Plan Commission Meeting Agenda

August 13, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 8/1/2025

AGENDA

1. **PUBLIC HEARING(S)**
   - **A.** KH DCD1-2501043 Zoning Code Updates
   - **B.** (7) KH RZ-2501137 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) - Rezone from A-1 to R-1/R-2
2. **PRIVILEGE OF THE FLOOR**
   Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.
3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
5. **APPROVAL OF MINUTES**
   - **A.** July 15, 2025 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **CONTINUED BUSINESS**
8. **NEW BUSINESS**
   - **A.** (1) KH UA-2501052 LaMacchia Group on behalf of TruStone Financial Credit Union - 12800 W. National Ave - Use, Site and Architecture Approval for a 3,400 sq. ft. building
   - **B.** (4) NJ Discussion and possible action to recommend to Common Council approval of LD-2501018 Tamara Cooper - 5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001- 2-Lot Certified Survey Map - lot line adjustment.
   - **C.** (1) GK/NJ UA-2500541 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #: 1158.989.001, 1158.989.002 & 1158.989.003) - Use, Site and Architecture Approval to construct a neighborhood development consistent with PUD Ordinance #2701, The Conservancy Neighborhood Development Plan.
   - **D.** (7) KW Discussion and possible action to recommend to Common Council approval of LD-2501123 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - 1-Lot Certified Survey Map.
   - **E.** (7) KW UA-2501124 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - Use, Site and Architecture Approval to construct a new office building for Shorewest Realtors.

F. (5) KW UA-2501125 LaToya Moten with Christian Brothers Automotive - 15260 W. Beloit Road (Tax Key #: 1254.996) - Use, Site and Architecture Approval to construct an automotive service center.

9. PENDING

10. COMMUNICATIONS

11. ADJOURN

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.
- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.
- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Referral from the Assessor's Department / Chapter 275, Zoning Code Updates**
LOCATION:	**Citywide**
REQUEST:	**Plan Commission discussion of the proposed updates to the Zoning Code, Chapter 275.**
D.R.C. RECOMMENDATION:	**Public hearing, no action.**

Background:

1. **DCD Staff have met with the Assessor's Department and Building Inspection Division to review updates to the code.**
2. **The following changes are proposed to the Zoning Code:**
    a. **§ 275-25. Building Permits.**

Next Steps:

1. **Public hearing held before Plan Commission (August 13, 2025).**
2. **Plan Commission recommendation forwarded to the Common Council for final action.**
3. **Common Council review for final action.**

Previous Action:

6/24/2025 Common Council set the public hearing date for August 13, 2025.

Attachments:

Draft Zoning Code Amendments

Ordinance # 2713

Sec. 275-25. - Building permits.

A. General requirement. No building or structure shall be erected, altered, relocated, moved, extended, or enlarged until a building permit has been issued by the Director, certifying that such building, as proposed, would be in compliance with the provisions of this chapter, with the current edition of the International Building Code as adopted by the state, and with the adopted City Building Code at the time of building permit issuance.

B. Application. In addition to the requirements of §§ SPS 320.04 and SPS 361.03, Wis. Adm. Code, applications for a building permit for new construction and for additions to existing construction shall include all information and supporting materials as specified by the permit application center.

1. Description and Value of Work for new construction. Prior to applying for a building permit for new construction, all applicants of building permits, except for one or two-family dwellings, shall submit a description of work and its scheduled cost on a form to be furnished by the department.

C. Permit issuance. No building permit shall be issued until the Department of Community Development has issued the zoning permit/use approval and all public improvements are installed and accepted by the City or a sanitary permit has been issued by the county.

D. Recertification. Recertification of the line and grade of footings is required and shall be prepared by a registered land surveyor and submitted to the Department of Community Development prior to any further masonry construction or the pouring of footings.

E. Recertification of the lot grades. Recertification of the lot grades is required and shall be prepared by a registered land surveyor and submitted to the Department of Community Development upon completion of the project or prior to expiration of the building permit.

STATE OF WISCONSIN **WAUKESHA COUNTY** **CITY OF NEW BERLIN**

ORDINANCE NO. 2713

ORDINANCE TO AMEND CHAPTER 275 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF NEW BERLIN

The Common Council of the City of New Berlin do ordain as follows:

SECTION I

Section 275-25B of the Zoning Code of the City of New Berlin is hereby amended to read as follows:

B. Application. In addition to the requirements of §§ SPS 320.04 and SPS 361.03, Wis. Adm. Code, applications for a building permit for new construction and for additions to existing construction shall include all information and supporting materials as specified by the permit application center.

1. Description and Value of Work for new construction. Prior to applying for a building permit for new construction, all applicants of building permits, except for one or two-family dwellings, shall submit a description of work and its scheduled cost on a form to be furnished by the department.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of New Berlin, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council this 14th day of October, 2025.

APPROVED:

_____

David Ament, Mayor

Countersigned:

_____

Rubina Medina, City Clerk

DRAFT

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**John Jewell, Jewell Homes LLC / Rezoning**
LOCATION:	**Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road)**
REQUEST:	**Request to rezone the property located at Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road) from A-1 to R-1/R-2.**
D.R.C. RECOMMENDATION:	**Public hearing, no action.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of August 13, 2025

John Jewell, Jewell Homes LLC / Rezoning
Tax Key #: 1213.996 (northwest corner of Coffee Road and Calhoun Road)

DATE STAFF REPORT PREPARED: July 25, 2025

APPLICANT / OWNER(S): John Jewell with Jewell Homes LLC / Koefler Living Trust

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road) from A-1 to R-1/R-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/30/2025

DATE OF COMPLETENESS DETERMINATION: 7/1/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 1/6/2025
Staff Site Visit: 7/282025

CONCEPTUAL PLAN: A 3-Lot CSM has been submitted (See File # LD-2501138).

SIZE OF DEVELOPMENT / PARCEL(S): 18.2 acres

CURRENT ZONING: A-1 (Agricultural District)

CURRENT LAND USE: Agricultural

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District)

PROPOSED LAND USE: Single-family residential

PROPOSED LOT SIZES: See File # LD-2501138

Lot 1	5.017 acres
Lot 2	5.016 acres
Lot 3	8.171 acres

PROPOSED DENSITY: 1 lot per 5 acres

ADJACENT ZONING AND LAND USE:

North:	Zoning: C-2	Land Use: Vacant
South:	Zoning: A-1 & C-1	Land Use: Agricultural
East:	Zoning: A-1	Land Use: Agricultural
West:	Zoning: R-1/R-2 & C-1	Land Use: Single-Family Residential & Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 12: Neighborhood B: West Lincoln Avenue & Western Area: Yes, the concepts meet the intent of this Chapter.

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Development Policies:

- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *While agricultural uses are encouraged to remain, it is recognized that the area may develop for residential conservation subdivisions. Residential uses shall be permitted and accommodated pursuant to these policies. As agricultural lands transition to residential developments, the subdivision design should incorporate farming and agriculture uses as viable open space options.*
- *Where development may occur, encourage rural open space subdivisions that preserve the rural character and sensitive natural areas. Regulations have been developed that require open spaces to be incorporated into these subdivisions, while allowing smaller lots to be clustered on lands most suited for development. Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.*
- *The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing private on-site wastewater treatments systems that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.*
- *While it is recognized that State regulations for private on-site sewage treatment systems may evolve over time, it is the policy of the City of New Berlin that these possible changes do not affect this maximum allowable density.*
- *Explore and implement amenities that are consistent with a rural theme, such as equestrian facilities, trails, bed and breakfasts, nature preserves, parks, community gardens, agricultural businesses, and others.*

Land Use

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): The lots meet the requirements in §275-33B(1).

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Secondary Environmental Corridor.
Wetland On Property: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services in June 2025.
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: Yes, a very small portion of the proposed Lot 3 is in Floodplain Zone AE.
Topography / Geologic: Site is relatively flat.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.

STORMWATER MANAGEMENT / DRAINAGE PLAN: 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: No
Basin Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes

WATER USAGE CALC.: Estimated 250 GPD per new single-family lot. Private wells will be required.

TRAFFIC IMPACT: ITE Manual estimates the following for single-family development:
Weekday AM Peak – 0.77 trips per lot = 2 trips
Weekday PM Peak – 1.02 trips per lot = 3 trips
Weekend Peak – 0.93 trips per lot = 3 trips

SCHOOL DISTRICT IMPACT: 2 new lots x 0.46 students/lot = 1 estimated student
Elementary School (0.23 students/lot)
Middle School (0.11 students/lot)
High School (0.12 students/lot)
Notice Sent to Affected School District(s): No

PREVIOUS ACTION: None

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. The rezoning must meet the following criteria outlined in §275-22(F):
    a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;

       The rezoning request is consistent with the Future Land Use Map in the City's Comprehensive Plan, which identifies this area as Country Residential.

    b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

       Yes, the proposed rezoning is compliant. This property is not served by public sanitary sewer and water facilities.

    c. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;

       Yes, the proposed development is compliant.

    d. The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;

       Yes, the proposed rezoning is compliant.

    e. The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

       Yes, the proposed rezoning is compliant.

    f. The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and

       No, it will not be spot zoning and will be consistent with the Comprehensive Plan.

    g. The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.

       Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.

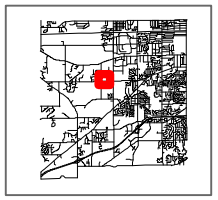
2. The applicant has simultaneously applied for a 3-Lot CSM (See File # LD-2501138).
3. Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services in June 2025.
4. Conservation Easement will be required with CSM application.

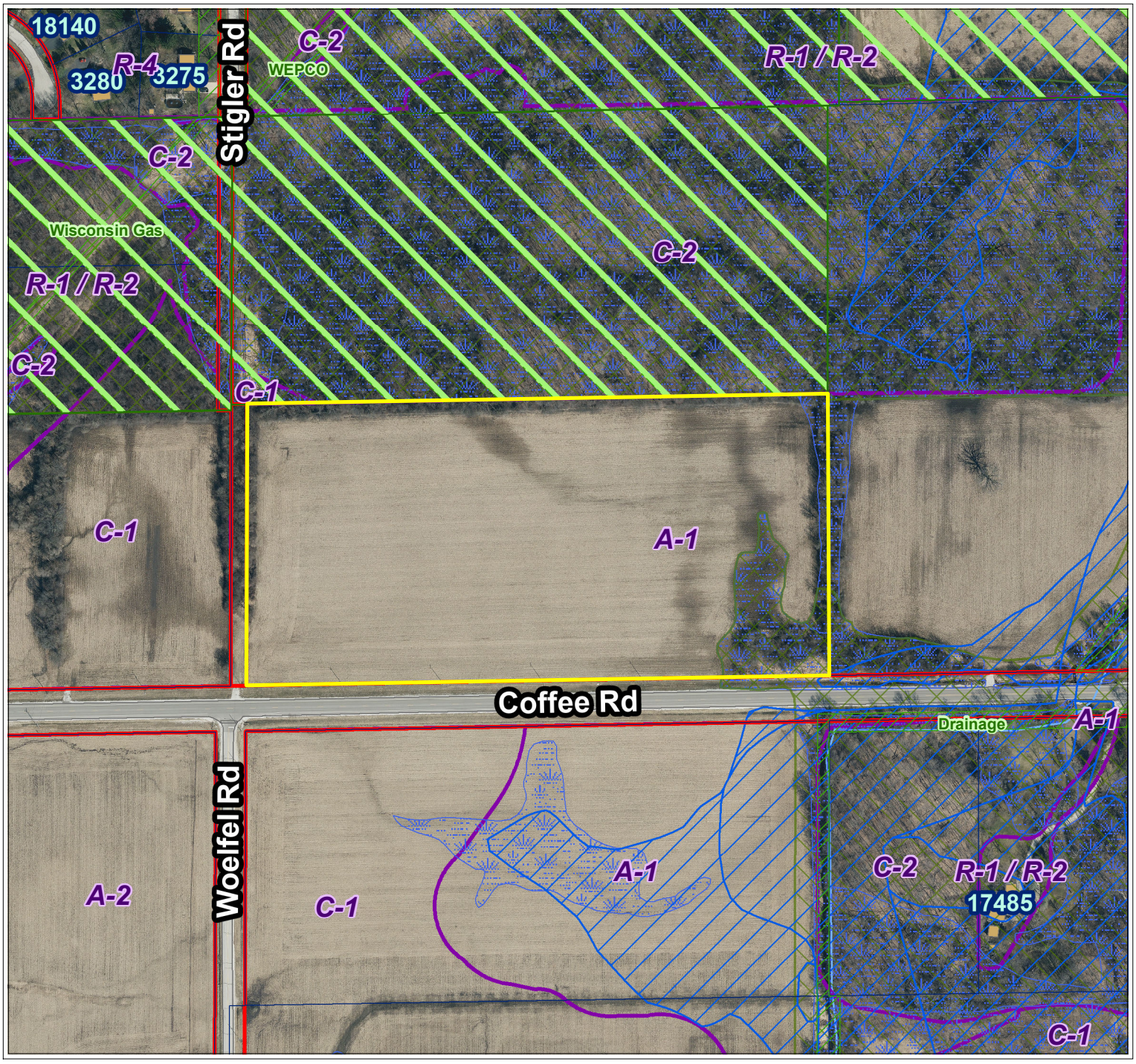
D.R.C. RECOMMENDATION: Public hearing only, no action. **See Executive Summary.**

ATTACHMENTS:
Location Map
Zoning Comparison Map
CSM

City of New Berlin
Community Development

RZ-2501137 & LD-2501138
Jewell Rezoning and 3-Lot CSM
Tax Key #: 1213.996





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

0 120 240 Feet

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

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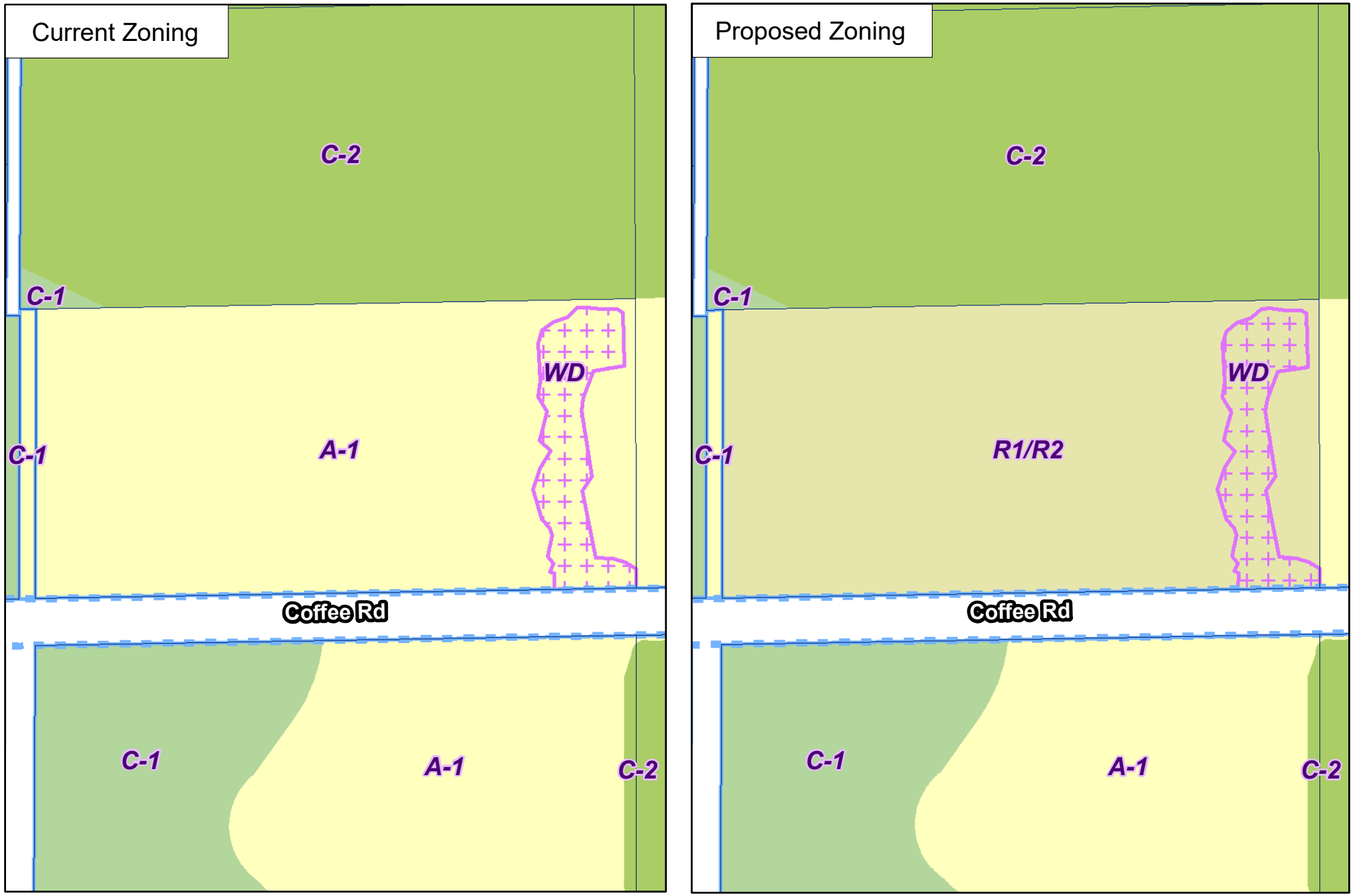
6

Map Printed: 7/7/2025 10:00:58 AM



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

RZ-2501137
Jewell Homes LLC
Taxkey# 1213996
(NE Corner of Woelfel & Coffee Rd)

Legend
Parcels
Road Right-of-Way

N

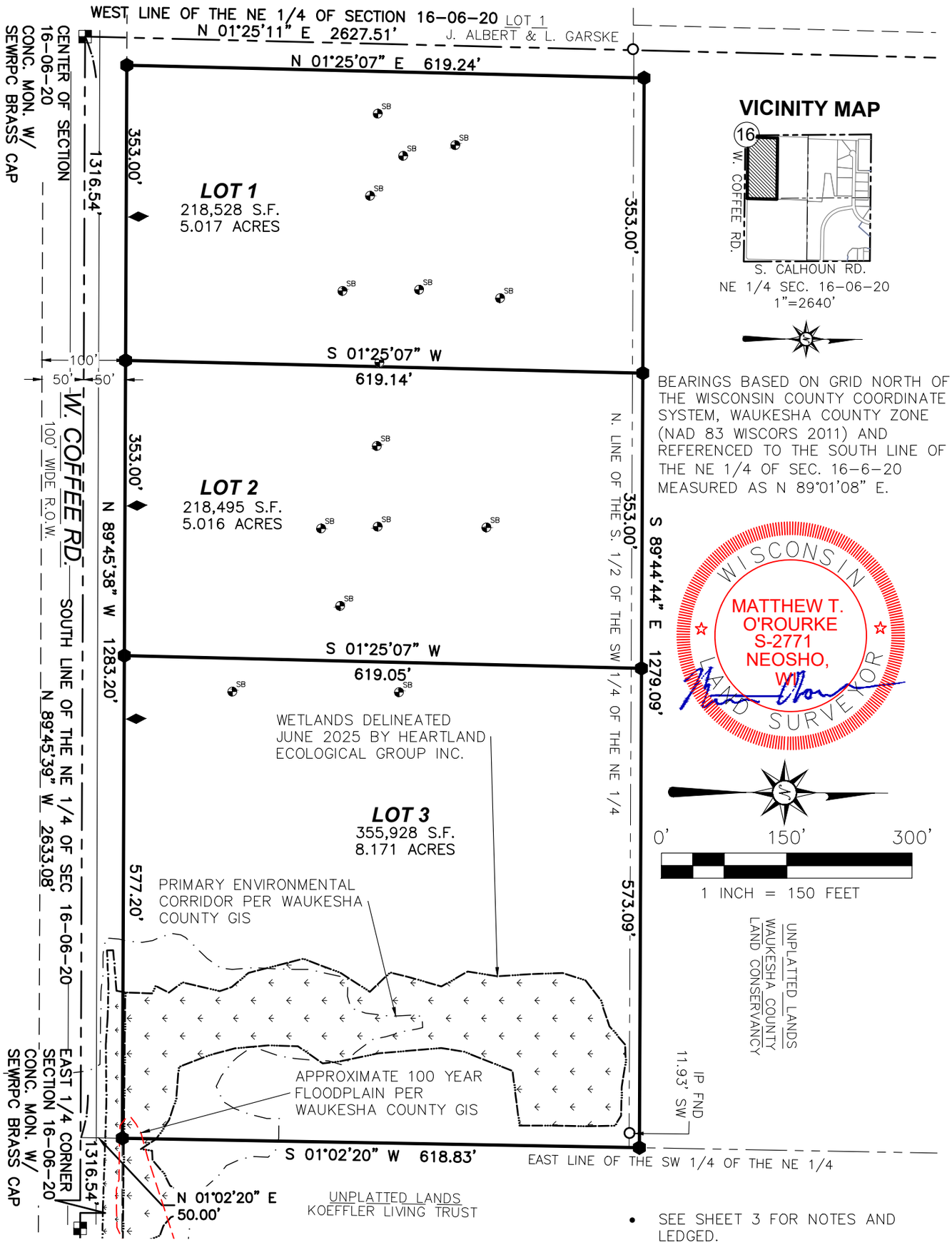
0 125 250 Feet
7

P:\DCD\Projects\RZ\RZ-2501137 Jewell\GIS\RZ-2501137 Zoning Comp Map.mxd

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP

NE 1/4 SEC. 16-06-20
1"=2640'

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SEC. 16-6-20 MEASURED AS N 89°01'08" E.

0' 150' 300'

1 INCH = 150 FEET

- SEE SHEET 3 FOR NOTES AND LEDGED.

PREPARED FOR:
JOHN JEWELL AND EVAN DITTMAR
S75W17237 JANESVILLE RD.
MUSKEGO, WI 53150

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 06/30/2025
JOB# 25162
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°45'39" W ALONG THE SOUTH LINE OF THE NE 1/4 SECTION OF SAID SECTION, 1316.54 FEET; THENCE N 01°02'20" E TO A POINT ON THE NORTH RIGHT-OF-WAY OF WEST COFFEE ROAD, 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°45'38" W ALONG THE NORTH RIGHT-OF-WAY OF WEST COFFEE ROAD, 1283.20 FEET; THENCE N 01°25'07" E, 619.24 FEET; THENCE S 89°44'44" E, 1279.09 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S 01°02'20" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, 618.83 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 792,951 SQUARE FEET OR 18.204 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF JOHN JEWELL AND EVAN DITTMAR, OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF_____, 20_____.

_____
MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

WETLAND/FLOODPLAIN AND ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND, FLOODPLAIN AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1 OF 5 ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC, IS PROHIBITED WITHIN THE CONSERVANCY/WETLAND/FLOODPLAIN AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE SECONDARY ENVIRONMENTAL CORRIDOR AREA.

3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.

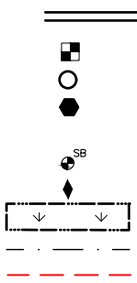
4. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

5. THE CONSTRUCTION OF BUILDINGS OR ACCESSORY USES ARE PROHIBITED WITHIN THE WETLAND AND FLOODPLAIN AND PER THE CONSERVATION EASEMENT PROVISIONS.

NOTES:

- 100 YEAR FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0332H, MAP REVISED JUNE 26, 2025. FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1% FLOOD CHANCE.

LEGEND



SECTION CORNER MONUMENT
FOUND 1" IRON PIPE OR NOTED
SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
SOIL BORE
DRIVEWAY LOCATION
WETLANDS
PEC
FLOODPLAIN

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JOHN JEWELL AND EVAN DITTMAR, OWNER.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ITS _____,

AT_____WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____DAY OF_____, 20_____.

IN THE PRESENCE OF:

_____

CORPORATE NAME

_____ _____

PRINT TITLE: DATE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____20____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE;

AS OWNERS WE JOHN JEWELL AND EVAN DITTMAR, HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

_____
JOHN JEWELL

_____
EVAN DITTMAR

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED JOHN JEWELL AND EVAN DITTMAR, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION

THIS _____DAY OF _____, 20_____.

_____ _____
DAVID A. AMENT, MAYOR/CHAIRMAN NIKKI JONES, PLAN COMMISSION SECRETARY,

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS _____DAY OF _____, 20_____.

_____ _____
DAVID A. AMENT, MAYOR RUBINA R. MEDINA, CITY CLERK

Plan Commission
MEETING MINUTES

July 15, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)
None

2. PRIVILEGE OF THE FLOOR
Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.
None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE
Mayor Ament called the meeting to order at 6:03 PM 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, Alderperson Stribl, Mayor Ament
Excused: Commissioner Brian Felda, Commissioner Robert Rafel, Commissioner Meg Gardner

Staff Present: City Attorney Mark Blum, Deputy DCD Director Nikki Jones, Principal Planner Kelly Wall, Community Relations Specialist Joelle Erickson

It was confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

5. APPROVAL OF MINUTES

A. June 2, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Anderson
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT
None

7. CONTINUED BUSINESS
None

8. NEW BUSINESS

A. Discussion and possible action to recommend to Common Council approval of (4) KW CP-2500617 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key

#: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) and adoption of Resolution 2025-12 and Ordinance 2709 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10) from Residential Estate to Suburban Commercial with PUD Overlay. (Public Hearing 6/2/2025)

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 4-0

B. Discussion and possible action to recommend to Common Council approval of (4) KW RZ-2500618 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) and adoption of Ordinance 2710 that approves the rezoning from B-2 and R-3 to B-2/PUD. (Public Hearing 6/2/2025)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 4-0

C. Discussion and possible action to recommend to Common Council approval of (4) KW LD-2500926 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) - 1-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Alderman Stribl
Motion Passes 4-0

D. (4) KW UA-2500927 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)- Use, Site, and Architecture Approval to convert the existing house and barn into an event venue.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Anderson
Motion Passes 4-0

E. (5) KH SG-2500799 Jaina Westphal with Lemberg Electric - 15545 W. National Avenue - Sign waiver request for additional signage at Chase Bank.

MOTION: Motion to DENY the item

VOTE: Motion by: Mayor Ament
Second by: Alderman Stribl
Motion Passes to DENY 4-0

The item was denied based on staff recommendations.

F. (4) NJ LD-2500890 Todd Battle with Zilber Property Group - 5400 S. Westridge Drive (Tax Key #'s: **1260990009 & 1260990010)** Discussion and possible action to recommend to Common Council approval of a 1-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 4-0

G. (5) NJ UA-2500894 Allison Spindler with Nice Bite Ice Cream - 15375 W. National Avenue (Tax Key #: 1207.965.006) - Use, Site, and Architecture Approval to construct an ice cream parlor with outdoor seating and event space.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 4-0

H. KH DCD1-2501043 Zoning Code Updates

9. PENDING
None

10. COMMUNICATIONS
None

11. ADJOURN

MOTION: Motion to Adjourn at 6:16 PM

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 4-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Timothy Niemiec with LaMacchia Group / TruStone Financial**
LOCATION:	**12800 W. National Avenue**
REQUEST:	**Use, Site and Architecture approval for a 3,400 square foot building for TruStone Financial located at 12800 W. National Avenue**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture for a 3,400 square foot building for TruStone Financial located at 12800 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 3,400 square foot building for a financial institution.**
      i. **Hours of Operation: Monday - Friday 8:30am – 5:30pm, Saturday 9am - 1pm**
      ii. **Number of Employees: 8**
   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. **Landscape plans shall meet the requirements of §275-53 through §275-56 of the Zoning Code.**
      i. **Replacement of significant trees shall comply with §275-54B.**
      ii. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per §275-56C.**
2. **Building Inspection:**
   a. **Inspection UA - LOCAL REVIEW**
   b. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).**
   c. **The State of Wisconsin Commerce review can be done locally as per (Comm.361.60) if under cubic foot rule per Wi stat 101.12(3) (b) and (g).**
   d. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division. (4) sets of plans required. Zoning approval will be required before applying for the building permit. Separate application and plans are required.**

e. **A wrecking permit is required for the demolition of the existing structure.**

f. **The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).**

g. **Plumbing: State review is required for over 16 fixtures - new and/or replacements.**

3. **Engineering:**

a. **Per 275-57A(6), the minimum area for each parking space, excluding the area needed to maneuver, shall be 9 ft wide and 18 ft long, except for designated handicapped parking.**

b. **Per 275-57A(7), Method of measurement, all drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement (not including the curb pan). Parking stall depths can be measured to the face of the curb, where applicable.**

c. **Minimum one-way and two-way drive aisle width can be found in Table 275-57-3.**

d. **Per D.H. 5.2.12.4, Sidewalks adjacent to parking stalls shall be 8 ft wide.**

4. **Utilities:**

a. **A watertight plug or cap must be installed in the sanitary sewer lateral during demolition. This plug or cap must remain in line until the new lateral is installed. New Berlin Utility personnel must witness this.**

b. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

c. **Maintain 18 inches vertical clearance when crossing any pipes and structures. Please call Alex Parker at New Berlin Water Utility with Questions.**

d. **If a conflict occurs, conduits will be removed at the owner's expense.**

e. **State whether the existing 1" water service will be used or if a new service will be installed (and if so, what size). Note whether a fire service is required. If the existing water service is abandoned, it must be done at the water main. There shall be only one water service per property.**

5. **DPW:**

a. **Any damage to the sidewalk along National Avenue or pavement on 128th Street shall be replaced in kind.**

6. **Storm Water Utility:**

a. **Provide the measurements of total existing impervious and total proposed impervious. A decision on the required SWM will be made after receipt of the measurements.**

b. **Provide detailed information on storm system including size, elevations and materials.**

c. **MMSD Chapter 13 approval may be required.**

d. **SWMP Maintenance Agreement may be required; City of New Berlin boilerplate agreement is available online.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 13, 2025

Timothy Niemiec with LaMacchia Group / TruStone Financial
12800 W. National Avenue

DATE STAFF REPORT CREATED: 7/24/2025

APPLICANT / OWNER(S): Timothy Niemiec with LaMacchia Group / Trustone Financial Credit Union

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a 3,400 square foot building for TruStone Financial located at 12800 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/19/2025

DATE OF COMPLETENESS DETERMINATION: 6/23/2025

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): N/A
Site Visit(s): 7/28/2025

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 3,400 square foot building / 1.25 acres

CURRENT ZONING: O-1 Office and Business Service District

CURRENT LAND USE: Vacant Building

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: Rd-1	Land Use: Vacant
South:	Zoning: B-1	Land Use: Commercial
East:	Zoning: Rm-1/PUD	Land Use: Multi-Family Residential
West:	Zoning: B-2	Land Use: Commercial

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E – National Avenue East Corridor:
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.

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.

Land use:

- Future Land Use Map: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-35B(1).

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 ARC will review the plans at the August 13, 2025 meeting.

PROPOSED ARCHITECTURE: Applicant is proposing to construct a building with a mix of stone and fiber cement siding.

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 is relatively flat.

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 the 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:
7/14/1986 Use, Site and Architectural Approval for Badger Savings Associates
11/4/2013 Use, Site and Architectural Approval for Santhigram Holistic Wellness Center to re-occupy the building

CONSISTENCY WITH PREVIOUS ACTION: Yes

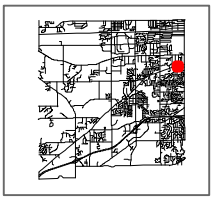
FINDINGS:
1. Plan of operation shall be consistent with submitted plans on file. The applicant is proposing to construct a 3,400 square foot building for a financial institution.
    a. Hours of Operation: Monday - Friday 8:30am – 5:30pm, Saturday 9am - 1pm
    b. Number of Employees: 8
2. The proposed plans adhere to the development standards of the O-1 Zoning District:
    a. Building setbacks have been met: 50’ front, 50’ front, 25’ side, 25’ rear.
    b. Lot coverage requirements have been met: 50% Maximum Coverage by Buildings, 70% Maximum Coverage by Impervious Surfaces, 30% Minimum Coverage by Open Space and Landscaping.

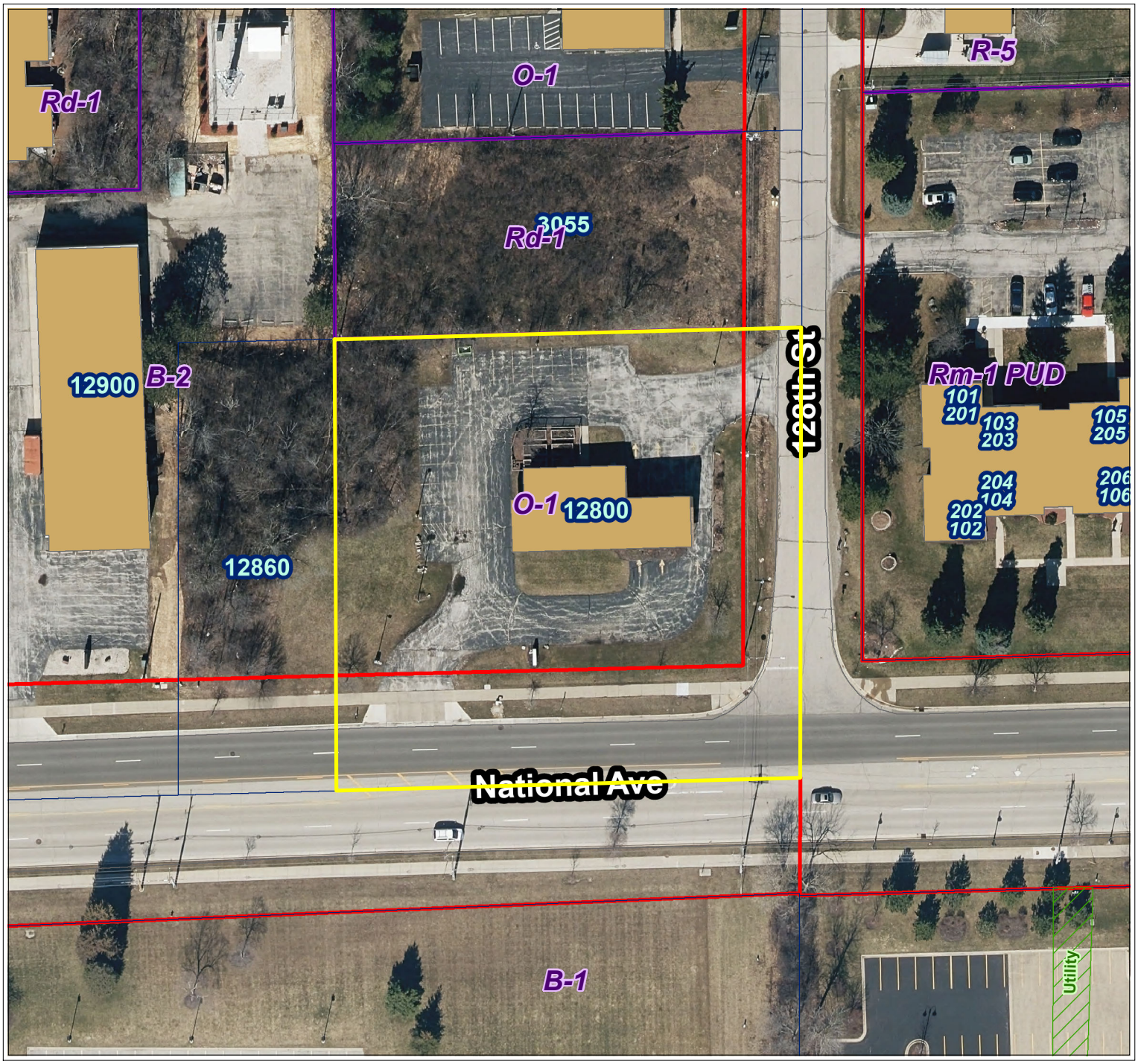
D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture for a 3,400 square foot building for TruStone Financial located at 12800 W. National Avenue, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan of Operation
Plans

City of New Berlin
Community Development

UA-2501052
TruStone Financial
12800 W. National Ave





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 25 50 Feet

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

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.

6

Map Printed: 6/26/2025 8:58:33 AM

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA GROUP

June 20, 2025

City of New Berlin
Planning Division
3805 S. Casper Drive
New Berlin, WI 53151
262-797-2445

RE: New TruStone Financial Credit Union Branch
12800 W National Avenue, New Berlin, WI 53151

To Whom it May Concern:

LaMacchia Group is pleased to propose a new ~3,400 square foot financial institution Branch for TruStone Financial Credit Union. The new wood framed building will have a combination of thin stone veneer, panelized fiber cement siding, glazing, EIFS & composite metal panels. The branch will also have two (2) drive-thru lanes. Lane #1 (along the building) will have a through-wall ATM, night deposit and deal drawer. Lane #2 will have an overhead pneumatic system with audio & video. The design of the proposed branch is meant to seamlessly integrate with their existing branch network in southeastern Wisconsin and Minnesota.

At peak hours, the branch will employ eight (8) team members. The branch will operate for walk in traffic Monday thru Friday Lobby hours 9am to 5pm, Monday thru Friday Drive-thru Hours 8:30am to 5:30pm. Saturday Lobby hours 9am to 1pm, Drive-thru hours Saturday 9am to 1pm. The branch will offer a variety of services including deposit, lending, planning & investment. TruStone Financial Credit Union offers these services to both personal and business accounts.

We are providing 20 parking spaces in total, 8 to the west side of the property for employees and 12 spaces for members on the south (front of building) and east. The annual average daily traffic (AADT) per 2022 WisDOT survey is 15,300. The AADT combined with the ~1,000 Waukesha County Credit Union Membership makes New Berlin a great new home for TruStone Financial Credit Union.

PLAN ▾ DESIGN ▾ BUILD ▾ BEYOND
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com

OUR BUSINESS IS BUILDING YOURS

LaMACCHIA GROUP

We are looking to start construction Mid-September 2025 and opening for business April 2026. TruStone Financial Credit Union & LaMacchia Group look forward to working with the City of New Berlin for a successfully construction project and a successful branch which is best able to serve the Credit Union Membership.

Sincerely,

Timothy J. Niemiec
Senior Architectural Designer/
Job Captain Manager

PLAN ▾ DESIGN ▾ BUILD ▾ BEYOND
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com

All that part of the West One-Half (1/2) of the Southeast One-Quarter (1/4) of Section Twelve (12), Township Six(6) North, Range Twenty (20) East, in the City of New Berlin, County of Waukesha, State of Wisconsin.



VICINITY MAP



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

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System South Zone (NAD83), in which the South line of the SE 1 /4 bears N88°25'36"E.

VERTICAL DATUM

Elevations are references to NAVD88 (2012), with a benchmark on the Northwest upper bolt of a fire hydrant having an elevation of 802.30.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
CLEANOUT	TELEPHONE PEDESTAL	FLAG POLE	
CURB INLET	TELEPHONE MANHOLE/VAULT	BOLLARD	
STORM INLET	TELEPHONE MARKER	CROSS CUT	
CATCH BASIN	TRANSFORMER	IRON PIPE	
LATERAL	ELECTRIC METER/PEDESTAL	IRON REBAR/ROD	
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	MAG NAIL	
WELL	CABLE TV RISER/BOX CABLE	SECTION MONUMENT	
HYDRANT	TV MANHOLE/VAULT	BENCH MARK	
WATER VALVE	GAS VALVE	CONIFER TREE	
DOWN SPOUT	GAS METER	DECIDUOUS TREE	
SPRINKLER VALVE	GAS MARKER	BUSH	
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL	
STANDPIPE	VENT	DIRECTIONAL ARROW	
WATER MANHOLE	UTILITY POLE	SPOT ELEVATION	
FLOOD LIGHT	GUY WIRE	HANDICAP STALL	
LIGHT POLE	TRAFFIC SIGNAL POLE	DUMPSTER	

SANITARY SEWER	
STORM SEWER	
WATER MAIN	
FIBER OPTIC LINE	
TELEPHONE LINE	
ELECTRIC LINE	
OVERHEAD WIRES	
CABLE TELEVISION	
GAS MAIN	
WETLANDS	
TREE LINE	
NO ACCESS	

CL.	=CENTERLINE
CONC.	=CONCRETE
EL.	=ELEVATION
EXT.	=EXISTING
INV.	=INVERT
MON.	=MONUMENT
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R.O.W	=RIGHT OF WAY
SEC.	=SECTION
SQ. FT.	=SQUARE FEET
W/	=WITH
(R)	=RECORDED AS
(D)	=DEEDED AS

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W. NATIONAL AVE. NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

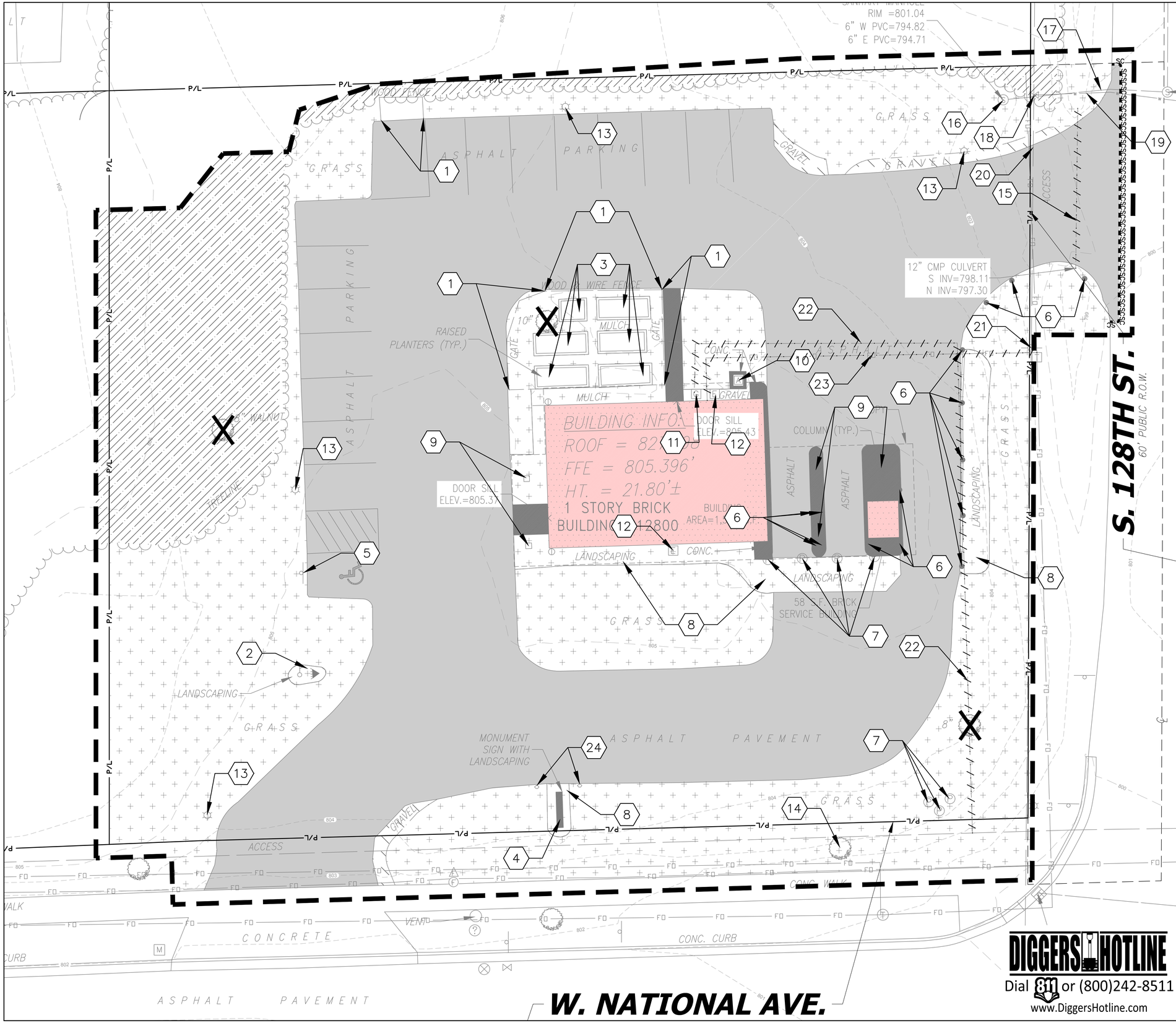
SEAL:
WISCONSIN
RYAN BIRSCHBACH
E-46406
SAINT CLOUD
WI
PROFESSIONAL ENGINEER
all in 06/20/25

SHEET:
EXISTING CONDITIONS PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C100

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C100 – EXISTING CONDITIONS PLAN.dwg



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 WDNR, STATE OR LOCAL PLUMBING, WDOT, 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 / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER 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.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & 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.
- CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. CONTRACTOR TO REMOVE FOUNDATIONS AND BASEMENT SLAB IN ITS ENTIRETY. BACKFILL WITH WISDOT STRUCTURAL FILL IN 12" LIFTS.
- SCSCSCSC — SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- ⊠ — UTILITY STRUCTURE REMOVAL/ABANDONMENT

1. REMOVE & DISPOSE OF EXISTING WOODEN FENCE INCLUDING FOOTINGS.
2. REMOVE & DISPOSE OF EXISTING FLAG POLE AND UP-LIGHTING.
3. REMOVE & DISPOSE OF EXISTING RAISED PLANTERS.
4. REMOVE & DISPOSE OF EXISTING MONUMENT SIGN INCLUDING FOOTINGS.
5. REMOVE & DISPOSE OF EXISTING SIGN INCLUDING FOOTINGS.
6. REMOVE & DISPOSE OF EXISTING BOLLARDS INCLUDING FOOTINGS.
7. REMOVE & DISPOSE OF EXISTING POSTS INCLUDING FOOTINGS.
8. REMOVE & DISPOSE OF EXISTING LANDSCAPING.
9. REMOVE & DISPOSE OF EXISTING CANOPY INCLUDING COLUMNS. CONTRACTOR TO REMOVE FOOTINGS IN ITS ENTIRETY. BACKFILL WITH WISDOT STRUCTURAL FILL IN 12" LIFTS.
10. REMOVE & DISPOSE OF EXISTING AIR CONDITIONING UNIT.
11. REMOVE & DISPOSE OF EXISTING GAS METER. COORDINATE REMOVAL WITH EXISTING UTILITY OWNER.
12. REMOVE & DISPOSE OF EXISTING ELECTRICAL METER. COORDINATE REMOVAL WITH EXISTING UTILITY OWNER.
13. REMOVE & DISPOSE OF EXISTING LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
14. EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
15. REMOVE & DISPOSE OF EXISTING STORM SEWER.
16. EXISTING SANITARY STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
17. EXISTING SANITARY LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
18. EXISTING VALVE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
19. EXISTING WATER MAIN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
20. EXISTING OVERHEAD WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
21. EXISTING OVERHEAD POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
22. REMOVE AND DISPOSE OF EXISTING GAS LINE. COORDINATE REMOVAL AND CAPPING AT EXISTING MAINLINE WITH EXISTING UTILITY OWNER.
23. REMOVE AND DISPOSE OF EXISTING FIBER OPTIC LINE. COORDINATE REMOVAL WITH EXISTING UTILITY OWNER.
24. REMOVE AND DISPOSE OF EXISTING ROCKS.

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788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

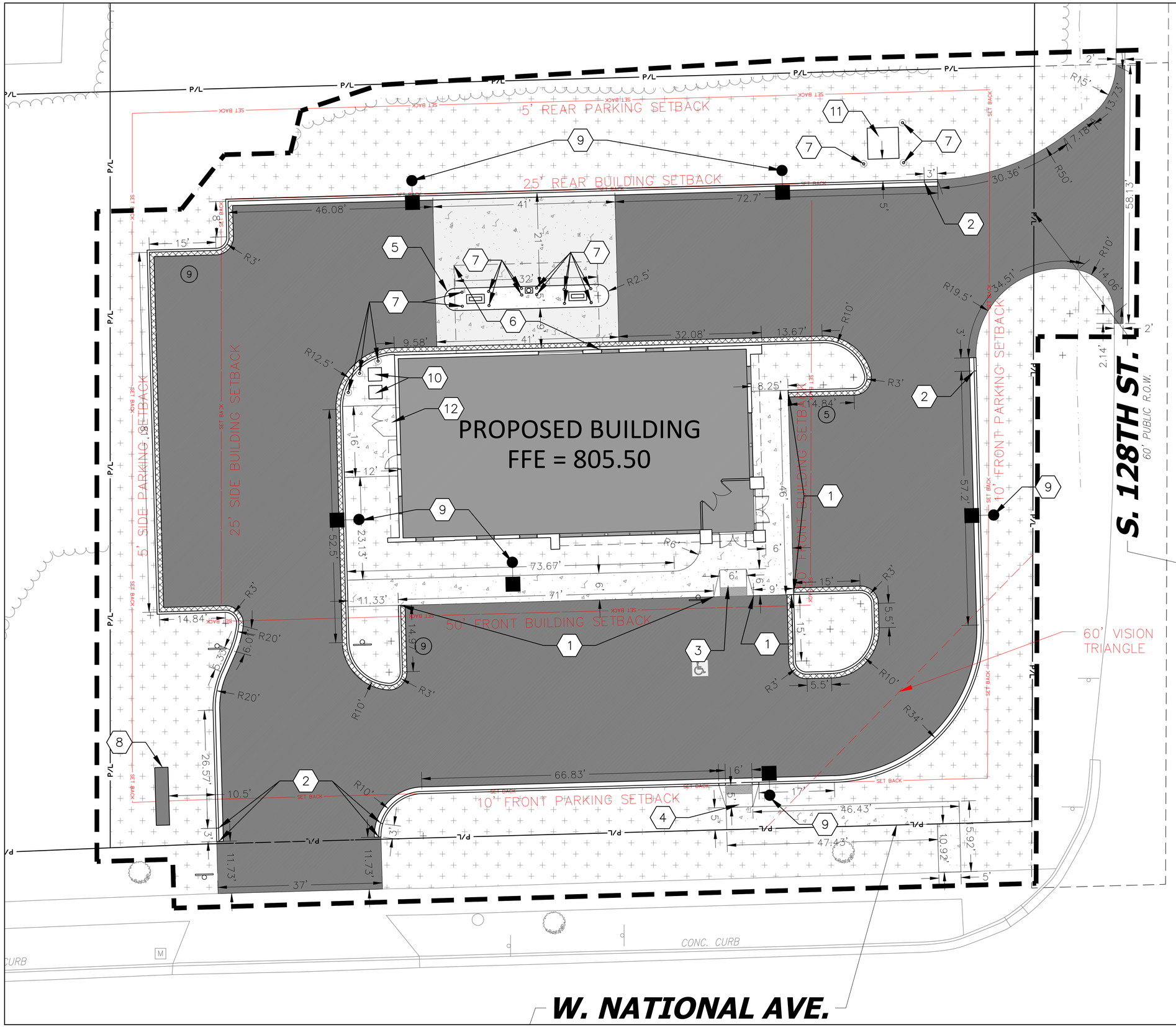
SEAL:
WISCONSIN
RYAN BIRSCHBACH
E-46406
SAINT CLOUD
WI
PROFESSIONAL ENGINEER
all in 06/20/25

SHEET:
SITE DEMOLITION PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C101

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C101 – SITE DEMOLITION PLAN.dwg



DIGGERS HOTLINE
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www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- 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.
- ASPHALTIC CONCRETE: 1.75" SURFACE COURSE, 2.25" BINDER COURSE, 12.00" AGGREGATE BASE COURSE
- CONCRETE SLAB: 5.00" CONCRETE, 4.00" AGGREGATE BASE COURSE
- HEAVY DUTY CONCRETE PAVEMENT: 7.00" CONCRETE, 6.00" AGGREGATE BASE COURSE
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
- LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
- DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED

1. INTEGRAL CURB
2. TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER.
3. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS.
4. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS.
5. CONCRETE DRIVE THRU ISLAND. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
6. DRIVE THRU CANOPY AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
7. 6" STEEL BOLLARDS
8. MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
9. LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
10. AIR CONDITIONING UNITS.
11. TRANSFORMER. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
12. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

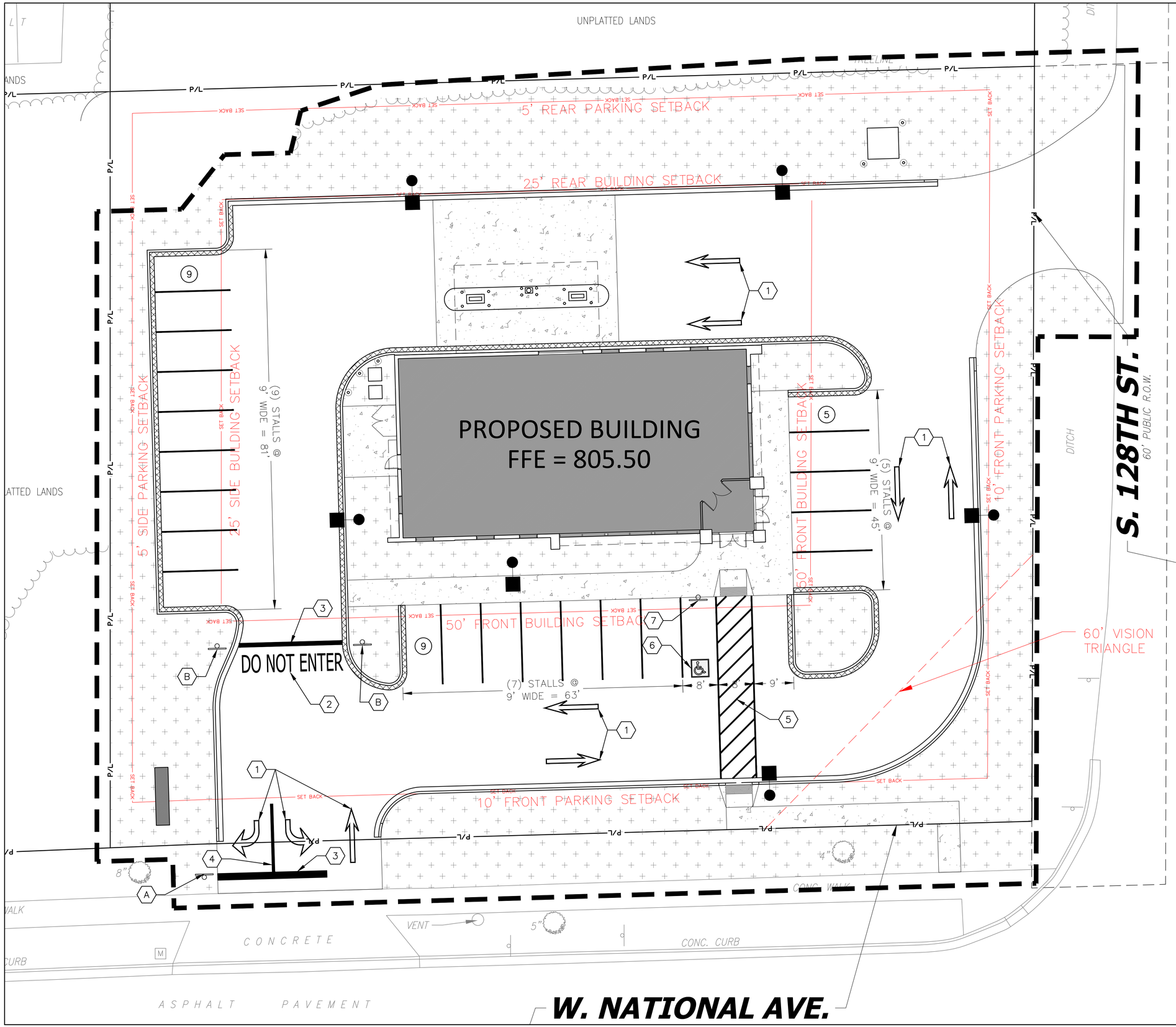
SEAL:
WISCONSIN
RYAN BIRSCHBACH E-46406 SAINT CLOUD WI
PROFESSIONAL ENGINEER
all in 06/20/25

SHEET:
SITE LAYOUT PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C102

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C102 – SITE LAYOUT PLAN.dwg



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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
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REVISIONS:

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SIGN INDEX

A — STOP — R1-1, 30" X 30"

B — DO NOT ENTER — R5-1, 30" X 30"

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 1 — PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 3 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4 — PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 5 — 4 " WHITE PAINT 36" O.C. FOR DIAGONALS
- 6 — NEW ACCESSIBLE PARKING SYMBOL
- 7 — NEW ACCESSIBLE SIGNS

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

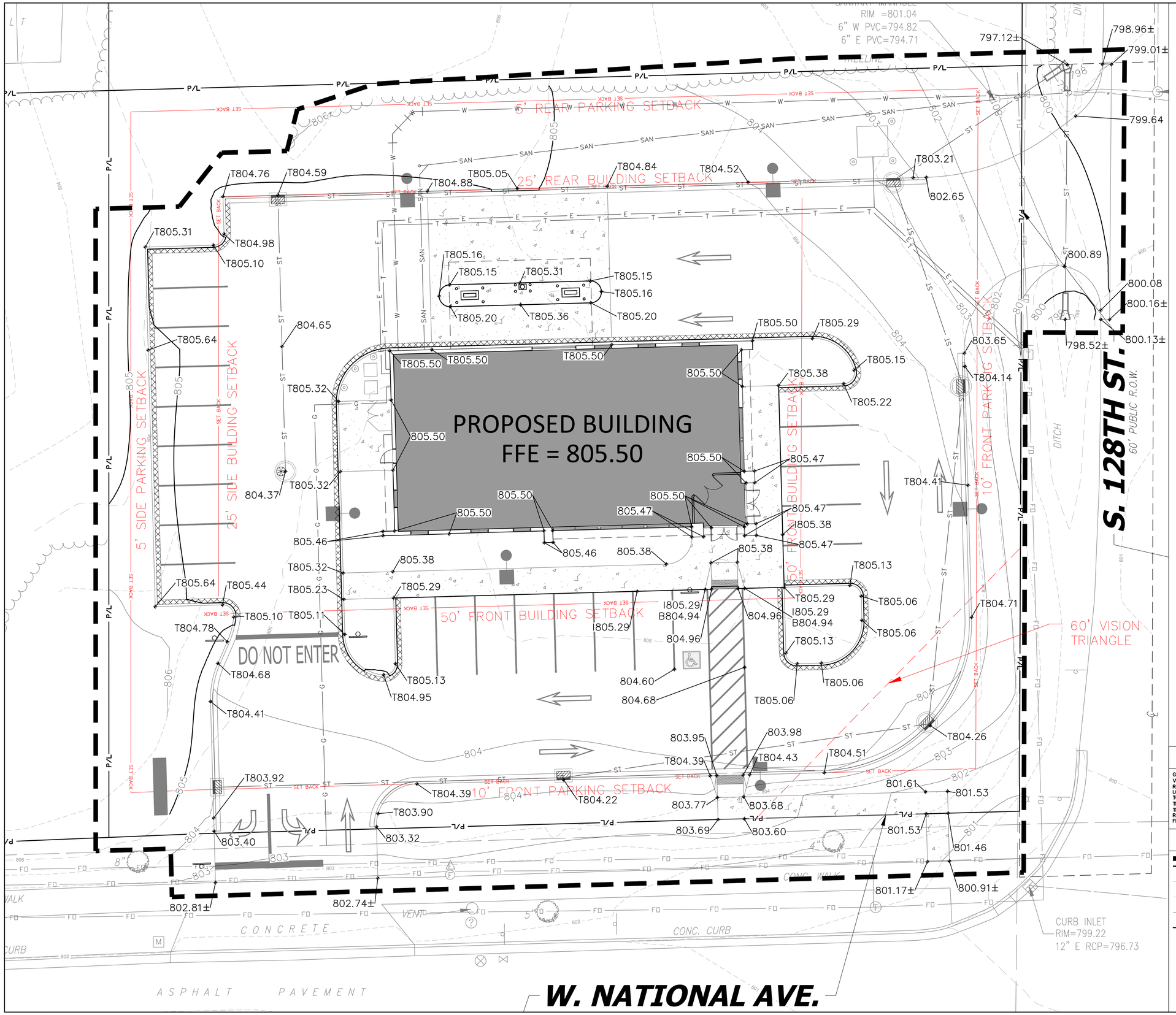
SEAL:
WISCONSIN
RYAN BIRSCHBACH E-46406 SAINT CLOUD WI
PROFESSIONAL ENGINEER
all in 06/20/25

SHEET:
SITE SIGNAGE & TRAFFIC CONTROL PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C103

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C103 – SITE SIGNAGE & TRAFFIC CONTROL PLAN.dwg



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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:
WISCONSIN
RYAN BIRSCHBACH
E-46406
SAINT CLOUD
WI
PROFESSIONAL ENGINEER
06/20/25

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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

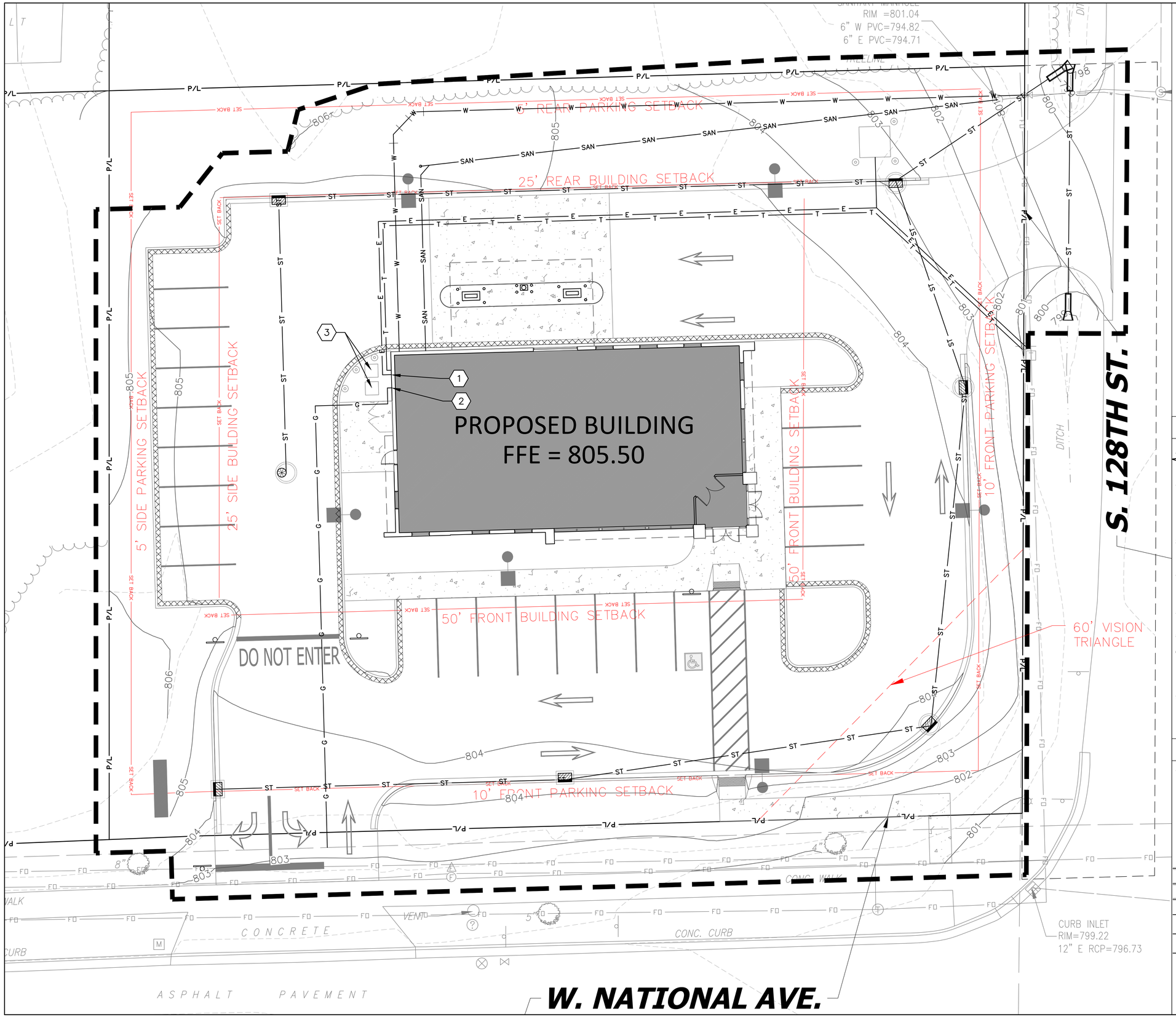
- PROJECT LIMITS
- P/L — PROPERTY LINE
- 804 — EXISTING CONTOUR MINOR
- 805 — EXISTING CONTOUR MAJOR
- 799 — PROPOSED CONTOUR MINOR
- 800 — PROPOSED CONTOUR MAJOR
- 804.00 — PROPOSED SPOT GRADE
- 803.00± — MATCH EXISTING GRADE
- T802.00 — PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- 801.00 — PROPOSED TOP OF INTEGRAL CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. PAVEMENT IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.

SHEET:
SITE GRADING PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C104

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C104 – SITE GRADING PLAN.dwg



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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:
WISCONSIN
RYAN BIRSCHBACH
E-46406
SAINT CLOUD
WI
PROFESSIONAL ENGINEER
all in
06/20/25

SHEET:
SITE UTILTIY PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C105

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UTILITY NOTES

CAUTION

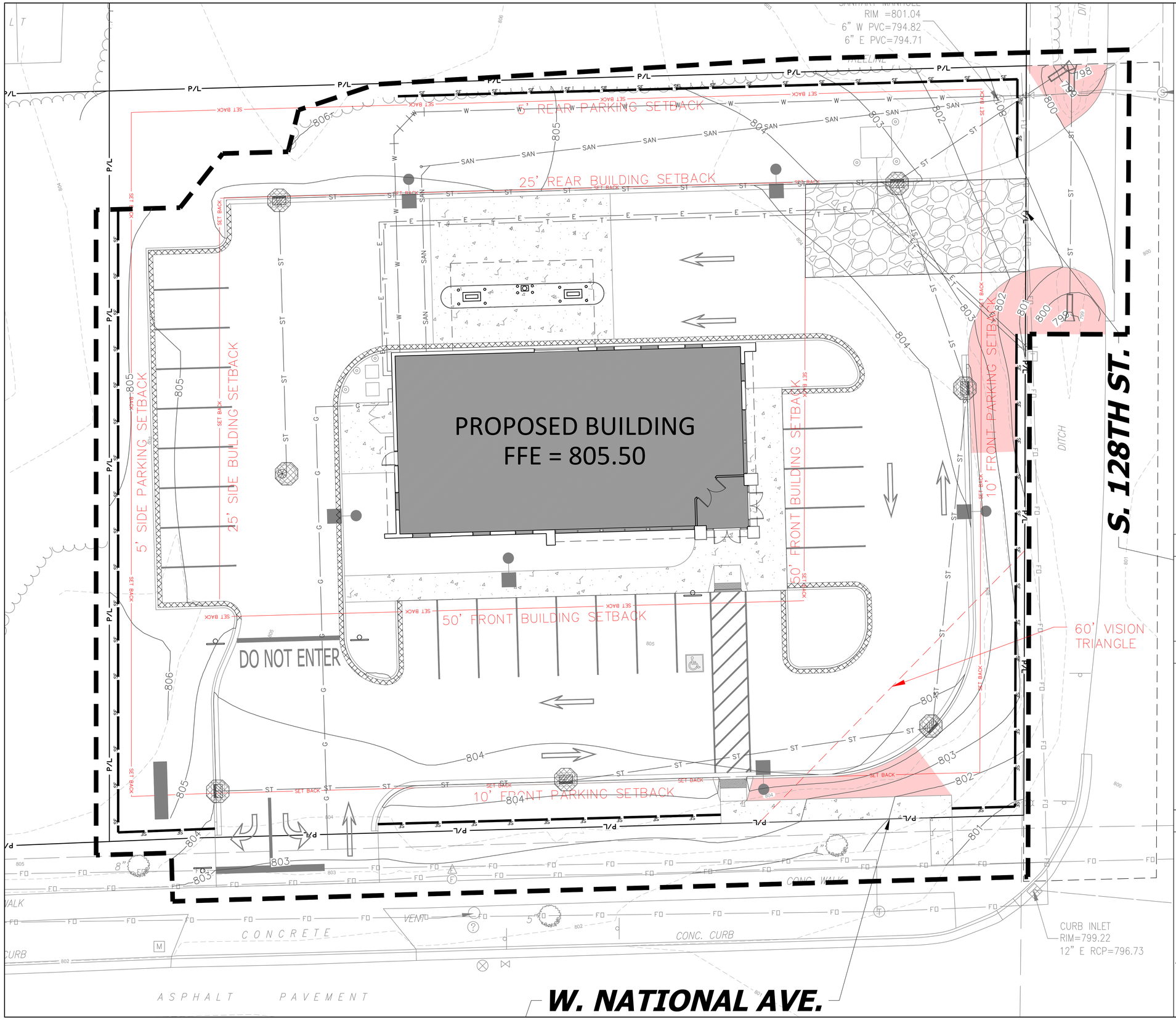
KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. 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.
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 WDNR, STATE OR LOCAL PLUMBING, WDOT, 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.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- RECTANGULAR STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- RCP APRON ENDWALL
- WATER MAIN BEND
- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN
- G — GAS ROUTING (FOR REFERENCE). CONTRACTOR TO COORDINATE FINAL LOCATION WITH GAS UTILITY.
- T — TELECOMMUNICATION ROUTING (FOR REFERENCE). CONTRACTOR TO COORDINATE FINAL LOCATION WITH TELECOMMUNICATION UTILITY.
- E — ELECTRIC ROUTING (FOR REFERENCE). CONTRACTOR TO COORDINATE FINAL LOCATION WITH ELECTRIC UTILITY.
- 1 — ELECTRIC METER. CONTRACTOR TO COORDINATE INSTALLATION WITH UTILITY OWNER.
- 2 — GAS METER. CONTRACTOR TO COORDINATE INSTALLATION WITH UTILITY OWNER.
- 3 — AIR CONDITIONING UNITS.

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C105 – SITE UTILITY PLAN.dwg



FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\C106 – SITE EROSION CONTROL PLAN.dwg

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EROSION NOTES

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 WPDES 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.

POINTS OF CONTACT

LAND OWNER:

DALE TURNER – PRESIDENT AND CEO
TRUSTONE FINANCIAL CREDIT UNION
14604 27TH AVENUE NORTH SUITE 104
PLYMOUTH, MN 55447
PHONE: (763) 544-1517

PROJECT ENGINEER:

RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC
788 N. JEFFERSON STREET SUITE 900
MILWAUKEE, WI 53202
PHONE: (262) 758-6035

CONSTRUCTION MANAGER:

TBD

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- 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.
- SE — FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.

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788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

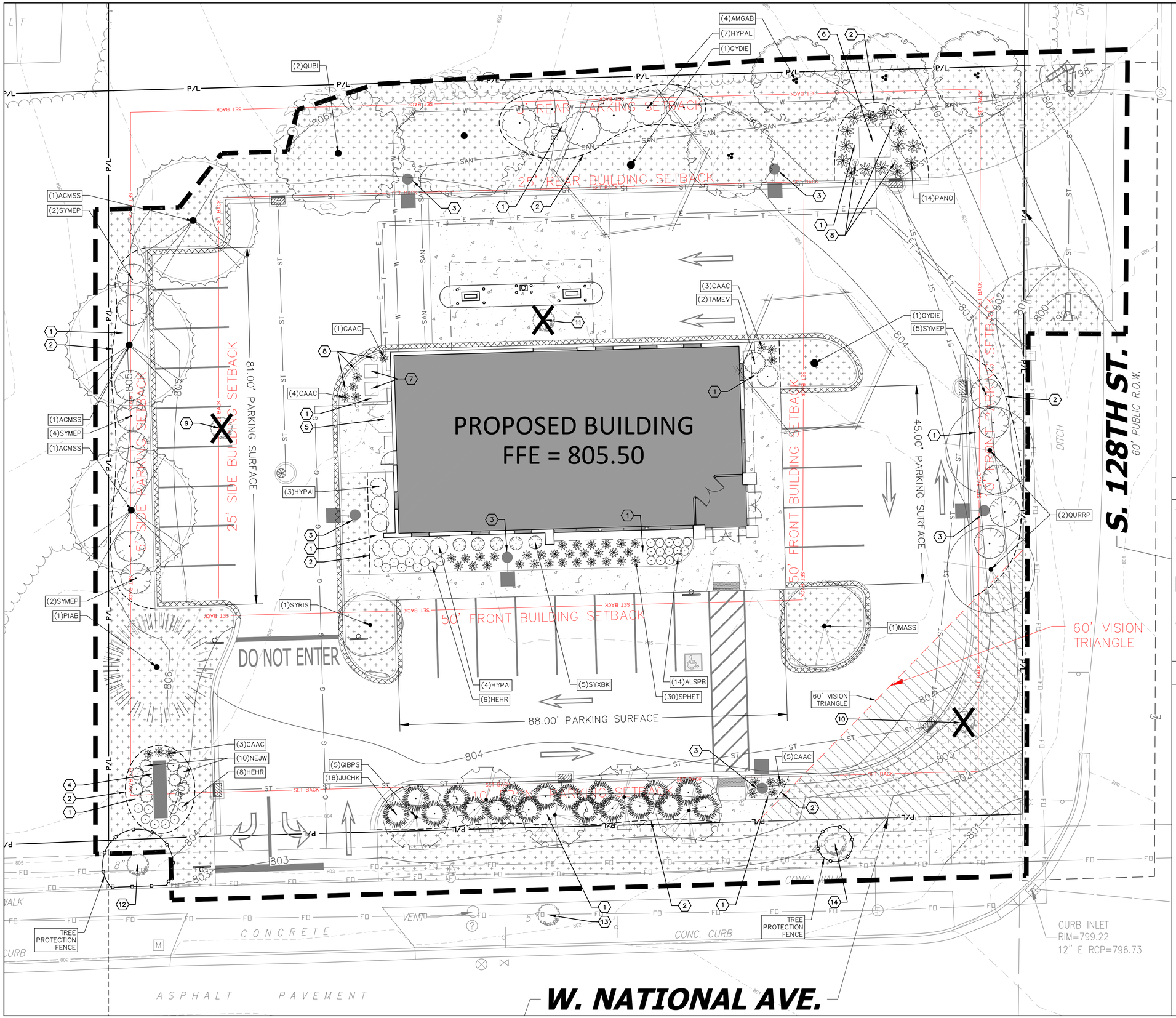
SCALE: 1" = 10'
0 5 10 20

SEAL:
WISCONSIN
RYAN BIRSCHBACH
E-46406
SAINT CLOUD
WI
PROFESSIONAL ENGINEER
all in
06/20/25

SHEET:
SITE EROSION CONTROL PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
C106



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PROJECT:
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HATCH LEGEND

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- TEMPORARY TREE PROTECTION FENCE (6 / L202)
- ALUMINUM EDGING (7 / L202)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, TURF GRASS SEED, FERTILIZER, AND STRAW EROSION BLANKET. USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (5 / L202; 7 / L202)
2. ALUMINUM EDGING AT PLANTING BED
3. LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICAL LOCATIONS)
4. MONUMENT SIGN (SEE CIVIL AND ARCHITECTURAL PLANS)
5. TRASH ENCLOSURE (SEE CIVIL AND ARCHITECTURAL PLANS)
6. TRANSFORMER (SEE CIVIL PLANS)
7. AIR CONDITIONER CONDENSORS (SEE CIVIL PLANS)
8. BOLLARDS (SEE CIVIL PLANS)
9. EXISTING 8" DBH WALNUT TO BE REMOVED (SEE SITE DEMOLITION PLAN)
10. EXISTING 8" DBH MAPLE TO BE REMOVED (SEE SITE DEMOLITION PLAN)
11. EXISTING 10" DBH CRIMSON KING MAPLE TO BE REMOVED (SEE SITE DEMOLITION PLAN)
12. EXISTING 8" DBH HACKBERRY (TO REMAIN – PROTECT FROM DAMAGE DURING CONSTRUCTION)
13. EXISTING 5" DBH HACKBERRY (TO REMAIN – PROTECT FROM DAMAGE DURING CONSTRUCTION)
14. EXISTING 4" DBH MAPLE (TO REMAIN – PROTECT FROM DAMAGE DURING CONSTRUCTION)

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

SEAL:
WISCONSIN
RYAN BIRSCHBACH E-46406 SAINT CLOUD WI
PROFESSIONAL ENGINEER
all in 06/20/25

SHEET:
SITE LANDSCAPE PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
L101

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\L101 – SITE LANDSCAPE PLAN.dwg

Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 1/L202)						
ACMSS	Acer miyabei 'Morton'	State Street Miyabei Maple	3	Per Plan	4" DBH B&B	50'/40'
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	5	Per Plan	2.5" DBH B&B	40'/15'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	5" DBH B&B	50'/35'
QUBI	Quercus bicolor	Swamp White Oak	2	Per Plan	5" DBH B&B	50'/40'
QURRP	Quercus robur x bicolor 'Long' PP12,673	Regal Prince Oak	2	Per Plan	5" DBH B&B	45'/18'
Ornamental Trees: (Install in accordance with detail 1/L202)						
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	Per Plan	10' multi-stem B&B	20'-25'/20'-25'
MASS	Malus x 'Spring Snow'	Spring Snow Crabapple	1	Per Plan	2" DBH B&B	20-25'/15-20'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Per Plan	2.5" DBH B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 2/L202)						
PIAB	Picea aibes	Norway Spruce	1	Per Plan	8' tall B&B	50'-70'/25'-30'
Deciduous Shrubs: (Install in accordance with detail 3/L202)						
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	7	Per Plan	5-gallon container	3'/3'-4'
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	7	Per Plan	5-gallon container	6'-8'/6'-8'
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	13	Per Plan	5-gallon container	4'-5'/5'-7'
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	5	Per Plan	5-gallon container	2'-3'/2.5'-3'
Evergreen Shrubs: (Install in accordance with detail 3/L202)						
JUCHK	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	18	Per Plan	5-gallon container	3'/6'-8'
TAMEV	Taxus x media 'Everlow'	Everlow Yew	2	Per Plan	5-gallon container	2'-3'/4'-5'
Perennials: (Install in accordance with detail 4/L202)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	14	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	16	Per Plan	#1 cont.	4'-5'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	17	Per Plan	#1 cont.	12"-18"/16"-24"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	10	Per Plan	#1 cont.	15"-18"/30"-36"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	14	Per Plan	#1 cont.	4'-5'/24"-30"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	30	Per Plan	#1 cont.	18"-24"/18"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

1 / L201 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

SIGNIFICANT TREE REPLACEMENT

City of New Berlin

Tree Replacement Standards

Tree Type	Size of Tree(s) Removed (DBH)	Size of Replacement Tree(s) (DBH)
Deciduous	5 to 7 inches	(1) tree at 5 to 7 inches or (3) trees at 2.5 to 4 inches
	8 to 11 inches	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches
	12 inches or larger	(6) trees at 5 to 7 inches or (12) trees at 2.5 to 4 inches
Evergreen	10 feet or taller	(1) tree that is 10 feet or taller, or (3) trees that are 8 to 10 feet tall, or (6) trees that are 6 to 8 feet tall

Significant trees removed	Required Tree Replacement	Provided Replacement
(1) 10" DBH Crimson King Maple	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches	(3) trees at 5" DBH provided
(1) 8" DBH Maple	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches	(3) trees at 5" DBH provided
(1) 8" DBH Walnut	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches	(9) trees at 2.5" to 4" DBH provided

2 / L201 SIGNIFICANT TREE REPLACEMENT
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS

City of New Berlin Landscaping Requirements

Site Zoning = O-1 (Office and Business Service District)
Property to west zoning = B-2 (General Retail Sales & Service District)
Property to north zoning = Rd-1 (Two-Family Residential)
South side of site = National Avenue(Arterial Street)
East side of site = 128th Street (Nonarterial Street)

General Landscape Requirements

	Required	Provided
Plant protection		
All planting beds shall be provided with weed barriers, mulched, and provided with a permanent edge or curbing.	Required	Weed barrier, shredded hardwood mulch and aluminum edging provided
Species Mix		
The following minimum species mix requirements shall apply to any development:		
10-19 Trees on Site	Maximum 50% of any 1 tree species	N/A - greater than 19 trees proposed
20-39 Trees on Site	Maximum 40% of any 1 tree species	(5 same species)/(21 total trees) = 23.8% max. of 1 tree species
40-59 Trees on Site	Maximum 30% of any 1 tree species	N/A - fewer than 40 trees proposed
60+ Trees on Site	Maximum 20% of any 1 tree species	N/A - fewer than 60 trees proposed
Plant sizes		
Deciduous Trees		
Minimum of 50% of the proposed deciduous trees shall have a minimum size of 4" DBH	50% Deciduous trees shall be minimum 4" DBH	(11 trees min. 4" dbh)/(21 total trees)=52.3% Deciduous trees are minimum 4" DBH
All remaining deciduous trees shall have a minimum size of 2" DBH	All remaining deciduous trees shall be minimum 2" DBH	All remaining deciduous trees are minimum 2" DBH
Evergreen Trees		
Minimum of 50% of the proposed evergreen trees shall have a minimum height of 8'	50% Evergreen trees shall be minimum height of 8'	100% Evergreen trees are minimum height of 8'
All remaining evergreen trees shall have a minimum height of 6'	All remaining evergreen trees shall be minimum height of 6'	All remaining evergreen trees are minimum height of 6'
Ornamental Trees		
All ornamental trees shall have a minimum size of 2" DBH	All ornamental trees shall be minimum 2" DBH	All ornamental trees area a minimum 2" DBH
Shrubs		
All shrubs shall be from 5-gallon or greater containers	All shrubs shall be minmum 5-gallon container size	All shrubs are minmum 5-gallon container size

On-site Landscape Requirements

Total Greenspace within project site = 11,886 square feet

	Required	Provided
Landscaping Requirements for Multifamily and Nonresidential uses		
All multifamily and nonresidetntial 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. This landscaping may be credited toward the parking interior landscaping requirements.		
Tree requirement		
(11,886 sf greenspace/3,600 sf) x 1 tree = 3.3 trees required	4 Trees required	4 Trees provided
Shrub requirement		
(11,886 sf greenspace/3,600 sf) x 3 shrubs = 9.9 shrubs required	10 Shrubs required	14 Shrubs provided outside of parking lot perimeter landscaping
A minimum of 60% of the required landscaping shall be located in the front yard	60% of the landscaping shall be in the front yard	(11 trees and shrubs in front yard)/(18 total trees and shrubs) = 61.1% of the landscaping is provided in the front yard
Living plant materials shall comprise no less than 50% of the required planting beds.	50% of planting beds shall be living plant materials	Greater than 50% of planting beds are living plant materials

Parking Lot Landscape Requirements

Total Parking Stalls = 23 stalls provided
Parking surface adjacent to W. National Avenue (Arterial Street) = 88 lf
Parking surface adjacent to S. 128th Street (Nonarterial Street) = 45 lf
Parking surface adjacent to side lot line (West side of lot) = 80 lf
Parking surface adjacent to rear lot line (North side of lot) = N/A (no parking surfaces)

	Required	Provided
Perimeter landscaping		
All parking lots containing five or more spaces shall provide perimeter landscaping	Perimeter landscaping required	Perimeter landscaping provided
Parking surface adjacent to arterial streets landscape requirements (W. National Ave.)		
Minimum 1 shade or evergreen tree per 20 linear feet of parking surface	(88 lf of parking surface/20 lf) x 1 tree = 4.4 trees required	5 shade or evergreen trees provided
Minimum 1 shrub per 5 linear feet of parking surface	(88 lf of parking surface/5 lf) x 1 shrub = 17.6 shrubs required	18 shrubs provided
Parking surface adjacent to nonarterial streets landscape requirements (S. 128th St.)		
Minimum 1 shade or evergreen tree per 30 linear feet of parking surface	(45 lf of parking surface/30 lf) x 1 tree = 1.5 trees required	2 shade or evergreen trees provided
Minimum 1 shrub per 10 linear feet of parking surface	(45 lf of parking surface/10 lf) x 1 shrub = 4.5 shrubs required	5shrubs provided
Parking surface adjacent to side lot line landscape requirements (West side of lot)		
Minimum 1 shade or evergreen tree per 30 linear feet of parking surface	(80 lf of parking surface/30 lf) x 1 tree = 2.7 trees required	3 shade or evergreen trees provided
Minimum 1 shrub per 5 linear feet of parking surface	(80 lf of parking surface/10 lf) x 1 shrub = 8 shrubs required	8 shrubs provided
Parking lot interior landscaping		
All parking lots with 40 or more parking spaces shall provide interior parking lot landscaping.	N/A (Less than 40 parking spaces provided)	N/A (Less than 40 parking spaces provided)
Each individual landscaped island shall include a minimum of one tree and two shrubs.	N/A (Less than 40 parking spaces provided)	N/A but tree still provided
Landscaped islands shall be at least 170 sf with the smallest dimension being 6' wide.	N/A (Less than 40 parking spaces provided)	N/A but islands exceed 170 sf and minimum 6' dimension
Plant materials shall be chosen and arranged to maximize the shading of parking spaces.	N/A (Less than 40 parking spaces provided)	N/A but still provided
visibility.	N/A (Less than 40 parking spaces provided)	N/A but still provided
Landscape islands shall be dispersed throughout the parking area.	N/A (Less than 40 parking spaces provided)	N/A but still provided

Buffering and Screening Requirements

Site Zoning = O-1 (Office and Business Service District)
Proposed Use - Office or Commercial Uses (5000 sf or less)

	Required	Provided
Bufferyard		
West Bufferyard - Adjacent zoning B-2 (Office or Commercial Uses (5,000 sf or less)		
No Bufferyard required	No bufferyard required	N/A
North Bufferyard - Adjacent zoning Rd-1 (Multifamily residential uses)		
North Bufferyard length = 208 lf		
Type "A" Moderate Bufferyard required	Bufferyard required	Bufferyard provided
Minimum bufferyard width	10' width required	24.8' width provided
Minimum Trees (Deciduous or Ornamental)(3 per 100 lf)	(208 lf/100 lf) x 3 trees = 6.24 trees required	7 trees provided
Minimum Evergreen Trees (none per 100 lf)	none evergreen trees required	no evergreen trees provided
Minimum Shrubs (3 per 100 lf)	(208 lf/100 lf) x 3 shrubs = 6.24 shrubs required	7 shrubs provided
Screening of mechanical equipment and dumpsters		
Screening of dumpsters		
Any side of a dumpster that is not used for access and is visible from a public right-of-way shall be screened from view by a solid wall with a minimum height of six feet. The wall shall be architecturctually compatible with other building and structures on the site.	See architectural drawings	See architectural drawings

3 / L201 LANDSCAPE CALCULATIONS
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

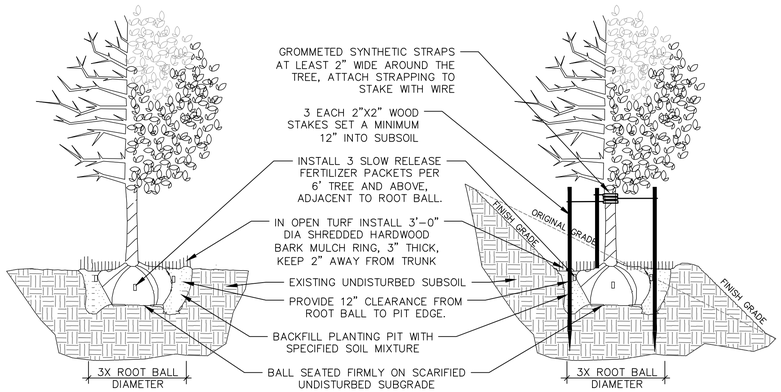
SEAL:
WISCONSIN PROFESSIONAL ENGINEER
RYAN BIRSCHBACH E-46406 SAINT CLOUD WI
all in 06/20/25

SHEET:
SITE LANDSCAPE DETAILS

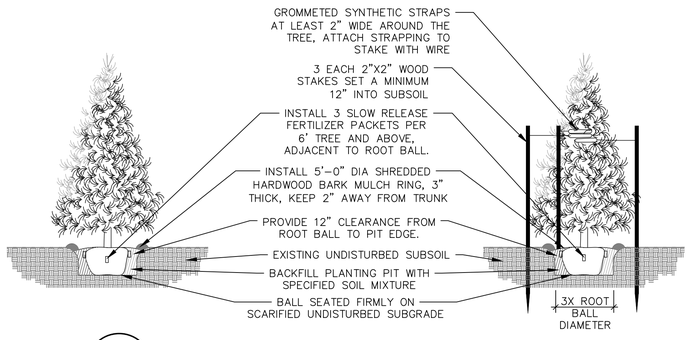
PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
L201

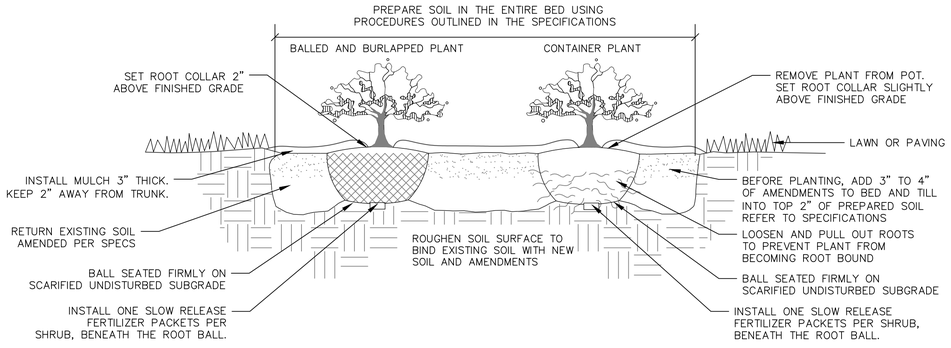
FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\L101 – SITE LANDSCAPE PLAN.dwg



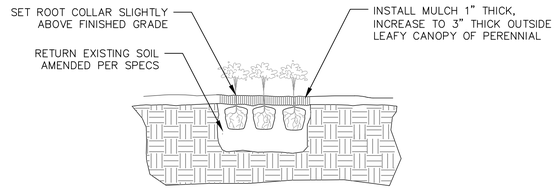
1 L202 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



2 L202 EVERGREEN TREE PLANTING & STAKING
N.T.S.



3 L202 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



4 L202 PERENNIAL PLANTING
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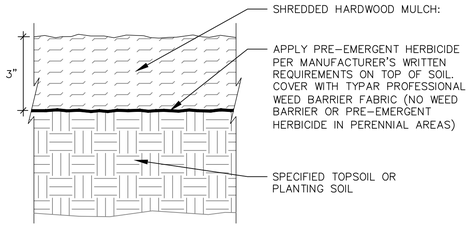

5 L202 SHREDDED HARDWOOD MULCH SECTION
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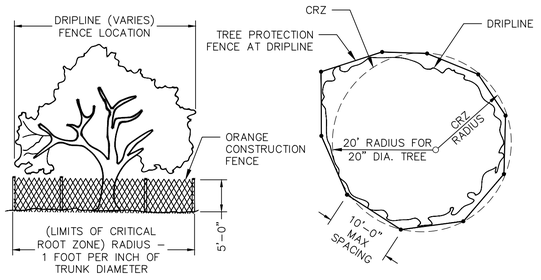
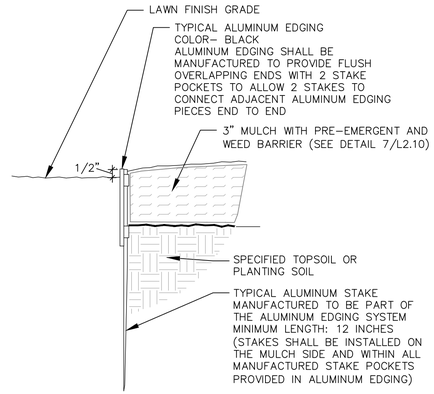


NOTES:
1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING AS SHOWN.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER.
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BY BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL, TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
9. CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AND REPAIR LANDSCAPE DAMAGED BY REMOVAL ACTIVITIES WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.

6 L202 TREE PROTECTION FENCE PLAN AND SECTION
N.T.S.



7 L202 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, 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.
2. 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.
3. WOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH OVER TYPAR PROFESSIONAL WEED BARRIER 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.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED 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.
8. 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.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. 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.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM
15. 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.
16. 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)
17. 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.
18. 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. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. 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.
19. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

8 L202 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

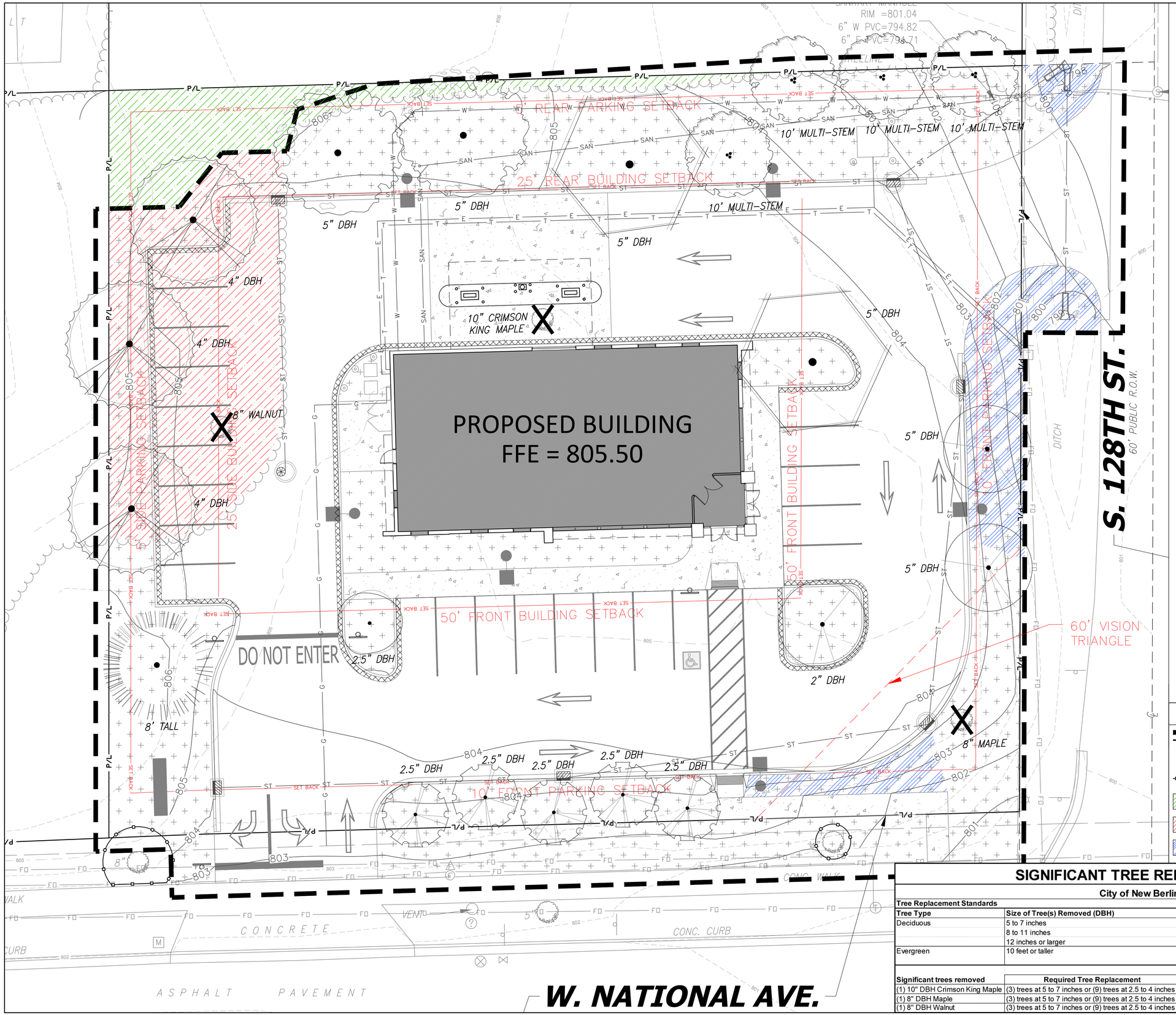
SEAL:
WISCONSIN
RYAN BIRSCHBACH E-46406 SAINT CLOUD WI
PROFESSIONAL ENGINEER
all in
06/20/25

SHEET:
SITE LANDSCAPE DETAILS

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
L202

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\Design\L101 - SITE LANDSCAPE PLAN.dwg



SIGNIFICANT TREE REPLACEMENT

City of New Berlin

Tree Replacement Standards

Tree Type	Size of Tree(s) Removed (DBH)	Size of Replacement Tree(s) (DBH)
Deciduous	5 to 7 inches	(1) tree at 5 to 7 inches or (3) trees at 2.5 to 4 inches
	8 to 11 inches	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches
	12 inches or larger	(6) trees at 5 to 7 inches or (12) trees at 2.5 to 4 inches
Evergreen	10 feet or taller	(1) tree that is 10 feet or taller, or (3) trees that are 8 to 10 feet tall, or (6) trees that are 6 to 8 feet tall

Significant trees removed	Required Tree Replacement	Provided Replacement
(1) 10" DBH Crimson King Maple	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches	(3) trees at 5" DBH provided
(1) 8" DBH Maple	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches	(3) trees at 5" DBH provided
(1) 8" DBH Walnut	(3) trees at 5 to 7 inches or (9) trees at 2.5 to 4 inches	(9) trees at 2.5" to 4" DBH provided

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

HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- X SIGNIFICANT TREE REMOVAL.
- TEMPORARY TREE PROTECTION FENCE
- EXISTING WOODED AREA TO REMAIN 1,164 SF (0.027 ACRES)
- WOODED AREA TO BE DISTURBED BY CONSTRUCTION. SIGNIFICANT TREE REMOVAL WITHIN AREA NOTED. 3,200 SF (0.073 ACRES)
- SLOPE GREATER THAN 20% 1,503 SF (0.035 ACRES)

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NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'
0 5 10 20

SEAL:
WISCONSIN
RYAN BIRSCHBACH
E-46406
SAINT CLOUD
WI
PROFESSIONAL ENGINEER
all in
06/20/25

SHEET:
NATURAL RESOURCE PROTECTION PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
L301

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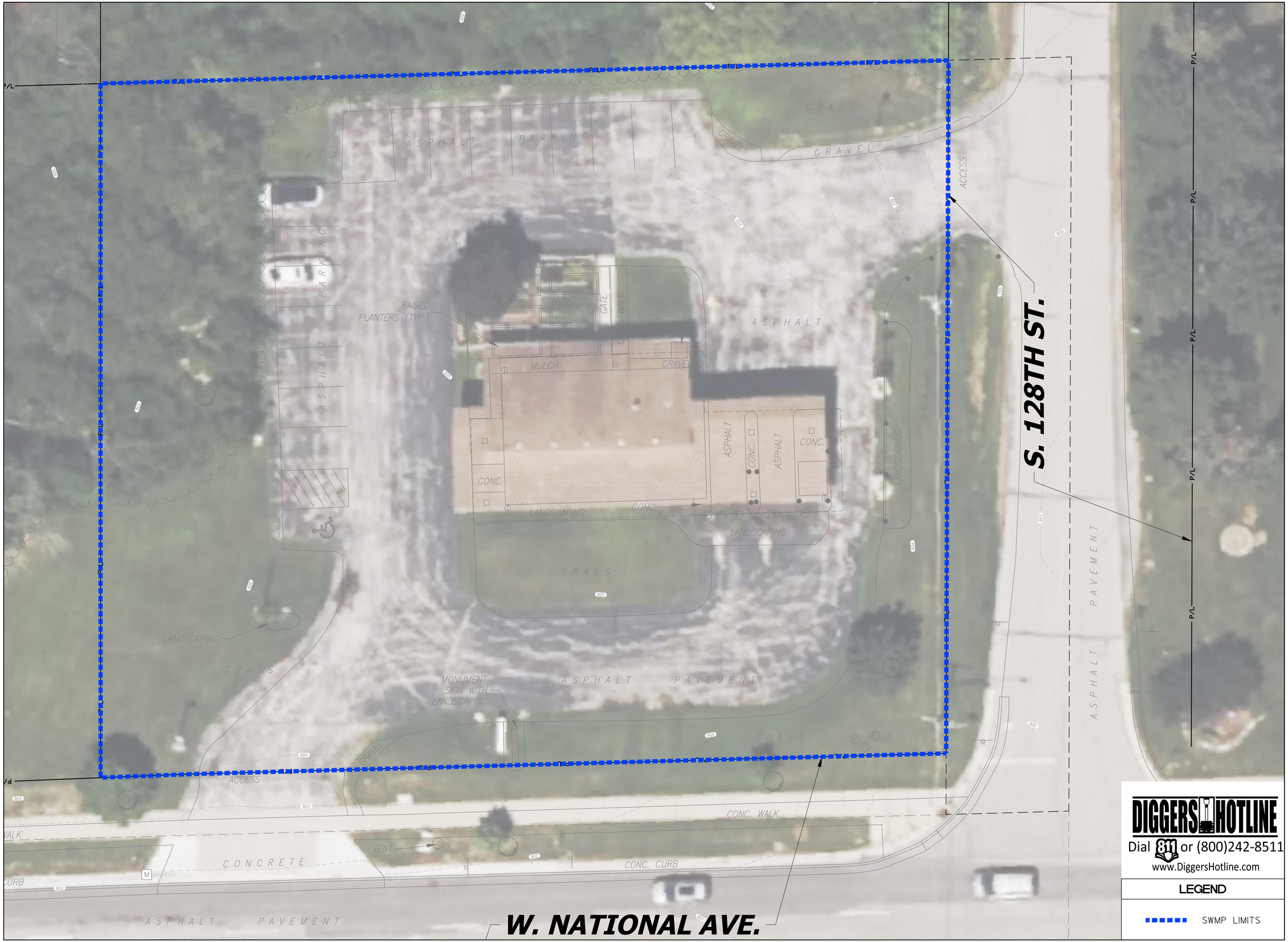

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PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

all in

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

LEGEND

SWMP LIMITS

SHEET:
AERIAL VIEW OF PRE-DEVELOPED SITE CONDITIONS

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
SWMP-1

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\SWMP\Figures\SWMP-1 AERIAL VIEW OF PRE-DEVELOPED SITE CONDITIONS.dwg



LEGEND

SWMP LIMITS

EXISTING PERVIOUS VS. IMPERVIOUS AREAS

	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	35,308 SQUARE FEET	0.81 ACRES
IMPERVIOUS AREAS		
BUILDING / ALTERNATE BUILDING AREA	3,025 SQUARE FEET	0.07 ACRES
DRIVEWAY / ROADWAY AREA	16,198 SQUARE FEET	0.37 ACRES
SIDEWALK / PEDESTRIAN AREAS	118 SQUARE FEET	0.01 ACRES
TOTAL EXISTING IMPERVIOUS AREA	19,341 SQUARE FEET	0.45 ACRES
PERVIOUS AREAS		
TOTAL EXISTING PERVIOUS AREA	15,967 SQUARE FEET	0.36 ACRES

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PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

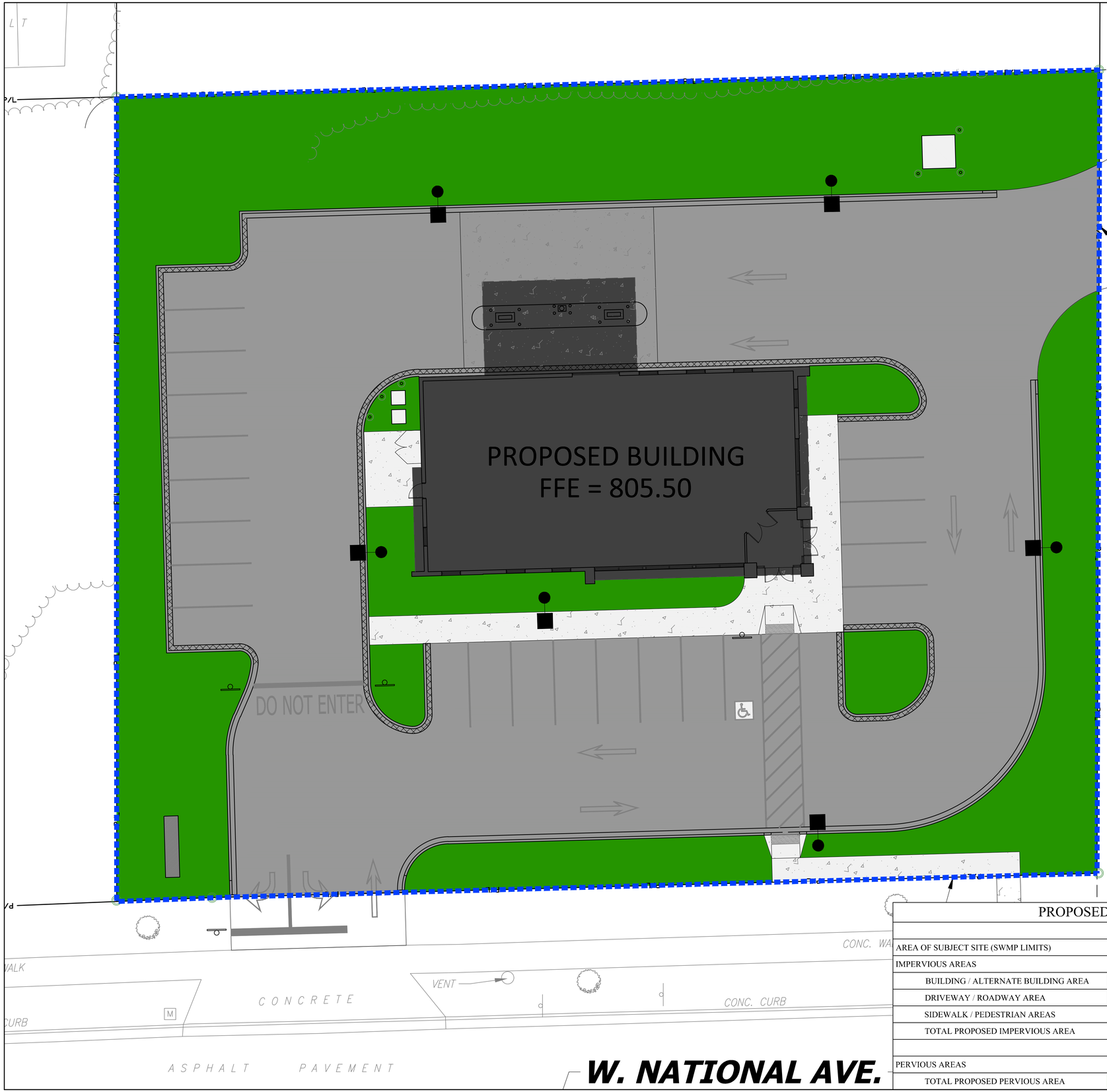
all in

SHEET:
PRE DEVELOPED SITE CONDITIONS

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
SWMP-2

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\SWMP\Figures\SWMP-2 PRE DEVELOPED SITE CONDITIONS.dwg



LEGEND

SWMP LIMITS

PROPOSED PERVIOUS VS. IMPERVIOUS AREAS

	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	35,308 SQUARE FEET	0.81 ACRES
IMPERVIOUS AREAS		
BUILDING / ALTERNATE BUILDING AREA	4,227 SQUARE FEET	0.10 ACRES
DRIVEWAY / ROADWAY AREA	17,974 SQUARE FEET	0.41 ACRES
SIDEWALK / PEDESTRIAN AREAS	1,535 SQUARE FEET	0.03 ACRES
TOTAL PROPOSED IMPERVIOUS AREA	23,736 SQUARE FEET	0.54 ACRES
PERVIOUS AREAS		
TOTAL PROPOSED PERVIOUS AREA	11,572 SQUARE FEET	0.27 ACRES

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
TRUSTONE CREDIT UNION

LOCATION:
12800 W.
NATIONAL AVE.
NEW BERLIN, WI

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10'

0 5 10 20

SEAL:

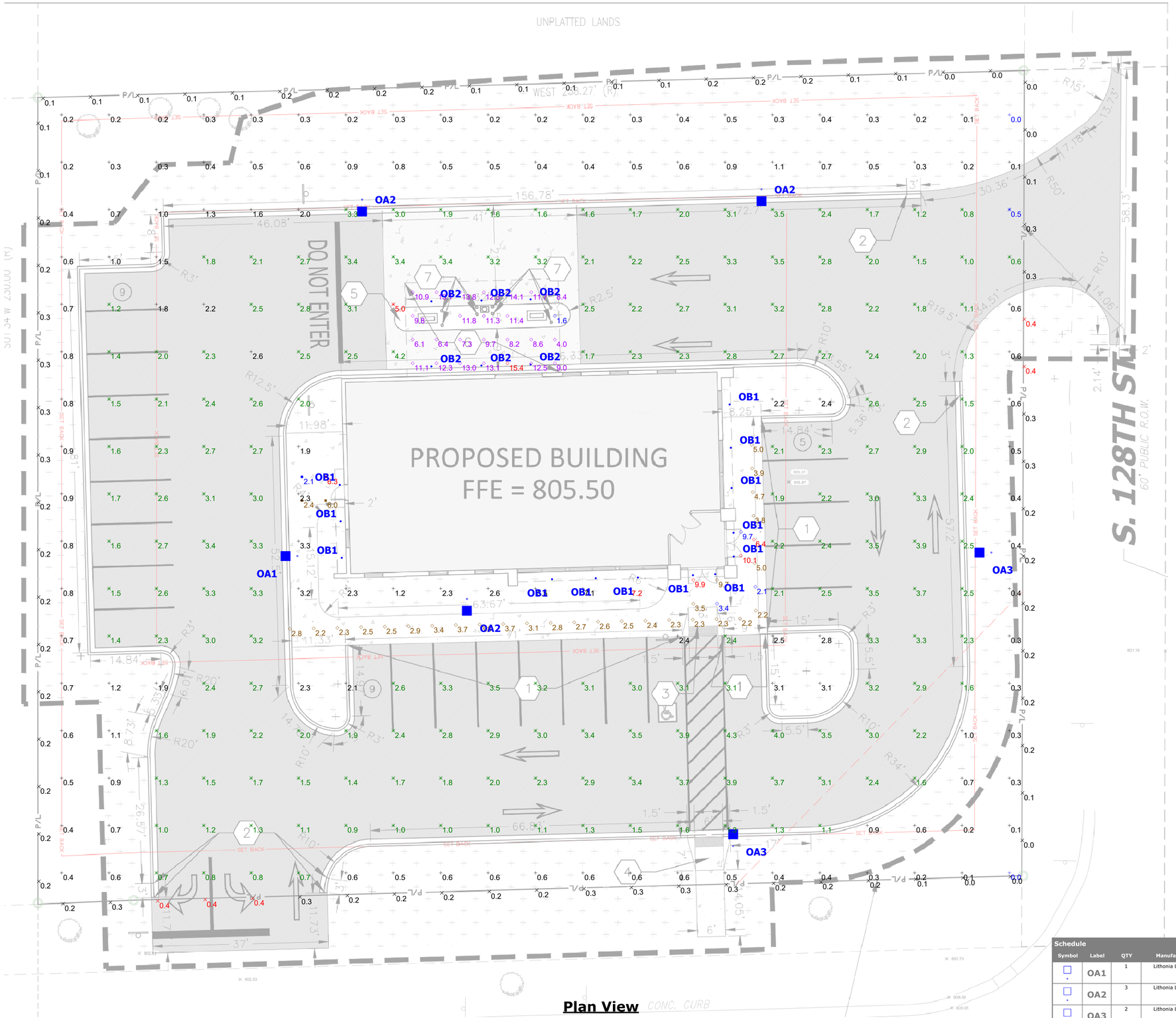
all in

SHEET:
POST DEVELOPED SITE CONDITIONS

PROJECT MANAGER:	RB
PROJECT NUMBER:	250618.01
DATE:	06/20/2025

SHEET NUMBER:
SWMP-3

FILENAME: S:_SiteDsgn\LaMacchia Group\250618 Trustone Credit Union\SWMP\Figures\SWMP-3 POST DEVELOPED SITE CONDITIONS.dwg



Plan View
Scale - 1" = 10ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE-THRU	◇	10.3 fc	15.4 fc	1.6 fc	9.6:1	6.4:1
FRONT ENTRY - EAST	◇	9.9 fc	10.1 fc	9.7 fc	1.0:1	1.0:1
FRONT ENTRY - SOUTH	◇	6.6 fc	9.9 fc	3.4 fc	2.9:1	1.9:1
FRONT WALK	◇	3.1 fc	6.4 fc	2.1 fc	3.0:1	1.5:1
PARKING AND DRIVE	✕	2.4 fc	5.0 fc	0.5 fc	10.0:1	4.8:1
PROPERTY LINE @ 4' AFG	✕	0.2 fc	0.4 fc	0.0 fc	N/A	N/A
SITE ALL	+	1.8 fc	7.2 fc	0.0 fc	N/A	N/A
BACK DOOR	■	4.2 fc	6.3 fc	2.1 fc	3.0:1	2.0:1

Schedule

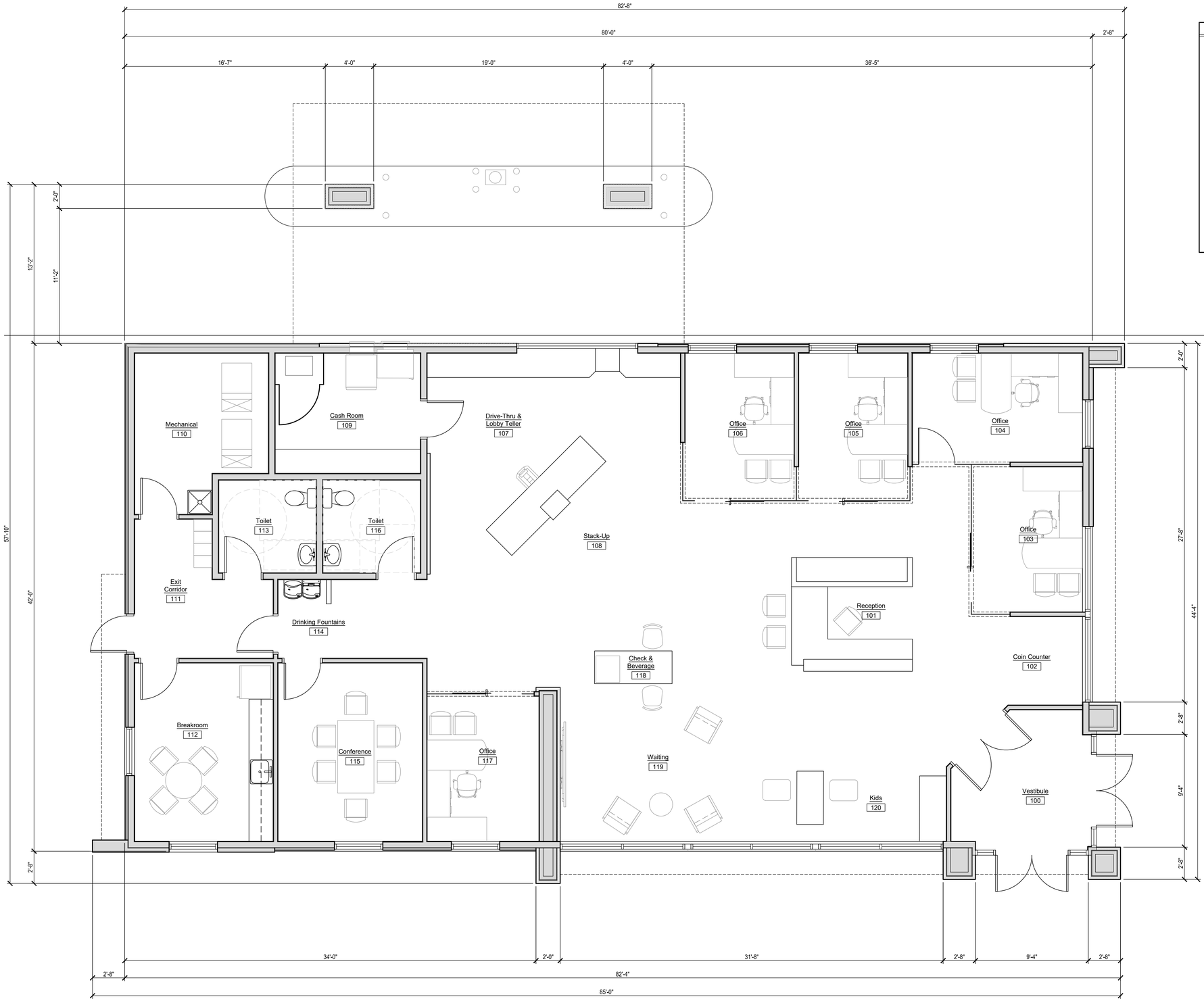
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	OA1	1	Lithonia Lighting	DSX1 LED P3 40K 70CRI T3M	SINGLE FULL CUTOFF LED AREA LIGHT TYPE 3, 4000K, MOUNTED TO 18'-0" SQUARE STEEL POLE WITH 2'-0" BASE	13763	0.95	103
	OA2	3	Lithonia Lighting	DSX1 LED P3 40K 70CRI T4M HS	SINGLE FULL CUTOFF LED AREA LIGHT TYPE 4M WITH HOUSESIDE SHIELD MOUNTED TO 18'-0" SQUARE STEEL POLE WITH 2'-0" BASE	12016	0.95	103
	OA3	2	Lithonia Lighting	DSX1 LED P3 40K 70CRI BLC4	SINGLE FULL CUTOFF LED AREA LIGHT TYPE 4 WITH BACKLIGHT CONTROL MOUNTED TO 18'-0" POLE WITH 2'-0" BASE	10340	0.95	103
	OB1	13	Lithonia Lighting	LDN4 40/05 LO4AR LD	4IN DIAMETER LED DOWNLIGHT 4000K, RECESSED IN UNDERSIDE OF SOFFIT	469	0.95	6
	OB2	6	Lithonia Lighting	LDN4 40/15 LO4AR LD	4IN DIAMETER LED DOWNLIGHT 4000K, RECESSED IN UNDERSIDE OF DRIVE-THRU CANOPY	1354	0.95	18

Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

TRUSTONE FINANCIAL CREDIT UNION
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

Designer JAW
Date 6/17/2025
Scale SEE PLAN

1 of 1



1 A-101 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

FLOOR PLAN LEGEND

- STUD WALL
- BRICK VENEER
- ### DOOR
- ### WINDOW TYPE
- A PARTITION TYPE SEE SHEET A-099

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TRUSTONE FINANCIAL

WISCONSIN
MICHAEL P. EHRLICH
10596
PORT WASHINGTON, WI
ARCHITECT
6/20/2025

Planning & Zoning Submittal

TruStone Financial Credit Union
12800 W National Ave
New Berlin, WI 53151

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	DATE		ISSUED FOR .....

LA MACCHIA GROUP PROJECT NUMBER:
WI-TSF-2502

DATE:
6/20/2025

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-101

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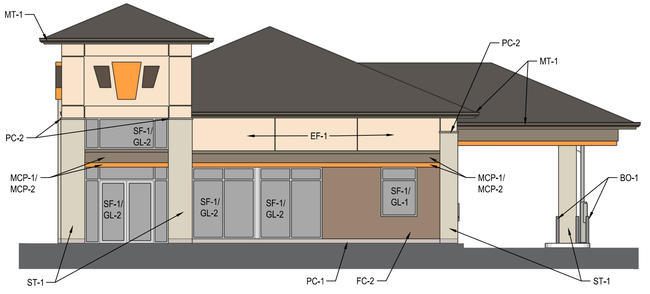
1 A-200 **RENDERING**
SCALE: NTS

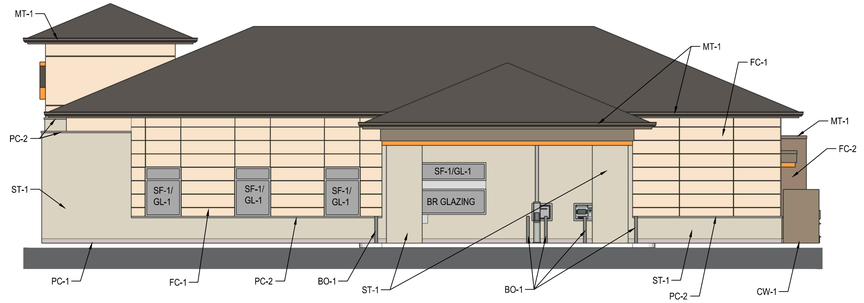
EXTERIOR MATERIALS LEGEND			
CODE	MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ST-1	THIN STONE VENEER	EDEN VALDERS STONE - THIN VENEER 3/4" - 1 1/2"	WINDSOR - NATURAL QUARRY RUN SEAMFACE, NATURAL CLEFT TOP & BOTTOM, SNAPPED ENDS.
PC-1	PRECAST CONCRETE (WALL BASE)	CUSTOM CAST STONE	SANDSTONE
PC-2	PRECAST CONCRETE (CAPS & WATERTABLES)	CUSTOM CAST STONE	SANDSTONE
MO-1	MORTAR	SPEC-MIX	GRAY
EF-1	EIFS	DRYVIT EIFS	COLOR: AMARILLO WHITE TEXTURE: SANDPEBBLE
FC-1	FIBER CEMENT SIDING	NICHIHA - TUFF BLOCK	COLOR: MATCH DRYVIT AMARILLO WHITE
FC-2	FIBER CEMENT SIDING	NICHIHA - VINTAGEWOOD	COLOR: CEDAR
SF-1	ALUMINUM STOREFRONT	KAWNEER - STOREFRONT FRAMING SYSTEM	ANODIZED ALUMINUM, CENTER-GLAZED
GL-1	GLAZING	GUARDIAN SUNGUARD - SNX 51/23	CLEAR
GL-2	GLAZING	GUARDIAN SUNGUARD - SNX 62/27	CLEAR
MCP-1	METAL COMPOSITE PANEL	ALUCOBOND	COLOR: ANODIZED DARK BRONZE
MCP-2	METAL COMPOSITE PANEL	ALUCOBOND	COLOR: RGB 244/121/32 - PMS 158C (CUSTOM COLOR)
MT-1	METAL TRIM (FASCIA / SOFFIT / GUTTER / DOWNSPOUT)	ALUCOBOND	COLOR: ANODIZED DARK BRONZE
EPT-1	PAINT	SHERWIN WILLIAMS	COLOR: MATCH DRYVIT AMARILLO WHITE
RF-1	ASPHALT SHINGLES	CERTAINTEED - LANDMARK	COLOR: DRIFTWOOD
CW-1	PVC DECKING	TIMBERTECH ADVANCED PVC - HARVEST COLLECTION	COLOR: BROWNSTONE
BO-1	PLASTIC BOLLARD COVER	IDEAL SHIELD 7" BOLLARD COVER	COLOR: BROWN (PANTONE PQ-440C)

MATERIAL AREA CALCULATIONS:

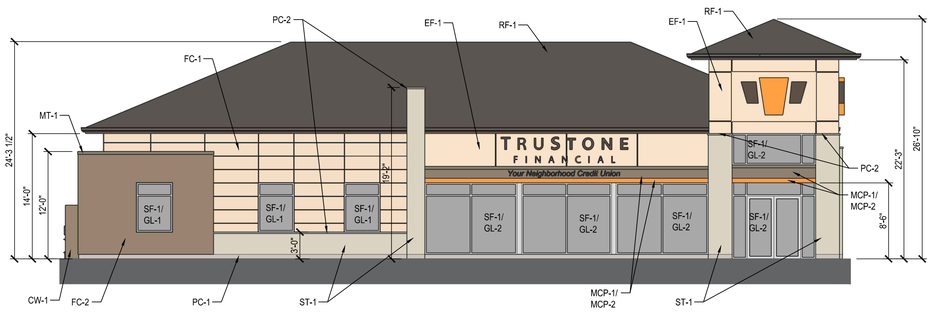
MASONRY	1,094 (26%)
EIFS	593 (14%)
COMPOSITE METAL PANELS	305 (7%)
FIBER CEMENT SIDING	1,322 (32%)
OPENINGS	870 (21%)
TOTALS	4,184 SF



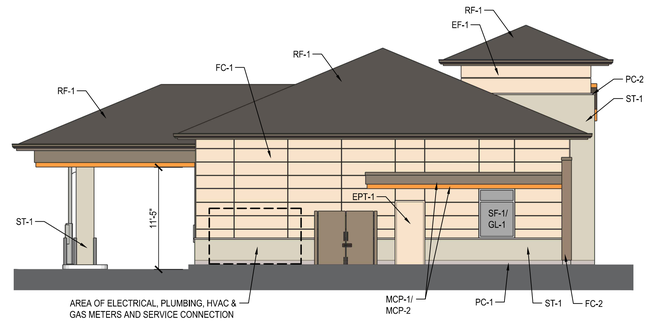
2 A-200 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



3 A-200 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"



4 A-200 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



5 A-200 **WEST ELEVATION**
SCALE: 1/8"=1'-0"

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FORT WASHINGTON, WI
ARCHITECT
6/20/2025

Planning & Zoning Submittal

TruStone Financial Credit Union
12800 W National Ave
New Berlin, WI 53151

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13			

LA MACCHIA GROUP PROJECT NUMBER:
WI-TSF-2502

DATE:
6/20/2025

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-200

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ST-1
EDEN VALDERS STONE
THIN VENEER 3/4" - 1 1/2"
WINDSOR - NATURAL QUARRY RUN SEAMFACE,
NATURAL CLEFT TOP & BOTTOM. SNAPPED ENDS.



PC-1 / PC-2
CUSTOM CAST STONE - WALL BASE, WATERTABLE & CAPS
COLOR: SANDSTONE





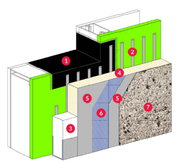




MO-1
SPEC MIX MORTAR
SM100 GRAY

SM100 Gray

EF-1
DRYVIT OUTSULATION
COLOR: AMARILLO WHITE



113
Amarillo White

FC-1
NICHIHA FIBER CEMENT
TUFF BLOCK - CUSTOM COLOR
COLOR: (CUSTOM) AMARILLO WHITE



113
Amarillo White

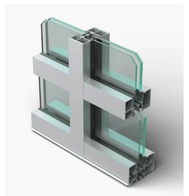
FC-2
NICHIHA FIBER CEMENT
VINTAGEWOOD - WOOD SERIES
COLOR: CEDAR





VINTAGEWOOD
Cedar

SF-1 / GL-1 / GL-2
KAWNEER ALUMINUM STOREFRONT & GUARDIAN GLAZING
451T - CENTER GLAZING / SNX 51-23 & SNX 62-27
COLOR: ANODIZED ALUMINUM



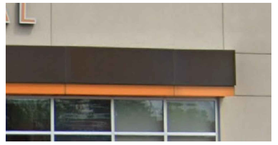
SNX 51/23



SNX 62/27



MCP-1 / MCP-2
ALUCOBOND - COMPOSITE METAL PANEL
MCP-1 - WET SEAL
COLOR: ANODIZED DARK BRONZE
MCP-2 - DRY REVEAL
COLOR: (CUSTOM)





Dark Bronze
Anodized

ORANGE

PMS 158C
CMYK 0/65/100/0
RGB 244/121/32
HEX #F47920
ADA HEX #F89942

MT-1
ALUCOBOND - COPINGMCP-1 - WET SEAL
COLOR: ANODIZED DARK BRONZE



Dark Bronze
Anodized

EPT-1
SHERWIN WILLIAMS PAINT
COLOR: (MATCH) AMARILLO WHITE

113
Amarillo White

RT-1
CERTAINTEED LANDMARK
COLOR: DRIFTWOOD



CW-1
TIMBERTECH ADVANCED PVC
COLOR: BROWNSTONE



CW-1
IDEALSHIELD
COLOR: BROWN (PANTONE PQ-440C)



BROWN
(PANTONE
PQ-440C)

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6/20/2025

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12800 W National Ave
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Planning & Zoning Submittal

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	DATE		ISSUED FOR .....
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12			

LA MACCHIA GROUP PROJECT NUMBER:
WI-TSF-2502

DATE:
6/20/2025

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

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STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Tamara Cooper / CSM**	
LOCATION:	**5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001**	
REQUEST:	**2-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**6/24/2025**
	Completeness Determination:	**6/24/2025**
	90-Day time limit expires:	**9/22/2025**
	Final Common Council Action (expected):	**8/26/2025**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of the 2-Lot Certified Survey Map located at 5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001, subject to the application, plans on file and the following conditions:**	

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
4. **Applicant and/or new property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
5. **The property, which is located outside of the current MMSD Sewer Service District, shall require a Private On-Site Waste Treatment System (POWTS) for each lot that is created that will meet Waukesha County requirements.**
6. **Applicant shall dedicate 33 feet to Waukesha County for right-of-way along the frontage of proposed lot 1 and 50' along the frontage of lot 2, as shown on the CSM.**
7. **The lots are zoned R-3, Suburban Single-Family Residential District. Under Section 275-33D, the minimum lot size is 20,000 square feet and the minimum lot width is 110 feet. The proposed lots meet these requirements.**
8. **Per an email from Kevin Yanny at Waukesha County, dated April 30, 2025:**
    a. **There is a garage (~673 SF) located within Waukesha County right-of-way. The garage has a revocable occupancy permit from Waukesha County that will need to be reassigned to Lot 2 as it is part of the sale. The applicant shall coordinate with the County on this step. No additional permits from the city of New Berlin will be issued for this garage as it is located within the County right-of-way.**
9. **There is an accessory building (garage ~341 SF) on proposed lot 2. Per Zoning Code section 275-42(6) Accessory uses are allowed only after the principal structure is present or under construction. The Director of Community Development may administratively approve an accessory structure prior to the principal structure being built, as long as the construction of the principal structure has begun within one year of starting work on the accessory structure.**

The city has the ability to enforce fines and/or citations.

a. **If the applicant wants to keep the accessory building (garage ~341 SF), an Administrative Use Approval application is required with this request in order to keep the accessory building (garage) for up to one year, until a new single-family home application was submitted. See website for application – Fee is $150 https://www.newberlin.org/DocumentCenter/View/246/Administrative-Permit-Application?bidId=**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of August 13, 2025

Tamara Cooper / 2-Lot Certified Survey Map
5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001

DATE STAFF REPORT PREPARED: July 8, 2025

APPLICANT / OWNER(S): Tamara Cooper / Tamara A Cooper Irrevocable Trust

REQUEST / DESCRIPTION OF PROJECT: Approval of the 2-Lot Certified Survey Map located at 5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/24/2025

DATE OF COMPLETENESS DETERMINATION: 6/24/2025

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): Several phones calls

CONCEPTUAL PLAN: Yes, CSM is attached.

SIZE OF DEVELOPMENT / PARCEL(S): (Prior to CSM approval)
Lot 1: 1.39 Acres - 5810 S. Racine Avenue (Tax Key #: 1277.987)
Lot 2: 1.60 Acres - Tax Key #: 1277.987.001

CURRENT ZONING: R-3 (Suburban Single-Family Residential District)

CURRENT LAND USE: Single-Family Residential

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential home.

PROPOSED LOT SIZES: (After CSM is recorded)
Lot 1: 0.769 Acres (33,508 SF)
Lot 2: 1.808 Acres (78,752 SF)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-3	Land Use: Single-Family Residential
South:	Zoning: R-3	Land Use: Single-Family Residential
East:	Zoning: R-3	Land Use: Single-Family Residential
West:	Zoning: A-1	Land Use: Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 19: Neighborhood I: National Avenue West

Planning Context / Vision / Development Policies:

Neighborhood I:

Vision:

- *The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development.*

Development Policies:

- *Develop the area immediately west of Calhoun Road as a gateway into rural western New Berlin. Permit the development of this area for a mix of commercial and residential uses, but require that commercial use to be oriented to a rural theme.*

Land Use

- *Future Land Use Map: Suburban Residential*

ZONING CODE (Chapter 275): Yes, this request is consistent with Section 275-33B(3) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes, a Certified Survey Map was submitted.
Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: No
Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: None identified.

PARK & OPEN SPACE PLAN: None identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, applicant will provide an erosion control plan.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A
Environmental Impact: N/A

STORMWATER MANAGEMENT / DRAINAGE PLAN: 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: No
Basin Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes, the system in place now serves the existing home on Lot #1. An additional system will be needed to serve Lot #2. Perc tests have been provided.

WATER USAGE CALC.: The new parcel will be served by a private well, average 250 GPD per new unit connection.

TRAFFIC IMPACT: A net increase of one lot will occur with the proposed land division. The ITE estimates the following for one single-family lot:
Weekday AM Peak – 0.77 trips per unit
Weekday PM Peak – 1.02 trips per unit
Weekend Peak – 0.93 trips per unit

SCHOOL DISTRICT IMPACT: 0.46 total estimated students
Elementary – 0.23 students (1 lot * 0.23 students)
Middle – 0.11 students (1 lot * 0.11 students)
High School – 0.12 students (1 lot * 0.12 students)
Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

1840	Existing home was built at 5810 S. Racine Avenue.
4/8/1963	Plan Commission approved a CSM.
11/25/1997	Landmarks Public Hearing to designate the house located at 5810 S. Racine Avenue as a Historic Landmark.
6/3/2008	Waukesha County Department of Public Works issued a revocable occupancy permit (Documentation # 3576446) for the garage building located within the Racine Avenue right-of-way.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Applicant shall dedicate 33 feet to Waukesha County for right-of-way along the frontage of proposed lot 1 and 50' along the frontage of lot 2, as shown on the CSM.
2. The lots are zoned R-3, Suburban Single-Family Residential District. Under Section 275-33D, the minimum lot size is 20,000 square feet and the minimum lot width is 110 feet. The proposed lots meet these requirements.
3. Per an email from Kevin Yanny at Waukesha County, dated April 30, 2025:
    a. There is a garage (~673 SF) located within Waukesha County right-of-way. The garage has a revocable occupancy permit from Waukesha County that will need to be reassigned to Lot 2 as it is part of the sale. The applicant shall coordinate with the County on this step. No additional permits from the city of New Berlin will be issued for this garage as it is located within the County right-of-way.
4. There is an accessory building (garage ~341 SF) on proposed lot 2. Per Zoning Code section 275-42(6) Accessory uses are allowed only after the principal structure is present or under construction. The Director of Community Development may administratively approve an accessory structure prior to the principal structure being built, as long as the construction of the principal structure has begun within one year of starting work on the accessory structure. The City has the ability to enforce fines and/or citations.
    a. If the applicant wants to keep the accessory building (garage ~341 SF), an Administrative Use Approval application is required with this request in order to keep the accessory building (garage) for up to one year, until a new single-family home application was submitted. See

website for application – Fee is $150
https://www.newberlin.org/DocumentCenter/View/246/Administrative-Permit-Application?bidId=

5. Landmark Information - *Cheney-Faulkner-Cooper House (c. 1840's) – Located at 5810 S. Racine Avenue, Wisconsin's First Freewill Baptist Church Congregation was formed in his house on July 11, 1840. It was Rev. Rufus Cheney (born in 1780 in Antrim, New Hampshire) who established Freewill Baptist Congregations in New York State and Ohio en route to the Wisconsin Territory where he settled at the New Berlin 2020 Comprehensive Plan 4:5 foot of Prospect Hill and organized his last congregation. The Prospect Hill School was also founded in this house. Designated a New Berlin Landmark on December 9, 1997.*



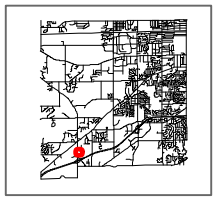


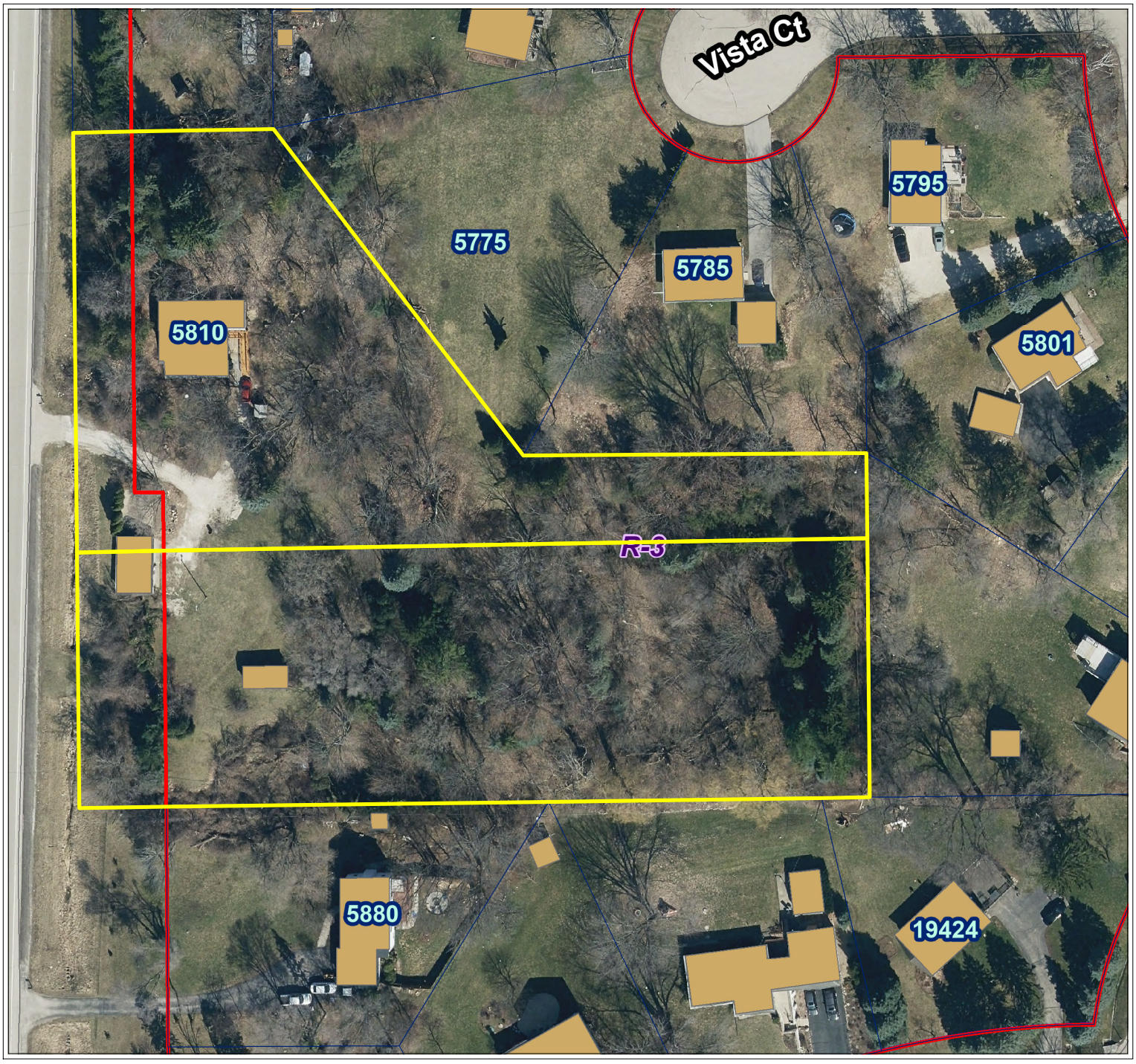
STAFF RECOMMENDATION: Recommend to Common Council approval of the 2-Lot Certified Survey Map located at 5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001, subject to the application, plans on file and the following conditions**: See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2501018
Cooper 2-Lot CSM
5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001





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

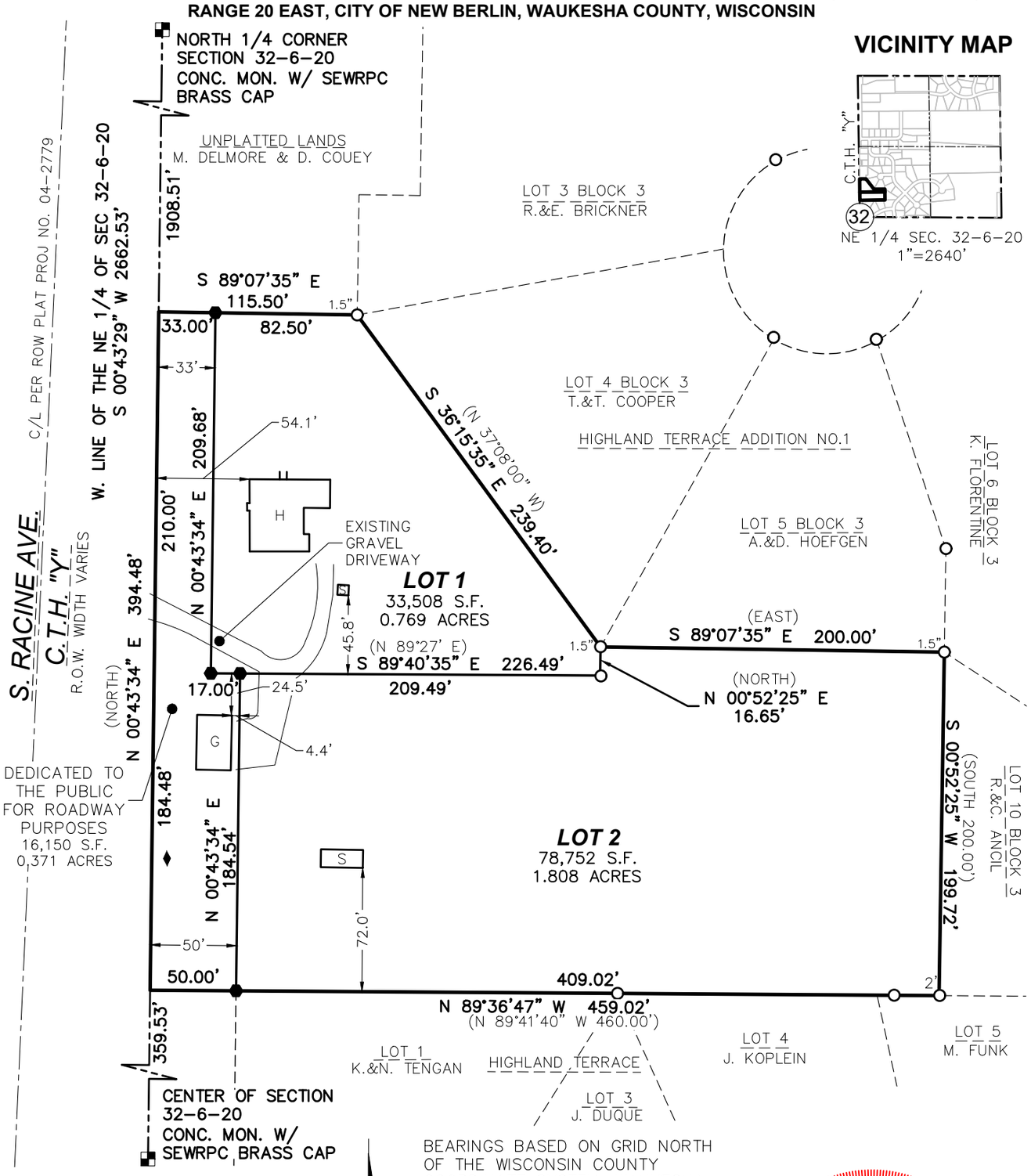
0 30 60 Feet

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.

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP

LEGEND

- ■ SECTION CORNER MONUMENT
- O FOUND 1" IRON PIPE OR NOTED
- ● SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- ♦ EXISTING CULVERT LOCATION
- H HOUSE
- G GARAGE
- O OUTBUILDING

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SEC. 36-6-20 MEASURED AS S00°43'29"W.

0' 80' 160'

1 INCH = 80 FEET

WISCONSIN
MATTHEW T.
O'ROURKE
S-2771
NEOSHO,
WI
LAND SURVEYOR

PREPARED FOR:
TAMARA COOPER
5810 S RACINE AVE
NEW BERLIN, WI 53146

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 6/19/2025
JOB# 25159
SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120–121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST; THENCE S 00°43'26" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, 1908.51 FEET TO THE POINT OF BEGINNING; THENCE S 89°07'35" E, 115.50 FEET, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1; THENCE S 36°15'35" E, ALONG THE WESTERLY LINE OF LOT 4, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1, 239.40 FEET TO THE SOUTHWEST CORNER OF LOT 5 BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1; THENCE N 89°07'35" W ALONG THE SOUTH LINE OF LOT 5, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1, 200.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1; THENCE S 00°52'25" W, ALONG THE WEST LINE OF LOT 5, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1, 199.72 FEET TO THE NORTH LINE OF HIGHLAND TERRACE SUBDIVISION; THENCE N 89°36'47" W ALONG THE NORTH LINE OF HIGHLAND TERRACE SUBDIVISION, 459.02 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32; THENCE N 00°43'34" E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, 394.48 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 128,410 SQUARE FEET OR 2.948 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF TAMARA A. COOPER IRREVOCABLE TRUST DATED MAY 16, 2025, OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF_____, 20_____.

_____

MATTHEW T. O'ROURKE, S–2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE;

AS OWNER, TAMARA A. COOPER IRREVOCABLE TRUST DATED MAY 16, 2025, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

_____
TAMARA ANN COOPER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED TAMARA A. COOPER IRREVOCABLE TRUST DATED MAY 16, 2025, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

THIS LAND DIVISION AND DEDICATION IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION

THIS _____DAY OF _____, 20_____.

_____ _____
DAVID A. AMENT, MAYOR/CHAIRMAN NIKKI JONES, PLAN COMMISSION SECRETARY,

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS _____DAY OF _____, 20_____.

_____ _____
DAVID A. AMENT, MAYOR RUBINA R. MEDINA, CITY CLERK

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Nicholas Wimmer on behalf of Wimmer Communities / Use Approval for the Conservancy Neighborhood development**
LOCATION:	**1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003**
REQUEST:	**Use, Site and Architecture approval for the construction of The Conservancy Neighborhood Development located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)**
D.R.C. RECOMMENDATION:	**Use, Site and Architecture approval for the construction of The Conservancy Neighborhood Development located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) subject to the application, plans on file and the following conditions:**

1. PLANNING

a. Architecture Review Committee (ARC) approval required.

b. Plan of Operation. Applicant shall adhere to the general submitted plan of operation. The applicant is proposing to construct (7) multi-family residential buildings, (2) mixed-use residential buildings, and (1) club house. See findings for additional information.

c. On-site grading work can begin prior to issuance of zoning permits; however, the grading and stormwater plan shall be approved prior to any site disturbance. No work on public improvements shall begin until a Development Agreement is approved.

d. Employee and customer parking shall be contained on site.

e. Occupancy and Allowed Uses:

i. Per §275-24, all future retail tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future retail tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking. City shall apply the required parking space criteria provided in Table 275-57-1 of the Zoning Code when conducting the foregoing parking review for future retail tenants.

ii. Plans shall meet the requirements of §275-33B(10) and PUD Ordinance #2701, The Conservancy Neighborhood Development PUD. For purposes of illustration, and not for purposes of limitation of the permitted uses contained in Table 275-34-1 for the B-1 Shopping Center District, the following uses shall be governed as stated below:

[a] Principal Uses: Fast casual restaurants.

[b] Accessory Uses: Carwashes (that are accessory to the multi-family development and for residents use only).

[c] Prohibited Uses: Fast food restaurants. Carwashes (as a principal use).

f. Applicant shall coordinate with City Staff to execute a Conservation Easement that will encompass environmentally sensitive areas. The Conservation Easement shall be recorded prior to issuance of the Zoning Permit.

i. **The applicant shall provide Staff with the legal description of the Conservation Easement area for review.**

ii. **The applicant shall be responsible for recording the Conservation Easement document.**

g. **Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with §275-56G of the Zoning Code. This information shall be included in the drawings. Provide a detail for the dumpster enclosure.**

h. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**

i. **Plans shall meet the requirements of PUD Ordinance #2701, The Conservancy Neighborhood Development PUD, Signage:**

[a] **Applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.**

[b] **This development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City. The applicant to design, build, coordinate and pay for installation of a City sign. The Conservancy shall coordinate with the City of New Berlin on the exact size, design and location for this sign.**

i. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of §275-53 through §275-56 of the City's Zoning Code.**

i. **Applicant has provided a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.**

ii. **Final landscape fee will be calculated upon final submittal.**

iii. **Plans shall meet the requirements of PUD Ordinance #2701, The Conservancy Neighborhood Development PUD, Landscaping:**

[a] **A maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (five-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety. Currently the code calls for, "three-year for maintenance."**

iv. **Plans shall meet the requirements of PUD Ordinance #2701, The Conservancy Neighborhood Development PUD, Site Amenities:**

[a] **Each development shall incorporate public outdoor amenity space(s) and amenities, including but not limited to gathering / seating spaces, benches, picnic tables, bike racks, garbage cans, etc. Public art should also be considered.**

2. INSPECTION

a. **Inspection CU – State Review**

b. **Building plans for each building 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 for each building required with permit application.

d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits for each building 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).

h. Occupancy Certificate (s) will not be issued until all paperwork, inspections and departments have approved. No temporary or phased Occupancies.

