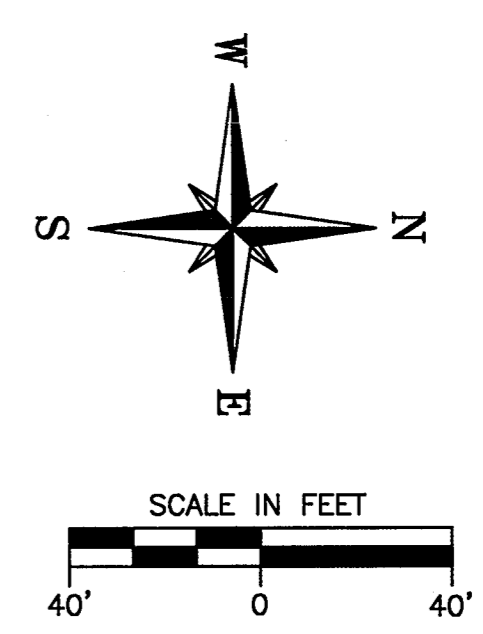
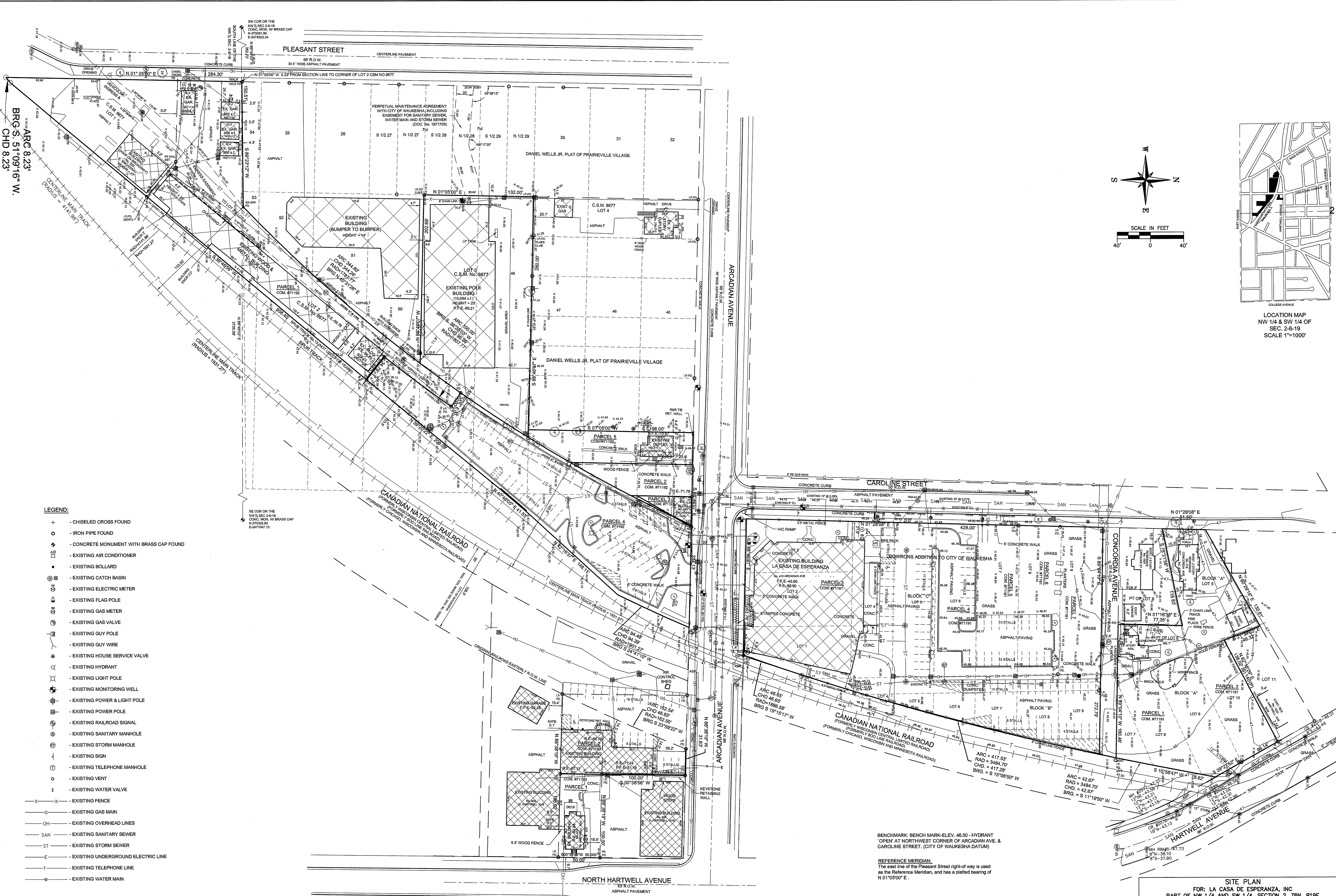
DATE:

December 23, 2015

PROJECT NO.

14-116

A2.10



LOCATION MAP
NW 1/4 & SW 1/4 OF
SEC. 2-6-19
SCALE 1"=1000'

- LEGEND:**
- + - CHISELED CROSS FOUND
 - o - IRON PIPE FOUND
 - o - CONCRETE MONUMENT WITH BRASS CAP FOUND
 - - - - - EXISTING AIR CONDITIONER
 - - EXISTING BOLLARD
 - ⊕ - EXISTING CATCH BASIN
 - ⊕ - EXISTING ELECTRIC METER
 - ⊕ - EXISTING FLAG POLE
 - ⊕ - EXISTING GAS METER
 - ⊕ - EXISTING GAS VALVE
 - ⊕ - EXISTING GUY POLE
 - ⊕ - EXISTING GUY WIRE
 - ⊕ - EXISTING HOUSE SERVICE VALVE
 - ⊕ - EXISTING HYDRANT
 - ⊕ - EXISTING LIGHT POLE
 - ⊕ - EXISTING MONITORING WELL
 - ⊕ - EXISTING POWER & LIGHT POLE
 - ⊕ - EXISTING POWER POLE
 - ⊕ - EXISTING RAILROAD SIGNAL
 - ⊕ - EXISTING SANITARY MANHOLE
 - ⊕ - EXISTING STORM MANHOLE
 - ⊕ - EXISTING SIGN
 - ⊕ - EXISTING TELEPHONE MANHOLE
 - ⊕ - EXISTING VENT
 - ⊕ - EXISTING WATER VALVE
 - - - - - EXISTING FENCE
 - - - - - EXISTING GAS MAIN
 - - - - - EXISTING OVERHEAD LINES
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING STORM SEWER
 - - - - - EXISTING UNDERGROUND ELECTRIC LINE
 - - - - - EXISTING TELEPHONE LINE
 - - - - - EXISTING WATER MAIN

BENCHMARK: BENCH MARK-ELEV. 46.50 - HYDRANT
OPEN AT NORTHWEST CORNER OF ARCADIAN AVE. &
CAROLINE STREET. (CITY OF WAUKESHA DATUM)

REFERENCE MERIDIAN:
The east line of the Pleasant Street right-of-way is used
as the Reference Meridian, and has a platted bearing of
N 01°05'00" E.

Dated this 20th day of January 2015
John R. Stigler
JOHN R. STIGLER
Wis. Reg. No. S-1820

SITE PLAN
FOR: LA CASA DE ESPERANZA, INC
PART OF NW 1/4 AND SW 1/4, SECTION 2, T6N, R19E
CITY OF WAUKESHA, WAUKESHA CO. WI.

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI. 53188
TEL. No. (262)542-5797 FAX (262)542-7698 (E-MAIL mhein@jahnkeandjahnke.com)

SCALE: 1" = 40' DATE: JANUARY 20, 2015
DRAWN BY: M.H.A.D.F. CHECKED BY: J.R.S. FILE NO.: WAUKESHA 834
BOOK: WAUKESHA 172 JOB: S-7280 SHEET 1 OF 1

FILE NAME: PROJECTS\17280.DWG, S7280-SITE2015.DWG



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Scale: 0 10 20 40
Scale: 1" = 20'

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DEMOLITION LEGEND

- VEGETATION TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED, UNUSED AND UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY DEPTH IF GEOTECHNICAL REPORT NOT AVAILABLE.
- ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. PAVEMENT AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. CONCRETE AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH
- TREES AND STUMPS TO BE REMOVED
- DENOTES STORM, SANITARY, AND WATERMAIN UTILITIES TO BE ABANDONED AND REMOVED.
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDMR, STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

**PRELIMINARY
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PROJECT LA CASA CHARTER SCHOOL

410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET

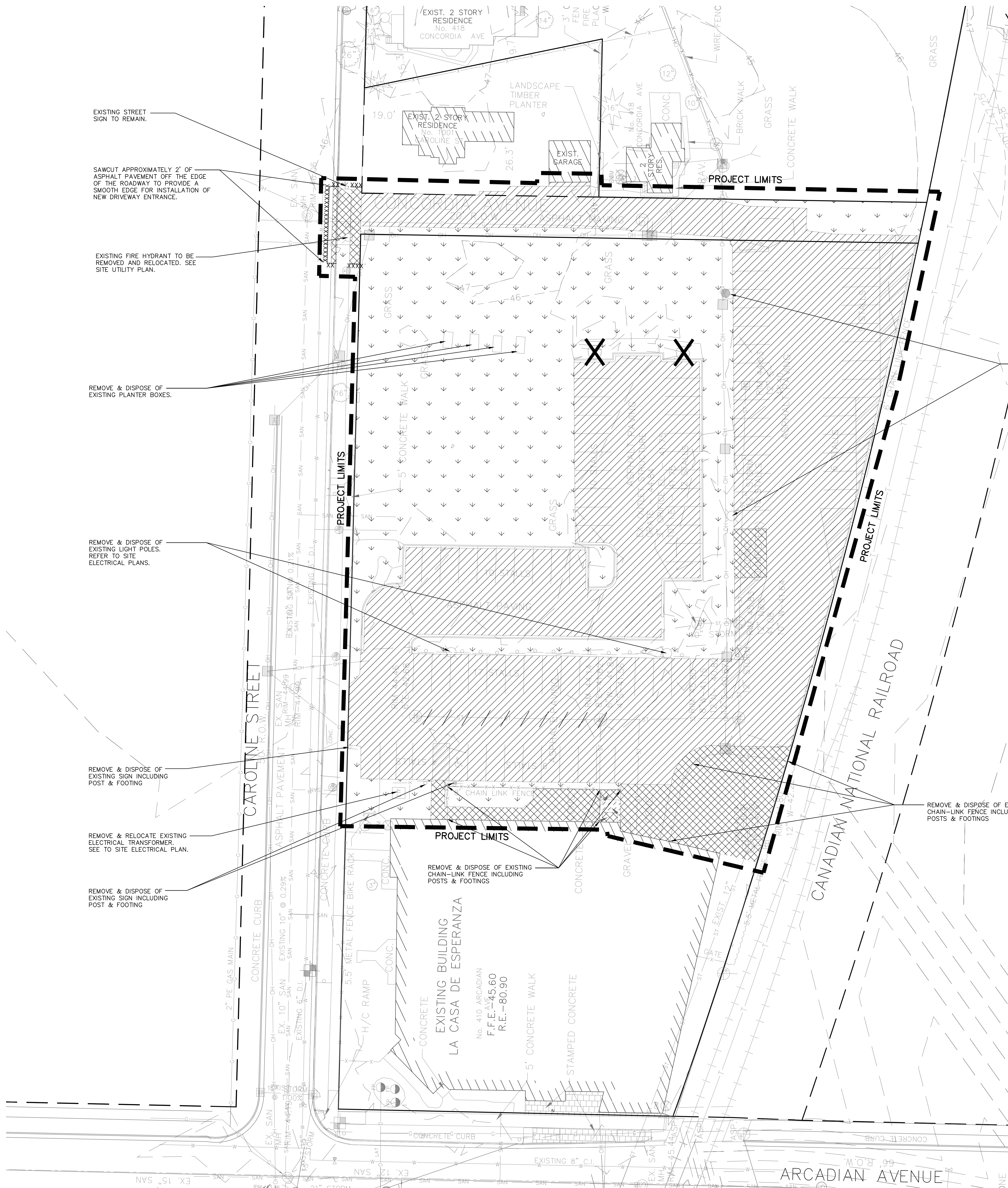
SITE DEMOLITION PLAN

DATE
Issue Date

PROJECT NO.
14-116

SHEET NO.

C101



EXISTING STREET SIGN TO REMAIN.

SAWCUT APPROXIMATELY 2" OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW DRIVEWAY ENTRANCE.

EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED. SEE SITE UTILITY PLAN.

REMOVE & DISPOSE OF EXISTING PLANTER BOXES.

REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.

REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING

REMOVE & RELOCATE EXISTING ELECTRICAL TRANSFORMER. SEE TO SITE ELECTRICAL PLAN.

REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING

REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS

REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS

REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.



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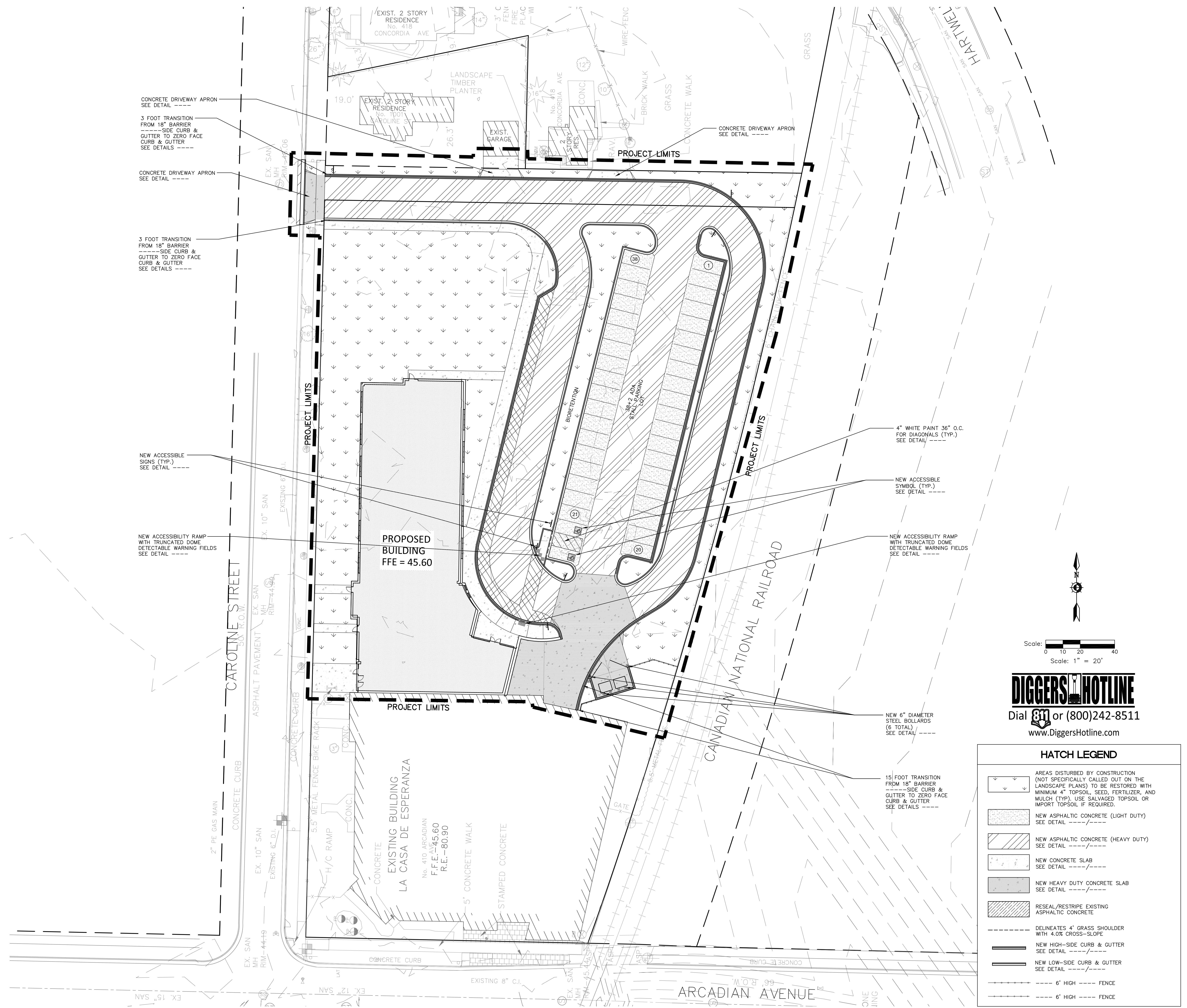
SHEET
SITE PLAN

DATE
Issue Date

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14-116

SHEET NO.

C102



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HATCH LEGEND	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL -----
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL -----
	NEW CONCRETE SLAB SEE DETAIL -----
	NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL -----
	RESAL/RESTRIPE EXISTING ASPHALTIC CONCRETE
	DELINEATES 4' GRASS SHOULDER WITH 4.0% CROSS-SLOPE
	NEW HIGH-SIDE CURB & GUTTER SEE DETAIL -----
	NEW LOW-SIDE CURB & GUTTER SEE DETAIL -----
	6' HIGH FENCE
	6' HIGH FENCE



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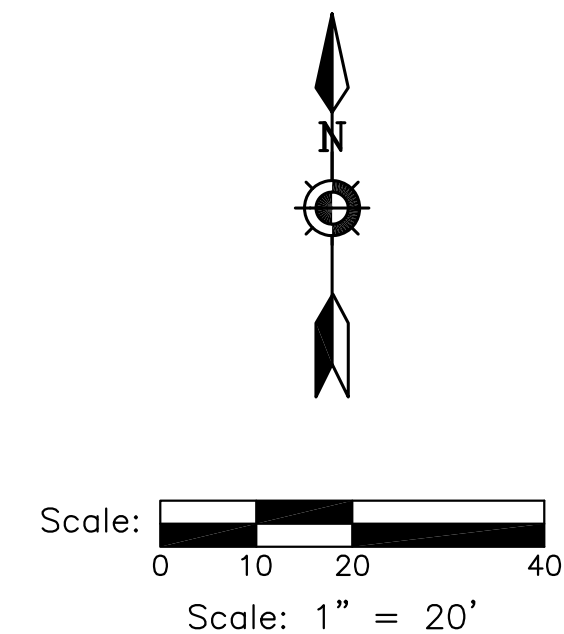
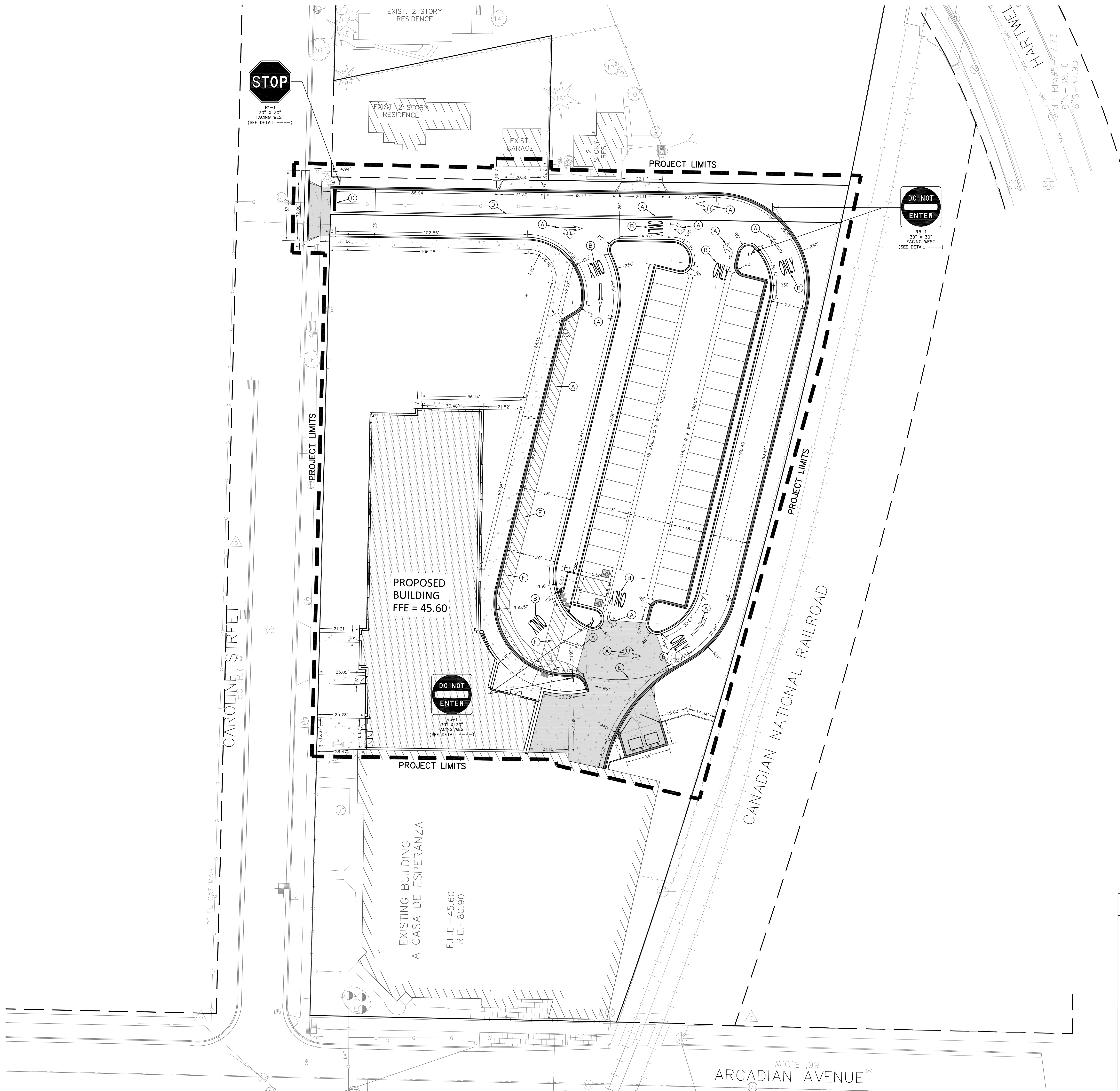
SITE GEOMETRIC & TRAFFIC CONTROL PLAN

DATE
Issue Date

PROJECT NO.
14-116

SHEET NO.

