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EXISTING PRIVACY FENCING  
 ALONG REAR YARDS.  
 NO HEADLIGHT IMPACTS  
 FROM ENTRANCE/EXIT

- SITE DATA TABLE LEGEND**
- CONSTRUCTION PHASE 1A (BUILDING/PAVEMENT) = 1.08 Ac (47,137 SF)
  - GRADING/POND/STORM SEWER PHASE 1A = 2.60 Ac (114,257 SF)
  - TOTAL DISTURBANCE PHASE 1A = 3.68 Ac (161,394 SF)
  - CONSTRUCTION PHASE 1B (BUILDING/PAVEMENT) = 0.54 Ac (23,376 SF)
  - CONSTRUCTION & GRADING PHASE 2A = 1.29 Ac (56,016 SF)
  - CONSTRUCTION PHASE 2B (BUILDING/PAVEMENT) = 0.82 Ac (35,559 SF)

NO.	REVISION DESCRIPTION	DATE

**PAYNE & DOLAN  
 INCORPORATED**  
 A WALBECK GROUP COMPANY  
 www.payneanddolan.com  
 (820) 757-7522

**AMEIRA ORCHIDS ASSISTED LIVING**  
 10401 W. BRADLEY ROAD  
 MILWAUKEE, WI  
 PROJECT

**Top Leaf Development, LLC**  
 3955 HAWKS RIDGE DRIVE  
 HUBERTUS, WI 53033  
 CLIENT

**PHASE EXHIBIT**

CITY OF MILWAUKEE FILE NO. 191676

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Drawing Scale: 1" = 40'  
 Drawn: HAM 3/26/2020  
 Checked: CTD  
 P&D Project No: 490322  
 Sheet No.

**EX-1**



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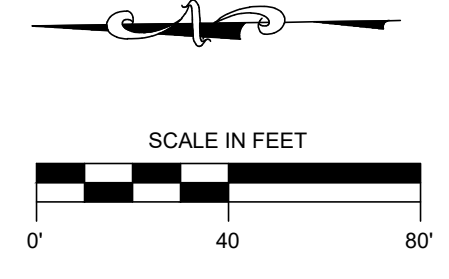
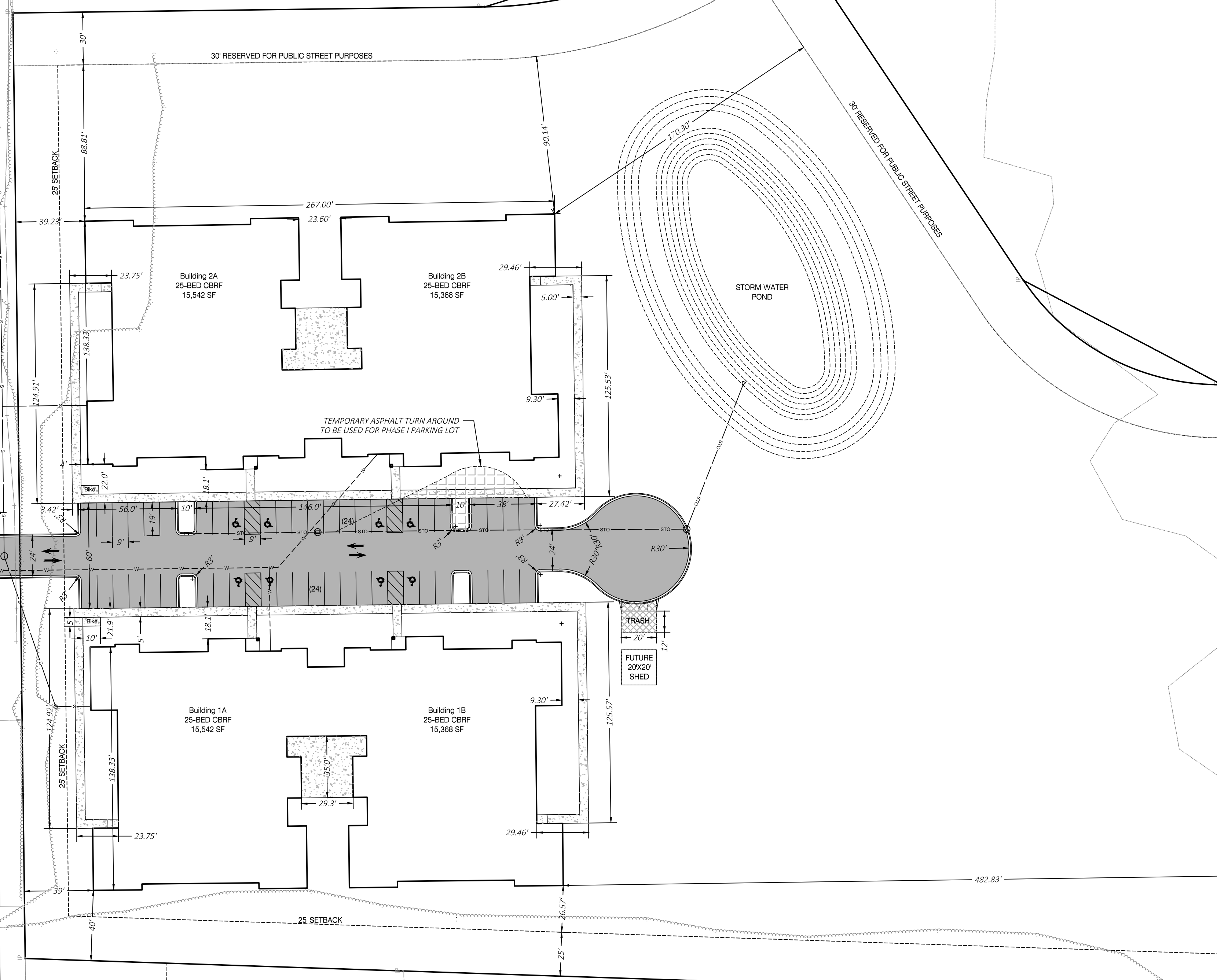
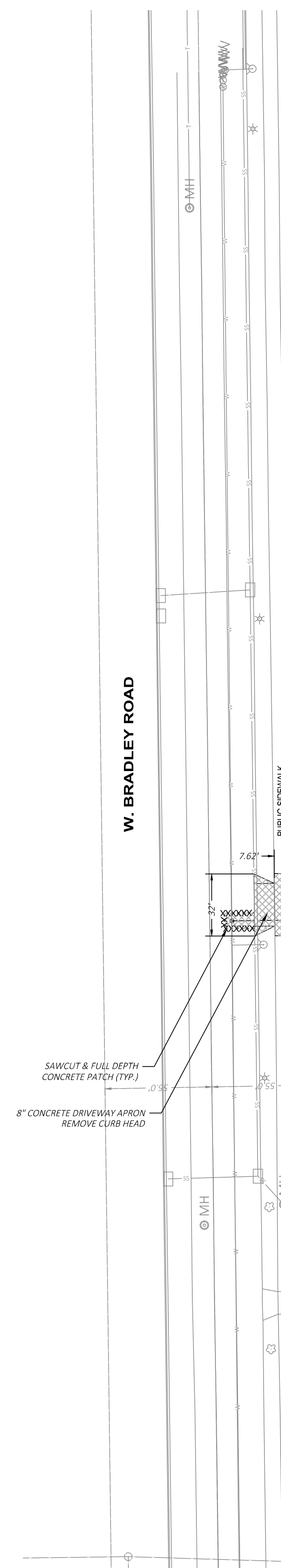
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- PAVING NOTES:**
- ASPHALT - COMMERCIAL MIX (LV)  
 12" CRUSHED AGGREGATE BASE COURSE  
 3" ASPHALTIC CONC. (2-LEFTS, 1.5" LOWER 1.5" UPPER)
  - CONCRETE  
 6" CRUSHED AGGREGATE BASE COURSE  
 8" REINFORCED CONCRETE PAVEMENT
  - CONCRETE SIDEWALK  
 6" CRUSHED AGGREGATE BASE COURSE  
 4" CONCRETE PAVEMENT