3. ENGINEERING

a. A Development Agreement is required.

b. As part of the PUD Ordinance and Development Agreement for this project, the applicant will install and maintain a sidepath along the length of their development along Moorland Road to Greenfield Avenue.

c. A Waukesha County work within the right-of-way permit will be required to make the utility connections within the right-of-way.

d. Retaining Walls:

i. Retaining Walls shall comply with §275-55A(5). Retaining walls exceeding 16 inches in height may be constructed only upon issuance of an administrative permit. Retaining walls may be reviewed and approved with a building permit, in which case a separate use approval permit would not be required.

[a] A retaining wall plan detailing the location, size, type and proposed grades on both sides of the retaining wall, together with a detailed cross section of the retaining wall, a description of the material to be used, and a description of the method of construction to be utilized shall be required.

[b] Retaining walls should not exceed 48 inches in height unless designed by a professional engineer or installed according to manufacturer's specifications. Walls that are not tiered and exceed seven feet in height shall require a professional engineer on site overseeing the construction of the retaining wall.

[c] Retaining walls shall not be located closer than 5 feet to a side or rear lot line unless the Director finds that there is no other practical location, and only after written approval by the affected neighbor is received.

[d] Adequate safety features and precautions shall be incorporated into the retaining wall design to mitigate the hazard of the abrupt drop off created by the wall.

[e] Retaining walls structures, including tiebacks, are to be located outside the base setback line.

ii. The retaining wall detail on sheet C6.0 is not specific to the retaining walls shown on the plan set.

[a] Proposing to use Europa Allan Block for Block Retaining Walls. Per manufacturer's info sheet, states 'The specific location and embedment length of the grid layers depends upon site conditions, wall heights and long-term allowable design strength of the grid being used. See the approved plans for exact geogrid locations or consult with a local engineer.'

[b] Based on the wall heights and the live loads provided by the parking lots, Engineered plans for the retaining walls are required with the Zoning permit.

[c] No plans have been provided in the Civil set for the Poured Concrete Retaining Wall.

e. Lighting Plan:

i. Lighting standards for residential and non-residential developments are outlined in §275-60I. The minimum lighting levels in several areas are below the minimum.

ii. Discuss with staff extending the sidewalk lights along Greenfield Avenue to match the Walmart pedestrian lights.

f. Landscaping Plan:

i. Although the entrance to the development is not considered a street, it is a signalized intersection. Vision Triangle guidelines should still be followed. See WisDOT FDM 11-10 attachments 5.10 for Vision Triangle dimensions.

g. Parking lot layout:

i. Per 275-57A(6), The minimum area for each parking space, excluding the area needed to maneuver, shall be 9 ft wide and 18 ft long, except for designated handicapped parking. Underground parking stall width is only 8.5 ft wide in spaces that have a pillar. If the pillars can not be moved, small adjustments to some parking stalls can be made by utilizing the hatched areas.

ii. Per 275-57A(7)(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 the curb, where applicable.

iii. See Table 275-57-3 for Lane Widths and angled parking dimensions.

iv. Per 275-57A(7)(c)[1], Where more than three parking spaces are served by a single driveway, a turnaround area shall be provided or other provision made to permit cars to exit the parking lot without backing onto a street or sidewalk.

v. Per 275-57A(7)(c)[2], Each parking space shall be provided with a sufficient backup area to permit egress in one maneuver, consisting of one backward and forward movement.

vi. Per 275-57A(7)(e)[3], Wheel stops, continuous curb, and/or bollards shall be located a minimum of 4 ft from any structures, buildings, walls, or plant material, excluding ground cover, to prevent a vehicle from driving onto the landscaped area or hitting any structure or plant material at the edge of a parking area.

vii. Per 275-57A(7)(g)[2], Parking areas, including aisles, shall be set back a minimum of 10 ft from the base setback line and a minimum of 5 ft from other lot lines.

h. A letter from Waukesha County approving the plan of proposed improvements within the County ROW shall be on file with the City of New Berlin prior to any building permits being issued by the City.

i. Confirm that the traffic signals will be installed with the Waukesha County Moorland Road project in 2027.

ii. **Confirm that the sidewalk along Moorland will be installed with the Development.**

4. STORM WATER UTILITY

a. **Add a cleanout or other access for the junction of the existing wetland area drain tile to the new 6-inch, instead of or in addition to the wye connection as called out on C3.1**

b. **Pond 3 Wetland 4 cross section shows the 8-inch pipe but does not list the elevation which is 844.5 in the model.**

c. **The structure detail for Pond 5B lists the rim as 841.50 while the model says 841.25.**

d. **Stormwater Management Facilities AsBuilts are required to be submitted and approved prior to occupancy, 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.**

e. **SWMP Maintenance Agreement is required to be recorded prior to occupancy; City of New Berlin boilerplate agreement is available online.**

f. **WDNR NOI is required.**

g. **MMSD Chapter 13 approval is required.**

5. SEWER UTILITY

a. **If any food service facilities will be occupying the mixed-use buildings, all manholes downstream need to have the internal surfaces coated with 'strong seal and raven coating' or similar. Refer to NB Development Handbook #3.1.7.1.10.**

b. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures. Maintain 24 inches vertical clearance when crossing any pipes and structures. Please call Alex Parker at New Berlin Water Utility with questions. If a conflict occurs, conduits will be removed at the owner's expense.**

c. **A plug must be installed in the downstream side of MH #115 at time of installation. This plug is to remain in place until final walk through and approval by NBU. Refer to NB Development Handbook #3.1.3.1.5.**

6. WATER UTILITY

a. **Add 12" mainline butterfly valve south of building #9 service lateral.**

b. **Move two 12" mainline butterfly valves on both sides of Building #3 service lateral to both sides of Building #6 service lateral.**

c. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures. Maintain 24 inches vertical clearance when crossing any pipes and structures. Please call Alex Parker at New Berlin Water Utility with questions. If a conflict occurs, conduits will be removed at the owner's expense.**

7. FIRE DEPARTMENT

a. **Maintain fire sprinkler coverage throughout, per NFPA 13, Local code 124-11A.2 & 11.A.12.**

b. **Sprinkler system shall be monitored.**

c. **Audio/visual upon waterflow activation:**

d. 10 inch bell.

e. Internal & external VAD.

f. Manual fire alarm system throughout, per NFPA72.

g. Egress/emergency lighting throughout.

h. Unobstructed access to FDC.

i. Fire extinguishers every 75 feet of travel.

j. Name and address on front and rear doors, visible from street.

k. Provide current key(s) for required Knox box.

l. Maintain fire lane access of 24 feet.

m. Additional hydrant(s) needed.

n. Occupancy load signage.

o. Sprinkler plan required to confirm standpipes, balconies and clubhouse are protected.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of August 13, 2025

Nicholas Wimmer on behalf of Wimmer Communities / Use Approval
1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)

DATE STAFF REPORT REVISED: July 28, 2025

APPLICANT / OWNER(S): Nicholas Wimmer on behalf of Wimmer Communities / The Conservancy LLC

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for the construction of The Conservancy Neighborhood Development located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/2/2025; Revised submittal 6/27/2025

DATE OF COMPLETENESS DETERMINATION: 6/27/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Numerous meetings
Site Visit(s): numerous site visits over the past two years.

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 33.76 Acres

CURRENT ZONING: Rm-1/PUD & C-2/PUD

CURRENT LAND USE: Vacant

PROPOSED LOT SIZES: Applicant filed a separate application for a 3-Lot CSM (See File # LD-2500072).
Lot 1: 9.670 Acres
Lot 2: 19.687 Acres
Lot 3: 4.404 Acres

PROPOSED ZONING: N/A

PROPOSED LAND USE: Multi-family Residential with retail commercial integrated within the apartment buildings.

PROPOSED DENSITY: Per PUD Ordinance #2701, The Conservancy Neighborhood Development PUD, the applicant has identified the following density information in the Rm-1/PUD District: Net density 13.97 units / acre (413 units / 29.57 developable acres) OR gross density 12.23 units / acre (413 units / 33.761 acres).

AJACENT ZONING AND LAND USE:

North:	Zoning: Commercial	Land Use: Commercial (City of Brookfield)
South:	Zoning: I-1 & R-4	Land Use: Railroad Easement, New Berlin Bike Trail & Residential
East:	Zoning: B-1/I-1	Land Use: Commercial (Walmart) & Cemetery
West:	Zoning: B-1/PUD/Rm-1/R-4	Land Use: Vacant Commercial (Deer Creek) Residential (Brookridge Condominiums & Moorland Highlands Subdivision)

Conformance with Comprehensive Plan and Municipal Code: Yes
Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision:

- *Greenfield Avenue will be a mixed commercial and residential corridor, and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.*

Development Policies:

- *Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.*
- *Tighten non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses over time.*
- *Recognize the Greenfield Avenue and Moorland Road primary intersection as a major gateway into the city from the north. Encourage signature well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield.*
- *Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.*
- *Address flooding and localized drainage issues along the eastern portion of the neighborhood.*
- *Encourage land combinations that accommodate future development options.*

Land Use:

- *Future Land Use Map:* Mixed Residential

ZONING CODE (Chapter 275): Yes, this request meets the requirements of §275-33B(10), 275-34B(1) & 275-37B(4) of the Zoning Code, as well as PUD Ordinance #2701, The Conservancy Neighborhood Development PUD.

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes, plans are attached.
Architectural Review Required: Yes, plans are attached.

PROPOSED ARCHITECTURE: Yes, plans are attached.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Isolated Natural Resource Area located along eastern property line.
Wetland On Property: Yes, Wetlands have been registered on the City's Zoning Map.
Conservancy Districts (C-1, C-2): Yes, C-2
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: Site is overall fairly flat however the current owner has filled and added berms over the years. This is why the contours appear to look like berms on the topography map.

BIKE & PEDESTRIAN FACILITIES PLAN: As part of the PUD Ordinance and Development Agreement for this project, the applicant will install and maintain a sidepath along the length of their development along Moorland Road.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on the conceptual plans and will be required to be shown on the future Use, Site and Architectural application submittals.
Wildlife Habitat Protection: Yes
Wildlife Management Plan: Yes

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been prepared.

STORMWATER MANAGEMENT / DRAINAGE PLAN: 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. A full report has been submitted.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Yes
Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the time of building permit application submittals. The Utility Department has reviewed the project conceptually and there is adequate supply for this project.

TRAFFIC IMPACT: A Traffic Impact Study dated August 26, 2023 has been submitted to the City of New Berlin and Waukesha County. Below are summary points from the TIA:

Table 1: Trip Generation Comparison

Land Use	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Newly Proposed Site Plan	2,110	35	105	140	90	60	150
Previously Approved TIA Site Plan	4,490	170	190	360	195	180	375
Increase (Decrease) in New Trips	**(2,380)**	**(135)**	**(85)**	**(220)**	**(105)**	**(120)**	**(225)**

As shown in Table 1, under the new land use assumptions there is expected to be a reduction in new trips of 2,380 total site trips on a typical weekday, 220 total site trips in the AM peak hour, and 225 total site trips in the PM peak hour when compared to the previously approved land use assumptions.

1. *Modifications to address traffic impacts are shown in Exhibit 9 for the Year 2026 traffic conditions and have been shown for the following two scenarios:*
2. *"Full Build Traffic" – These modifications are expected to be necessary to accommodate the Year 2026 Full Build traffic volumes, which includes the proposed on-site development under with full access at Ridge Road, right-in/right-out access at the North driveway onto CTH O and left-in/right-in/right-out access at the south driveway onto CTH O.*
3. *"Total Traffic" – These modifications are expected to be necessary to accommodate the Year 2026 Total traffic volumes, which includes the proposed on-site development with full access at Ridge Road, right-in/right-out access at the North driveway onto CTH O and left-in/right-in/right-out access at the south driveway onto CTH O and the identified potential off-site development taken from the previously approved TIA.*

SCHOOL DISTRICT IMPACT: Yes
Notice Sent to Affected School District(s): Yes, an email was sent to the school district on 2/11/2025 notifying them of the project. It was noted in the email that this project will replace the previously approved Mandel Development project.

PREVIOUS ACTION:
Past Action on projects that did not move forward:

3/3/2008	ProHealth submitted a plan for a large medical building on this site. This project never moved forward.
6/29/2017	Continental Properties submitted a concept plan for a mixed use development. It was reviewed by the Plan Commission and a Neighborhood Meeting was held. No action taken.

Recent Action:

4/10/2023	Neighborhood Meeting regarding concept plan (File UA-2300419).
4/13/2023	Plan Commission review of concept plan.
4/25/2023	Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
710/2023	Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023	Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023	Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
1/8/2024	Plan Commission held a public hearing, reviewed and approved an amendment to the File RZ-2300810 as PUD Ordinance #: 2688.
1/9/2024	Common Council approved an amendment to the File RZ-2300810 as PUD Ordinance #: 2688.
1/8/2024	Plan Commission approved a multi-family apartment development via File #: UA-2301691. However, the applicant withdrew this application.
3/3/2025	Plan Commission held a joint public hearing on the rezoning and comprehensive plan requests.
4/7/2025	Plan Commission tabled the projects based on the applicant's request.
6/2/2025	Plan Commission approved the rezoning, comprehensive plan amendment and Land Division requests.
6/10/2025	Common Council approved the rezoning, comprehensive plan amendment and Land Division requests.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:
1. PUD ordinance #2701, The Conservancy Neighborhood Development PUD regulates is in place for this development.
    a. Development will have approximately 413 multi-family units.

b. Applicant will provide approximately 850 spaces for the residential portion. Plans indicate 445 spaces will be within garages and 405 spaces of surface parking. Parking shall meet Zoning Code Section Table 275-57-1.

c. 98 spaces will be provided for the retail portion of the development.

d. 22 spaces will be provided for the club house.

e. Total parking - 970 spaces.

2. Building # 1: The Conservator building shall not exceed 55' as measured from the first floor to the midpoint of the roof; 63' as measured from the exterior grade entry to the midpoint of the roof, and 66' as measured from the underground entry to the midpoint of the roof. This building will have 71 units.
3. Buildings #2 and 3: The Conservancy Center buildings shall not exceed 48' as measured from the grade to the midpoint of the roof. Each building will have 23 units and 9800 sq. ft. of retail space.
4. Buildings #4, 5, 6 & 7: The Woodland Apartment buildings shall not exceed 55' as measured from the first floor to the midpoint of the roof; 63' as measured from the exterior grade entry to the midpoint of the roof, and 66' as measured from the underground entry to the midpoint of the roof. Building 4- 52 units, building 5 – 61 units, building 6 – 61 units & building 7 – 52 units.
5. Buildings # 8 and 9: The Meadows buildings shall not exceed 55' in height. Each building will have 32 units.
6. Building # 10: The Resident Club house shall not exceed 36' in height.
7. A Conservation Easement will be required to further protect the environmental corridor.
8. Future commercial tenants will be required to apply for and receive re-occupancy permit prior to occupancy of the building.
9. A Development Agreement is required for this project.

D.R.C. RECOMMENDATION: Use, Site and Architecture approval for the construction of The Conservancy Neighborhood Development located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Applicant Letter
Plans

WIMMER COMMUNITIES

5300 S. 108th Street, Suite 1 • Hales Corners, WI 53130

June 27, 2025

Mr. Greg Kessler
Director
City of New Berlin – Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Ms. Nikki Jones
Deputy Director
City of New Berlin – Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Dear Mr. Kessler and Ms. Jones:

Wimmer Communities ("Wimmer") does hereby submit for review by the City of New Berlin Department of Community Development the following documentation in support of its application for a Development Use Approval supporting Wimmer's proposed mixed-use "town center"-style development known as The Conservancy at the southeast corner of Moorland Road and Greenfield Avenue.

Please find enclosed the following applications and supporting materials for the Development Use Approval referenced above:

1. Application for Development Use Approval
2. Check in the amount of $3,800, representing the additional fee due with Application.
3. Site Plan
4. Civil Plans
5. Stormwater Management Plan
6. Natural Resource Preservation Plan
7. Architectural Plans
    a. Resident Clubhouse
    b. The Conservator
    c. Conservancy Center
    d. The Woodlands
    e. The Meadows
8. Renderings

9. Landscape Plan
10. Site Lighting & Photometric Plan

The following documents have been submitted under previous cover:

1. Plan of Operation (Development Report)
2. Traffic Impact Analysis Report
3. Developer's Deposit Finance Form

Review comments from the City have been received for the Site and Utility plans that were previously submitted and are incorporated in the updated plans.

Exterior Material Sample Boards will be submitted to the City prior to the architectural plan review.

All applications and supporting materials identified above have also been provided in electronic format on the enclosed USB flash drive.

Pursuant to previous discussion with the City, we understand that our requests for the Development Use Approval will be considered by the Architectural Review Subcommittee and Plan Commission at their respective meetings on August 13, 2025.

We look forward to continuing to advance The Conservancy through its development review process and to bringing this exciting new neighborhood community to the City of New Berlin. Please do not hesitate to reach out to me with any questions or if any additional information is required following your review of the enclosed application and supporting materials.

Yours Very Truly,

David T. Wimmer
Corporate Counsel
Wimmer Communities

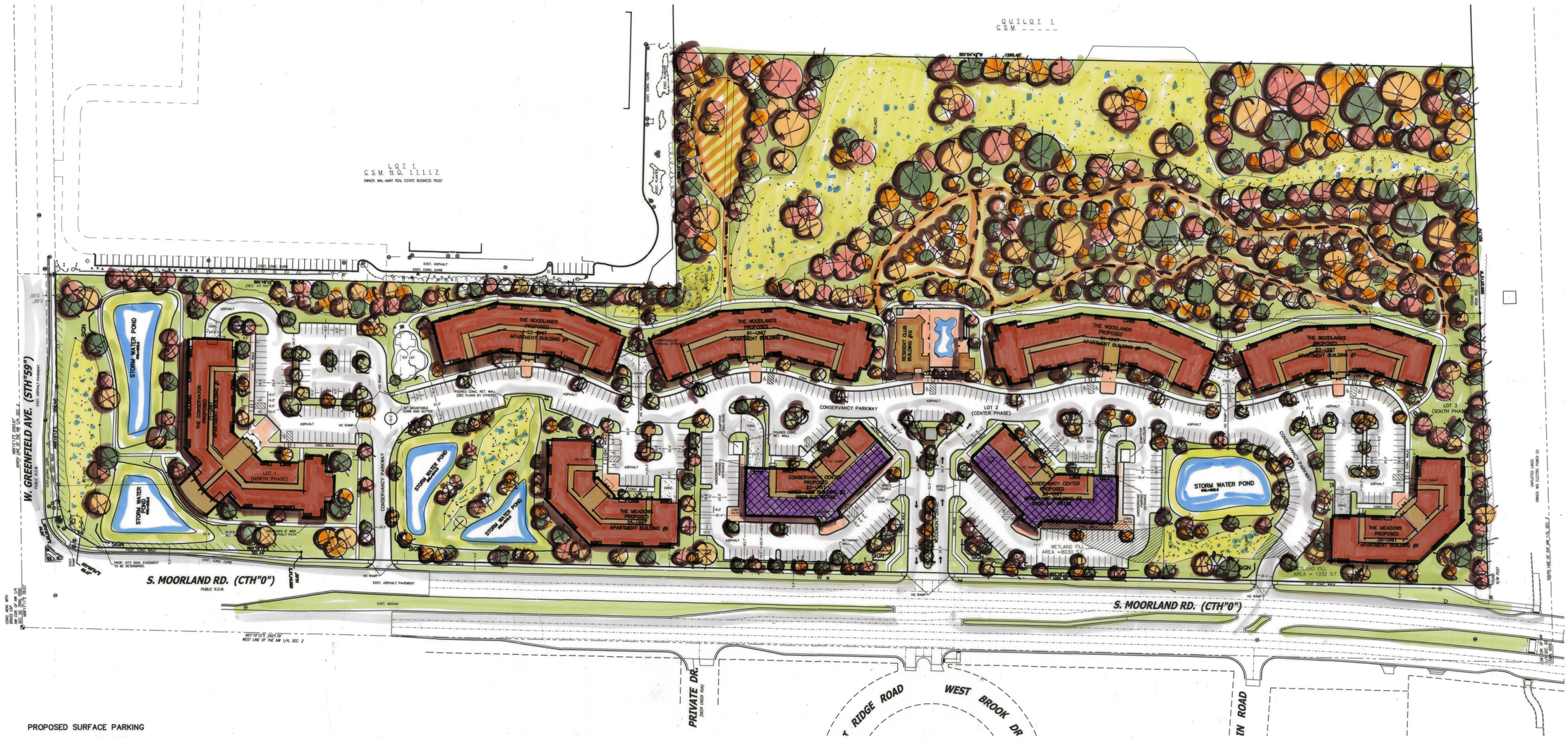
Encl.

CC: Mark J. Wimmer – President, Wimmer Communities
John J. Wimmer – Executive Vice President, Wimmer Communities
Nicholas X. Wimmer – Vice President of Project Development, Wimmer Communities
Tammy Simonson – City Engineer, City of New Berlin
Nicole Hewitt – Division Engineer – Storm Water, City of New Berlin
Kristen Hogan – Principal Planner, City of New Berlin
Kelly Wall – Principal Planner, City of New Berlin

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



PROPOSED SURFACE PARKING

501 REGULAR CUSTOMER SPACES
22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

523 TOTAL SPACES

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	76,451	18%	97,366	11%	43,278	23%	217,095	15%
Sidewalk & Parking	91,358	22%	155,356	18%	50,727	26%	297,441	20%
Green Space Total	253,402	60%	604,852	71%	97,842	51%	956,096	65%
Unrestricted	230,083	55%	471,307	55%	91,401	48%	792,791	54%
Wetlands	23,319	6%	133,545	16%	6,441	3%	163,305	11%
Total Site	421,211	100%	857,574	100%	191,847	100%	1,470,632	100%
Acres	9.670		19.687		4.404		33.761	
Open Space(1)	344,760	82%	760,208	89%	148,569	77%	1,253,537	85%
Acres	7.915		17.452		3.411		28.777	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 05/06/25

SITE PLAN C1.0

The Conservator (Building 1)



Conservancy Center (Buildings 2 & 3)



The Meadows (Buildings 8 & 9)









The Clubhouse



The Clubhouse

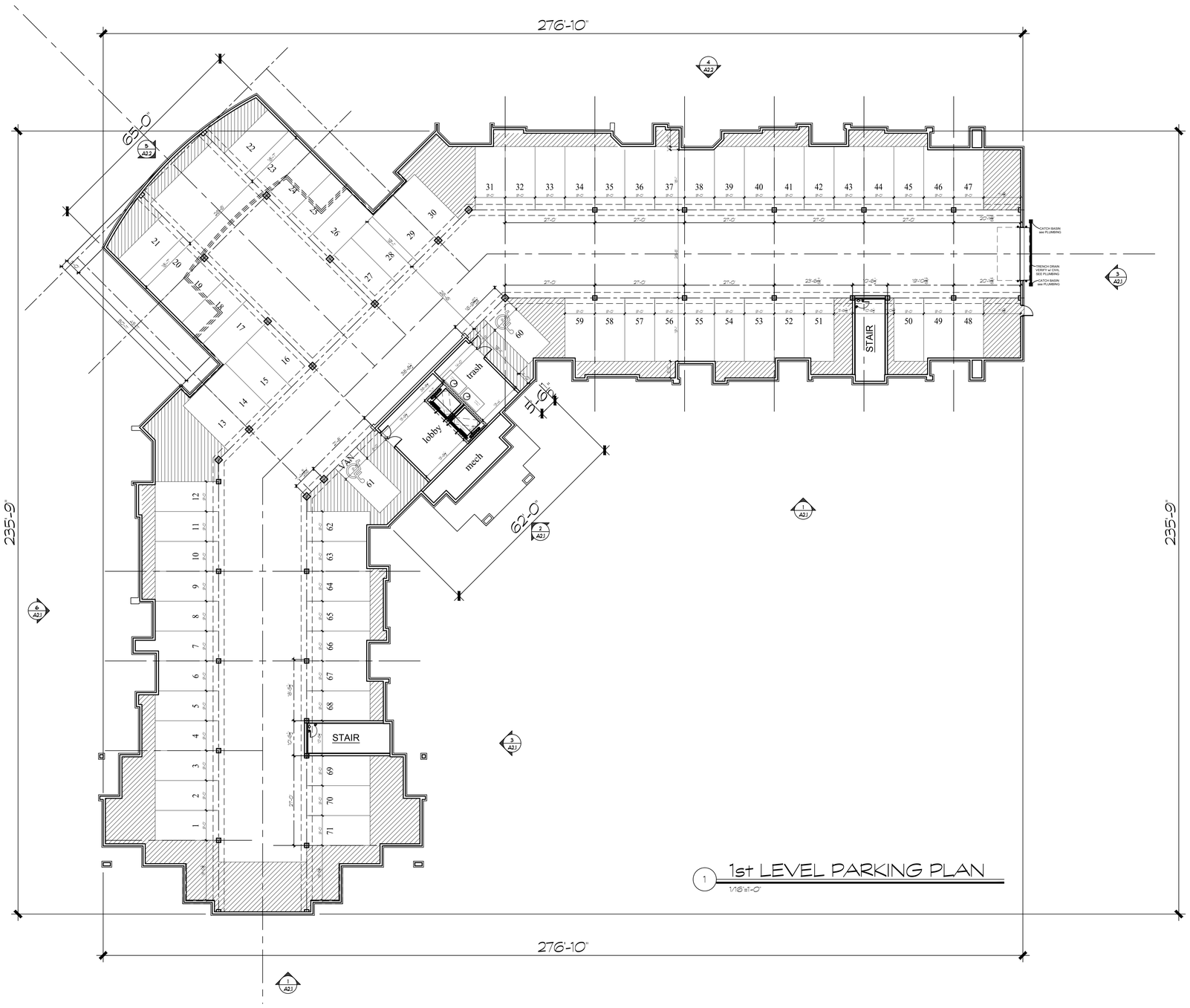


The Clubhouse



The Entry Monument





1 1st LEVEL PARKING PLAN
1/16"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #1
The Conservator

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
1st Level
Parking Plan

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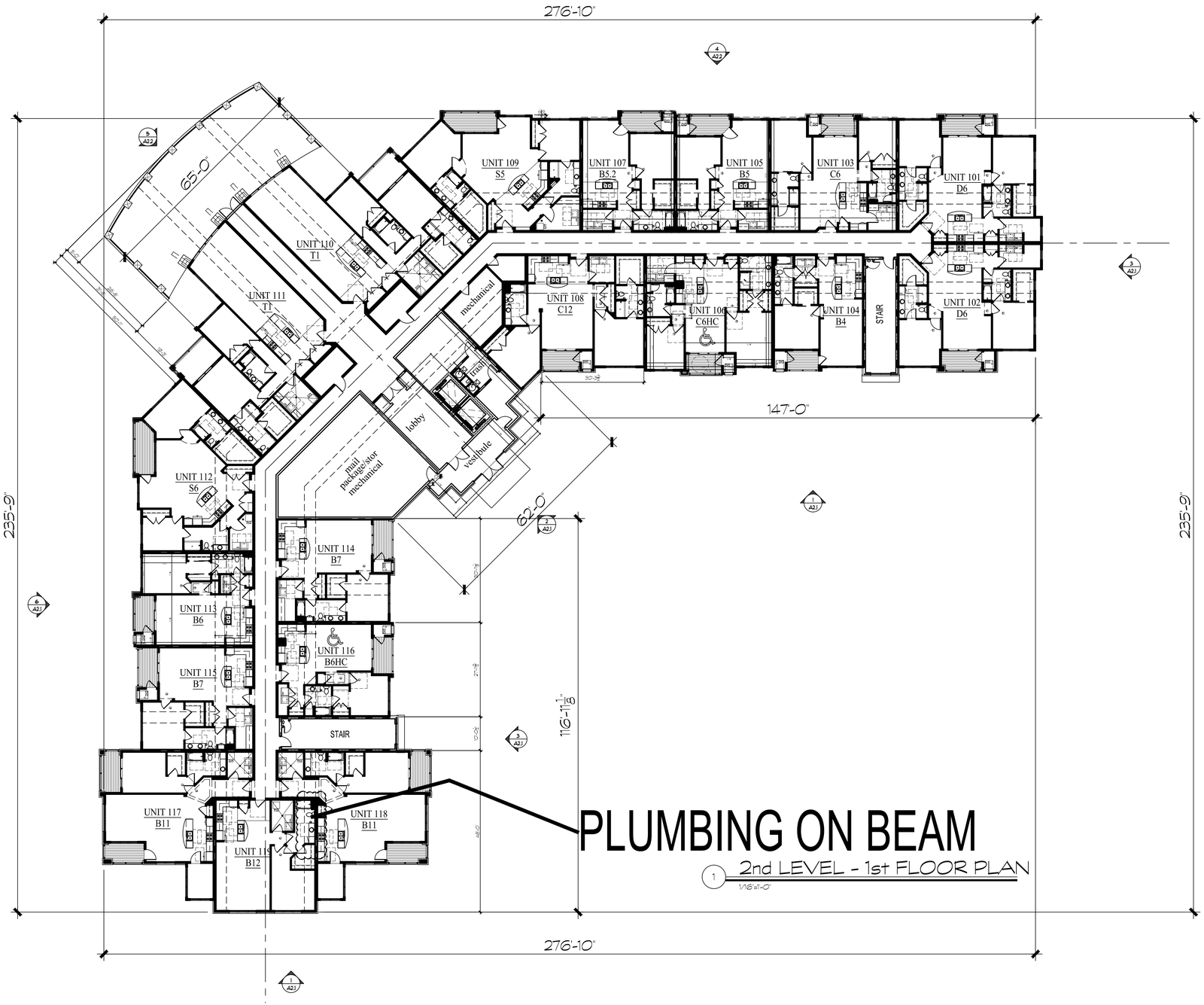

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Sheet Title
2nd Level
1st Floor Plan

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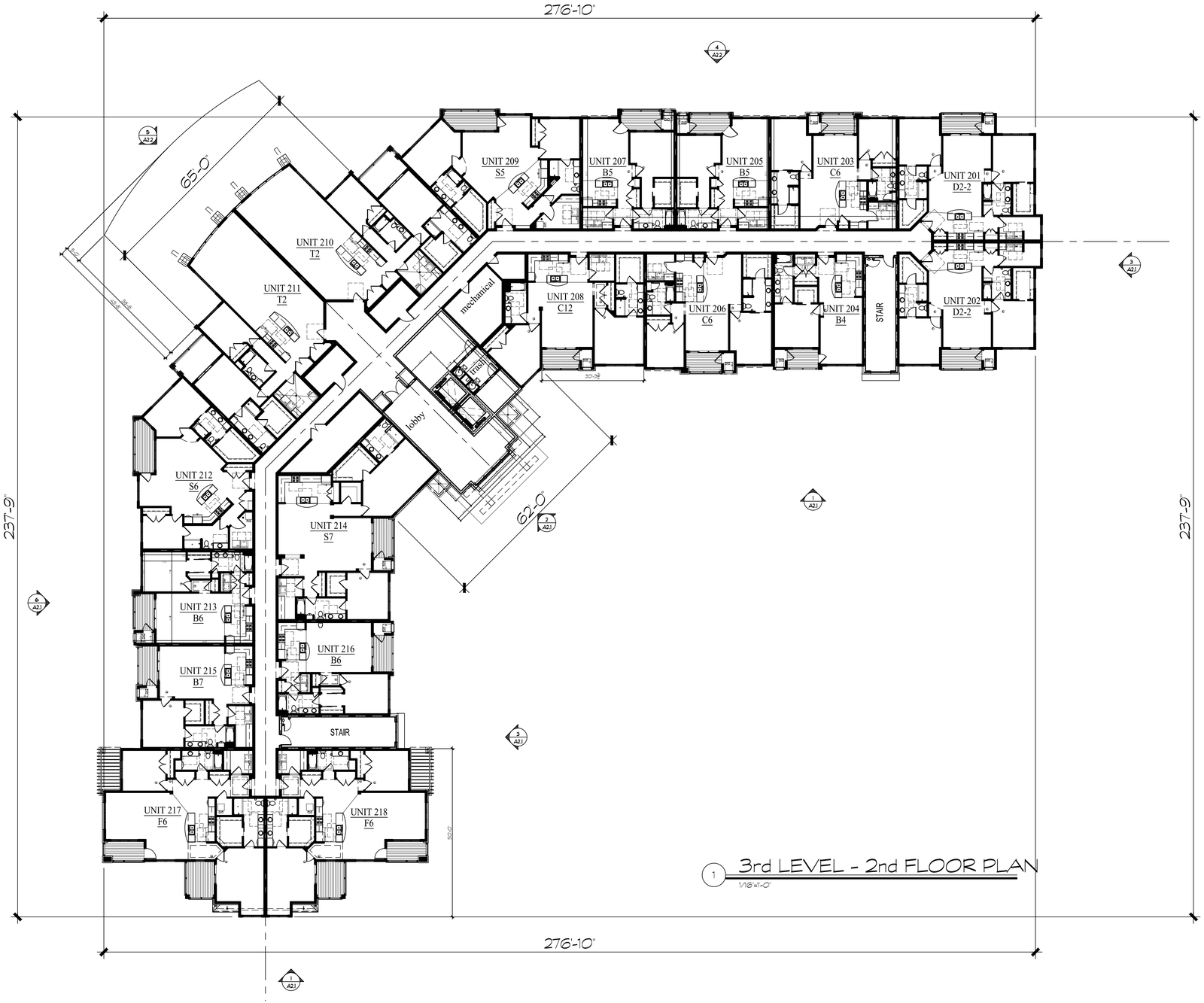

1 3rd LEVEL - 2nd FLOOR PLAN
1/16"=1'-0"

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Sheet Title
3rd Level
2nd Floor Plan

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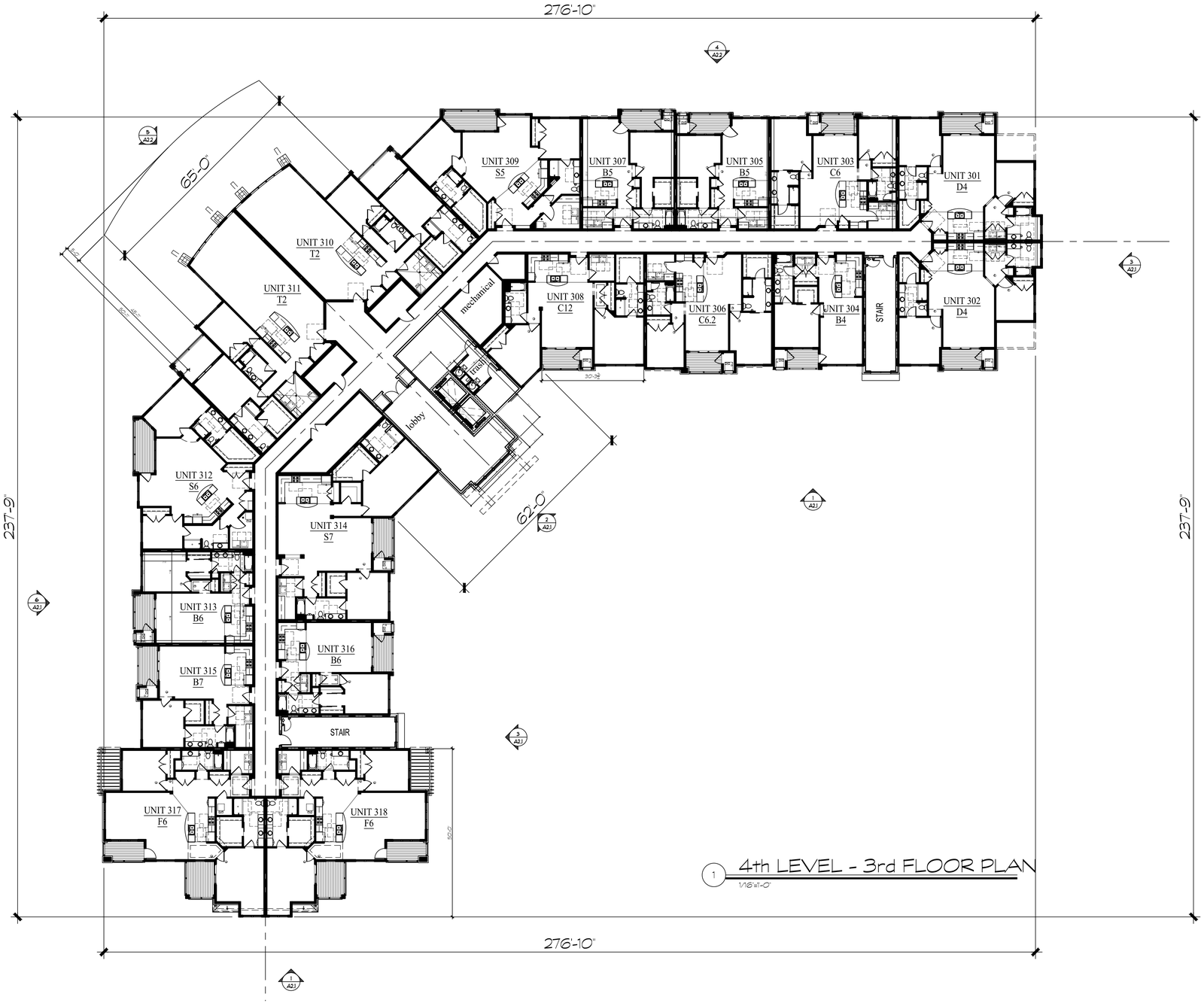

1 4th LEVEL - 3rd FLOOR PLAN
1/16"=1'-0"

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Sheet Title
4th Level
3rd Floor Plan

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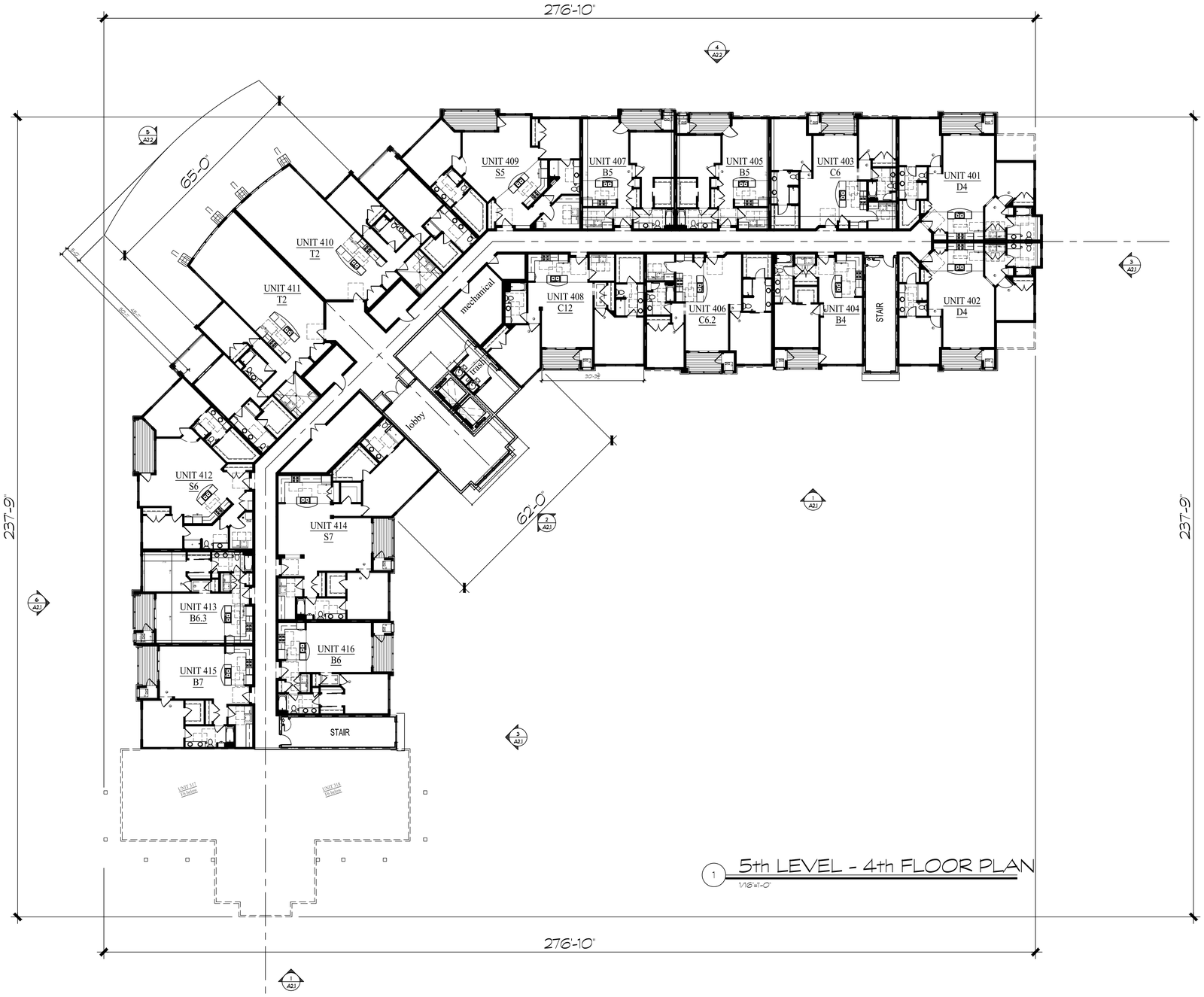

1 5th LEVEL - 4th FLOOR PLAN
1/16"=1'-0"

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Sheet Title
5th Level
4th Floor Plan

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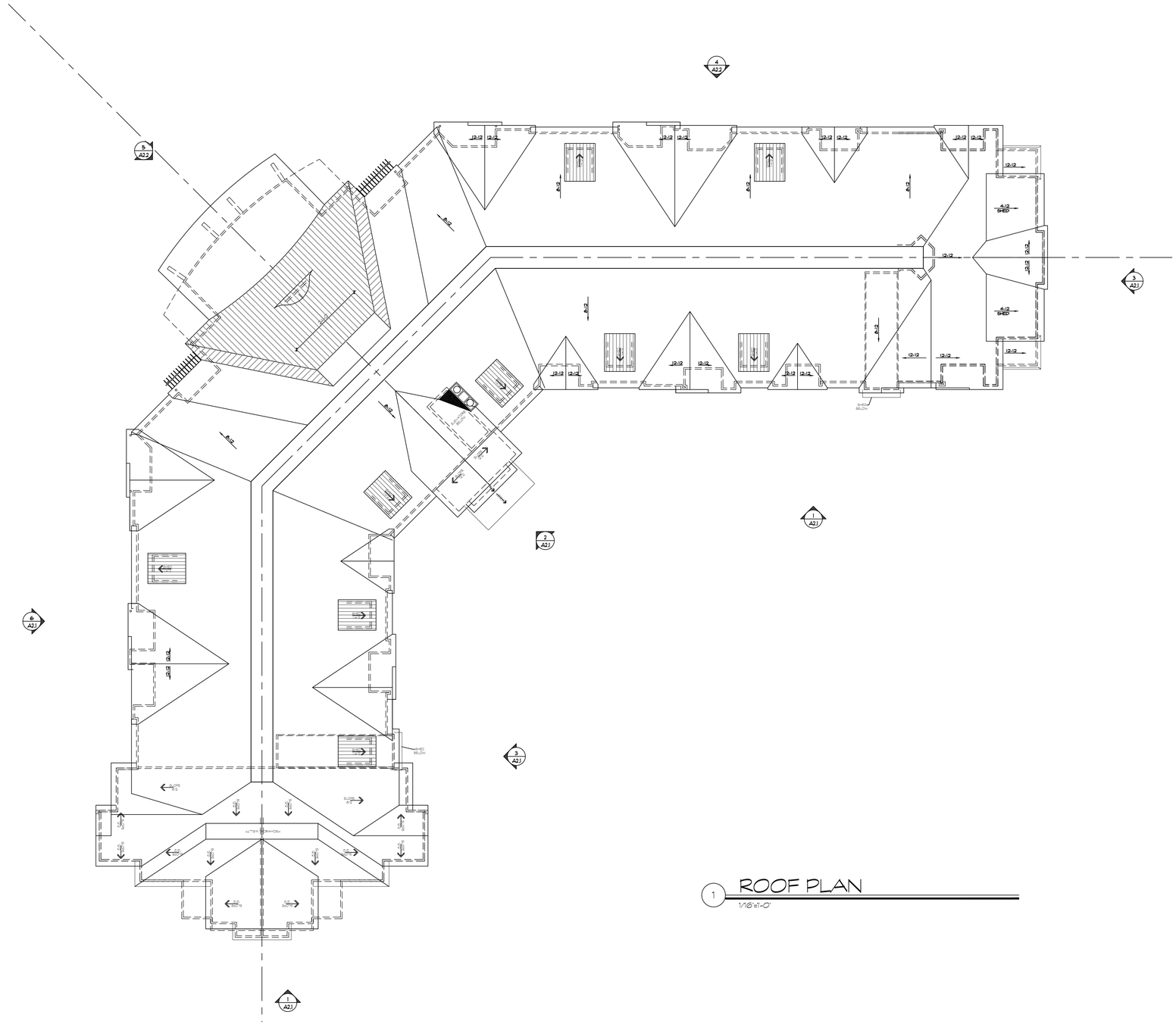

1 ROOF PLAN
1/16"=1'-0"

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Sheet Title
Roof Plan

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Job NO.:	25101.001
Drawn By:	daj
Sheet No.	A1.5



1 South Elevation

3/32"=1'-0"

BUILDING 1 EXTERIOR BUILDING MATERIALS

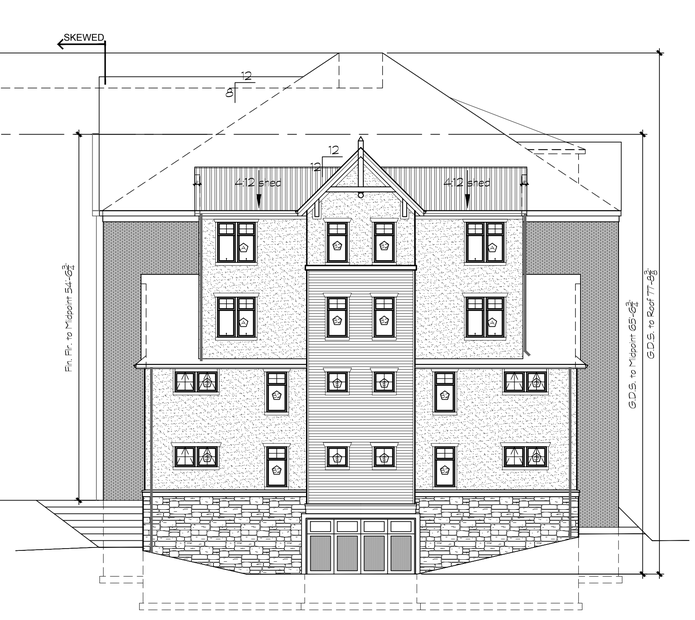
1	BRICK VENEER: GLEN-GERY - COLOR: COPPERTONE VELOUR - RUNNING BOND
2	STONE VENEER: HALQUIST STONE - COLOR: BRECKENRIDGE
3	CAST STONE: ROCKCAST - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE -COLOR: STATEMENT COLLECTION KHAKI BROWN
4B	FASCIA: JAMES HARDIE -COLOR: STATEMENT COLLECTION KHAKI BROWN
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. VINYL SHINGLE SIDING: JAMES HARDIE - COLOR: MATCH TIMBER BARK
5B	JAMES HARDIE TRIM: COLOR: KHAKI BROWN
5C	GABLE END SIDING: VARIFORM HERATIGE CEDAR - COLOR: BRIARWOOD
5D	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - MATCH JOHNS SAMPLE
6B	EIFS: WINDOW TRIM, BANDING & COLUMN/CAPS: MATCH HARDIE KHAKI BROWN
7	CEDAR TRIM PAINTED: COLOR: HALLMAN LINDSAY #0239 TAILORED TAN
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11	STOREFRONT - COLOR: DARK BRONZE
12A	FIR TIMBERS: MATCH RESIDENT CLUB TIMBERS



2 SOUTHEAST Elevation

3/32"=1'-0"





3 EAST Elevation

3/32"=1'-0"

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Building #1
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Exterior Elevations

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Sheet No.
A2.1

Created: 6/23/2025 11:39:28 PM
Last Saved By: daj
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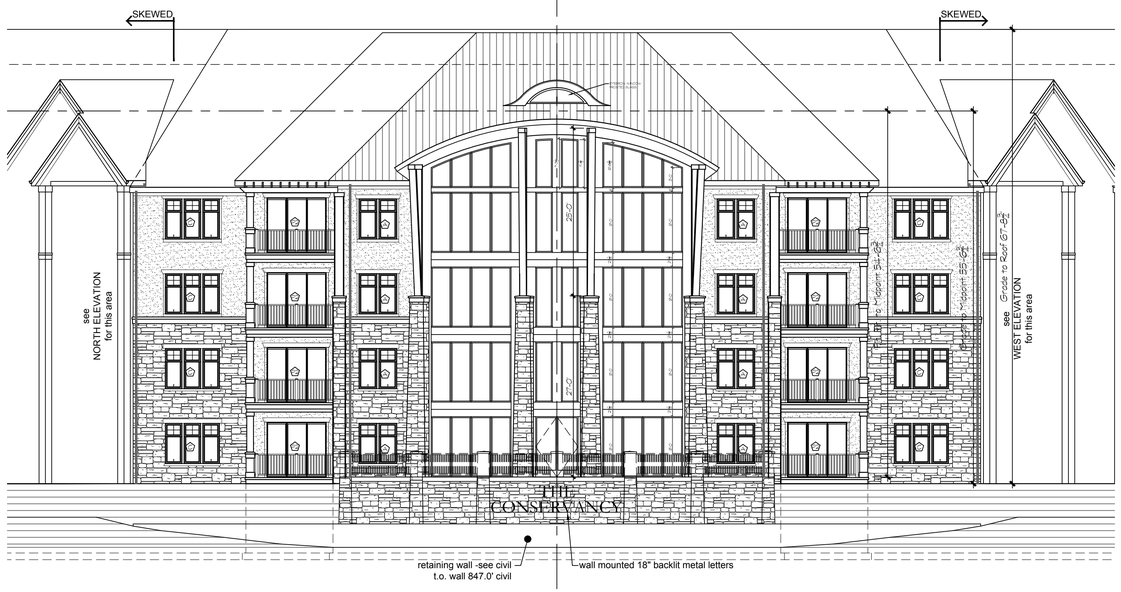
Full Plot Name: J:\Projects\25101.001 - The Conservator - New Berlin, Wisconsin\CURRENT - CD\Building 1 The Conservator 25101.001.Elevations.dwg
ARCH full bleed D (36.00 x 24.00 Inches)



4 NORTH Elevation

3/32"=1'-0"



5 NORTHWEST Elevation

3/32"=1'-0"

BUILDING 1 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: GLEN-GERY - COLOR: COPPERTONE VELOUR - RUNNING BOND
2	STONE VENEER: HALQUIST STONE - COLOR: BRECKENRIDGE
3	CAST STONE: ROCKCAST - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE: COLOR: STATEMENT COLLECTION KHAKI BROWN
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5D	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - *MATCH JOHNS SAMPLE*
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: MATCH HARDIE KHAKI BROWN
7	CEDAR TRIM PAINTED: COLOR: HALLMAN LINDSAY #0239 TAILORED TAN
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9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL: STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
10C	STOREFRONT - COLOR: DARK BRONZE
12A	FIR TIMBERS: MATCH RESIDENT CLUB TIMBERS



3 WEST Elevation

3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #1
The Conservator

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NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations

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PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
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Sheet No.
A2.2

Autodesk Docs://25101.001 The Conservator - New Barn.rvt 6/25/2025 7:04:29 AM
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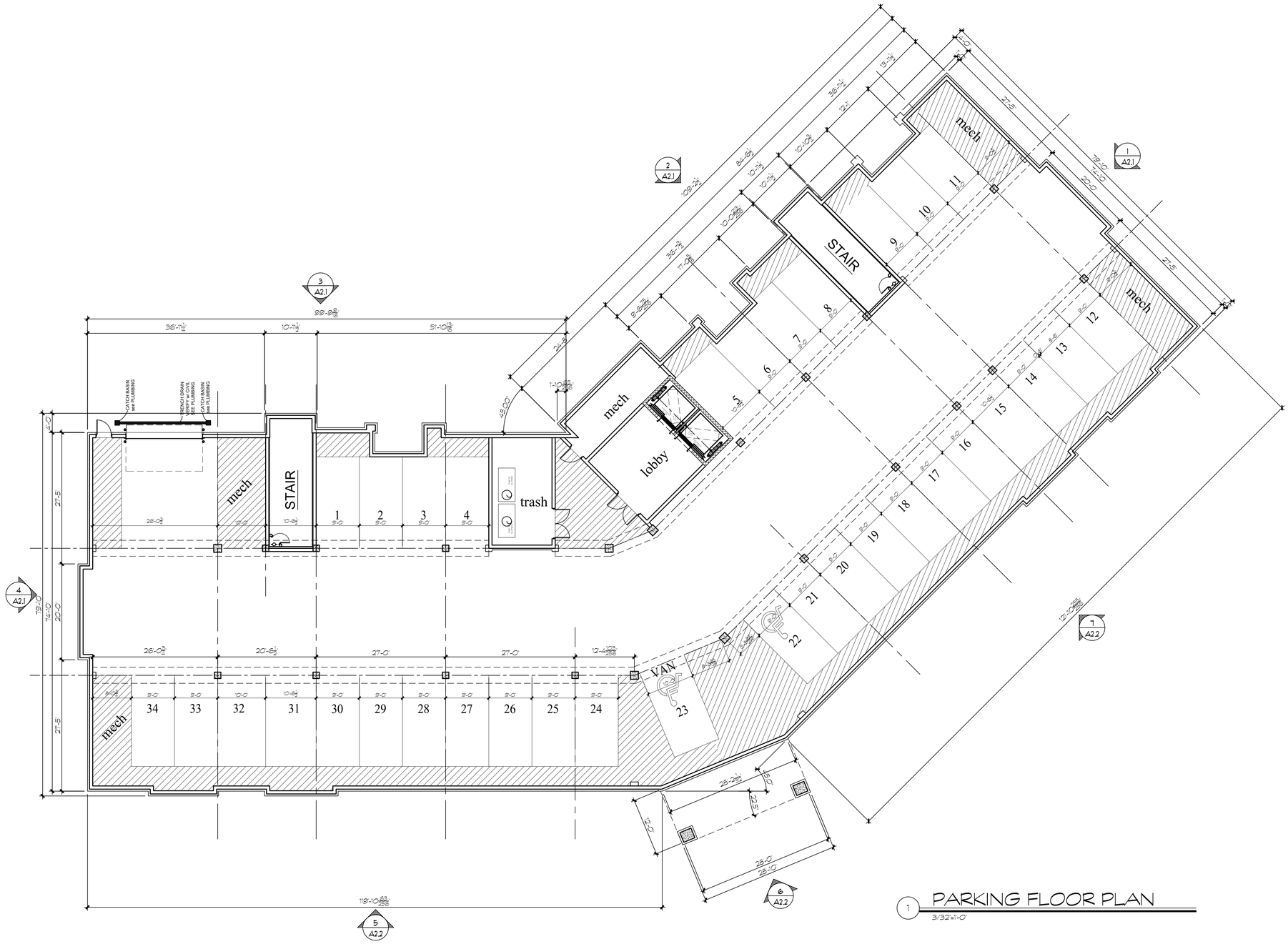

1 PARKING FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #2
The Conservancy Center

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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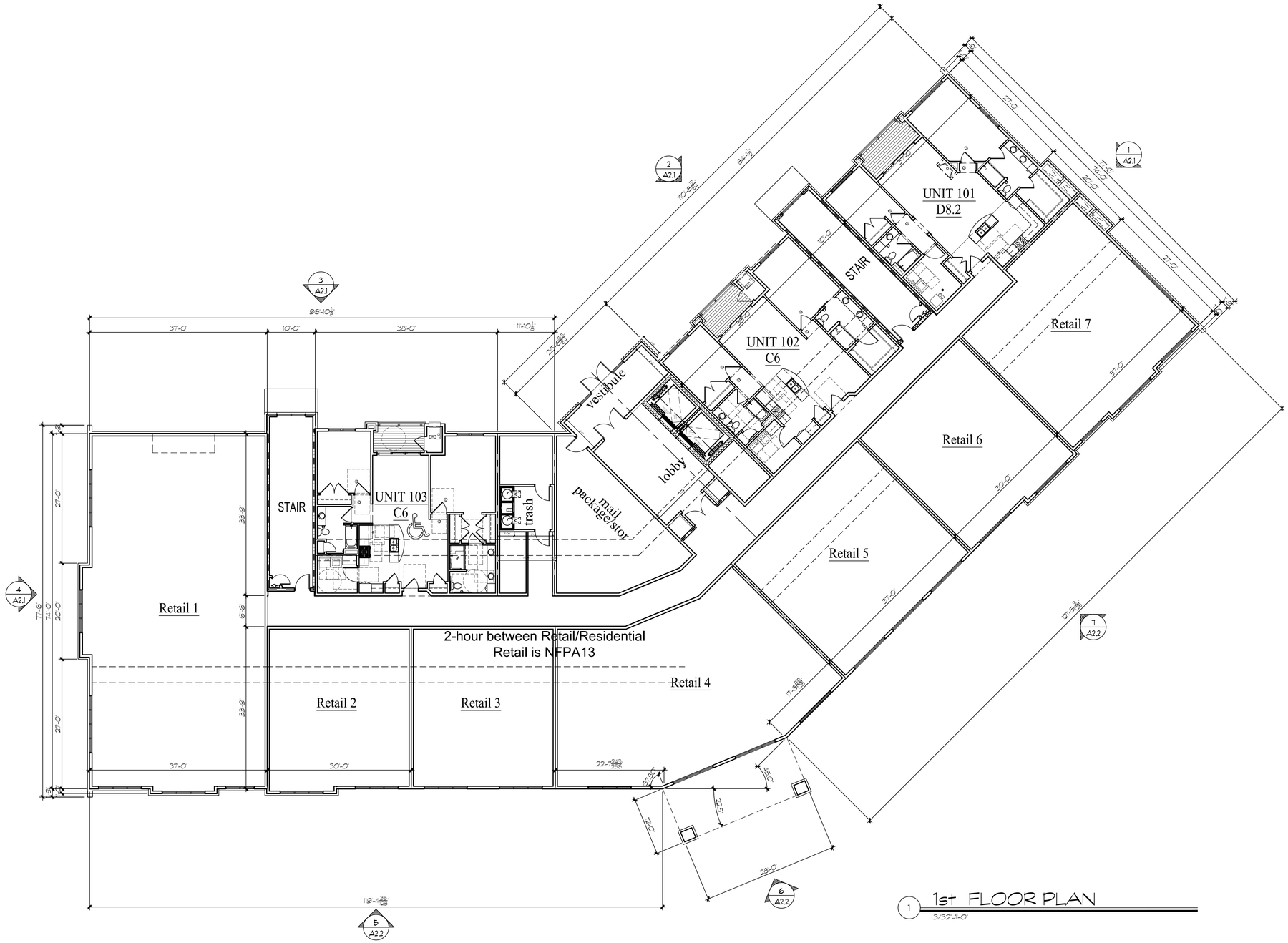
Sheet Title
Parking Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
Job NO.: 25101.002
Drawn By: daj
Sheet No.
A1.0



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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
1st Floor Plan

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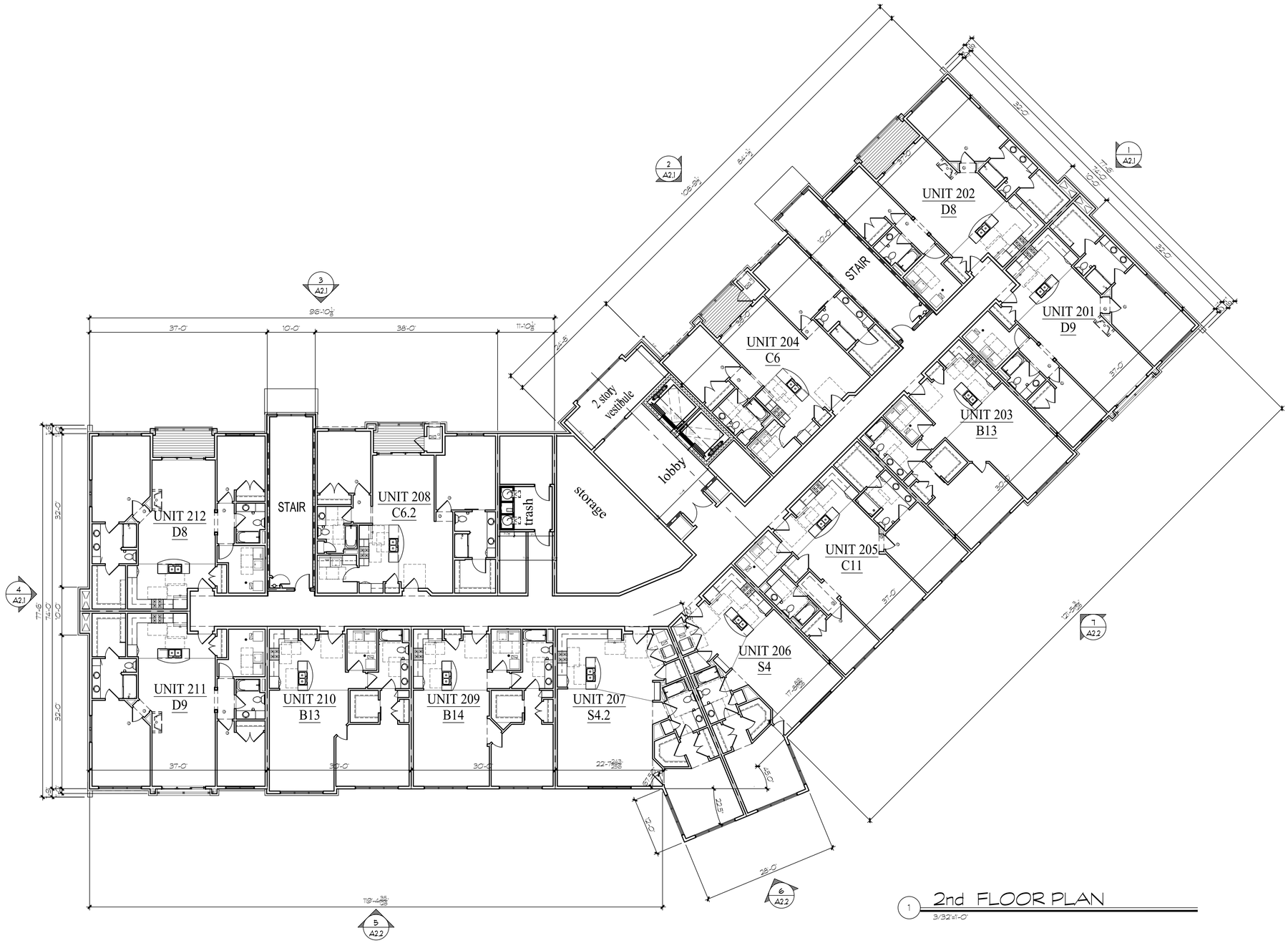
Date: 6/23/2025
Job NO.: 25101.002
Drawn By: daj
Sheet No.
A1.1



1 2nd FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
2nd Floor Plan

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Date: 6/23/2025
Job NO.: 25101.002
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Sheet No.
A1.2

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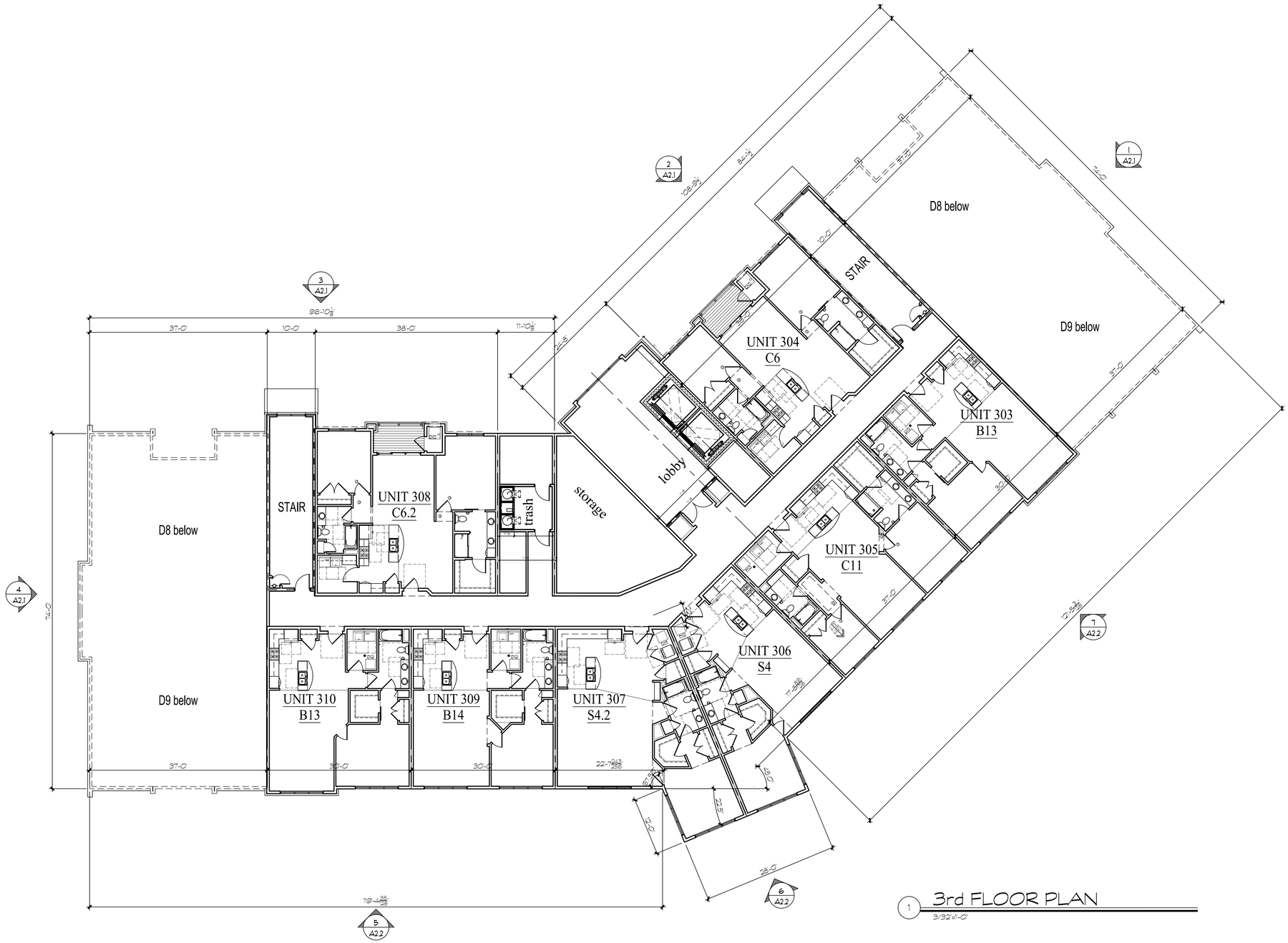

1 3rd FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #2
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Sheet Title
3rd Floor Plan

Issued For: Date:
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Date: 6/23/2025
Job NO.: 25101.002
Drawn By: daj
Sheet No.
A1.3

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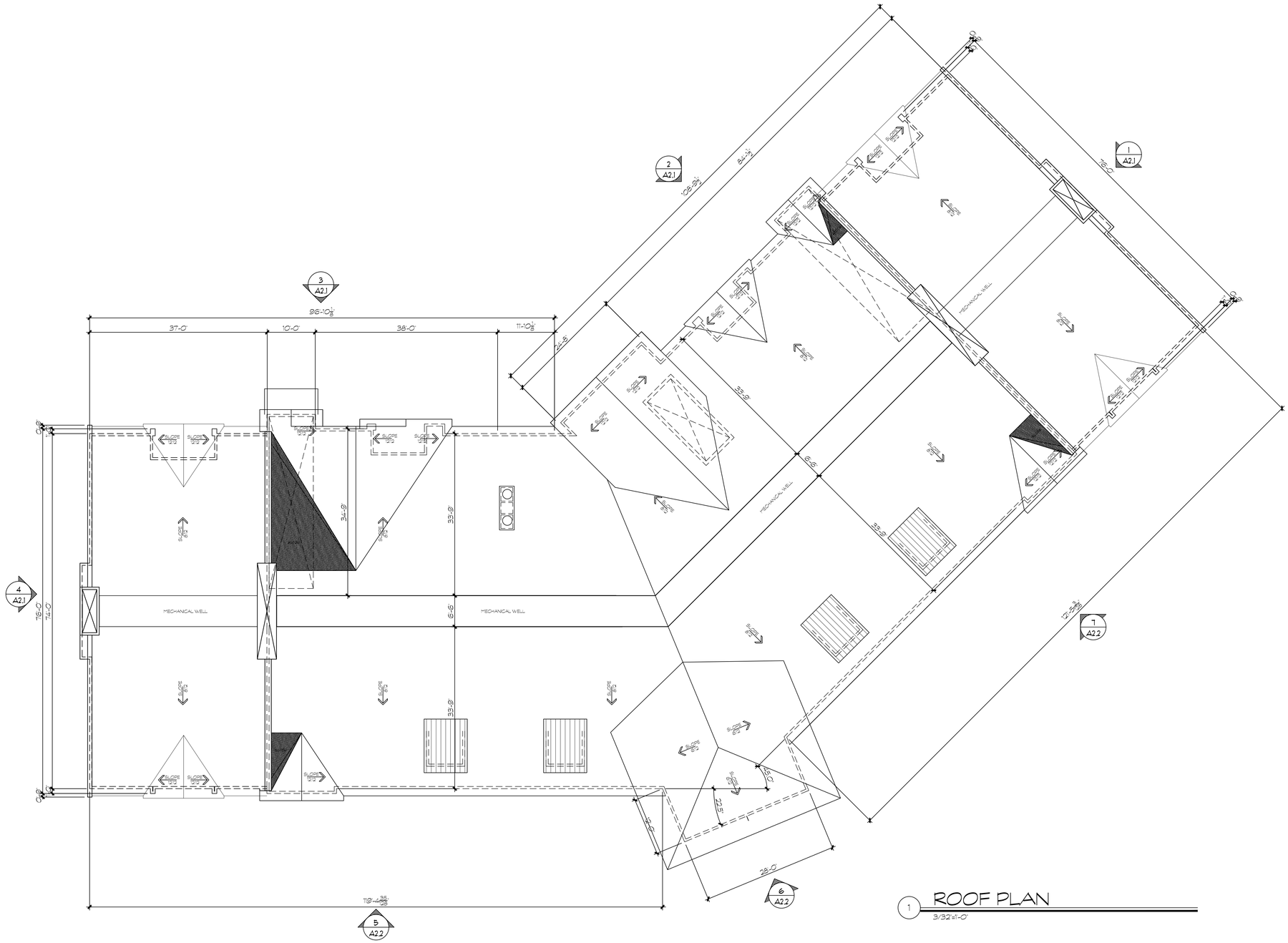

1 ROOF PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #2
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Sheet Title
Roof Plan

Issued For: Date:

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Date:	6/23/2025
Job NO.:	25101.002
Drawn By:	daj
Sheet No.	A1.4



1 SouthEast Elevation

3/32"=1'-0"

BUILDING 2&3 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: GLEN-GERY - COLOR: MARQUETTE - RUNNING BOND
2	BRICK VENEER: HAUGUST - COLOR: SABLE VELOUR, HERRINGBONE
3	CAST STONE: 12" x 24" ROCKCAST CHISELED - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE /COLOR: STATEMENT COLLECTION KHAKI BROWN
4B	FASCIA: JAMES HARDIE /COLOR: STATEMENT COLLECTION KHAKI BROWN
4C	GUTTER: COLOR: MATCH TO SURFACE
5	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: KHAKI BROWN, CEDARMILL
5B	JAMES HARDIE TRIM: COLOR: KHAKI BROWN
6A	EIFS: DRYVIT - COLOR: #103 NATURAL WHITE
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: MATCH HARDIE KHAKI BROWN
7	*not used*
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	ENTRY CANOPIES - COLOR: DARK BRONZE
13	FIR TIMBERS: MATCH RESIDENT CLUB TIMBERS



2 NorthEast Elevation

3/32"=1'-0"



3 East Elevation

3/32"=1'-0"



4 North Elevation

3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #2
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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	6/23/2025
Job NO.:	25101.002
Drawn By:	daj
Sheet No.	A2.1

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5 West Elevation
3/32"=1'-0"

BUILDING 2&3 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: GLEN-GERY - COLOR: MARQUETTE - RUNNING BOND
2	BRICK VENEER: HALQUIST - COLOR: SABLE VELOUR, HERRINGBONE
3	CAST STONE: 12" x 24" ROCKCAST CHISELED - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE COLOR: STATEMENT COLLECTION KHAKI BROWN
4B	FASCIA: JAMES HARDIE COLOR: STATEMENT COLLECTION KHAKI BROWN
4C	GUTTER: COLOR: MATCH TO SURFACE
5	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: KHAKI BROWN, CEDARMILL
5B	JAMES HARDIE TRIM: COLOR: KHAKI BROWN
6A	EIFS: DRYVIT - COLOR: #103 NATURAL WHITE
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: MATCH HARDIE KHAKI BROWN
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
9A	ROOF SHINGLES: GC - COLOR: COLONIAL SLATE
9B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	ENTRY CANOPIES - COLOR: DARK BRONZE
13	FIR TIMBERS: MATCH RESIDENT CLUB TIMBERS



6 SouthWest Elevation
3/32"=1'-0"



7 South SouthWest Elevation
3/32"=1'-0"

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
Job NO.: 25101.002
Drawn By: daj
Sheet No.
A2.2

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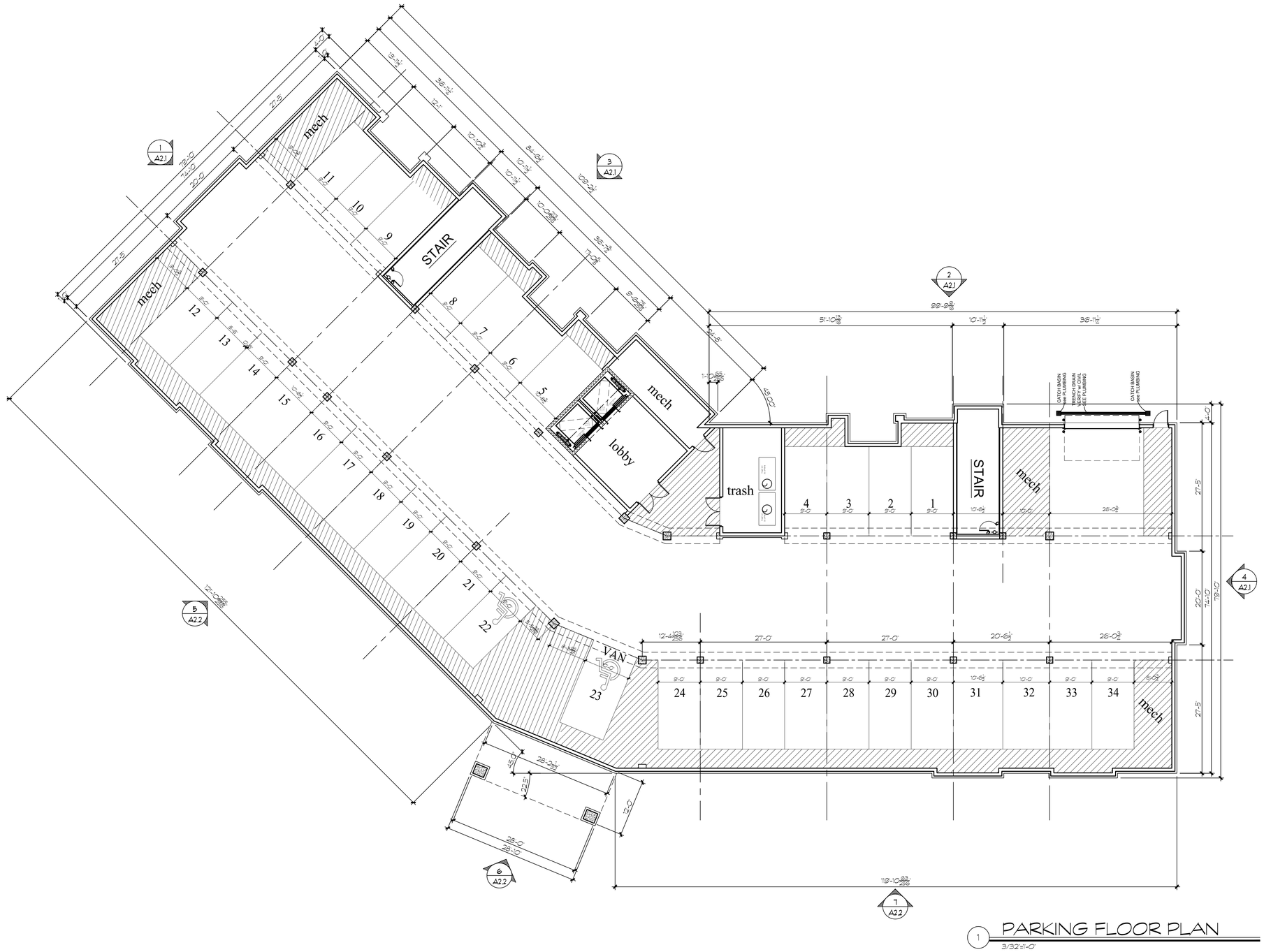

1 PARKING FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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The Conservancy Center

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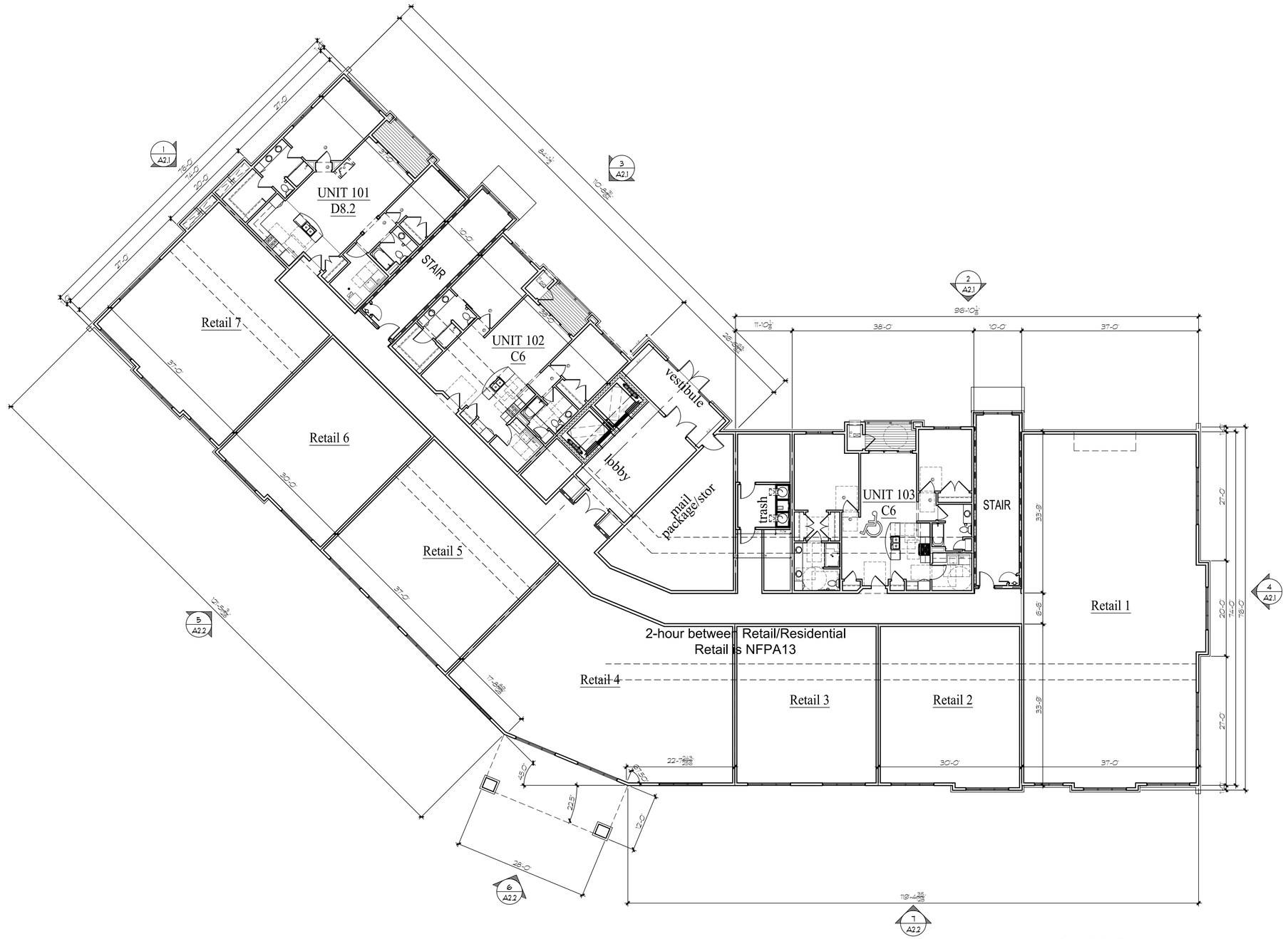
Sheet Title
Parking Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
Job NO.: 25101.003
Drawn By: daj
Sheet No.
A1.0



1 1st FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #3
The Conservancy Center

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
1st Floor Plan

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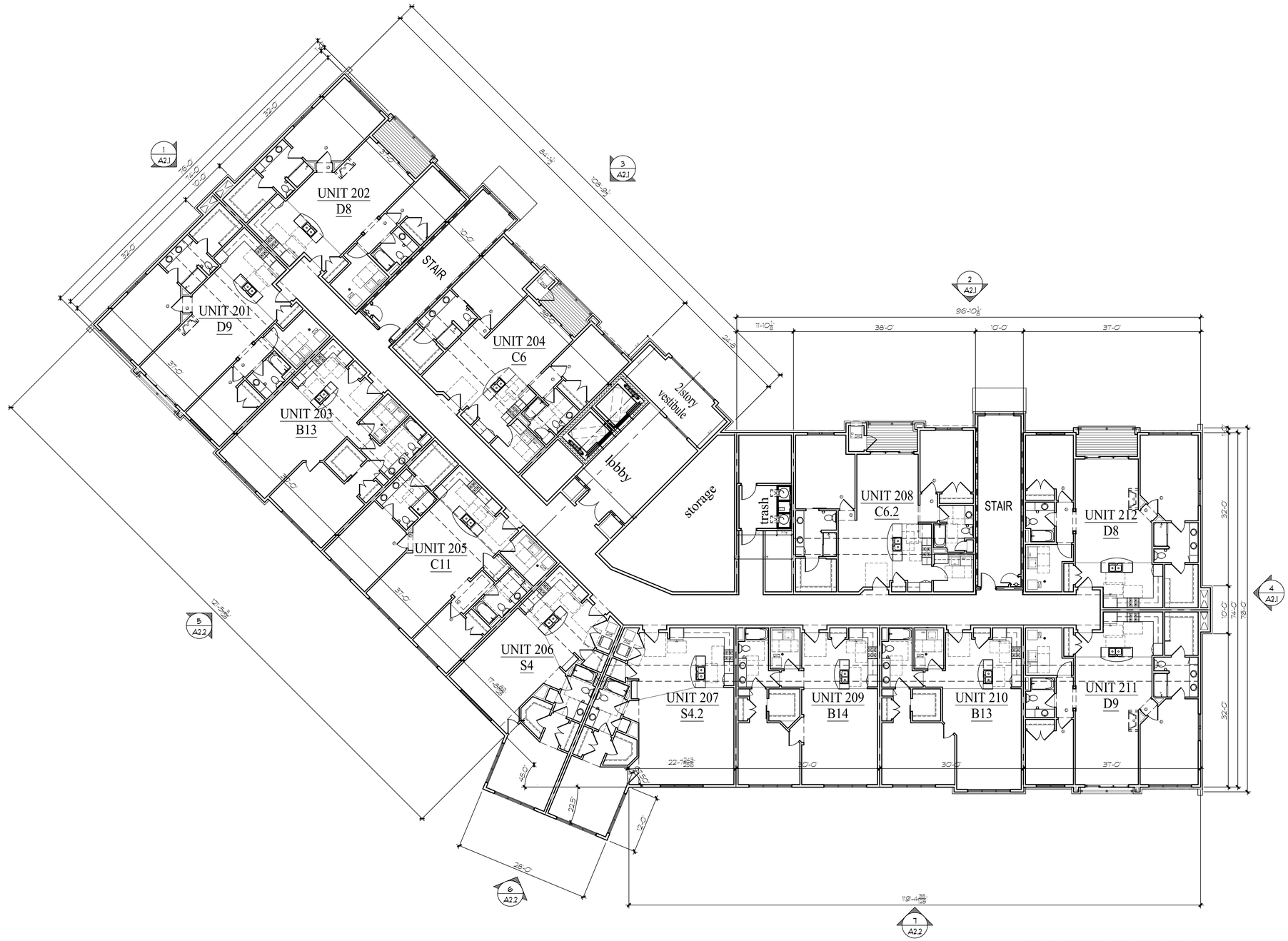
Date: 6/23/2025
Job NO.: 25101.003
Drawn By: daj
Sheet No.
A1.1



1 2nd FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #3
The Conservancy Center

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Sheet Title
2nd Floor Plan

Issued For: Date:
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Date: 6/23/2025
Job NO.: 25101.003
Drawn By: daj
Sheet No.
A1.2

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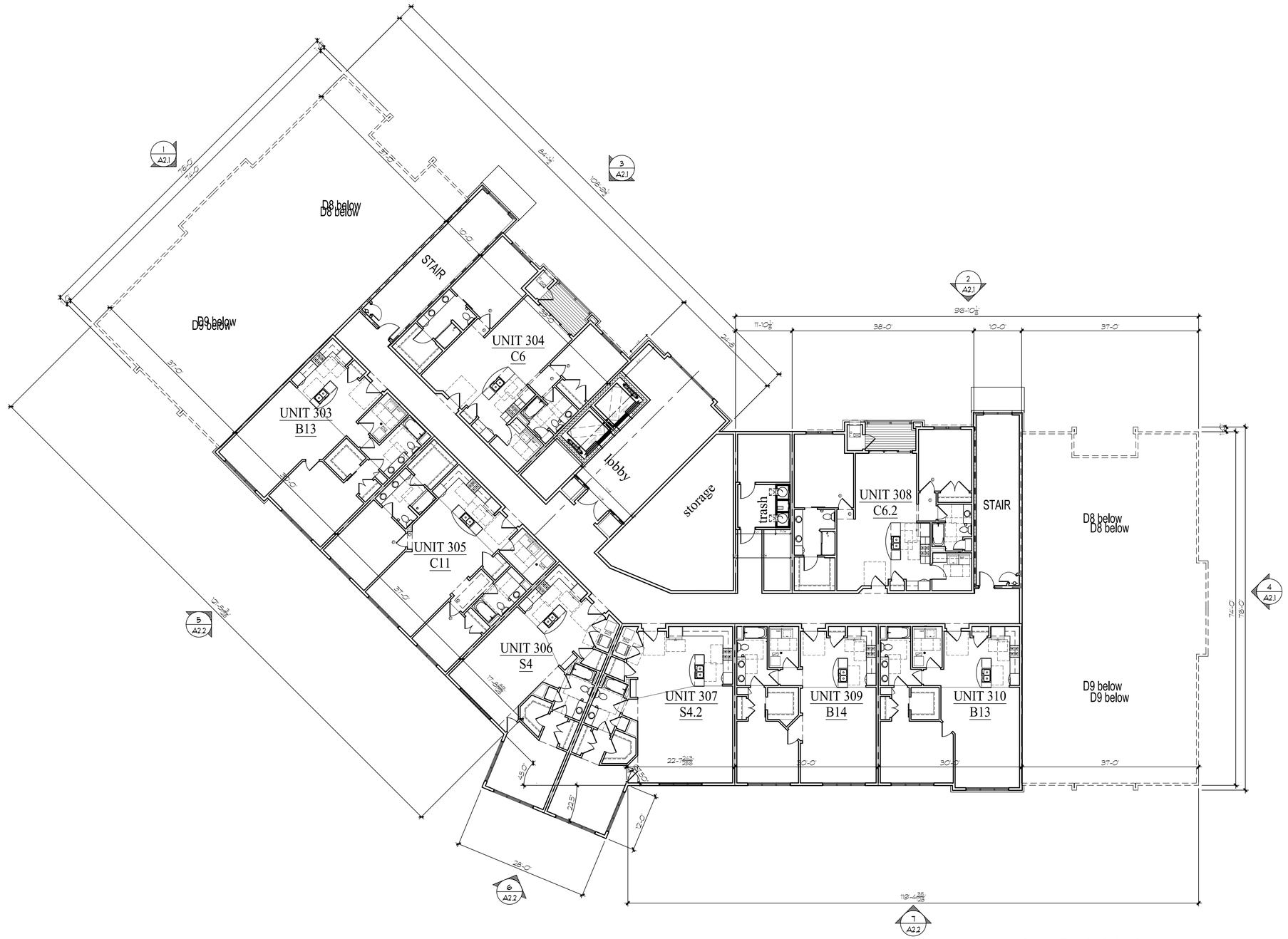

1 3rd FLOOR PLAN
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #3
The Conservancy Center

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Sheet Title
3rd Floor Plan

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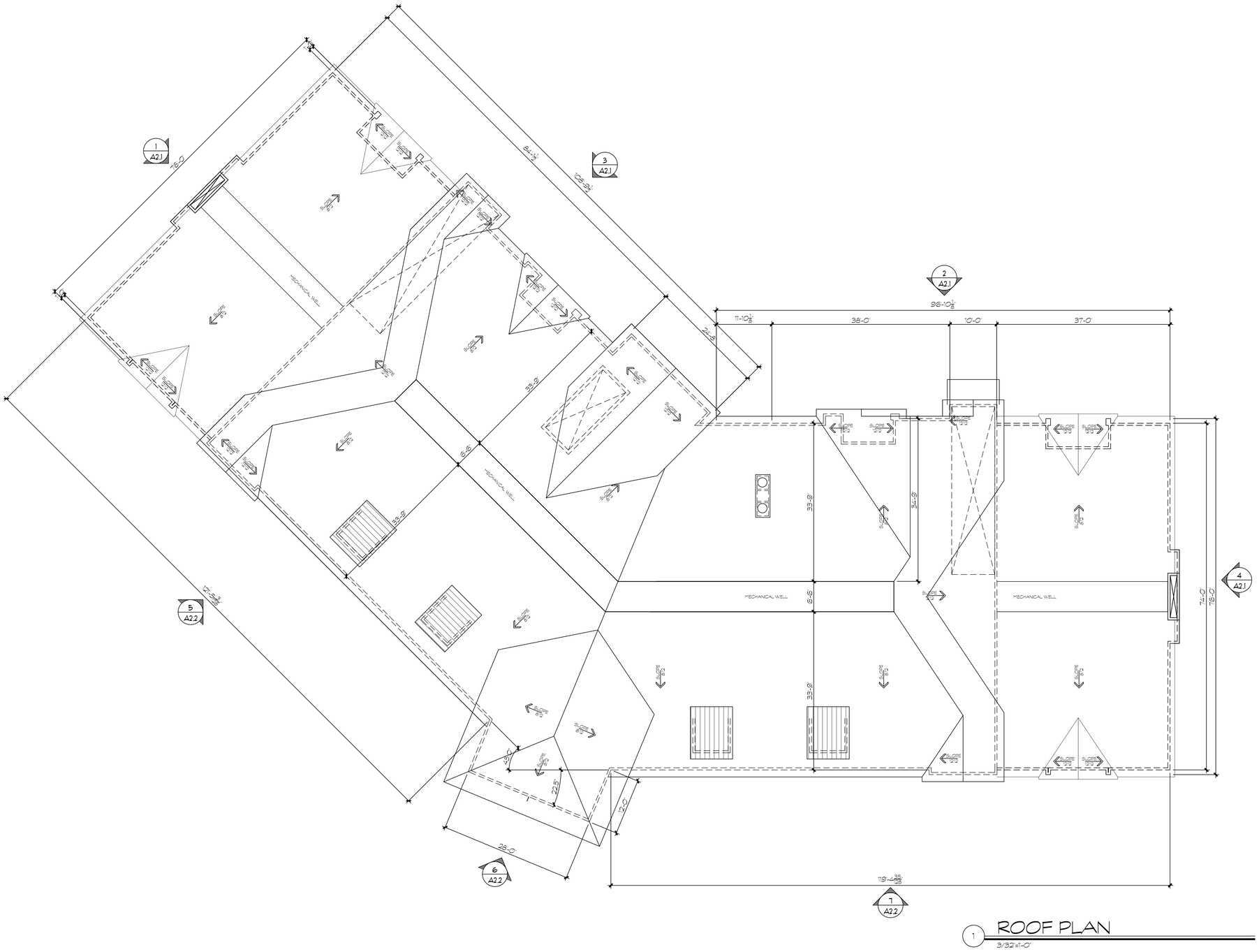
Drawn By: daj
Sheet No.
A1.3



1 ROOF PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
Roof Plan

Issued For: Date:
PRELIMINARY DRAWING
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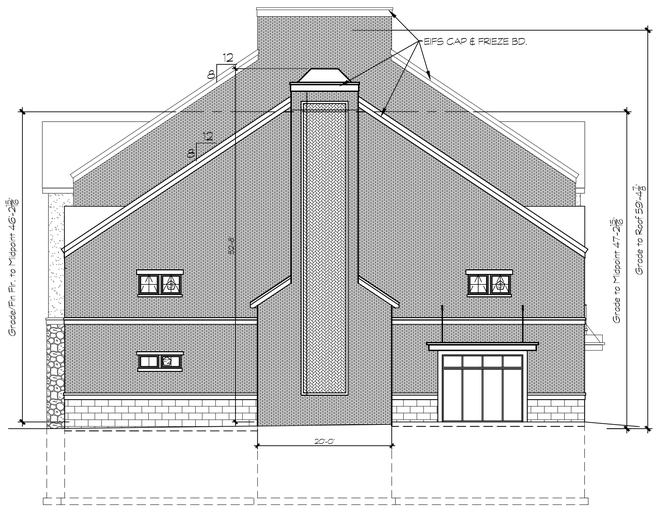
Date: 6/23/2025
Job NO.: 25101.003
Drawn By: daj
Sheet No.
A1.4



1 NorthEast Elevation

3/32"=1'-0"

BUILDING 2&3 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: GLEN-GERY - COLOR: MARQUETTE - RUNNING BOND
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4C	GUTTER: COLOR: MATCH TO SURFACE
5	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: KHAKI BROWN, CEDARMILL
5B	JAMES HARDIE TRIM: COLOR: KHAKI BROWN
6A	EIFS: DRYVIT - COLOR: #103 NATURAL WHITE
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: MATCH HARDIE KHAKI BROWN
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	ENTRY CANOPIES - COLOR: DARK BRONZE
13	FIR TIMBERS: MATCH RESIDENT CLUB TIMBERS



2 East Elevation

3/32"=1'-0"



3 SouthEast Elevation

3/32"=1'-0"



4 South Elevation

3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #3
The Conservancy Center

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Sheet Title
Exterior Elevations

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PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	6/23/2025
Job NO.:	25101.003
Drawn By:	daj
Sheet No.	A2.1

Z:\Current projects\25101.003 The Conservancy - New Berlin, Wisconsin\CLIENT\1_CDS Building 3 Conservancy Center 2-25101.003 Elevations.dwg, 6/24/2025 3:18:01 PM, AIA's full sheet D (36.00 x 24.00 Inches)

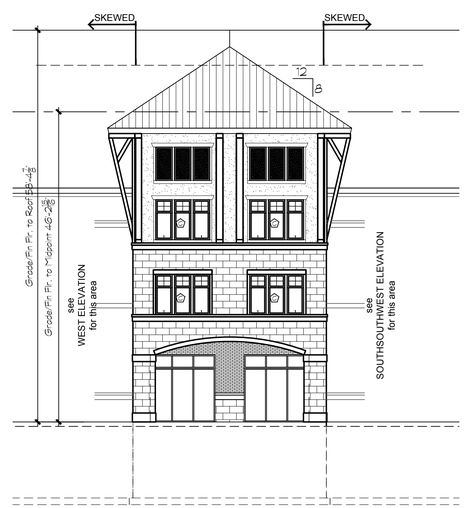


5 NorthWest Elevation

3/32"=1'-0"

BUILDING 2&3 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: GLEN-GERY - COLOR: MARQUETTE - RUNNING BOND
2	BRICK VENEER: HALQUIST - COLOR: SABLE VELOUR, HERRINGBONE
3	CAST STONE: 12" x 24" ROCKCAST CHISELED - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE COLOR: STATEMENT COLLECTION KHAKI BROWN
4B	FASCIA: JAMES HARDIE COLOR: STATEMENT COLLECTION KHAKI BROWN
4C	GUTTER: COLOR: MATCH TO SURFACE
5	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: KHAKI BROWN, CEDARMILL
5B	JAMES HARDIE TRIM: COLOR: KHAKI BROWN
6A	EIFS: DRYVIT - COLOR: #103 NATURAL WHITE
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: MATCH HARDIE KHAKI BROWN
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: CC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	ENTRY CANOPIES - COLOR: DARK BRONZE
13	FIR TIMBERS: MATCH RESIDENT CLUB TIMBERS



6 WestNorthWest Elevation

3/32"=1'-0"



7 West Elevation

3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #3
The Conservancy Center

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Sheet Title
Exterior Elevations

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Job NO.: 25101.003
Drawn By: daj
Sheet No.
A2.2

C:\Users\daj\Documents\TDI Associates, Inc\Revit 25\25101.003 The Conservancy - New Berlin, Wisconsin\CURRENT_003 Building 3 Conservancy Center 25101.003_daj.rvt 6/24/2025 4:58:13 PM
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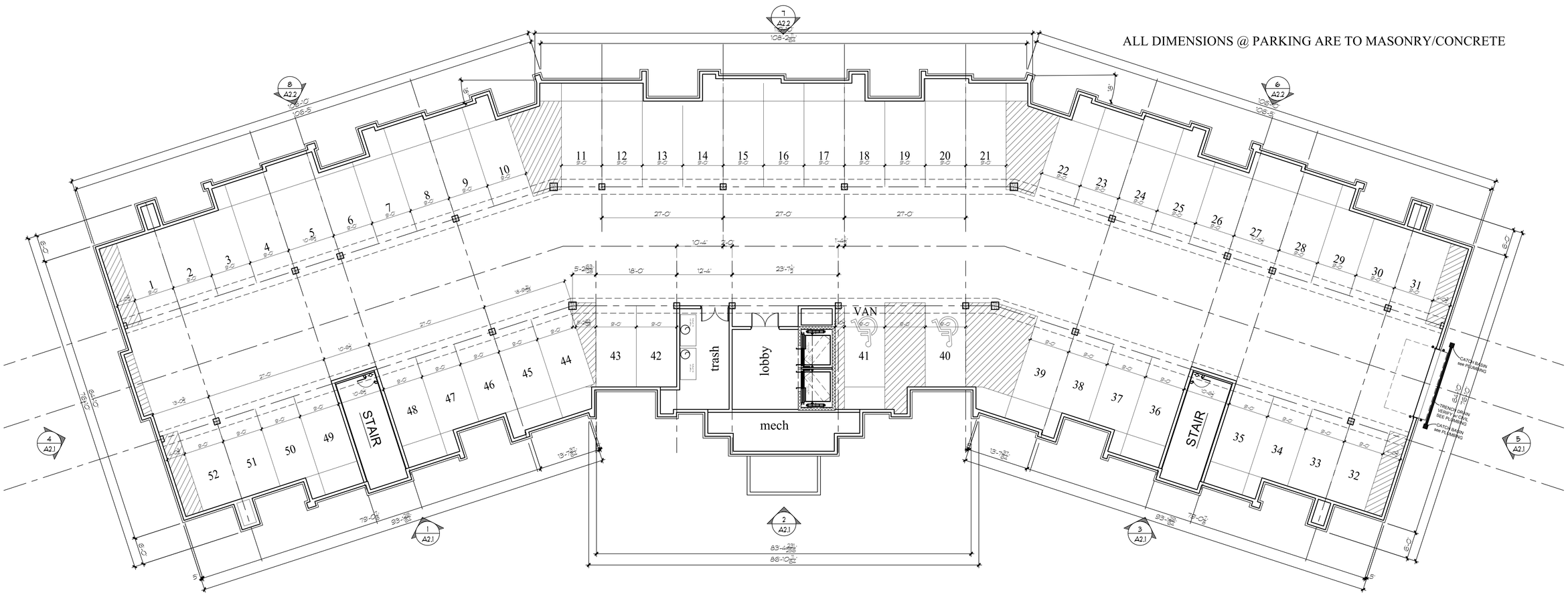

1 PARKING FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #4
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Parking Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.004
Drawn By: daj
Sheet No.
A1.0

Document produced by ArchiCAD - TDI Associates, s:\#_Drive 2\25-000 2025\25101 The Conservancy - New Berlin, Wisconsin\CURRENT - CDs - Building 4 Woodlands\25101-CDs-Parking 6-24-2025 3:53:51 PM
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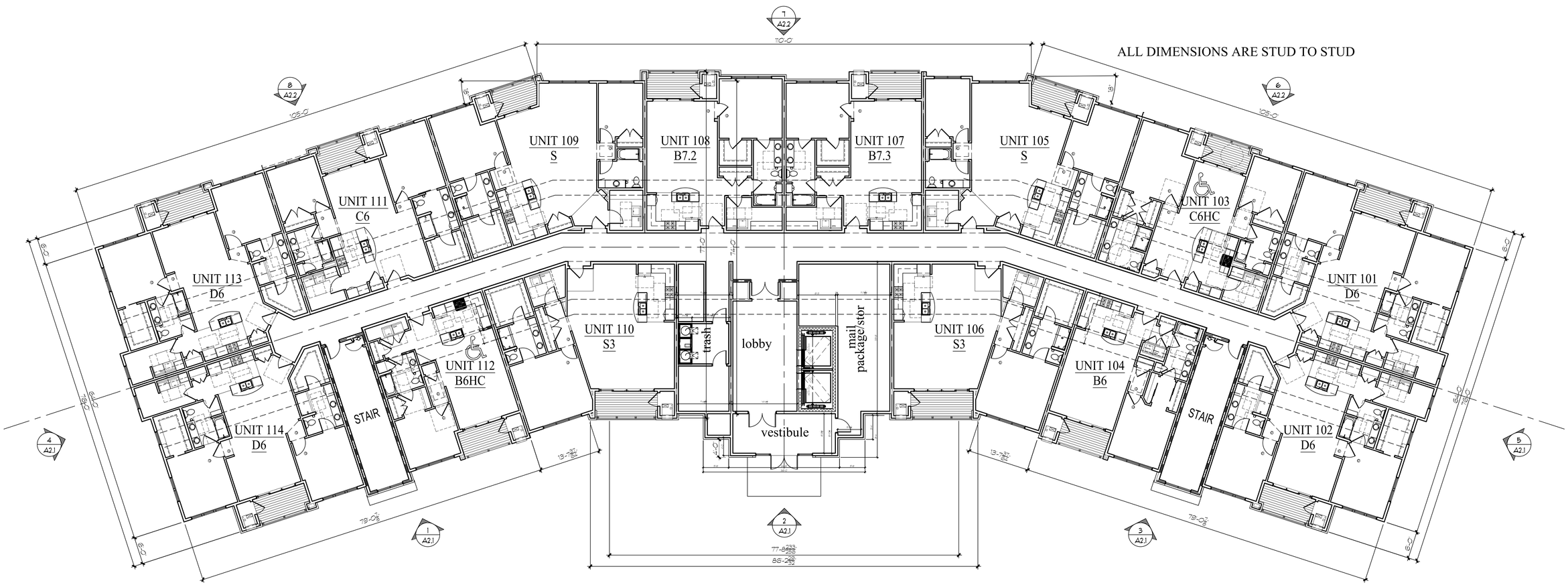

1 1st FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #4
Woodlands @ The Conservancy

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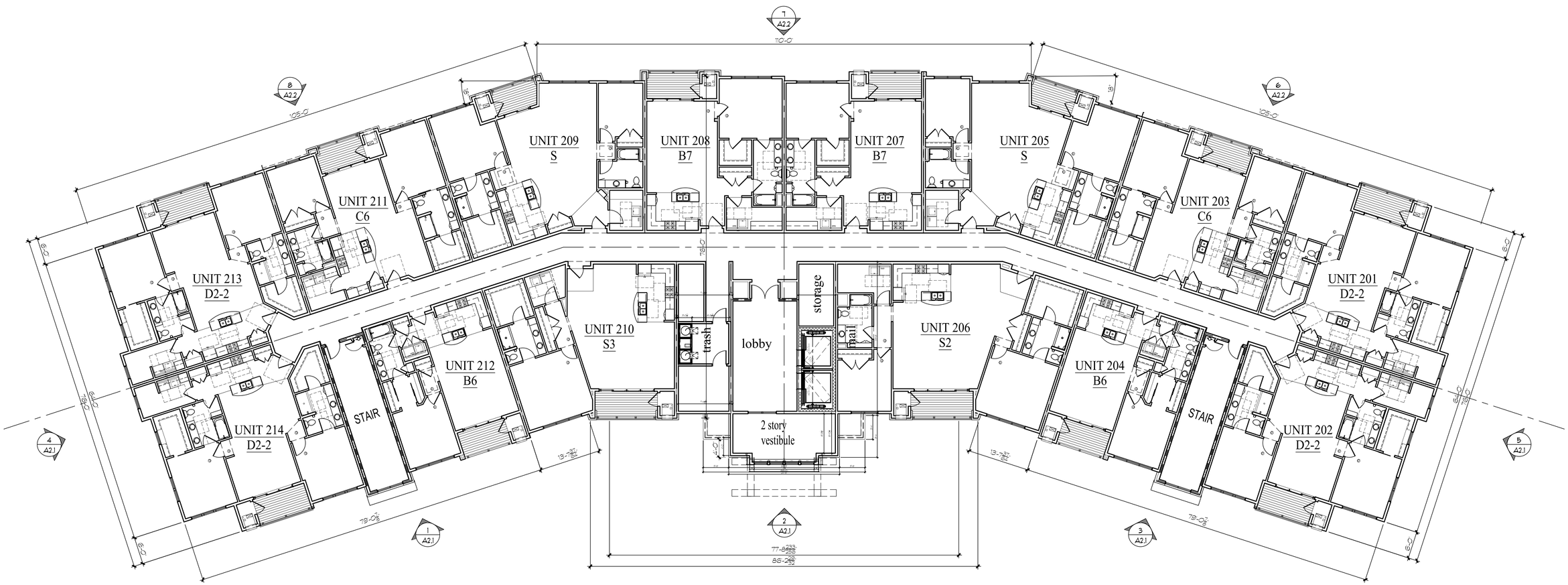
Sheet Title
1st Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.004
Drawn By: daj
Sheet No.
A1.1



1 2nd FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #4
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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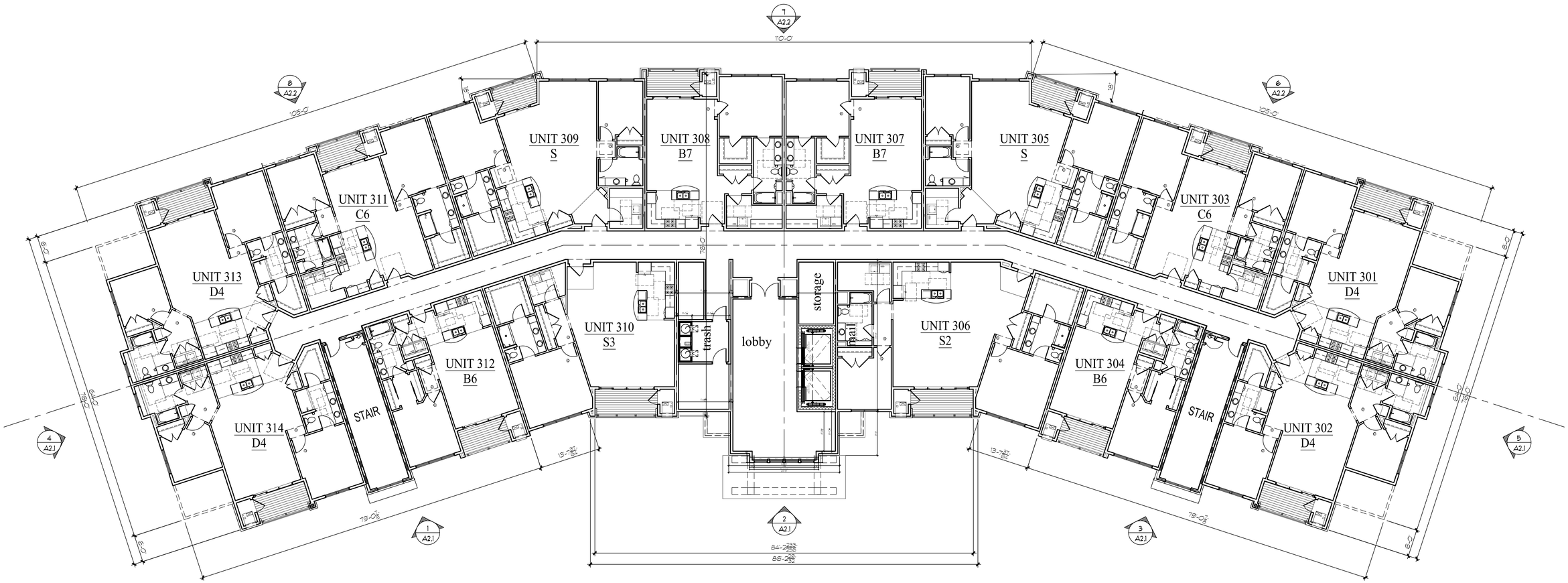
Sheet Title
2nd Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.004
Drawn By: daj
Sheet No.
A1.2



1 3rd FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #4
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Sheet Title
3rd Floor Plan

Issued For: Date:
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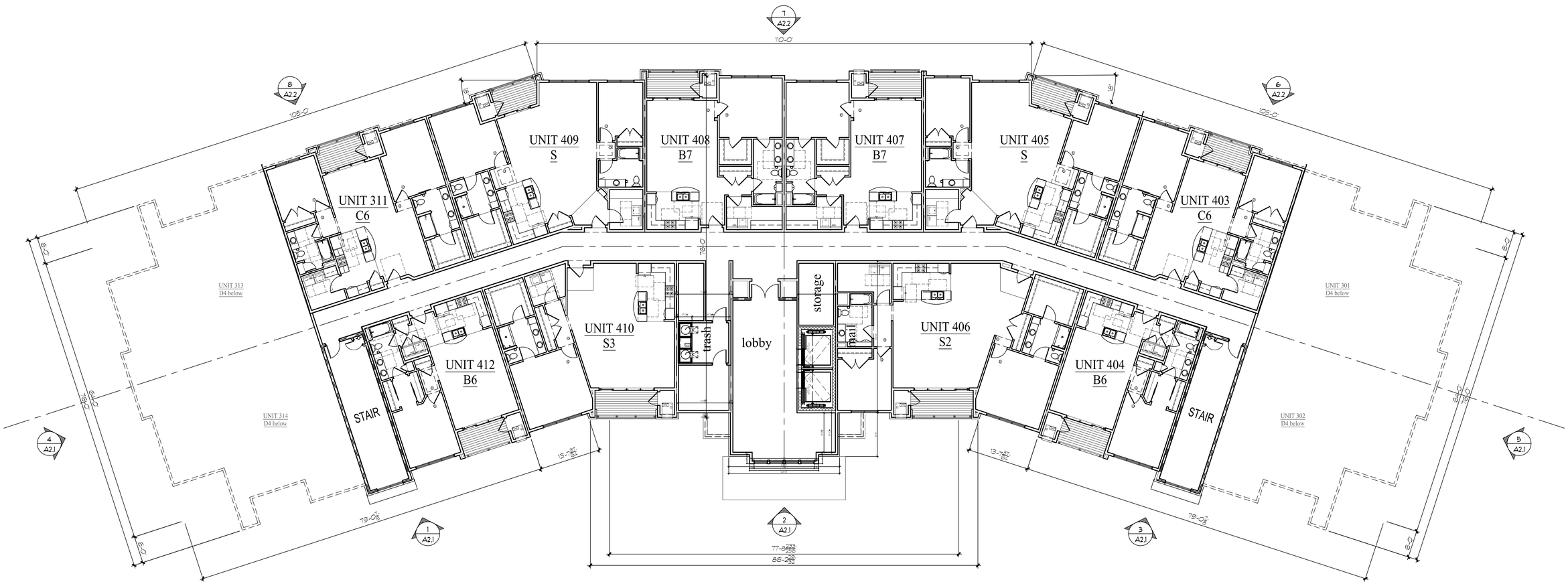
Date:	6/24/2025
Job NO.:	25101.004
Drawn By:	daj
Sheet No.	A1.3



1 4th FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #4
Woodlands @ The Conservancy

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Sheet Title
4th Floor Plan

Issued For: Date:
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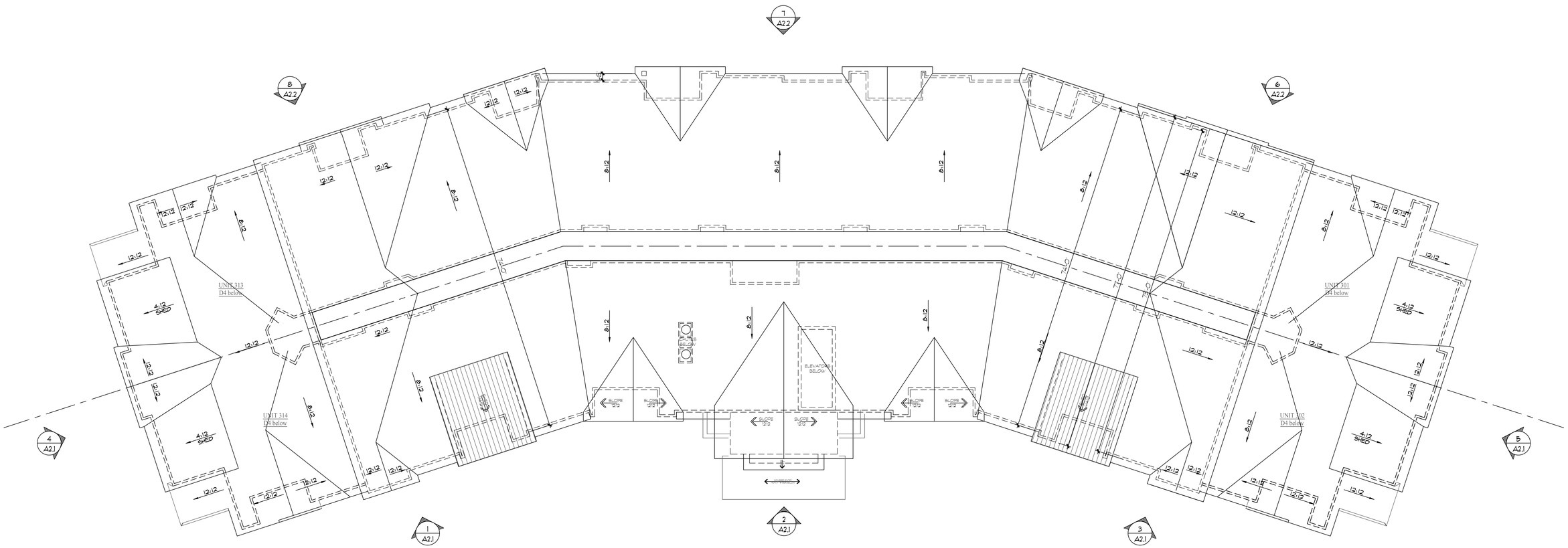
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.004
Drawn By: daj
Sheet No.
A1.4



1 ROOF PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
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Building #4
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Roof Plan

Issued For: Date:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	6/24/2025
Job NO.:	25101.004
Drawn By:	daj
Sheet No.	A1.5



1 North West Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"



3 South West Elevation
3/32"=1'-0"



4 North Elevation
3/32"=1'-0"

BUILDING 4&7 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: CHAMPION - COLOR: BOWERSTON 7210 DARK
2	CUT STONE: HALQUIST - COLOR: MAPLE RIDGE
3	not used
4A	SOFFIT: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4B	FASCIA: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: DARK GREIGE 313
5B	SIDING TRIM: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
5D	GABLE END SIDING: VARIFORM HERITAGE CEDAR - COLOR: BRIARWOOD
5E	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - COLOR: AGED SLATE 274
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: DRYVIT COLOR: PLATINUM BEIGE 961
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
12B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
12	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	TIMBERS: MATCH RESIDENT CLUB TIMBERS
13	ENTRY CANOPIES - COLOR: DARK BRONZE



5 South Elevation
3/32"=1'-0"

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PHONE 262-409-2530

Building #4
Woodlands @ The Conservancy

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.004
Drawn By: daj
Sheet No.
A2.1

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akCon for Sheet D (36.00 x 24.00) (Arch)



6 South East Elevation
3/32"=1'-0"

7 East Elevation
3/32"=1'-0"

8 North East Elevation
3/32"=1'-0"

BUILDING 4&7 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER, CHAMPION - COLOR: BOWERSTON 7210 DARK
2	CUT STONE, HALQUIST - COLOR: MAPLE RIDGE
3	not used
4A	SOFFIT: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4B	FASCIA: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: DARK GREIGE 313
5B	SIDING TRIM: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
5C	GABLE END SIDING: VARIFORM HERITAGE CEDAR - COLOR: BRIARWOOD
5E	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - COLOR: AGED SLATE 274
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: DRYVIT COLOR: PLATINUM BEIGE 968
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	TIMBERS: MATCH RESIDENT CLUB TIMBERS
13	ENTRY CANOPIES - COLOR: DARK BRONZE

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #4
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.004
Drawn By: daj
Sheet No.
A2.2

G:\users\mark\OneDrive - TDI Associates, Inc\Documents\Projects\25101 The Conservancy - New Barn Homes\CURRENT_CDs\Building 4 Woodlands 25101.004.rvt Sheet 25101.004 - A2.2 Exterior Elevations 6/24/2025 3:54:03 PM
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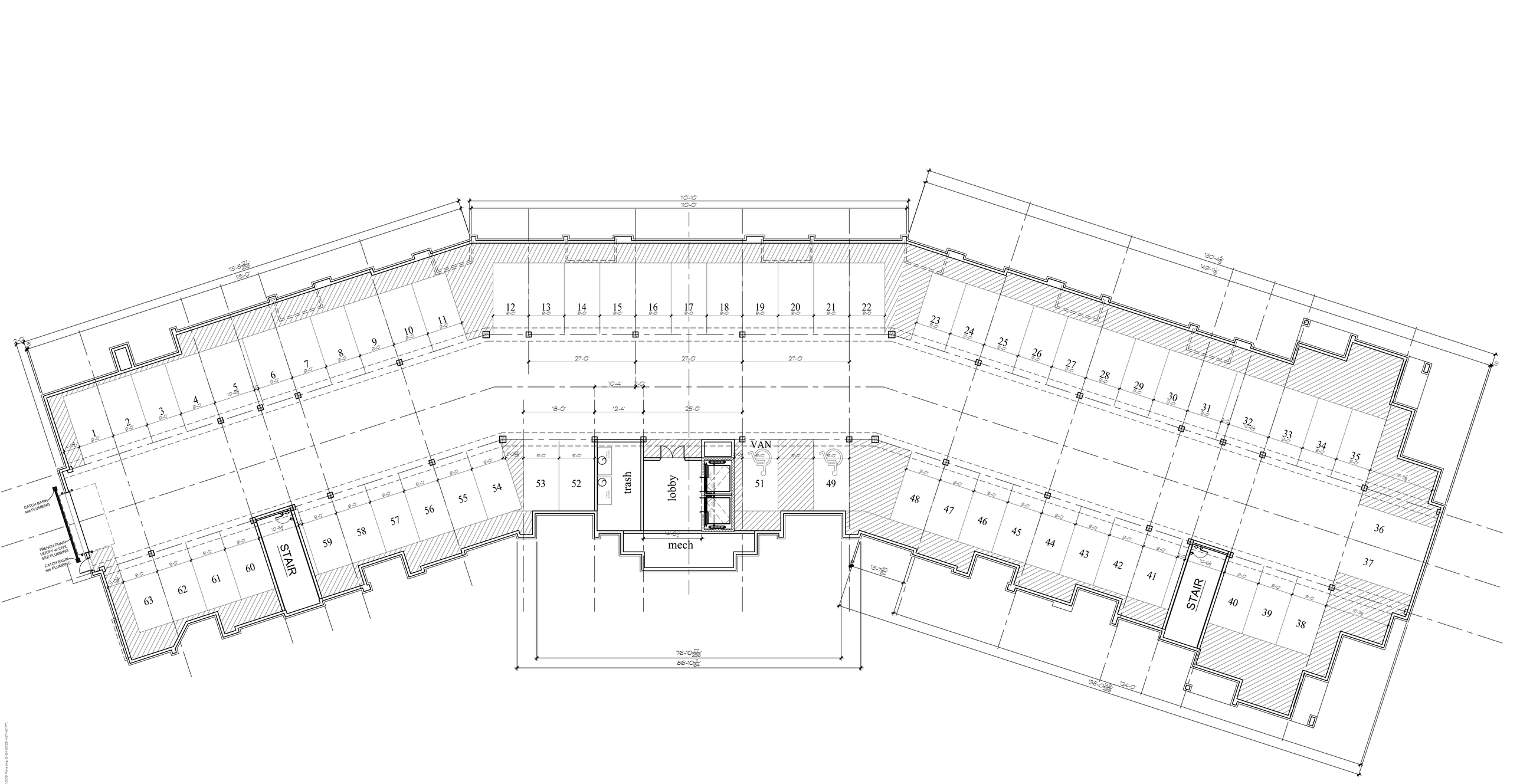

1 PARKING FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Parking Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.005
Drawn By: daj
Sheet No.
A1.0

C:\Users\mschultz\Desktop_TDI Associates_no#1\Final 25101.005 2025 The Conservancy - New Berlin (Women)\CAD\BIM\T-1.0105 Building B Woodlands 25101.005 Plumbing 6-24-2025 4:47:48 PM
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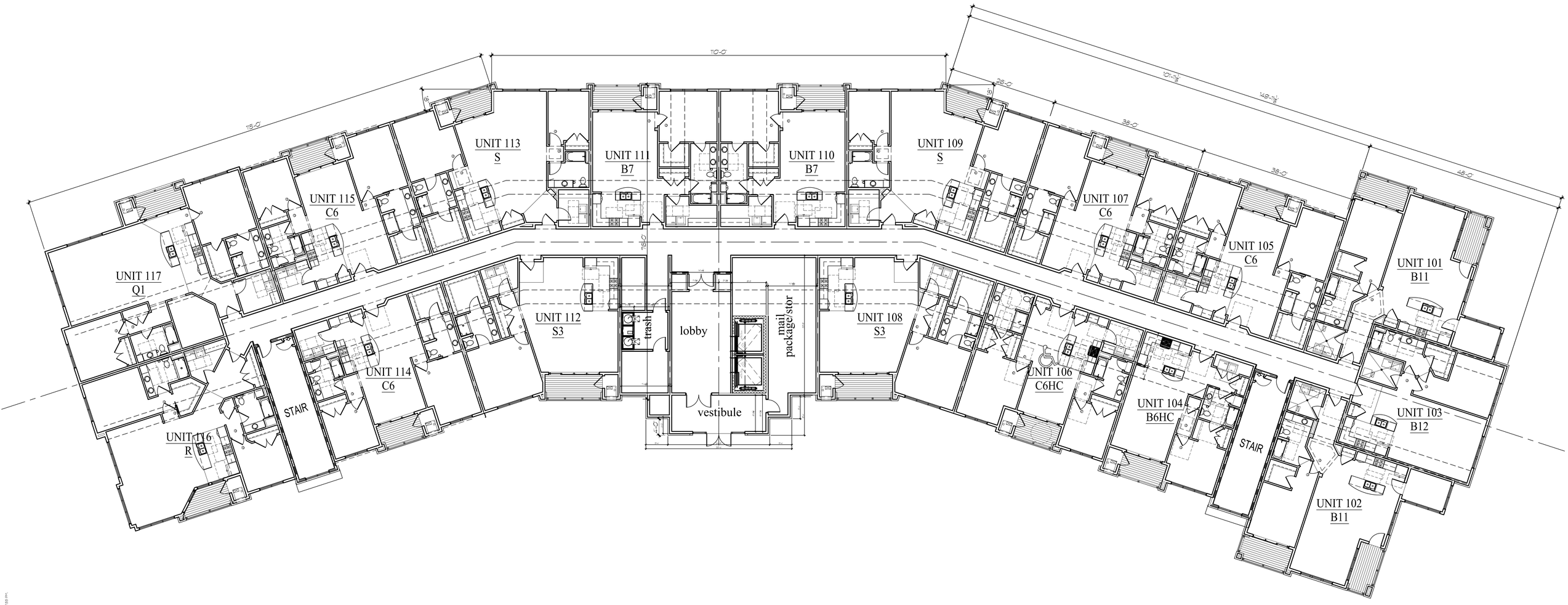

1 1st FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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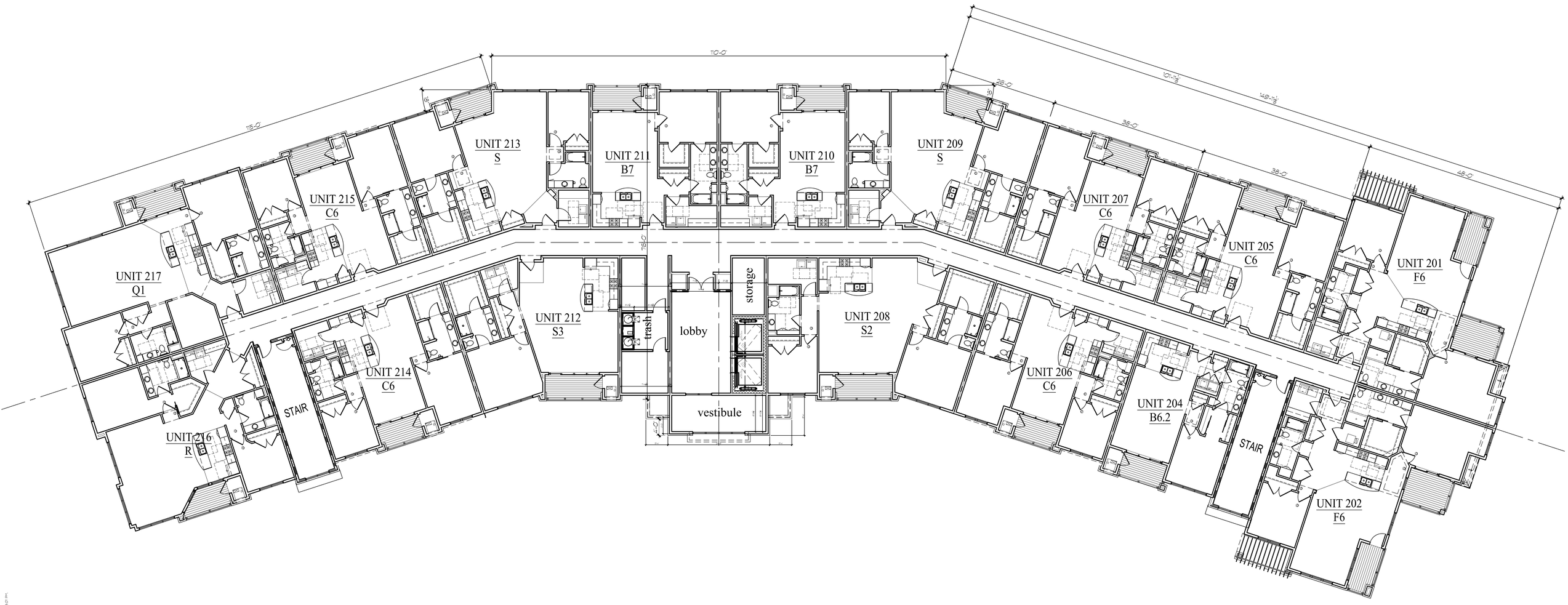
Sheet Title
1st Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	6/24/2025
Job NO.:	25101.005
Drawn By:	daj
Sheet No.	A1.1



1 2nd FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

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Sheet Title
2nd Floor Plan

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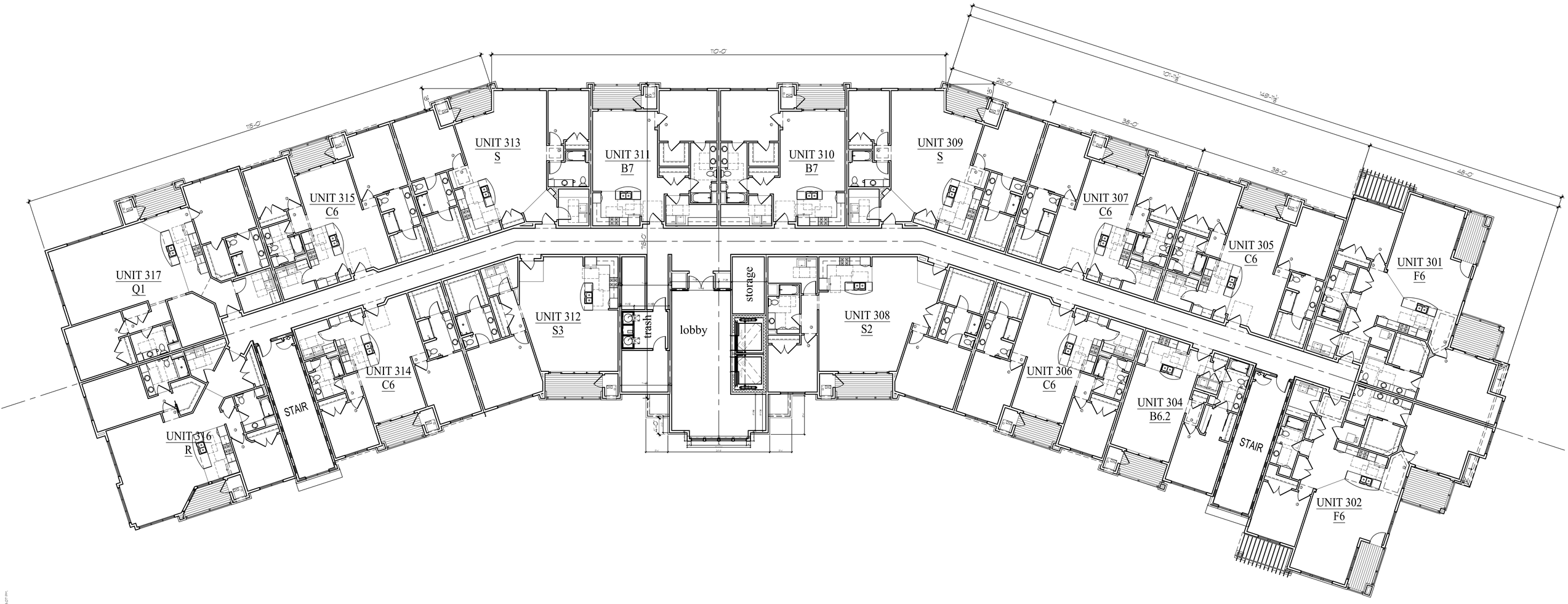
Date:	6/24/2025
Job NO.:	25101.005
Drawn By:	daj
Sheet No.	A1.2



1 3rd FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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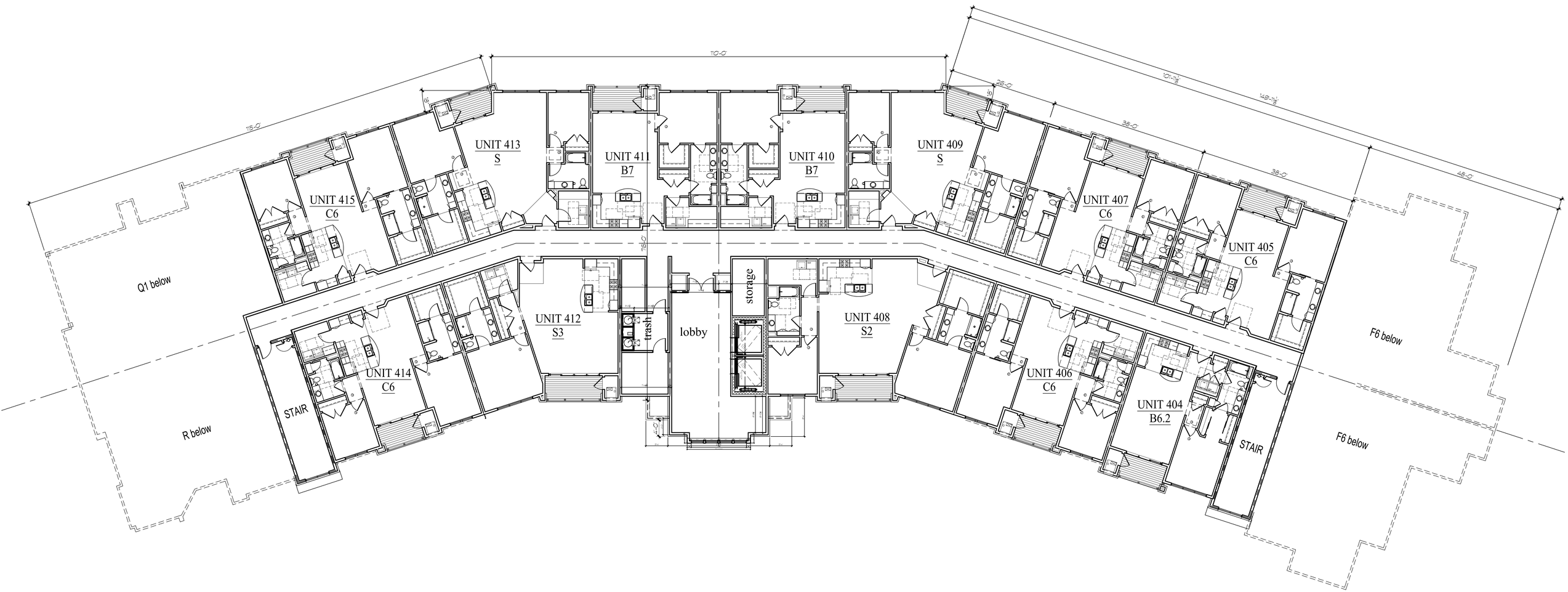
Sheet Title
3rd Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.005
Drawn By: daj
Sheet No.
A1.3



1 4th FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

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Sheet Title
4th Floor Plan

Issued For: Date:
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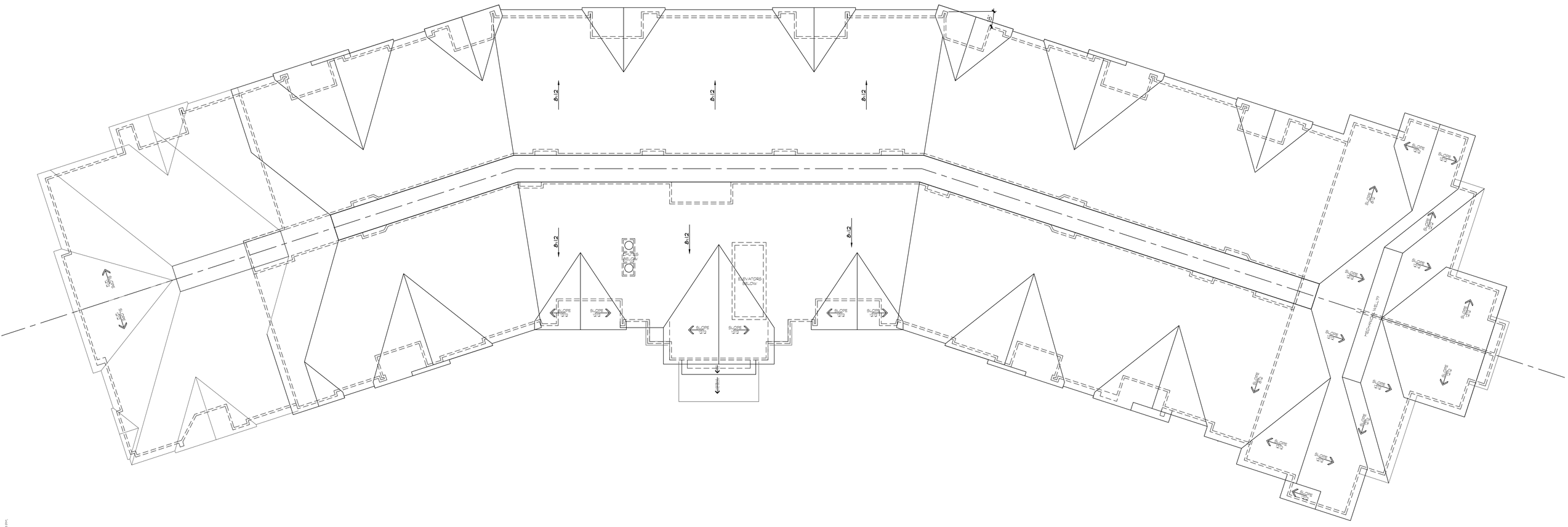
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.005
Drawn By: daj
Sheet No.
A1.4


ELEVATORS BELOW
SLOPE 1/4"
SLOPE 1/2"
SLOPE 1/8"
SLOPE 3/4"
SLOPE 3/8"
SLOPE 5/8"
SLOPE 1/16"
SLOPE 7/8"
SLOPE 1/32"
SLOPE 15/16"
SLOPE 1/64"
SLOPE 31/32"
SLOPE 63/64"
SLOPE 1"
SLOPE 1 1/16"
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SLOPE 77 7/8"
SLOPE 77 15/16"
SLOPE 78"
SLOPE 78 1/16"
SLOPE 78 1/8"
SLOPE 78 3/16"
SLOPE 78 1/4"
SLOPE 78 5/16"



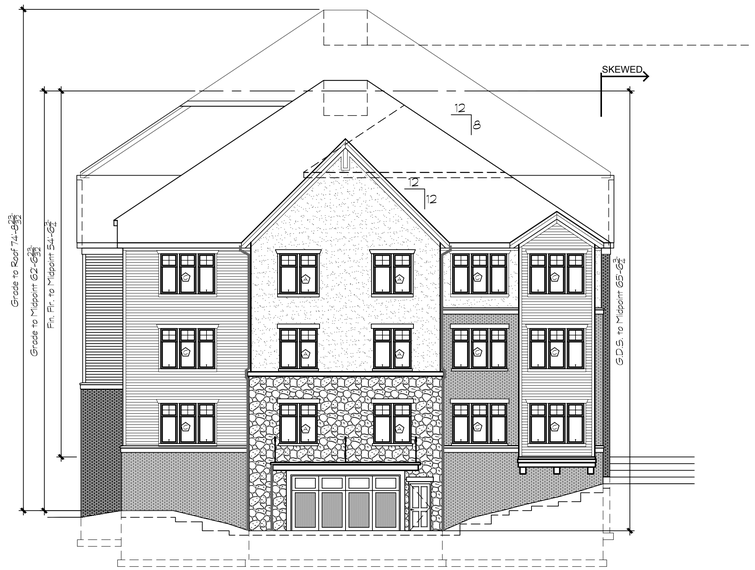
1 North West Elevation

3/32"=1'-0"



2 West Elevation

3/32"=1'-0"



4 North Elevation

3/32"=1'-0"



3 South West Elevation

3/32"=1'-0"

BUILDING 5&6 EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: CHAMPION - COLOR: BOWERSTON 7210 DARK
2. CUT STONE: - COLOR: WINNEBAGO
3. CAST STONE: ROCKCAST - BUFFSTONE VENEER
4A. SOFFIT: JAMES HARDIE - COLOR: TEAKWOOD 253
4B. FASCIA: JAMES HARDIE - COLOR: TEAKWOOD 253
4C. GUTTER: COLOR: MATCH TO SURFACE
5A. HORIZ. LAP SIDING: JAMES HARDIE - COLOR: PLATINUM BEIGE 461
5B. SIDING TRIM: JAMES HARDIE - COLOR: TEAKWOOD 253
5D. METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A. EIFS: DRYVIT - COLOR: SANDBAR 438
7. not used
8. METAL BALCONY RAILS - COLOR: DARK BRONZE
9. WINDOWS: QUAKER - COLOR: EARTHTONE
12A. ROOF SHINGLES: GC - COLOR: COLONIAL SLATE
12B. UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
14C. RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
22A. TIMBERS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
22B. TRELLIS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
13. ENTRY CANOPIES - COLOR: DARK BRONZE



5 South Elevation

3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.005
Drawn By: daj
Sheet No.
A2.1

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6 South East Elevation
3/32"=1'-0"



7 East Elevation
3/32"=1'-0"

BUILDING 5&6 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: CHAMPION - COLOR: BOWERSTON 7210 DARK
2	CUT STONE: - COLOR: WINNEBAGO
3	CAST STONE: ROCKCAST - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE - COLOR: TEAKWOOD 253
4B	FASCIA: JAMES HARDIE - COLOR: TEAKWOOD 253
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: PLATINUM BEIGE 461
5B	SIDING TRIM: JAMES HARDIE - COLOR: TEAKWOOD 253
5D	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - COLOR: SANDBAR 438
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11C	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12A	TIMBERS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
12B	TRELLIS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
13	ENTRY CANOPIES - COLOR: DARK BRONZE



8 North East Elevation
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #5
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Exterior Elevations

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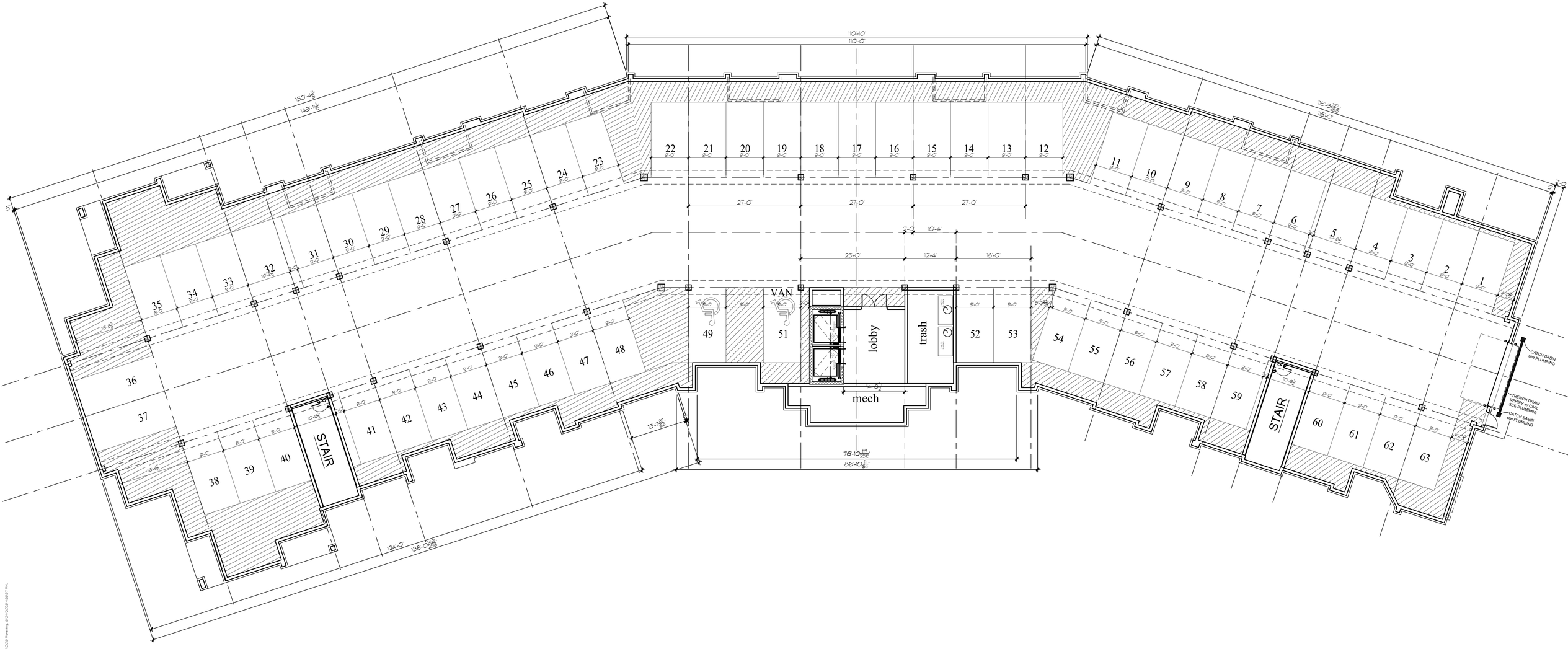
Job NO.:	25101.005
Drawn By:	daj
Sheet No.	A2.2



1 PARKING FLOOR PLAN

3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Parking Floor Plan

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Drawn By: daj
Sheet No.
A1.0

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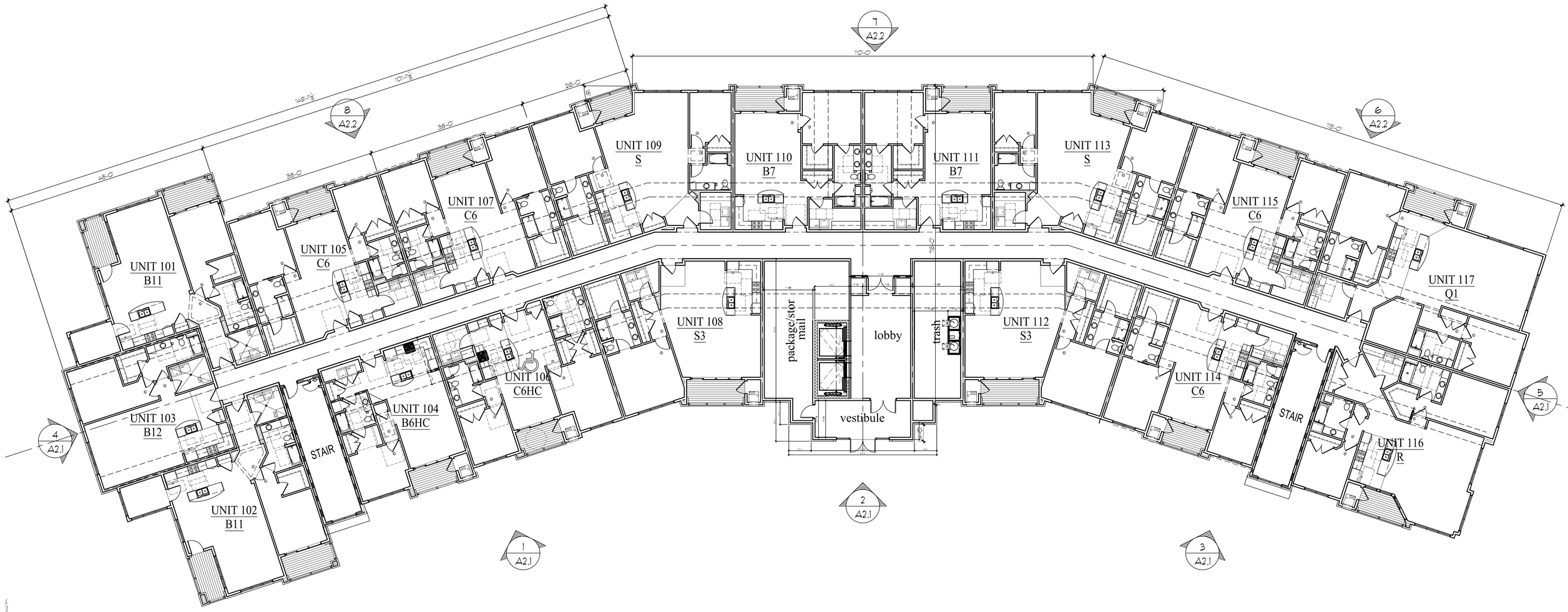

1 1st FLOOR PLAN
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
1st Floor Plan