C103



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PAVEMENT MARKING LEGEND

- (A) PAVEMENT MARKING ARROWS, EPOXY TYPE 2 OR 3, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (B) PAVEMENT MARKING WORDS, EPOXY, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (C) PAVEMENT MARKING STOP LINE, EPOXY, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (D) PAVEMENT MARKING MAINLINE, EPOXY, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
- (E) PAVEMENT MARKING INTERSECTION, EPOXY, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (F) PAVEMENT MARKING CROSSWALK, EPOXY, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING



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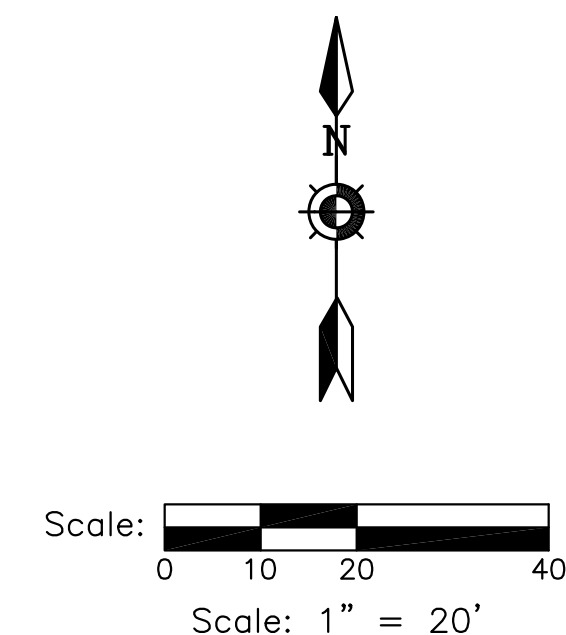
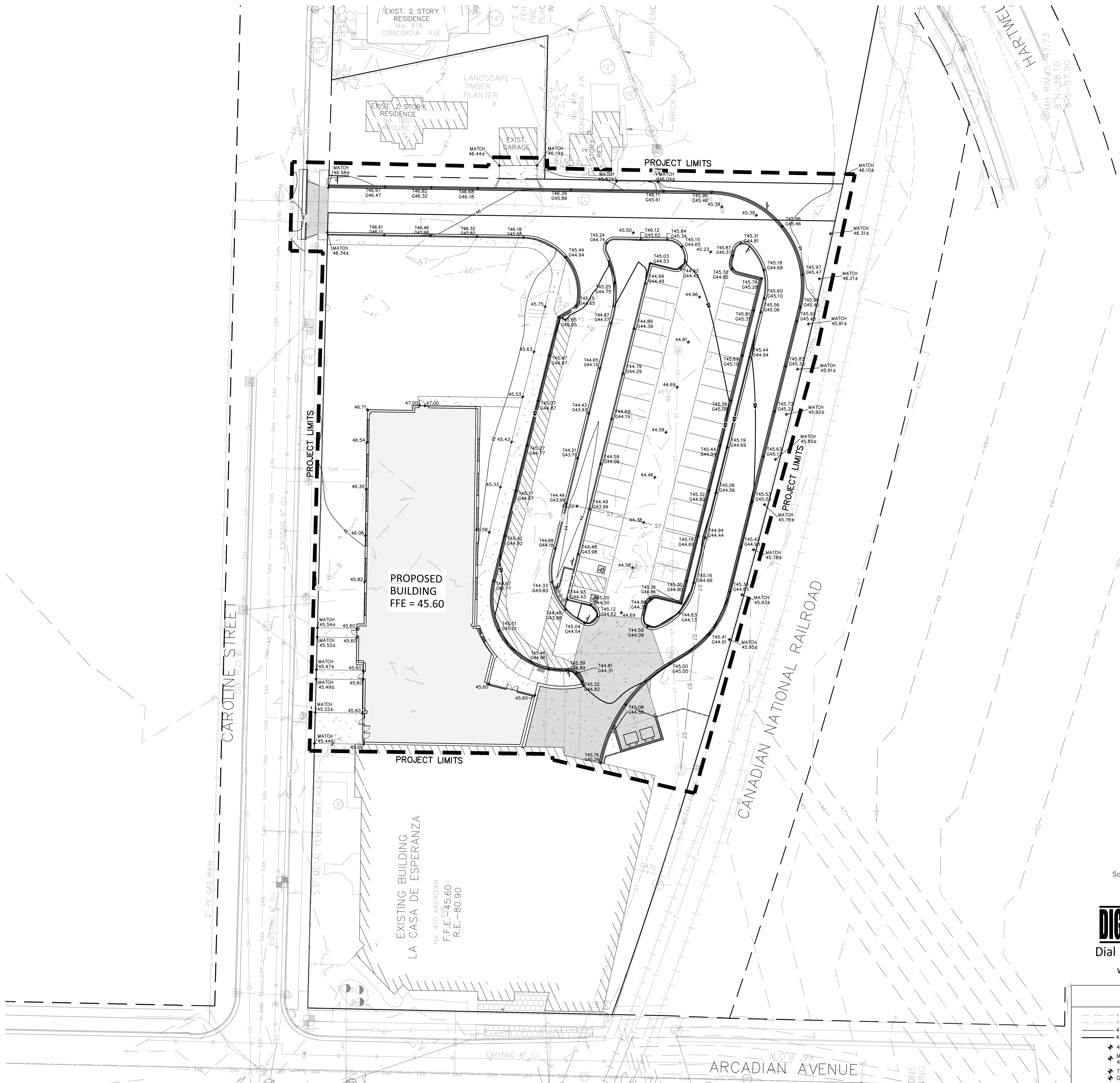
SITE GRADING PLAN

DATE
Issue Date

PROJECT NO.
14-116

SHEET NO.

C104



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GRADING LEGEND	
--- 43 ---	EXISTING CONTOUR MINOR
--- 45 ---	EXISTING CONTOUR MAJOR
--- 43 ---	PROPOSED CONTOUR MINOR
--- 45 ---	PROPOSED CONTOUR MAJOR
43.50	PROPOSED SPOT GRADE
MATCH 42.50±	MATCH EXISTING SPOT GRADE
43.50	PROPOSED TOP OF CURB
G43.00	PROPOSED BOTTOM OF CURB



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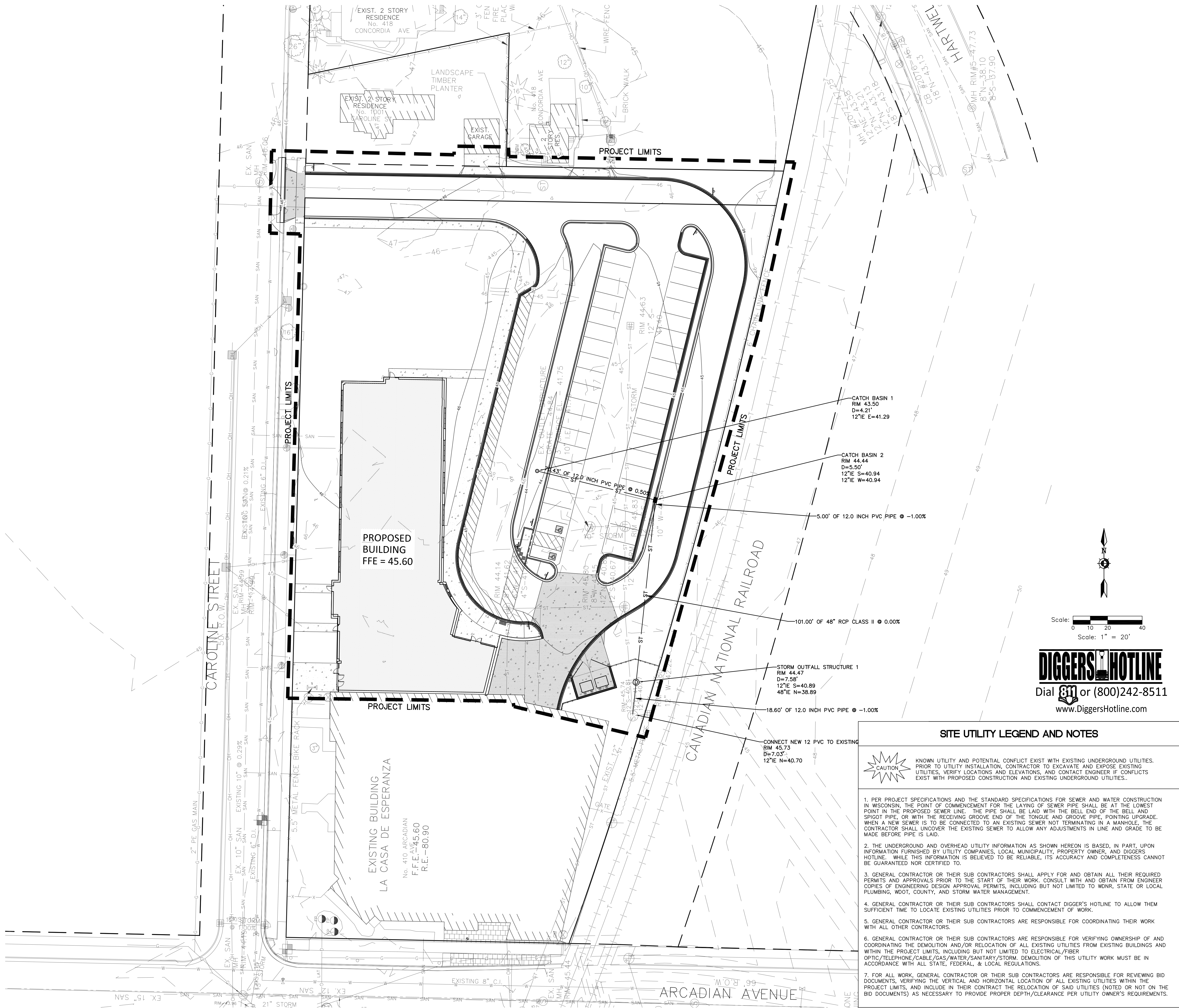
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SITE UTILITY PLAN

DATE
Issue Date

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14-116

SHEET NO.
C105



SITE UTILITY LEGEND AND NOTES

CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
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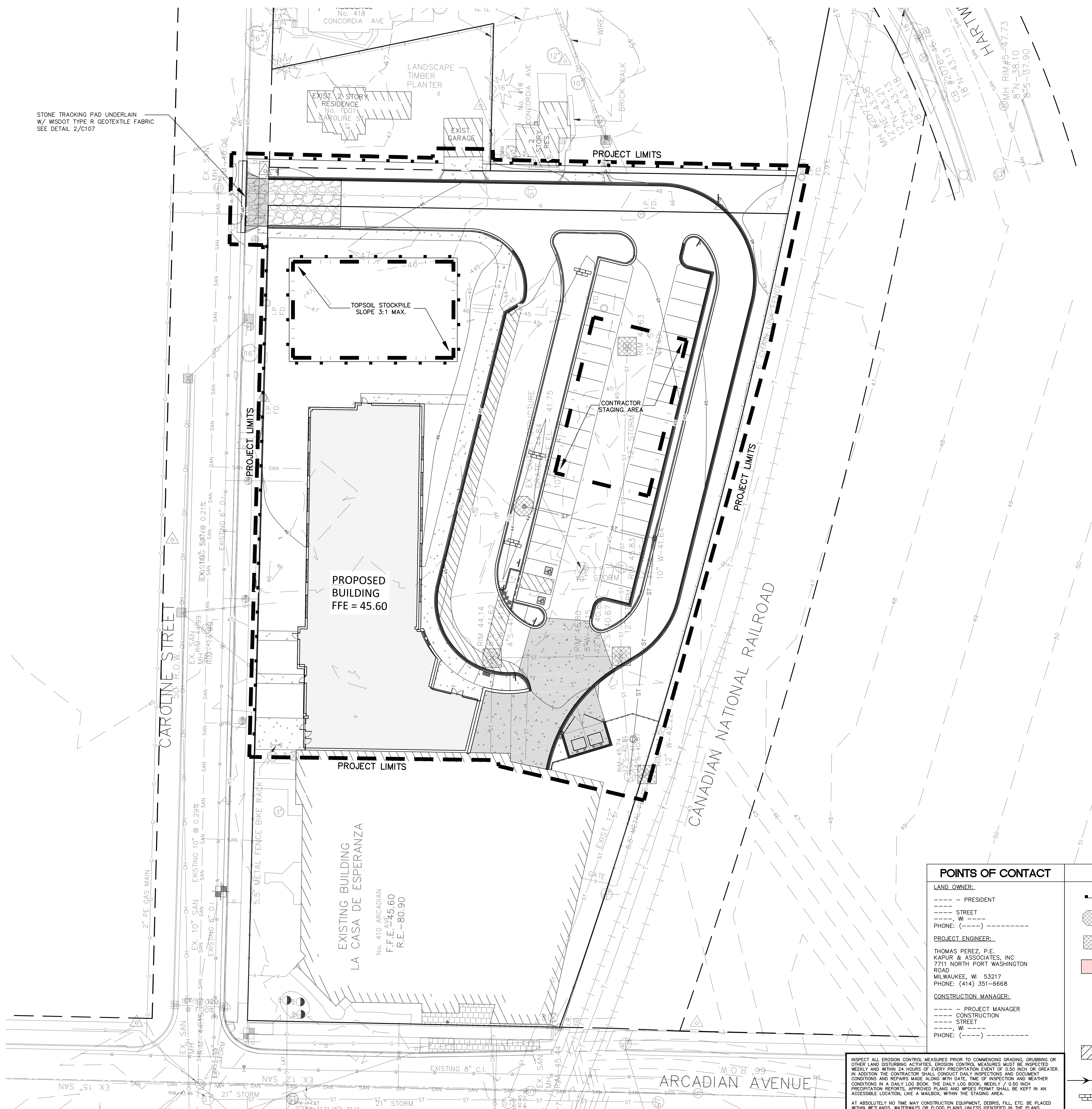
SITE EROSION CONTROL PLAN

DATE
Issue Date

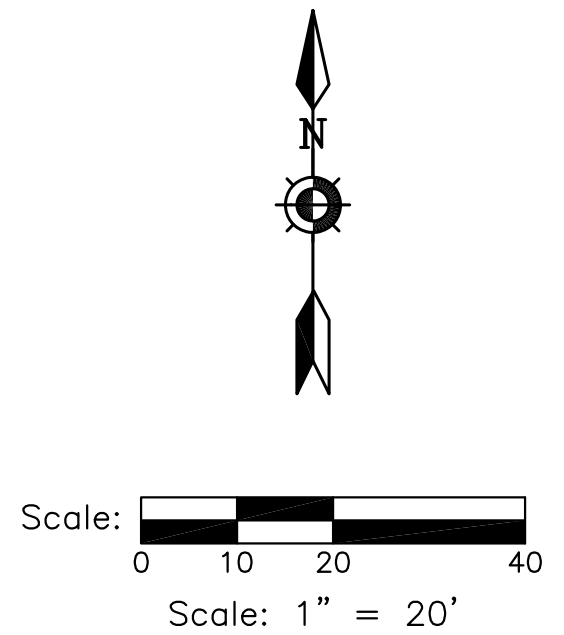
PROJECT NO.
14-116

SHEET NO.

C106



STONE TRACKING PAD UNDERLAIN
W/ WISDOT TYPE R GEOTEXTILE FABRIC
SEE DETAIL 2/C107



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POINTS OF CONTACT	
LAND OWNER:	
----- PRESIDENT	
----- STREET	
-----, WI	
PHONE: (-----)	
PROJECT ENGINEER:	
THOMAS PEREZ, P.E.	
KAPUR & ASSOCIATES, INC.	
7711 NORTH PORT WASHINGTON	
ROAD	
MILWAUKEE, WI 53217	
PHONE: (414) 351-6668	
CONSTRUCTION MANAGER:	
----- PROJECT MANAGER	
----- CONSTRUCTION	
----- STREET	
-----, WI	
PHONE: (-----)	

EROSION CONTROL LEGEND	
	FILTER FABRIC FENCE SEE DETAIL -----
	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL -----
	DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAIL -----
	INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
	USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
	USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
	INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053
	DRAINAGE SWALE
	TRIANGULAR SILT DIKES SEE DETAIL -----

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR
OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED
WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER.
IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT
CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER
CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH
PRECIPITATION REPORTS, APPROVED PLANS AND WISDOT PERMIT SHALL BE KEPT IN AN
ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED
WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.



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**PRELIMINARY
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PROJECT LA CASA CHARTER SCHOOL