**SITE DATA TABLE**

PARCEL SIZE:	9.163 Ac
NET BUILDABLE AREA:	5.850 Ac
GREEN SPACE:	7.081 Ac (77%)
GROSS FLOOR AREA:	62,503 SF
IMPERVIOUS AREA:	90,681 SF (23%)

**PARKING STALLS**  
 Zoning Table 295-403-2-a  
 Nursing Home 1 stall / 4 beds = 25 Required  
 48 Provided (12 per 25 beds)  
 Bike Parking Spaces To Be Provided per Table 295-404-1  
 1 per 24,000 SF or minimum 2/building = 4 Required & Provided

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**PROJECT**  
 AMEIRA ORCHIDS ASSISTED LIVING  
 10401 W. BRADLEY ROAD  
 MILWAUKEE, WI

**CLIENT**  
 Top Leaf Development, LLC  
 3955 HAWKS RIDGE DRIVE  
 HUBERTUS, WI 53033

**SHEET TITLE**  
 SITE LAYOUT & PAVING PLAN

**CITY OF MILWAUKEE FILE NO.** 191676

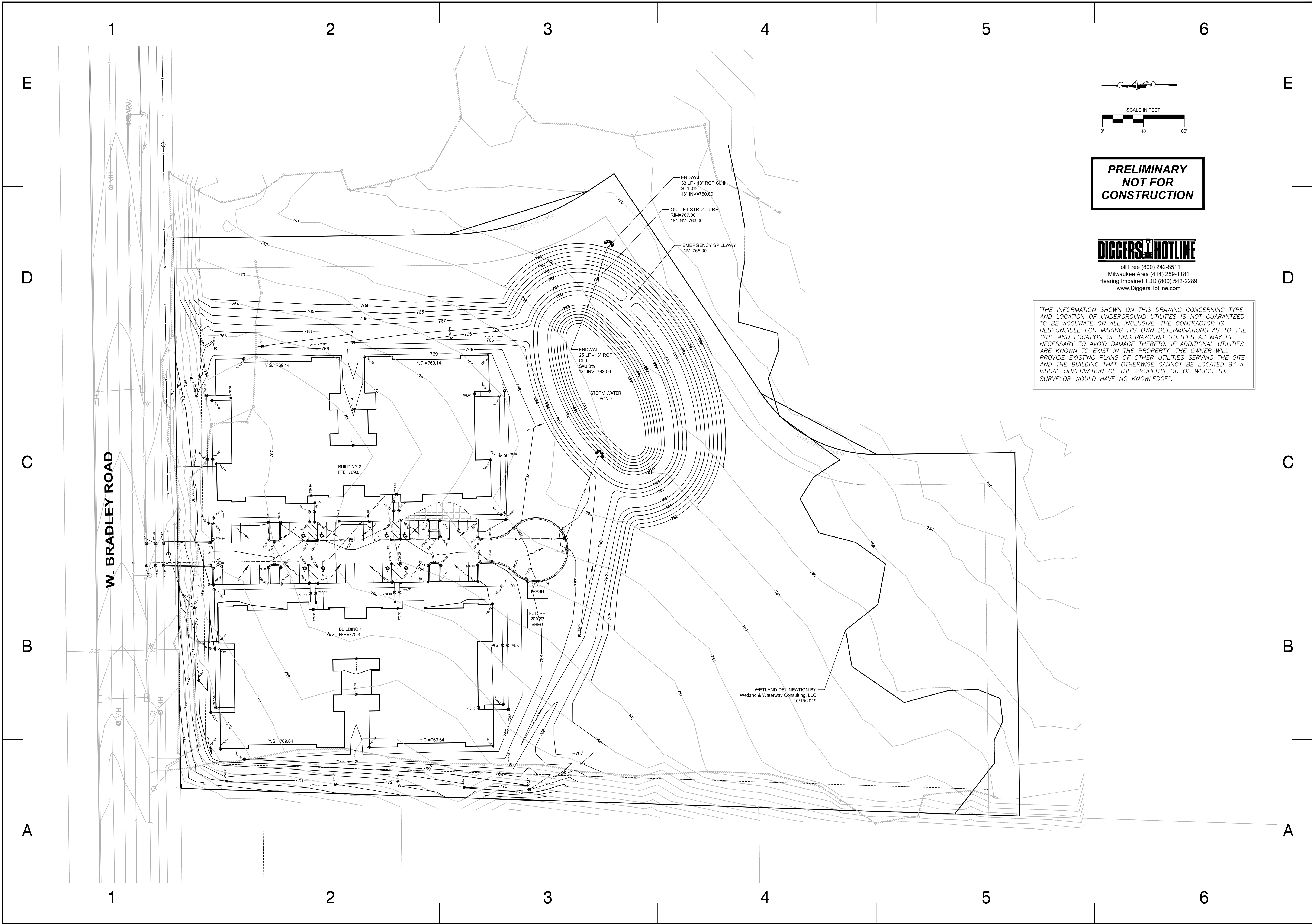
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**C-1**





