

# PET SUPPLIES PLUS ADDITION TO SUNSET CROSSINGS 120 E. SUNSET DRIVE WAUKESHA, WI

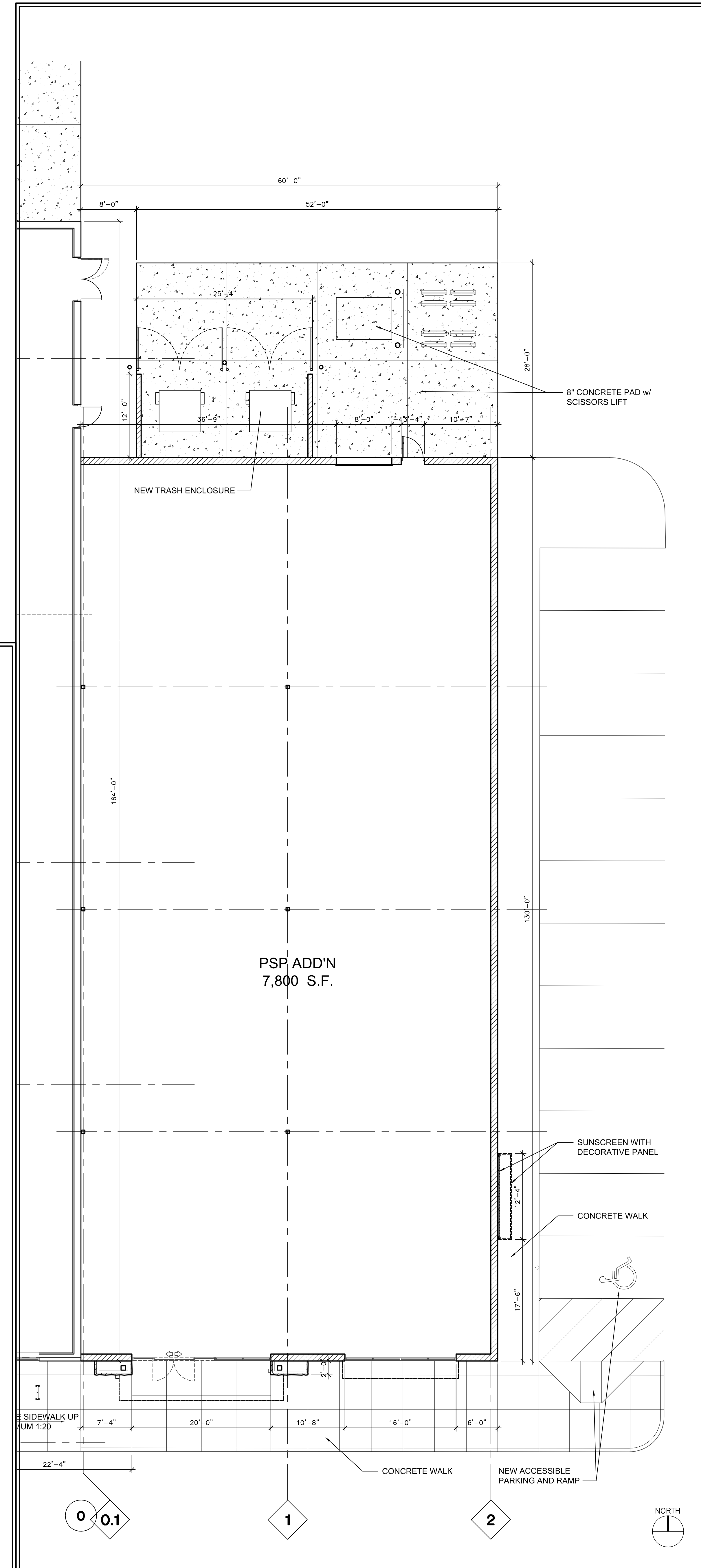
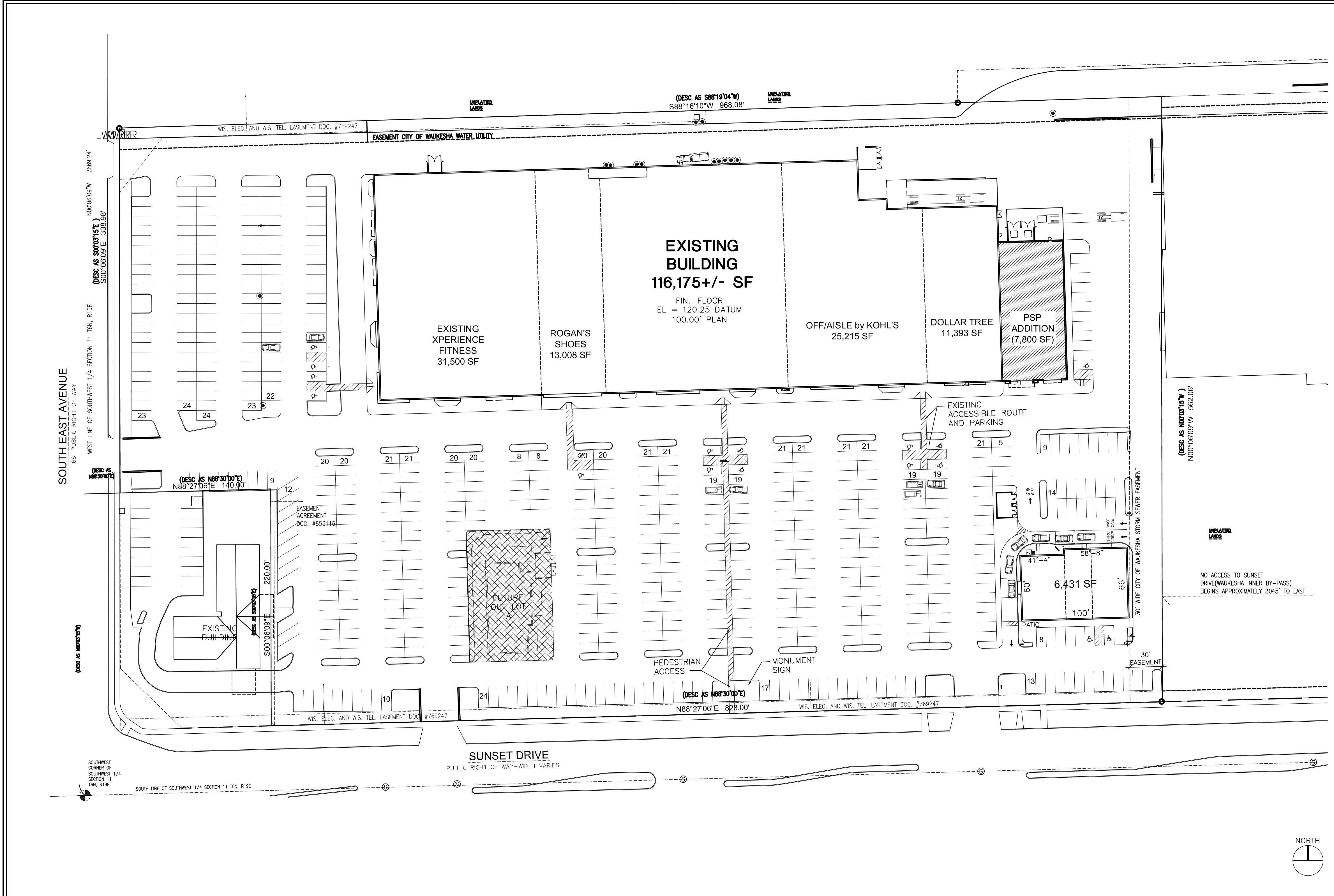
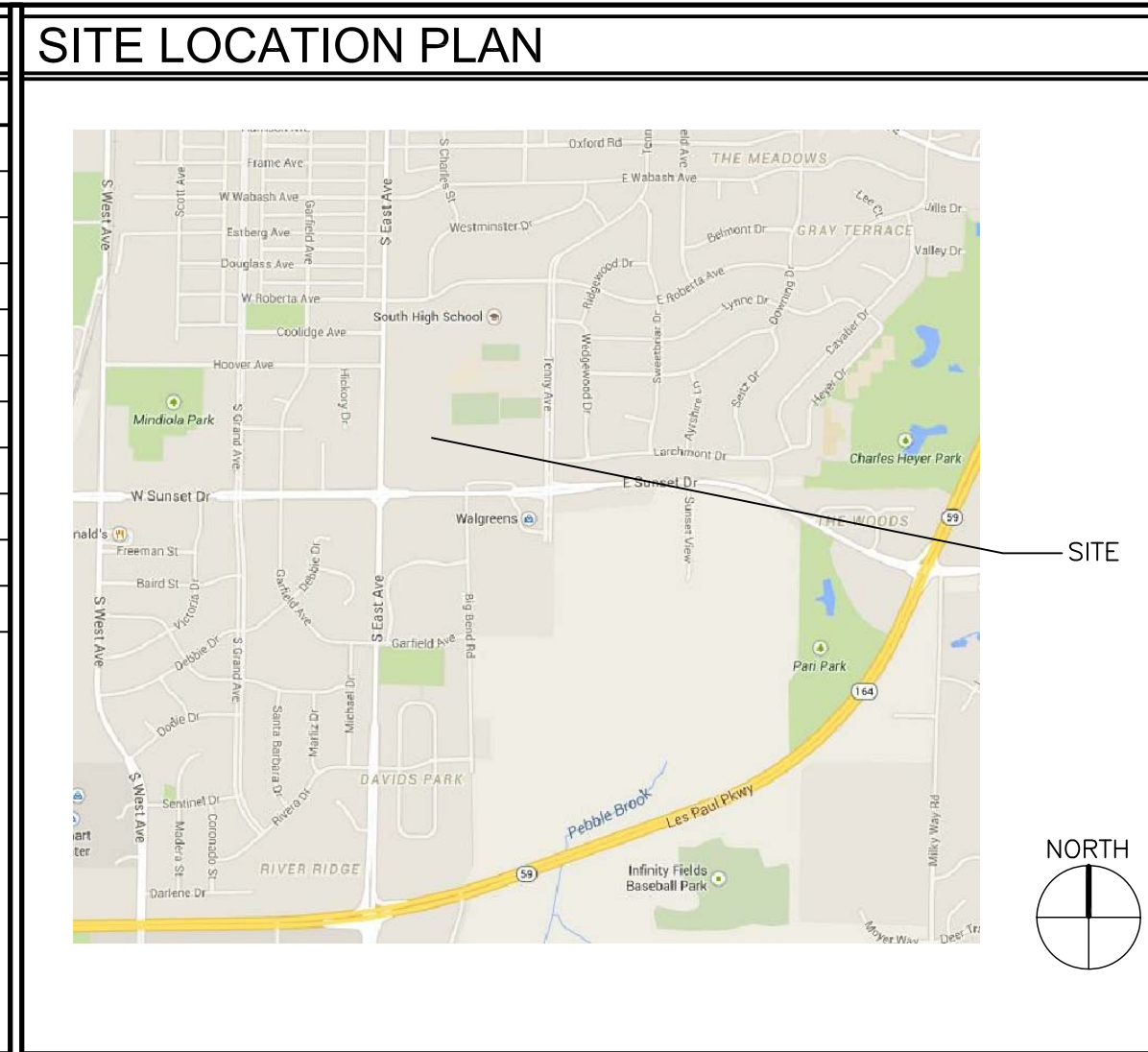