410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET

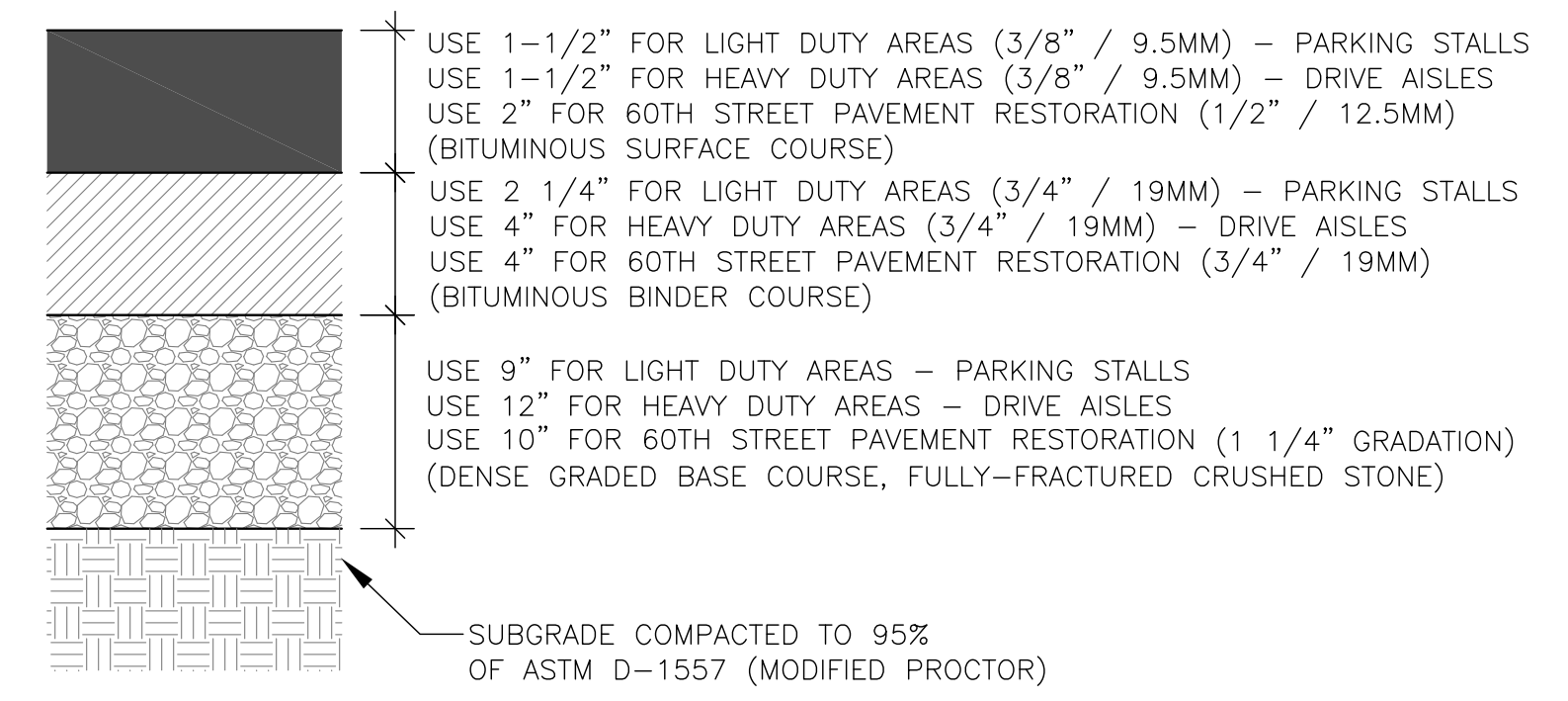
SITE DETAILS

DATE
Issue Date

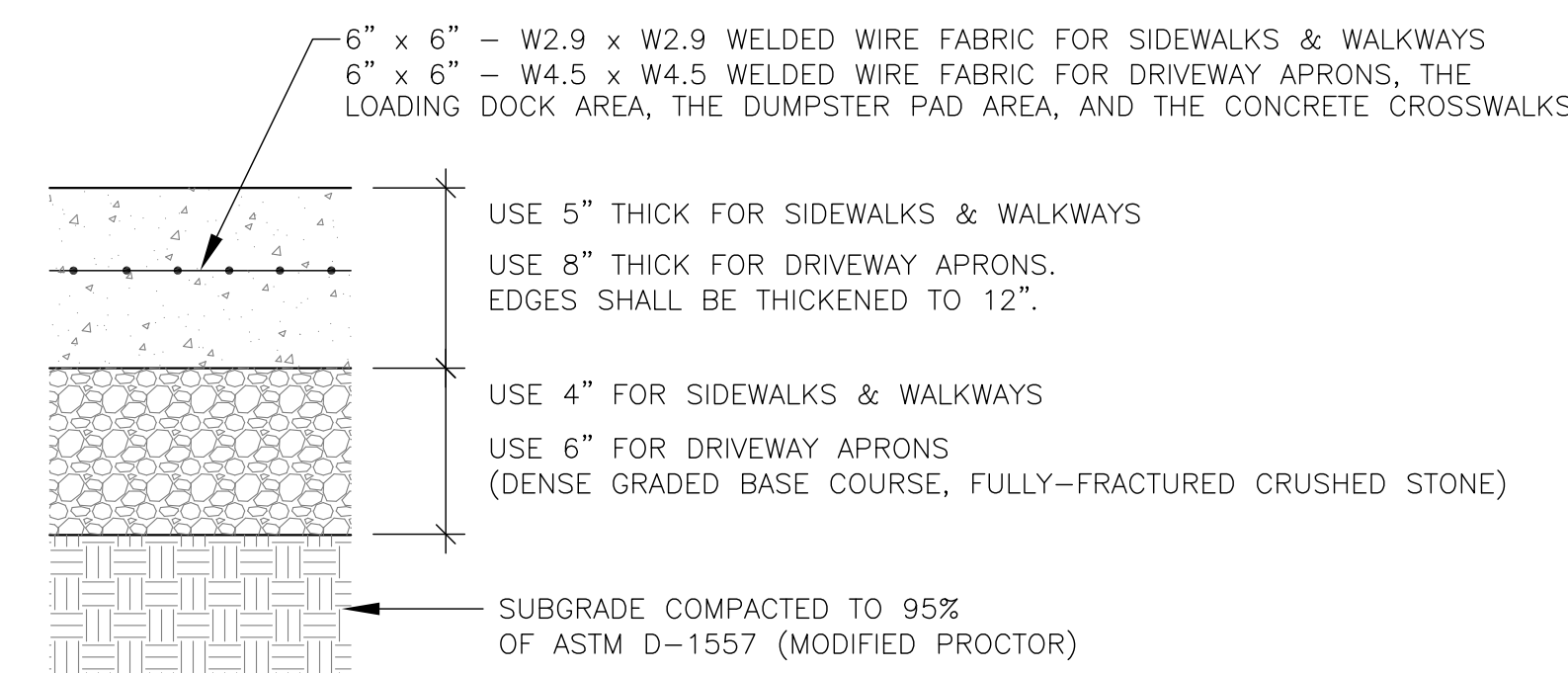
PROJECT NO.
14-116

SHEET NO.

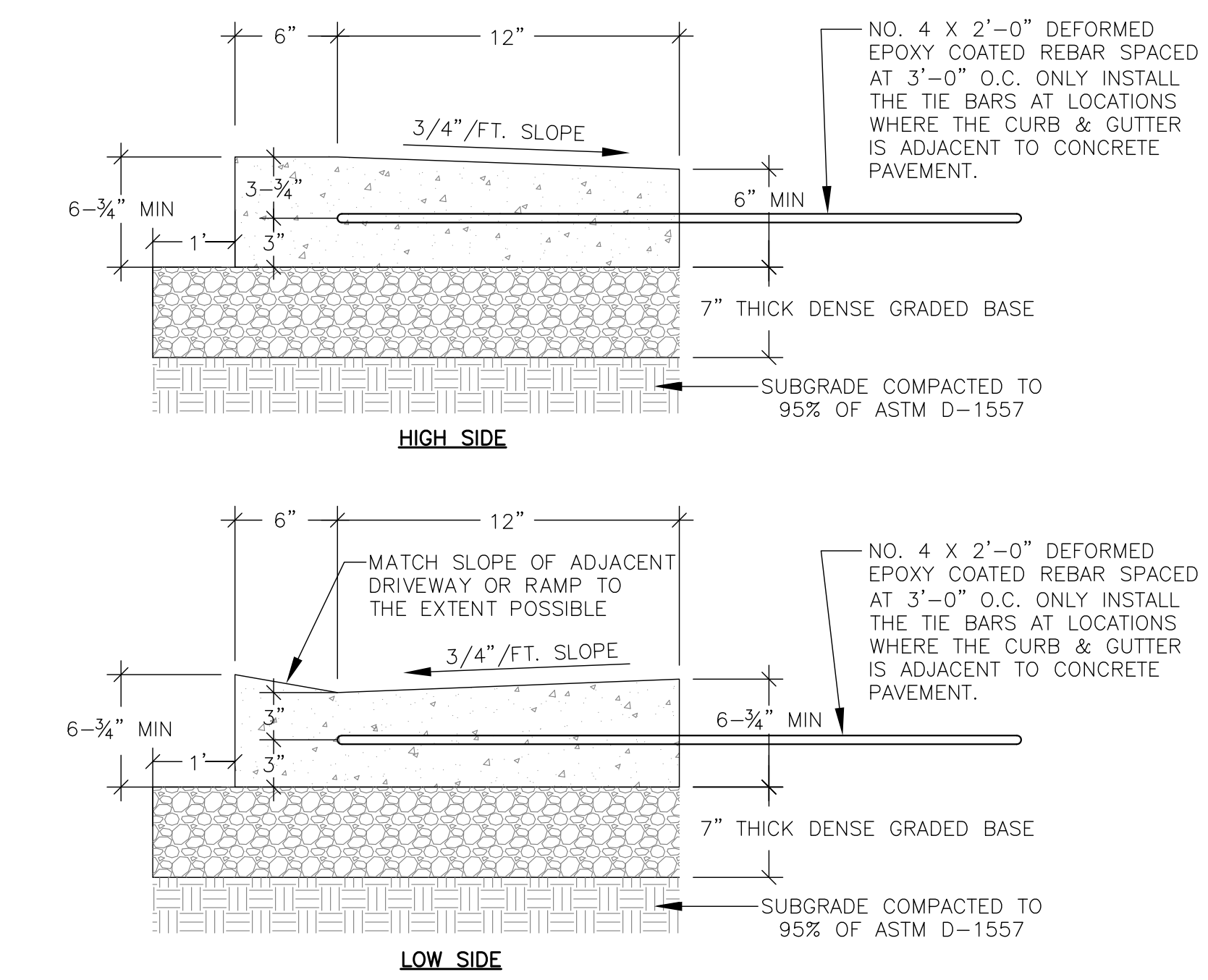
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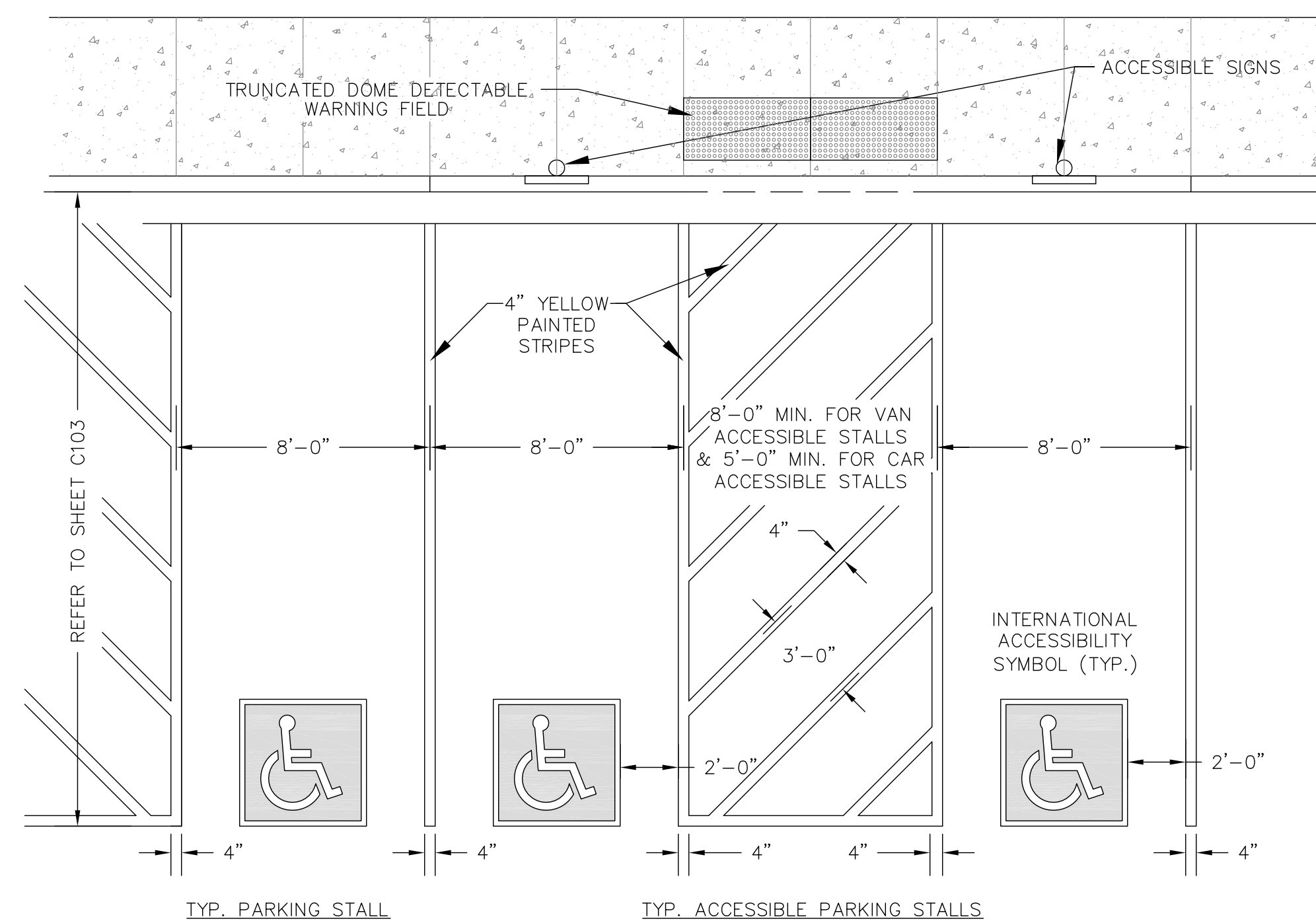
4 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



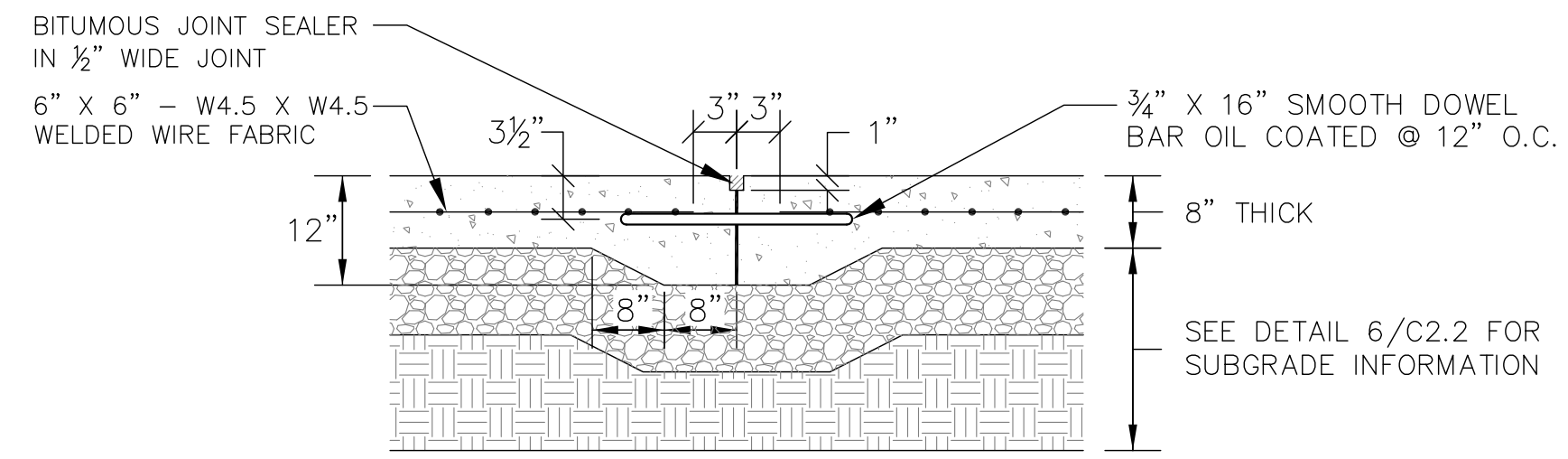
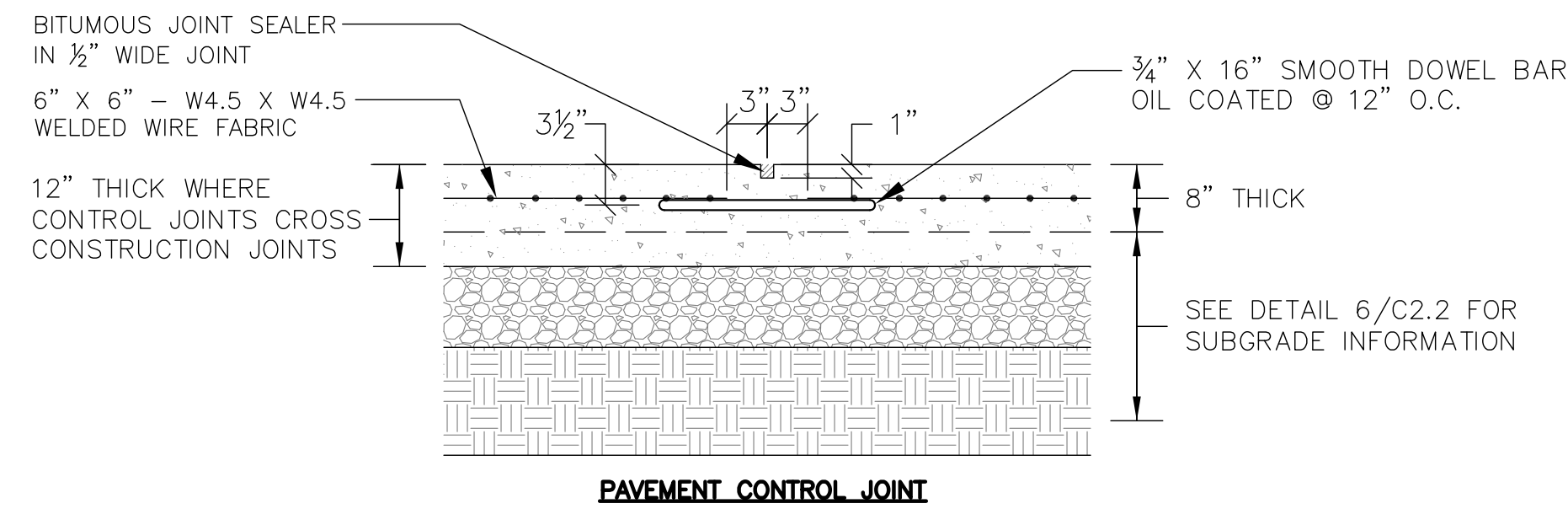
5 CONCRETE SIDEWALK/SLAB
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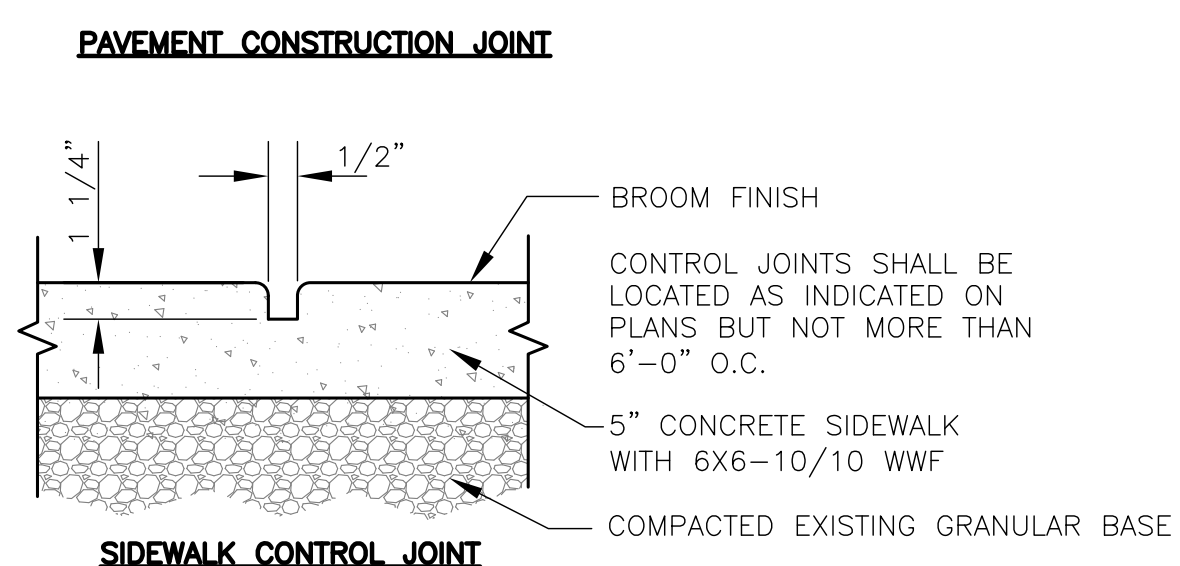
10 18-INCH DEPRESSED CONCRETE CURB & GUTTER
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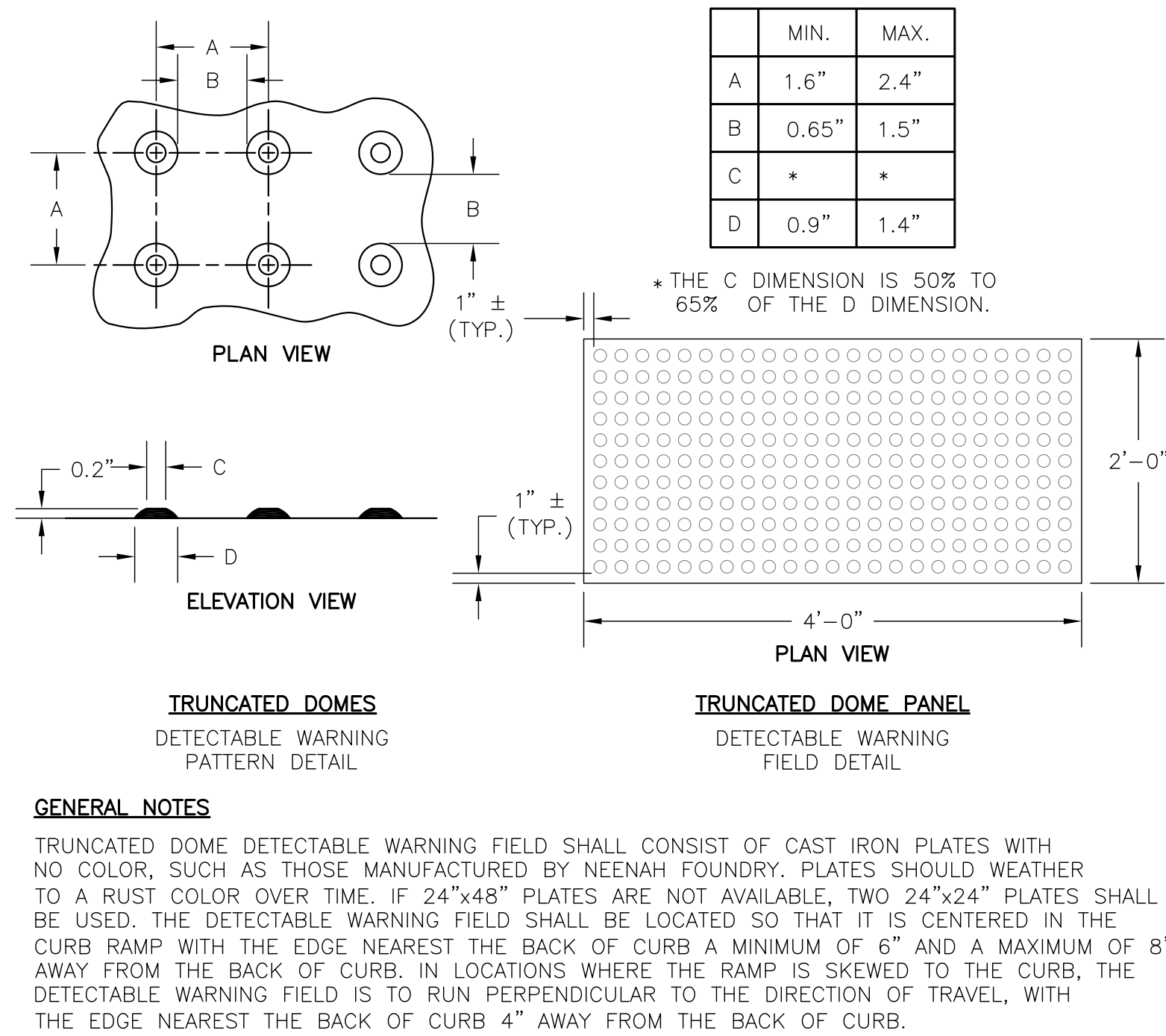
15 ACCESSIBLE PARKING STALL MARKING
N.T.S.