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WETLAND DELINEATION BY  
Wetland & Waterway Consulting, LLC  
10/15/2019

NO.	REVISION DESCRIPTION	DATE

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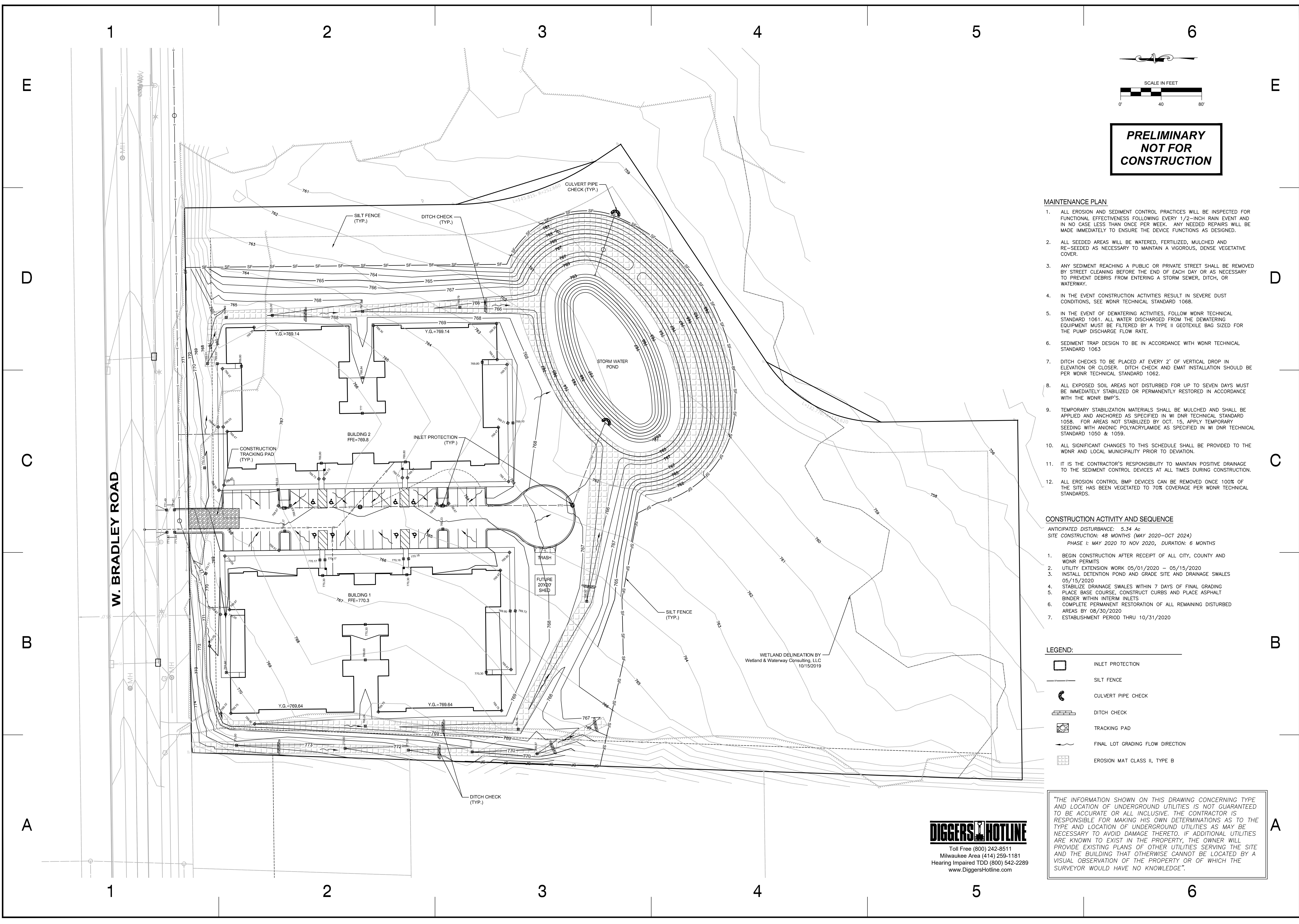
PROJECT: **AMEIRA ORCHIDS ASSISTED LIVING**  
10401 W. BRADLEY ROAD  
MILWAUKEE, WI  
CLIENT: **Top Leaf Development, LLC**  
3955 HAWKS RIDGE DRIVE  
HUBERTUS, WI 53033