Sto ARCHITECTURE, LLC  
4417 N. MURRAY AVENUE  
SHOREWOOD, WI 53211

PET SUPPLIES PLUS  
ADDITION TO  
120 E. SUNSET DRIVE  
WAUKESHA, WI

OWNER/ DEVELOPER:  
LOCKARD WAUKESHA HOLDINGS, LLC  
4501 PRAIRIE PARKWAY  
CEDAR FALLS, IA

SHEET	DESCRIPTION
<b>ARCHITECTURAL DRAWINGS</b>	
A1.0	TITLE SHEET, ARCHITECTURAL SITE PLAN AND FLOOR PLAN
DE-1	ARCHITECTURAL DESIGN ELEVATIONS
<b>CIVIL ENGINEERING PLANS</b>	
C-0	TITLE PAGE
C-1	DEMOLITION PLAN
C-2	PROPOSED SITE PLAN
C-3	PROPOSED GRADING PLAN
C-4	PROPOSED UTILITY PLAN
C-5	STANDARD DETAILS

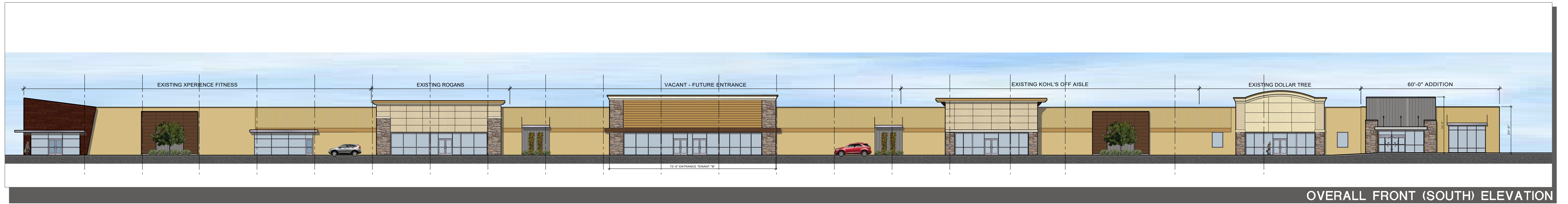


**2 ARCHITECTURAL SITE PLAN**  
1" = 50'  
NOTE: SEE CIVIL PLANS FOR GRADING, DIMENSIONS AND SITE UTILITIES

**1 FLOOR PLAN**  
1/8" = 1'-0"  
NOTE:

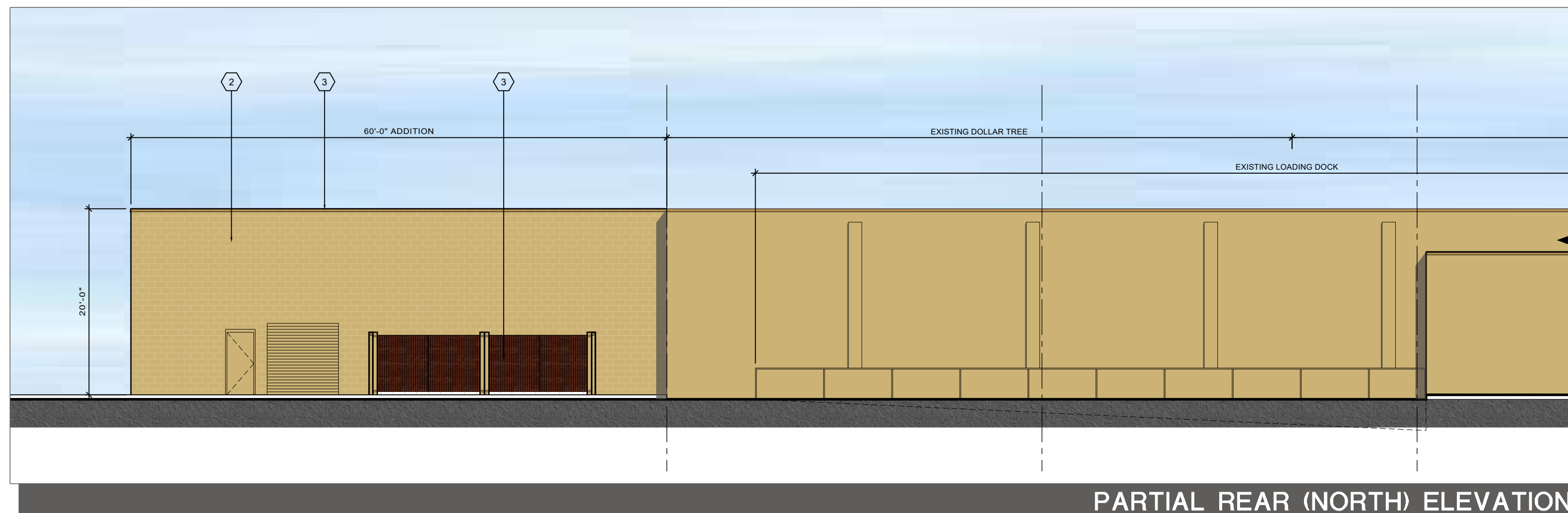
NO.	DATE	BY	DESCRIPTION

**SITE PLAN, FLOOR PLAN AND SHEET INDEX**  
SCALE: AS NOTED SHEET:  
PROJECT #: 1805  
DRAWN BY: JMS CHKD BY: JMS  
DATE: 3/19/18  
**A1.0**



OVERALL FRONT (SOUTH) ELEVATION

SCALE: 1" = 20'