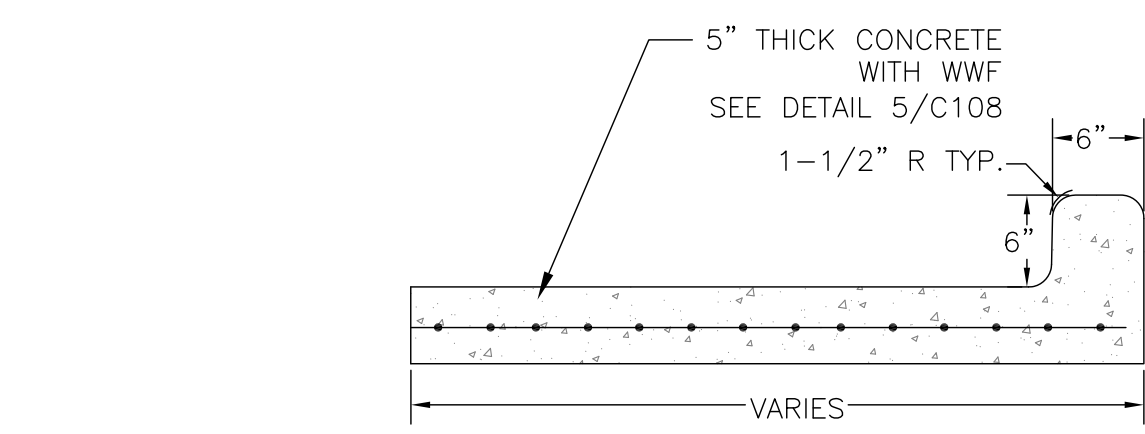
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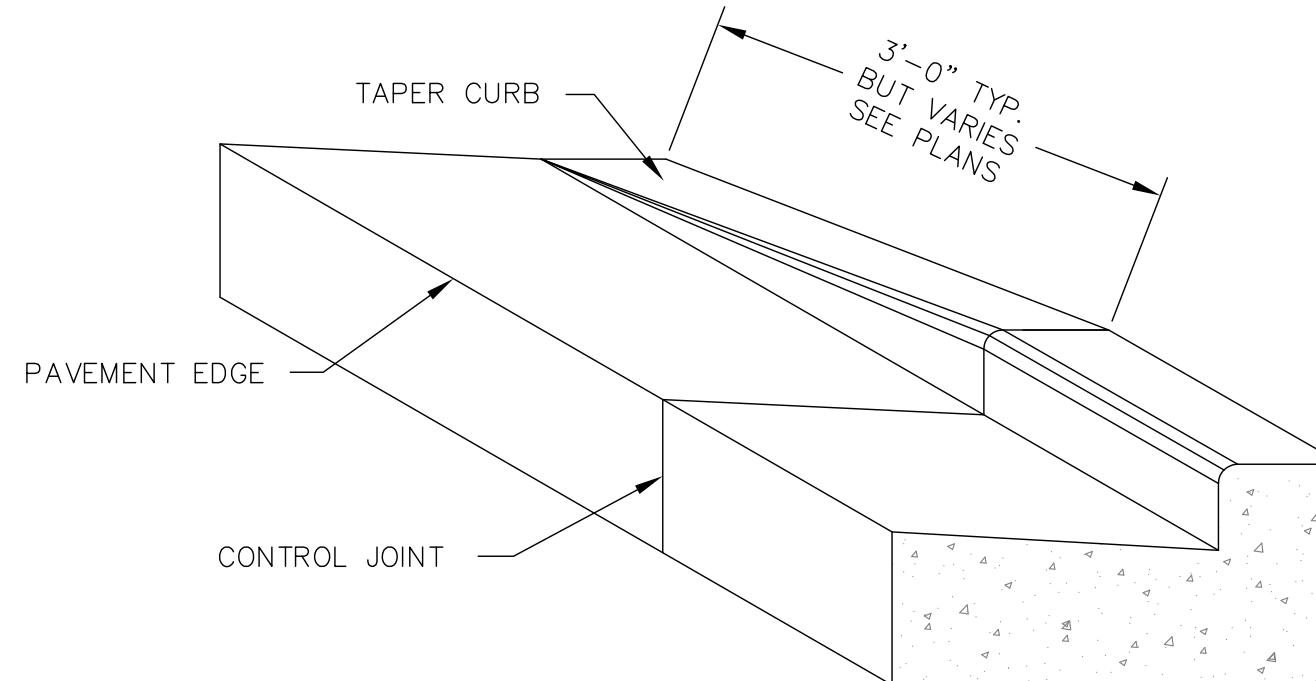
6 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
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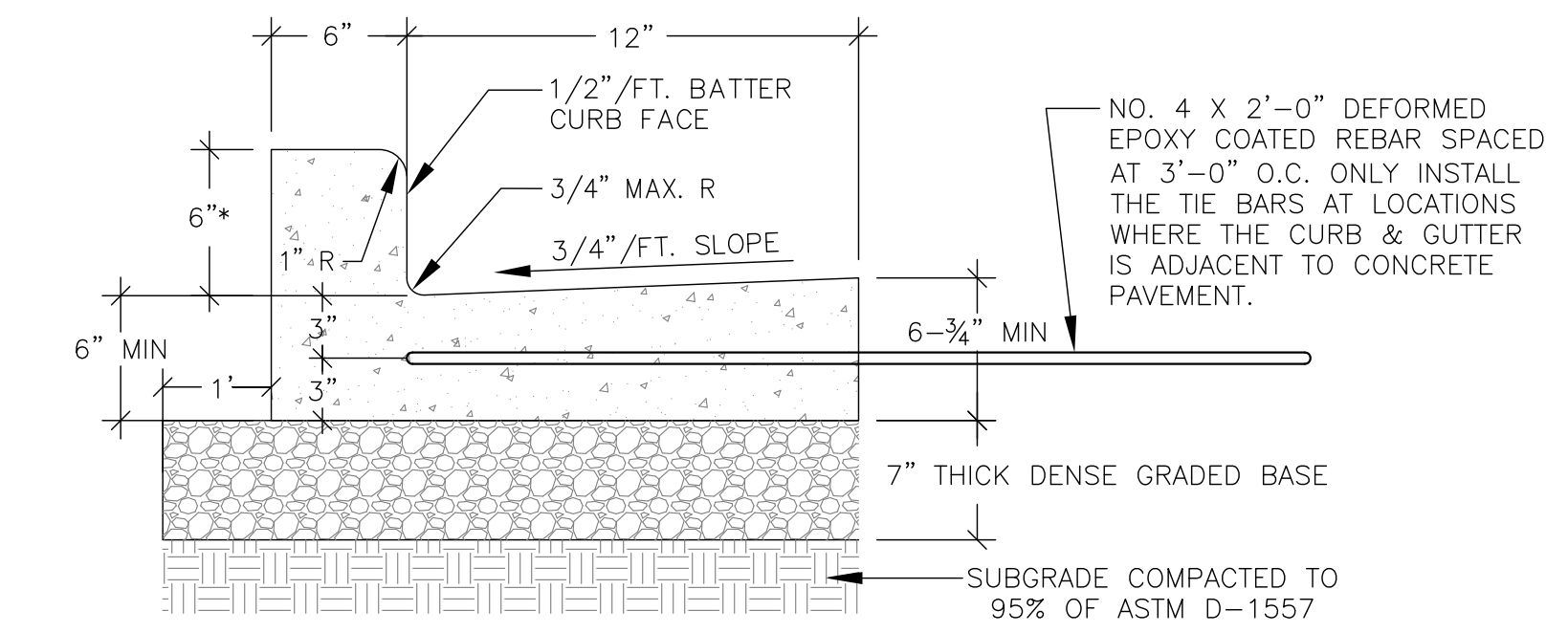
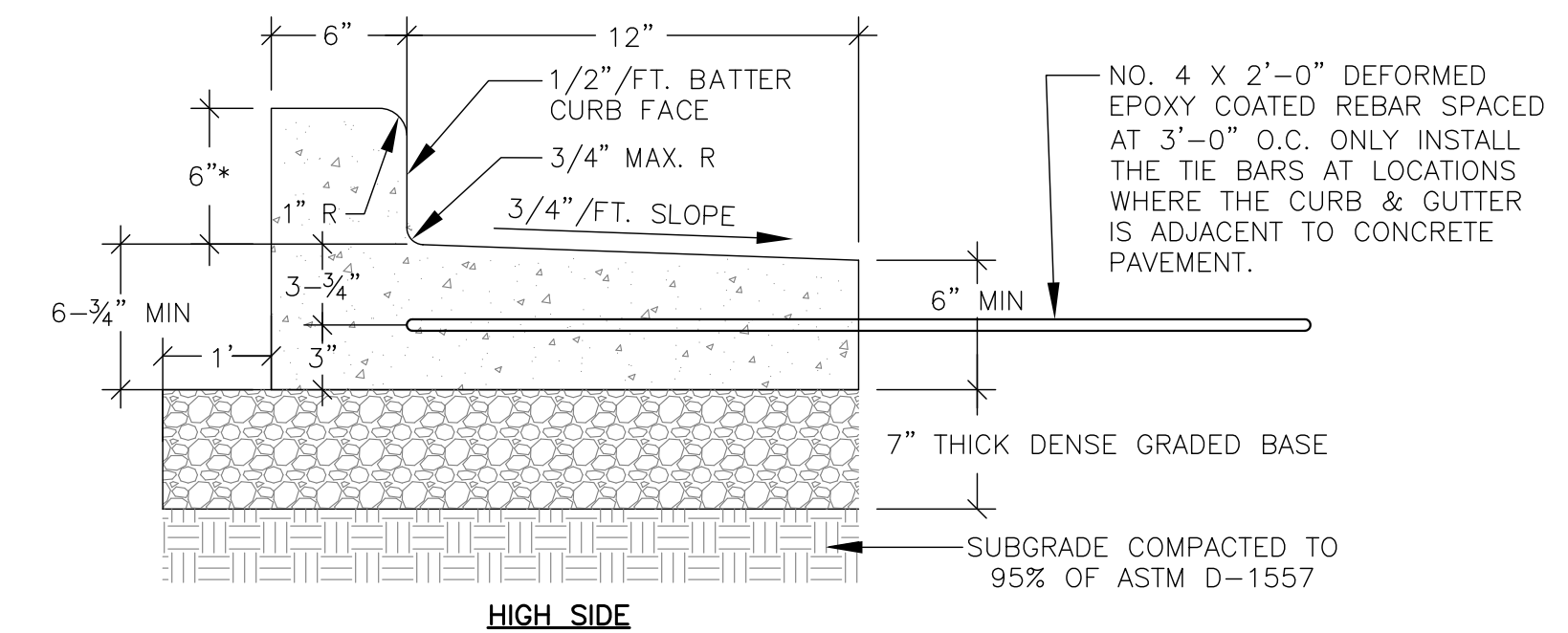
11 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



7 CONCRETE SIDEWALK W/ CURB
N.T.S.

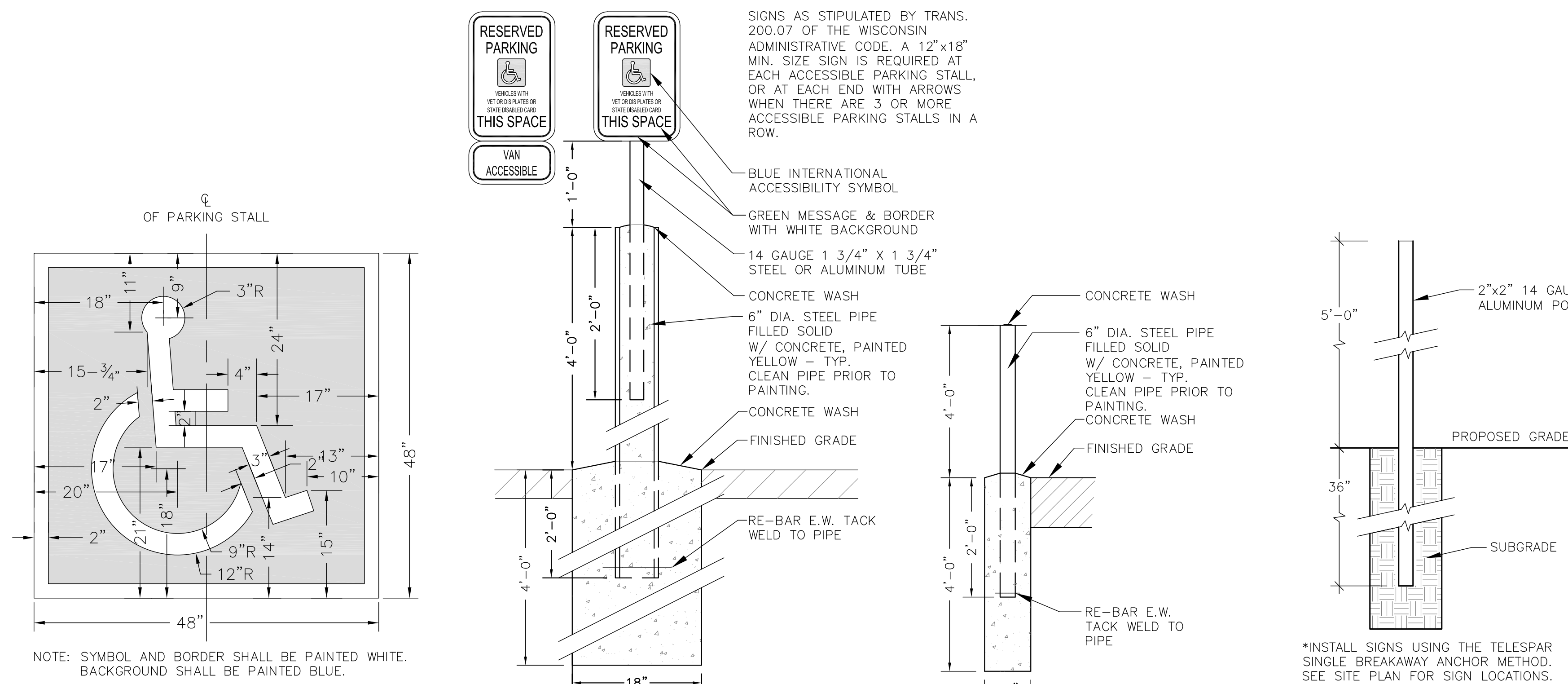


8 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.



*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

9 18-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.

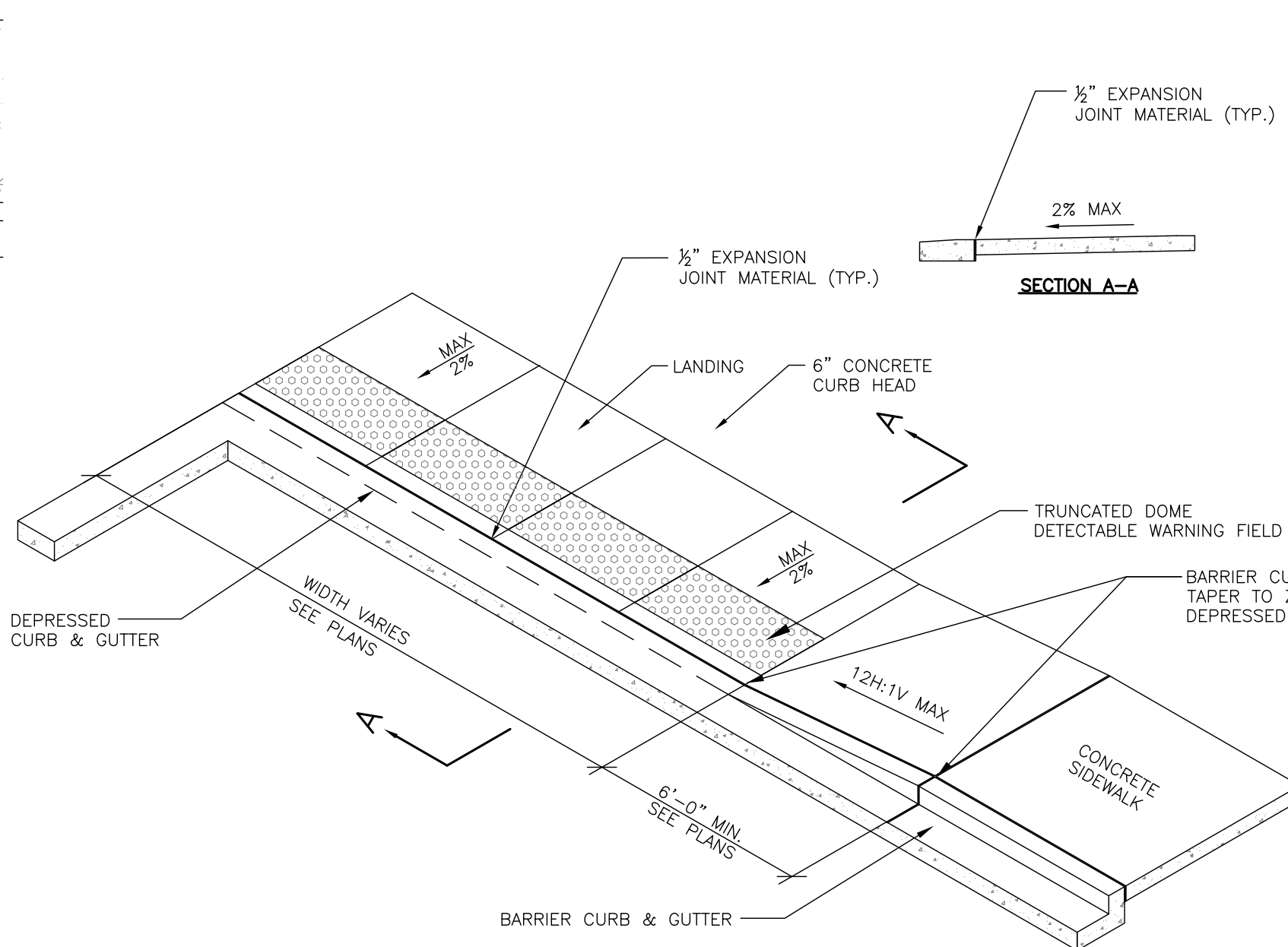


12 ACCESSIBLE PARKING STALL SYMBOL
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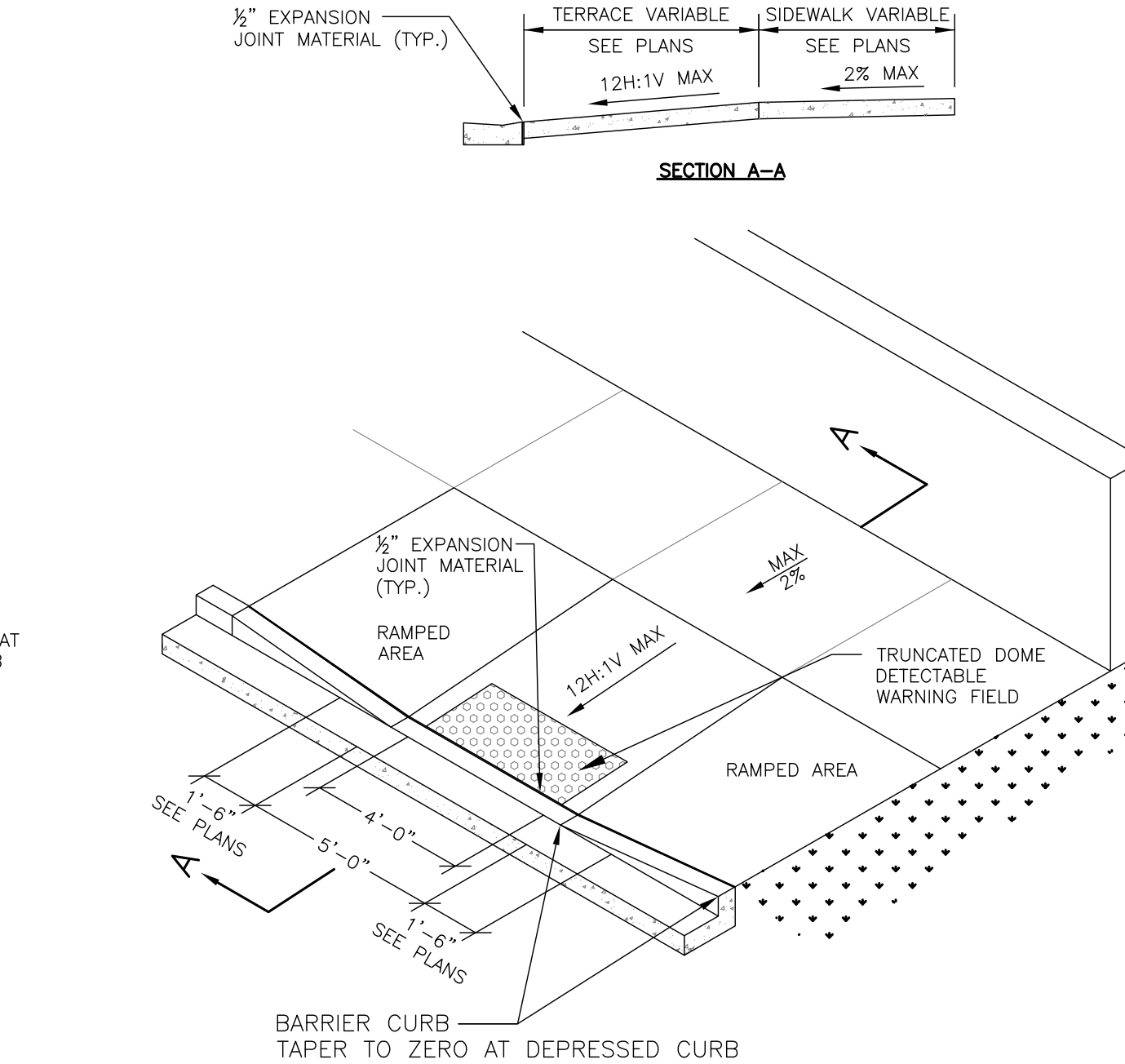
13A ACCESSIBLE PARKING SIGN & STEEL BOLLARD
N.T.S.