SHEET TITLE: **MASTER GRADING PLAN**  
CITY OF MILWAUKEE FILE NO. 191676

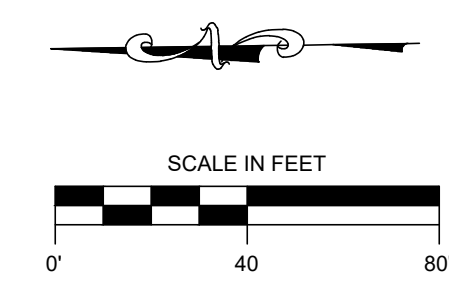
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**MAINTENANCE PLAN**

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RE-SEEDED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. SEDIMENT TRAP DESIGN TO BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
7. DITCH CHECKS TO BE PLACED AT EVERY 2' OF VERTICAL DROP IN ELEVATION OR CLOSER. DITCH CHECK AND EMAT INSTALLATION SHOULD BE PER WDNR TECHNICAL STANDARD 1062.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY STABILIZED OR PERMANENTLY RESTORED IN ACCORDANCE WITH THE WDNR BMP'S.
9. TEMPORARY STABILIZATION MATERIALS SHALL BE MULCHED AND SHALL BE APPLIED AND ANCHORED AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1058. FOR AREAS NOT STABILIZED BY OCT. 15, APPLY TEMPORARY SEEDING WITH ANIONIC POLYACRYLAMIDE AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1050 & 1059.
10. ALL SIGNIFICANT CHANGES TO THIS SCHEDULE SHALL BE PROVIDED TO THE WDNR AND LOCAL MUNICIPALITY PRIOR TO DEVIATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION.
12. ALL EROSION CONTROL BMP DEVICES CAN BE REMOVED ONCE 100% OF THE SITE HAS BEEN VEGETATED TO 70% COVERAGE PER WDNR TECHNICAL STANDARDS.

**CONSTRUCTION ACTIVITY AND SEQUENCE**

- ANTICIPATED DISTURBANCE: 5.34 Ac  
 SITE CONSTRUCTION: 48 MONTHS (MAY 2020-OCT 2024)  
 PHASE I: MAY 2020 TO NOV 2020, DURATION: 6 MONTHS
1. BEGIN CONSTRUCTION AFTER RECEIPT OF ALL CITY, COUNTY AND WDNR PERMITS
  2. UTILITY EXTENSION WORK 05/01/2020 - 05/15/2020
  3. INSTALL DETENTION POND AND GRADE SITE AND DRAINAGE SWALES 05/15/2020
  4. STABILIZE DRAINAGE SWALES WITHIN 7 DAYS OF FINAL GRADING
  5. PLACE BASE COURSE, CONSTRUCT CURBS AND PLACE ASPHALT BINDER WITHIN INTERIM INLETS
  6. COMPLETE PERMANENT RESTORATION OF ALL REMAINING DISTURBED AREAS BY 08/30/2020
  7. ESTABLISHMENT PERIOD THRU 10/31/2020

**LEGEND:**

- INLET PROTECTION
- SILT FENCE
- CULVERT PIPE CHECK
- DITCH CHECK
- TRACKING PAD
- FINAL LOT GRADING FLOW DIRECTION
- EROSION MAT CLASS II, TYPE B

