Plan Commission
MEETING AGENDA

August 19, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 8/7/2024

AGENDA

1. **PUBLIC HEARING(S)**
2. **PRIVILEGE OF THE FLOOR**
3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
5. **APPROVAL OF MINUTES**
   - **A.** July 15, 2024 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **CONTINUED BUSINESS**
8. **NEW BUSINESS**
   - **A.** (5) KH UA-2401403 Terron Wright with The Architects Partnership on behalf of Chase Bank - 15545 W. National Avenue - Use, Site and Architecture Approval for a bank with an attached drive-up ATM.
9. **PENDING**
10. **COMMUNICATIONS**
11. **ADJOURN**

Supplemental Information:

- *The meeting agenda and agenda packet are available online at www.NewBerlinWI.gov*
- *The minutes are published online and are approved at the next regularly scheduled meeting.*
- *Action may be taken on any of the agenda items and the agenda may be discussed in any order.*
- *You may email comments to the City Clerk at CitizenComments@NewBerlinWI.gov. The comments will be forwarded to the mayor and governing body members. The emailed comments are not read during the meeting.*
- *The City of New Berlin is committed to hosting inclusive, accessible meetings. We strive to enable all individuals, regardless of their abilities, to engage and participate fully. If you have a qualifying disability under the Americans with Disabilities Act that requires the meeting to be accessible, please contact the Office of the City Clerk at (262) 786-8610 or via email at ClerksOffice@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. We will make every effort to accommodate your needs through appropriate aids and/or services.*
- *It is also possible that members of and possibly a quorum of other municipal governmental bodies may attend the above-stated meeting to gather information; any governmental body will take no action at the above-stated meeting other than the governmental body specifically referred to in the above meeting notice.*

Plan Commission
MEETING MINUTES

July 15, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next scheduled meeting.

MINUTES

1. PUBLIC HEARING(S)
None

2. PRIVILEGE OF THE FLOOR
None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE
Mayor Ament called the meeting to order at 6:02PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE
Joelle Erickson took the roll call as follows:
Present: Commissioner Schulpius, Commissioner Anderson, Commissioner Rafel, Commissioner McGrath, Mayor Ament
Excused: Commissioner Brian Felda, Alderman Joseph Stribl

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, Principal Planner Kelly Wall, Community Relations Specialist Joelle Erickson

5. APPROVAL OF MINUTES

A. June 3, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpius
Motion Passes 5-0

6. PLAN COMMISSION SECRETARY'S REPORT
None

7. CONTINUED BUSINESS

A. (4) KH UA-2300546 John Holborow with Rock Ridge Developers, LLC – 5276 S. Moorland Road – Use, Site and Architectural approval for Caribou Coffee - Request for site modifications, release of the Cross Access Easement, and amendment to CSM No. 12233 (Approved 5/8/2023)

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Anderson
Second by: Mayor Ament
Motion Passes 5-0

8. NEW BUSINESS

A. (5) NJ LD-2400261 City of New Berlin - 15321 W. National Avenue (Tax Key #: 1207.965.003) - Discussion and possible action to recommend to Common Council approval of 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passes 5-0

B. (5) NJ LD-2401009 Daniel Meier with Lynch & Associates on behalf of Debra Bitz - 4310 S. Moorland Road (Tax Key #: 1243.997) - Discussion and possible action to recommend to Common Council approval of 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 5-0

C. (3) KW SG-2401328 Lemberg Electric on behalf of Veit - 18600 W. Lincoln Avenue (Tax Key #: 1167.994.001) - Request for two sign waivers for Veit.

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 5-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:27PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner McGrath
Motion Passes 5-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Terron Wright with The Architects Partnership / Chase Bank**
LOCATION:	**15545 W. National Avenue**
REQUEST:	**Use, Site and Architecture approval for a 3,879 square foot building for Chase Bank located at 15545 W. National Avenue**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture approval for a 3,879 square foot building for Chase Bank located at 15545 W. National Avenue, subject to the application, plans on file and the following conditions of approval:**

1. **Planning**
   a. **Plan of operation shall be consistent with submitted plans on file. The applicant is proposing to construct a 3,879 square foot building for a Financial Institution.**
      i. **Hours of Operation: Monday - Friday 9am - 6pm, Saturday 9am – 2pm**
      ii. **Number of Employees: 11**
   b. **Architecture Review Committee approval is required.**
   c. **Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.**
   d. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
   e. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per §275-56C. Landscape plans shall meet all the requirements of §275-53 through §275-56 of the Zoning Code.**
2. **Building Inspection:**
   a. **Inspection CU - STATE REVIEW**
   b. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
   c. **Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**
   d. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**
   e. **Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.**
   f. **Plumbing: State review is required for over 16 fixtures - new and/or replacements.**

g. **The building shall be fully accessible from the parking lot to the interior elements (SPS.363.1101 and ICC/ANSI A117.1).**

3. **Engineering:**
   a. **All drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement. Parking stall depths can be measured to the face of curb, where applicable.**
   b. **Sidewalks adjacent to parking stalls shall be 8-ft wide to account for vehicle overhang.**
   c. **The landscaping plan appears to be excessive. Make sure that Chase will be willing to maintain this plan into the future as it will be approved as part of the Zoning permit.**
   d. **The lighting shall conform to the New Berlin City Center district for pole type. Provide a cut sheet for the pole and luminaire for approval.**
   e. **Revise the lighting distribution sheet with the updated pole type.**
4. **Fire Department:**
   a. **Key for Knox box is required.**
   b. **Provide fire extinguishers every 75' of travel.**
   c. **Maintain egress/emergency lighting throughout.**
   d. **Maintain 24' fire access width for fire lane.**
5. **Utilities:**
   a. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**
   b. **Maintain 18 inches vertical clearance when crossing any pipes and structures.**
   c. **Please call the New Berlin Water Utility with questions.**
   d. **If a conflict occurs, conduits will be removed at the owner's expense.**
   e. **A plug must be installed in M.H. S3 until construction is complete and signed off by New Berlin Utility personnel, see Developer Handbook Specification 3.1.3.1.5.**
   f. **A 2" copper water service is noted but a fire service is required.**
   g. **Please note water shut off connected to main.**
6. **Storm Water Utility:**
   a. **Provide details and cross sections for the bioretention areas.**
   b. **WDNR NOI is required. Disturbance of 55,312 SF.**
   c. **MMSD Chapter 13 approval is not required. Disturbance less than 2 acres and reduction of impervious.**
   d. **Stormwater Management Plan is required for the Bioretention design.**
   e. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**
   f. **AsBuilt plans of the Stormwater Management facilities are required per DH**

Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an AsBuilt is required after construction of the facilities, and a recertification/AsBuilt is required prior to Occupancy.

7. **Public Works:**
    a. **Provide a minimum of 72" wide curb openings for the sidewalk crossing the driveway at National Avenue to accommodate the width of the City's snow removal equipment.**

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of August 19, 2024

Terron Wright with The Architects Partnership / Chase Bank
15545 W. National Avenue

DATE STAFF REPORT CREATED: 7/29/2024

APPLICANT / OWNER(S): Terron Wright with The Architects Partnership / Banc One Milwaukee Na, Inc

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a 3,879 square foot building for Chase Bank located at 15545 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 7/5/2024

DATE OF COMPLETENESS DETERMINATION: 7/8/2024

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 5/6/2024, 6/3/2024, 6/12/2024
Site Visit(s): 7/29/2024

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 3,879 square foot building / 2.89 acres

CURRENT ZONING: B-1 (Shopping Center District)

CURRENT LAND USE: Financial Institution

PROPOSED ZONING: N/A

PROPOSED LAND USE: Financial Institution

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: B-1	Land Use: Commercial
South:	Zoning: B-1	Land Use: Commercial
East:	Zoning: B-1	Land Use: Commercial
West:	Zoning: B-2	Land Use: Commercial

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E: National Avenue East Corridor: The submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Utilities should be relocated or placed underground whenever feasible to de-emphasize their visual prominence. Public streetscape improvements should be coordinated with private landscaping and site design. Commercial development will be focused at nodes along the corridor to minimize the "strip" appearance.*

Development Policies:

- *Create flexible but predictable compatibility standards for new construction and redevelopment related to site planning, building design and materials, landscaping (including maintenance provisions), access, signage, and other features creating potential land use impacts. Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*
- *Continue public investment in streetscape improvements, including landscaping, street lighting, sidepaths and bike trails.*
- *Focus on completing the "retrofit" of the National Avenue/Moorland Road intersection to provide a mixed use, central point for the city. Retrofitting refers to the gradual upgrading of an area, without wholesale demolition. For example, new sidepaths, crosswalks, lighting and landscaping can be installed to enhance existing sites. Existing buildings can be renovated, and new buildings can be constructed as infill.*

Land Use:

- *Future Land Use Map: City Center Mixed Use Commercial*

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-34B(1) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes
Architectural Review Required: Yes, the Architectural Review Committee will review the plans at the August 19, 2024 meeting.

PROPOSED ARCHITECTURE: See attached plans. Applicant is proposing to use brick.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans.
Woodland, Tree, and Vegetation Protection: Trees to be removed and trees to be protected during construction are identified on the plans. Applicant has submitted a landscape plan.
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Sewer Shed Capacity Available: Yes
Adequate Linkage: N/A
Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at time of building permit.

TRAFFIC IMPACT: TIA is not required.

SCHOOL DISTRICT IMPACT: N/A
Notice Sent to Affected School District(s): No

PREVIOUS ACTION:
1978 Building constructed.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Plan of operation shall be consistent with submitted plans on file. The applicant is proposing to construct a 3,879 square foot building for a Financial Institution. After Phase 1 is constructed, the existing building will be demolished for a potential future building site.
    a. Hours of Operation: Monday - Friday 9am - 6pm, Saturday 9am – 2pm
    b. Number of Employees: 11

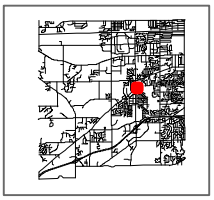
2. The proposed plans adhere to the development standards of the B-1 Zoning District:
    a. Building setbacks have been met: 40' front, 25' side, 25' rear.
    b. Lot coverage requirements have been met: 50% Maximum Coverage by Buildings, 75% Maximum Coverage by Impervious Surfaces, 25% Minimum Coverage by Open Space and Landscaping.
3. Per §275-57, parking requirements for Phase 1 have been met:
    a. Proposed financial institution: 3,879 SF x 1 space / 300 SF = 13 spaces
    b. Existing teller window: 1 lane x 4 spaces / lane = 4 spaces
    c. Requirement = 17 spaces (Proposed parking = 17 spaces)