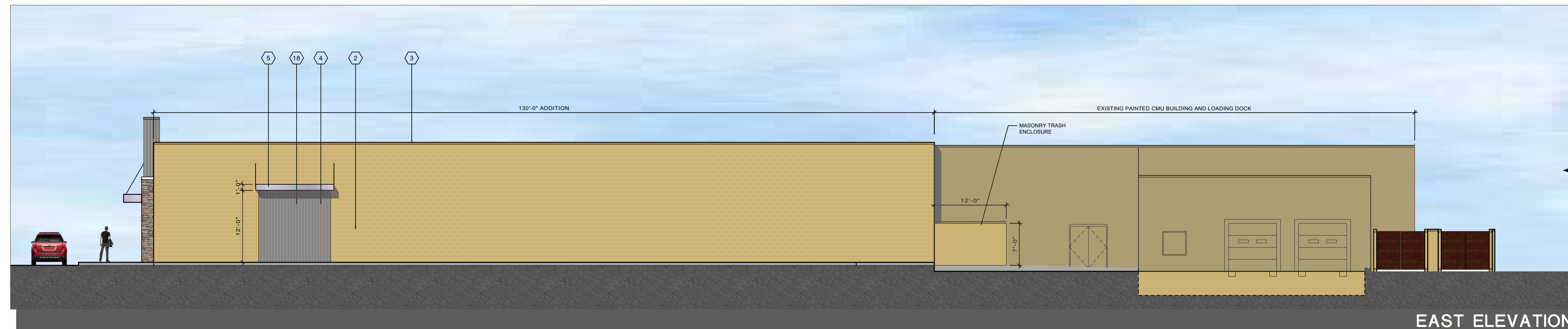
PARTIAL REAR (NORTH) ELEVATION

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



PARTIAL FRONT (SOUTH) ELEVATION

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



EAST ELEVATION

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

**MATERIAL FINISH LEGEND**

- |  |  |   |  |  |   |
|--|--|---|--|--|---|
| 1 FIBER CEMENT SIDING - LAP SIDING BY NICHIIA. COLOR - SW 6083 SABLE | 4 NEW CORRUGATED METAL PANEL ACCENT - GALVALUME FINISH                                   | 7 COMPACTOR DOOR - PAINTED TO MATCH MASONRY                         | 10 CULTURED STONE - MOUNTAIN LEDGE BY ELDORADO STONE                     | 13 EIFS - NEW SANDPEBBLE FINISH EIFS. COLOR - DRYVIT: 386A - PURE CREAM        | 16 METAL FASCIA - COLOR SIERRA TAN                                  |
| 2 CMU PAINT TO MATCH EXISTING BRICK - SW 6143 BASKET BEIGE           | 5 NEW SUNSCREEN - METAL CANOPY - CLEAR ANODIZED ALUMINUM                                 | 8 PATCH EXISTING METAL PANELS AND PAINT TO MATCH BRICK              | 11 EIFS - NEW SANDPEBBLE FINISH EIFS. COLOR - DRYVIT: 471 - BEIGE        | 14 MASONRY TRASH ENCLOSURE - PAINT TO MATCH BUILDING AND COMPOSITE WOOD GATES. | 17 FIBER CEMENT LAP SIDING BY NICHIIA - PAINTED TO MATCH SIERRA TAN |
| 3 NEW METAL COPING - COLOR SIERRA TAN                                | 6 NEW ALUMINUM STOREFRONT w/1" INSULATED, LOW-E, CLEAR GLAZING - CLEAR ANODIZED ALUMINUM | 9 FIBER CEMENT, ARCHITECTURAL BLOCK PANEL BY NICHIIA - COLOR: MOCHA | 12 EIFS - NEW SANDPEBBLE FINISH EIFS. COLOR - DRYVIT: 457B - WHOLE WHEAT | 15 DOCK SEAL AND DOCK BUMPER   | 18 OVERHEAD DOOR PAINTED TO MATCH BUILDING                          |

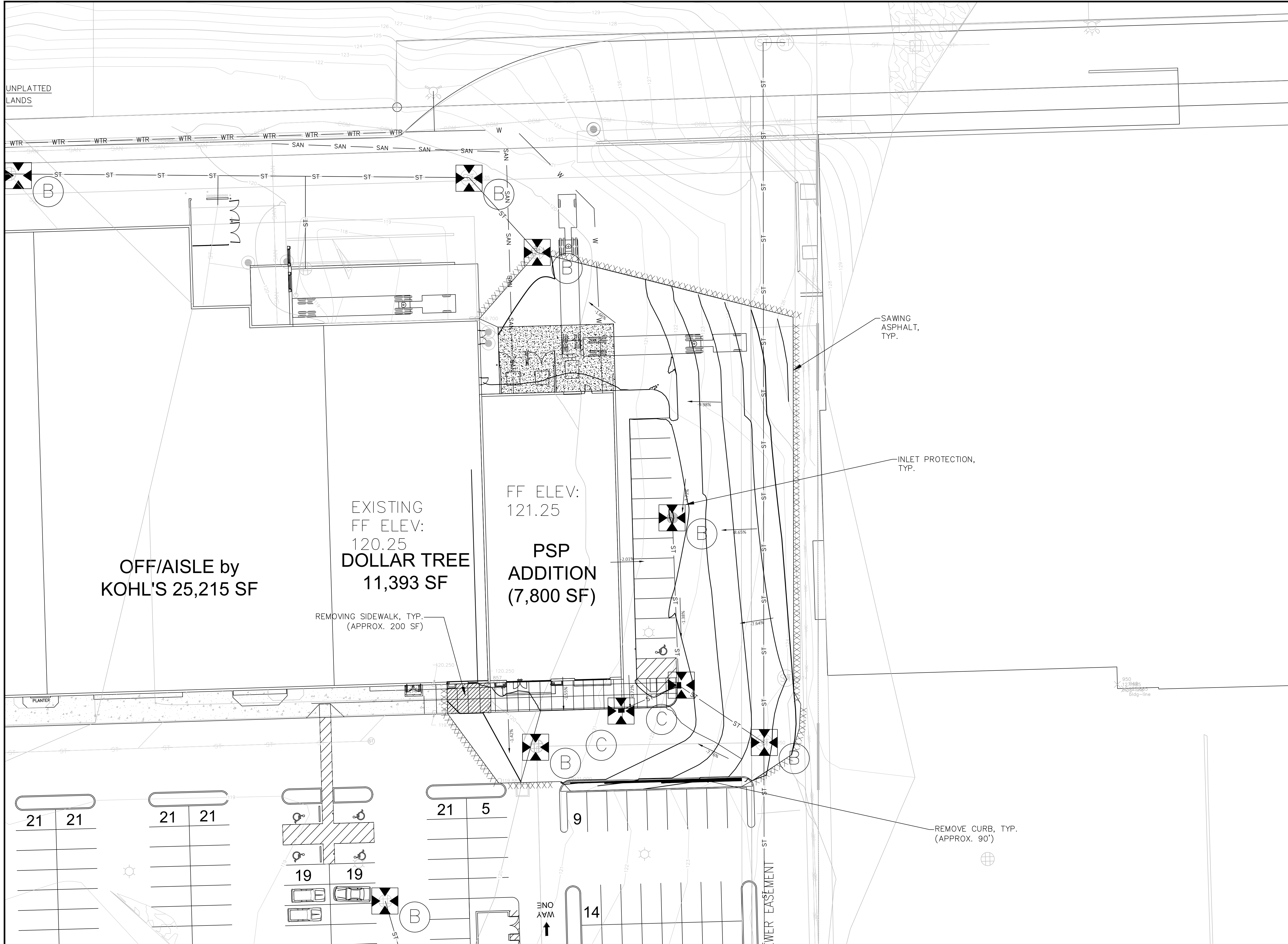


Sto ARCHITECTURE, LLC  
4417 N. MURRAY AVENUE  
SHOREWOOD, WI 53211

PROPOSED RE-DEVELOPMENT  
120 E SUNSET DRIVE  
WAUKESHA, WI

SHEET:  
**DE-1 DESIGN ELEVATION**  
SHEET: MARCH 19, 2018





- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
  - 2.) ALL DEMOLITION ACTIVITIES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO MINIMIZE SITE DISTURBANCE.
  - 3.) GENERAL CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS AND REMOVALS WITH PUBLIC UTILITY COMPANIES.
  - 4.) DEMOLITION WORK SHALL ADHERE TO ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.

OFF/AISLE by KOHL'S 25,215 SF

EXISTING FF ELEV: 120.25  
DOLLAR TREE 11,393 SF

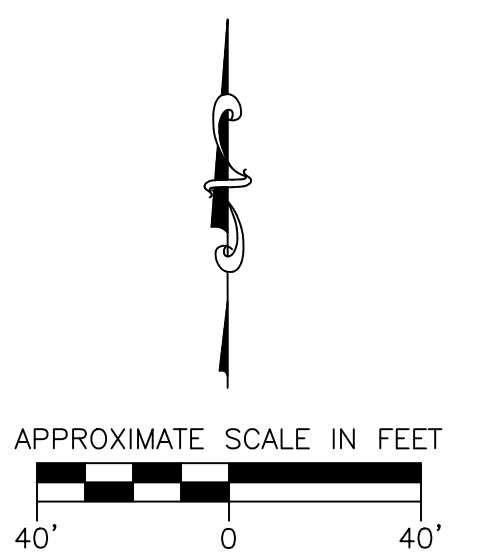
FF ELEV: 121.25  
PSP ADDITION (7,800 SF)

REMOVING SIDEWALK, TYP. (APPROX. 200 SF)

SAWING ASPHALT, TYP.

INLET PROTECTION, TYP.

REMOVE CURB, TYP. (APPROX. 90')