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Date: 6/24/2025
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A1.1

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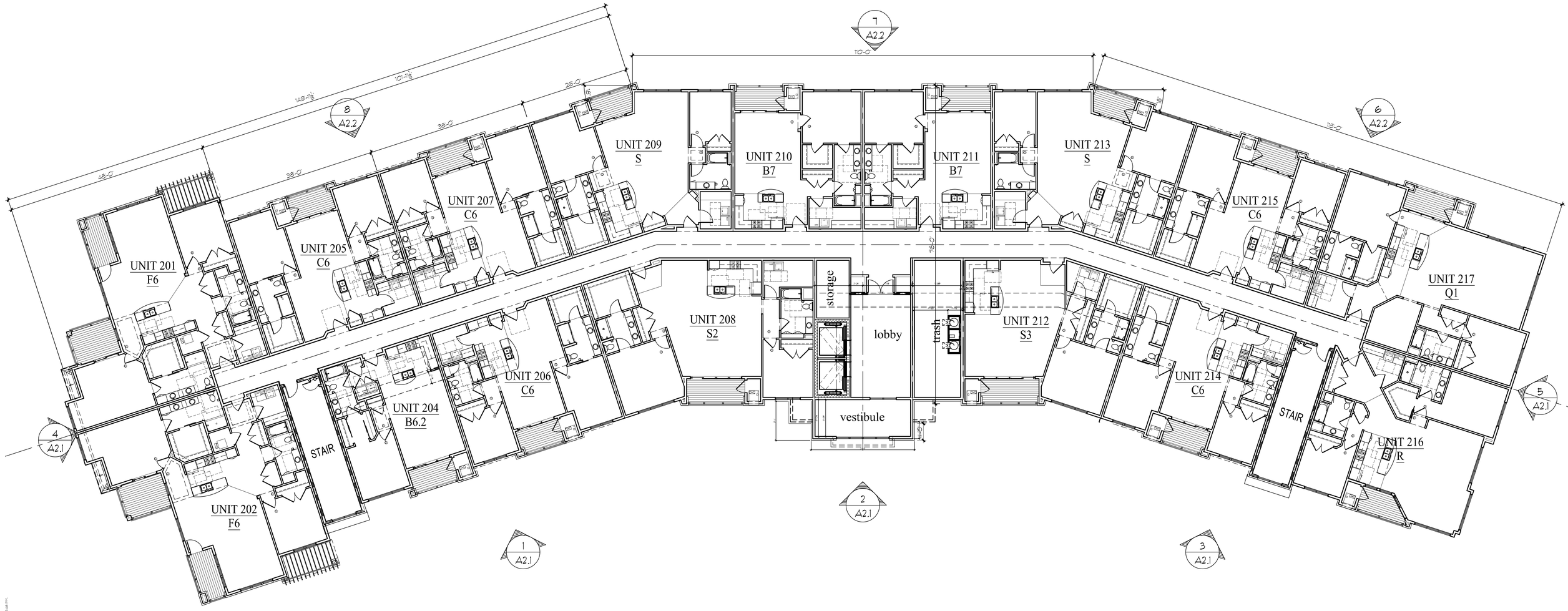

1 2nd FLOOR PLAN
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

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Sheet Title
2nd Floor Plan

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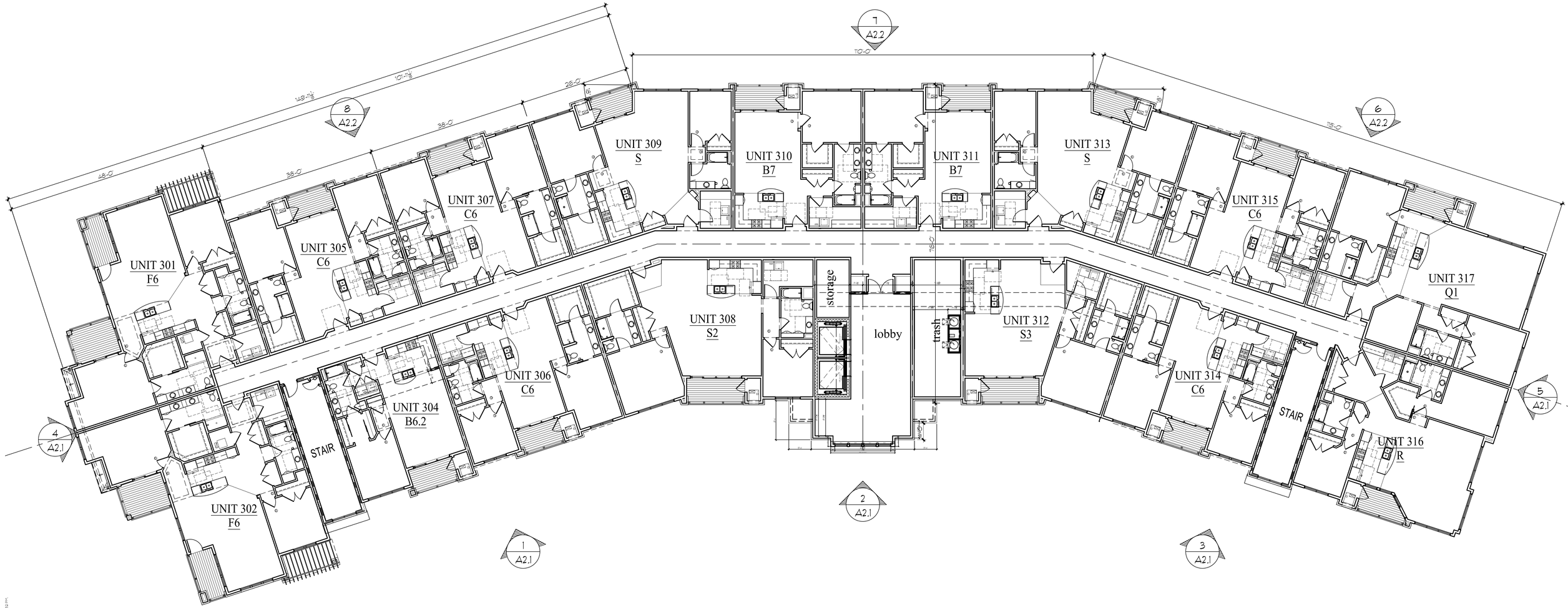
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A1.2



1 3rd FLOOR PLAN
3/32"=1'-0"

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25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
3rd Floor Plan

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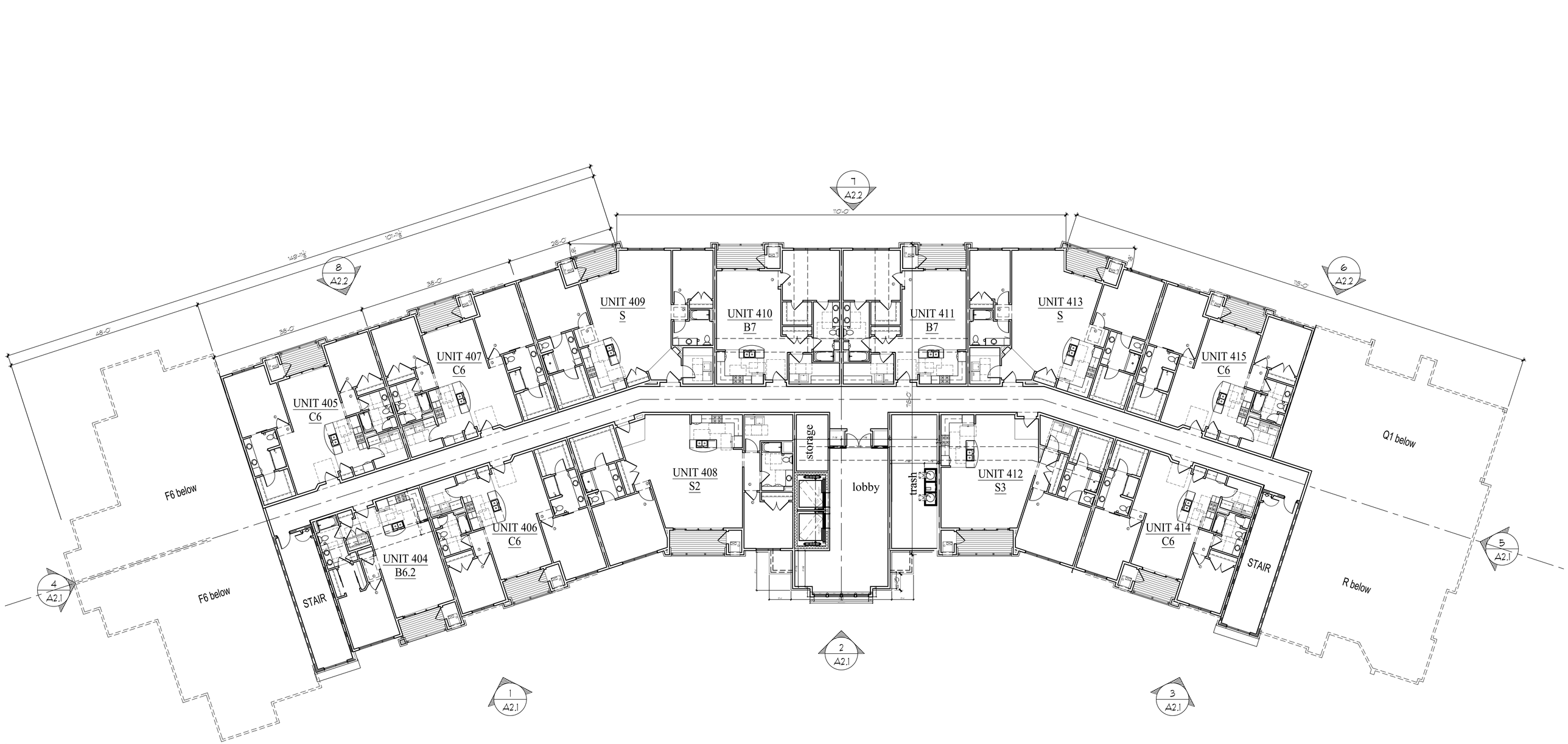
Date: 6/24/2025
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A1.3



1 4th FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
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PHONE 262-409-2530

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Sheet Title
4th Floor Plan

Issued For: Date:
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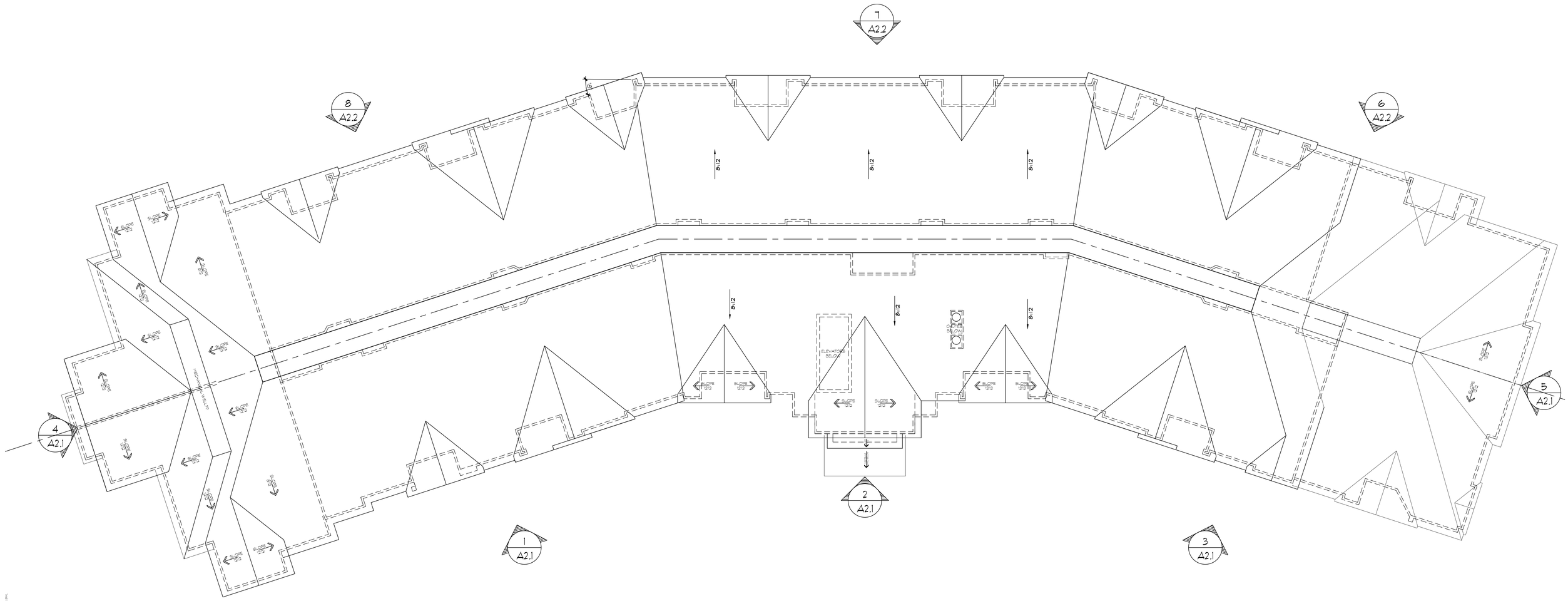
Date: 6/24/2025
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A1.4



1 ROOF PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Roof Plan

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Date: 6/24/2025
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A1.5



1 North West Elevation

3/32"=1'-0"



2 West Elevation

3/32"=1'-0"



4 North Elevation

3/32"=1'-0"



3 South West Elevation

3/32"=1'-0"

BUILDING 5&6 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER, CHAMPION - COLOR: BOWERSTON 7210 DARK
2	CUT STONE: - COLOR: WINNEBAGO
3	CAST STONE: ROCKCAST - BUFFSTONE VENEER
4A	SOFFIT: JAMES HARDIE - COLOR: TEAKWOOD 253
4B	FASCIA: JAMES HARDIE - COLOR: TEAKWOOD 253
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: PLATINUM BEIGE 461
5B	SIDING TRIM: JAMES HARDIE - COLOR: TEAKWOOD 253
5D	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - COLOR: SANDBAR 438
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
12A	ROOF SHINGLES: GC - COLOR: COLONIAL SLATE
12B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
14	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
24	TIMBERS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
25	TRELLIS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
13	ENTRY CANOPIES - COLOR: DARK BRONZE



5 South Elevation

3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

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Sheet Title
Exterior Elevations

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Date: 6/24/2025
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A2.1

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6 South East Elevation
3/32"=1'-0"



7 East Elevation
3/32"=1'-0"

BUILDING 5&6 EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: CHAMPION - COLOR: BOWERSTON 7210 DARK
2. CUT STONE: - COLOR: WINNEBAGO
3. CAST STONE: ROCKCAST - BUFFSTONE VENEER
4A. SOFFIT: JAMES HARDIE - COLOR: TEAKWOOD 253
4B. FASCIA: JAMES HARDIE - COLOR: TEAKWOOD 253
4C. GUTTER: COLOR: MATCH TO SURFACE
5A. HORIZ. LAP SIDING: JAMES HARDIE - COLOR: PLATINUM BEIGE 461
5B. SIDING TRIM: JAMES HARDIE - COLOR: TEAKWOOD 253
5C. METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A. EIFS: DRYVIT - COLOR: SANDBAR 438
7. not used
8. METAL BALCONY RAILS - COLOR: DARK BRONZE
9. WINDOWS: QUAKER - COLOR: EARTHTONE
10A. ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B. UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
10C. RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12A. TIMBERS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
12B. TRELLIS: PAINT MATCH HARDIE DREAMCOLOR TEAKWOOD 253
13. ENTRY CANOPIES - COLOR: DARK BRONZE



8 North East Elevation
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

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Sheet Title
Exterior Elevations

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Date: 6/24/2025
Job NO.: 25101.006
Drawn By: daj
Sheet No.
A2.2

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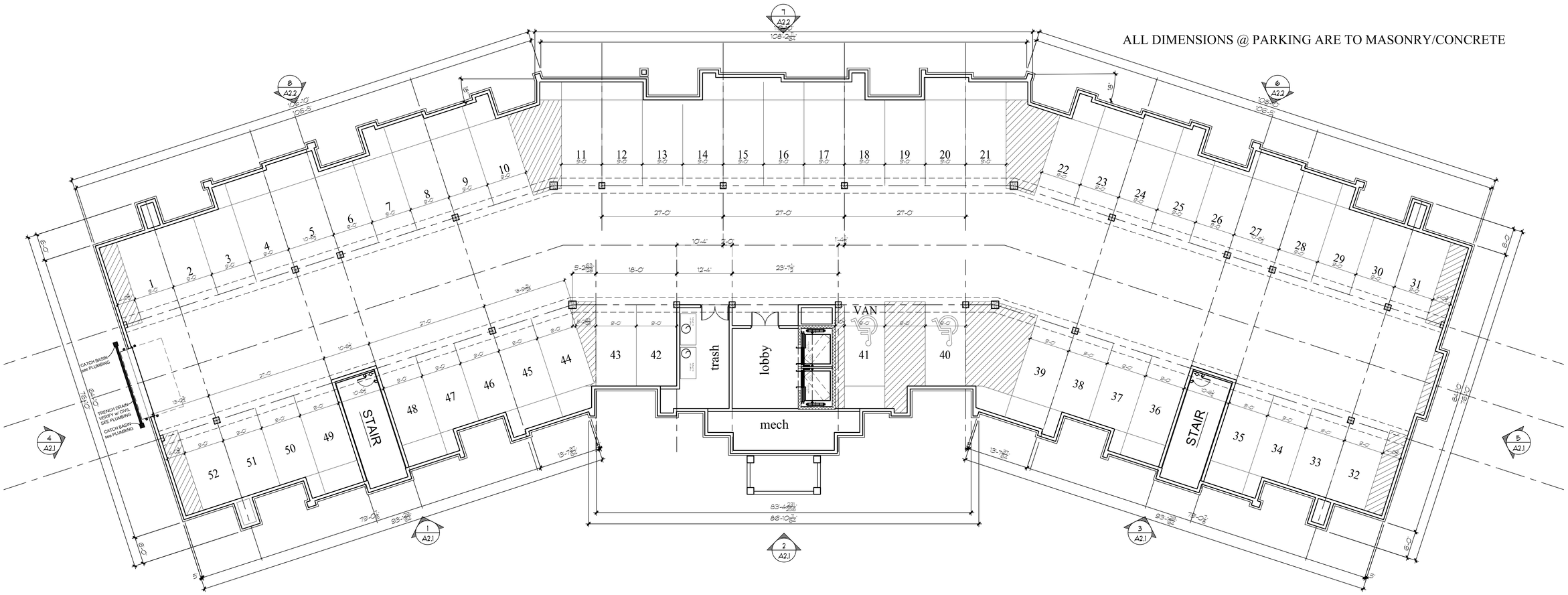

1 PARKING FLOOR PLAN

3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #7
Woodlands @ The Conservancy

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Sheet Title
Parking Floor Plan

Issued For: Date:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.007
Drawn By: daj
Sheet No.
A1.0

G:\Users\daj\OneDrive - TDI Associates, Inc\Drive 2\25-000-2510 The Conservancy - New Berlin Wisconsin\CLIENT\N - 0251 Building 7 Townhomes (2510-0251 Prime.dwg 6/24/2025 4:07:23 PM
AIA Ch. 12 Sheet D (36.00 x 24.00 Inches)

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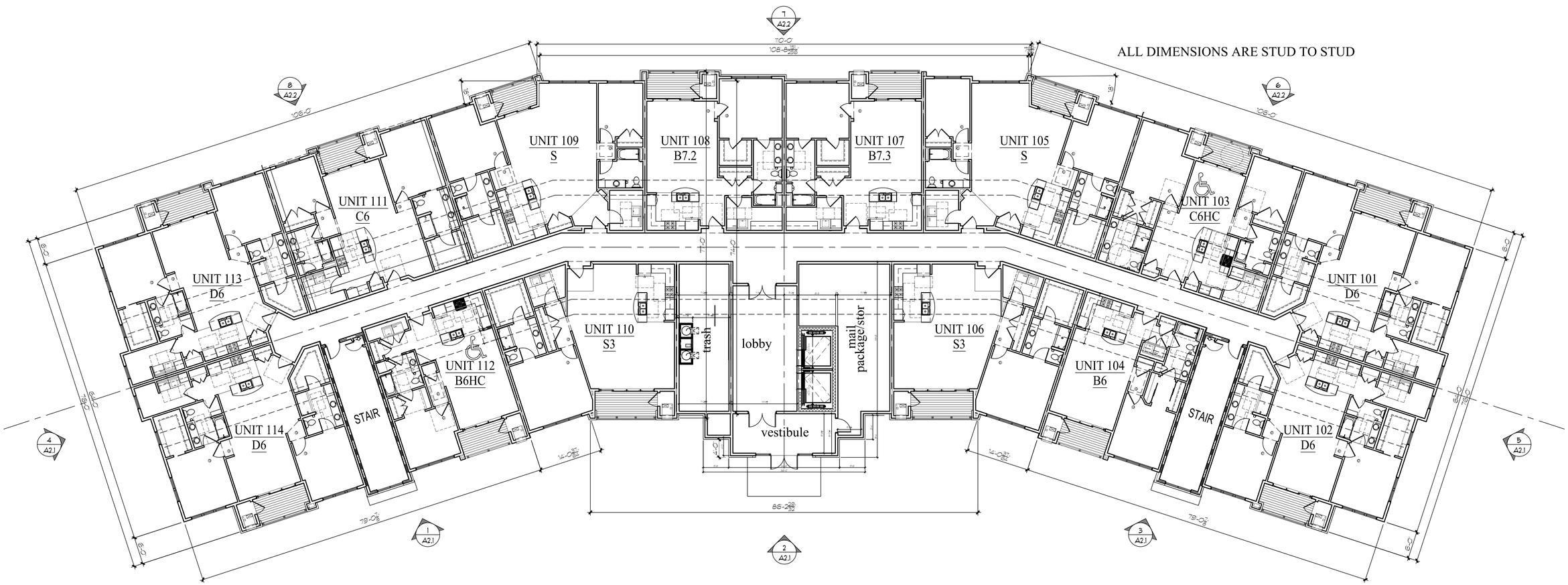

1 1st FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #7
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
1st Floor Plan

Issued For: Date:
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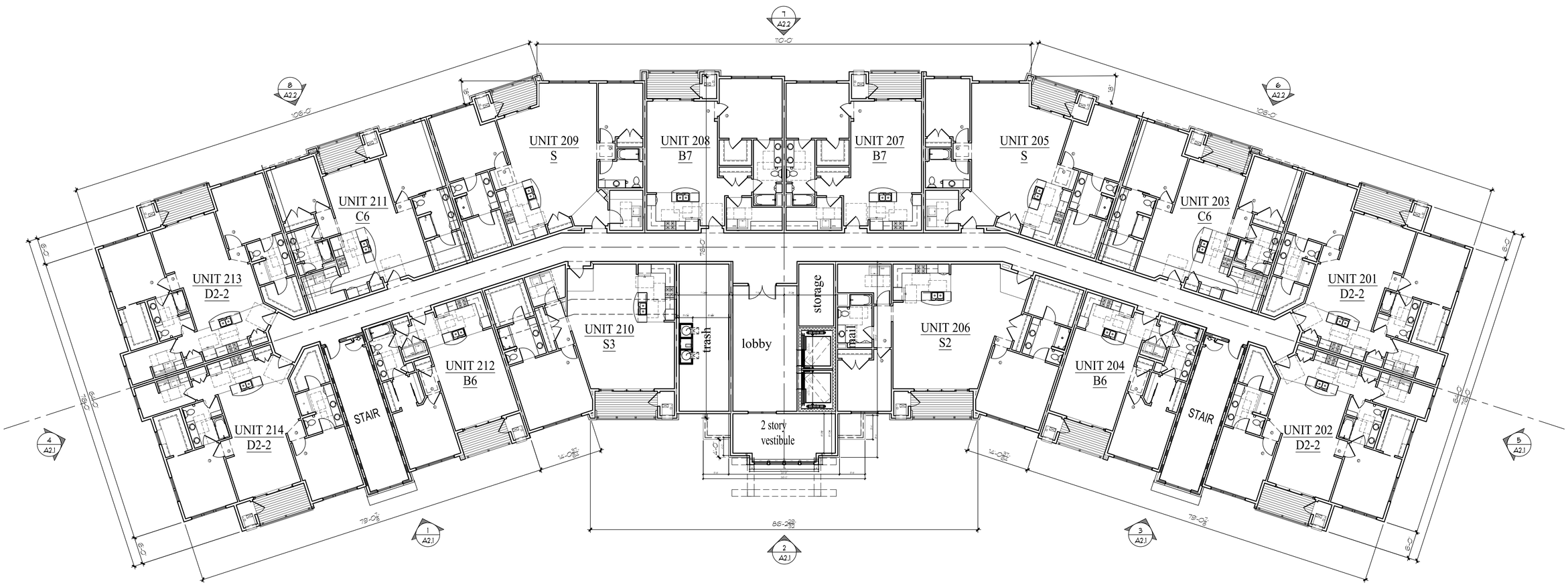
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.007
Drawn By: daj
Sheet No.
A1.1



1 2nd FLOOR PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
2nd Floor Plan

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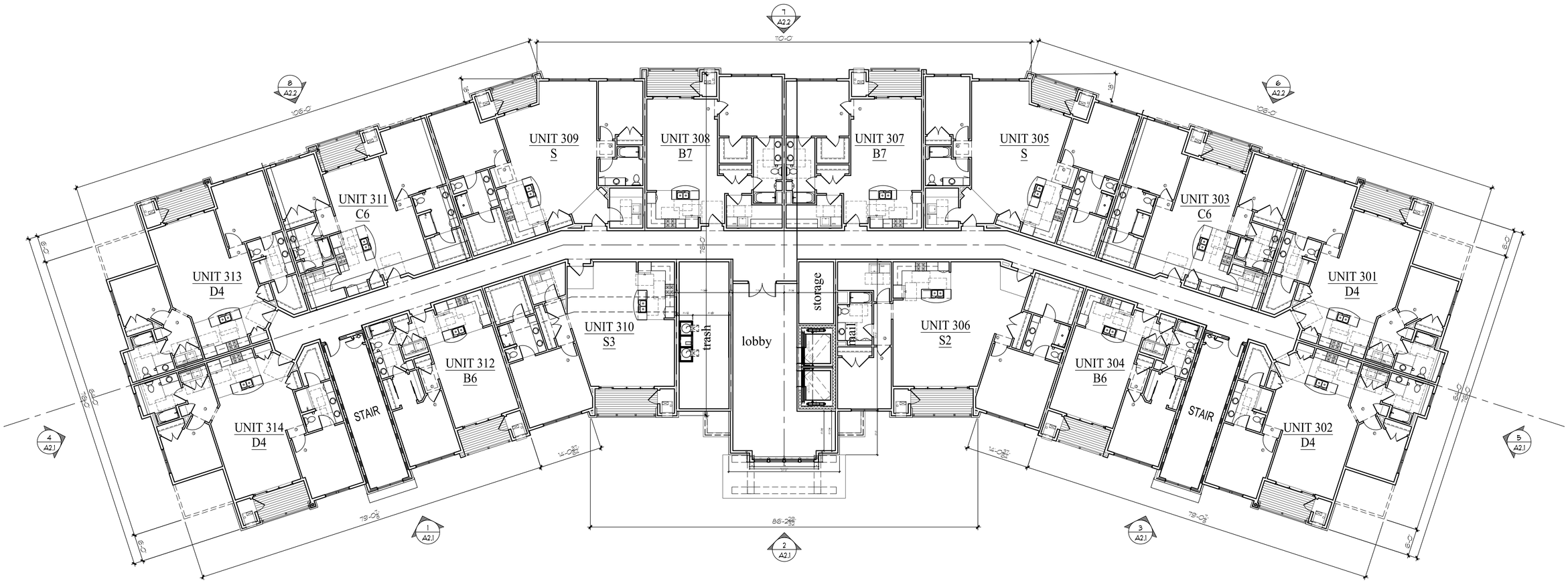
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.007
Drawn By: daj
Sheet No.
A1.2



1 3rd FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
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Sheet Title
3rd Floor Plan

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Date: 6/24/2025
Job NO.: 25101.007
Drawn By: daj
Sheet No.
A1.3

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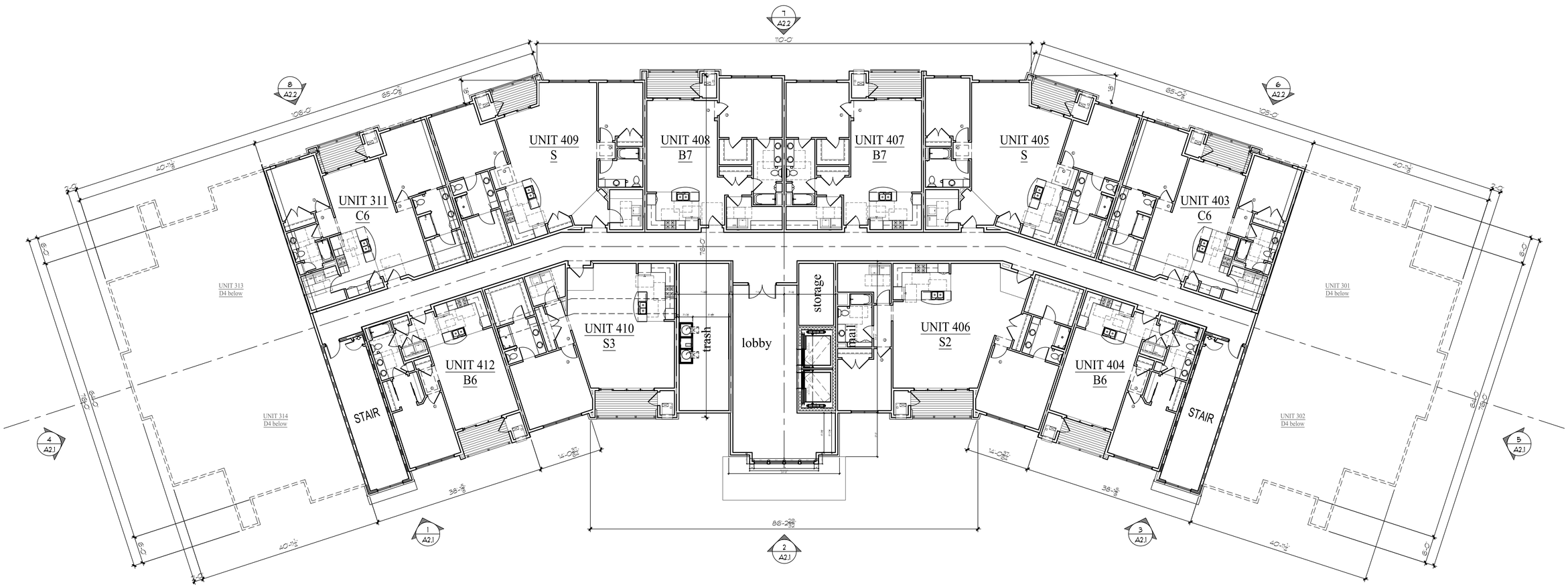

1 4th FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #7
Woodlands @ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
4th Floor Plan

Issued For: Date:
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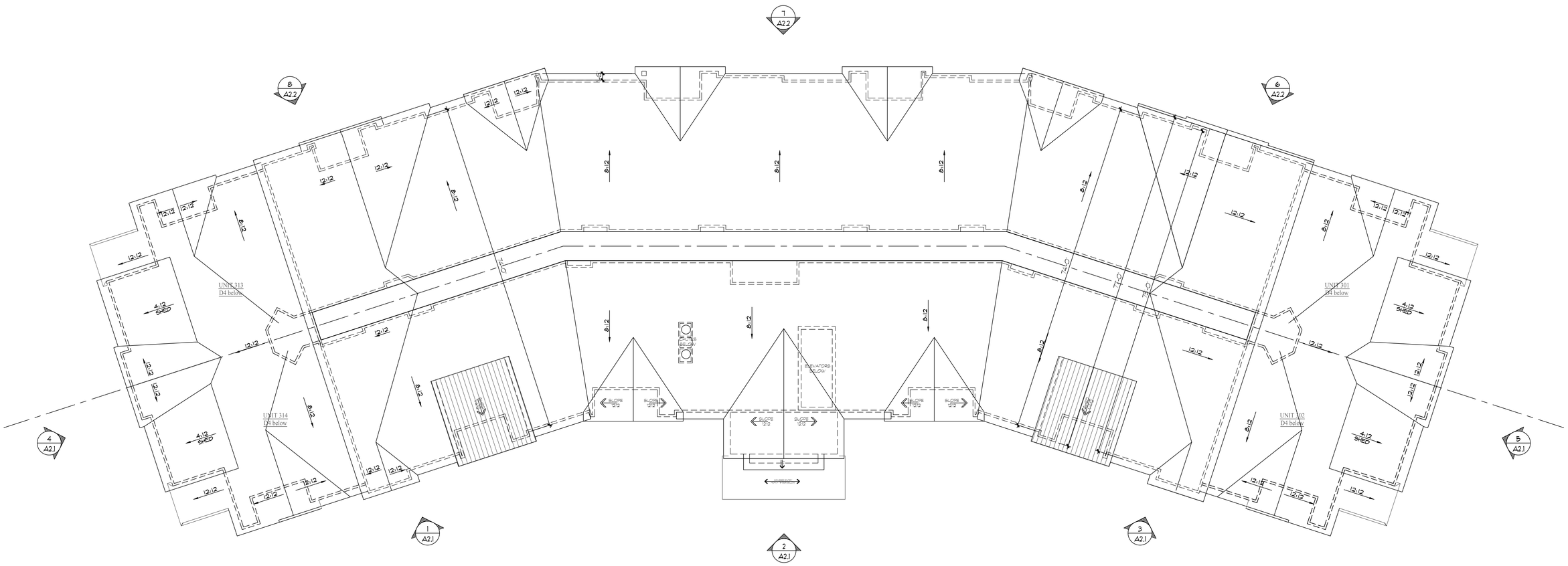
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.007
Drawn By: daj
Sheet No.
A1.4



1 ROOF PLAN

3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
Roof Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/24/2025
Job NO.: 25101.007
Drawn By: daj
Sheet No.
A1.5



North West Elevation
3/32"=1'-0"



West Elevation
3/32"=1'-0"



South West Elevation
3/32"=1'-0"



North Elevation
3/32"=1'-0"

BUILDING 4&7 EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: CHAMPION - COLOR: BOWERSTON 7210 DARK
2. CUT STONE: HALQUIST - COLOR: MAPLE RIDGE
3. not used
4A. SOFFIT: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4B. FASCIA: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4C. GUTTER: COLOR: MATCH TO SURFACE
5A. HORIZ. LAP SIDING: JAMES HARDIE - COLOR: DARK GREIGE 313
5B. SIDING TRIM: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
5C. GABLE END SIDING: VARIFORM HERATIGE CEDAR - COLOR: BRIARWOOD
5E. METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A. EIFS: DRYVIT - COLOR: AGED SLATE 274
6B. EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: DRYVIT COLOR: PLATINUM BEIGE 961
7. not used
8. METAL BALCONY RAILS - COLOR: DARK BRONZE
9. WINDOWS: QUAKER - COLOR: EARTHTONE
10A. ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B. UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11. RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12. TIMBERS: MATCH RESIDENT CLUB TIMBERS
13. ENTRY CANOPIES - COLOR: DARK BRONZE



South Elevation
3/32"=1'-0"

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PHONE 262-409-2530

Building #7
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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	6/24/2025
Job NO.:	25101.007
Drawn By:	daj
Sheet No.	A2.1

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ARCH full bleed 36.00 x 24.00 (Hide)



- South East Elevation
3/32"=1'-0"

- East Elevation
3/32"=1'-0"

- North East Elevation
3/32"=1'-0"

BUILDING 4&7 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: CHAMPION - COLOR: BOWERSTON 7210 DARK
2	CUT STONE: HALQUIST - COLOR: MAPLE RIDGE
3	not used
4A	SOFFIT: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4B	FASCIA: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. LAP SIDING: JAMES HARDIE - COLOR: DARK GREIGE 313
5B	SIDING TRIM: JAMES HARDIE - COLOR: DREAMCOLOR, PLATINUM BEIGE
5D	GABLE END SIDING: VARIFORM HERATIGE CEDAR - COLOR: BRIARWOOD
5E	METAL PANELS: STEELSCAPE - COLOR: BURNT RUST
6A	EIFS: DRYVIT - COLOR: AGED SLATE 274
6B	EIFS WINDOW TRIM, BANDING & COLUMN/CAPS: DRYVIT COLOR: PLATINUM BEIGE 9161
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11C	RETAIL WINDOWS: STOREFRONT COLOR: DARK BRONZE
12	TIMBERS: MATCH RESIDENT CLUB TIMBERS
13	ENTRY CANOPIES - COLOR: DARK BRONZE

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Woodlands @ The Conservancy

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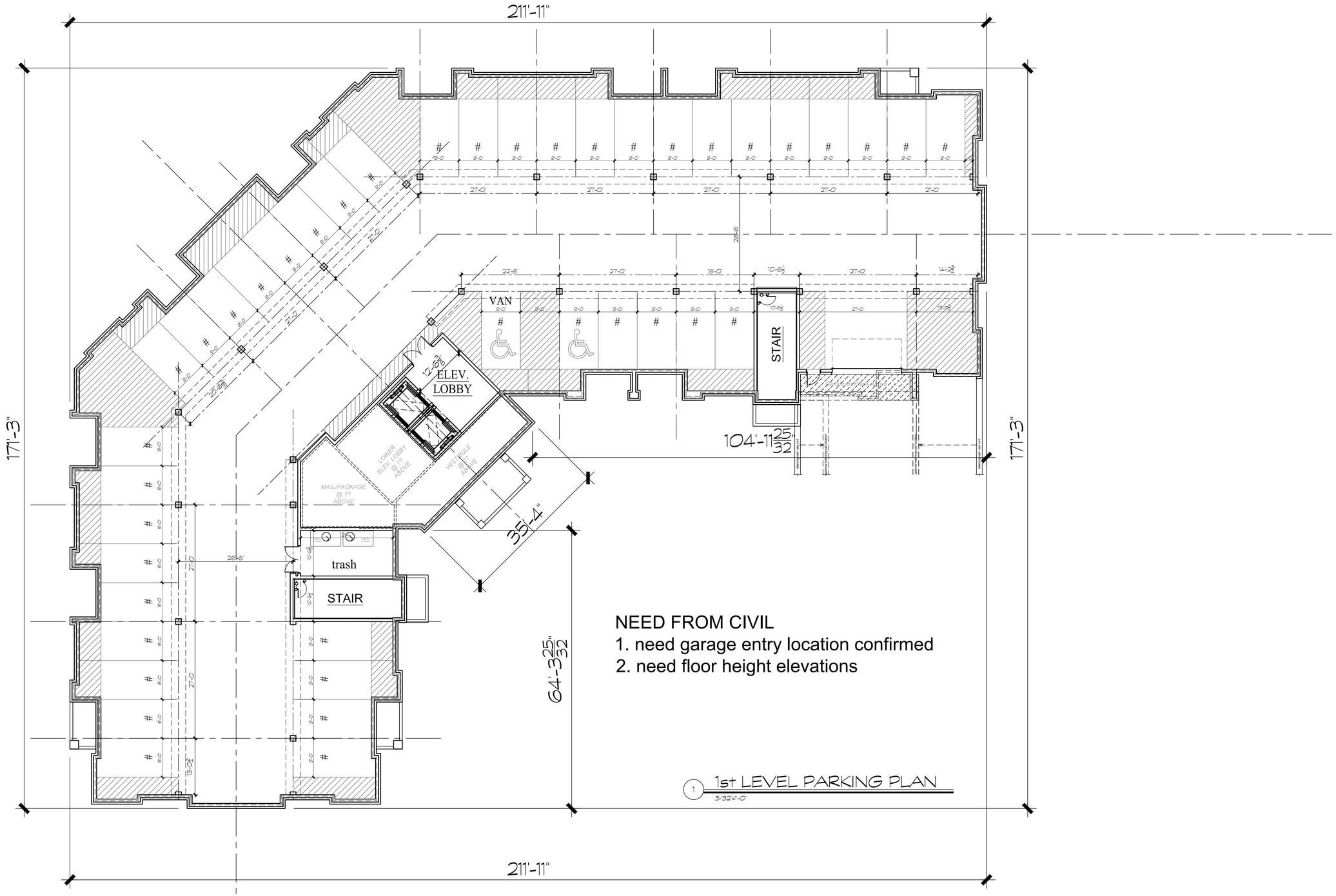
Sheet Title
Exterior Elevations

Issued For: Date:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	6/24/2025
Job NO.:	25101.007
Drawn By:	daj
Sheet No.	A2.2



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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #8
Midrise

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Sheet Title
1st Level
Parking Plan

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PRELIMINARY DRAWING
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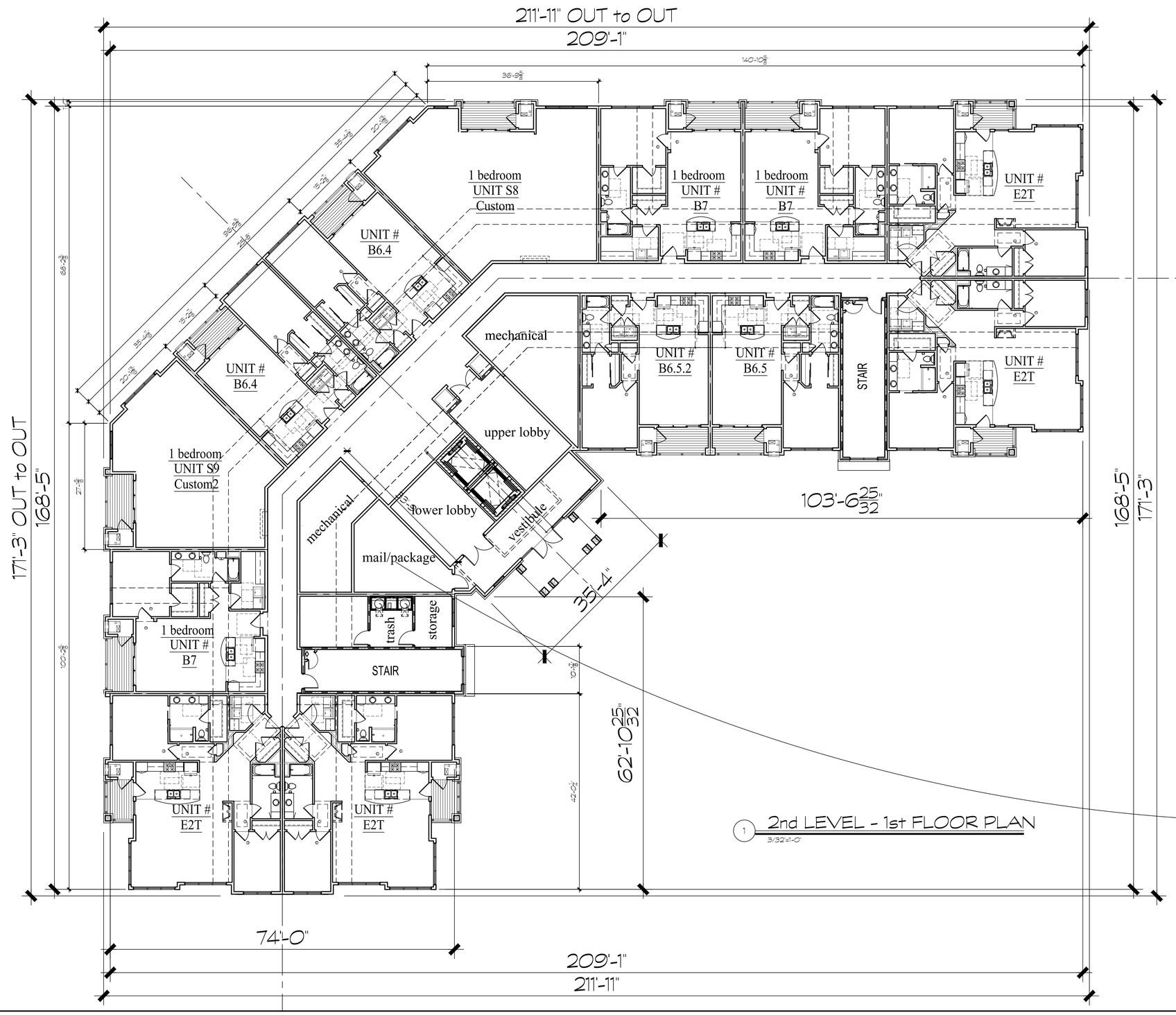
Date: 6/23/2025
Job NO.: 25101.008
Drawn By: daj
Sheet No.
A1.0



1 2nd LEVEL - 1st FLOOR PLAN
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #8
Midrise

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Sheet Title
2nd Level
1st Floor Plan

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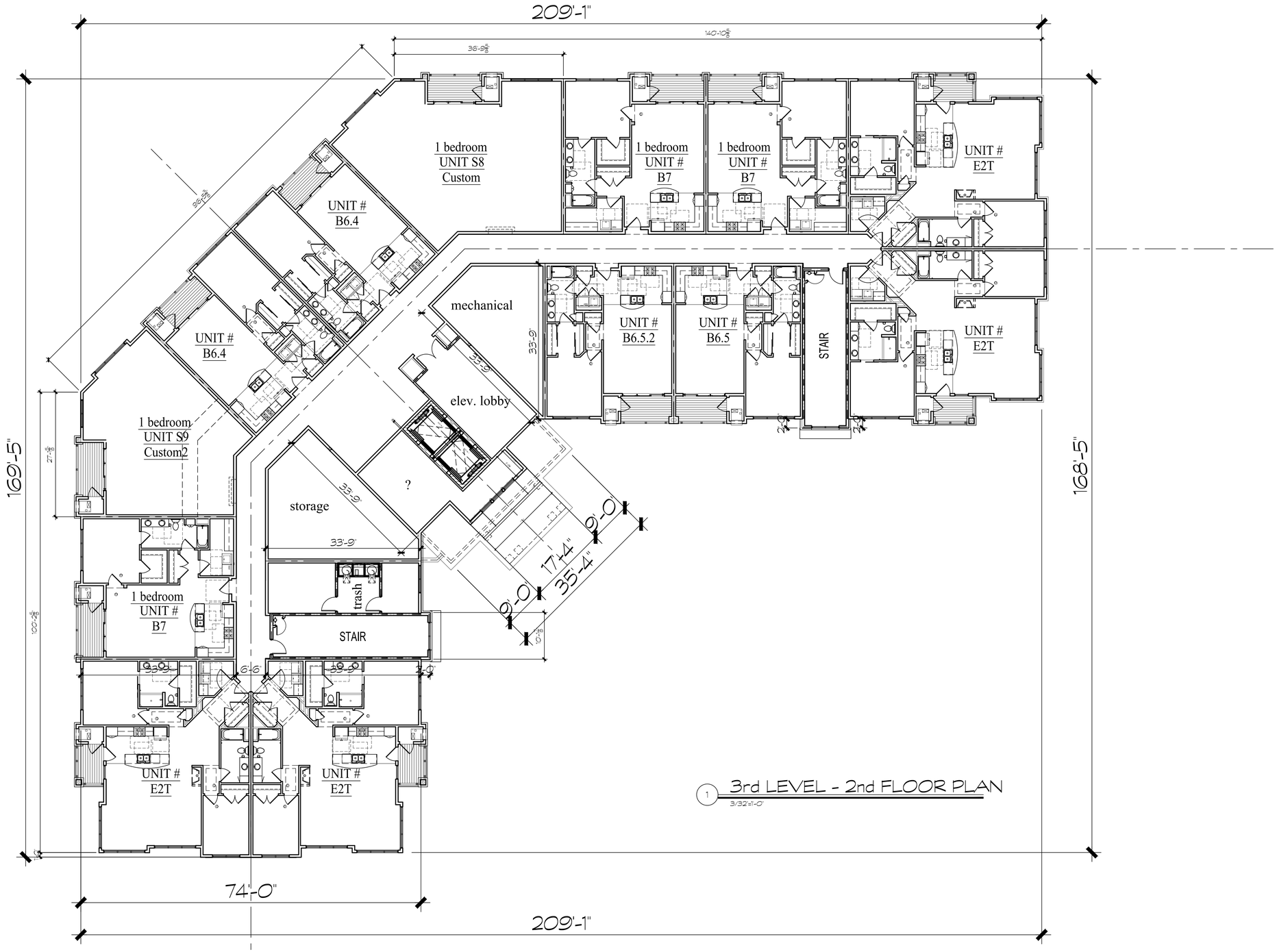
Date: 6/23/2025
Job NO.: 25101.008
Drawn By: daj
Sheet No.
A1.1



1 3rd LEVEL - 2nd FLOOR PLAN
3/32"=1'-0"

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Sheet Title
3rd Level
2nd Floor Plan

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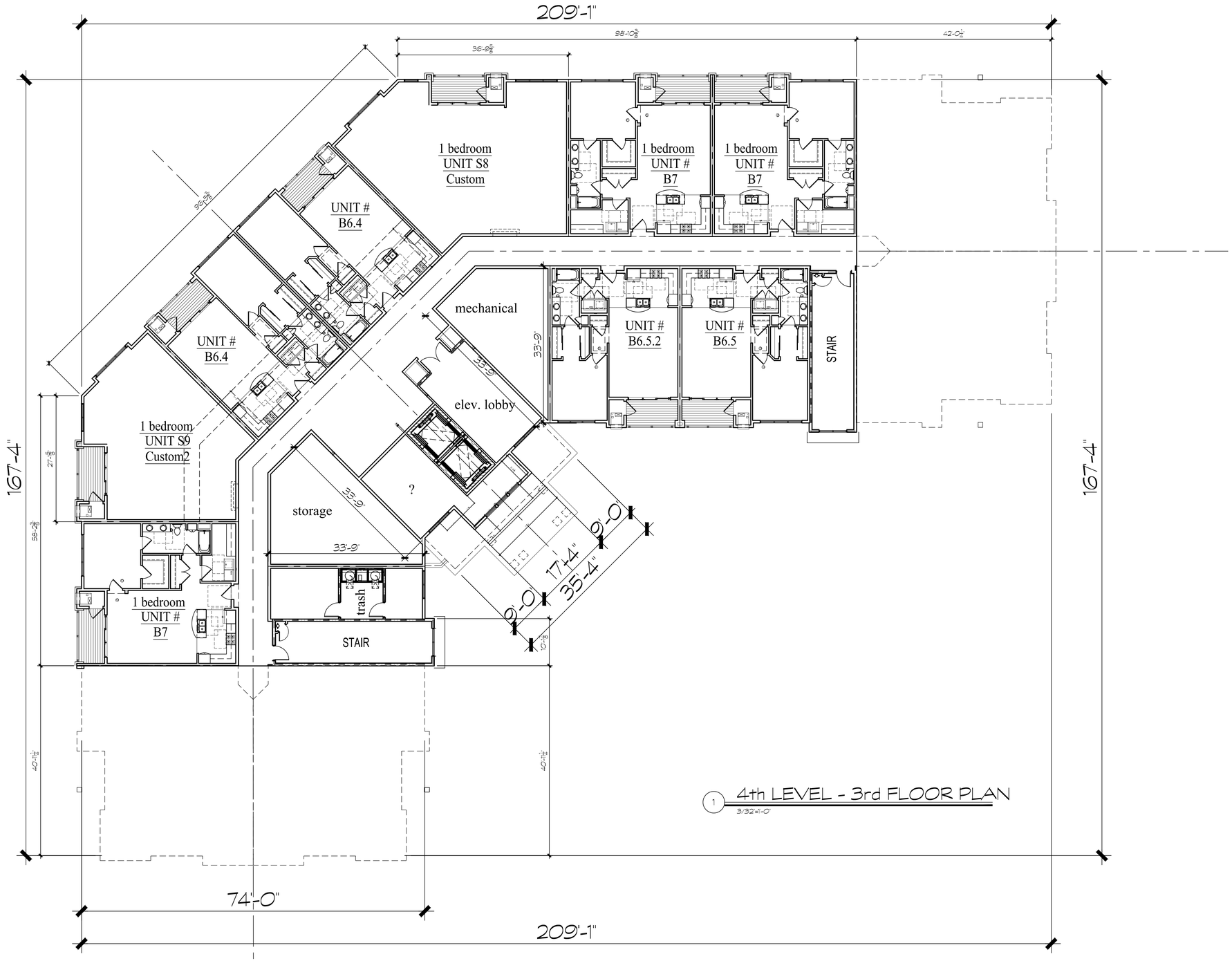
Job NO.: 25101.008
Drawn By: daj
Sheet No.
A1.2



1 4th LEVEL - 3rd FLOOR PLAN
3/32"=1'-0"

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Sheet Title
4th Level
3rd Floor Plan

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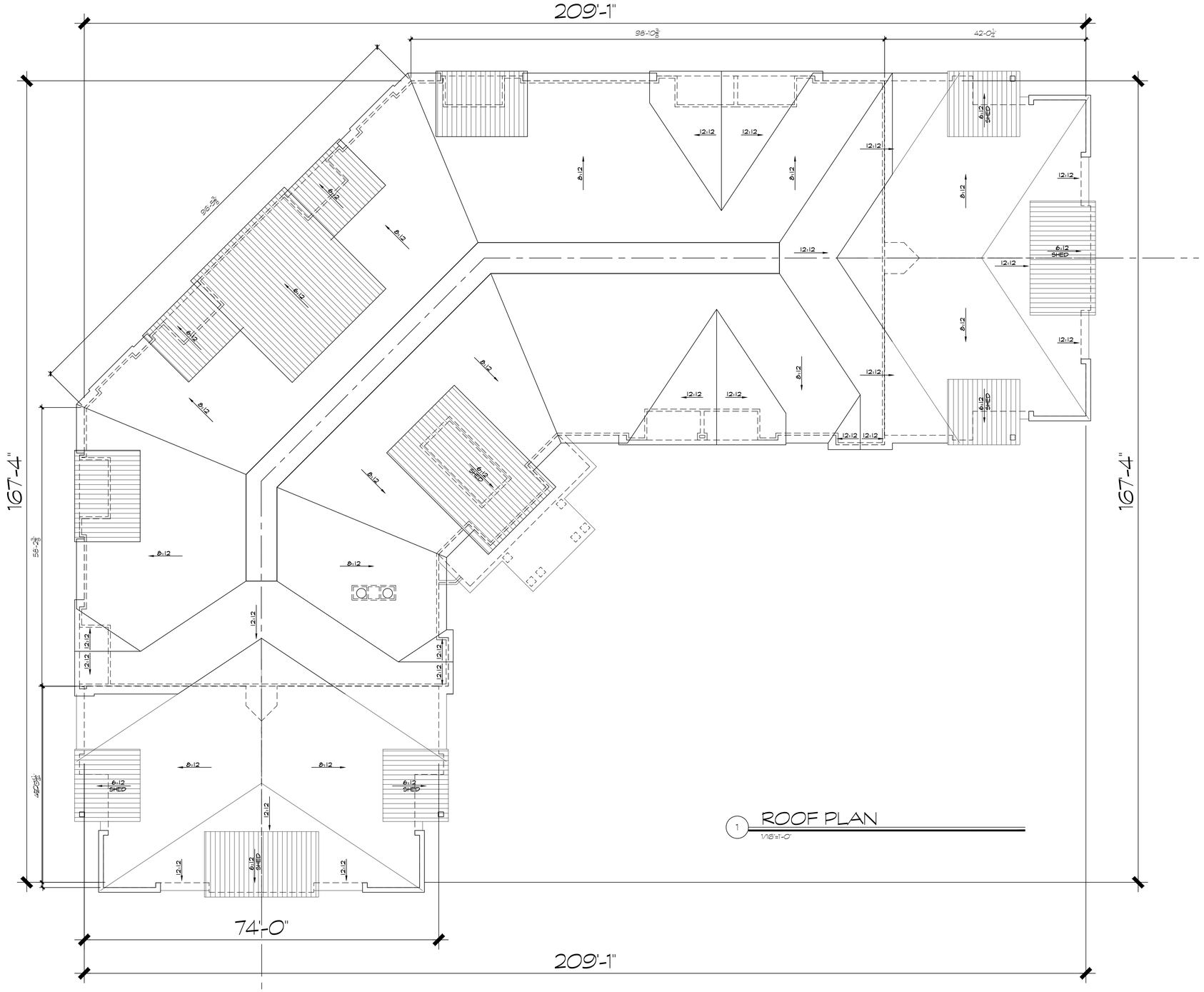
Date: 6/23/2025
Job NO.: 25101.008
Drawn By: daj
Sheet No.
A1.3



1 ROOF PLAN
1/16"=1'-0"

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WIND LAKE, WISCONSIN 53185
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Sheet Title
Roof Plan

Issued For: Date:
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Date: 6/23/2025
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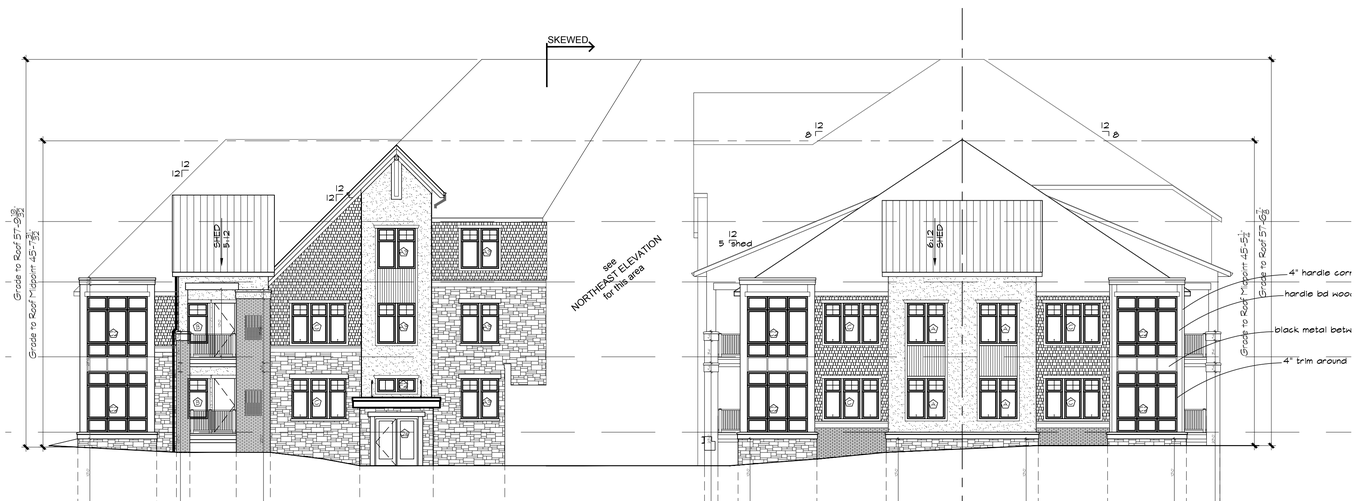
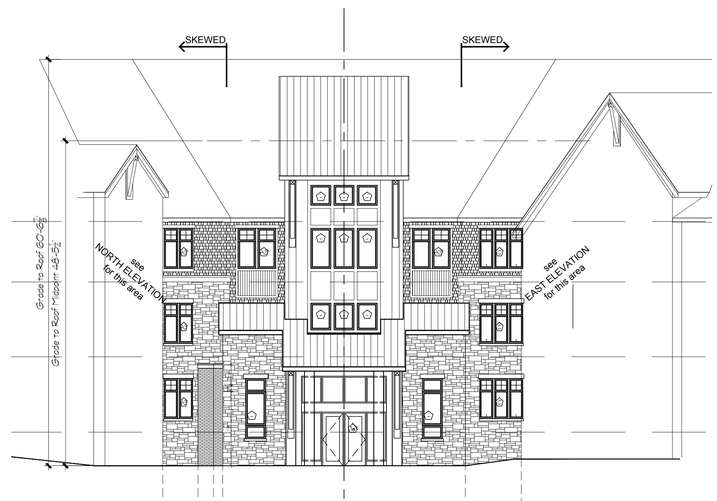
Drawn By: daj
Sheet No.
A1.4



1 North Elevation

3/32"=1'-0"



2 Northeast Elevation

3/32"=1'-0"



3 East Elevation

3/32"=1'-0"

BUILDING & EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: GLEN-GERY - COLOR: CUSHWA
2. BRICK VENEER: BUECHEL - COLOR: CHILTON RUSTIC GOLD
3. EIFS: DRYVIT - COLOR: SNOW WHITE
4. WINDOW INSETS: JAMES HARDIE RUSTIC SERIES - COLOR: REDEWOOD
5. HORIZ. VINYL SHINGLE SIDING: CETRAINTEED HERITAGE SHINGLE - COLOR: WHEAT
6. WINDOWS: QUAKER - COLOR: EARTHTONE
7. METAL BALCONY RAILS - COLOR: STANDARD BRONZE
8. WESTERN STATES STEEL: STANDING SEAM ROOFING
   STANDING METAL SEAM COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
9. JAMES HARDIE TRIM: STATEMENT COL. - COLOR: RICH ESPRESSO
   COLOR MATCH TOP PARAMOUNT
10. NATURAL CEDAR SUPPORTS - MATCH SAMPLE FOR OTHER BUILDINGS
11. CUT STONE: CRYSTAL WHITE - CHISELED
12. ROOF SHINGLES: COLOR: COLONIAL SLATE
13. SOFFITS by QUALITY - COLOR: EGGSHELL 503
14. GARAGE DOOR: RAYNOR ASPEN - COLOR: MATCH SAMPLES OTHER BUILDINGS

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #8
Midrise

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
Job NO.: 25101.008
Drawn By: daj
Sheet No.
A2.1

C:\Users\mcook\OneDrive - TDI Associates, Inc\Revit 25\25101.008 The Greenway - New Berlin (Women)\CA\RBEN_25101.008 Midrise Revised 25101.008 Elevations.dwg, 6/23/2025 10:53:4 PM, AECOM 10 Color3D (35.00) = 25101.008 Midrise



4 West Elevation
3/32"=1'-0"



5 Southwest Elevation
3/32"=1'-0"

BUILDING & EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: GLEN-GERY - COLOR: CUSHWA
2. BRICK VENEER: BUECHEL - COLOR: CHILTON RUSTIC GOLD
3. EIFS: DRYVIT - COLOR: SNOW WHITE
4. WINDOW INSETS: JAMES HARDIE RUSTIC SERIES - COLOR: REDWOOD
5. HORIZ. VINYL SHINGLE SIDING: CETRAINTEED HERITAGE SHINGLE - COLOR: WHEAT
6. WINDOWS: QUAKER - COLOR: EARTHTONE
7. METAL BALCONY RAILS - COLOR: STANDARD BRONZE
8. WESTERN STATES STEEL: STANDING SEAM ROOFING
   STANDING METAL SEAM COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
9. JAMES HARDIE TRIM: STATEMENT COL. - COLOR: RICH ESPRESSO
   COLOR MATCH TOP PARAMOUNT
10. NATURAL CEDAR SUPPORTS - MATCH SAMPLE FOR OTHER BUILDINGS
11. CUT STONE: CRYSTAL WHITE - CHISELED
12. ROOF SHINGLES: COLOR: COLONIAL SLATE
13. SOFFITS by QUALITY - COLOR: EGGSHELL 503
14. GARAGE DOOR: RAYNOR ASPEN - COLOR: MATCH SAMPLES OTHER BUILDINGS



6 South Elevation
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
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Building #8
Midrise

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
Job NO.: 25101.008
Drawn By: daj
Sheet No.
A2.2

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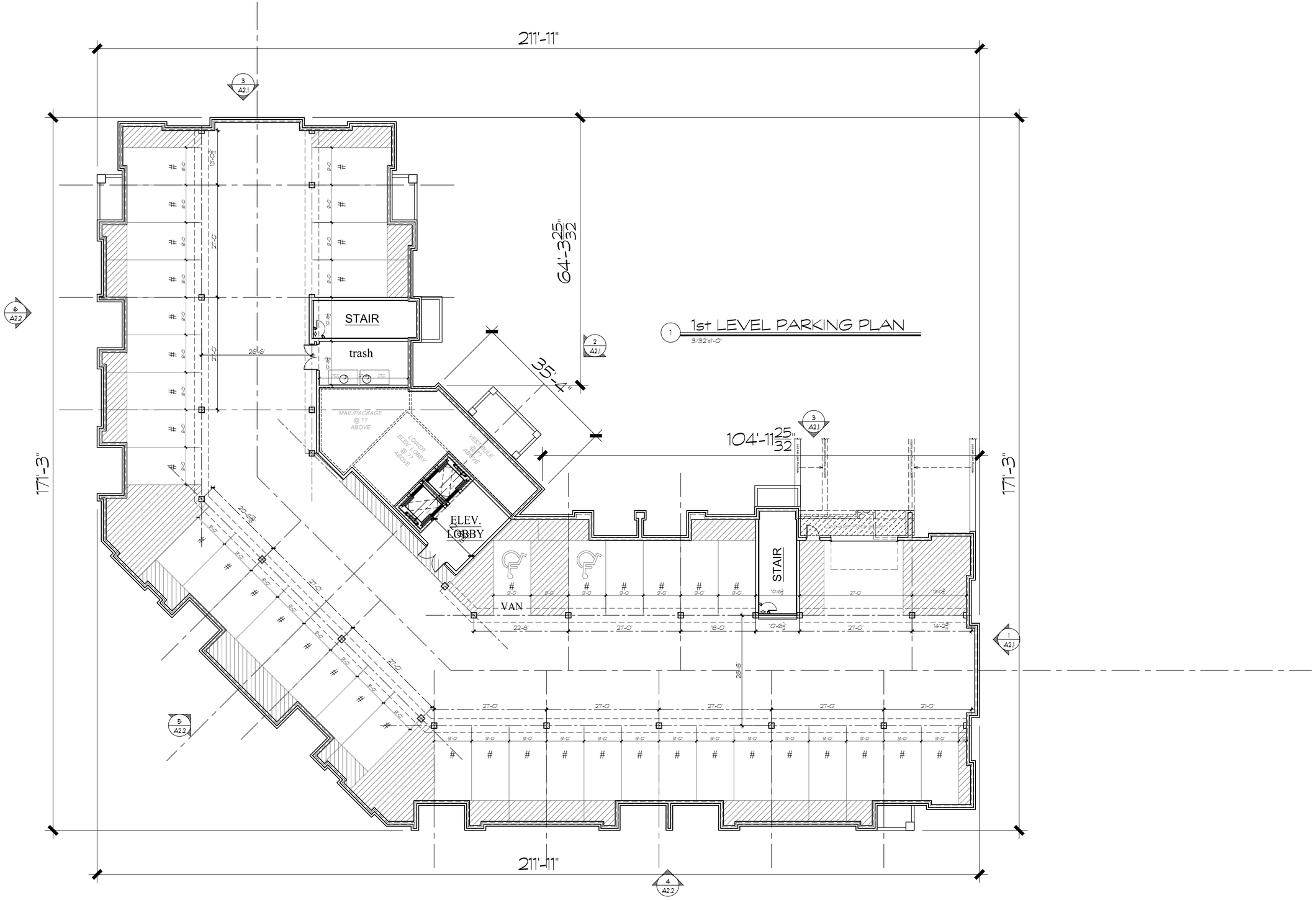

1 1st LEVEL PARKING PLAN
3/32"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #9
Midrise

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
1st Level
Parking Plan

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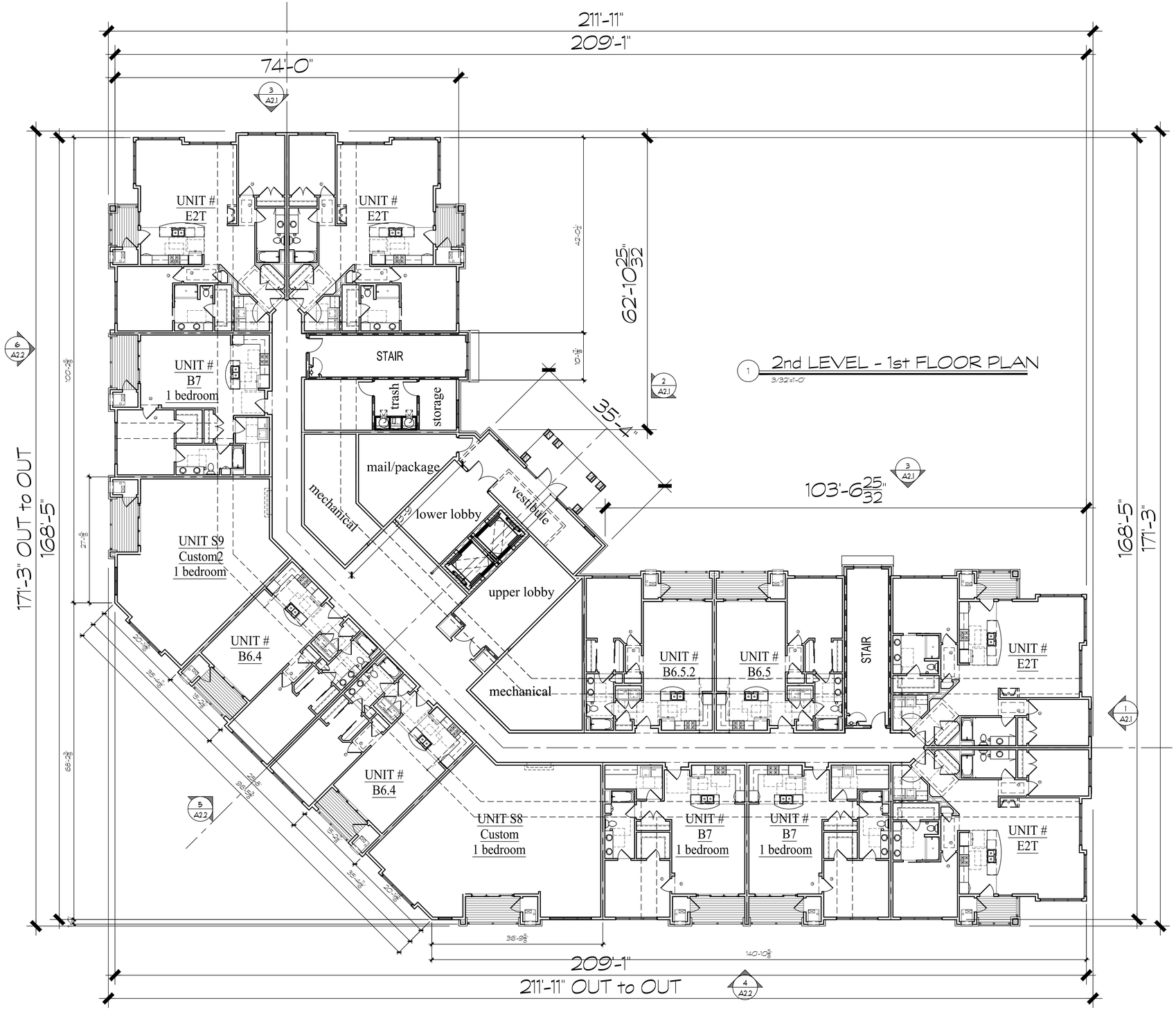
Job NO.: 25101.009
Drawn By: daj
Sheet No.
A1.0



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Sheet Title
2nd Level
1st Floor Plan

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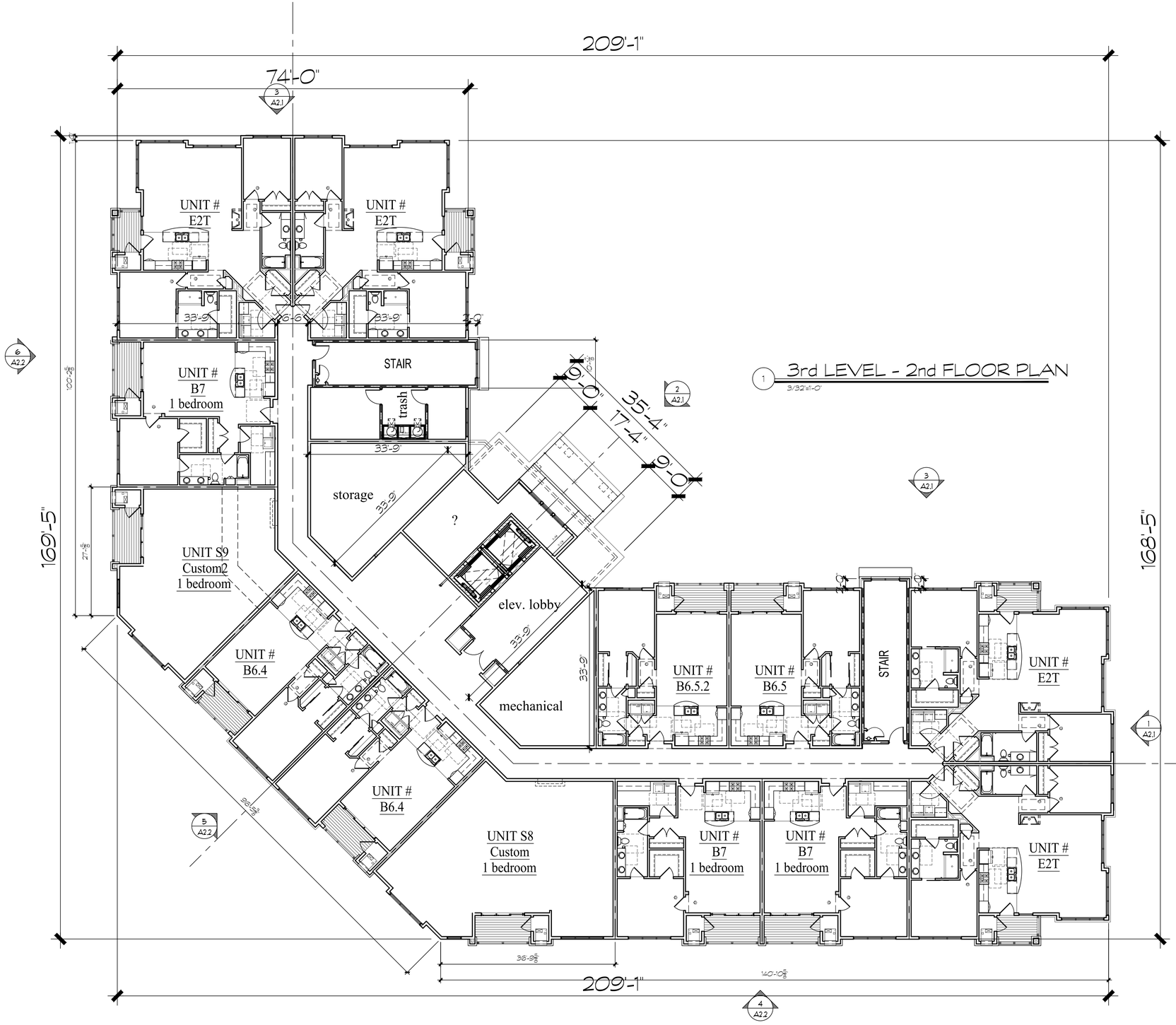
A1.1



1 3rd LEVEL - 2nd FLOOR PLAN
3/32"=1'-0"

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Sheet Title
3rd Level
2nd Floor Plan

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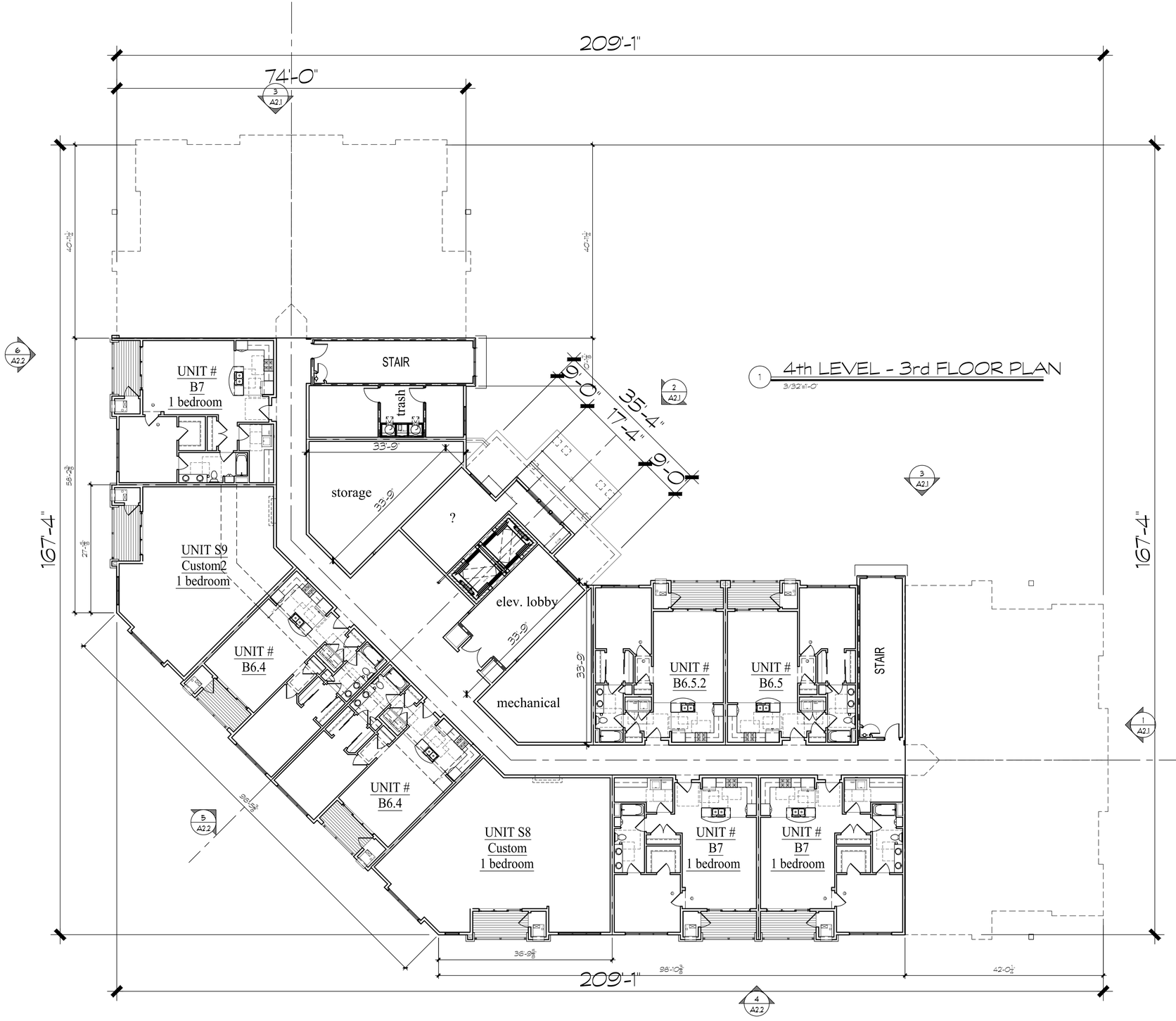
A1.2



1 4th LEVEL - 3rd FLOOR PLAN
3/32"=1'-0"

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Sheet Title
4th Level
3rd Floor Plan

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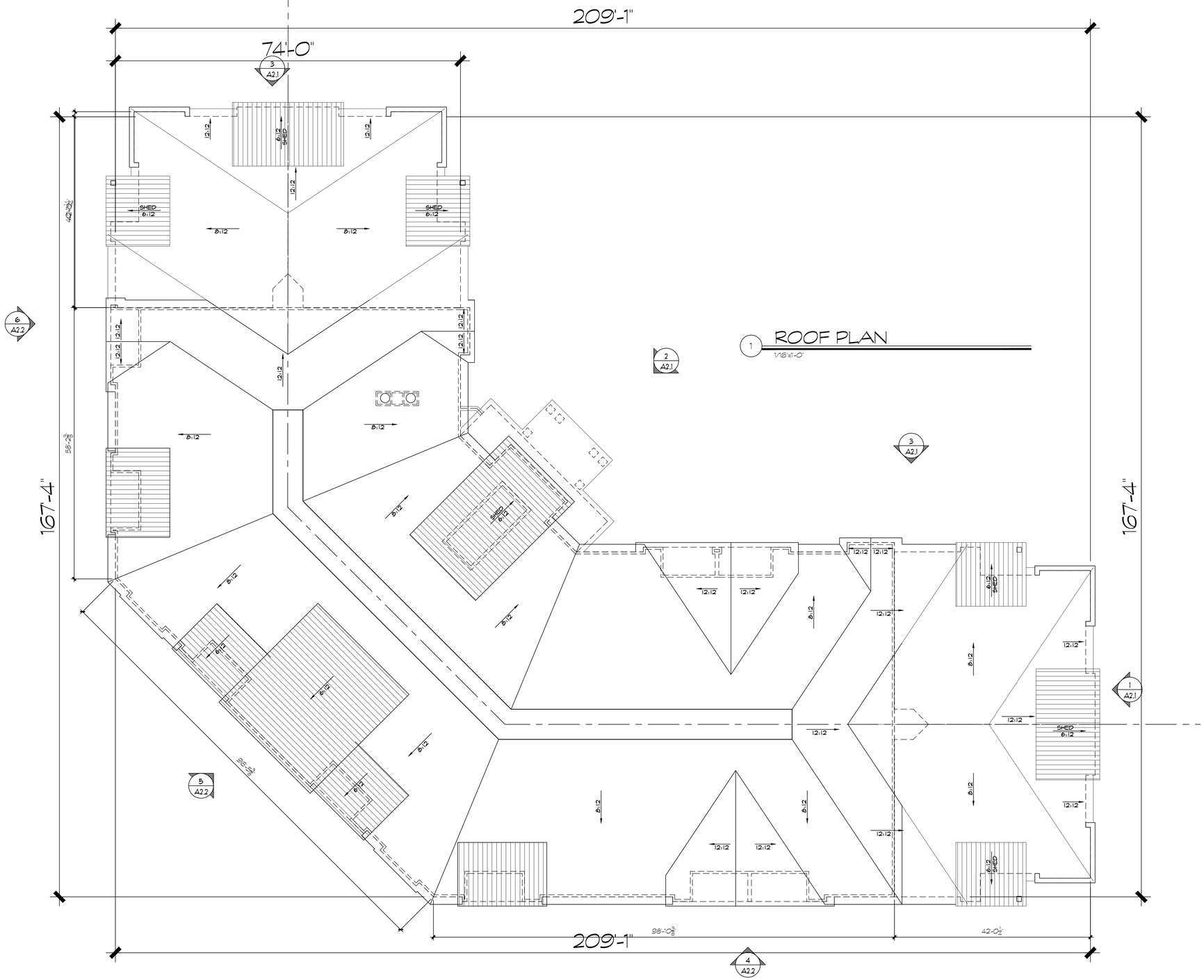
Date: 6/24/2025
Job NO.: 25101.009
Drawn By: daj
Sheet No.
A1.3



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PHONE 262-409-2530

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Midrise

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Roof Plan

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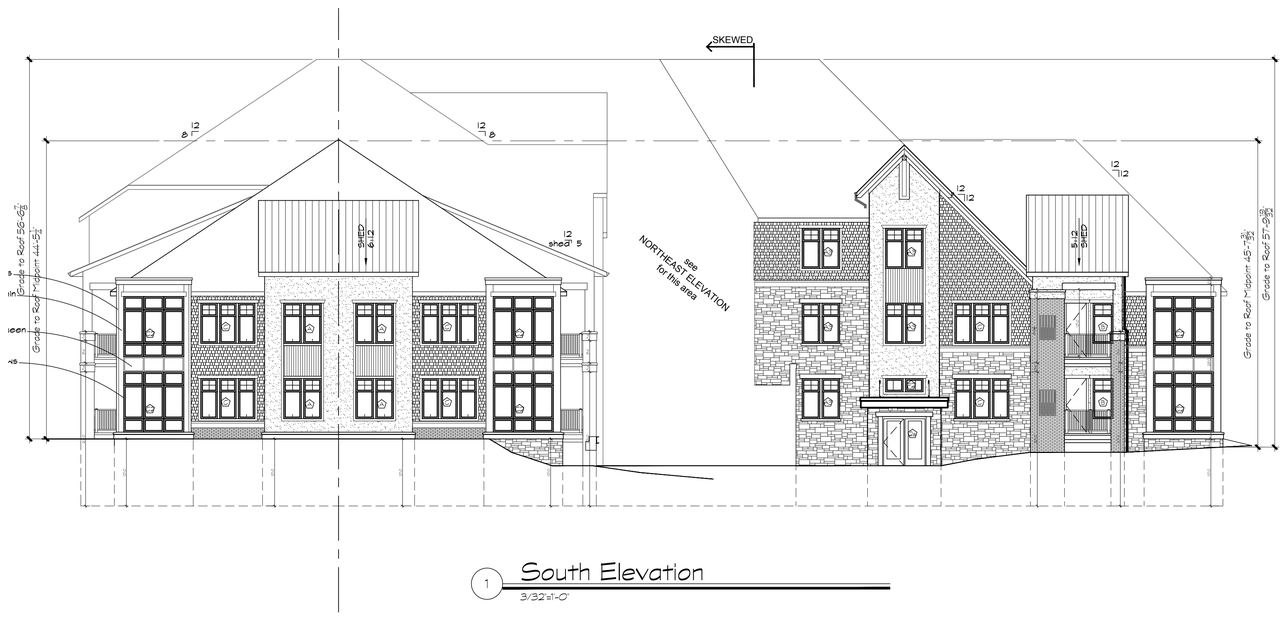
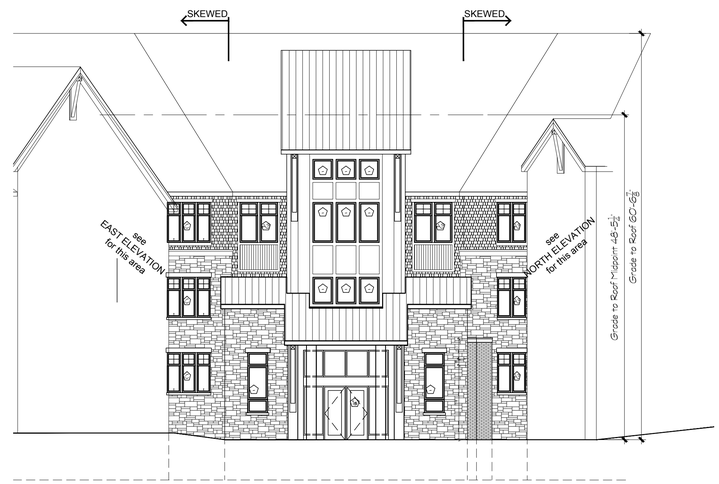
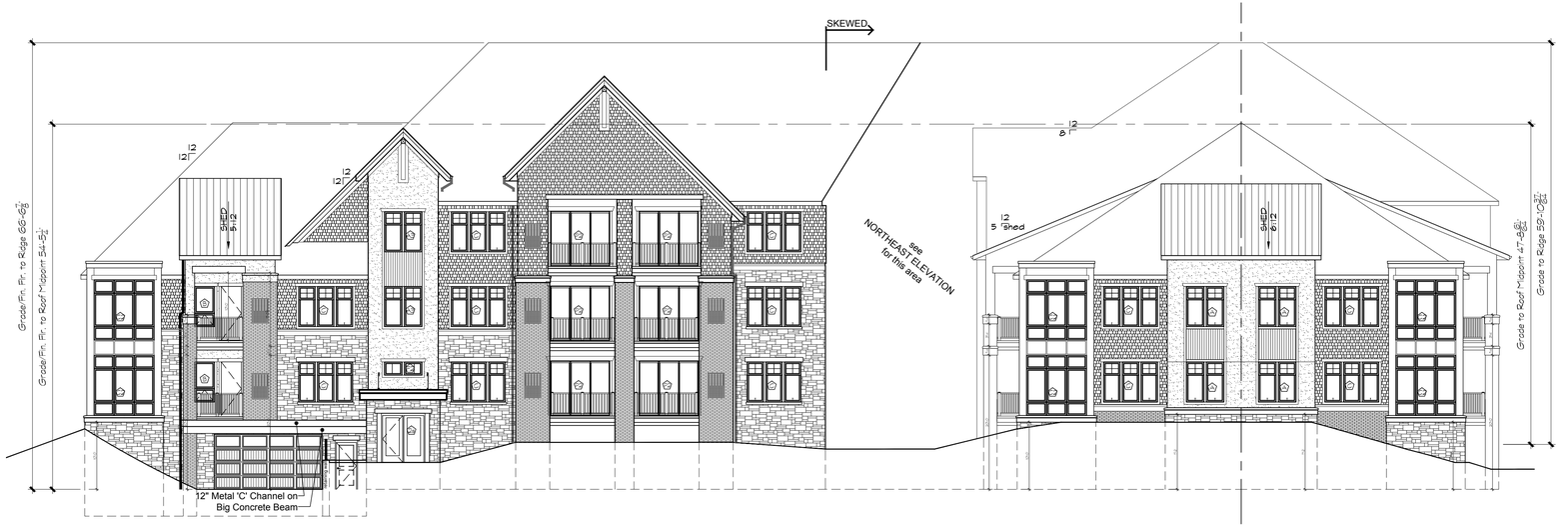


1 South Elevation
3/32"=1'-0"



2 Southeast Elevation
3/32"=1'-0"



3 East Elevation
3/32"=1'-0"

BUILDING 8&9 EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: GLEN-GERY - COLOR: CUSHWA
2. BRICK VENEER: BUECHEL - COLOR: CHILTON RUSTIC GOLD
3. EIFS: DRYVIT - COLOR: SNOW WHITE
4. WINDOW INSETS: JAMES HARDIE RUSTIC SERIES - COLOR: REDEWOOD
5. HORIZ. VINYL SHINGLE SIDING: CETRANTEED HERITAGE SHINGLE - COLOR: WHEAT
6. WINDOWS: QUAKER - COLOR: EARTHTONE
7. METAL BALCONY RAILS - COLOR: STANDARD BRONZE
8. WESTERN STATES STEEL, STANDING SEAM ROOFING
   STANDING METAL SEAM COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
9. JAMES HARDIE TRIM, STATEMENT COL. - COLOR: RICH ESPRESSO
   COLOR MATCH TOP PARAMOUNT
10. NATURAL CEDAR SUPPORTS - MATCH SAMPLE FOR OTHER BUILDINGS
11. CUT STONE: CRYSTAL WHITE - CHISELED
12. ROOF SHINGLES: COLOR: COLONIAL SLATE
13. SOFFITS by QUALITY - COLOR: EGGSHELL 503
14. GARAGE DOOR: RAYNOR ASPEN - COLOR: MATCH SAMPLES OTHER BUILDINGS

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #9
Midrise

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations

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Date: 6/24/2025
Job NO.: 25101.009
Drawn By: daj
Sheet No.
A2.1

C:\Users\tdi\Documents\TDI Associates, Inc\Files\25101.009 The Greenfields - New Berlin, WI\Arch\25101.009 Elevations.dwg, 6/24/2025 3:58:28 PM, ARCH full bleed D (36.00 x 24.00 inches)



4 West Elevation

3/32"=1'-0"



5 Northwest Elevation

3/32"=1'-0"

BUILDING 8&9 EXTERIOR BUILDING MATERIALS

1. BRICK VENEER: GLEN-GERY - COLOR: CUSHWA
2. BRICK VENEER: BUECHEL - COLOR: CHILTON RUSTIC GOLD
3. EIFS: DRYVIT - COLOR: SNOW WHITE
4. WINDOW INSETS: JAMES HARDIE RUSTIC SERIES - COLOR: REDWOOD
5. HORIZ. VINYL SHINGLE SIDING: CETRAINTEED HERITAGE SHINGLE - COLOR: WHEAT
6. WINDOWS: QUAKER - COLOR: EARTHTONE
7. METAL BALCONY RAILS - COLOR: STANDARD BRONZE
8. WESTERN STATES STEEL: STANDING SEAM ROOFING
   STANDING METAL SEAM COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
9. JAMES HARDIE TRIM: STATEMENT COL. - COLOR: RICH ESPRESSO
   COLOR MATCH TOP PARAMOUNT
10. NATURAL CEDAR SUPPORTS - MATCH SAMPLE FOR OTHER BUILDINGS
11. CUT STONE: CRYSTAL WHITE - CHISELED
12. ROOF SHINGLES: COLOR: COLONIAL SLATE
13. SOFFITS by QUALITY - COLOR: EGGSHELL 503
14. GARAGE DOOR: RAYNOR ASPEN - COLOR: MATCH SAMPLES OTHER BUILDINGS



6 North Elevation

3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
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Sheet Title
Exterior Elevations

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PRELIMINARY DRAWING
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Date: 6/24/2025
Job NO.: 25101.009
Drawn By: daj
Sheet No.
A2.2

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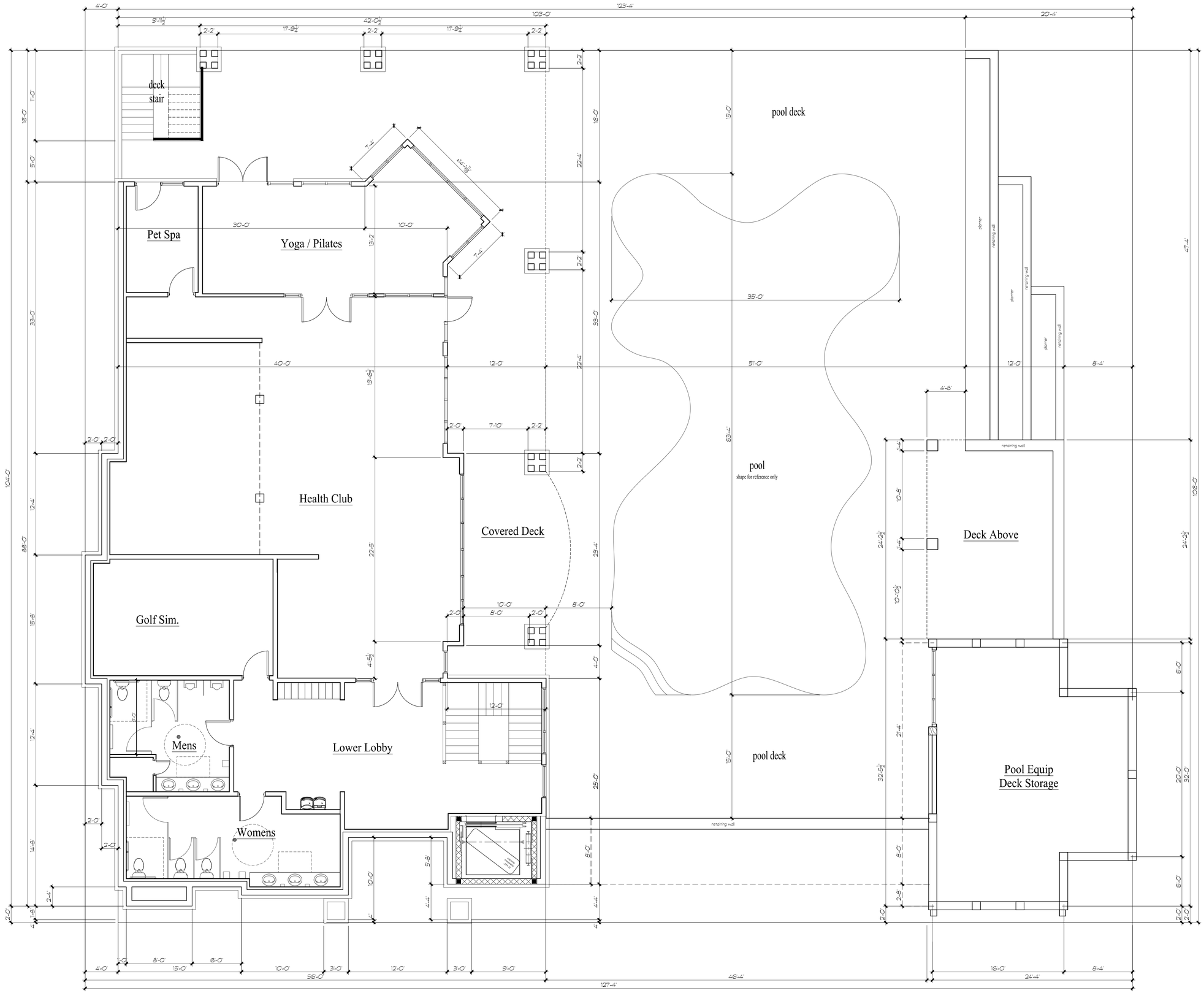

OVERALL LOWER LEVEL FLOOR PLAN

1

3/16"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building 10
Residence Club
@ The Conservancy

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Sheet Title
Overall Lower Level Floor Plan

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Drawn By: daj
Sheet No.
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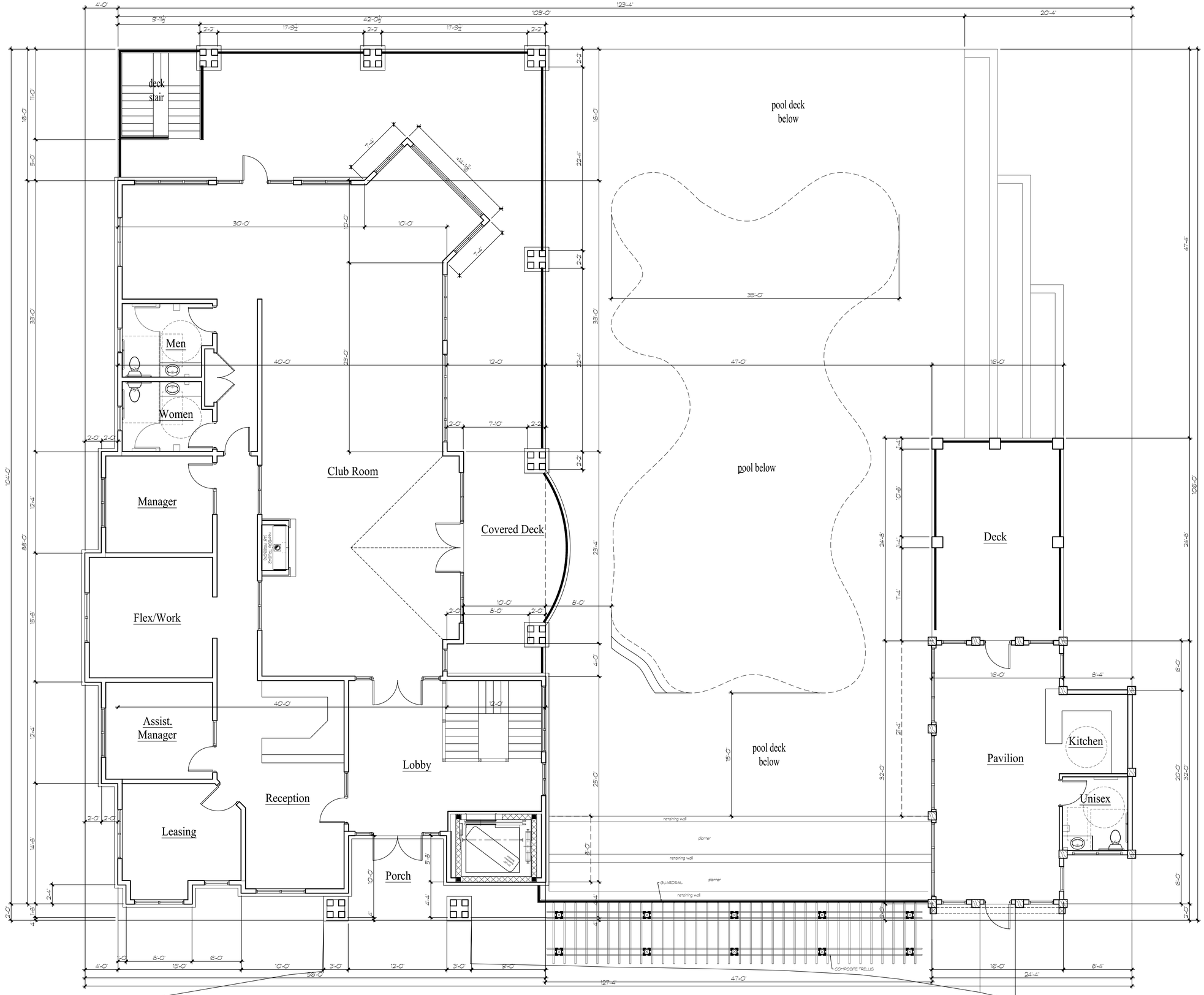

1 OVERALL MAIN LEVEL FLOOR PLAN
3/16"=1'-0"

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ARCHITECTURE & PLANNING

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building 10
Residence Club
@ The Conservancy

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Sheet Title
Overall Main Level Floor Plan

Issued For: Date:

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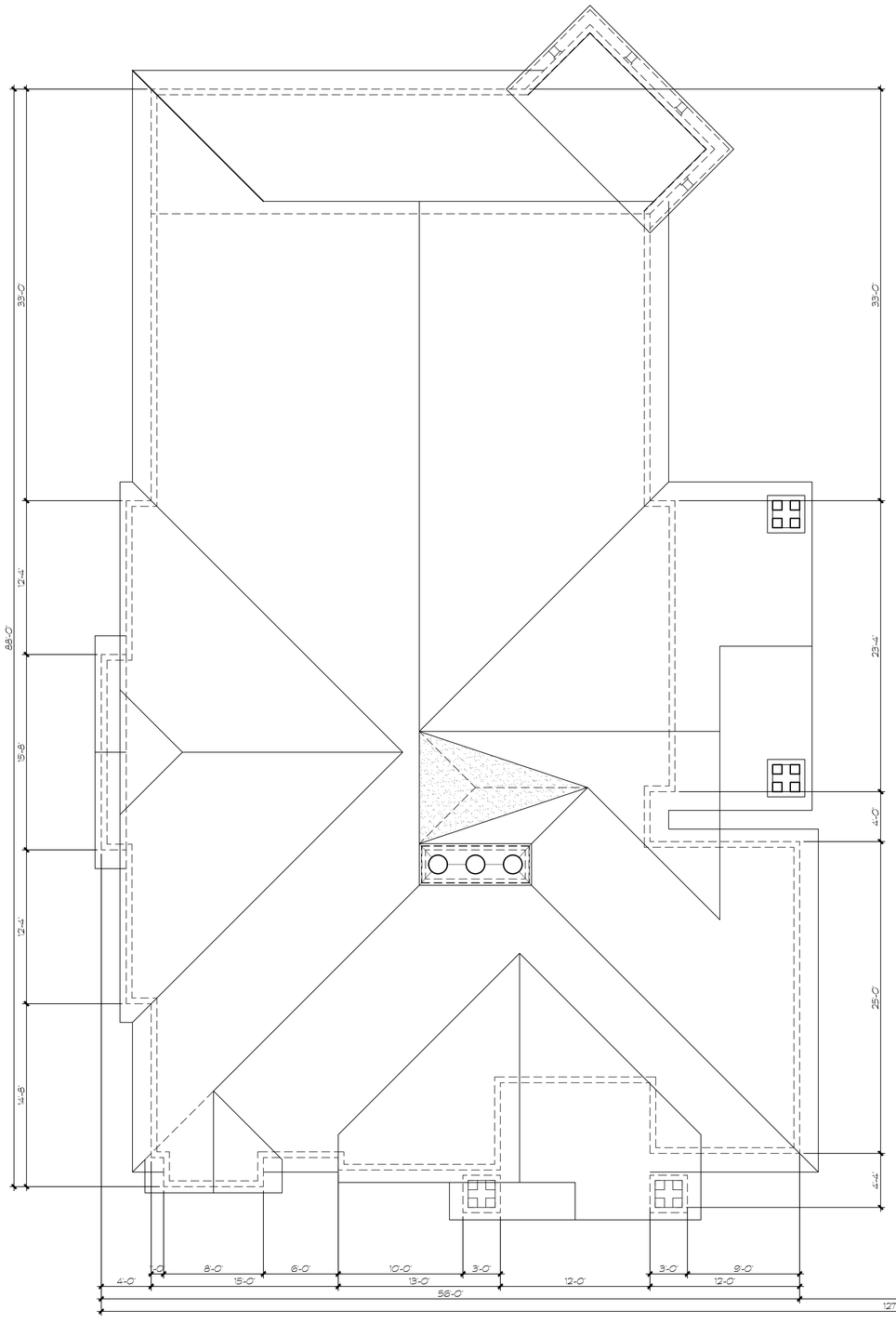
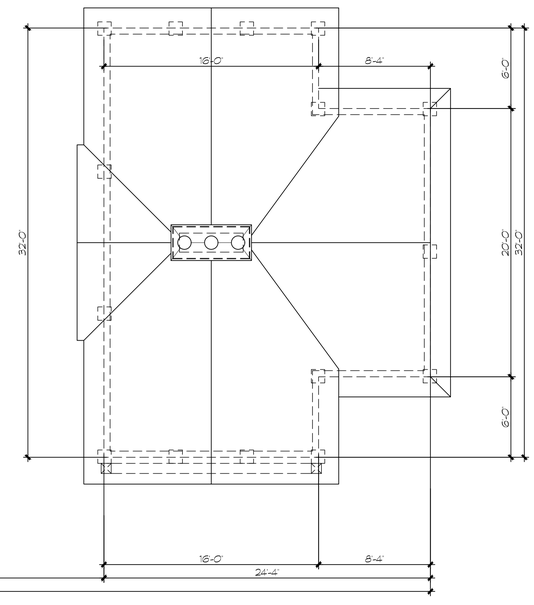
Date: 6/23/2025
Job NO.: 25101.010
Drawn By: daj
Sheet No.
A1.1





1 OVERALL ROOF PLAN
3/16"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building 10
Residence Club
@ The Conservancy

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Sheet Title
Overall Roof Plan

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Drawn By: daj
Sheet No.
A1.2

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Autodesk Docs://25101.010 Building 10 Residence Club @ Pavilion 2510.010 Residence Club Pavilion_6-23-2025_4:25:47 PM.rvt

BUILDING 10 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: KANSAS BRICK & TILE - COLOR: PAWNEE SAND - RUNNING BOND
2	STONE: HALQUIST - COLOR: CHARCOAL LEDGE - CHILTON BROWN
3	not used
4A	SOFFIT: HALLMAN LINDSAY - COLOR: DREAMCOLOR, WEATHERED DOCK
4B	FASCIA: HALLMAN LINDSAY - COLOR: DREAMCOLOR, WEATHERED DOCK
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. SIDING: JAMES HARDIE - COLOR: AGED PEWTER
5B	JAMES HARDIE TRIM: COLOR: DREAMCOLOR, WEATHERED DOCK
6A	EIFS: DRYVIT - COLOR: PASTEL SKYLINE STEEL (MATCH TCT STONE)
6B	EIFS COLUMN CAPS: MATCH CROSSTOWN STONE SILL
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
11C	STOREFRONT COLOR: DARK BRONZE



West Elevation
3/16"=1'-0"



South Elevation
3/16"=1'-0"

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PHONE 262-409-2530

Building 10
Residence Club
@ The Conservancy

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Sheet Title
Exterior Elevations

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Date: 6/23/2025
Job NO.: 25101.010
Drawn By: daj
Sheet No.
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North Elevation

3/16"=1'-0"

BUILDING 10 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: KANSAS BRICK & TILE - COLOR: PAWNEE SAND - RUNNING BOND
2	STONE: HALQUIST - COLOR: CHARCOAL LEDGE - CHILTON BROWN
3	not used
4A	SOFFIT: HALLMAN LINDSAY - COLOR: DREAMCOLOR, WEATHERED DOCK
4B	FASCIA: HALLMAN LINDSAY - COLOR: DREAMCOLOR, WEATHERED DOCK
4C	GUTTER: COLOR: MATCH TO SURFACE
5A	HORIZ. SIDING: JAMES HARDIE - COLOR: AGED PEWTER
5B	JAMES HARDIE TRIM: COLOR: DREAMCOLOR, WEATHERED DOCK
6A	EIFS: DRYVIT - COLOR: PASTEL SKYLINE STEEL (MATCH TCT STONE)
6B	EIFS COLUMN CAPS: MATCH CROSSTOWN STONE SILL
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	UNA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
10C	STOREFRONT: COLOR: DARK BRONZE



East Elevation

3/16"=1'-0"

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PHONE 262-409-2530

Building 10
Residence Club
@ The Conservancy

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Exterior Elevations

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Job NO.:	25101.010
Drawn By:	daj
Sheet No.	A2.2

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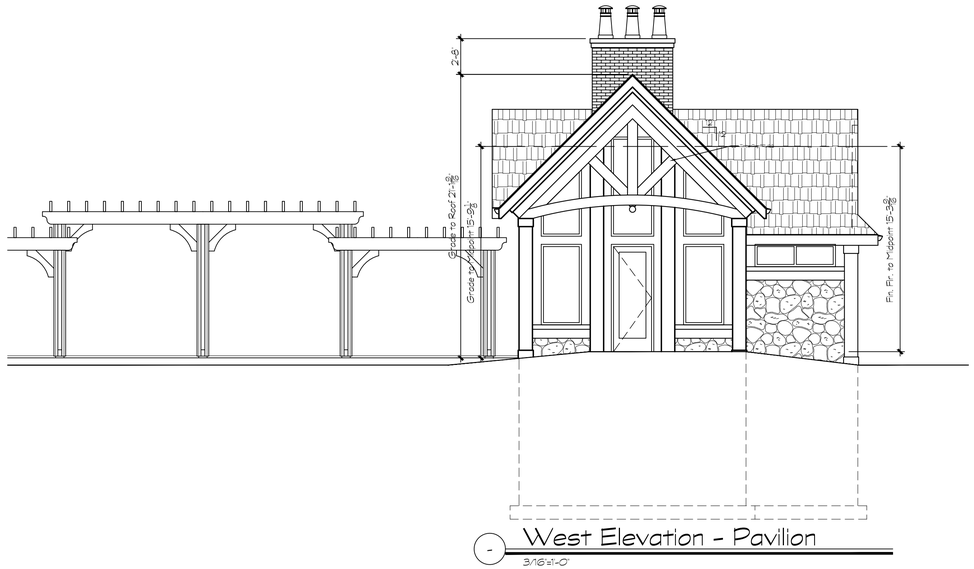
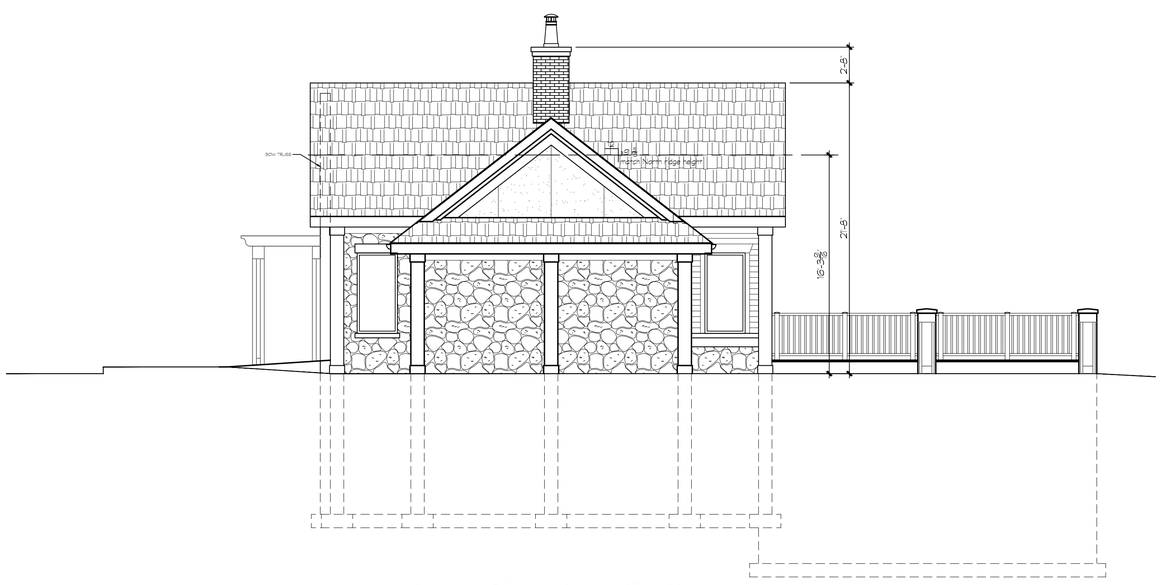
- North Elevation - Pavilion
3/16"=1'-0"



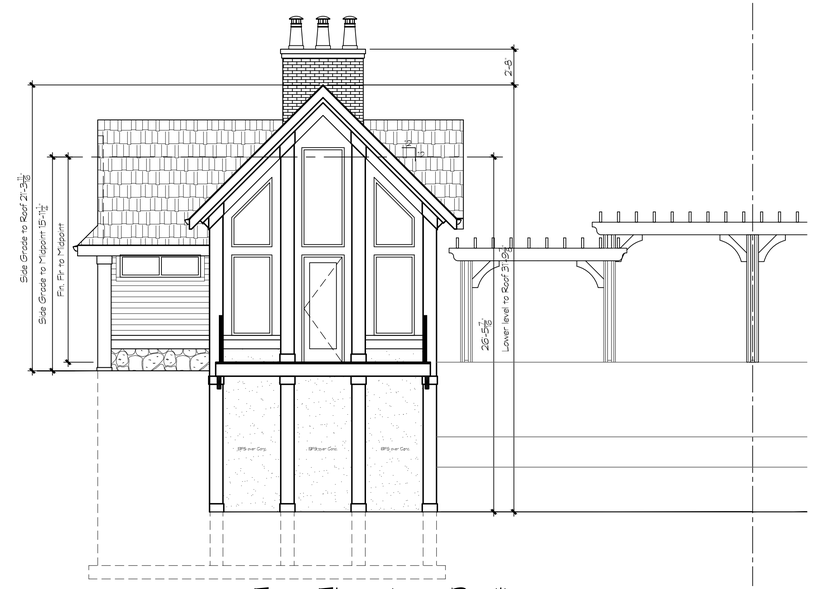
- West Elevation - Pavilion
3/16"=1'-0"



- South Elevation - Pavilion
3/16"=1'-0"

BUILDING 10 EXTERIOR BUILDING MATERIALS

1	BRICK VENEER: KANSAS BRICK & TILE - COLOR: PAWNEE SAND - RUNNING BOND
2	STONE: HALQUIST - COLOR: CHARCOAL LEDGE - CHILTON BROWN
3	not used
4A	SOFFIT: HALLMAN LINDSAY - COLOR: DREAMCOLOR, WEATHERED DOCK
4B	FASCIA: HALLMAN LINDSAY - COLOR: DREAMCOLOR, WEATHERED DOCK
4C	GUTTER COLOR: MATCH TO SURFACE
5A	HORIZ. SIDING: JAMES HARDIE - COLOR: AGED PEWTER
5B	JAMES HARDIE TRIM: COLOR: DREAMCOLOR, WEATHERED DOCK
6A	EIFS: DRYVIT - COLOR: PASTEL SKYLINE STEEL (MATCH TCT STONE)
6B	EIFS COLUMN CAPS: MATCH CROSSTOWN STONE SILL
7	not used
8	METAL BALCONY RAILS - COLOR: DARK BRONZE
9	WINDOWS: QUAKER - COLOR: EARTHTONE
10A	ROOF SHINGLES: OC - COLOR: COLONIAL SLATE
10B	LINA-CLAD ELEVATE STEEL STANDING SEAM ROOFING COLOR: COLONIAL RED (PROVIDE SNOW GUARDS)
10C	STOREFRONT COLOR: DARK BRONZE



- East Elevation - Pavilion
3/16"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building 10
Residence Club
@ The Conservancy

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations
@ Pavilion

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 6/23/2025
Job NO.: 25101.010
Drawn By: daj
Sheet No.
A2.3

C:\Users\Andi\OneDrive - TDI Associates, LLP\Revit\25101.010 The Conservancy - New Berlin Wisconsin\CAD\BERLIN_CAD Building 10 Residence Club & Pavilion 25101.010 Residence Club & Pavilion.rvt, 6/24/2025 1:48:03 PM, \\AGENT-M-base-01\360.CO-L-24.CO-1 (none)

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OWNER:
THE CONSERVANCY, LLC
5300 S. 108TH STREET, SUITE 1
HALES CORNERS, WI 53130

ENGINEER:
CJ ENGINEERING, LLC
CHRIS JACKSON, PE
W238 N1610 BUSSE RD.
SUITE 100
WAUKESHA, WI 53188
EMAIL: CHRISTOPHER.JACKSON@JSDINC.COM
PHONE: (262) 513–0666

THE CONSERVANCY

S. MOORLAND RD. AND W. GREENFIELD AVE.
NEW BERLIN, WISCONSIN





N

LEGAL DESCRIPTION:

A REDIVISION OF LOTS 1, 2 AND 3 OF CSM_____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.
CONTAINING: 1,470,632 SQUARE FEET OR 33.761 ACRES

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 02–06–20 AS N 01°19'12" E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH–ZONE (NAD83/2011).

2. ELEVATIONS ARE AT NAVD 1988.

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DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

CJE NO.: CJE2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

ORIGINAL PLANS PREPARED BY

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

DATE:_____

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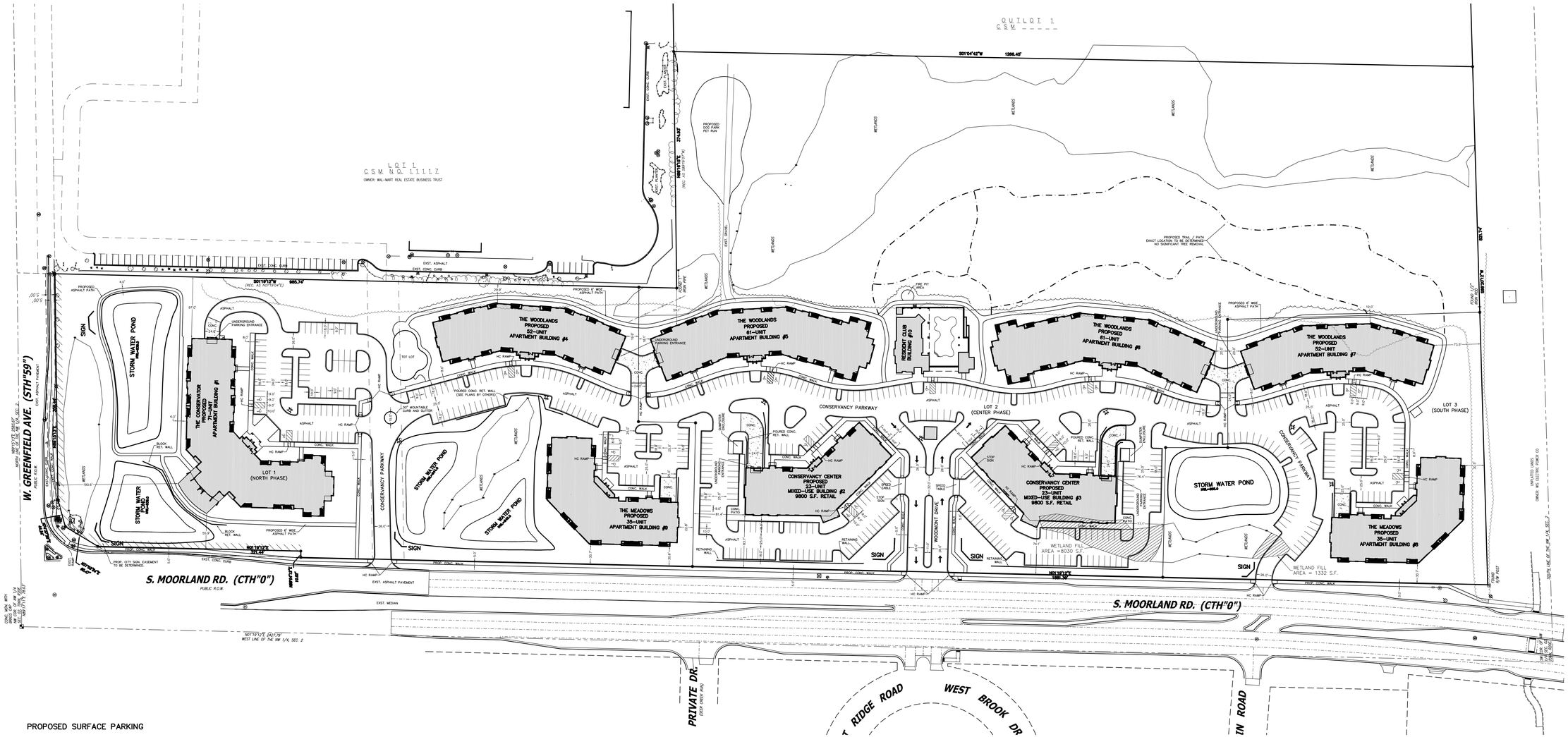
THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



PROPOSED SURFACE PARKING

501 REGULAR CUSTOMER SPACES
22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

523 TOTAL SPACES

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	76,451	18%	97,366	11%	43,278	23%	217,095	15%
Sidewalk & Parking	91,358	22%	155,356	18%	50,727	26%	297,441	20%
Green Space Total	253,402	60%	604,852	71%	97,842	51%	956,096	65%
Unrestricted	230,083	55%	471,307	55%	91,401	48%	792,791	54%
Wetlands	23,319	6%	133,545	16%	6,441	3%	163,305	11%
Total Site	421,211	100%	857,574	100%	191,847	100%	1,470,632	100%
Acres	9.670		19.687		4.404		33.761	
Open Space(1)	344,760	82%	760,208	89%	148,569	77%	1,253,537	85%
Acres	7.915		17.452		3.411		28.777	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
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SITE PLAN C1.0

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SITE PLAN C1.1

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

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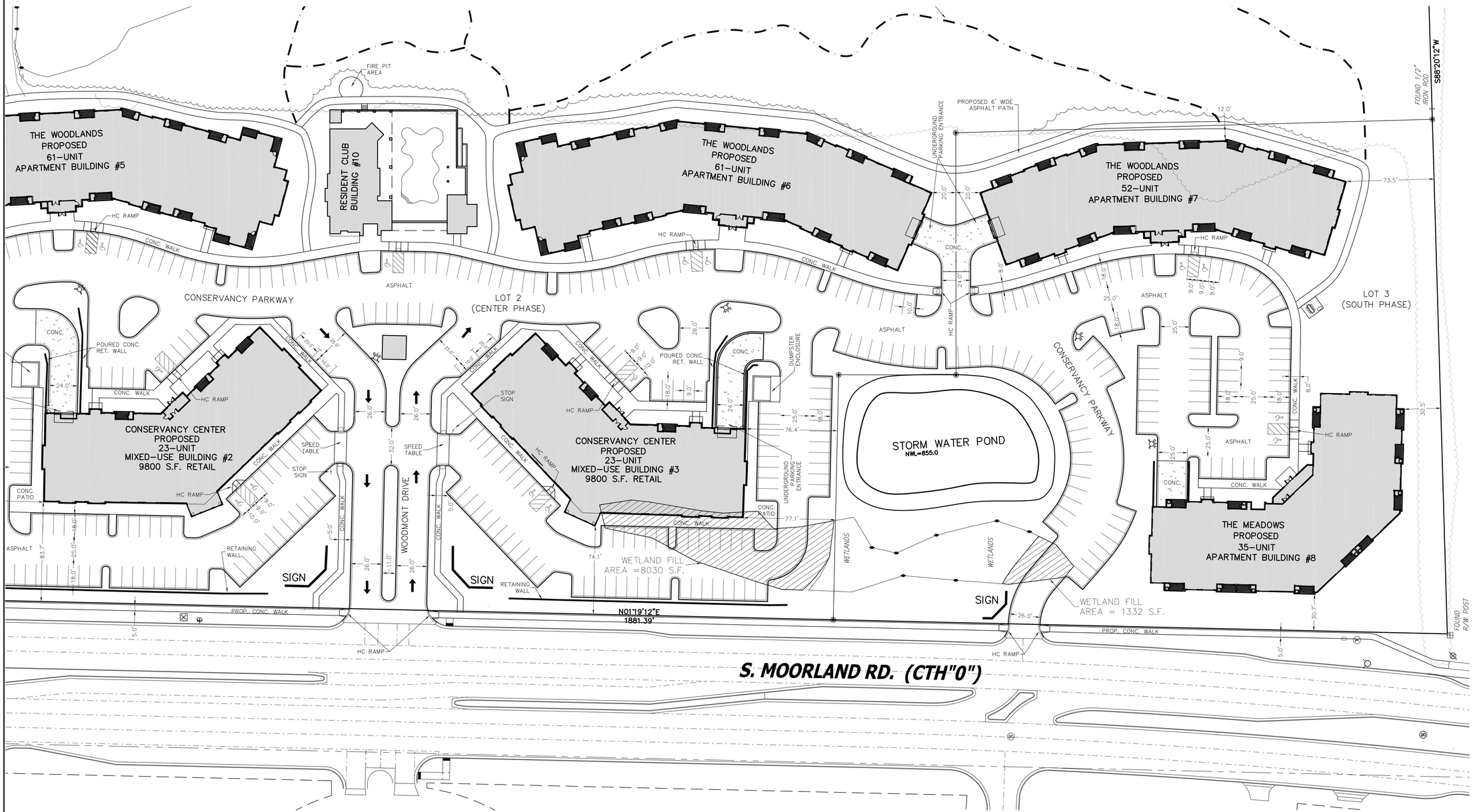

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
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REV: 03/21/25
REV: 06/06/25

SITE PLAN C1.2

CJ engineering
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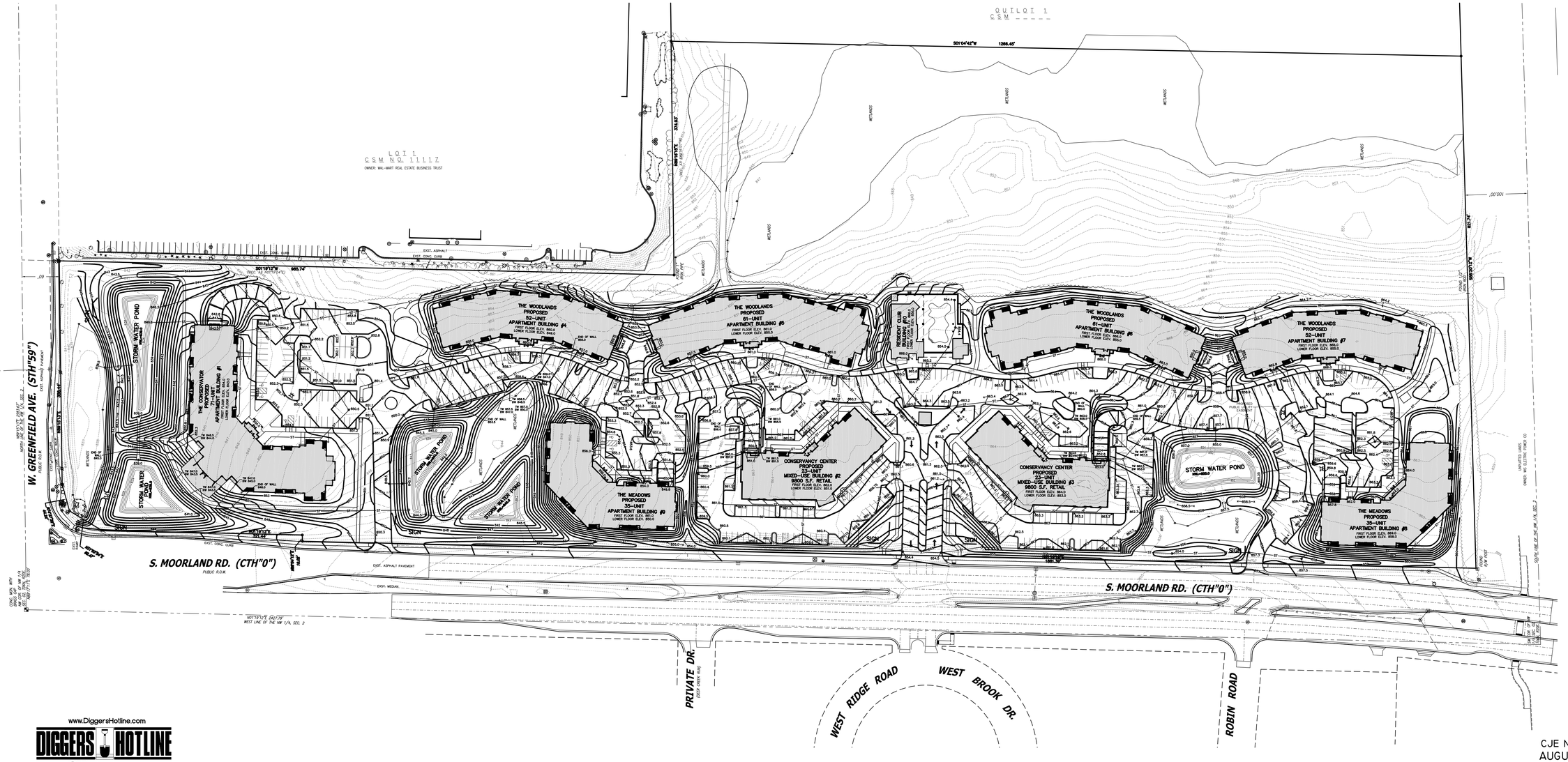
www.cj-engineering.com

THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



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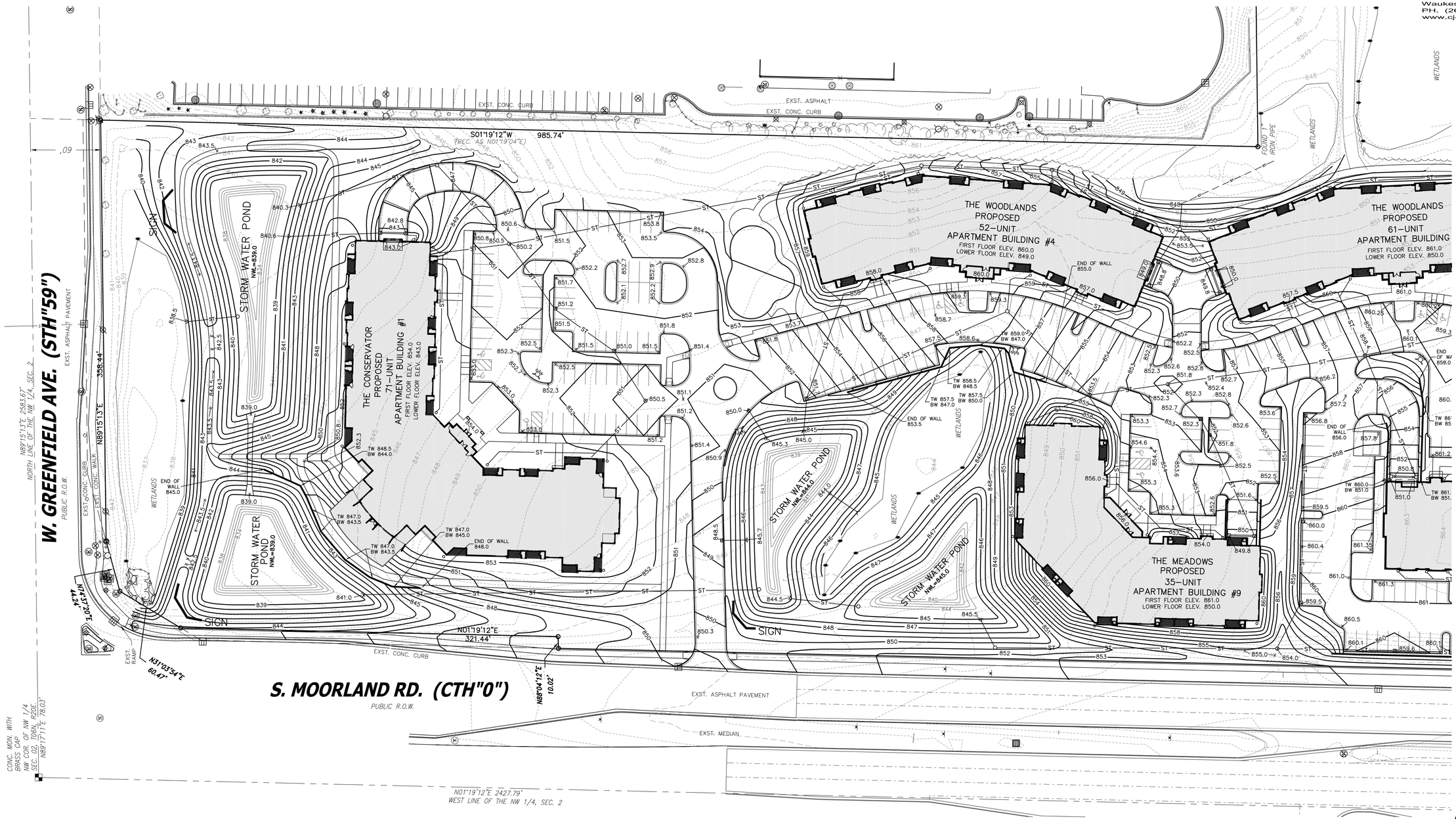

LEGEND

860	EXISTING CONTOUR
855	PROPOSED CONTOUR
x—856.5	PROPOSED GRADE
—— ST ——	EXISTING STORM SEWER
——ST——	PROPOSED STORM SEWER

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
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REV: 03/21/25
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SITE GRADING PLAN C2.1

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THE CONSERVANCY

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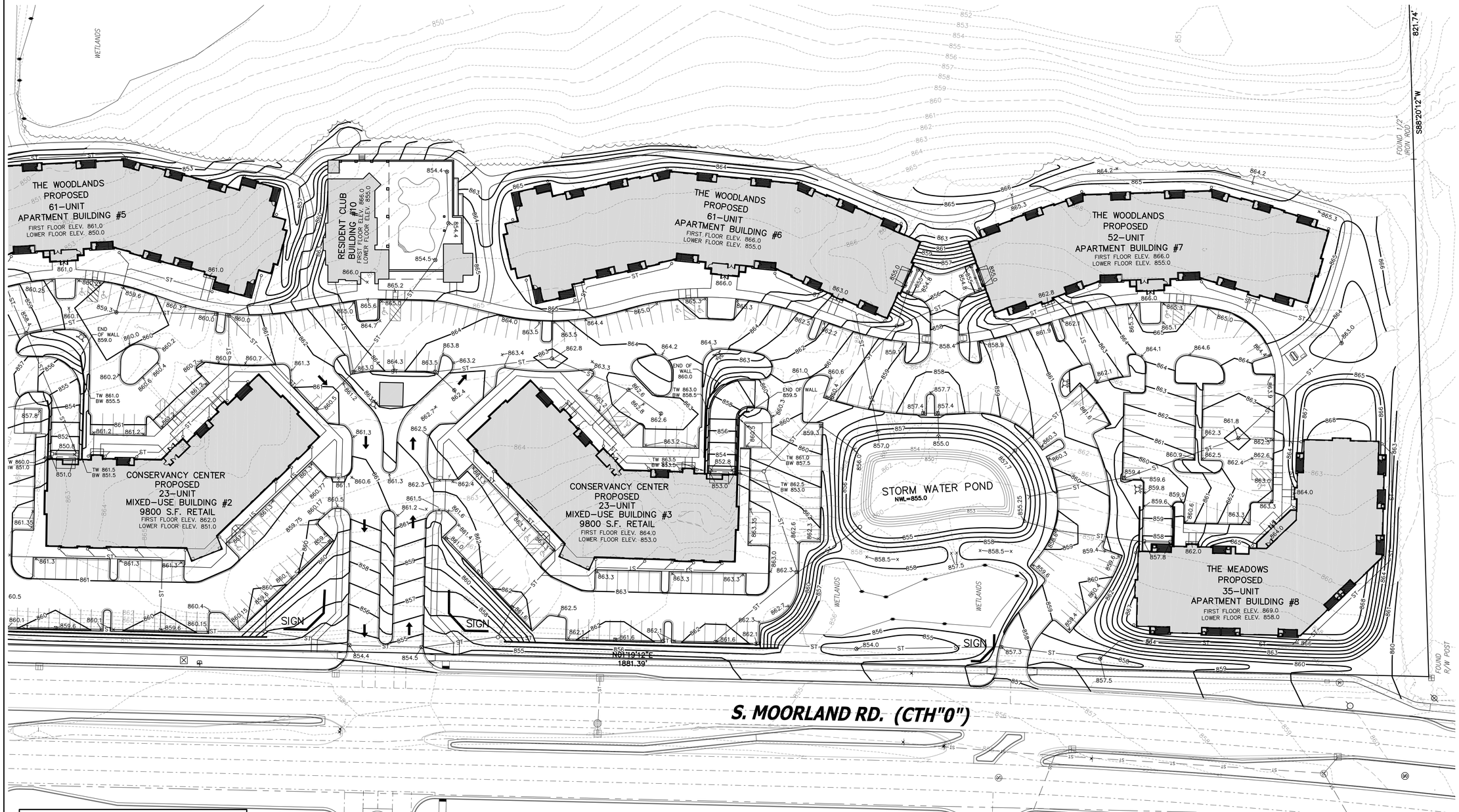

LEGEND

860	EXISTING CONTOUR
855	PROPOSED CONTOUR
x—856.5	PROPOSED GRADE
—— —— ST ——	EXISTING STORM SEWER
——ST——	PROPOSED STORM SEWER

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft

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SITE GRADING PLAN C2.2

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Waukesha, WI 53188
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THE CONSERVANCY

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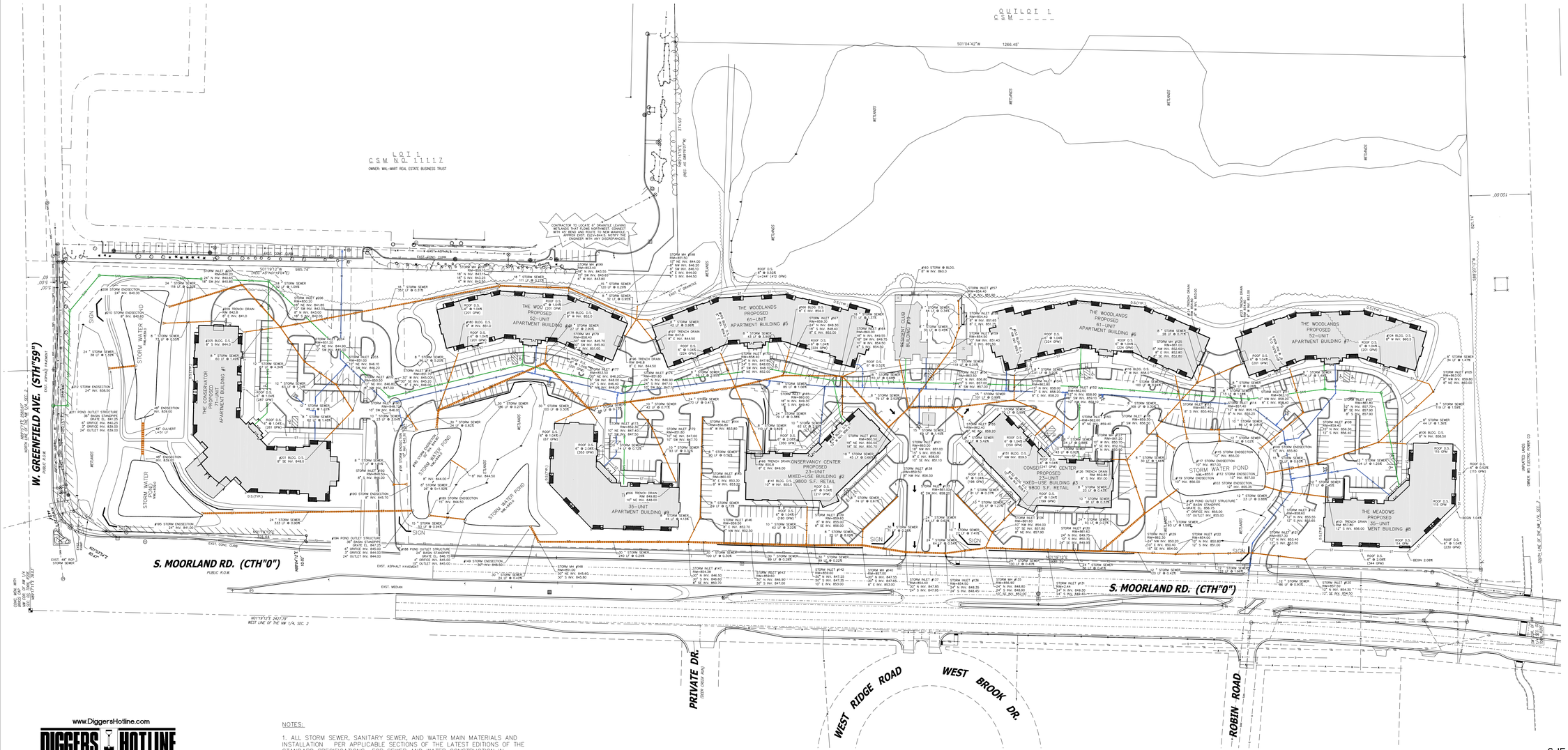

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LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- BURIED GAS MAIN
- OVER HEAD WIRE
- BURIED ELECTRIC

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN REQUIREMENTS.

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

3. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

4. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
*WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

*MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

5. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
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SITE STORM SEWER PLAN

C3.0

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PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

W. GREENFIELD AVE. (STH"59")
PUBLIC R.O.W.
EXST. ASPHALT PAVEMENT
EXST. CONC. CURB
WETLANDS
STORM WATER POND NWL=839.0
SIGN
S01°19'12"W 985.74' (REC. AS N01°19'04"E)
N89°15'13"E 2583.67' NORTH LINE OF THE NW 1/4, SEC. 2
N89°17'11"E 78.03'
CONC. MON. WITH BRASS CAP NW. COR. OF NW 1/4 SEC. 02, T06N, R20E.
N01°19'12"E 2427.79' WEST LINE OF THE NW 1/4, SEC. 2
S. MOORLAND RD. (CTH"0")
PUBLIC R.O.W.
EXST. MEDIAN
EXST. 48" RCP STORM SEWER
EXST. RAMP
EXST. ASPHALT PAVEMENT
EXST. 6" DRAINTILE
CONTRACTOR TO LOCATE 6" DRAINTILE LEAVING WETLANDS THAT FLOWS NORTHWEST. CONNECT WITH 45° BEND AND ROUTE TO NEW MANHOLE. APPROX EXST. ELEV=844.5. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
THE CONSERVATOR PROPOSED 71-UNIT APARTMENT BUILDING #1
THE WOO PROPOSED 52-UNIT APARTMENT BUILDING #4
THE WOODLANDS PROPOSED 61-UNIT APARTMENT BUILDING
35-UNIT APARTMENT BUILDING #9
#207 STORM INLET RIM=846.20 18" SW INV. 840.85 24" N INV. 840.65
#208 STORM ENDSECTION 24" INV. 840.30
#209 TRENCH DRAIN RIM 842.8 8" E INV. 841.0
#210 STORM ENDSECTION 8" INV. 840.60
#211 POND OUTLET STRUCTURE 36" BASIN STANDPIPE GRATE EL. 841.25 6" ORIFICE INV. 840.25 3" ORIFICE INV. 839.00 24" OUTLET INV. 839.00
#212 STORM ENDSECTION 24" INV. 838.50
#205 BLDG. D.S. 8" S INV. 844.0
#206 STORM INLET RIM=850.20 18" NE INV. 841.85 12" SW INV. 842.00 8" N INV. 843.00 18" S INV. 842.05
#204 STORM INLET RIM=851.20 12" NE INV. 844.90 12" SW INV. 845.00
#203 STORM INLET RIM=851.00 12" NE INV. 846.10 12" SW INV. 846.20
#202 STORM INLET RIM=850.50 12" NE INV. 846.80 8" NW INV. 847.00
#190 STORM INLET RIM=848.72 10" SW INV. 846.00
#192 STORM ENDSECTION 30" INV. 844.80
#191 STORM ENDSECTION 10" INV. 845.30
#201 BLDG. D.S. 8" SE INV. 848.0
#192 STORM INLET RIM=848.50 8" S INV. 846.00
#193 STORM ENDSECTION 8" INV. 845.70
#195 STORM ENDSECTION 24" INV. 841.00
#194 POND OUTLET STRUCTURE 36" BASIN STANDPIPE GRATE EL. 847.25 6" ORIFICE INV. 845.00 3" ORIFICE INV. 844.00 24" OUTLET INV. 844.00
#189 STORM ENDSECTION 15" INV. 844.50
#188 POND OUTLET STRUCTURE 24" BASIN STANDPIPE GRATE EL. 846.75 4" ORIFICE INV. 845.00 15" OUTLET INV. 845.00
#149 STORM ENDSECTION 30" INV. 845.50
#181 STORM INLET RIM=851.70 30" W INV. 845.00 30" SE INV. 845.20 8" E INV. 846.00
#180 BLDG. D.S. 8" W INV. 851.0
#178 BLDG. D.S. 8" W INV. 852.0
#179 STORM MH RIM=858.40 30" NW INV. 845.70 10" SW INV. 845.90 8" E INV. 851.00
#198 STORM MH RIM=851.50 15" NE INV. 844.00 8" NW INV. 846.20 8" SW INV. 846.10 6" E INV. 844.00 6" S INV. 844.50
#199 STORM MH RIM=853.40 18" N INV. 843.55 15" SW INV. 843.65 6" W INV. 843.80
#200 STORM MH RIM=859.10 18" N INV. 843.15 18" S INV. 843.25 6" W INV. 843.50
#148 STORM MH RIM=851.00 30" NE INV. 845.60 30" S INV. 845.80
#196 TRENCH DRAIN RIM 846.8 8" E INV. 844.50
#197 TRENCH DRAIN RIM 847.8 8" E INV. 844.50
#198 BLDG. D.S. INV. 852.0
#177 STORM INLET RIM=853.50 30" NE INV. 846.20 6" SW INV. 848.00 6" S INV. 846.40 6" NW INV. 848.00
#174 STORM INLET RIM=851.80 24" N INV. 846.90 24" S INV. 847.10 10" SW INV. 847.10
#170 STORM INLET RIM=858.40 24" N INV. 847.90 24" S INV. 848.00 8" SW INV. 848.10 8" NE INV. 852.00
#173 STORM INLET RIM=852.30 10" NE INV. 847.40 10" SW INV. 847.50
#172 STORM INLET RIM=851.80 10" NE INV. 847.60 10" SW INV. 847.70
#144 STORM INLET RIM=856.80 8" W INV. 853.80
#145 STORM INLET RIM=860.00 8" E INV. 853.30 8" W INV. 853.20
#146 STORM INLET RIM=859.50 8" E INV. 852.70 8" NW INV. 852.50
#147 STORM INLET RIM=854.38 30" N INV. 846.50 30" S INV. 846.60 8" SE INV. 850.70
#166 TRENCH DRAIN RIM 849.80 10" NE INV. 848.00
ROOF D.S. 6" @ 1.04% (201 GPM)
ROOF D.S. 6" @ 1.04% (287 GPM)
ROOF D.S. 6" @ 1.04% (261 GPM)
ROOF D.S. 6" @ 1.04% (67 GPM)
ROOF D.S. 6" @ 2.08% (353 GPM)
ROOF D.S. 6" @ 1.04% (224 GPM)
ROOF D.S. 8" @ 0.52% L=244' (412 G
24 " STORM SEWER 118 LF @ 0.30%
18 " STORM SEWER 92 LF @ 1.09%
18 " STORM SEWER 357 LF @ 0.31%
18 " STORM SEWER 111 LF @ 0.27%
15 " STORM SEWER 120 LF @ 0.29%
8 " STORM SEWER 32 LF @ 0.95%
8 " STORM SEWER 42 LF @ 0.96%
8 " STORM SEWER 43 LF @ 3.90%
8 " STORM SEWER 73 LF @ 0.55%
24 " STORM SEWER 38 LF @ 1.32%
8 " STORM SEWER 60 LF @ 1.49%
12 " STORM SEWER 67 LF @ 4.34%
8 " STORM SEWER 86 LF @ 5.20%
12 " STORM SEWER 63 LF @ 1.74%
12 " STORM SEWER 49 LF @ 1.22%
8 " STORM SEWER 62 LF @ 1.48%
8 " STORM SEWER 17 LF @ 1.81%
24 " STORM SEWER 333 LF @ 0.90%
15 " STORM SEWER 53 LF @ 0.94%
30 " STORM SEWER 186 LF @ 0.27%
30 " STORM SEWER 24 LF @ 0.82%
30 " STORM SEWER 100 LF @ 0.30%
30 " STORM SEWER 24 LF @ 0.42%
30 " STORM SEWER 240 LF @ 0.29%
30 " STORM SEWER 100 LF @ 0.30%
10 " STORM SEWER 42 LF @ 0.71%
8 " STORM SEWER 68 LF @ 0.73%
10 " STORM SEWER 14 LF @ 0.72%
10 " STORM SEWER 93 LF @ 0.32%
8 " STORM SEWER 90 LF @ 0.56%
8 " STORM SEWER 69 LF @ 0.73%
8 " STORM SEWER 44 LF @ 4.13%
24 " STORM SEWER 170 LF @ 0.47%
8 " STORM SEWER 59 LF @ 2.95%
48" ENDSECTION INV. 839.00
48" CULVERT L=51 LF
48" ENDSECTION INV. 839.00
N47°37'01"E 44.24'
N31°03'54"E 60.47'
N01°19'12"E 321.44'
N88°04'12"E 10.02'
S89°15'13"W 1351.15'
N89°15'13"E 1351.15'
60'
5.00'
5.00'
8" @ 1.04% (201 GPM)
8" @ 1.04% (224 GPM)
8" @ 1.04% (287 GPM)
8" @ 1.04% (261 GPM)
8" @ 1.04% (67 GPM)
8" @ 2.08% (353 GPM)
8" @ 1.04% (201 GPM)
8" @ 1.04% (224 GPM)
8" @ 1.04% (287 GPM)
8" @ 1.04% (261 GPM)
8" @ 1.04% (67 GPM)
8" @ 2.08% (353 GPM)
8" INV. 844.00
8" INV. 844.50
8" STORM SEWER 26' @ S=1.92%
STORM WATER POND NWL=844.0
STORM WATER POND NWL=845.0
STORM WATER POND NWL=839.0
WETLANDS
D.S.(TYP.)