13B STEEL BOLLARD
N.T.S.

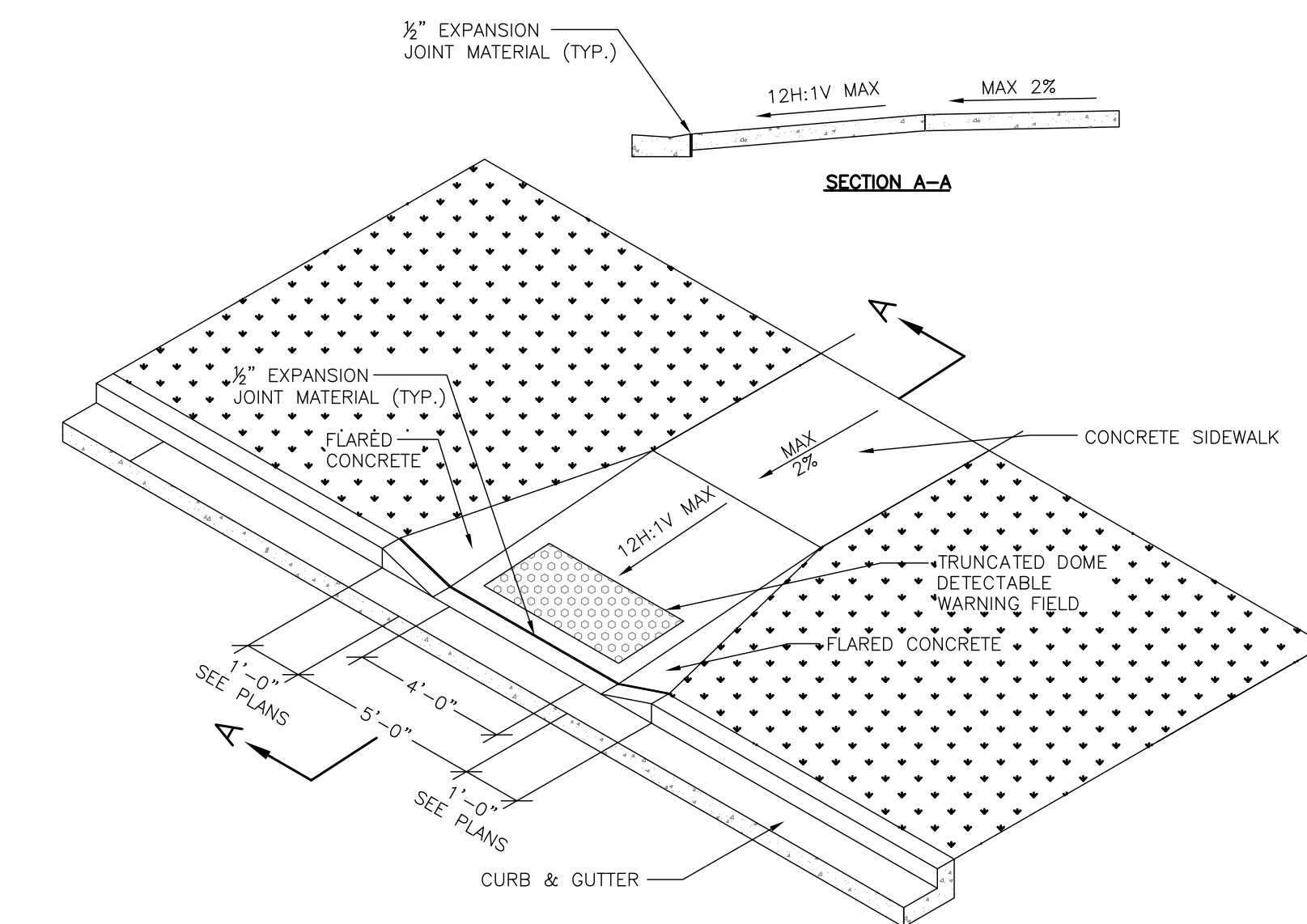
14 SIGN POST DETAIL
N.T.S.



16 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



17 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



18 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



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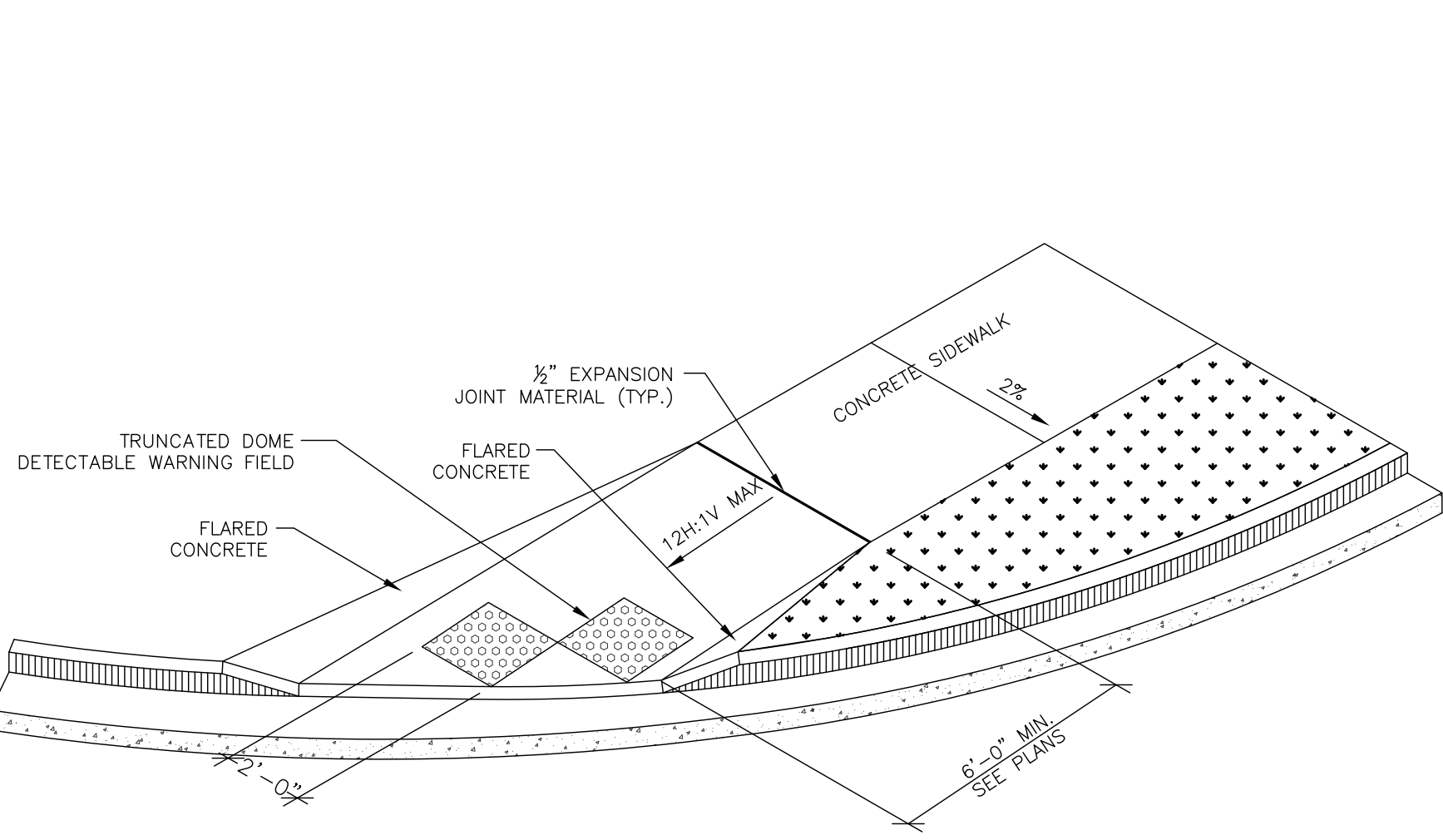
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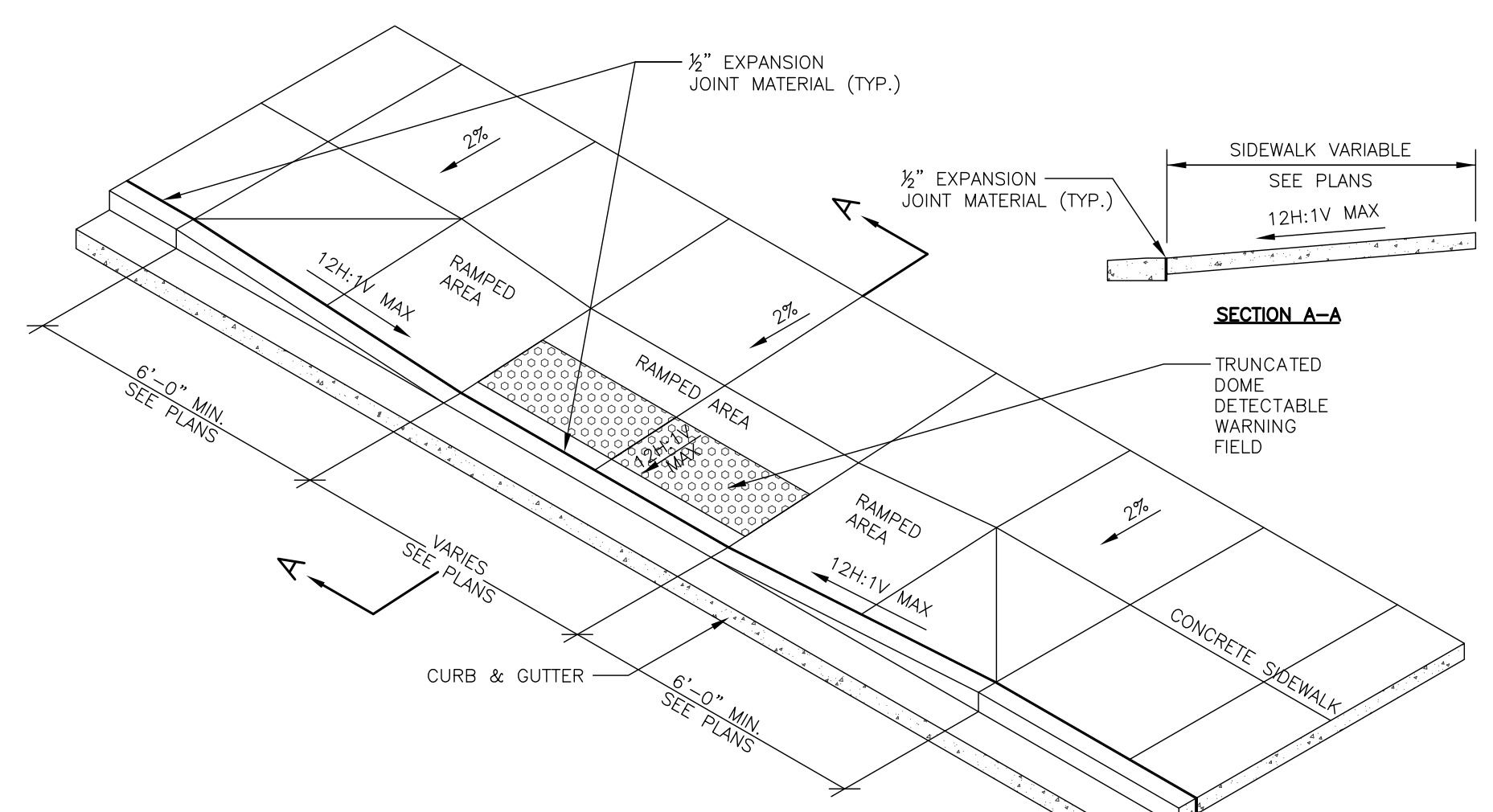
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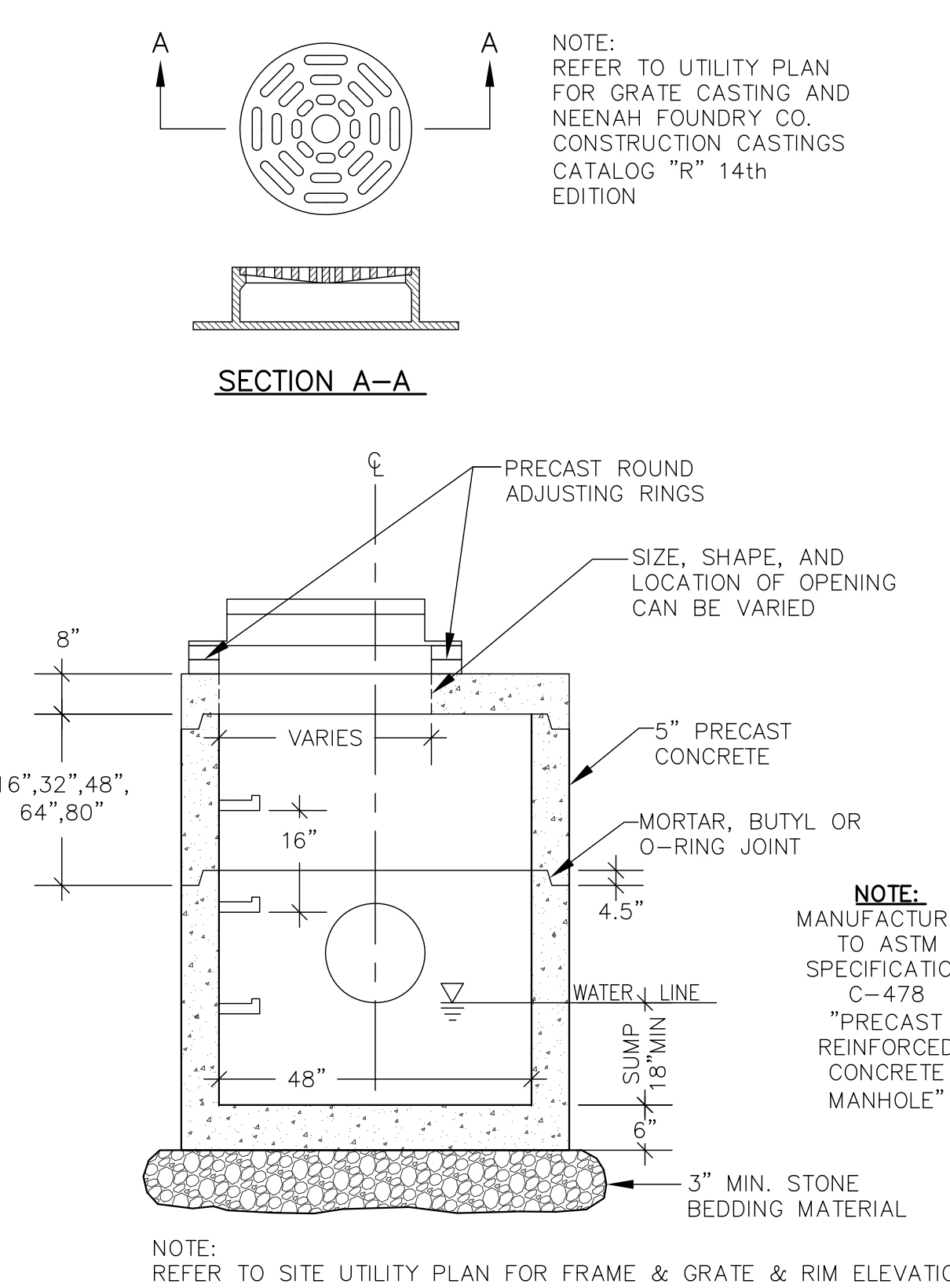
REVISIONS	No.	Date	Description



19 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



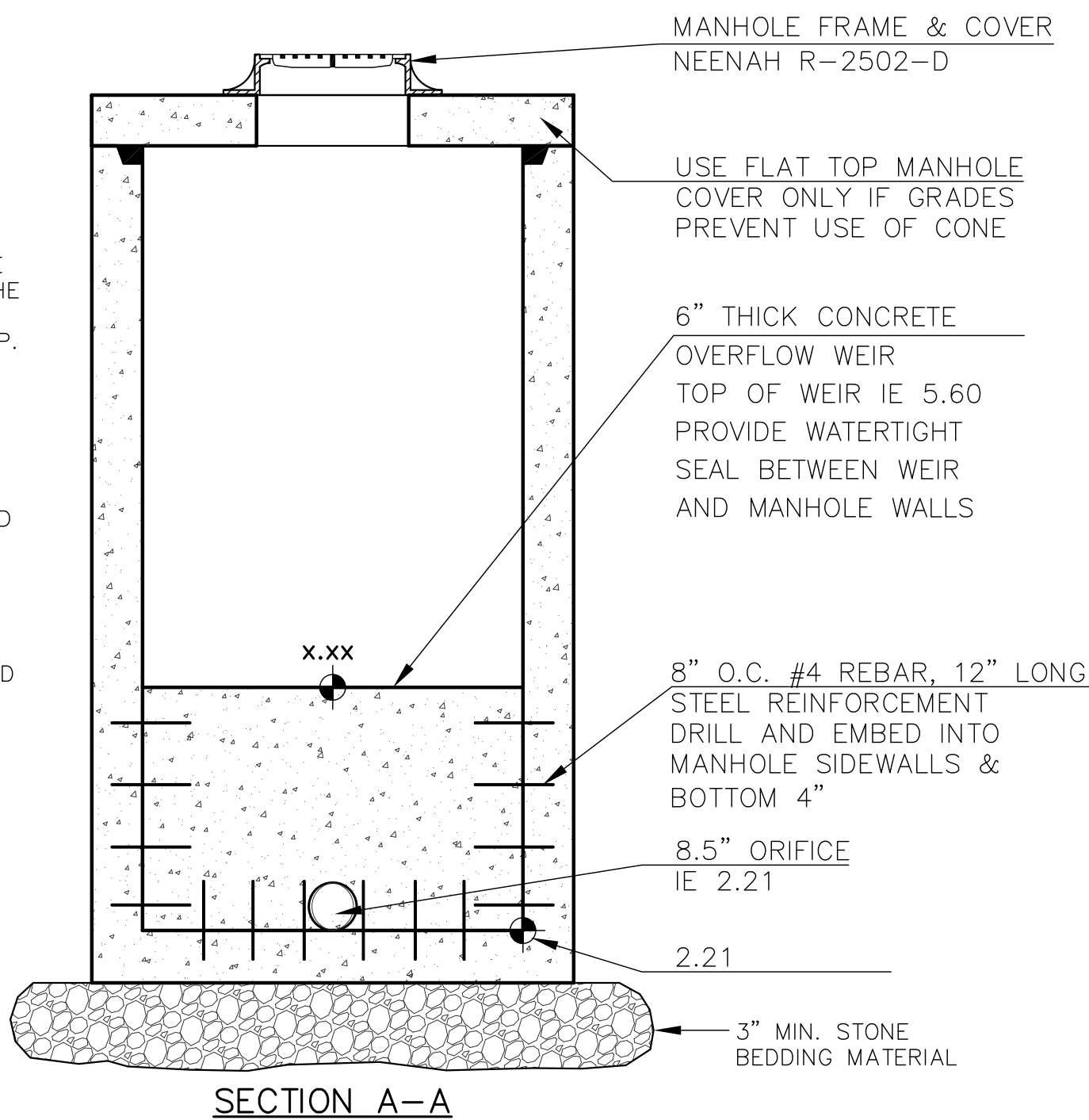
20 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