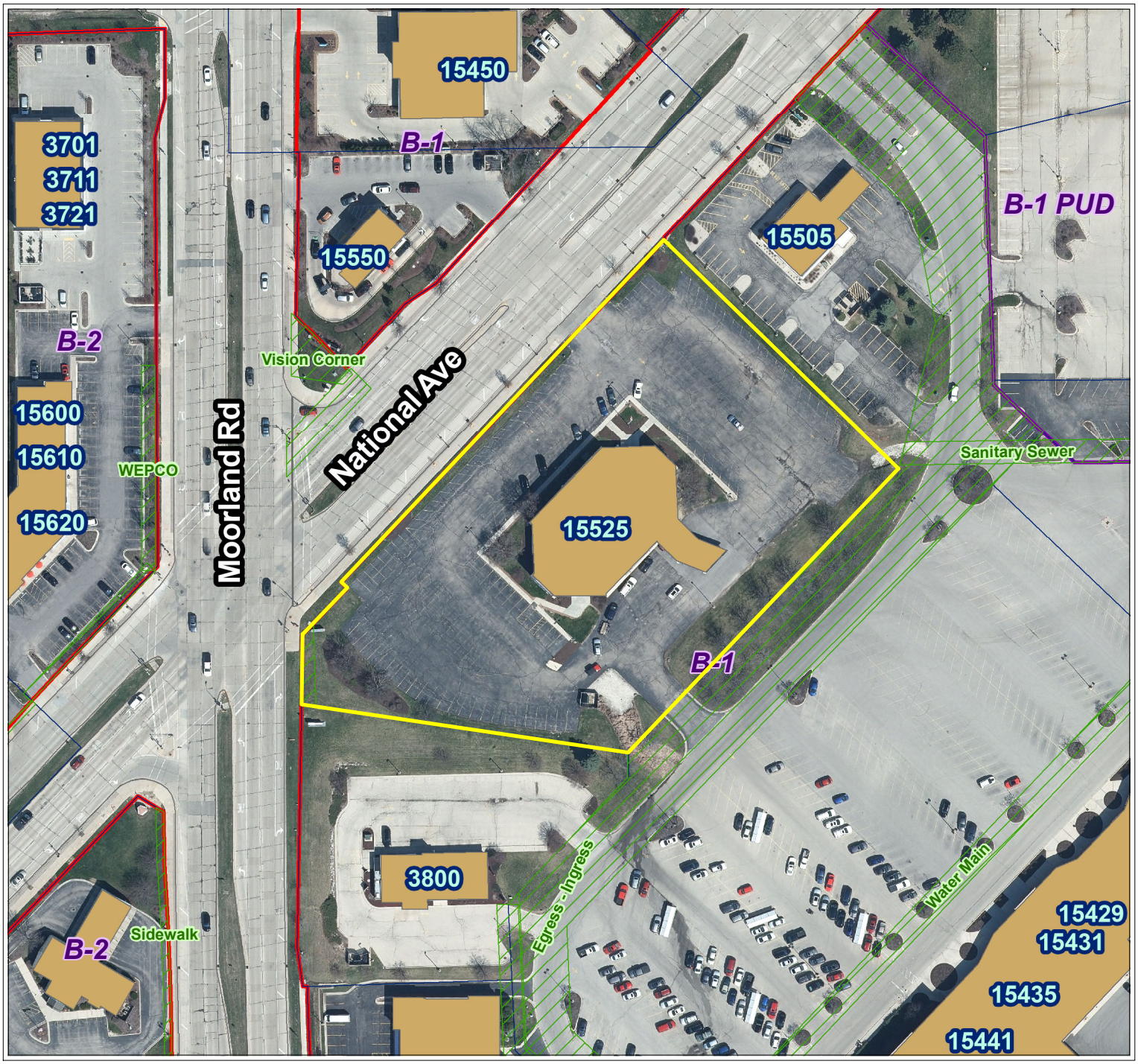
D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture approval for a 3,879 square foot building for Chase Bank located at 15545 W. National Avenue, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan of Operation
Plans

City of New Berlin
Community Development

UA-2401403
Chase Bank
15545 W. National Ave





City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

Sewer Service Area (MMSD)

Sewershed

- Current
- Ultimate

N

0 50 100 Feet

The information and depictions herein have been produced using data available through photogrametric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

Nikky Jones
Planning & Zoning Division
Deputy Director
City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151

June 19, 2024

Re: Project narrative for the property at 15525 W National Avenue

Dear Ms. Jones,

This letter is to detail our application for Site plan Review, and parking reduction request to build a new single-story +/- 3,879 SF freestanding retail banking center with an attached ATM drive up lane.
The proposed Chase Bank building, DU ATM lane and associated parking lot will be located at the West corner of S Moorland Road and W National Avenue. The new parking and landscaping will be implemented to improve the aesthetics of the area. The proposed branch intends to complement the architecture of the area to boost commercial activity within the city. Since Chase Bank is currently operating in the City of New Berlin, the aim of this new branch is to continue with the strong partnership between Chase Bank and the community of New Berlin; and Lastly but not less important, one of the main goals is to bring more job opportunities to the area to contribute to the economic growth of the community.

As previously mentioned, the design intent of the proposed Chase Bank is to complement the surrounding architecture of the area. The proposed Banking Center is comprised of cultured stone (hewn stone color), brick in color “Platinum” and “Midnight Black”, ACM in “DG Silver”, along with a black anodized canopies and storefront system, and clear glassing. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations, a photometric study has been developed and included in this submittal. A fully new layout of site lighting will be proposed along with complementary architectural lighting within the building which will enrich the architectural design of the site at night and will also add to the security for the users during night hours.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the Village is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting
- Intent of LEED – Silver certification

The proposed schedule has construction commencing by Winter 2024 (pending regulatory approvals) and an anticipated occupancy date of Spring 2025.

Parties Involved:

Applicant
The Architects Partnership, LTD (TAP)

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Owner
Kenneth Colliander
Obo JPMorgan Chase Bank, N.A.

Civil Engineer
Alexa Falbo
Kimley-Horn and Associates, INC.

Landscape
Craig Most
Terra Engineering

Application Contact
Terron Wright
The Architects Partnership, LTD (TAP)

Zoning Classification:

The property in question is in a zoning district classified as B1 Shopping District.

Type of Business:

The type of business is a retail banking center. The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eleven. The eleven employees will consist of three (3) tellers, one (1) lead teller, three (3) bankers, one (1) branch manager, one (1) mortgage loan office, one (1) financial advisor and one (1) business banker.

Terron Wright

Terron Wright
The Architects Partnership, LTD.

PRELIMINARY ENGINEERING PLANS

CHASE BANK

15525 WEST NATIONAL AVE
NEW BERLIN, WI 53151

DIGGERS HOTLINE (800) 242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF NEW BERLIN
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 786-8610
CONTACT: TAMMY SIMONSON

SANITARY SEWER SERVICE
CITY OF NEW BERLIN PUBLIC WORKS
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 780-4609
CONTACT: JOSH RADOMSKI

STORM SEWER SERVICE
CITY OF NEW BERLIN
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 797-2445
CONTACT: NICOLE HEWITT, P.E.

WATER SERVICE
CITY OF NEW BERLIN PUBLIC WORKS
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 780-4609
CONTACT: JOSH RADOMSKI

NEW BERLIN DEPT. OF COMMUNITY DEVELOPMENT
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 797-2445
CONTACT: NIKKI JONES

POWER COMPANY
WE ENERGIES
1830 S WEST AVE
WAUKESHA, WI 53189
TEL: (262) 549-1100

PROJECT TEAM

DEVELOPER
JP MORGAN CHASE BANK, N.A.
10 SOUTH DEARBORN, 25TH FL
CHICAGO, IL 60603
TEL: (773) 610-4945
CONTACT: FAITH CONSTANCE

GEOTECH
ECS MIDWEST, LLC
3695 N. 126TH STREET, UNIT C
BROOKFIELD, WI 53005
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ARCHITECT
THE ARCHITECTS PARTNERSHIP, LTD.
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CIVIL ENGINEER
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CHICAGO, IL 60604
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CONTACT: ALEXA FALBO
EMAIL: ANDY.HEINEN@KIMLEY-HORN.COM
CONTACT: ANDY HEINEN, P.E.

LANDSCAPE ARCHITECT
TERRA ENGINEERING LTD.
225 W. OHIO ST.
CHICAGO, IL 60654
TEL: (312) 467-0123
CONTACT: CRAIG MOST, ASLA

SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA ST.
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: DANIEL BEDNAR, P.S.

LEGAL DESCRIPTION

CERTIFIED SURVEY MAP NO. 3317 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON JUNE 28, 1978, IN VOLUME 25 OF CERTIFIED SURVEY MAPS, PAGE 87, AS DOCUMENT NO. 1054086, SAID CERTIFIED SURVEY MAP BEING A PARCEL IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

EXCLUDING THE FOLLOWING PROPERTY:

THAT PART OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTRY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14 THAT IS 843.97 FEET NORTH 0° 12' 40" WEST OF THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 0° 12' 40" WEST OF 91.48 FEET TO A POINT; THENCE NORTH 43° 34' 21" EAST 487.50 FEET TO A POINT; THENCE SOUTH 46° 25' 39" EAST 60 FEET TO A POINT; THENCE SOUTH 43° 34' 21" WEST 470.61 FEET TO A POINT: THENCE SOUTH 0° 12' 40" EAST 70.03 FEET TO A POINT; THENCE NORTH 82° 5' 45" WEST 55.56 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN QUIT CLAIM DEED RECORDED FEBRUARY 1, 1979, REEL 343, IMAGE 1173, AS DOCUMENT NO. 1080510.

FURTHER EXPECTING THEREFROM THAT PART OF LAND CONVEYED IN AWARD OF DAMAGES RECORDED FEBRUARY 17, 2023 AS DOCUMENT NO. 4709244.

LOCATION MAP

(NOT TO SCALE)

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	IMPERVIOUS AREA EXHIBIT

BENCHMARK

SITE BENCHMARK:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 REFERENCE MARK AND REFERENCE BENCHMARK SET CHISELED CROSS IN TOP OF STEAMER NOZZLE OF HYD. 1.5' ABG.
ELEVATION=877.243

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WISCONSIN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF THE ARCHITECT'S PARTNERSHIP BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 20TH DAY OF JUNE , A.D., 2024.

WISCONSIN LICENSED PROFESSIONAL ENGINEER 36037-6
MY LICENSE EXPIRES ON JULY 31, 2024
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

WISCONSIN ANDREW N. HEINEN 36037-6 PLAINFIELD, IL PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

COVER SHEET

CHASE BANK
15525 W NATIONAL AVE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 06/20/2024
KHA PROJECT NO. 168558075
SHEET NUMBER
C0.0

Drawing name: K:\CHI_LDEV\168558075_Chase_New Berlin_WI\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Jun 20, 2024 2:38pm by: Josh.Williams
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY

CHAPUT LAND SURVEYS

LEGEND

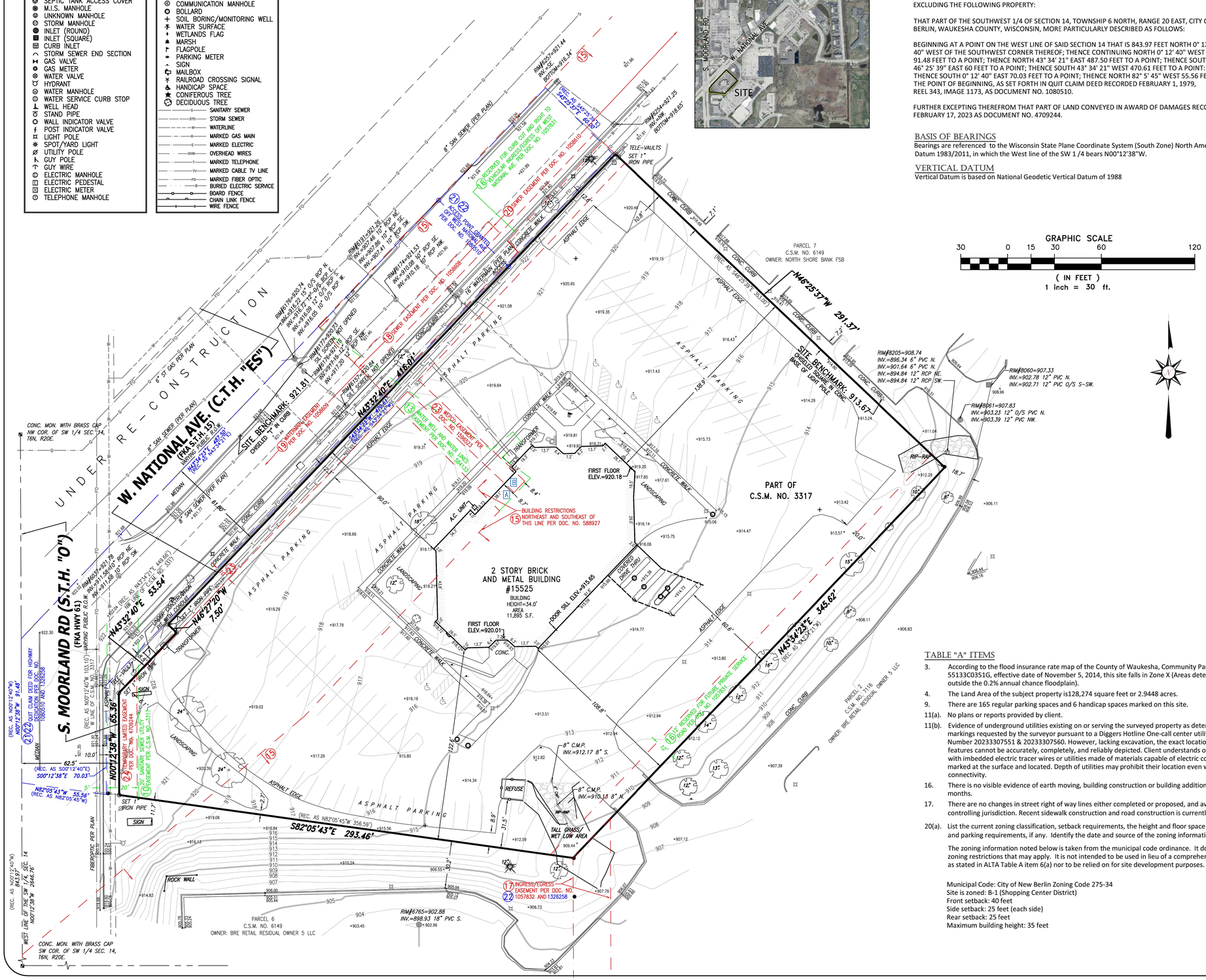
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

ENCROACHMENT TABLE

A	BUILDING 9.7' OVER EASEMENT EXCEPTION #584133
B	BUILDING 8.4' OVER EASEMENT EXCEPTION #1596523

STARTING BENCHMARK: 877.243
REFERENCE MARK AND REFERENCE BENCHMARK SET CHISELED CROSS IN TOP OF STEAMER NOZZLE OF HYD. 1.5' ABG.