LEGEND
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- BURIED GAS MAIN
- OVER HEAD WIRE
- BURIED ELECTRIC

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
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SITE STORM SEWER PLAN

C3.1

civil design and consulting
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LEGEND

- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- G — BURIED GAS MAIN
- OHW — OVER HEAD WIRE
- E — BURIED ELECTRIC

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

SITE STORM SEWER PLAN

C3.2

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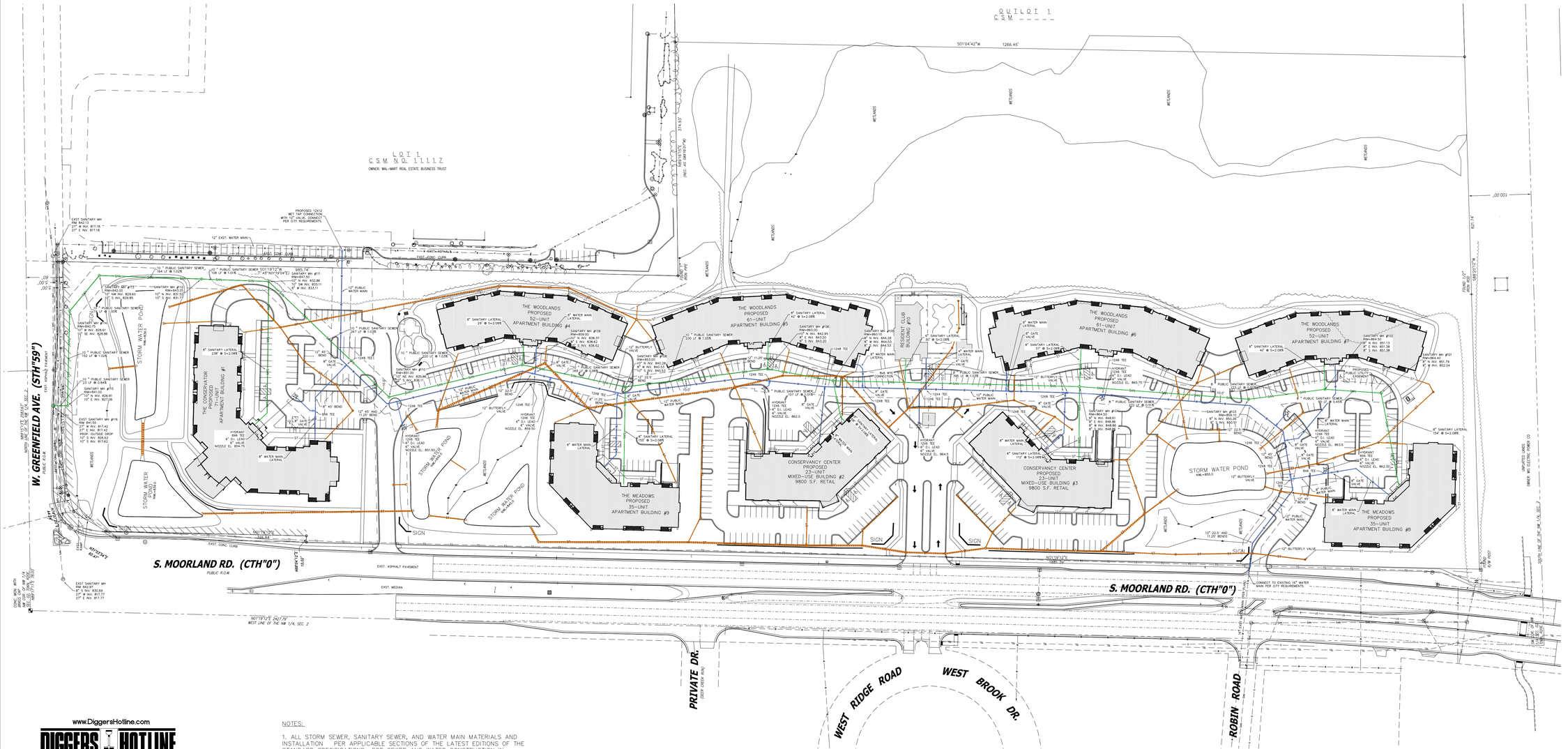

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LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- BURIED GAS MAIN
- OVER HEAD WIRE
- BURIED ELECTRIC

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
   SANITARY SEWER: PVC ASTM D3034, SDR 35
   *WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)
   *MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.
6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.
7. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

SITE WATER AND SANITARY PLAN

C4.0

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PH. (262) 513-0666
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THE CONSERVANCY

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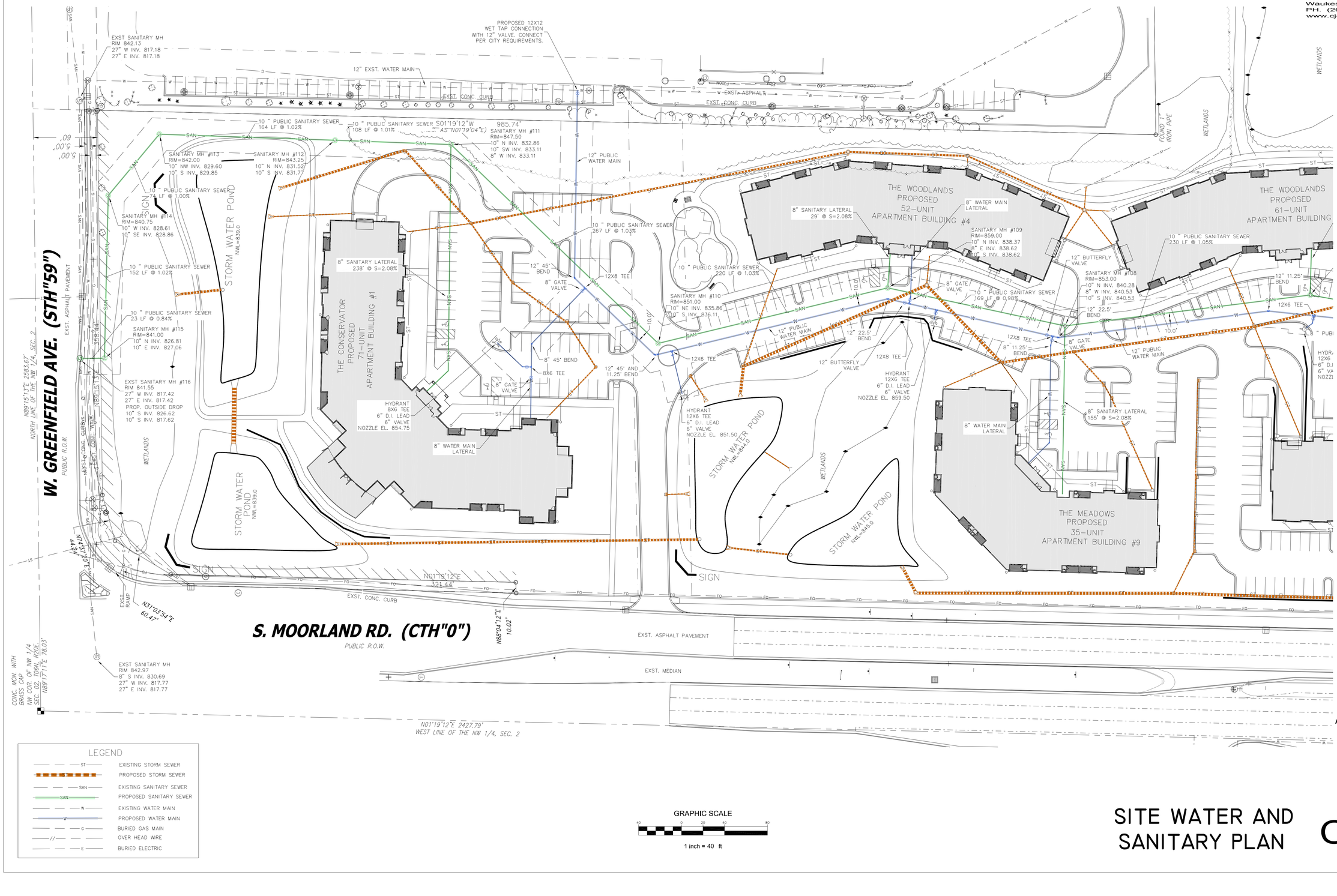

LEGEND

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- ST — PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
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- OVER HEAD WIRE
- E — BURIED ELECTRIC

GRAPHIC SCALE
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1 inch = 40 ft

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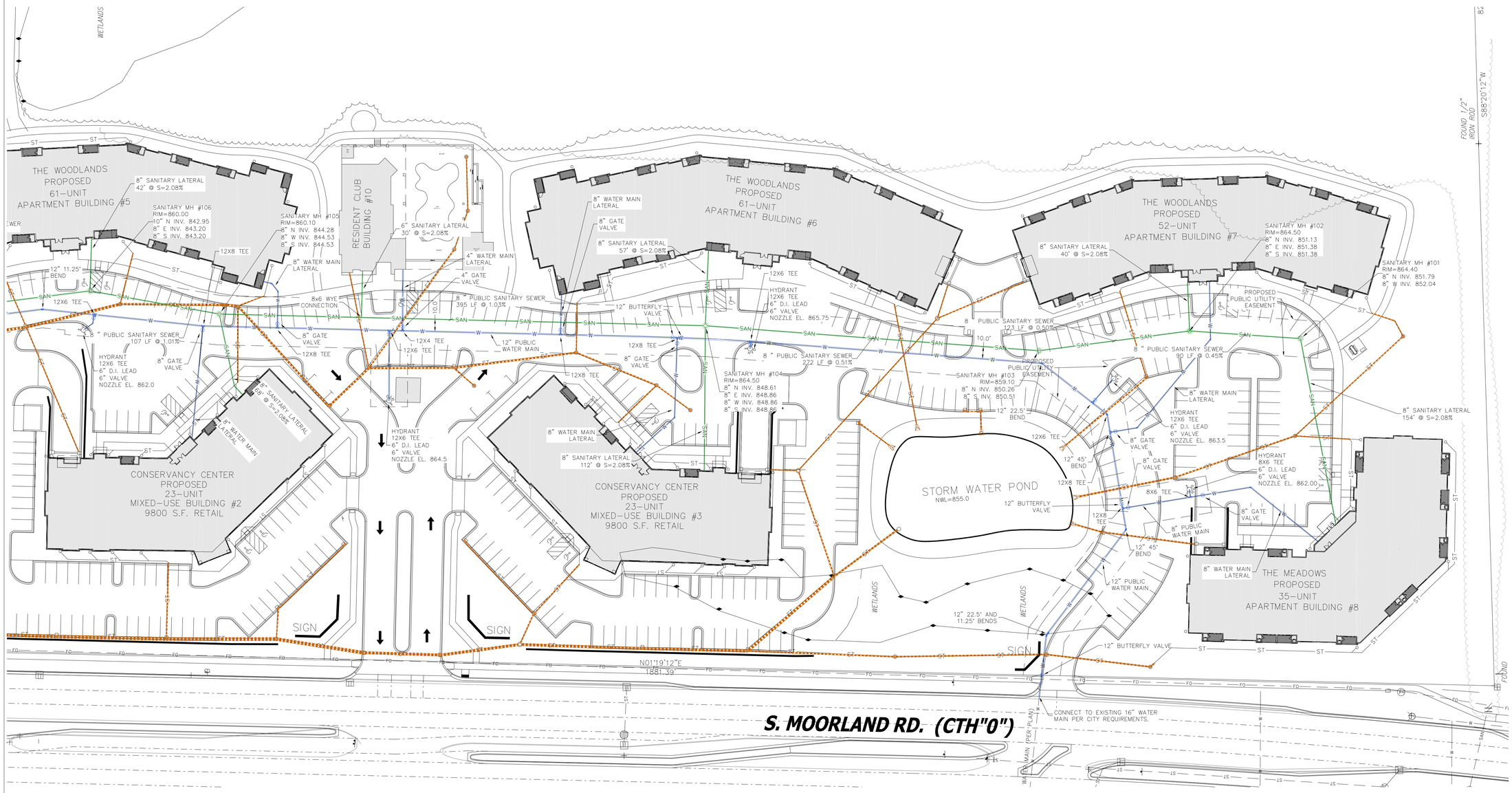

LEGEND

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ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
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//	OVER HEAD WIRE
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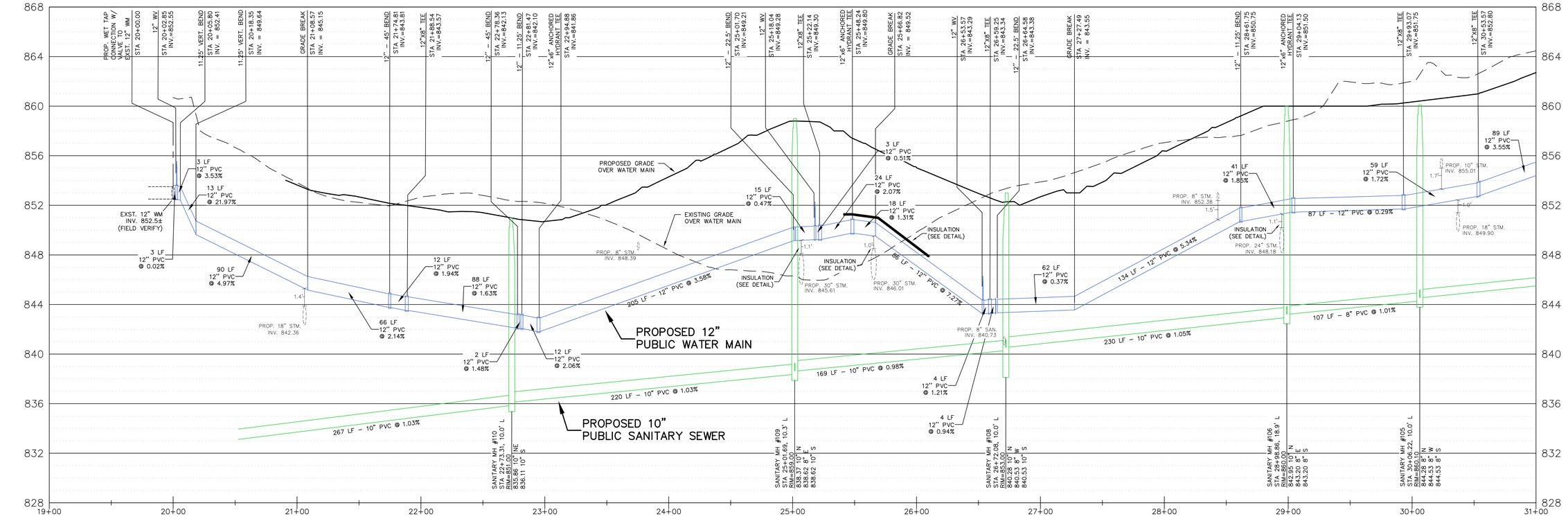
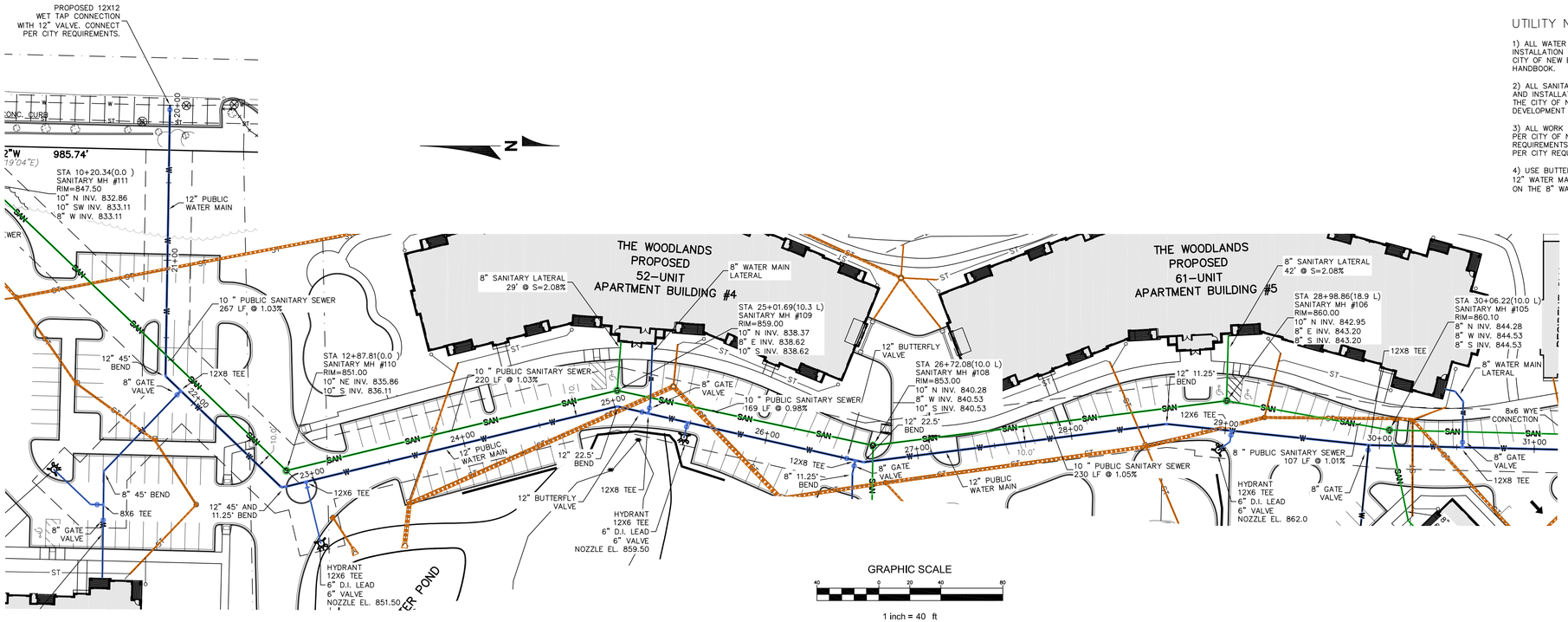
SITE WATER AND SANITARY PLAN

C4.2





UTILITY NOTES

1) ALL WATER MAIN MATERIALS AND INSTALLATION PER SECTION 2 OF THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK.

2) ALL SANITARY SEWER MATERIALS AND INSTALLATION PER SECTION 3 OF THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK.

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4) USE BUTTERFLY VALVES ON THE 12" WATER MAIN. USE GATE VALVES ON THE 8" WATER MAIN.

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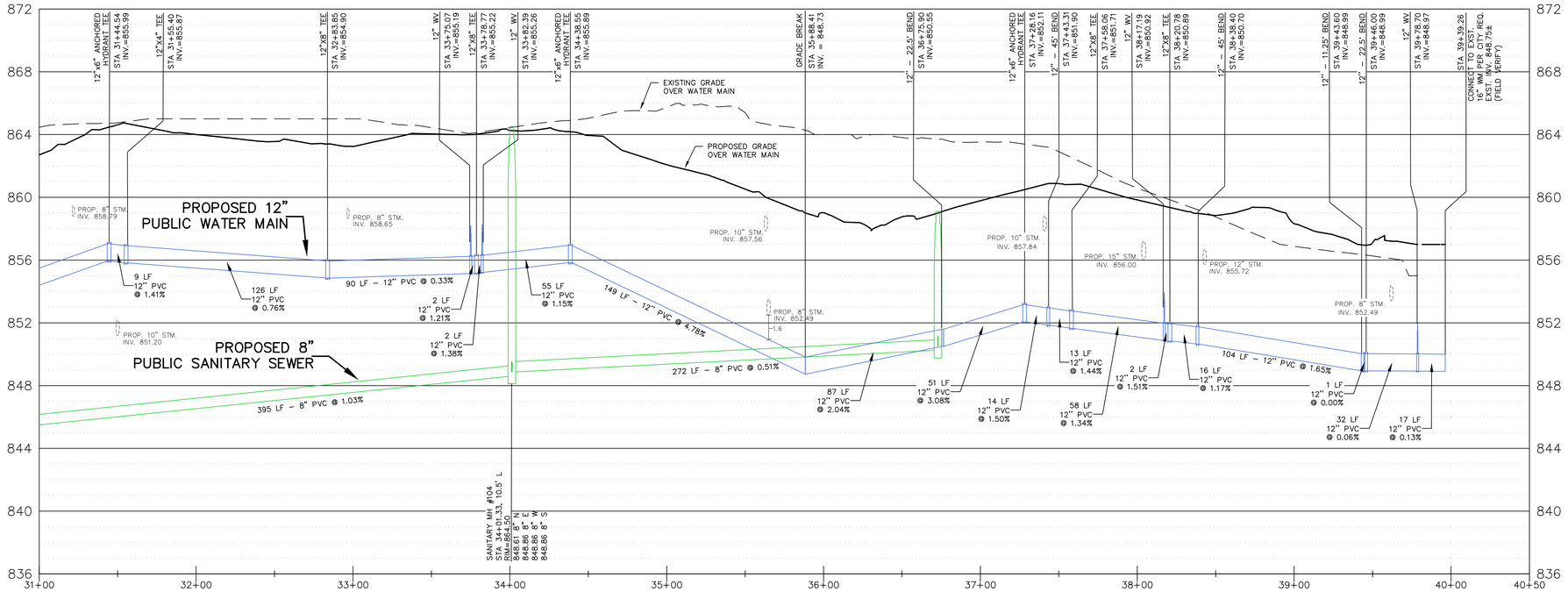
PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY

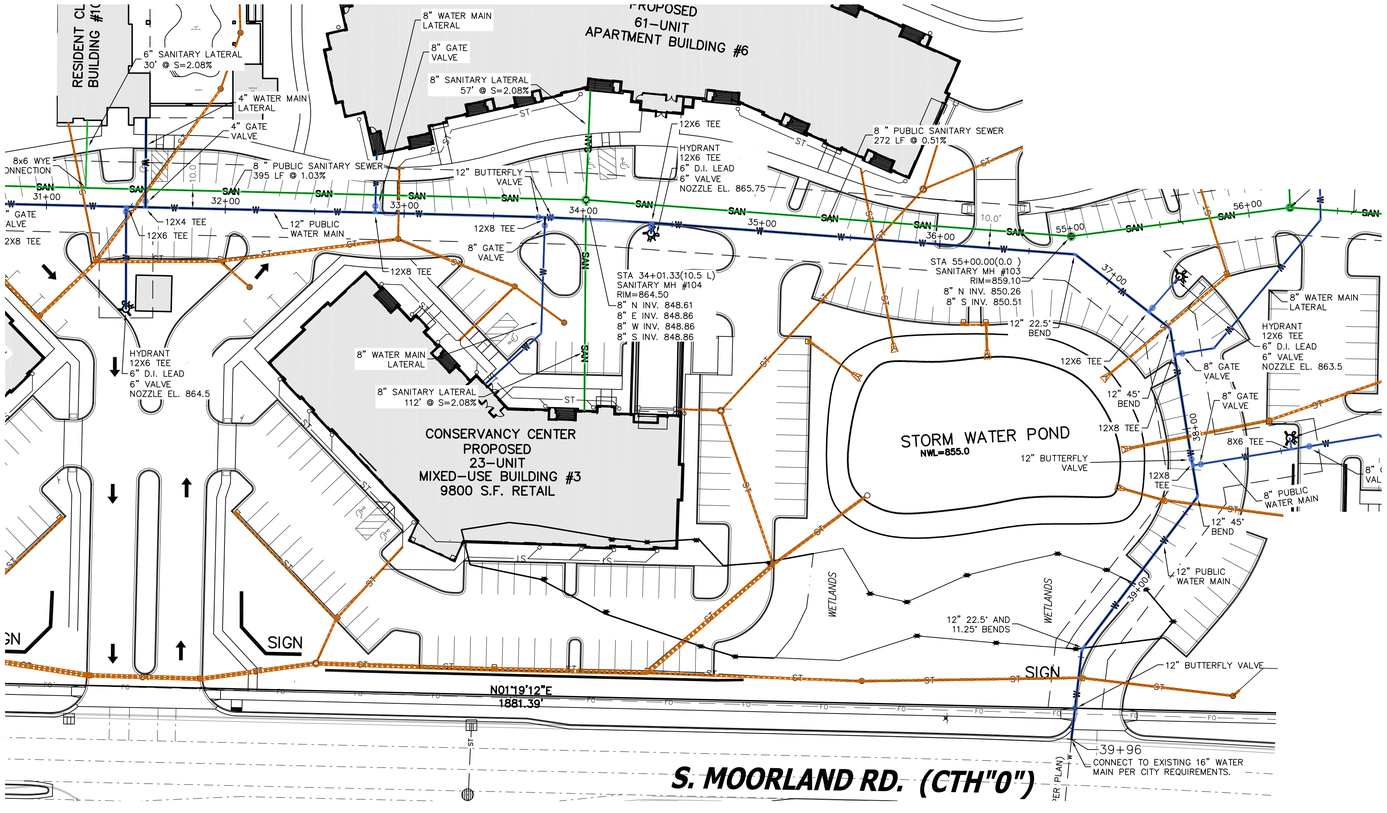
APPROVED BY:

CITY ENGINEER | DATE

SCALE:	DATE:	DWG BY:
HORZ. 1"=40' VERT. 1"=4'	01–08–2025	A. PODELLA
	CJE JOB NO.: CJE2434R6	CHK'D. BY: C. JACKSON

C4.3





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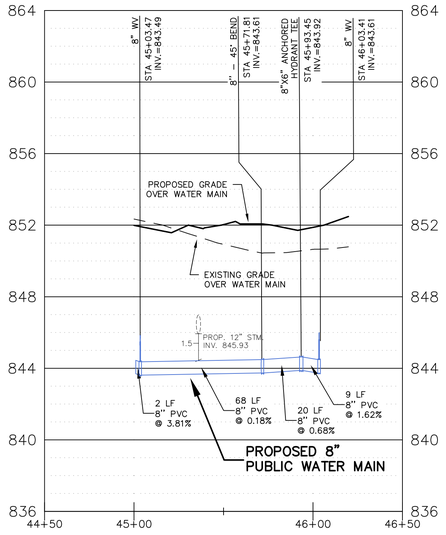

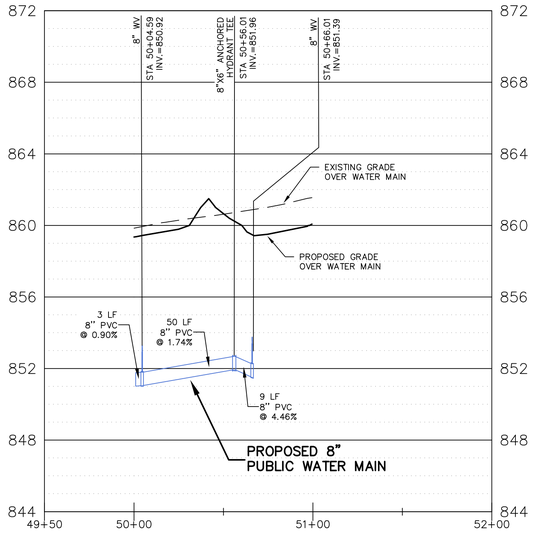

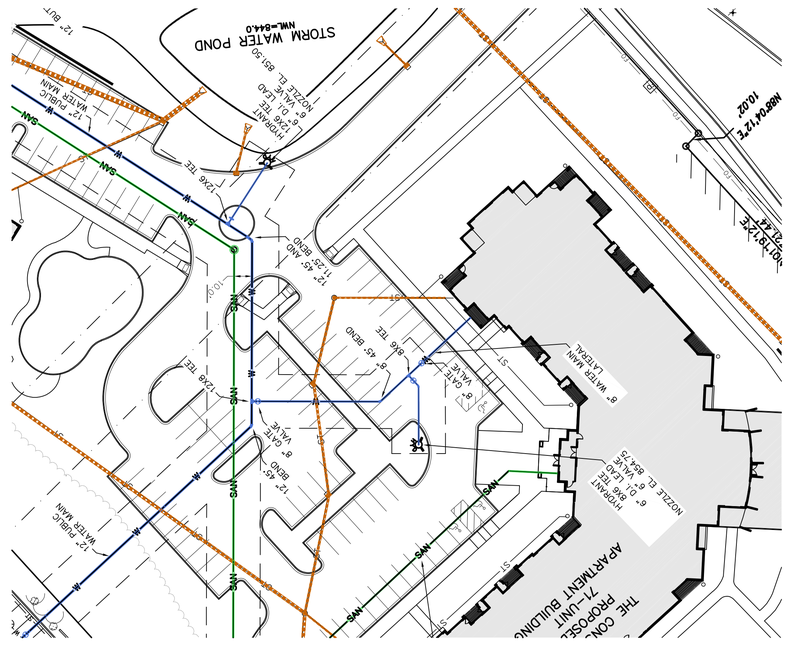

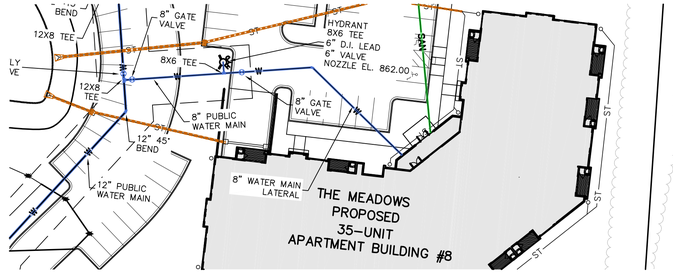

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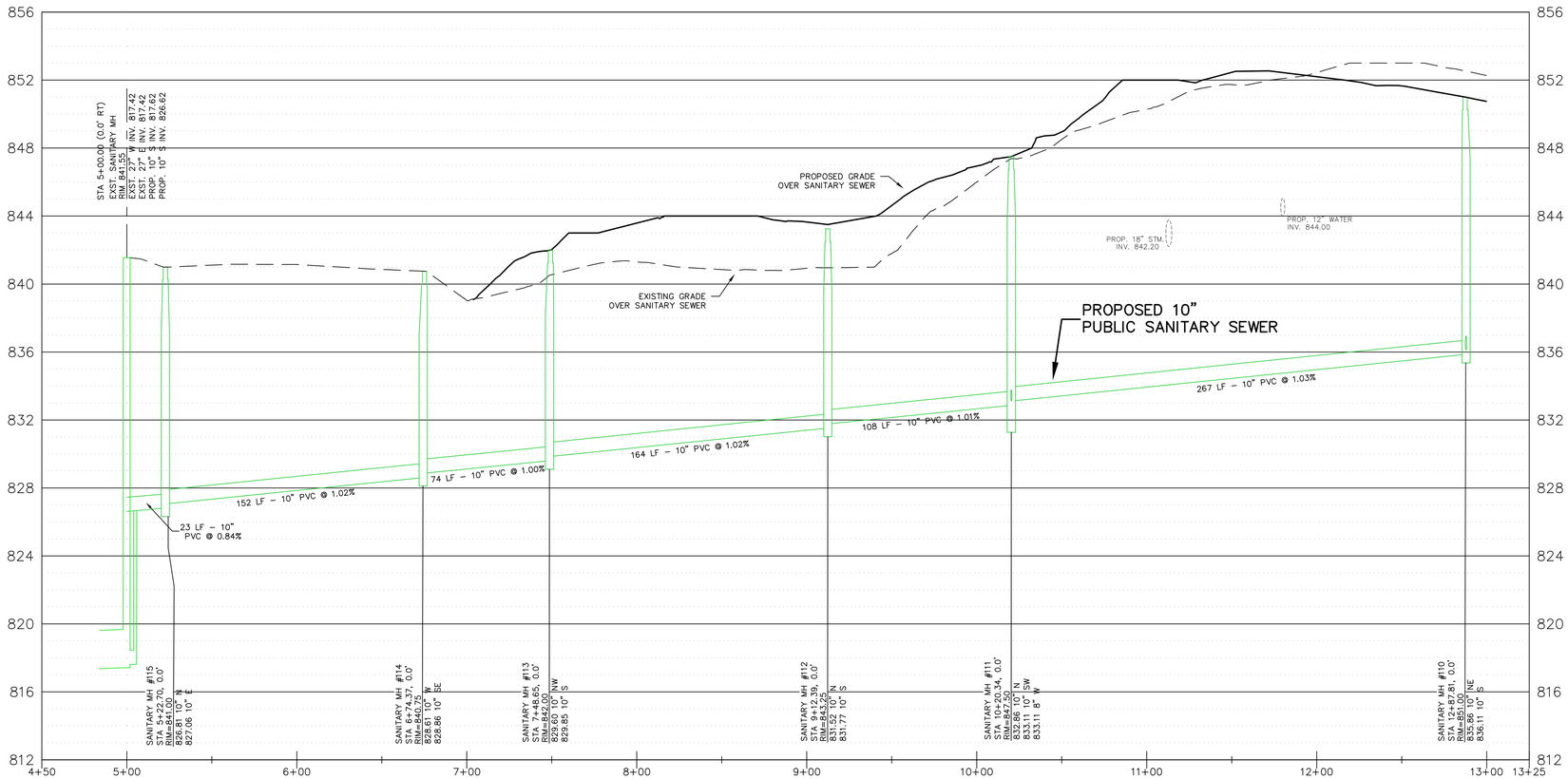

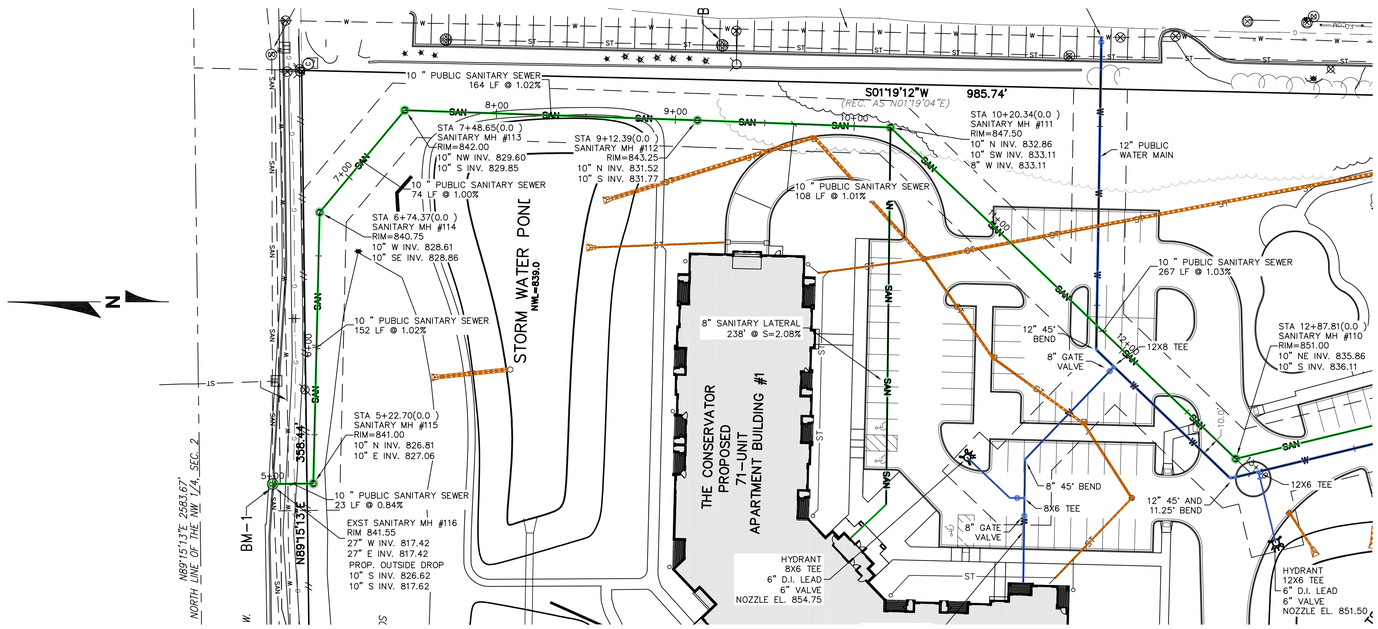

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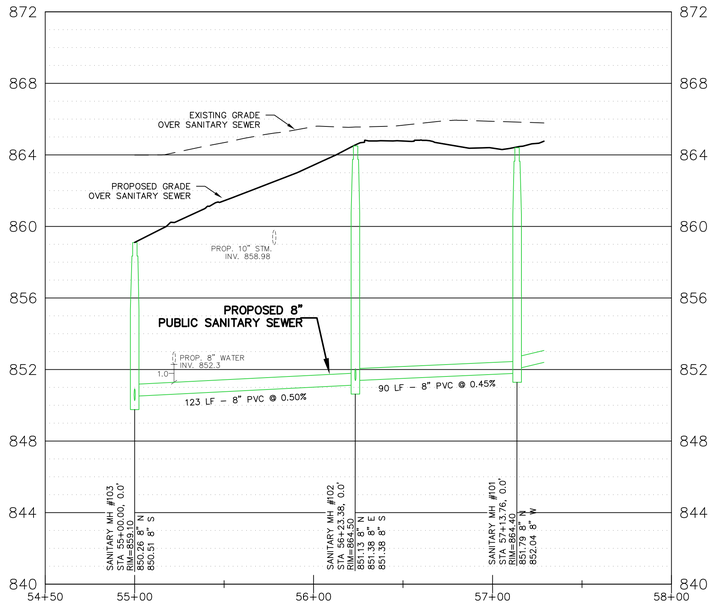

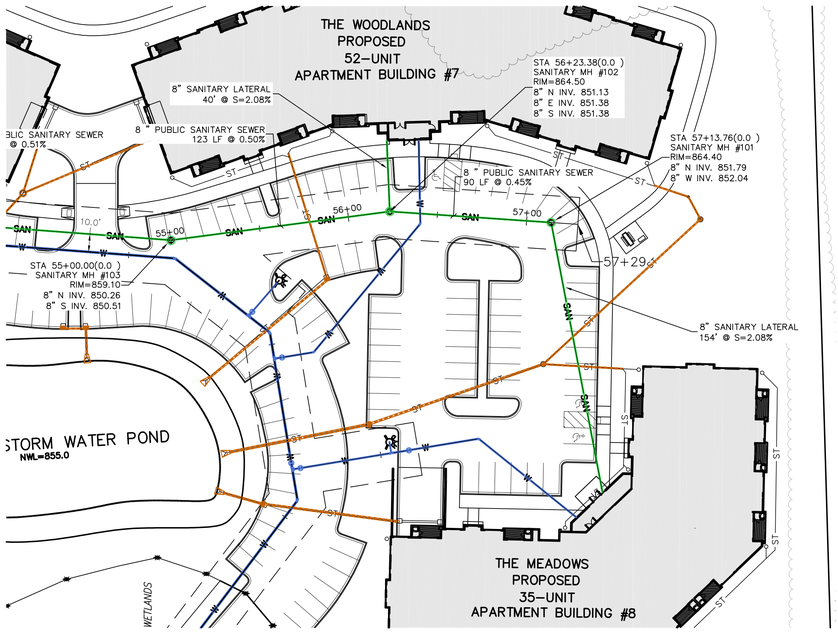

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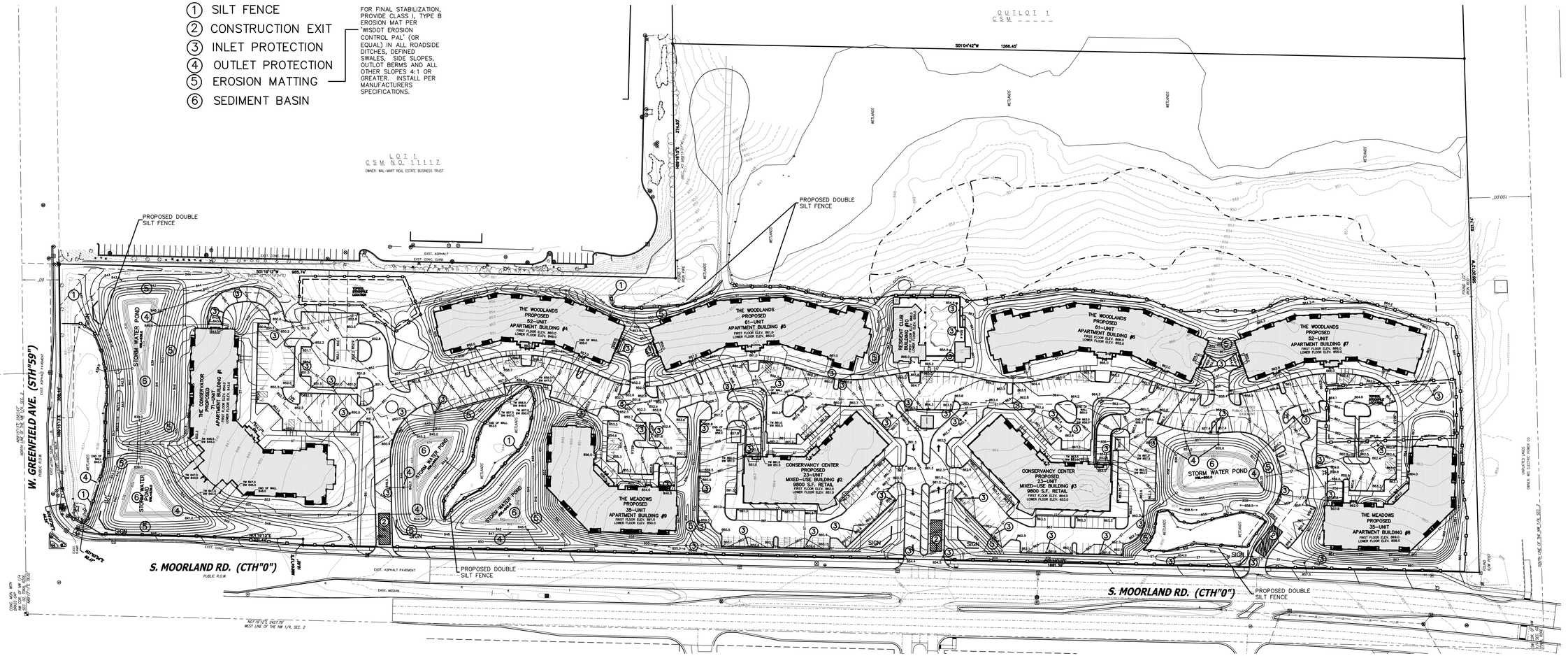
THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

EROSION CONTROL PRACTICES

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
6. SEDIMENT BASIN

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



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE AND CONSTRUCTION FENCE.
4. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE. LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. INSTALL STORM WATER BASINS TO USE AS SEDIMENT BASINS COMPLETE WITH OUTLETS:
   A. ROUGH GRADE AND OVER EXCAVATE BOTTOM OF BASINS.
   B. INSTALL OUTLET STRUCTURE AND PIPES.
   C. CONSTRUCT DIVERSION BERMS AND SWALES TO DIRECT THE RUNOFF TO THE BASINS.
6. ROUGH GRADE SITE.
7. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
10. INSTALL OUTLET PROTECTION
11. INSTALL BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

3. DISTURBED AREA: 21.70 ACRES

4. CONSTRUCTION FENCE AND SIGNAGE TO BE PLACED AS BUFFER ADJACENT TO WETLAND AREAS. CRITCAL LOCATIONS SHOWN ON PLAN.

5. SINCE THE STORM WATER MANAGEMENT DEVICES ARE TO BE USED AS SEDIMENT CONTROL DEVICES FOR EROSION CONTROL DURING CONSTRUCTION, A CERTIFICATION IS REQUIRED PRIOR TO BUILDING PERMIT AND A RECERTIFICATION IS REQUIRED PRIOR TO OCCUPANCY.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

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

PRESCRIPTIVE COMPLIANCE AREAS:
PER WDNR NR151.11 WIS. ADM. CODE
MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDER DAYS)	
	LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 1ST	*LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH*

TEMPORARY STABILIZATION METHODS

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

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

* Fall Seeding

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

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

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

- 860 — EXISTING CONTOUR
- 855 — PROPOSED CONTOUR
- x—856.5 — PROPOSED GRADE
- —— — —ST—— EXISTING STORM SEWER
- ——ST—— PROPOSED STORM SEWER
- —□—□—□— PROPOSED SILT FENCE

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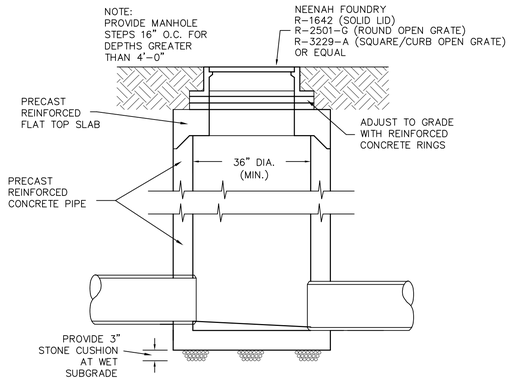
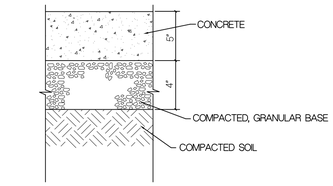
NOTE:
THE SIZE OF INLETS AND MANHOLES WILL VARY DEPENDING ON SEWER SIZES AND NUMBER OF CONNECTIONS. SHOP DRAWINGS WITH STRUCTURE SIZE TO BE PROVIDED BY CONTRACTOR.



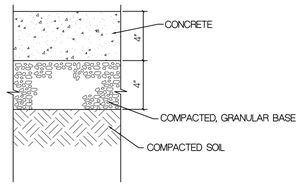
PRECAST STORM MH/INLET

NOT TO SCALE



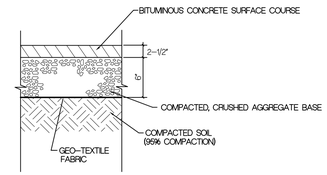
PUBLIC CONCRETE SIDEWALK

NOT TO SCALE



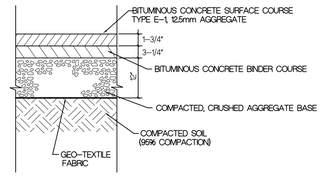
PRIVATE CONCRETE SIDEWALK

NOT TO SCALE



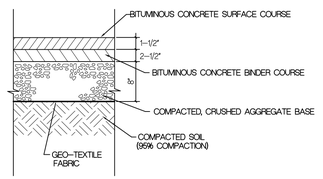
ASPHALT PATH

NOT TO SCALE



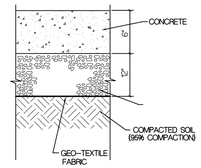
ASPHALT PAVEMENT (HEAVY DUTY)

NOT TO SCALE



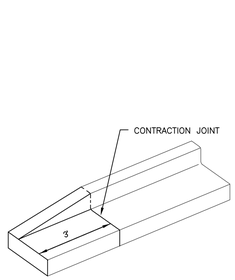
ASPHALT PAVEMENT (LIGHT DUTY)

NOT TO SCALE



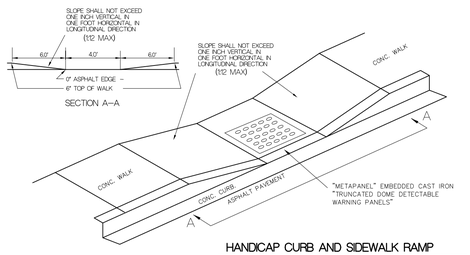
CONCRETE PAVEMENT

NOT TO SCALE



END SECTION CURB TAPER

NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP

NOT TO SCALE

NEENAH FOUNDRY
R-3067-C OR EQUAL
WOODLANDS BUILDING #4
GRATE EL. 846.80

WOODLANDS BUILDING #5
GRATE EL. 847.80

WOODLANDS BUILDING #6
GRATE EL. 854.8

WOODLANDS BUILDING #7
GRATE EL. 854.8

MEADOWS BUILDING #8
GRATE EL. 857.8

MEADOWS BUILDING #9
GRATE EL. 849.8

12" MIN. FROM BOTTOM OF GRATE TO 6" INVERT

ACO FG200
W/93896
IRON SLOTTED GRATE

NOTE:
INSTALL PER ACO FLOWDRAIN SPECIFICATIONS.

PRECAST RECTANGULAR STORM INLET 24"X36" INSIDE DIMENSION

S = 0.010'/'

6" PVC CONNECTION TO INLET

PROVIDE 3" STONE CUSHION AT WET SUBGRADE

WALL THICKNESS EQUALS 5"

C/L

WOODLANDS BUILDING #4
8" PVC INV. EL. 844.5

WOODLANDS BUILDING #5
8" PVC INV. EL. 844.5

WOODLANDS BUILDING #6
8" PVC INV. EL. 853.0

WOODLANDS BUILDING #7
8" PVC INV. EL. 853.0

MEADOWS BUILDING #8
12" PVC INV. EL. 856.0

MEADOWS BUILDING #9
10" PVC INV. EL. 848.0

TRENCH DRAIN W/INLETS

NOT TO SCALE

NEENAH FOUNDRY
R-3067-C OR EQUAL
THE CONSERVATOR BUILDING #1
GRATE EL. 842.80

CONSERVANCY CENTER BUILDING #2
GRATE EL. 850.80

CONSERVANCY CENTER BUILDING #3
GRATE EL. 852.80

THE CONSERVATOR BUILDING #1
GRATE EL. 842.80

CONSERVANCY CENTER BUILDING #2
GRATE EL. 850.80

CONSERVANCY CENTER BUILDING #3
GRATE EL. 852.80

12" MIN. FROM BOTTOM OF GRATE TO 6" INVERT

ACO FG200
W/93896
IRON SLOTTED GRATE

NOTE:
INSTALL PER ACO FLOWDRAIN SPECIFICATIONS.

PRECAST RECTANGULAR STORM INLET 24"X36" INSIDE DIMENSION

S = 0.010'/'

6" PVC CONNECTION TO INLET

PROVIDE 3" STONE CUSHION AT WET SUBGRADE

WALL THICKNESS EQUALS 5"

C/L

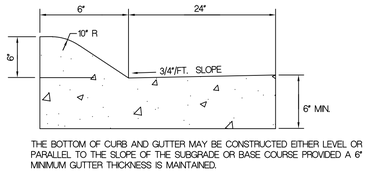
THE CONSERVATOR BUILDING #1
8" PVC INV. EL. 841.0

CONSERVANCY CENTER BUILDING #2
8" PVC INV. EL. 849.0

CONSERVANCY CENTER BUILDING #3
8" PVC INV. EL. 851.0

TRENCH DRAIN W/INLETS

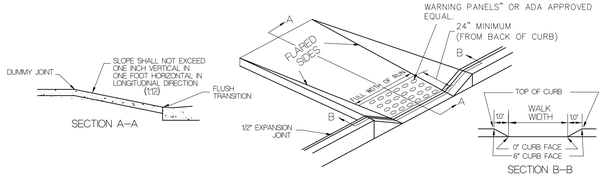
NOT TO SCALE



THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

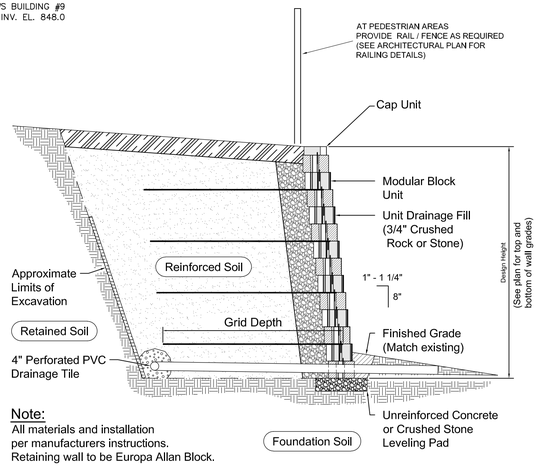
30" CONCRETE CURB & GUTTER

(6" MOUNTABLE CURB) S.D.D. 8 D 1-13 TYPE D



HANDICAP CURB AND SIDEWALK RAMP TYPE I

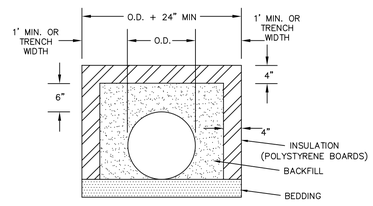
NOT TO SCALE



Note:
All materials and installation per manufacturers instructions.
Retaining wall to be Europa Allan Block.

RETAINING WALL SECTION

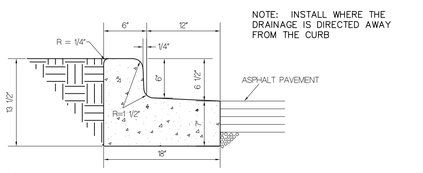
NTS



TYPICAL CROSS SECTION OF INSULATION OVER PIPE PER SEC. 4.17 OF STD. SPECS.

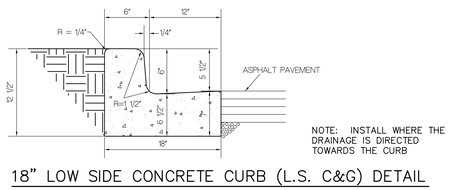
INSULATION DETAIL

NOT TO SCALE



18" HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL

NOT TO SCALE

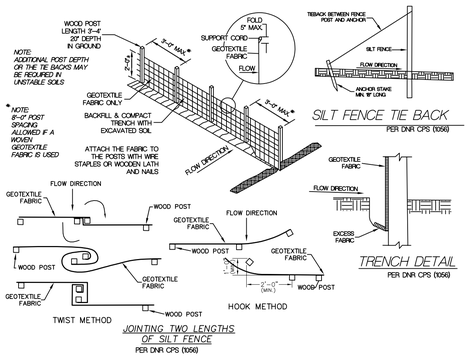


18" LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL

NOT TO SCALE

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

SITE DETAIL SHEET C6.0



SILT FENCE
CONSTRUCTION
SPECIFICATIONS

PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM

2. LOCATE POSTS PER DNR CPS (1056)

3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)

4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH

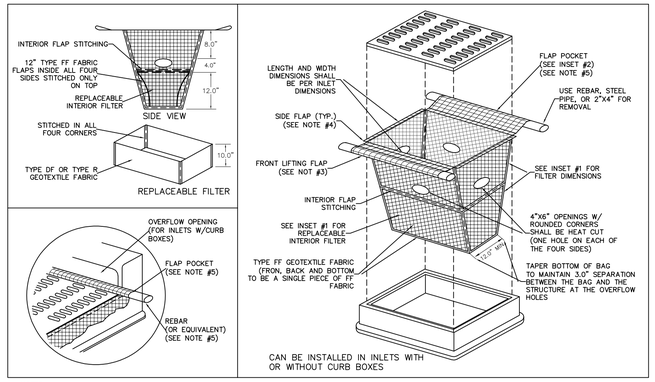
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.

7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.

8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.

9. USE WSDOT APPROVED SILT FENCE

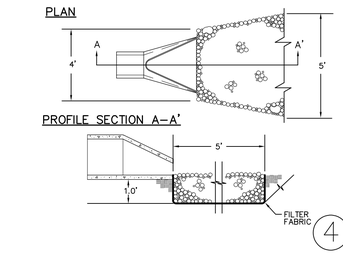
SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)
NOT TO SCALE



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D–M (3)
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.

2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.

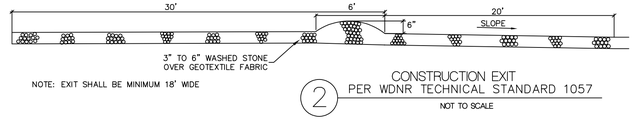
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.

4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.

5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.

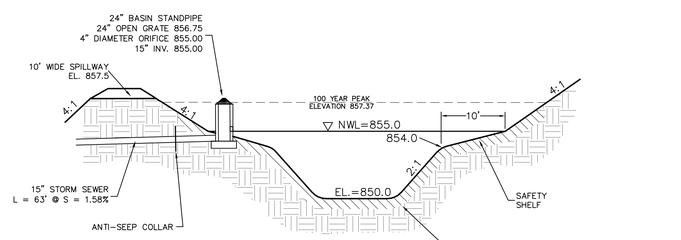
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION (4)
NOT TO SCALE

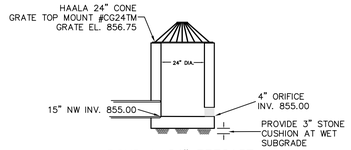


NOTE: EXIT SHALL BE MINIMUM 18' WIDE

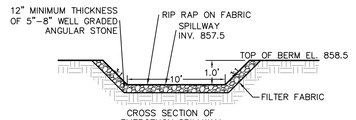
CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057 (2)
NOT TO SCALE



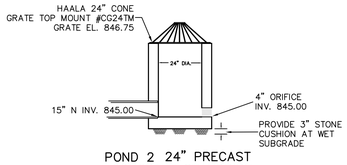
POND 1 DETAIL
NOT TO SCALE



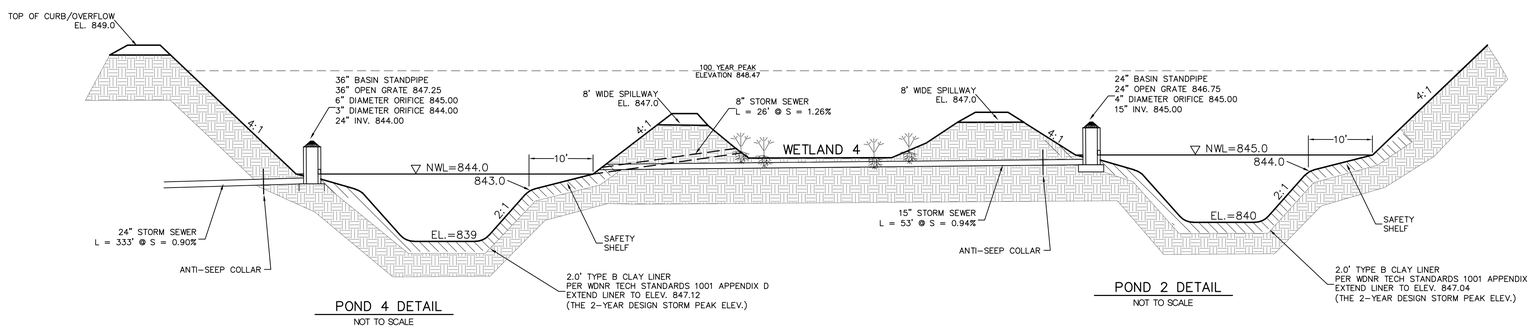
POND 1 24" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE



POND 1 SPILLWAY DETAIL
NOT TO SCALE



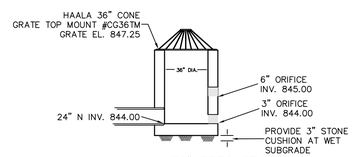
POND 2 24" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE



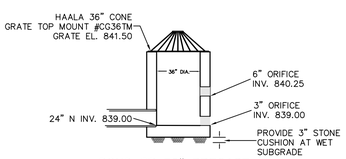
POND 4 DETAIL
NOT TO SCALE

POND 2 DETAIL
NOT TO SCALE

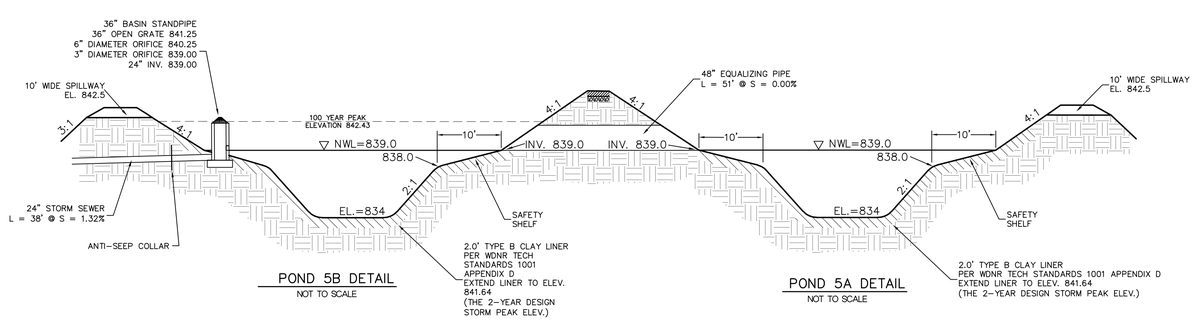
PONDS 2, 3, AND 4 DETAIL
NOT TO SCALE



POND 4 36" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE

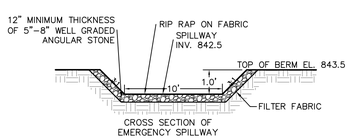


POND 5B 36" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE



POND 5B DETAIL
NOT TO SCALE

POND 5A DETAIL
NOT TO SCALE



POND 5A/5B SPILLWAY DETAIL
NOT TO SCALE

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY
S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

SITE DETAIL SHEET C6.1

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
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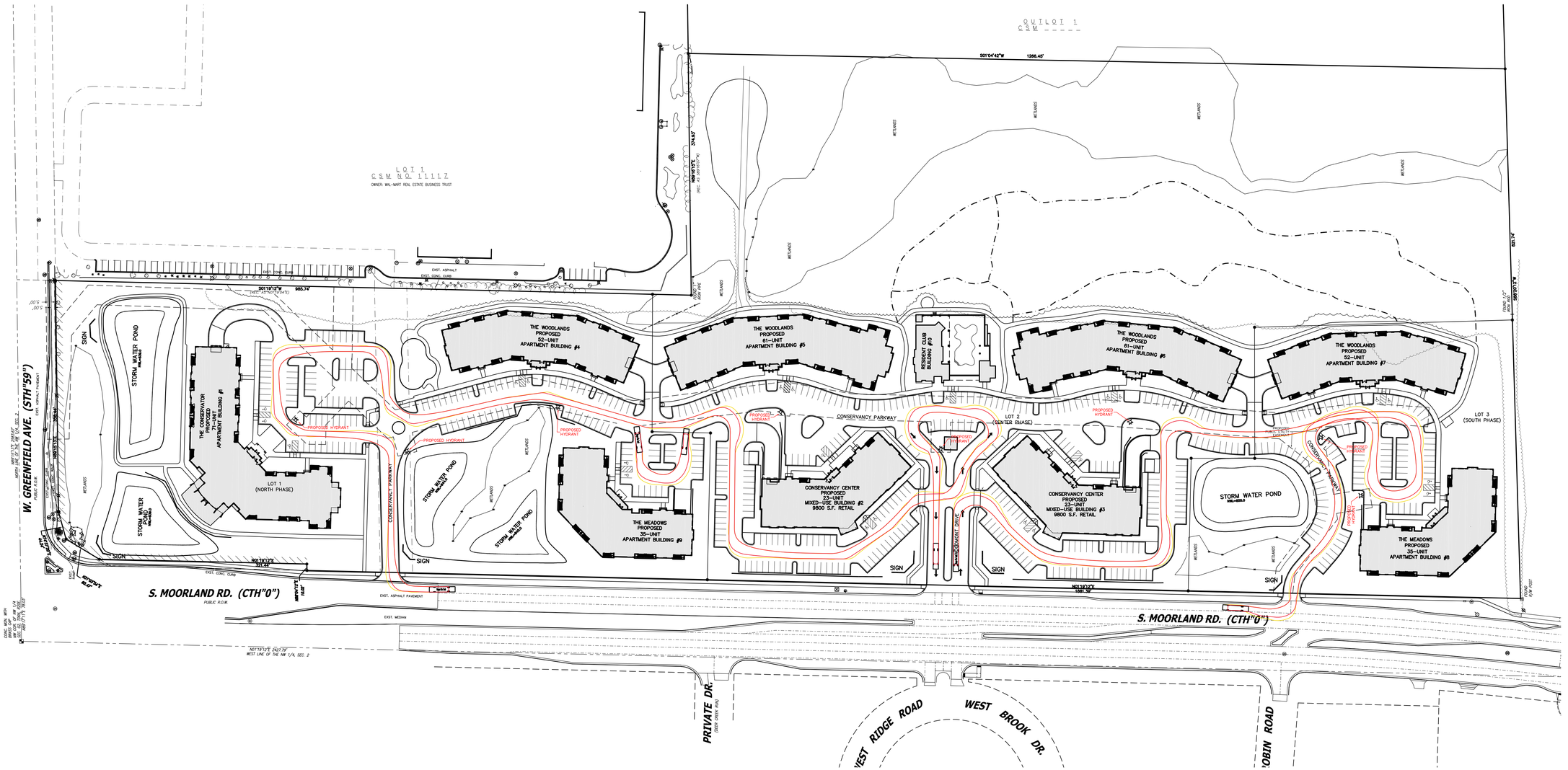
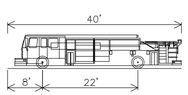
THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



LEGEND

- CHASSIS PATH
- VEHICLE BODY OVERHANG



Pumper Fire Truck
NOT TO SCALE

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

FIRE DEPARTMENT ACCESS PLAN

C7.0

CJ engineering
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W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
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www.cj-engineering.com

THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

NOTES:

THE FOLLOWING TREES ARE TO BE REMOVED: 1, 2, 3, 163, 164, 165, 167, 168, 169, 170, 171, 172, 540, 541, 542, 665, 677, 798, 845, 846, 847, 848, 849, 850, 953, 958, 959, 960, 966, 967, 977

◯ = TREE TO BE REMOVED

GRAPHIC SCALE

80 0 40 80 160

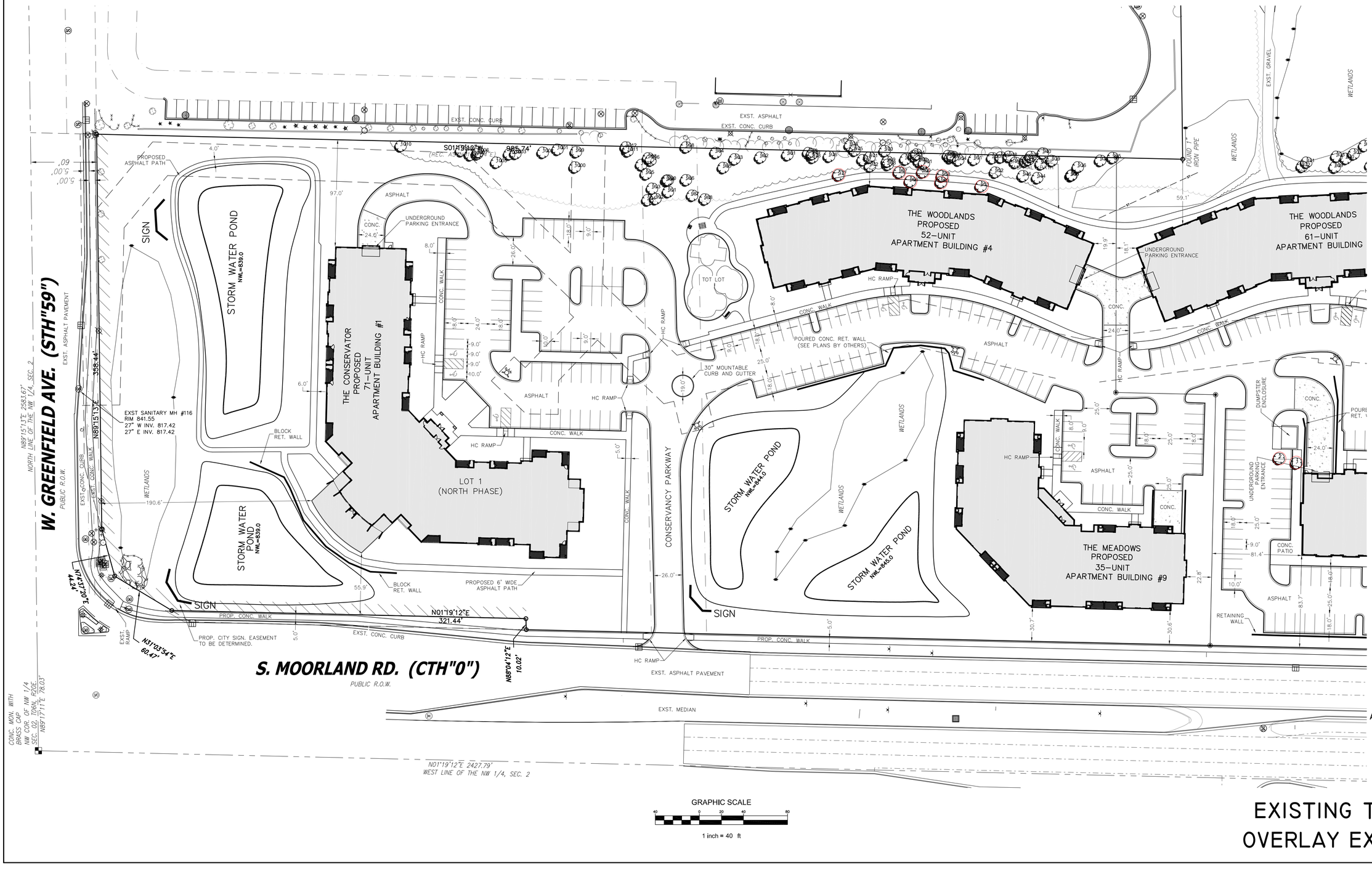
1 inch = 80 ft

EXISTING TREE OVERLAY EXHIBIT

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

EXISTING TREE OVERLAY EXHIBIT

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civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

THE WOODLANDS PROPOSED 61-UNIT APARTMENT BUILDING #5

RESIDENT CLUB BUILDING #10

THE WOODLANDS PROPOSED 61-UNIT APARTMENT BUILDING #6

THE WOODLANDS PROPOSED 52-UNIT APARTMENT BUILDING #7

CONSERVANCY CENTER PROPOSED 23-UNIT MIXED-USE BUILDING #2 9800 S.F. RETAIL

CONSERVANCY CENTER PROPOSED 23-UNIT MIXED-USE BUILDING #3 9800 S.F. RETAIL

THE MEADOWS PROPOSED 35-UNIT APARTMENT BUILDING #8

STORM WATER POND
NWL=855.0

WETLAND FILL AREA =8030 S.F.

WETLAND FILL AREA = 1332 S.F.

CONSERVANCY PARKWAY

LOT 2 (CENTER PHASE)

LOT 3 (SOUTH PHASE)

WOODMONT DRIVE

PROPOSED PUBLIC UTILITY EASEMENT

UNDERGROUND PARKING ENTRANCE

DUMPSTER ENCLOSURE

HC RAMP

CONC. WALK

PROP. CONC. WALK

ASPHALT

CONC.

CONC. PATIO

POURED CONC. RET. WALL

RETAINING WALL

SPEED TABLE

STOP SIGN

SIGN

WETLANDS

N01°19'12"E 1881.39'

S88°20'12"W 821.74'

S. MOORLAND RD. (CTH"0")

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

EXISTING TREE OVERLAY EXHIBIT

TreeNumber	Tree Species	Diameter	Tree Condition	Single / Multistem
(1)	Acer - Maple	9	Good	Single Stem
(2)	Acer - Maple	6	Good	Single Stem
(3)	Acer - Maple	21	Good	Single Stem
4	Acer - Maple	8	Fair	Single Stem
6	Acer - Maple	6	Good	Single Stem
7	Acer - Maple	6	Good	Single Stem
8	Acer - Maple	4	Good	Single Stem
9	Acer - Maple	12	Good	Single Stem
10	Quercus - Oak	13	Good	Single Stem
11	Quercus - Oak	4	Good	Single Stem
12	Acer - Maple	10	Fair	Single Stem
13	Acer - Maple	14	Good	Single Stem
14	Acer - Maple	6	Good	Single Stem
15	Quercus - Oak	4	Good	Single Stem
16	Quercus - Oak	9	Good	Single Stem
17	Quercus - Oak	24	Good	Single Stem
18	Quercus - Oak	5	Good	Single Stem
19	Acer - Maple	6	Good	Single Stem
20	Quercus - Oak	14	Good	Single Stem
21	Acer - Maple	8	Good	Single Stem
22	Quercus - Oak	10	Good	Single Stem
23	Quercus - Oak	10	Good	Single Stem
24	Quercus - Oak	11	Good	Single Stem
25	Quercus - Oak	5	Good	Single Stem
26	Quercus - Oak	14	Good	Single Stem
27	Quercus - Oak	5	Good	Single Stem
28	Quercus - Oak	9	Good	Single Stem
29	Quercus - Oak	4	Good	Single Stem
30	Quercus - Oak	6	Good	Single Stem
31	Acer - Maple	5	Good	Single Stem
32	Quercus - Oak	8	Good	Single Stem
33	Quercus - Oak	14	Good	Single Stem
34	Acer - Maple	25	Good	Multi-Stem
35	Acer - Maple	12	Good	Single Stem
36	Acer - Maple	6	Good	Single Stem
37	Acer - Maple	44	Good	Single Stem
38	Quercus - Oak	10	Good	Single Stem
39	Quercus - Oak	11	Good	Single Stem
40	Quercus - Oak	16	Good	Single Stem
41	Quercus - Oak	12	Good	Single Stem
42	Acer - Maple	7	Good	Single Stem
43	Quercus - Oak	7	Good	Single Stem
44	Quercus - Oak	12	Good	Single Stem
45	Quercus - Oak	6	Good	Single Stem
46	Quercus - Oak	12	Good	Single Stem
47	Quercus - Oak	4	Good	Single Stem
48	Quercus - Oak	10	Good	Single Stem
49	Ulmus - Elm	7	Good	Single Stem
50	Quercus - Oak	14	Good	Single Stem
51	Ulmus - Elm	5	Good	Single Stem
52	Quercus - Oak	10	Good	Single Stem
53	Acer - Maple	4	Good	Single Stem
54	Quercus - Oak	11	Good	Single Stem
55	Acer - Maple	9	Good	Single Stem
56	Acer - Maple	16	Good	Multi-Stem
57	Quercus - Oak	24	Good	Single Stem
58	Ulmus - Elm	5	Good	Single Stem
59	Quercus - Oak	9	Good	Single Stem
60	Ulmus - Elm	6	Good	Single Stem
61	Quercus - Oak	6	Good	Single Stem
62	Quercus - Oak	10	Good	Single Stem
63	Quercus - Oak	9	Good	Single Stem
64	Quercus - Oak	10	Good	Single Stem
65	Quercus - Oak	14	Good	Single Stem
66	Quercus - Oak	9	Good	Single Stem
67	Quercus - Oak	12	Good	Single Stem
68	Acer - Maple	4	Good	Single Stem
69	Quercus - Oak	16	Good	Single Stem
70	Quercus - Oak	5	Good	Single Stem
71	Acer - Maple	58	Good	Multi-Stem
72	Acer - Maple	15	Good	Multi-Stem
73	Acer - Maple	54	Good	Multi-Stem
74	Acer - Maple	54	Good	Multi-Stem
75	Acer - Maple	5	Good	Single Stem
76	Acer - Maple	14	Good	Multi-Stem
77	Acer - Maple	30	Good	Multi-Stem
78	Acer - Maple	9	Fair	Single Stem
80	Quercus - Oak	29	Good	Single Stem
81	Acer - Maple	6	Good	Single Stem
82	Acer - Maple	13	Good	Single Stem
83	Acer - Maple	22	Good	Multi-Stem
84	Acer - Maple	42	Good	Single Stem
85	Acer - Maple	26	Good	Multi-Stem
86	Acer - Maple	10	Good	Single Stem
87	Quercus - Oak	8	Good	Single Stem
88	Acer - Maple	7	Good	Single Stem
89	Quercus - Oak	12	Good	Single Stem
90	Quercus - Oak	13	Good	Single Stem
91	Quercus - Oak	4	Good	Single Stem
92	Quercus - Oak	12	Good	Single Stem
93	Quercus - Oak	7	Good	Single Stem
94	Quercus - Oak	12	Good	Single Stem
95	Quercus - Oak	11	Good	Single Stem
96	Quercus - Oak	6	Good	Single Stem
97	Quercus - Oak	9	Good	Single Stem
98	Quercus - Oak	7	Good	Single Stem
99	Quercus - Oak	10	Good	Single Stem
100	Quercus - Oak	11	Good	Single Stem
101	Quercus - Oak	14	Good	Single Stem
102	Quercus - Oak	14	Good	Single Stem
103	Quercus - Oak	11	Good	Single Stem
104	Quercus - Oak	13	Good	Single Stem
105	Quercus - Oak	5	Good	Single Stem
106	Acer - Maple	4	Good	Single Stem
107	Quercus - Oak	16	Good	Single Stem
108	Quercus - Oak	7	Good	Single Stem
109	Quercus - Oak	8	Good	Single Stem
110	Quercus - Oak	7	Good	Single Stem
111	Quercus - Oak	6	Good	Single Stem
112	Quercus - Oak	13	Good	Single Stem
113	Acer - Maple	5	Good	Single Stem
114	Quercus - Oak	8	Good	Single Stem
115	Acer - Maple	7	Good	Single Stem
116	Quercus - Oak	8	Good	Single Stem
117	Acer - Maple	5	Good	Single Stem
118	Quercus - Oak	27	Good	Single Stem
119	Acer - Maple	4	Good	Single Stem
120	Quercus - Oak	4	Good	Single Stem
121	Quercus - Oak	21	Poor	Single Stem
122	Acer - Maple	4	Good	Single Stem
123	Acer - Maple	4	Good	Single Stem
124	Quercus - Oak	10	Good	Single Stem
125	Acer - Maple	8	Good	Single Stem
126	Acer - Maple	9	Good	Single Stem
127	Acer - Maple	13	Good	Single Stem
128	Quercus - Oak	10	Good	Single Stem
129	Acer - Maple	6	Good	Single Stem
130	Acer - Maple	5	Good	Single Stem
131	Acer - Maple	4	Good	Single Stem
132	Quercus - Oak	24	Good	Multi-Stem
133	Quercus - Oak	13	Fair	Single Stem
134	Quercus - Oak	14	Fair	Single Stem
135	Quercus - Oak	26	Fair	Single Stem
136	Quercus - Oak	18	Good	Single Stem
137	Quercus - Oak	15	Good	Single Stem
138	Quercus - Oak	5	Good	Single Stem
139	Quercus - Oak	14	Good	Single Stem
140	Acer - Maple	53	Fair	Multi-Stem
141	Quercus - Oak	10	Good	Single Stem
142	Quercus - Oak	4	Good	Single Stem
143	Quercus - Oak	9	Good	Single Stem
144	Quercus - Oak	12	Good	Single Stem
145	Quercus - Oak	5	Good	Single Stem
146	Quercus - Oak	5	Good	Single Stem
147	Quercus - Oak	14	Good	Single Stem
148	Acer - Maple	6	Good	Single Stem
149	Quercus - Oak	7	Good	Single Stem
150	Quercus - Oak	14	Good	Single Stem
151	Quercus - Oak	15	Good	Single Stem
152	Quercus - Oak	5	Good	Single Stem
153	Quercus - Oak	10	Good	Single Stem
154	Quercus - Oak	6	Good	Single Stem
155	Acer - Maple	8	Good	Multi-Stem
156	Quercus - Oak	6	Good	Single Stem
157	Acer - Maple	13	Good	Single Stem
158	Quercus - Oak	7	Good	Single Stem
159	Acer - Maple	11	Good	Single Stem
160	Acer - Maple	9	Good	Single Stem
161	Acer - Maple	6	Good	Single Stem
162	Acer - Maple	16	Good	Single Stem
163	Quercus - Oak	18	Good	Single Stem
164	Acer - Maple	16	Good	Single Stem
165	Quercus - Oak	6	Good	Single Stem
166	Acer - Maple	14	Good	Single Stem
167	Quercus - Oak	27	Good	Multi-Stem
168	Quercus - Oak	4	Good	Single Stem
169	Quercus - Oak	23	Good	Single Stem
170	Quercus - Oak	12	Good	Single Stem
171	Acer - Maple	34	Good	Multi-Stem
172	Quercus - Oak	26	Good	Single Stem
173	Acer - Maple	7	Good	Single Stem
174	Carya Ovata - Hickory	9	Good	Single Stem
175	Acer - Maple	5	Good	Single Stem
176	Acer - Maple	18	Good	Multi-Stem
177	Quercus - Oak	12	Good	Single Stem
178	Quercus - Oak	15	Good	Single Stem
179	Quercus - Oak	17	Good	Single Stem
180	Quercus - Oak	36	Good	Single Stem
181	Acer - Maple	6	Good	Single Stem
182	Acer - Maple	6	Good	Single Stem
183	Quercus - Oak	24	Good	Single Stem
184	Quercus - Oak	23	Poor	Single Stem
185	Acer - Maple	9	Good	Single Stem
186	Quercus - Oak	10	Good	Single Stem
187	Acer - Maple	6	Good	Single Stem
188	Acer - Maple	6	Good	Single Stem
189	Quercus - Oak	6	Good	Single Stem
190	Quercus - Oak	9	Good	Single Stem
191	Quercus - Oak	14	Good	Single Stem
192	Quercus - Oak	11	Good	Single Stem
193	Acer - Maple	9	Good	Single Stem
194	Quercus - Oak	13	Good	Single Stem
195	Acer - Maple	11	Good	Single Stem
196	Quercus - Oak	6	Good	Single Stem
197	Acer - Maple	10	Good	Single Stem
198	Quercus - Oak	38	Good	Single Stem
199	Acer - Maple	9	Good	Single Stem
200	Acer - Maple	8	Good	Single Stem
201	Quercus - Oak	32	Good	Single Stem
202	Quercus - Oak	9	Good	Single Stem
203	Acer - Maple	8	Good	Single Stem
204	Acer - Maple	6	Good	Single Stem
205	Acer - Maple	4	Good	Single Stem
206	Acer - Maple	4	Good	Single Stem
207	Acer - Maple	16	Good	Multi-Stem
208	Acer - Maple	4	Good	Single Stem
209	Acer - Maple	6	Good	Single Stem
210	Acer - Maple	6	Good	Single Stem
211	Acer - Maple	7	Good	Single Stem
212	Quercus - Oak	6	Good	Single Stem
213	Quercus - Oak	28	Fair	Single Stem
214	Acer - Maple	4	Good	Single Stem
215	Acer - Maple	5	Good	Single Stem
216	Acer - Maple	7	Good	Single Stem
217	Acer - Maple	5	Good	Single Stem
218	Quercus - Oak	15	Good	Single Stem
219	Acer - Maple	6	Good	Single Stem
220	Quercus - Oak	33	Good	Single Stem
221	Quercus - Oak	15	Good	Single Stem
222	Acer - Maple	5	Good	Single Stem
223	Acer - Maple	5	Good	Single Stem
224	Acer - Maple	4	Good	Single Stem
225	Carya Ovata - Hickory	4	Good	Single Stem
226	Quercus - Oak	16	Good	Single Stem
227	Carya Ovata - Hickory	7	Good	Single Stem
228	Acer - Maple	6	Good	Single Stem
229	Acer - Maple	7	Good	Single Stem
230	Acer - Maple	10	Good	Single Stem
231	Acer - Maple	8	Good	Multi-Stem
232	Acer - Maple	8	Good	Single Stem
233	Quercus - Oak	24	Good	Single Stem
234	Acer - Maple	15	Good	Multi-Stem
235	Quercus - Oak	25	Good	Multi-Stem
236	Carya Ovata - Hickory	7	Good	Single Stem
237	Acer - Maple	28	Good	Multi-Stem
238	Acer - Maple	7	Good	Single Stem
239	Quercus - Oak	28	Good	Multi-Stem
240	Quercus - Oak	7	Good	Single Stem
241	Acer - Maple	17	Good	Multi-Stem
242	Acer - Maple	42	Fair	Multi-Stem
243	Acer - Maple	13	Good	Multi-Stem
244	Acer - Maple	12	Good	Multi-Stem
245	Acer - Maple	17	Good	Multi-Stem
246	Acer - Maple	20	Good	Multi-Stem
247	Quercus - Oak	22	Good	Single Stem
248	Acer - Maple	16	Good	Multi-Stem
249	Quercus - Oak	21	Good	Multi-Stem
250	Quercus - Oak	6	Good	Single Stem
251	Carya Ovata - Hickory	7	Good	Single Stem
252	Quercus - Oak	15	Good	Single Stem
253	Acer - Maple	7	Good	Multi-Stem
254	Acer - Maple	17	Good	Multi-Stem
255	Acer - Maple	11	Good	Single Stem
256	Quercus - Oak	4	Good	Single Stem
257	Quercus - Oak	4	Good	Single Stem
258	Acer - Maple	8	Good	Single Stem
259	Quercus - Oak	17	Good	Single Stem
260	Acer - Maple	4	Good	Single Stem
261	Quercus - Oak	10	Good	Single Stem
262	Quercus - Oak	13	Good	Single Stem
263	Acer - Maple	6	Good	Single Stem
264	Quercus - Oak	8	Good	Single Stem
265	Acer - Maple	6	Good	Single Stem
266	Acer - Maple	8	Poor	Single Stem
267	Quercus - Oak	10	Good	Single Stem
268	Acer - Maple	8	Good	Single Stem
269	Acer - Maple	11	Good	Single Stem
270	Acer - Maple	10	Good	Single Stem
271	Quercus - Oak	17	Good	Single Stem
272	Quercus - Oak	10	Good	Single Stem
273	Quercus - Oak	8	Good	Single Stem
274	Quercus - Oak	15	Good	Single Stem
275	Quercus - Oak	16	Good	Single Stem
276	Acer - Maple	8	Good	Single Stem
277	Acer - Maple	7	Fair	Single Stem
278	Quercus - Oak	10	Good	Single Stem
279	Acer - Maple	7	Good	Single Stem
280	Quercus - Oak	11	Good	Single Stem
281	Quercus - Oak	11	Good	Single Stem
282	Quercus - Oak	12	Good	Single Stem
283	Acer - Maple	5	Good	Single Stem
284	Acer - Maple	10	Good	Single Stem
285	Acer - Maple	10	Good	Single Stem
286	Acer - Maple	10	Good	Single Stem
287	Acer - Maple	4	Good	Single Stem
288	Quercus - Oak	5	Good	Single Stem
289	Acer - Maple	7	Good	Single Stem
290	Acer - Maple	5	Good	Single Stem
291	Quercus - Oak	7	Good	Single Stem
292	Acer - Maple	7	Good	Single Stem
293	Acer - Maple	8	Good	Single Stem
294	Acer - Maple	8	Good	Single Stem
295	Acer - Maple	6	Good	Single Stem
296	Quercus - Oak	13	Good	Single Stem
297	Acer - Maple	7	Good	Single Stem
298	Acer - Maple	5	Good	Single Stem
299	Acer - Maple	5	Good	Single Stem
300	Quercus - Oak	12	Good	Single Stem
301	Acer - Maple	6	Good	Single Stem
302	Acer - Maple	5	Poor	Single Stem
303	Quercus - Oak	26	Good	Multi-Stem
304	Acer - Maple	9	Fair	Single Stem
305	Acer - Maple	6	Good	Single Stem
306	Acer - Maple	6	Poor	Single Stem
307	Acer - Maple	4	Good	Single Stem
308	Quercus - Oak	10	Good	Single Stem
309	Acer - Maple	7	Good	Single Stem
310	Acer - Maple	11	Good	Multi-Stem
311	Acer - Maple	5	Good	Single Stem
312	Quercus - Oak	29	Good	Single Stem
313	Carya Ovata - Hickory	4	Good	Single Stem
314	Quercus - Oak	4	Good	Single Stem
315	Acer - Maple	6	Good	Single Stem
316	Quercus - Oak	19	Good	Single Stem
317	Quercus - Oak	7	Good	Single Stem
318	Quercus - Oak	16	Good	Single Stem
319	Quercus - Oak	11	Fair	Single Stem
320	Acer - Maple	9	Good	Single Stem
321	Quercus - Oak	10	Good	Single Stem
322	Acer - Maple	17	Good	Multi-Stem
323	Acer - Maple	6	Good	Single Stem
324	Quercus - Oak	4	Good	Single Stem
325	Acer - Maple	5	Good	Single Stem
326	Quercus - Oak	10	Good	Single Stem
327	Quercus - Oak	11	Good	Single Stem
328	Quercus - Oak	16	Good	Multi-Stem
329	Quercus - Oak	18	Good	Multi-Stem
330	Acer - Maple	7	Good	Single Stem
331	Carya Ovata - Hickory	6	Good	Multi-Stem
332	Acer - Maple	17	Good	Single Stem
333	Acer - Maple	14	Good	Multi-Stem
334	Acer - Maple	9	Poor	Multi-Stem
335	Acer - Maple	6	Good	Single Stem
336	Acer - Maple	22	Good	Multi-Stem
337	Acer - Maple	5	Good	Single Stem
338	Acer - Maple	5	Good	Single Stem
339	Quercus - Oak	23	Good	Multi-Stem
340	Quercus - Oak	22	Good	Multi-Stem
341	Acer - Maple	25	Good	Multi-Stem
342	Quercus - Oak	4	Good	Single Stem
343	Acer - Maple	7	Good	Single Stem
344	Acer - Maple	7	Good	Single Stem
345	Quercus - Oak	32	Good	Single Stem
346	Acer - Maple	4	Good	Single Stem
347	Acer - Maple	4	Good	Single Stem
348	Quercus - Oak	4	Good	Single Stem
349	Quercus - Oak	33	Excellent	Single Stem
350	Quercus - Oak	16	Good	Single Stem
351	Acer - Maple	5	Good	Single Stem
352	Acer - Maple	5	Good	Single Stem
353	Quercus - Oak	21	Fair	Multi-Stem
354	Acer - Maple	28	Fair	Multi-Stem
355	Quercus - Oak	18	Excellent	Single Stem
356	Quercus - Oak	35	Poor	Single Stem
357	Acer - Maple	5	Good	Single Stem
358	Quercus - Oak	16	Excellent	Single Stem
359	Quercus - Oak	9	Good	Single Stem
360	Acer - Maple	5	Good	Single Stem
361	Acer - Maple	5	Good	Single Stem
362	Acer - Maple	5	Good	Single Stem
363	Acer - Maple	9	Good	Single Stem
364	Quercus - Oak	8	Good	Single Stem
365	Acer - Maple	7	Good	Single Stem
366	Quercus - Oak	9	Good	Single Stem
367	Quercus - Oak	33	Fair	Single Stem
368	Acer - Maple	5	Good	Single Stem
369	Acer - Maple	6	Good	Single Stem
370	Quercus - Oak	10	Fair	Single Stem
371	Acer - Maple	6	Good	Single Stem
372	Quercus - Oak	18	Excellent	Single Stem
373	Quercus - Oak	10	Good	Single Stem
374	Acer - Maple	5	Good	Single Stem
375	Acer - Maple	14	Good	Multi-Stem
376	Acer - Maple	5	Good	Single Stem
377	Carya Ovata - Hickory	7	Good	Single Stem
378	Quercus - Oak	13	Good	Single Stem
379	Acer - Maple	7	Good	Single Stem
380	Acer - Maple	7	Good	Single Stem
381	Acer - Maple	7	Good	Single Stem
382	Acer - Maple	7	Good	Single Stem
383	Acer - Maple	6	Good	Single Stem
384	Acer - Maple	6	Good	Single Stem
385	Acer - Maple	4	Good	Single Stem
386	Acer - Maple	5	Good	Single Stem
387	Carya Ovata - Hickory	7	Good	Single Stem
388	Quercus - Oak	11	Good	Single Stem
389	Acer - Maple	11	Good	Single Stem
390	Carya Ovata - Hickory	10	Excellent	Single Stem
391	Quercus - Oak	21	Fair	Multi-Stem
392	Acer - Maple	28	Fair	Multi-Stem
393	Quercus - Oak	18	Excellent	Single Stem
394	Quercus - Oak	35	Poor	Single Stem
395	Acer - Maple	5	Good	Single Stem
396	Quercus - Oak	16	Excellent	Single Stem
397	Carya Ovata - Hickory	4	Good	Single Stem
398	Quercus - Oak	11	Good	Single Stem
399	Carya Ovata - Hickory	4	Good	Single Stem
400	Quercus - Oak	11	Good	Single Stem
401	Quercus - Oak	25	Good	Multi-Stem
402	Quercus - Oak	10	Good	Single Stem
403	Quercus - Oak	6	Good	Single Stem
404	Quercus - Oak	9	Good	Single Stem
405	Quercus - Oak	13	Good	Single Stem
406	Quercus - Oak	28	Good	Single Stem
407	Acer - Maple	7	Good	Single Stem
408	Quercus - Oak	15	Good	Single Stem
409	Acer - Maple	4	Good	Single Stem
410	Acer - Maple	22	Good	Multi-Stem
411	Acer - Maple	7	Good	Single Stem
412	Acer - Maple	6	Good	Single Stem
413	Acer - Maple	9	Good	Single Stem
414	Acer - Maple	4	Good	Single Stem
415	Acer - Maple	8	Good	Single Stem
416	Acer - Maple	6	Good	Single Stem
417	Acer - Maple	8	Good	Single Stem
418	Acer - Maple	4	Good	Single Stem
419	Quercus - Oak	18	Good	Single Stem
420	Acer - Maple	4	Good	Single Stem
421	Acer - Maple	6	Good	Single Stem
422	Quercus - Oak	7	Good	Single Stem
423	Carya Ovata - Hickory	9	Good	Single Stem
424	Acer - Maple	7	Good	Single Stem
425	Acer - Maple	5	Good	Single Stem
426	Carya Ovata - Hickory	5	Good	Single Stem
427	Acer - Maple	7	Good	Single Stem
428	Acer - Maple	6	Good	Single Stem
429	Acer - Maple	7	Poor	Single Stem
430	Acer - Maple	6	Good	Single Stem
431	Acer - Maple	6	Good	Single Stem
432	Acer - Maple	4	Good	Single Stem
433	Acer - Maple	8	Good	Single Stem
434	Acer - Maple	4	Good	Single Stem
435	Acer - Maple	11	Good	Single Stem
436	Acer - Maple	7	Good	Single Stem
437	Carya Ovata - Hickory	7	Excellent	Single Stem
438	Acer - Maple	8	Good	Single Stem
439	Quercus - Oak	13	Good	Single Stem
440	Acer - Maple	5	Good	Single Stem
441	Acer - Maple	6	Good	Single Stem
442	Acer - Maple	5	Good	Single Stem
443	Carya Ovata - Hickory	6	Good	Single Stem
444	Acer - Maple	23	Good	Multi-Stem
445	Carya Ovata - Hickory	5	Excellent	Single Stem
446	Acer - Maple	13	Dead	Single Stem
447	Quercus - Oak	10	Fair	Single Stem
448	Acer - Maple	5	Good	Single Stem
449	Acer - Maple	5	Good	Single Stem
450	Acer - Maple	7	Good	Single Stem
451	Acer - Maple	11	Good	Multi-Stem
452	Acer - Maple	5	Good	Single Stem
453	Acer - Maple	7	Good	Single Stem
454	Carya Ovata - Hickory	15	Excellent	Single Stem
455	Acer - Maple	5	Good	Single Stem
456	Quercus - Oak	9	Good	Single Stem
457	Acer - Maple	9	Good	Single Stem
458	Quercus - Oak	9	Good	Single Stem
459	Quercus - Oak	12	Good	Single Stem
460	Acer - Maple	9	Good	Single Stem
461	Acer - Maple	6	Good	Single Stem
462	Acer - Maple	5	Good	Single Stem
463	Acer - Maple	14	Good	Multi-Stem
464	Acer - Maple	5	Good	Single Stem
465	Acer - Maple	12	Good	Single Stem
466	Acer - Maple	16	Good	Multi-Stem
467	Acer - Maple	9	Good	Single Stem
468	Acer - Maple	10	Good	Single Stem
469	Acer - Maple	7	Good	Single Stem
470	Acer - Maple	6	Good	Single Stem
471	Acer - Maple	11	Good	Multi-Stem
472	Quercus - Oak	15	Good	Single Stem
473	Acer - Maple	13	Good	Single Stem
474	Acer - Maple	6	Fair	Single Stem
475	Acer - Maple	11	Good	Multi-Stem
476	Acer - Maple	34	Good	Multi-Stem
477	Quercus - Oak	31	Good	Multi-Stem
478	Acer - Maple	9	Good	Multi-Stem
479	Acer - Maple	5	Good	Single Stem
480	Acer - Maple	10	Good	Single Stem
481	Acer - Maple	8	Good	Single Stem
482	Carya Ovata - Hickory	5	Good	Single Stem
483	Acer - Maple	5	Good	Single Stem
484	Carya Ovata - Hickory	4	Good	Single Stem
485	Acer - Maple	4	Good	Single Stem
486	Carya Ovata - Hickory	15	Good	Single Stem
487	Acer - Maple	5	Good	Single Stem
488	Acer - Maple	6	Good	Single Stem
489	Carya Ovata - Hickory	5	Good	Single Stem
490	Acer - Maple	6	Good	Single Stem
491	Acer - Maple	6	Good	Single Stem
492	Acer - Maple	7	Good	Single Stem
493	Carya Ovata - Hickory	6	Good	Single Stem
494	Acer - Maple	11	Good	Single Stem
495	Acer - Maple	5	Good	Single Stem
496	Acer - Maple	7	Good	Single Stem
497	Acer - Maple	9	Good	Single Stem
498	Acer - Maple	9	Good	Single Stem
499	Carya Ovata - Hickory	10	Good	Single Stem
500	Acer - Maple	7	Fair	Single Stem
501	Acer - Maple	5	Good	Single Stem
502	Quercus - Oak	12	Good	Single Stem
503	Acer - Maple	4	Good	Single Stem
504	Acer - Maple	8	Good	Single Stem
505	Acer - Maple	5	Good	Single Stem
506	Acer - Maple	5	Good	Single Stem
507	Acer - Maple	11	Good	Single Stem
508	Acer - Maple	6	Good	Single Stem
509	Acer - Maple	12	Good	Single Stem
510	Acer - Maple	11	Good	Single Stem
511	Acer - Maple	4	Good	Single Stem
512	Acer - Maple	12	Good	Single Stem
513	Acer - Maple	5	Good	Single Stem
514	Acer - Maple	6	Good	Single Stem
515	Acer - Maple	8	Good	Single Stem
516	Carya Ovata - Hickory	5	Good	Single Stem
517	Acer - Maple	5	Good	Single Stem
518	Acer - Maple	6	Good	Single Stem
519	Acer - Maple	4	Good	Single Stem
520	Carya Ovata - Hickory	9	Good	Single Stem
521	Acer - Maple	7	Good	Single Stem
522	Acer - Maple	25	Good	Multi-Stem
523	Quercus - Oak	14	Good	Single Stem
524	Acer - Maple	9	Good	Single Stem
525	Acer - Maple	8	Good	Single Stem
526	Acer - Maple	6	Good	Single Stem
527	Acer - Maple	9	Good	Single Stem
528	Acer - Maple	8	Good	Single Stem
529	Acer - Maple	9	Good	Single Stem
530	Acer - Maple	9	Good	Single Stem
531	Acer - Maple	7	Good	Single Stem
532	Quercus - Oak	18	Good	Single Stem
533	Acer - Maple	25	Fair	Multi-Stem
534	Quercus - Oak	45	Good	Multi-Stem
535	Quercus - Oak	5	Good	Single Stem
536	Quercus - Oak	25	Good	Multi-Stem
537	Quercus - Oak	5	Good	Single Stem
538	Quercus - Oak	23	Good	Single Stem
539	Acer - Maple	6	Good	Single Stem
540	Quercus - Oak	11	Good	Single Stem
541	Quercus - Oak	24	Good	Single Stem
542	Acer - Maple	73	Good	Multi-Stem
543	Acer - Maple	7	Good	Single Stem
544	Acer - Maple	10	Good	Single Stem
545	Quercus - Oak	12	Good	Single Stem
546	Carya Ovata - Hickory	10	Good	Single Stem
547	Acer - Maple	10	Good	Single Stem
548	Acer - Maple	10	Good	Single Stem
549	Acer - Maple	4	Good	Single Stem
550	Acer - Maple	11	Good	Single Stem
551	Quercus - Oak	5	Good	Single Stem
552	Acer - Maple	11	Excellent	Single Stem
553	Quercus - Oak	12	Good	Single Stem
554	Quercus - Oak	5	Good	Single Stem
555	Quercus - Oak	4	Good	Single Stem
556	Quercus - Oak	6	Good	Single Stem
557	Acer - Maple	7	Good	Single Stem
558	Quercus - Oak	7	Good	Single Stem
559	Acer - Maple	9	Fair	Single Stem
560	Quercus - Oak	5	Good	Single Stem
561	Acer - Maple	5	Good	Single Stem
562	Quercus - Oak	6	Good	Single Stem
563	Acer - Maple	8	Good	Single Stem
564	Quercus - Oak	24	Good	Single Stem
565	Acer - Maple	7	Good	Single Stem
566	Acer - Maple	7	Good	Single Stem
567	Quercus - Oak	18	Good	Single Stem
568	Quercus - Oak	8	Good	Single Stem
569	Acer - Maple	6	Good	Single Stem
570	Quercus - Oak	25	Good	Multi-Stem
571	Acer - Maple	6	Good	Single Stem
572	Acer - Maple	5	Good	Single Stem

MUNICIPAL LANDSCAPE REQUIREMENTS

EXISTING TREE REMOVAL SCHEDULE

Count	Tree # to be Removed	Tree Species	Diameter (DBH)	Replacement Option 2.5 - 4"	Replacement Option 5 - 7"
1	1	Acer - Maple	9	9	3
2	2	Acer - Maple	6	3	1
3	3	Acer - Maple	21	12	6
4	163	Quercus - Oak	18	12	6
5	164	Acer - Maple	16	12	6
6	165	Quercus - Oak	6	3	1
7	167	Quercus - Oak	27	12	6
8	168	Quercus - Oak	4	N/A	N/A
9	169	Quercus - Oak	23	12	6
10	170	Quercus - Oak	12	12	6
11	171	Acer - Maple	34	12	6
12	172	Quercus - Oak	26	12	6
13	540	Quercus - Oak	11	9	3
14	541	Quercus - Oak	24	12	6
15	542	Acer - Maple	73	12	6
16	665	Quercus - Oak	25	12	6
17	677	Quercus - Oak	20	12	6
18	953	Quercus - Oak	5	3	1
19	958	Carya Ovata - Hickory	4	N/A	N/A
20	959	Carya Ovata - Hickory	4	N/A	N/A
21	960	Acer - Maple	6	3	1
22	963	Quercus - Oak	6	3	1
23	966	Quercus - Oak	5	3	1
24	967	Acer - Maple	5	3	1
25	977	Carya Ovata - Hickory	4	N/A	N/A
		Total Diameter	**394**	**Total Trees** **183**	**85**
		Average Diameter (25 Trees)	15.76		

Not included in the 'Notes' section, but circled on the full report

Included in 'Notes' section, but not circled on the full report

REPLACEMENT TREES PROVIDED

	SIZE	QTY
Shade Trees	2.5" Cal. Min.	**186**
Evergreen Trees	6' Ht. Min.	**97**
Ornamental Trees	8' Ht. / 1.5" Cal. Min.	**184**

BUFFERYARD (East Property Line, 986 LF)

Landscape Requirement: *Average Bufferyard "B", minimum 15 feet wide*
6 Deciduous/Ornamental Trees + 3 Evergreen Trees + 9 Shrubs per 100 LF
Calculation: *986 / 100 = 9.86*
Required: ***60 Deciduous/Ornamental Trees + 30 Evergreen Trees + 89 Shrubs***
Provided: ***78 Deciduous/Ornamental Trees + 6 Evergreen Trees + 17 Shrubs***

	QTY
EXISTING DECIDUOUS/ORNAMENTAL TREES	72
SHADE TREES	6
EVERGREEN TREES	6
ORNAMENTAL TREES	9
SHRUBS	17
TOTAL TREES	**93**
TOTAL SHRUBS	**17**

PARKING LOT PERIMETERS

1) S. MOORLAND ROAD, NORTH LOT (174 LF)

Landscape Requirement: Arterial Road
1 shade or evergreen tree + 4 shrubs per 20 LF of parking surface
Calculation: *174 / 20 = 8.7 (8.7 x 4 = 34.8)*
Required: ***9 Shade or Evergreen Trees + 35 Shrubs***
Provided: ***9 Shade + 35 Shrubs***

	QTY
SHADE TREES	**9**
EVERGREEN TREES	**0**
SHRUBS	**37**

2) S. MOORLAND ROAD, SOUTH LOT (165 LF)

Landscape Requirement: Arterial Road
1 shade or evergreen tree + 4 shrubs per 20 LF of parking surface
Calculation: *165 / 20 = 8.25 (8.25 x 4 = 33)*
Required: ***9 Shade or Evergreen Trees + 33 Shrubs***
Provided: ***9 Shade + 33 Shrubs***

	QTY
SHADE TREES	**9**
EVERGREEN TREES	**0**
SHRUBS	**33**

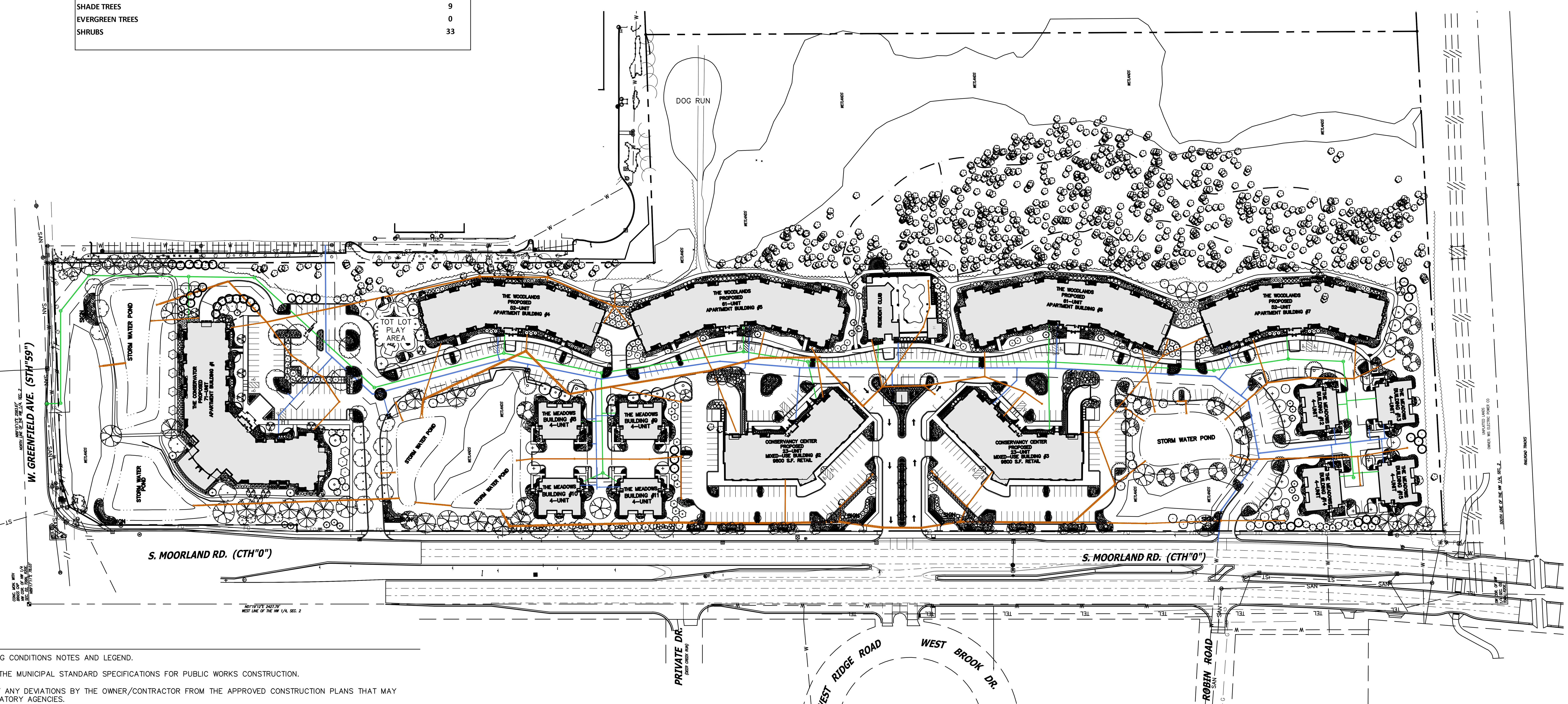
COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	Larix laricina / Tamarack	B & B	8' Ht. (min)	28
	PIGL	Picea glauca / White Spruce	B & B	6' Ht. (min)	30
	PIST	Pinus strobus / White Pine	B & B	8' Ht. (min)	39
ORNAMENTAL TREES					
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	8' Ht. (min)	36
	CACA	Carpinus caroliniana / American Hornbeam	B & B	1.5" Cal	8
	CECA	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud	B & B	8' Ht. (min)	15
	COAL	Cornus alternifolia / Pagoda Dogwood	B & B	8' Ht. (min)	5
	COMA	Cornus mas / Cornelian Cherry	B & B	6' Ht. (min)	13
	CRCR	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	6' Ht. (min)	22
	HEMI	Heptacodium miconioides / Seven Son Flower	B & B	8' Ht. (min)	28
	MASA	Malus sargentii 'Select A' / Firebird® Sargent Crabapple	B & B	1.5" Cal	17
	MAPM	Malus x 'Prairie Maid' / Prairie Maid Crabapple	B & B	1.5" Cal	14
	MASU	Malus x 'Sutyzam' / Sugar Tyme® Crabapple	B & B	1.5" Cal	14
	OSVI	Ostrya virginiana / American Hophornbeam	B & B	1.5" Cal	12
OVERSTORY DECIDUOUS TREES					
	ACMI	Acer miyabei 'Morton' / State Street™ Miyabe Maple	B & B	4.0" Cal	11
	ACFRC	Acer x freemanii 'Celzam' / Celebration® Freeman Maple	B & B	4.0" Cal	14
	BENIH	Betula nigra 'Heritage' – Single / Heritage River Birch – Single	B & B	2.5" Cal	22
	PTKC	Gymnocladus dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree	B & B	4.0" Cal	20
	POTR	Populus tremuloides 'NE Arb' / Prairie Gold® Quaking Aspen	B & B	2.5" Cal	14
	QUAC	Quercus acuminata / Chinkapin Oak	B & B	2.5"Cal	14
	QUBI	Quercus bicolor / Swamp White Oak	B & B	4.0" Cal	19
	QUMA	Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak	B & B	2.5" B&B	25
	QUSC	Quercus x schuettei / Swamp Bur Oak	B & B	2.5" Cal	13
	QUWA	Quercus x warei 'Regal Prince' / Regal Prince Oak	B & B	2.5" Cal	14
	TIAM	Tilia americana 'Kromm' / Sweet Street™ American Linden	B & B	4" Cal	20
UPRIGHT EVERGREEN SHRUB					
	THOC	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	8' Ht. (min)	11
	THOCN	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	8' Ht. (min)	49
DECIDUOUS SHRUBS					
	ARME	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#5	12" Ht. (min)	99
	ARMEH	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	#5	18" Dia. (min)	69
	CAFL	Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub	#5	36" Ht. (min)	59
	CEAM	Ceanothus americanus / New Jersey Tea	#5	12" Ht. (min)	186
	COALI	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	#5	18" Ht. (min)	57
	COALB	Cornus alba 'Byboughen' / Neon Burst™ Tatarian Dogwood	#5	24" Ht. (min)	17
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood	#5	36" Ht. (min)	51
	COSE	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	#5	24" Ht. (min)	107
	COSEG	Cornus sericea 'Silver and Gold' / Silver and Gold Red Twig Dogwood	#5	24" Ht. (min)	50
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	#5	18" Ht. (min)	205
	FRAL	Frangula alnus 'SMNRFBT' / Fine Line® Improved Buckthorn	#5	36" Ht. (min)	86
	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#5	18" Ht. (min)	65
	HYPAP	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea	#5	24" Ht. (min)	23
	HYPALL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#3	18" Ht. (min)	6
	HQPW	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	#5	18" Ht. (min)	68
	HYSE	Hydrangea serrata 'MAK20' / Tuff Stuff™ Hydrangea	#5	24" Ht. (min)	26
	ILVEB	Ilex verticillata 'FarrowBPop' / Berry Poppins® Winterberry	#5	18" Ht. (min)	93
	ILVEM	Ilex verticillata 'FarrowMrP' / Mr. Poppins® Winterberry	#5	18" Ht. (min)	20
	PHOPA	Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Ninebark	#5	24" Ht. (min)	46
	RHAR	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *	#5	24" Dia. (min)	470
	RHTY	Rhus typhina / Staghorn Sumac	#5	36" Ht. (min)	66
	RODR	Rosa x 'NOA168098F' / Flower Carpet® Pink Supreme Groundcover Rose	#5	12" Ht. (min)	64
	RORA	Rosa x 'Radtko' / Double Knock Out® Red Rose	#5	24" Ht. (min)	9
	SPMEK	Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea	#5	18" Ht. (min)	264
	STTR	Staphylea trifolia / American Bladdernut	#5	36" Ht. (min)	14
	VICA	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum	#5	18" Ht. (min)	107
	VIJU	Viburnum x juddii / Judd Viburnum	#5	36" Ht. (min)	89
EVERGREEN SHRUBS					
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood	B & B	18" Ht. (min)	311
	BUGM	Buxus x 'Green Mountain' / Green Mountain Boxwood	B & B	24" Ht. (min)	26
	JUCH	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#5	24" Ht. (min)	29
	JUHO	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	#5	18" Dia. (min)	34
	JUSA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	#5	24" Dia. (min)	51
	TACU	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	#5	24" Ht. (min)	71
	TAMEE	Taxus x media 'Everlow' / Everlow Yew	#5	24" Dia. (min)	39

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN SHRUBS					
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood	B & B	18" Ht. (min)	311
	BUGM	Buxus x 'Green Mountain' / Green Mountain Boxwood	B & B	24" Ht. (min)	26
	JUCH	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#5	24" Ht. (min)	29
	JUHO	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	#5	18" Dia. (min)	34
	JUSA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	#5	24" Dia. (min)	51
	TACU	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	#5	24" Ht. (min)	71
	TAMEE	Taxus x media 'Everlow' / Everlow Yew	#5	24" Dia. (min)	39

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
PERENNIALS & GRASSES					
	ALMO	Alchemilla mollis / Lady's Mantle	#1	Min. 8"–18"	100
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"–18"	315
	ASTU	Asclepias tuberosa / Butterfly Milkweed	#1	Min. 8"–18"	45
	ASOB	Aster oblongifolius 'October Skies / October Skies Fall Aster	#1	Min 8"–18"	229
	ASCHW	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	Min. 8"–18"	137
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	126
	CANE	Calamintha nepeta 'Montrose White' / Montrose White Catmint	#1	Min. 8"–18"	988
	DECE	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	#1	Min 8"–18"	78
	ECPUM	Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower	#1	Min 8"–18"	436
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill	#1	Min. 8"–18"	79
	GEBI	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	#1	Min. 8"–18"	99
	HAMA	Hakonechloa macra / Japanese Forest Grass	#1	Min. 8"–18"	22
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily	#1	Min. 8"–18"	250
	HPDO	Hemerocallis x 'Purple de Oro' / Purple de Oro Daylily	#1	Min. 8"–18"	578
	HESO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1	Min. 8"–18"	588
	HMPP	Heuchera micrantha 'Palace Purple' / Palace Purple Crevice Alumroot	#1	Min. 8"–18"	30
	HEFC	Heuchera x 'Fire Chief' / Fire Chief Coral Bells	#1	Min. 8"–18"	105
	HEOB	Heuchera x 'Obsidian' / Obsidian Coral Bells	#1	Min. 8"–18"	60
	LIA SPI	Liatris spicata 'Kobold' / Kobold Spike Gayfeather	#1	Min. 8"–18"	158
	MOCAH	Molinia caerulea 'Heidebraut' / Heidebraut Moor Grass	#1	Min 8"–18"	107
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"–18"	166
	RUAG	Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower	#1	Min. 8"–18"	176
	SANEC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1	Min. 8"–18"	114
	SCSCJ	Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem	#1	Min. 8"–18"	143
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem *	#1	Min. 8"–18"	101
	SEAF	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Min 8"–18"	180
	SPHE	Sporobolus heterolepis / Prairie Dropseed	#1	Min. 8"–18"	546
	SPHET	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"–18"	335

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	CAPE	Carex pensylvanica / Pennsylvania Sedge



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.
9. ALL DISTURBED AREAS SHALL RECEIVE LOW–MOW FESCUE SEED MIX UNLESS OTHERWISE DEPICTED.

CONTRACTOR NOTES

1. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO THE LANDSCAPE PLAN.
2. ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.
3. ALL DISTURBED AREAS SHALL RECEIVE LOW–MOW FESCUE SEED MIX UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.

north

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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
WIMMER COMMUNITIES

CLIENT ADDRESS:
5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
S. MOORLAND RD. &
W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

REVIEW DRAWING
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DATE OF ISSUE 3/21/2025

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/21/2025	CONDITIONAL USE SUBMITTAL
2		
3		
4		
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15		

Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 25-15146

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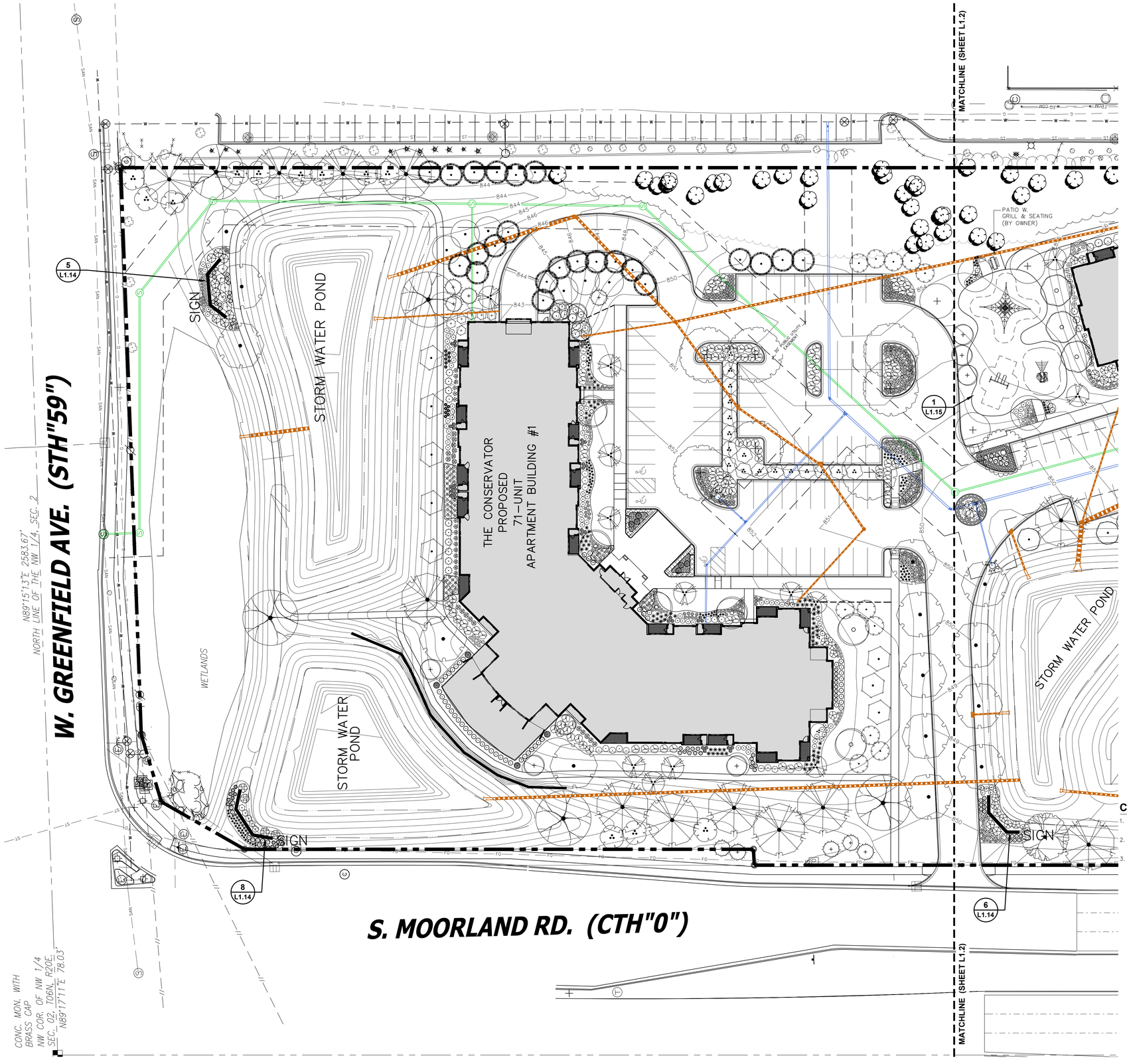

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2. ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.
3. ALL DISTURBED AREAS SHALL RECEIVE LOW-MOW FESCUE SEED MIX UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.

north

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PLAN MODIFICATIONS:

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1	03/21/2025	CONDITIONAL USE SUBMITTAL
2		
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO: 25-15146

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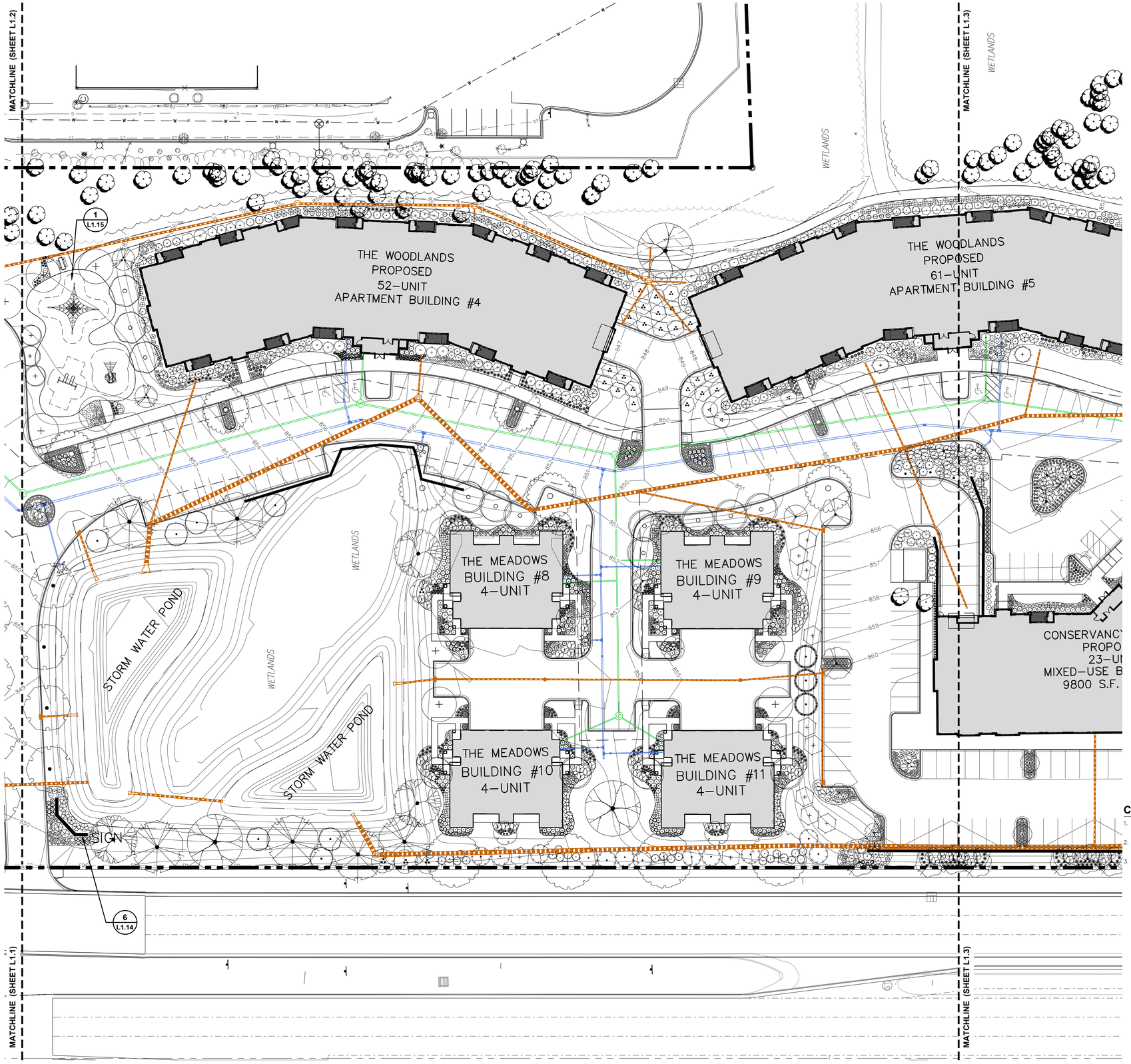

CONTRACTOR NOTES

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2. ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.
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CLIENT ADDRESS:
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HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
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W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

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PLAN MODIFICATIONS:

#	Date:	Description:
1	03/21/2025	CONDITIONAL USE SUBMITTAL
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN

SHEET NUMBER:
L1.2

JSD PROJECT NO: 25-15146

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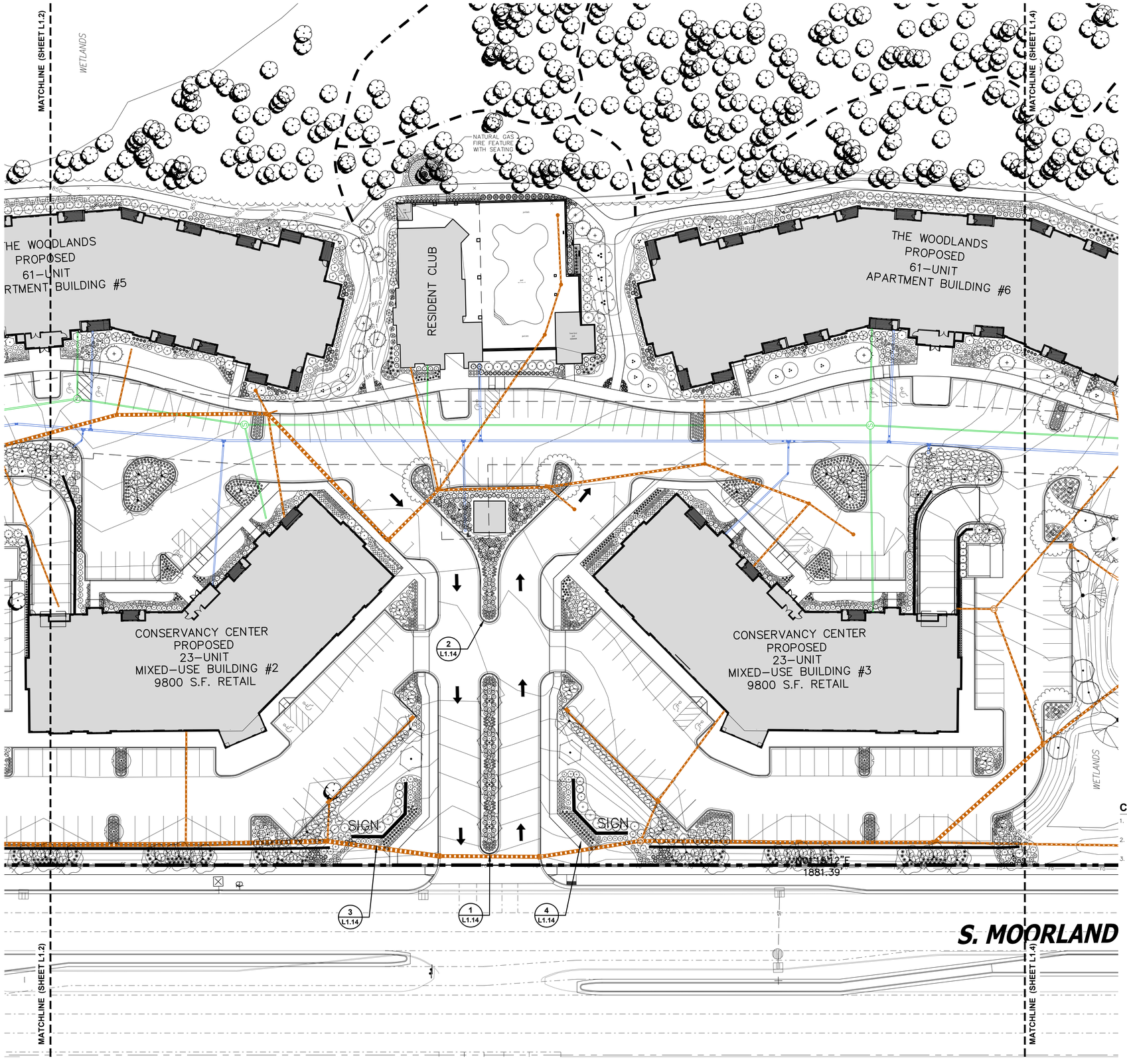

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN

SHEET NUMBER:
L1.3

JSD PROJECT NO: 25-15146

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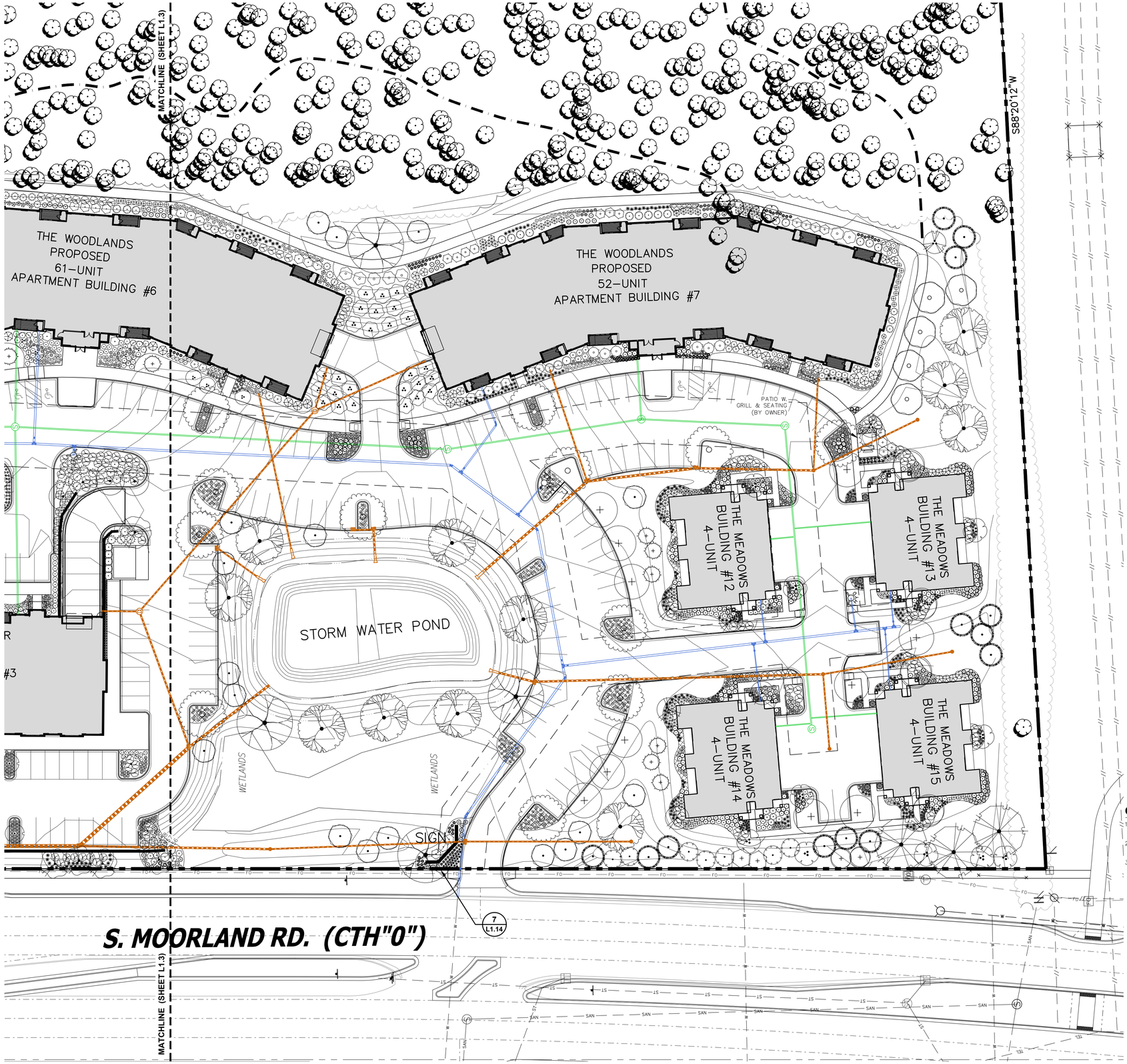

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN

SHEET NUMBER:
L1.4

JSD PROJECT NO: 25-15146

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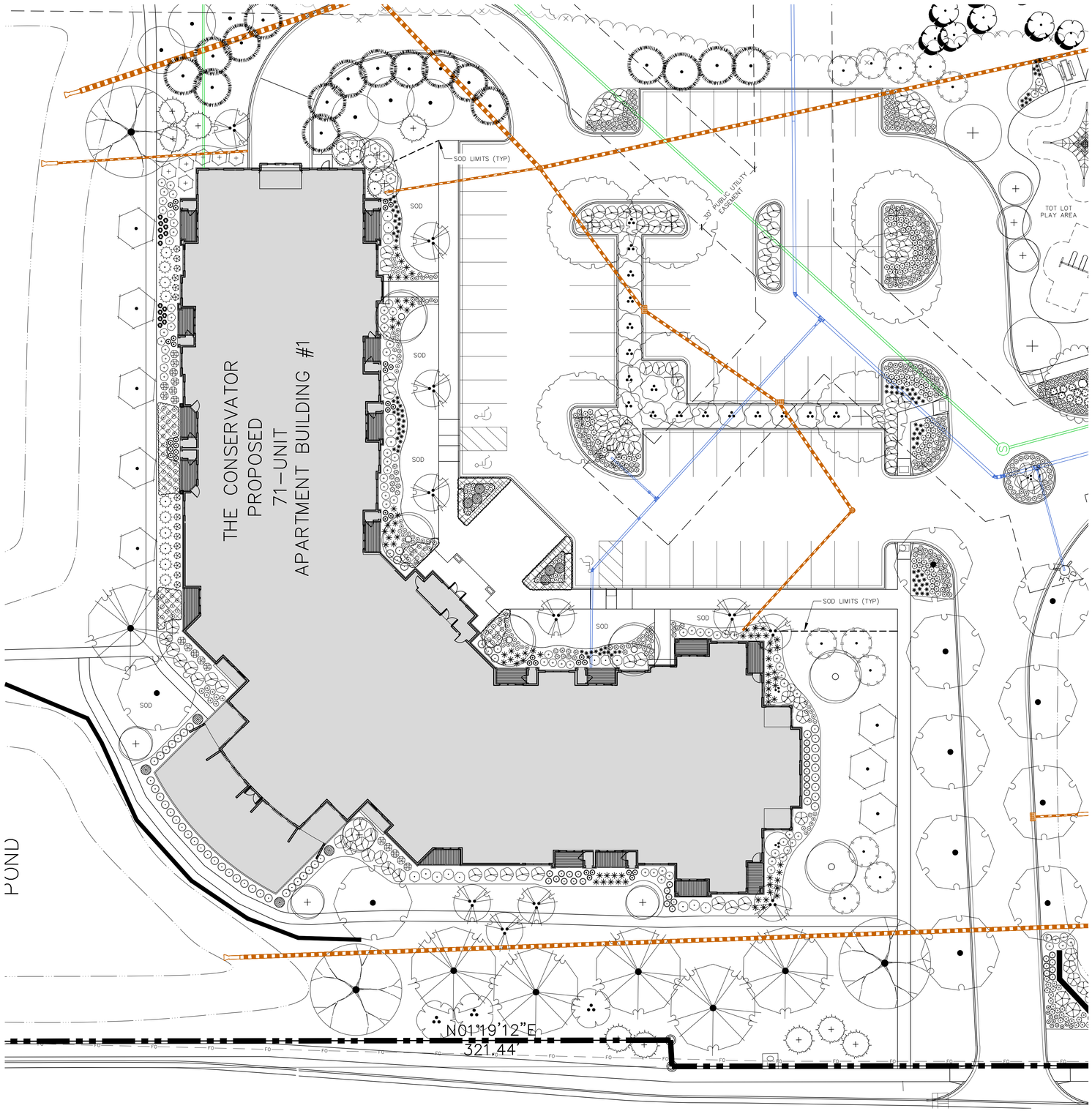

1 BUILDING #1 THE CONSERVATOR

SCALE: 1" = 20'

PLANT SCHEDULE BUILDING #1

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	*Larix laricina / Tamarack*	B & B	8' Ht. (min)	9
	PIGL	*Picea glauca / White Spruce*	B & B	6' Ht. (min)	11
	PIST	*Pinus strobus / White Pine*	B & B	8' Ht. (min)	17
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*	B & B	8' Ht. (min)	3
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*	B & B	8' Ht. (min)	11
	HEMI	*Heptacodium micanioides / Seven Son Flower*	B & B	8' Ht. (min)	3
	OSVI	*Ostrya virginiana / American Hophornbeam*	B & B	1.5" Cal	18
OVERSTORY DECIDUOUS TREES					
	ACMI	*Acer miyabei 'Morton' / State Street™ Miyabe Maple*	B & B	4.8" Cal	5
	ACFRC	*Acer x freemanii 'Celzam' / Celebration® Freeman Maple*	B & B	4.8" Cal	11
	BENIH	*Betula nigra 'Heritage' – Single / Heritage River Birch – Single*	B & B	2.5" Cal	6
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree*	B & B	4.8" Cal	1
	POTR	*Populus tremuloides 'NE Arb' / Prairie Gold® Quaking Aspen*	B & B	2.5" Cal	6
	QUBI	*Quercus bicolor / Swamp White Oak*	B & B	4.8" Cal	6
	QUSC	*Quercus x schuettei / Swamp Bur Oak*	B & B	2.5" Cal	3
	QUWA	*Quercus x warei 'Regal Prince' / Regal Prince Oak*	B & B	2.5" Cal	8
	TIAM	*Tilia americana 'Kromm' / Sweet Street™ American Linden*	B & B	4" Cal	3
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry*	#5	12" Ht. (min)	19
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*	#5	36" Ht. (min)	8
	COALB	*Cornus alba 'Bybooghen' / Neon Burst™ Tatarian Dogwood*	#5	24" Ht. (min)	17
	COBA	*Cornus baileyi / Bailey's Red-twig Dogwood*	#5	36" Ht. (min)	6
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	24" Ht. (min)	8
	FRAL	*Frangula alnus 'SMNRFBT' / Fine Line® Improved Buckthorn*	#5	36" Ht. (min)	37
	HYAR	*Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea*	#5	18" Ht. (min)	16
	HYPALL	*Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea*	#3	18" Ht. (min)	3
	ILVEB	*Ilex verticillata 'FarrowBProp' / Berry Poppins® Winterberry*	#5	18" Ht. (min)	15
	ILVEM	*Ilex verticillata 'FarrowMrP' / Mr. Poppins® Winterberry*	#5	18" Ht. (min)	3
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *	#5	24" Dia. (min)	94
	RHTY	*Rhus typhina / Staghorn Sumac*	#5	36" Ht. (min)	17
	RODR	*Rosa x 'NOA168898T' / Flower Carpet® Pink Supreme Groundcover Rose*	#5	12" Ht. (min)	9
	SPMEK	*Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea*	#5	18" Ht. (min)	56
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' / Green Velvet Boxwood*	B & B	18" Ht. (min)	52
	BUGM	*Buxus x 'Green Mountain' / Green Mountain Boxwood*	B & B	24" Ht. (min)	18
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	5
	JUSA	*Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper*	#5	24" Dia. (min)	2
	TAMEE	*Taxus x media 'Everlow' / Everlow Yew*	#5	24" Dia. (min)	18
PERENNIALS & GRASSES					
	ALMO	*Alchemilla mollis / Lady's Mantle*	#1	Min. 8"–18"	8
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"–18"	22
	CANE	*Calamintha nepeta 'Montrose White' / Montrose White Catmint*	#1	Min. 8"–18"	53
	DECE	*Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass*	#1	Min 8"–18"	15
	ECPUM	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"–18"	184
	GEBI	*Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill*	#1	Min. 8"–18"	54
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*	#1	Min. 8"–18"	235
	MOCAH	*Molinia caerulea 'Heidebraut' / Heidebraut Moor Grass*	#1	Min 8"–18"	79
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"–18"	38
	SEAF	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min 8"–18"	72
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	#1	Min. 8"–18"	83
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**			
GROUND COVERS					
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*			

CONTRACTOR NOTES

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5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
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W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - THE CONSERVATOR - BUILDING #1

SHEET NUMBER:
L1.5

JSD PROJECT NO: 25-15146

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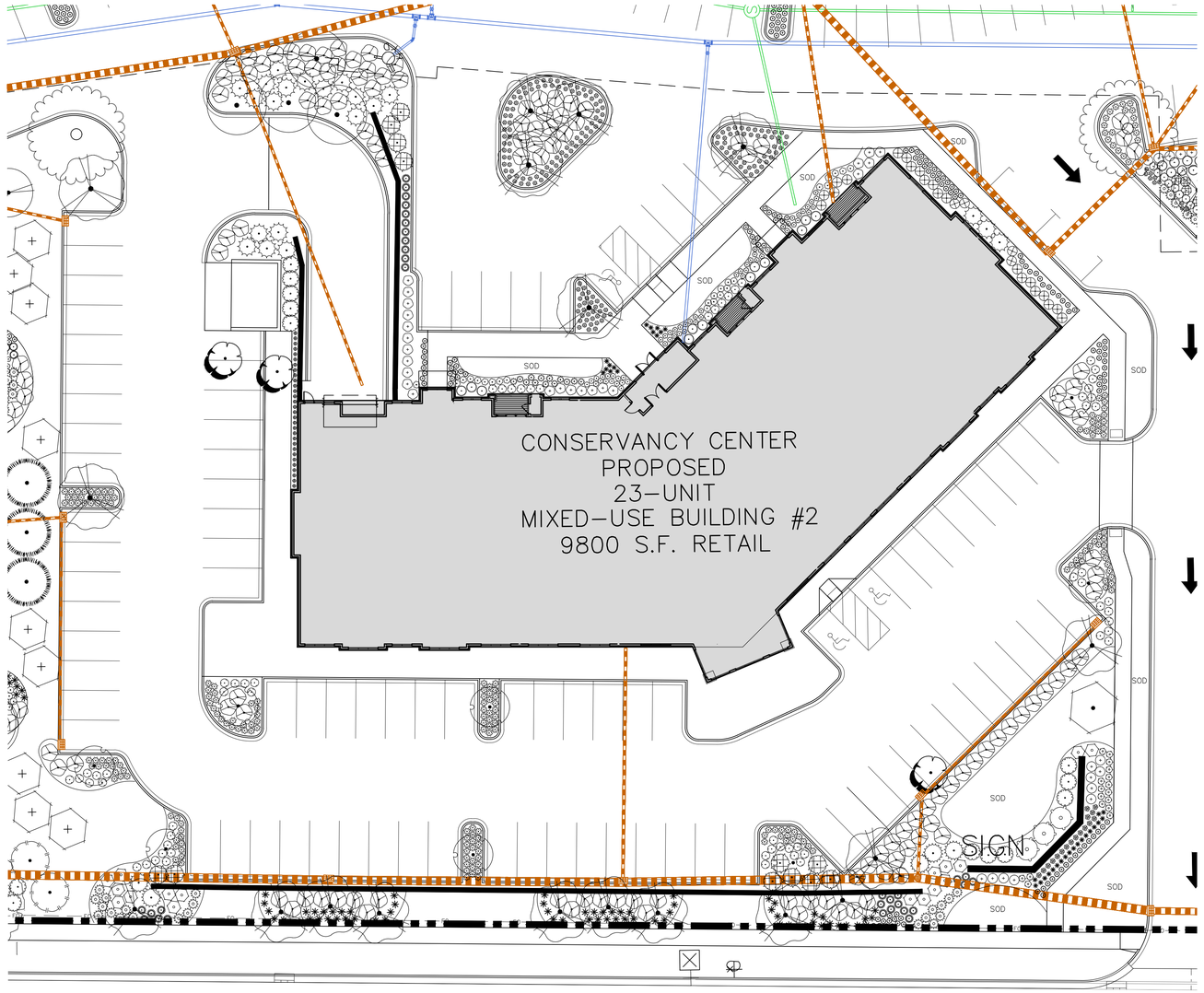

1 BUILDING #2 CONSERVANCY CENTER

SCALE: 1" = 20'

PLANT SCHEDULE BUILDING #2

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	PIGL	*Picea glauca / White Spruce*	B & B	6' Ht. (min)	2
	PIST	*Pinus strobus / White Pine*	B & B	8' Ht. (min)	3
ORNAMENTAL TREES					
	COMA	*Cornus mas / Cornelian Cherry*	B & B	6' Ht. (min)	8
	CRCR	*Crataegus crus-galli inermis / Thornless Cockspur Hawthorn*	B & B	6' Ht. (min)	2
	MASA	*Malus sargentii 'Select A' / Firebird® Sargent Crabapple*	B & B	1.5" Cal	8
	MAPM	*Malus x 'Prairie Maid' / Prairie Maid Crabapple*	B & B	1.5" Cal	7
	MASU	*Malus x 'Sutyzam' / Sugar Tyme® Crabapple*	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES					
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree*	B & B	4.8" Cal	2
	POTR	*Populus tremuloides 'NE Arb' / Prairie Gold® Quaking Aspen*	B & B	2.5" Cal	4
	QUWA	*Quercus x warei 'Regal Prince' / Regal Prince Oak*	B & B	2.5" Cal	1
UPRIGHT EVERGREEN SHRUB					
	THOCN	*Thuja occidentalis 'Nigra' / Black Arborvitae*	B & B	8' Ht. (min)	21
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*	#5	12" Ht. (min)	23
	CEAM	*Ceanothus americanus / New Jersey Tea*	#5	12" Ht. (min)	68
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	24" Ht. (min)	4
	SISE	*Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle*	#5	18" Ht. (min)	25
	HYPAP	*Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea*	#5	24" Ht. (min)	3
	HQPW	*Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea*	#5	18" Ht. (min)	9
	ILVEB	*Ilex verticillata 'FarrowBPop' / Berry Poppins® Winterberry*	#5	18" Ht. (min)	2
	ILVEM	*Ilex verticillata 'FarrowMP' / Mr. Poppins® Winterberry*	#5	18" Ht. (min)	1
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *	#5	24" Dia. (min)	184
	SPMEK	*Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea*	#5	18" Ht. (min)	15
	VIJU	*Viburnum x juddii / Judd Viburnum*	#5	36" Ht. (min)	13
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' / Green Velvet Boxwood*	B & B	18" Ht. (min)	18
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	3
	JUHO	*Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper*	#5	18" Dia. (min)	8
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"-18"	43
	ASOB	*Aster oblongifolius 'October Skies / October Skies Fall Aster*	#1	Min 8"-18"	9
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"-18"	11
	CANE	*Calamintha nepeta 'Montrose White' / Montrose White Catmint*	#1	Min. 8"-18"	131
	ECPUM	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"-18"	16
	GERR	*Geranium x 'Rozanne' / Rozanne Cranesbill*	#1	Min. 8"-18"	15
	HEMC	*Hemerocallis x 'Chicago Apache' / Daylily*	#1	Min. 8"-18"	186
	HPDO	*Hemerocallis x 'Purple de Oro' / Purple de Oro Daylily*	#1	Min. 8"-18"	179
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*	#1	Min. 8"-18"	86
	HMPP	*Heuchera micrantha 'Palace Purple' / Palace Purple Crevice Alumroot*	#1	Min. 8"-18"	38
	LIA SPI	*Liatris spicata 'Kobold' / Kobold Spike Gayfeather*	#1	Min. 8"-18"	17
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"-18"	2
	RUAG	*Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower*	#1	Min. 8"-18"	13
	SANEC	*Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage*	#1	Min. 8"-18"	13
	SEAF	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min 8"-18"	17
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"-18"	7
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	#1	Min. 8"-18"	34

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - CONSERVANCY CENTER - BUILDING #2

SHEET NUMBER:
L1.6

JSD PROJECT NO: 25-15146

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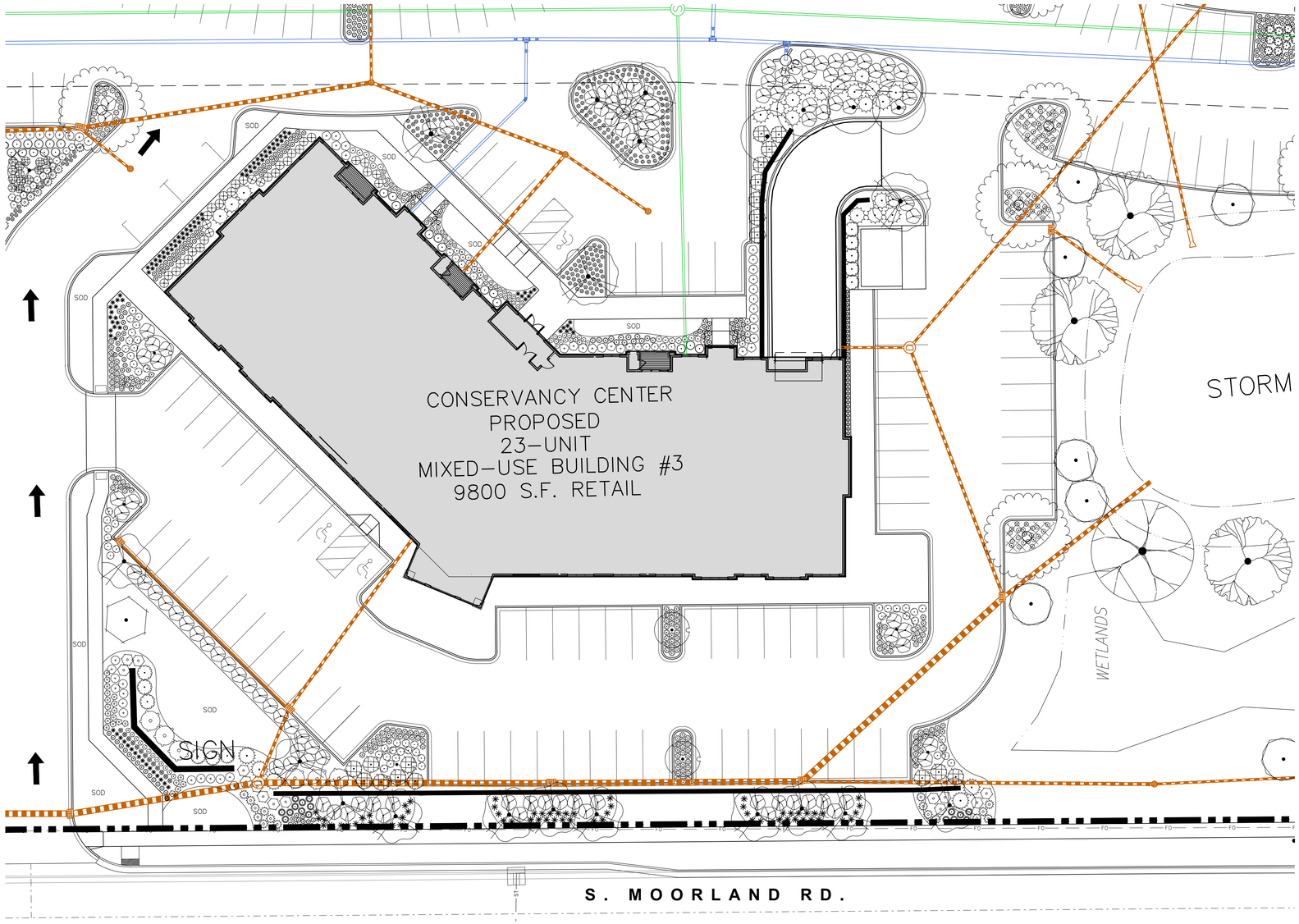

1 BUILDING #3 CONSERVANCY CENTER

SCALE: 1" = 20'

PLANT SCHEDULE BUILDING #3

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	CRCR	*Crataegus crus-galli inermis / Thornless Cockspur Hawthorn*	B & B	6' Ht. (min)	2
	MASA	*Malus sargentii 'Select A' / Firebird® Sargent Crabapple*	B & B	1.5" Cal	7
	MAPM	*Malus x 'Prairie Maid' / Prairie Maid Crabapple*	B & B	1.5" Cal	6
OVERSTORY DECIDUOUS TREES					
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree*	B & B	4.8" Cal	4
	POTR	*Populus tremuloides 'NE Arb' / Prairie Gold® Quaking Aspen*	B & B	2.5" Cal	4
	QUAC	*Quercus acuminata / Chinkapin Oak*	B & B	2.5"Cal	2
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak*	B & B	2.5" B&B	5
	QUSC	*Quercus x schuettei / Swamp Bur Oak*	B & B	2.5" Cal	1
	QUWA	*Quercus x warei 'Regal Prince' / Regal Prince Oak*	B & B	2.5" Cal	1
UPRIGHT EVERGREEN SHRUB					
	THOCN	*Thuja occidentalis 'Nigra' / Black Arborvitae*	B & B	8" Ht. (min)	28
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*	#5	12" Ht. (min)	24
	CEAM	*Ceanothus americanus / New Jersey Tea*	#5	12" Ht. (min)	62
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	24" Ht. (min)	6
	SISE	*Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle*	#5	18" Ht. (min)	32
	HYPAP	*Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea*	#5	24" Ht. (min)	6
	HQPW	*Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea*	#5	18" Ht. (min)	3
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *	#5	24" Dia. (min)	91
	SPMEK	*Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea*	#5	18" Ht. (min)	17
	VUJU	*Viburnum x juddii / Judd Viburnum*	#5	36" Ht. (min)	11
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' / Green Velvet Boxwood*	B & B	18" Ht. (min)	12
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	3
	JUHO	*Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper*	#5	18" Dia. (min)	16
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"-18"	48
	ASTU	*Asclepias tuberosa / Butterfly Milkweed*	#1	Min. 8"-18"	12
	ASOB	*Aster oblongifolius 'October Skies / October Skies Fall Aster*	#1	Min 8"-18"	1
	CANE	*Calamintha nepeta 'Montrose White' / Montrose White Catmint*	#1	Min. 8"-18"	126
	ECPUM	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"-18"	96
	GERR	*Geranium x 'Rozanne' / Rozanne Cranesbill*	#1	Min. 8"-18"	19
	HEMC	*Hemerocallis x 'Chicago Apache' / Daylily*	#1	Min. 8"-18"	99
	HPDO	*Hemerocallis x 'Purple de Oro' / Purple de Oro Daylily*	#1	Min. 8"-18"	288
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*	#1	Min. 8"-18"	69
	LIA SPI	*Liatris spicata 'Kobold' / Kobold Spike Gayfeather*	#1	Min. 8"-18"	13
	RUAG	*Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower*	#1	Min. 8"-18"	9
	SANEC	*Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage*	#1	Min. 8"-18"	13
	SCSCJ	*Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem*	#1	Min. 8"-18"	33
	SEAF	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min 8"-18"	21
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	#1	Min. 8"-18"	188

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*

CONTRACTOR NOTES

1. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO THE LANDSCAPE PLAN.
2. ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.
3. ALL DISTURBED AREAS SHALL RECEIVE LOW-MOW FESCUE SEED MIX UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.

north

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CLIENT ADDRESS:
5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
S. MOORLAND RD. &
W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 3/21/2025

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/21/2025	CONDITIONAL USE SUBMITTAL
2		
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - CONSERVANCY CENTER - BUILDING #3

SHEET NUMBER:
L1.7

JSD PROJECT NO: 25-15146

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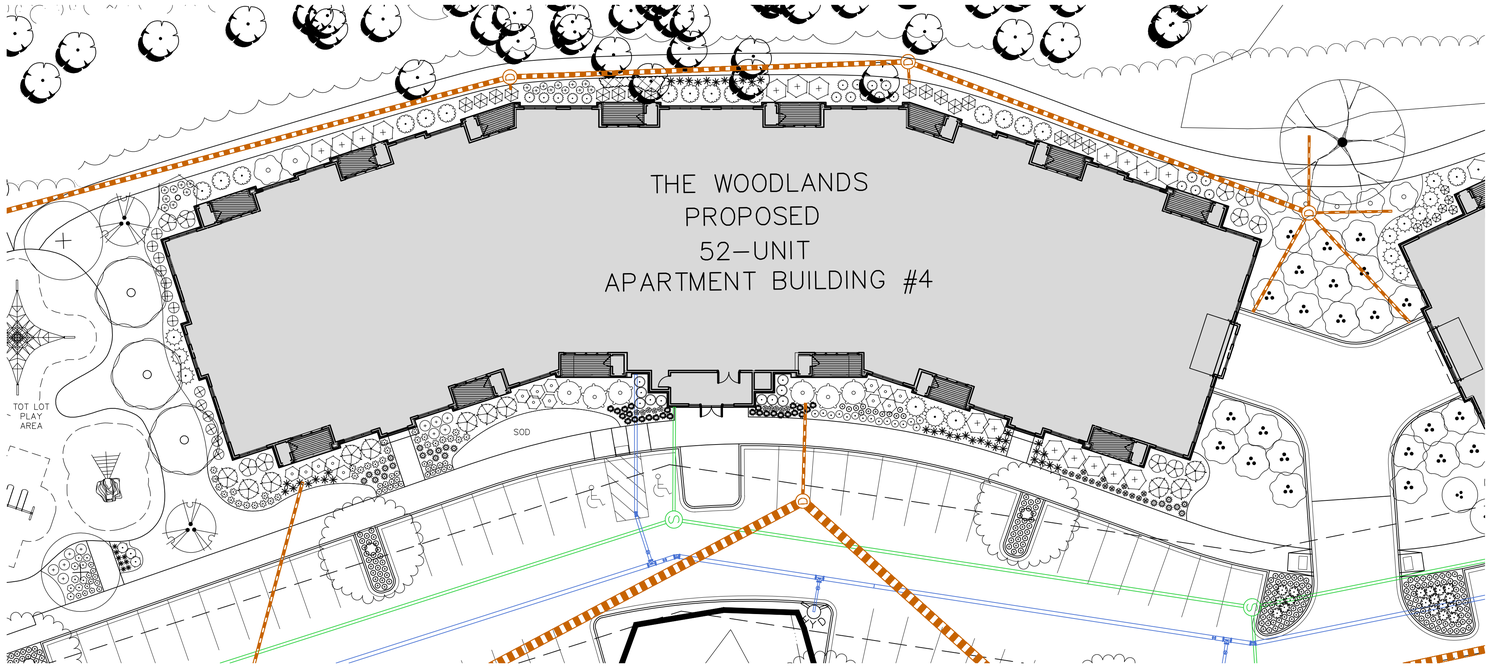
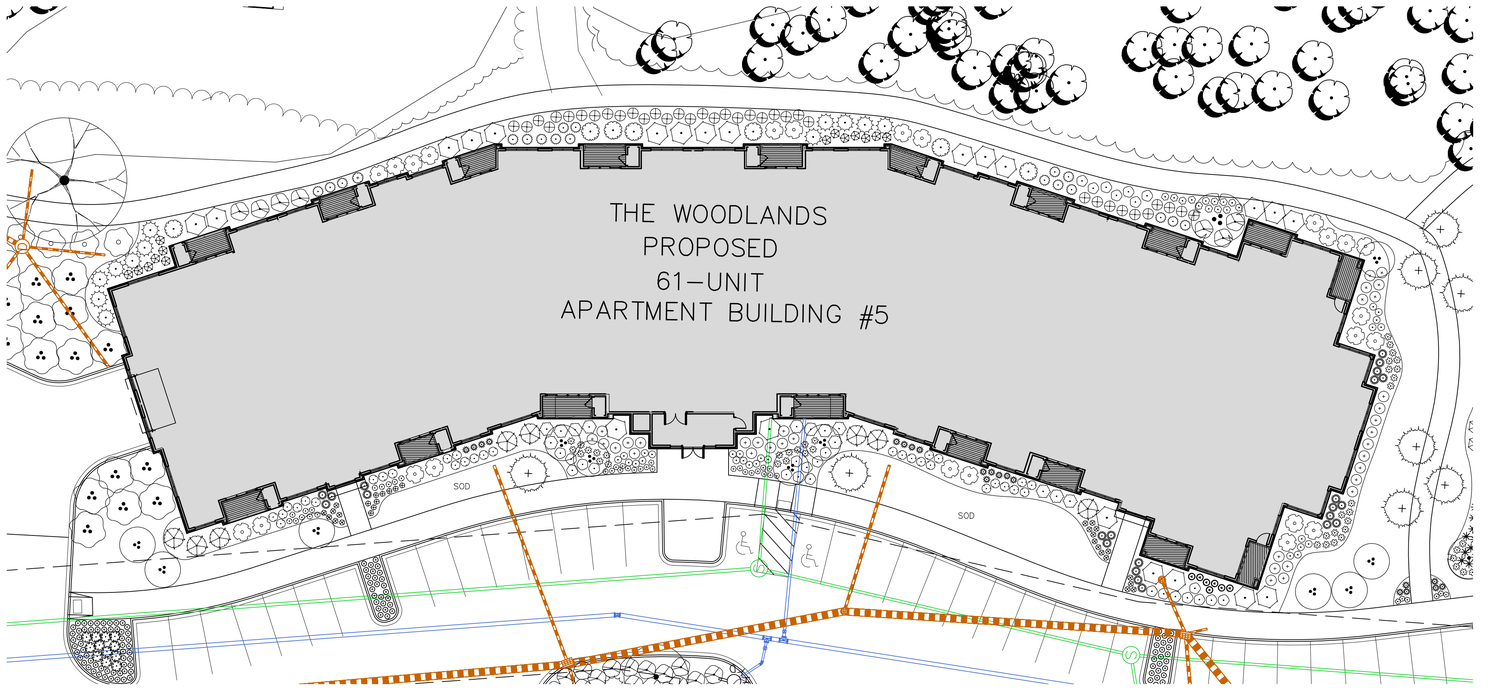


1 BUILDING #4 THE WOODLANDS

SCALE: 1" = 20'



2 BUILDING #5 THE WOODLANDS

SCALE: 1" = 20'

PLANT SCHEDULE BUILDINGS #4, #5

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	*Larix laricina* / Tamarack	B & B	8' Ht. (min)	6
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance'* / Autumn Brilliance Serviceberry	B & B	8' Ht. (min)	1
	HEMI	*Heptacodium micanioides* / Seven Son Flower	B & B	8' Ht. (min)	11
OVERSTORY DECIDUOUS TREES					
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM* / Prairie Titan Kentucky Coffeetree	B & B	4.8" Cal	2
	QUSC	*Quercus x schuettei* / Swamp Bur Oak	B & B	2.5" Cal	1
	TIAM	*Tilia americana 'Kromm'* / Sweet Street™ American Linden	B & B	4" Cal	1
DECIDUOUS SHRUBS					
	ARMEH	*Aronia melanocarpa 'UCONNAM812'* / Ground Hug® Black Chokeberry	#5	18" Dia. (min)	27
	CAFL	*Calycanthus floridus 'SMNCAF'* / Simply Scentsational® Sweetshrub	#5	36" Ht. (min)	7
	CEAM	*Ceanothus americanus* / New Jersey Tea	#5	12" Ht. (min)	31
	COALI	*Cornus alba 'Bailhalo'* / Ivory Halo® Tatarian Dogwood	#5	18" Ht. (min)	12
	COBA	*Cornus baileyi* / Bailey's Red-twig Dogwood	#5	36" Ht. (min)	14
	COSE	*Cornus sericea 'Farrow'* / Arctic Fire® Red Twig Dogwood	#5	24" Ht. (min)	15
	COSEG	*Cornus sericea 'Silver and Gold'* / Silver and Gold Red Twig Dogwood	#5	24" Ht. (min)	22
	SISE	*Diervilla sessilifolia 'Cool Splash'* / Cool Splash False Honeysuckle	#5	18" Ht. (min)	36
	FRAL	*Frangula alnus 'SMNRFBT'* / Fine Line® Improved Buckthorn	#5	36" Ht. (min)	7
	HYAR	*Hydrangea arborescens 'Incrediball'* / Incrediball White Hydrangea	#5	18" Ht. (min)	14
	HYPAP	*Hydrangea paniculata 'Dvp Pinky' TM* / Pinky Winky Panicle Hydrangea	#5	24" Ht. (min)	6
	HYPALL	*Hydrangea paniculata 'Little Lime'* / Little Lime Hydrangea	#3	18" Ht. (min)	1
	HYSE	*Hydrangea serrata 'MAK2B'* / Tuff Stuff™ Hydrangea	#5	24" Ht. (min)	13
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* / Amber Jubilee Ninebark	#5	24" Ht. (min)	24
	RHAR	*Rhus aromatica 'Gro–Low'* / Gro–Low Fragrant Sumac *	#5	24" Dia. (min)	7
	RHTY	*Rhus typhina* / Staghorn Sumac	#5	36" Ht. (min)	23
	RODR	*Rosa x 'NOA168898F'* / Flower Carpet® Pink Supreme Groundcover Rose	#5	12" Ht. (min)	18
	SPMEK	*Spiraea media 'SMSMBK'* / Blue Kazoo® Double Play® Spirea	#5	18" Ht. (min)	44
	STTR	*Staphylea trifolia* / American Bladdernut	#5	36" Ht. (min)	5
	VICA	*Viburnum carlesii 'SMVCB' TM* / Spice Baby Koreanspice Viburnum	#5	18" Ht. (min)	1
	VIJU	*Viburnum x juddii* / Judd Viburnum	#5	36" Ht. (min)	16
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* / Green Velvet Boxwood	B & B	18" Ht. (min)	18
	JUCH	*Juniperus chinensis 'Sea Green'* / Sea Green Juniper	#5	24" Ht. (min)	3
	JUSA	*Juniperus sabina 'Mini–Arcadia'* / Mini Arcadia Juniper	#5	24" Dia. (min)	17
	TACU	*Taxus cuspidata 'Densiformis'* / Dense Japanese Yew	#5	24" Ht. (min)	34
	TAMEE	*Taxus x media 'Everlow'* / Everlow Yew	#5	24" Dia. (min)	12
PERENNIALS & GRASSES					
	ALMO	*Alchemilla mollis* / Lady's Mantle	#1	Min. 8"–18"	4
	ALSU	*Allium x 'Summer Beauty'* / Summer Beauty Allium	#1	Min. 8"–18"	36
	ASTU	*Asclepias tuberosa* / Butterfly Milkweed	#1	Min. 8"–18"	13
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* / Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	23
	CANE	*Calamintha nepeta 'Montrose White'* / Montrose White Catmint	#1	Min. 8"–18"	199
	DECE	*Deschampsia cespitosa 'Goldtau'* / Gold Dew Tufted Hair Grass	#1	Min. 8"–18"	27
	GERR	*Geranium x 'Rozanne'* / Rozanne Cranesbill	#1	Min. 8"–18"	22
	GEBI	*Geranium x cantabrigiense 'Blokovo'* / Blokovo Cranesbill	#1	Min. 8"–18"	21
	HEMC	*Hemerocallis x 'Chicago Apache'* / Daylily	#1	Min. 8"–18"	18
	HESO	*Hemerocallis x 'Stella de Oro'* / Stella de Oro Daylily	#1	Min. 8"–18"	42
	HEFC	*Heuchera x 'Fire Chief'* / Fire Chief Coral Bells	#1	Min. 8"–18"	17
	HEOB	*Heuchera x 'Obsidian'* / Obsidian Coral Bells	#1	Min. 8"–18"	38
	LIA SPI	*Liatris spicata 'Kobold'* / Kobold Spike Gayfeather	#1	Min. 8"–18"	18
	RUAG	*Rudbeckia x 'American Gold Rush'* / American Gold Rush Coneflower	#1	Min. 8"–18"	48
	SCSC	*Schizachyrium scoparium 'Prairie Blues'* / Prairie Blues Little Bluestem *	#1	Min. 8"–18"	48
	SPHE	*Sporobolus heterolepis* / Prairie Dropseed	#1	Min. 8"–18"	41
	SPHET	*Sporobolus heterolepis 'Tara'* / Prairie Dropseed	#1	Min. 8"–18"	8

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	CAPE	*Carex pensylvanica* / Pennsylvania Sedge

CONTRACTOR NOTES

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3. ALL DISTURBED AREAS SHALL RECEIVE LOW-MOW FESCUE SEED MIX UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.

