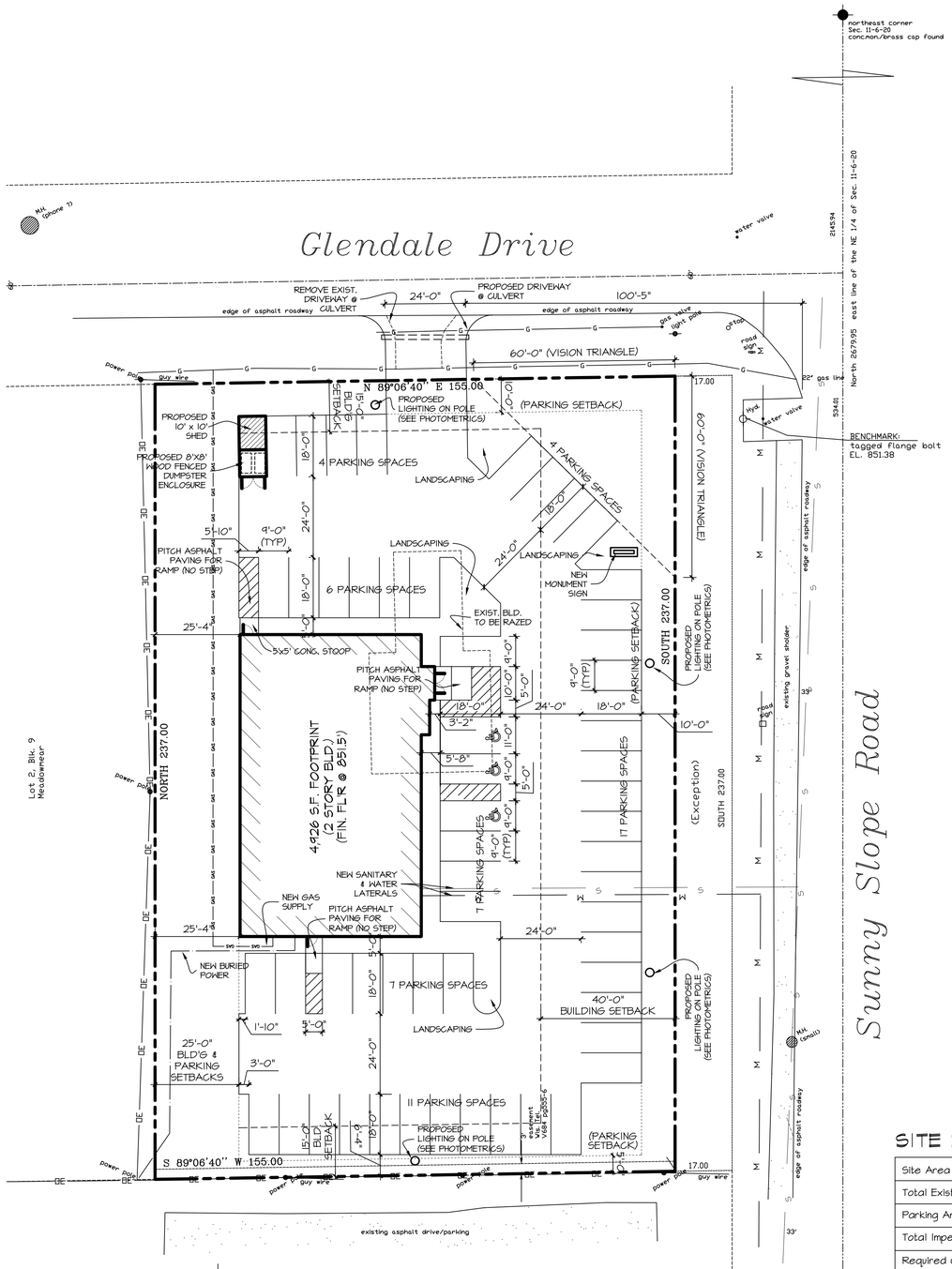
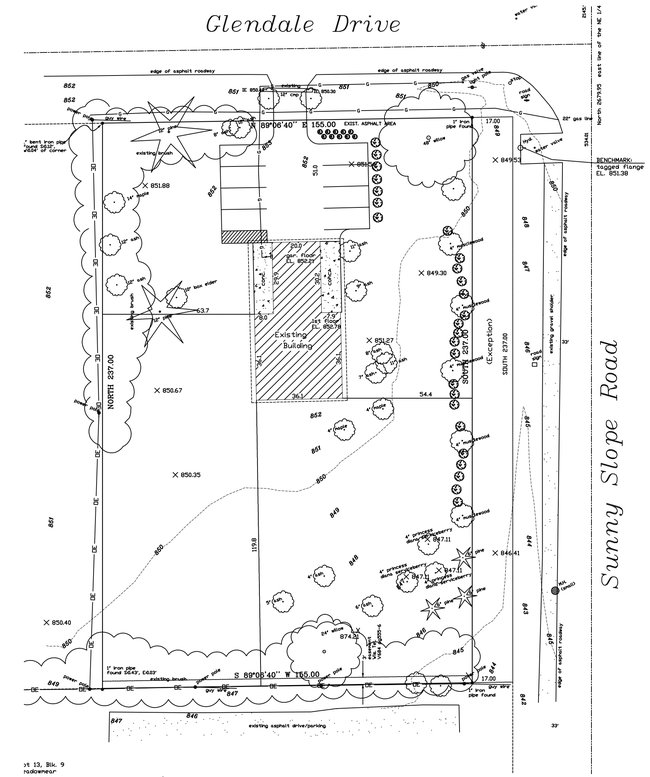