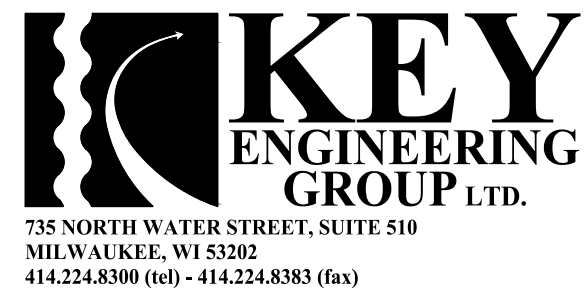


REVISION NO.	DESCRIPTION	DATE	BY

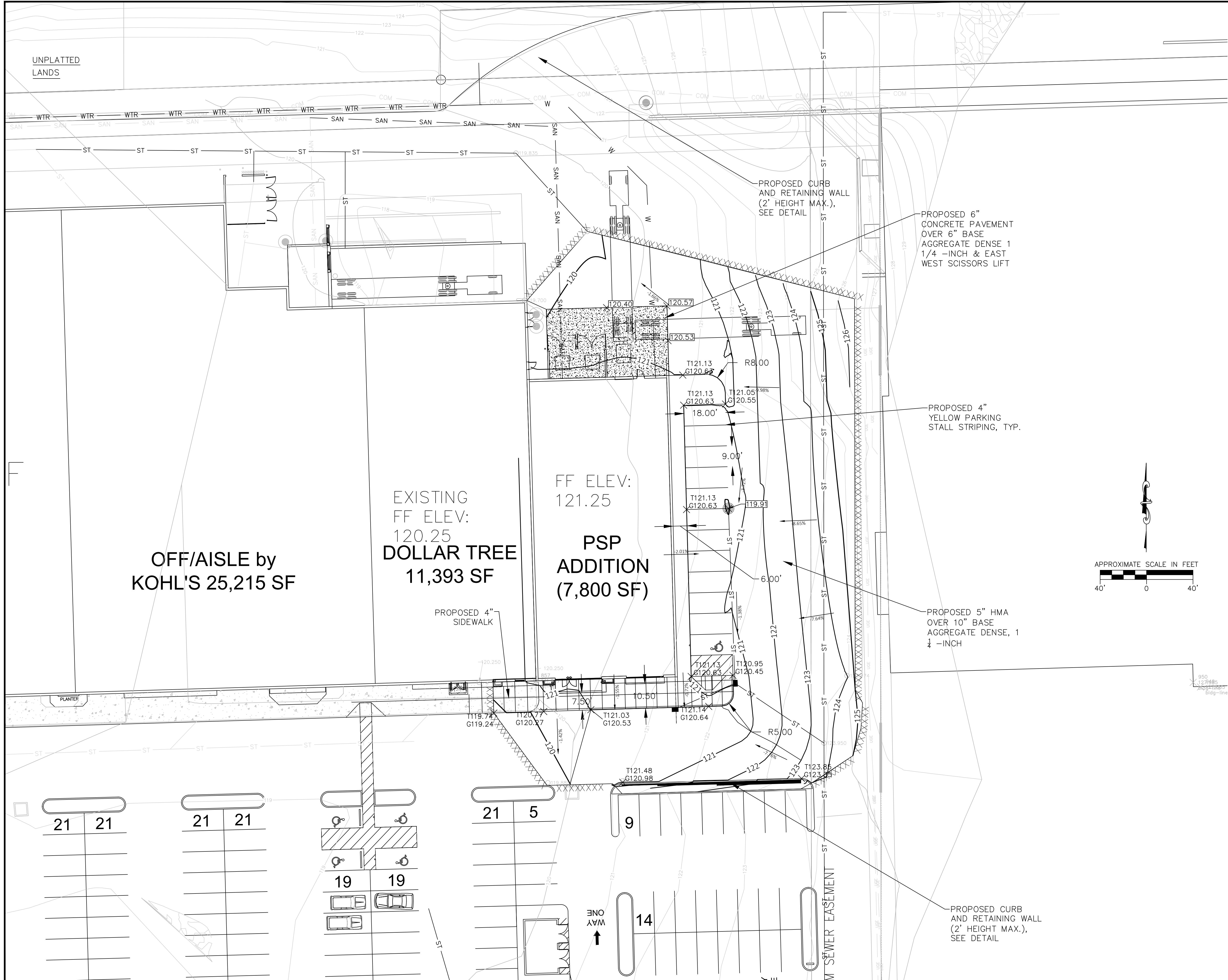
DESIGNED BY	JLH	DATE	3/16/18
DRAWN BY	CAT	DATE	3/9/18
APPROVED BY	JLH	DATE	
ISSUANCE TYPE	PERMIT APPROVAL	DATE	TBD

**DEMOLITION PLAN & EROSION CONTROL**  
**120 E SUNSET DRIVE**  
**LOCKARD WAUKESHA HOLDINGS, LLC**  
**WAUKESHA, WI**



KEY PROJECT NUMBER	1802-1315
PROJECT SCALE	1" = 40'
SHEET NUMBER	<b>C-1</b>

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**MAINTENANCE PLAN**

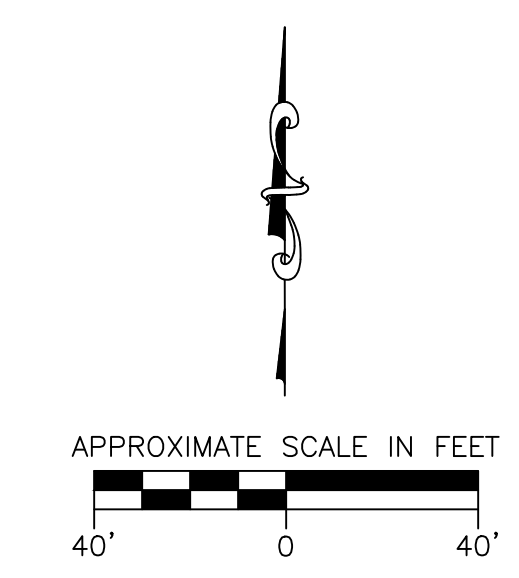
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RESEEDED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXTILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS WHERE STABILIZATION OR EROSION IS PROBLEMATIC DURING INCLIMATIC WEATHER WHEN SEEDING IS NOT LIKELY TO GERMINATE. APPLICATION OF POLYACRYLAMIDE SHALL BE PERFORMED IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1050 (EROSION CONTROL, LAND APPLICATION OF ANIONIC POLYACRYLAMIDE.)

**NOTES:**

1. ALL PROPOSED ELEVATIONS ARE SHOWN AS FINISHED SURFACE GRADES, LOCATED AT GEOMETRY POINTS AND SPOT ELEVATIONS.
2. GRADING AND DRAINAGE RECORD DRAWINGS PER CITY STANDARDS IS REQUIRED PRIOR TO OCCUPANCY PERMIT ISSUANCE.
3. THE EROSION CONTROL PLAN MUST COMPLY WITH CITY OF WAUKESHA AND DNR TECHNICAL STANDARDS.
4. STREETS SHALL BE KEPT CLEAN WITH STREET SWEEPING DURING CONSTRUCTION.
5. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
6. MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.

**CONSTRUCTION SCHEDULE**

1. OBTAIN PLAN APPROVAL AND APPLICABLE PERMITS.
2. INSTALL PERIMETER EROSION CONTROL WHERE REQUIRED BY SLOPES.
3. INSTALL CONSTRUCTION EXIT.
4. REMOVE AND RELOCATE APPLICABLE EXISTING UTILITIES.
5. COMPLETE DEMOLITION ACTIVITIES.
6. STRIP AND REMOVE TOPSOIL WITHIN DISTURBANCE LIMITS FROM PROJECT SITE.
7. TEMPORARY STOCKPILES SHALL BE PROTECTED WITH STRAW BALES, SILT FENCE, INTERCEPTOR SWALES, OR OTHER PERIMETER CONTROL MEASURES.
8. ROUGH GRADE FOR PROPOSED IMPROVEMENTS.
9. INSTALL SITE UTILITIES.
10. INSTALL AND SHAPE BASE COURSE.
11. CONSTRUCT BUILDING.
12. COMPLETE 1ST LIFT OF ASPHALT PAVING AND AND CONCRETE SIDEWALKS.
13. FINAL GRADE, TOPSOIL, INSTALL PLANT MATERIAL, SEED AND STABILIZE ALL DISTURBED AREAS.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS WITH SEED.
15. ESTIMATED TIME TO FINAL STABILIZATION - 12 MONTHS FROM THE START OF CONSTRUCTION ACTIVITIES.



**PAVING NOTES**

1. SUBGRADE UNDER PAVEMENT AREAS SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER OF RECORD.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-  
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.  
 WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND BASE IS DRY AND WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).  
 GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
 CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.  
 ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, APPLICABLE CITY OF BROOKFIELD ORDINANCES AND THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD.