VICINITY MAP



LEGAL DESCRIPTION

CERTIFIED SURVEY MAP NO. 3317 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON JUNE 28, 1978, IN VOLUME 25 OF CERTIFIED SURVEY MAPS, PAGE 87, AS DOCUMENT NO. 1054086, SAID CERTIFIED SURVEY MAP BEING A PARCEL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

EXCLUDING THE FOLLOWING PROPERTY:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14 THAT IS 843.97 FEET NORTH 0° 12' 40" WEST OF THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 0° 12' 40" WEST 91.48 FEET TO A POINT; THENCE NORTH 43° 34' 21" EAST 487.50 FEET TO A POINT; THENCE SOUTH 46° 25' 39" EAST 60 FEET TO A POINT; THENCE SOUTH 43° 34' 21" WEST 470.61 FEET TO A POINT: THENCE SOUTH 0° 12' 40" EAST 70.03 FEET TO A POINT; THENCE NORTH 82° 5' 45" WEST 55.56 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN QUIT CLAIM DEED RECORDED FEBRUARY 1, 1979, REEL 343, IMAGE 1173, AS DOCUMENT NO. 1080510.

FURTHER EXCEPTING THEREFROM THAT PART OF LAND CONVEYED IN AWARD OF DAMAGES RECORDED FEBRUARY 17, 2023 AS DOCUMENT NO. 4709244.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) North American Datum 1983/2011, in which the West line of the SW 1 /4 bears N00°12'38"W.

VERTICAL DATUM

Vertical Datum is based on National Geodetic Vertical Datum of 1988

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0351G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is128,274 square feet or 2.9448 acres.
9. There are 165 regular parking spaces and 6 handicap spaces marked on this site.

11(a). No plans or reports provided by client.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20233307551 & 20233307560. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Recent sidewalk construction and road construction is currently underway

20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of New Berlin Zoning Code 275-34
Site is zoned: B-1 (Shopping Center District)
Front setback: 40 feet
Side setback: 25 feet (each side)
Rear setback: 25 feet
Maximum building height: 35 feet

CLIENT

The Architects Partnership, Ltd.

SITE ADDRESS

15525 W. National Ave., City of New Berlin, Waukesha County, Wisconsin.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company National Commercial Services Commitment No. NCS-1188750-CHI2, effective date of August 15, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5 & 9 visible evidence shown, if any.

4, 6, 7. 8, 25 & 26 not survey related.

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3317 recorded on June 28, 1978 in Volume 25 of Certified Survey Map, Page 87 as Document No. 1054086 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. Affects property by location, shown.

11. Utility Easement to The Milwaukee Electric Railway and Light Company, dated July 23, 1923, recorded/filed November 13, 1924 in Volume 191, Page 64 as Document No. 135128. Affects property by location, general in nature.

12. Limitations imposed upon ingress to and egress from the above described premises to State Trunk Highway 15 and County Trunk Highway "Y" including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: January 23, 1956 in Volume 693 of records, Page 247, Document No. 431711 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Resolution Number Fifty-Eight Addition to County Highway System recorded on May 26, 1982 in Reel 494, Image 235 as Document No. 1183171. Affects property by location, blanket type.

13. Easement and Agreement upon the terms, conditions and provisions contained therein:
Dated: November 01, 1962
Parties: Adam Construction Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin and Joseph H. Casper and Margaret Casper, his wife
Recorded: March 29, 1963 in Volume 943 of Deeds, Page 27 Instrument No.: 584133
Affects property by location, shown.

14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the driveway for ingress and egress as set forth in Agreement recorded on March 29, 1963 in Volume 943 of Deeds, Page 30, as Document No. 584134. Affects property by location, location cannot be determined per record document.

15. Covenants, conditions, restrictions and easements in the document recorded June 13, 1963 in Volume 949 of Deeds, Page 340 as Document No. 588927 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Affects property by location, shown.

16. Easement reservation as set forth in Warranty Deed recorded on July 24, 1978 in Reel 313, Page 865 as Document No. 1057831. Affects property by location, shown.

17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the nonexclusive easement solely for ingress and egress for pedestrian and vehicular traffic recorded on July 24, 1978 in Reel 313, Image 867, as Document No. 1057832. Affects property by location, shown.

18. Sewer Easement to the City of New Berlin, a municipal corporation, dated July 14, 1978, recorded/filed July 28, 1978 in Reel 314, Image 1046 as Document No. 1058608.
Does not affect property by location, shown.

19. Easement for water main granted to the City of New Berlin, a municipal corporation by an instrument recorded in Reel 314, Image 1049 as Document No. 1058609, on July 28, 1978. Does not affects property by location, shown.

20. Sewer Easement to the City of New Berlin, a municipal corporation, dated July 17, 1978, recorded/filed July 28, 1978 in Reel 314, Image 1052 as Document No. 1058610. Does not affects property by location, shown.

21. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded on February 01, 1979 in Reel 343, Image 1173 as Document No. 1080510, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

22. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded on December 23, 1985 in Reel 724, Image 681 as Document No. 1326258, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

23. Utility Easement to Wisconsin Electric Power Company, dated May 04, 1990, recorded/filed June 12, 1990 in Reel 1209, Image 0915 as Document No. 1596523. Affects property by location, shown.

24. Temporary Limited Easement as contained in Award of Damages recorded on February 17, 2023 as Document No. 4709244. Affects property by location, shown.

TO: JPMorgan Chase Bank, National Association, as successor by merger to Marine Bank West
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 12, 13, 14 16, 17, 18, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on August 31, 2023.

Date of Map: September 13, 2023

WISCONSIN DANIEL BEDNAR S-2812 GERMANTOWN WI LAND SURVEYOR

Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

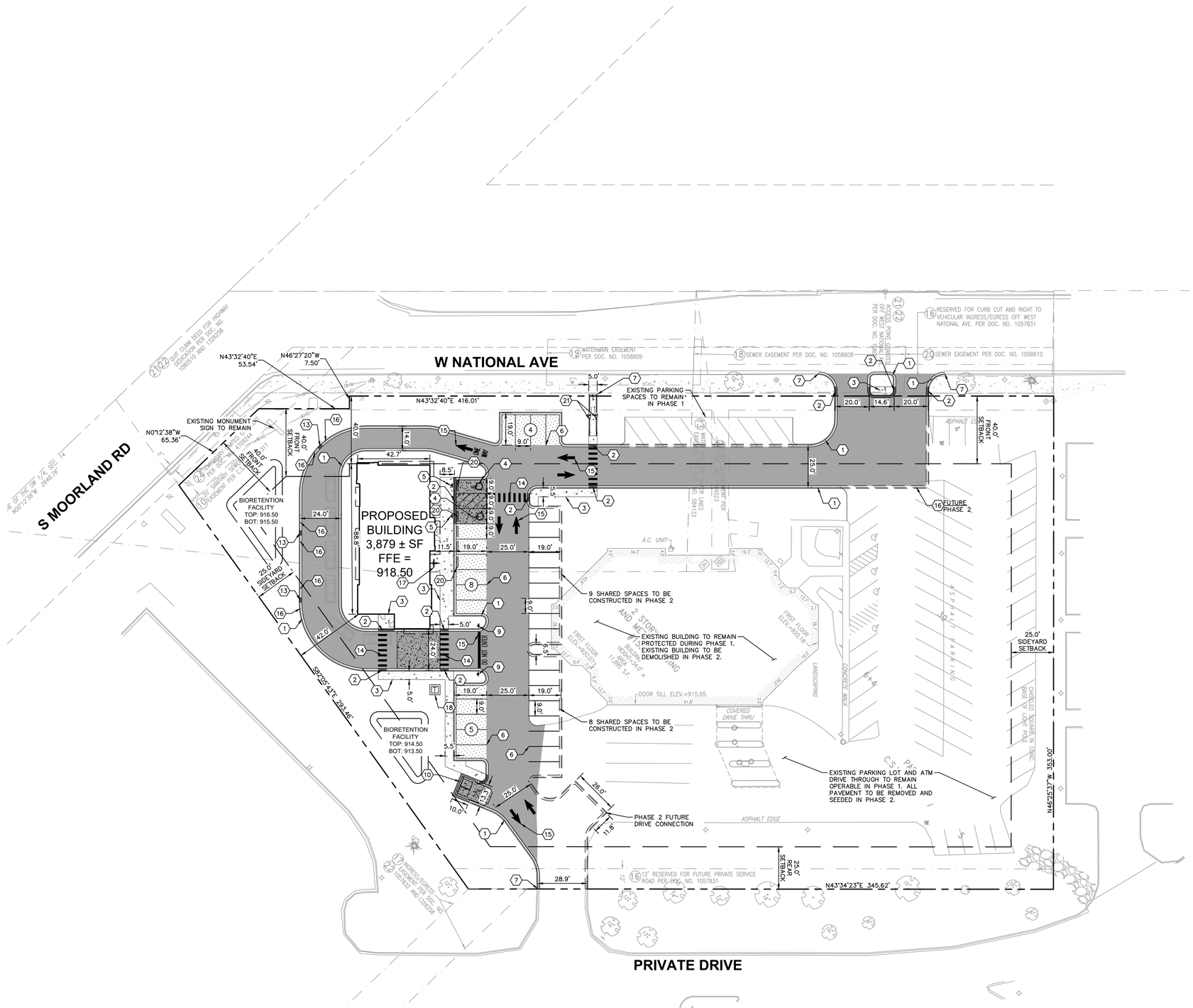
Date	Revision description

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 5109-LPM

V0.0



GRAPHIC SCALE IN FEET
0 15 30 60

DIGGERS HOTLINE (800) 242-8511

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. 6X12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. ACCESSIBLE RAMP (SEE DETAILS)
13. 3-FT TRANSITION CURB
14. 5-FT CROSSWALK (SEE DETAILS)
15. SITE DIRECTIONAL MARKING (SEE DETAILS)
16. 3-FT CURB CUT (SEE DETAILS)
17. BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. TRANSFORMER PAD (FOR REFERENCE ONLY)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
20. WHEEL STOP, TYP. (SEE DETAILS)
21. HANDRAIL (SEE DETAILS)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION; CONTRACTOR MUST USE 20% RECYCLED ASPHALT PRODUCT
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION; CONTRACTOR MUST USE 20% RECYCLED ASPHALT PRODUCT
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- FUTURE PHASE 2 CONCRETE CURB AND GUTTER

SITE DATA TABLE

PARCEL NUMBER: 1207966

SITE ADDRESS: 15525 W NATIONAL AVE, NEW BERLIN, WI 53151

TOTAL AREA: ±128,274 SF (2.945 AC)