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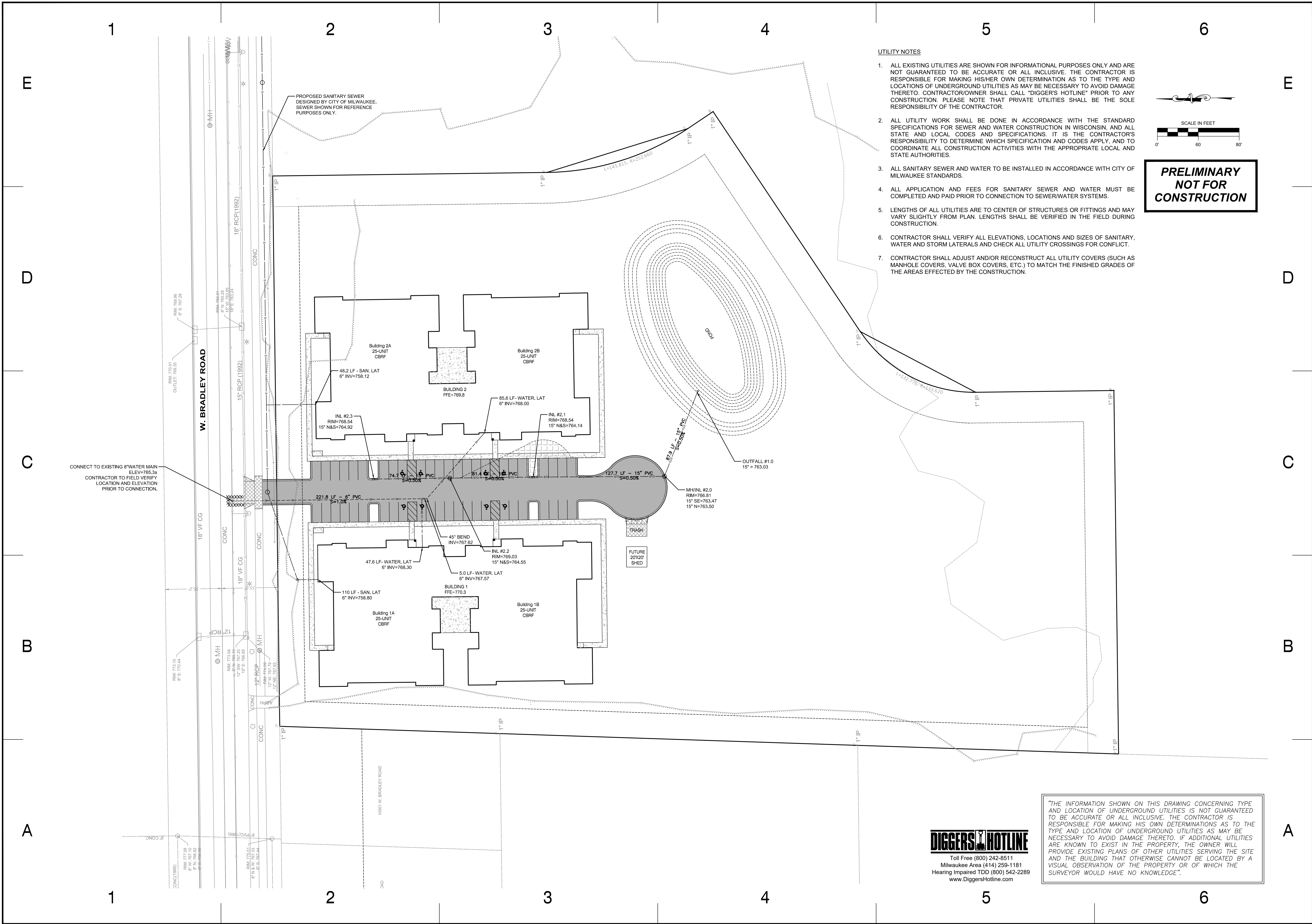
PROJECT: **AMEIRA ORCHIDS ASSISTED LIVING**  
 10401 W. BRADLEY ROAD  
 MILWAUKEE, WI  
 CLIENT: **Top Leaf Development, LLC**  
 3955 HAWKS RIDGE DRIVE  
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SHEET TITLE: **EROSION CONTROL PLAN**  
 CITY OF MILWAUKEE FILE NO. 191676

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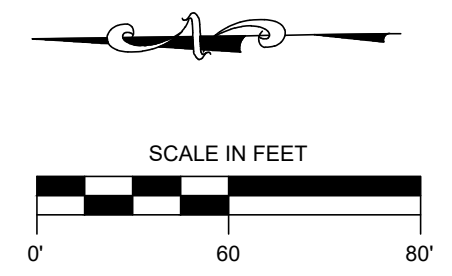
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**UTILITY NOTES**

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS/HER OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION. PLEASE NOTE THAT PRIVATE UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATION AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. ALL SANITARY SEWER AND WATER TO BE INSTALLED IN ACCORDANCE WITH CITY OF MILWAUKEE STANDARDS.
4. ALL APPLICATION AND FEES FOR SANITARY SEWER AND WATER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER/WATER SYSTEMS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICT.
7. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.



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**UTILITY PLAN**  
CITY OF MILWAUKEE FILE NO. 191676

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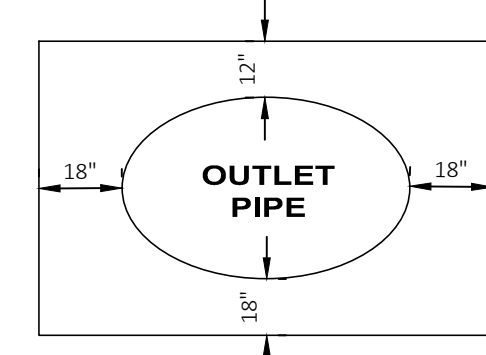
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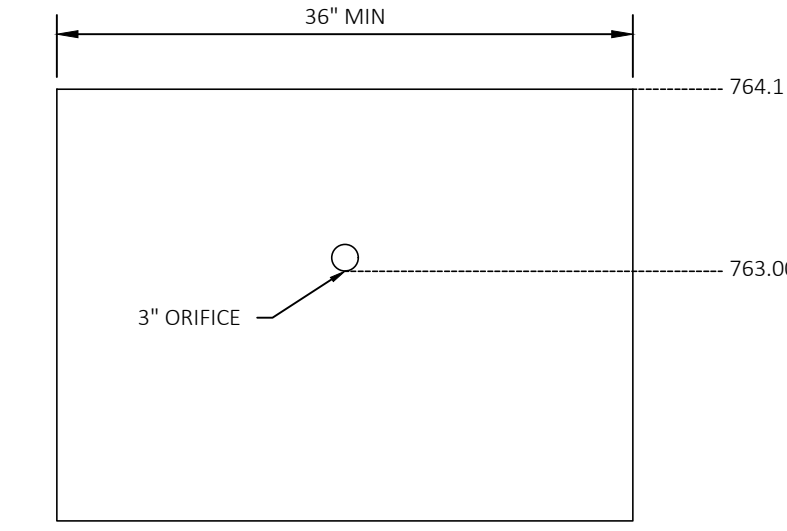
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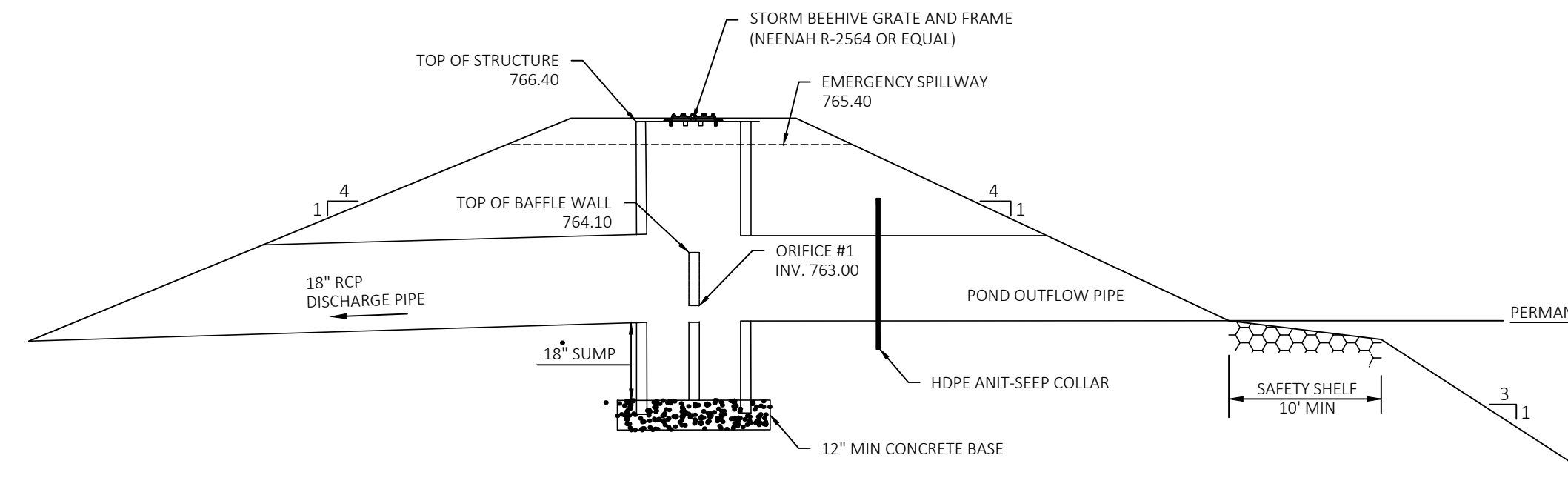
WET POND		
DISCHARGE PIPE	DIA	INV
	18"	763.00
OUTLET STRUCTURE		
	RIM	766.40
	ELEV	764.10
TOP OF BAFFLE WALL		
	ELEV	764.10
ORIFICE #1		
	INV	763.00
	DIA	3"