REVISION NO.	DESCRIPTION	DATE	BY

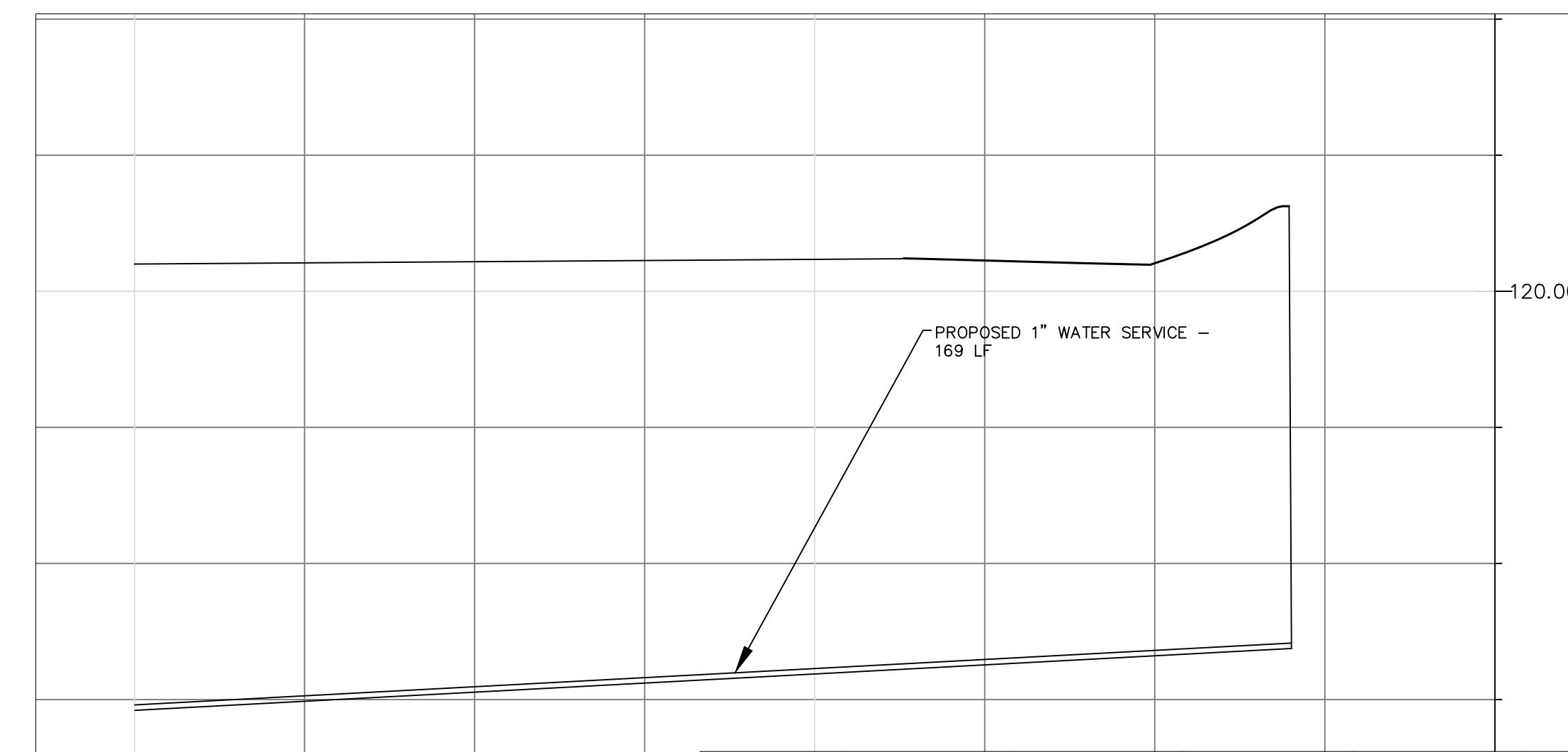
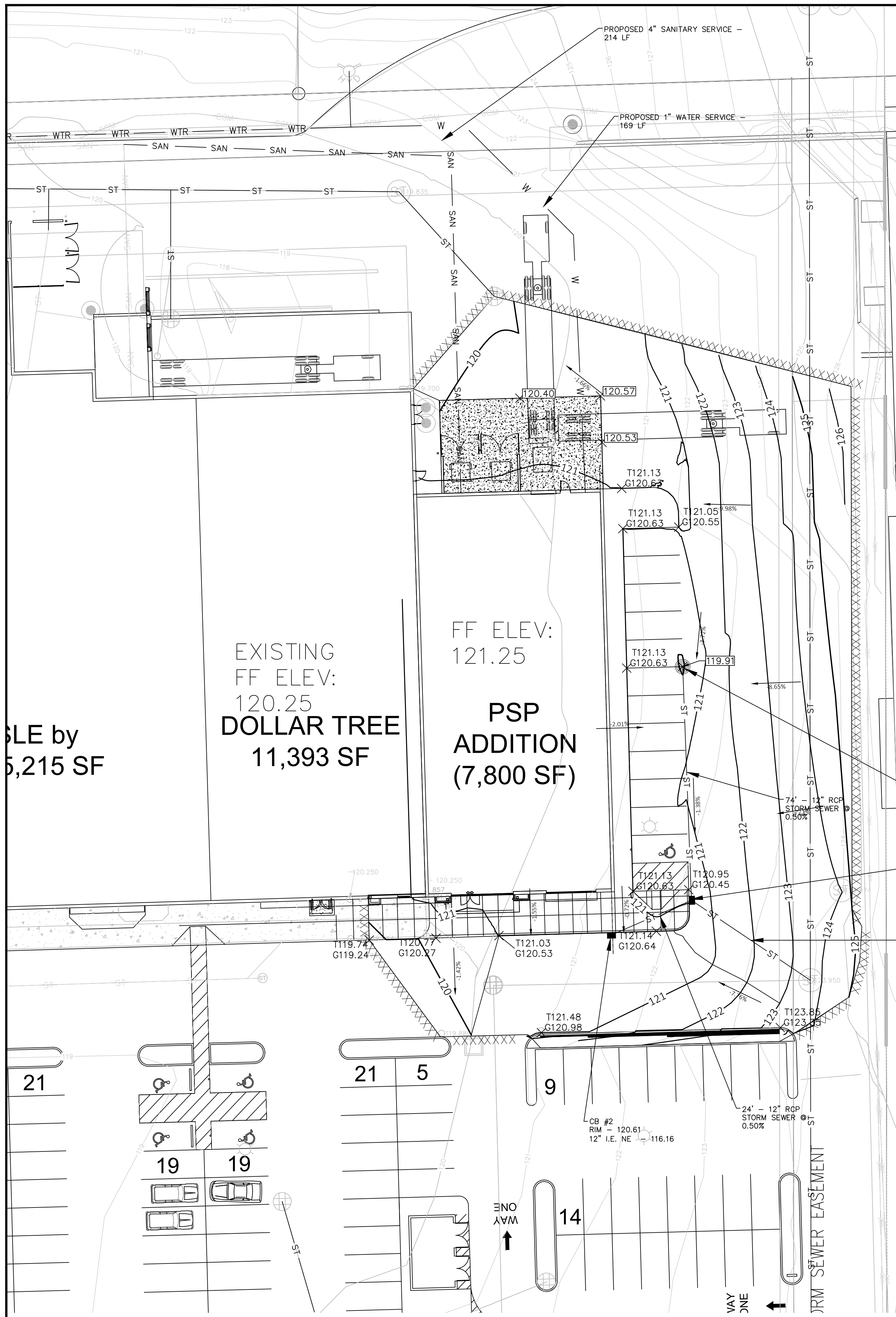
DESIGNED BY	DATE
JLH	3/16/18
DRAWN BY	DATE
CAT	3/9/18
APPROVED BY	DATE
JLH	
ISSUANCE TYPE	DATE
PERMIT APPROVAL	TBD