ZONING: B-1 – SHOPPING CENTER DISTRICT

PROPOSED USE: BANK WITH DRIVE THROUGH ATMS

PROPOSED BUILDING AREA:	3,879± SF
EXISTING IMPERVIOUS AREA:	92,816± SF
PROPOSED IMPERVIOUS AREA:	82,752± SF
TOTAL DISTURBANCE AREA:	55,312± SF
REQUIRED PARKING (1 SPACE / 200 SF)	19 SPACES
PHASE 1:	
REQUIRED PARKING SPACES:	79 SPACES
EXISTING PARKING SPACES TO REMAIN:	71 SPACES
EXISTING ADA SPACES TO REMAIN:	4 SPACES
PROPOSED NEW PARKING SPACES:	15 SPACES
PROPOSED ADA SPACES:	2 SPACES
TOTAL PARKING SPACES PROVIDED:	92 SPACES
PHASE 2:	
REQUIRED PARKING SPACES:	19 SPACES
PROPOSED PARKING SPACES:	30 SPACES
PROPOSED ADA SPACES:	2 SPACES
TOTAL PARKING SPACES PROVIDED:	32 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 53133C0351H, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

SITE PLAN

CHASE BANK
15525 W NATIONAL AVE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 06/20/2024
KHA PROJECT NO. 168558075
SHEET NUMBER
C1.0

Drawing name: K:\CHI_LDEV\168558075_Chase_New Berlin_WI\2 Design\CAD\PlanSheets\C1.0 – SITE PLAN.dwg C1.0 Jun 20, 2024 2:38pm by: Josh.Williams
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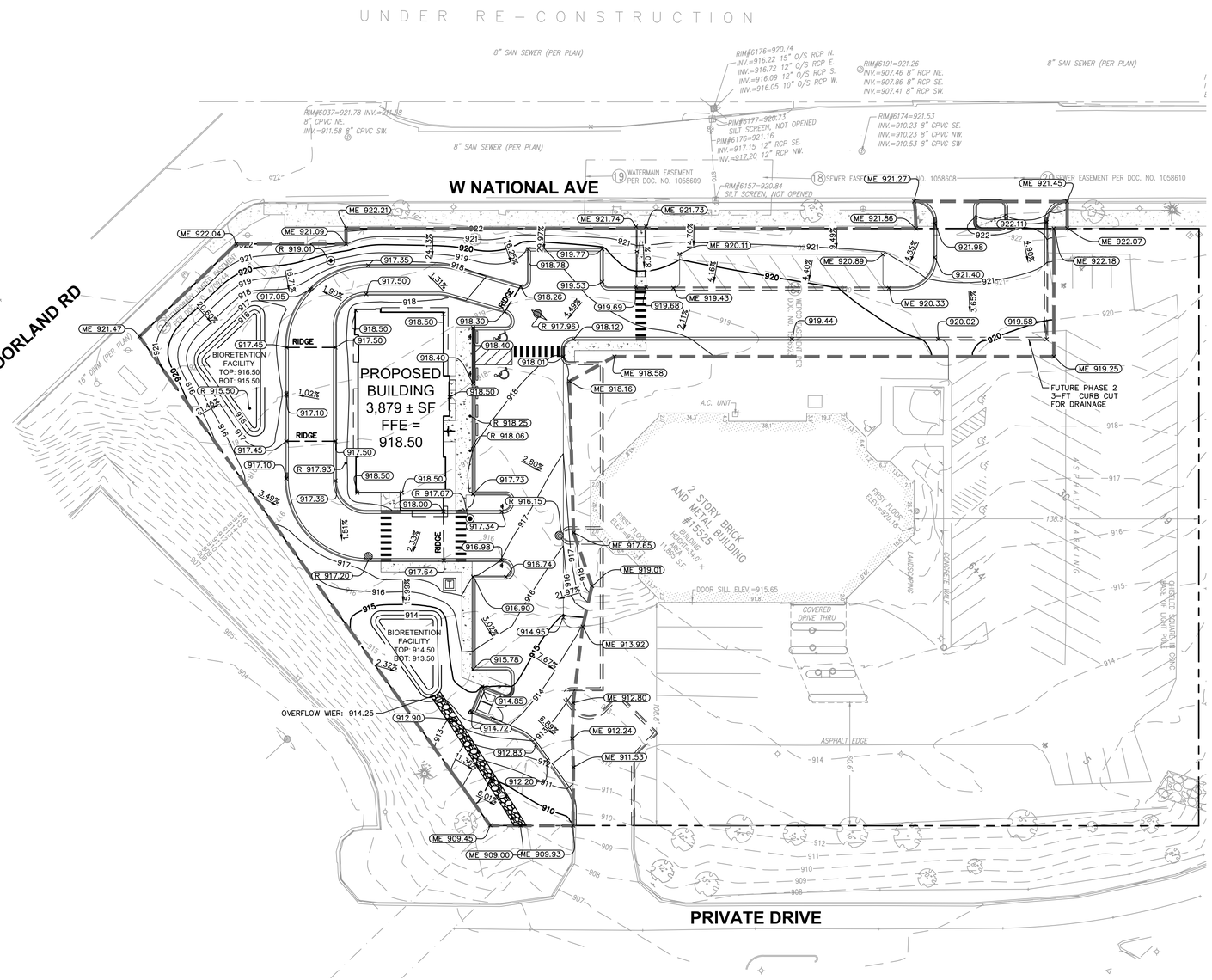

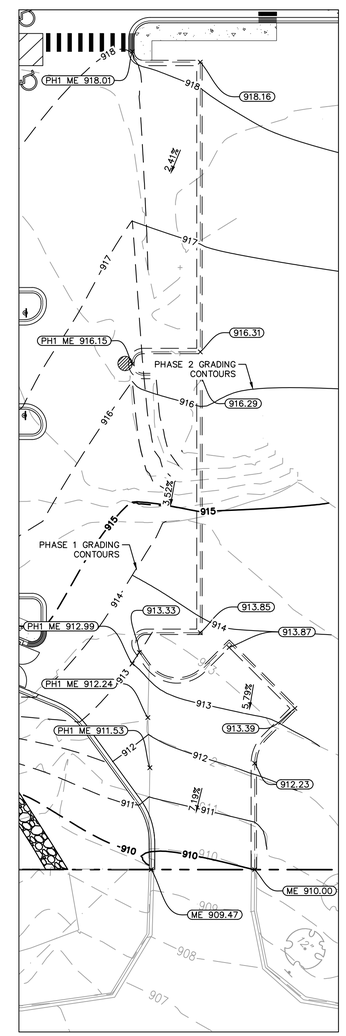

FUTURE PHASE 2 GRADING
1" = 20'

GRAPHIC SCALE IN FEET
0 15 30 60

DIGGERS HOTLINE (800) 242-8511

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

——XXX——	PROPOSED CONTOUR
- - XXX - -	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
←	100-YEAR OVERLAND OVERFLOW ROUTE
⇦	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
—— · · · ←—	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)
	PHASE 1 GRADING LIMITS

STORMWATER MANAGEMENT NOTES

THIS PROJECT IS DECREASING IMPERVIOUS COVER BY 7.8% PER THE CITY OF NEW BERLIN STORMWATER ORDINANCE (CHAPTER 13.302), THIS PROJECT IS NOT REQUIRED TO PROVIDE DETENTION.

THE PROJECT IS REQUIRED TO PROVIDE 40% TSS REMOVAL. THE PROJECT IS PROPOSING TWO (2) BIORETENTION PONDS TO MEET THE REQUIREMENT. WINSLAMM MODEL AND DRAINAGE REPORT TO BE PROVIDED IN FINAL ENGINEERING.

No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

GRADING PLAN

CHASE BANK
15525 W NATIONAL AVE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 06/20/2024
KHA PROJECT NO. 168558075
SHEET NUMBER
C2.0

Drawing name: K:\CHI_LDEV\168558075_Chase_New Berlin_WI\2 Design\CAD\PlanSheets\C2.0 - GRADING PLAN.dwg C2.0 Jun 20, 2024 2:39pm by: Josh.Williams
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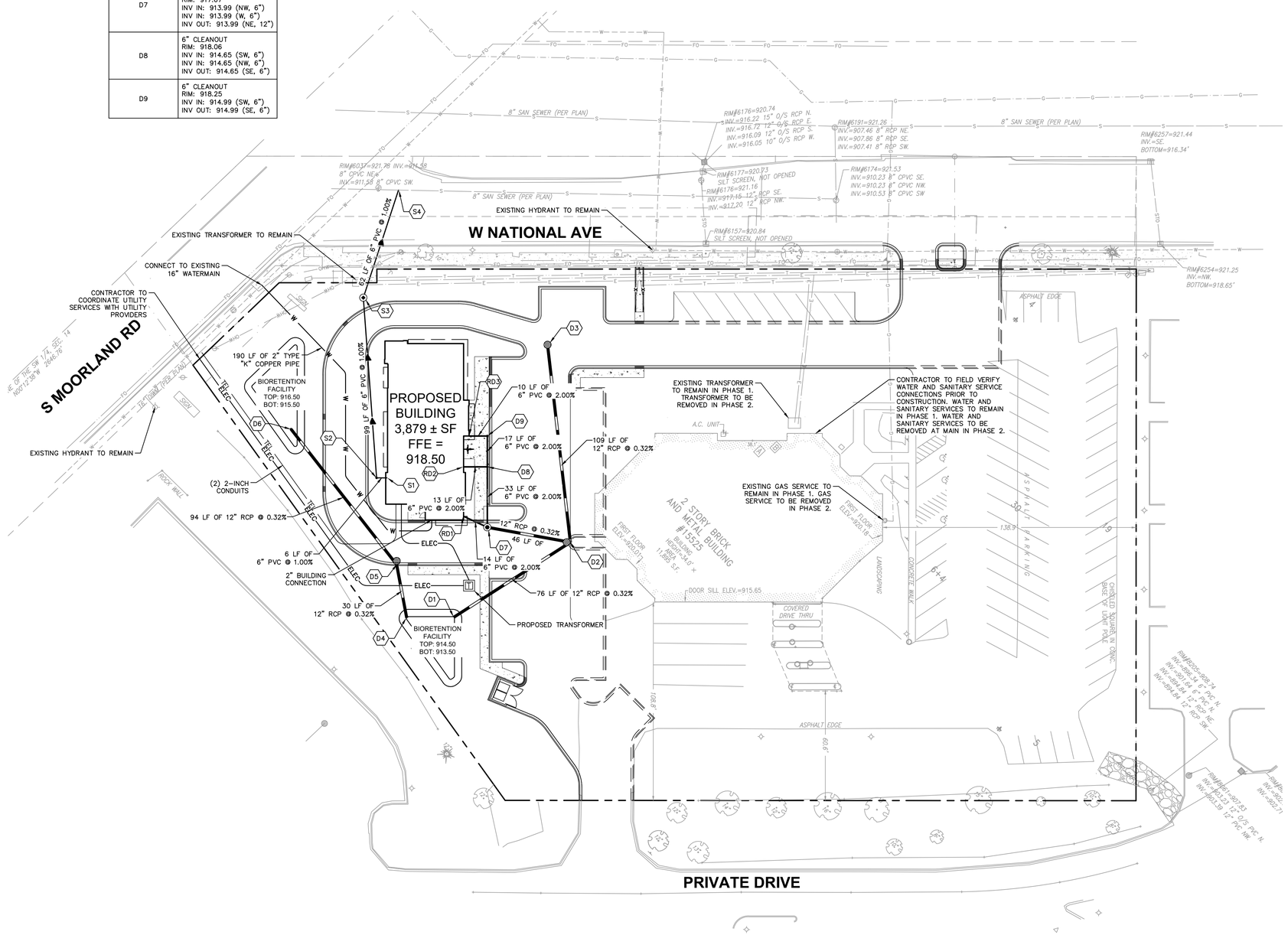
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D2	4' DIA. STORM MH WITH OPEN GRATE RIM: 916.15 INV IN: 913.74 (NW, 12") INV IN: 913.84 (SW, 12") INV OUT: 913.74 (S, 12")
D3	4' DIA. STORM MH WITH OPEN GRATE RIM: 917.96 INV OUT: 914.09 (SE, 12")
D5	4' DIA. STORM MH WITH OPEN GRATE RIM: 917.20 INV IN: 913.59 (W, 12") INV OUT: 913.59 (SE, 12")
D6	OBSERVATION WELL RIM: 915.50 INV OUT: 913.90 (E, 12")
D7	4' DIA. STORM MH WITH CLOSED LID RIM: 917.67 INV IN: 913.99 (NW, 6") INV IN: 913.99 (W, 6") INV OUT: 913.99 (NE, 12")
D8	6" CLEANOUT RIM: 918.06 INV IN: 914.65 (SW, 6") INV IN: 914.65 (NW, 6") INV OUT: 914.65 (SE, 6")
D9	6" CLEANOUT RIM: 918.25 INV IN: 914.99 (SW, 6") INV OUT: 914.99 (SE, 6")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	12" POND CONNECTION INV IN: 913.50 (N, 12")
D4	12" POND CONNECTION INV IN: 913.50 (NW, 12")
RD1	ROOF DRAIN CONNECTION INV OUT: 914.28 (E, 6")
RD2	ROOF DRAIN CONNECTION INV OUT: 914.91 (NE, 6")
RD3	ROOF DRAIN CONNECTION INV OUT: 915.19 (NE, 6")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	6" BUILDING CONNECTION INV OUT: 913.29 (SW, 6")
S2	6" CLEANOUT RIM: 917.93 INV IN: 913.23 (NE, 6") INV OUT: 913.23 (NW, 6")
S3	4' DIA. SANITARY MH INV IN: 912.24 (SE, 6") INV OUT: 912.14 (NW, 6")
S4	CONNECT TO EXISTING 8" SANITARY MAIN. RIM: 912.38 INV IN: 911.52 (SW, 10") INV IN: 911.52 (SE, 6") INV OUT: 911.52 (NE, 10")