1 PROPOSED SITE & UTILITY PLAN
1" = 20'-0"



1 EXISTING SITE PLAN
1" = 30'-0"

SITE DATA

Site Area	36,704 sf
Total Exist. Imperv. Surface	5,081 sf
Parking Area	19,535 sf
Total Imperv. Surface	25,034 sf
Required Green	9,176 sf (25%)
Actual Green	11,670 S.F. (31.8%)
Req'd Parking: Office: 1 per 100 s.f. Salon: 1 per 200 s.f.	40 Parking Stalls 3000 s.f. / 200 = 15 5000 s.f. / 200 = 25
Total Provided Parking	56 Parking Stalls

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REVISIONS:
3/20/15: PLANNING APPROVAL

2601 S. SUNNYSLOPE DEVELOPMENT

2601 S. Sunny Slope Road
NEW BERLIN, WI 53151

SHEET TITLE:
EXISTING & PROPOSED SITE DEVELOPMENT PLAN

C-1

DATE: SEPT. 23, 2014

PROJECT NUMBER: 04-362

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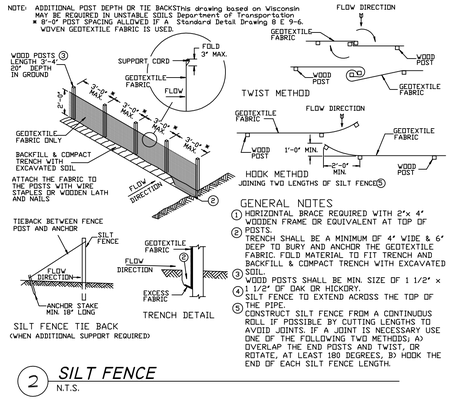