**PROPOSED SITE & GRADING PLAN**  
**120 E SUNSET DRIVE**  
**LOCKARD WAUKESHA HOLDINGS, LLC**  
**WAUKESHA, WI**

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

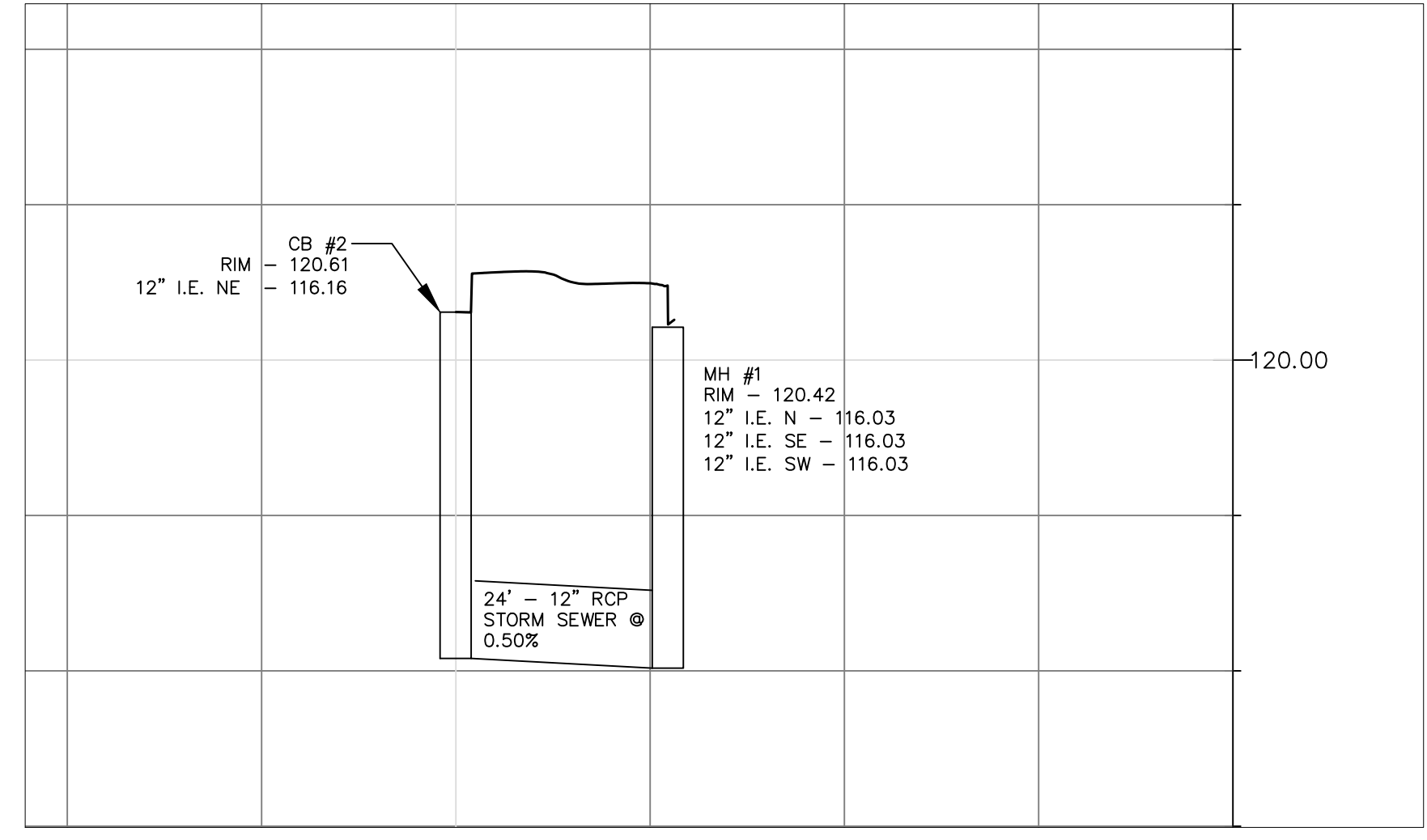
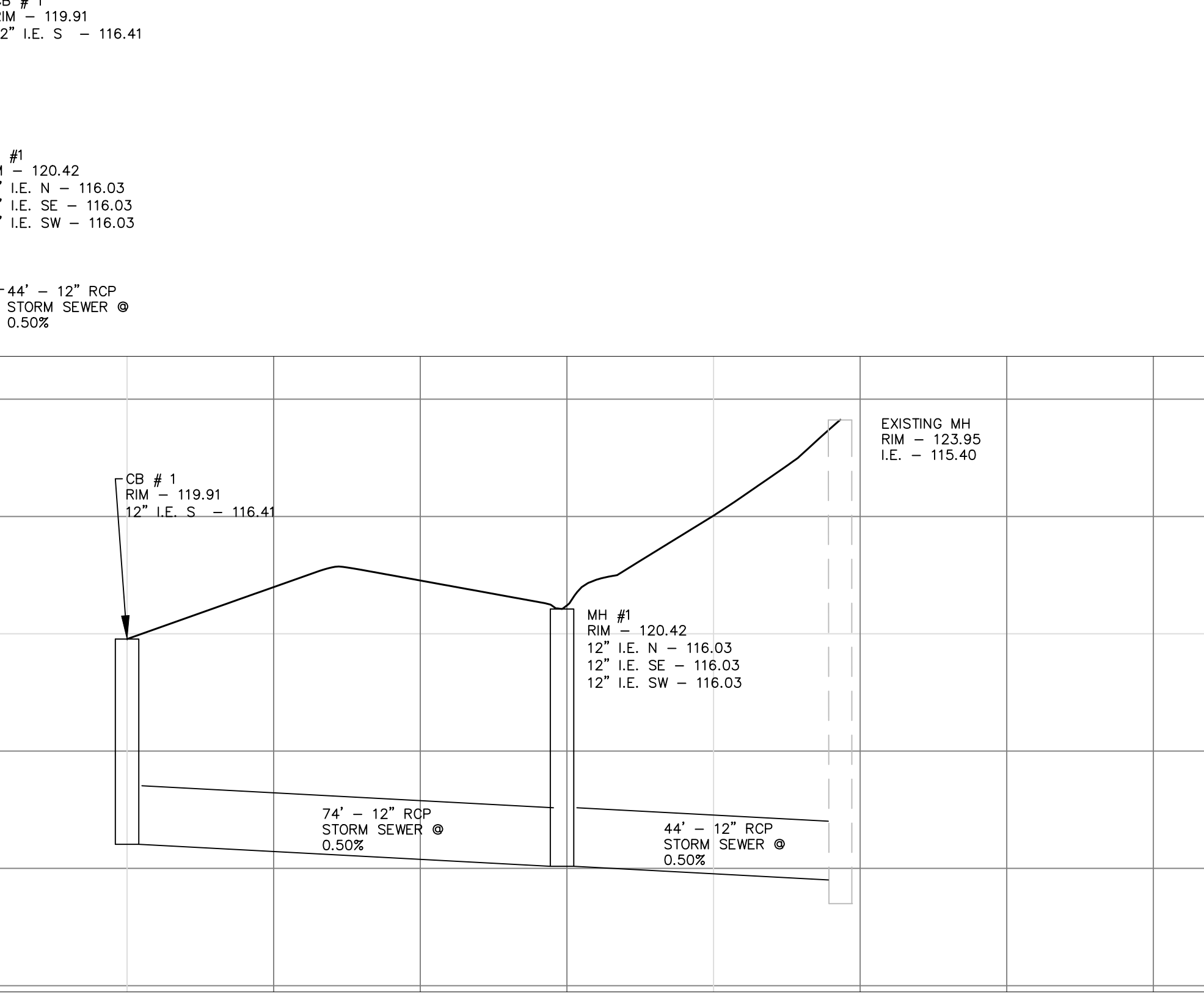
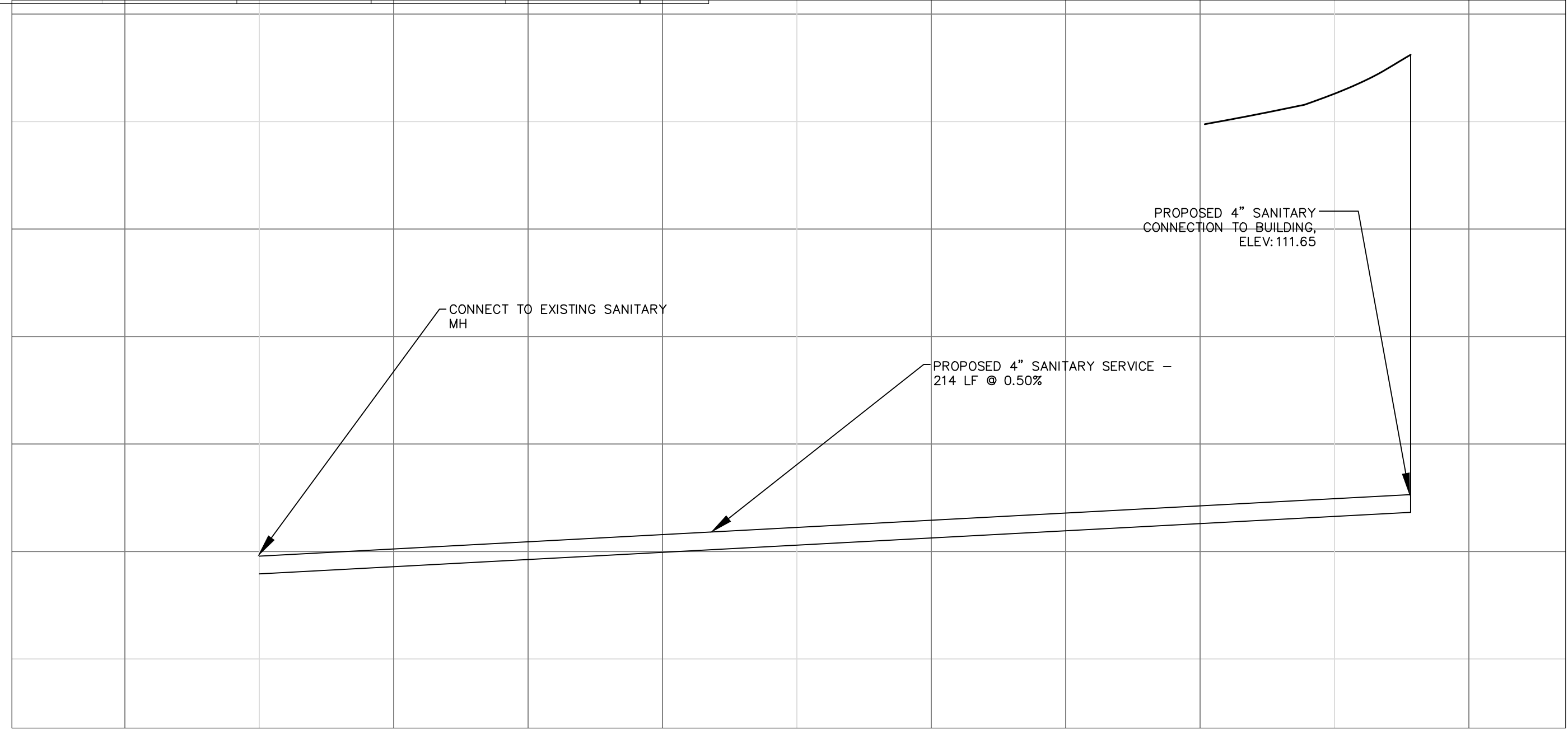
KEY PROJECT NUMBER 1802-1315
PROJECT SCALE 1" = 40'
SHEET NUMBER <b>C-2</b>

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**UTILITY NOTES**

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUKESHA SPECIAL PROVISIONS.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
7. ALL WORK WITHIN THE STREET RIGHT-OF-WAY REQUIRES A STREET EXCAVATION PERMIT WHICH SHALL BE OBTAINED FROM THE CITY OF WAUKESHA ENGINEERING DEPARTMENT.
8. CONTACT CITY OF WAUKESHA ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY WORK WITHIN PUBLIC ROW AND EASEMENTS.

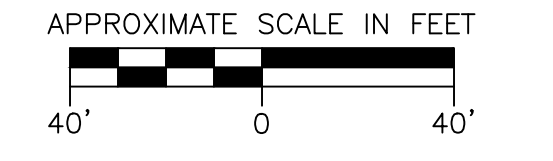


REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
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				CAT	3/9/18
				JLH	
				ISSUANCE TYPE	DATE
				PERMIT APPROVAL	TBD

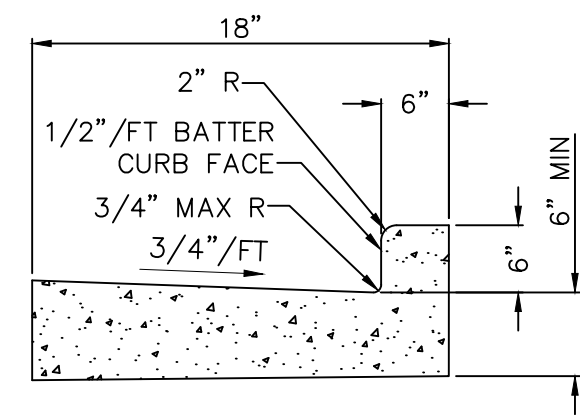
**PROPOSED UTILITY PLAN (STORM, SANITARY & WATER)**  
**120 E SUNSET DRIVE**  
**LOCKARD WAUKESHA HOLDINGS, LLC**  
**WAUKESHA, WI**



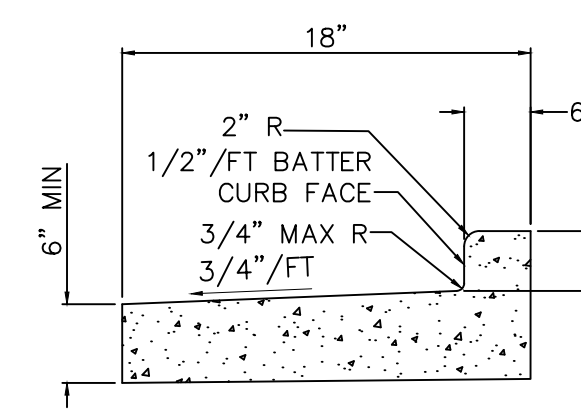
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PROJECT SCALE	1" = XX'
SHEET NUMBER	C-4