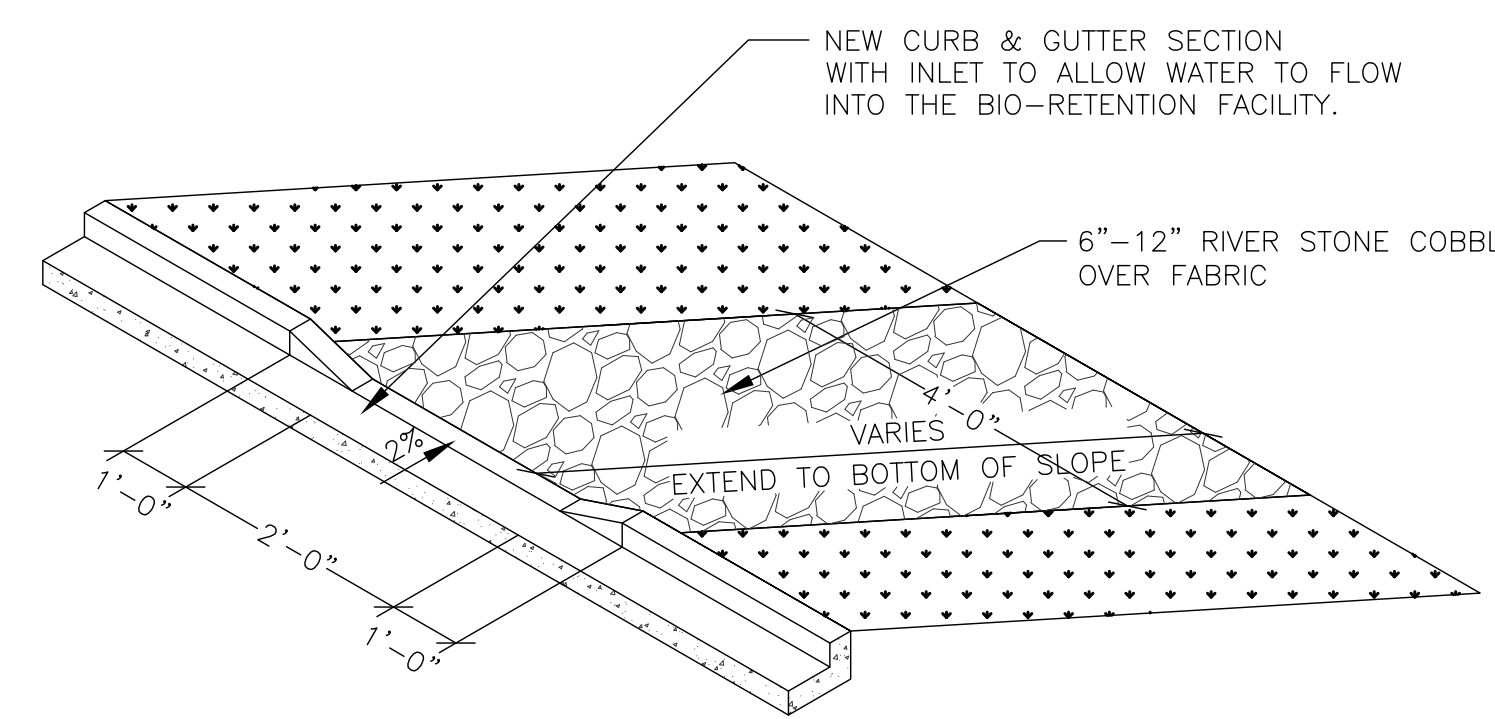
21 48-INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE
N.T.S.

STORM MANHOLE NOTES:

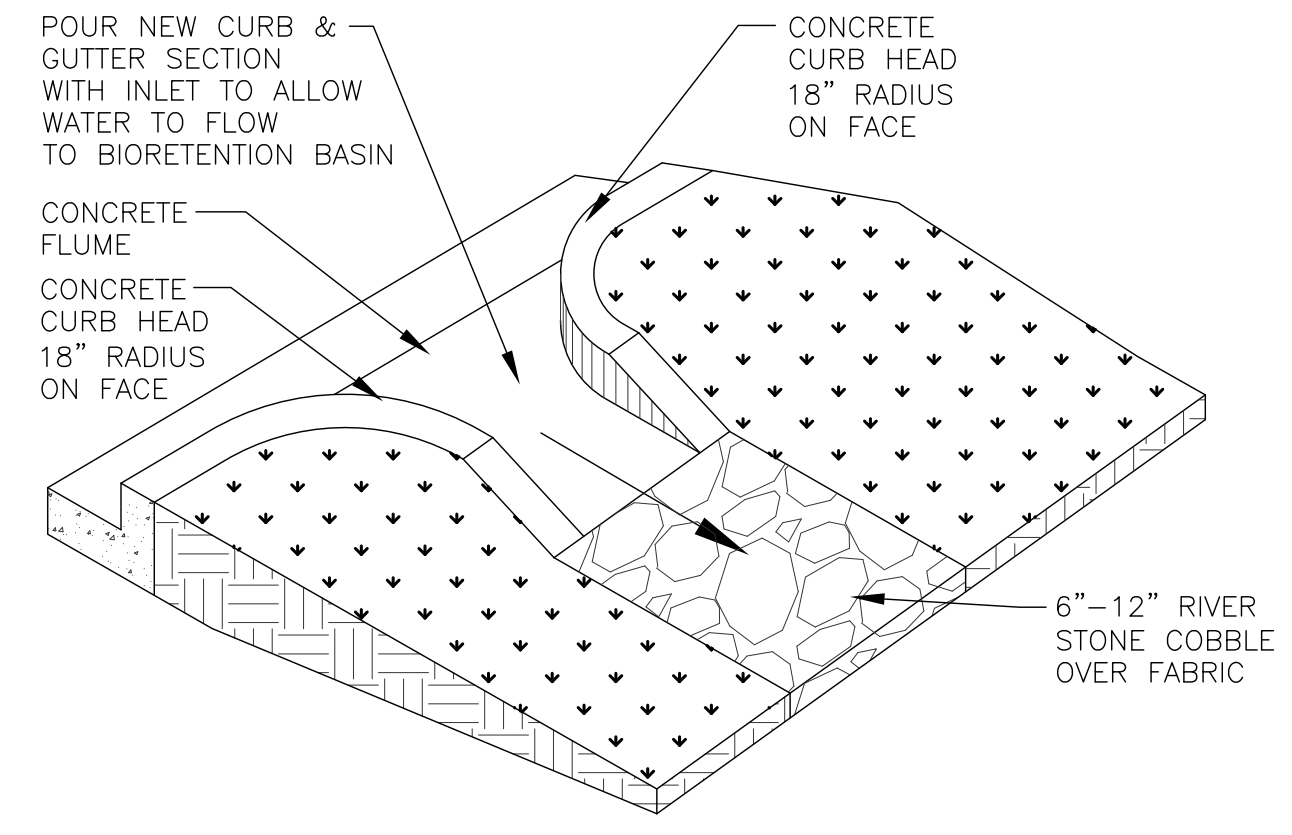
1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.



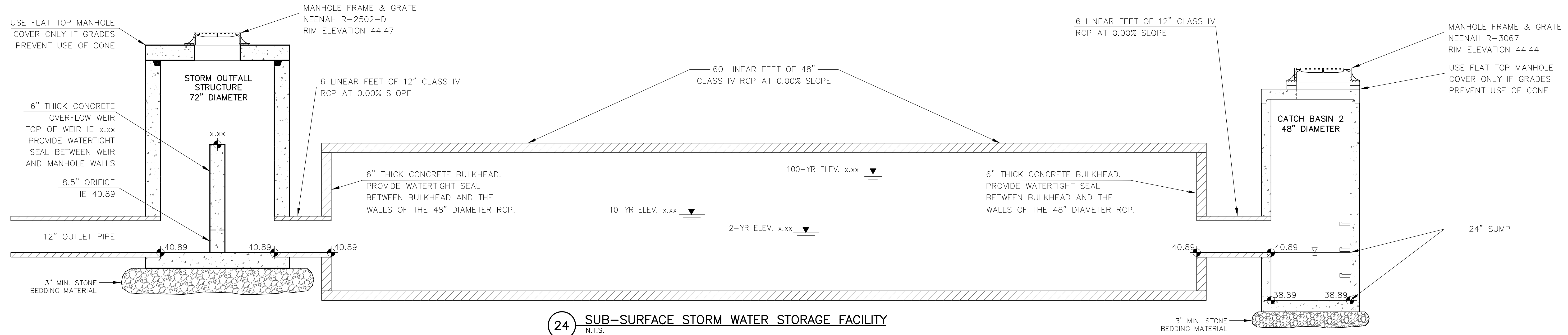
23 72-INCH STORM OUTFALL STRUCTURE
N.T.S.



22 STORMWATER CURB CUT INLET WITH COBBLE FLUME
N.T.S.



22A STORMWATER CURB CUT INLET WITH COBBLE FLUME
N.T.S.



24 SUB-SURFACE STORM WATER STORAGE FACILITY
N.T.S.

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PROJECT
**LA CASA
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410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET
SITE DETAILS

DATE
Issue Date

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NO.	DATE	DESCRIPTION

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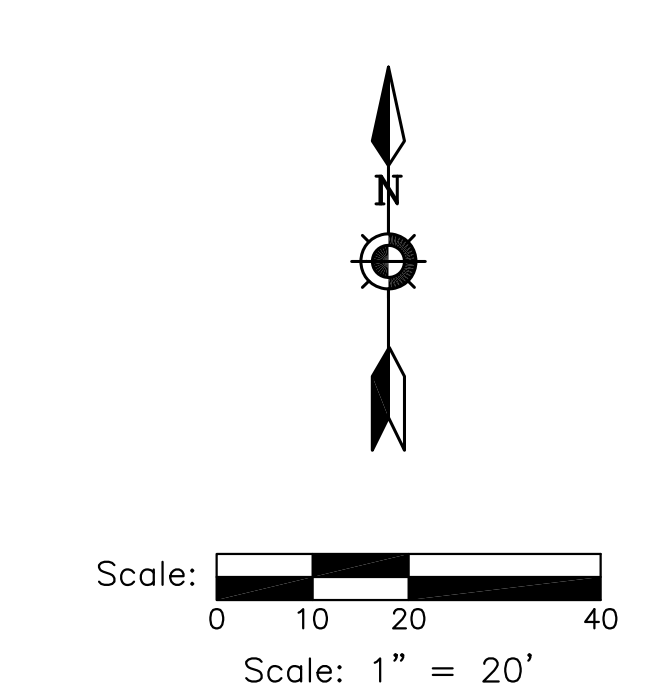
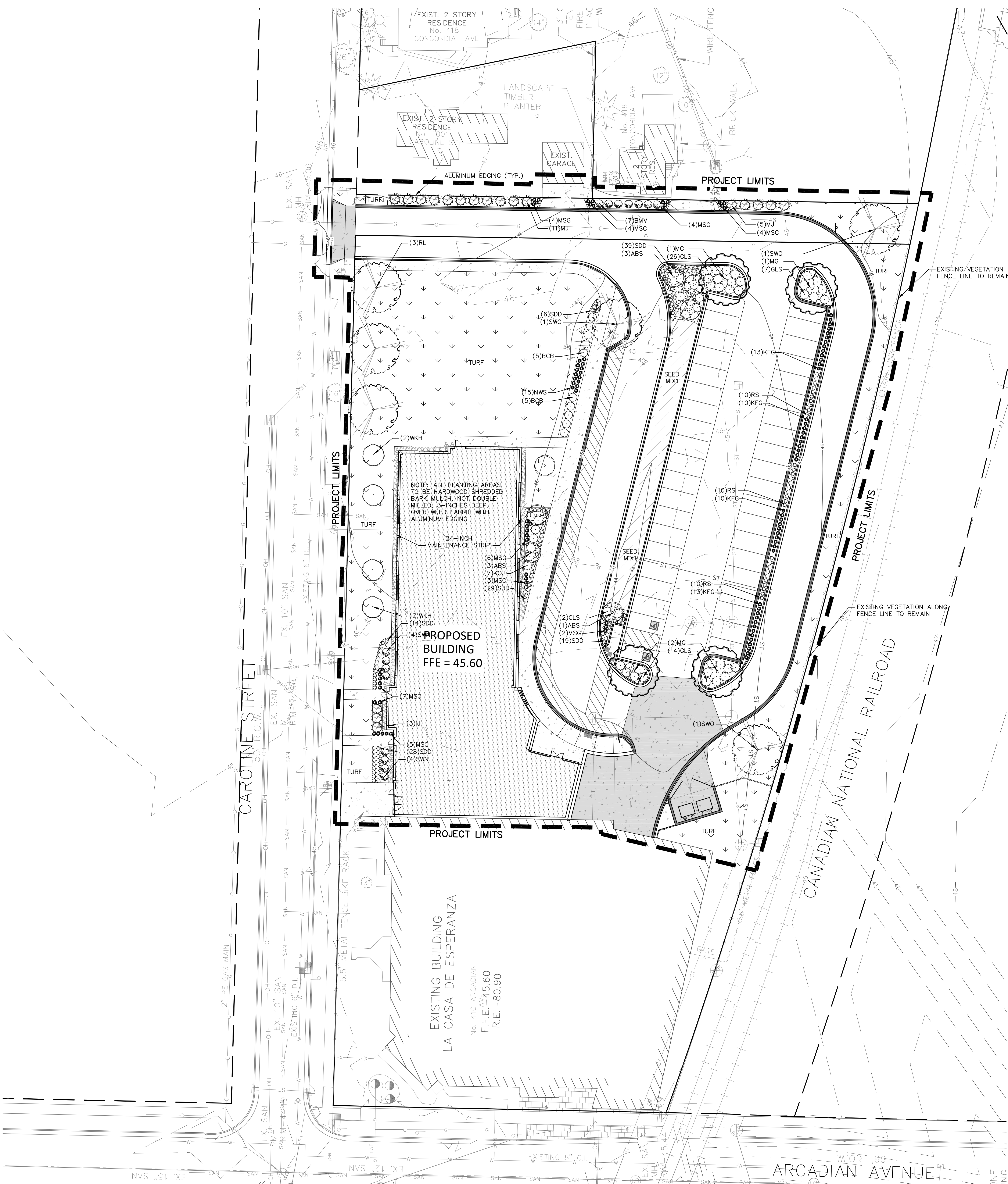
SITE LANDSCAPE PLAN

DATE
Issue Date

PROJECT NO.
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PART OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$
OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST
CITY OF WAUKESHA, WAUKESHA COUNTY,
WISCONSIN

Plant Schedule

	Scientific Name	Common Name	Quantity	Spacing	Root	Size	Size
						Install	Maturity in ft. (Height/Spread)
Deciduous Trees							
ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry: multi-stem	7	Per Plan	B&B	6' tall	20-25'/12-15'
MG	Ginkgo biloba 'Magyar'	Magyar Ginkgo	4	Per Plan	B&B	3" caliper	50'/25'
RL	Tilia americana 'Redmond'	Redmond Linden	3	Per Plan	B&B	2.5" caliper	40-60'/35'
SWO	Quercus bicolor	Swamp Oak	3	Per Plan	B&B	2.5" caliper	75'/60'
WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	4	Per Plan	B&B	6' tall	20-30'/25'
Evergreen Trees							
IJ	Juniperus chinensis 'Iowa'	Iowa Juniper	3	Per Plan	B&B	5' tall	10'4-5'
MJ	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	16	Per Plan	B&B	5' tall	15'/6-8'
Deciduous Shrubs							
BCB	Aronia melanocarpa var. elata	Glossy Black Chokeberry	10	Per Plan	cont.	24" tall	5-6'/4-5'
BMV	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	7	Per Plan	cont.	24" tall	10'/10-15'
GLS	Rhus aromatica 'Gro-low'	Gro-low Sumac	49	Per Plan	cont.	24" tall	5-6'/5-6'
SWN	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	8	Per Plan	cont.	24" tall	5-6'/4-5'
Evergreen Shrubs							
KCJ	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay Compact Juniper	7	Per Plan	cont.	18" tall	4'/6-8'
Perennials							
KFG	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	46	Per Plan	cont.	1 gal.	
MSG	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	39	Per Plan	cont.	1 gal.	
NWS	Panicum virgatum 'Northwind'	Northwind Switch Grass	15	Per Plan	cont.	1 gal.	
RS	Perovskia atriplicifolia	Russian Sage	30	Per Plan	cont.	1 gal.	
SDD	Hemerocallis 'Stella D' Oro'	Stella D' Oro Daylily	135	Per Plan	cont.	1 gal.	

NOTE: Installation contractor is responsible for verifying plant count from plan. Plant quantities take precedence over list.

CITY PLANNING NOTE:

INTERIOR LANDSCAPE AREA:
PAVED AREA: 22,565 SF
LANDSCAPE AREA REQUIRED: 1,379 SF (5%)
LANDSCAPE AREA PROVIDED: 1,877 SF (6.8%)

SEEDING AREA:
TURF/LAWN SEED MIX: 18,280 SF
BIORETENTION SEED MIX: 1,715 SF

(2) 8-INCH HONEYLOCUST TREES WILL BE REMOVED FROM SITE. REFER TO DEMOLITION PLAN FOR LOCATION.

REFER TO ARCHITECTURAL PLAN FOR SCREENING OF TRASH DUMPSTERS.