GENERAL NOTES

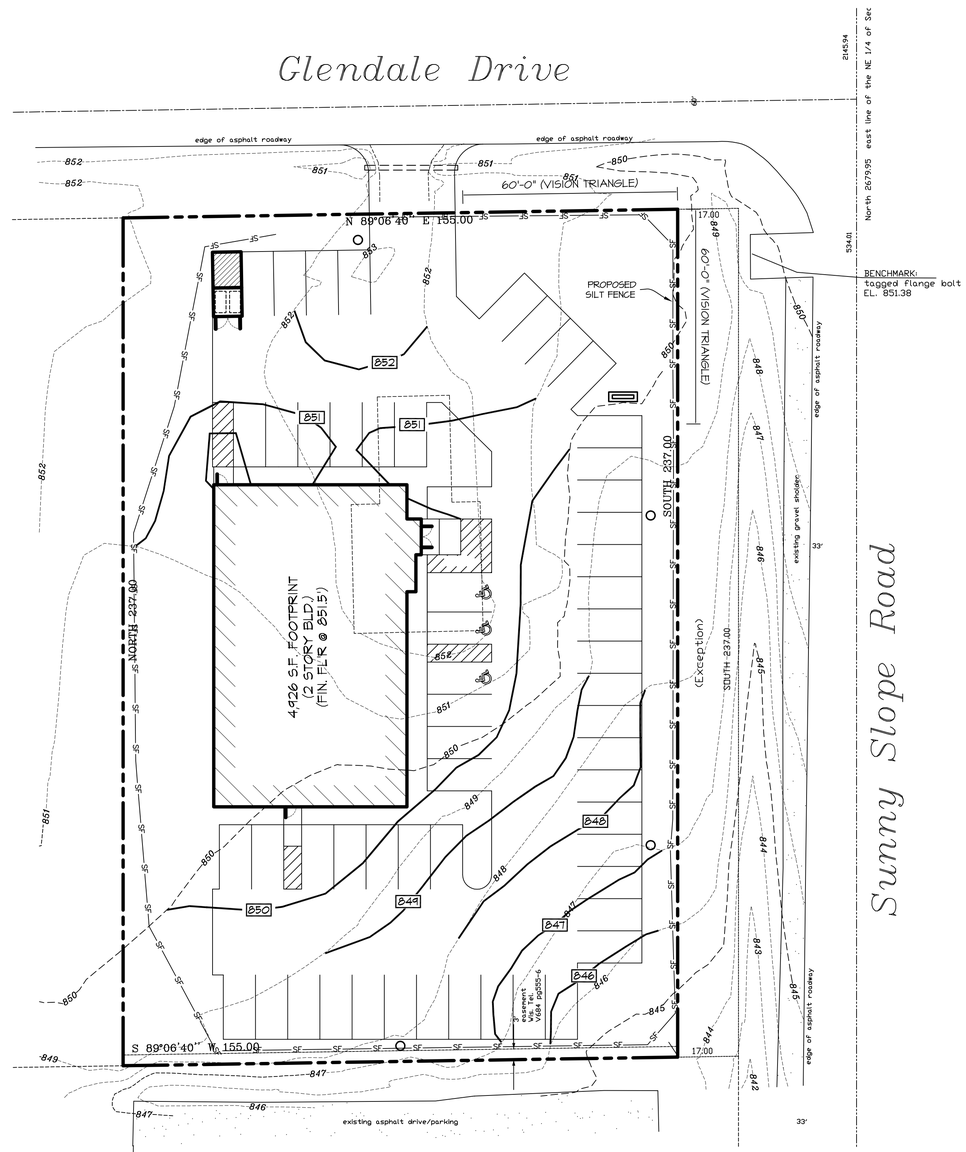
1. HORIZONTAL BRACE REQUIRED WITH 2"x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE MIN. SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

2 SILT FENCE

N.T.S.

SITE EROSION CONTROL NOTES

1. ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE WILL BE CLEANED UP BY THE END OF EACH WORK DAY. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE OVER TRACKING PAD.
2. ALL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER RAIN EVENTS OF 1/2" OR MORE, CONTRACTOR SHALL REPAIR SAID BMP'S IMMEDIATELY.
3. ALL WASTE MATERIAL MUST BE PROPERLY DISPOSED OF IN A TIMELY MANNER.
4. ANY DISTURBED AREAS THAT REMAIN INACTIVE FOR GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING, OR MULCH. STOCKPILES SHALL BE SEEDED WITH ANNUAL RYE GRASS. SEEDING SHALL FOLLOW WDNR TECHNICAL STANDARD 1059.
5. ALL SILT FENCE SHALL COMPLY WITH WDNR CONSERVATION PRACTICE STANDARD 1056. INSTALL SILT FENCE ON THE DOWN SLOPE SIDE OF ALL TOPSOIL STOCKPILES TO REDUCE SEDIMENT RUNOFF.
6. CONTRACTOR TO NOTIFY MUNICIPALITY WITHIN THREE DAYS OF COMMENCING WORK.
7. CONTRACTOR TO OBTAIN APPROVALS FROM MUNICIPALITY, ENGINEER, WDNR AND DEVELOPER FOR ANY CHANGES TO THE PLAN PRIOR TO IMPLEMENTING.
8. CONTRACTOR TO MAINTAIN ALL ROAD DRAINAGE SYSTEMS AND TRACKING PROVISIONS, STORM WATER DRAINAGE SYSTEMS, CONTROL MEASURES, AND
9. CONTRACTOR TO KEEP A COPY OF THE APPROVED PLAN ON SITE.
10. ALL NECESSARY DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECH STANDARD 1061. DEWATERING SHALL BE TO A BMP DEVICE.
11. REPLACE ANY NECESSARY SITE LANDSCAPING TO MAINTAIN STORM WATER MANAGEMENT SYSTEM ON AN ONGOING BASIS.
12. CALL DIGGERS HOTLINE PRIOR TO ANY EXCAVATION IN ORDER TO LOCATE UNDERGROUND UTILITIES. ALL UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
13. ALL AREAS TO BE SEEDED SHALL HAVE A MINIMUM 4" THICK TOPSOIL LAYER. AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED PER SEEDING RATES. AREAS NOT FINAL GRADED PRIOR TO SEPTEMBER 15th SHALL RECEIVE WINTER PROTECTION IN THE FORM OF EITHER TEMPORARY SEED WITH WINTER WHEAT/RYE AT A RATE OF 2lbs/1,000 Sq. Ft. OR A POLYACRYLAMIDE (PAM) PER WDNR TECH STD. 1050. FINAL SEED TO BE DONE PRIOR TO JUNE 1st. OF THE FOLLOWING YEAR.