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CLIENT ADDRESS:
5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
S. MOORLAND RD. &
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CITY OF NEW BERLIN, WI 53151

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 3/21/2025

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/21/2025	CONDITIONAL USE SUBMITTAL
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - THE WOODLANDS - BUILDINGS #4, #5

SHEET NUMBER:
L1.8

JSD PROJECT NO: 25-15146

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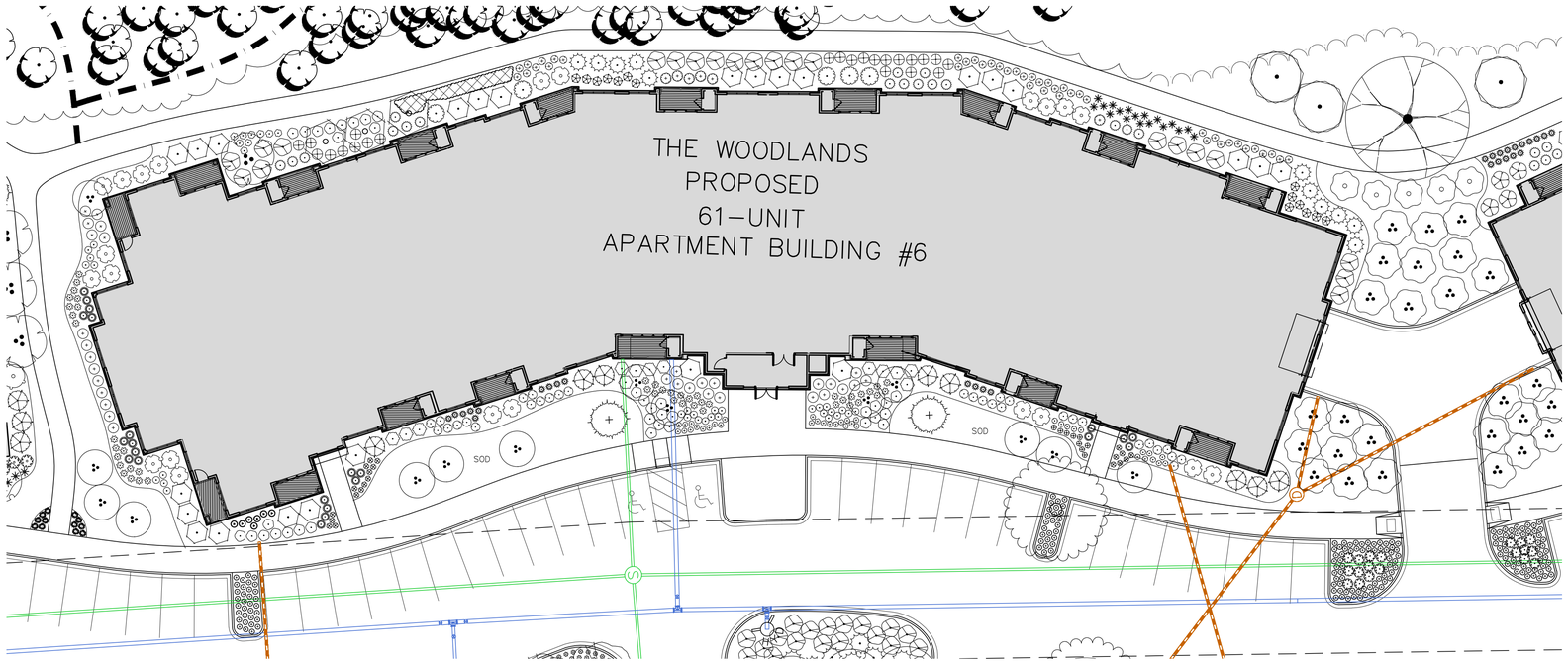
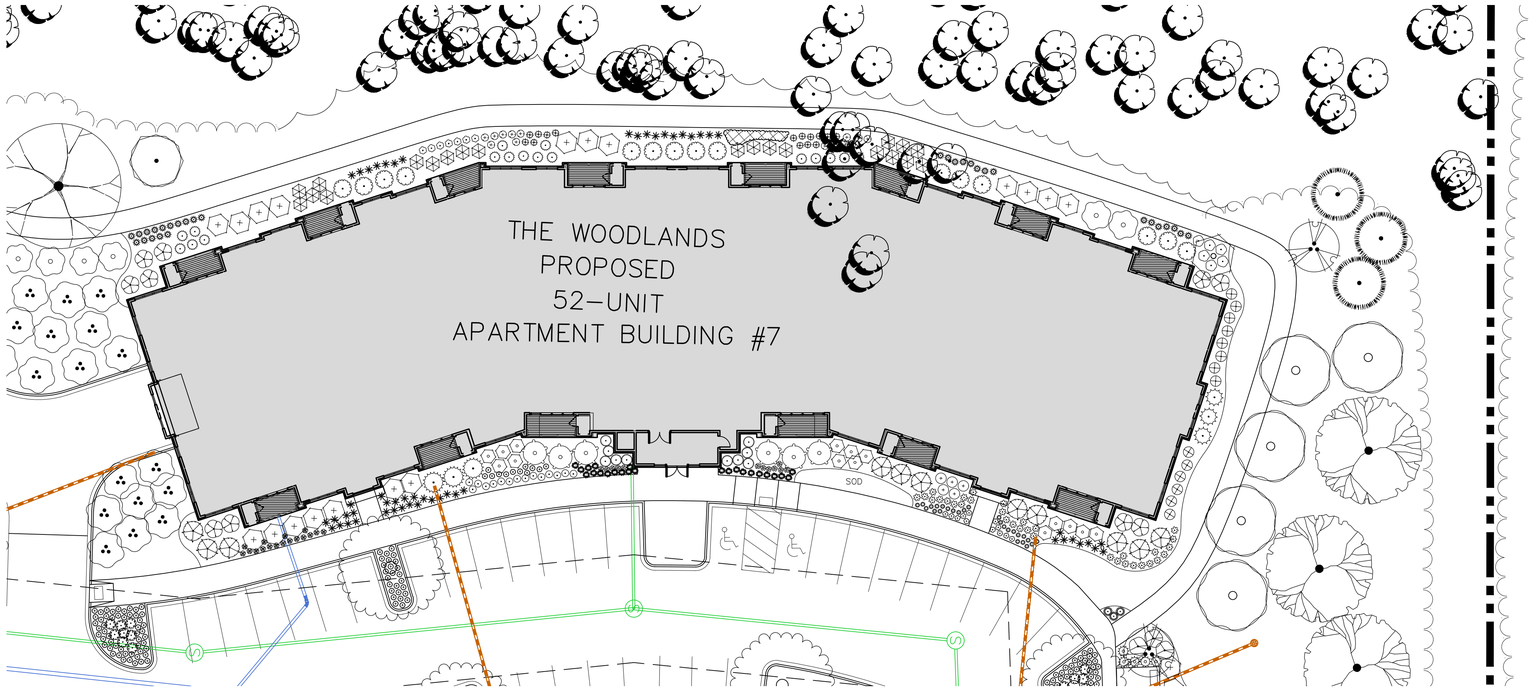


1 BUILDING #6 THE WOODLANDS

SCALE: 1" = 10'



2 BUILDING #7 THE WOODLANDS

SCALE: 1" = 10'

PLANT SCHEDULE BUILDINGS #6, #7

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	*Larix laricina / Tamarack*	B & B	8' Ht. (min)	2
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*	B & B	8' Ht. (min)	1
	CACA	*Carpinus caroliniana / American Hornbeam*	B & B	1.5" Cal	3
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*	B & B	8' Ht. (min)	1
	COAL	*Cornus alternifolia / Pagoda Dogwood*	B & B	8' Ht. (min)	4
	HEMI	*Heptacodium miconioides / Seven Son Flower*	B & B	8' Ht. (min)	14
OVERSTORY DECIDUOUS TREES					
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM / Prairie Titan Kentucky Coffeetree*	B & B	4.8" Cal	2
	QUMA	*Quercus macrocarpa 'JFS–KW3' / Urban Pinnacle® Oak*	B & B	2.5" B&B	3
	QUSC	*Quercus x schuettei / Swamp Bur Oak*	B & B	2.5" Cal	1
DECIDUOUS SHRUBS					
	ARMEH	*Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry*	#5	18" Dia. (min)	42
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*	#5	36" Ht. (min)	18
	CEAM	*Ceanothus americanus / New Jersey Tea*	#5	12" Ht. (min)	31
	COALI	*Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood*	#5	18" Ht. (min)	21
	COBA	*Cornus baileyi / Bailey's Red–twig Dogwood*	#5	36" Ht. (min)	18
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	24" Ht. (min)	15
	COSEG	*Cornus sericea 'Silver and Gold' / Silver and Gold Red Twig Dogwood*	#5	24" Ht. (min)	25
	SISE	*Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle*	#5	18" Ht. (min)	37
	FRAL	*Frangula alnus 'SMNRFBT' / Fine Line® Improved Buckthorn*	#5	36" Ht. (min)	7
	HYAR	*Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea*	#5	18" Ht. (min)	14
	HYPAP	*Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea*	#5	24" Ht. (min)	6
	HYSE	*Hydrangea serrata 'MAK2B' / Tuff Stuff™ Hydrangea*	#5	24" Ht. (min)	13
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Ninebark*	#5	24" Ht. (min)	22
	RHAR	*Rhus aromatica 'Gro–Low' / Gro–Low Fragrant Sumac* •	#5	24" Dia. (min)	21
	RHTY	*Rhus typhina / Staghorn Sumac*	#5	36" Ht. (min)	26
	RODR	*Rosa x 'NOA168898' / Flower Carpet® Pink Supreme Groundcover Rose*	#5	12" Ht. (min)	19
	SPMEK	*Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea*	#5	18" Ht. (min)	36
	STTR	*Staphylea trifolia / American Bladdernut*	#5	36" Ht. (min)	7
	VICA	*Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum*	#5	18" Ht. (min)	6
	VUJU	*Viburnum x juddii / Judd Viburnum*	#5	36" Ht. (min)	28
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' / Green Velvet Boxwood*	B & B	18" Ht. (min)	18
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	3
	JUSA	*Juniperus sabina 'Mini–Arcadia' / Mini Arcadia Juniper*	#5	24" Dia. (min)	19
	TACU	*Taxus cuspidata 'Densiformis' / Dense Japanese Yew*	#5	24" Ht. (min)	34
	TAMEE	*Taxus x media 'Everlow' / Everlow Yew*	#5	24" Dia. (min)	14
PERENNIALS & GRASSES					
	ALMO	*Alchemilla mollis / Lady's Mantle*	#1	Min. 8"–18"	56
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"–18"	12
	ASTU	*Asclepias tuberosa / Butterfly Milkweed*	#1	Min. 8"–18"	13
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"–18"	23
	CANE	*Calamintha nepeta 'Montrose White' / Montrose White Catmint*	#1	Min. 8"–18"	211
	DECE	*Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass*	#1	Min. 8"–18"	38
	GERR	*Geranium x 'Rozanne' / Rozanne Cranesbill*	#1	Min. 8"–18"	16
	GEBI	*Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill*	#1	Min. 8"–18"	24
	HAMA	*Hakonechloa macra / Japanese Forest Grass*	#1	Min. 8"–18"	15
	HEMC	*Hemerocallis x 'Chicago Apache' / Daylily*	#1	Min. 8"–18"	27
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*	#1	Min. 8"–18"	53
	HEFC	*Heuchera x 'Fire Chief' / Fire Chief Coral Bells*	#1	Min. 8"–18"	17
	HEOB	*Heuchera x 'Obsidian' / Obsidian Coral Bells*	#1	Min. 8"–18"	38
	LIA SPI	*Liatris spicata 'Kobold' / Kobold Spike Gayfeather*	#1	Min. 8"–18"	12
	RUAG	*Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower*	#1	Min. 8"–18"	44
	SCSCJ	*Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem*	#1	Min. 8"–18"	26
	SCSC	*Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem* •	#1	Min. 8"–18"	44
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"–18"	78

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*

CONTRACTOR NOTES

1. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO THE LANDSCAPE PLAN.
2. ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.
3. ALL DISTURBED AREAS SHALL RECEIVE LOW–MOW FESCUE SEED MIX UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.

north

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5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
S. MOORLAND RD. &
W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

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DATE OF ISSUE 3/21/2025

PLAN MODIFICATIONS:

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1	03/21/2025	CONDITIONAL USE SUBMITTAL
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - THE WOODLANDS - BUILDINGS #6, #7

SHEET NUMBER:
L1.9

JSD PROJECT NO: 25-15146

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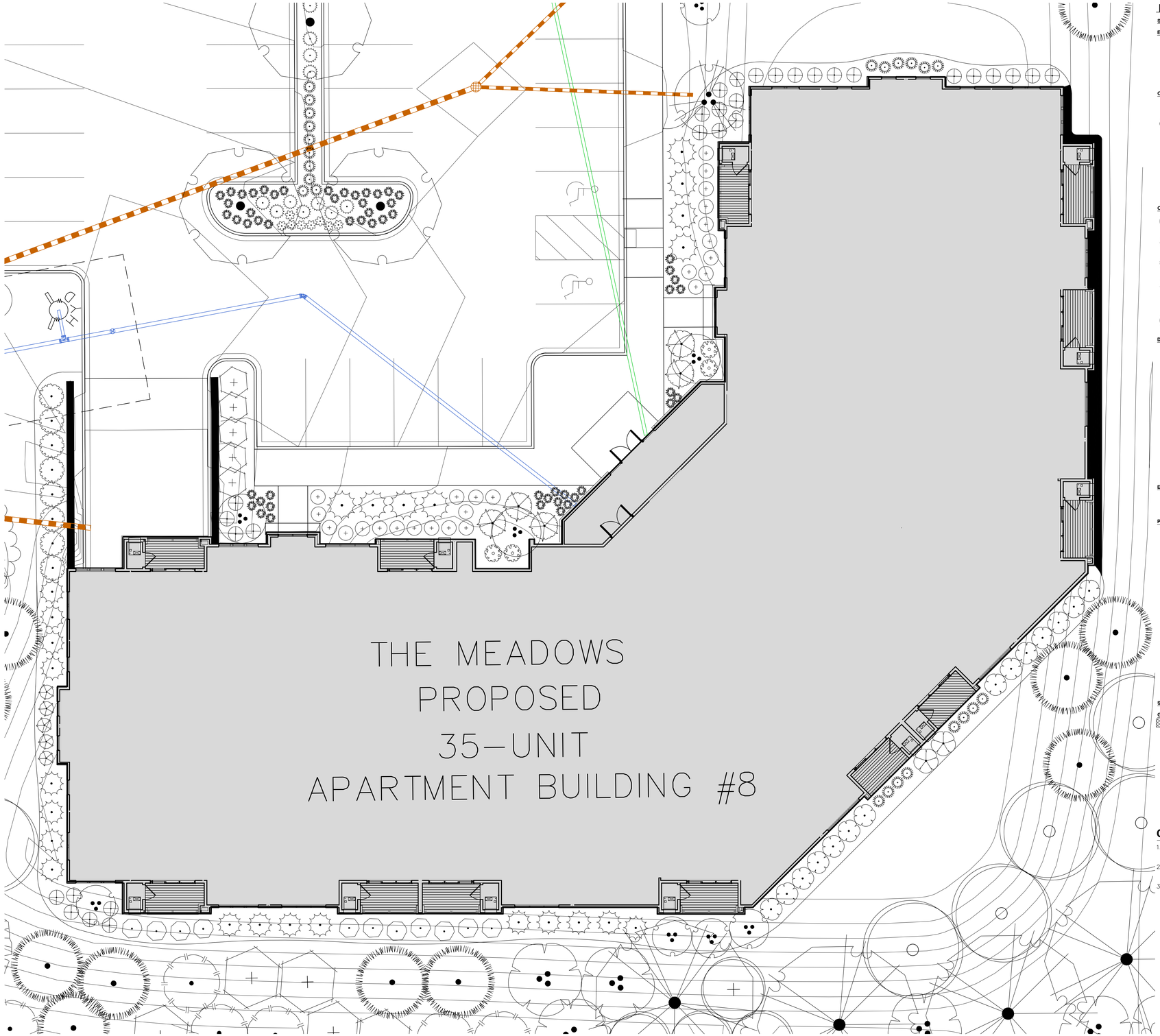
File: \\JSDINC\projects\2020\25151-499\DWG\Landscape Sheets\25151461 - Landscape.dwg Layout: L1.9 User: michael.sirvio Plotted: Mar 20, 2025 - 1:49pm Xref's: 25-15146 - The Conservancy



PLANT SCHEDULE BUILDINGS #12, #13, #14, #15

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	*Larix laricina* / Tamarack	B & B	8' Ht. (min)	5
	PIGL	*Picea glauca* / White Spruce	B & B	6' Ht. (min)	5
	PIST	*Pinus strobus* / White Pine	B & B	8' Ht. (min)	8
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance'* / Autumn Brilliance Serviceberry	B & B	8' Ht. (min)	18
	CACA	*Carpinus caroliniana* / American Hornbeam	B & B	1.5" Cal	1
	CECA	*Cercis canadensis 'Columbus'* / Columbus Strain Eastern Redbud	B & B	8' Ht. (min)	1
	COMA	*Cornus mas* / Cornelian Cherry	B & B	6' Ht. (min)	2
	MASU	*Malus x 'Sutyzam'* / Sugar Tyme® Crabapple	B & B	1.5" Cal	5
	OSVI	*Ostrya virginiana* / American Hophornbeam	B & B	1.5" Cal	2
OVERSTORY DECIDUOUS TREES					
	BENIH	*Betula nigra 'Heritage' – Single* / Heritage River Birch – Single	B & B	2.5" Cal	4
	PTKC	*Gymnocladus dioica 'J.C. McDaniel' TM* / Prairie Titan Kentucky Coffeetree	B & B	4.8" Cal	2
	QUAC	*Quercus acuminata* / Chinkapin Oak	B & B	2.5"Cal	1
	QUBI	*Quercus bicolor* / Swamp White Oak	B & B	4.8" Cal	3
	QUMA	*Quercus macrocarpa 'JFS-KW3'* / Urban Pinnacle® Oak	B & B	2.5" B&B	1
	TIAM	*Tilia americana 'Kromm'* / Sweet Street™ American Linden	B & B	4" Cal	5
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM* / Iroquis Beauty Black Chokeberry	#5	12" Ht. (min)	19
	CAFL	*Calycanthus floridus 'SMNCAF'* / Simply Scentsational® Sweetshrub	#5	36" Ht. (min)	18
	COALI	*Cornus alba 'Bailhalo'* / Ivory Halo® Tatarian Dogwood	#5	18" Ht. (min)	18
	COBA	*Cornus baileyi* / Bailey's Red-twig Dogwood	#5	36" Ht. (min)	4
	COSE	*Cornus sericea 'Farrow'* / Arctic Fire® Red Twig Dogwood	#5	24" Ht. (min)	9
	SISE	*Diervilla sessilifolia 'Cool Splash'* / Cool Splash False Honeysuckle	#5	18" Ht. (min)	28
	ILVEB	*Ilex verticillata 'FarrowBPop'* / Berry Poppins® Winterberry	#5	18" Ht. (min)	22
	ILVEM	*Ilex verticillata 'FarrowMrP'* / Mr. Poppins® Winterberry	#5	18" Ht. (min)	4
	RHAR	*Rhus aromatica 'Gro-Low'* / Gro-Low Fragrant Sumac *	#5	24" Dia. (min)	58
	RODR	*Rosa x 'NOA168898'* / Flower Carpet® Pink Supreme Groundcover Rose	#5	12" Ht. (min)	9
	SPMEK	*Spiraea media 'SMSMBK'* / Blue Kazoo® Double Play® Spirea	#5	18" Ht. (min)	27
	VICA	*Viburnum carlesii 'SMVCB' TM* / Spice Baby Koreanspice Viburnum	#5	18" Ht. (min)	58
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* / Green Velvet Boxwood	B & B	18" Ht. (min)	86
	BUGM	*Buxus x 'Green Mountain'* / Green Mountain Boxwood	B & B	24" Ht. (min)	8
PERENNIALS & GRASSES					
	ALMO	*Alchemilla mollis* / Lady's Mantle	#1	Min. 8"–18"	18
	ALSU	*Allium x 'Summer Beauty'* / Summer Beauty Allium	#1	Min. 8"–18"	55
	ASOB	*Aster oblongifolius 'October Skies'* / October Skies Fall Aster	#1	Min. 8"–18"	53
	ASCHW	*Astilbe chinensis 'Vision in White'* / Vision In White Chinese Astilbe	#1	Min. 8"–18"	69
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* / Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	3
	CANE	*Calamintha nepeta 'Montrose White'* / Montrose White Catmint	#1	Min. 8"–18"	117
	HPDO	*Hemerocallis x 'Purple de Oro'* / Purple de Oro Daylily	#1	Min. 8"–18"	32
	HEFC	*Heuchera x 'Fire Chief'* / Fire Chief Coral Bells	#1	Min. 8"–18"	47
	LIA SPI	*Liatris spicata 'Kobold'* / Kobold Spike Gayfeather	#1	Min. 8"–18"	39
	PAVI	*Panicum virgatum 'Shenandoah'* / Shenandoah Switch Grass	#1	Min. 8"–18"	45
	RUAG	*Rudbeckia x 'American Gold Rush'* / American Gold Rush Coneflower	#1	Min. 8"–18"	36
	SANEC	*Salvia nemorosa 'Caradonna'* / Cardonna Meadow Sage	#1	Min. 8"–18"	34
	SCSCJ	*Schizachyrium scoparium 'Jazz'* / Jazz Little Bluestem	#1	Min. 8"–18"	42
	SPHE	*Sporobolus heterolepis* / Prairie Dropseed	#1	Min. 8"–18"	159
	SPHET	*Sporobolus heterolepis 'Tara'* / Prairie Dropseed	#1	Min. 8"–18"	12

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	CAPE	*Carex pensylvanica* / Pennsylvania Sedge

CONTRACTOR NOTES

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1 BUILDINGS #12 & #13 THE MEADOWS
SCALE: 1" = 10'

north

SCALE IN FEET
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - THE MEADOWS- BUILDING #8

SHEET NUMBER:
L1.10

JSD PROJECT NO: 25-15146

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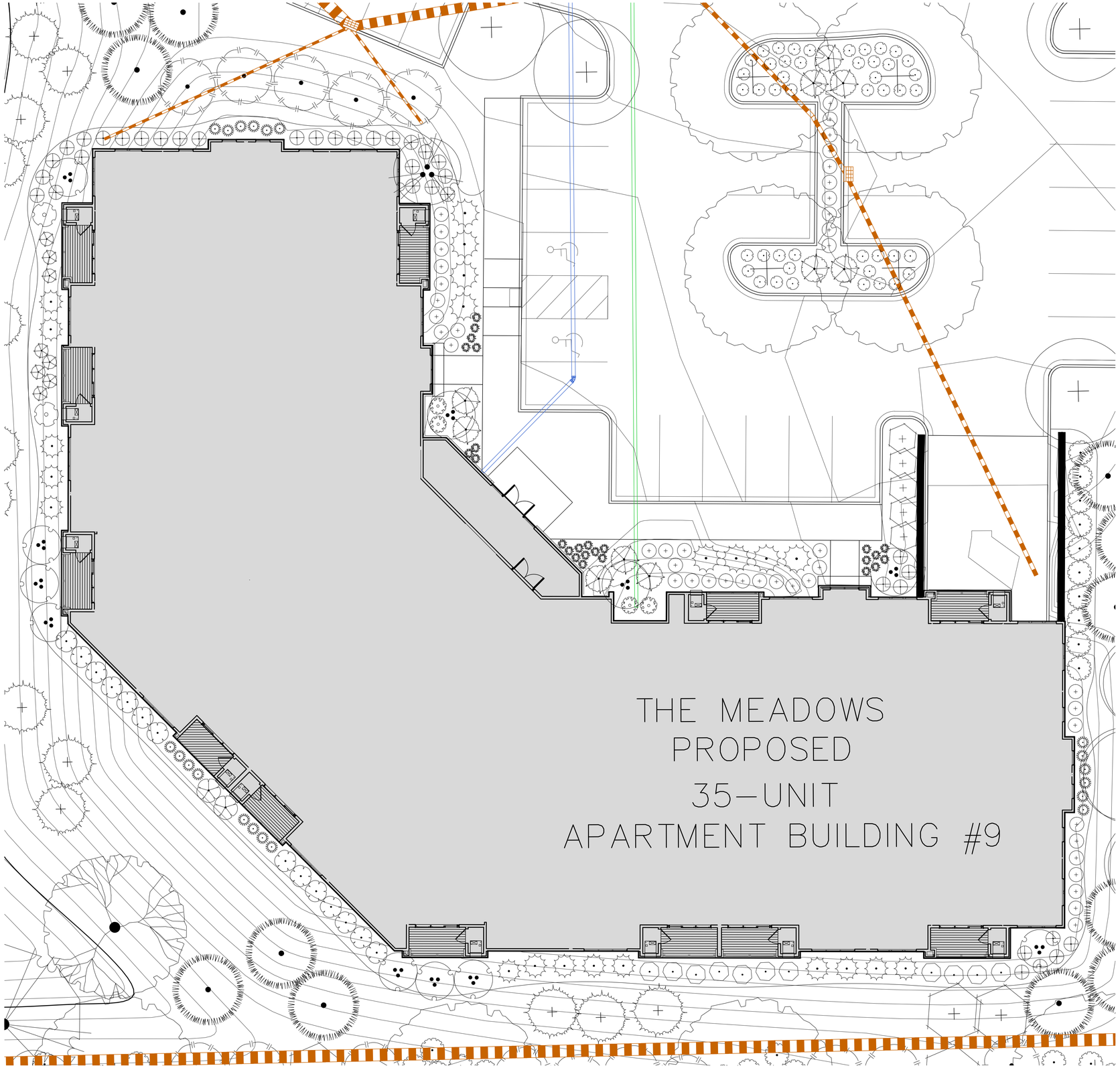

PLANT SCHEDULE BUILDINGS #8, #9, #10, #11

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*	B & B	8' Ht. (min)	6
	COMA	*Cornus mas / Cornelian Cherry*	B & B	6' Ht. (min)	1
	MASU	*Malus x 'Sutyzam' / Sugar Tyme® Crabapple*	B & B	1.5" Cal	5
OVERSTORY DECIDUOUS TREES					
	BENIH	*Betula nigra 'Heritage' – Single / Heritage River Birch – Single*	B & B	2.5" Cal	11
	QUAC	*Quercus acuminata / Chinkapin Oak*	B & B	2.5"Cal	2
	QUSC	*Quercus x schuettei / Swamp Bur Oak*	B & B	2.5" Cal	1
	TIAM	*Tilia americana 'Kromm' / Sweet Street™ American Linden*	B & B	4" Cal	4
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*	#5	12" Ht. (min)	14
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*	#5	36" Ht. (min)	18
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	24" Ht. (min)	24
	SISE	*Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle*	#5	18" Ht. (min)	28
	ILVEB	*Ilex verticillata 'FarrowBPop' / Berry Poppins® Winterberry*	#5	18" Ht. (min)	22
	ILVEM	*Ilex verticillata 'FarrowMrP' / Mr. Poppins® Winterberry*	#5	18" Ht. (min)	4
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *	#5	24" Dia. (min)	47
	SPMEX	*Spiraea media 'SMSMBK' / Blue Kazoo® Double Play® Spirea*	#5	18" Ht. (min)	26
	VICA	*Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum*	#5	18" Ht. (min)	58
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' / Green Velvet Boxwood*	B & B	18" Ht. (min)	88
	BUGM	*Buxus x 'Green Mountain' / Green Mountain Boxwood*	B & B	24" Ht. (min)	8
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"–18"	81
	ASOB	*Aster oblongifolius 'October Skies / October Skies Fall Aster*	#1	Min 8"–18"	44
	ASCHW	*Astilbe chinensis 'Vision in White' / Vision In White Chinese Astilbe*	#1	Min. 8"–18"	68
	CANE	*Calamintha nepeta 'Montrose White' / Montrose White Catmint*	#1	Min. 8"–18"	59
	HPDO	*Hemerocallis x 'Purple de Oro' / Purple de Oro Daylily*	#1	Min. 8"–18"	32
	HEFC	*Heuchera x 'Fire Chief' / Fire Chief Coral Bells*	#1	Min. 8"–18"	24
	LIA SPI	*Liatris spicata 'Kobold' / Kobold Spike Gayfeather*	#1	Min. 8"–18"	42
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"–18"	43
	RUAG	*Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower*	#1	Min. 8"–18"	34
	SANEC	*Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage*	#1	Min. 8"–18"	54
	SCSCJ	*Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem*	#1	Min. 8"–18"	42
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"–18"	143
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	#1	Min. 8"–18"	12

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*

CONTRACTOR NOTES

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - THE MEADOWS - BUILDING #9

SHEET NUMBER:
L1.11

JSD PROJECT NO: 25-15146

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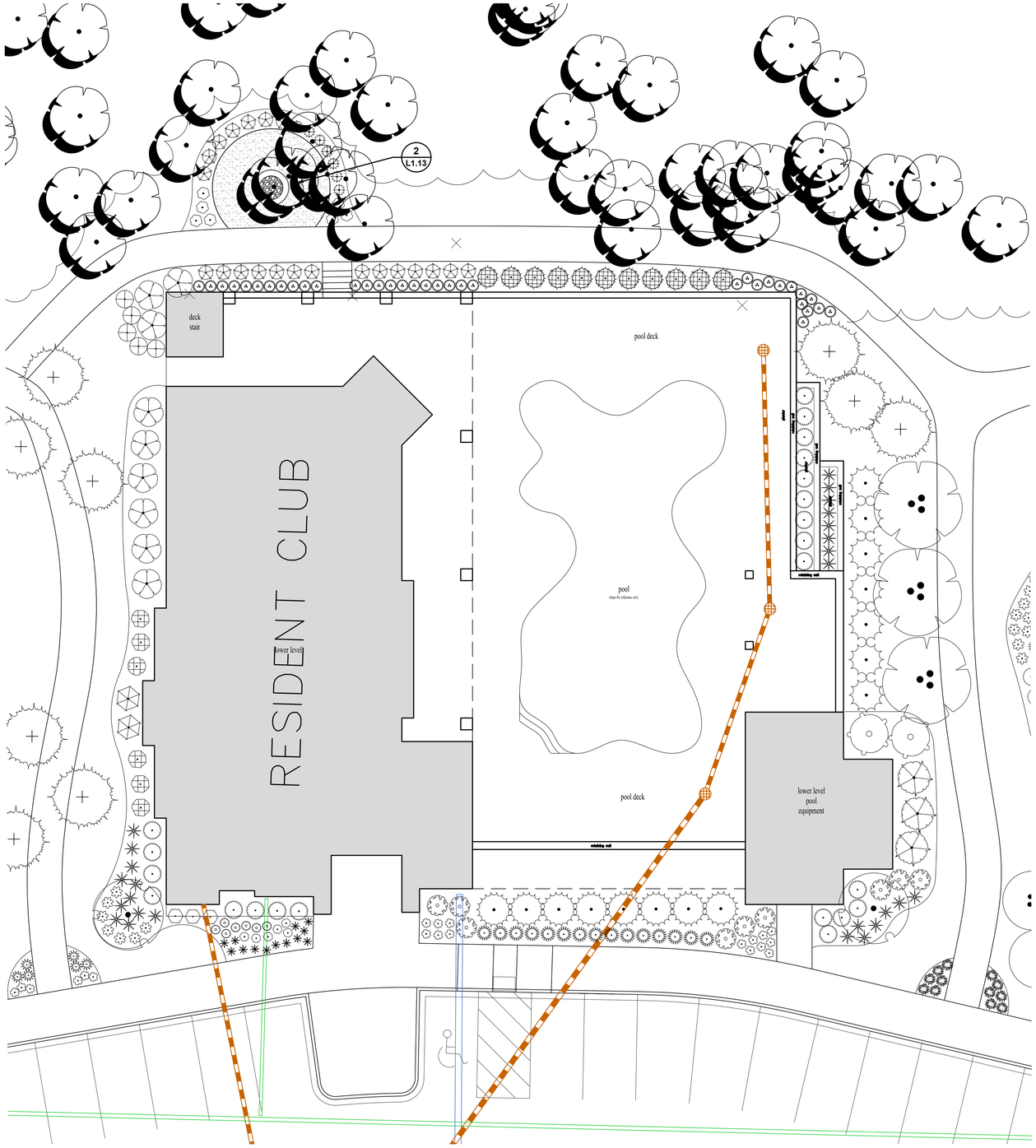
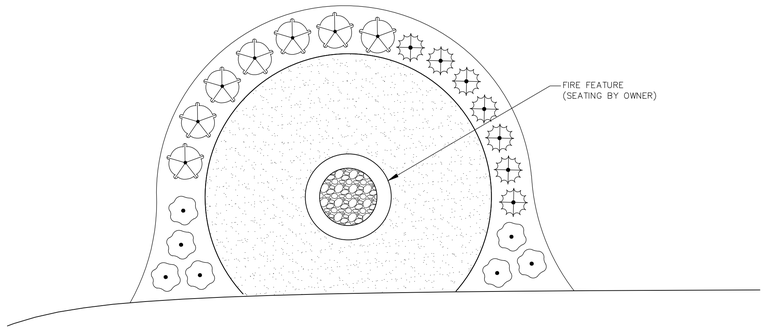


1 RESIDENT CLUB
SCALE: 1" = 10'

PLANT SCHEDULE RESIDENT CLUB

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	*Larix laricina* / Tamarack	B & B	8' Ht. (min)	5
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance'* / Autumn Brilliance Serviceberry	B & B	8' Ht. (min)	3
	MASA	*Malus sargentii 'Select A'* / Firebird® Sargent Crabapple	B & B	1.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	THOC	*Thuja occidentalis 'Emerald'* / Emerald Arborvitae	B & B	8' Ht. (min)	11
	THOCN	*Thuja occidentalis 'Nigra'* / Black Arborvitae	B & B	8' Ht. (min)	7
DECIDUOUS SHRUBS					
	CAFL	*Calycanthus floridus 'SMNCAF'* / Simply Scentsational® Sweetshrub	#5	36" Ht. (min)	9
	CQALI	*Cornus alba 'Bailhalo'* / Ivory Halo® Tatarian Dogwood	#5	18" Ht. (min)	2
	SISE	*Diervilla sessilifolia 'Cool Splash'* / Cool Splash False Honeysuckle	#5	18" Ht. (min)	5
	FRAL	*Frangula alnus 'SMNRFBT'* / Fine Line® Improved Buckthorn	#5	36" Ht. (min)	35
	HYAR	*Hydrangea arborescens 'Incrediball'* / Incrediball White Hydrangea	#5	18" Ht. (min)	21
	HYPAP	*Hydrangea paniculata 'Dvp Pinky'* TM / Pinky Winky Panicle Hydrangea	#5	24" Ht. (min)	2
	HQPW	*Hydrangea quercifolia 'Pee Wee'* / Pee Wee Oakleaf Hydrangea	#5	18" Ht. (min)	3
	ILVEB	*Ilex verticillata 'FarrowBPop'* / Berry Poppins® Winterberry	#5	18" Ht. (min)	5
	ILVEM	*Ilex verticillata 'FarrowMrP'* / Mr. Poppins® Winterberry	#5	18" Ht. (min)	1
	RORA	*Rosa x 'Radtko'* / Double Knock Out® Red Rose	#5	24" Ht. (min)	9
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* / Green Velvet Boxwood	B & B	18" Ht. (min)	21
	JUCH	*Juniperus chinensis 'Sea Green'* / Sea Green Juniper	#5	24" Ht. (min)	8
	JUSA	*Juniperus sabina 'Mini-Arcadia'* / Mini Arcadia Juniper	#5	24" Dia. (min)	3
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty'* / Summer Beauty Allium	#1	Min. 8"–18"	17
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* / Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	15
	CANE	*Calamintha nepeta 'Montrose White'* / Montrose White Catmint	#1	Min. 8"–18"	7
	DECE	*Deschampsia cespitosa 'Goldtau'* / Gold Dew Tufted Hair Grass	#1	Min 8"–18"	6
	ECPUM	*Echinacea purpurea 'Magnus Superior'* / Magnus Superior Coneflower	#1	Min 8"–18"	6
	GERR	*Geranium x 'Rozanne'* / Rozanne Cranesbill	#1	Min. 8"–18"	7
	HAMA	*Hakonechloa macra* / Japanese Forest Grass	#1	Min. 8"–18"	7
	HESO	*Hemerocallis x 'Stella de Ora'* / Stella de Oro Daylily	#1	Min. 8"–18"	7
	MOCAH	*Molinia caerulea 'Heidebraut'* / Heidebraut Moor Grass	#1	Min 8"–18"	28
	SCSC	*Schizachyrium scoparium 'Prairie Blues'* / Prairie Blues Little Bluestem	#1	Min. 8"–18"	3
	SPHET	*Sporobolus heterolepis 'Tara'* / Prairie Dropseed	#1	Min. 8"–18"	13



2 FIRE FEATURE
SCALE: 1" = 5'

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north

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - RESIDENT CLUB

SHEET NUMBER:
L1.13

JSD PROJECT NO: 25-15146

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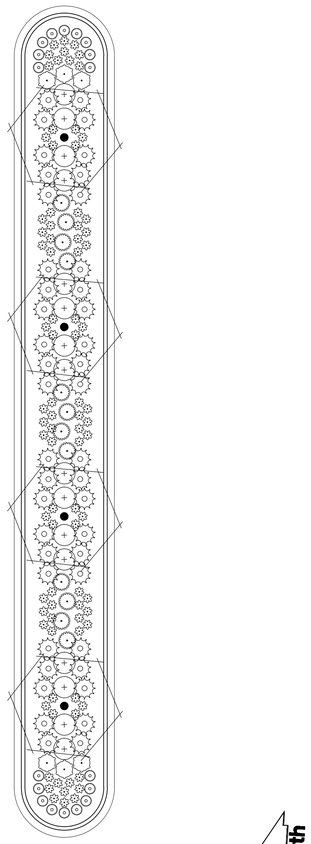
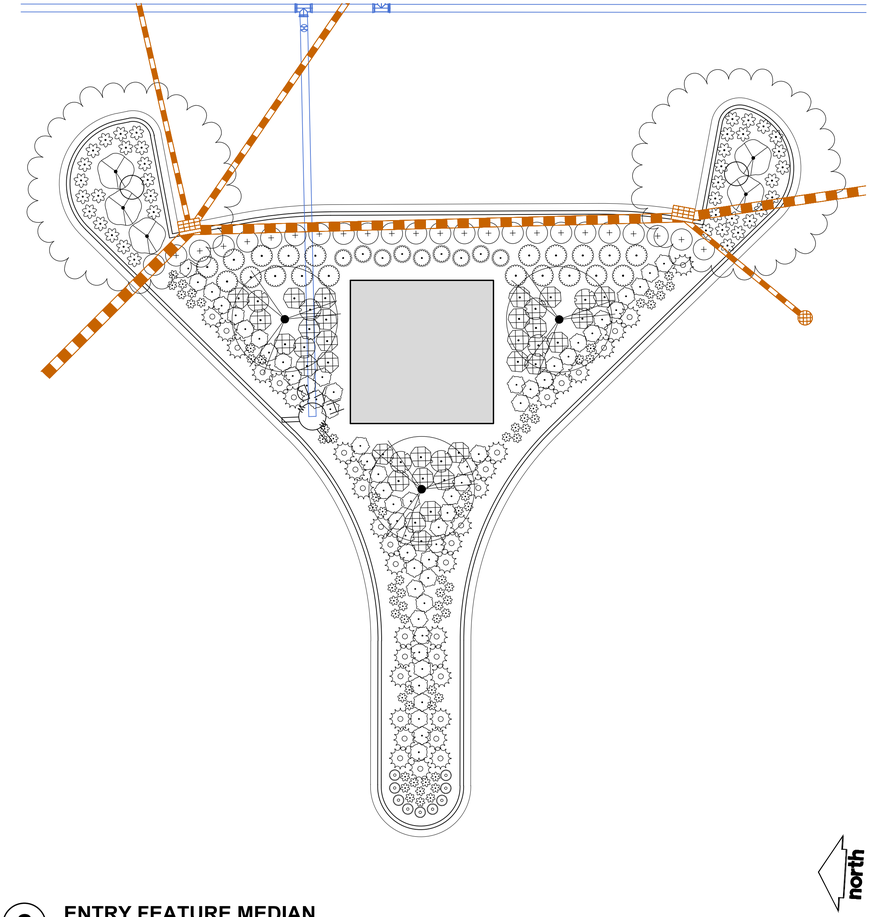


1 ENTRY MEDIAN
SCALE: 1" = 10'



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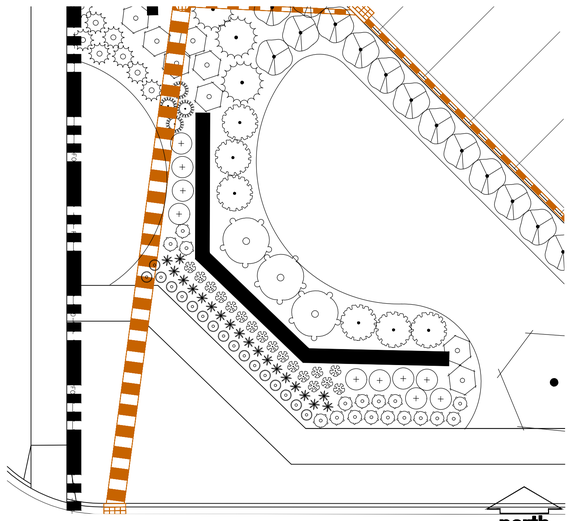

3 WOODMONT DRIVE NORTH MONUMENT SIGN
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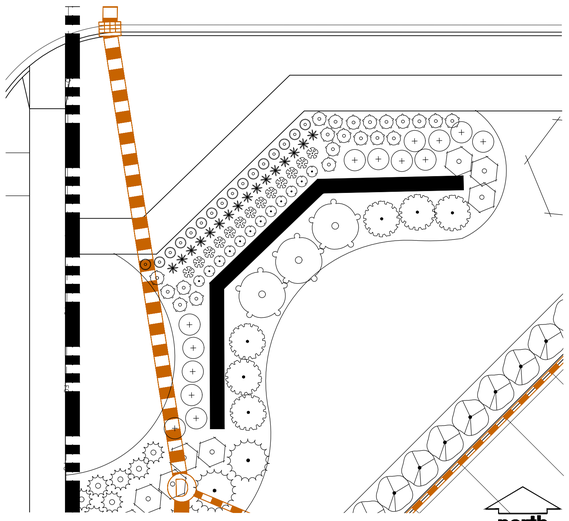

4 WOODMONT DRIVE SOUTH MONUMENT SIGN
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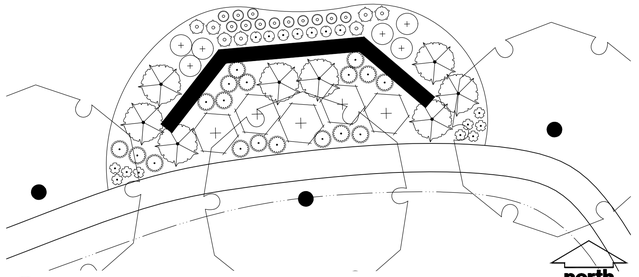
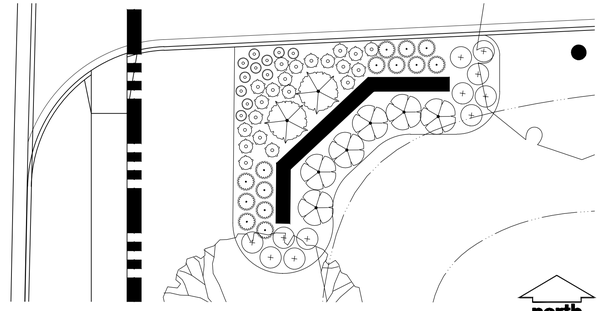
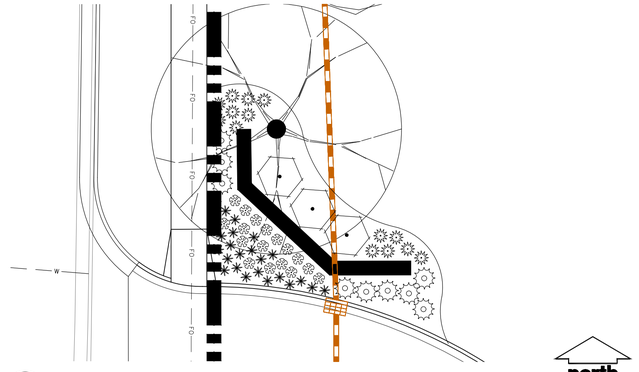


5 GREENFIELD AVE. MONUMENT SIGN
SCALE: 1" = 10'



6 CONSERVATORY PARKWAY MONUMENT SIGN
SCALE: 1" = 10'



7 CONSERVATORY PARKWAY MONUMENT SIGN
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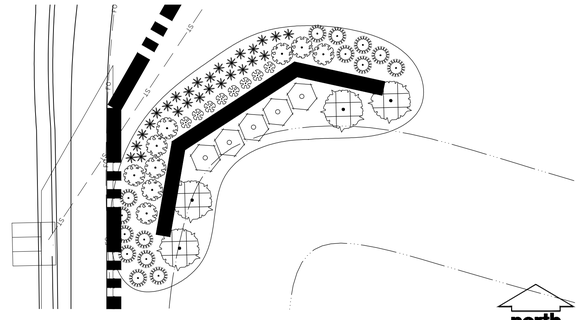

8 CITY MONUMENT SIGN
SCALE: 1" = 10'

SCALE IN FEET
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CLIENT:
WIMMER COMMUNITIES

CLIENT ADDRESS:
5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
S. MOORLAND RD. &
W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 3/21/2025

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/21/2025	CONDITIONAL USE SUBMITTAL
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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - ENTRY MEDIANS & MONUMENT SIGNS

SHEET NUMBER:
L1.14

JSD PROJECT NO: 25-15146

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File: \\JSDINC\projects2\2025\2515146\DWG\Landscape Sheets\2515146 - Landscape.dwg Layout: L1.14 User: michael.siniscalchi Plotted: Mar 20, 2025 - 1:55pm Xref's: 25-15146 The Conservancy



1 TOT LOT PLAY AREA

SCALE: 1" = 10'

PLANT SCHEDULE TOT LOT PLAY AREA

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	CACA	*Carpinus caroliniana* / American Hornbeam	B & B	1.5" Cal	3
	CECA	*Cercis canadensis* 'Columbus' / Columbus Strain Eastern Redbud	B & B	8' Ht. (min)	2
	COAL	*Cornus alternifolia* / Pagoda Dogwood	B & B	8' Ht. (min)	1
OVERSTORY DECIDUOUS TREES					
	ACMI	*Acer miyabei* 'Morton' / State Street™ Miyabe Maple	B & B	4.8" Cal	2
	TAM	*Tilia americana* 'Kromm' / Sweet Street™ American Linden	B & B	4" Cal	1
DECIDUOUS SHRUBS					
	CAFL	*Calycanthus floridus* 'SMNCAF' / Simply Scentsational® Sweetshrub	#5	36" Ht. (min)	3
	SISE	*Diervilla sessilifolia* 'Cool Splash' / Cool Splash False Honeysuckle	#5	18" Ht. (min)	14
	HYPALL	*Hydrangea paniculata* 'Little Lime' / Little Lime Hydrangea	#3	18" Ht. (min)	2
	RHAR	*Rhus aromatica* 'Gro-Low' / Gro-Low Fragrant Sumac *	#5	24" Dia. (min)	18
	VUJU	*Viburnum x juddii* / Judd Viburnum	#5	36" Ht. (min)	2
EVERGREEN SHRUBS					
	JUSA	*Juniperus sabina* 'Mini-Arcadia' / Mini Arcadia Juniper	#5	24" Dia. (min)	2
	TAMEE	*Taxus x media* 'Everlow' / Everlow Yew	#5	24" Dia. (min)	3
PERENNIALS & GRASSES					
	ALMO	*Alchemilla mollis* / Lady's Mantle	#1	Min. 8"–18"	8
	CANE	*Calamintha nepeta* 'Montrose White' / Montrose White Catmint	#1	Min. 8"–18"	16
	HESO	*Hemerocallis x* 'Stella de Oro' / Stella de Oro Daylily	#1	Min. 8"–18"	94
	SEAF	*Sedum x* 'Autumn Fire' / Autumn Fire Sedum	#1	Min 8"–18"	63
	SPHET	*Sporobolus heterolepis* 'Tara' / Prairie Dropseed	#1	Min. 8"–18"	22

CONTRACTOR NOTES

1. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO THE LANDSCAPE PLAN.
2. ALL PLANTING AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.
3. ALL DISTURBED AREAS SHALL RECEIVE LOW-MOW FESCUE SEED MIX UNLESS DEPICTED OTHERWISE. REFER TO SHEET L2.0 FOR MATERIALS NOTES AND DETAIL.

north

SCALE IN FEET

10' 0 10'

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Designed By: MWS/HMB/GSW
Reviewed By: MWS
Approved By:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN - TOT LOT PLAY AREA

SHEET NUMBER:
L1.15

JSD PROJECT NO: 25-15146

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GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS: SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 5", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – "LOW-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.

2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT OR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

TREE WATERING PROGRAM:

BASE BID – WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS

ALTERNATE BID 1* – INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

ALTERNATE BID 2* – INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

*SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

IRRIGATION (SEE SPECS):

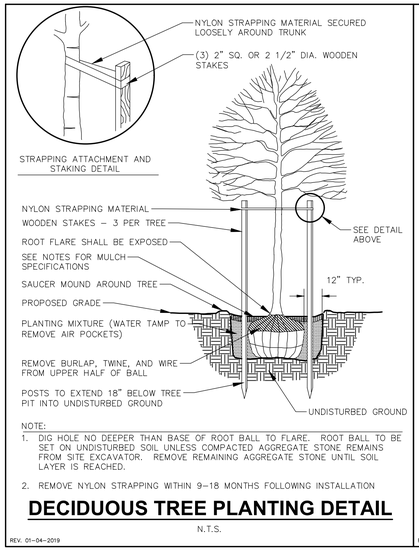
BASE BID – DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING

ALTERNATE BID – POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

LANDSCAPING:

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING

INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

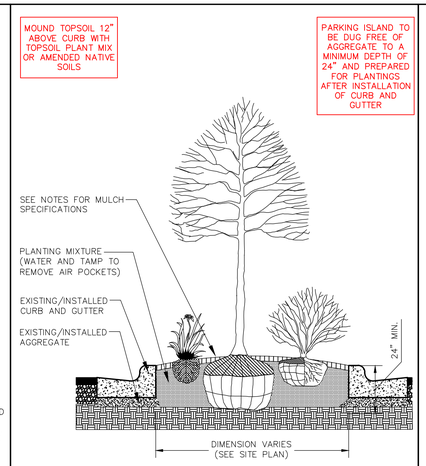


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

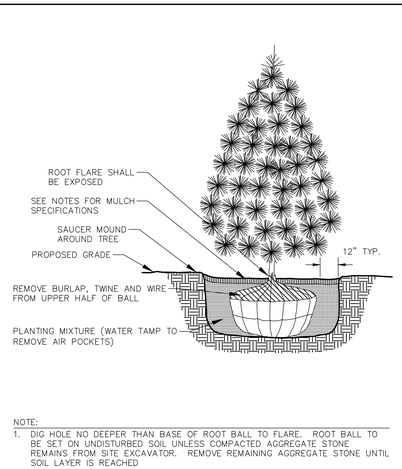
REV. 01-04-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019

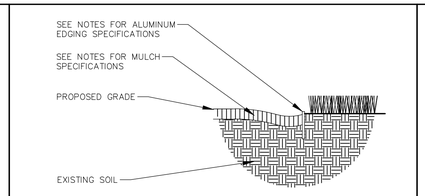


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

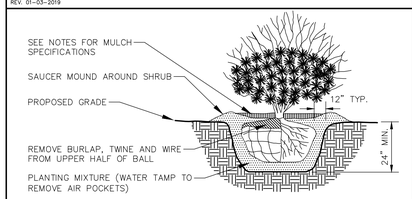
REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

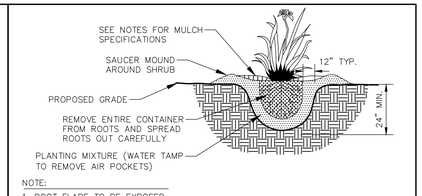


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
WIMMER COMMUNITIES

CLIENT ADDRESS:
5300 S 108TH STREET, #1
HALES CORNERS, WI 53130

PROJECT:
THE CONSERVANCY

PROJECT LOCATION:
S. MOORLAND RD. &
W GREENFIELD AVE.
CITY OF NEW BERLIN, WI 53151

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 3/21/2025

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/21/2025	CONDITIONAL USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MWS/HMB/GSW
Reviewed By: MWS
Aprroved By:

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 25-15146

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File: \\JSDINC\projects\2020\25\25151146\DWG\Landscape Sheets\25151146 - Landscape.dwg Layout: L2.0 User: michael.sinicakih Plotted: Mar 20, 2025 - 1:57pm Xref's 25-15146 - The Conservancy

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**John Horning with Shorewest Realtors / New Shorewest Office**
LOCATION:	**3885 S. Moorland Road (Tax Key #: 1212.983.001) & 3875 S. Moorland Road (Tax Key #: 1212.984.001)**
REQUEST:	**Use, Site and Architecture Approval for Shorewest to construct an office located at 3885 S. Moorland Road and 3875 S. Moorland Road.**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture for Shorewest to construct an office located at 3885 S. Moorland Road and 3875 S. Moorland Road subject to the application, plans on file and the following conditions:**

1. **Planning:**
    a. **Plan of Operation:**
        i. **Applicant shall adhere to the submitted plan of operation.**
        ii. **The applicant is proposing to construct a 7,970 square foot office building.**
        iii. **Hours of Operation: Monday-Friday from 8:30AM-5PM with occasional evenings and weekends by appointment.**
        iv. **Number of Employees: 53 with staggered schedules. 48 of which are independent contractors that may only stop by the office once or twice a week.**
    b. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.**
        i. **Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.**
        ii. **ii. Final landscape fee will be calculated upon final submittal.**
    c. **Mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56.G of the Zoning Code.**
    d. **Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.**
    e. **Architecture Review Committee (ARC) approval is required.**
    f. **Mechanical equipment and dumpsters shall be properly screened from the street and public view in accordance with Section 275-56 of the Zoning Code.**
    g. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**

2. **Engineering:**
    a. **Parking lot layout:**
        i. **Per 275-57A(6). The minimum area for each parking space, excluding the area needed to maneuver, shall be 9 ft wide and 18 ft long, except for designated handicapped parking.**
        ii. **Per 275-57A(7). Method of measurement. 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 the curb, where applicable.**
            1. **Do not include the curb pan in the parking stall width in stalls adjacent to curb & gutter.**
    b. **Per Chapter 6, Figure 6:16 of the Comprehensive Plan, provide off road pedestrian faculties along Moorland Road.**
    c. **Consider using the City Center parking lot lights to match the surrounding area. Light pole specifications are available upon request.**
    d. **A Permit will be needed from Waukesha County to work within Moorland Road to connect to the Water and Sanitary.**
    e. **The water main pipe has a liner and therefore a wet tap will not be allowed. Contact the Utility department to discuss the method of connection.**
3. **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. **Wrecking permit required for the demolition of the existing structure.**
    g. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**
4. **Stormwater:**
    a. **Review of the Stormwater Management Plan, please verify and correct the errors.**
        i. **Narrative calls out a TC for the proposed PS3 of 6 minutes, model say 9.1**
        ii. **There is a discrepancy between the model and detail regarding the top of berm. 906.9 versus 907 for the West Basin and 905.9 versus 906 for the Dry Basin**
        iii. **The detail calls out 844.5 for the outlet structure rim in one view and 905.5 in the other view for the West Basin**
        iv. **The detail for the outlet structure appears to show the 10-inch out at 899 but**

calls out 900.

v. **The Dry Basin has a modeled outlet structure but there is no detail for this structure in plans. And the cross section detail only shows a 6-inch storm sewer at 904.75 as the outlet. The plan view shows a structure.**

b. **WDNR NOI is required.**

c. **MMSD Chapter 13 approval is required.**

d. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**

e. **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.**

f. **Stormwater Management Facilities Asbuilts are required to be submitted and approved prior to occupancy.**

g. **Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

5. **Sewer Utility:**

a. **Applicant shall coordinate with the New Berlin Utility Department on water and sewer services.**

b. **The existing sewer lateral must be plugged or capped and watertight at the time of demo. The location of the plug or cap must be marked with a post.**

c. **If the existing lateral is going to be permanently abandoned, it must be done at the sanitary main.**

d. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

e. **Maintain 24 inches vertical clearance when crossing any pipes and structures**

f. **If a conflict occurs, conduits will be removed at the owner's expense.**

6. **Water Utility:**

a. **Applicant shall coordinate with the New Berlin Utility Department on water and sewer services.**

b. **Identify whether 1" existing fire service sufficient.**

c. **More info needed on water service (fire service, size, etc...)**

d. **Watermain of Moorland is a 16" DI relined watermain, tapping info is required.**

e. **Any demo building must abandon water services at main.**

f. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

g. **Maintain 24 inches vertical clearance when crossing any pipes and structures.**

h. **If a conflict occurs, conduits will be removed at the owner's expense.**

7. **Fire:**

a. **Applicant shall coordinate with the New Berlin Fire Department on water and sewer services.**

b. **Fire extinguishers every 75 feet of travel.**
c. **Audio/visual annunciation throughout.**
d. **Annunciator panel at entrance.**
e. **Name and address on both front and rear entrance.**
f. **Maintain fire lanes of 24 feet.**
g. **Knox box required and key(s) updated.**
h. **Maximum occupancy signage required.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 13, 2025

John Horning with Shorewest Realtors / Shorewest Office
3885 S Moorland Road (Tax Key #: 1212.983.001) &
3875 S. Moorland Road (Tax Key #: 1212.984.001)

DATE STAFF REPORT PREPARED: July 9, 2025

APPLICANT / OWNER(S): John Horning with Shorewest Realtors / 3885 S Moorland Road LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture Approval for Shorewest to construct an office located at 3885 S. Moorland Road (Tax Key #: 1212.983.001) & 3875 S. Moorland Road (Tax Key #: 1212.984.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/26/2025

DATE OF COMPLETENESS DETERMINATION: 6/26/2025
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: No
(Date(s) of Meeting(s): Numerous emails and phone calls
Site Visit(s): 7/11/2025

CONCEPTUAL PLAN: Yes, see attached plans.

SIZE OF DEVELOPMENT / PARCEL(S): 1.54006 Acres (After CSM is recorded).

CURRENT ZONING: B-2

CURRENT LAND USE: Residential / Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office

PROPOSED LOT SIZE(S): 1.54 acres after CSM is recorded (See File #: LD-2501123).

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: B-2	Land Use: Residential (Legal Non-Conforming)
South:	Zoning: R-5	Land Use: Residential
East:	Zoning: B-2	Land Use: Commercial (Salon/Auto Service)
West:	Zoning: B-2	Land Use: Commercial (Multi-tenant Building)

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood "E": City Center Mixed Use Commercial: Yes, this request 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.*
- *Public streetscape improvements should be coordinated with private landscaping and site design.*

Development Policies:
- *Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*
- *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: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request is consistent with Sections 275-34B(1).

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes, plans attached.
Architectural Review Required: Yes

PROPOSED ARCHITECTURE: The applicant is proposing a 7,970 sq. ft. building. A mixture of stone and brick veneers are being proposed on the exterior of the building.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: No
Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES: Per Chapter 6, Figure 6:16 of the Comprehensive Plan, provide off road pedestrian faculties along Moorland Road. Consider using the City Center parking lot lights to match the surrounding area. Light pole specifications are available upon request.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, shown on plans.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed shall be shown on plans.

STORM WATER MANAGEMENT / DRAINAGE PLAN: 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
Sewershed Capacity Available: Yes
Adequate Linkage: Yes
On-site system required: No

WATER USAGE CALCULATION: 800 GPD per new connection.

TRAFFIC IMPACT: A Traffic Impact Study is not required for this development.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:
3885 S. Moorland Road
1955 Existing home built.
1962 Addition to home.
3875 S. Moorland Road
4/21/2015 Car wash proposed. Application withdrawn.
4/25/2015 1-Lot CSM to combine lots proposed. Application withdrawn.
4/27/2017 Hibachi restaurant proposed. Application withdrawn.
4/27/2017 1-Lot CSM to combine lots proposed. Application withdrawn.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

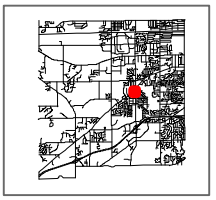
1. The applicant has simultaneously submitted a 1-Lot Certified Survey Map to combine the properties located at 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001). See File #: LD-2501123.
2. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
3. Office use requires 1 parking space per 200 square feet of office use.
    a. Parking required per Zoning Code: 40 stalls required – 7,970 square feet of office / 1 space per 200 square feet
    b. 60 spaces are being provided.
4. All setbacks for the B-2 District have been met.
    a. Front Setback: 40', Side Setback: 15', and Rear Setback: 25'.
5. The landscape buffer for office uses over 5,000 square feet, adjacent to single-family residential, has been met.
    a. Substantial buffered of 25' required per Table 275-56-2.

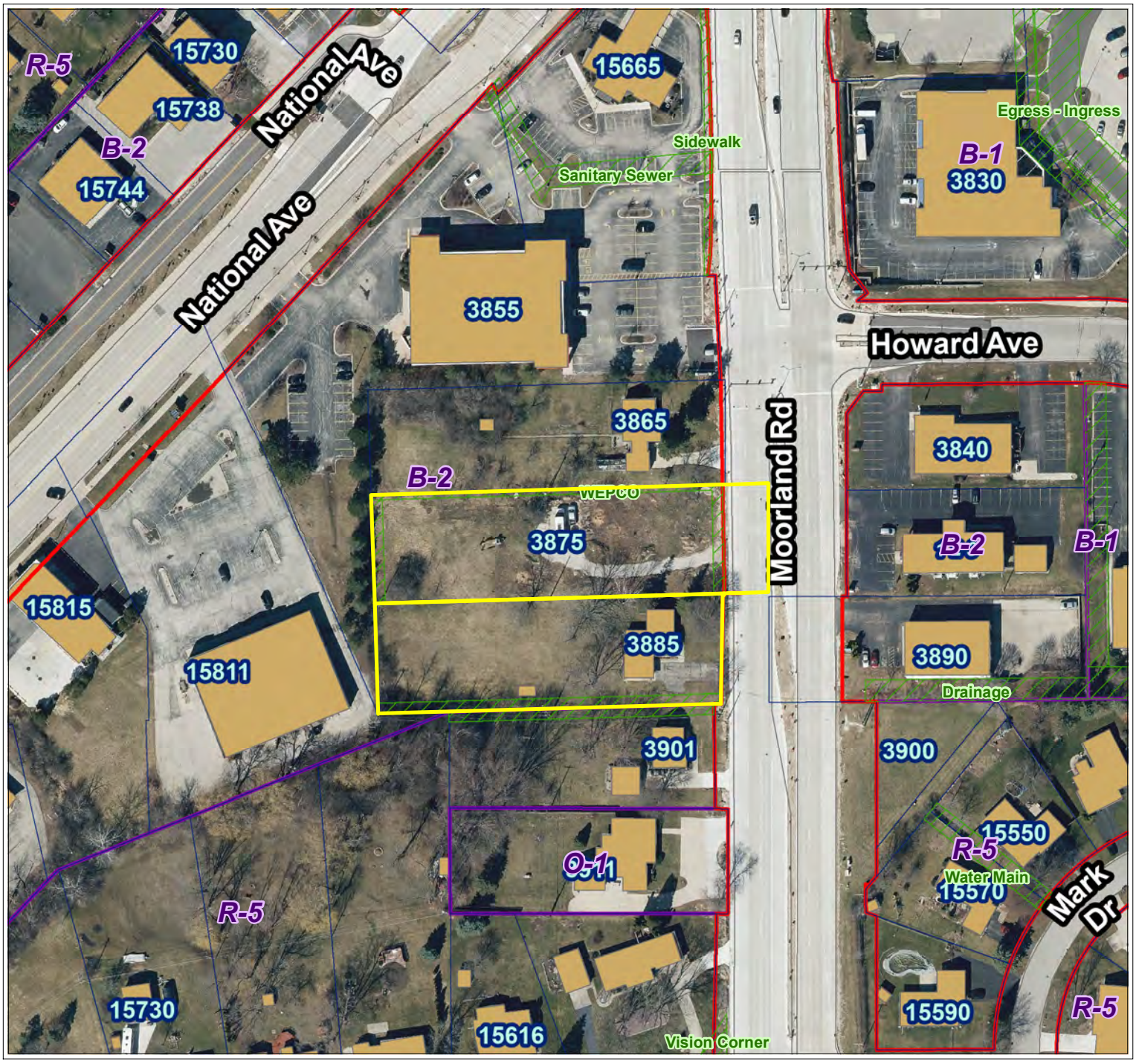
D.R.C. RECOMMENDATION: Recommend approval for the Use, Site and Architecture for Shorewest to construct an office building located at 3885 W. National Avenue (Tax Key #: 1212.983.001) and 3875 W. National Avenue (Tax Key #: 1212.984.001) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan of Operation
Plans

City of New Berlin
Community Development

UA-2501124
Shorewest Office
3885 S. Moorland Road & 3875 S. Moorland Road





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

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Plan of Operation - Shorewest, REALTORS®

1. Business Overview

- **Business Name**: Shorewest Realtors, Inc.
- **Business Structure**: S-Corp
- **Broker of Record**: Joe Horning and John Horning
- **Office Address**: 3885 S Moorland Road, New Berlin
- **Contact Information**: 262-784-8466, www.shorewest.com

2. Mission Statement

"We are a team...
Proudly independent;
Dedicated to serving the housing needs of Wisconsin;
Committed to unsurpassed customer service;
Pledged to share our talents for mutual growth and prosperity.."

3. Services Offered

- Residential and some Commercial Sales
- Buyer and Seller Representation
- Mortgage Services through Wisconsin Mortgage Corp.
- Title Services through Heritage Title Services, Inc.
- Property and Casualty Insurance
- Real Estate Education

4. Licensing & Compliance

- Maintain valid broker and agent licenses
- Comply with all state real estate commission regulations
- Adhere to Fair Housing Laws, ADA, and all relevant local ordinances
- Maintain Errors and Omissions (E&O) insurance

5. Office Operations

- **Office Hours:**
  - M-F 8:30am-5:00pm
  - Evenings and weekends by appointment
- **Staff:**
  - Manager, Adam Purcell
  - Asst Manager, Paula Bailey
  - Admin, Therese Hutchingon
  - 50 licensed real estate agents (independent contractors)

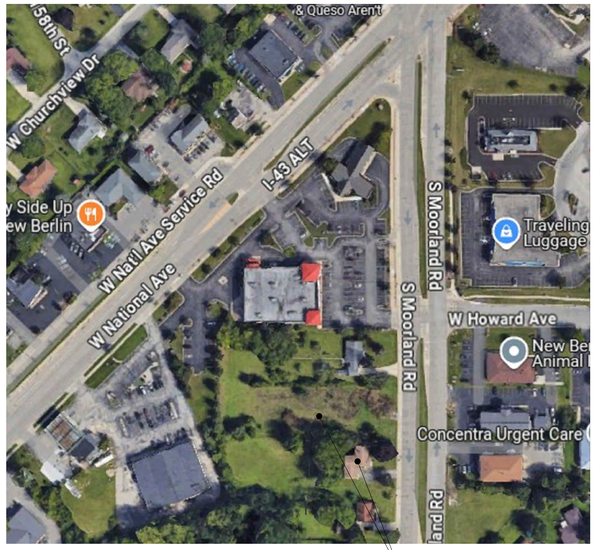
PLOT DATE: 6/26/2025

A New Building for:

Shorewest Realtors

3885 South Moorland Road
City of New Berlin, WI 53151
(Waukesha County)

VICINITY MAP



ABBREVIATION KEY

A/C	AIR CONDITIONING	EJ	EXPANSION JOINT(S)	INT	INTERIOR	REC	RECESSED
ACT	ACOUSTIC CEILING TILE	ELEC	ELECTRICAL	JNT	JOINT	REG	REGULAR
ADJ	ADJUSTABLE OR ADJACENT	ELEV	ELEVATION OR ELEVATOR	JST	JOIST	REIN	REINFORCE
				LAM	LAMINATE	RO	ROUGH OPENING
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	LAV	LAVATORY	RTU	ROOF TOP UNIT (HVAC)
ALT	ALTERNATE	EQUIP	EQUIPMENT	LVL	LAMINATED STANDIVENEER LUMBER	R/T	REFER TO
ALUM	ALUMINUM	EQUIV	EQUIVALENT			SC	SOLID CORE
APPROX	APPROXIMATE	ETR	EXISTING TO REMAIN	MAT'L	MATERIAL	SECT	SECTION
ARCH	ARCHITECTURAL	EXP	EXPANSION OR EXPOSED	MAX	MAXIMUM	SIM	SIMILAR
@	AT	EXST	EXISTING	MDF	MEDIUM-DENSITY FIBERBOARD	SPEC	SPECIFICATION
BD	BOARD	EXT	EXTERIOR			SHP	STAIN & POLY
BLDG	BUILDING	FD	FLOOR DRAIN	MECH	MECHANICAL	SQ-FT, SF, #	SQUARE FOOT
B/O	BOTTOM OF	FDN	FOUNDATION	MED	MEDIUM	SQ-IN	SQUARE INCH
BRG	BEARING	FF	FINISH FLOOR	MFG	MANUFACTURER	SS	STAINLESS STEEL
CB	CEMENT BOARD	FIN	FINISH	MIN	MINIMUM	SSM	SOLID SURFACE MATERIAL
CFS	COLD FORMED STEEL	FIXT	FIXTURE	MISC	MISCELLANEOUS		
CJ	CONSTRUCTION JOINT(S)	FLR	FLOOR	MO	MASONRY OPENING	STL	STEEL
℄	CENTER LINE	FRP	FIBERGLASS REINFORCED PLASTIC	MR GWB	MOISTURE RESISTANT GWB	STN	STAIN
CLG	CEILING			MTL	METAL	STRUCT	STRUCTURAL
CLST	CLOSET	FRT	FIRE RESISTANCE TREATED	MW	MICROWAVE	SV	SHEET VINYL
CMU	CONCRETE MASONRY UNIT			NIC	NOT IN CONTRACT	TBB	TILE BACKER BOARD
COL	COLUMN	FTG	FOOTING	NO. #	NUMBER	TBD	TO BE DETERMINED
CONC	CONCRETE	FURN	FURNACE	NOM	NOMINAL	T&B	TOP & BOTTOM
CONST	CONSTRUCTION	GA	GAUGE	NTS	NOT TO SCALE	TELE	TELEPHONE
CONT	CONTINUOUS	GALV	GALVANIZED	OA	OVERALL	T&G	TONGUE & GROOVE
CPET	COMMON PATH OF EGRESS TRAVEL	GC	GENERAL CONTRACTOR	OC	ON CENTER	TJI	I-JOIST
		GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OHD	OVERHEAD DOOR	T/O	TOP OF
CPT	CARPET			OPP	OPPOSITE	TYP	TYPICAL
CT	CERAMIC TILE	GLULAM	GLUE LAMINATED TIMBER	OPT	OPTIONAL	UC	UNDER COUNTER
CTB	CERAMIC TILE BASE	GRT	GROUT	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLITION	GWB	GYPSUM WALL BOARD	PL	PLATE		
DIA, ⌀	DIAMETER	HC	HOLLOW CORE	PE	PROPERTY LINE	VB	VINYL BASE
DIM	DIMENSION	HDR	HEADER	PLAM	PLASTIC LAMINATE	VBC	VINYL BASE, COVE
DIV	DIVISION	HDW	HARDWARE	PLYWD	PLYWOOD	VBS	VINYL BASE, STRAIGHT
DN	DOWN	HGT	HEIGHT	PREFIN	PREFINISHED	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	HM	HOLLOW METAL	PSF	POUNDS PER SQ FT	VERT	VERTICAL
DW	DISHWASHER	HORIZ	HORIZONTAL	PSI	POUNDS PER SQ IN	VIF	VERIFY IN FIELD
DWGS	DRAWINGS	HR	HOUR	PT	PAINT	W/	WITH
EA	EACH	HVAC	HEAT, VENT, & AIR CONDITIONING	P/T	PRESERVATIVE TREATED	WB	WOOD BASE
EATD	EXIT ACCESS TRAVEL DISTANCE			PVC	POLYVINYLCHLORIDE	WD	WOOD
		IHM	INSULATED HOLLOW METAL	QT	QUARRY TILE	WH	WATER HEATER
EF	EPOXY FLOORING			QTB	QUARRY TILE BASE	W/C	WALK-IN CLOSET
EIFS	EXTERIOR INSULATION FINISH SYSTEM	I.O	IN LIEU OF	R	RADIUS	W/O	WITHOUT
		INSUL	INSULATION OR INSULATE	RD	ROOF DRAIN	WWF	WELDED WIRE FABRIC

PARTICIPANTS

OWNER:

Shorewest Realtors
11450 West North Avenue
Brookfield, WI 53045
Tele: (262) 289-6207
Fax: N/A
Contact: John P Horning
E-mail: jphorning@shorewest.com

TENANT:

Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151
Tele: (262) 784-8466
Fax: N/A
Contact: John P Horning
E-mail: jphorning@shorewest.com

ARCHITECT:

Perspective Design, Inc.
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 302-1780 x 201
Fax: (414) 302-1781
Contact: William Conine - Project Manager
E-mail: bconine@pdi-arch.com

GENERAL CONTRACTOR / CONSTRUCTION MANAGER:

T.B.D.

CIVIL ENGINEER:

JSD Professional Services, Inc.
W238 N1610 Busse Rd., Suite 100
Waukesha, WI 53188
Tele: (262) 513-0666
Fax: (414) 443-1311
Contact: Christopher Jackson
E-mail: christopher.jackson@jsdinc.com

STRUCTURAL ENGINEER:

Pierce Engineers
181 North Broadway
Milwaukee, WI 53202
Tele: (414) 278-6020
Fax: (414) 278-6061
Contact: Eric Feile
E-mail: efeile@pierceengineers.com
Direct: (414) 988-7464

LANDSCAPE ARCHITECT / DESIGNER:

InSite Landscape Design, Inc.
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 476-1204
Fax: n/a
Contact: Michael C. Davis
E-mail: mdavis@insitelandscape.com

INTERIOR DESIGNER:

BSI,Inc.
W222 N630 Chesney Road
Waukesha, WI 53186
Tele: (262) 955-6400
Fax: N/A
Contact: Kate Venturini
E-mail: kventurini@buildingservice.com
Cell: (262) 705-5638

INTERIOR LIGHTING DESIGNER:

Lighting Elements, LLC.
25718 Portsmouth Road
Wind Lake, WI 53185
Tele: N/A
Fax: N/A
Contact: Tracie Losch
E-mail: tlo@lightingelements.design
Cell: (414) 975-9394

MECHANICAL ENGINEER/DESIGN BUILD:

T.B.D.

ELECTRICAL ENGINEER/DESIGN BUILD:

T.B.D.

PLUMBING ENGINEER/DESIGN BUILD:

T.B.D.

DRAWING INDEX

GENERAL:

T1 TITLE SHEET
G1.1 BUILDING RENDERING
1 OF 1 SURVEY

CIVIL:

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C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN

LANDSCAPE:

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LSP1.2 PROP. TREE MITIGATION PLAN
LSP1.3 PROP. LANDSCAPE PLAN
PH01.1 PROP. PHOTOMETRIC LIGHT PLAN
PH01.2 PROP. BUILDING MOUNTED LIGHTS FIXTURES
PH01.3 PROP. SITE AREA LIGHT FIXTURES

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A1.2 1ST FLR DIMENSIONED FLOOR PLAN
A1.3 1ST FLR FFE FLOOR PLAN
A1.4 1ST FLR REFLECTED CEILING PLAN
A1.5 2ND LEVEL FLOOR PLAN
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A2.0 BUILDING ELEVATIONS WITH SAMPLES
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS
A2.3 BUILDING ELEVATIONS
A2.4 BUILDING ELEVATIONS

STRUCTURAL:

MECHANICAL:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

ELECTRICAL:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

PLUMBING:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

FIRE PROTECTION:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

CODE REFERENCE

BUILDING CODE:
WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 361-366
- INTERNATIONAL BUILDING CODE - 2015
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015
- COMCHECK (LATEST UEB RELEASE)
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL FUEL GAS CODE - 2015
- INTERNATIONAL EXISTING BUILDING CODE - 2015

ACCESSIBILITY CODES:
- INTERNATIONAL BUILDING CODE- 2015, CHAPTER 11
- ICC A117.1 - 2009
- D.O.J. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

MECHANICAL CODE:
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL FUEL GAS CODE - 2015
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTERS 364 & 365

ELECTRICAL CODE:
- INTERNATIONAL BUILDING CODE - 2015, CHAPTER 27
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316 REFERENCE NATIONAL ELECTRIC CODE
- NFPA 70 - NATIONAL ELECTRIC CODE (NEC) - 2017 SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CHAPTER III OF SPS CHAPTER 316

PLUMBING CODE:
- INTERNATIONAL BUILDING CODE - 2015, CHAPTER 29
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381-387

FIRE PREVENTION:
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314 REFERENCE NFPA
- NFPA 1 FIRE CODE - 2012 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN SPS CHAPTER 314
- INTERNATIONAL FIRE CODE - 2015 (AS REFERENCED BY THE IBC - 2015)

CIVIL ENGINEER:
CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION.

EMERGENCY EGRESS LIGHTING:
- THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS & EMERGENCY EGRESS LIGHTING MAY BE REQUIRED.
- FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTOMETERICS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES.

LIGHTING & ENERGY CONSERVATION:
ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL AS FIXTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

BUILDING DATA

PROJECT DESCRIPTION:		
ZONING CODE	B-2 (GENERAL RETAIL SALES AND SERVICE DISTRICT)	
BUILDING CODE	IBC/WI-SPS 361-366	
CLASSIFICATION OF WORK	NEW CONSTRUCTION	
TYPE OF WORK	LEVEL 3	
USE & OCCUPANCY:		
MAJOR USE	(B) BUSINESS	
INCIDENTAL OCCUPANCY	(S-1) STORAGE	
GENERAL BUILDING DATA:	ALLOWED	ACTUAL
APPROX HEIGHT	45'-0"	30'-5-1/2"
GROSS BUILDING AREA	9,000 SQ FT	7,970 SQ FT
NUMBER OF STORIES	2 STORIES	1 STORY
NUMBER OF FLOORS	2 FLOOR	1 FLOOR
TYPE OF CONSTRUCTION	5-B (WOOD FRAME UNPROTECTED)	
FIRE RESISTANCE RATED CONST	NONE	
EXTERIOR WALL OPENINGS:	ALLOWED	ACTUAL
NORTH (61' FIRE SEP. DIST.)	100% MAX	LESS THAN 100%
SOUTH (31' FIRE SEP. DIST.)	100% MAX	LESS THAN 100%
EAST (45' FIRE SEP. DIST.)	100% MAX	LESS THAN 100%
WEST (154' FIRE SEP. DIST.)	100% MAX	LESS THAN 100%
OPENINGS ARE NOT LIMITED IN EXTERIOR WALLS PER IBC 705.8.1		
FIRE PROTECTION SYSTEMS		
AUTOMATIC SPRINKLER	NOT REQUIRED	
FIRE ALARM	NOT REQUIRED	
FIRE DETECTION	NOT REQUIRED	
SMOKE ALARM & DETECTION	NOT REQUIRED	
MEANS OF EGRESS IN GROSS BUILDING AREA:	REQUIRED	ACTUAL
TOTAL OCCUPANT LOAD	N/A	80
TOTAL EGRESS WIDTH	16"	108" CLEAR
TOTAL STAIRWAY WIDTH	N/A	N/A
COMMON PATH OF TRAVEL	75'	LESS THAN 75'
EXIT TRAVEL DISTANCE	200' MAX	LESS THAN 200'
OCCUPANT LOAD DETERMINING PLUMBING FIXTURES:		
PLUMBING FIXTURES:	REQUIRED	ACTUAL
MALE		
WATERCLOSETS	2	1
URINALS	0	1
LAVATORIES	1	2
FEMALE		
WATERCLOSETS	2	2
LAVATORIES	2	2
DRINKING FOUNTAINS:		
TENANT PROVIDED BOTTLED WATER DISPENSER	0	0
OTHER (SERVICE/PREP SINKS)	1	1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: TITLE SHEET

THIS BOX IS 2" x 2"

DATE: 06/27/25
SCALE: NONE
DRAWN: WHC
JOB: 25-006
SHEET: T1

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FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\T00_SHOREWEST.NEW.DWG

ALL SIZING - 36" x 42" SHEET

PLOT DATE: 8/8/2025



BUILDING RENDERING
SCALE: N/A

1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 30" x 42" SHEET
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING RENDERING

THIS BOX IS 11" x 17"

DATE: 08/08/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: **G1.1**

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\08 SHOREWEST.RVTMAG

Legal description:

PARCEL A:

That part of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, Town of New Berlin (now City of New Berlin), Waukesha County, Wisconsin, bounded and described as follows: Commencing at a point in the East line of the said 1/4 Section, which is North 01 degrees 50 minutes East, 103 feet to the Southeast corner of the said 1/4 Section, running thence West and parallel to the South line of the said 1/4 Section, 371.30 feet to a point; thence North 102.89 feet to a point; thence East 374.59 feet to a point in the East line of the said 1/4 Section; and thence South 01 degrees 50 minutes West along the East line of the said 1/4 Section, 103.00 feet to the place of beginning, EXCEPTING THEREFROM that portion conveyed to City of New Berlin, recorded October 30, 1962, as Document No. 576306.

Parcel consists of 33,576 square feet or 0.77079 acres of land, more or less.

Tax ID No. NBC 1212.984.001

PARCEL B:

Commencing at the Southeast Corner of the said 1/4 Section, running thence West along the South line of the said 1/4 section 368 feet to a point; thence North 103 to a point; thence East and parallel to the South line of said 1/4 section 371.30 feet to a point in the East line of the said 1/4 Section; and thence South 1°50" West along the East line of the said 1/4 Section 103 feet to the place of beginning.

Except the East 33 feet of said property conveyed for highway purposes.

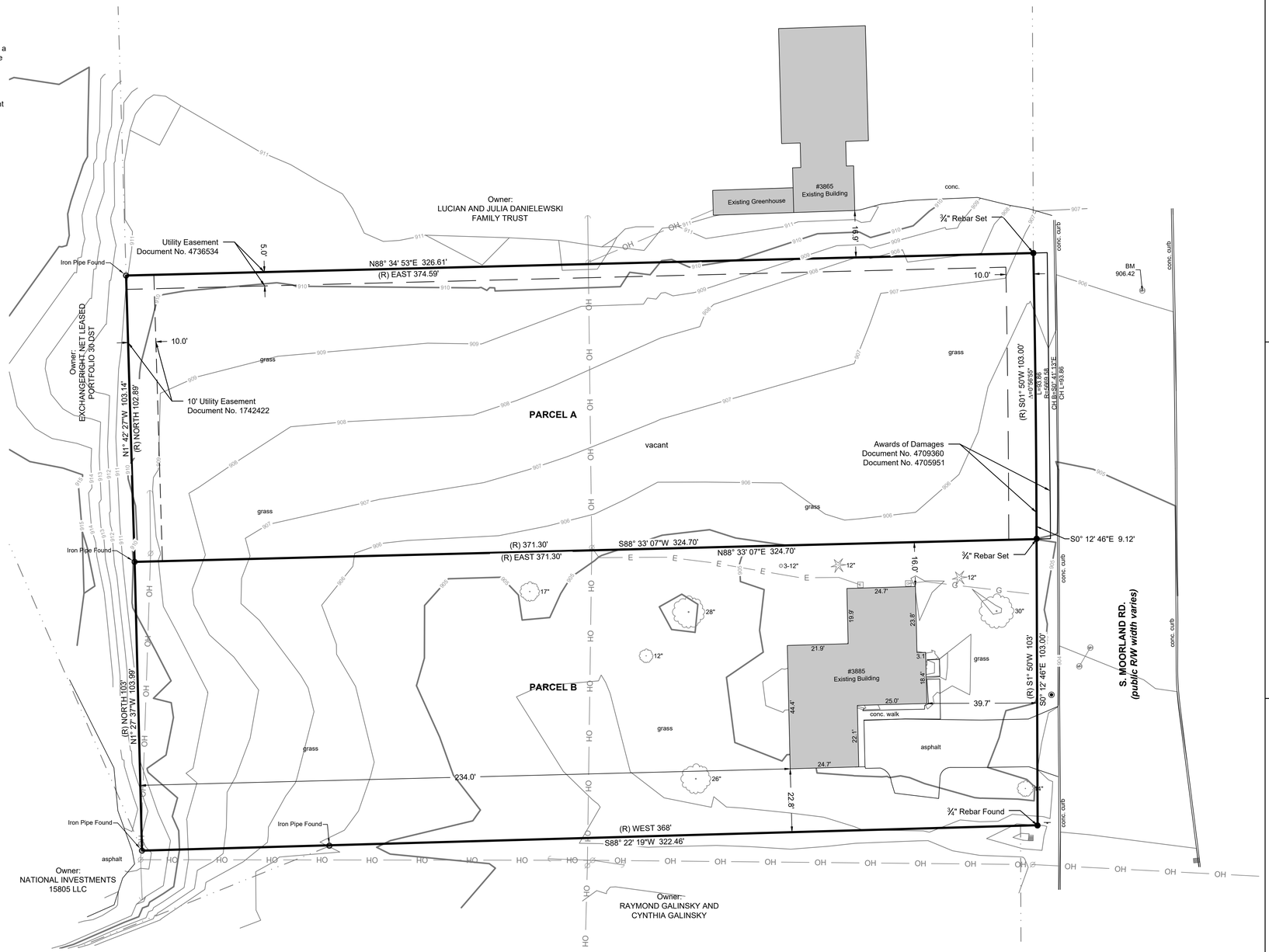
Except land conveyed in the instrument dated October 27, 1978 and recorded on November 6, 1978 in Reel 332, Image 209, as Document No. 1071815.

Parcel consists of 33,485 square feet or 0.76871 acres of land, more or less.

Tax ID No. NBC 1212.983.001

GENERAL NOTES:

1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983.
3. Parcel falls within ***Zone X, Areas determined to be outside the 0.2% annual chance floodplain***, per FEMA FIRM Panel 55133C0351H, effective date of 10/19/2023.
4. Site contains a total of 0 parking spaces.
5. No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
6. No proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. (R) Indicates recorded as bearing and or distances.



I, Kevin A. Slottke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

WISCONSIN KEVIN A. SLOTTKE S-2803 MILWAUKEE, LAND SURVEYOR

Kevin A. Slottke, P.L.S. S-2803 Date: 3/03/2025

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- MILWAUKEE INTERCEPTOR SEWER
- COMBINED SANITARY & STORM SEWER
- STORM SEWER
- WATER MAIN
- GAS
- WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

3885 & 3875 S MOORLAND RD.
NEW BERLIN, WISCONSIN

PLAT OF SURVEY

N

0 20' 40'

NO.	REVISION	DATE	BY
DRAWN BY:		NGC	
DATE:		03/03/2025	
PROJECT NO:		23803	
CHECKED BY:		KAS	
SHEET NO.:			

1 OF 1

I:\Perspective Design, Inc\23803 3885 S Moorland Rd, New Berlin\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT text)\23803-ALTA.dwg



DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK, ASPHALT, AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
12. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
13. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
14. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR ABANDON IN PLACE PER CITY & STATE REQUIREMENTS OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- TREE REMOVAL
- SHRUB REMOVAL

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
SHOREWEST REALTORS

CLIENT ADDRESS:
3885 SOUTH MOORLAND ROAD
NEW BERLIN, WI, 53151

PROJECT:
SHOREWEST REALTORS

PROJECT LOCATION:
3885 SOUTH MOORLAND ROAD
NEW BERLIN, WAUKESHA
WI, 53151

PLAN MODIFICATIONS:

#	Date:	Description:
1	06/17/2025	Pre-Application Meeting
2	06/27/2025	Plan Commission Submission
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

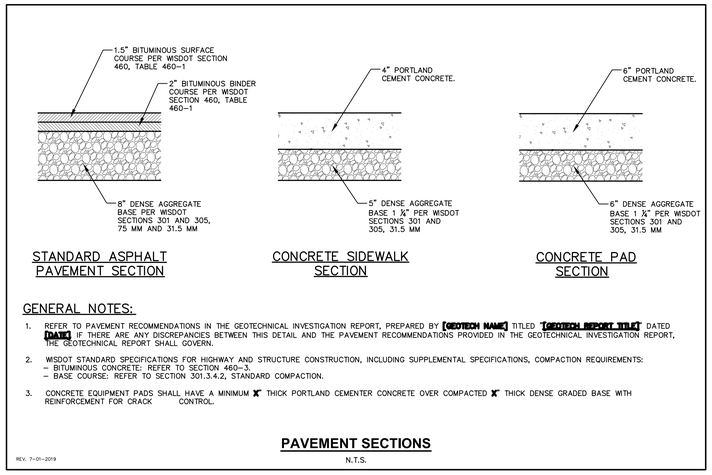
SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 25-15526

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\new projects\2025\25152626\DWG\Civil Sheets\25-15526 Demo.dwg Layout: 30X42 SHEET User: alexis.habermehl Plotted: Jun 25, 2025 - 9:38am Xrefs:



STANDARD ASPHALT PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

CONCRETE PAD SECTION

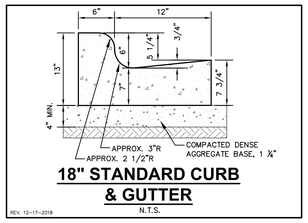
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY **[GEOTECH NAME]** TITLED **"[GEOTECH REPORT TITLE]"** DATED **[DATE]**. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM ✖" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED ✖" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

REV. 7-01-2019

PAVEMENT SECTIONS

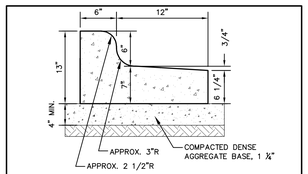
N.T.S.



18" STANDARD CURB & GUTTER

N.T.S.

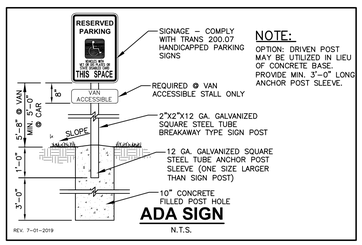
REV. 12-17-2018



18" REJECT CURB & GUTTER

N.T.S.

REV. 12-17-2018

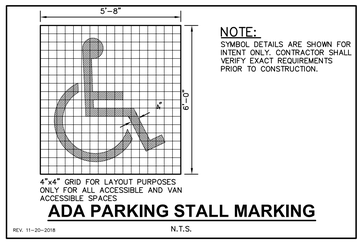


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN

N.T.S.

REV. 7-01-2019



NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING

N.T.S.

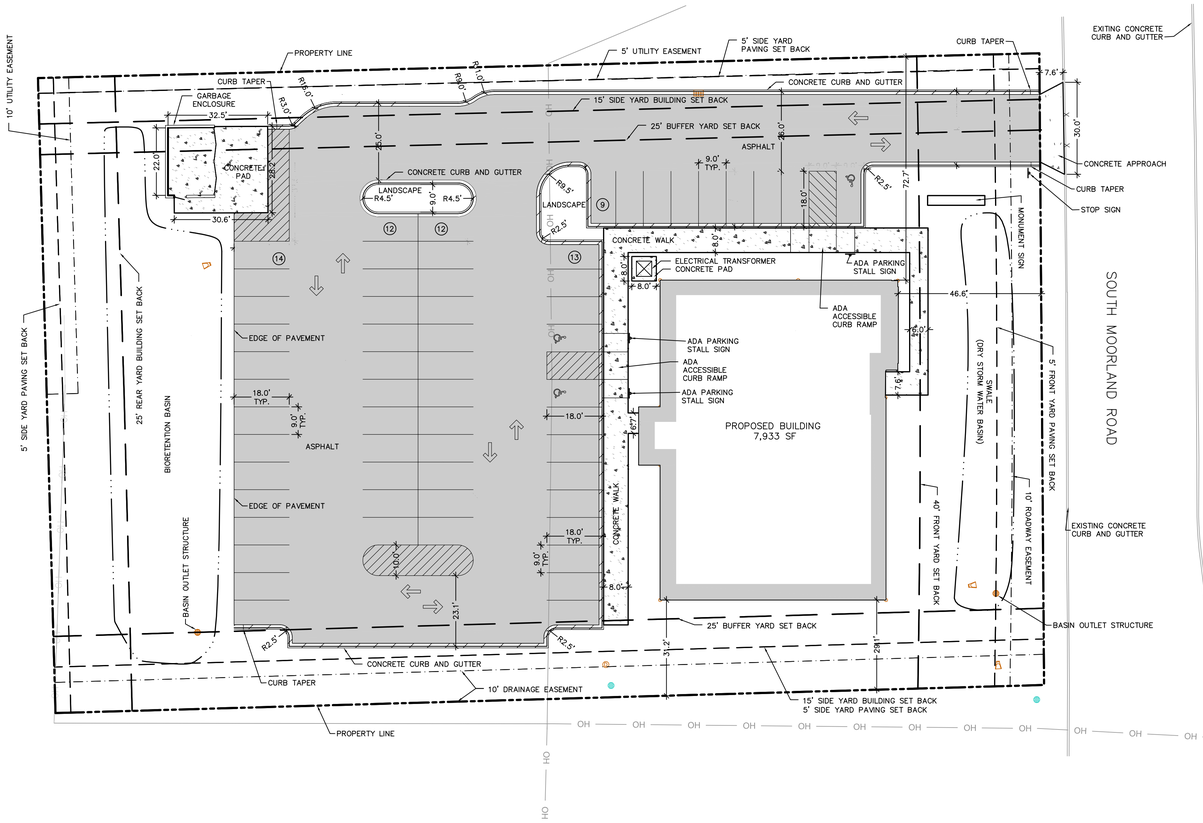
REV. 11-20-2018

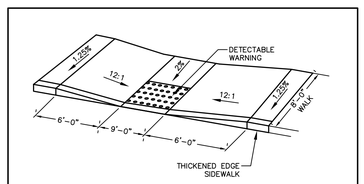
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- SIGN
- SAWCUT EXISTING PAVEMENT
- EXISTING OVERHEAD LINES
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER ENDWALL

SITE INFORMATION

PARCEL NO.	1212984001
SITE AREA	67,061 S.F. (1.540 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	57
ACCESSIBLE	3
TOTAL SURFACE	60
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	3,782 SF (0.087 ACRES)
EXISTING PERVIOUS SURFACE AREA	63,279 SF (1.453 ACRES)
PROPOSED PAVED AREA	27,419 SF (0.629 ACRES)
PROPOSED BUILDING FOOTPRINT	7,933 SF (0.182 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	35,352 SF (0.812 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	53%
PROPOSED PERVIOUS SURFACE AREA	31,709 SF (0.728 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	47%
PROPOSED NET IMPERVIOUS INCREASE	31,570 SF (0.725 ACRES)
PROPOSED CN VALUE	87
DISTURBED AREA	67,061 SF (1.540 ACRES)

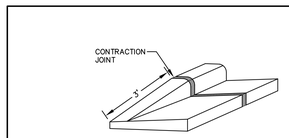




ADA ACCESSIBLE RAMP

N.T.S.

REV. 11-20-2018



TAPER CURB HEAD

N.T.S.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES, DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [ ], TITLED [ ], ISSUE DATE [ ]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

north

SCALE IN FEET

20' 0 20'

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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
SHOREWEST REALTORS

CLIENT ADDRESS:
3885 SOUTH MOORLAND ROAD NEW BERLIN, WI, 53151

PROJECT:
SHOREWEST REALTORS

PROJECT LOCATION:
3885 SOUTH MOORLAND ROAD NEW BERLIN, WAUKESHA WI, 53151

PLAN MODIFICATIONS:

#	Date:	Description:
1	06/17/2025	Pre-Application Meeting
2	06/27/2025	Plan Commission Submission
3		
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 25-15526

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LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- X X SAWCUT EXISTING PAVEMENT
- FG:XXX.XX SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
- RIP–RAP
- OH EXISTING OVERHEAD LINES
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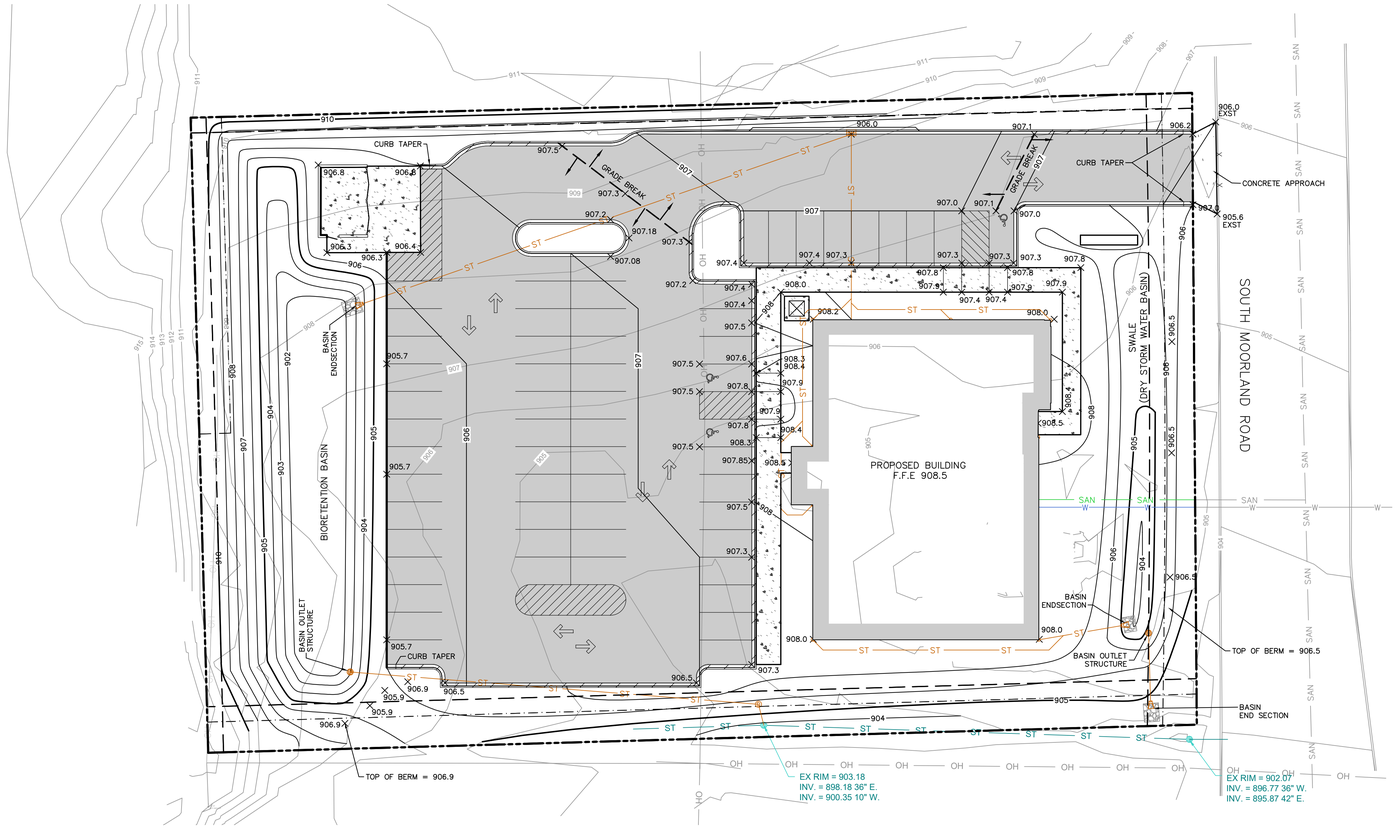
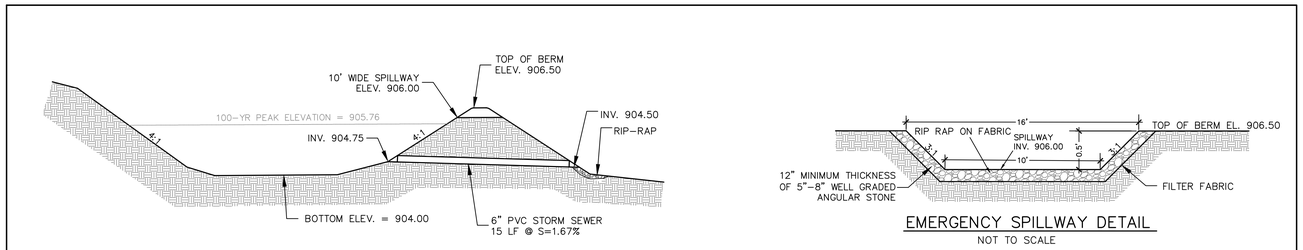


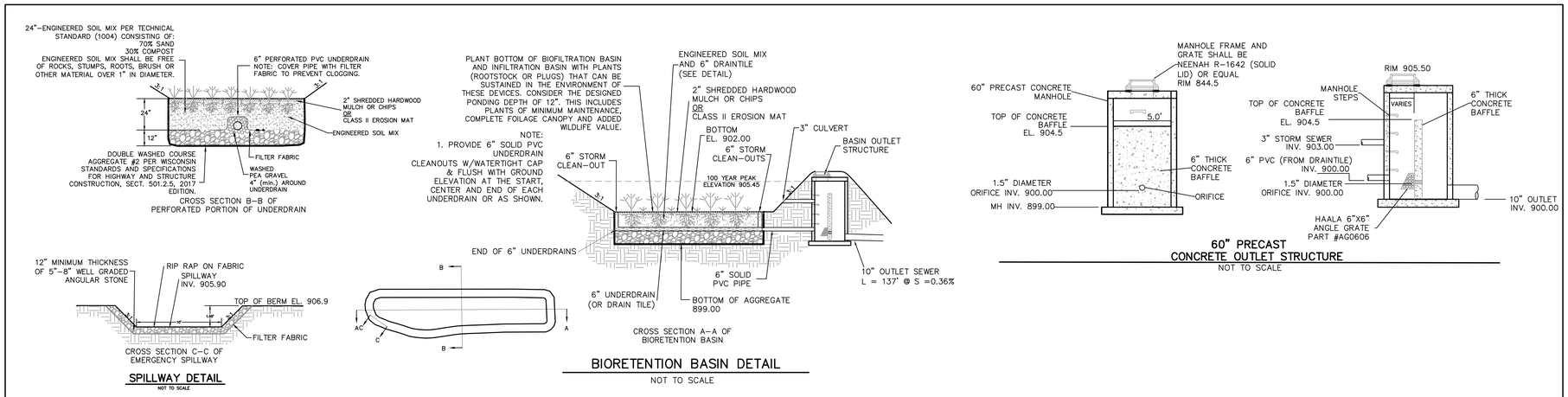
GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY [ ], TITLED [ ], ISSUE DATE [ ]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN .3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
      - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
      - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
    - 10.3. GRANULAR FILL
      - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
11. DISTURBED AREA: 67,061 SF 1.540 ACRE



DRY BASIN DETAIL
NOT TO SCALE

EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



SPILLWAY DETAIL
NOT TO SCALE

BIORETENTION BASIN DETAIL
NOT TO SCALE

60" PRECAST
CONCRETE OUTLET STRUCTURE
NOT TO SCALE

north
SCALE IN FEET
20' 0 20'

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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 25-1522

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LEGEND

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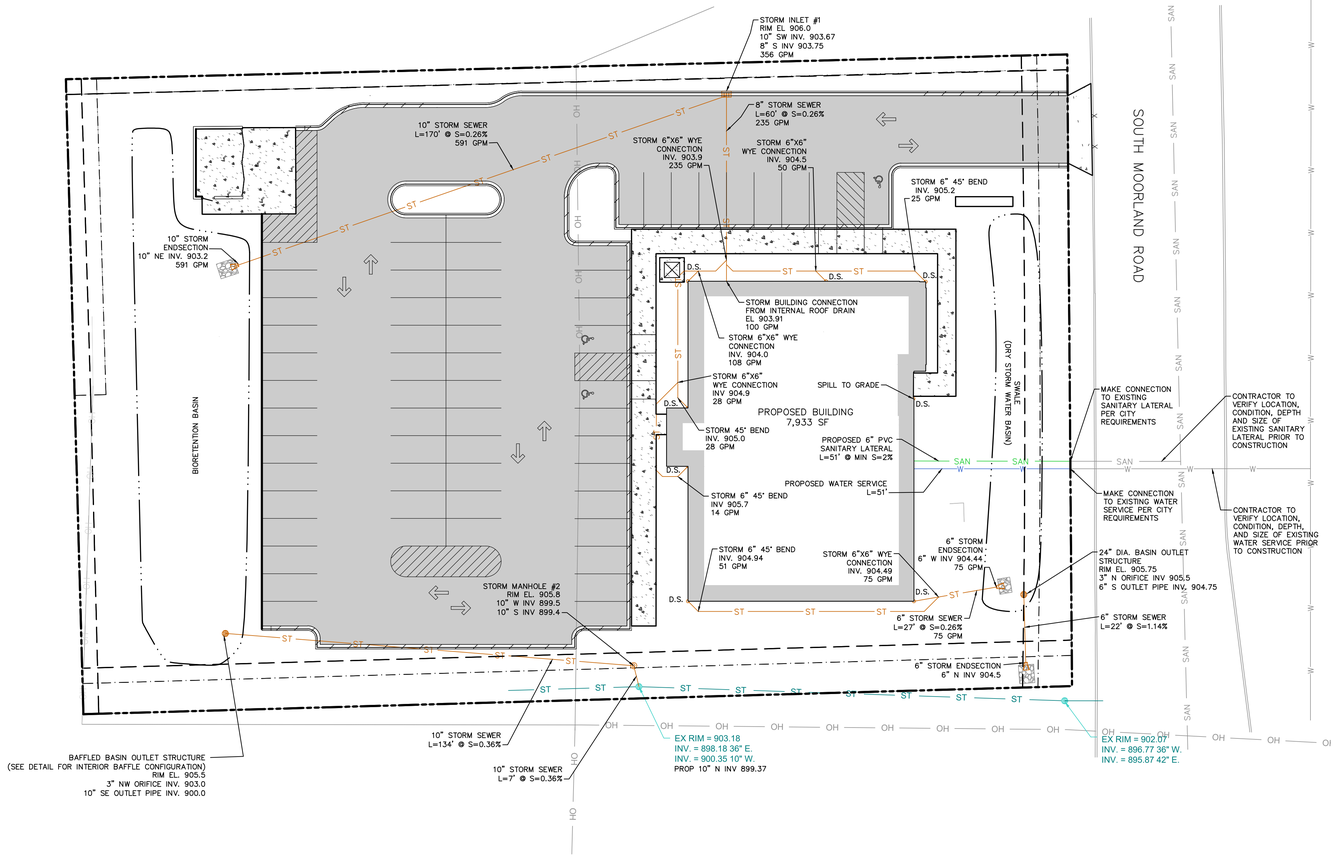
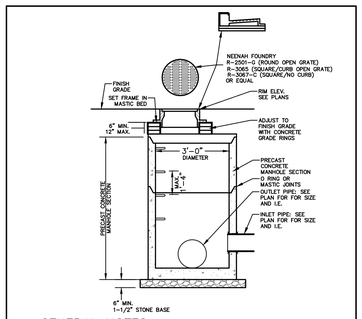
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER ENDWALL
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- STORM WATER MANAGEMENT AREA

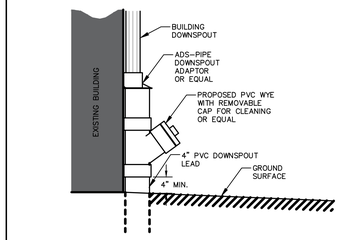




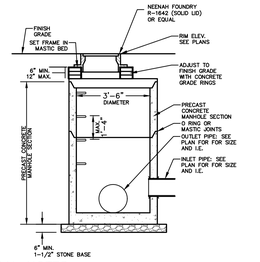
GENERAL NOTES:

1. INLET CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

STORM SEWER INLET
N.T.S.



DOWNSPOUT CONNECTION W/CLEANOUT
N.T.S.



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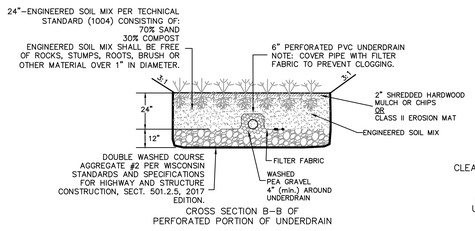
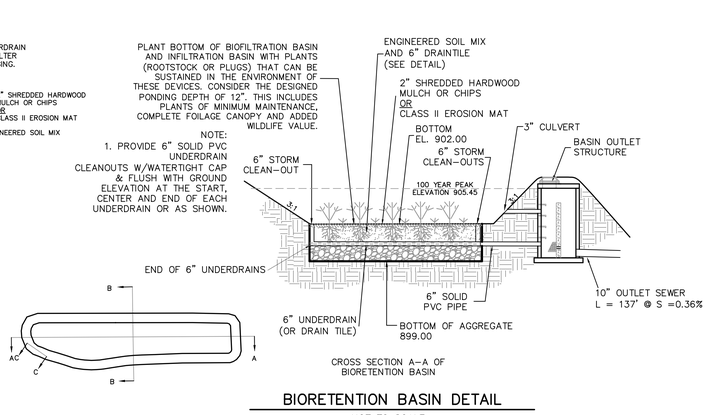
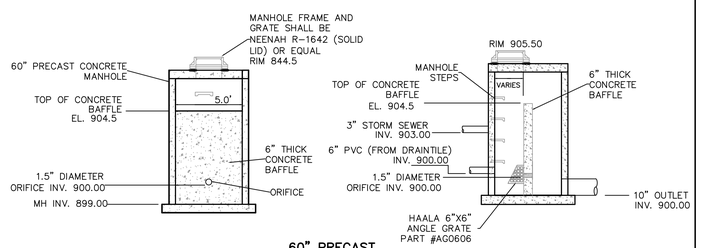
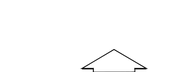
4. USE MORTAR FOR PIPE CONNECTIONS.

STORM SEWER MANHOLE
N.T.S.









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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
SHOREWEST REALTORS

CLIENT ADDRESS:
3885 SOUTH MOORLAND ROAD NEW BERLIN, WI, 53151

PROJECT:
SHOREWEST REALTORS

PROJECT LOCATION:
3885 SOUTH MOORLAND ROAD NEW BERLIN, WAUKESHA WI, 53151

PLAN MODIFICATIONS:

#	Date:	Description:
1	06/17/2025	Pre-Application Meeting
2	06/27/2025	Plan Commission Submission
3		
4		
5		
6		
7		
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12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 25-1[illegible]26

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SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	
LOT AREA	
EXISTING SITE BUILDING AREA	
PROPOSED SITE BUILDING AREA	
PROPOSED PAVEMENT AREA	
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE SHOREWEST NEW BERLIN PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED SHOREWEST NEW BERLIN PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
    PER EVERY 100 SQUARE FEET ADD: ONE - 1 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (IF REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800) 242-8511
OR

811 Know what's below. Call before you dig.

LANDSCAPE PLAN REQUIREMENTS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275-56 LANDSCPYING AND BUFFERING.

(2) Fiscal security.(b) The developer shall submit a cost estimate for the landscaping based on actual bids or qualified or licensed landscape architect, forester, master gardener and/or landscape professional estimate. The actual surety shall be 100% of the accepted bid.

(a) Additionally, a maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (three-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety.

(b) After the critical three-year establishment period following initial installation, the developer shall be responsible for continued maintenance until such time when the homeowners' association or designee shall be responsible for the perpetual care and maintenance of the required landscape area.

(h) A qualified or licensed landscape architect, forester, master gardener and/or landscape professional shall perform the final inspection of the site to ensure adherence to the landscape plan and required installation techniques per this chapter. The qualified or licensed landscape architect, forester, master gardener and/or landscape professional will be required to sign a letter of compliance before the fiscal security will be released. The City of New Berlin must also concur with the letter of compliance before the fiscal security will be released.

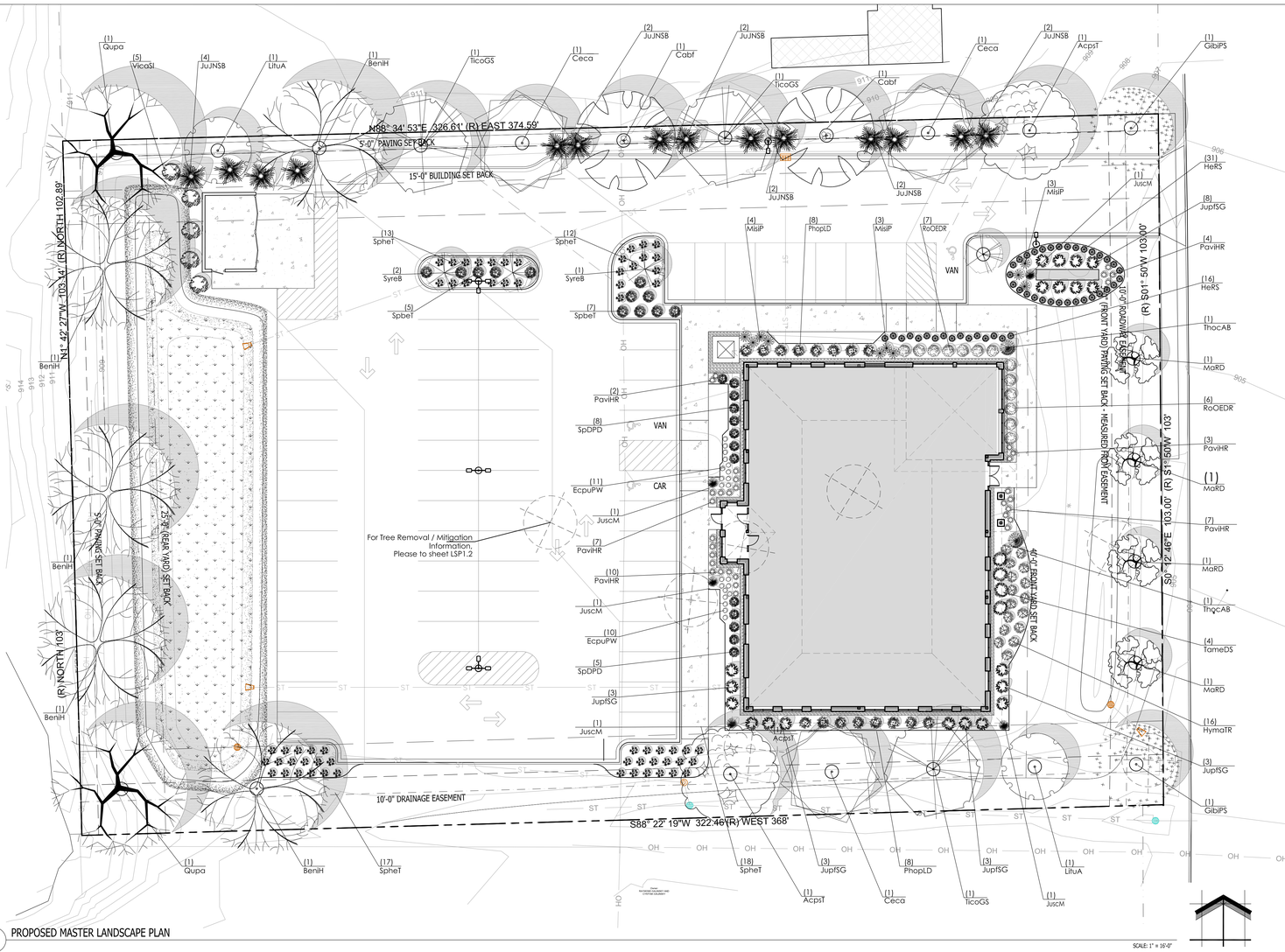
(7) Plant sizes. At the time of installation, plantings required by this section shall be no smaller than the following:
(a) Deciduous trees. A minimum of 50% of the proposed deciduous trees shall have a minimum size of four inches' DBH.
[1] All remaining deciduous trees shall have a minimum size of two inches' DBH.
(b) Evergreen trees A minimum of 50% of the proposed evergreen trees shall have a minimum height of eight feet.
[2] All remaining evergreen trees shall have a minimum height of six feet.
(c) All ornamental trees. All ornamental trees shall have a minimum size of two inches' DBH.
(d) All shrubs. All shrubs shall be from five-gallon or greater planters.

D. Landscaping requirements for multifamily and nonresidential uses.
(1) All multifamily and nonresidential land uses shall install at least one tree and three shrubs for every 3,600 square feet of lot area covered by open space.
(2) A minimum of 60% of the required landscaping shall be located in the front yard.
(6) Any existing trees and shrubs that shall be preserved and are protected during construction according to specifications in § 275-54(5) shall be credited against this landscaping requirement.
(7) When demonstrated by the applicant that the development site cannot or should not be landscaped in accordance within the landscape provisions of this chapter, the Department of Community Development may waive certain requirements or substitute alternative landscaping quantities or methods through the use of low-impact/sustainable design, alternative stormwater best management practices/green infrastructure (which may include, but are not limited to, bioretention, infiltration, pervious surfaces, green roofs, rain gardens, underground storage, and/or rain harvesting/reuse).

E. Parking lot landscaping.
(1) Purpose and Intent. It is the intent of these standards to require screening along parking lots adjacent to the required street yard to enhance the visual quality of commercial districts by developing visual relief from the expanse of asphalt, concrete and vehicles. It is encouraged that the landscape development of the screening buffer take on a more natural appearance, where organic lines are used over straight formal lines.
(2) Perimeter landscaping.(b) Minimum planting requirements.
[1] A minimum of one shade or evergreen tree per 20 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to an arterial street. A minimum of one shade or evergreen tree per 30 linear feet of parking surfaces and one shrub per 10 linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to any nonarterial street.
[2] For parking lots adjacent to a side or rear lot line, a minimum of one evergreen or shade tree per 30 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to a side or rear lot line.
(3) Parking lot interiors.(b) General requirements.[1] Each individual landscaped island shall include a minimum of one tree and two shrubs or appropriate stormwater plantings.
[2] Landscaped islands shall be at least 170 square feet in size with the smallest dimension of pervious surface being six feet to allow for adequate root aeration and expansion. Any landscaped island that is less than 170 square feet in area may not be used in the minimum five-percent interior landscaping requirement calculation.