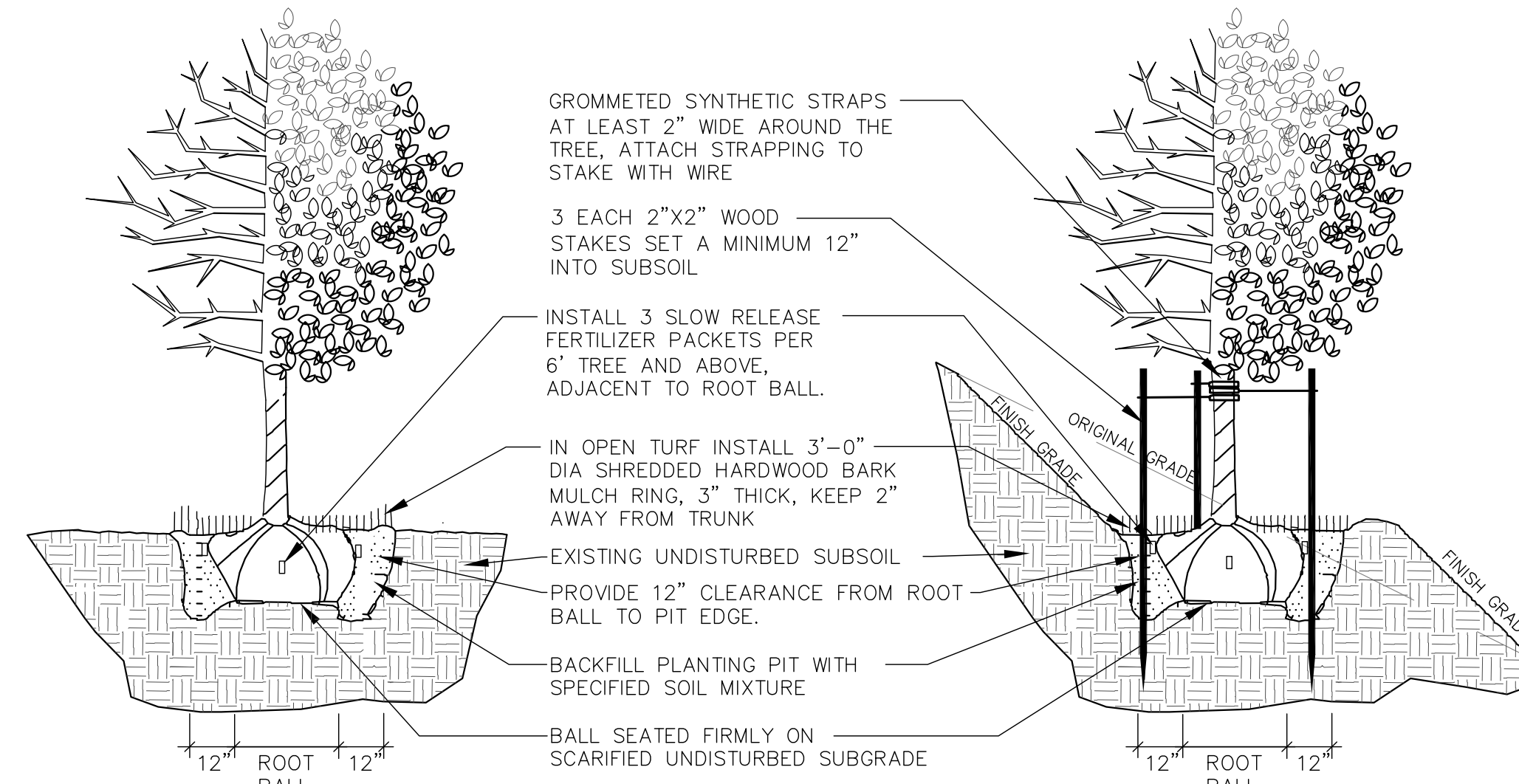
1 LANDSCAPE SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH, ½-INCH TO 3-INCH SIZE RANGE. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPE R WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING TURF AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. ATTACH 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.
- 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-INCH TO 2-INCH MISSISSIPPI RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.
- SEED MIX 1 TO BE AGRECOL INFILTRATION SWALE SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536 TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

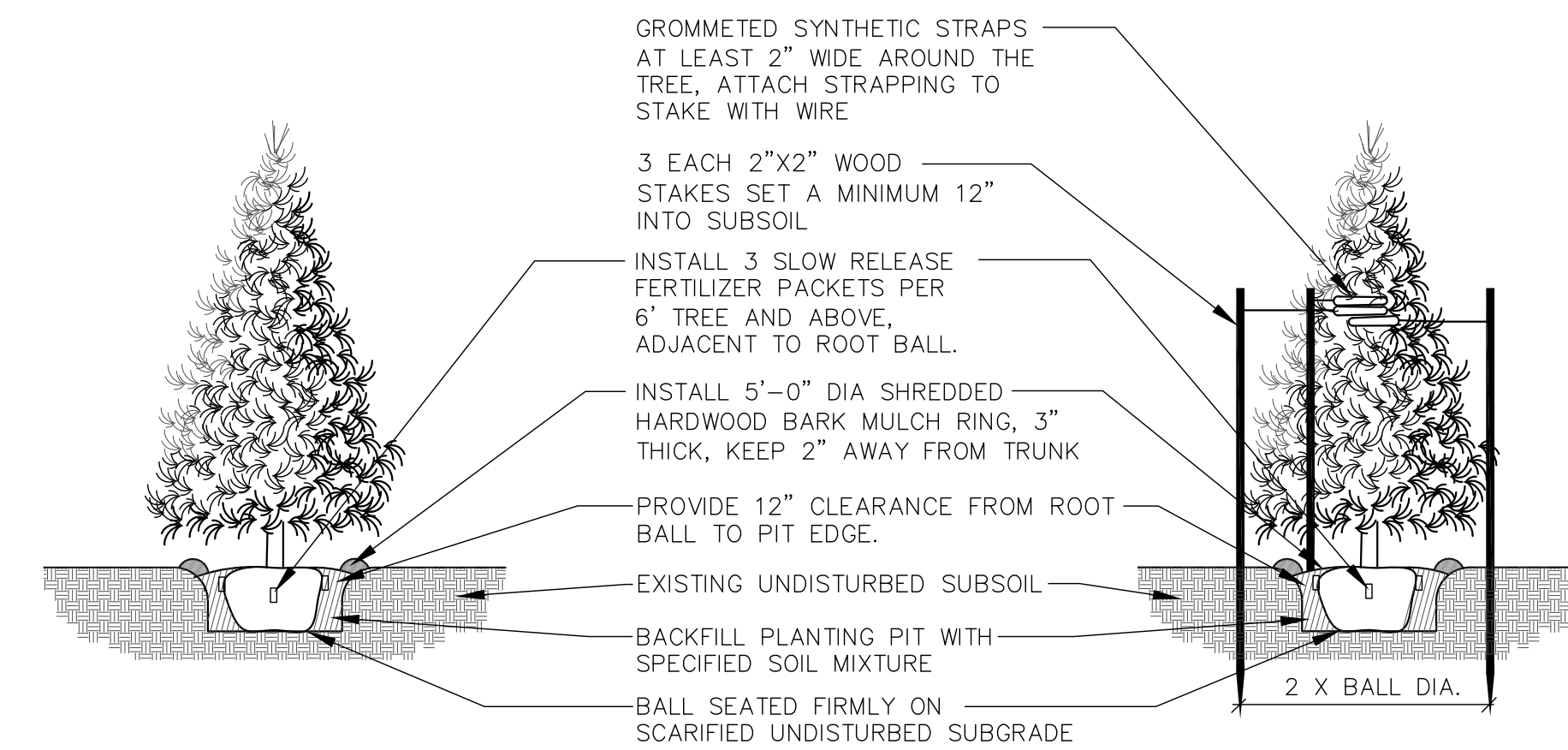
2 LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



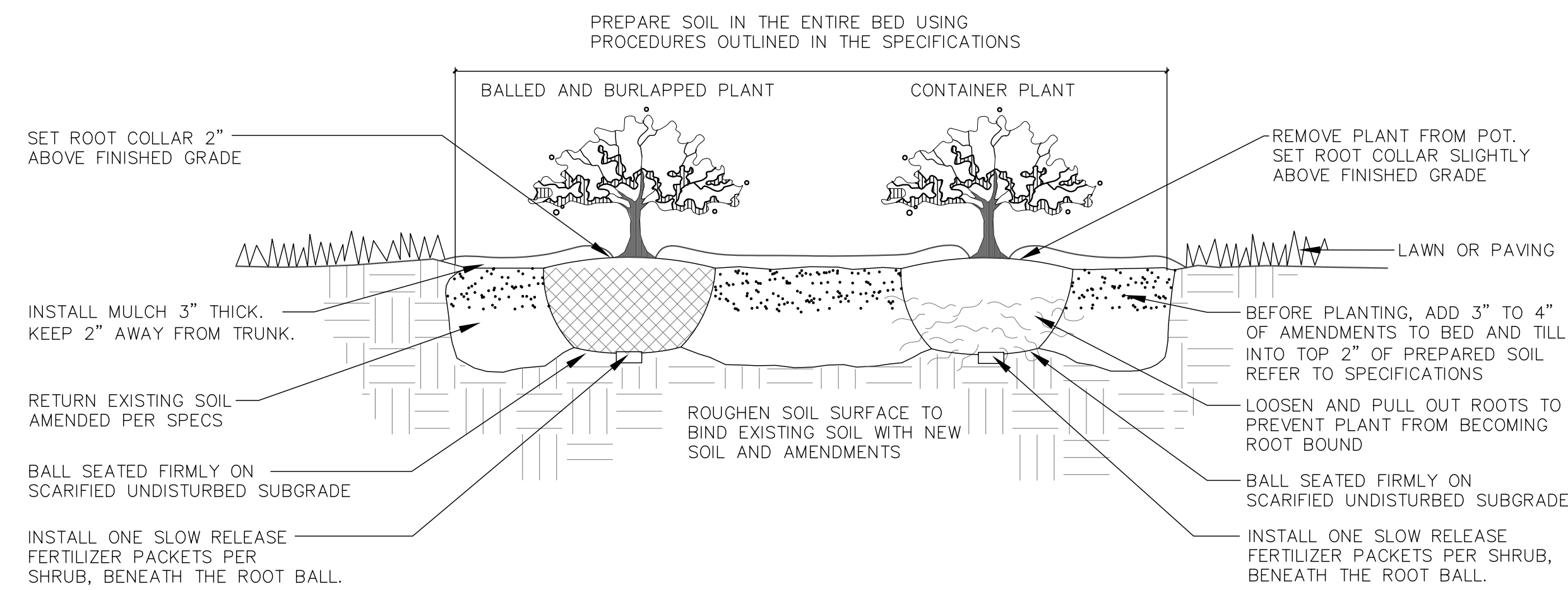
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.



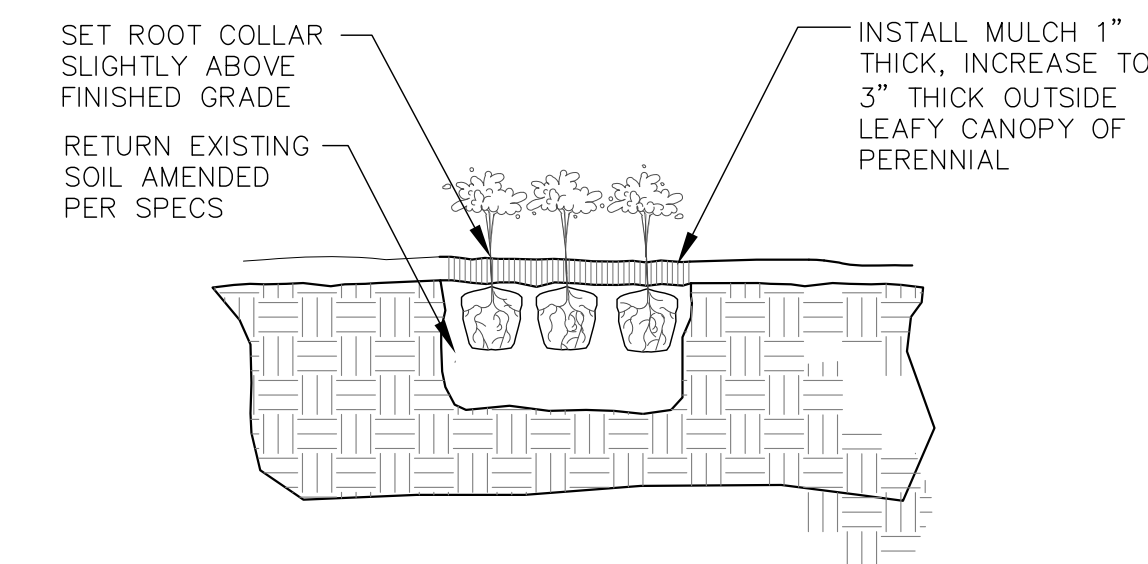
4 EVERGREEN TREE PLANTING & STAKING

N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.



6 PERENNIAL PLANTING

N.T.S.



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No.	Date	Description

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PROJECT

LA CASA CHARTER SCHOOL

410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET

SITE LANDSCAPE DETAILS

DATE

Issue Date

PROJECT NO.

14-116

SHEET NO.

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SHEET

PRE-DEVELOPED SITE CONDITIONS

DATE

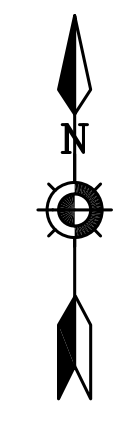
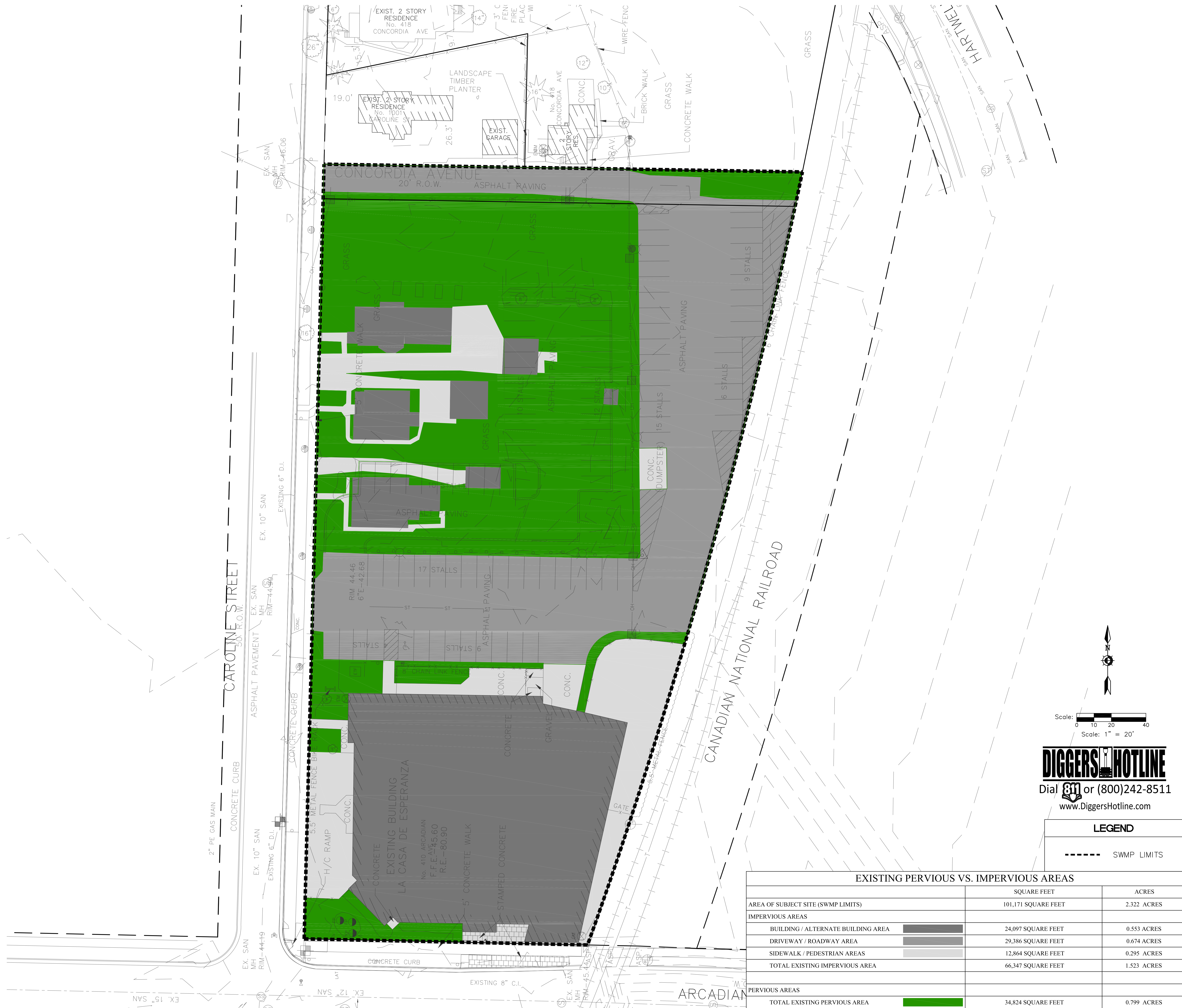
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Scale: 1" = 20'



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**PRE-DEVELOPED
SITE CONDITIONS**

DATE

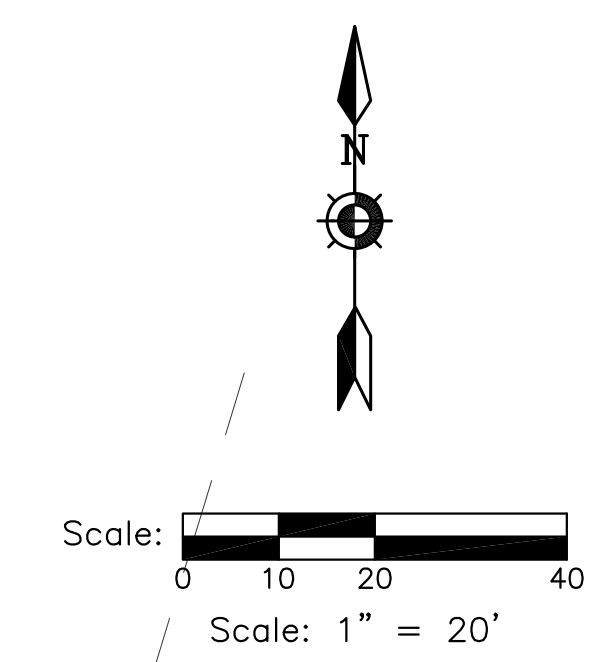
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LEGEND	
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REVISIONS		
No.	Date	Description

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT LA CASA CHARTER SCHOOL

410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET

POST-DEVELOPED SITE CONDITIONS

DATE

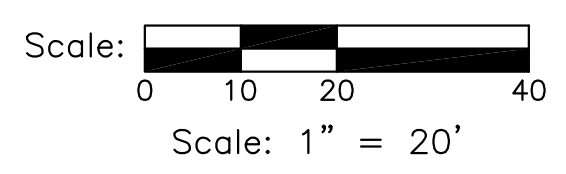
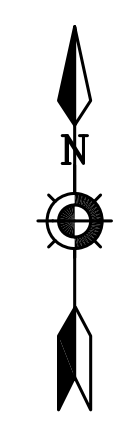
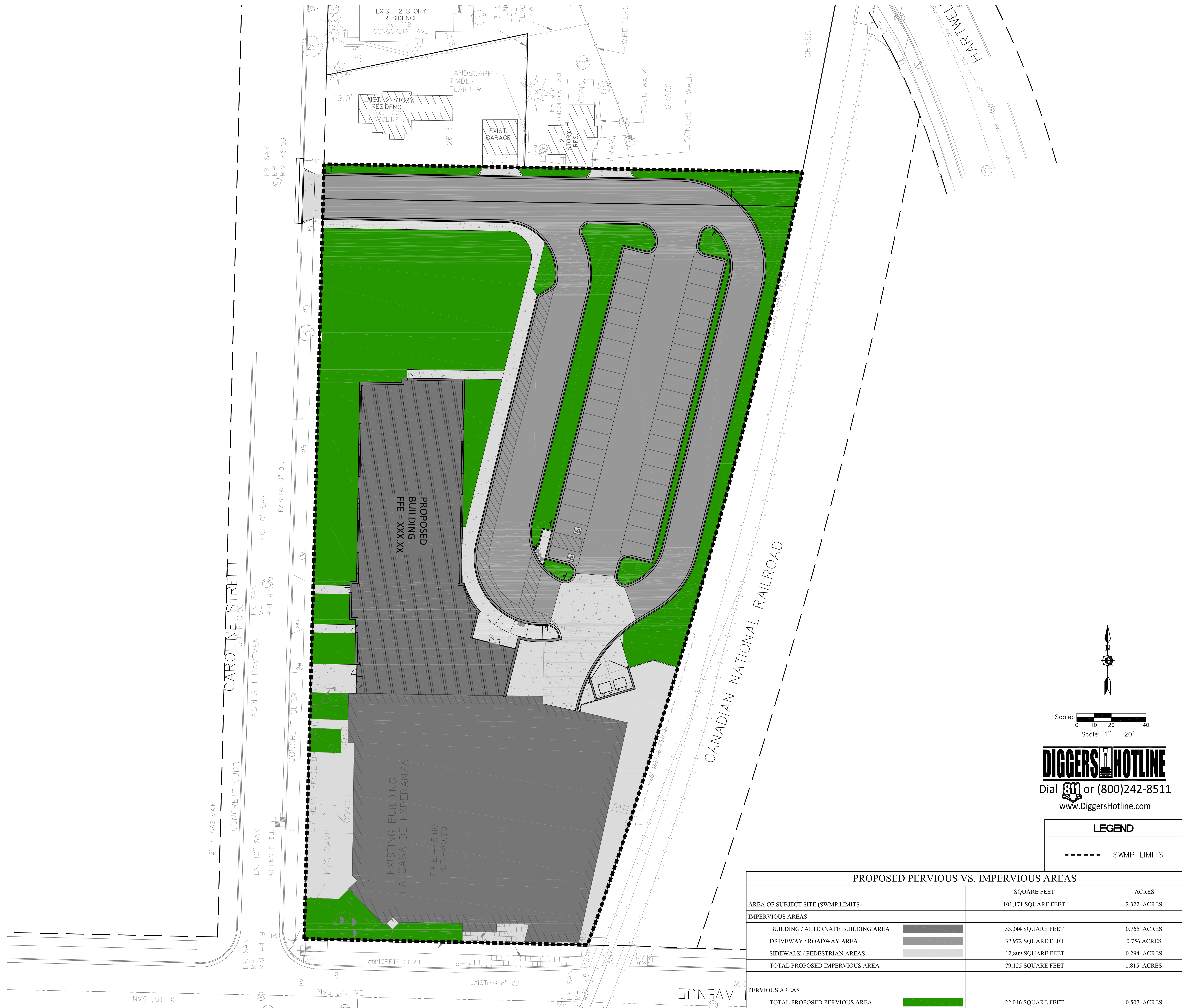
Issue Date

PROJECT NO.

14-116

SHEET NO.