1 PROPOSED GRADING & EROSION CONTROL PLAN

1" = 20'-0"

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REVISIONS:
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2601 S. SUNNYSLOPE DEVELOPMENT

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SHEET TITLE:
PROPOSED GRADING PLAN W/ DETAILS

C-2

DATE: SEPT. 23, 2014

PROJECT NUMBER: 04-362

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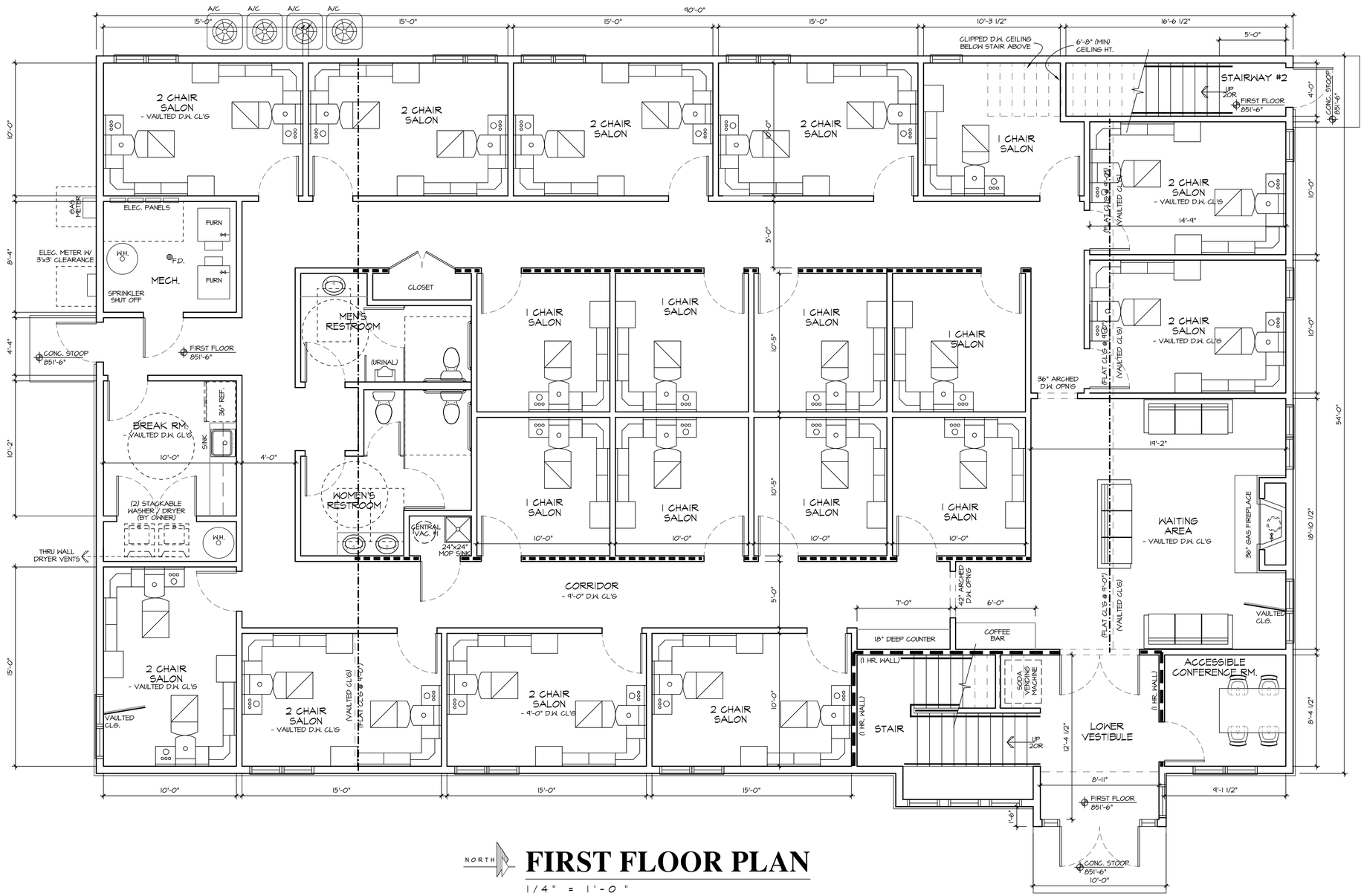

NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR TENANT AREA:	4,498 S.F.
FIRST FLOOR COMMON AREA:	428 S.F.
TOTAL FIRST FLOOR AREA:	4,926 S.F.

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2601 S. SUNNYSLOPE DEVELOPMENT

2601 S. Sunny Slope Road
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SHEET TITLE:
FIRST FLOOR PLAN

A-2

DATE: SEPT. 23, 2014

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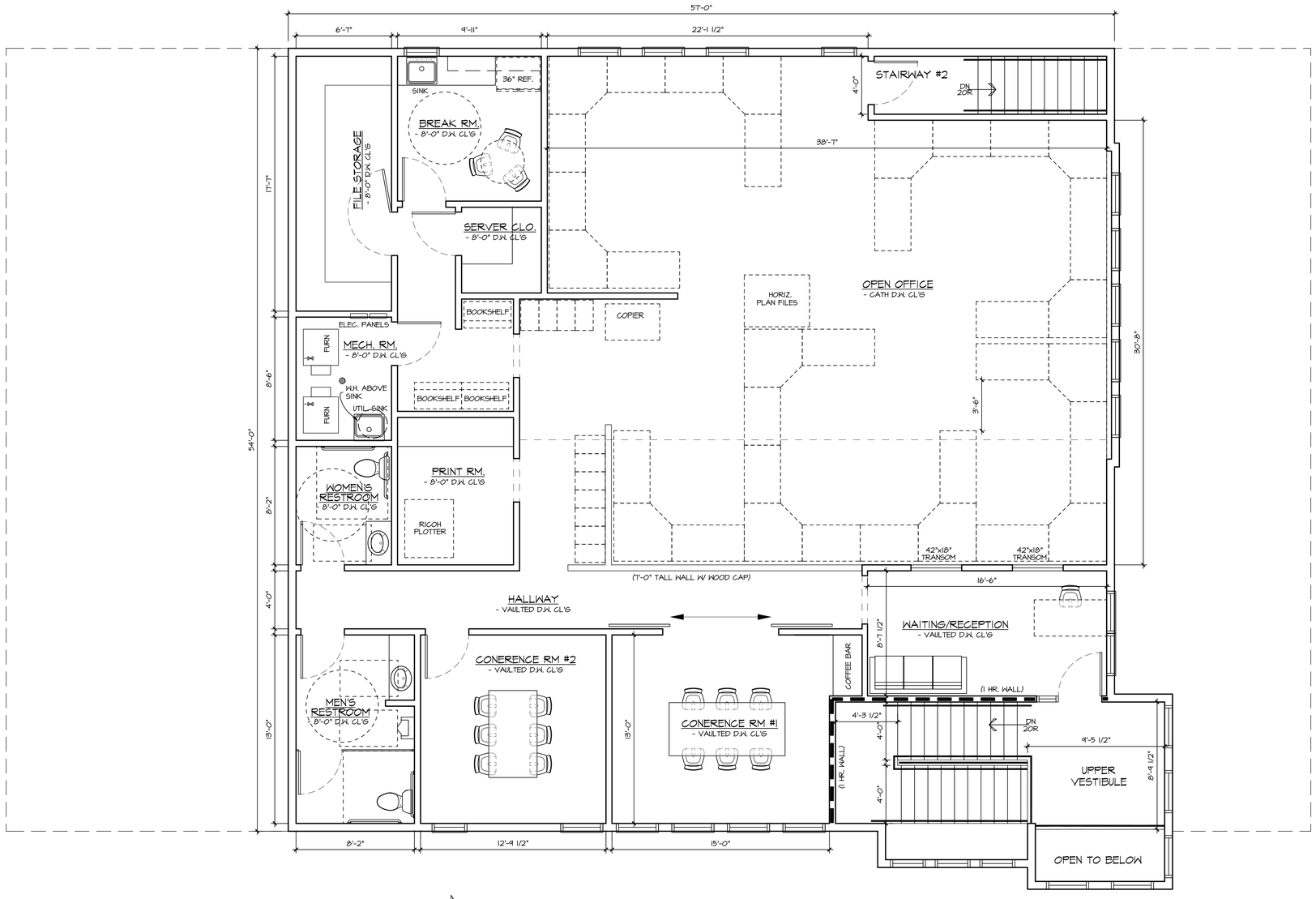

NORTH

SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR TENANT AREA:	2,864 S.F.
FIRST FLOOR COMMON AREA:	93 S.F.
TOTAL FIRST FLOOR AREA:	2,957 S.F.