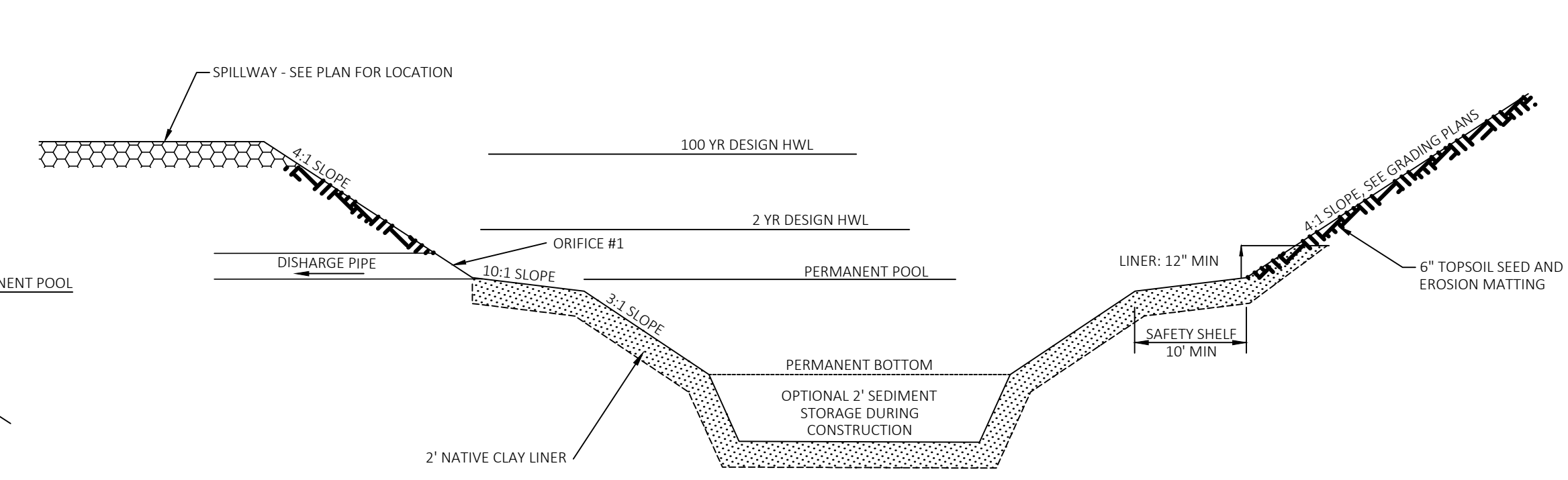
BAFFLE WALL (SHARP-CRESTED RECTANGULAR WEIR)  
N.T.S.