GRAPHIC SCALE IN FEET
0 15 30 60

DIGGERS HOTLINE
(800) 242-8511

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "DIGGERS" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. UNDERGROUND FIBER OPTIC LINE
- EX. LIGHT POLE
- EX. UTILITY POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

UTILITY PLAN

CHASE BANK
15525 W NATIONAL AVE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 06/20/2024
KHA PROJECT NO. 168558075
SHEET NUMBER
C3.0

Drawing name: K:\CHI_LDEV\168558075_Chase_New Berlin_WI\2 Design\CAD\PlanSheets\C3.0 - UTILITY PLAN.dwg C3.0 Jun 20, 2024 2:39pm by: Josh.Williams
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LAND COVERAGE LEGEND

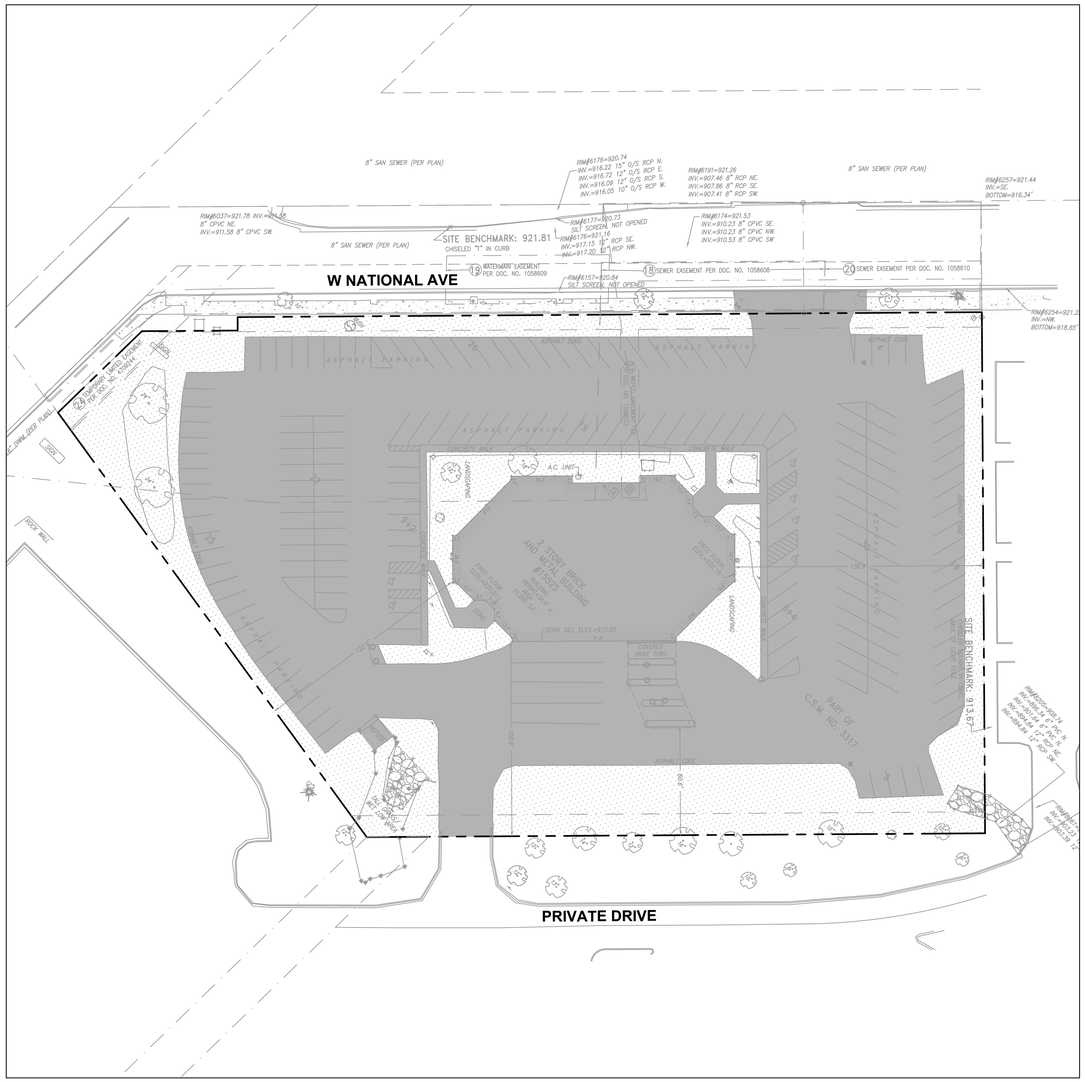
PERVIOUS COVER

IMPERVIOUS COVER

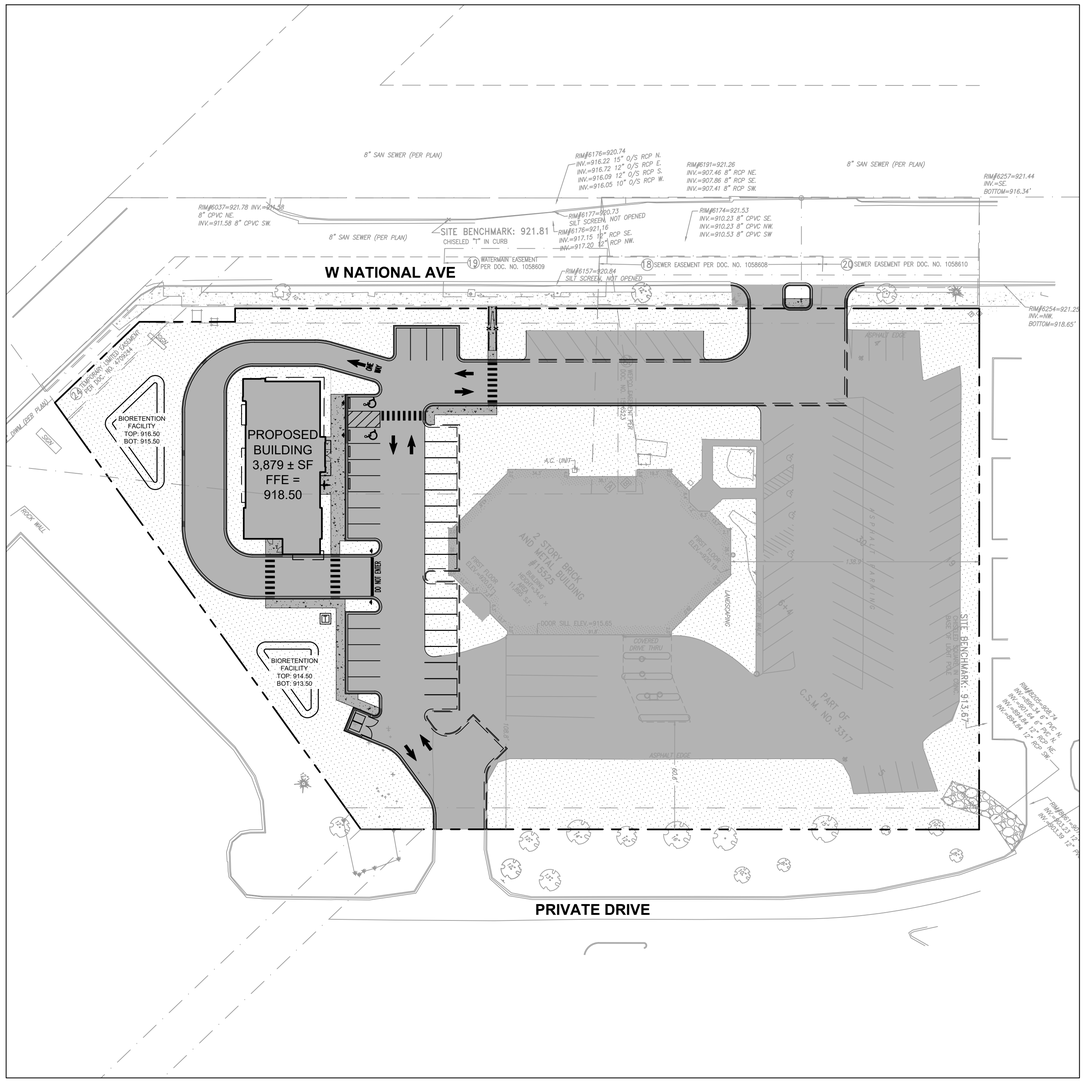
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DIGGERS HOTLINE®
(800) 242-8511



EXISTING IMPERVIOUS AREA
1" = 40'



PROPOSED IMPERVIOUS AREA
1" = 40'

EXISTING

TOTAL IMPERVIOUS AREA:	92,816 SF (2.13 AC)
TOTAL PERVIOUS AREA:	36,434 SF (0.84 AC)
TOTAL SITE AREA:	129,250 SF (2.97 AC)
IMPERVIOUS COVER PERCENTAGE:	71.8%

PROPOSED

TOTAL IMPERVIOUS AREA:	82,752 SF (1.90 AC)
TOTAL PERVIOUS AREA:	46,498 SF (1.07 AC)
TOTAL SITE AREA:	129,250 SF (2.97 AC)
EX. IMPERVIOUS COVER PERCENTAGE:	71.8%
PR. IMPERVIOUS COVER PERCENTAGE:	64.0%
TOTAL REDUCTION:	7.8%

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

IMPERVIOUS AREA EXHIBIT

CHASE BANK
15525 W NATIONAL AVE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 06/20/2024
KHA PROJECT NO. 168558075
SHEET NUMBER
C4.0

Drawing name: K:\CHI_LDEV\168558075_Chase_New Berlin_WI\2 Design\CAD\PlanSheets\C4.0 - IMPERVIOUS AREA EXHIBIT.dwg C4.0 Jun 20, 2024 2:39pm by: Josh.Williams
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NORTH ELEVATION

NOTE:
Per Zoning Ordinance of City of New Berlin, proposed architecture shall be friendly with existing surroundings. due to this requirement, Class I materials are observed in surrounding areas of the site in question.

In lieu of the "Bark" and "Ash" Nichiha Panels from 20.6 design standards, masonry in color "Midnight Black" and "Platinum" are bing proposed in addition of Harvey Cement stone in color Limestone

STORE FRONT
COLOR: BLACK ANODIZED
ALUM.