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SHEET TITLE:
SECOND FLOOR PLAN

A-3

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EAST (SUNNYSLOPE) ELEVATION

1/4" = 1'-0"

NORTH (GLENDALE) ELEVATION

1/4" = 1'-0"

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2601 S. SUNNYSLOPE DEVELOPMENT

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SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4

DATE: SEPT. 23, 2014

PROJECT NUMBER: 04-362

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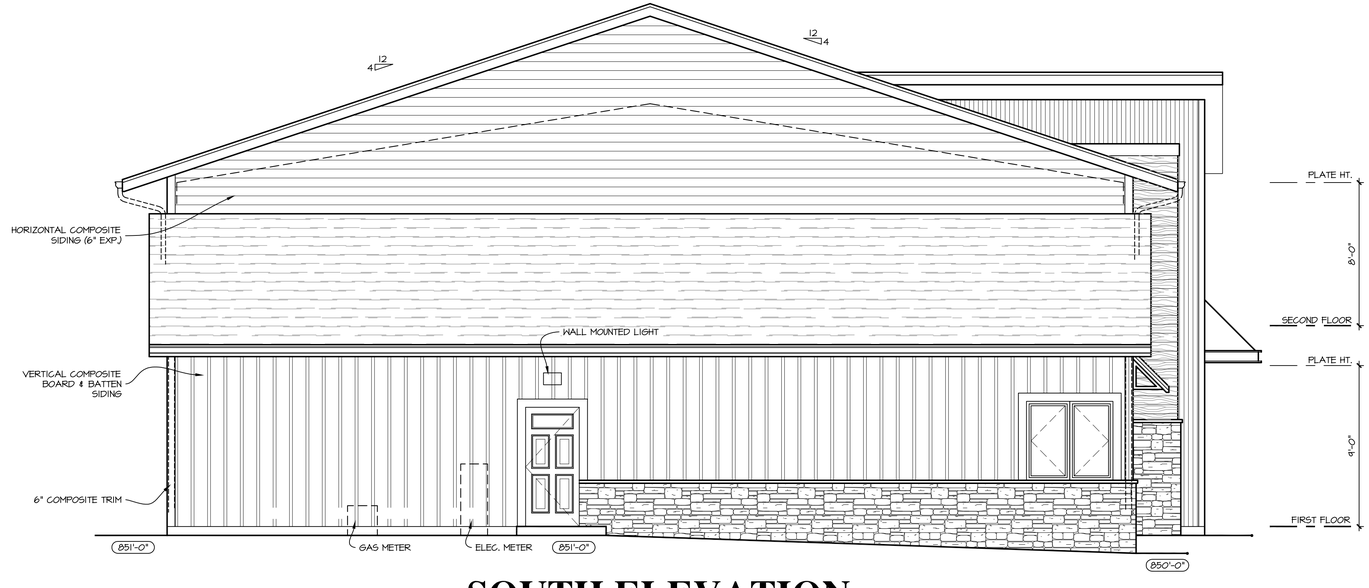
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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2601 S. SUNNYSLOPE DEVELOPMENT

2601 S. Sunny Slope Road
NEW BERLIN, WI 53151

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-5

DATE: SEPT. 23, 2014

PROJECT NUMBER: 04-362

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PROJECT: Patera Site Plan/NR031615 GROUP: Site AREA: Parking Area just Lot GRID: Grade
PREPARED BY: Dave - Visual Impact Lighting
VALUES ARE FC, SCALE: 1 IN= 12.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