(4) Minimum required bufferyard. The following table sets forth the minimum required bufferyard based upon the adjacent land uses and not the zoning district. The abbreviations used in the table are described as follows:[parcel is zoned M-1 and due south across Lincoln Avenue is A-2 and C-2
(c) Substantial bufferyard. A "C" in a cell indicates a substantial bufferyard is required with a minimum width of 25 feet.
(d) Major bufferyard. A "D" in a cell indicates a major bufferyard is required with a minimum width of 40 feet.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF NEW BERLIN. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF NEW BERLIN



1 PROPOSED MASTER LANDSCAPE PLAN

SCALE: 1" = 16'-0"

North

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2"-Cal - B&B	1
2	BeniH		Betula Nigra "Heritage"	Heritage River Birch	4" Cal - B&B	1
2	Cabf		Carpinus betulis 'Fastigiata'	Pyramidal EuropeanHornbeam	4" Cal - B&B	1
3	Ceca		Cercis canadensis	Eastern redbud	2 1/2"-Cal - B&B	1
2	GibIPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 7
2	LituA		Liriodendron Tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	2 1/2"-Cal - B&B	1
4	MaRD		Malus 'JFS KW139MX'	Ruby Daze Crabapple	2"-Cal - B&B	1
2	Qupa		Quercus palustris	Pin oak	4" Cal - B&B	1
4	SyreB		Syringa reticulata 'Bailnce'	Snowdance Japanese Tree Lilac	2"-Cal - B&B	1
3	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	4" Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	7' - B&B	4
5	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	4' - 5' - B&B	4
2	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

Stormwater Management Areas

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
2,400 sq. ft. VERIFY		Cardno	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
4,200 sq. ft. VERIFY		Cardno	Rainwater Renewal Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	HymaTR		Hydrangea macrophylla 'Jon04'	Tuxedo Red Hydrangea	18" - 24"- Cont	5
16	PhopLD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - Cont	5
13	RoOEDR		Rosa x Oso Easy Double Red Rose	Oso Easy Double Red Rose	18" - 24"- Cont	5
12	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	5
13	SpDPD		Spiraea x NCSX2	Double Play Doozie Spiraea	18" - Cont	5
5	VicaSI		Viburnum carlesii 'J.N. Select A"	Spice Island Koreanspice viburnum	18" - 24"- Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
20	JupISG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
4	TameDS		Taxus x media 'Densformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	MisiP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	6
33	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
60	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
21	EcpuPW		Echinacea purpurea 'PAS702917'	Pow Wow Wild Berry Coneflower	1-Gal - Cont	6
47	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	6

INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
    3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO TO THE DESIGN ENGINEER.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
5. PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3" LOW, 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE, AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL.
6. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS I, TYPE A EROSION MATTING.
7. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

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Project:

SHOREWEST REALTORS - NB

3885 S. Moorland Rd.
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
06/17/25		Pre Application Meeting Review
06/27/25		Plan Commission Submittal

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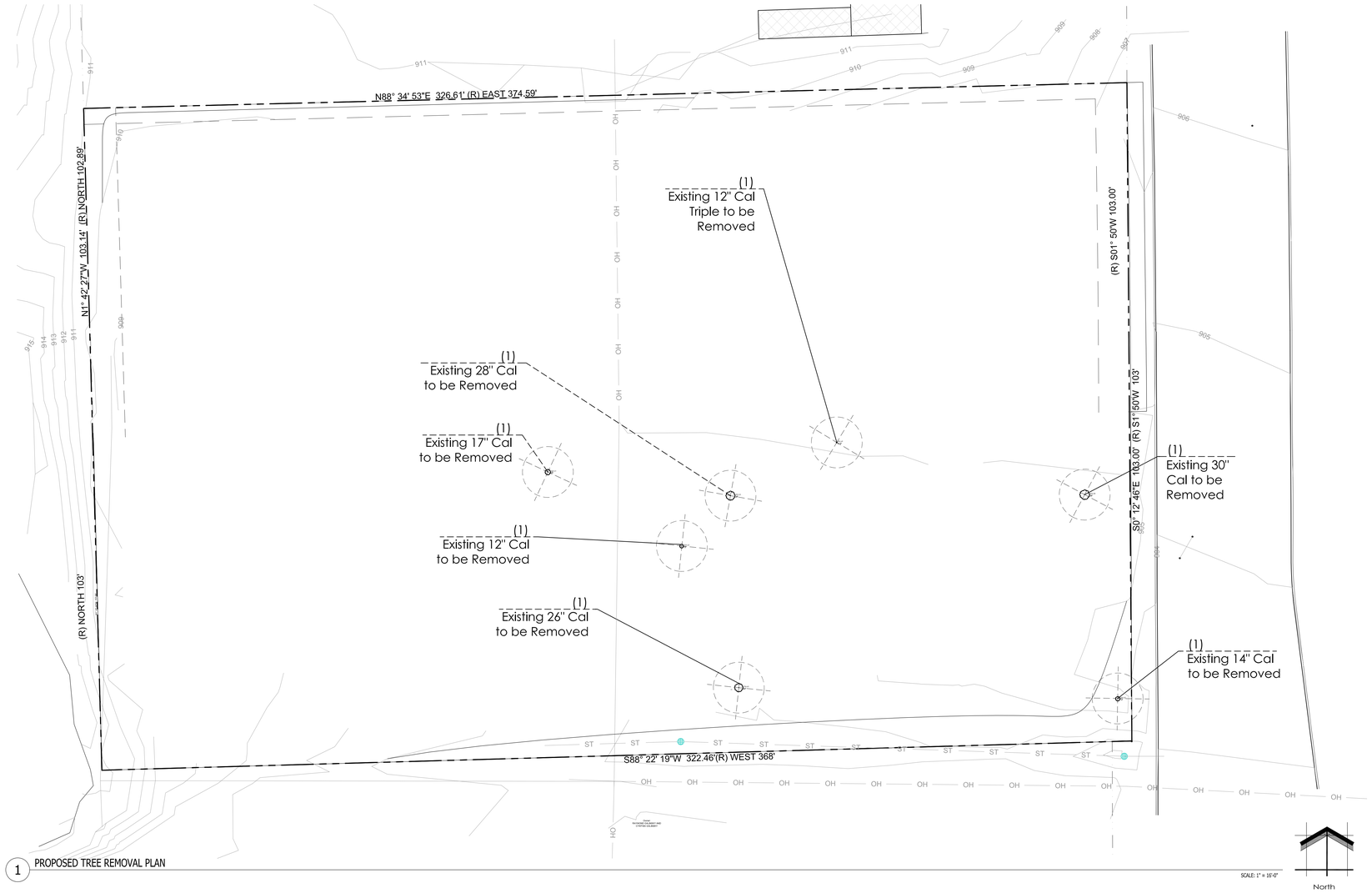
Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES
AND PLANT MATERIAL TABLE

Date of Drawing:	06/27/25
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	LSP1.1

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



1 PROPOSED TREE REMOVAL PLAN

Proposed Plant Material Table

Existing Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments	Replacement
1	Extg 14" Cal		Existing to be Removed	Existing to be Removed	Extg 14" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 30" Cal		Existing to be Removed	Existing to be Removed	Extg 30" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg(3)12" Cal		Existing to be Removed	Existing to be Removed	Extg (3) 12" Cal	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 12" Cal		Existing to be Removed	Existing to be Removed	Extg 12" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 28" Cal		Existing to be Removed	Existing to be Removed	Extg 28" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 17" Cal		Existing to be Removed	Existing to be Removed	Extg 17" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 26" Cal		Existing to be Removed	Existing to be Removed	Extg 26" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
Total	Existing to be Replaced with (42) trees at 5 to 7 inches or (84) trees at 2½ to 4 inches						

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

Sec. 275-54. - Natural resource protection

(7)Replacement of significant trees. When a significant tree or trees are removed from a site, the applicant or developer shall replace such tree(s) on the lot, according to the following schedule and requirements:

Table 275-54-I

Tree Type	Size of Tree Removed	Size of Replacement Tree(s) (DBH)
Deciduous	5 to 7 inches	1 tree at 5 to 7 inches or 3 trees at 2½ to 4 inches
	8 to 11 inches	3 trees at 5 to 7 inches or 9 trees at 2½ to 4 inches
	12 inches or larger	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches

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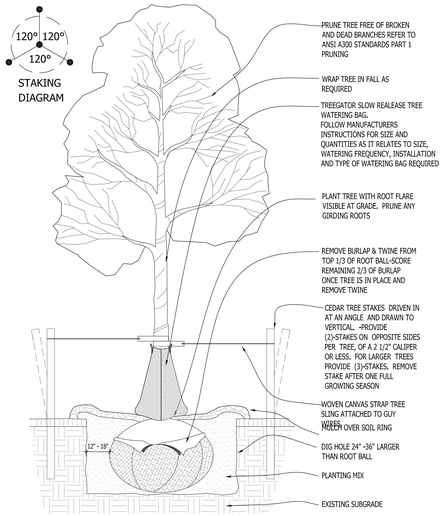
Sheet Title:

PROPOSED TREE MITIGATION PLAN AND PLANT MATERIAL TABLE

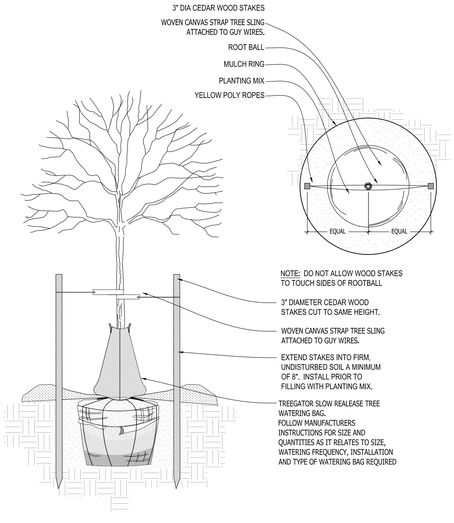
Date of Drawing:	06/27/25
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	LSP1.2

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



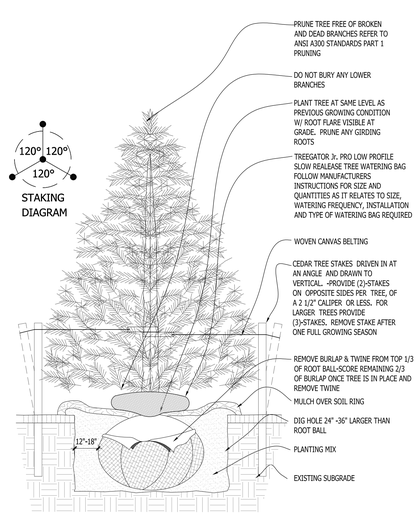
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



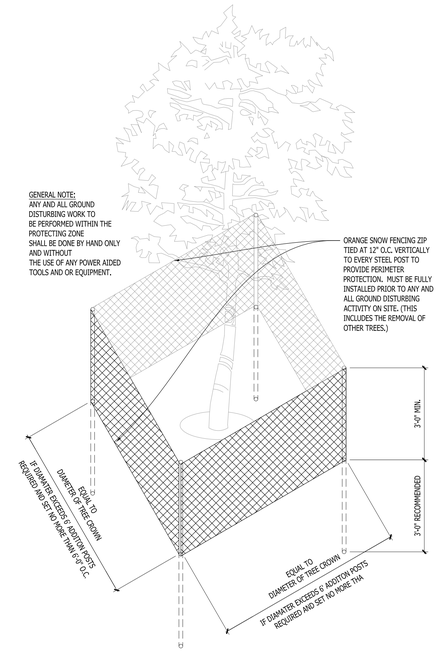
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



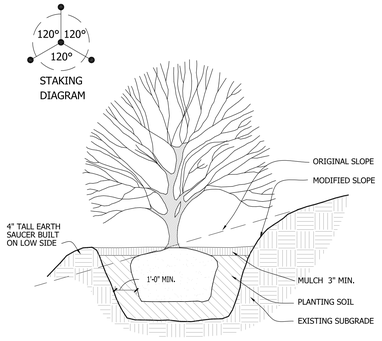
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

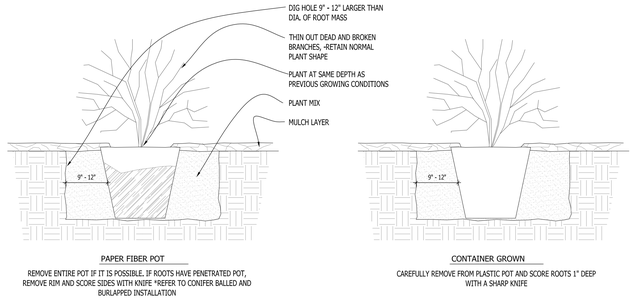
SCALE: NONE



5 SLOPE PLANTING DETAIL

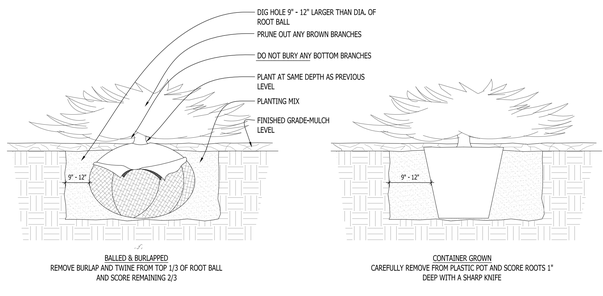
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



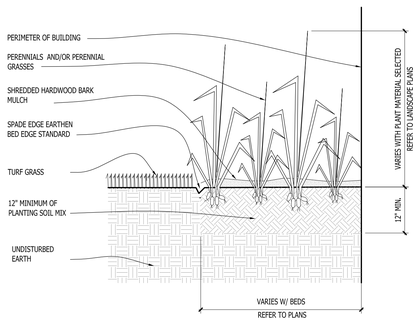
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



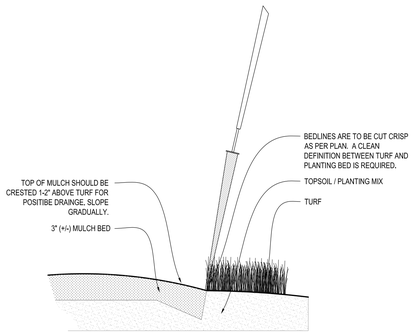
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



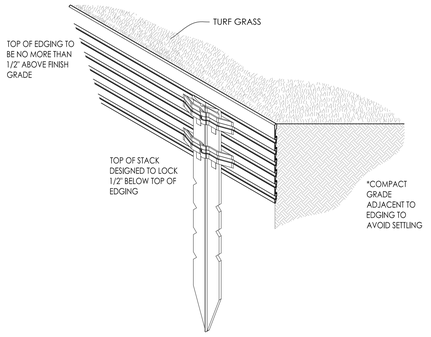
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



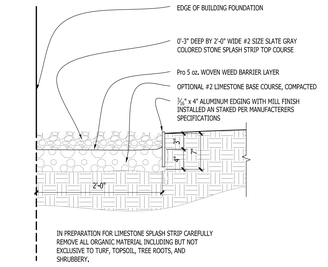
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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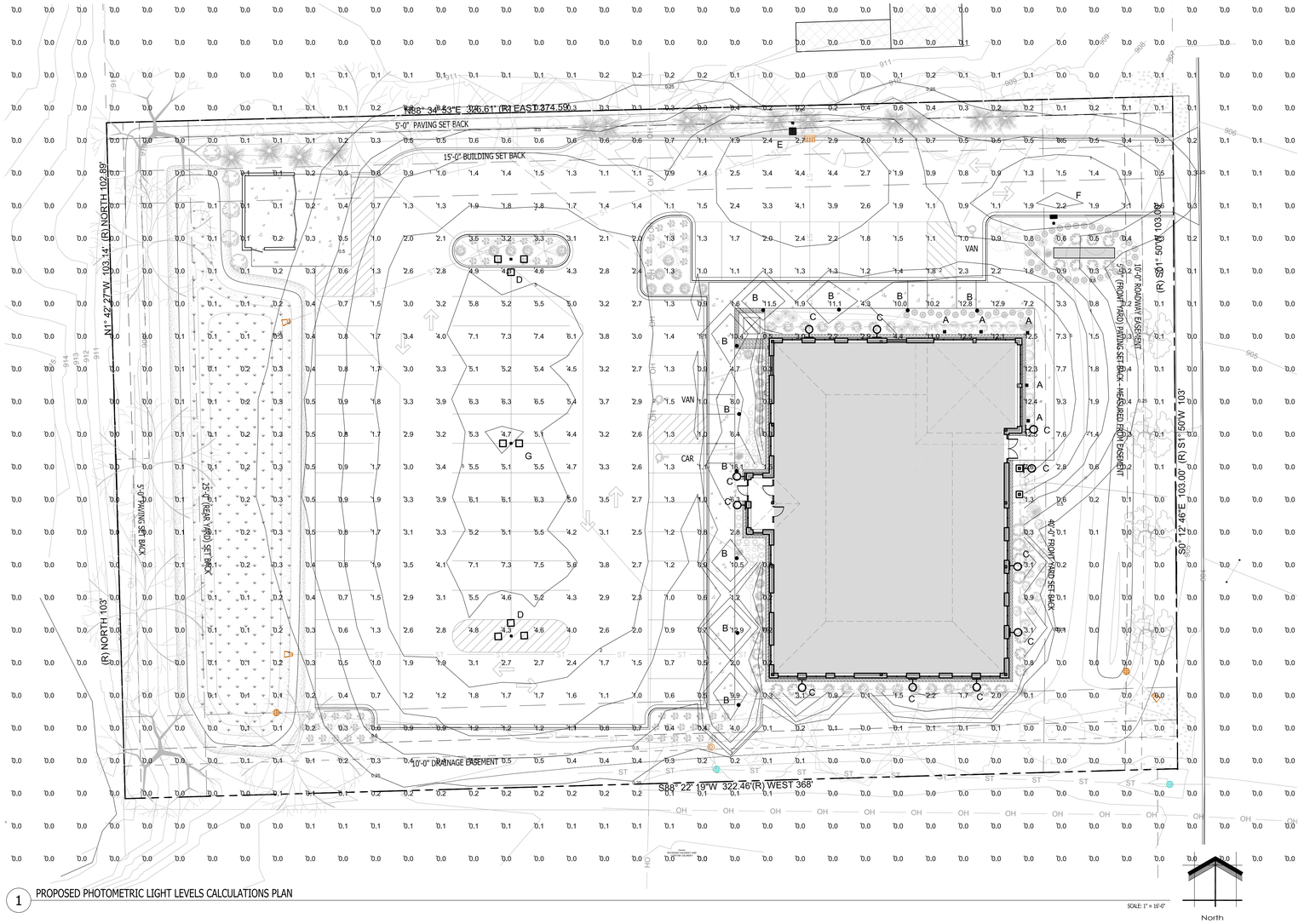
Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

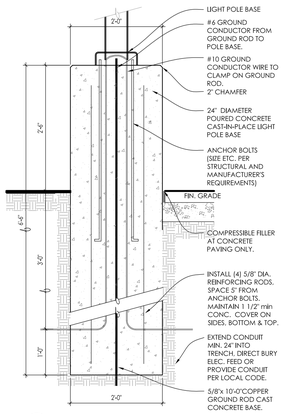
Date of Drawing:	06/27/25
Scale:	As Noted
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	LSP1.3

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



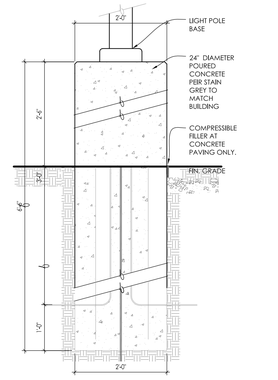
1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 16'-0"



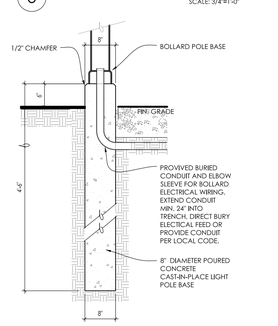
2 LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"



4 BOLLARD BASE - SECTION

SCALE: 3/4"=1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	5	ECLS01_A5SM730 _____-120-277V	EVOLVE CANOPY LED SOFFIT - ECLS01	LED	ECLS01_A5SM730_____-120-277V.ies	Absolute	1.00	39
	B	10	XHYP3-180-LED-16-350-NW-UE	XHYP3		XHYP3-180-LED-16-350-NW-UE.ies	Absolute	1.00	20
	C	11	RH14-LED14	14-1/8"DIA, X 8-15/16"H, HEAVY DUTY REFLECTOR 8 WARM WHITE LEDS, LENS, WHITE REFLECTOR		RH14-LED14.IES	Absolute	1.00	13.925
	D	2	EACL01_C4AF740 _____	EACL AREA LIGHT	LEDs	EACL01_C4AF740_____.ies	Absolute	1.00	165
	E	1	EACL01_D3AW740 _____ WITH ELS-EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_D3AW740_____-ELS-EAC-ABL-BLCK.ies	Absolute	1.00	73
	F	1	EACL01_A2AN740 _____-120-277V WITH ELS-EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_A2AN740_____-120-277V-ELS-EAC-ABL-BLCK.ies	Absolute	1.00	21
	G	1	EACL01_C4AF740 _____	EACL AREA LIGHT	LEDs	EACL01_C4AF740_____.ies	Absolute	1.00	110

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	12.9 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. FIXTURE "D" (2) IS A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (TRIPLE HEAD AND TENONS) AND IS TO BE FULL CUT OFF LIGHT SOURCE IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
2. FIXTURE "E" (1) S A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (SINGLE HEAD AND TENON AND IS TO BE FULL CUT OFF WITH HOUSE SIDE SHIELDING) IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
2. FIXTURE "F" (1) S A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (SINGLE HEAD AND TENON AND IS TO BE FULL CUT OFF WITH HOUSE SIDE SHIELDING) IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
3. FIXTURE "G" (1) IS A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (TWIN HEAD AND TENONS) AND IS TO BE FULL CUT OFF LIGHT SOURCE IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
4. FIXTURE "B" (10) IS A NEW BOLLARD LOCATION w/ NEW FOOTING. THE BOLLARD IS TO BE INSTALLED ON A NEW 0-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAIL 2/PHO1.3
5. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) w/ BLACK FINISH AND OPTIONAL PHOTOCELL CONTROL.
6. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
7. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
8. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
9. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
10. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A BLACK FINISH w/ OPTIONAL PHOTOCELL CONTROL.
11. ***ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THE THE LIGHT EMITTED FROM THE LUMINAIRE AT AN ANGLE OF 90 DEGREES ROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOST. BUILDINGS OR STREETS IN EXCESS OF 0.5 FOOT CANDLE OR GREATER.***
12. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.
13. FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTLITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.Diggershotline.com (800)-242-8511 OR

811 Know what's Below. Call before you dig.

INSITE LANDSCAPE DESIGN

Landscape Consulting & Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

SHOREWEST REALTORS - NB

3885 S. Moorland Rd.
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
06/17/25		Pre Application Meeting Review
06/27/25		Plan Commission Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	06/27/25
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	PHO1.1

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025

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Date	Number	Description
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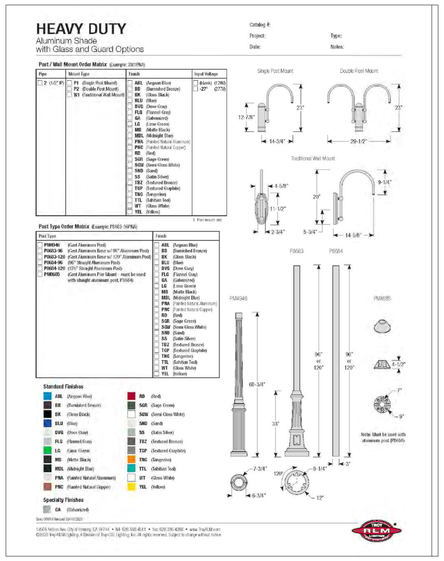
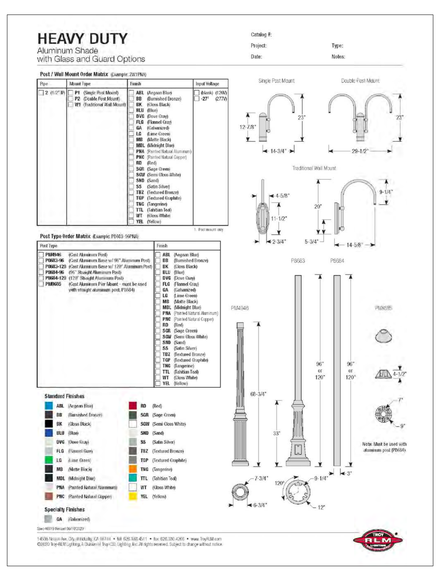
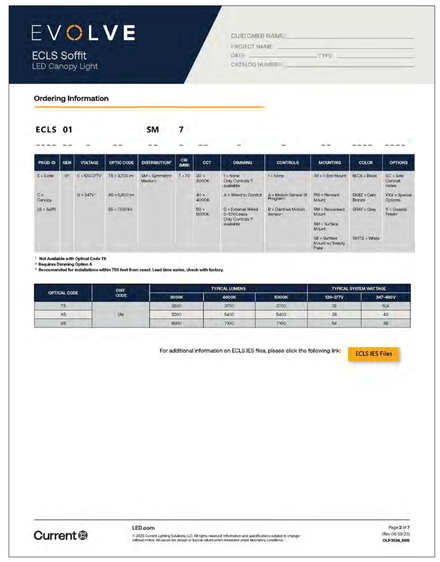


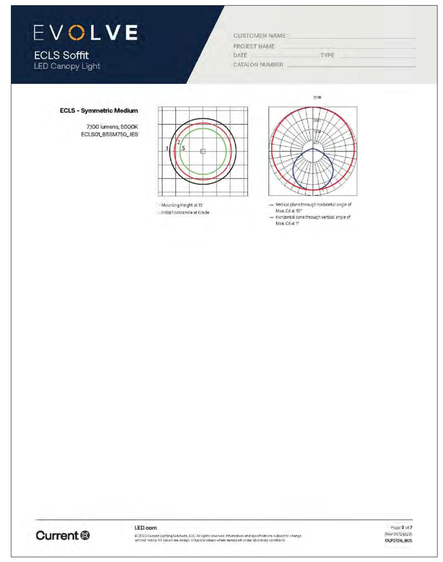
1 TROY LIGHTING RLM SHEPARDS HOOK WALL PACK LUMINARIE



1 TROY LIGHTING RLM SHEPARDS HOOK CONTINUED







2 GE EVOLVE ECLS SERIES CANOPY/SOFFIT LUMINARIES

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Sheet Title:

PROPOSED BUILDING MOUNTED LIGHT FIXTURES

Date of Drawing:	06/27/25
Scale:	NONE
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	PHO1.2

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025

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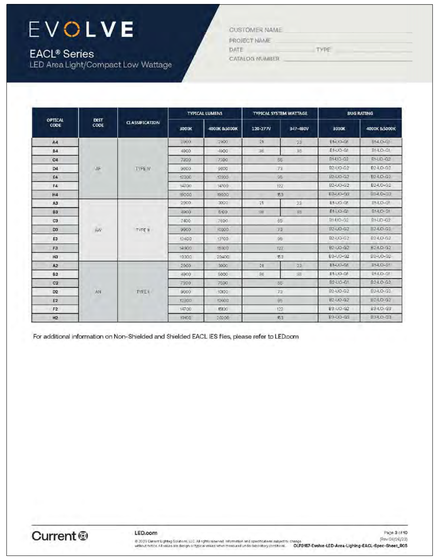
1 GE EVOLVE EACL SERIES AREA LUMINARIES



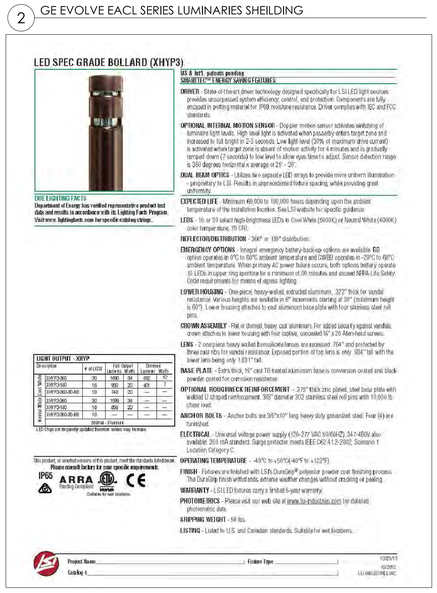




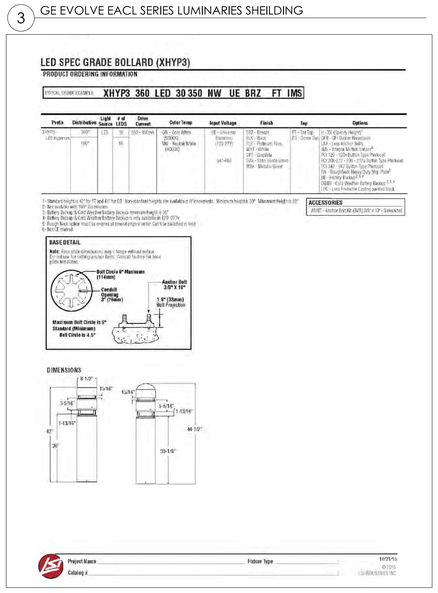




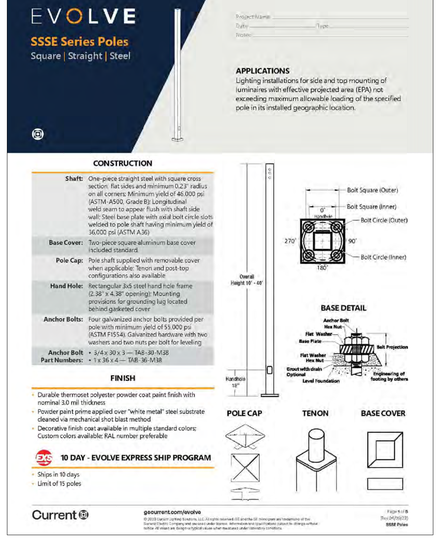
2 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

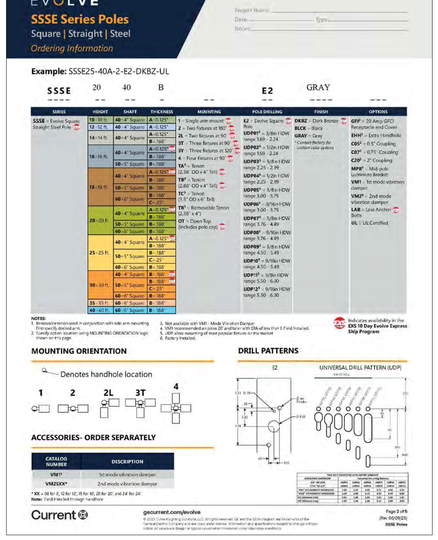


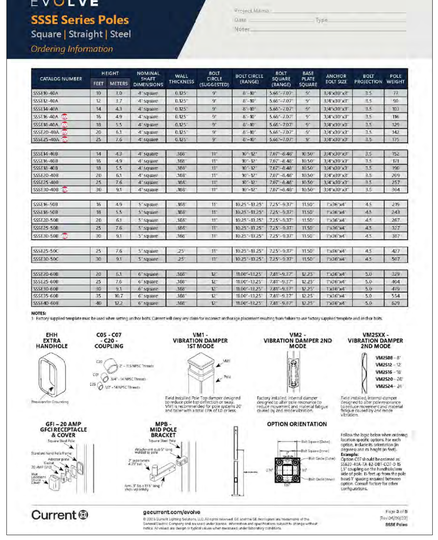
3 GE EVOLVE EACL SERIES LUMINARIES SHEILDING



4 GE EVOLVE SSSE SERIES POLES







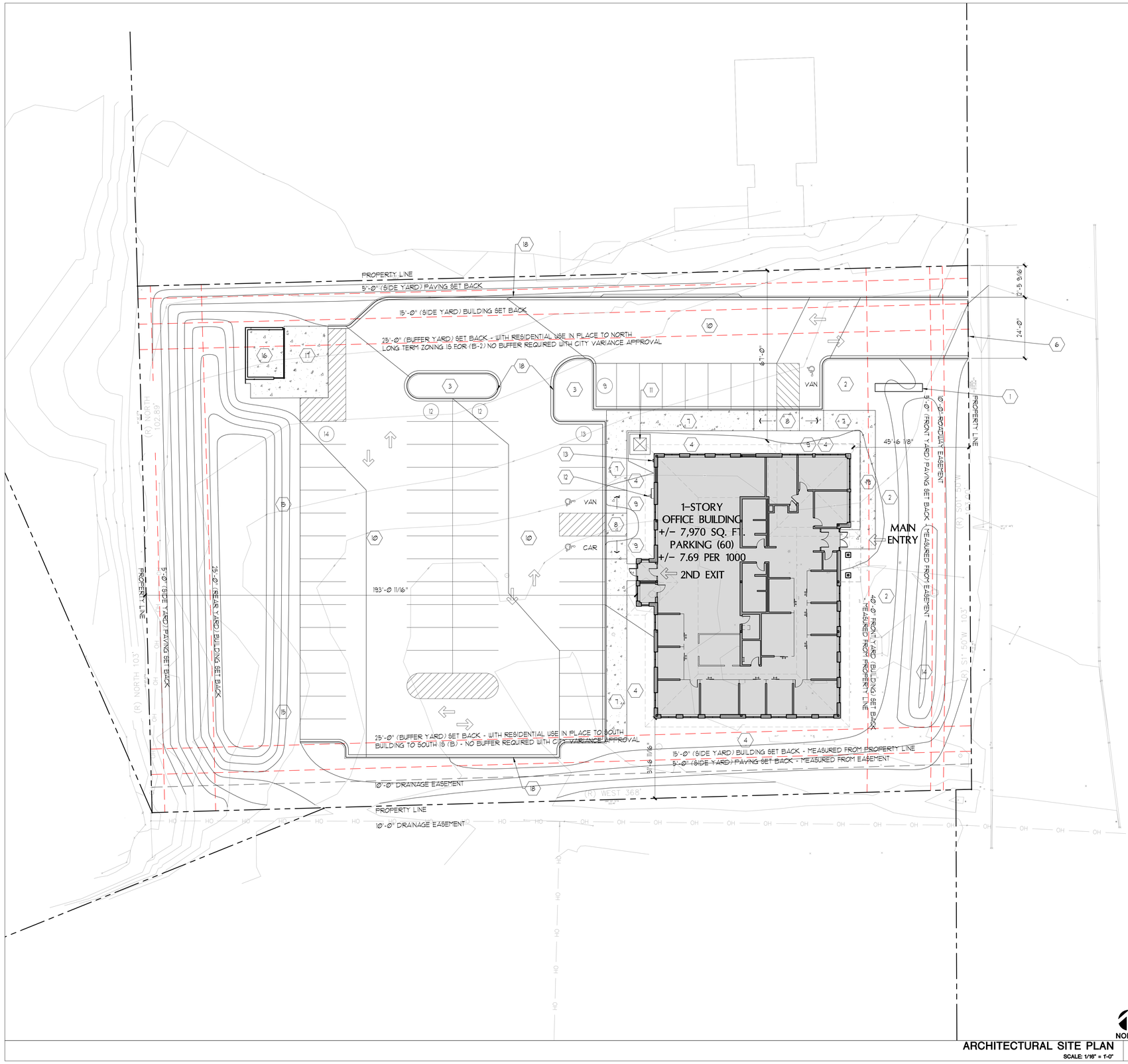
5 LSI (XHYP3) LED BOLLAD

Sheet Title:

PROPOSED SITE AREA LIGHT FIXTURES

Date of Drawing: 06/27/25
Scale: NONE
Drawn By: MCD
Job Number: L25-033
Sheet Number: PH01.3

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

2

TAX KEY: NBC 1129840Ø1
NBC 1129830Ø1
ZONING: B-2 (GENERAL RETAIL SALES AND SERVICE DISTRICT)

FRONT BUILDING SET BACK (MIN)	40'-Ø"
REAR BUILDING SET BACK (MIN)	25'-Ø"
SIDE BUILDING SET BACK (MIN)	15'-Ø"
PARKING LOT SET BACK (MIN)	5'-Ø"
BUILDING HEIGHT (MAX)	35'-Ø"
BUILDING AREA (MAX)	50% OF LOT
ACTUAL BUILDING AREA	11.79% OF LOT
IMPERVIOUS AREA (MAX)	75% OF LOT
ACTUAL IMP. AREA:	35,850 SQ. FT. / 53.49% OF LOT
PARKING (MIN) (275-57-1)	1 PER 150 SQ. FT. = 55.88 SPACES
LOT AREA (MIN)	40,000 SQ. FT.
LOT AREA ACTUAL:	67,027 SQ. FT. / 1.53 ACRES

SITE PLAN KEYED NOTES

1. MONUMENT SIGN WITH SURROUNDING LANDSCAPE.
2. LANDSCAPE & TURF AREA. SEE LANDSCAPE PLANS FOR DETAILS.
3. LANDSCAPE ISLAND. SEE LANDSCAPE PLANS FOR DETAILS.
4. LANDSCAPE & STONE MULCH AREA. SEE LANDSCAPE PLANS FOR DETAILS.
5. LANDSCAPE & MULCH AREA. SEE LANDSCAPE PLANS FOR DETAILS.
6. 24'-Ø" WIDE DRIVE OPENING. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
7. 8'-Ø" WIDE CONCRETE SIDE WALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
8. 8'-Ø" WIDE DEPRESSED CONCRETE SIDE WALK WITH SLOPED WALK AT ADA ENTRY POINT FROM PARKING AREA TO SIDEWALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
9. ADA PARKING SPACE SIGN FOR BOTH CAR AND VAN PARKING. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
10. 24'-Ø" WIDE ASPHALT DRIVE AISLE. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
11. LOCATION OF TRANSFORMER. SEE SITE ELECTRICAL PLANS FOR ALL DETAILS.
12. LOCATION OF EXTERIOR WALL MOUNTED STAINLESS STEEL (CT) ELECTRICAL CABINET WITH METER. SEE SITE ELECTRICAL PLANS FOR ALL DETAILS.
13. LOCATION OF EXTERIOR WALL MOUNTED GAS METER. SEE SITE PLUMBING PLANS FOR ALL DETAILS.
14. DRY BASIN TO MEET MMSD CHAPTER 13 REQUIREMENTS WHICH WILL REQUIRE A SUMP THAT ADDRESSES THE DNR, MMSD, AND CITY OF NEW BERLIN STORMWATER REQUIREMENTS. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
15. SNOW STORAGE AREA. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
16. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
17. HEAVY DUTY RATED CONCRETE SLAB WITHIN TRASH ENCLOSURE AND AS AN APRON FOR THE GARBAGE TRUCK FORKS AND FRONT WHEEL BASE. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
18. CONCRETE CURB AND GUTTER, TYPICAL. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
19. 6'-0" WIDE CONCRETE SIDE WALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

NOTES
SCALE: N/A

1

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: ARCHITECTURAL SITE PLAN

THIS BOX IS 3" x 3"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: SP1.1

ALL SIZE PRINT = 24" x 36" SHEET.
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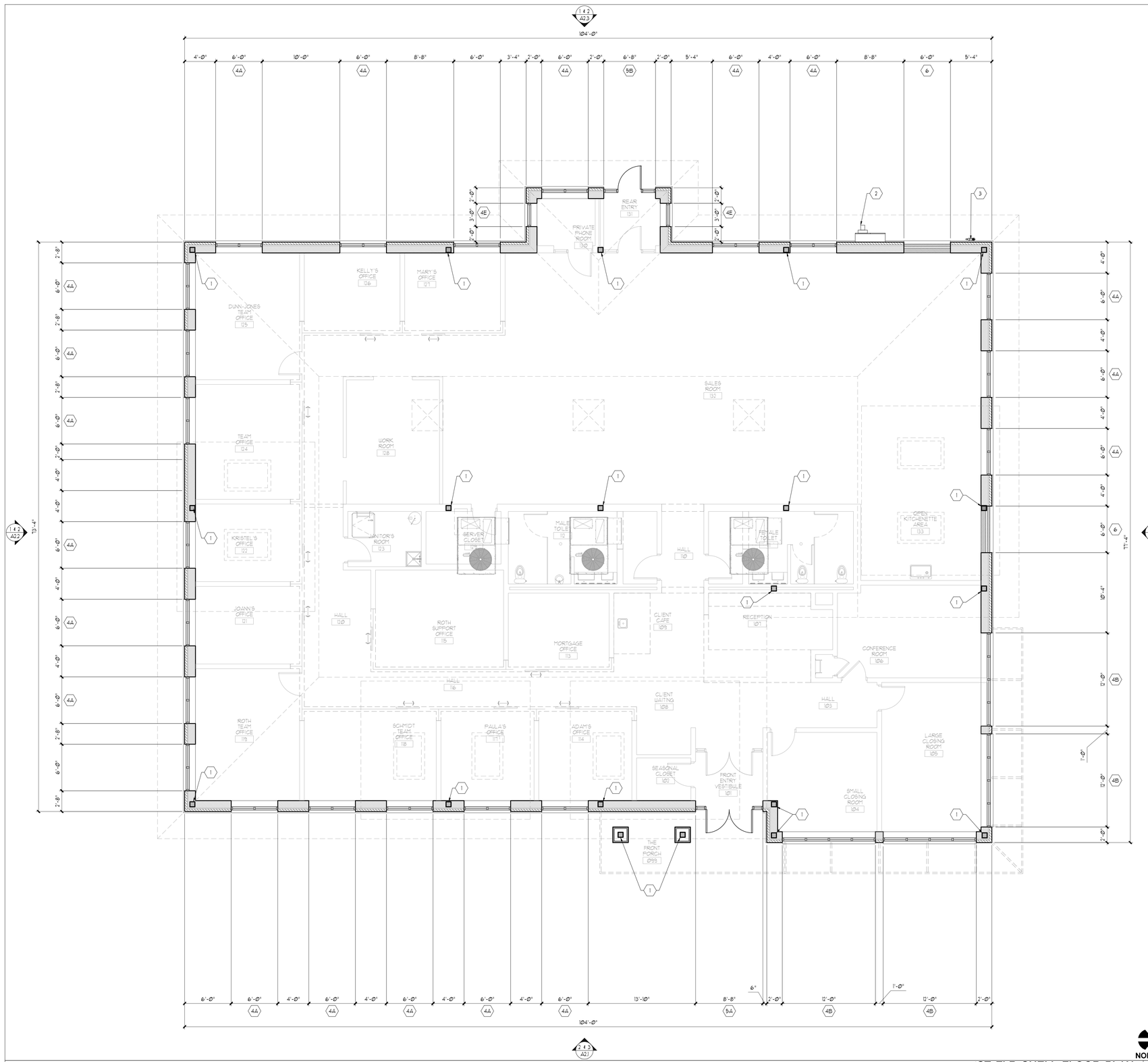
PLOT DATE: 6/22/2025
FILE NAME: P:\1_PROJECTS\SHOREWEST - NEW BERLIN\WSITE_SHOREWEST.DWG

PLOT DATE: 6/22/2025



1ST FLR SHELL FLOOR PLAN
SCALE: 3/16" = 1'-0"

2

SHELL FLOOR PLAN NOTES
SCALE: N/A

1

SHELL FLOOR PLAN KEYED NOTES

1. STEEL COLUMN.
   SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. LOCATION OF EXTERIOR WALL MOUNTED STAINLESS STEEL (CT) ELECTRICAL CABINET WITH METER.
   SEE SITE ELECTRICAL SUB-CONTRACTOR FOR ALL DETAILS.
3. LOCATION OF EXTERIOR WALL MOUNTED GAS METER.
   SEE PLUMBING SUB-CONTRACTOR AND UE ENERGIES FOR ADDITIONAL DETAILS.
4. PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM.
   FINISH COLOR DARK BRONZE
   THIS IS SHOWN AS KAWNEER'S TRIFAB VERSA GLAZE 451/451T FRAMING SYSTEM.
   https://www.kawneer.us/products/storefront-framing/
   A. SIZE 6'-0" WIDE x 6'-0" TALL
   B. SIZE 12'-0" WIDE x 6'-0" TALL
   C. SIZE 9'-0"" WIDE x 2'-0" TALL
   D. SIZE 25'-0" WIDE x 8'-8" TALL
   E. SIZE 3'-0" WIDE x 6'-0" TALL
5. PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT ENTRY DOOR SYSTEM WITH TRANSOM WINDOW AND SIDES LITES.
   DOOR SIZE 3'-0" WIDE x 7'-0" TALL
   (A) TOTAL COMPOSITE SIZE 8'-8" WIDE x 9'-0" TALL
   (B) TOTAL COMPOSITE SIZE 6'-8" WIDE x 9'-0" TALL
   FINISH COLOR DARK BRONZE
   THIS IS SHOWN AS KAWNEER'S 500 STANDARD ENTRANCE
   https://www.kawneer.us/products/doors-and-entrances/190-350-500-standard-entrances/
   DOOR HANDLES SHOWN AS 1-1/4" DIAMETER x 5'-0" TALL
   FINISH COLOR DARK BRONZE
6. BRICK VENEER 1/2" RECESS (FIELD IN BRICKED IN WINDOW AREA)

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR SHELL FLOOR PLAN

THIS BOX IS 2" x 2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.1

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A101 SHOREWEST NB.DWG
PLOT SIZE (ONLY 24" x 36" SHEETS)

PLOT DATE: 6/22/2025



DIMENSIONED FLOOR PLAN KEYED NOTES

1. DEMOUNTABLE FULL GLASS WALL AND SLIDING DOOR SYSTEM (TYPICAL) AND SLING DOORS AS SHOWN.
   THIS IS THE TYPICAL WALL THAT SEPARATES THE HALL FROM THE PRIVATE OFFICES. REFER TO INTERIOR DESIGNER FOR ALL DETAILS.
2. FULL HEIGHT NON-LOAD BEARING INTERIOR PARTITION WALL, TYPICAL.
3. PARTIAL HEIGHT INTERIOR PARTITION WALL, TYPICAL.
4. WALL MOUNTED LADDER UP TO ROOF ACCESS HATCH AND THROUGH TO FLAT ROOF.
5. WALL MOUNTED LADDER UP TO CATWALK AND LIGHT HOUSE AREA.

1ST FLR DIMENSIONED FLOOR PLAN — SCALE: 3/16" = 1'-0" — 2

DIMENSIONED FLOOR PLAN NOTES — SCALE: N/A — 1

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11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR DIMENSIONED FLOOR PLAN

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: **A1.2**

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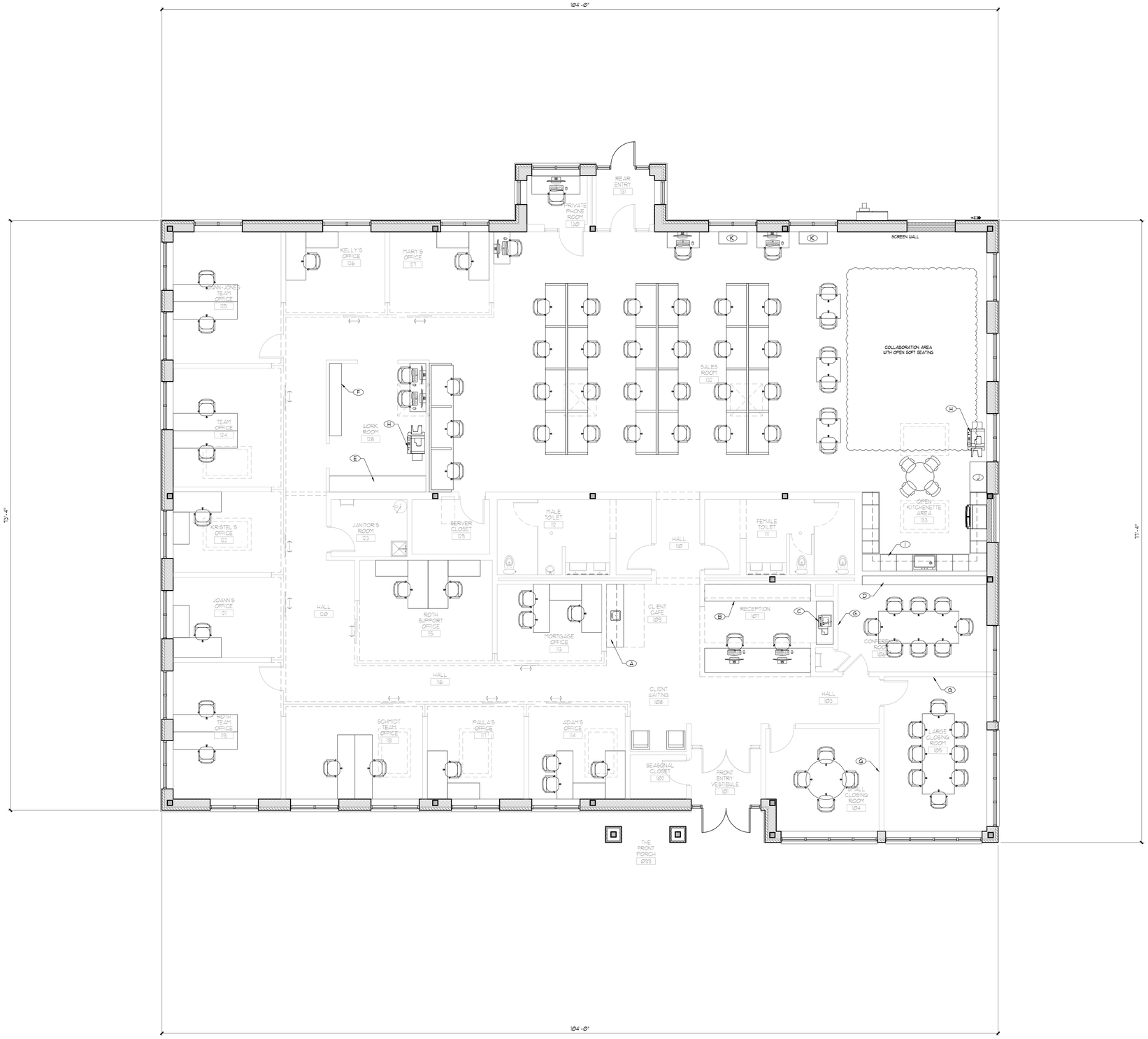
FILE NAME: P:_PROJECTS\SHOREWEST – NEW BERLIN\A102_SHOREWEST NB.DWG

FULL SIZE PRINT – 30" x 42" SHEET

PLOT DATE: 6/22/2025



1ST FLR FFE FLOOR PLAN
SCALE: 3/16" = 1'-0" | 2

FURNITURE / EQUIPMENT PLAN NOTES:

1. FURNITURE / EQUIPMENT PLAN PROVIDED FOR REFERENCE ONLY. VERIFY ALL FINAL SELECTIONS, LOCATIONS AND SERVICE REQUIREMENTS W/ EQUIPMENT SUPPLIER & OWNER.
2. ELECTRICIAN TO COORDINATE ELECTRICAL & LOW VOLTAGE NEEDS W/ EQUIPMENT SUPPLIER.
3. VERIFY W/ OWNER ANY SPECIAL EQUIPMENT INSTALLATION.

EQUIPMENT TAGS:

- (A) COFFEE BAR / BEVERAGE BAR
  BASE CABINET WITH COUNTER TOP & WALL CABINETS.
  PROVIDE WET-BAR SINK.
  PROVIDE R.O. FOR COFFEE SYSTEM.
- (B) BASE CABINET WITH COUNTER TOP AND WALL MOUNTED LOGO ABOVE.
- (C) BASE CABINET WITH COUNTER TOP AND DESK TOP PRINTER.
- (D) BASE CABINET WITH COUNTER TOP TO SERVE AS A BEVERAGE SHELF.
- (E) BASE CABINET WITH COUNTER TOP TO SERVE AS THE BINDING STATION.
- (F) MAIL BOXES.
- (G) WALL MOUNTED FLAT SCREEN TV SCREEN.
- (H) PRINTER.
- (I) KITCHENETTE WITH THE FOLLOWING
  BASE CABINETS WITH COUNTER TOP
  WALL CABINETS
  SINK & FAUCET
  PROVIDE R.O. FOR COFFEE SYSTEM AND REFRIGERATOR
  REFRIGERATOR
  ALL SHALL BE ADA COMPLIANT
  PLEASE NOTE THERE IS NO
  OVEN
  RANGE TOP
  DISHWASHER
- (J) STORAGE CABINET FOR PRINTER SUPPLIES INCLUDING PAPER PRODUCTS.
- (K) LATERAL FILE.
- (L) SECURED LOCK BOXES (MILLWORK).
  - OCONOMOWOC ONLY.
- (M) BUILT-N MANTEL WITH ELECTRO-FLAME FIREPLACE BELOW.
  - OCONOMOWOC ONLY.
- (N) MOBILE WORK STATION ISLAND - (MOVEABLE FURNITURE).
  - OCONOMOWOC ONLY.
- (O) WATER FALL ISLAND - (MILLWORK)
  - OCONOMOWOC ONLY.

FFE FLOOR PLAN NOTES
SCALE: N/A | 1

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PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR FFE FLOOR PLAN

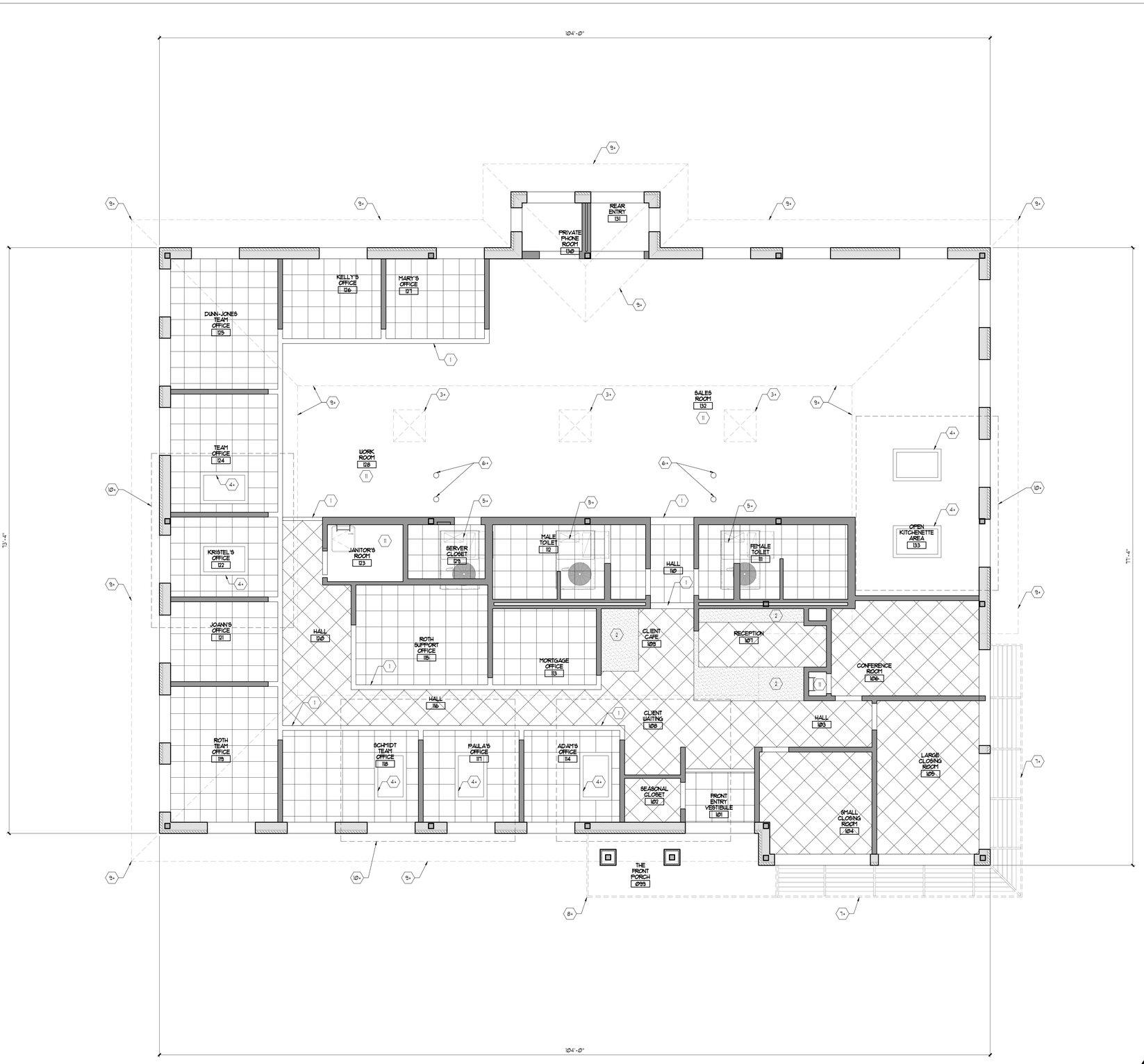
THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: **A1.3**

FULL SIZE PRINT - 30" x 42" SHEET

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A103_SHOREWEST.DWG

PLOT DATE: 6/22/2025



1ST FLR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0" — 2

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES AND STANDARDS. ELECTRICAL DEVICES SHOWN ARE A MINIMUM TO BE REQUIRED BY THE OWNER. ADDITIONAL DEVICES MAY BE REQUIRED BY GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL ELECTRICAL SYSTEMS AS REQUIRED BY GOVERNING CODES.
2. REFLECTED CEILING PLAN WITH LIGHTING LAYOUT IS FOR REFERENCE ONLY. ELECTRICAL ENGINEER/DESIGN BUILDER IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS. ELECTRICAL ENGINEER/DESIGNER TO PROVIDE FOR ALL REQUIRED DEVICES, DAYLIGHT CONTROLS AND ACTUAL ENERGY CONSUMPTION OF THE DESIGN IN ORDER TO COMPLY WITH ALL GOVERNING CODES. LIGHTING DESIGNER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN APPROVALS AND ON SITE INSPECTIONS.
3. ELECTRICAL ENGINEER/DESIGN BUILDER TO PROVIDE CUT SHEETS OF RECOMMENDED MANUFACTURER & PLAN OF RECOMMENDED LOCATION OF LIGHT FIXTURES TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. ELECTRICAL ENGINEER/DESIGN BUILDER TO PROVIDE DESIGN AND INSTALLATION FOR ANY REQUIRED EMERGENCY LIGHTING, EMERGENCY STAND BY POWER, SMOKE DETECTION AND FIRE ALARM SYSTEM PER ALL GOVERNING CODES, ORDINANCES AND STANDARDS. VERIFY W/ IBC FOR EMERGENCY LIGHTING REQUIREMENTS, CODE SECTION 1008.3.5.
5. ELECTRICAL CONTRACTOR TO COORDINATE SWITCHING SCHEDULE WITH TENANT TO ACCOMMODATE OWNER'S REQUIREMENTS.
6. VERIFY WITH GENERAL CONTRACTOR SCOPE OF WORK FOR ADDITIONAL ELECTRICAL REQUIREMENTS (WALL HEATERS, EXHAUST FANS, EQUIPMENT CONNECTION, ETC.)
7. ELECTRICAL ENGINEER/DESIGN BUILDER SHALL WORK WITH MECHANICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS.
8. ELECTRICAL ENGINEER/DESIGN BUILDER SHALL WORK WITH OWNER'S SECURITY SYSTEM PROVIDER FOR ELECTRICAL REQUIREMENTS.
9. ELECTRICAL ENGINEER/DESIGN BUILDER TO COORDINATE PHONE, DATA, CA TV, SWITCH & RECEPTACLE LOCN W/ TENANT PRIOR TO INSTALLATION
10. DUPLEX RECEPTACLES, TELEPHONE/ DATA RECEPTACLES TO BE INSTALLED PER OWNER DIRECTION. ELECTRICAL OUTLETS TO BE INSTALLED 10'-0" O.C. AT ALL PERIMETER AND DEMISING WALLS BY LANDLORD.
11. DO NOT SCALE THESE DRAWINGS.
12. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.

REFLECTED CEILING PLAN NOTES:

1. PROVIDE REQUIRED VENTILATION/EXHAUST FANS AS REQUIRED BY CODE (TOILET ROOMS, JANITOR CLOSET)
2. REFER TO MECHANICAL, ELECTRICAL AND FIRE PROTECTION DOCUMENTS FOR FIXTURE TYPES & LOCATIONS (DESIGNED BY D/B SUBCONTRACTOR). GENERAL CONTRACTOR SHALL HOLD A COORDINATION MEETING BETWEEN THESE SUBS W/ OWNER'S REPRESENTATIVE.
3. INSTALL HOLD DOWN CLIPS ON ALL CEILING TILES LOCATED IN VESTIBULES
4. REFER TO HVAC PLANS FOR VARIOUS HVAC DUCT TYPES & LOCATIONS. LOUVER (GRILLS AND DIFFUSERS) LOCATIONS TO BE COORDINATED WITH HVAC CONTRACTOR. CUT SHEETS TO BE PROVIDED PRIOR TO INSTALLATION FOR OWNER APPROVAL.
5. SEE ELEVATION FOR ADDITIONAL EXTERIOR FIXTURE LOCATIONS.
6. PROVIDE A PER UNIT PRICE FOR ADDITIONAL FIXTURES AND RECEPTACLES THAT WILL BE ADDED DURING CONSTRUCTION.
7. PROVIDE J-BOX FOR EXTERIOR SIGN LOCATIONS, VERIFY LOCATION W/ OWNER.
8. PROVIDE TIMECLOCK FOR ALL EXTERIOR LIGHTING ON PHOTOCELLS.
9. CEILING, SOFFIT WALLS AND BULKHEAD HEIGHTS SHALL BE AS LISTED BELOW
   (A) TYPICAL OFFICE AREA = 10'-6".
   (B) TOILET ROOM AREAS = 10'-0".
   (C) BOTTOM OF FINISHED BULKHEAD AND SOFFIT WALLS, SHALL BE 6" BELOW THE CEILING THAT SURROUND IT.

REFLECTED CEILING PLAN SYMBOL LEGEND

2x1 LAYIN GRID WITH 1" "T", 2x2x5/8 ACOUSTICAL CEILING TILE - SEE INTERIOR DESIGN GROUP FOR ALL SELECTIONS.

REFLECTED CEILING KEYED NOTES

1. ALL ITEMS ARE TYPICAL UNLESS NOTED WITH A (*).
2. ALL ITEM ARE ABOVE AND FOR GENERAL REFERENCE, WHEN NOTED WITH A (*)

(1) SOFFIT WALL.
(2) BULKHEAD.
(3+) SKYLIGHT.
(4+) GYP. BD. AND STEEL STUD FRAMED LIGHT WELL FROM DORMER SYSTEM ABOVE.
(5+) RTU, SHOWN FOR GENERAL REFERENCE.
(6+) APPROXIMATE LOCATION OF PRIMARY AND SECONDARY ROOF DRAINS, SHOWN FOR GENERAL REFERENCE.
(7+) LINE OF SUN SHADE SYSTEM, SHOWN FOR GENERAL REFERENCE.
(8+) LINE OF FLAT ROOF SYSTEM, SHOWN FOR GENERAL REFERENCE. THIS ROOF RUNS UNDER THE MAIN 1ST FLOOR ROOF SYSTEM.
(9+) LINE OF 1ST FLOOR ROOF SYSTEM, SHOWN FOR GENERAL REFERENCE.
(10+) LINE OF DORMER ROOF SYSTEM, SHOWN FOR GENERAL REFERENCE.
(11) OPEN TO STRUCTURE / NO FINISHED CEILING IN THIS AREA / SPACE / VOLUME.

REFLECTED CEILING PLAN NOTES
SCALE: N/A — 1

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- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR REFLECTED CEILING PLAN

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.4

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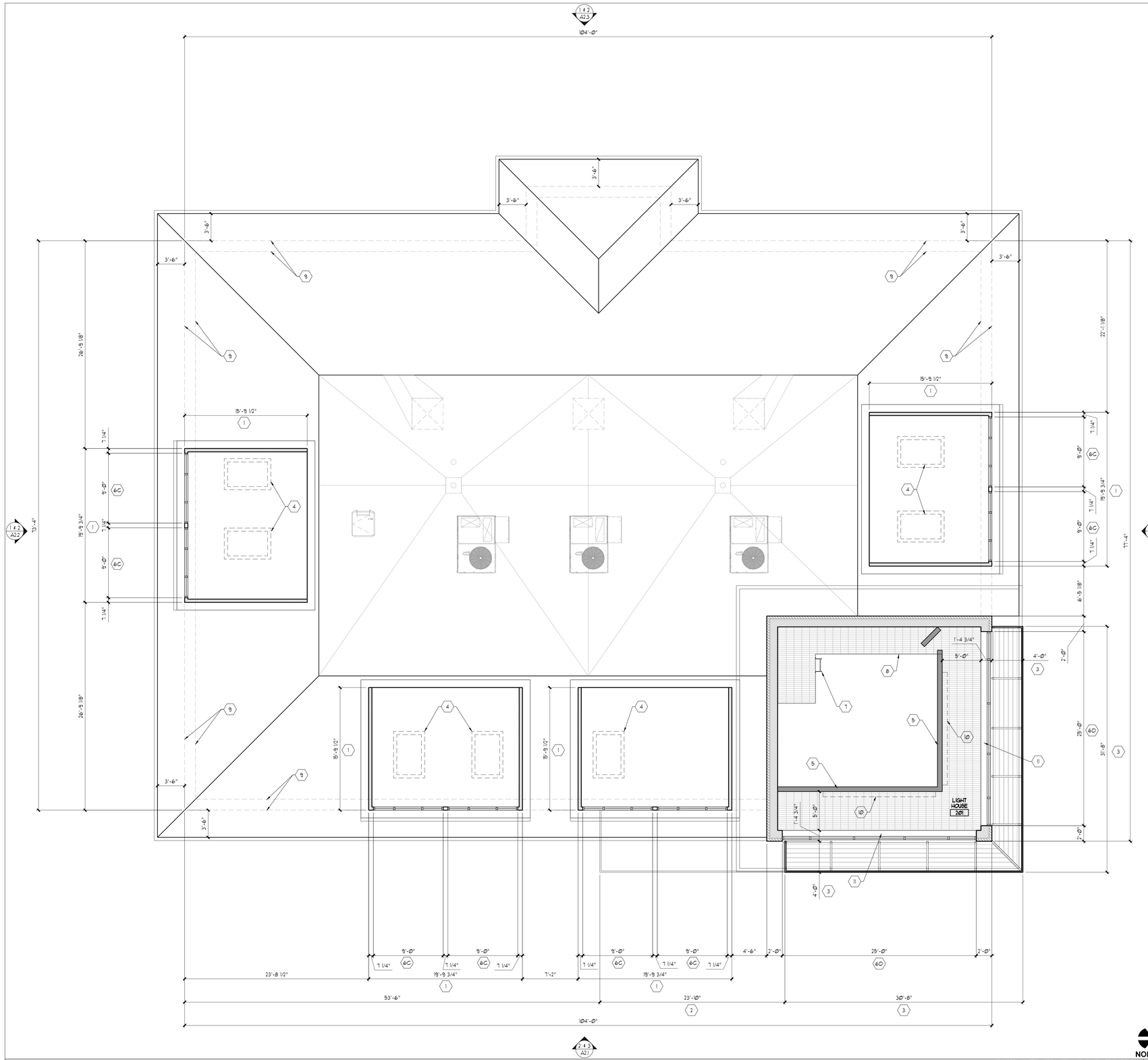
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A1A14_SHOREWEST.DWG
FULL SIZE PRINT - 30" x 42" SHEET

PLOT DATE: 6/22/2025



2ND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

2

DIMENSIONED FLOOR PLAN KEYED NOTES

1. TRUE DORMER WITH INTERIOR LIGHTING.
   THE FRONT OF THE DORMER WAS WITH AZEK TRIM BOARDS 3-1/2").
   THE SIDE WILL TYPICALLY HAVE SIDING (SEE KEY NOTE # 13) AND HAVE AZEK TRIM BOARDS (3-1/2"). TRIM BOARDS SHALL BE PAINTED DARK BRONZE.
   DORMER IS SHOWN WITH A (1 / 12) SLOPE.
2. CANTILEVERED CANOPY WITH G-GUTTER, EXTRUDED DECK AND PERIMETER CONCEAL LIGHTING.
   SIZE 16" TALL x AS DIMENSIONED AND EXTENDS 4'-0" FROM FACE OF BUILDING.
   FINISH COLOR DARK BRONZE
   MANUFACTURER AMERICAN PRODUCTS, INC.
   https://americanproducts.com/product/canopy-cantilevered-g-gutter-extruded-deck/
   CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com
3. CANTILEVERED SUNSHADE WITH HOLLOW BLADES AND PERIMETER CONCEAL LIGHTING.
   SIZE 16-1/2" TALL x EXTENDS 4'-0" FROM FACE OF BUILDING.
   FINISH COLOR DARK BRONZE
   MANUFACTURER AMERICAN PRODUCTS, INC.
   https://americanproducts.com/product/sunshade-horizontal/
   CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com
4. LIGHT WELL FROM DORMER DOWN TO FIRST FLOOR.
5. FULL HEIGHT NON-LOAD BEARING INTERIOR PARTITION WALL, TYPICAL.
6. PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM.
   FINISH COLOR DARK BRONZE
   THIS IS SHOWN AS KAUNEER'S TRIFAB VERSA GLAZE 451/451T FRAMING SYSTEM.
   https://www.kaunee.us/products/storefront-framing/
   A. SIZE 6'-0" WIDE x 6'-0" TALL
   B. SIZE 12'-0" WIDE x 6'-0" TALL
   C. SIZE 9'-0"" WIDE x 2'-0" TALL
   D. SIZE 25'-0" WIDE x 8'-8" TALL
   E. SIZE 3'-0" WIDE x 6'-0" TALL
7. WALL MOUNTED LADDER UP TO CATWALK AND LIGHT HOUSE AREA.
8. BAT GRATE FLOOR / CAT WALK TO ACCESS LIGHT HOUSE FROM FIRST FLOOR LEVEL.
9. LINE OF EXTERIOR WALL BELOW, FOR GENERAL REFERENCE.
10. WALL MOUNTED INTERNALLY ILLUMINATED SHOREWEST SIGN WITH LOGO.
11. FLOOR MOUNTED CONTINUOUS LIGHT FIXTURES WITH AN UP/FORWARD THROW TO SOLID WALL PLANE.
    SEE LIGHTING DESIGNER FOR ALL DETAILS.

2ND LEVEL FLOOR PLAN NOTES
SCALE: N/A

1

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- PRELIMINARY -
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–	06/17/25	PRE-APPLICATION MEETING	WHC
–	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

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Project:

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3885 South Moorland Road
New Berlin, WI 53151

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11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 2ND LEVEL FLOOR PLAN

THIS BOX IS 12" x 12"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.5

ALL SIZES PRINT - 24" x 36" SHEET
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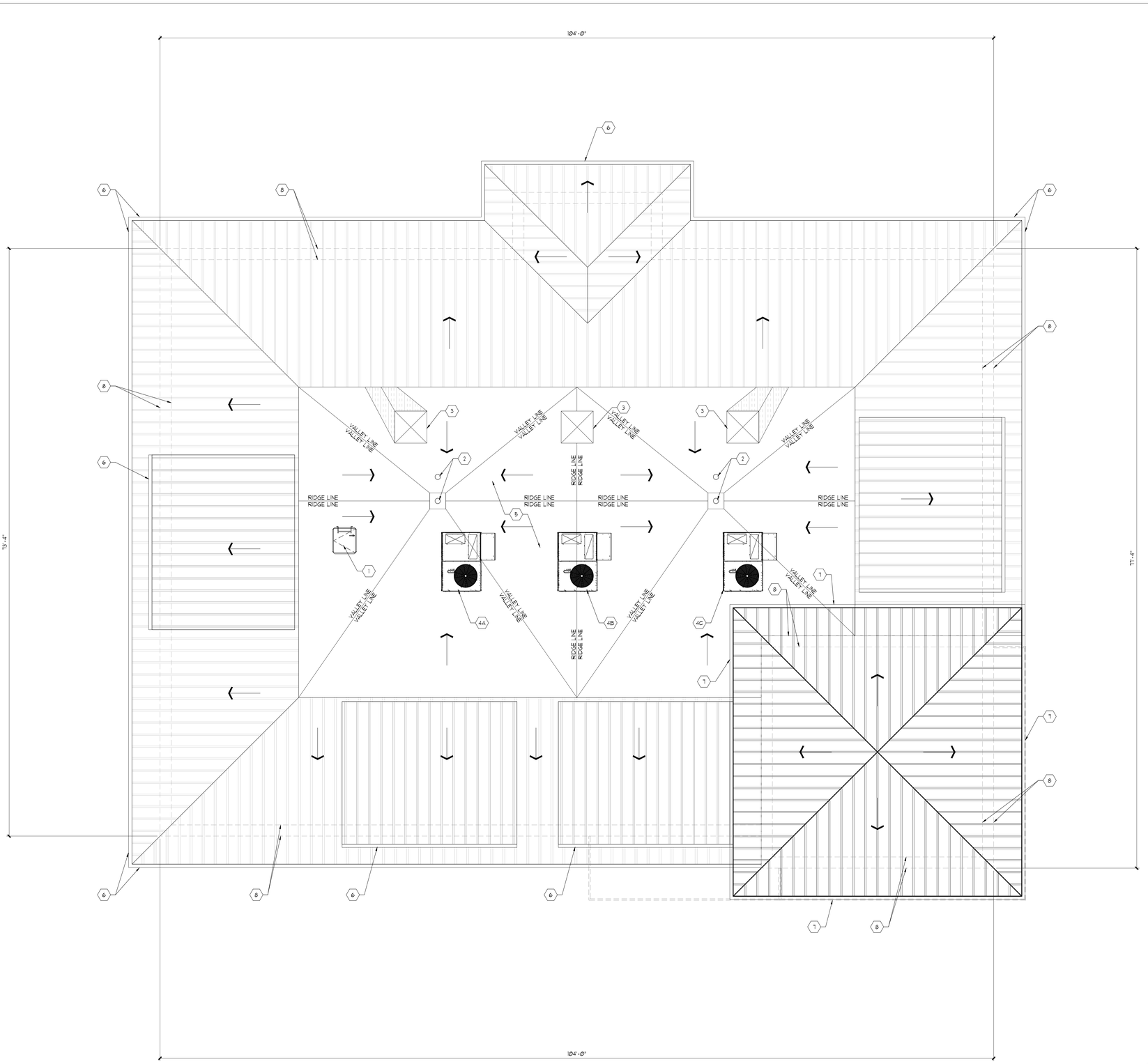
FILE NAME: P:_PROJECTS\SHOREWEST – NEW BERLIN\A1.05_SHOREWEST.RVT.DWG

PLOT DATE: 6/22/2025



NORTH

2ND LEVEL ROOF PLAN
SCALE: 3/16" = 1'-0" | 2

GENERAL ROOF PLAN NOTES:

1. SEE STRUCTURAL ROOF FRAMING PLAN AND DETAILS FOR ADDITIONAL ROOF NOTES. STRUCTURE SHALL BE DESIGNED TO WITHSTAND RAIN LOADS UP TO THE HEIGHT REQUIRED FOR EFFECTIVE SECONDARY DRAINAGE, AS WELL AS TO RESIST INCREASED PONDING LOADS DUE TO ROOF DEFLECTION. PLUMBING DESIGNER TO COORDINATE RAIN LOADS WITH STRUCTURAL FOR VERIFICATION OF CAPACITY.
2. COORDINATE ALL ROOF EQUIPMENT SIZES AND PENETRATIONS W/ HVAC, ELECTRICAL, AND PLUMBING DESIGN/BUILDER. INSTALL EQUIPMENT FLUES AND VENTS AFTER INSTALLATION OF EQUIPMENT. ROOFING CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED ROOF PENETRATIONS, FLASHING, AND MATERIALS.
3. CUT IN ALL VENTS, STACKS, E.T.C. AS REQUIRED FOR PLUMBING EQUIPMENT.
4. LOCATE ALL ROOF PENETRATIONS AND EQUIPMENT TO PROVIDE THE BEST POSSIBLE SCREENING FROM STREET FRONTS.
5. TAPER INSULATION CRICKETS AT HIGH SIDE OF ROOF TOP EQUIPMENT TO MAINTAIN WATER FLOW TO ROOF DRAINS. MIN. CRICKET PITCH 1/4" PER 12". VERIFY ROOF TOP EQUIPMENT QUANTITY & LOCATION WITH MECHANICAL CONTRACTOR.
6. ALL MTL. FLASHING/COPING TO BE INSTALLED PER SMACNA STANDARDS
7. R.D. (ROOF DRAIN) & D.S. (DOWN SPOUT) W/ DEBRIS SCREENS TO STORM DRAINAGE SYSTEM OR GRADE- REFER TO CIVIL FOR FURTHER DETAILS
8. OWNERS ROOFING CONTRACTOR SHALL PROVIDE ROOFING MEMBRANE TO ALLOW GC TO KEEP NEW CONSTRUCTION WEATHER TIGHT.
9. ROOF ACCESS IS REQ. PER IFGC AND IMC SECTION 306.3 ROOF STRUCTURE HEIGHT EXCEEDS 16'-0" & CONTAINS APPLIANCES REQUIRING ACCESS.
10. SLOPE GUTTER TO DOWN SPOUT - 1/16" PER FOOT MIN.
11. ICE AND WATER SHIELD TO BE INSTALLED AT LEAST TWO SHEET HIGH (48" MIN.) ABOVE EAVES, EXTENDING A MIN. OF 24" FROM THE INSIDE FACE OF THE OUTSIDE WALL. INSTALL ICE AND WATER SHIELD AT VALLEYS, EAVES, AND DORMERS. INSTALL PER NRCA ROOFING AND WATER PROOFING MANUAL, LATEST ADDITION.
12. DO NOT SCALE THESE DRAWINGS.
13. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
14. SLOPE LINES REPRESENT APPROXIMATE RIDGE AND VALLEYS OF ROOF SLOPE. EVEN WHEN STRUCTURE IS SLOPED, REDUCED OR ADDITIONAL TAPERED INSULATION MAY BE REQUIRED TO PROVIDE PROPER DRAINAGE AND PREVENT PONDING . CONFIRM INSULATION INSTALLED SUCH THAT MINIMUM R-VALUES ARE PROVIDED AS SPECIFIED FOR THE ROOF SURFACE OVER THE TOTAL AVERAGE OF THE ROOF, ALTHOUGH THESE MAY BE REDUCED NEAR THE DRAIN LOCATIONS. SLOPE OF INSULATION SHALL NOT BE LESS THAN THE TYPICAL ROOF SLOPE U.O.N OR ALLOWED BY THE MEMBRANE SUPPLIER.
15. ALL STANDING SEAM METAL ROOF AREAS HAVE A STRUCTURAL SLOPE OF (4/12), UNLESS OTHERWISE NOTED.
15. ALL DORMERS WITH A STANDING SEAM METAL ROOF FINISH HAS A STRUCTURAL SLOPE OF (1/12).
16. ALL FLAT ROOF AREAS HAVE A FLAT STRUCTURAL ROOF. THE SLOPE MUST BE CREATED BY ADDITIONAL RIGID ROOF INSULATION TO A MINIMUM 2% SLOPE.

HVAC NOTES:

1. ROOF TOP EQUIPMENT TO BE PLACED ON 12" CURBS HIGHER THAN SECONDARY ROOF DRAIN TO PREVENT WATER DAMAGE TO EQUIPMENT AND LEAKING INTO BUILDING
2. PROVIDE VAV BOXES WITH SEPARATE THERMOSTATS FOR EACH OFFICE/CONFERENCE ROOM/CLOSING ROOM/OPEN OFFICE/WORK ROOMS
3. UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS, MECHANICAL EQUIPMENT NOT SHOWN ON THESE DRAWINGS IS ASSUMED NOT TO HAVE BEEN DESIGNED TO BE ACCOMMODATED BY THE ROOF STRUCTURE. ANY ADDITIONAL MECHANICAL ITEMS ON (OR HANG FROM) THE ROOF SHALL BE COMMUNICATED TO THE ARCHITECT AND STRUCTURAL ENGINEER WITH THEIR OPERATING WEIGHTS AND LOCATIONS.

ROOF PLAN SYMBOL LEGEND

⟶ = SLOPE OF ROOF FROM HIGH POINT TO LOW POINT (GUTTER OR ROOD DRAIN).

ROOF PLAN KEYED NOTES

1. ROOF ACCESS HATCH. WALL MOUNTED WALL LADDER IS BELOW.
2. PRIMARY AND SECONDARY ROOF DRAINS.
   SEE PLUMBING AND ROOF CONTRACTOR FOR ADDITIONAL DETAILS.
3. 48" x 48" SKYLIGHT.
4. ROOF TOP MOUNTED AIR CONDITIONING UNIT ON A 12" CURB.
   SEE HAVC AND ROOF CONTRACTOR FOR ADDITIONAL DETAILS.
   RTU A
   TOTAL WEIGHT WITH CURB =
   RTU B
   TOTAL WEIGHT WITH CURB =
   RTU C
   TOTAL WEIGHT WITH CURB =
5. THIS ROOF AREA HAS STEEL JOISTS AND BEAMS THAT ARE FLAT. PROVIDE FLAT RIGID INSULATION THAT MEETS THE MINIMUM R-VALUE LISTED FOR THE ROOF ASSEMBLY AND THEN ADD ADDITIONAL RIGID INSULATION THAT IS PROFILED TO SLOPE TOWARDS THE ROOF DRAINS.
6. PRE-FINISHED SEAMLESS GUTTER AND DOWNSPOUT SYSTEM AS DESIGNER BY ROOF SUB-CONTRACTOR. THIS IS TYPICAL AT ALL ROOF AREAS WITH A STANDING SEAM METAL ROOF FINISH.
   DOWNSPOUT LOCATIONS MUST BE COORDINATED BY G.C., SITE PLUMBER, CIVIL DESIGNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
7. PRE-FINISHED SEAMLESS GUTTER AND DOWNSPOUT SYSTEM AS DESIGNER BY ROOF SUB-CONTRACTOR. DOWNSPOUTS SHALL DISCHARGE TO ROOF AREAS BELOW AND SHALL NOT EXTEND DOWN TO THE FIRST FLOOR LEVEL.
   DOWNSPOUT LOCATIONS MUST BE COORDINATED BY G.C., SITE PLUMBER, CIVIL DESIGNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
8. LINE OF EXTERIOR WALL BELOW, FOR GENERAL REFERENCE.

2ND LEVEL ROOF PLAN NOTES
SCALE: N/A | 1

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DRAWING TITLE: 2ND LEVEL ROOF PLAN

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DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.6

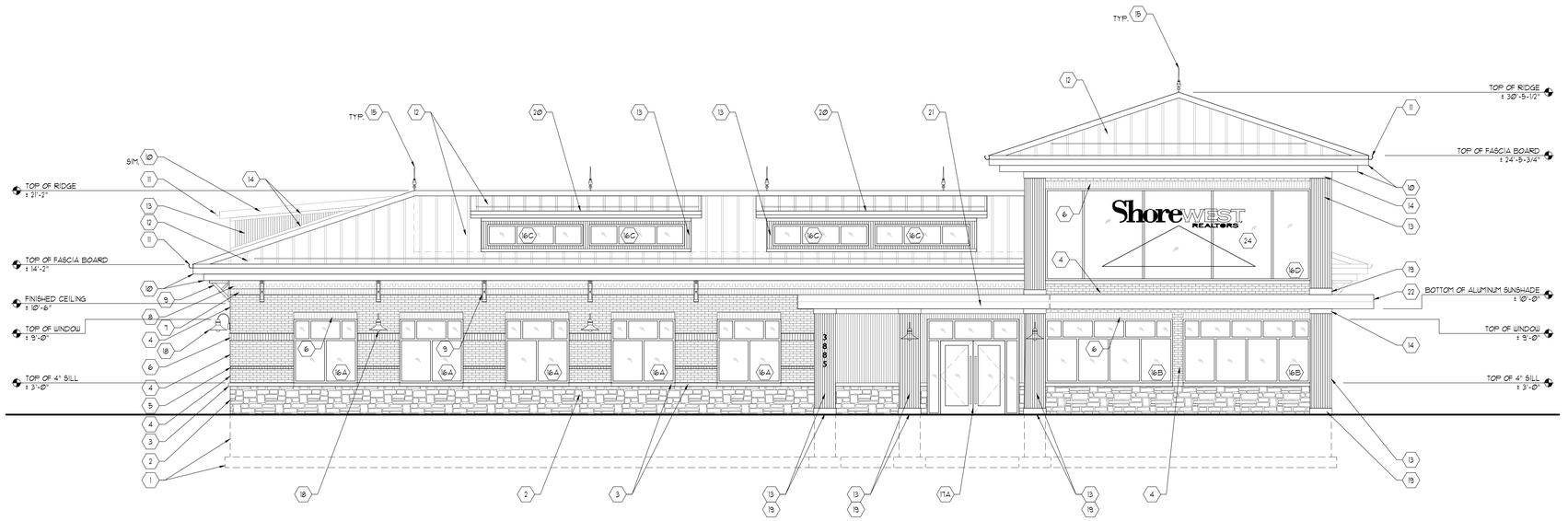
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A106_SHOREWEST NB.DWG

PLOT DATE: 6/27/2025



REFER TO 1/A2.1 FOR KEYED NOTES

EAST BUILDING ELEVATION WITH COLOR 3
SCALE: 3/16" = 1'-0"



REFER TO 1/A2.1 FOR KEYED NOTES

EAST BUILDING ELEVATION WITH NOTES 2
SCALE: 3/16" = 1'-0"

ELEVATION NOTES:
1. ALL BUILDING SIGNAGE TO BE PROVIDED AND INSTALLED BY OWNER/TENANT. GC TO PROVIDE FIRE-TREATED PLYWOOD AT SIGNAGE LOCATION.
2. CONTROL JOINT LOCATIONS MAY NOT BE ALL INCLUSIVE. IF MASON ENCOUNTERS A SITUATION WHERE A CJ SHOULD BE OMITTED OR ADDED- CONTACT ARCHITECT AND GC BEFORE MAKING ALTERATIONS.
3. ALL COLUMN FOUNDATIONS TO BE HELD ONE COURSE BELOW GRADE.- SEE STRUCTURAL
4. DO NOT SCALE THESE DRAWINGS.
5. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
6. KEYED NOTES WITH A (-) INDICATES THAT THE MATERIAL IS BEYOND.

1 FOURED IN PLACE STEEL REINFORCE INSULATED CONCRETE FOOTING AND FOUNDATION SYSTEM. SEE STRUCTURAL PLANS FOR ALL DETAILS.

2 4" NATURAL STONE VENEER.
MANUFACTURER FOND DU LAC STONE
NAME FRONTIER
SIZE 4" DEEP x HEIGHT AND SHAPE VARIES
MORTAR COLOR NATURAL GREY
https://www.fdlnaturalstone.com/products/building-stone/dimensional-collection/frontier-dimensional/

3 LIMESTONE SILL / WATER TABLE.
SIZE 4" TALL x DEPTH WILL VARY
COLOR NATURAL GREY
MORTAR COLOR NATURAL GREY

4 BRICK VENEER (FIELD)
MANUFACTURER TRIANGLE BRICK
NAME OLD COLONY
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE SAND
COLOR MIXED RED AND BROWN
BOND RUNNING
MORTAR COLOR NATURAL GREY
https://www.trianglebrick.com/old-colony/

5 BRICK VENEER BAND WITH 1/2" RECESS
MANUFACTURER BROWERSTONE
NAME CORDOVAN (501)
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE WIRE CUT
COLOR BROWN
BOND SAWTOOTH WITH WITH 1/2" RECESS
MORTAR COLOR NATURAL GREY
https://www.bowerstonsale.com/product/501-cordovan-uc/

6 BRICK VENEER WITH 1" PROTRUSION, (BAND).
MANUFACTURER TRIANGLE BRICK
NAME OLD COLONY
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE SAND
COLOR MIXED RED AND BROWN
BOND SOLDIER COURSE BRICK BAND WITH 1" PROTRUSION
MORTAR COLOR NATURAL GREY
https://www.trianglebrick.com/old-colony/

7 BRICK VENEER, (BAND)
MANUFACTURER BROWERSTONE
NAME CORDOVAN (*501)
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE WIRE CUT
COLOR BROWN
BOND SOLDIER COURSE.
MORTAR COLOR NATURAL GREY
https://www.bowerstonsale.com/product/501-cordovan-uc/

8 DENTIL MOULDING
MANUFACTURER FYPON
NAME MLD33I-18
SIZE 9-1/2" TALL x 193-1/2" WIDE x 1-3/8" THICK
FINISH COLOR DARK BRONZE (PAINT)
https://fypon.com/products/MLD33I-18?variant=38073339438094

9 EXTERIOR DECORATIVE BRACKET.
3'-11 TOP X 5'-11 BACK X 24"D X 24"H X 3"T TOP X 1 1/2"T BACK TRADITIONAL SIGNATURE URETHANE SOLID OUTLOOKER, TRADITIONAL TOP AND BLOCK BACK, 3'-11 SOLID BRACE, 11 W X 2"T PIERCING LAP BRACE, PRIMED TAN.
OUTLOOKER SIZE 24" HIGH x 24" DEEP
TOP CHORD 3" WIDE x 3" THICK
BACK CHORD 5" WIDE x 1-1/2" THICK
BRACE WIDTH 2" WIDE
PIERCING LAP BRACE 11" WIDE x 2" THICK
https://www.architecturaldepot.com/BUILDER-OUT.html
FINISH COLOR DARK BRONZE (PAINT)

10 PREFINISHED ALUMINUM WARPED FASCIA BOARDS
11-1/4" TALL PRIMARY FASCIA BOARD WITH STEPPED
7-1/4" TALL SECONDARY FASCIA BOARD BELOW
FINISH COLOR DARK BRONZE
BRAKE METAL ALUMINUM SHALL BE OF SUFFICIENT GAUGE AS TO AVOID "OIL CANNING".
PROVIDE BRAKES IN FACE AS NEEDED TO AVOID "OIL CANNING".

11 PREFINISHED ALUMINUM SEAMLESS GUTTER SYSTEM WITH DOWNSPOUTS
FINISH COLOR DARK BRONZE
SIZE 5" (STYLE K).
FINAL DESIGN BY ROOFING CONTRACTOR.

12 PREFINISHED STANDING SEAM METAL ROOF WITH SNOW STOPS
THIS IS SHOWN AS AN 18" DOUBLE-LOC.
FINISH COLOR DARK BRONZE
FINAL DESIGN BY ROOFING CONTRACTOR.
https://www.nbci.com/products/double-lok/

13 NEU TECH WOOD EUROPEAN SIDING BELGIAN BOARD (MODEL LH58) BRAZILIAN IPE STRAIGHT GRAIN VERTICAL MOUNT.
https://www.neutechwood.com/product/european-style-siding/

14 5-1/2" AZEK TRIM BOARD
FINISH COLOR DARK BRONZE
https://azekexteriors.com/

15 21" VICTORIA PURE COPPER ROOFTOP FINIAL WITH ROOF MOUNT
https://www.architecturaldepot.com/SC1421.html

16 PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM.
FINISH COLOR DARK BRONZE
THIS IS SHOWN AS KAWNEER'S TRIFAB VERSA GLAZE 451/451T FRAMING SYSTEM.
https://usa.kawneer.us/products/storefront-framing/
A. SIZE 6'-0" WIDE x 6'-0" TALL
B. SIZE 12'-0" WIDE x 6'-0" TALL
C. SIZE 5'-0"" WIDE x 2'-0" TALL
D. SIZE 25'-0" WIDE x 8'-8" TALL
E. SIZE 3'-0" WIDE x 6'-0" TALL

17 PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT ENTRY DOOR SYSTEM WITH TRANSOM WINDOW AND SIDES LITES.
DOOR SIZE 3'-0" WIDE x 7'-0" TALL
(A) TOTAL COMPOSITE SIZE 8'-8" WIDE x 9'-0" TALL
(B) TOTAL COMPOSITE SIZE 6'-8" WIDE x 9'-0" TALL
FINISH COLOR DARK BRONZE
THIS IS SHOUN AS KAUNEER'S 500 STANDARD ENTRANCE
https://usa.kawneer.us/products/doors-and-entrances/150-350-500-standard-entrances/
DOOR HANDLES SHOUN AS 1-1/4" DIAMETER x 5'-0" TALL
FINISH COLOR DARK BRONZE

18 PREFINISHED SMALL GOOSENECK WALL MOUNTED BARN LIGHT
FINISH COLOR DARK BRONZE
SIMILAR TO
https://www.hinkley.com/l/033kkhtnl1query|D+3a4749c39c0f2a2384098e177f2868e5e484dcp|ecs|D+b1421index&Name+product/en/default/yproducts
BOTTOM OF FIXTURE IS 8'-0" AFF.

19 7-1/4" AZEK TRIM BOARD
FINISH COLOR DARK BRONZE
https://azekexteriors.com/

20 TRUE DORMER WITH INTERIOR LIGHTING.
THE FRONT OF THE DORMER HAS WITH AZEK TRIM BOARDS 3-1/2").
THE SIDE WILL TYPICALLY HAVE SIDING (SEE KEY NOTE # 13) AND HAVE AZEK TRIM BOARDS (3-1/2"). TRIM BOARDS SHALL BE PAINTED DARK BRONZE.
DORMER IS SHOUN WITH A (1 / 12) SLOPE.

21 CANTILEVERED CANOPY WITH G-GUTTER, EXTRUDED DECK AND PERIMETER CONCEAL LIGHTING.
SIZE 16" TALL x AS DIMENSIONED AND EXTENDS 4'-0" FROM FACE OF BUILDING.
FINISH COLOR DARK BRONZE
MANUFACTURER AMERICAN PRODUCTS, INC.
https://americanproducts.com/product/canopy-cantilevered-g-gutter-extruded-deck/
CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com

22 CANTILEVERED SUNSHADE WITH HOLLOU BLADES AND PERIMETER CONCEAL LIGHTING.
SIZE 16-1/2" TALL x EXTENDS 4'-0" FROM FACE OF BUILDING.
FINISH COLOR DARK BRONZE
MANUFACTURER AMERICAN PRODUCTS, INC.
https://americanproducts.com/product/sunshade-horizontal/
CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com

23 PREFINISHED THERMAL BROKEN UINDOU SYSTEM
SIZE VIDE 23'-11" x 7-8-3/4" TALL.
FINISH COLOR DARK BRONZE
THIS IS SHOUN AS KAUNEER'S CLEARUALL CURTAIN UALL SYSTEM
UALLhttps://usa.kawneer.us/products/doors-and-entrances/150-350-500-standard-entrances/
DOOR HANDLES SHOUN AS 1-1/4" DIAMETER x 5'-0" TALL
FINISH COLOR DARK BRONZE

24 INTERIOR STEEL STUD AND GYP. BD. WALL SET BACK 5'-0" FROM INSIDE FACE OF PERIMETER UALL TO RECEIVE INTERIOR SHOREUEST SIGN AND LOGO. THE SHOREUEST SIGN AND LOGO ARE INTERNALLY ILLUMINATED. ADDITIONALLY THERE IS UP AND DOUN LIGHTING SET AT THE "FLOOR AND CEILING" OF THIS VOLUME FOR DAY LIGHTING. SEE LIGHTING DESIGNER FOR ADDITIONAL DETAILS.

25 BRICK VENEER 1/2" RECESS (FIELD IN BRICKED IN UINDOU AREA)
MANUFACTURER TRIANGLE BRICK
NAME OLD COLONY
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE SAND
COLOR MIXED RED AND BROUN
BOND SAWTOOTH WITH WITH 1/2" RECESS
MORTAR COLOR NATURAL GREY
https://www.trianglebrick.com/old-colony/

26 LOCATION OF EXTERIOR UALL MOUNTED STAINLESS STEEL (CT) ELECTRICAL CABINET WITH METER. SEE SITE ELECTRICAL SUB-CONTRACTOR FOR ALL DETAILS.

27 LOCATION OF EXTERIOR UALL MOUNTED GAS METER.
SEE PLUMBING SUB-CONTRACTOR AND UE ENERGIES FOR ADDITIONAL DETAILS.

BUILDING ELEVATION NOTES 1
SCALE: N/A

NOT FOR CONSTRUCTION

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ALL SIZE PRINTS - 24" X 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING ELEVATIONS

THIS BOX IS 1/2" x 1/2"

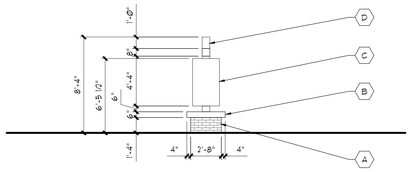
DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A2.1

FILE NAME: P:\PROJECTS\SHOREWEST - NEW BERLIN\A2.1 SHOREWEST.DWG

PLOT DATE: 6/22/2025

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

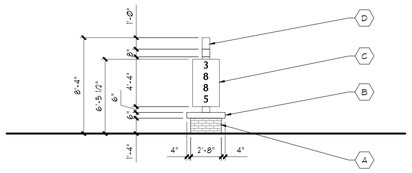
NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



WEST MONUMENT SIGN ELEVATION 6
SCALE: 3/16" = 1'-0"

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

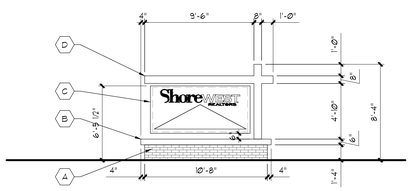
NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



EAST MONUMENT SIGN ELEVATION 5
SCALE: 3/16" = 1'-0"

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

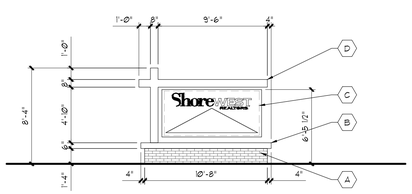
NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



NORTH MONUMENT SIGN ELEVATION 4
SCALE: 3/16" = 1'-0"

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER

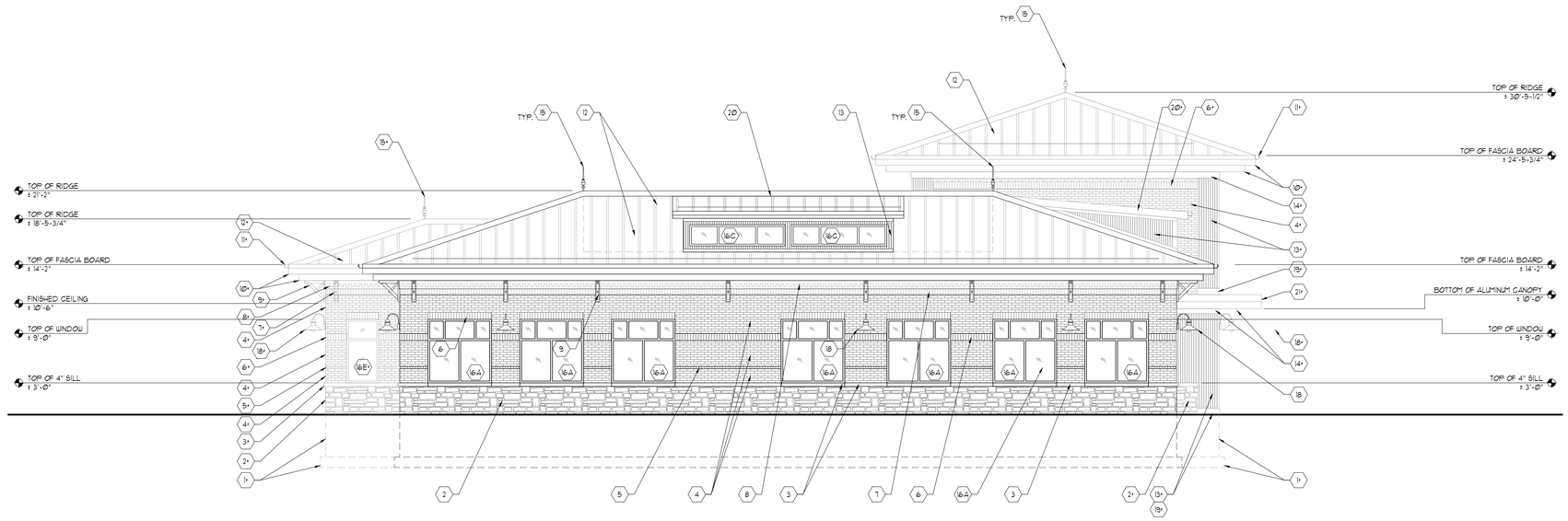


SOUTH MONUMENT SIGN ELEVATION 3
SCALE: 3/16" = 1'-0"

REFER TO 1/A2.1 FOR KEYED NOTES



SOUTH BUILDING ELEVATION WITH COLOR 2
SCALE: 3/16" = 1'-0"



REFER TO 1/A2.1 FOR KEYED NOTES

SOUTH BUILDING ELEVATION WITH NOTES 1
SCALE: 3/16" = 1'-0"

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-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

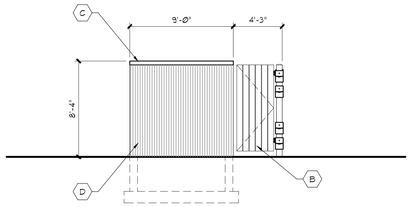
DRAWING TITLE: BUILDING ELEVATIONS
THIS BOX IS 12" x 12"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: **A2.2**

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A202_SHOREWEST NB.DWG
ALL SIZES PRINT 30" x 42" SHEET

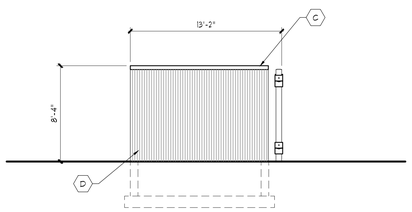
PLOT DATE: 6/22/2025

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.



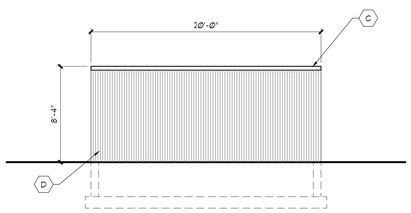
SOUTH TRASH ENCLOSURE ELEVATION 6
SCALE: 3/16" = 1'-0"

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.



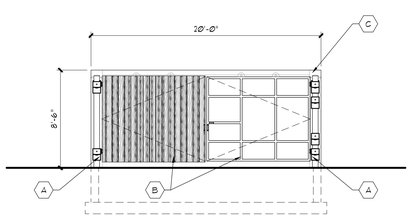
NORTH TRASH ENCLOSURE ELEVATION 5
SCALE: 3/16" = 1'-0"

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.



WEST TRASH ENCLOSURE ELEVATION 4
SCALE: 3/16" = 1'-0"

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.

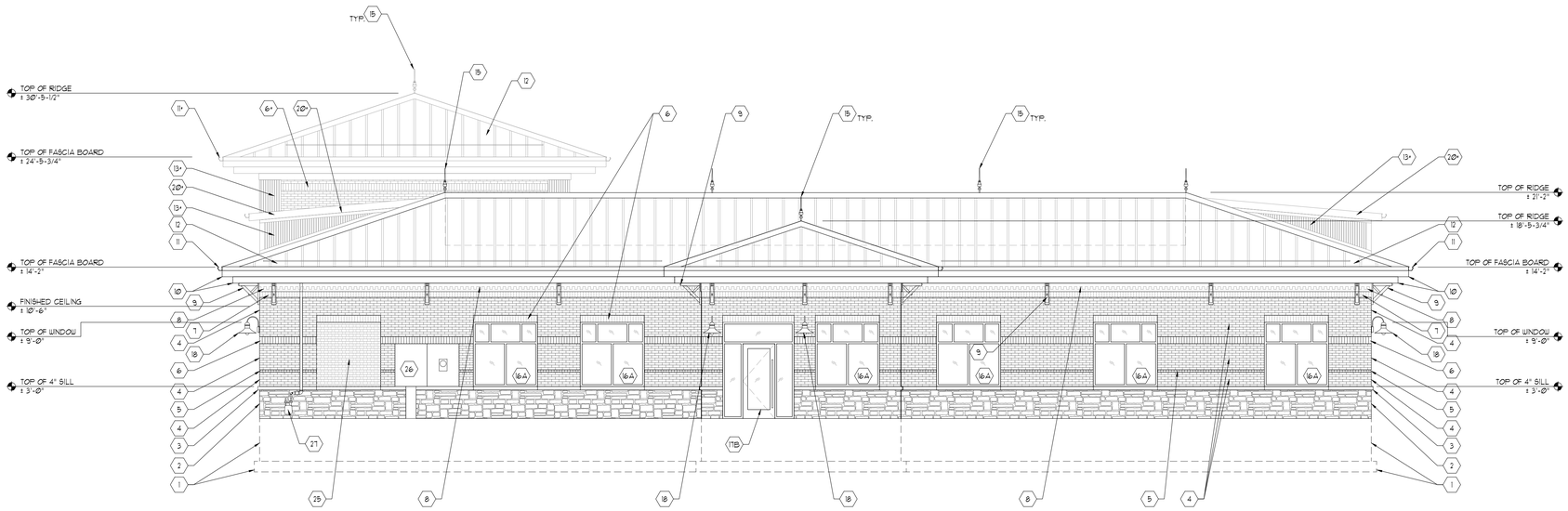


EAST TRASH ENCLOSURE ELEVATION 3
SCALE: 3/16" = 1'-0"



REFER TO 1/A2.1 FOR KEYED NOTES

WEST BUILDING ELEVATION WITH COLOR 2
SCALE: 3/16" = 1'-0"



REFER TO 1/A2.1 FOR KEYED NOTES

WEST BUILDING ELEVATION WITH NOTES 1
SCALE: 3/16" = 1'-0"

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Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING ELEVATIONS

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A2.3

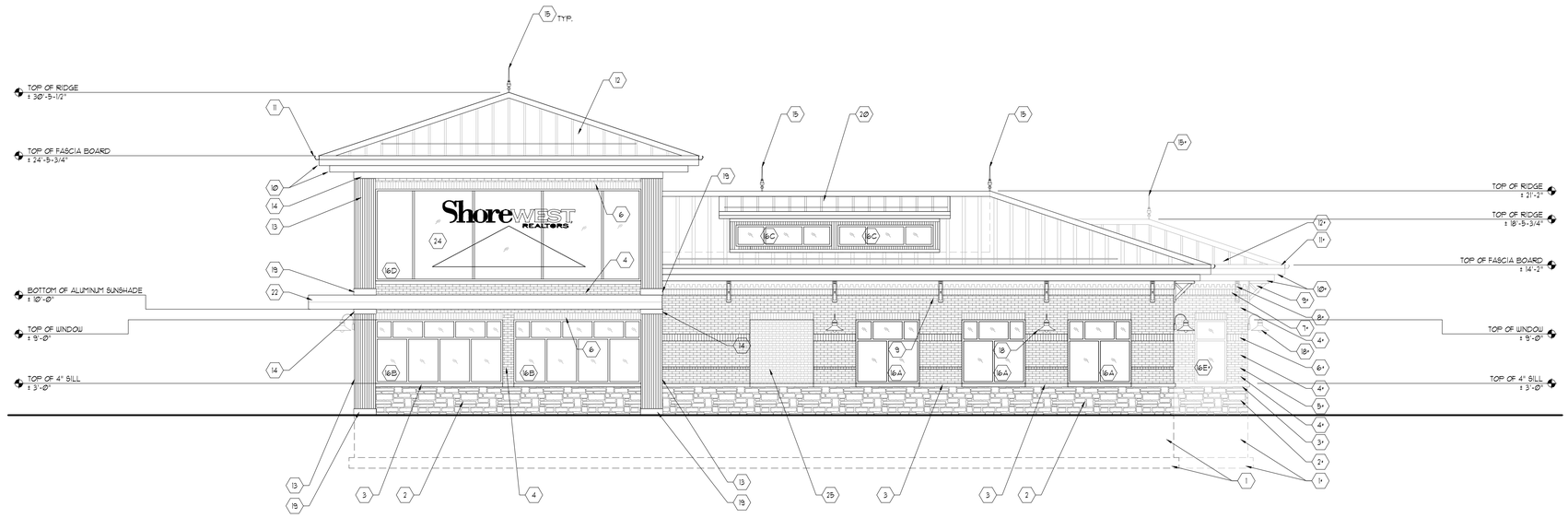
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A2023_SHOREWEST NB.DWG
FULL SIZE PRINT - 30" x 42" SHEET

PLOT DATE: 6/27/2025



REFER TO 1/A2.1 FOR KEYED NOTES

NORTH BUILDING ELEVATION WITH COLOR 2
SCALE: 3/16" = 1'-0"



REFER TO 1/A2.1 FOR KEYED NOTES

NORTH BUILDING ELEVATION WITH NOTES 1
SCALE: 3/16" = 1'-0"

NOT USED 3
SCALE: N/A

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ALL SIZES ARE 36" X 48" SHEET

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Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING ELEVATIONS

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A2.4

FILE NAME: P:\PROJECTS\25-006\PLOT SET - NEW BERLIN\A2.4 SHOREWEST.RVT

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**John Horning with Shorewest Realtors / New Shorewest Office**
LOCATION:	**3885 S. Moorland Road (Tax Key #: 1212.983.001) & 3875 S. Moorland Road (Tax Key #: 1212.984.001)**
REQUEST:	**Use, Site and Architecture Approval for Shorewest to construct an office located at 3885 S. Moorland Road and 3875 S. Moorland Road.**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture for Shorewest to construct an office located at 3885 S. Moorland Road and 3875 S. Moorland Road subject to the application, plans on file and the following conditions:**

1. **Planning:**
    a. **Plan of Operation:**
        i. **Applicant shall adhere to the submitted plan of operation.**
        ii. **The applicant is proposing to construct a 7,970 square foot office building.**
        iii. **Hours of Operation: Monday-Friday from 8:30AM-5PM with occasional evenings and weekends by appointment.**
        iv. **Number of Employees: 53 with staggered schedules. 48 of which are independent contractors that may only stop by the office once or twice a week.**
    b. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.**
        i. **Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.**
        ii. **ii. Final landscape fee will be calculated upon final submittal.**
    c. **Mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56.G of the Zoning Code.**
    d. **Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.**
    e. **Architecture Review Committee (ARC) approval is required.**
    f. **Mechanical equipment and dumpsters shall be properly screened from the street and public view in accordance with Section 275-56 of the Zoning Code.**
    g. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**

2. **Engineering:**
    a. **Parking lot layout:**
        i. **Per 275-57A(6). The minimum area for each parking space, excluding the area needed to maneuver, shall be 9 ft wide and 18 ft long, except for designated handicapped parking.**
        ii. **Per 275-57A(7). Method of measurement. 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 the curb, where applicable.**
            1. **Do not include the curb pan in the parking stall width in stalls adjacent to curb & gutter.**
    b. **Per Chapter 6, Figure 6:16 of the Comprehensive Plan, provide off road pedestrian faculties along Moorland Road.**
    c. **Consider using the City Center parking lot lights to match the surrounding area. Light pole specifications are available upon request.**
    d. **A Permit will be needed from Waukesha County to work within Moorland Road to connect to the Water and Sanitary.**
    e. **The water main pipe has a liner and therefore a wet tap will not be allowed. Contact the Utility department to discuss the method of connection.**
3. **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. **Wrecking permit required for the demolition of the existing structure.**
    g. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**
4. **Stormwater:**
    a. **Review of the Stormwater Management Plan, please verify and correct the errors.**
        i. **Narrative calls out a TC for the proposed PS3 of 6 minutes, model say 9.1**
        ii. **There is a discrepancy between the model and detail regarding the top of berm. 906.9 versus 907 for the West Basin and 905.9 versus 906 for the Dry Basin**
        iii. **The detail calls out 844.5 for the outlet structure rim in one view and 905.5 in the other view for the West Basin**
        iv. **The detail for the outlet structure appears to show the 10-inch out at 899 but**

calls out 900.

v. **The Dry Basin has a modeled outlet structure but there is no detail for this structure in plans. And the cross section detail only shows a 6-inch storm sewer at 904.75 as the outlet. The plan view shows a structure.**

b. **WDNR NOI is required.**

c. **MMSD Chapter 13 approval is required.**

d. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**

e. **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.**

f. **Stormwater Management Facilities Asbuilts are required to be submitted and approved prior to occupancy.**

g. **Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

5. **Sewer Utility:**

a. **Applicant shall coordinate with the New Berlin Utility Department on water and sewer services.**

b. **The existing sewer lateral must be plugged or capped and watertight at the time of demo. The location of the plug or cap must be marked with a post.**

c. **If the existing lateral is going to be permanently abandoned, it must be done at the sanitary main.**

d. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

e. **Maintain 24 inches vertical clearance when crossing any pipes and structures**

f. **If a conflict occurs, conduits will be removed at the owner's expense.**

6. **Water Utility:**

a. **Applicant shall coordinate with the New Berlin Utility Department on water and sewer services.**

b. **Identify whether 1" existing fire service sufficient.**

c. **More info needed on water service (fire service, size, etc...)**

d. **Watermain of Moorland is a 16" DI relined watermain, tapping info is required.**

e. **Any demo building must abandon water services at main.**

f. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

g. **Maintain 24 inches vertical clearance when crossing any pipes and structures.**

h. **If a conflict occurs, conduits will be removed at the owner's expense.**

7. **Fire:**

a. **Applicant shall coordinate with the New Berlin Fire Department on water and sewer services.**

b. **Fire extinguishers every 75 feet of travel.**
c. **Audio/visual annunciation throughout.**
d. **Annunciator panel at entrance.**
e. **Name and address on both front and rear entrance.**
f. **Maintain fire lanes of 24 feet.**
g. **Knox box required and key(s) updated.**
h. **Maximum occupancy signage required.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 13, 2025

John Horning with Shorewest Realtors / Shorewest Office
3885 S Moorland Road (Tax Key #: 1212.983.001) &
3875 S. Moorland Road (Tax Key #: 1212.984.001)

DATE STAFF REPORT PREPARED: July 9, 2025

APPLICANT / OWNER(S): John Horning with Shorewest Realtors / 3885 S Moorland Road LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture Approval for Shorewest to construct an office located at 3885 S. Moorland Road (Tax Key #: 1212.983.001) & 3875 S. Moorland Road (Tax Key #: 1212.984.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/26/2025

DATE OF COMPLETENESS DETERMINATION: 6/26/2025
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: No
(Date(s) of Meeting(s): Numerous emails and phone calls
Site Visit(s): 7/11/2025

CONCEPTUAL PLAN: Yes, see attached plans.

SIZE OF DEVELOPMENT / PARCEL(S): 1.54006 Acres (After CSM is recorded).

CURRENT ZONING: B-2

CURRENT LAND USE: Residential / Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office

PROPOSED LOT SIZE(S): 1.54 acres after CSM is recorded (See File #: LD-2501123).

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: B-2	Land Use: Residential (Legal Non-Conforming)
South:	Zoning: R-5	Land Use: Residential
East:	Zoning: B-2	Land Use: Commercial (Salon/Auto Service)
West:	Zoning: B-2	Land Use: Commercial (Multi-tenant Building)

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood "E": City Center Mixed Use Commercial: Yes, this request 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.*
- *Public streetscape improvements should be coordinated with private landscaping and site design.*

Development Policies:
- *Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*
- *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: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request is consistent with Sections 275-34B(1).

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes, plans attached.
Architectural Review Required: Yes

PROPOSED ARCHITECTURE: The applicant is proposing a 7,970 sq. ft. building. A mixture stone and brick veneers are being proposed on the exterior of the building.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: No
Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES: Per Chapter 6, Figure 6:16 of the Comprehensive Plan, provide off road pedestrian faculties along Moorland Road. Consider using the City Center parking lot lights to match the surrounding area. Light pole specifications are available upon request.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, shown on plans.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed shall be shown on plans.

STORM WATER MANAGEMENT / DRAINAGE PLAN: 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
Sewershed Capacity Available: Yes
Adequate Linkage: Yes
On-site system required: No

WATER USAGE CALCULATION: 800 GPD per new connection.

TRAFFIC IMPACT: A Traffic Impact Study is not required for this development.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:
3885 S. Moorland Road
1955 Existing home built.
1962 Addition to home.
3875 S. Moorland Road
4/21/2015 Car wash proposed. Application withdrawn.
4/25/2015 1-Lot CSM to combine lots proposed. Application withdrawn.
4/27/2017 Hibachi restaurant proposed. Application withdrawn.
4/27/2017 1-Lot CSM to combine lots proposed. Application withdrawn.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

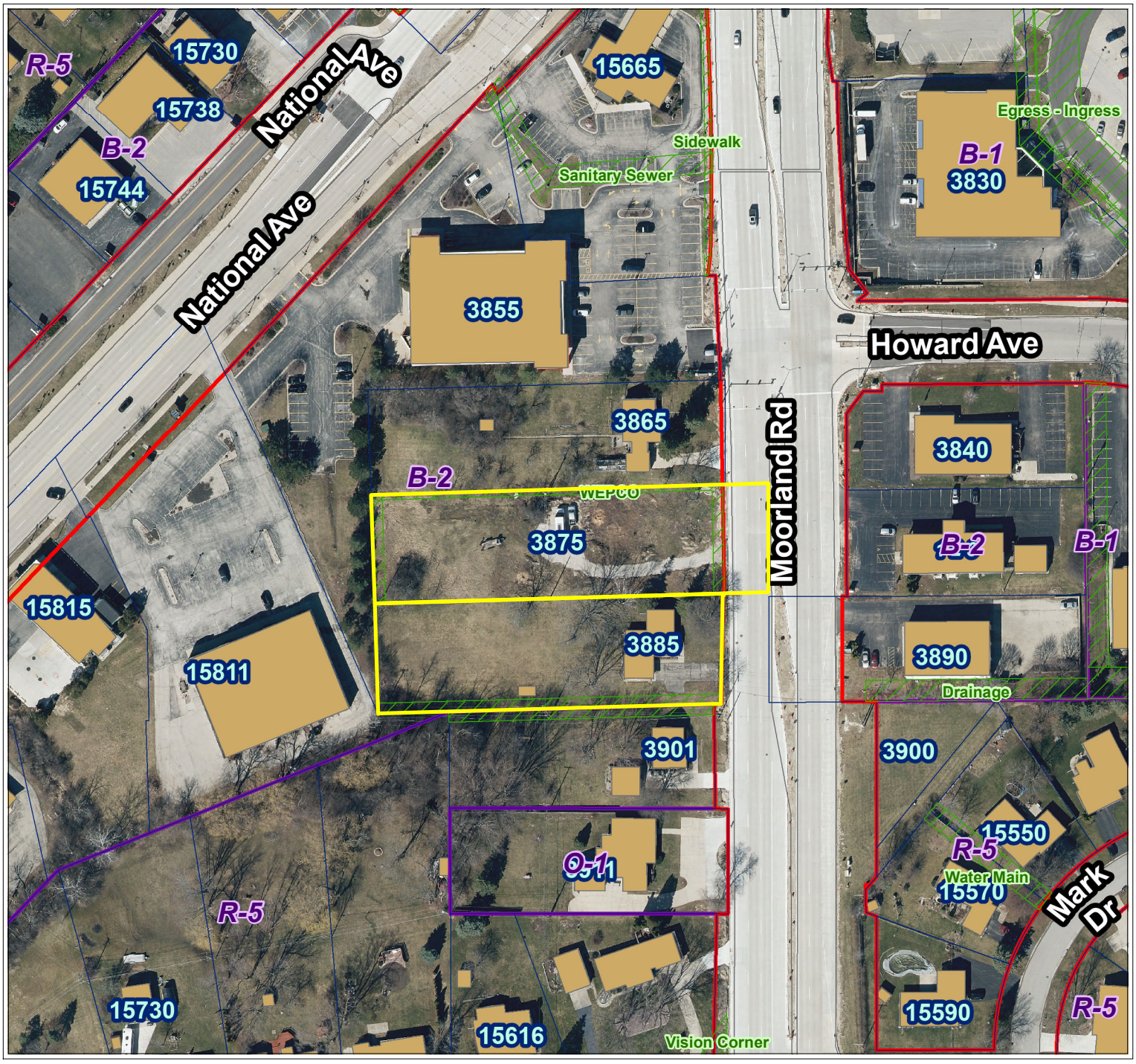
1. The applicant has simultaneously submitted a 1-Lot Certified Survey Map to combine the properties located at 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001). See File #: LD-2501123.
2. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
3. Office use requires 1 parking space per 200 square feet of office use.
    a. Parking required per Zoning Code: 40 stalls required – 7,970 square feet of office / 1 space per 200 square feet
    b. 60 spaces are being provided.
4. All setbacks for the B-2 District have been met.
    a. Front Setback: 40', Side Setback: 15', and Rear Setback: 25'.
5. The landscape buffer for office uses over 5,000 square feet, adjacent to single-family residential, has been met.
    a. Substantial buffered of 25' required per Table 275-56-2.

D.R.C. RECOMMENDATION: Recommend approval for the Use, Site and Architecture for Shorewest to construct an office building located at 3885 W. National Avenue (Tax Key #: 1212.983.001) and 3875 W. National Avenue (Tax Key #: 1212.984.001) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan of Operation
Plans

City of New Berlin
Community Development

UA-2501124
Shorewest Office
3885 S. Moorland Road & 3875 S. Moorland Road



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

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Map Printed: 7/14/2025 11:48:45 AM

Plan of Operation - Shorewest, REALTORS®

1. Business Overview

- **Business Name**: Shorewest Realtors, Inc.
- **Business Structure**: S-Corp
- **Broker of Record**: Joe Horning and John Horning
- **Office Address**: 3885 S Moorland Road, New Berlin
- **Contact Information**: 262-784-8466, www.shorewest.com

2. Mission Statement

"We are a team...
Proudly independent;
Dedicated to serving the housing needs of Wisconsin;
Committed to unsurpassed customer service;
Pledged to share our talents for mutual growth and prosperity.."

3. Services Offered

- Residential and some Commercial Sales
- Buyer and Seller Representation
- Mortgage Services through Wisconsin Mortgage Corp.
- Title Services through Heritage Title Services, Inc.
- Property and Casualty Insurance
- Real Estate Education

4. Licensing & Compliance

- Maintain valid broker and agent licenses
- Comply with all state real estate commission regulations
- Adhere to Fair Housing Laws, ADA, and all relevant local ordinances
- Maintain Errors and Omissions (E&O) insurance

5. Office Operations

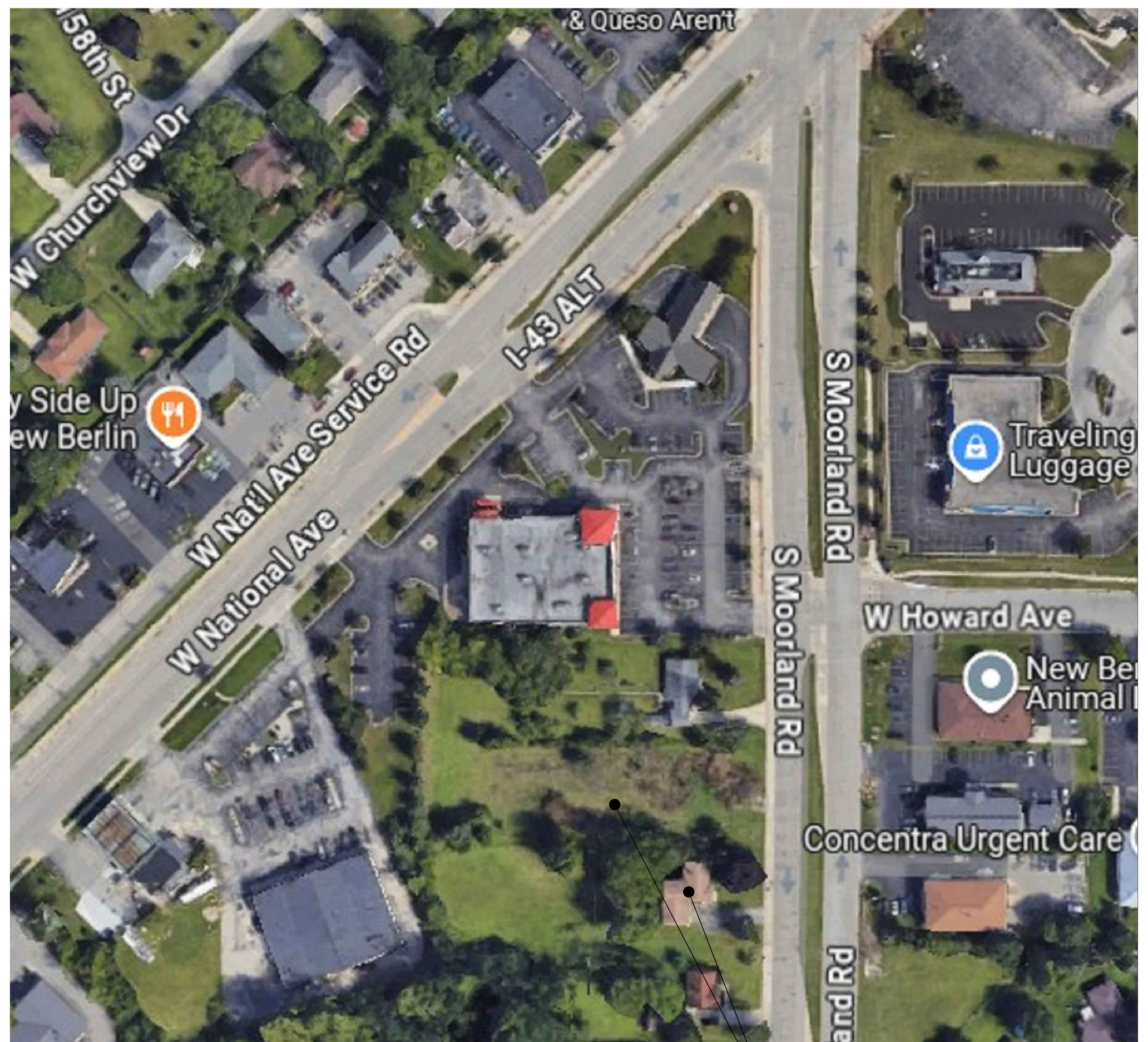
- **Office Hours:**
  - M-F 8:30am-5:00pm
  - Evenings and weekends by appointment
- **Staff:**
  - Manager, Adam Purcell
  - Asst Manager, Paula Bailey
  - Admin, Therese Hutchingon
  - 50 licensed real estate agents (independent contractors)

A New Building for:

Shorewest Realtors

3885 South Moorland Road
City of New Berlin, WI 53151
(Waukesha County)

VICINITY MAP



PROJECT LOCATION

NORTH

ABBREVIATION KEY

A/C	AIR CONDITIONING	EJ	EXPANSION JOINT(S)	INT	INTERIOR	REC	RECESSED		
ACT	ACOUSTIC CEILING TILE	ELEC	ELECTRICAL	JNT	JOINT	REG	REGULAR		
ADJ	ADJUSTABLE OR ADJACENT	ELEV	ELEVATION OR ELEVATOR	JST	JOIST	REIN	REINFORCE		
				LAM	LAMINATE	RO	ROUGH OPENING		
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	LAV	LAVATORY	RTU	ROOF TOP UNIT (HVAC)		
ALT	ALTERNATE	EQUIP	EQUIPMENT	LVL	LAMINATED STAND/VENEER LUMBER	R/T	REFER TO		
ALUM	ALUMINUM	EQUIV	EQUIVALENT			SC	SOLID CORE		
APPROX	APPROXIMATE	ETR	EXISTING TO REMAIN	MAT'L	MATERIAL	SECT	SECTION		
ARCH	ARCHITECTURAL	EXP	EXPANSION OR EXPOSED	MAX	MAXIMUM	SIM	SIMILAR		
@	AT	EXST	EXISTING	MDF	MEDIUM-DENSITY FIBERBOARD	SPEC	SPECIFICATION		
BD	BOARD	EXT	EXTERIOR			S&P	STAIN & POLY		
BLDG	BUILDING	FD	FLOOR DRAIN	MECH	MECHANICAL	SQ-FT, SF, #	SQUARE FOOT		
B/O	BOTTOM OF	FDN	FOUNDATION	MED	MEDIUM	SQ-IN	SQUARE INCH		
BRG	BEARING	FF	FINISH FLOOR	MFG	MANUFACTURER	SS	STAINLESS STEEL		
CB	CEMENT BOARD	FIN	FINISH	MIN	MINIMUM	SSM	SOLID SURFACE MATERIAL		
CFS	COLD FORMED STEEL	FIXT	FIXTURE	MISC	MISCELLANEOUS				
CJ	CONSTRUCTION JOINT(S)	FLR	FLOOR	MO	MASONRY OPENING	STL	STEEL		
℄	CENTER LINE	FRP	FIBERGLASS REINFORCED PLASTIC	MR GWB	MOISTURE RESISTANT GWB	STN	STAIN		
CLG	CEILING			MTL	METAL	STRUCT	STRUCTURAL		
CLST	CLOSET	FRT	FIRE RESISTANCE TREATED	MW	MICROWAVE	SV	SHEET VINYL		
CMU	CONCRETE MASONRY UNIT			NIC	NOT IN CONTRACT	TBB	TILE BACKER BOARD		
COL	COLUMN	FTG	FOOTING	NO, #	NUMBER	TBD	TO BE DETERMINED		
CONC	CONCRETE	FURN	FURNACE	NOM	NOMINAL	T&B	TOP & BOTTOM		
CONST	CONSTRUCTION	GA	GAUGE	NTS	NOT TO SCALE	TELE	TELEPHONE		
CONT	CONTINUOUS	GALV	GALVANIZED	OA	OVERALL	T&G	TONGUE & GROOVE		
CPET	COMMON PATH OF EGRESS TRAVEL	GC	GENERAL CONTRACTOR	OC	ON CENTER	TJI	I-JOIST		
		GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OHD	OVERHEAD DOOR	T/O	TOP OF		
CPT	CARPET			OPP	OPPOSITE	TYP	TYPICAL		
CT	CERAMIC TILE	GLULAM	GLUE LAMINATED TIMBER	OPT	OPTIONAL	UC	UNDER COUNTER		
CTB	CERAMIC TILE BASE	GRT	GROUT	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE		
DEMO	DEMOLITION	GWB	GYPSUM WALL BOARD	PL	PLATE				
DIA, ⌀	DIAMETER	HC	HOLLOW CORE	ℙ	PROPERTY LINE	VB	VINYL BASE		
DIM	DIMENSION	HDR	HEADER	PLAM	PLASTIC LAMINATE	VBC	VINYL BASE, COVE		
DIV	DIVISION	HDW	HARDWARE	PLYWD	PLYWOOD	VBS	VINYL BASE, STRAIGHT		
DN	DOWN	HGT	HEIGHT	PREFIN	PREFINISHED	VCT	VINYL COMPOSITION TILE		
DS	DOWNSPOUT	HM	HOLLOW METAL	PSF	POUNDS PER SQ FT	VERT	VERTICAL		
DW	DISHWASHER	HORZ	HORIZONTAL	PSI	POUNDS PER SQ IN	VIF	VERIFY IN FIELD		
DWGS	DRAWINGS	HR	HOUR	PT	PAINT	W/	WITH		
EA	EACH	HVAC	HEAT, VENT, & AIR CONDITIONING	P/T	PRESERVATIVE TREATED	WB	WOOD BASE		
EATD	EXIT ACCESS TRAVEL DISTANCE			PVC	POLYVINYLCHLORIDE	WD	WOOD		
		IHM	INSULATED HOLLOW METAL	QT	QUARRY TILE	WH	WATER HEATER		
EF	EPOXY FLOORING			QTB	QUARRY TILE BASE	WIC	WALK-IN CLOSET		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	ILO	IN LIEU OF	R	RADIUS	W/O	WITHOUT		
		INSUL	INSULATION OR INSULATE	RD	ROOF DRAIN	WWF	WELDED WIRE FABRIC		

PARTICIPANTS

OWNER:
Shorewest Realtors
17450 West North Avenue
Brookfield, WI 53045
Tele: (262) 289-6207
Fax: N/A
Contact: John P Horning
E-mail: jphorning@shorewest.com

TENANT:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151
Tele: (262) 784-8466
Fax: N/A
Contact: John P Horning
E-mail: jphorning@shorewest.com

ARCHITECT:
Perspective Design, Inc.
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 302-1780 x 201
Fax: (414) 302-1781
Contact: William Conine - Project Manager
E-mail: bconine@pdi-arch.com

GENERAL CONTRACTOR / CONSTRUCTION MANAGER:
T.B.D.

CIVIL ENGINEER:
JSD Professional Services, Inc.
W238 N1610 Busse Rd., Suite 100
Waukesha, WI 53188
Tele: (262) 513-0666
Fax: (414) 443-1317
Contact: Christopher Jackson
E-mail: christopher.jackson@jsdinc.com

STRUCTURAL ENGINEER:
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181 North Broadway
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Fax: (414) 278-6061
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Direct: (414) 988-7464

LANDSCAPE ARCHITECT / DESIGNER:
InSite Landscape Design, Inc.
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 476-1204
Fax: n/a
Contact: Michael C. Davis
E-mail: mdavis@insitelandscape.com

INTERIOR DESIGNER:
BSI,Inc.
W222 N630 Cheaney Road
Waukesha, WI 53186
Tele: (262) 955-6400
Fax: N/A
Contact: Kate Venturini
E-mail: kventurini@buildingservice.com
Cell: (262) 705-5638

INTERIOR LIGHTING DESIGNER:
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25718 Portsmouth Road
Wind Lake, WI 53185
Tele: N/A
Fax: N/A
Contact: Tracie Losch
E-mail: tlo@lightingelements.design
Cell: (414) 975-9394

MECHANICAL ENGINEER/DESIGN BUILD:
T.B.D.

ELECTRICAL ENGINEER/DESIGN BUILD:
T.B.D.

PLUMBING ENGINEER/DESIGN BUILD:
T.B.D.

DRAWING INDEX

GENERAL:

T1 TITLE SHEET
G1.1 BUILDING RENDERING
1 OF 1 SURVEY

CIVIL:

C1.0 DEMO PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN

LANDSCAPE:

LSP1.1 PROP. LANDSCAPE PLAN
LSP1.2 PROP. TREE MITIGATION PLAN
LSP1.3 PROP. LANDSCAPE PLAN
PH01.1 PROP. PHOTOMETRIC LIGHT PLAN
PH01.2 PROP. BUILDING MOUNTED LIGHTS FIXTURES
PH01.3 PROP. SITE AREA LIGHT FIXTURES

ARCHITECTURAL:

SP1.1 ARCHITECTURAL SITE PLAN
A1.1 1ST FLR SHELL FLOOR PLAN
A1.2 1ST FLR DIMENSIONED FLOOR PLAN
A1.3 1ST FLR FFE FLOOR PLAN
A1.4 1ST FLR REFLECTED CEILING PLAN
A1.5 2ND LEVEL FLOOR PLAN
A1.6 2ND LEVEL ROOF PLAN
A2.0 BUILDING ELEVATIONS WITH SAMPLES
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS
A2.3 BUILDING ELEVATIONS
A2.4 BUILDING ELEVATIONS

STRUCTURAL:

MECHANICAL:
TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

ELECTRICAL:
TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

PLUMBING:
TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

FIRE PROTECTION:
TO BE PREPARED & SUBMITTED BY DESIGN / BUILD ENGINEER UNDER SEPARATE COVER

CODE REFERENCE

BUILDING CODE:
WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 361-366
- INTERNATIONAL BUILDING CODE - 2015
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015
- COMCHECK (LATEST WEB RELEASE)
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL FUEL GAS CODE - 2015
- INTERNATIONAL EXISTING BUILDING CODE - 2015

ACCESSIBILITY CODES:
- INTERNATIONAL BUILDING CODE- 2015, CHAPTER 11
- ICC A117.1 - 2009
- D.O.J. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

MECHANICAL CODE:
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL FUEL GAS CODE - 2015
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTERS 364 & 365

ELECTRICAL CODE:
- INTERNATIONAL BUILDING CODE - 2015, CHAPTER 27
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316 REFERENCE NATIONAL ELECTRIC CODE
- NFPA 70 - NATIONAL ELECTRIC CODE (NEC) - 2017 SUBJECT TO THE CHANGES, ADDITIONS OR OMISSIONS SPECIFIED IN SUB CHAPTER III OF SPS CHAPTER 316

PLUMBING CODE:
- INTERNATIONAL BUILDING CODE - 2015, CHAPTER 29
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381-387

FIRE PREVENTION:
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314 REFERENCE NFPA
- NFPA 1, FIRE CODE - 2012 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN SPS CHAPTER 314
- INTERNATIONAL FIRE CODE - 2015 (AS REFERENCED BY THE IBC - 2015)

CIVIL ENGINEER:
CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION.

EMERGENCY EGRESS LIGHTING:
- THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS & EMERGENCY EGRESS LIGHTING MAY BE REQUIRED.
- FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTOMETERICS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES.

LIGHTING & ENERGY CONSERVATION:
ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL AS FIXTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

BUILDING DATA

PROJECT DESCRIPTION:

ZONING CODE	B-2 (GENERAL RETAIL SALES AND SERVICE DISTRICT)
BUILDING CODE	IBC/WI-SPS 361-366
CLASSIFICATION OF WORK	NEW CONSTRUCTION
TYPE OF WORK	LEVEL 3

USE & OCCUPANCY

MAJOR USE	(B) BUSINESS
INCIDENTAL OCCUPANCY	(S-1) STORAGE

GENERAL BUILDING DATA:	ALLOWED	ACTUAL
APPROX HEIGHT	40'-0"	30'-5-1/2"
GROSS BUILDING AREA	9,000 SQ FT	7,970 SQ FT
NUMBER OF STORIES	2 STORIES	1 STORY
NUMBER OF FLOORS	2 FLOOR	1 FLOOR

TYPE OF CONSTRUCTION 5-B (WOOD FRAME UNPROTECTED)

FIRE RESISTANCE RATED CONST NONE

EXTERIOR WALL OPENINGS:	ALLOWED	ACTUAL
NORTH (67' FIRE SEP. DIST.):	100% MAX	LESS THAN 100%
SOUTH (31' FIRE SEP. DIST.):	100% MAX	LESS THAN 100%
EAST (45' FIRE SEP. DIST.):	100% MAX	LESS THAN 100%
WEST (194' FIRE SEP. DIST.):	100% MAX	LESS THAN 100%

(OPENINGS ARE NOT LIMITED IN EXTERIOR WALLS PER IBC 705.8)

FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER	NOT REQUIRED
FIRE ALARM	NOT REQUIRED
FIRE DETECTION	NOT REQUIRED
SMOKE ALARM & DETECTION	NOT REQUIRED

MEANS OF EGRESS IN GROSS BUILDING AREA:	REQUIRED	ACTUAL
TOTAL OCCUPANT LOAD	N/A	80
TOTAL EGRESS WIDTH	16"	108" CLEAR
TOTAL STAIRWAY WIDTH	N/A	N/A
COMMON PATH OF TRAVEL	75'	LESS THAN 75'
EXIT TRAVEL DISTANCE	200' MAX	LESS THAN 200'

OCCUPANT LOAD DETERMINING PLUMBING FIXTURES:

PLUMBING FIXTURES:	REQUIRED	ACTUAL
MALE		
WATERCLOSETS	2	1
URINALS	0	1
LAVATORIES	1	2
FEMALE		
WATERCLOSETS	2	2
LAVATORIES	2	2
DRINKING FOUNTAINS:	2	0
TENANT PROVIDED BOTTLED WATER DISPENSER		
OTHER (SERVICE/PREP SINKS):	1	1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:
New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: TITLE SHEET

THIS BOX IS ½" x ½"

DATE:	06/27/25
SCALE:	NONE
DRAWN:	WHC
JOB:	25-006
SHEET:	T1

PLOT DATE: 6/26/2025

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\T100_SHOREWEST NB.DWG

FULL SIZE PRINT = 30" x 42" SHEET

PLOT DATE: 6/27/2025



BUILDING RENDERING
SCALE: N/A

1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

ALL SIZE PRINT ARE 24" x 36" SHEET
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING RENDERING

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: **G1.1**

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\01 SHOREWEST.DWG

Legal description:

PARCEL A:

That part of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, Town of New Berlin (now City of New Berlin), Waukesha County, Wisconsin, bounded and described as follows: Commencing at a point in the East line of the said 1/4 Section, which is North 01 degrees 50 minutes East, 103 feet to the Southeast corner of the said 1/4 Section, running thence West and parallel to the South line of the said 1/4 Section, 371.30 feet to a point; thence North 102.89 feet to a point; thence East 374.59 feet to a point in the East line of the said 1/4 Section; and thence South 01 degrees 50 minutes West along the East line of the said 1/4 Section, 103.00 feet to the place of beginning, EXCEPTING THEREFROM that portion conveyed to City of New Berlin, recorded October 30, 1962, as Document No. 576306.

Parcel consists of 33,576 square feet or 0.77079 acres of land, more or less.

Tax ID No. NBC 1212.984.001

PARCEL B:

Commencing at the Southeast Corner of the said 1/4 Section, running thence West along the South line of the said 1/4 section 368 feet to a point; thence North 103 to a point; thence East and parallel to the South line of said 1/4 section 371.30 feet to a point in the East line of the said 1/4 Section; and thence South 1°50" West along the East line of the said 1/4 Section 103 feet to the place of beginning.

Except the East 33 feet of said property conveyed for highway purposes.

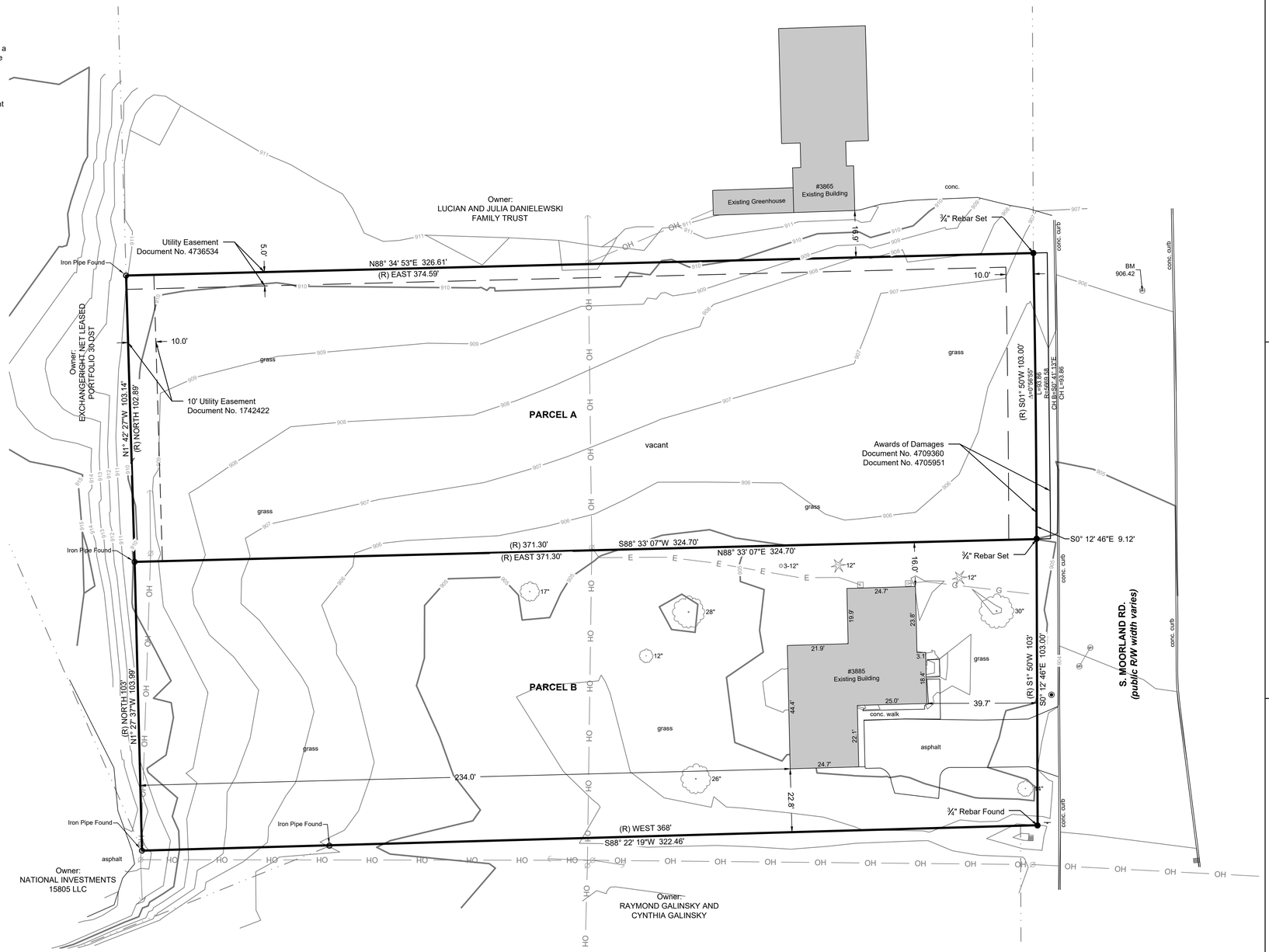
Except land conveyed in the instrument dated October 27, 1978 and recorded on November 6, 1978 in Reel 332, Image 209, as Document No. 1071815.

Parcel consists of 33,485 square feet or 0.76871 acres of land, more or less.

Tax ID No. NBC 1212.983.001

GENERAL NOTES:

1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983.
3. Parcel falls within ***Zone X, Areas determined to be outside the 0.2% annual chance floodplain***, per FEMA FIRM Panel 55133C0351H, effective date of 10/19/2023.
4. Site contains a total of 0 parking spaces.
5. No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
6. No proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. (R) Indicates recorded as bearing and or distances.



I, Kevin A. Slottke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

WISCONSIN
KEVIN A. SLOTTKE
S-2603
MILWAUKEE,
LAND SURVEYOR

Kevin A. Slottke, P.L.S. S-2603 Date: 3/03/2025

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- MILWAUKEE INTERCEPTOR SEWER
- COMBINED SANITARY & STORM SEWER
- STORM SEWER
- WATER MAIN
- GAS
- WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

3885 & 3875 S MOORLAND RD.
NEW BERLIN, WISCONSIN

PLAT OF SURVEY

N

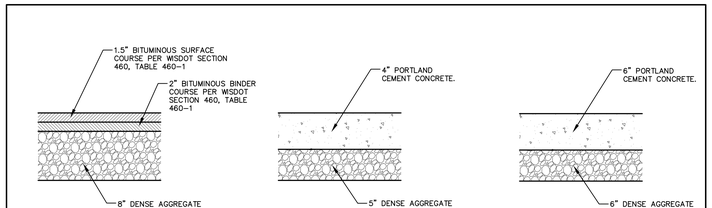
0 20' 40'

NO.	REVISION	DATE	BY
DRAWN BY:		NGC	
DATE:		03/03/2025	
PROJECT NO:		23803	
CHECKED BY:		KAS	
SHEET NO.:			

1 OF 1

I:\Perspective Design, Inc\23803 3885 S Moorland Rd, New Berlin\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT text)\23803-ALTA.dwg


SOUTH MOORLAND ROAD
OH
OH
OH



STANDARD ASPHALT PAVEMENT SECTION | CONCRETE SIDEWALK SECTION | CONCRETE PAD SECTION

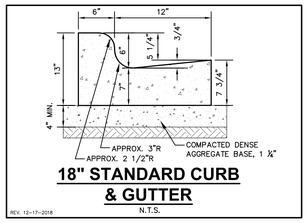
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY **[GEOTECH NAME]** TITLED **"GEOTECH REPORT TITLE"** DATED **[DATE]**. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM ✖" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED ✖" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

REV. 7-01-2019

PAVEMENT SECTIONS

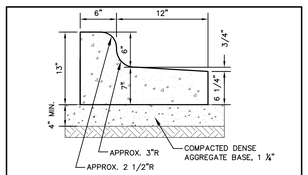
N.T.S.



REV. 12-17-2018

18" STANDARD CURB & GUTTER

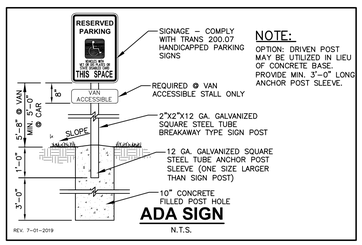
N.T.S.



REV. 12-17-2018

18" REJECT CURB & GUTTER

N.T.S.

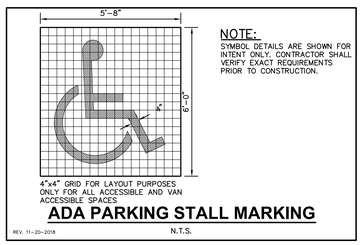


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

REV. 7-01-2019

ADA SIGN

N.T.S.



NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

REV. 11-20-2018

ADA PARKING STALL MARKING

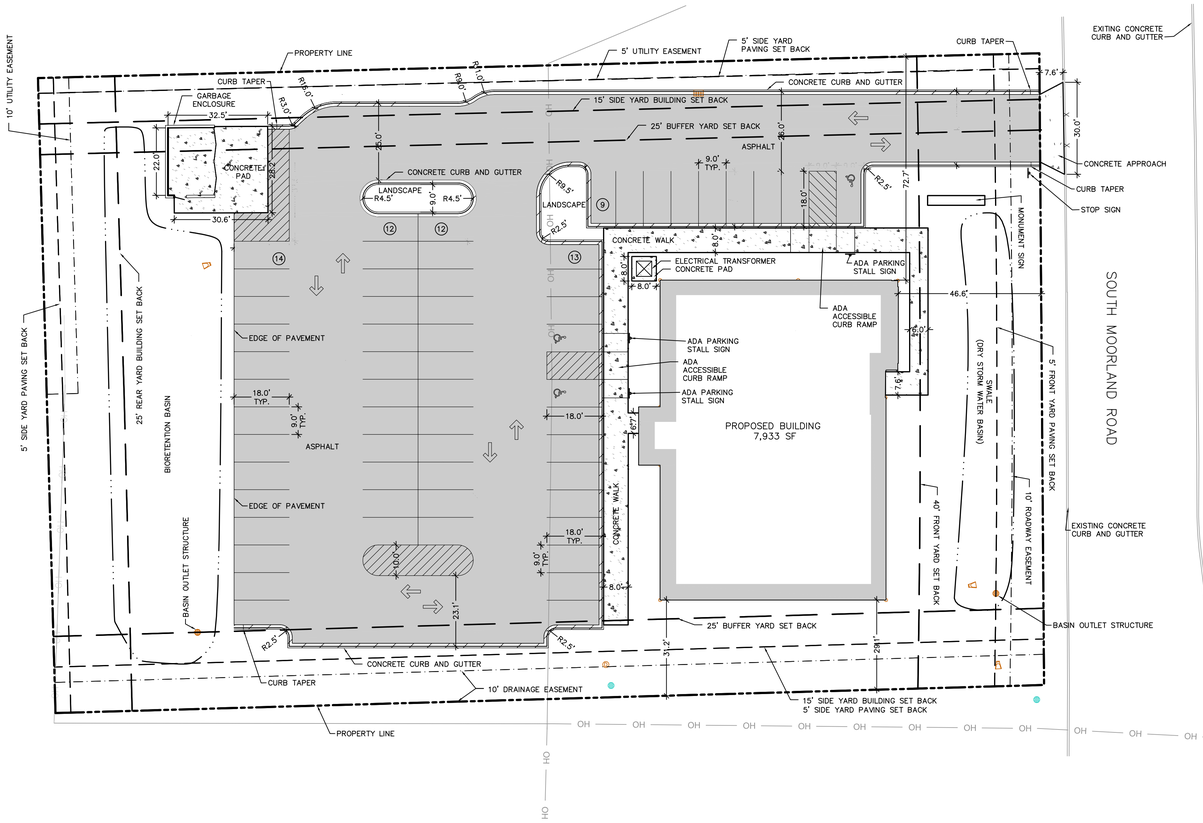
N.T.S.

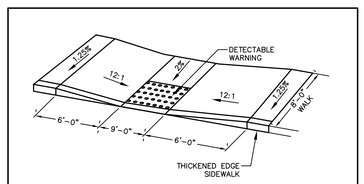
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- SIGN
- SAWCUT EXISTING PAVEMENT
- EXISTING OVERHEAD LINES
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER ENDWALL

SITE INFORMATION

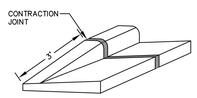
PARCEL NO.	1212984001
SITE AREA	67,061 S.F. (1.540 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	57
ACCESSIBLE	3
TOTAL SURFACE	60
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	3,782 SF (0.087 ACRES)
EXISTING PERVIOUS SURFACE AREA	63,279 SF (1.453 ACRES)
PROPOSED PAVED AREA	27,419 SF (0.629 ACRES)
PROPOSED BUILDING FOOTPRINT	7,933 SF (0.182 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	35,352 SF (0.812 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	53%
PROPOSED PERVIOUS SURFACE AREA	31,709 SF (0.728 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	47%
PROPOSED NET IMPERVIOUS INCREASE	31,570 SF (0.725 ACRES)
PROPOSED CN VALUE	87
DISTURBED AREA	67,061 SF (1.540 ACRES)





ADA ACCESSIBLE RAMP

N.T.S.