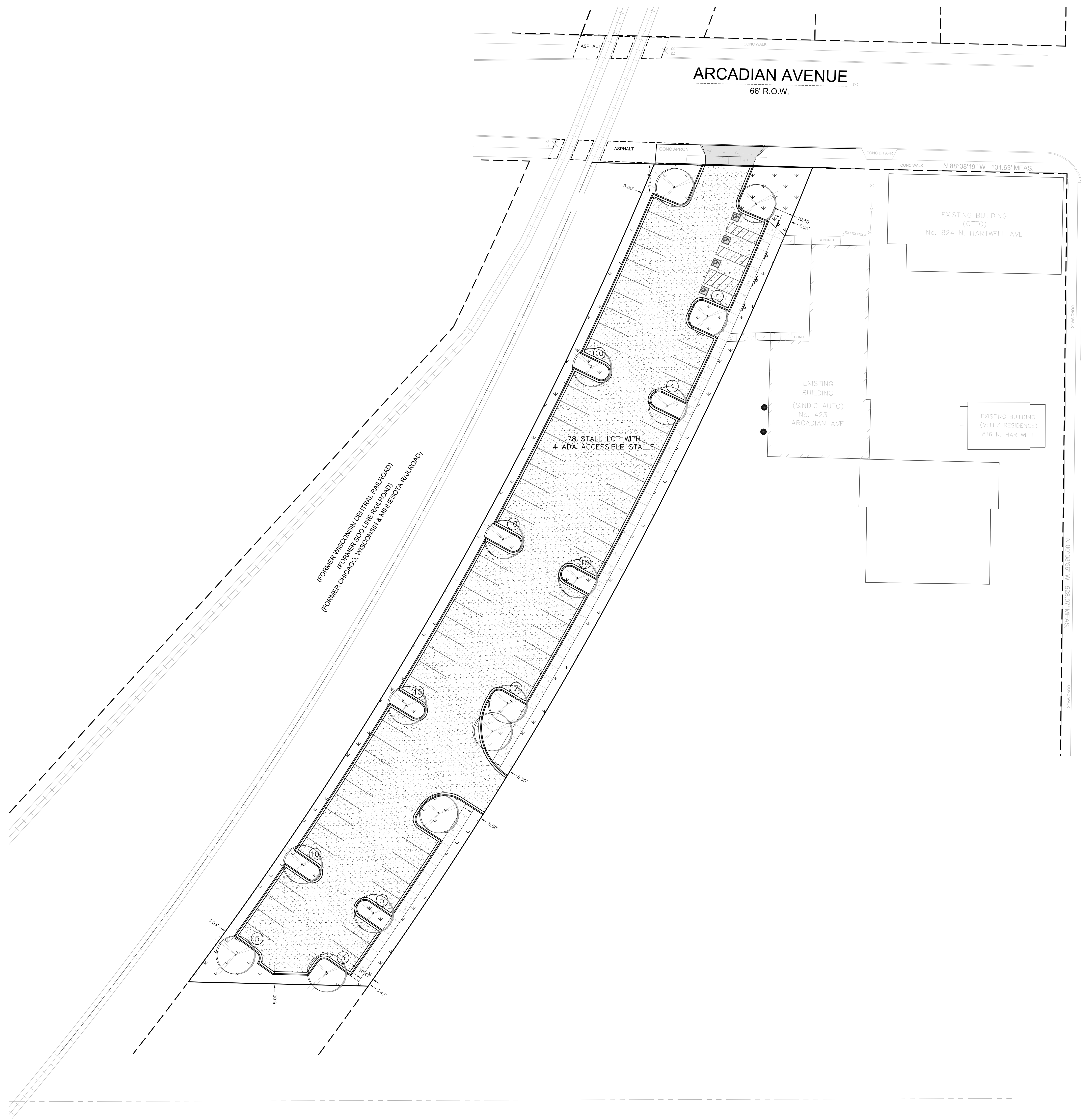
SWMP-3



Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND	
-----	SWMP LIMITS

	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	101,171 SQUARE FEET	2.322 ACRES
IMPERVIOUS AREAS		
BUILDING / ALTERNATE BUILDING AREA	33,344 SQUARE FEET	0.765 ACRES
DRIVEWAY / ROADWAY AREA	32,972 SQUARE FEET	0.756 ACRES
SIDEWALK / PEDESTRIAN AREAS	12,809 SQUARE FEET	0.294 ACRES
TOTAL PROPOSED IMPERVIOUS AREA	79,125 SQUARE FEET	1.815 ACRES
PERVIOUS AREAS		
TOTAL PROPOSED PERVIOUS AREA	22,046 SQUARE FEET	0.507 ACRES



UIHLEIN WILSON ARCHITECTS

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REVISIONS		
No.	Date	Description



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT
**LA CASA
CHARTER
SCHOOL - SE
PARKING LOT**
410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET

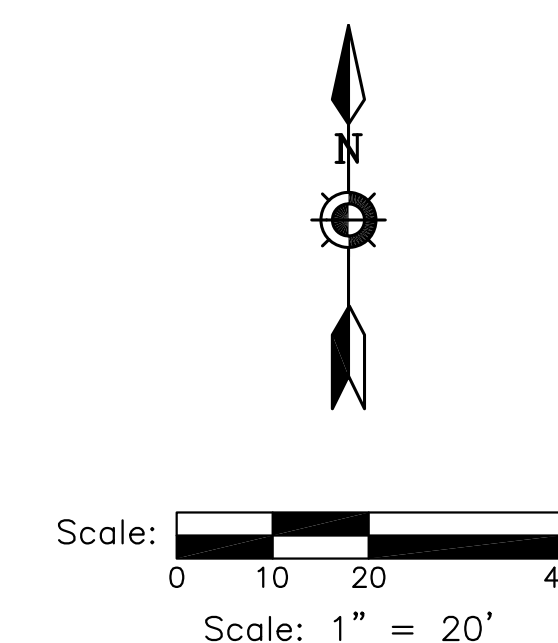
SITE PLAN

DATE
12-23-2015

PROJECT NO.
XX-XXX

SHEET NO.

C102



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL -----/-----
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL -----/-----
	NEW CONCRETE SLAB SEE DETAIL -----/-----
	NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL -----/-----
	NEW HIGH-SIDE CURB & GUTTER SEE DETAIL -----/-----
	NEW LOW-SIDE CURB & GUTTER SEE DETAIL -----/-----
	----- 6' HIGH ----- FENCE
	----- 6' HIGH ----- FENCE



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REVISIONS		
No.	Date	Description

PROJECT
**LA CASA
CHARTER
SCHOOL**
410 ARCADIAN AVE
WAUKESHA, WI 53186

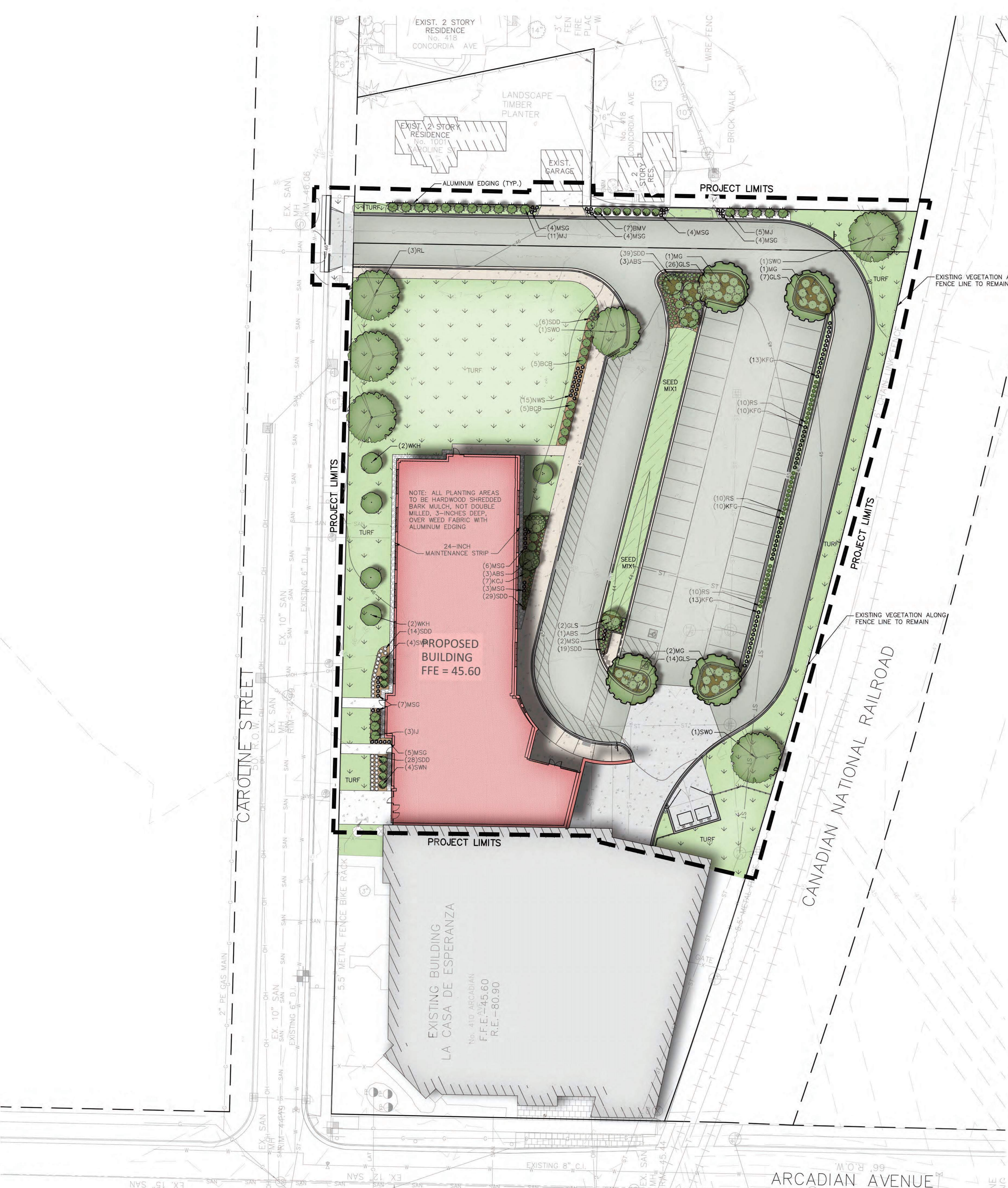
SHEET
**SITE LANDSCAPE
PLAN**

DATE
Issue Date

PROJECT NO.
14-116

SHEET NO.

L101



PART OF THE SW ¼ OF THE NW ¼
OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST
CITY OF WAUKESHA, WAUKESHA COUNTY,
WISCONSIN



UIHLEIN WILSON ARCHITECTS

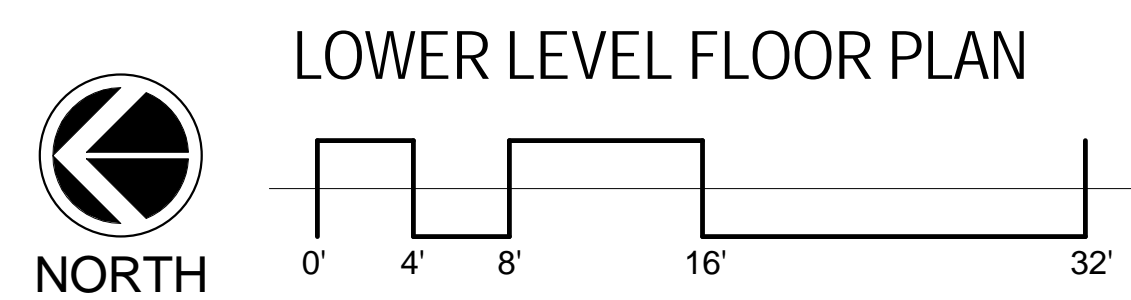
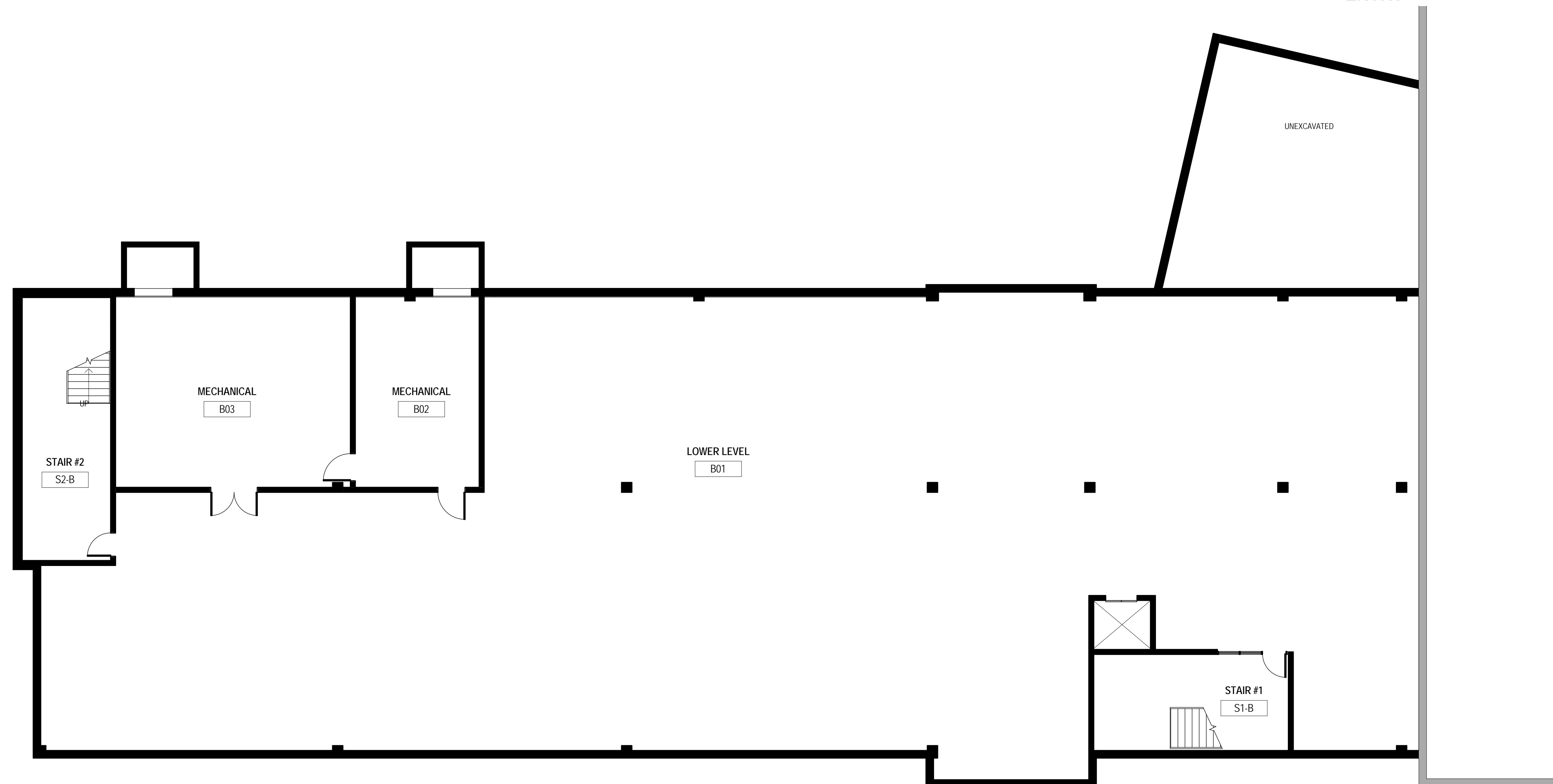
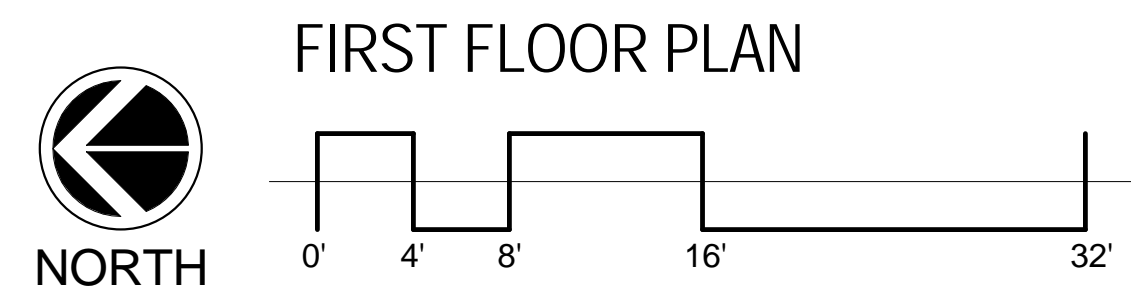
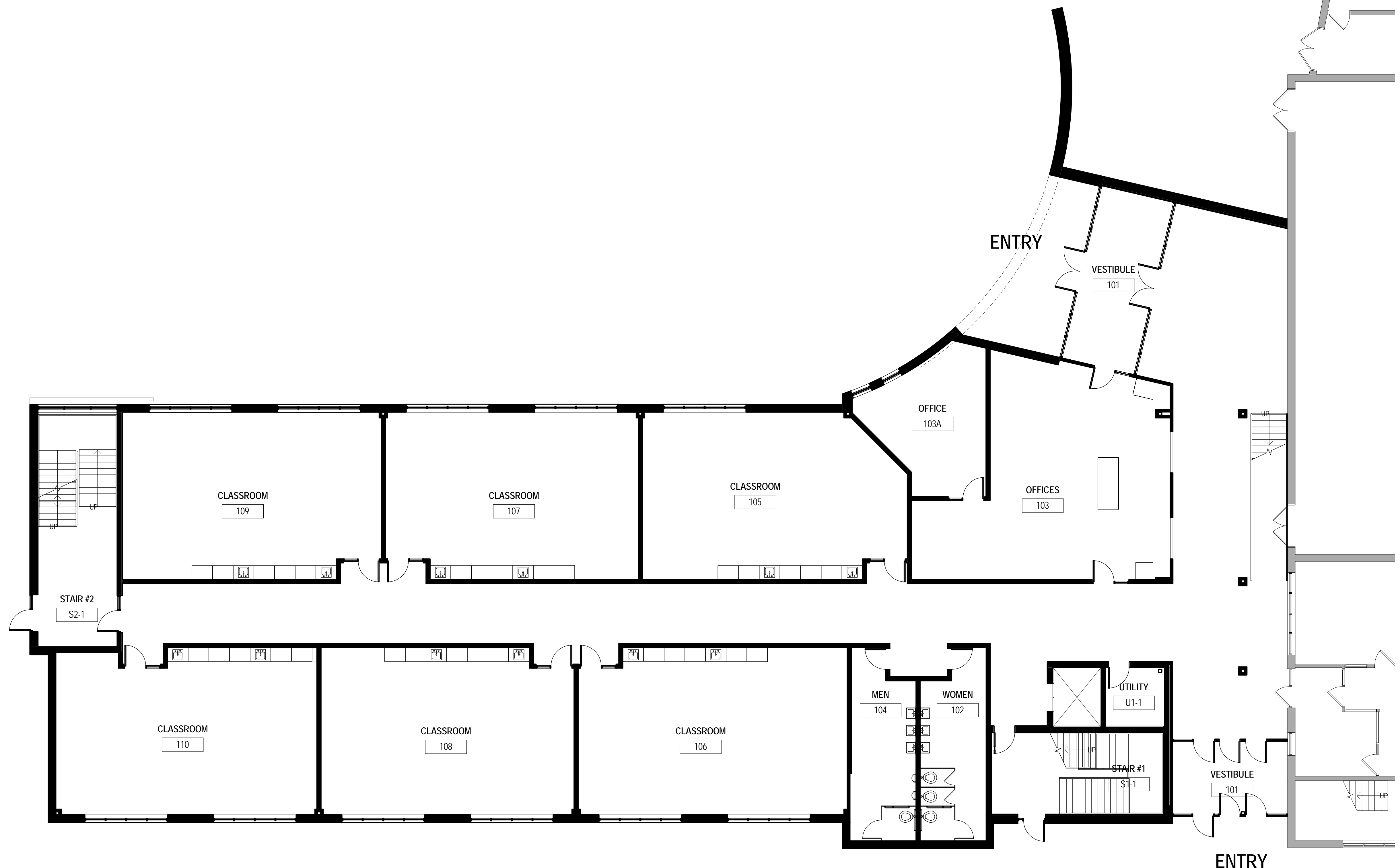
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REVISIONS		
No.	Date	Description



PROJECT
**LA CASA
CHARTER
SCHOOL**
410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET
**BASEMENT / FIRST
FLOOR PLANS**

DATE
07/10/15

PROJECT NO.
14-116

SHEET NO.

A1.10



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REVISIONS		
No.	Date	Description



THIRD FLOOR PLAN



SECOND FLOOR PLAN

PROJECT
**LA CASA
CHARTER
SCHOOL**
410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET
**SECOND / THIRD
FLOOR PLANS**

DATE
07/10/15

PROJECT NO.
14-116

SHEET NO.

A1.20



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REVISIONS		
No.	Date	Description



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PROJECT
**LA CASA
CHARTER
SCHOOL**
410 ARCADIAN AVE
WAUKESHA, WI 53186

SHEET
ELEVATIONS

DATE
07/10/15

PROJECT NO.
14-116

SHEET NO.

A200



01 VIEW FROM ARCADIAN AVE.
A2.10



02 VIEW FROM CAROLINE STREET
A2.10



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WILSON
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REVISIONS

No.	Date	Description
-----	------	-------------

PROJECT

La Casa de Esperanza
Charter School
410 Arcadian Ave.
Waukesha, WI

SHEET

PERSPECTIVES

DATE:

August 26, 2015

PROJECT NO.

14-116t

A2.10