WET POND DATA		ELEV
TOP OF BERM		766.40
SPILLWAY		765.40
100-YR WSEL		765.35
2-YR WSEL		764.02
PERMANENT POOL		764.00
PERMANENT BOTTOM		759.00

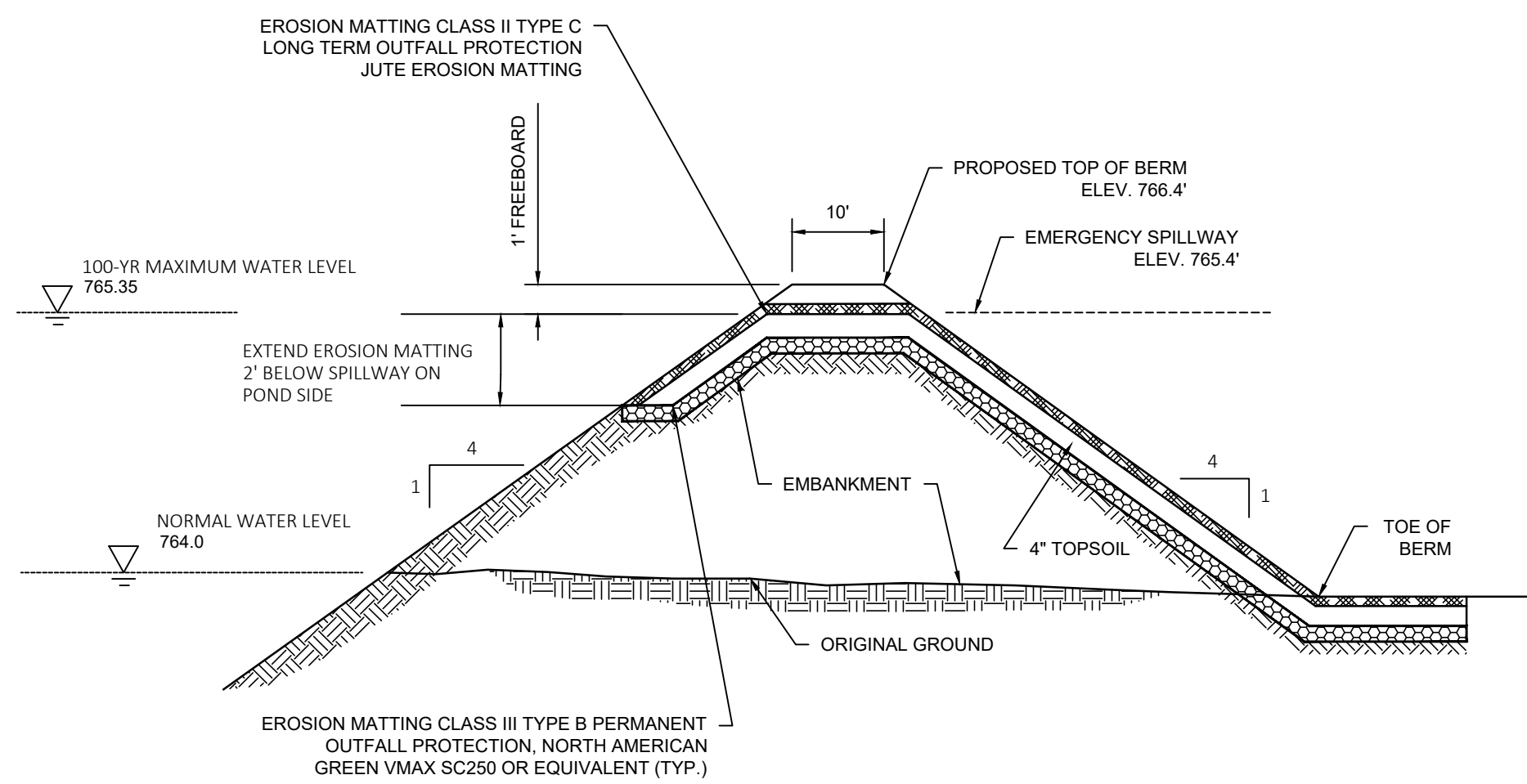
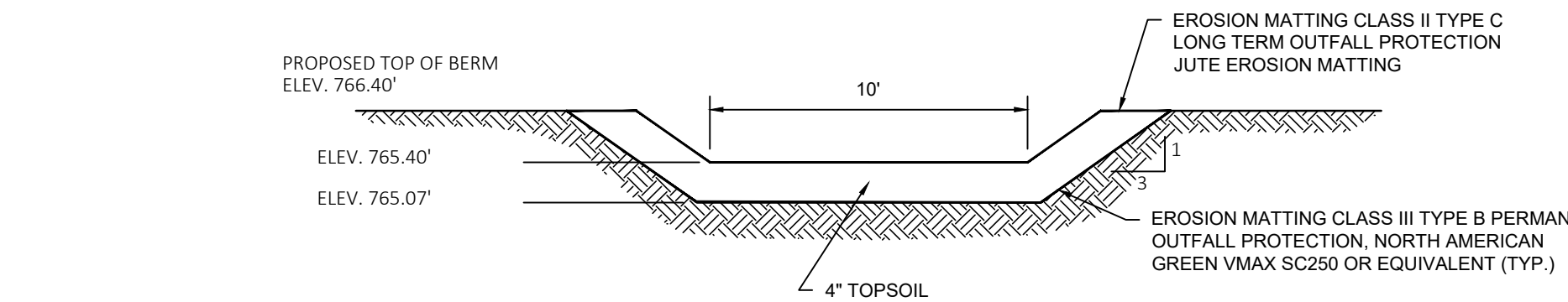
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WET POND PRECAST OUTLET STRUCTURE  
N.T.S.



WET POND  
N.T.S.