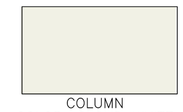
ACM PANELS
COLOR: CLEAR ANODIZED

CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.

BRICK
COLOR: PLATINUM
INTERSTATE BRICKS

BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS



COLUMN
COLOR: CLOUD WHITE

CLEAR GLASS

COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

NEW BERLIN-RELO
15525 W NATIONAL AVE.
NEW BERLIN, WI 53151

ARCHITECTURAL ELEVATIONS

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f: 312.583.9890
TAP Project Number: 23050

tap

SOUTH ELEVATION

NOTE:
Per Zoning Ordinance of City of New Berlin, proposed architecture shall be friendly with existing surroundings. due to this requirement, Class I materials are observed in surrounding areas of the site in question.

In lieu of the "Bark" and "Ash" Nichiha Panels from 20.6 design standards, masonry in color "Midnight Black" and "Platinum" are bing proposed in addition of Harvey Cement stone in color Limestone

STORE FRONT
COLOR: BLACK ANODIZED
ALUM.

ACM PANELS
COLOR: CLEAR ANODIZED

CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.

BRICK
COLOR: PLATINUM
INTERSTATE BRICKS

BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS

COLUMN
COLOR: CLOUD WHITE

CLEAR GLASS

COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

EAST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

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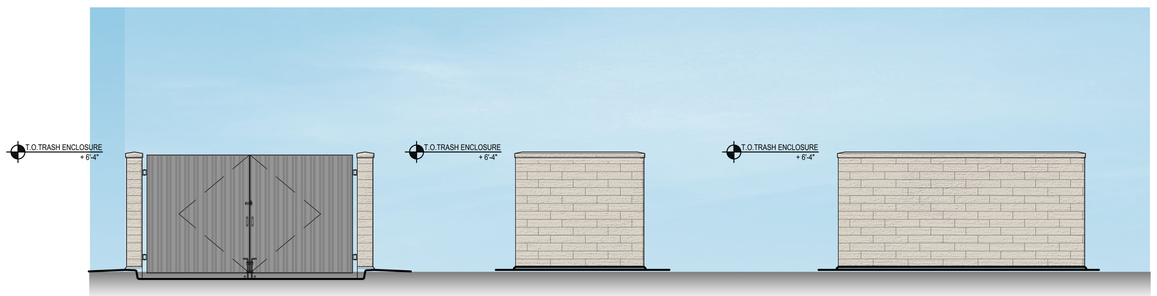
tap

CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT



TRASH ENCLOSURE

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

NEW BERLIN-RELO
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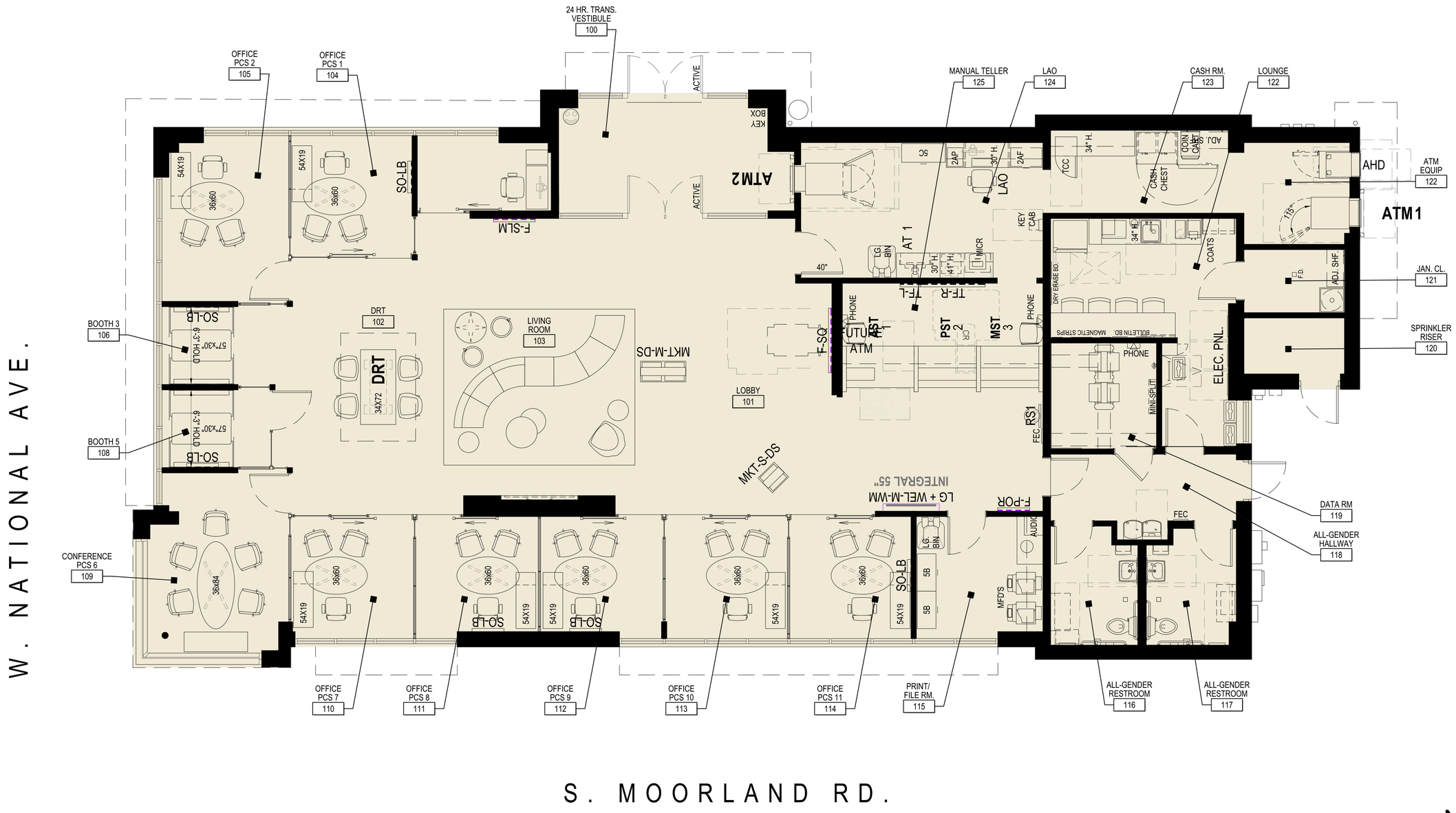

CHASE

NEW BERLIN-RELO
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ARCHITECTURAL FLOOR PLAN

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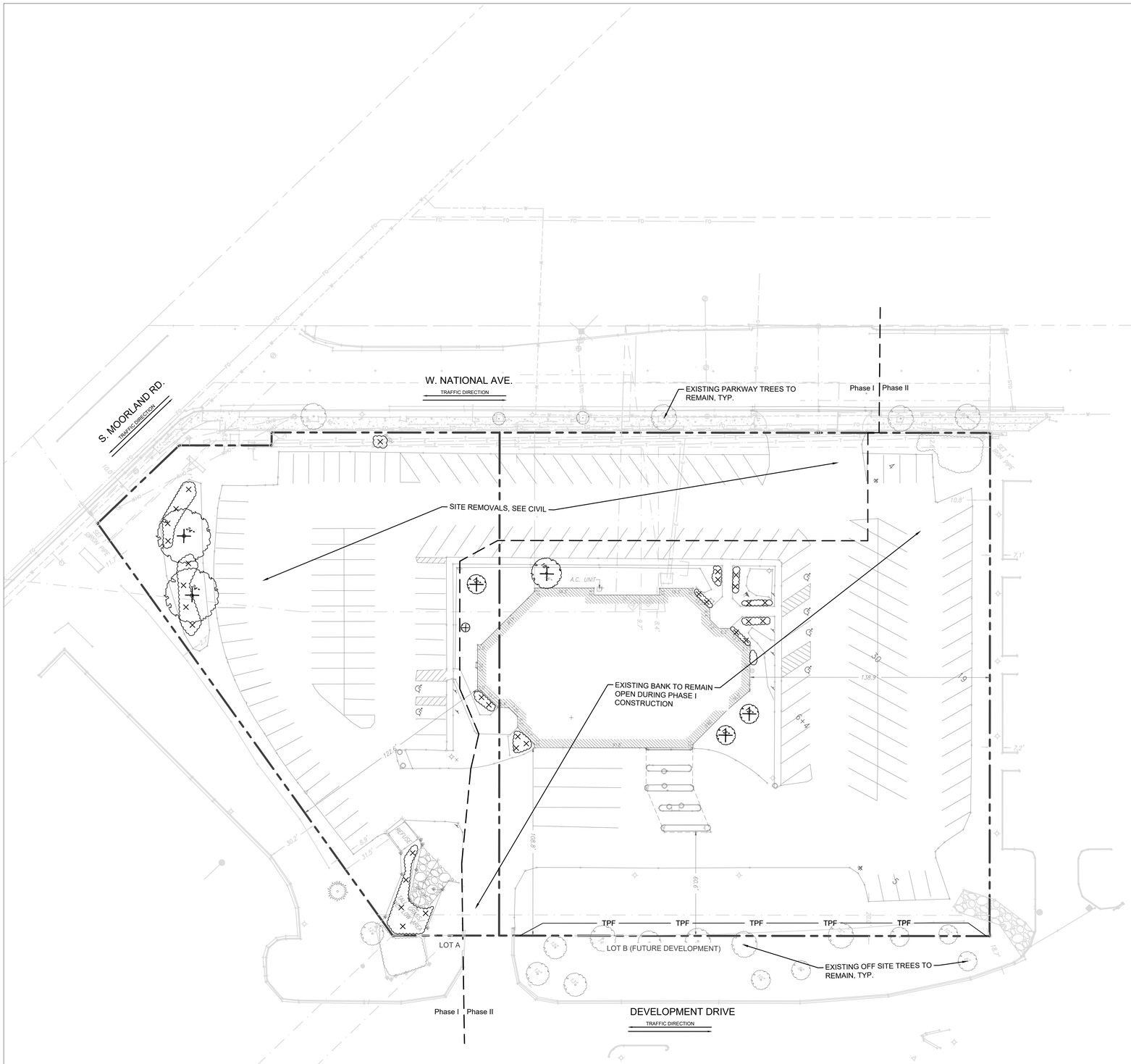
tap



Scale: 1 inch = 30 feet

LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- REMOVE BUILDING AND APPURTENANCES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE TO REMAIN
- EXISTING LANDSCAPE TO BE REMOVED
- TPF — TREE PROTECTION FENCE

CHASE BANK

15525 W. NATIONAL AVE.
NEW BERLIN, WI 53151

Client

CHASE

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Revisions

Date	Issue
6/20/2024	Submittal

Stamp

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

Title

TREE PRESERVATION PLAN

Sheet No.