TAPER CURB HEAD

N.T.S.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES, DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [ ], TITLED [ ], ISSUE DATE [ ]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
SHOREWEST REALTORS

CLIENT ADDRESS:
3885 SOUTH MOORLAND ROAD NEW BERLIN, WI, 53151

PROJECT:
SHOREWEST REALTORS

PROJECT LOCATION:
3885 SOUTH MOORLAND ROAD NEW BERLIN, WAUKESHA WI, 53151

PLAN MODIFICATIONS:

#	Date:	Description:
1	06/17/2025	Pre-Application Meeting
2	06/27/2025	Plan Commission Submission
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 25-15526

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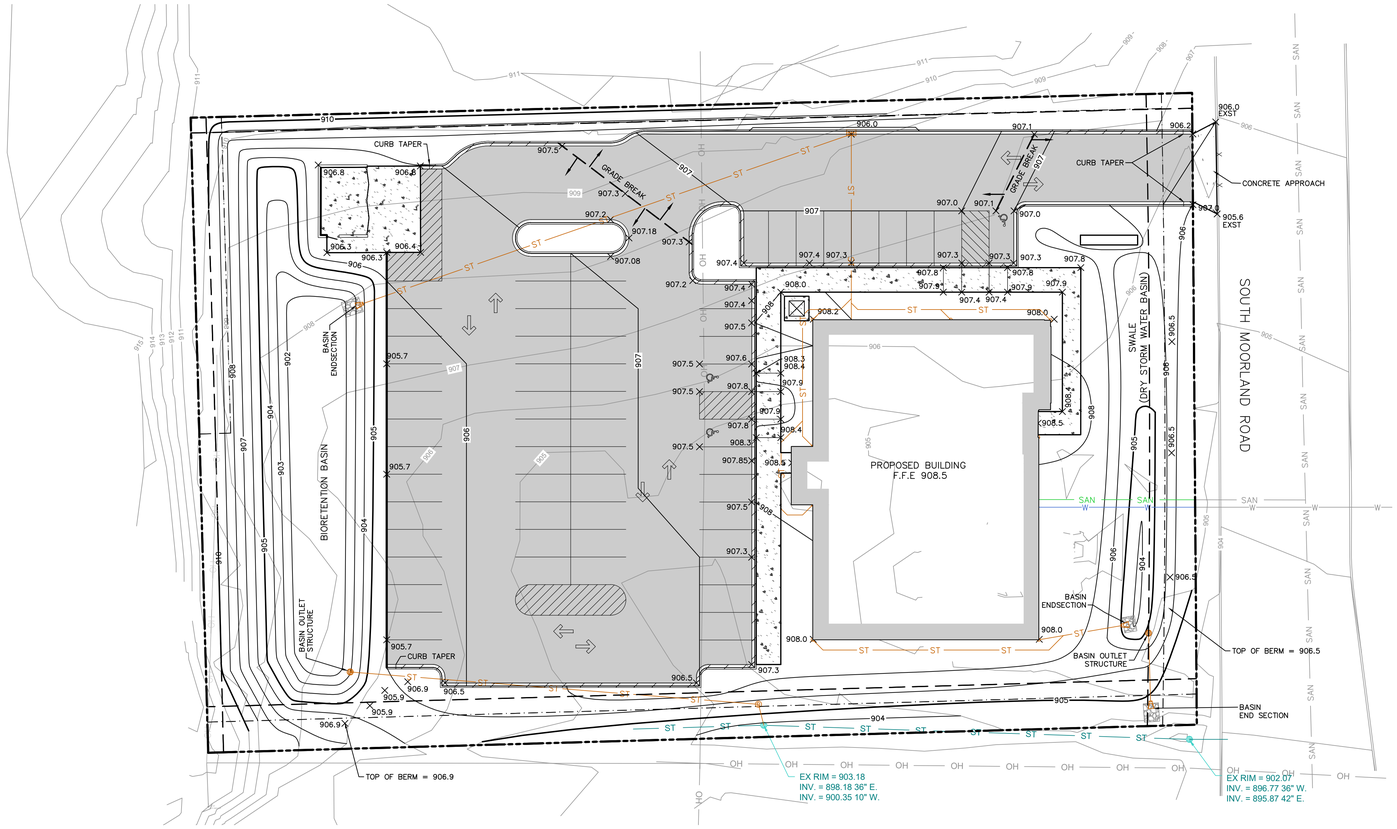
File: \JSD\NC\new projects\2025\25152500\DWG\Civil Sheets\25-15526 Civil CONDOCS.dwg Layout: SITE User: alexis.habermehl Plotted: Jun 25, 2025 - 9:36am XrefS:

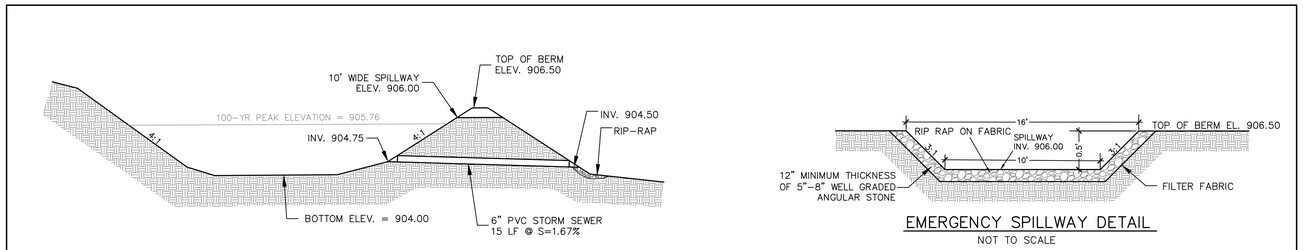
LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- X X SAWCUT EXISTING PAVEMENT
- FG:XXX.XX SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
- RIP–RAP
- OH EXISTING OVERHEAD LINES
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER ENDWALL



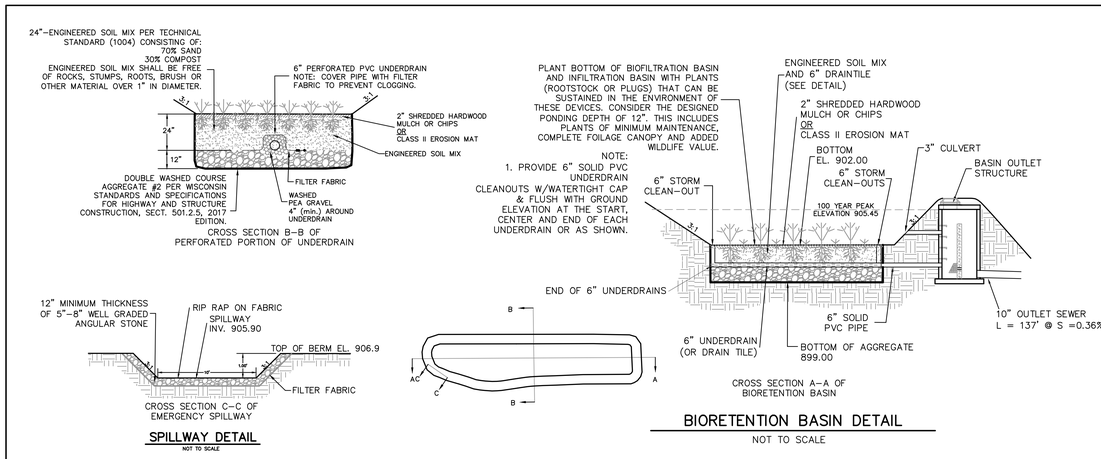
GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY [ ], TITLED [ ], ISSUE DATE [ ]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN .3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
      - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
      - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
    - 10.3. GRANULAR FILL
      - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
11. DISTURBED AREA: 67,061 SF 1.540 ACRE



DRY BASIN DETAIL
NOT TO SCALE

EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



SPILLWAY DETAIL
NOT TO SCALE

BIORETENTION BASIN DETAIL
NOT TO SCALE

60" PRECAST
CONCRETE OUTLET STRUCTURE
NOT TO SCALE

north
SCALE IN FEET
20' 0 20'

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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
SHOREWEST REALTORS

CLIENT ADDRESS:
3885 SOUTH MOORLAND ROAD
NEW BERLIN, WI, 53151

PROJECT:
SHOREWEST REALTORS

PROJECT LOCATION:
3885 SOUTH MOORLAND ROAD
NEW BERLIN, WAUKESHA
WI, 53151

PLAN MODIFICATIONS:

#	Date:	Description:
1	06/17/2025	Pre-Application Meeting
2	06/27/2025	Plan Commission Submission
3		
4		
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13		
14		
15		

Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 25-1526

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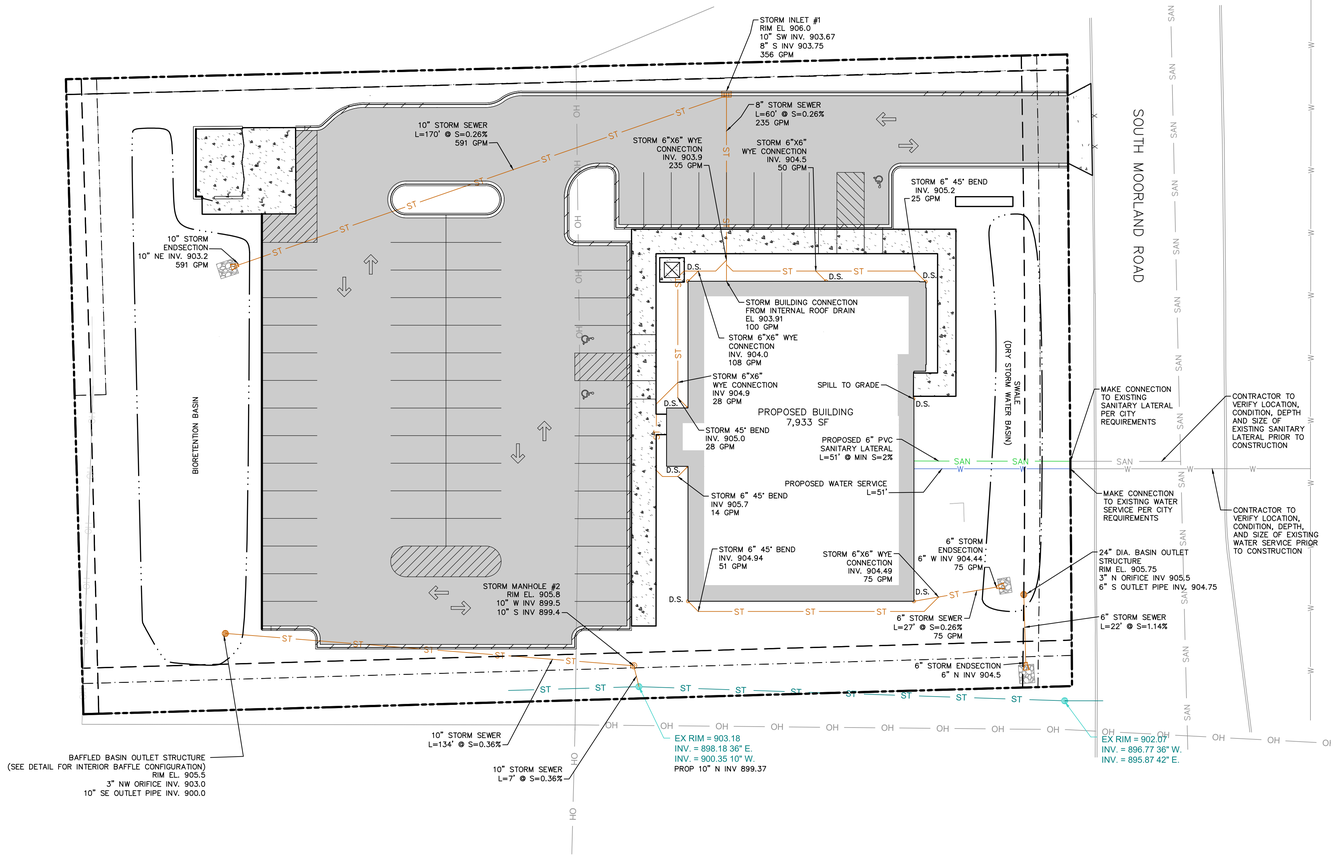
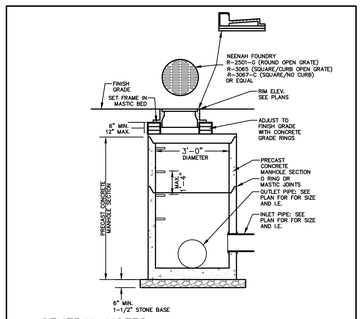
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAWCUT EXISTING PAVEMENT
- RIP-RAP
- EXISTING OVERHEAD LINES
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER ENDWALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- STORM WATER MANAGEMENT AREA

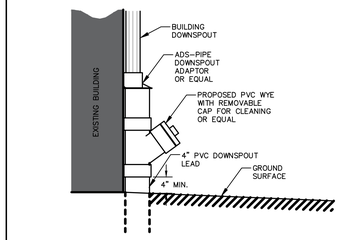




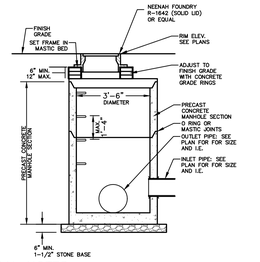
GENERAL NOTES:

1. INLET CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

STORM SEWER INLET
N.T.S.



DOWNSPOUT CONNECTION W/CLEANOUT
N.T.S.



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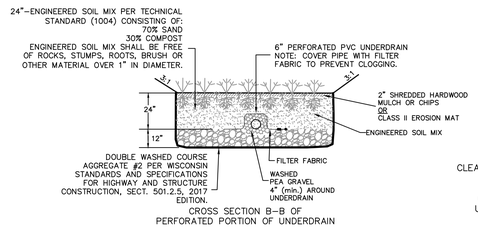
N.T.S.



north
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 25-1926

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SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	
LOT AREA	
EXISTING SITE BUILDING AREA	
PROPOSED SITE BUILDING AREA	
PROPOSED PAVEMENT AREA	
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE SHOREWEST NEW BERLIN PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED SHOREWEST NEW BERLIN PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
    PER EVERY 100 SQUARE FEET ADD: ONE - 1 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (if REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800) 242-8511
OR

811 Know what's below. Call before you dig.

LANDSCAPE PLAN REQUIREMENTS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275-56 LANDSCPYING AND BUFFERING.

(2) Fiscal security.(b) The developer shall submit a cost estimate for the landscaping based on actual bids or qualified or licensed landscape architect, forester, master gardener and/or landscape professional estimate. The actual surety shall be 100% of the accepted bid.

(a) Additionally, a maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (three-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety.

(b) After the critical three-year establishment period following initial installation, the developer shall be responsible for continued maintenance until such time when the homeowners' association or designee shall be responsible for the perpetual care and maintenance of the required landscape area.

(h) A qualified or licensed landscape architect, forester, master gardener and/or landscape professional shall perform the final inspection of the site to ensure adherence to the landscape plan and required installation techniques per this chapter. The qualified or licensed landscape architect, forester, master gardener and/or landscape professional will be required to sign a letter of compliance before the fiscal security will be released. The City of New Berlin must also concur with the letter of compliance before the fiscal security will be released.

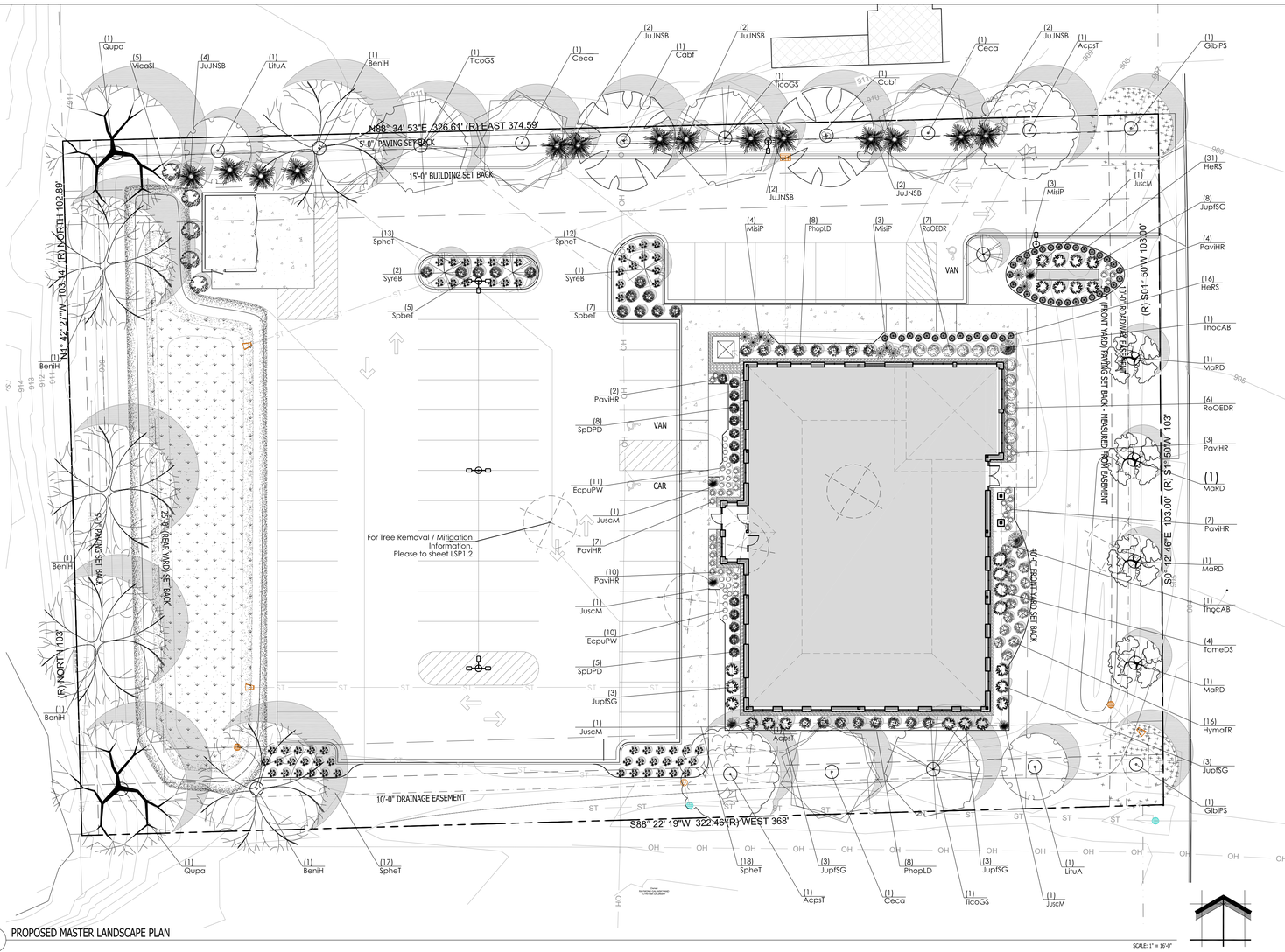
(7) Plant sizes. At the time of installation, plantings required by this section shall be no smaller than the following:
(a) Deciduous trees. A minimum of 50% of the proposed deciduous trees shall have a minimum size of four inches' DBH.
[1] All remaining deciduous trees shall have a minimum size of two inches' DBH.
(b) Evergreen trees A minimum of 50% of the proposed evergreen trees shall have a minimum height of eight feet.
[2] All remaining evergreen trees shall have a minimum height of six feet.
(c) All ornamental trees. All ornamental trees shall have a minimum size of two inches' DBH.
(d) All shrubs. All shrubs shall be from five-gallon or greater planters.

D. Landscaping requirements for multifamily and nonresidential uses.
(1) All multifamily and nonresidential land uses shall install at least one tree and three shrubs for every 3,600 square feet of lot area covered by open space.
(2) A minimum of 60% of the required landscaping shall be located in the front yard.
(6) Any existing trees and shrubs that shall be preserved and are protected during construction according to specifications in § 275-54(5) shall be credited against this landscaping requirement.
(7) When demonstrated by the applicant that the development site cannot or should not be landscaped in accordance within the landscape provisions of this chapter, the Department of Community Development may waive certain requirements or substitute alternative landscaping quantities or methods through the use of low-impact/sustainable design, alternative stormwater best management practices/green infrastructure (which may include, but are not limited to, bioretention, infiltration, pervious surfaces, green roofs, rain gardens, underground storage, and/or rain harvesting/reuse).

E. Parking lot landscaping.
(1) Purpose and Intent. It is the intent of these standards to require screening along parking lots adjacent to the required street yard to enhance the visual quality of commercial districts by developing visual relief from the expanse of asphalt, concrete and vehicles. It is encouraged that the landscape development of the screening buffer take on a more natural appearance, where organic lines are used over straight formal lines.
(2) Perimeter landscaping.(b) Minimum planting requirements.
[1] A minimum of one shade or evergreen tree per 20 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to an arterial street. A minimum of one shade or evergreen tree per 30 linear feet of parking surfaces and one shrub per 10 linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to any nonarterial street.
[2] For parking lots adjacent to a side or rear lot line, a minimum of one evergreen or shade tree per 30 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to a side or rear lot line.
(3) Parking lot interiors.(b) General requirements.[1] Each individual landscaped island shall include a minimum of one tree and two shrubs or appropriate stormwater plantings.
[2] Landscaped islands shall be at least 170 square feet in size with the smallest dimension of pervious surface being six feet to allow for adequate root aeration and expansion. Any landscaped island that is less than 170 square feet in area may not be used in the minimum five-percent interior landscaping requirement calculation.

(4) Minimum required bufferyard. The following table sets forth the minimum required bufferyard based upon the adjacent land uses and not the zoning district. The abbreviations used in the table are described as follows:[parcel is zoned M-1 and due south across Lincoln Avenue is A-2 and C-2
(c) Substantial bufferyard. A "C" in a cell indicates a substantial bufferyard is required with a minimum width of 25 feet.
(d) Major bufferyard. A "D" in a cell indicates a major bufferyard is required with a minimum width of 40 feet.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF NEW BERLIN. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF NEW BERLIN



1 PROPOSED MASTER LANDSCAPE PLAN

SCALE: 1" = 16'-0"

North

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2"-Cal - B&B	1
2	BeniH		Betula Nigra "Heritage"	Heritage River Birch	4" Cal - B&B	1
2	Cabf		Carpinus betulis 'Fastigiata'	Pyramidal EuropeanHornbeam	4" Cal - B&B	1
3	Ceca		Cercis canadensis	Eastern redbud	2 1/2"-Cal - B&B	1
2	GibIPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 7
2	LituA		Liriodendron Tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	2 1/2"-Cal - B&B	1
4	MaRD		Malus 'JFS KW139MX'	Ruby Daze Crabapple	2"-Cal - B&B	1
2	Qupa		Quercus palustris	Pin oak	4" Cal - B&B	1
4	SyreB		Syringa reticulata 'Bailnce'	Snowdance Japanese Tree Lilac	2"-Cal - B&B	1
3	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	4" Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	7' - B&B	4
5	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	4' - 5' - B&B	4
2	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

Stormwater Management Areas

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
2,400 sq. ft. VERIFY		Cardno	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
4,200 sq. ft. VERIFY		Cardno	Rainwater Renewal Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	HymaTR		Hydrangea macrophylla 'Jon04'	Tuxedo Red Hydrangea	18" - 24"- Cont	5
16	PhopLD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - Cont	5
13	RoOEDR		Rosa x Oso Easy Double Red Rose	Oso Easy Double Red Rose	18" - 24"- Cont	5
12	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	5
13	SpDPD		Spiraea x NCSX2	Double Play Doozie Spiraea	18" - Cont	5
5	VicaSI		Viburnum carlesii 'J.N. Select A"	Spice Island Koreanspice viburnum	18" - 24"- Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
20	JupISG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
4	TameDS		Taxus x media 'Densformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	MisiP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	6
33	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
60	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
21	EcpuPW		Echinacea purpurea 'PAS702917'	Pow Wow Wild Berry Coneflower	1-Gal - Cont	6
47	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	6

INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
    3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO TO THE DESIGN ENGINEER.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
5. PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3" LOW, 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE, AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL.
6. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS I, TYPE A EROSION MATTING.
7. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

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Project:

SHOREWEST REALTORS - NB

3885 S. Moorland Rd.
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
06/17/25		Pre Application Meeting Review
06/27/25		Plan Commission Submittal

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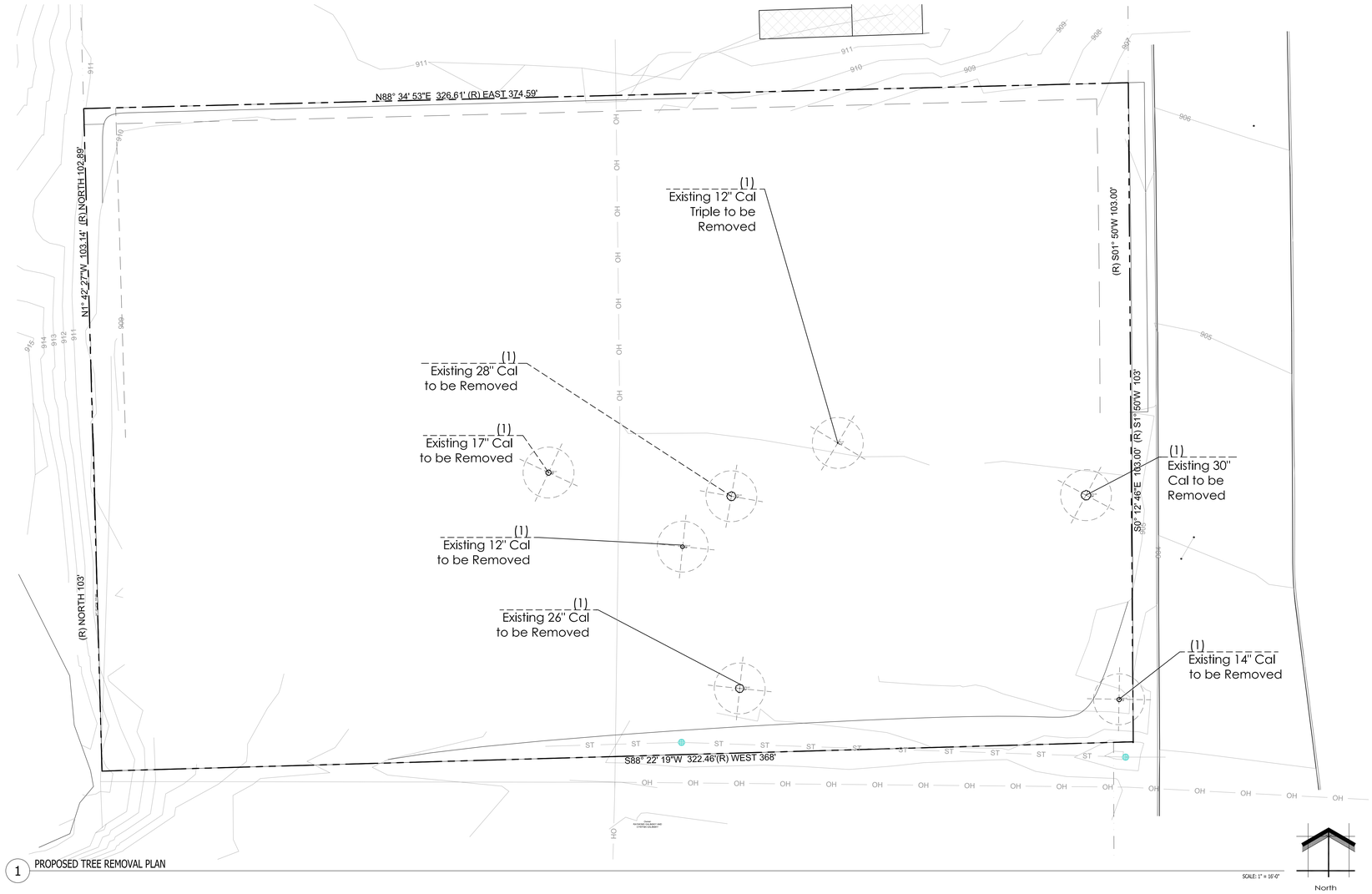
Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES
AND PLANT MATERIAL TABLE

Date of Drawing:	06/27/25
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	LSP1.1

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



1 PROPOSED TREE REMOVAL PLAN

Proposed Plant Material Table

Existing Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments	Replacement
1	Extg 14" Cal		Existing to be Removed	Existing to be Removed	Extg 14" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 30" Cal		Existing to be Removed	Existing to be Removed	Extg 30" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg(3)12" Cal		Existing to be Removed	Existing to be Removed	Extg (3) 12" Cal	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 12" Cal		Existing to be Removed	Existing to be Removed	Extg 12" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 28" Cal		Existing to be Removed	Existing to be Removed	Extg 28" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 17" Cal		Existing to be Removed	Existing to be Removed	Extg 17" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
1	Extg 26" Cal		Existing to be Removed	Existing to be Removed	Extg 26" Cal Demo	3	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches
Total	Existing to be Replaced with (42) trees at 5 to 7 inches or (84) trees at 2½ to 4 inches						

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

Sec. 275-54. - Natural resource protection

(7)Replacement of significant trees. When a significant tree or trees are removed from a site, the applicant or developer shall replace such tree(s) on the lot, according to the following schedule and requirements:

Table 275-54-I

Tree Type	Size of Tree Removed	Size of Replacement Tree(s) (DBH)
Deciduous	5 to 7 inches	1 tree at 5 to 7 inches or 3 trees at 2½ to 4 inches
	8 to 11 inches	3 trees at 5 to 7 inches or 9 trees at 2½ to 4 inches
	12 inches or larger	6 trees at 5 to 7 inches or 12 trees at 2½ to 4 inches

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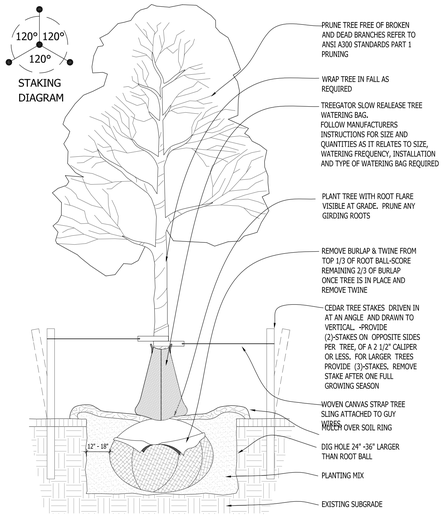
Sheet Title:

PROPOSED TREE MITIGATION PLAN AND PLANT MATERIAL TABLE

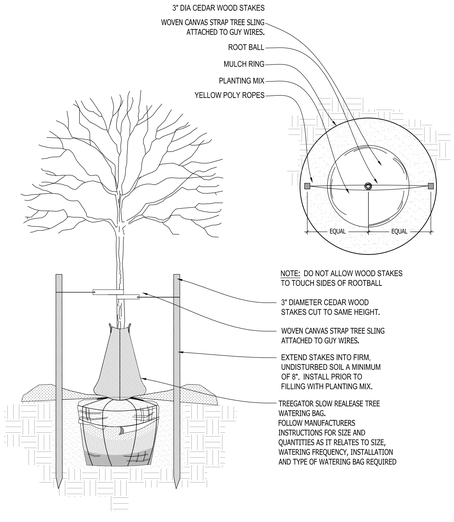
Date of Drawing:	06/27/25
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	LSP1.2

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



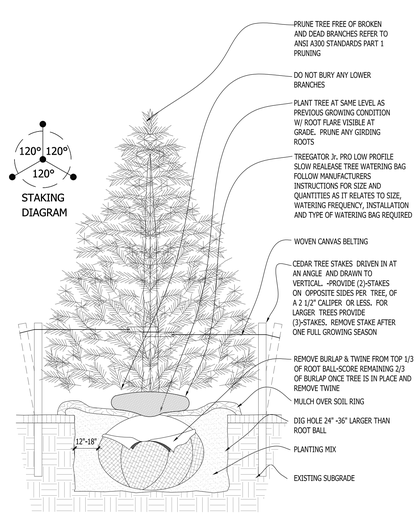
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL

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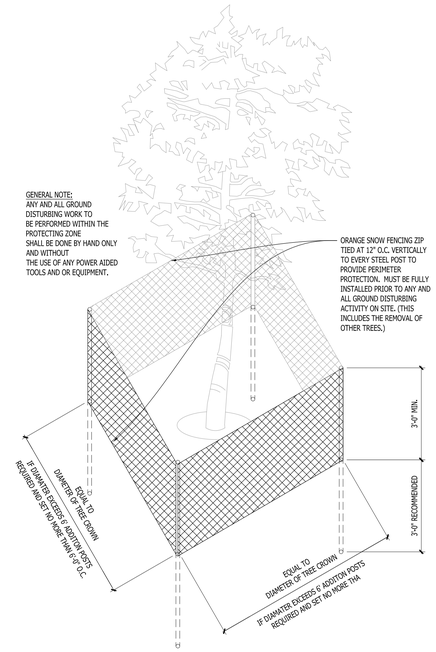

4 EXISTING TREE PROTECTION DETAIL

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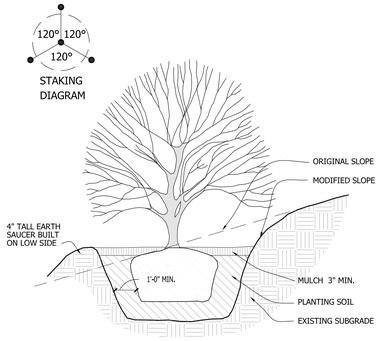
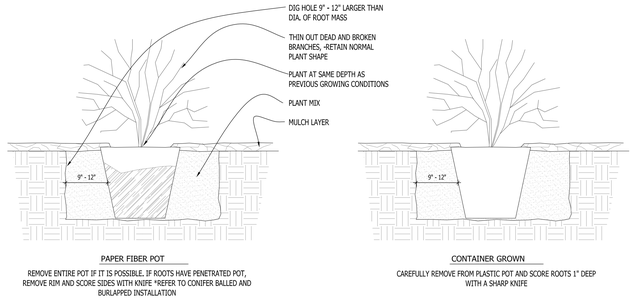


5 SLOPE PLANTING DETAIL

SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



6 DECIDUOUS SHRUB PLANTING DETAIL

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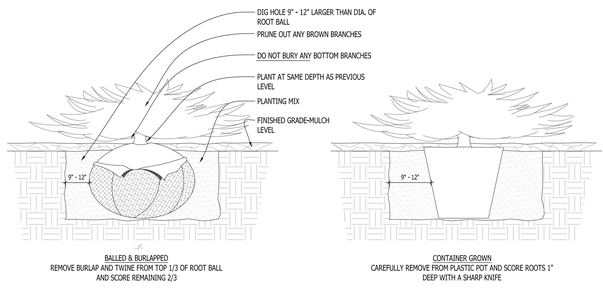

7 CONIFEROUS SHRUB PLANTING DETAIL

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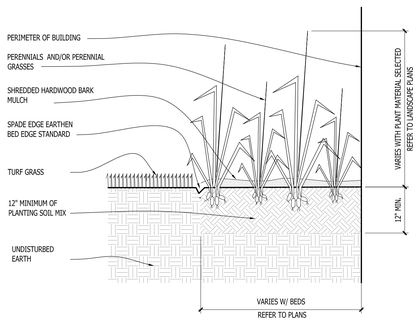
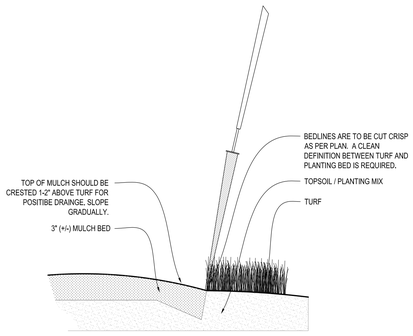


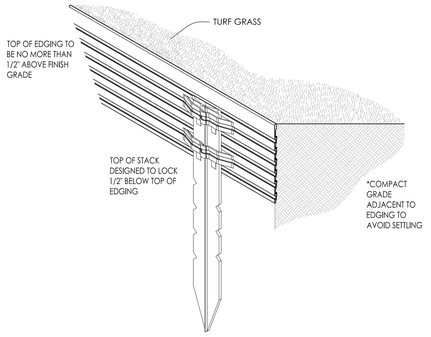
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



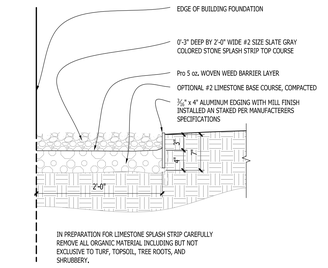
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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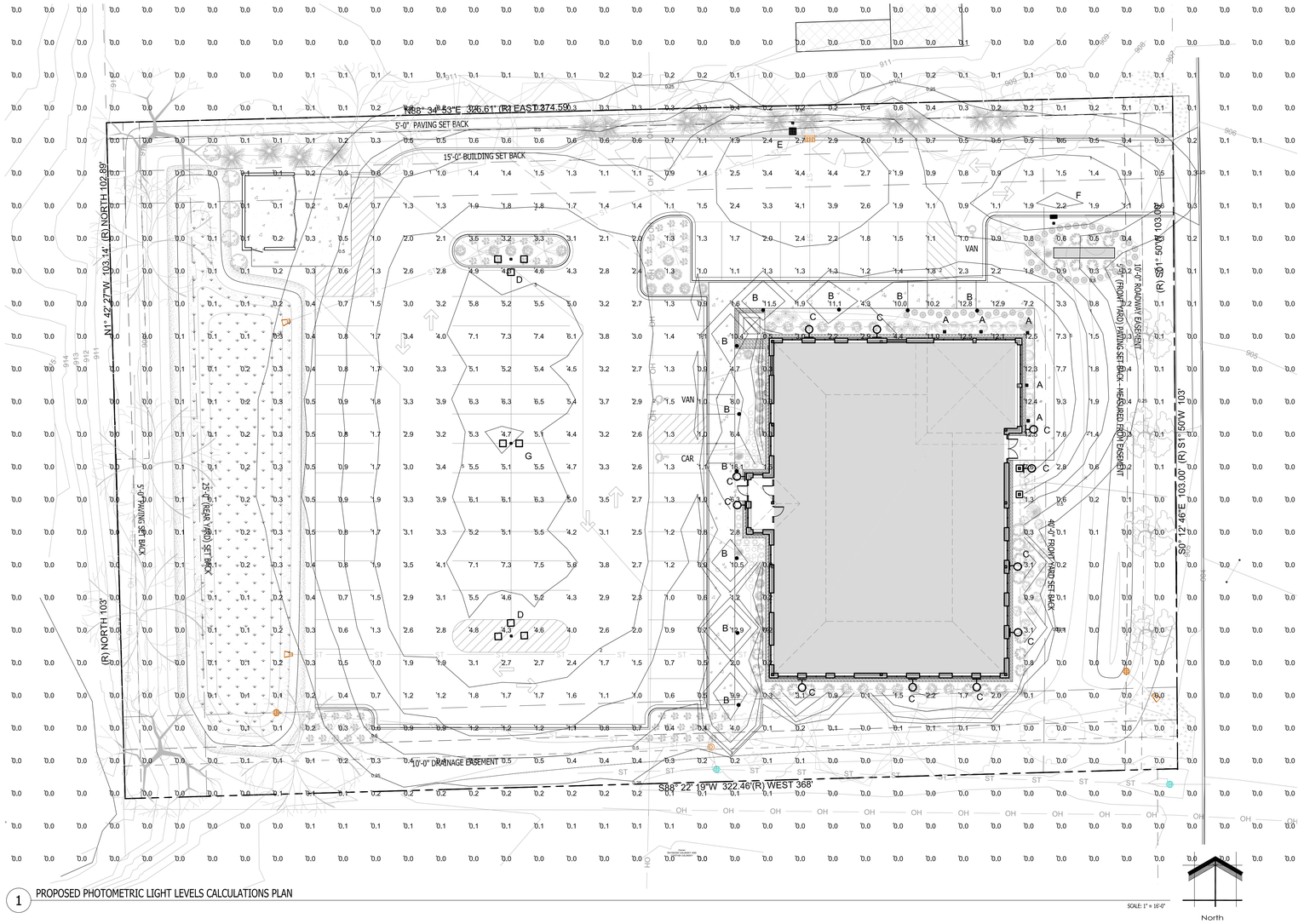
Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

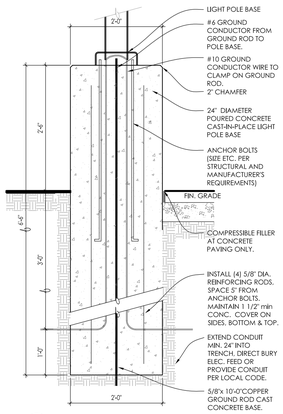
Date of Drawing:	06/27/25
Scale:	As Noted
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	LSP1.3

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025



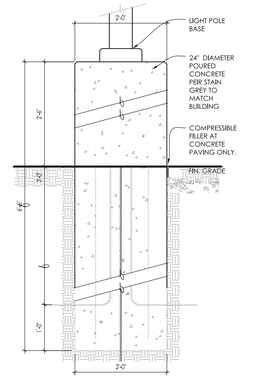
1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 16'-0"



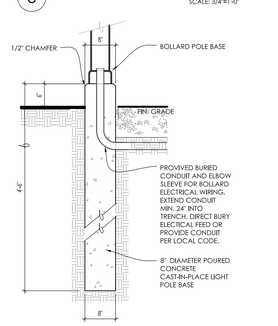
2 LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"



4 BOLLARD BASE - SECTION

SCALE: 3/4"=1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	5	ECLS01_A5SM730 _____-120-277V	EVOLVE CANOPY LED SOFFIT - ECLS01	LED	ECLS01_A5SM730_____-120-277V.ies	Absolute	1.00	39
	B	10	XHYP3-180-LED-16-350-NW-UE	XHYP3		XHYP3-180-LED-16-350-NW-UE.ies	Absolute	1.00	20
	C	11	RH14-LED14	14-1/8"DIA. X 8-15/16"H. HEAVY DUTY REFLECTOR 8 WARM WHITE LEDS, LENS, WHITE REFLECTOR		RH14-LED14.IES	Absolute	1.00	13.925
	D	2	EACL01_C4AF740 _____	EACL AREA LIGHT	LEDs	EACL01_C4AF740_____.ies	Absolute	1.00	165
	E	1	EACL01_D3AW740 _____-WITH ELS-EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_D3AW740_____-ELS-EAC-ABL-BLCK.ies	Absolute	1.00	73
	F	1	EACL01_A2AN740 _____-120-277V WITH ELS-EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_A2AN740_____-120-277V-ELS-EAC-ABL-BLCK.ies	Absolute	1.00	21
	G	1	EACL01_C4AF740 _____	EACL AREA LIGHT	LEDs	EACL01_C4AF740_____.ies	Absolute	1.00	110

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	12.9 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. FIXTURE "D" (2) IS A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (TRIPLE HEAD AND TENONS) AND IS TO BE FULL CUT OFF LIGHT SOURCE IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
2. FIXTURE "E" (1) S A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (SINGLE HEAD AND TENON AND IS TO BE FULL CUT OFF WITH HOUSE SIDE SHIELDING) IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
2. FIXTURE "F" (1) S A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (SINGLE HEAD AND TENON AND IS TO BE FULL CUT OFF WITH HOUSE SIDE SHIELDING) IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
3. FIXTURE "G" (1) IS A NEW POLE LOCATION w/ NEW FOOTING - NEW FIXTURE (TWIN HEAD AND TENONS) AND IS TO BE FULL CUT OFF LIGHT SOURCE IS TO BE INSTALLED ON A NEW 20'-0" POLE WITH A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAILS REFER TO DETAILS 3/PHO1.1 & 4/PHO1.1.
4. FIXTURE "B" (10) IS A NEW BOLLARD LOCATION w/ NEW FOOTING. THE BOLLARD IS TO BE INSTALLED ON A NEW 0-6" REINFORCED POURED CONCRETE FOUNDATION. REFER TO DETAIL 2/PHO1.3
5. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) w/ BLACK FINISH AND OPTIONAL PHOTOCELL CONTROL.
6. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
7. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
8. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
9. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
10. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A BLACK FINISH w/ OPTIONAL PHOTOCELL CONTROL.
11. ***ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THE THE LIGHT EMITTED FROM THE LUMINAIRE AT AN ANGLE OF 90 DEGREES ROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOST. BUILDINGS OR STREETS IN EXCESS OF 0.5 FOOT CANDLE OR GREATER.***
12. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.
13. FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTLITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.Diggershotline.com (800)-242-8511 OR

811 Know what's Below. Call before you dig.

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mdavis@insitedesigninc.com

Project:

SHOREWEST REALTORS - NB

3885 S. Moorland Rd.
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
06/17/25		Pre Application Meeting Review
06/27/25		Plan Commission Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	06/27/25
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L25-033
Sheet Number:	PHO1.1

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025

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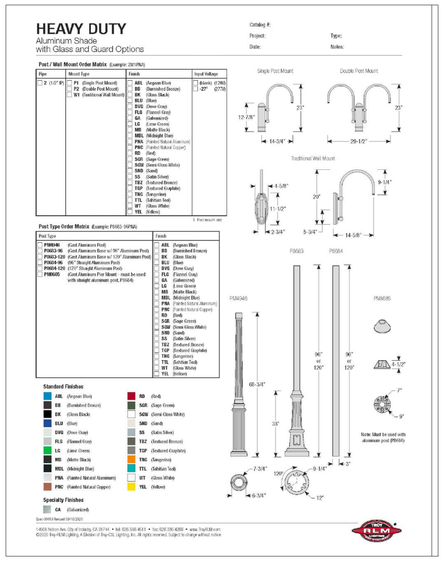
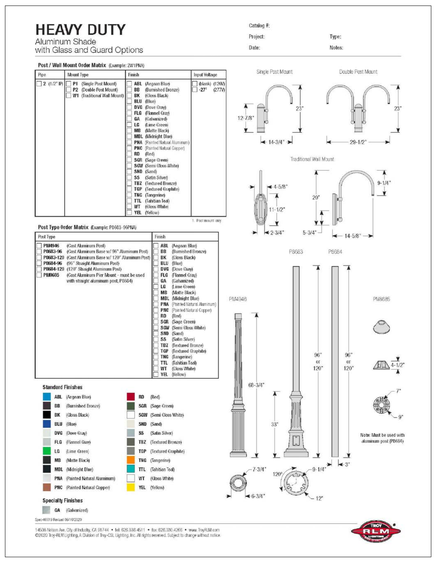
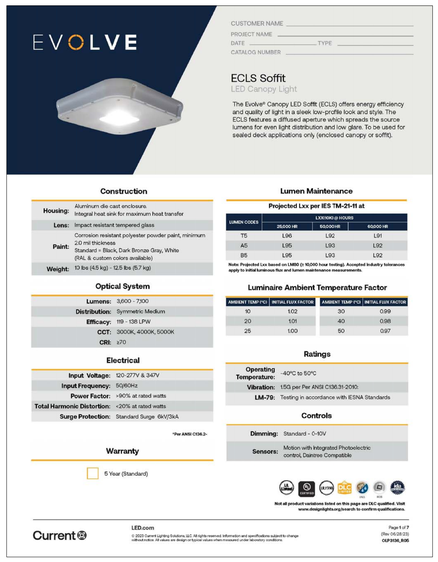
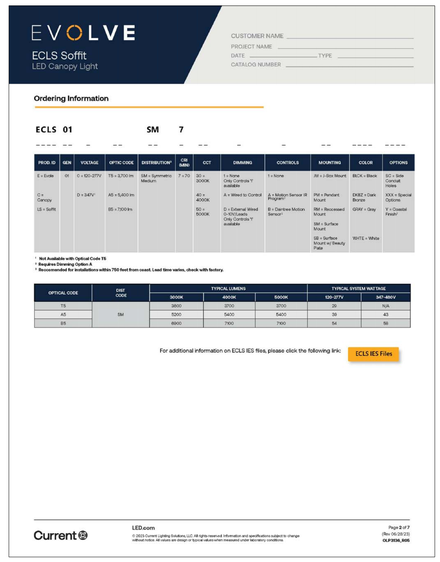


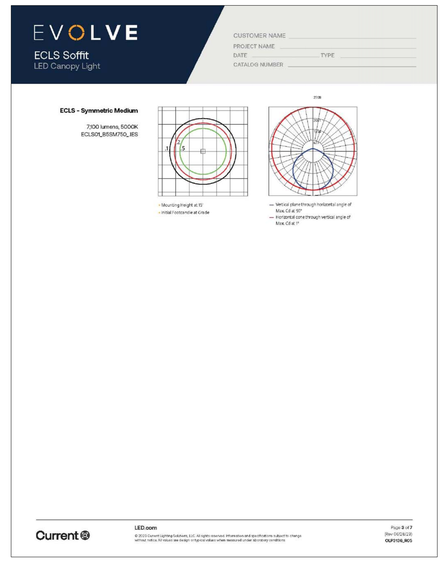
1 TROY LIGHTING RLM SHEPARDS HOOK WALL PACK LUMINARIE



1 TROY LIGHTING RLM SHEPARDS HOOK CONTINUED







2 GE EVOLVE ECLS SERIES CANOPY/SOFFIT LUMINARIES

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Sheet Title:

PROPOSED BUILDING MOUNTED LIGHT FIXTURES

Date of Drawing: 06/27/25
Scale: NONE
Drawn By: MCD
Job Number: L25-033
Sheet Number: PHO1.2

L25-033 - SHOREWEST REALTORS - NB - 06/27/2025

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1 GE EVOLVE EACL SERIES AREA LUMINARIES



EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE ____ TYPE ____
CATALOG NUMBER

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPICAL (10 KV/5kA*)	ENHANCED (40 KV/20kA*)
☐ 6kV/3kA*	☐ 10kV/5kA*

*For ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(TOKK) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 to 10,000 hour testing. Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V Optional - DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid and Daintree Compatible

LISTED

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications

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EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE ____ TYPE ____
CATALOG NUMBER

Ordering Information

EACL 01 0 F4 AF 7 50 N D D1 GRAY

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[1]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01*	0 = 120-277V	A=≥5000 lm	AF = Asymmetric Forward	7 = 70	30 = 3000K*	N = Dimming 0-10V TE Ventis/Exitis	0 = None	D1 = Internal Slip-fitter for 1.25"-2" Tenon (42.2mm - 60.1mm ID)	GRAY = Gray	F = Fusing
AC = Compact Area Light		H = 347-480V*	B=≥6500 lm	AW = Asymmetric Wide		40 = 4000K	D = External Dimming 1[2]-0[3] cable	A1 = 0/10 7-pin PE receptacle (no control)	D1 = Universal Mounting Arm, fitted for round or square pole mounting[4]	BLCK = Black	H1 = Motion Sensor w/ LightGrid
L = Low Wattage		1 = 120V	C=≥7500 lm	AN = Asymmetric Narrow/Auto		50 = 5000K	X = No External Dimming needed	A2 = 0/10 7-pin PE receptacle with networking cap (capped)		DNBZ = Dark Bronze	H2 = Motion Sensor (Daintree)*
		2 = 208V	D=≥10000 lm					E = 0/10 7-pin with Non-Dimming PE control*	X1 = Knuckle Slipfitter for 2.5in - 3.5in OD Tenon**	WHTE = White	H4 = Motion Sensor (Wattstopper)
		3 = 240V	E=≥10000 lm						X2 = Knuckle Slipfitter for 3.5in - 4.5in OD Tenon**		I = cULus Canada
		4 = 277V	F=≥7500 lm								L = Twist-Lock Entry
		5 = 480V	G=≥8000 lm								O = Universal Surge Protection (10kV/5kA)
		D = 347V	H=≥20000 lm								U = DALI dimming[5]
											V = 2-Position Terminal Block
											Y = Coastal Finish*
											XXX = Special Options

* Not Available with Fusing. Must Choose a Discrete Voltage with "F" Option Code
** Note: Standard Dimming is 0-10V
* PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
* Supplied with 5ft leads
* Supplied with 18GA TC Cable
* Restricted Aiming Angle of 0-48°

* Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control
* H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)
* Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
* Select D1DOM CCT for IDA approved fixtures.

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EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE ____ TYPE ____
CATALOG NUMBER

OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS 3000K	TYPICAL LUMENS 4000K &5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATING 3000K	BUG RATING 4000K &5000K
A4	AF	TYPE IV	2400	2500	19	22	B1-U0-G1	B1-U0-G1
B4			4800	4900	36	39	B1-U0-G2	B1-U0-G2
C4			7200	7200	55	57	B1-U0-G2	B1-U0-G2
D4			9600	9600	73		B2-U0-G2	B2-U0-G2
E4			12200	12300	95		B2-U0-G3	B2-U0-G3
F4			14700	14700	111		B2-U0-G3	B2-U0-G3
H4			19000	19000	143		B3-U0-G3	B3-U0-G3
A3	AW	TYPE II	2400	2500	19	22	B1-U0-G1	B1-U0-G1
B3			4800	4900	36	39	B1-U0-G2	B1-U0-G2
C3			7200	7200	55		B1-U0-G2	B1-U0-G2
D3			9600	10000	73		B2-U0-G2	B2-U0-G2
E3			12400	12700	95		B2-U0-G2	B2-U0-G2
F3			14900	15300	122		B2-U0-G2	B2-U0-G2
H3			19300	20400	163		B3-U0-G2	B3-U0-G2
A2	AN	TYPE I	2369	2500	19	23	B1-U0-G1	B1-U0-G1
B2			4800	5000	36	39	B1-U0-G1	B1-U0-G1
C2			7200	7500	55		B1-U0-G1	B1-U0-G1
D2			9600	10100	73		B2-U0-G2	B2-U0-G2
E2			12200	12600	95		B2-U0-G2	B2-U0-G2
F2			14700	15300	122		B3-U0-G2	B3-U0-G2
H2			19600	20500	163		B3-U0-G3	B3-U0-G3

For additional information on Non-Shielded and Shielded EACL IES files, please refer to LEDcom

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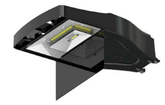
Page 3 of 10
(Rev. 06/26/25)

EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE ____ TYPE ____
CATALOG NUMBER





PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
80029892	WIKHD - 277	ANSI 138-LA Dimming, PE Daintree Enabled, 120-300V
80029893	WIKHD - 480	ANSI 138-LA Dimming, PE Daintree Enabled, 310-530V
80029207	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
80029208	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
80029209	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28259	PEC277L	STANDARD 120-277V
28264	PEC277L	STANDARD 480V
80408	PEC277L	STANDARD 347V
73251	SCCL-PEC7L	Shorting cap

Back Light Shied

SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	SSD-EACL-TBL-BLCK

Current

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OLF0187-Evolve-LED-Area-Lighting-EACL-Spec-Sheet_805
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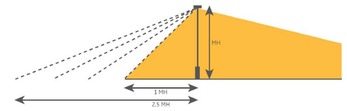
EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE ____ TYPE ____
CATALOG NUMBER



The shielding options available for the Evolve® Area Light focus on the following applications:

- Left & Right Cutoff
- Front Cutoff
- Backlight Control & B-U-G Improvement



Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 1MH to 2.5 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

All shields can be installed easily in the field. The next evolution of the Evolve® LED Area Light and shielding options will help you meet any parking lot challenge.

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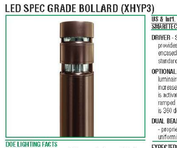
2 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

LED SPEC GRADE BOLLARD (XHYP3)



DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog listings.

IES & IntL. patents pending
SMARTLITE™ ENERGY SAVING FEATURES:

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency, control, and protection. Components are fully encased in potting material for IP68 moisture resistance. Driver complies with IEC and FCC standards.

OPTIONAL INTERNAL MOTION SENSOR - Daypilot motion sensor activates switching of luminaire light levels. High level light is activated when passerby enters target zone and increased to full bright in 2-3 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 4 minutes and is gradually ramped down (7 seconds) to low level to allow eyes time to adjust. Sensor detection range is 360 degrees, height mount range of 12' - 20'.

DUAL BEAM OPTICS - Utilizes two separate LED arrays to provide more uniform illumination - proprietary to LSI. Results in unprecedented fixture spacing, while providing great uniformity.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

LEDS - 16 or 32 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

REFLECTOR/DISTRIBUTION - 360° or 180° distribution.

EMERGENCY OPTIONS - Integral emergency battery back-up options are available: BB - option operates in 0°C to 50°C ambient temperature and CBBBE operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options battery operate 16 LEDs in upper ring aperture for a minimum of 90 minutes and exceed NFPA-Life Safety Code requirements for means of egress lighting.

LOWER HOUSING - One-piece, heavy-wilted, extruded aluminum, .322" thick for vandal resistance. Various heights are available in 6" increments starting at 36" (maximum height is 66"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

CROWN ASSEMBLY - Flat or domed, heavy cast aluminum. For added security against vandals, crown attaches to lower housing with four captive, concealed 1/4"-20 Allen-head screws.

LENS - 2 one-piece heavy walled borosilicate lenses are recessed .764" and protected by three cast ribs for vandal resistance. Exposed portion of top lens is only .934" tall with the lower lens being only 1.813" tall.

BASE PLATE - Extra thick, ½" cast T6 treated aluminum bases is conversion coated and black powder coated for corrosion resistance.

OPTIONAL ROUGH-NECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

ANCHOR BOLTS - Anchor bolts are 3/4"x19" long heavy duty galvanized steel. Four (4) are furnished.

ELECTRICAL - Universal voltage power supply (120v-277 VAC 50/60HZ; 347-480V also available. 350 mA standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

OPERATING TEMPERATURE - -40°C to +50°C(-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraSeig® polyester powder coat finishing process. The DuraSeig finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT - 59 lbs.

LISTING - Listed to U.S. and Canadian standards. Suitable for wet locations.

Project Name: _____ Fixture Type _____
Catalog # _____
10/25 REV
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LSI INDUSTRIES INC

3 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

LED SPEC GRADE BOLLARD (XHYP3)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XHYP3 360 LED 30 350 NW UE BRZ FT IMS

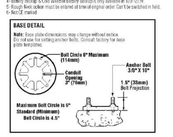
Prefix	Distribution	Light Source	# of LEDS	Drive Current	Color Temp	Input Voltage	Finish	Top	Options
XHYP3 LED Bollard	360° / 180°	LED	30 / 16	350 - 350mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) / 347-480	BRZ - Bronze BLK - Black PLM - Platinum Plus WHT - White GPT - Graphite SVG - Satin Verde Green RAL* - Specify Color	FT - Flat Top DT - Dome Top	1 - 10' (Quick Ship)** SPK - 8" Double Banded Kit LSS - Less Anchor Bolts RET - Retrofit Kit FC1 (2) - 120V Button Type Photocell FC2 (2) - 208-277V Button Type Photocell FC3 (4) - 347 Button Type Photocell FR - Rugged Heavy Duty Wire Probe* BB - Battery Backup[1,2,3,4] CBBBE - Extra Weather Battery Backup[1,2,3,4] LPE - Less Pedestal Cutting (welded finish)

1 - Standard height is 42" for FT and 40" for DT. Non-standard heights are available in 2" increments. Minimum height is 30". Maximum height is 60"
2 - Not available with "360" Distribution
3 - Battery Backup & Cold Weather Battery Backup minimum height is 36"
4 - Battery Backup & Cold Weather Battery Backup only available in 120-277v
5 - Round finish option must be ordered at time of ordering in color. Can't be painted in field.
6 - Not UL listed

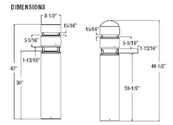
ACCESSORIES
XHAT - Anchor Tool Kit (QUTY) 5.5" x 13" - Galvanized

BASE DETAIL

Note: Base plate dimensions may change without notice.
See fixture for cutting pendant locks. Drill each fixture for base plate templates.



DIMENSIONS



Project Name: _____ Fixture Type _____
Catalog # _____
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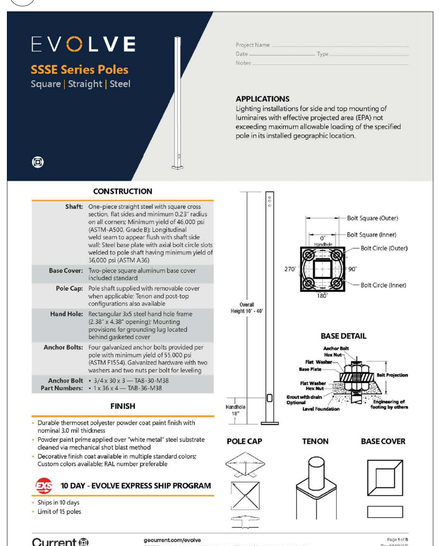
4 GE EVOLVE SSSE SERIES POLES



EVOLVE
SSSE Series Poles
Square | Straight | Steel

Project Name
Date ____ Type ____
Notes ____

APPLICATIONS
Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

CONSTRUCTION

Shaft:	One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM -A500, Grade B) Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
Base Cover:	Two-piece square aluminum base cover Included standard
Pole Cap:	Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
Hand Hole:	Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening) Mounting provisions for grounding lug located behind gasketed cover.
Anchor Bolts:	Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
Anchor Bolt Part Numbers:	• 1/4 x 30 x 3 — TAB-30-M38 • 1 x 36 x 4 — TAB-36-M38

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors: Custom colors available; RAL number preferable

10 DAY - EVOLVE EXPRESS SHIP PROGRAM

- Ships in 10 days
- Limit of 15 poles

BASE DETAIL



POLE CAP

TENON

BASE COVER

Current

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Rev 06/26/25
SSSE Poles

EVOLVE
SSSE Series Poles
Square | Straight | Steel
Ordering Information

Project Name
Date ____ Type ____
Notes ____

Example: SSSE25-40A-2-E2-DKBZ-UL

SSSE 20 40 B E2 GRAY

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	POLE DRILLING	FINISH	OPTIONS
SSSE = Evolve Square Straight Steel Pole	10 - 10 ft.	40 - 4" Square	A - 0.125"	1 - Single arm mount	E2 - Evolve Square Pole	DKBZ - Dark Bronze	GFF - 20 Amp GFCI Receptacle and Cover
	12 - 12 ft.	40 - 4" Square	A - 0.125"	2 - Two Fixtures at 180°	2L - Two fixtures at 90°	BLCK - Black	EHH* - Extra Handholds
	14 - 14 ft.	40 - 4" Square	A - 0.125"	3T - Three fixtures at 90°	UDP6* - 5/16in HDW range 5.69 - 2.24	GRAY - Gray (Contact factory for custom color options	OSV* - 0.5° Coupling
			A - 0.125"	3V - Three fixtures at 120°	UDP6D* - 5/16in HDW range 5.69 - 2.24		OS7* - 0.75° Coupling
	16 - 16 ft.	40 - 4" Square	B - .188"	4 - Four fixtures at 90°	UDP6E* - 5/16in HDW range 4.25 - 2.99		C70* - 2° Coupling
		50 - 5" Square	B - .188"	1A* - Tenon (2.38" OD x 4" Tall)	UDP6F* - 5/16in HDW range 2.25 - 2.99		MPW* - Mid-pole luminaire Bracket
	18 - 18 ft.	40 - 4" Square	A - 0.125"	1B* - Tenon (2.88" OD x 4" Tall)	UDP6S* - 5/16in HDW range 5.00 - 3.75		VM1* - 1st mode vibration damper
		50 - 5" Square	B - .188"	1C* - Tenon (3.5" OD x 6" Tall)	UDP6T* - 5/16in HDW range 3.76 - 4.49		VM2* - 2nd mode vibration damper
		60 - 6" Square	C - 0.135"	TR* - Removable Tenon (2.38" x 4")	UDP6P* - 5/16in HDW range 5.76 - 4.49		LAB - Lock Anchor Bolts
	20 - 20 ft.	40 - 4" Square	B - .188"	OT - Open Top (includes pole cap)	UDP6Q* - 5/16in HDW range 4.50 - 5.49		UL - UL Certified
		50 - 5" Square	B - .188"		UDP6R* - 5/16in HDW range 4.50 - 5.49		
		60 - 6" Square	B - 0.135"		UDP6U* - 5/16in HDW range 5.50 - 6.30		
	25 - 25 ft.	40 - 4" Square	B - .188"		UDP6V* - 5/16in HDW range 5.50 - 6.30		
		50 - 5" Square	B - .188"				
		60 - 6" Square	C - .25"				
	30 - 30 ft.	50 - 5" Square	C - .188"				
		60 - 6" Square	C - .25"				
	35 - 35 ft.	60 - 6" Square	B - .188"				
	40 - 40 ft.	60 - 6" Square	C - .25"				

NOTES:
1. Embossed tenon insert in conjunction with side arm mounting. First specify desired arm.
2. Refer to Mounting Orientation for arm mounting ORIENTATION legs shown on this page.

1. Not available with VM1 - Mode Vibration Damper.
2. VM1 recommended on poles 20' and taller with EPA of less than 5 if not installed.
3. UDP sizes assuming all even pressure flat as on the sector
4. Factory installed.

Indicates availability in the EXS 10 Day Evolve Express Ship Program

MOUNTING ORIENTATION



DRILL PATTERNS



ACCESSORIES- ORDER SEPARATELY

CATALOG NUMBER	DESCRIPTION
VM1*	1st mode vibration damper
VM2XX*	2nd mode vibration damper

* XX = .08 for 8', 12 for 12', 15 for 15', 20 for 20', and 24 for 24'.
Note: Could be used in rough landfills.

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Rev 06/26/25
SSSE Poles

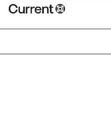
EVOLVE
SSSE Series Poles
Square | Straight | Steel
Ordering Information

Project Name
Date ____ Type ____
Notes ____

CATALOG NUMBER	HEIGHT FEET	HEIGHT BATTERS	NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (CLOCKSTYLE)	BOLT CIRCLE (TAPERED)	BOLT SQUARE (TAPERED)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT
SSSE10-40A	10	3.0	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	77
SSSE12-40A	12	3.7	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	90
SSSE14-40A	14	4.3	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	103
SSSE16-40A	16	4.9	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	116
SSSE18-40A	18	5.5	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	129
SSSE20-40A	20	6.1	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	142
SSSE25-40A	25	7.6	4" square	0.125"	9"	6" - 8"	5.66" - 7.07"	9"	3/4"x30"x3"	3.5	173
SSSE14-40B	14	4.3	4" square	.188"	11"	10"- 12"	7.87" - 8.48"	10.50"	3/4"x30"x3"	3.5	152
SSSE16-40B	16	4.9	4" square	.188"	11"	10"- 12"	7.87" - 8.48"	10.50"	3/4"x30"x3"	3.5	169
SSSE18-40B	18	5.5	4" square	.188"	11"	10"- 12"	7.87" - 8.48"	10.50"	3/4"x30"x3"	3.5	186
SSSE20-40B	20	6.1	4" square	.188"	11"	10"- 12"	7.87" - 8.48"	10.50"	3/4"x30"x3"	3.5	203
SSSE25-40B	25	7.6	4" square	.188"	11"	10"- 12"	7.87" - 8.48"	10.50"	3/4"x30"x3"	3.5	237
SSSE30-40B	30	9.1	4" square	.188"	11"	10"- 12"	7.87" - 8.48"	10.50"	3/4"x30"x3"	3.5	304
SSSE16-50B	16	4.9	5" square	.188"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	278
SSSE18-50B	18	5.5	5" square	.188"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	302
SSSE20-50B	20	6.1	5" square	.188"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	327
SSSE25-50B	25	7.6	5" square	.188"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	387
SSSE30-50B	30	9.1	5" square	.188"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	447
SSSE25-50C	25	7.6	5" square	.25"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	427
SSSE30-50C	30	9.1	5" square	.25"	11"	10.25" - 10.75"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	507
SSSE20-60B	20	6.1	6" square	.188"	12"	11.90" - 13.27"	7.87" - 9.37"	12.25"	1"x36"x4"	5.0	329
SSSE25-60B	25	7.6	6" square	.188"	12"	11.90" - 13.27"	7.87" - 9.37"	12.25"	1"x36"x4"	5.0	404
SSSE30-60B	30	9.1	6" square	.188"	12"	11.90" - 13.27"	7.87" - 9.37"	12.25"	1"x36"x4"	5.0	479
SSSE35-60B	35	10.7	6" square	.188"	12"	11.90" - 13.27"	7.87" - 9.37"	12.25"	1"x36"x4"	5.0	554
SSSE40-60B	40	12.2	6" square	.188"	12"	11.90" - 13.27"	7.87" - 9.37"	12.25"	1"x36"x4"	5.0	629

NOTES:
1. Battery supplied faceplate must be used when setting anchor bolts. Cannot will deny any claim for incorrect or discrepancy placement resulting from failure to use factory supplied template and anchor bolts.

EHH EXTRA HANDHOLE



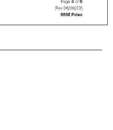
COS - CO7 C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



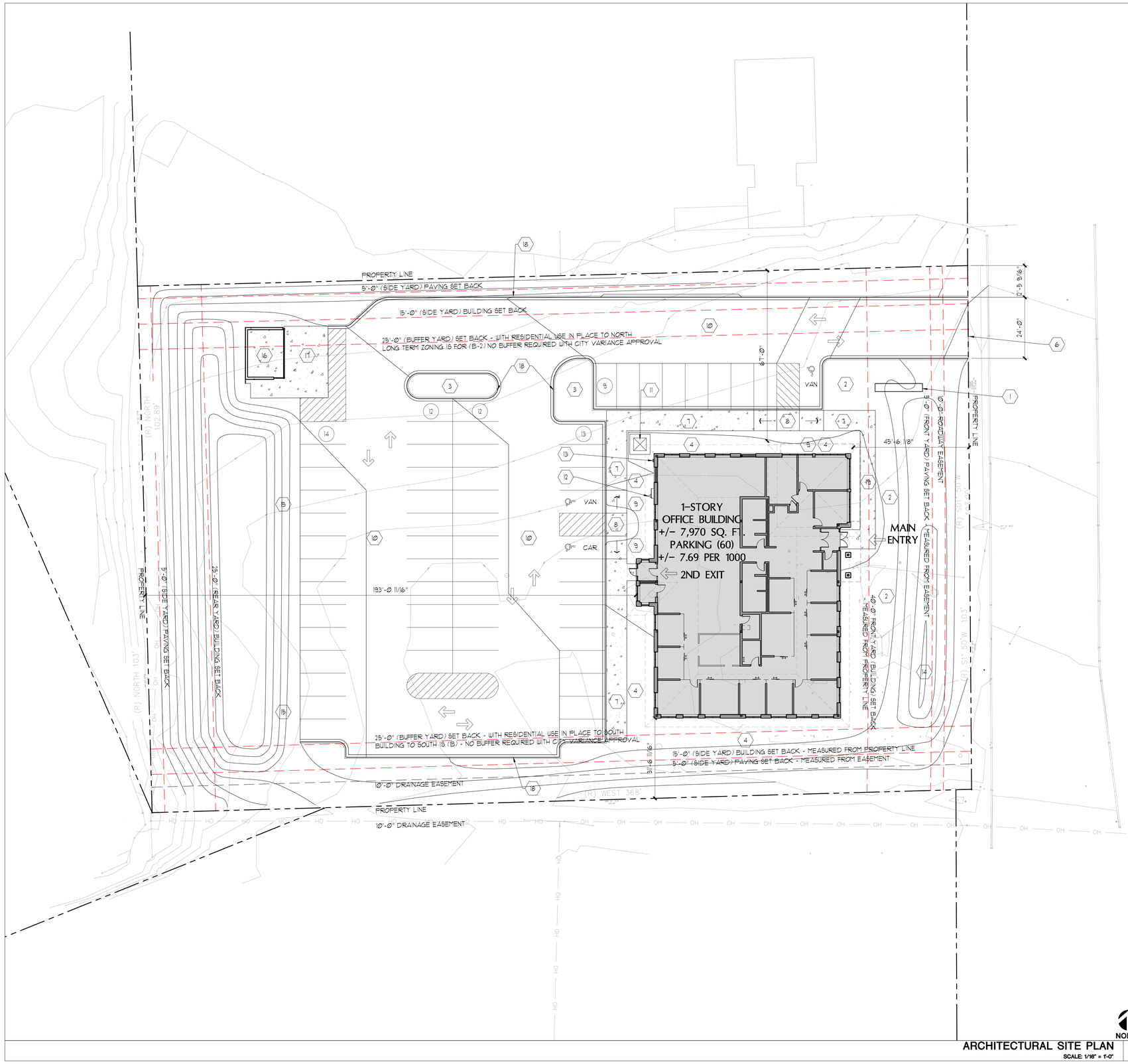
VM2 - VIBRATION DAMPER 2ND MODE



VM2SXX - VIBRATION DAMPER 2ND MODE


VM2SXX
Field installed, internal damper designed to reduce 2nd mode vibration. Pole size is recommended and material and fatigue caused by 2nd mode vibrations.
VM2S08 - 8'
VM2S

PLOT DATE: 6/22/2025



ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0" | 2

TAX KEY: NBC 1129840Ø1
NBC 1129830Ø1
ZONING: B-2 (GENERAL RETAIL SALES AND SERVICE DISTRICT)

FRONT BUILDING SET BACK (MIN)	40'-Ø"
REAR BUILDING SET BACK (MIN)	25'-Ø"
SIDE BUILDING SET BACK (MIN)	15'-Ø"
PARKING LOT SET BACK (MIN)	5'-Ø"
BUILDING HEIGHT (MAX)	35'-Ø"
BUILDING AREA (MAX)	50% OF LOT
ACTUAL BUILDING AREA	11.79% OF LOT
IMPERVIOUS AREA (MAX)	75% OF LOT
ACTUAL IMP. AREA:	35,850 SQ. FT. / 53.49% OF LOT
PARKING (MIN) (275-57-1)	1 PER 150 SQ. FT. = 55.88 SPACES
LOT AREA (MIN)	40,000 SQ. FT.
LOT AREA ACTUAL:	67,027 SQ. FT. / 1.53 ACRES

SITE PLAN KEYED NOTES

1. MONUMENT SIGN WITH SURROUNDING LANDSCAPE.
2. LANDSCAPE & TURF AREA. SEE LANDSCAPE PLANS FOR DETAILS.
3. LANDSCAPE ISLAND. SEE LANDSCAPE PLANS FOR DETAILS.
4. LANDSCAPE & STONE MULCH AREA. SEE LANDSCAPE PLANS FOR DETAILS.
5. LANDSCAPE & MULCH AREA. SEE LANDSCAPE PLANS FOR DETAILS.
6. 24'-Ø" WIDE DRIVE OPENING. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
7. 8'-Ø" WIDE CONCRETE SIDE WALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
8. 8'-Ø" WIDE DEPRESSED CONCRETE SIDE WALK WITH SLOPED WALK AT ADA ENTRY POINT FROM PARKING AREA TO SIDEWALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
9. ADA PARKING SPACE SIGN FOR BOTH CAR AND VAN PARKING. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
10. 24'-Ø" WIDE ASPHALT DRIVE AISLE. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
11. LOCATION OF TRANSFORMER. SEE SITE ELECTRICAL PLANS FOR ALL DETAILS.
12. LOCATION OF EXTERIOR WALL MOUNTED STAINLESS STEEL (CT) ELECTRICAL CABINET WITH METER. SEE SITE ELECTRICAL PLANS FOR ALL DETAILS.
13. LOCATION OF EXTERIOR WALL MOUNTED GAS METER. SEE SITE PLUMBING PLANS FOR ALL DETAILS.
14. DRY BASIN TO MEET MMSD CHAPTER 13 REQUIREMENTS WHICH WILL REQUIRE A SUMP THAT ADDRESSES THE DNR, MMSD, AND CITY OF NEW BERLIN STORMWATER REQUIREMENTS. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
15. SNOW STORAGE AREA. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
16. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
17. HEAVY DUTY RATED CONCRETE SLAB WITHIN TRASH ENCLOSURE AND AS AN APRON FOR THE GARBAGE TRUCK FORKS AND FRONT WHEEL BASE. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
18. CONCRETE CURB AND GUTTER, TYPICAL. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
19. 6'-Ø" WIDE CONCRETE SIDE WALK. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

NOTES
SCALE: N/A | 1

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: ARCHITECTURAL SITE PLAN

THIS BOX IS 3" x 3"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: SP1.1

ALL SIZE PRINT = 24" x 36" SHEET.
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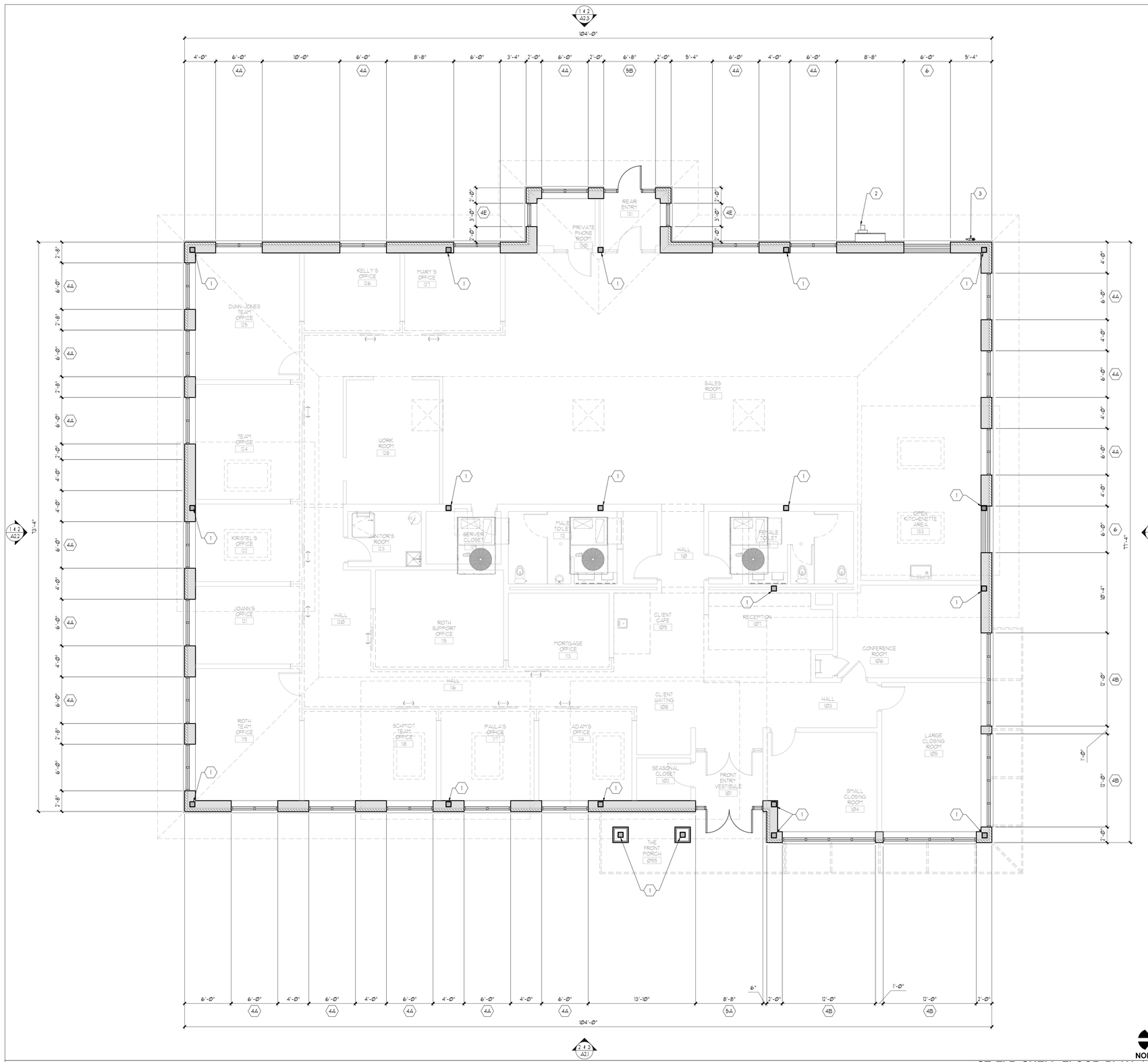
FILE NAME: P:\1_PROJECTS\SHOREWEST - NEW BERLIN\PSITE_SHOREWEST.DWG

PLOT DATE: 6/22/2025



1ST FLR SHELL FLOOR PLAN 2
SCALE: 3/16" = 1'-0"

SHELL FLOOR PLAN NOTES 1
SCALE: N/A

SHELL FLOOR PLAN KEYED NOTES

1. STEEL COLUMN.
SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. LOCATION OF EXTERIOR WALL MOUNTED STAINLESS STEEL (CT) ELECTRICAL CABINET WITH METER.
SEE SITE ELECTRICAL SUB-CONTRACTOR FOR ALL DETAILS.
3. LOCATION OF EXTERIOR WALL MOUNTED GAS METER.
SEE PLUMBING SUB-CONTRACTOR AND UE ENERGIES FOR ADDITIONAL DETAILS.
4. PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM.
FINISH COLOR DARK BRONZE
THIS IS SHOWN AS KAUNEER'S TRIFAB VERSA GLAZE 451/451T FRAMING SYSTEM.
https://www.kauneer.us/products/storefront-framing/
A. SIZE 6'-0" WIDE x 6'-0" TALL
B. SIZE 12'-0" WIDE x 6'-0" TALL
C. SIZE 9'-0"" WIDE x 2'-0" TALL
D. SIZE 25'-0" WIDE x 8'-8" TALL
E. SIZE 3'-0" WIDE x 6'-0" TALL
5. PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT ENTRY DOOR SYSTEM WITH TRANSOM WINDOW AND SIDES LITES.
DOOR SIZE 3'-0" WIDE x 7'-0" TALL
(A) TOTAL COMPOSITE SIZE 8'-8" WIDE x 9'-0" TALL
(B) TOTAL COMPOSITE SIZE 6'-8" WIDE x 9'-0" TALL
FINISH COLOR DARK BRONZE
THIS IS SHOWN AS KAUNEER'S 500 STANDARD ENTRANCE
https://www.kauneer.us/products/doors-and-entrances/190-350-500-standard-entrances/
DOOR HANDLES SHOWN AS 1-1/4" DIAMETER x 5'-0" TALL
FINISH COLOR DARK BRONZE
6. BRICK VENEER 1/2" RECESS (FIELD IN BRICKED IN WINDOW AREA)

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-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR SHELL FLOOR PLAN

THIS BOX IS 2" x 2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.1

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A101 SHOREWEST NB.DWG
PLOT SIZE (ONLY IF NOT 24" x 36" SHEET)

PLOT DATE: 6/22/2025



1ST FLR DIMENSIONED FLOOR PLAN
SCALE: 3/16" = 1'-0" 2

DIMENSIONED FLOOR PLAN KEYED NOTES

1. DEMOUNTABLE FULL GLASS WALL AND SLIDING DOOR SYSTEM (TYPICAL) AND SLING DOORS AS SHOWN.
   THIS IS THE TYPICAL WALL THAT SEPARATES THE HALL FROM THE PRIVATE OFFICES. REFER TO INTERIOR DESIGNER FOR ALL DETAILS.
2. FULL HEIGHT NON-LOAD BEARING INTERIOR PARTITION WALL, TYPICAL.
3. PARTIAL HEIGHT INTERIOR PARTITION WALL, TYPICAL.
4. WALL MOUNTED LADDER UP TO ROOF ACCESS HATCH AND THROUGH TO FLAT ROOF.
5. WALL MOUNTED LADDER UP TO CATWALK AND LIGHT HOUSE AREA.

DIMENSIONED FLOOR PLAN NOTES
SCALE: N/A 1

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New Berlin, WI 53151

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DRAWING TITLE: 1ST FLR DIMENSIONED FLOOR PLAN

THIS BOX IS 1/2" x 1/2"

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SHEET: A1.2

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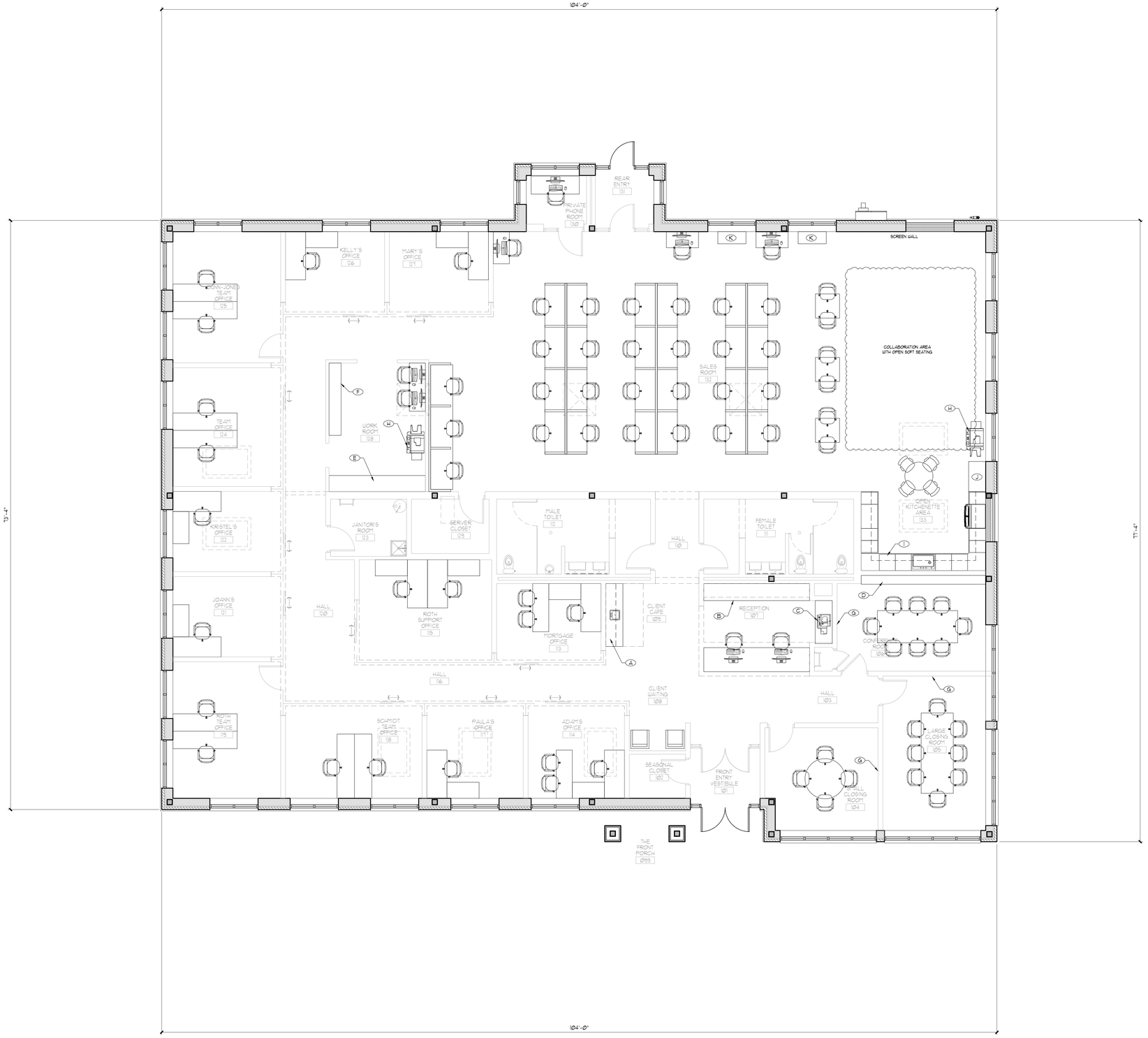
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A102_SHOREWEST NB.DWG

FULL SIZE PRINT = 30" x 42" SHEET

PLOT DATE: 6/22/2025



1ST FLR FFE FLOOR PLAN 2
SCALE: 3/16" = 1'-0"

FURNITURE / EQUIPMENT PLAN NOTES:

1. FURNITURE / EQUIPMENT PLAN PROVIDED FOR REFERENCE ONLY. VERIFY ALL FINAL SELECTIONS, LOCATIONS AND SERVICE REQUIREMENTS W/ EQUIPMENT SUPPLIER & OWNER.
2. ELECTRICIAN TO COORDINATE ELECTRICAL & LOW VOLTAGE NEEDS W/ EQUIPMENT SUPPLIER.
3. VERIFY W/ OWNER ANY SPECIAL EQUIPMENT INSTALLATION.

EQUIPMENT TAGS:

- (A) COFFEE BAR / BEVERAGE BAR
  BASE CABINET WITH COUNTER TOP & WALL CABINETS.
  PROVIDE WET-BAR SINK.
  PROVIDE R.O. FOR COFFEE SYSTEM.
- (B) BASE CABINET WITH COUNTER TOP AND WALL MOUNTED LOGO ABOVE.
- (C) BASE CABINET WITH COUNTER TOP AND DESK TOP PRINTER.
- (D) BASE CABINET WITH COUNTER TOP TO SERVE AS A BEVERAGE SHELF.
- (E) BASE CABINET WITH COUNTER TOP TO SERVE AS THE BINDING STATION.
- (F) MAIL BOXES.
- (G) WALL MOUNTED FLAT SCREEN TV SCREEN.
- (H) PRINTER.
- (I) KITCHENETTE WITH THE FOLLOWING
  BASE CABINETS WITH COUNTER TOP
  WALL CABINETS
  SINK & FAUCET
  PROVIDE R.O. FOR COFFEE SYSTEM AND REFRIGERATOR
  REFRIGERATOR
  ALL SHALL BE ADA COMPLIANT
  PLEASE NOTE THERE IS NO
  OVEN
  RANGE TOP
  DISHWASHER
- (J) STORAGE CABINET FOR PRINTER SUPPLIES INCLUDING PAPER PRODUCTS.
- (K) LATERAL FILE.
- (L) SECURED LOCK BOXES (MILLWORK).
  - OCONOMOWOC ONLY.
- (M) BUILT-N MANTEL WITH ELECTRO-FLAME FIREPLACE BELOW.
  - OCONOMOWOC ONLY.
- (N) MOBILE WORK STATION ISLAND - (MOVEABLE FURNITURE).
  - OCONOMOWOC ONLY.
- (O) WATER FALL ISLAND - (MILLWORK)
  - OCONOMOWOC ONLY.

FFE FLOOR PLAN NOTES 1
SCALE: N/A

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New Berlin, WI 53151

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11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR FFE FLOOR PLAN

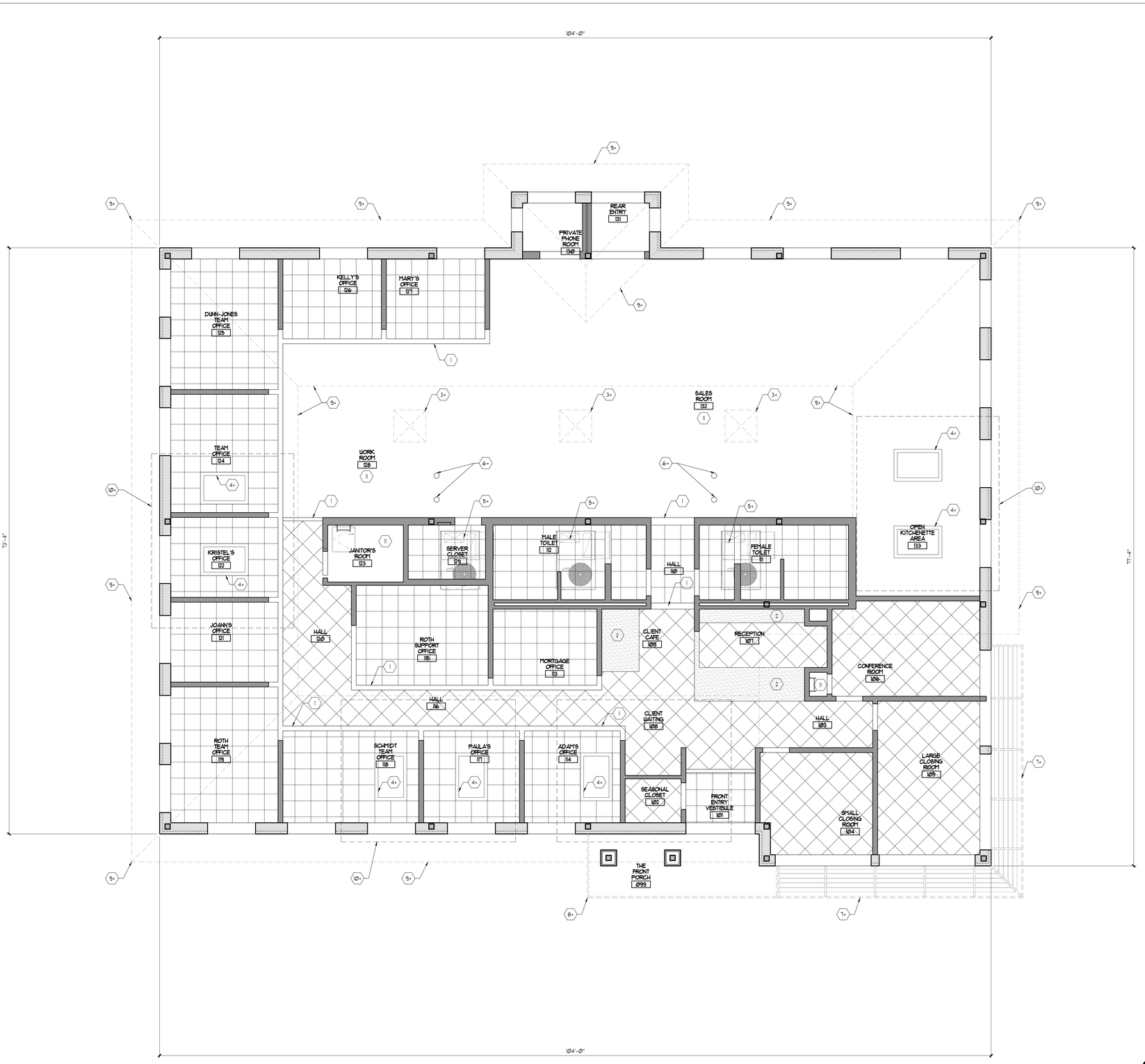
THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.3

FULL SIZE PRINT - 30" x 42" SHEET

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A103_SHOREWEST.DWG

PLOT DATE: 6/22/2025



1ST FLR REFLECTED CEILING PLAN 2
SCALE: 3/16" = 1'-0"

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES AND STANDARDS. ELECTRICAL DEVICES SHOWN ARE A MINIMUM TO BE REQUIRED BY THE OWNER. ADDITIONAL DEVICES MAY BE REQUIRED BY GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL ELECTRICAL SYSTEMS AS REQUIRED BY GOVERNING CODES.
2. REFLECTED CEILING PLAN WITH LIGHTING LAYOUT IS FOR REFERENCE ONLY. ELECTRICAL ENGINEER/DESIGN BUILDER IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS. ELECTRICAL ENGINEER/DESIGNER TO PROVIDE FOR ALL REQUIRED DEVICES, DAYLIGHT CONTROLS AND ACTUAL ENERGY CONSUMPTION OF THE DESIGN IN ORDER TO COMPLY WITH ALL GOVERNING CODES. LIGHTING DESIGNER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN APPROVALS AND ON SITE INSPECTIONS.
3. ELECTRICAL ENGINEER/DESIGN BUILDER TO PROVIDE CUT SHEETS OF RECOMMENDED MANUFACTURER & PLAN OF RECOMMENDED LOCATION OF LIGHT FIXTURES TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. ELECTRICAL ENGINEER/DESIGN BUILDER TO PROVIDE DESIGN AND INSTALLATION FOR ANY REQUIRED EMERGENCY LIGHTING, EMERGENCY STAND BY POWER, SMOKE DETECTION AND FIRE ALARM SYSTEM PER ALL GOVERNING CODES, ORDINANCES AND STANDARDS. VERIFY W/ IBC FOR EMERGENCY LIGHTING REQUIREMENTS, CODE SECTION 1008.3.5.
5. ELECTRICAL CONTRACTOR TO COORDINATE SWITCHING SCHEDULE WITH TENANT TO ACCOMMODATE OWNER'S REQUIREMENTS.
6. VERIFY WITH GENERAL CONTRACTOR SCOPE OF WORK FOR ADDITIONAL ELECTRICAL REQUIREMENTS (WALL HEATERS, EXHAUST FANS, EQUIPMENT CONNECTION, ETC.)
7. ELECTRICAL ENGINEER/DESIGN BUILDER SHALL WORK WITH MECHANICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS.
8. ELECTRICAL ENGINEER/DESIGN BUILDER SHALL WORK WITH OWNER'S SECURITY SYSTEM PROVIDER FOR ELECTRICAL REQUIREMENTS.
9. ELECTRICAL ENGINEER/DESIGN BUILDER TO COORDINATE PHONE, DATA, CA TV, SWITCH & RECEPTACLE LOCN W/ TENANT PRIOR TO INSTALLATION
10. DUPLEX RECEPTACLES, TELEPHONE/ DATA RECEPTACLES TO BE INSTALLED PER OWNER DIRECTION. ELECTRICAL OUTLETS TO BE INSTALLED 10'-0" O.C. AT ALL PERIMETER AND DEMISING WALLS BY LANDLORD.
11. DO NOT SCALE THESE DRAWINGS.
12. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.

REFLECTED CEILING PLAN NOTES:

1. PROVIDE REQUIRED VENTILATION/EXHAUST FANS AS REQUIRED BY CODE (TOILET ROOMS, JANITOR CLOSET)
2. REFER TO MECHANICAL, ELECTRICAL AND FIRE PROTECTION DOCUMENTS FOR FIXTURE TYPES & LOCATIONS (DESIGNED BY D/B SUBCONTRACTOR). GENERAL CONTRACTOR SHALL HOLD A COORDINATION MEETING BETWEEN THESE SUBS W/ OWNER'S REPRESENTATIVE.
3. INSTALL HOLD DOWN CLIPS ON ALL CEILING TILES LOCATED IN VESTIBULES
4. REFER TO HVAC PLANS FOR VARIOUS HVAC DUCT TYPES & LOCATIONS. LOUVER (GRILLS AND DIFFUSERS) LOCATIONS TO BE COORDINATED WITH HVAC CONTRACTOR. CUT SHEETS TO BE PROVIDED PRIOR TO INSTALLATION FOR OWNER APPROVAL.
5. SEE ELEVATION FOR ADDITIONAL EXTERIOR FIXTURE LOCATIONS.
6. PROVIDE A PER UNIT PRICE FOR ADDITIONAL FIXTURES AND RECEPTACLES THAT WILL BE ADDED DURING CONSTRUCTION.
7. PROVIDE J-BOX FOR EXTERIOR SIGN LOCATIONS, VERIFY LOCATION W/ OWNER.
8. PROVIDE TIMECLOCK FOR ALL EXTERIOR LIGHTING ON PHOTOCELL®.
9. CEILING, SOFFIT WALLS AND BULKHEAD HEIGHTS SHALL BE AS LISTED BELOW
   (A) TYPICAL OFFICE AREA = 10'-6".
   (B) TOILET ROOM AREAS = 10'-0".
   (C) BOTTOM OF FINISHED BULKHEAD AND SOFFIT WALLS, SHALL BE 6" BELOW THE CEILING THAT SURROUND IT.

REFLECTED CEILING PLAN SYMBOL LEGEND

2x1 LAY-IN GRID WITH 1" "T", 2x2x5/8 ACOUSTICAL CEILING TILE - SEE INTERIOR DESIGN GROUP FOR ALL SELECTIONS.

REFLECTED CEILING KEYED NOTES

1. ALL ITEMS ARE TYPICAL UNLESS NOTED WITH A (*).
2. ALL ITEM ARE ABOVE AND FOR GENERAL REFERENCE, WHEN NOTED WITH A (*)

(1) SOFFIT WALL.
(2) BULKHEAD.
(3+) SKYLIGHT.
(4+) GYP. BD. AND STEEL STUD FRAMED LIGHT WELL FROM DORMER SYSTEM ABOVE.
(5+) RTU, SHOWN FOR GENERAL REFERENCE.
(6+) APPROXIMATE LOCATION OF PRIMARY AND SECONDARY ROOF DRAINS, SHOWN FOR GENERAL REFERENCE.
(7+) LINE OF SUN SHADE SYSTEM, SHOWN FOR GENERAL REFERENCE.
(8+) LINE OF FLAT ROOF SYSTEM, SHOWN FOR GENERAL REFERENCE. THIS ROOF RUNS UNDER THE MAIN 1ST FLOOR ROOF SYSTEM.
(9+) LINE OF 1ST FLOOR ROOF SYSTEM, SHOWN FOR GENERAL REFERENCE.
(10+) LINE OF DORMER ROOF SYSTEM, SHOWN FOR GENERAL REFERENCE.
(11) OPEN TO STRUCTURE / NO FINISHED CEILING IN THIS AREA / SPACE / VOLUME.

REFLECTED CEILING PLAN NOTES 1
SCALE: N/A

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3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 1ST FLR REFLECTED CEILING PLAN

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.4

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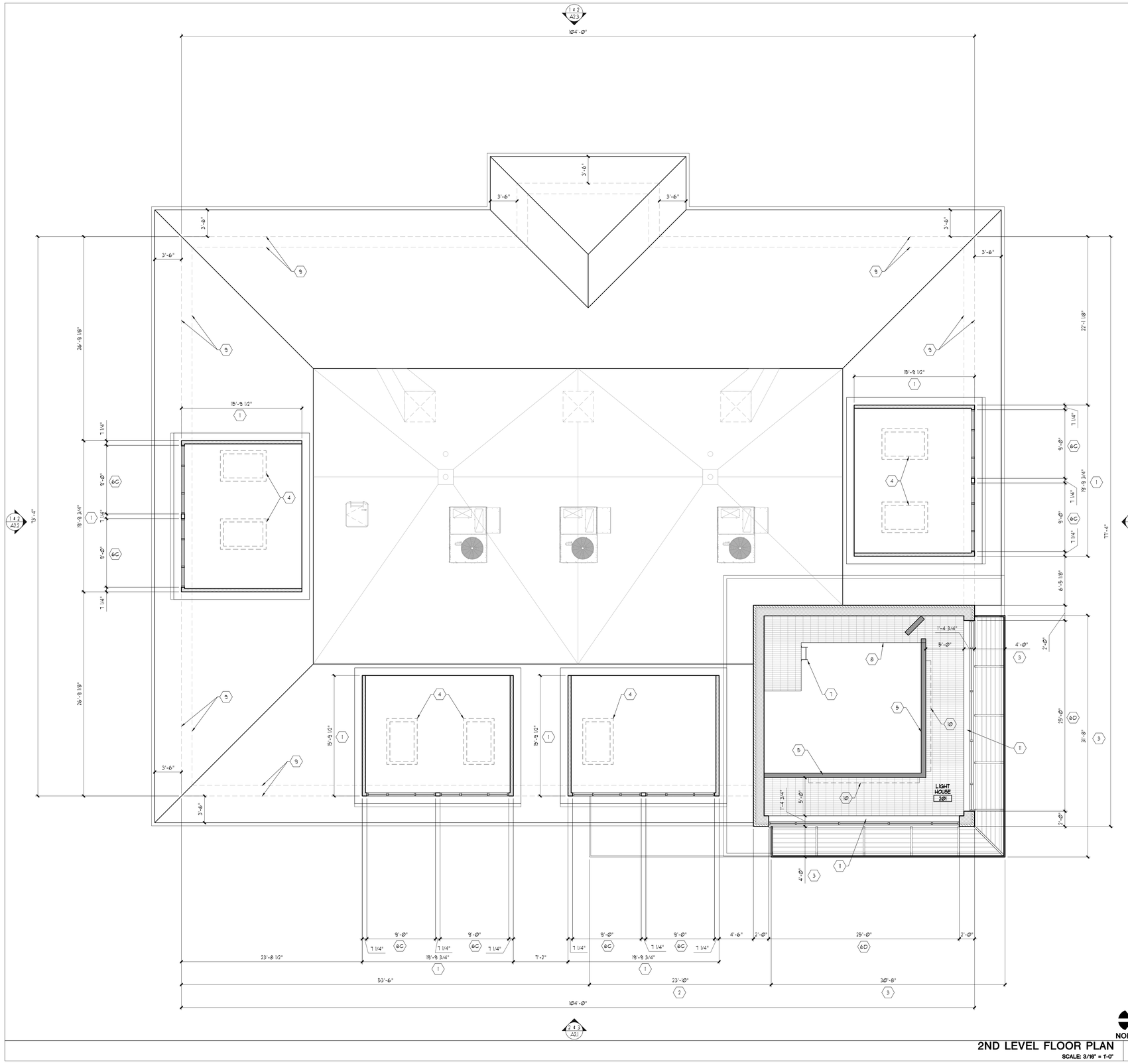
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A1A14_SHOREWEST.DWG

FULL SIZE PRINT - 30" x 42" SHEET

PLOT DATE: 6/22/2025



DIMENSIONED FLOOR PLAN KEYED NOTES

1. TRUE DORMER WITH INTERIOR LIGHTING.
   THE FRONT OF THE DORMER HAS WITH AZEK TRIM BOARDS 3-1/2").
   THE SIDE WILL TYPICALLY HAVE SIDING (SEE KEY NOTE # 13) AND HAVE AZEK TRIM BOARDS (3-1/2"). TRIM BOARDS SHALL BE PAINTED DARK BRONZE.
   DORMER IS SHOWN WITH A (1 / 12) SLOPE.
2. CANTILEVERED CANOPY WITH G-GUTTER, EXTRUDED DECK AND PERIMETER CONCEAL LIGHTING.
   SIZE 16" TALL x AS DIMENSIONED AND EXTENDS 4'-0" FROM FACE OF BUILDING.
   FINISH COLOR DARK BRONZE
   MANUFACTURER AMERICAN PRODUCTS, INC.
   https://americanproducts.com/product/canopy-cantilevered-g-gutter-extruded-deck/
   CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com
3. CANTILEVERED SUNSHADE WITH HOLLOW BLADES AND PERIMETER CONCEAL LIGHTING.
   SIZE 16-1/2" TALL x EXTENDS 4'-0" FROM FACE OF BUILDING.
   FINISH COLOR DARK BRONZE
   MANUFACTURER AMERICAN PRODUCTS, INC.
   https://americanproducts.com/product/sunshade-horizontal/
   CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com
4. LIGHT WELL FROM DORMER DOWN TO FIRST FLOOR.
5. FULL HEIGHT NON-LOAD BEARING INTERIOR PARTITION WALL, TYPICAL.
6. PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM.
   FINISH COLOR DARK BRONZE
   THIS IS SHOWN AS KAUNEER'S TRIFAB VERSA GLAZE 451/451T FRAMING SYSTEM.
   https://usa.kaneer.us/products/storefront-framing/
   A. SIZE 6'-0" WIDE x 6'-0" TALL
   B. SIZE 12'-0" WIDE x 6'-0" TALL
   C. SIZE 9'-0"" WIDE x 2'-0" TALL
   D. SIZE 25'-0" WIDE x 8'-8" TALL
   E. SIZE 3'-0" WIDE x 6'-0" TALL
7. WALL MOUNTED LADDER UP TO CATWALK AND LIGHT HOUSE AREA.
8. BAT GRATE FLOOR / CAT WALK TO ACCESS LIGHT HOUSE FROM FIRST FLOOR LEVEL.
9. LINE OF EXTERIOR WALL BELOW, FOR GENERAL REFERENCE.
10. WALL MOUNTED INTERNALLY ILLUMINATED SHOREWEST SIGN WITH LOGO.
11. FLOOR MOUNTED CONTINUOUS LIGHT FIXTURES WITH AN UP/FORWARD THROW TO SOLID WALL PLANE.
    SEE LIGHTING DESIGNER FOR ALL DETAILS.

2ND LEVEL FLOOR PLAN — SCALE: 3/16" = 1'-0" — 2

2ND LEVEL FLOOR PLAN NOTES — SCALE: N/A — 1

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Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 2ND LEVEL FLOOR PLAN

THIS BOX IS 12" x 12"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.5

ALL SIZES PRINT - 24" x 36" SHEET
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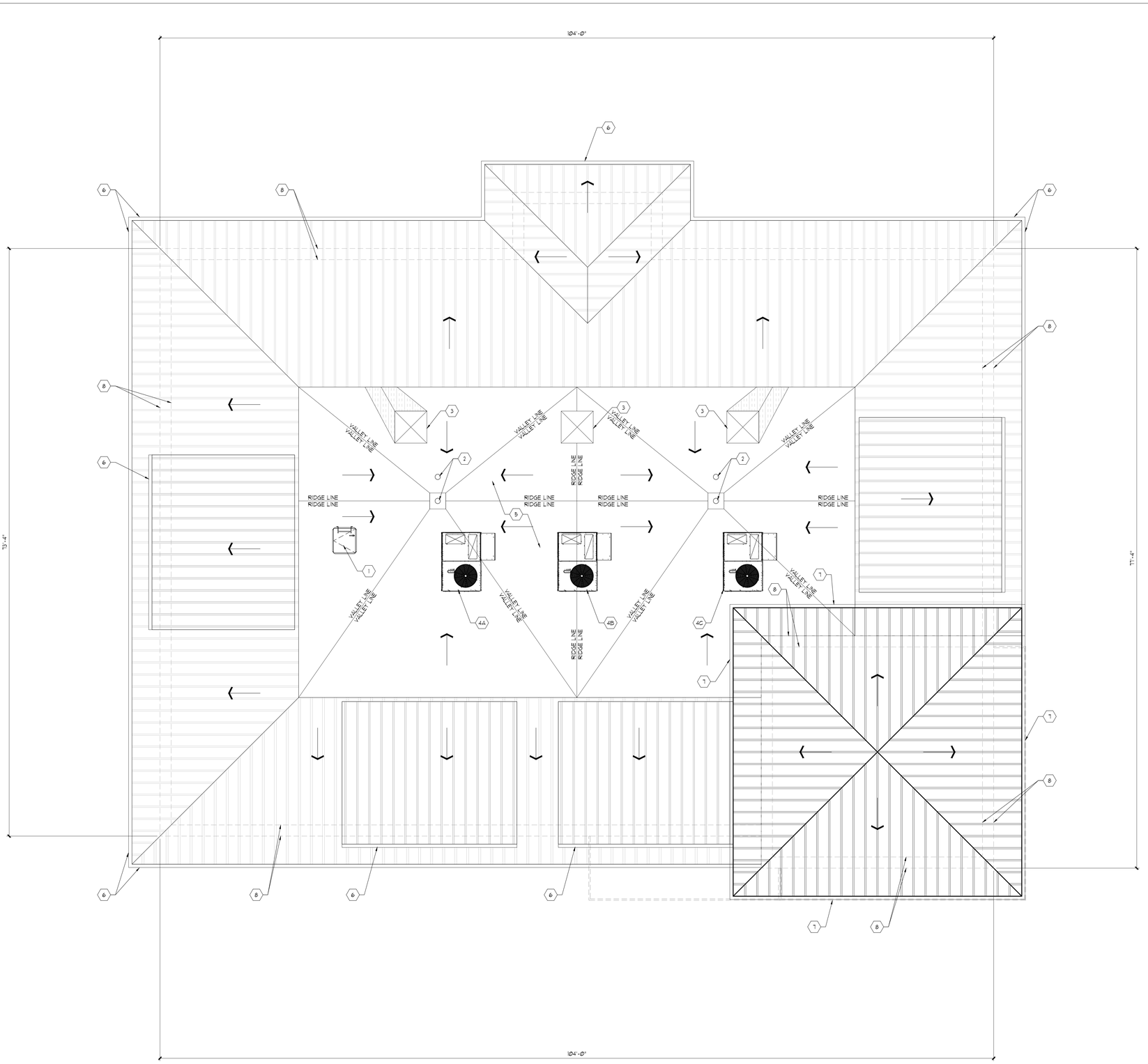
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A1.05_SHOREWEST.RVT.DWG

PLOT DATE: 6/22/2025



NORTH

2ND LEVEL ROOF PLAN 2
SCALE: 3/16" = 1'-0"

GENERAL ROOF PLAN NOTES:

1. SEE STRUCTURAL ROOF FRAMING PLAN AND DETAILS FOR ADDITIONAL ROOF NOTES. STRUCTURE SHALL BE DESIGNED TO WITHSTAND RAIN LOADS UP TO THE HEIGHT REQUIRED FOR EFFECTIVE SECONDARY DRAINAGE, AS WELL AS TO RESIST INCREASED PONDING LOADS DUE TO ROOF DEFLECTION. PLUMBING DESIGNER TO COORDINATE RAIN LOADS WITH STRUCTURAL FOR VERIFICATION OF CAPACITY.
2. COORDINATE ALL ROOF EQUIPMENT SIZES AND PENETRATIONS W/ HVAC, ELECTRICAL, AND PLUMBING DESIGN/BUILDER. INSTALL EQUIPMENT FLUES AND VENTS AFTER INSTALLATION OF EQUIPMENT. ROOFING CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED ROOF PENETRATIONS, FLASHING, AND MATERIALS.
3. CUT IN ALL VENTS, STACKS, E.T.C. AS REQUIRED FOR PLUMBING EQUIPMENT.
4. LOCATE ALL ROOF PENETRATIONS AND EQUIPMENT TO PROVIDE THE BEST POSSIBLE SCREENING FROM STREET FRONTS.
5. TAPER INSULATION CRICKETS AT HIGH SIDE OF ROOF TOP EQUIPMENT TO MAINTAIN WATER FLOW TO ROOF DRAINS. MIN. CRICKET PITCH 1/4" PER 12". VERIFY ROOF TOP EQUIPMENT QUANTITY & LOCATION WITH MECHANICAL CONTRACTOR.
6. ALL MTL. FLASHING/COPING TO BE INSTALLED PER SMACNA STANDARDS
7. R.D. (ROOF DRAIN) & D.S. (DOWN SPOUT) W/ DEBRIS SCREENS TO STORM DRAINAGE SYSTEM OR GRADE- REFER TO CIVIL FOR FURTHER DETAILS
8. OWNERS ROOFING CONTRACTOR SHALL PROVIDE ROOFING MEMBRANE TO ALLOW GC TO KEEP NEW CONSTRUCTION WEATHER TIGHT.
9. ROOF ACCESS IS REQ. PER IFGC AND IMC SECTION 306.3 ROOF STRUCTURE HEIGHT EXCEEDS 16'-0" & CONTAINS APPLIANCES REQUIRING ACCESS.
10. SLOPE GUTTER TO DOWN SPOUT - 1/16" PER FOOT MIN.
11. ICE AND WATER SHIELD TO BE INSTALLED AT LEAST TWO SHEET HIGH (48" MIN.) ABOVE EAVES, EXTENDING A MIN. OF 24" FROM THE INSIDE FACE OF THE OUTSIDE WALL. INSTALL ICE AND WATER SHIELD AT VALLEYS, EAVES, AND DORMERS. INSTALL PER NRCA ROOFING AND WATER PROOFING MANUAL, LATEST ADDITION.
12. DO NOT SCALE THESE DRAWINGS.
13. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
14. SLOPE LINES REPRESENT APPROXIMATE RIDGE AND VALLEYS OF ROOF SLOPE. EVEN WHEN STRUCTURE IS SLOPED, REDUCED OR ADDITIONAL TAPERED INSULATION MAY BE REQUIRED TO PROVIDE PROPER DRAINAGE AND PREVENT PONDING . CONFIRM INSULATION INSTALLED SUCH THAT MINIMUM R-VALUES ARE PROVIDED AS SPECIFIED FOR THE ROOF SURFACE OVER THE TOTAL AVERAGE OF THE ROOF, ALTHOUGH THESE MAY BE REDUCED NEAR THE DRAIN LOCATIONS. SLOPE OF INSULATION SHALL NOT BE LESS THAN THE TYPICAL ROOF SLOPE U.O.N OR ALLOWED BY THE MEMBRANE SUPPLIER.
15. ALL STANDING SEAM METAL ROOF AREAS HAVE A STRUCTURAL SLOPE OF (4/12), UNLESS OTHERWISE NOTED.
15. ALL DORMERS WITH A STANDING SEAM METAL ROOF FINISH HAS A STRUCTURAL SLOPE OF (1/12).
16. ALL FLAT ROOF AREAS HAVE A FLAT STRUCTURAL ROOF. THE SLOPE MUST BE CREATED BY ADDITIONAL RIGID ROOF INSULATION TO A MINIMUM 2% SLOPE.

HVAC NOTES:

1. ROOF TOP EQUIPMENT TO BE PLACED ON 12" CURBS HIGHER THAN SECONDARY ROOF DRAIN TO PREVENT WATER DAMAGE TO EQUIPMENT AND LEAKING INTO BUILDING
2. PROVIDE VAV BOXES WITH SEPARATE THERMOSTATS FOR EACH OFFICE/CONFERENCE ROOM/CLOSING ROOM/OPEN OFFICE/WORK ROOMS
3. UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS, MECHANICAL EQUIPMENT NOT SHOWN ON THESE DRAWINGS IS ASSUMED NOT TO HAVE BEEN DESIGNED TO BE ACCOMMODATED BY THE ROOF STRUCTURE. ANY ADDITIONAL MECHANICAL ITEMS ON (OR HUNG FROM) THE ROOF SHALL BE COMMUNICATED TO THE ARCHITECT AND STRUCTURAL ENGINEER WITH THEIR OPERATING WEIGHTS AND LOCATIONS.

ROOF PLAN SYMBOL LEGEND

⟶ = SLOPE OF ROOF FROM HIGH POINT TO LOW POINT (GUTTER OR ROOD DRAIN).

ROOF PLAN KEYED NOTES

1. ROOF ACCESS HATCH. WALL MOUNTED WALL LADDER IS BELOW.
2. PRIMARY AND SECONDARY ROOF DRAINS. SEE PLUMBING AND ROOF CONTRACTOR FOR ADDITIONAL DETAILS.
3. 48" x 48" SKYLIGHT.
4. ROOF TOP MOUNTED AIR CONDITIONING UNIT ON A 12" CURB. SEE HAVC AND ROOF CONTRACTOR FOR ADDITIONAL DETAILS.
   RTU A
   TOTAL WEIGHT WITH CURB =
   RTU B
   TOTAL WEIGHT WITH CURB =
   RTU C
   TOTAL WEIGHT WITH CURB =
5. THIS ROOF AREA HAS STEEL JOISTS AND BEAMS THAT ARE FLAT. PROVIDE FLAT RIGID INSULATION THAT MEETS THE MINIMUM R-VALUE LISTED FOR THE ROOF ASSEMBLY AND THEN ADD ADDITIONAL RIGID INSULATION THAT IS PROFILED TO SLOPE TOWARDS THE ROOF DRAINS.
6. PRE-FINISHED SEAMLESS GUTTER AND DOWNSPOUT SYSTEM AS DESIGNER BY ROOF SUB-CONTRACTOR. THIS IS TYPICAL AT ALL ROOF AREAS WITH A STANDING SEAM METAL ROOF FINISH.
   DOWNSPOUT LOCATIONS MUST BE COORDINATED BY G.C., SITE PLUMBER, CIVIL DESIGNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
7. PRE-FINISHED SEAMLESS GUTTER AND DOWNSPOUT SYSTEM AS DESIGNER BY ROOF SUB-CONTRACTOR. DOWNSPOUTS SHALL DISCHARGE TO ROOF AREAS BELOW AND SHALL NOT EXTEND DOWN TO THE FIRST FLOOR LEVEL.
   DOWNSPOUT LOCATIONS MUST BE COORDINATED BY G.C., SITE PLUMBER, CIVIL DESIGNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
8. LINE OF EXTERIOR WALL BELOW, FOR GENERAL REFERENCE.

2ND LEVEL ROOF PLAN NOTES 1
SCALE: N/A

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-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: 2ND LEVEL ROOF PLAN

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A1.6

ALL SIZES PRINT - 30" x 42" SHEET

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A106_SHOREWEST.DWG

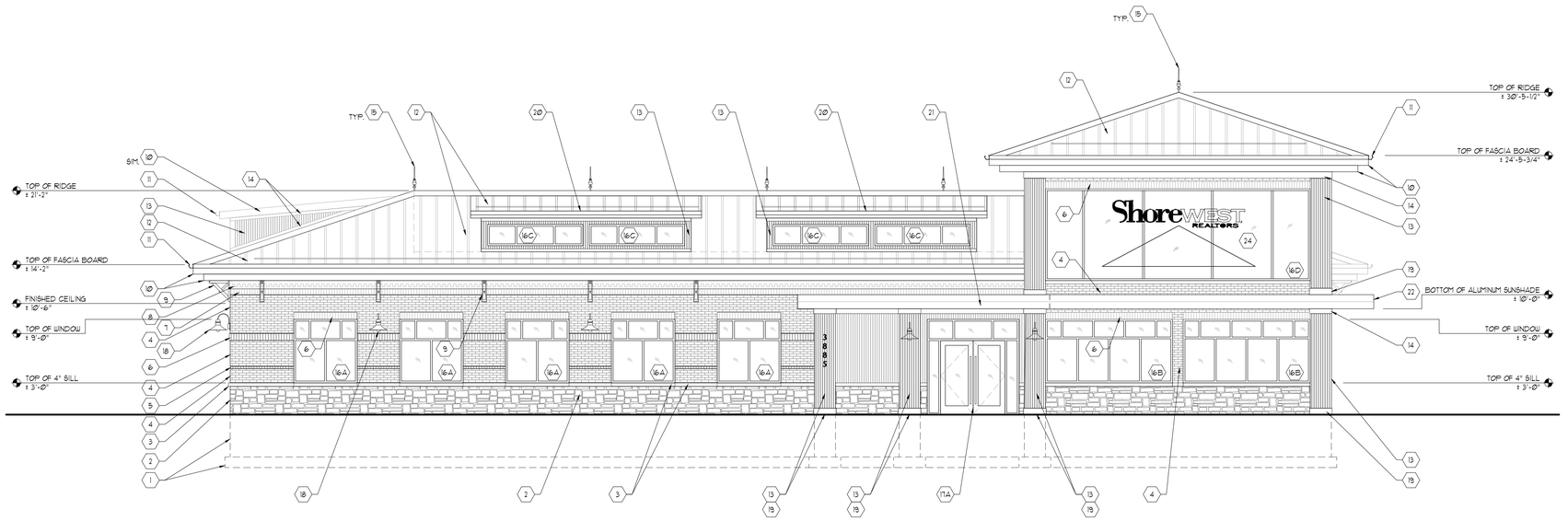
PLOT DATE: 6/27/2025



REFER TO 1/A2.1 FOR KEYED NOTES

EAST BUILDING ELEVATION WITH COLOR — 3

SCALE: 3/16" = 1'-0"



REFER TO 1/A2.1 FOR KEYED NOTES

EAST BUILDING ELEVATION WITH NOTES — 2

SCALE: 3/16" = 1'-0"

ELEVATION NOTES:

1. ALL BUILDING SIGNAGE TO BE PROVIDED AND INSTALLED BY OWNER/TENANT. GC TO PROVIDE FIRE-TREATED PLYWOOD AT SIGNAGE LOCATION.
2. CONTROL JOINT LOCATIONS MAY NOT BE ALL INCLUSIVE. IF MASON ENCOUNTERS A SITUATION WHERE A CJ SHOULD BE OMITTED OR ADDED- CONTACT ARCHITECT AND GC BEFORE MAKING ALTERATIONS.
3. ALL COLUMN FOUNDATIONS TO BE HELD ONE COURSE BELOW GRADE.- SEE STRUCTURAL
4. DO NOT SCALE THESE DRAWINGS.
5. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
6. KEYED NOTES WITH A (-) INDICATES THAT THE MATERIAL IS BEYOND.

(1) POURED IN PLACE STEEL REINFORCE INSULATED CONCRETE FOOTING AND FOUNDATION SYSTEM. SEE STRUCTURAL PLANS FOR ALL DETAILS.

(2) 4" NATURAL STONE VENEER.
MANUFACTURER FOND DU LAC STONE
NAME FRONTIER
SIZE +4 DEEP x HEIGHT AND SHAPE VARIES
MORTAR COLOR NATURAL GREY
https://www.fdlnaturalstone.com/products/building-stone/dimensional-collection/frontier-dimensional/

(3) LIMESTONE SILL / WATER TABLE.
SIZE 4" TALL x DEPTH WILL VARY
COLOR NATURAL GREY
MORTAR COLOR NATURAL GREY

(4) BRICK VENEER (FIELD)
MANUFACTURER TRIANGLE BRICK
NAME OLD COLONY
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE SAND
COLOR MIXED RED AND BROWN
BOND RUNNING
MORTAR COLOR NATURAL GREY
https://www.trianglebrick.com/old-colony/

(5) BRICK VENEER BAND WITH 1/2" RECESS
MANUFACTURER BROWERSTONE
NAME CORDOVAN (501)
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE WIRE CUT
COLOR BROWN
BOND SAWTOOTH WITH WITH 1/2" RECESS
MORTAR COLOR NATURAL GREY
https://www.bowerstonsale.com/product/501-cordovan-uc/

(6) BRICK VENEER WITH 1" PROTRUSION, (BAND).
MANUFACTURER TRIANGLE BRICK
NAME OLD COLONY
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE SAND
COLOR MIXED RED AND BROWN
BOND SOLDIER COURSE BRICK BAND WITH 1" PROTRUSION
MORTAR COLOR NATURAL GREY
https://www.trianglebrick.com/old-colony/

(7) BRICK VENEER, (BAND)
MANUFACTURER BROWERSTONE
NAME CORDOVAN (*501)
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE WIRE CUT
COLOR BROWN
BOND SOLDIER COURSE.
MORTAR COLOR NATURAL GREY
https://www.bowerstonsale.com/product/501-cordovan-uc/

(8) DENTIL MOULDING
MANUFACTURER FYPON
NAME MLD33I-18
SIZE 9-1/2" TALL x 193-1/2" WIDE x 1-3/8" THICK
FINISH COLOR DARK BRONZE (PAINT)
https://fypon.com/products/MLD33I-18?variant=38073339438094I

(9) EXTERIOR DECORATIVE BRACKET.
3'-11 TOP X 5'-11 BACK X 24"D X 24"H X 3"T TOP X 1 1/2"T BACK TRADITIONAL SIGNATURE URETHANE SOLID OUTLOOKER, TRADITIONAL TOP AND BLOCK BACK, 3'-11 SOLID BRACE, 11 W X 2"T PIERCING LAP BRACE, PRIMED TAN.
OUTLOOKER SIZE 24" HIGH x 24" DEEP
TOP CHORD 3" WIDE x 3" THICK
BACK CHORD 5" WIDE x 1-1/2" THICK
BRACE WIDTH 2" WIDE
PIERCING LAP BRACE 11" WIDE x 2" THICK
https://www.architecturaldepot.com/BUILDER-OUT.html
FINISH COLOR DARK BRONZE (PAINT)

(10) PREFINISHED ALUMINUM WARPED FASCIA BOARDS
11-1/4" TALL PRIMARY FASCIA BOARD WITH STEPPED
7-1/4" TALL SECONDARY FASCIA BOARD BELOW.
FINISH COLOR DARK BRONZE
BRAKE METAL ALUMINUM SHALL BE OF SUFFICIENT GAUGE AS TO AVOID "OIL CANNING". PROVIDE BRAKES IN FACE AS NEEDED TO AVOID "OIL CANNING".

(11) PREFINISHED ALUMINUM SEAMLESS GUTTER SYSTEM WITH DOWNSPOUTS
FINISH COLOR DARK BRONZE
SIZE 5" (STYLE K).
FINAL DESIGN BY ROOFING CONTRACTOR.

(12) PREFINISHED STANDING SEAM METAL ROOF WITH SNOW STOPS
THIS IS SHOWN AS AN 18" DOUBLE-LOC.
FINISH COLOR DARK BRONZE
FINAL DESIGN BY ROOFING CONTRACTOR.
https://www.mbci.com/products/double-lok/

(13) NEU TECH WOOD EUROPEAN SIDING BELGIAN BOARD (MODEL LH58) BRAZILIAN IPE STRAIGHT GRAIN VERTICAL MOUNT.
https://www.neutechwood.com/product/european-style-siding/

(14) 5-1/2" AZEK TRIM BOARD
FINISH COLOR DARK BRONZE
https://azekexteriors.com/

(15) 21" VICTORIA PURE COPPER ROOFTOP FINIAL WITH ROOF MOUNT
https://www.architecturaldepot.com/SC1421.html

(16) PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT WINDOW SYSTEM.
FINISH COLOR DARK BRONZE
THIS IS SHOWN AS KAWNEER'S TRIFAB VERSA GLAZE 451/451T FRAMING SYSTEM.
https://usa.kawneer.us/products/storefront-framing/
A. SIZE 6'-0" WIDE x 6'-0" TALL
B. SIZE 12'-0" WIDE x 6'-0" TALL
C. SIZE 5'-0"" WIDE x 2'-0" TALL
D. SIZE 25'-0" WIDE x 8'-8" TALL
E. SIZE 3'-0" WIDE x 6'-0" TALL

(17) PREFINISHED THERMAL BROKEN ALUMINUM STOREFRONT ENTRY DOOR SYSTEM WITH TRANSOM WINDOW AND SIDES LITES.
DOOR SIZE 3'-0" WIDE x 7'-0" TALL
(A) TOTAL COMPOSITE SIZE 8'-8" WIDE x 9'-0" TALL
(B) TOTAL COMPOSITE SIZE 6'-8" WIDE x 9'-0" TALL
FINISH COLOR DARK BRONZE
THIS IS SHOUN AS KAUNEER'S 500 STANDARD ENTRANCE
https://usa.kawneer.us/products/doors-and-entrances/150-350-500-standard-entrances/
DOOR HANDLES SHOUN AS 1-1/4" DIAMETER x 5'-0" TALL
FINISH COLOR DARK BRONZE

(18) PREFINISHED SMALL GOOSENECK WALL MOUNTED BARN LIGHT
FINISH COLOR DARK BRONZE
SIMILAR TO
https://www.hinkley.com/l/033khtml?queryID=3a4749c39c0f2a2384089b177f0b6a5e484dcbjecid=b1421indexName=production%3adefault%3aproducts
BOTTOM OF FIXTURE IS 8'-0" AFF.

(19) 7-1/4" AZEK TRIM BOARD
FINISH COLOR DARK BRONZE
https://azekexteriors.com/

(20) TRUE DORMER WITH INTERIOR LIGHTING.
THE FRONT OF THE DORMER HAS WITH AZEK TRIM BOARDS 3-1/2"). THE SIDE WILL TYPICALLY HAVE SIDING (SEE KEY NOTE * 13) AND HAVE AZEK TRIM BOARDS (3-1/2"). TRIM BOARDS SHALL BE PAINTED DARK BRONZE.
DORMER IS SHOUN WITH A (1 / 12) SLOPE.

(21) CANTILEVERED CANOPY WITH G-GUTTER, EXTRUDED DECK AND PERIMETER CONCEAL LIGHTING.
SIZE 16" TALL x AS DIMENSIONED AND EXTENDS 4'-0" FROM FACE OF BUILDING.
FINISH COLOR DARK BRONZE
MANUFACTURER AMERICAN PRODUCTS, INC.
https://americanproducts.com/product/canopy-cantilevered-g-gutter-extruded-deck/
CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com

(22) CANTILEVERED SUNSHADE WITH HOLLOU BLADES AND PERIMETER CONCEAL LIGHTING.
SIZE 16-1/2" TALL x EXTENDS 4'-0" FROM FACE OF BUILDING.
FINISH COLOR DARK BRONZE
MANUFACTURER AMERICAN PRODUCTS, INC.
https://americanproducts.com/product/sunshade-horizontal/
CONTACT NATHAN SHERMAN / (813) 925-0144 / nsherman@americanproducts.com

(23) PREFINISHED THERMAL BROKEN UINDOU SYSTEM
SIZE VIDE 23'-11" x 1-8-3/4" TALL
FINISH COLOR DARK BRONZE
THIS IS SHOUN AS KAUNEER'S CLEARUALL CURTAIN UALL SYSTEM
UALLhttps://usa.kawneer.us/products/doors-and-entrances/150-350-500-standard-entrances/
DOOR HANDLES SHOUN AS 1-1/4" DIAMETER x 5'-0" TALL
FINISH COLOR DARK BRONZE

(24) INTERIOR STEEL STUD AND GYP. BD. UALL SET BACK 5'-0" FROM INSIDE FACE OF PERIMETER UALL TO RECEIVE INTERIOR SHOREUEST SIGN AND LOGO. THE SHOREUEST SIGN AND LOGO ARE INTERNALLY ILLUMINATED. ADDITIONALLY THERE IS UP AND DOUN LIGHTING SET AT THE "FLOOR AND CEILING" OF THIS VOLUME FOR DAY LIGHTING. SEE LIGHTING DESIGNER FOR ADDITIONAL DETAILS.

(25) BRICK VENEER 1/2" RECESS (FIELD IN BRICKED IN UINDOU AREA)
MANUFACTURER TRIANGLE BRICK
NAME OLD COLONY
SIZE MODULAR (2-1/4" TALL x 7-5/8" WIDE x 3-5/8" THICK)
FACE TEXTURE SAND
COLOR MIXED RED AND BROUN
BOND SAWTOOTH WITH WITH 1/2" RECESS
MORTAR COLOR NATURAL GREY
https://www.trianglebrick.com/old-colony/

(26) LOCATION OF EXTERIOR UALL MOUNTED STAINLESS STEEL (CT) ELECTRICAL CABINET WITH METER. SEE SITE ELECTRICAL SUB-CONTRACTOR FOR ALL DETAILS.

(27) LOCATION OF EXTERIOR UALL MOUNTED GAS METER. SEE PLUMBING SUB-CONTRACTOR AND UE ENERGIES FOR ADDITIONAL DETAILS.

BUILDING ELEVATION NOTES — 1

SCALE: N/A

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-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING ELEVATIONS

THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A2.1

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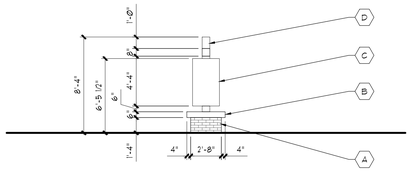
ALL SIZE PRINTS - 24" X 36" SHEET

FILE NAME: P:\PROJECTS\USERS\WHC - NEW FILES\N\2025 SHOREWEST N.DWG

PLOT DATE: 6/22/2025

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

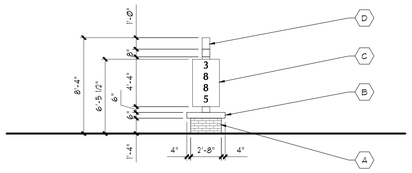
NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



WEST MONUMENT SIGN ELEVATION 6
SCALE: 3/16" = 1'-0"

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



EAST MONUMENT SIGN ELEVATION 5
SCALE: 3/16" = 1'-0"

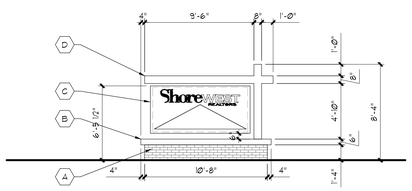
REFER TO 1/A2.1 FOR KEYED NOTES



SOUTH BUILDING ELEVATION WITH COLOR 2
SCALE: 3/16" = 1'-0"

MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

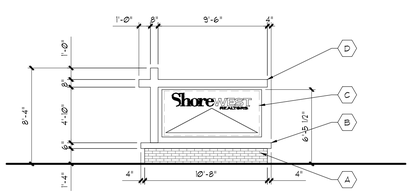
NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



NORTH MONUMENT SIGN ELEVATION 4
SCALE: 3/16" = 1'-0"

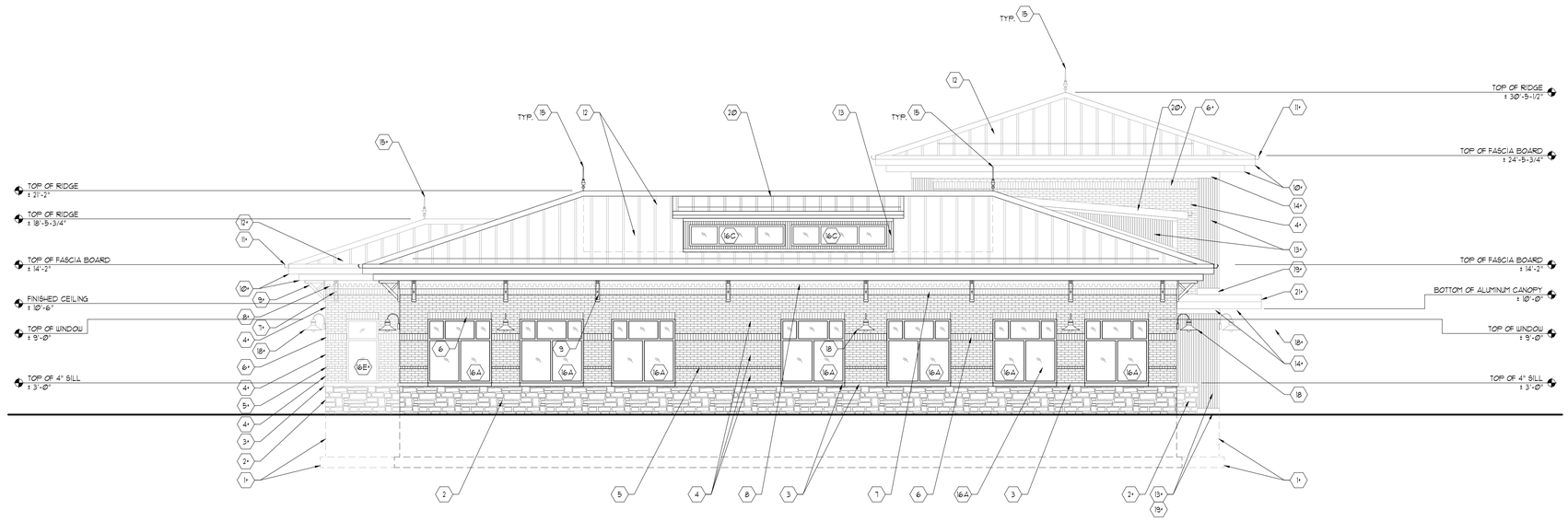
MONUMENT SIGN MATERIALS
A. BRICK TO MATCH BUILDING.
B. 6" PREFINISHED ALUMINUM METAL CAP - GRAY.
C. INTERNALLY ILLUMINATED TWO SIDED SIGN BOX WITH LOGO AND NAME, WHITE AND RED. THE MEASURED SIGN AREA IS ± 32 SQ. FT.
D. SIGN POST, WHITE.

NOTE:
FOUNDATION SYSTEM BY SIGN MANUFACTURER



SOUTH MONUMENT SIGN ELEVATION 3
SCALE: 3/16" = 1'-0"

REFER TO 1/A2.1 FOR KEYED NOTES



SOUTH BUILDING ELEVATION WITH NOTES 1
SCALE: 3/16" = 1'-0"

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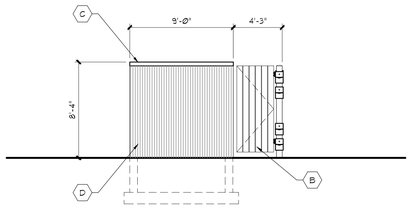
THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: **A2.2**

FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A202_SHOREWEST NB.DWG
ALL SIZES PRINT 30" x 42" SHEET

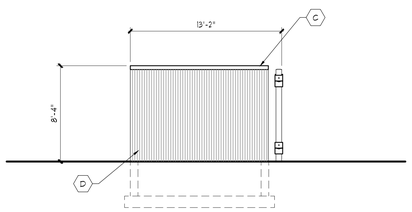
PLOT DATE: 6/22/2025

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.



SOUTH TRASH ENCLOSURE ELEVATION 6
SCALE: 3/16" = 1'-0"

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.



NORTH TRASH ENCLOSURE ELEVATION 5
SCALE: 3/16" = 1'-0"

REFER TO 1/A2.1 FOR KEYED NOTES



WEST BUILDING ELEVATION WITH COLOR 2
SCALE: 3/16" = 1'-0"

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
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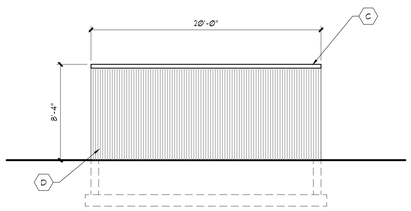
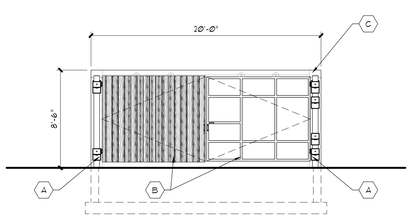


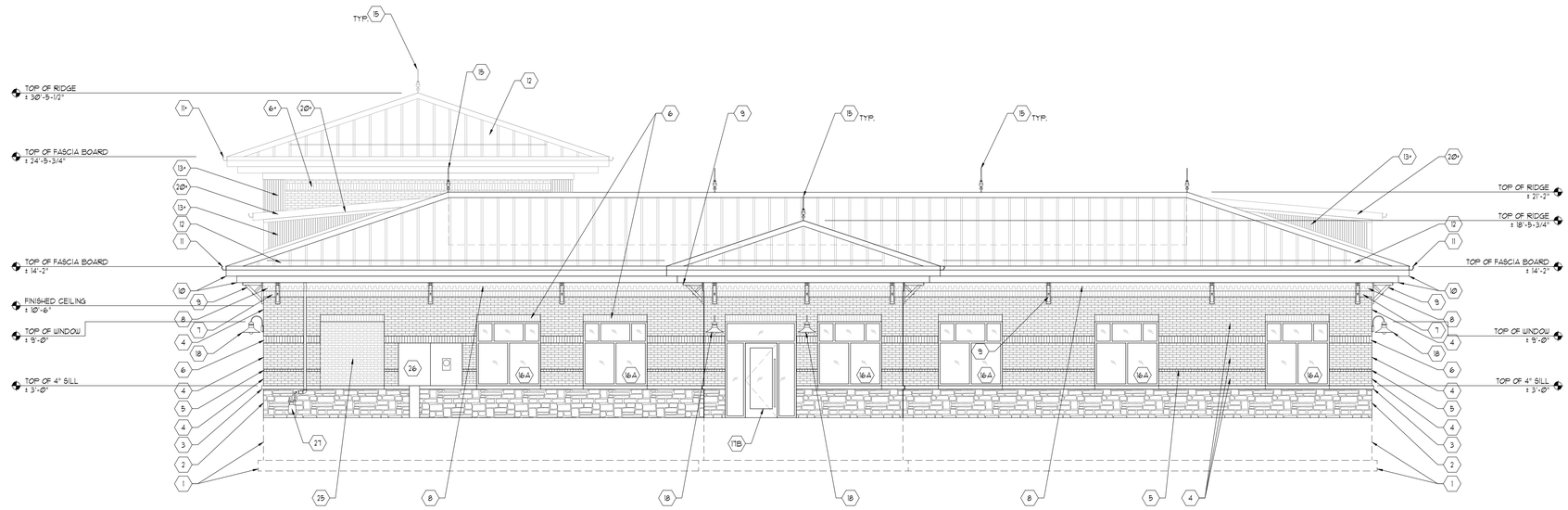
WEST TRASH ENCLOSURE ELEVATION 4
SCALE: 3/16" = 1'-0"

TRASH ENCLOSURE MATERIALS
A. GALVANIZED STEEL AND PAINTED GATE POST, DARK BROWN.
B. 5/4 EXTERIOR GRADE DECK BOARDS AND GALVANIZED STEEL AND PAINTED GATE FRAME, DARK BROWN.
C. PREFINISHED ALUMINUM WALL CAP, DARK BROWN.
D. WALL SIDING TO MATCH BUILDING, BROWN.



EAST TRASH ENCLOSURE ELEVATION 3
SCALE: 3/16" = 1'-0"

REFER TO 1/A2.1 FOR KEYED NOTES



WEST BUILDING ELEVATION WITH NOTES 1
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
-	06/17/25	PRE-APPLICATION MEETING	WHC
-	06/27/25	PLAN COMMISSION SUBMISSION (08/13/25)	WHC

Project:

New Building for:
Shorewest Realtors
3885 South Moorland Road
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING ELEVATIONS

THIS BOX IS 12" x 12"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A2.3

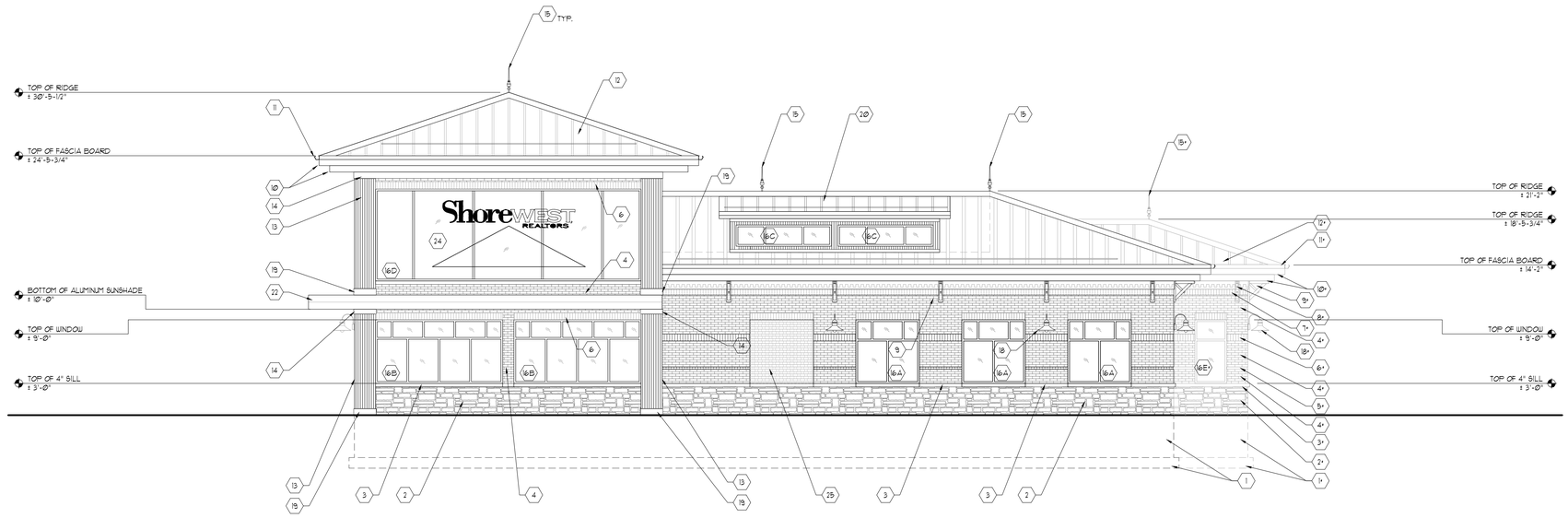
FILE NAME: P:_PROJECTS\SHOREWEST - NEW BERLIN\A2023_SHOREWEST.RVT

FULL SIZE PRINT - 30" x 42" SHEET



REFER TO 1/A2.1 FOR KEYED NOTES

NORTH BUILDING ELEVATION WITH COLOR
SCALE: 3/16" = 1'-0"
2



NOT USED
SCALE: N/A
3

REFER TO 1/A2.1 FOR KEYED NOTES

NORTH BUILDING ELEVATION WITH NOTES
SCALE: 3/16" = 1'-0"
1

NOT FOR CONSTRUCTION

- PRELIMINARY -
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
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11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: BUILDING ELEVATIONS
THIS BOX IS 1/2" x 1/2"

DATE: 06/27/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 25-006
SHEET: A2.4

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STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**LaToya Moten with Christian Brothers Automotive / Christian Brothers Automotive**
LOCATION:	**15260 W. Beloit Road (Tax Key #: 1254.996)**
REQUEST:	**Use, Site and Architecture approval for the construction of a 10-bay automotive service center for Christian Brothers Automotive at 15260 W. Beloit Road.**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture for the construction of a 10-bay automotive service center for Christian Brothers Automotive at 15260 W. Beloit Road subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Architecture Review Committee approval required prior to issuance of the Zoning Permit.**
    b. **Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a 6,400 square feet automotive service center.**
        i. **Hours of operation: Monday-Friday from 7AM-6PM, Saturdays during the first 90 days of operation**
        ii. **Number of Employees: 10 employees on largest shift**
    c. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.**
        i. **Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.**
    d. **Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the Zoning Code.**
    e. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
2. **Engineering:**
    a. **Provide an Erosion Control Plan.**
    b. **Provide the Retaining Wall Plan:**
        i. **Per 275-55A(5). Retaining walls exceeding 16 inches in height may be constructed only upon issuance of an Administrative Permit. Retaining walls may be reviewed and approved with a building permit, in which case a separate use approval permit would not be required.**
            1. **275-55A(5)[a] - A retaining wall plan detailing the location, size, type**

and proposed grades on both sides of the retaining wall, together with a detailed cross section of the retaining wall, a description of the material to be used, and a description of the method of construction to be utilized shall be required.

2. **275-55A(5)[b] [3] - Retaining walls should not exceed 48 inches in height unless designed by a professional engineer or installed according to manufacturer's specifications. Walls that are not tiered and exceed seven feet in height shall require a professional engineer on site overseeing the construction of the retaining wall.**
3. **275-55A(5)[b] [7] - Adequate safety features and precautions shall be incorporated into the retaining wall design to mitigate the hazard of the abrupt drop off created by the wall.**

3. **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. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**
4. **Fire Department:**
    a. **Applicant shall coordinate with the New Berlin Fire Department on water and sewer services.**
    b. **FDC should be located no more than 100 feet from the hydrant.**
        i. **Locate hydrant on plans.**
    c. **Fire extinguishers every 75 feet of travel.**
    d. **Audio/visual annunciation throughout.**
    e. **Annunciator panel at entrance.**
    f. **Name and address on both front and rear entrance.**
    g. **Maintain fire lanes of 24 feet.**
    h. **Knox box required and key(s) updated.**
    i. **Maximum occupancy signage required.**
5. **Stormwater**
    a. **Define what is discharging to the new swale. The roof drains are connected to the storm sewer out front, but identify why the pipes with riprap are coming out the back.**
    b. **Provide the area of:**

i. **Disturbance**

ii. **impervious parking, sidewalk, etc**

iii. **impervious building**

c. **This site was covered under the Westridge Industrial Park Stormwater Management Plan accounting for 29,000 SF of impervious. Any additional impervious may required additional Stormwater management.**

d. **Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

e. **WDNR NOI is required.**

f. **MMSD Chapter 13 approval is required.**

g. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**

h. **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.**

6. **Utilities:**

a. **Applicant shall coordinate with the New Berlin Utility Department on water and sewer services.**

b. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

c. **Maintain 24 inches vertical clearance when crossing any pipes and structures.**

d. **If a conflict occurs, conduits will be removed at the owner's expense.**

e. **Sewer lateral must be tapped into sewer main, not the manhole.**

f. **Identify whether or not a 1" domestic service will be large enough.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 13, 2025

LaToya Moten with Christian Brothers Automotive / Christian Brothers Automotive
15260 W. Beloit Road

DATE STAFF REPORT CREATED: July 18, 2025

APPLICANT / OWNER(S): LaToya Moten with Christian Brothers Automotive / NB Squared LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for the construction of a 10-bay automotive service center for Christian Brothers Automotive at 15260 W. Beloit Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/27/2025

DATE OF COMPLETENESS DETERMINATION: 6/30/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 5/27/2025, as well as various phone calls and emails exchanged
Site Visit(s): 7/11/2025

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 1.15 acres

CURRENT ZONING: B-1, Shopping Center District

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: The applicant is proposing to construct an automotive service center.

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning:	B-1	*Land Use:*	Commercial (The Learning Experience)
South:	Zoning:	O-2	*Land Use:*	Commercial (Holiday Inn)
East:	Zoning:	Rm-1 / Rm-1 PUD	*Land Use:*	Forest Point / Hickory Hills
West:	Zoning:	B-1	*Land Use:*	Commercial (Multi-Tenant Building)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:
Vision:

- *A system of meaningful pedestrian connections to create a walkable and connected community.*

Development Policies:

- *Use low-intensity office or neighborhood-oriented retail as a buffer between the industrial areas and the residential areas to the north and west.*
- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*
- *Use low-intensity office or neighborhood-oriented retail as a buffer between the industrial areas and the residential areas to the north and west.*

Land Use:

- *Future Land Use Map: Business Park Industrial*

ZONING CODE (Chapter 275): Yes, meets the requirements of Chapter 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

PROPOSED ARCHITECTURE: The applicant is proposing a 6,400 sq. ft. building. A mix of brick and stone is being proposed on the exterior of the building.