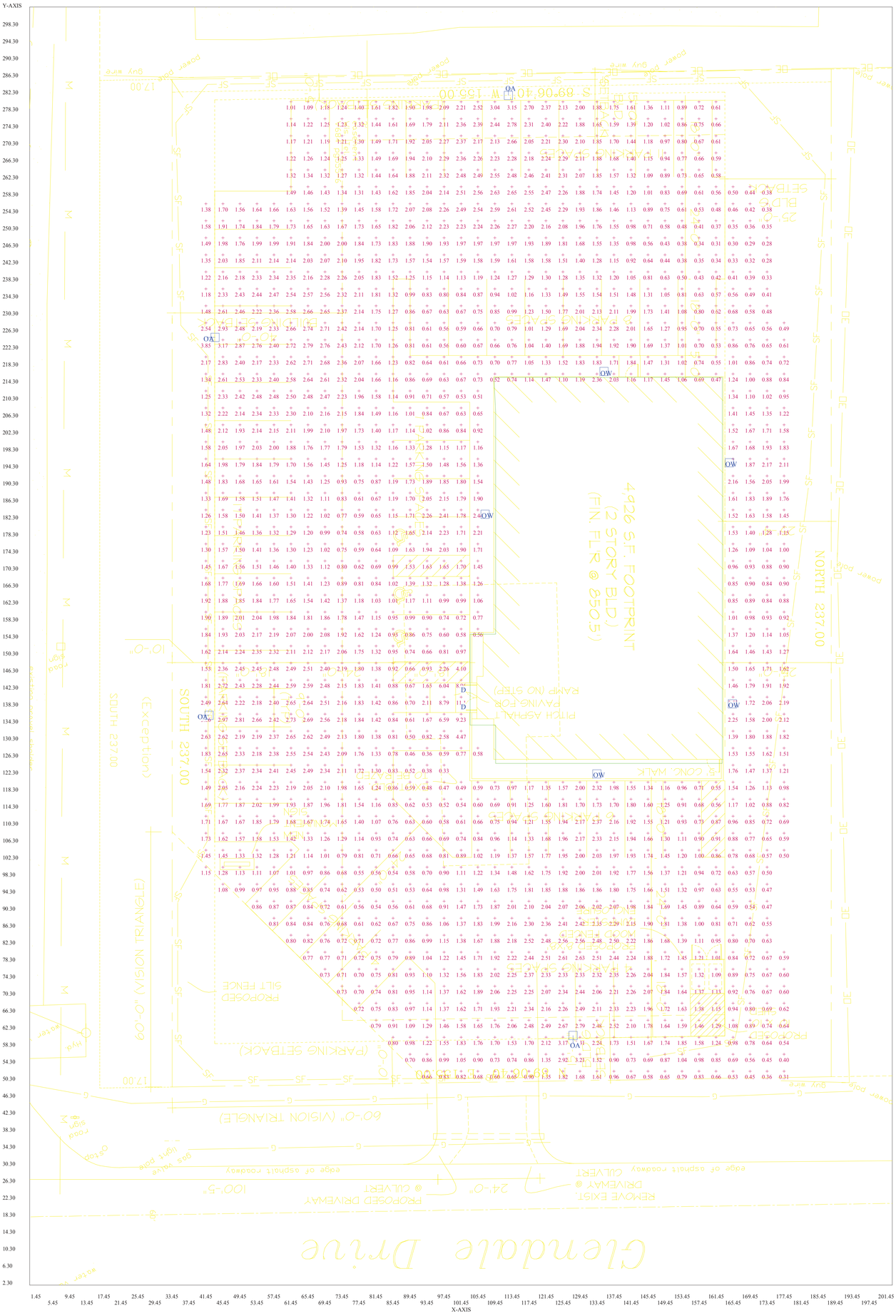
Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.28	11.06	1.50	5.43	39.91