L0.0

TERRA Project No: 18-162-047

Jun 20, 2024 - 3:57pm
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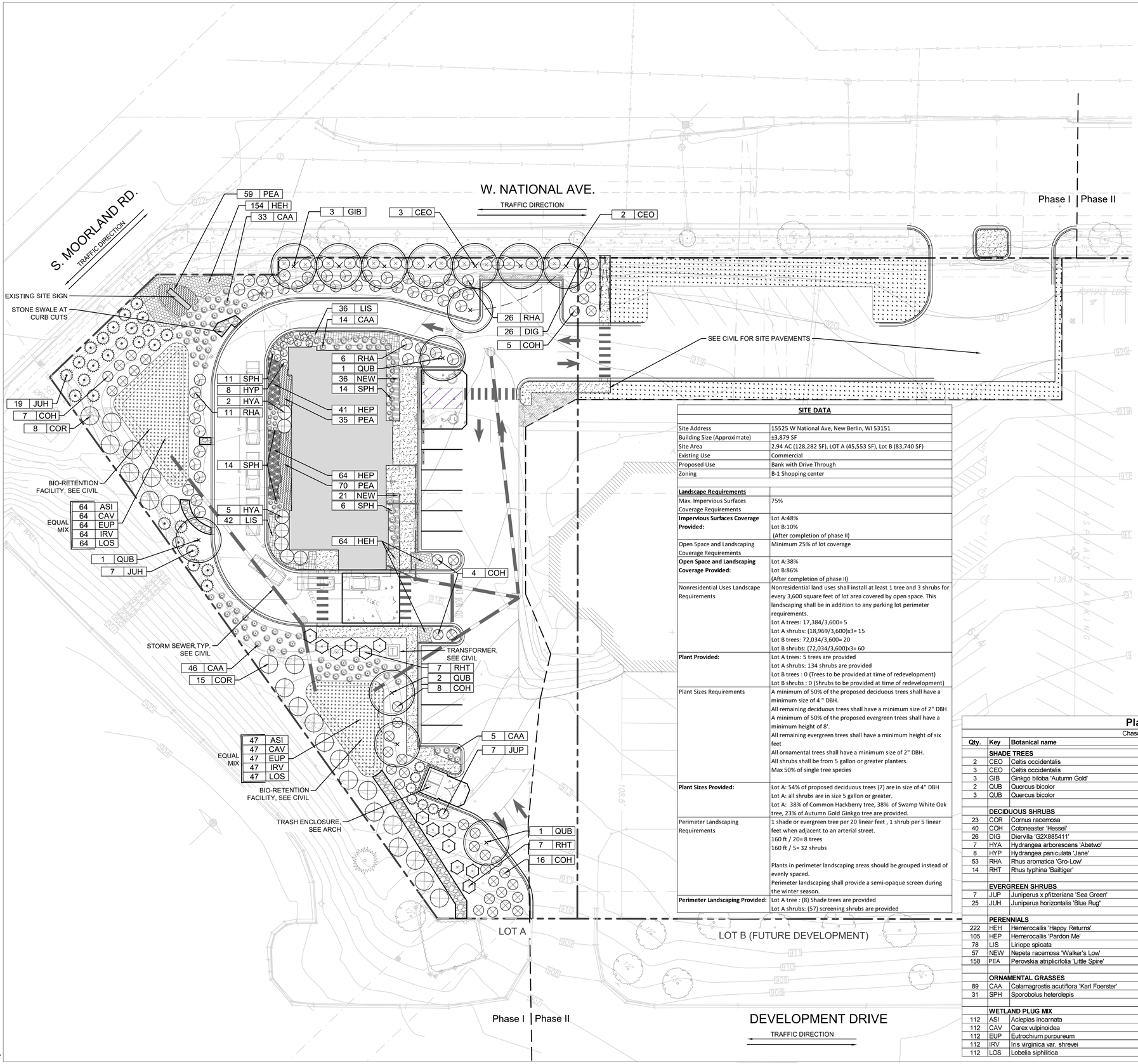
Original



Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- PHASE LIMITS OF WORK
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- BUILDING
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- GRAVEL/DECORATIVE STONE
- WHEELSTOP
- SHADE TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIAL / GROUNDCOVER AREAS
- MULCH, 3" DEPTH
- SOD
- BIKE RACK, SEE ARCH
- RAILING, SEE CIVIL

SITE DATA

Site Address	15525 W National Ave, New Berlin, WI 53151
Building Size (Approximate)	±3,879 SF
Site Area	2.94 AC (128,282 SF), LOT A (45,553 SF), Lot B (83,740 SF)
Existing Use	Commercial
Proposed Use	Bank with Drive Through
Zoning	B-1 Shopping center
Landscape Requirements	
Max. Impervious Surfaces Coverage Requirements	75%
Impervious Surfaces Coverage Provided:	Lot A:48% Lot B:10% (After completion of phase II)
Open Space and Landscaping Coverage Requirements	Minimum 25% of lot coverage
Open Space and Landscaping Coverage Provided:	Lot A:38% Lot B:86% (After completion of phase II)
Nonresidential Uses Landscape Requirements	Nonresidential land uses shall install at least 1 tree and 3 shrubs for every 3,600 square feet of lot area covered by open space. This landscaping shall be in addition to any parking lot perimeter requirements. Lot A trees: 17,384/3,600= 5 Lot A shrubs: (18,969/3,600)x3= 15 Lot B trees: 72,034/3,600= 20 Lot B shrubs: (72,034/3,600)x3= 60
Plant Provided:	Lot A trees: 5 trees are provided Lot A shrubs: 134 shrubs are provided Lot B trees : 0 (Trees to be provided at time of redevelopment) Lot B shrubs : 0 (Shrubs to be provided at time of redevelopment)
Plant Sizes Requirements	A minimum of 50% of the proposed deciduous trees shall have a minimum size of 4 " DBH. All remaining deciduous trees shall have a minimum size of 2" DBH A minimum of 50% of the proposed evergreen trees shall have a minimum height of 8'. All remaining evergreen trees shall have a minimum height of six feet All ornamental trees shall have a minimum size of 2" DBH. All shrubs shall be from 5 gallon or greater planters. Max 50% of single tree species
Plant Sizes Provided:	Lot A: 54% of proposed deciduous trees (7) are in size of 4" DBH Lot A: all shrubs are in size 5 gallon or greater. Lot A: 38% of Common Hackberry tree, 38% of Swamp White Oak tree, 23% of Autumn Gold Ginkgo tree are provided.
Perimeter Landscaping Requirements	1 shade or evergreen tree per 20 linear feet , 1 shrub per 5 linear feet when adjacent to an arterial street. 160 ft / 20= 8 trees 160 ft / 5= 32 shrubs Plants in perimeter landscaping areas should be grouped instead of evenly spaced. Perimeter landscaping shall provide a semi-opaque screen during the winter season.
Perimeter Landscaping Provided:	Lot A tree : (8) Shade trees are provided Lot A shrubs: (57) screening shrubs are provided

Plant Schedule

Chase Bank - New Berlin, WI

Qty.	Key	Botanical name	Common name	Size	Notes
	SHADE TREES				
2	CEO	Celtis occidentalis	Common Hackberry	4" B&B	Central leader
3	CEO	Celtis occidentalis	Common Hackberry	2.5" B&B	Central leader
3	GIB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	4" B&B	Central leader
2	QUB	Quercus bicolor	Swamp White Oak	4" B&B	Central leader
3	QUB	Quercus bicolor	Swamp White Oak	2.5" B&B	Central leader
	DECIDUOUS SHRUBS				
23	COR	Cornus racemosa	Gray Dogwood	60" B&B	8' o.c.
40	COH	Cotoneaster 'Hessei'	Hesse Cotoneaster	#5 Cont.	6' o.c.
26	DIG	Diervilla 'G2X885411'	Kodiak Red Bush Honeysuckle	#5 Cont.	5' o.c.
7	HYA	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5 Cont.	5' o.c.
8	HYP	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	#5 Cont.	3' o.c.
53	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont.	6' o.c.
14	RHT	Rhus typhina 'Bailtiger'	Tiger Eyes Staghorn Sumac	#5 Cont.	6' o.c.
	EVERGREEN SHRUBS				
7	JUP	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	36" B&B	5' o.c.
25	JUH	Juniperus horizontalis 'Blue Rug'	Blue Rug Creeping Juniper	#5 Cont.	5' o.c.
	PERENNIALS				
222	HEH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	18" o.c.
105	HEP	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1 Cont.	18" o.c.
78	LIS	Liriope spicata	Creeping Lilyturf	4" pots	12" o.c.
57	NEW	Nepeta racemosa 'Walker's Low'	Walkers Low Catmint	#1 Cont.	18" o.c.
158	PEA	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.	18" o.c.
	ORNAMENTAL GRASSES				
89	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	36" o.c.
31	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	30" o.c.
	WETLAND PLUG MIX				
112	ASI	Aclepias incarnata	Swamp Milkweed	2.5" pots	Mix evenly 24" o.c.
112	CAV	Carex vulpinoidea	Fox Sedge	2.5" pots	Mix evenly 24" o.c.
112	EUP	Eutrochium purpureum	Purple Joe Pye Weed	2.5" pots	Mix evenly 24" o.c.
112	IRV	Iris virginica var. shrevei	Blue Flag Iris	2.5" pots	Mix evenly 24" o.c.
112	LOS	Lobelia siphilitica	Blue Cardinal Flower	2.5" pots	Mix evenly 24" o.c.

CHASE BANK

15525 W. NATIONAL AVE.
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Client

CHASE

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Revisions

Date	Issue
6/20/2024	Submittal

Stamp

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

Title

LANDSCAPE PLAN
PHASE 1

Sheet No.

L1.0

TERRA Project No. 18-162-047

Jun 20, 2024 - 3:59pm
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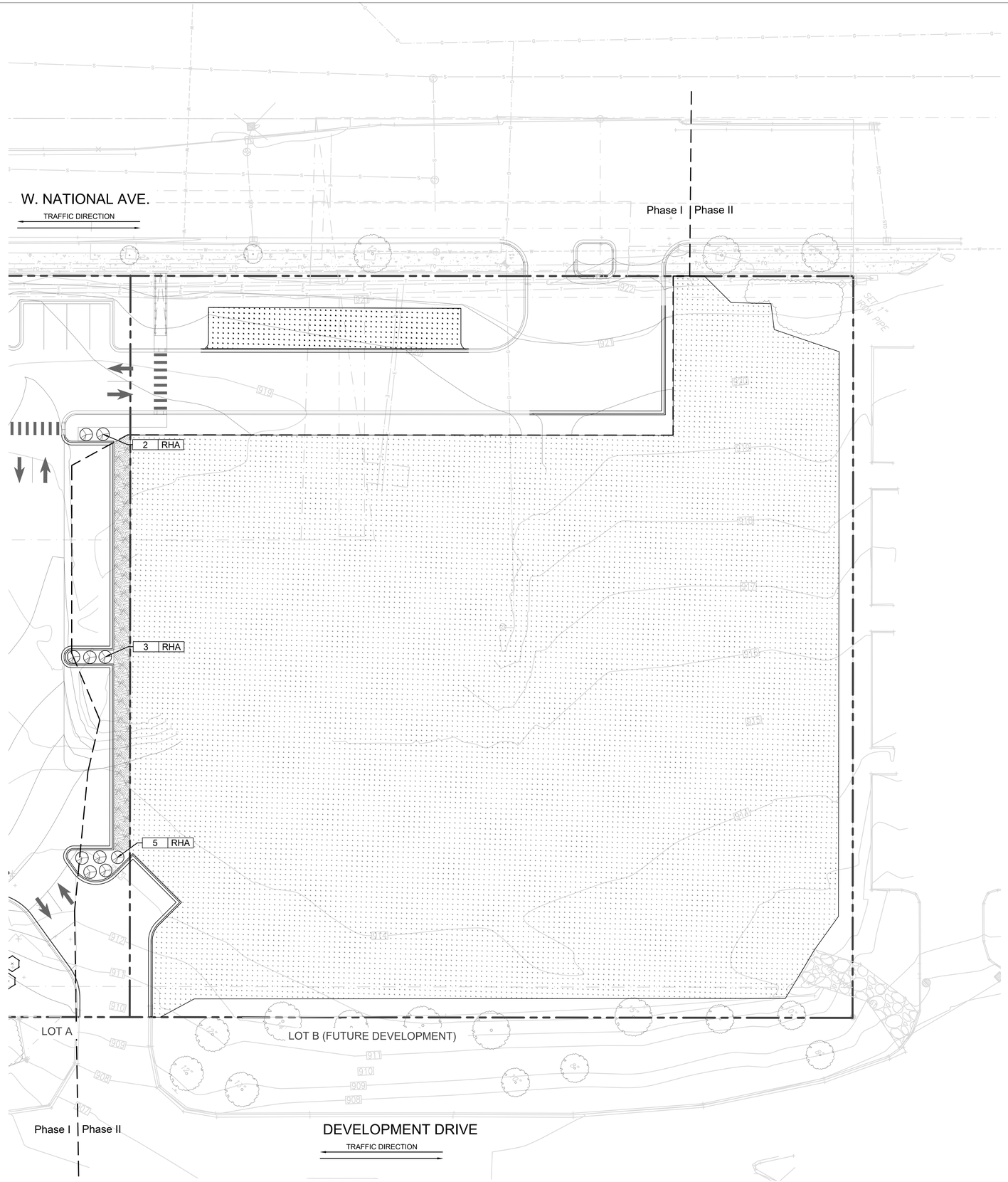
Craig.M



Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- PHASE LIMITS OF WORK
- EXISTING TREE TO REMAIN
- CONCRETE CURB AND GUTTER
- SHADE TREE
- DECIDUOUS SHRUBS
- SEED AND BLANKET
- SOD
- MULCH, 3" DEPTH

NOTE: SEE LANDSCAPE REQUIREMENTS TABLE ON L1.0. LANDSCAPE REQUIREMENT FOR LOT B TO BE PROVIDED AT TIME FOR REDEVELOPMENT.