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: There is a steep slope upward into the site from the west. From there, the site slopes downward to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed shall be shown on 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. Applicant has submitted a stormwater management plan.

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

WATER USAGE CALC.: Commercial water use: 800 GPD.

TRAFFIC IMPACT: A Traffic Impact Study is not required for this development.

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

PREVIOUS ACTION:
5/6/2019 Plan Commission approval of a 2-Lot CSM.
5/14/19 Common Council approval of a 2-Lot CSM.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

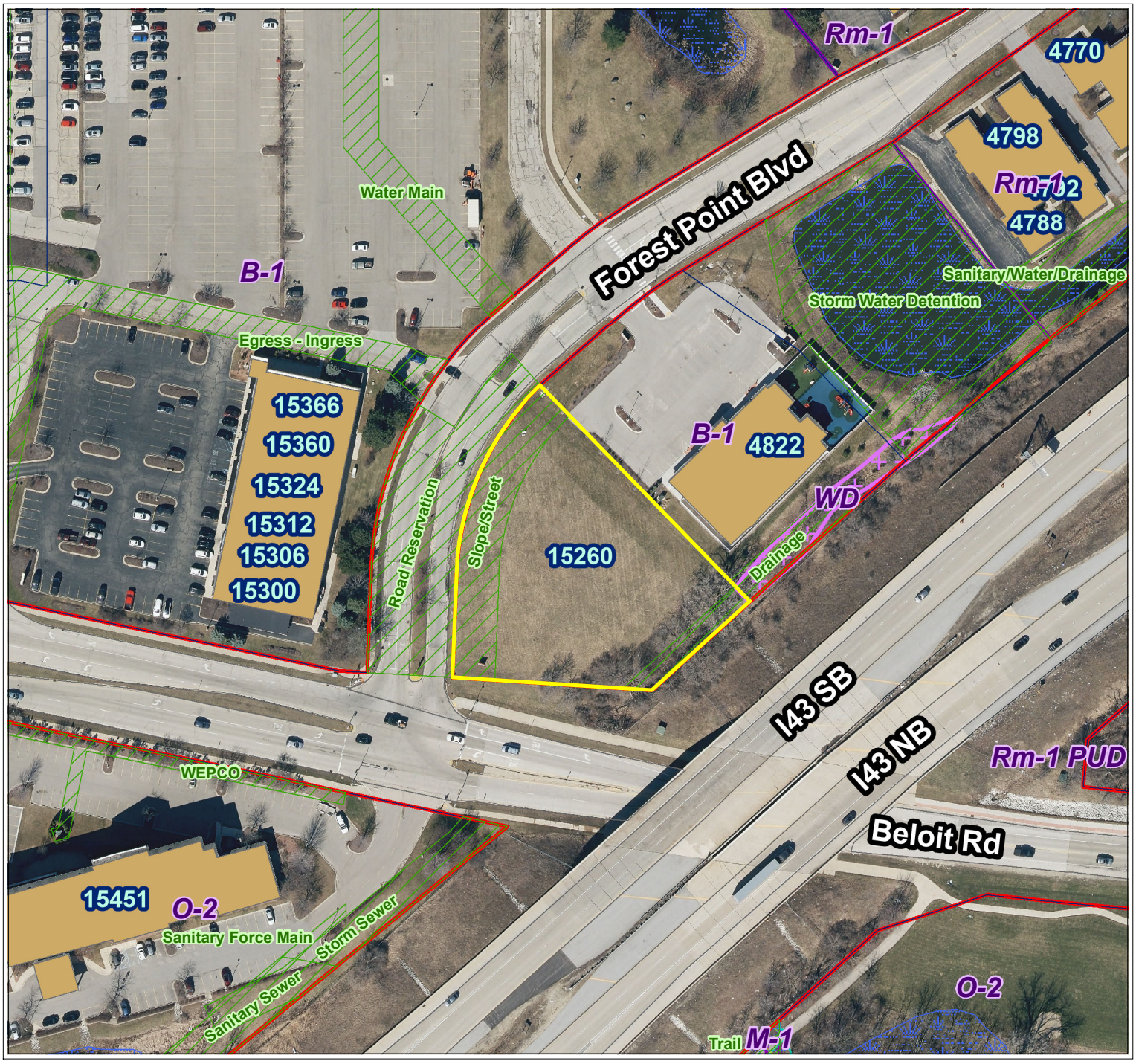
1. Please see applicant's Plan of Operation letter attached.
2. Automotive service requires 1 parking space per 200 square feet of sales, office, or waiting area, plus 2 spaces of service bay.
    a. Parking required per Zoning Code: 26 stalls required – 1,122 square feet of sales, office, waiting (6 stalls) + 10 bays (20 stalls).
    b. 37 spaces are being provided.
3. All setbacks for the B-1 District have been met.
    a. Front Setback: 40', Side Setback: 25', and Rear Setback: 25'.
4. Per 275-57B(5), in the A-1, A-2, R-1/R-2, R-2E, R-3, R-4, R-4.5, R-5, Rd-1, Rm-1, B-1, B-2, B-3, B-5, O-1, O-2, I-1 and P-1 Zoning Districts, the parking and storage of semitractors and semitrailers, except for pickup and deliveries, is prohibited.

D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture approval for the construction of a 10-bay automotive service center for Christian Brothers Automotive at 15260 W. Beloit Road 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-2501125
Christian Brothers Automotive
15260 W. Beloit Road



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

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PROGRESSIVE COMPANIES

June 27, 2025

City of New Berlin
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Re: Development Permit Application
Plan of Operation Report

Dear Review Staff,

On behalf of Christian Brothers Automotive Companies, we respectfully submit this Plan of Operation for review and consideration by the City of New Berlin. The proposed development includes the construction of an automotive service center, parking lot, and other associated improvements.

This letter is an executive summary of the proposed operational details. Supporting materials and technical documentation are included in the enclosed documents.

As noted during our pre-application meeting held on 05/27/2025, the proposed parking lot provides a total of 37 spaces. Per the City of New Berlin Code of Ordinances, the maximum allowable parking for this facility is 29 spaces. In support of our request to provide a total number of parking spaces greater than the ordinance standards, we've enclosed a letter from Christian Brothers Automotive explaining the necessity of this parking count for their operations.

Proposed Use

The project involves the development of a +/- 6,400 sft, automotive service facility. The principal use will be the routine maintenance and repair of personal vehicles, including but not limited to, advanced diagnostics, electrical system repairs, flushes, suspension and steering adjustments, routinge oil changes, and brake servicing. No body work or heavy industrial activity is proposed. The building includes 10 service bays, customer reception/waiting area, and supporting office space. An attached, screened dumpster enclosure is located at the rear of the site.

Activities and Operations

- **Indoor Activities:** All vehicle servicing will take place inside the building.
- **Outdoor Activities:** Vehicle drop-off and pick-up will occur in designated parking areas. No outdoor storage or long-term parking is proposed.
- **Waste Handling:** Trash and recyclables will be stored in the enclosed dumpster and routinely serviced. Regulated waste (e.g., used oil) will be managed and per environmental regulatory standards. Regulated materials are stored indoors within a double-hulled, EPA certified containment vessel.

Hours of Operation

- **Days:** Monday through Friday (open on Saturdays for the first 90 days of operation)
- **Hours:** 7:00am to 6:00pm

Staffing

- **Total Employees:** Approximately 8 to 10 employees and the owner / franchisee.
- **Peak Shift:** Up to 10 employees on-site at one time.

Construction Timeline

- **Start Date:** April 2026
- **Completion Date:** December 2026

Impact Mitigation

The site plan and operational strategy have been designed to minimize impacts to surrounding properties. Noise, lighting, and vehicle circulation have be addressed through appropriate screening, site layout, and building orientation. Any potential hazards have been reviewed and mitigated as outlined in the supporting documentation.

We appreciate your time and consideration of this proposed Plan of Operation. We look forward to working collaboratively with the City to bring this project to fruition. Please feel free to contact us with any questions or requests for additional information.

Sincerely,

Ashley Ziebell, PE
Civil Engineer
Progressive Companies
(586) 201-4141
aziebell@weareprogressive.com

Enclosures

- Christian Brothers Automotive Operational Overview
- Trip Generation Estimate
- Parking Narrative


Christian Brothers
Automotive®
Christian B
Christian Brothers Automotive

From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: Planning and Development

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

Setting the aesthetic standard for automotive repair.



© Christian Brothers Automotive 2022



This finished store is 100% representative of our standard prototype.

Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 6 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.

© Christian Brothers Automotive 2022

The business in manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos



© Christian Brothers Automotive 2022



Office Interior

Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.

© Christian Brothers Automotive 2022

Site Plans and Criteria

PURCHASABLE PROPERTY

3 Mile Population:
Greater than 30,000 people

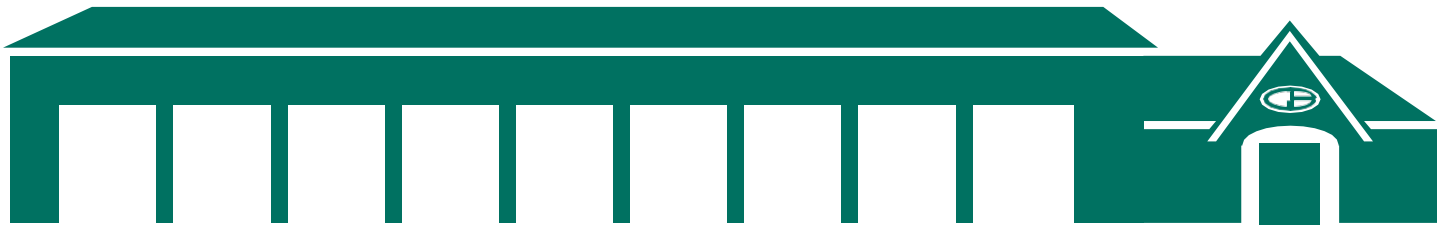
3 Mile Income:
Greater than $85,000
(Average Household Income)

Frontage Required:
100 - 120 Feet

Depth Required:
225 - 300 Feet

Size:
Greater than 25,000 ft^2
(Typically .7 - 1.0 acres)

Use:
Light / Minor Automotive



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For Questions Please Contact:

Michael Suttle | Chief Development Officer
(281) 675-6102 • Michael.Suttle@cbac.com

Billy Green Jr. | Director of Land Acquisitions & Permitting
(281) 675-6192 • Billy.Green@cbac.com

ChristianBrothersRealEstate.com

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Christian Brothers
AUTOMOTIVE

Scope of Work: Maintenance and Repair

Automotive Computer Diagnostics

If you can't determine what ails your vehicle, bring it to Christian Brothers Automotive. We'll find and repair all car problems. We use the same diagnostic equipment you can find from manufacturers, making us your one-stop location for all your automotive needs.

Our ASE-Certified technicians will provide you with a detailed inspection and computer analysis of your vehicle. From the output, we'll get you back on the road quickly.

Check Engine Light

Without the right equipment, you likely don't know what your Check Engine Light means. A list of different things can make this light come on. Our tools can decipher what is happening with your car and tell you what work is needed. Don't let your Check Engine Light freak you out; visit Christian Brothers Automotive for peace of mind.

Vehicle Repairs

After we've determined the issues hampering your vehicle, an ASE-Certified technician will describe them in detail, or even allow you to see them for yourself. Additionally, they will give you a cost estimate for repairs. You make the ultimate decision before we commence repairs.

At Christian Brothers Automotive, we never settle for anything less than long-lasting repairs completed by experienced technicians. Our service includes repairs and maintenance on cooling systems, power steering, exhaust systems, engines, and tires.

Brakes

At Christian Brothers Automotive, we take pride in our integrity. We will never sell you only brake pads but we will also recommend the right components recommended by your auto manufacturer. Each vehicle varies whereas the alloys used in brake pads and rotors are often very specific. Incorrect brake pads can mean significant damage to rotors and other vital parts. The expert technicians at Christian Brothers Automotive will check to make sure your vehicle only receives the brake pads and components that are specifically engineered for it.

Every brake job means resurfacing the rotors. The brake pads are just half of the relationship – without properly serviced rotors, your car will not stop as quickly as it should. Every rotor is resurfaced according to manufacturer specifications and lubricated properly to make sure the brake pads get the maximum durability.

Fluid is an often overlooked component of the brake system. Brake fluid is checked for quantity, but not usually checked for quality. Your brake fluid can become dirty and create problems when it is supposed to be flowing to the calipers to stop your car. Clean, new brake fluid can help extend the life of your entire brake system and save you money on costly brake repairs in the future.

Electrical System

Most mechanical functions are now dependent on electrical components. Your car is controlled by a complex arrangement of wires, sensors and computers working together. If communication along those wires is interrupted, it could have major consequences for several components of your vehicle.

Electrical systems are now more complicated, but more reliable and easier to diagnose and remedy with the proper equipment. At Christian Brothers Automotive, we have a full line of manufacturer certified diagnostic tools. The tools, scanners and equipment are the same or better than those used in dealership service departments.

Our ASE certified technicians know your car's electrical components and can quickly and effectively diagnose the problem. At Christian Brothers Automotive, we take a serious, targeted approach to pinpoint the problem and minimize the cost of your repair to one of the electrical components. Sometimes what seems like a major repair could merely be a software issue. Computers control your car. Starters, alternators, air conditioning systems and many other components are now computer controlled. Our ASE certified technicians will make sure you do not waste money on diagnostics and parts.

Your battery could also be the culprit of an electrical system problem. A loose battery cable, a faulty wire or a dirty connection could appear to be a bigger problem than reality. If your battery is not receiving a charge, the alternator may need replacement. You will receive a full system check, not just a recommendation for parts you may not need. We check the basics before recommending a major repair. We care about your car and we respect your budget.

AC Services

At Christian Brothers Automotive, we do things differently. Our ASE-certified technicians do more than your ordinary air conditioning system check. Your car is a complex machine and it demands a full diagnostic treatment and service. A full air conditioning service at Christian Brothers Automotive means a full inspection to make sure we get to the root of the problem and not simply treat the symptoms.

There is not a definitive way to predict a failure for your air conditioning system. However, when your car's AC system needs service or repair, the right equipment and experience are important.

Christian Brothers Automotive only uses expert, ASE-certified technicians and the latest tools and equipment for air conditioning service and repair. You cannot determine the source of a leak or diagnose a problem with the AC system without a thorough examination.

Drivetrain & Suspension

The drive train, also referred to as the power train, refers to the parts and systems that create power and deliver it to the road. It is a holistic system that makes your car travel safely down the road. The main parts of the drive train includes: the wheels, suspension, drive shaft, engine and transmission. A properly maintained power train means that the energy produced by your engine is being used in the most efficient way possible. Thus, you will have a more fuel efficient car and more miles per gallon. At Christian Brothers Automotive, we strive to make sure your suspension system is working at its optimal performance.

Suspension Systems

The suspension system is the bridge between the engine and the power it generates to the wheels and the impact the road has on the vehicle. Movement and inertia create incredible forces on your car's frame. Your suspension system balances the vehicle. An improperly maintained suspension system can create an unsafe vehicle and unsafe driving conditions for you, your family and other drivers.

The engine and transmission (along with the drive shaft and differential) move the car forward, but to make the vehicle manageable and driver-friendly, the suspension system absorbs the energy. A worn steering and suspension system can create excess noise, premature tire wear, vibrations and alignment damage. At Christian Brothers Automotive, we make sure your suspension system is fully operational and up to your vehicle's manufacturer standards.

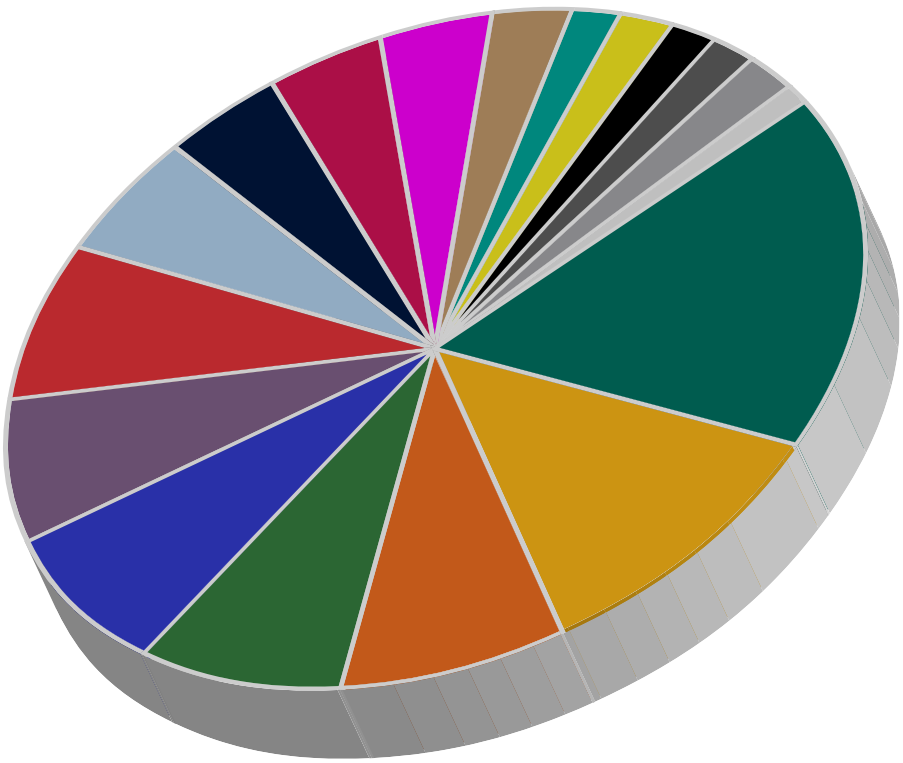
Like all repairs and services at Christian Brothers Automotive, suspension, drive train, transmission and engine repair, services and maintenance are covered by our 24 month/ 24,000 mile warranty. Christian Brothers Automotive's suspension service can repair or replace virtually all suspension components, including: bushings, sway arms, center links, ball joints, idler arms, pitman arms, tie rod sleeves, tie rod ends, struts, shock absorbers, coil springs, CV joints, CV boots, CV axle half shafts, universal joints and springs and any other manufacturer specific components your vehicle may need.

Christian Brothers
AUTOMOTIVE

What We Do

Our shops service approximately **4,200** vehicle visits per year per shop. Our shops are highly rated on Google **(4.7 star)** and have a high percentage of repeat customers **(65%-75% of all visits)**. We are independently audited annually by both AAA and RepairPal for training, certifications, equipment, and customer satisfaction. We are also an authorized CarMax Warranty Service Center.

Christian Brothers Automotive - Sales by Labor Category



- **17%** Diagnostics
- **11%** Brakes
- **8%** Fluid Maintenance
- **8%** Oil Changes
- **8%** Cooling System
- **7%** Air Conditioning/Heating
- **7%** Engine Maintenance
- **5%** Alignment
- **4%** Suspension
- **4%** Ignition and Tune-Up
- **4%** Electrical
- **3%** Steering
- **2%** Wheels and Tires
- **2%** Emissions/Exhaust
- **2%** Drive Train
- **2%** Options/Accessories
- **2%** Transmission
- **1%** Drive Belts/Fuel System

As you can see, the highest category of service that we provide is diagnostic testing and inspection. CBA has a heavy concentration on diagnosing engine control systems and sensors. Our heaviest training concentration is on this field of service, and we own the same vehicle specific diagnostic testing equipment that the dealerships use. Our second highest labor category is Brakes, followed by Fluid Maintenance and Oil Changes.

We understand community concern about a business with a concentration on heavy vehicle repair with on-site engine rebuilding and transmission rebuilding. I've seen those specialty businesses and often times they are not aesthetically integrated into the community landscape.

Engine Maintenance

For our shops Engine Maintenance overall, is our **7th highest** category. Most of engine maintenance services are routine services such as timing belts, seals and gaskets, and motor mounts. We do not offer on-site rebuilding of engines. The consumer value proposition is not beneficial to the consumer for doing on-site rebuilding. Instead we install factory remanufactured engines. These engines are completely assembled at a factory and simply installed locally, and carry a Nationwide 3 year / 100,000 mile warranty. We could not offer that warranty for an on-site rebuilt engine. You can see that engine replacement represents only 0.1% of the vehicles that we service, and only 0.8% of sales. Most major tire retailers such as Goodyear, Tires Plus+, and others offer a similar service for their customers.Engine replacement is driven by customer trust. Customers most often simply trade in a vehicle that needs an engine rebuild or replacement. More frequently than not, we do not know their engine is in a terminal condition until deep into our diagnostic work. At that point our only concern is doing what is best for the customer.

Transmission Maintenance

Transmission Maintenance represents **2%** of overall sales by labor category, and is our 17th place sales category. Transmission Maintenance includes Transmission Filters, Transmission Cooler hose leaks, input and output seals, as well as transmission replacement. Similar to the engine category, Transmission Maintenance includes transmission replacement. We do not provide on-site rebuilding of transmissions. Again, it is not a good consumer value proposition to offer on-site rebuilding, as a factory remanufactured transmission provides a 3 year / 100,000 mile nationwide warranty. Most transmission replacements can be completed in less than one day. The typical labor time is between 5-8 hours. A few require 10-14 hours to replace. Transmission replacement is not really any more invasive than a comprehensive 100,000 mile service. The cost is higher because of the single part - the transmission - but the labor operation is not that involved. The on site labor operation is to unbolt one part and bolt in another part. The messy portion is handled at the factory where the transmission is completely remanufactured. Because the overall cost of a transmission replacement is significantly lower than for an engine replacement, consumers are more likely to approve this repair to their vehicle. Our transmission replacements average 10-15 per year per store.

In Conclusion

I hope that this information has helped to illustrate that we are a light vehicle maintenance provider. It is very infrequent for us to offer engine or transmission replacement, and it is driven by our desire to be the long-term trusted provider of all vehicle services for the average consumer. We do not specialize in any one specific category of service, and certainly not in heavy services.

Christian Brothers
AUTOMOTIVE

Automotive Fluid Mitigation Summary

CBAC operates in an environmentally responsible manner. We use biodegradable cleaning products and solvents which have no impact on the community at large or its utilities. However, automotive fluids take special care. For Christian Brothers, that means going above and beyond regulatory standards. Our concrete floors are polished and sealed before Certificate of Occupancy and cleaned with a zamboni style machine (1 – Panther CS-900 AutoScrubber) throughout the life of the location. The old style "wash down" by hose into floor drains is not approved, supported or allowed. We use double wall above ground containers to house our fresh automotive products and capture for recycling all used oil and coolant products (2 – RTT Series with Containment Vessel). Nationally, CBAC contracts with an environmental company to manage 100% of our recycling (3 – FCC Environmental).

As a "fail safe" measure, we install a 750 gallon oil interceptor that exceeds the total volume for any and all environmentally sensitive fluids housed in the building (4 – Oil Interceptor). Per our Commodity Count (5 – Fluid Type and Storage), our total onsite fluid count is 615 gallons, 135 less than Max capacity. The interceptor is contractually serviced twice a year by FCC or equivalent provider. Bottom line, it's simply peace of mind so we can confidently make the following statement.

Absolutely no automotive fluids of any kind are ever released into local utilites. This includes assurance for both Storm and Sanitary Sewers. Should a catastrophic event occur, our contract with FCC provides a $1,000,000 insurance policy per incident for cleanup and remediation. Since our first store opending 1982, we have had no incidents of any kind.

Attachments:

1 – CS=900 AutoScrubber Tech Sheet – 20B
2 – RTT Series with Containment Vessel
3 – FCC Environmental Contract Page
4 – Oil Interceptor
5 – Fluid Type and Storage

Christian Brothers
AUTOMOTIVE

1 – CS=900 AutoScrubber Tech Sheet – 20B

TRIPLE S COMMERCIAL

Auto Scrubbers
Designed for the Professional



Panther 18C Auto Scrubber
Get Away From Mop and Bucket Cleaning
- Apply Cleaning Solution, Scrub & Vacuum in one pass
- Compact, Agile Scrubber with and 18" Cleaning Path
- Heavy-duty, Cast Aluminum Squeegee Assembly
- Simple, Easy-to-Use Controls
- Rotationally Molded Polyethylene Tanks
- Cord Electric - Long 85' Cord



Panther 20B Auto Scrubber
Cost Effective Solution to Cleaning Floors
- Highly Maneuverable Scrubber with a 20" Cleaning Path
- Brush-Assist Drive
- Heavy Duty, Cast Aluminum Squeegee Assembly
- Simple, Easy-to-Use Controls
- Rotationally Molded Housing
- Large Solution & Recovery Tanks Increase Productivity



Panther 20TD Auto Scrubber
Compact, Powerful, Battery Operated
- Battery Operated - Runs for an estimated 5 hours per charge
- Highly Maneuverable Scrubber with a 20" Cleaning Path
- Variable Speed Transaxle Drive - Forward and Reverse
- Heavy-Duty, Cast Aluminum Squeegee Assembly
- Simple, Easy-to-Use Controls
- Rotationally Molded Housing
- Large Solution & Recovery Tanks Increase Productivity

Nice difference.

17725 KATY FREEWAY, SUITE 200, HOUSTON, TX 77094 ● 281.675.6100 ●
CHRISTIANBROTHERSAUTO.COM

Christian Brothers
AUTOMOTIVE®

TRIPLE S
Auto Scrubbers
Designed for the Professional

Specifications:	Panther 18C	Panther 20B	Panther 20TD
Machine Type:	Cord Electric	Battery Operated	Battery Operated
Item Number:	86001	86002	86007
Solution Tank Capacity:	8-gallon	13-gallon	16-gallon
Recovery Tank Capacity:	11-gallon	15-gallon	16-gallon
Cleaning Path:	18"	20"	20"
Pad Drive Diameter:	Single 18"	Single 20"	Single 20"
Pad Presure:	66 lbs	50 lbs	Up to 200 lbs
Squege Width:	28"	28"	28"
Vacuum Motor:	2-stage	2-stage, .75 hp	2-stage
Pad Drive Motor:	1 hp	.75 hp	.75 hp
Pad Drive Speed:	250 rpm	200 rpm	200 rpm
Voltage:	110 volt	24 volt	24 volt
Waterlift:	65"	55"	55"
Sound Level (dBA):	70 dBA	69 dBA	69 dBA
Power Cord:	85' (safety orange)	—	—
Power System:	—	Requires two 12V, 105 amp Hr. or 130 amp Hr. Batteries (not included)	Requires two 12V, 215 amp Hr. (not included)
Charging System:	—	110V, 9 amp built-in charger	110V, 18 amp portable charger
Drive System:	—	Brush Assist	Transaxle Drive
Run Time per Charge:	—	3.5 hr. estimated (130 amp Hour)	5 hr. estimated (130 amp Hour)
Productivity Rate:	18,000 sq.ft./hr.	21,000 sq.ft./hr.	21,600 sq.ft./hr.
Wheel Description:	Non-marking gray	Non-marking gray	Non-marking gray
Amp Draw:	13.5 amps	—	—
Weight:	144 lbs	280 lbs (w/batts)	209 lbs (w/o batts)
Dimensions:	41L x 21.5W x 38H in.	53L x 22.5W x 38H in.	55L x 22.5W x 38.5H in.
Uses UL Approved Components:	✓	✓	✓



Powerful Performance



Easy-to-Use Controls

**See the actual warranty for full details. Specifications are subject to change without notice.*

Distributed by:

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1-800-323-2251
www.triple-s.com

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2 – RTT Series with Containment Vessel

Turn Your RTT into a Pump System Utilizing Our Available Packages

Pump systems provide versatile options for clean convenient and accurate dispensing fromthe tank, directly to your equipment.



RTT-1101 Top Mount



RTT-1202 Side Mount



RTT-1303 * Wall Mount

* 1" X 6' Pump Inlet Hose / 1/2" X 6' Hydraulic Hose / Brass Ball Valve

Packages Include These Following Accessories:

- 1/4" Air Filter regulator
- Hose Reel & 50' Hose
- Electronic NON-PRESET Meter Dispensing Nozzle
- Side Mount Plate w/Hardware
- Universal Reel Bracket
- Stubby Pump & Reel Brackets
- Desiccant Air Breather

Note: RTT-1101 & RTT-1202 are assembled

RTT Offers 6 Caged Tank Options



Cage Packages include: Tank, Stand Base (no legs), and Cage. Cages increase structural support & security

CAGED PACKAGES

MODEL #	CAPACITY	DIMENSIONS	WEIGHT
RTT-1415	240 Gallons	36"L x 36"W x 50"H	270 lbs
RTT-1505	325 Gallons	36"L x 36"W x 66"H	300 lbs
RTT-1485	80/240 Gallons	36"L x 36"W x 68"H	300 lbs
RTT-1425	120/240 Gallons	36"L x 36"W x 77"H	320 lbs
RTT-1435	180/240 Gallons	36"L x 36"W x 89"H	375 lbs
RTT-1585	80/325 Gallons	36"L x 36"W x 84"H	350 lbs

* Additional caged options available upon request.
* Shown Left: RTT-1425

Containment Vessels

Our vessels are rotationally molded HDPE with vertical rib reinforcement for superior strength and impact resistance



RTT-4040



RTT-4041



DRIP TRAYS

MODEL #	CAPACITY	DIMENSIONS	WEIGHT	
RTT-4040	203 Gallons	52"W x 58"L x 20"D	38 lbs	Contains RTT gravity feed or pump systems where largest tank holds up to 180 gallons; features molded-in drip tray area with full screen
RTT-4041	360 Gallons	42"W x 42"L x 42"D	100 lbs	Contains RTT pump systems where largest tank holds up to 320 gallons; features a molded flat area for product identification label and logo

3 – FCC Environmental Contract Page

FCC environmental

April 3, 2012

Christian Brothers Automotive
15995 N. Barkers Landing
Suite 145
Houston, TX 77079
(281) 870-8900 x104

Re: Used Oil & Environmental Services Proposal-**UPDATE**

Dear Rod:

FCC Environmental is pleased to submit our proposal for **Christian Brothers Automotive** to provide recycling services to various **Christian Brothers Automotive** locations as outlined in this proposal. FCC Environmental is uniquely qualified and strategically positioned to enter into a true service partnership with **Christian Brothers Automotive** and we sincerely value our business association.

FCC Environmental, with more than 50 years of recycling experience, has not only the expertise to successfully perform this service, but also the financial backing and depth of resources to meet all provisions of our proposal. All work will be performed by the FCC Environmental branch network located throughout the Mid-Atlantic, South Eastern, South Central, and Gulf Coast regions of the United States.

FCC Environmental appreciates the opportunity to earn your business and we are pleased to offer the following proposal for Environmental recycling services.

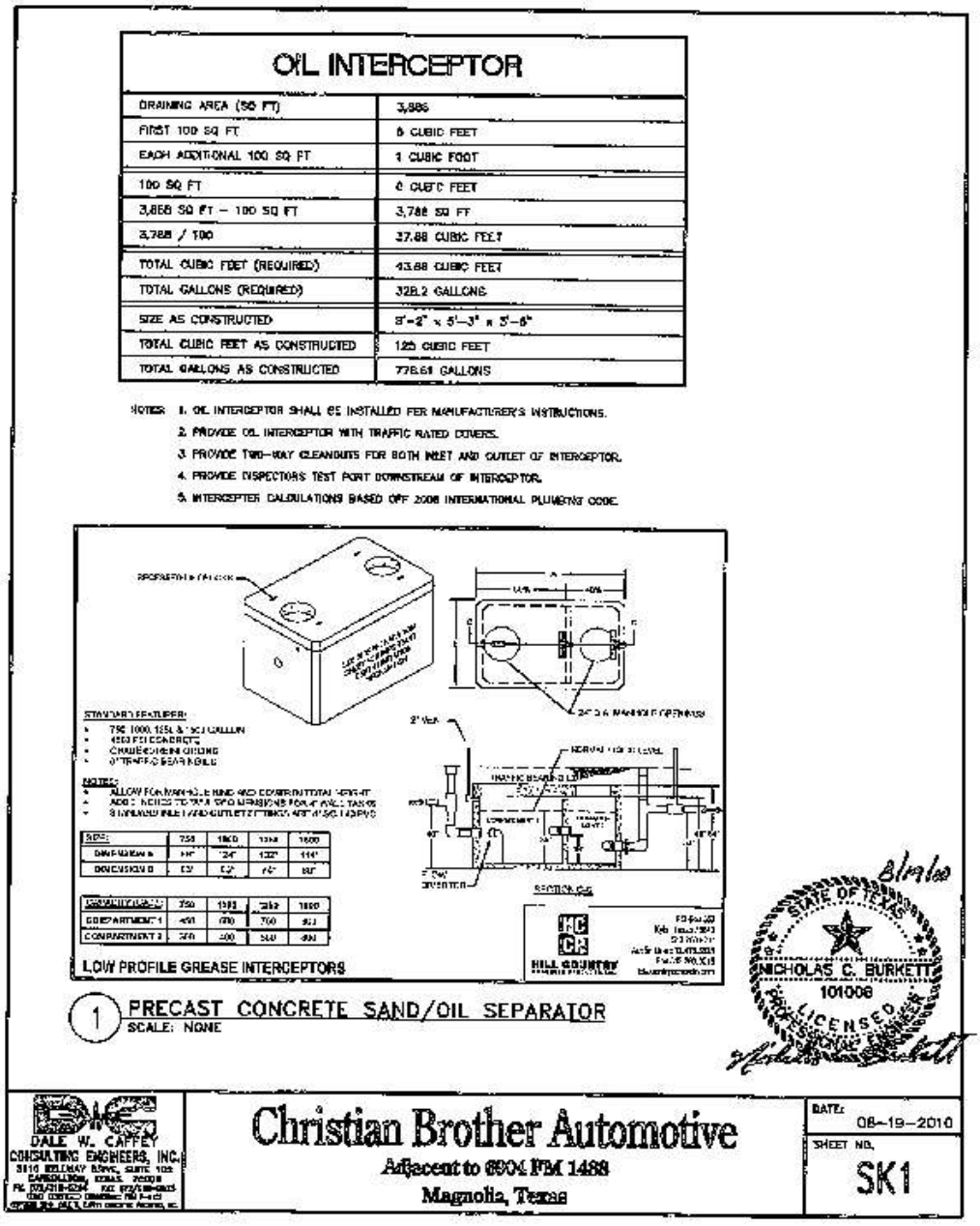
Sincerely,

Dave Nelson
National Accounts Sales Director
Mobile: (919) 796-8274
Fax: (919) 557-1807
Email: david.nelson@fccenvironmental.com

Christian Brothers

AUTOMOTIVE

4 – Oil Interceptor



OIL INTERCEPTOR

DRAINING AREA (SQ FT)	3,986
FIRST 100 SQ FT	6 CUBIC FEET
EACH ADDITIONAL 100 SQ FT	1 CUBIC FOOT
100 SQ FT	6 CUBIC FEET
3,886 SQ FT – 100 SQ FT	3,786 SQ FT
3,786 / 100	37.86 CUBIC FEET
TOTAL CUBIC FEET (REQUIRED)	43.86 CUBIC FEET
TOTAL GALLONS (REQUIRED)	328.2 GALLONS
SIZE AS CONSTRUCTED	5'-2" x 5'-3" x 5'-6"
TOTAL CUBIC FEET AS CONSTRUCTED	125 CUBIC FEET
TOTAL GALLONS AS CONSTRUCTED	778.61 GALLONS

NOTES:
1. OIL INTERCEPTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE OIL INTERCEPTOR WITH TRAFFIC RATED COVERS.
3. PROVIDE TWO-WAY CLEANOUTS FOR BOTH INLET AND OUTLET OF INTERCEPTOR.
4. PROVIDE INSPECTORS TEST PORT DOWNSTREAM OF INTERCEPTOR.
5. INTERCEPTER CALCULATIONS BASED OFF 2006 INTERNATIONAL PLUMBING CODE.

LOW PROFILE GREASE INTERCEPTORS

1 PRECAST CONCRETE SAND/OIL SEPARATOR
SCALE: NONE

STATE OF TEXAS
NICHOLAS C. BURKETT
101008
LICENSED
PROFESSIONAL ENGINEER

DALE W. CAFFEY
CONSULTING ENGINEERS, INC.

Christian Brother Automotive
Adjacent to 6904 FM 1488
Magnolia, Texas

DATE: 08-19-2010
SHEET NO. SK1

Nice difference.

Christian Brothers
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5 – Fluid Type and Storage

Commodity	Quantity	Storage Method
New Oil	Max. 250 gal	sealed tank
Waste Oil	Max 200 gal	sealed tank
Trans Fluid	Max 55 gal	metal/plastic drum
Coolant	Max 55 gal	plastic drum
Used Coolant	Max 55 gal	metal/plastic drum

Table 1
Christian Brothers Midlothian
Overall Site-Trip Generation Analysis - Peak Hour of Adjacent Street

Buildout				Weekday						
				AM Peak Hour			PM Peak Hour			Average
Land Use	Size	Units	Land Use Code	In	Out	Total	In	Out	Total	Daily Trips
Proposed Development[1]										
Automobile Parts and Service Center	5,200	S.F.	943	7	3	10	4	7	11	86
By-Right Uses[1]										
Drive-in Bank	5,200	S.F.	912	30	22	52	55	54	109	523
Convenience Store (No Gas)	5,200	S.F.	851	163	162	325	130	125	255	3,964
Pharmacy/Drug Store with Drive-Through	5,200	S.F.	881	10	9	19	27	26	53	564
High-Turnover Sit Down Restaurant	5,200	S.F.	932	28	22	50	29	18	47	557

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition. Assumes General Urban/Suburban land use category.

Christian Brothers
AUTOMOTIVE

June 12, 2025

City of New Berlin Staff,

On behalf of Christian Brothers Automotive (CBA), I would like to thank you for the opportunity to consider this request. We are grateful and appreciative of your time and consideration.

As a point of reference, most automotive service and repair facilities focus primarily on high-volume and relatively low-profitability items such as tire and fluid replacement. Christian Brothers Automotive has positioned itself to compete with local dealerships while providing the convenience of a neighborhood shop. Our diagnostic equipment, tools, and OEM parts sourcing sets us apart from the norm and allows us to operate in a vastly different manner.

Our demographic positioning creates a customer base that relies on us for automotive repair. Our typical client is a working professional who cannot afford a needed repair to become a catastrophic event. They simply bring the vehicle to us, pay a fair price, and get back on the road. We also offer a free shuttle service that can take our customers to work, school, or back to their homes while their vehicle is being serviced or repaired.

In total, an average store will see 18 to 22 cars in a day. However, our New Berlin location is projected to be a superlative performer based on other Wisconsin stores. Below are some numbers that might help this all make sense and justify our anticipated car count of over thirty vehicles serviced per day. This project will have thirty-seven spaces after accommodating all other engineering and zoning constraints. We believe this will be sufficient.

A typical CBA location will see an average repair cost of approximately $520.00. CBA locations are open 240 working days per year. CBA businesses are open only M-F, except for new stores, which are open on Saturdays only up to the first three months of the business opening.

A CBA location will average approximately $2,500,000.00 in revenue after two years of opening. Because of the volume of cars we service during our operating hours, we will need all thirty-seven spaces shown to service our customers and to provide an excellent and safe guest experience.

Thank you,

Billy Green Jr.
Director of Land Acquisition & Permitting
billy.green@cbac.com
(281) 675-6192

Nice difference.®

CHRISTIAN BROTHERS AUTOMOTIVE

AUTOMOTIVE SERVICE CENTER

15260 W BELOIT RD, NEW BERLIN, WI 53151

ISSUED FOR: SITE PLAN REVIEW

DATE: 06/27/2025



NORTH

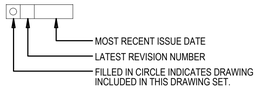
LOCATION MAP

1" = 100'

DRAWING INDEX

● – 06/27/25	G001	COVER SHEET
● – 06/06/25	ALTA	ALTA / NSPS LAND TITLE SURVEY
● – 06/27/25	C102	DEMO & SESC PLAN
● – 06/27/25	C201	SITE LAYOUT PLAN
● – 06/27/25	C301	SITE GRADING PLAN
● – 06/27/25	C401	SITE UTILITY PLAN
● – 06/27/25	C501	SITE DETAILS
● – 06/27/25	LP-1	LANDSCAPE PLANTING PLAN
● – 06/27/25	LP-2	LANDSCAPE SPECS & DETAILS
● – 05/28/25	A-1	TRASH ENCLOSURE PLANS
● – 05/28/25	A-1	TRASH ENCLOSURE PLANS
● – 05/28/25	A-1	TRASH ENCLOSURE PLANS
● – 06/18/25	LP-E	LIGHTING PLAN

DRAWING LIST LEGEND



PROJECT DIRECTORY

DEVELOPER | APPLICANT
CHRISTIAN BROTHERS AUTOMOTIVE
ATTN: BILLY GREEN JR.
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
PHONE: (281) 675-6192
EMAIL: BILLY.GREEN@CBAC.COM

PROPERTY OWNER
NB SQUARED LLC
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DESIGN FIRM
PROGRESSIVE COMPANIES
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EMAIL: JMANION@WEAREPROGRESSIVE.COM

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BUILDING DEPARTMENT
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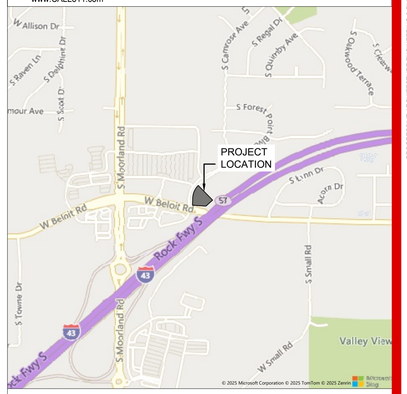
NEW BERLIN, WI 53151
PHONE: (262) 797-2445 EXT. 2503
EMAIL: NJONES@NEWBERLIN.ORG

811 Know what's below. Call before you dig.
www.CALL811.com

CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.



NORTH

VICINITY MAP

1" = 1,000'

ZONING NOTES:

PARCEL SIZE:	± 1.16 ACRES
PROPOSED IMPERVIOUS:	± 30,000 SFT
ZONE DISTRICT:	B-1 SHOPPING CENTER
ADJACENT ZONING:	
NORTH:	B-1 SHOPPING CENTER
SOUTH:	O-2 BUSINESS PARK DEVELOPMENT
EAST:	RM-1 MULTI-FAMILY RESIDENTIAL
WEST:	B-1 SHOPPING CENTER
BUILDING SETBACKS:	
W BELOIT ROAD:	50 FEET
S FOREST POINT BLVD:	37.5 FEET
SIDE YARD:	25 FEET
REAR YARD:	25 FEET
PARKING SETBACKS:	
W BELOIT ROAD:	5 FEET
S FOREST POINT BLVD:	10 FEET

REQUIRED PARKING:
1 SPACE PER 200 SQUARE FEET OF SALES, OFFICE OR WAITING AREA, PLUS 2 SPACED PER SERVICE BAY. CANNOT PROVIDE MORE THAN 15% ABOVE THE REQUIRED AMOUNT OF PARKING UNLESS THE APPLICANT CAN PROVE ADDITIONAL PARKING IS NEEDED.

OFFICE:	
1,000 SFT X 1/200 SFT =	5 SPACES
SERVICE BAYS:	
10 BAYS X 2/BAY =	20 SPACES
MINIMUM PARKING =	25 SPACES
MAXIMUM PARKING =	29 SPACES
PARKING PROVIDED:	
STANDARD (9'X18'):	35 SPACES
BARRIER FREE:	2 SPACES
TOTAL SPACES:	37 SPACES

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ISSUANCE

06/27/2025 SITE PLAN REVIEW

PROJECT NUMBER
70050025
PROJECT MANAGER
A. ZIEBELL
PROFESSIONAL
J. MANION
DRAWN BY
A. ZIEBELL
CHECKED BY
D. WILLET

COVER SHEET
G001

34

6/26/2025 1:52:12 PM Kelley Hollleman
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THESE PLANS ARE AN INSTRUMENT OF SERVICE, AND PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING LLC AS AN INSTRUMENT OF SERVICE, AND PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING LLC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO

ALTA/NSPS LAND TITLE SURVEY

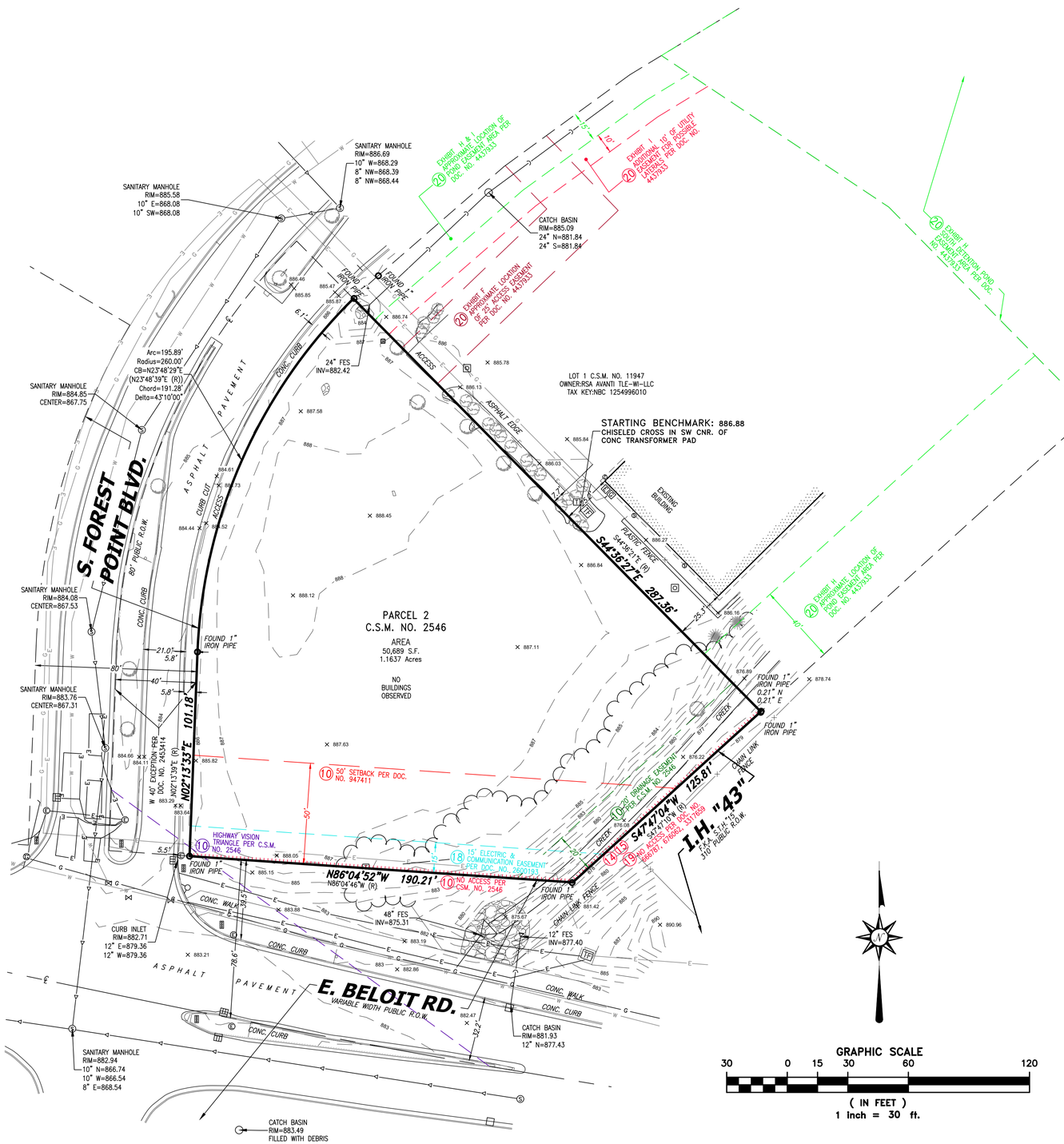

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0353H, effective date of October 19, 2023, 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 is 50,689 square feet or 1.1637 acres.

6(a)(b). A zoning report has not been provided.

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 20251505521 & 20251505525. 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.

18. There are offsite easements or servitudes benefiting the surveyed property disclosed in the furnished Title Commitment.

20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

VICINITY MAP



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
CLEANOUT	TELEPHONE PEDESTAL	FLAG POLE
CURB INLET	TELEPHONE MANHOLE/VAULT	BOLLARD
STORM INLET	TELEPHONE MARKER	CROSS CUT
CATCH BASIN	TRANSFORMER	IRON PIPE
LATERAL	ELECTRIC METER/PEDESTAL	IRON REBAR/ROD
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	MAG NAIL
WELL	CABLE TV RISER/BOX CABLE	SECTION MONUMENT
HYDRANT	TV MANHOLE/VAULT	BENCH MARK
WATER VALVE	GAS VALVE	CONIFER TREE
DOWN SPOUT	GAS METER	DECIDUOUS TREE
SPRINKLER VALVE	GAS MARKER	BUSH
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL
STANDPIPE	VENT	DIRECTIONAL ARROW
WATER MANHOLE	UTILITY POLE	SPOT ELEVATION
FLOOD LIGHT	GUY WIRE	HANDICAP STALL
LIGHT POLE	TRAFFIC SIGNAL POLE	DUMPSTER
SANITARY SEWER	CL. =CENTERLINE
SANITARY SEWER PER PLAN	CONC. =CONCRETE
STORM SEWER	EL. =ELEVATION
STORM SEWER PER PLAN	EXT. =EXISTING
WATER MAIN	INV. =INVERT
WATER MAIN PER PLAN	MON. =MONUMENT
FIBER OPTIC LINE	P.O.B. =POINT OF BEGINNING
FIBER OPTIC PER PLAN	P.O.C. =POINT OF COMMENCEMENT
TELEPHONE LINE	R.O.W =RIGHT OF WAY
TELEPHONE PER PLAN	SEC. =SECTION
ELECTRIC LINE	SQ. FT. =SQUARE FEET
ELECTRIC LINE PER PLAN	W/ =WITH
OVERHEAD WIRES	(R) =RECORDED AS
CABLE TELEVISION	(D) =DEEDED AS
CABLE TELEVISION PER PLAN	RIP-RAP
GAS MAIN
GAS MAIN PER PLAN
TRAFFIC CONDUIT PER PLAN
TREE LINE
NO ACCESS

CLIENT

Christian Brothers Automotive Corporation

SITE ADDRESS

15260 West Beloit Road, City of New Berlin, Waukesha County, State of Wisconsin

LEGAL DESCRIPTION

Parcel 2 of CERTIFIED SURVEY MAP NO. 2546 recorded in the office of the register of deeds for Waukesha County, Wisconsin on April 22, 1976, in Volume 18 of Certified Survey Maps, Page 262-265, as Document No. 947411, said certified survey map being a part of the Northwest 1/4 of Section 26, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin.

EXCEPT that part taken in the Award of Compensation, recorded April 22, 1999, in Reel 2886, Image 283, as Document No. 2453414.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83 (2011), in which the West line of the NW 1 /4 of Section 26, T6N, R20E bears S01°36'54"E.

VERTICAL DATUM

Elevations are referenced to NAVD88 with a site benchmark being a chiseled cross in a concrete transformer pad having an elevation of 886.88.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1253682-HOU1, effective date of March 3, 2025 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 9, 21, & 23, visible evidence shown, if any.

4, 6, 7, 8, 22, 24, & 25 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. 2546, recorded on April 22, 1976, in Volume 18 of certified survey maps, Page 262 to 265 as Document No. 947411 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 December 10, 1936, recorded/filed January 20, 1937, as Document No. 212198. Does not affect property by location, not shown.
12. Utility Easement to The Milwaukee Electric Railway and Light Company, dated January 13, 1938, recorded/filed February 25, 1938, as Document No. 219098. Does not affect property by location, not shown.
13. Access Restrictions as set forth in Indenture recorded July 7, 1966 in Volume 1054, Page 486 as Document No. 665722. Does not affect property by location, not shown.
14. Access Restrictions as set forth in Indenture recorded July 21, 1966 in Volume 1055, Page 679 as Document No. 666787. Affects property by location, shown.
15. Access Restrictions as set forth in Award of Damages recorded December 27, 1966 in Volume 1070, Page 487 as Document No. 676062. Affects property by location, shown.
16. Easement Agreement, made between Charles Kalashian and Marianne Kalashian, husband and wife and the City of New Berlin, a municipality of the State of Wisconsin, recorded September 22, 1999 in Reel 2983, Image 0506 as Document No. 2504887. Does not affect property by location, released.
17. Vehicular Access Easement Agreement, recorded April 28, 2000 as Document No. 2556186. Does not affect property by location, not shown.
18. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech-Wisconsin,dated September 07, 2000, recorded/filed October 24, 2000, as Document No. 2600193. Affects property by location, shown.
19. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1090-17-20 - 4.05, as recorded in Volume 1, Transportation Project Plat Page 5, as Document No. 3317659 on September 16, 2005, 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.
20. Non-exclusive easements for Ingress and Egress and Storm Water Pond Easement, for the benefit of Parcel 1, as set forth in Agreement and Declaration of Easements, Conditions, and Restrictions, recorded November 25, 2019, as Document No. 4437933 Affects and benefits property by location, shown. (see vicinity map)

To: Christian Brothers Automotive Corporation, a Texas corporation
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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 11(a), 11(b), 16, 18, 19, and 20(b) of Table A thereof. The field work was completed on April 17, 2025.

Date of Map: April 30, 2025

DRAFT

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

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

Date	Revision description	
2025/06/06	Addressed Comments	jtm

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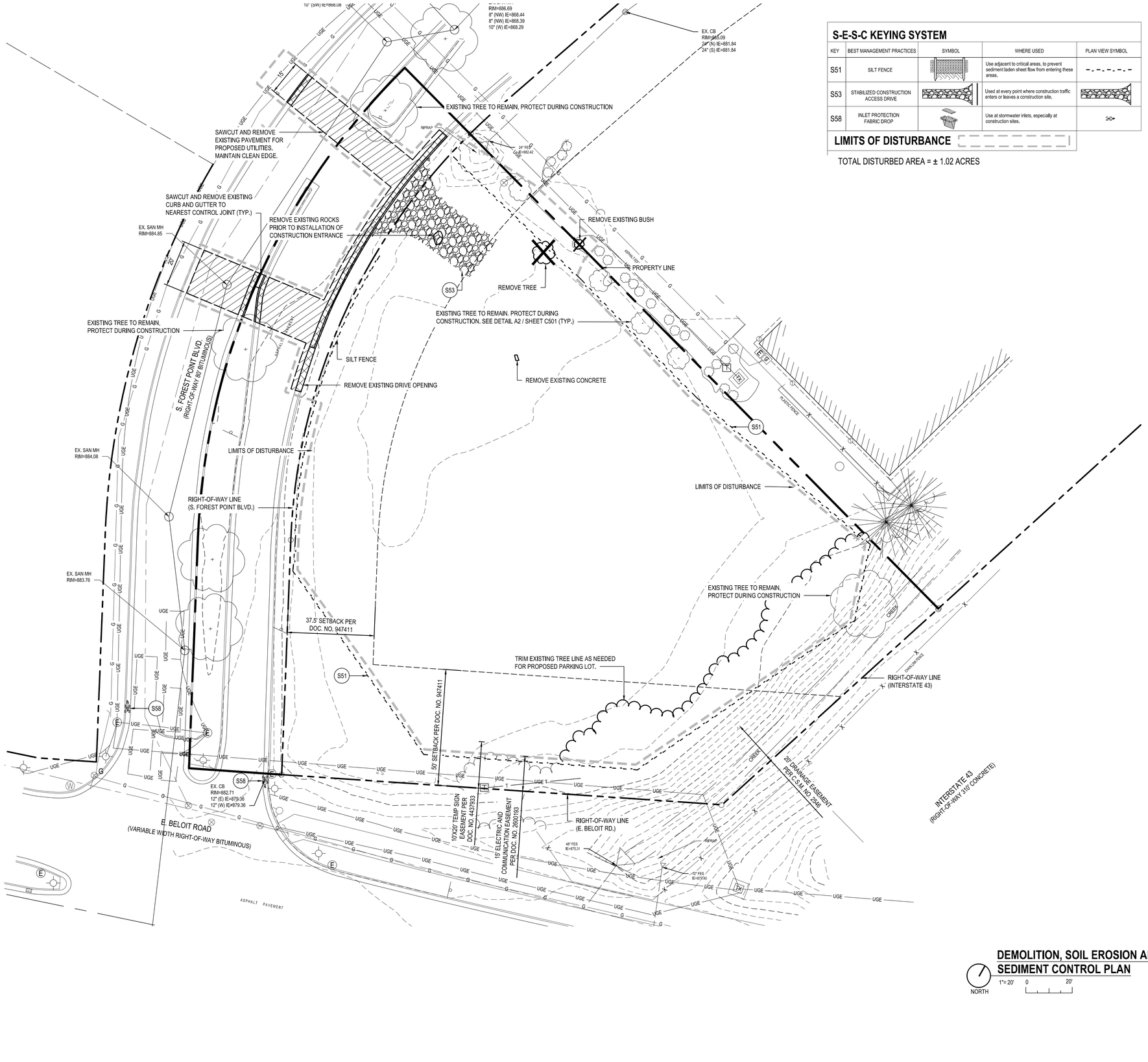
DRAFTED BY: jwd Drawing No. 6469.00



S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED	PLAN VIEW SYMBOL
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.	
S53	STABILIZED CONSTRUCTION ACCESS DRIVE		Used at every point where construction traffic enters or leaves a construction site.	
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.	

LIMITS OF DISTURBANCE

TOTAL DISTURBED AREA = ± 1.02 ACRES

DEMOLITION, SOIL EROSION AND SEDIMENT CONTROL PLAN

NORTH 1"= 20' 0 20'

Know what's below. Call before you dig. 811
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CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

SITE CLEARING AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE DEMOLITION AND CLEARING REQUIREMENTS.
2. NO REMOVAL, DEMOLITION, CLEARING OR TOPSOIL REMOVAL SHALL OCCUR ON SITE UNTIL THE SESC AND STORMWATER PERMITS HAVE BEEN ISSUED AND THE CONTRACTOR HAS VERIFIED AND STAKED THE LIMITS OF REMOVAL IN THE FIELD. NOTIFY SITE CONSULTANT OF THE START OF CONSTRUCTION AND DATE WHEN THE LIMITS LINE WILL BE ESTABLISHED FOR REVIEW AND APPROVAL.
3. ALL MATERIALS NOTED TO BE SALVAGED SHALL BE TURNED OVER TO THE OWNER OR REINSTALLED ON SITE AS NOTED.
4. NO BURNING OR BURYING OF CLEARED OR DEMOLITION MATERIAL SHALL BE ALLOWED ON SITE.
5. REMOVE ALL STRUCTURES, FOUNDATIONS, BITUMINOUS PAVEMENT, CONCRETE SIDEWALK STEPS AND OTHER EXISTING SITE FEATURES AS INDICATED ON THE DRAWINGS. ALSO, REMOVE ALL DEBRIS FROM WITHIN CONSTRUCTION LIMITS ON SITE. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND, UNLESS OTHERWISE NOTED, DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL JURISDICTION HAVING AUTHORITY.
6. THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF WISCONSIN FOR DEMOLITION REMOVAL AND HAULING OF MATERIALS.
7. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND FEES FOR THIS WORK.
8. EXISTING UTILITIES ARE LOCATED TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITY SERVICES AT ALL TIMES.
9. ALL EXCESS OR UNSUITABLE TOPSOIL OR SUBSOIL TO BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED OFFSITE.
10. PROTECT EXISTING TREES UNLESS OTHERWISE NOTED. NO PARKING OR STORAGE OF MATERIALS WITHIN TREE ROOT ZONE. PLACE TREE PROTECTION FENCE WHERE SHOWN ON PLAN.
11. TREE PROTECTION FENCE - ORANGE SAFETY FENCE AROUND TREES SUPPORTED BY STEEL T-BAR FENCE POSTS. ZIP TIE FABRIC TO POSTS. INSTALL PRIOR TO ANY CONSTRUCTION ACTIVITY AND MAINTAIN DURING ENTIRE CONSTRUCTION PERIOD.
12. CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
13. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION.
14. ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN. PATCH PAVEMENT IN-KIND IF REQUIRED.
15. ALL GROUND AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED.

DEMOLITION LEGEND

BITUMINOUS PAVEMENT REMOVAL

CONCRETE REMOVAL

TREE REMOVAL

ALL ITEMS IN BOLD TO BE REMOVED UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL MEASURES AT THE LIMITS OF EARTHWORK PRIOR TO THE START OF ANY EARTHWORK OPERATIONS. ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION SCHEDULE AND SEQUENCE AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. MAINTAIN ALL EROSION CONTROL INSTALLATIONS DURING THE COURSE OF CONSTRUCTION. MAKE INSPECTIONS AFTER EACH STORM EVENT AND REPAIR OR REPLACE ANY DAMAGE. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASINS TO MAINTAIN EFFECTIVENESS OF EROSION CONTROL INSTALLATIONS. REPAIR ANY ERODED AREAS ON SLOPES OR NEAR SILT FENCE. REGRADE AND RESEED ANY TEMPORARY SEEDED AREAS AS NECESSARY TO PREVENT EROSION.
3. THE EROSION CONTROL MEASURES INDICATED ON THIS PLAN ARE BASED ON "THE WISCONSIN SOIL EROSION & SEDIMENT CONTROL FIELD GUIDE". THE SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED PER PLANS AND SPECIFICATIONS.
4. KEEP PUBLIC ROADWAYS CLEAR OF ACCUMULATED SEDIMENT. SEDIMENTS SHALL BE REMOVED IMMEDIATELY UPON ENTERING PUBLIC ROADWAYS AND SHALL BE RETURNED TO THE LIKELY POINT OF ORIGIN. SEDIMENTS SHALL NOT BE FLUSHED OR WASHED FROM THE AREA WITH WATER.
5. SILTSACK MANUFACTURED BY CSI GEOTURF OR HANES GEO PRODUCTS OR APPROVED EQUAL SHALL BE USED FOR STORM INLET PROTECTION ITEM S58 (SEE SESC KEYING SYSTEM LEGEND).
6. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE AROUND ALL SUBSOIL SPOIL AND TOPSOIL STOCKPILE AREAS. ALL SOIL PILES SHALL BE SEEDED WITH APPROVED SEED MIXTURES AND BE LOCATED AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, DITCH OR DRAINAGE WAY
7. REMOVE TEMPORARY CONTROL MEASURES AS FOLLOWS:

   PAVEMENT AREAS - MAINTAIN IN SERVICE UNTIL PREPARATION FOR PLACEMENT OF BITUMINOUS LEVELING COURSES

   LAWN AREAS - REMOVE AFTER LAWN IS WELL ESTABLISHED AND ROOTED
8. SILT FENCE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND AFTER EVERY RAIN. SEDIMENT SHALL BE REMOVED IF DEPOSITS REACH HALF THE FENCE HEIGHT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY SOIL EROSION. OWNER WILL BE RESPONSIBLE FOR PERMANENT SOIL EROSION CONTROL.
10. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.

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ISSUANCE

06/27/2025 SITE PLAN REVIEW

PROJECT NUMBER
70050025
PROJECT MANAGER
A. ZIEBELL
PROFESSIONAL
J. Manion
DRAWN BY
K. Holleman
CHECKED BY
D. Willett

DEMOLITION, SOIL EROSION, AND SEDIMENT CONTROL PLAN

C102

6/25/2025 4:54:45 PM Ashley Ziebell
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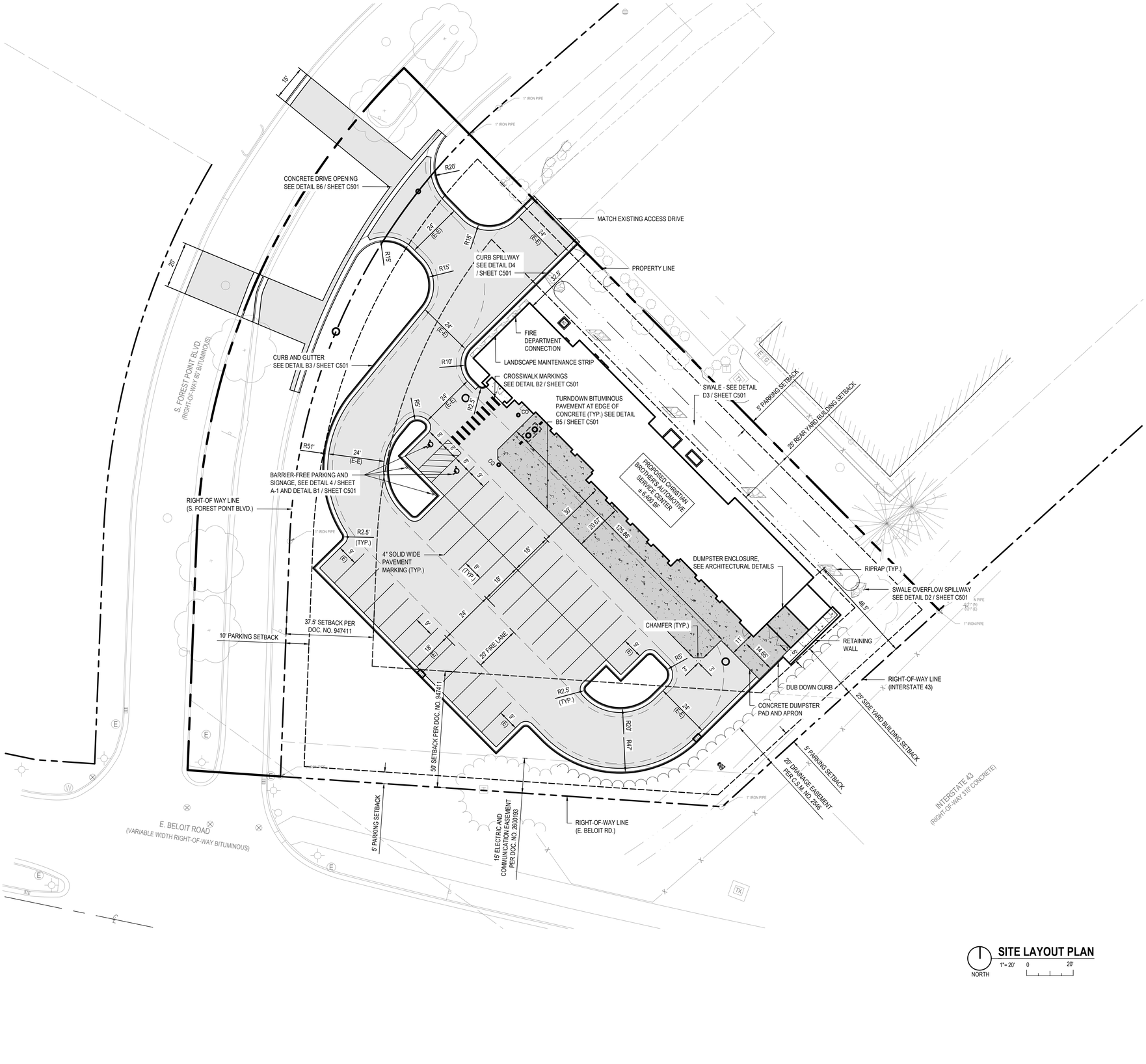

SITE LAYOUT PLAN

NORTH 1"= 20' 0 20'

CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

www.CALL811.com

GENERAL NOTES

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
3. REFER TO ALTA SHEET FOR BENCHMARK INFORMATION.
4. ALL MATERIAL, SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
5. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
6. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
7. EXISTING TREES TO REMAIN - CONTRACTOR TO PROTECT ROOT SYSTEMS BY MAINTAINING TREE PROTECTION FENCE AT TREE DRIPLINE TO ELIMINATE MATERIAL STORAGE, PARKING OR CONSTRUCTION TRAFFIC WITHIN THE TREE DRIPLINE.
8. ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
10. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHER WAS NOTED.
11. CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE WHITE.
12. UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE COMPANIES. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
13. ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
14. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
15. ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
16. ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET CITY OF NEW BERLIN STANDARDS.

PAVEMENT LEGEND

STANDARD CURB AND GUTTER
SEE DETAIL B3/SHEET C501

BITUMINOUS PAVEMENT
- 2" BIT. WEARING COURSE
- TACK COAT @ 0.15 GAL/SY
- 2" BIT. LEVELING COURSE
- 6" AGGREGATE BASE
- 12" GRANULAR SUBBASE
- APPROVED COMPACTED SUBGRADE

CONCRETE SIDEWALK
- 4" CONCRETE
- 6" GRANULAR BASE
- APPROVED COMPACTED SUBBASE

CONCRETE APRON
- 6" REINFORCED CONCRETE, #4 BARS AT 24" OC, EW 4,000 PSI
- 6" GRANULAR SUBBASE
- APPROVED COMPACTED SUBGRADE

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06/25/2025 SITE PLAN REVIEW

PROJECT NUMBER
70050025
PROJECT MANAGER
A. ZIEBELL
PROFESSIONAL
J. MANION
DRAWN BY
K. HOLLEMAN
CHECKED BY
D. WILLETT

SITE LAYOUT PLAN

C201

37

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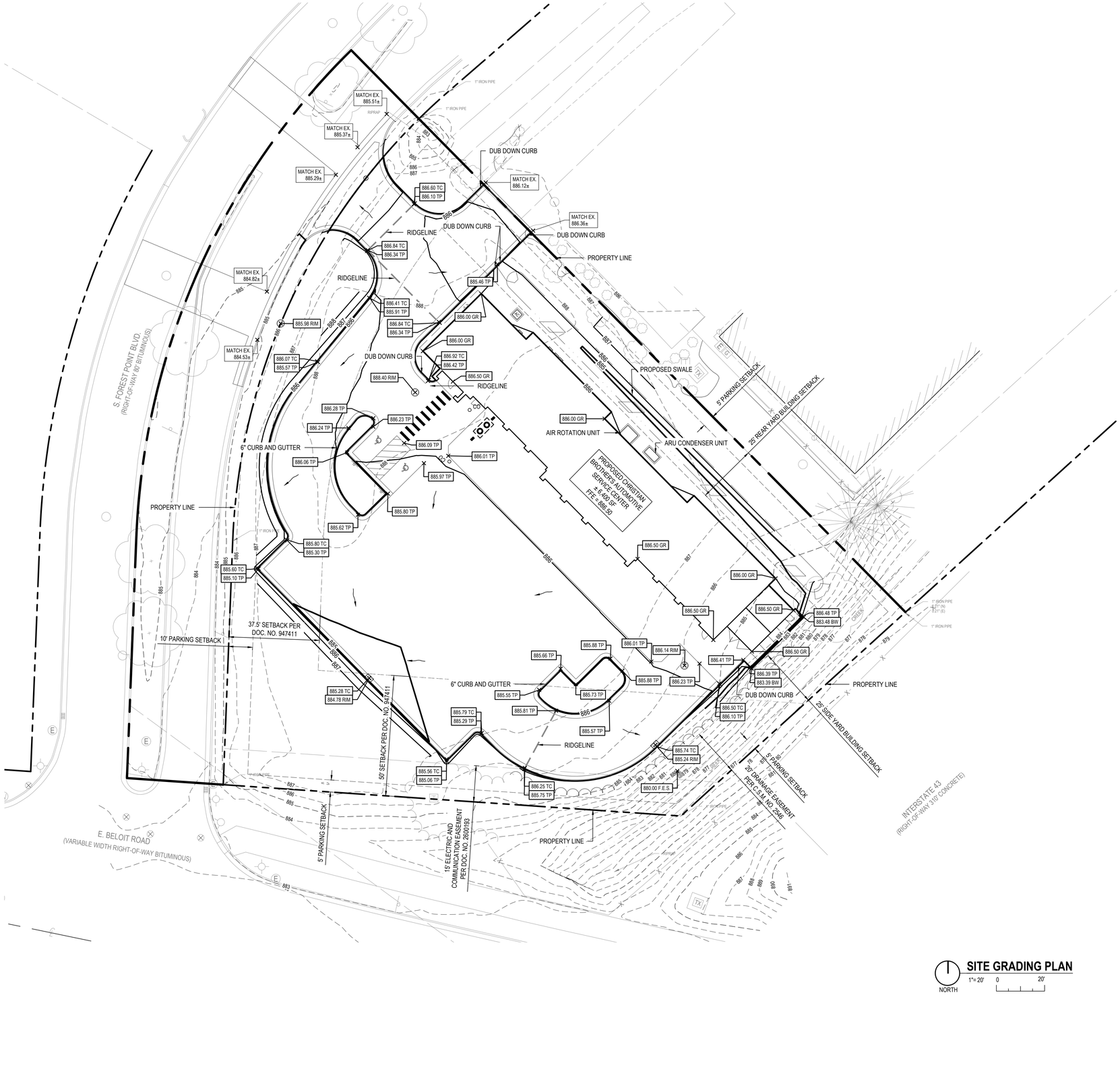
THE ARCHITECTURAL WORKS DEPICTED HEREIN ARE THE PROPERTY OF PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING LLC. AS AN INSTRUMENT OF SERVICE, AND PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING LLC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO



SITE GRADING PLAN

NORTH 1"= 20' 0 20'

CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

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EARTHWORK & GRADING NOTES

1. EARTHWORK AND PAVEMENT CONSTRUCTION ARE TO BE PERFORMED IN ACCORDANCE WITH THE CURRENT WisDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING ITEMS.
2. THE SUBGRADE SHALL BE THOROUGHLY PROOFROLLED USING THE EQUIVALENT OF A FULLY LOADED TANDEM AXLE TRUCK HAVING A MINIMUM AXLE WEIGHT OF 10 TONS. SOFT OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
3. PROOFROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER.
4. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
5. GRADE THE AGGREGATE BASE MATERIAL TO PROVIDE POSITIVE DRAINAGE AT A MINIMUM OF 1.5 PERCENT.
6. THE AGGREGATE BASE AND SUBBASE SHALL EXTEND 12 INCHES BEYOND THE PAVED EDGE.
7. ENGINEERED FILL LOCATED WITHIN PAVEMENT AND BUILDING AREAS SHALL BE PLACED IN 8 INCH MAXIMUM LOOSE THICKNESS AND MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT TO MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557, MODIFIED PROCTOR METHOD
8. ALL FILL OPERATIONS SHALL BE OBSERVED BY A QUALIFIED SOIL TECHNICIAN. A MINIMUM OF ONE COMPACTION TEST SHALL BE CONDUCTED PER 2,500 SFT AREA AT EACH LIFT. WITHIN TRENCH EXCAVATIONS, ONE TEST SHALL BE CONDUCTED FOR EACH 100 LINEAR FEET PER LIFT.
9. SIDE SLOPES SHALL NOT EXCEED 1 VERTICAL OVER 3 HORIZONTAL SLOPE UNLESS SHOWN OTHERWISE.
10. PARKING LOT CURBS SHALL BE BUILT WITH REVERSE SLOPE ON THE DOWNHILL SIDE OF THE ISLAND TO ASSURE POSITIVE STORM WATER RUNOFF TO CATCH BASINS.
11. UNLESS SHOWN OTHERWISE, FINISH GRADES OF LAWN/LANDSCAPE ADJACENT TO BUILDING WALLS SHALL BE 6" BELOW FINISH FLOOR ELEVATION.
12. PLACE 6" MINIMUM TOPSOIL IN ALL LANDSCAPE AREAS TO BE SEEDED. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
13. FOR ALL CURB ISLANDS, CENTER OF ISLANDS TO BE A MINIMUM OF 6" HIGHER THAN TOP OF CURB.

GRADING LEGEND

	FLOW ARROW
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
GR	GROUND
GP	GUTTER PAN
FF	FINISH FLOOR ELEVATION
EX	EXISTING ELEVATION
HP	HIGH POINT
LP	LOW POINT
L	LANDING
R	RAMP

BARRIER FREE NOTES

1. BARRIER FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2. 2% MAXIMUM CROSS SLOPE ON ACCESSIBLE ROUTE(S)
3. 5% MAXIMUM LONGITUDINAL SLOPE (DIRECTION OF TRAVEL) UNLESS AT BARRIER FREE RAMP
4. 2% MAXIMUM SLOPE LONGITUDINAL AND TRANSVERSE SLOPES AT BARRIER FREE PARKING SPACES AND ASSOCIATED ACCESS AISLES
5. ACCESSIBLE ENTRIES - 2% MAXIMUM SLOPE IN ANY DIRECTION FOR THE FIRST 5' FROM ENTRY DOOR
6. CONTRACTOR TO CONTACT ENGINEER PRIOR TO PAVING IF BARRIER FREE SLOPES DO NOT COMPLY OR FOR CLARIFICATION OF ANY DISCREPANCIES.

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CHRISTIAN BROTHERS AUTOMOTIVE
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15260 W BELOIT RD, NEW BERLIN, WI 53151

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ISSUANCE

06/27/2025 SITE PLAN REVIEW

PROJECT NUMBER
70050025
PROJECT MANAGER
A. ZIEBELL
PROFESSIONAL
J. MANION
DRAWN BY
K. HOLLEMAN
CHECKED BY
D. WILLETT

SITE GRADING PLAN

C301

38

6/26/2025 2:30:11 PM Kelley Holleman
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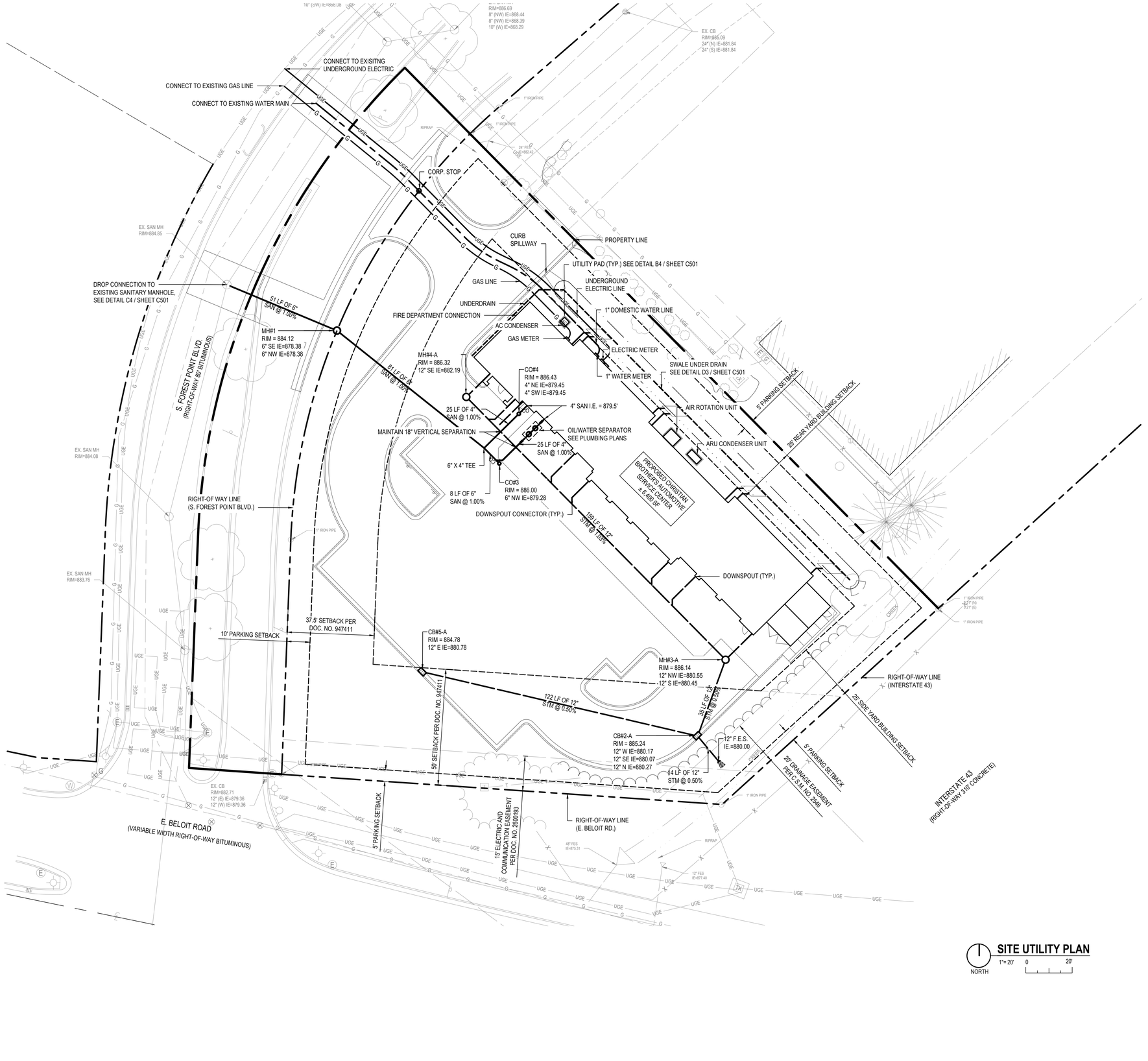

SITE UTILITY PLAN

1"= 20' (NORTH) 0 20'

811 Know what's below. Call before you dig. www.CALL811.com

CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

STORM SEWER NOTES

1. STORM SEWER PIPE 10" DIA. OR LARGER SHALL BE ASTM C-76 CL IV REINFORCED CONCRETE PIPE OR ASTM F2306, HIGH DENSITY POLYETHHYLENE PIPE. STORM SEWER PIPE SMALLER THAN 12" SHALL BE SDR 35 PVC.
2. YARD DRAINS (YD) TO BE 12" SQUARE DRAINTECH CATCH BASIN BY NDS WITH SQUARE POLYPROPYLENE GRATE OR APPROVED EQUAL.
3. CATCH BASINS (CB) TO BE 4' DIA. UNLESS NOTED OTHERWISE.
4. CONNECT ALL ROOF DRAINS TO PROVIDED STORM SEWER UNLESS OTHERWISE NOTED.
5. WATER QUALITY UNIT TO BE ADS BARRACUDA OR APPROVED EQUAL. SEE SHEET C502 FOR DETAILS.
6. ALL FLARED END SECTIONS TO BE CONCRETE UNLESS NOTED OTHERWISE.
7. 4" UNDERDRAIN INSTALLED UNDER ALL PAVEMENT EDGES WITHIN THE LOWER PORTION OF THE 12" SAND SUBBASE AND FOLLOW THE SLOPE OF THE CURB.

SANITARY SEWER NOTES

1. CONTRACTOR SHALL OBTAIN PERMIT TO CONNECT TO SANITARY SYSTEM FROM THE CITY OF NEW BERLIN.
2. SANITARY SEWER WITHIN RIGHT OF WAY TO COMPLY WITH CITY OF NEW BERLIN SANITARY SEWER SPECIFICATIONS.
3. CLEANOUTS TO BE PROVIDED WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ON ALL LATERALS EXITING THE BUILDING.
4. SANITARY SEWER LATERALS WITHIN SITE SHALL BE (ASTM D-3034) SDR 26.
5. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
6. REFER TO PLUMBING PLANS FOR SCHEDULE OF GREASE TRAPS, SAND TRAPS, AND TRENCH DRAIN.

WATERMAIN NOTES

1. WATERMAIN MATERIAL AND INSTALLATION SHALL BE CONSTRUCTED TO THE CITY OF NEW BERLIN STANDARD CONSTRUCTION REQUIREMENTS.
2. WATERMAIN MATERIAL AND INSTALLATION SHALL BE PERFORMED PER CITY OF KALAMAZOO SPECIFICATIONS.
3. 4" AND LARGER WATERMAIN PIPE SHALL BE DUCTILE IRON PIPE.
4. 2" AND SMALLER DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER PIPE.
5. COORDINATE WATER TAPS WITH CITY OF NEW BERLIN.

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A. ZIEBELL
PROFESSIONAL
J. MANION
DRAWN BY
K. HOLLEMAN
CHECKED BY
D. WILLETT

SITE UTILITY PLAN
C401
39

6/24/2025 11:41:54 AM Kelley Holleman
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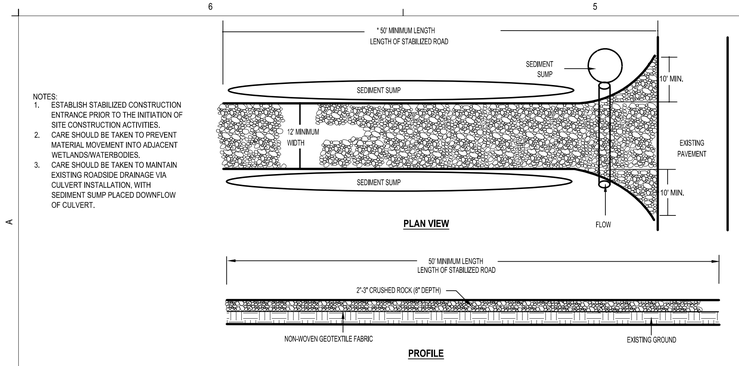
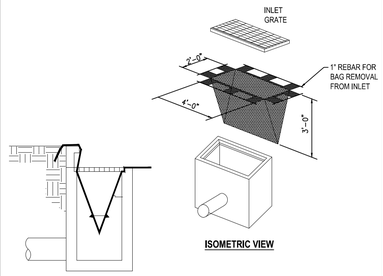


A6 STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



A4 INLET PROTECTION - FABRIC DROP
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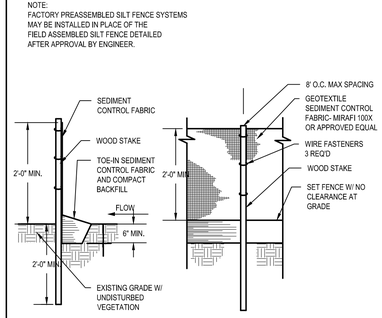

A3 SILT FENCE DETAIL
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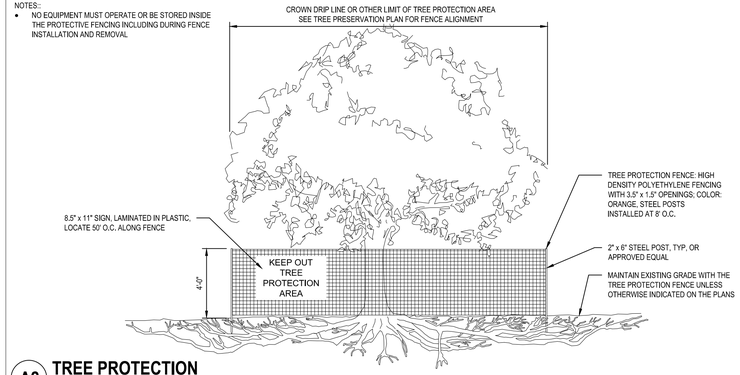

A2 TREE PROTECTION
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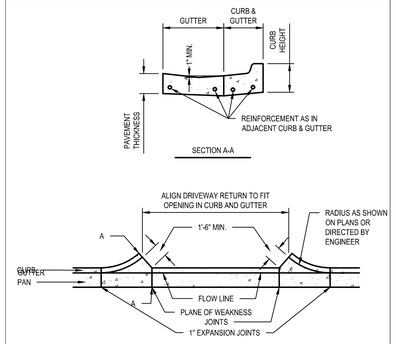
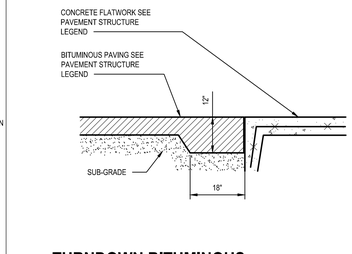
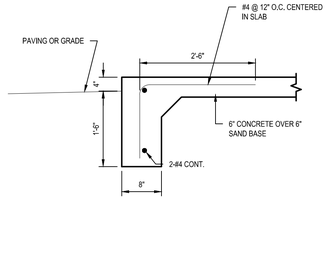


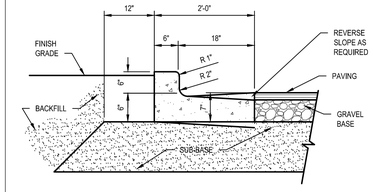
B6 CONCRETE DRIVEWAY OPENING DETAIL
NOT TO SCALE



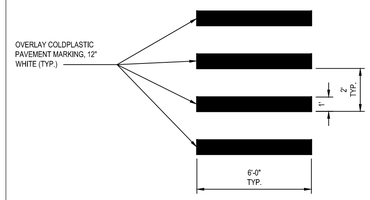
TURNDOWN BITUMINOUS PAVEMENT DETAIL
B5
NOT TO SCALE



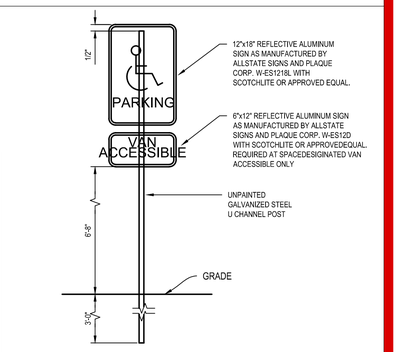
B4 UTILITY PAD/TURNED DOWN DETAIL
NOT TO SCALE



B3 TYPICAL CURB & GUTTER DETAIL
NOT TO SCALE



B2 CROSSWALK PAVEMENT MARKING DETAIL
NOT TO SCALE



B1 BARRIER FREE PARKING SIGN DETAIL
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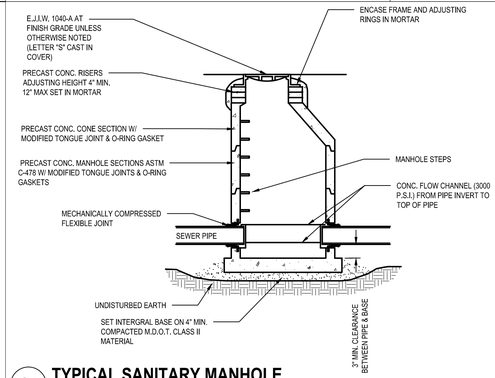
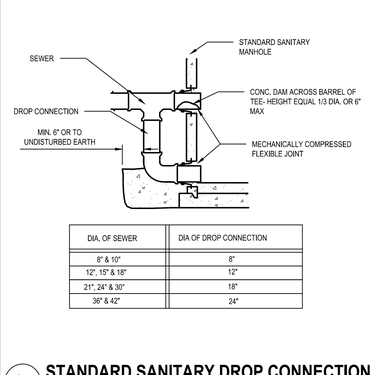
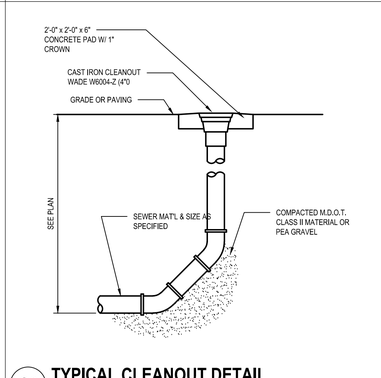


C6 TYPICAL SANITARY MANHOLE
NOT TO SCALE
(4' DIA. TYP. UNLESS NOTED ON DRAWINGS)

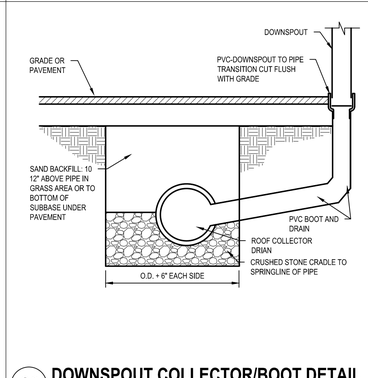


DIA. OF SEWER	DIA OF DROP CONNECTION
8" & 10"	8"
12", 15" & 18"	12"
21", 24" & 30"	18"
36" & 42"	24"

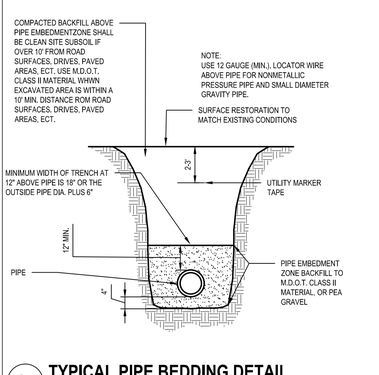
C4 STANDARD SANITARY DROP CONNECTION
NOT TO SCALE



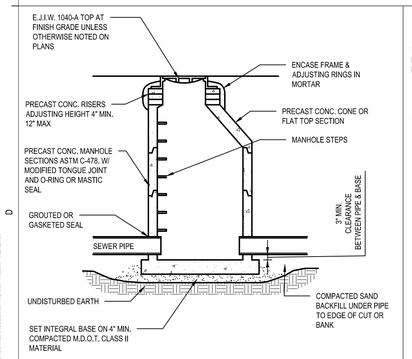
C3 TYPICAL CLEANOUT DETAIL
NOT TO SCALE



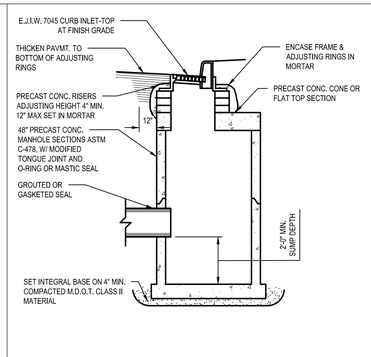
C2 DOWNSPOUT COLLECTOR/BOOT DETAIL
NOT TO SCALE



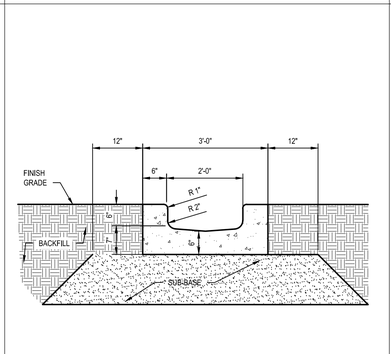
C3 TYPICAL PIPE BEDDING DETAIL
NOT TO SCALE



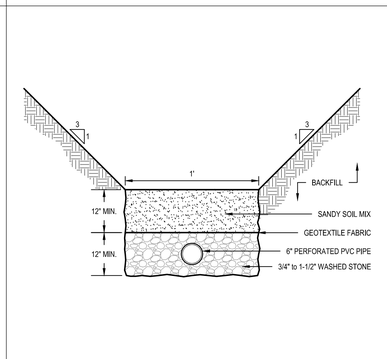
D6 TYPICAL MANHOLE
NOT TO SCALE



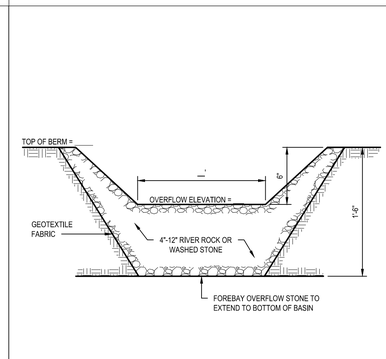
D5 TYPICAL CATCH BASIN W/ 2' SUMP
NOT TO SCALE



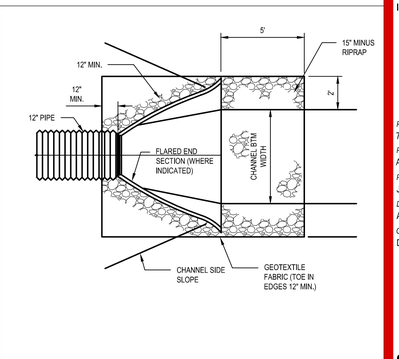
D4 CURB SPILLWAY
NOT TO SCALE



D3 SWALE DETAIL
NOT TO SCALE



D2 SWALE OVERFLOW DETAIL
NOT TO SCALE



D1 FLARED END RIP RAP DETAIL
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ISSUANCE

08/27/2025 SITE PLAN REVIEW

PROJECT NUMBER
70050025
PROJECT MANAGER
A. ZIEBELL
PROFESSIONAL
J. MANION
DRAWN BY
A. ZIEBELL
CHECKED BY
D. WILLETT

SITE DETAILS
C501

8/25/2025 5:04:39 PM Ashley Ziebell
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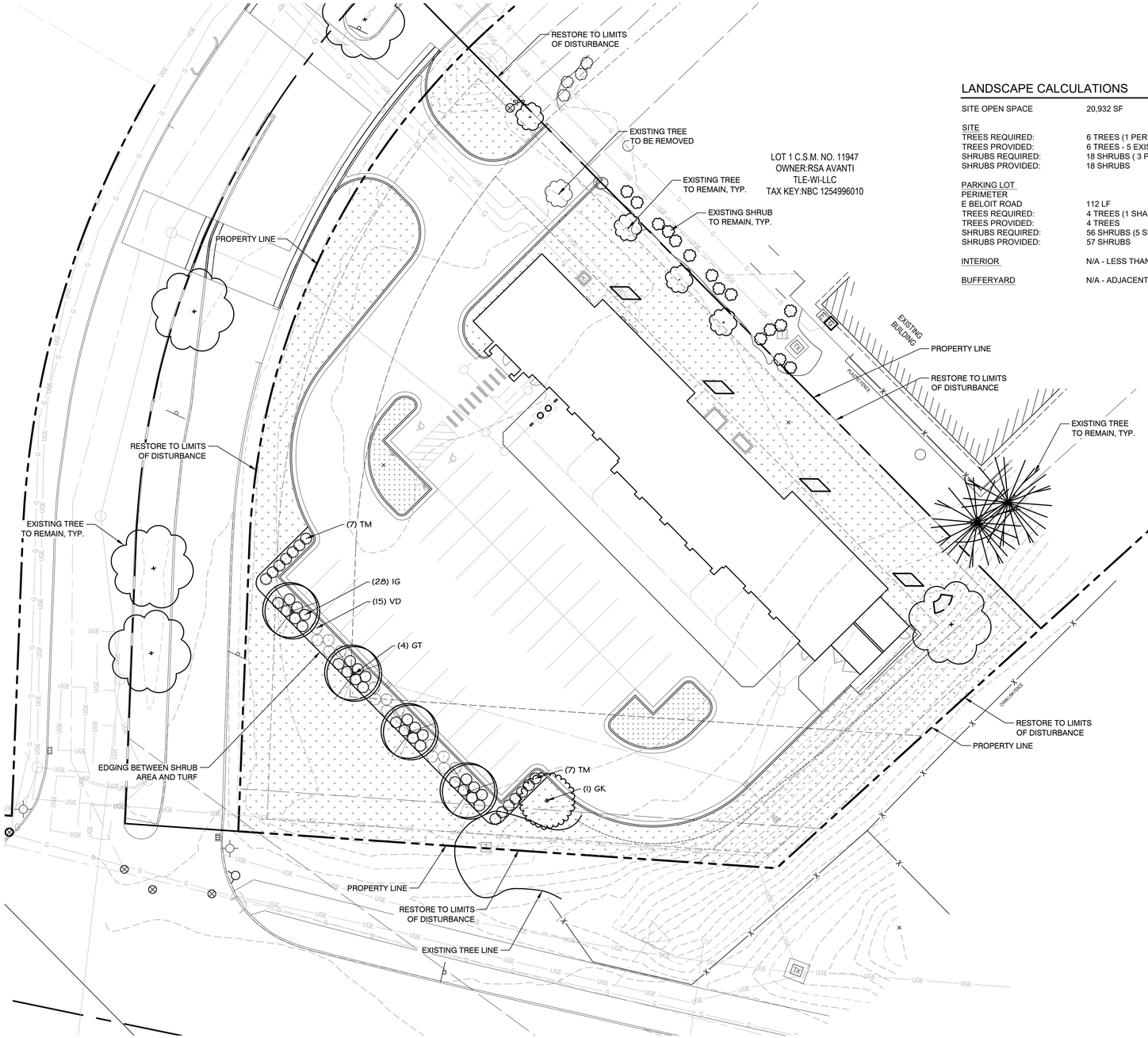

LANDSCAPE CALCULATIONS

SITE OPEN SPACE	20,932 SF
SITE	
TREES REQUIRED:	6 TREES (1 PER 3,600 sf)
TREES PROVIDED:	6 TREES - 5 EXISTING, 1 PROPOSED
SHRUBS REQUIRED:	18 SHRUBS (3 PER 3,600 SF)
SHRUBS PROVIDED:	18 SHRUBS
PARKING LOT PERIMETER	
E BELOIT ROAD	112 LF
TREES REQUIRED:	4 TREES (1 SHADE TREE / 30 LF)
TREES PROVIDED:	4 TREES
SHRUBS REQUIRED:	56 SHRUBS (5 SHRUBS / 10 LF)
SHRUBS PROVIDED:	57 SHRUBS
INTERIOR	N/A - LESS THAN 40 SPACES
BUFFERYARD	N/A - ADJACENT USE SIMILAR

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	GT	4	Gleditsia triacanthos inermis `Skycole` TM Skyline Thornless Honey Locust	1.5" Cal.	B&B	10` Min.
	GK	1	Gymnocladus dioica `Espresso` Kentucky Coffee Tree	2.5" Cal.	Cont. or B&B	10`-12`

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	IG	28	Ilex glabra `Shamrock` Inkberry	3 gal.	36" OC	18" Min. Ht.
	TM	14	Taxus x media `Densiformis` Dense Yew	3 gal.	36" OC	18" Min. Ht.
	VD	15	Viburnum dentatum `Arrowwood` Arrowwood Viburnum	5 gal.	Per Plan	30" Min

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	PP	18,301 sf	Poa pratensis Kentucky Bluegrass	Hydromulch		
	TURF	874 sf	Poa pratensis Kentucky Bluegrass	sod		

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND TOWSHIP LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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

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ISSUANCE

PROJECT NUMBER
70050025
PROJECT MANAGER
A. ZIEBELL
PROFESSIONAL
DRAWN BY
CHECKED BY

LANDSCAPE PLANTING

LP-1
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6/26/2025 12:53:23 PM Eric Shepley
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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

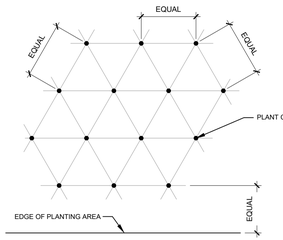
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 60 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL. IF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL (AND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

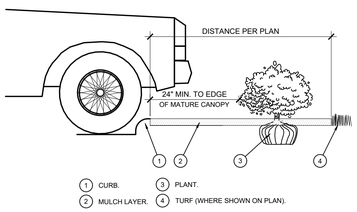
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

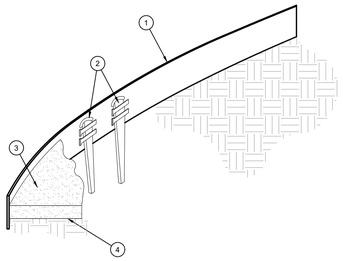
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

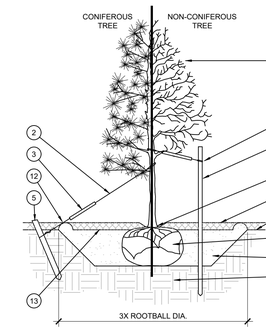
D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

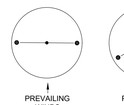
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

E STEEL EDGING
SCALE: NOT TO SCALE



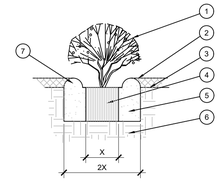
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



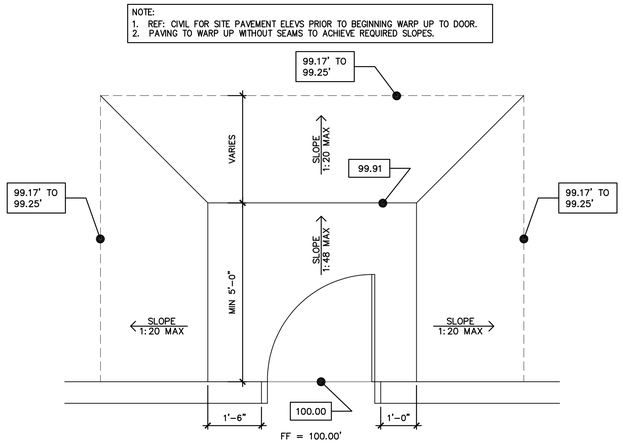
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE

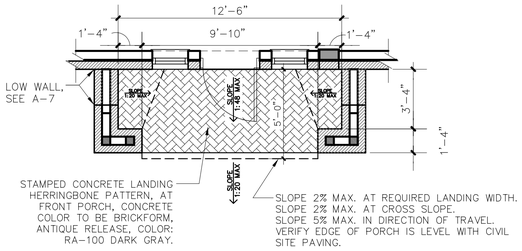


1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIA



8 LANDING AT MAN DOOR DETAIL
SCALE: 1/2" = 1'-0"



7 PORCH DETAIL
SCALE: 1/4" = 1'-0"

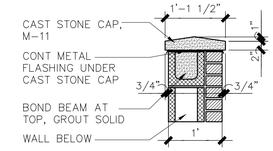
REF: CIVIL PLANS

6 HANDICAP SIGN
SCALE: 1/2" = 1'-0"


PROPORTIONING GUIDE



4 HANDICAP SYMBOL PAINTED ON PAVEMENT
SCALE: 1/4" = 1'-0"



3 CAST STONE CAP DETAIL
SCALE: 3/4" = 1'-0"

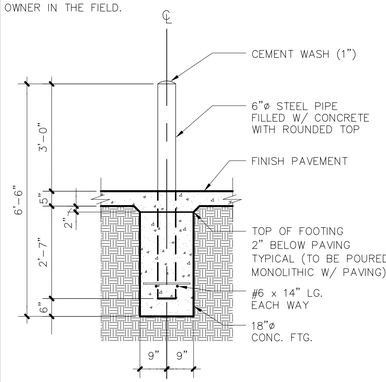
GENERAL NOTES

1. BASE INFORMATION WAS TAKEN FROM PROPERTY DESCRIPTION PLANS ON THIS PAGE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ALIGN WITH EXISTING FEATURES.
2. SMOOTH TRANSITION IS REQUIRED BETWEEN ALL EXISTING AND NEW PAVEMENTS.
3. ROADWAY AND ACCESS CLEARANCES ARE SHOWN TO FACE OF CURB AND END OF PARKING SPACES. ALL PARKING SPACES ARE AS SHOWN BY CIVIL.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGED IN COMPLIANCE WITH LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. THE LIGHTING ON THE SITE SHALL COMPLY WITH THE LOCAL ZONING ORDINANCE AND STATE ENERGY CODE AS REQUIRED.
6. THE DUMPSTER IS TO BE ENCLOSED WITH MASONRY WALLS TO MATCH THE BUILDING EXTERIOR. THE ENCLOSURE GATES SHALL BE OPAQUE AND CONSTRUCTED OF PAINTED STEEL FRAME AND STEEL PANELS. SEE A-4 FOR MORE INFORMATION ON DUMPSTER ENCLOSURE AND BUILDING EXTERIOR.
7. ALL OFF SITE EASEMENTS MUST BE FILED PRIOR TO START OF CONSTRUCTION.
8. IRRIGATION SYSTEM SHALL BE PROVIDED AND INCLUDED IN THE BASE BID. THE REQUIRED AUTOMATIC UNDERGROUND SPRINKLER SYSTEM SHALL HAVE SEPARATE ZONES FOR LAWN AND PLANT BEDDING AREAS. LAYOUT PER THE MANUFACTURES RECOMMENDATIONS WITH OWNERS APPROVAL REQUIRED.

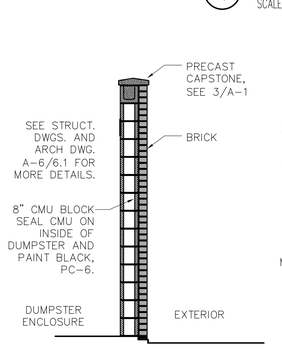
DRIVEWAY CURB AND PAVING NOTES

1. CIVIL ENGINEERING DRAWING SUPERCEDE INFORMATION ON THIS DRAWING. NOTIFY ARCHITECT AND OWNER OF ALL DISCREPANCIES.
2. SIDEWALK, DRIVEWAY, CURB, AND LINE AND GRADE SHALL BE SET BY CIVIL ENGINEER.
3. SIDEWALKS SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT AND CIVIL DRAWINGS.
4. DRIVEWAYS SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT AND CIVIL DRAWINGS.
5. CURB AND GUTTER SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT AND CIVIL DRAWINGS.
6. PROVIDE 1/2" EXPANSION MATERIAL AT INTERVALS OF 20'-0" (MAXIMUM) THROUGHOUT ENTIRE LENGTH OF SIDEWALK.
7. PROVIDE 1/2" EXPANSION MATERIAL BETWEEN WHERE SIDEWALKS ABUT TO A FIRE HYDRANT OR UTILITY POLE.
8. IN THE EVENT THAT MORE THAN ONE DRIVEWAY IS CONSTRUCTED FOR ACCESSING THE PROPERTY FROM THE SAME STREET APPROACH, MAINTAIN MINIMUM SEPARATION BETWEEN DRIVES AS REQUIRED BY LOCAL ZONING ORDINANCE, TRAFFIC AND TRANSPORTATION REGULATIONS, AND/OR BUILDING CODE.
9. SURFACE BETWEEN DRIVEWAYS, FROM TOP OF CURB TO SIDEWALK AND FROM SIDEWALK TO PROPERTY LINE MAY BE EITHER CONCRETE OR DIRT, OR AS REQUIRED BY ORDINANCE AND ORDINANCE AND CODES AS MADE REFERENCE TO IN #8 ABOVE.

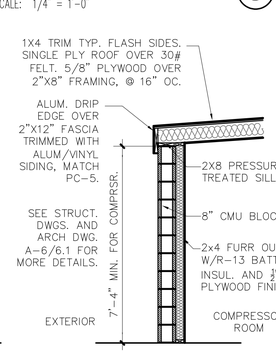
NOTE: BOLLARD TO BE PAINTED WITH RUST PROOF PAINT, 2 COATS BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION. COLOR TO BE PC-6 BLACK OR SAFETY YELLOW DEPENDING ON LOCATION. VERIFY WITH PLANS AND OWNER IN THE FIELD.



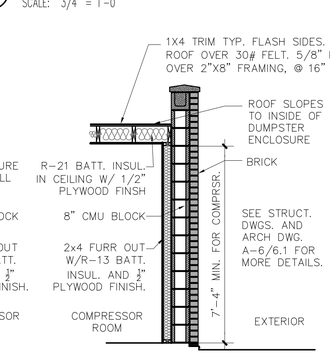
5 STEEL PIPE BOLLARD
SCALE: 1/2" = 1'-0"



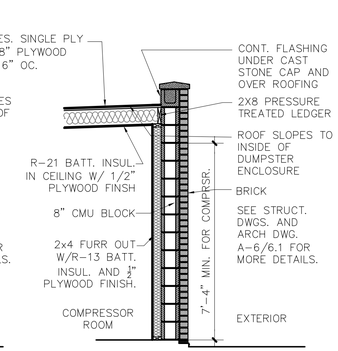
2D DUMPSTER ENCLOSURE WALL SECTION
SCALE: 3/8" = 1'-0"



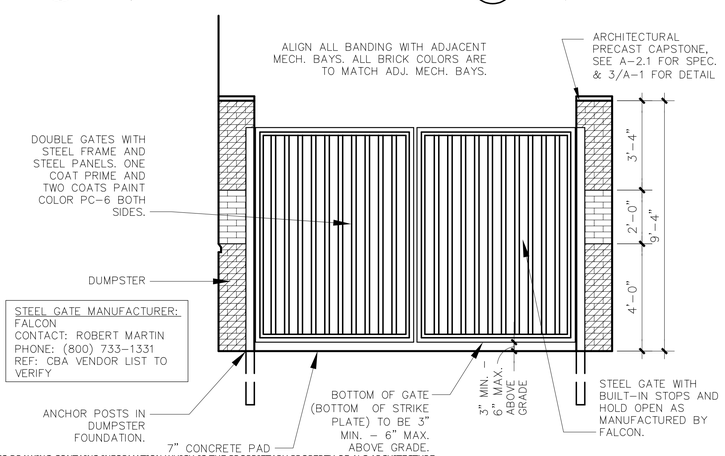
2C COMPRESSOR ROOM WALL SECTION
SCALE: 3/8" = 1'-0"



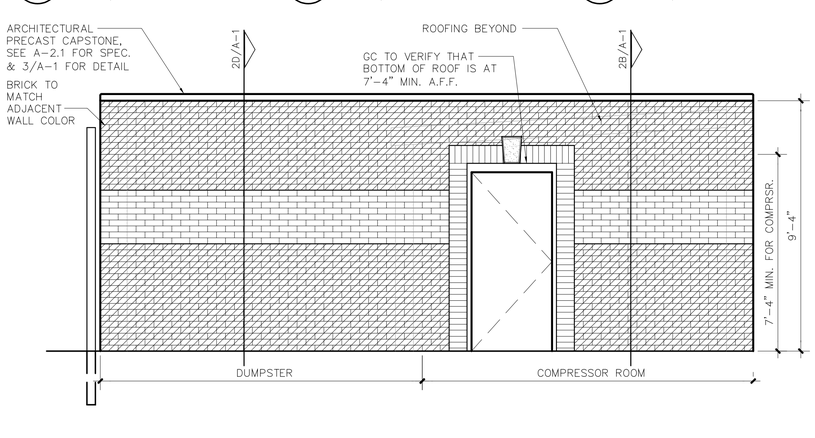
2B COMPRESSOR ROOM WALL SECTION
SCALE: 3/8" = 1'-0"



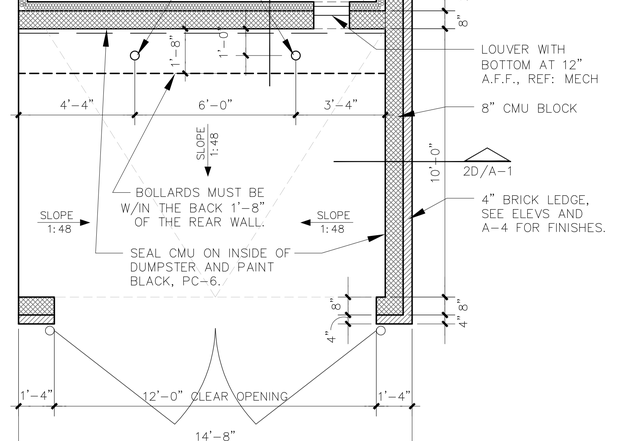
2A COMPRESSOR ROOM WALL SECTION
SCALE: 3/8" = 1'-0"



1C DUMPSTER ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



1B DUMPSTER ENCLOSURE AND COMPRESSOR ROOM ELEVATION
SCALE: 3/8" = 1'-0"



1A DUMPSTER ENCLOSURE AND COMPRESSOR ROOM PLAN
SCALE: 3/8" = 1'-0"

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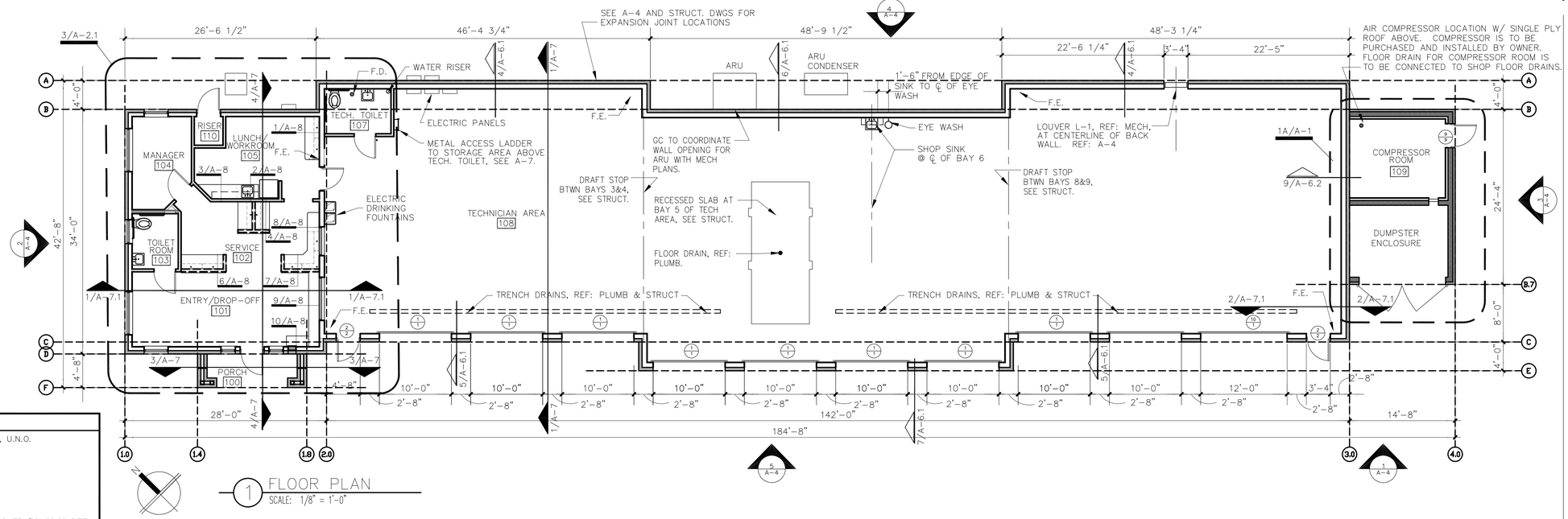
ALC Collaborative
1119 E. State Street, Suite 120 • Eagle, ID 83616
208.514.2713

PROJECT FOR:
CHRISTIAN BROTHERS AUTOMOTIVE
NEW BERLIN, WI

DRAWN BY:	JM
CHECKED BY:	JM
JOB #	25082
DATE:	05/28/25

SITE DETAILS

A-1



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

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O.
2. [104] INDICATES ROOM NUMBER.
3. (4/4) DOOR NUMBER RE: DOOR SCHEDULE. HARDWARE SET. RE: HARDWARE SCHEDULE.
4. (A) WINDOW TYPE. RE: 2/A-2 WINDOW SCHEDULE.
5. F.E. – INDICATES FIRE EXTINGUISHER. PROVIDE FIRE EXTINGUISHER (MINIMUM SIZE, 10-B, C AT 48" A.F.F.) 50 FEET APART MAX. PER IFC SECTION 906.
6. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE MINIMUM "CLASS A".
7. F.D. – INDICATES FLOOR DRAIN. PROVIDE FLOOR DRAINS AT TOILET ROOM 107. KEEP TOP OF DRAIN LEVEL WITH TOP OF FINISHED FLOOR.
8. PROVIDE TOILET ACCESSORIES (TA-1 – TA-6) FOR TOILET ROOMS 103 AND 107. RE: A-10 FOR INTERIOR ELEVATIONS ILLUSTRATING LOCATIONS. RE: GENERAL TOILET ROOM NOTES SHEET A-10.
9. PROVIDE SOUND ATTENUATION INSULATION AT PERIMETER WALLS OF OFFICE TOILET ROOM 103 AND TECH TOILET ROOM 107.
10. GYP. BOARD TO HAVE MESH TAPED JOINTS.
11. RECEPTION KIOSKS ARE FURNITURE TO BE BUILT AND INSTALLED BY G.C. REF: A-8.1 FOR KIOSK DRAWINGS.
12. ALL LOCATIONS SCHEDULED TO GET TV'S (OUTLETS AT 84" A.F.F.) TO RECEIVE BLOCKING FOR TV MOUNTS. REF: A-10 FOR TV LOCATIONS.

WINDOW SCHEDULE

*SEE EXTERIOR ELEVATIONS TO VERIFY WINDOWS WITH FROSTED GLASS.

NOTE: GLAZING U-FACTOR – 0.40 OR BETTER
SHGC – 0.25 OR BETTER

TYPE	ROUGH OPENING	VISIBLE WINDOW SIZE	DESCRIPTION	REMARKS
A	6'-0" WIDE X 4'-4" HIGH	5'-8" WIDE X 4'-0" HIGH	KAWNEER TRIFAB VG 451-T 4-1/2" FIXED CENTER THERMAL ALUMINUM WINDOW W/ INTERNAL MUNTINS	PROVIDE DOUBLE-PANE LOW-E GLAZING – FRAMES AND MUNTINS TO BE BONE WHITE
B	2'-0" WIDE X 4'-4" HIGH	1'-8" WIDE X 4'-0" HIGH	KAWNEER TRIFAB VG 451-T 4-1/2" FIXED CENTER THERMAL ALUMINUM WINDOW W/ INTERNAL MUNTINS	PROVIDE DOUBLE-PANE LOW-E TEMPERED SAFETY GLAZING– FRAMES AND MUNTINS TO BE BONE WHITE
C	3'-4" WIDE X 4'-4" HIGH	3'-0" WIDE X 4'-0" HIGH	KAWNEER TRIFAB VG 451-T 4-1/2" FIXED CENTER THERMAL ALUMINUM WINDOW W/ INTERNAL MUNTINS	PROVIDE DOUBLE-PANE LOW-E GLAZING – FRAMES AND MUNTINS TO BE BONE WHITE
D	3'-4" WIDE X 3'-4" HIGH	3'-0" WIDE X 3'-0" HIGH	KAWNEER TRIFAB VG 451-T 4-1/2" FIXED CENTER THERMAL ALUMINUM WINDOW W/ INTERNAL MUNTINS	PROVIDE DOUBLE-PANE LOW-E GLAZING – FRAMES AND MUNTINS TO BE BONE WHITE – FROSTED FILM ON TEMPERED SAFETY GLAZING
E	6'-0" WIDE X 2'-10" HIGH	5'-8" WIDE X 2'-6" HIGH	ALUMINUM WINDOW W/ NO MUNTINS	PROVIDE DOUBLE-PANE LAMINATED SAFETY GLAZING – FRAMES TO BE BONE WHITE – ACOUSTICAL RATING – 1" INFILL BETWEEN PANES
F	4'-0" WIDE X 2'-10" HIGH	3'-8" WIDE X 2'-6" HIGH	KAWNEER TRIFAB VG 451 4-1/2" FIXED INTERIOR ALUMINUM WINDOW W/ NO MUNTINS	PROVIDE DOUBLE-PANE LAMINATED SAFETY GLAZING – FRAMES TO BE BONE WHITE – ACOUSTICAL RATING – 1" INFILL BETWEEN PANES
G	FIELD VERIFY	FIELD VERIFY	3/8" CLEAR TEMPERED GLASS BY GC VINYL STICKERS BY SIGNAGE VENDOR	REF: A-8, A-8.1 AND A-10

FROSTED GLASS NOTE:
FROSTED GLASS TO BE 3M FASARA GLASS FINISH LUCE (SH2FGLU) ON INTERIOR PANE OF GLASS SO THAT INTERNAL MUNTINS ARE VISIBLE FROM EXTERIOR. EXTERIOR PANE OF GLASS TO BE LOW-E.

WINDOW BLINDS NOTE:
WINDOW BLINDS PROVIDED BY OWNER, AND INSTALLED BY G.C. GC TO FILL OUT ROUGH OPENING ORDER SHEET AND SEND TO BILL THREE WEEKS PRIOR TO OPENING. BLIND VENDOR WILL INSTRUCT G.C. ON OBTAINING DIMENSIONS. BLINDS WILL BE SHIPPED TO G.C. FOR INSTALLATION. BLINDS TO BE INSTALLED FLUSH WITH INSIDE OF WINDOW.
NO BLINDS ON WINDOWS E OR F.
CONTACT: BILL SMITH
PH: (817) 925-2202
EMAIL: bill@billsmithblinds.com

DOOR SCHEDULE

DR. TYP.	WIDTH	HEIGHT	DR. TYPE	FR. TYPE	HEAD	JAMB	SILL	LOCATION (FROM / TO)	REMARKS
1	10'-0"	10'-8"	A1	MASONRY	10/A-9	5/A-9	1/A-9	TECHNICIAN AREA TO EXTERIOR	PROVIDE EXTENSION TRACKS TO LIFT DOORS TO 13'-6" A.F.F.
2	3'-0"	6'-8"	B1	4" H.M. HEAD	17/A-9	16/A-9	15/A-9	TECHNICIAN AREA TO EXTERIOR	PROVIDE DRIP CAP AT TOP OF DOOR FRAME.
3	3'-0"	6'-8"	C1	4" H.M. HEAD	24/A-9	24/A-9	2/A-9	LUNCH ROOM TO TECHNICIAN AREA	TEMPERED SAFETY GLAZING
4	3'-0"	7'-0"	D1	TIMELY STEEL	12/A-9	7/A-9	3/A-9	RESTROOM TO RECEPTION/WAITING	NO SIGNAGE ON DOOR, SEE 20/A-10 FOR SIGNAGE DETAIL
5	NOT USED	7'-0"							
6	3'-0"	6'-10"	F1	2" H.M. HEAD	22/A-9	23/A-9	–	RECEPTION/WAITING TO EXTERIOR	PROVIDE PUSH/PANIC BAR. CAULK UNDER FRONT THRESHOLD @ FLOORING. TEMPERED SAFETY GLAZING.
7	3'-0"	6'-8"	B1	4" H.M. HEAD	18/A-9	18/A-9	14/A-9	RESTROOM TO TECHNICIAN AREA	NO SIGNAGE ON DOOR, SEE 20/A-10 FOR SIGNAGE DETAIL
8	3'-0"	7'-0"	D1	TIMELY STEEL	8/A-9	8/A-9	3/A-9	MANAGER TO SERVICE	
9	3'-0"	6'-8"	B1	4" H.M. HEAD	11/A-9	6/A-9	15/A-9	COMPRESSOR ROOM TO EXTERIOR	PROVIDE DRIP CAP AT TOP OF DOOR FRAME.
10	12'-0"	12'-0"	A1	MASONRY	10/A-9	5/A-9	1/A-9	TECHNICIAN AREA TO EXTERIOR	PROVIDE EXTENSION TRACKS TO LIFT DOORS TO 13'-6" A.F.F.

OVERHEAD DOOR NOTE:
ALL OVERHEAD DOORS TO BE PURCHASED, BY CBAC, FROM CBA VENDOR, INSTALLED BY VENDOR.

GC TO COORDINATE INSTALLATION.
GC TO CALL OVERHEAD DOOR VENDOR'S CONTACT, INFORMATION PROVIDED BY CBAC, TO PROVIDE FIELD MEASUREMENTS TO THE INSTALLER, ONCE ALL ROUGH OPENINGS ARE FRAMED UP. FOLLOW UP WITH CBA PM ONCE PROVIDED.

GC TO VERIFY VENDOR WITH CBA VENDOR LIST.

DOOR KEY NOTE:
G.C. TO REKEY THE BUILDING WITH A SINGLE KEY FOR ALL EXTERIOR DOORS AND A SEPARATE KEY FOR THE MANAGER'S OFFICE TWO WEEKS PRIOR TO STORE OPENING.

DOOR & HARDWARE NOTE:
DOORS, FRAMES AND HARDWARE TO BE PURCHASED THROUGH CBA'S PREFERRED VENDOR.

GC TO VERIFY VENDOR'S INFO WITH CBA VENDOR LIST.

DOOR HARDWARE SETS (RE: A-2 FOR HARDWARE SPECIFICATIONS) AAL HARDWARE FINISHES TO BE BRUSHED CHROME– US26D

1. METAL OVERHEAD DOOR INSULATED (EXTERIOR FROM TECHNICIAN AREA)
   STANDARD OVERHEAD DOOR HARDWARE WITH EXTENSION TRACKS TO LIFT DOOR 13'-6" ABOVE FINISHED FLOOR
   1 EACH– BRUSH TYPE WEATHER SEAL (DS-5)
2. INSULATED METAL DOOR (EXTERIOR FROM TECHNICIAN AREA)
   1-1/2 PAIRS– BUTTS (B-1)
   1 EACH– LOCK SET (L-6)
   1 EACH– CLOSER (C-1)
   1 EACH– SECURITY BAR (M-1)
   1 EACH– WEATHER SEAL (DS-1)
   1 EACH– DOOR SWEEP (DS-2)
   1 EACH– THRESHOLD (DS-3)
   1 EACH– DRIP CAP ON FRAME ABOVE DOOR
   1 EACH– FLOOR STOP (S-1)
   1 EACH– DOOR SECURITY PLATE
3. INSULATED METAL DOOR (TECHNICIAN AREA FROM LUNCH/WORK ROOM)
   1-1/2 PAIRS– BUTTS (B-2)
   1 EACH– LATCHSET (PASSAGE) (L-2)
   1 EACH– CLOSER (C-1)
   1 EACH– FLOOR MOUNTED STOP (S-1)
   1 EACH– DOOR SWEEP (DS-2)
   1 EACH– 3/8" BLACK FOAM DOOR SEAL AROUND JAMB.
4. WOOD DOOR (RECEPTION FROM OFFICE TOILET ROOM)
   1-1/2 PAIR– BUTTS (B-2)
   1 EACH– LOCKSET (PRIVACY) (L-3)
   1 EACH– DOOR SOUND SWEEP (DS-4)
   1 EACH– FLOOR MOUNTED STOP (S-1)
   1 EACH– CLOSER (C-1)
   1 EACH– TIMELY PRE-FINISHED STEEL FRAME
5. NOT USED
6. METAL CLAD DOOR INSULATED (EXTERIOR FROM RECEPTION/WAITING)
   1-1/2 PAIR– BUTTS (B-1)
   1 EACH– PANIC BAR EXIT DEVICE (L-5) (PANIC BAR TO BE BELOW GLASS IN DOOR AND ABOVE PANEL AT BOTTOM OF DOOR)
   1 EACH– CLOSER (C-1)
   1 EACH– WEATHER SEAL (DS-1)
   1 EACH– THRESHOLD (DS-3)
   1 EACH– DOOR SWEEP (DS-2)
   1 EACH– DOOR SECURITY PLATE
7. INSULATED METAL DOOR (TECHNICIAN AREA FROM TECH TOILET)
   1-1/2 PAIR– BUTTS (B-2)
   1 EACH– CLOSER (C-1)
   1 EACH– LOCK SET (PRIVACY) (L-3)
   1 EACH– DOOR SWEEP (DS-2)
   1 EACH– WALL MOUNTED STOP (S-3)
   1 EACH– 3/8" BLACK FOAM DOOR SEAL AROUND JAMB.
8. WOOD DOOR (MANAGER TO SERVICE)
   1-1/2 PAIR– BUTTS (B-2)
   1 EACH– LOCKSET (L-4)
   1 EACH– DOOR SOUND SWEEP (DS-4)
   1 EACH– FLOOR MOUNTED STOP (S-1)
   –NO CLOSER
   1 EACH– TIMELY PRE-FINISHED STEEL FRAME
9. HOLLOW METAL DOOR (EXTERIOR FROM COMPRESSOR ROOM)
   1-1/2 PAIRS– BUTTS (B-1)
   1 EACH– LOCKSET (L-1)
   1 EACH– WEATHER SEAL (DS-1)
   1 EACH– DOOR SWEEP (DS-2)
   1 EACH– THRESHOLD (DS-3)
   1 EACH– DRIP CAP ON FRAME ABOVE DOOR
   1 EACH– DOOR SECURITY PLATE
   1 EACH– FLOOR MOUNTED STOP (S-1)

ALL HARDWARE BY SPECIFIED MAUFACTURER – NO SUBSTITUTIONS

HINGES– HAGER, MCKINNEY
- B-1– HINGES BB1279 4-1/2 X 4 US26D X NRP
- B-2– HINGES BB1279 4-1/2 X 4 US26D
- B-3– HINGES 1279 4-1/2 X 4 US26D

LOCKSET– HAGER, SARGENT, SCHLAGE
- L-1– LOCKSET HAGER 2580 US26D
- L-2– PASSAGE HAGER 2510 US26D
- L-3– PRIVACY HAGER 2540 US26D
- L-4– LOCKSET ENTRANCE/OFFICE (PUSH BUTTON LOCKING INSIDE, OUTSIDE KEYED – INSIDE LEVER ALWAYS FREE) US26D
- L-5– PANIC/PUSH BAR (RIM EXIT DEVICE W/CLASSROOM FUNCTION MORTISE CYLINDER ESCUTCHEON) US26D
- L-6– ENTRANCE/TURN PUSH BUTTON (PUSHING BUTTON LOCKS OUTSIDE LEVER, KEY OUTSIDE) US26D

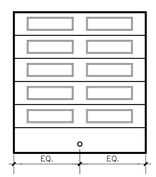
DOOR CLOSERS– SARGENT, NORTON
- C-1– DOOR CLOSER EN350-P9 HEAVY DUTY

DOOR SEAL– NATIONAL GUARD PRODUCTS, PEMKO
- DS-1– WEATHERSTRIPPING 160VA ALUM.
- DS-2– DOOR SWEEP 101VA ALUM.
- DS-3– THRESHOLD 896V ALUM.
- DS-4– DOOR BOTTOM SEAL 220NA ALUM.
- DS-5– GARAGE DOOR WEATHER STRIPPING D45 X CLA 16 BL BRUSH TYPE

DOOR TRIM– TRIMCO, HAGER, SCHLAGE
- S-1– DOOR STOP 1233ES US26D
- S-2– SLIDE BOLT 3920-4 US26D
- S-3– HINGE PIN DOOR STOP 70A15

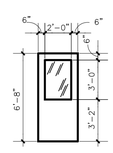
MISCELLANEOUS –
- M-1– SECURITY BAR EXIT SECURITY INC. MODEL NO. SB-01-0036 BAR MOUNTED TO WALL DURING BUSINESS HOURS, SEE A-8.

4 HARDWARE SPECIFICATIONS
NO SCALE

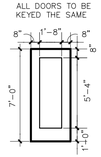


A1 METAL OVERHEAD DOOR – INSULATED, R-VALUE = 16.3 – WITH EXHAUST PORT CENTERED IN BOTTOM PANEL – DOOR PRE-FINISHED BLACK PC-6, FURNISHED & INSTALLED BY O.H. DOOR CONTRACTOR

B1 1-3/4" THICK INSULATED METAL DOOR– PAINTED PC-6

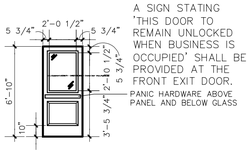


C1 1-3/4" THICK INSULATED METAL DOOR– PAINTED PC-6 ON GARAGE SIDE & PC-6 ON OFFICE SIDE, TEMPERED SAFETY GLASS, H.M. DOOR AND FRAME. BOTTOM OF GLASS TO BE 43" MAX. A.F.F.



D1 1-3/4" THICK WOOD 1-PANEL DOOR PAINTED PC-3

E1 NOT USED



F1 1-3/4" THICK – INSULATED – RAISED PANEL METAL CLAD DOOR PAINTED PAINT COLOR PC-3 ON INTERIOR AND PC-6 ON EXTERIOR. GLAZING TO BE DOUBLE-PANE TEMPERED SAFETY GLAZING WITH LOW-E TO MATCH WINDOWS.

3 DOOR TYPES
NO SCALE

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06/26/25

NO.	REVISIONS	DATE
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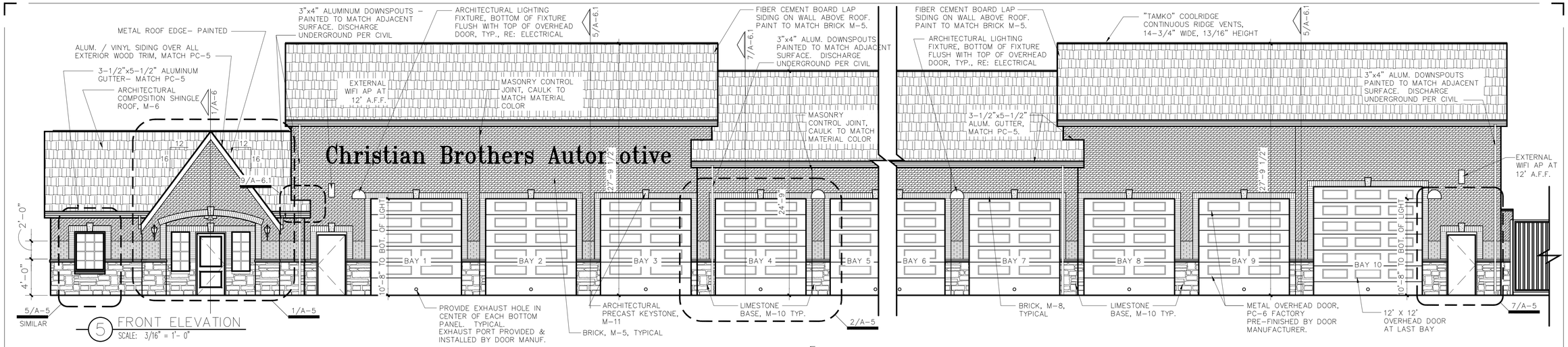
208.514.2713

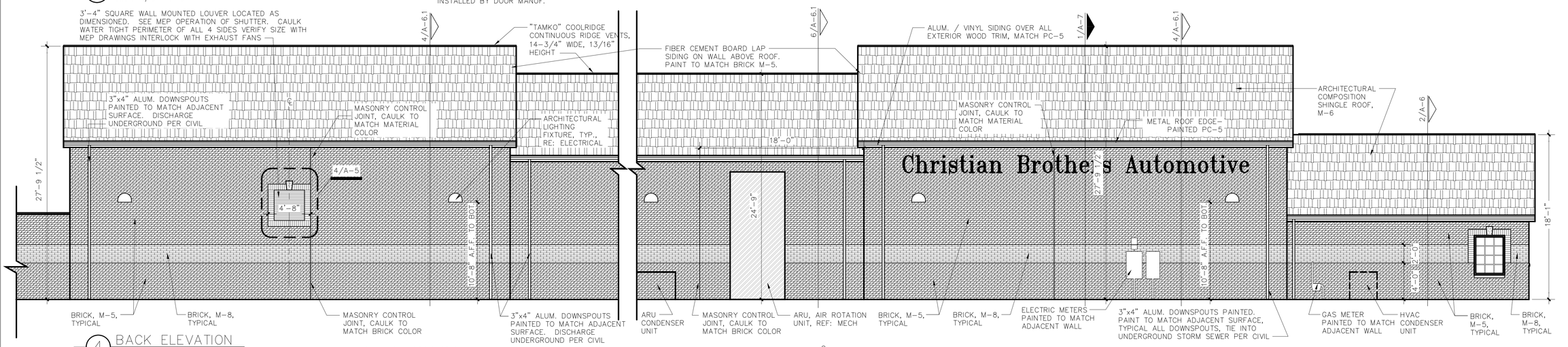
PROJECT FOR:
CHRISTIAN BROTHERS AUTOMOTIVE
NEW BERLIN, WI

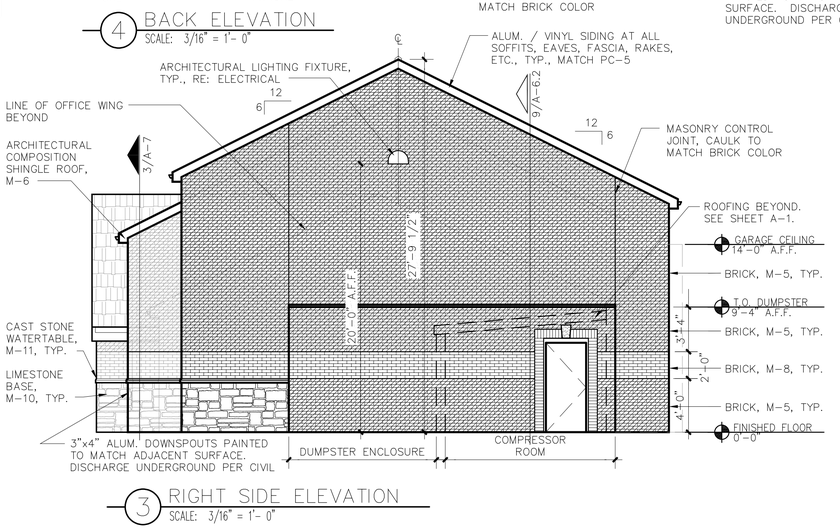
DRAWN BY: JM
CHECKED BY: JM
JOB # 25082
DATE: 06/26/25

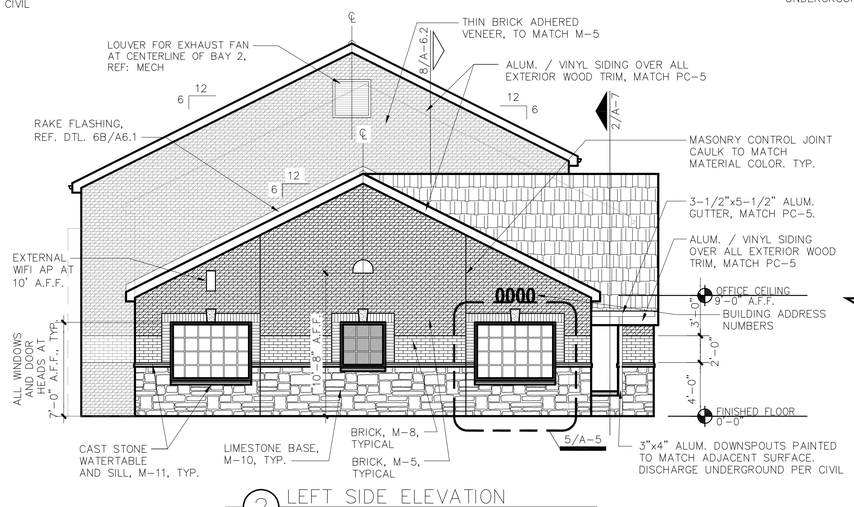
FLOOR PLAN AND SCHEDULES

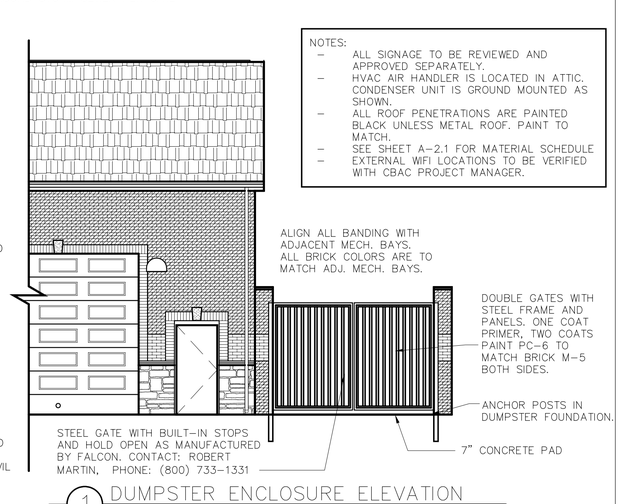
A-2











CB
Christian Brothers Automotive

M-5	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: BURGANDY, MORTAR COLOR 'WHITE'
M-6	COMPOSITION SHINGLE ROOF	CERTAINTEED LANDMARK 30 AR, COLOR: "MOIRE BLACK"
M-8	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR 'WHITE'
M-10	LIMESTONE	1 1/2" NATURAL LIMESTONE VENEER, SALADO QUARRY. MORTAR COLOR 'WHITE'
M-11	CAST STONE	PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE, SEE A-5 FOR PROFILES

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06/20/25

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ALC Collaborative
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PROJECT FOR:
CHRISTIAN BROTHERS AUTOMOTIVE
NEW BERLIN, WI

DRAWN BY: JM
CHECKED BY: JM
JOB # 25082
DATE: 06/20/25

EXTERIOR ELEVATIONS

A-4

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
◯	G1		2	1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK	1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK	26 LED's	1	2505	1	30.8
□	F		6	ISW-SA1D-740-U-SL4	IMPACT ELITE LED WEDGE LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS		16	345	1	45.2
▯	XT		6	XTOR1B	CROSSTOUR 12W WALL MOUNT LED	EATON LED 5000K	1	1417	1	12.2
◯	L		1	PR810D010 - PR8M12MDMB - 4000K	HALO 8" ROUND DOWNLIGHT, MEDIUM LENS, MATTE BLACK FINISH	(1) HIGH LUMEN LED 80CRI / 4000K CCT	1	1134	1	10.5
□ °	B		2	GLEON-SA2C-740-U-SL2--HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD		32	374	1	113
□ °	D		1	GLEON-SA4C-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD		64	316	1	225
□ °	I		2	GLEON-SA1A-740-U-SLL--HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 615mA LIGHTSQUARE WITH 16 LEDS AND SPILL LIGHT ELIMINATOR LEFT OPTICS WITH HOUSE SIDE SHIELD		16	226	1	34

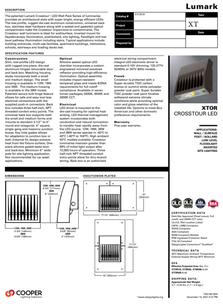
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE PATHS AND PARKING SPACES	+	2.6 fc	8.8 fc	1.0 fc	8.8:1	2.6:1
PROPERTY LINE	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A





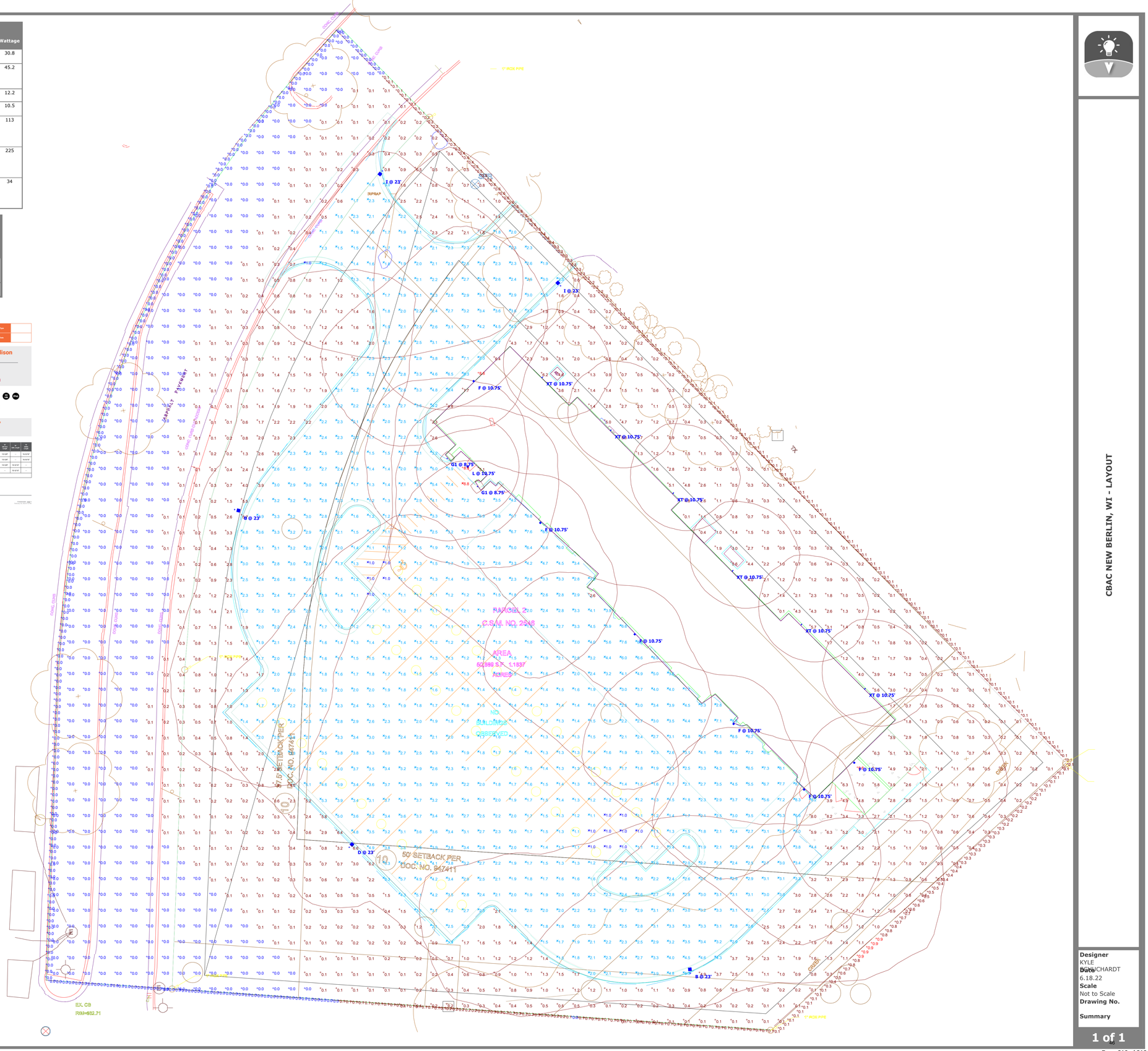












Designer
KYLE
Date
6.18.22
Scale
Not to Scale
Drawing No.

Summary

1 of 1