Luminaires Used

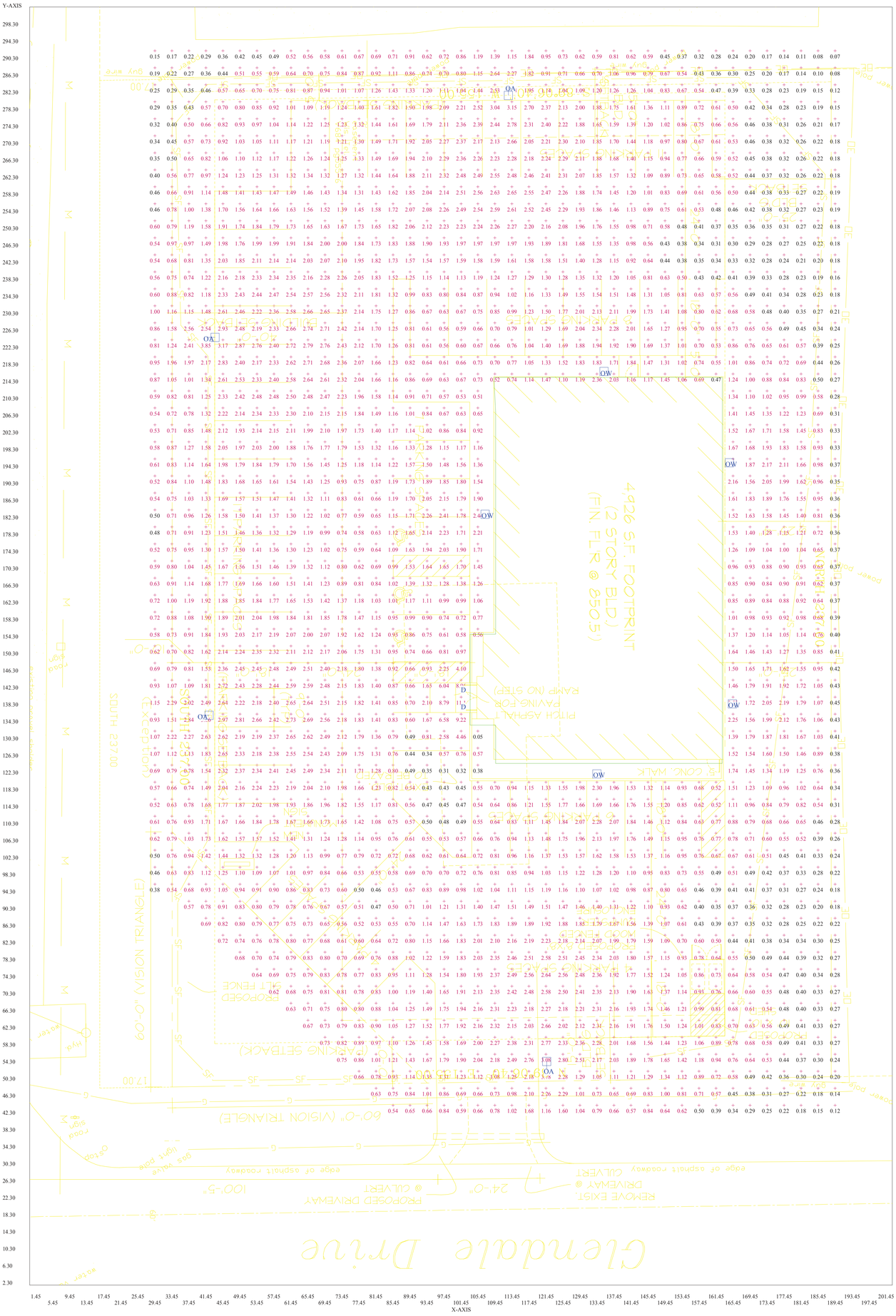
TYPE	QTY	TEST#	DESCRIPTION
D	2	LC-1000-	HUBBELL LIGHTIN, LC6LED120 – 6LCLED535K8, LITEFRAME COMMERCIAL, 6LC TRIM, LAMPS: (1) 757A-V1, 928 LUMENS, BLST: TRC-025S070DS, LLF = 1.00 @10.00
OA	4	--------	Cimerran Small, 18' SSS, 3' Cone Pour (1) A <CL1S-A-48LU-4K-3>, LLF= 1.00;
OW	5	--------	Wall Laradeo, , (1) W <LNC2-12LU-4K-3>, LLF= 1.00;



PROJECT: Patera Site Plan/NR031615 GROUP: Site AREA: Parking Area GRID: Grade
PREPARED BY: Dave - Visual Impact Lighting
VALUES ARE FC, SCALE: 1 IN= 12.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

Computed in accordance with IES recommendations
Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.05	11.07	1.26	26.64	233.71

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
D	2	LC-1000-	HUBBELL LIGHTIN, LC6LED120 – 6LCLED535K8, LITEFRAME COMMERCIAL, 6LC TRIM, LAMPS: (1) 757A-V1, 928 LUMENS, BLST: TRC-025S070DS, LLF = 1.00 @10.00
OA	4	--------	Cimerran Small, 18' SSS, 3' Cone Pour (1) A <CL1S-A-48LU-4K-3>, LLF= 1.00;
OW	5	--------	Wall Laradeo, , (1) W <LNC2-12LU-4K-3>, LLF= 1.00;