CHASE BANK

15525 W. NATIONAL AVE.
NEW BERLIN, WI 53151

Client

CHASE

Project Team

CIVIL ENGINEER/LANDSCAPE ARCHITECT

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Revisions

	Date	Issue
	6/20/2024	Submittal

Stamp

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

Title

LANDSCAPE PLAN
PHASE 2

Sheet No.

L1.1

TERRA Project No: 18-162-047

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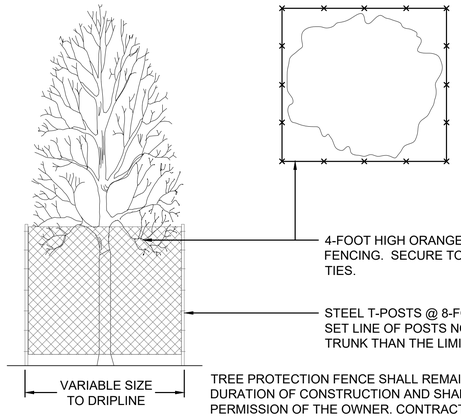
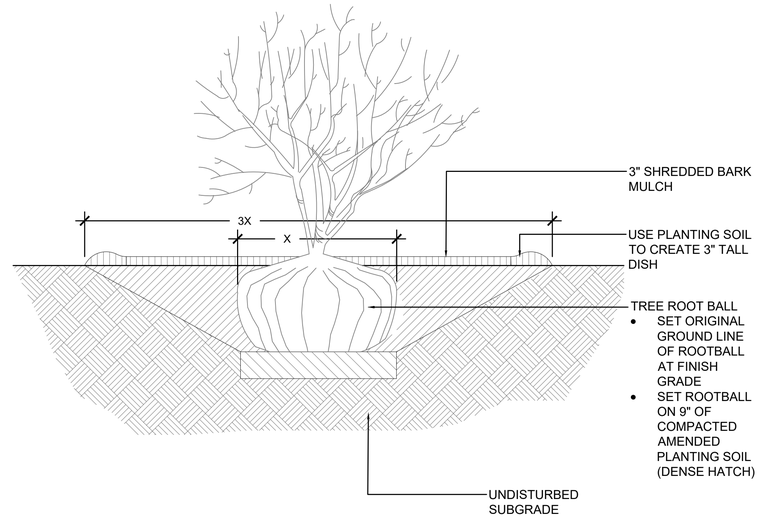


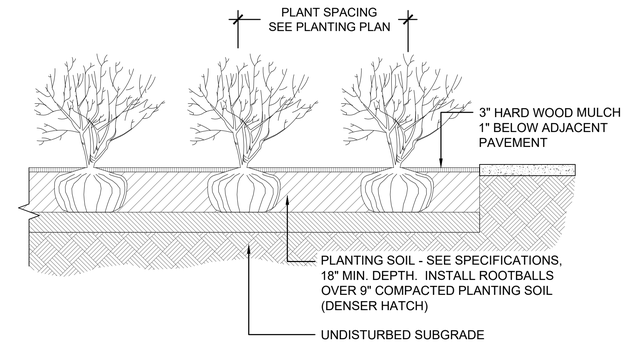
TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ONLY BY PERMISSION OF THE OWNER. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN TREE PROTECTION ZONE.

MULTIPLE TREES MAY BE ENCLOSED BY A SINGLE FENCE LINE PROVIDED FENCE INCLUDES LIMITS OF TREE CANOPY.

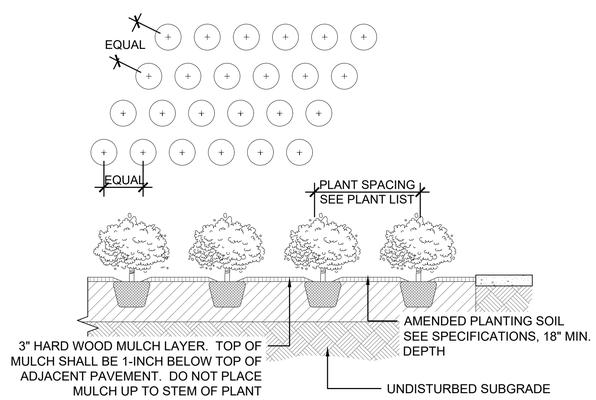
1 TREE PROTECTION DETAIL
SCALE: NTS



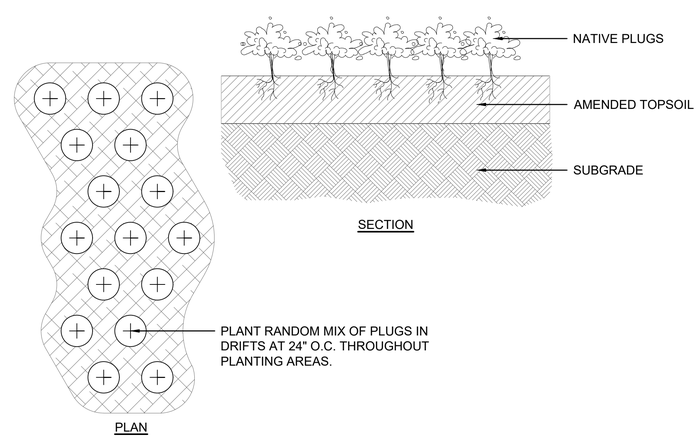
2 SHADE TREE PLANTING DETAIL
SCALE: NTS



3 SHRUB DETAILS
SCALE: NTS



4 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS



5 PLUG PLANTING
SCALE: NTS

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Client

CHASE

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Revisions

Date	Issue
6/20/2024	Submittal

Stamp

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

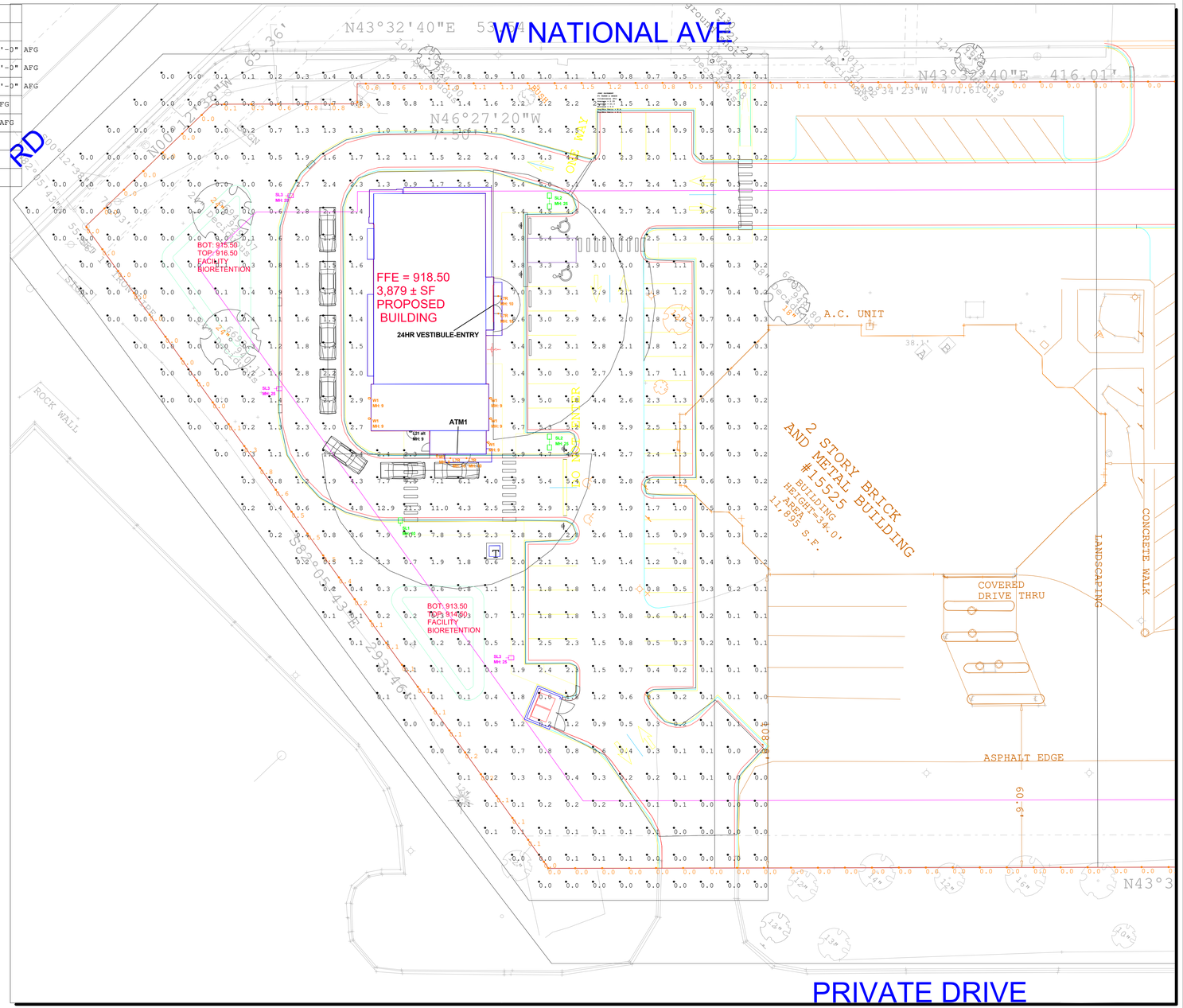
Title
LANDSCAPE DETAILS

Sheet No.
L2.0
TERRA Project No: 18-162-047

Jun 20, 2024 – 3:59pm
M:_2018\18-162 The Architects Partnership\18-162-047 – New Berlin WI\Design\Site\Drawings\L2.0 Landscape Details.dwg
Cooper

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
24HR VESTIBULE 10'	Fc	19.04	84.0	2.5	7.62	33.60	FC TAKEN 10' FROM VESTIBULE @ 3'-0" AFG
24HR VESTIBULE 50'	Fc	5.11	69.1	1.6	3.19	43.19	FC TAKEN 50' FROM VESTIBULE @ 3'-0" AFG
60' PARKING	Fc	1.73	1.8	1.7	1.02	1.06	FC TAKEN 60' FROM VESTIBULE @ 3'-0" AFG
ATM1 5'	Fc	46.19	83.1	10.4	4.44	7.99	FC TAKEN 5' FROM ATM1 @ 3'-0" AFG
ATM1 50'	Fc	6.35	69.5	0.3	21.17	231.67	FC TAKEN 50' FROM ATM1 @ 3'-0" AFG
PROPERTY LINE	Fc	0.15	1.5	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.34	21.3	0.0	N.A.	N.A.	FC TAKEN @ GRADE
JPMC PAVEMENT	Fc	2.35	21.3	0.0	N.A.	N.A.	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	SL1	1	EACL010F4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL3	3	EACL010C3AW740-DIMMING-D1-FINISH WITH ELS EAC-ABL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	SL2	2	EACL010F4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	L21 alt	1	AFF WT	EMERGENCY LIGHT
	L7R	4	5811SAT20L8040	RECESSED DOWNLIGHT
	W1	6	9004-W2-RW-LED3090-W-BK-L1-UNV	WALL MOUNT UP/ DN LIGHT



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY
- MH IS AN OVERALL MOUNTING HEIGHT.

lighting > electrical > energy
technology > signs

FACILITY SOLUTIONS GROUP

#	Date	Comments

Revisions

Drawn By: JJM
Checked By:
Date:6/21/2024

JPMC NEW BERLIN, WI
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

Page M of 1