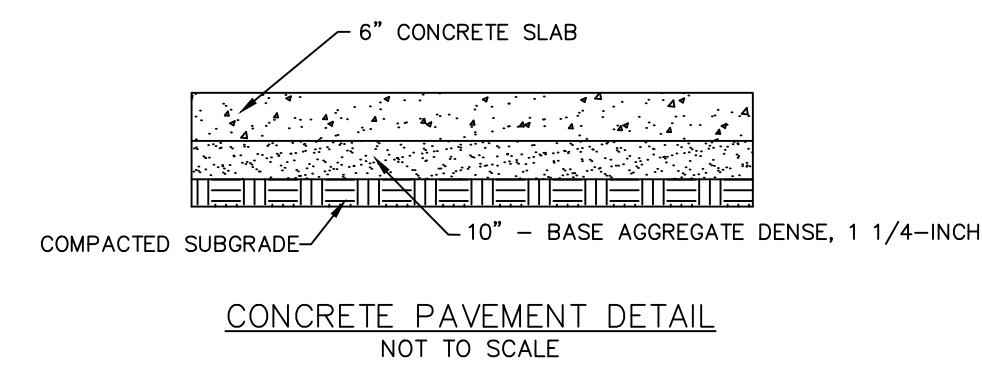
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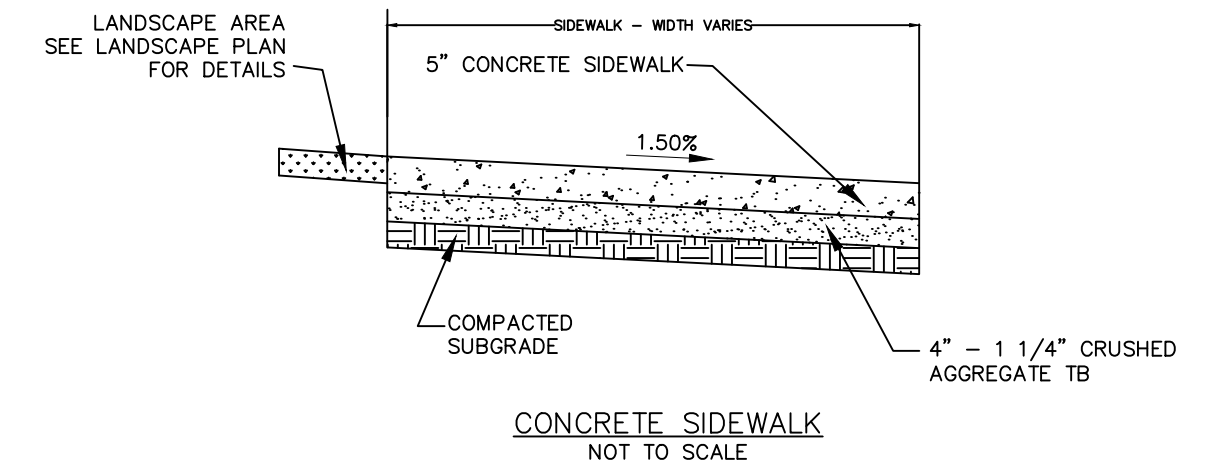
18" STANDARD CURB & GUTTER  
NOT TO SCALE



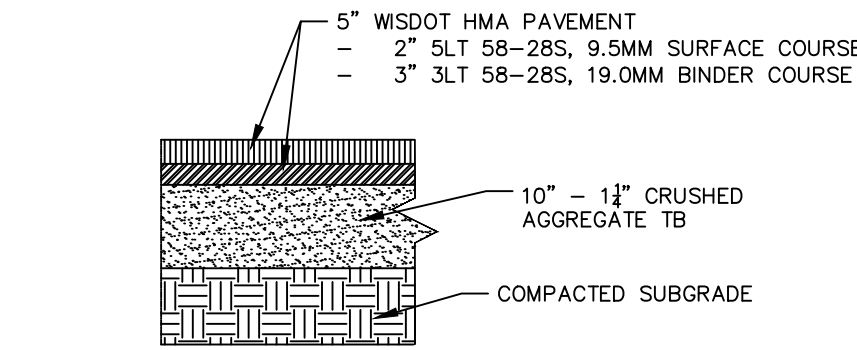
18" REJECT CURB & GUTTER  
NOT TO SCALE



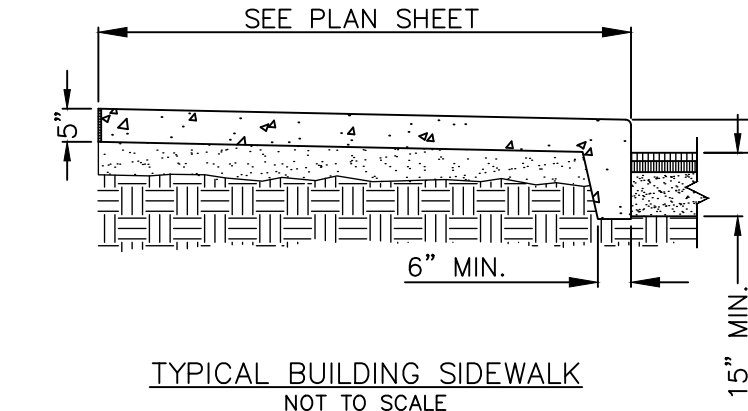
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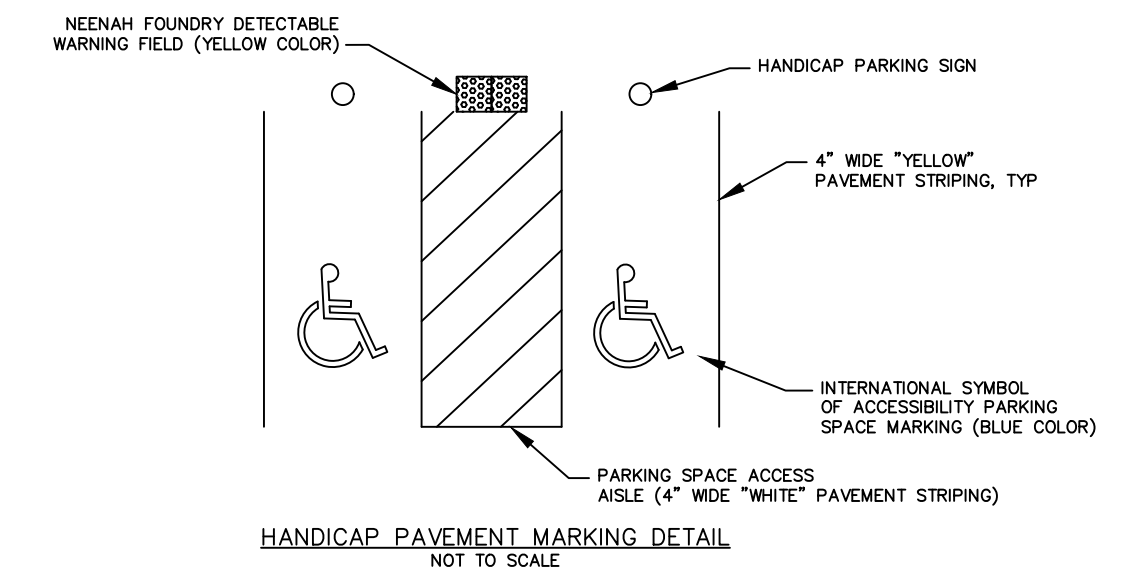
CONCRETE SIDEWALK  
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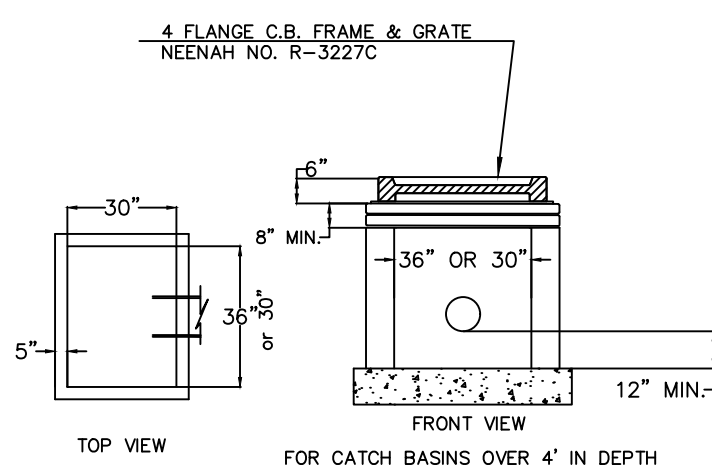
HEAVY-DUTY ASPHALT PAVEMENT  
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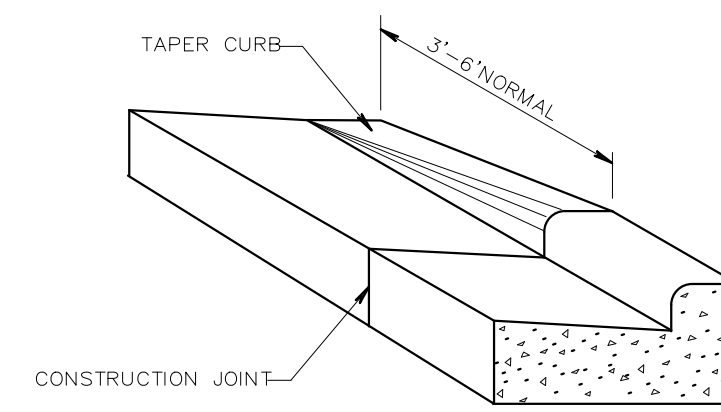
TYPICAL BUILDING SIDEWALK  
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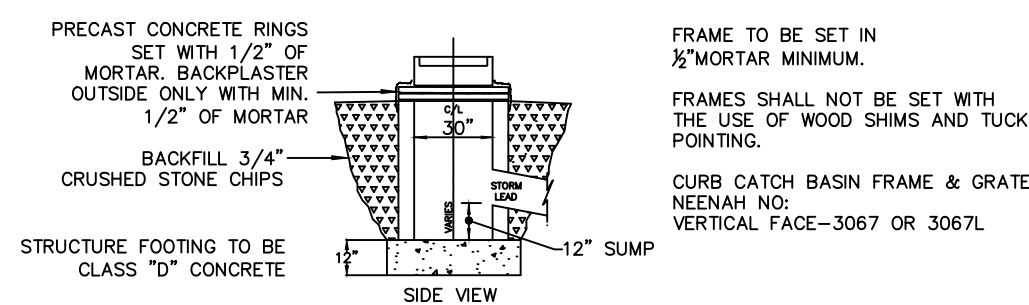
HANDICAP PAVEMENT MARKING DETAIL  
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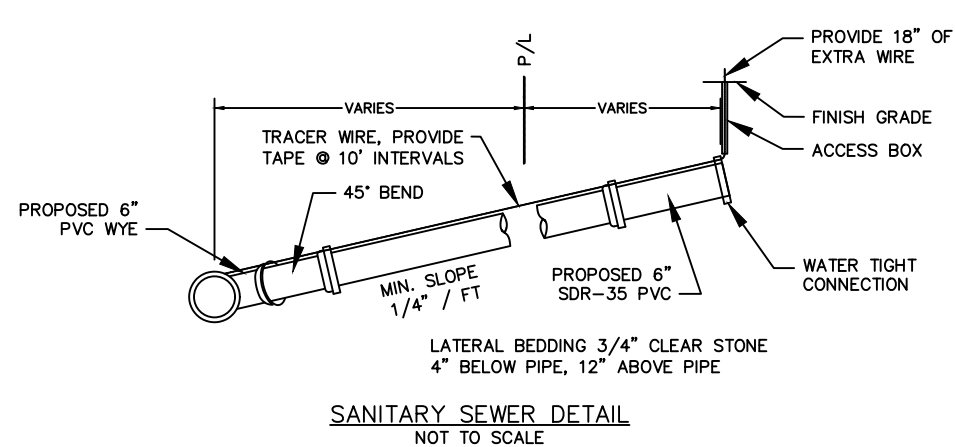
STANDARD CATCH BASIN DETAIL  
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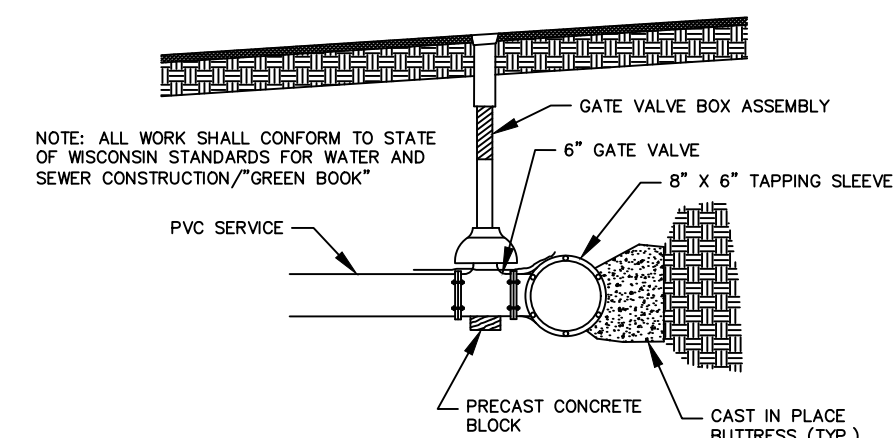
DETAIL OF CURB & GUTTER TERMINI  
NOT TO SCALE



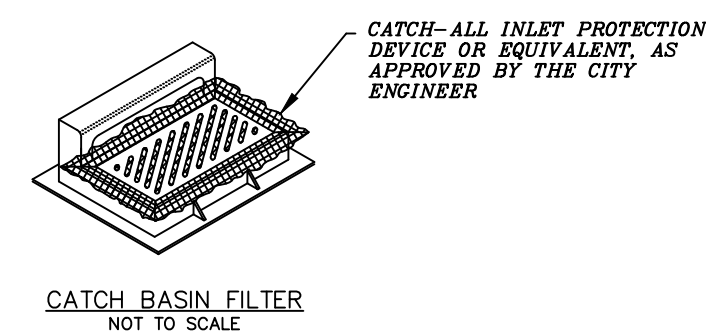
STANDARD CATCH BASIN DETAIL  
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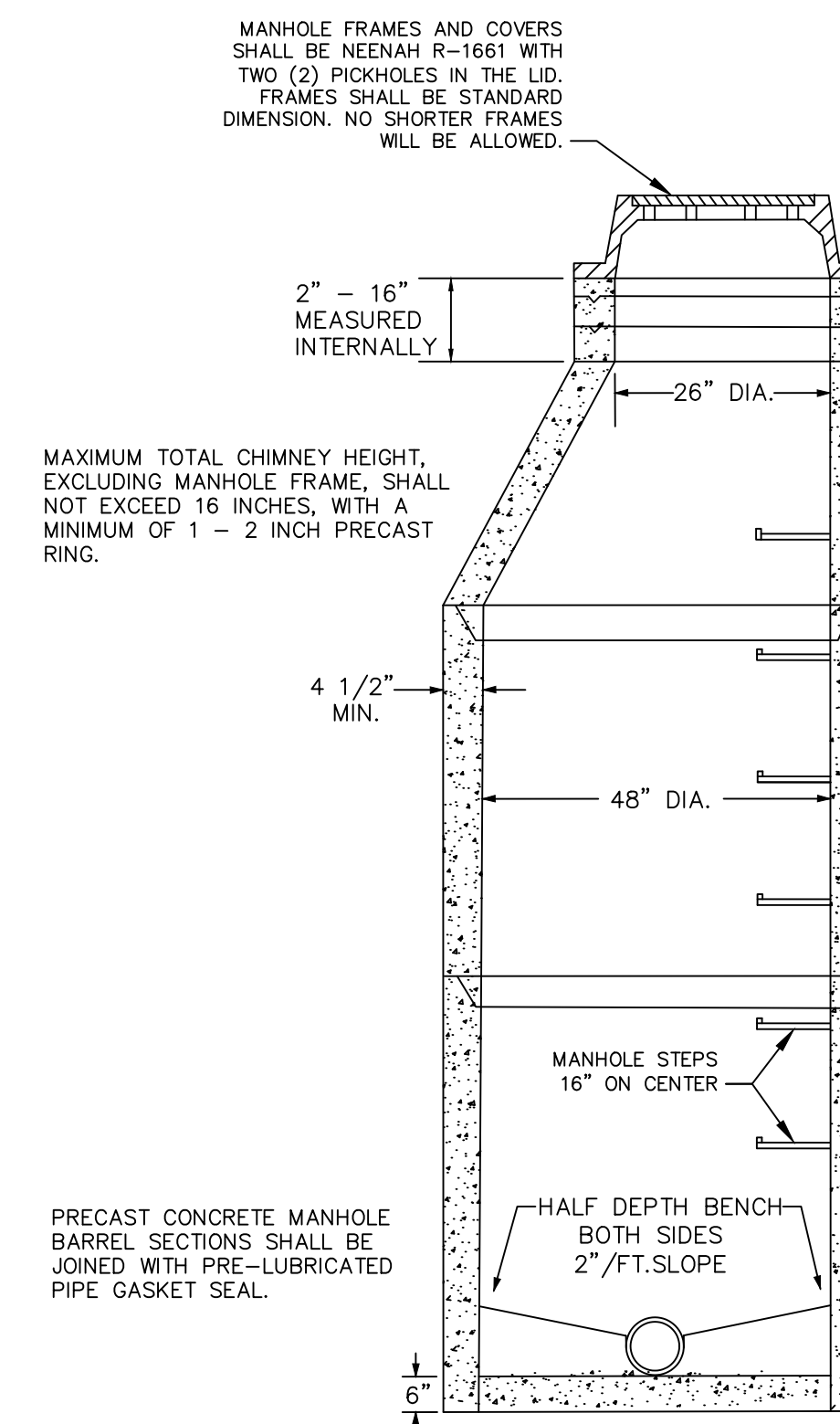
SANITARY SEWER DETAIL  
NOT TO SCALE



WATERMAIN SERVICE DETAIL  
NOT TO SCALE



CATCH BASIN FILTER  
NOT TO SCALE



STANDARD STORM MANHOLE DETAIL  
NOT TO SCALE

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				JLH	3/16/18
				CAT	3/9/18
				JLH	
				ISSUANCE TYPE	DATE
				PERMIT APPROVAL	TBD

**STANDARD DETAILS**  
**120 E SUNSET DRIVE**  
**LOCKARD WAUKESHA HOLDINGS, LLC**  
**WAUKESHA, WI**



KEY PROJECT NUMBER 1802-1315
PROJECT SCALE NTS
SHEET NUMBER <b>C-5</b>