PROPOSED EMERGENCY SPILLWAY WET POND

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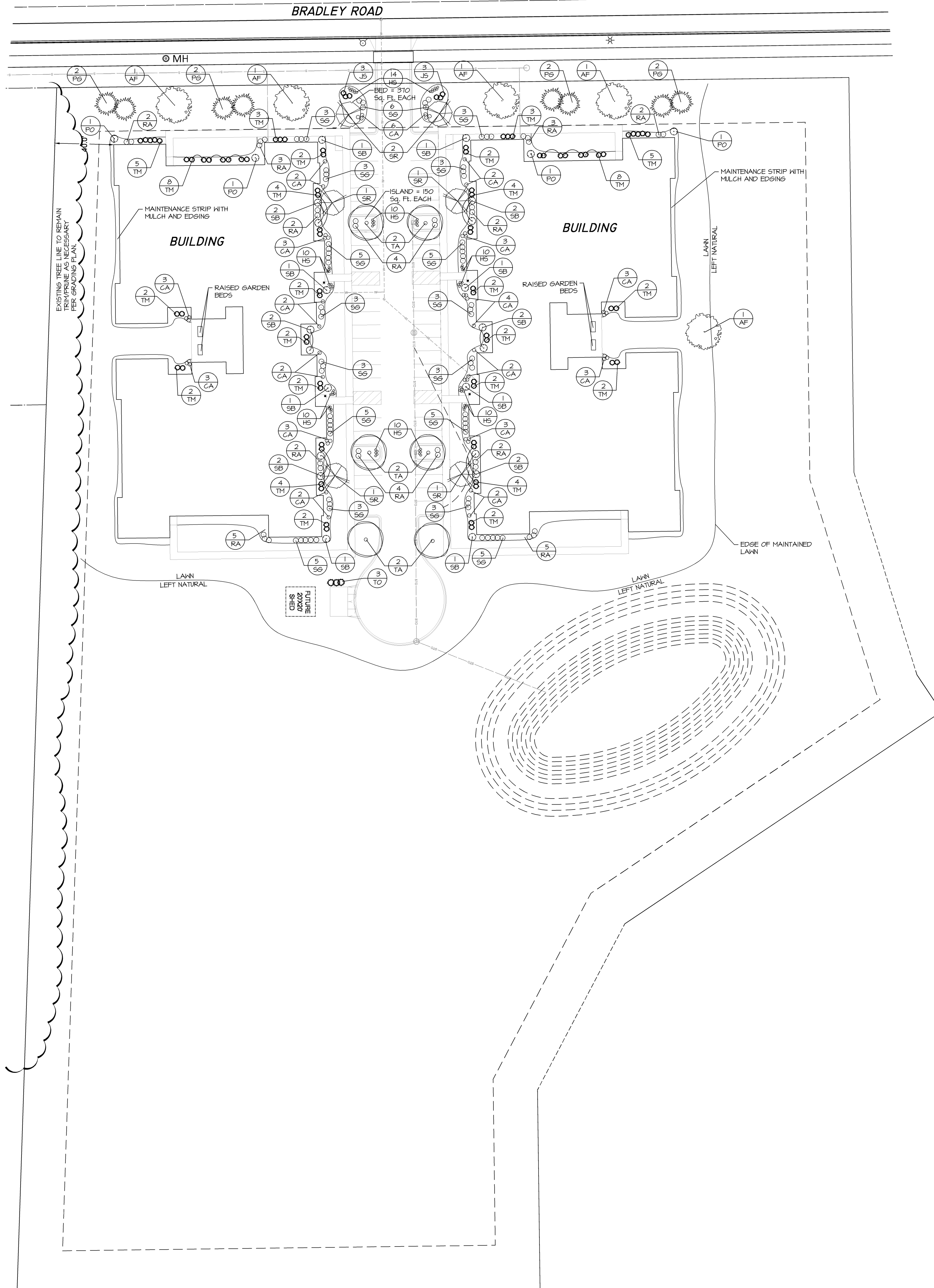
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SHEET TITLE: **CONSTRUCTION DETAILS**

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**C-6**



PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
5	AF	Acer x freemontii 'Autumn Blaze'	Autumn Blaze Maple	45'-60'	B / B	2 1/2'	Shade Tree
6	TA	Tilia americana 'Redmond'	Redmond Linden	35'-40'	B / B	2 1/2'	Shade Tree
6	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	15'-20'	B / B	2'	Ornamental Tree
8	PG	Picea glauca var. densata	Black Hills Spruce	25'-30'	B / B	5'	Evergreen Tree
3	TO	Thuja occidentalis 'Holstrup'	Holstrup Arborvitae	12'-15'	B / B	5'	Evergreen Tree
4	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	4'-6'	POT	36"	Deciduous Shrub
36	RA	Rhus aromatica 'Gro-low'	Gro Low Sumac	1'-2'	POT	2 Gal	Deciduous Shrub
66	SO	Spiraea x 'Goldflame'	Goldflame Spiraea	3' x 3'	POT	2 Gal	Deciduous Shrub
20	SB	Syringa x 'Bloomerang'	Bloomerang Purple Lilac	5' x 5'	POT	24"	Deciduous Shrub
6	JS	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	2' x 4'	POT	5 Gal	Evergreen Shrub
76	TM	Taxus x media 'Rynjan'	Rynjan Yew	3' x 5'	POT	16"	Evergreen Shrub
46	CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 Gal	Ornamental Grass
74	HS	Hemerocallis x 'Stella D'oro'	Stella D'oro Daylily	18"-24"	POT	1 Gal	Perennial

- GENERAL NOTES:
- 1.) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
  - 2.) BACKFILL AND GRADE ALL PLANTING AREAS WITH MIN. 12" BLENDED TOPSOIL.
  - 3.) ALL LAWN AREAS TO BE SEED UNLESS OTHERWISE NOTED.
  - 4.) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
  - 5.) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1' RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 2" DEPTH.
  - 6.) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
  - 7.) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGING.
  - 8.) ALL PLANTING BEDS TO BE MULCHED AT 2" DEPTH WITH STONE MULCH

LANDSCAPE PLANTINGS PER PARKING LOT REQUIREMENTS

48 STALLS REQUIRES (12) TREES AND 1,200 Sq. Ft. of PLANTING BED.

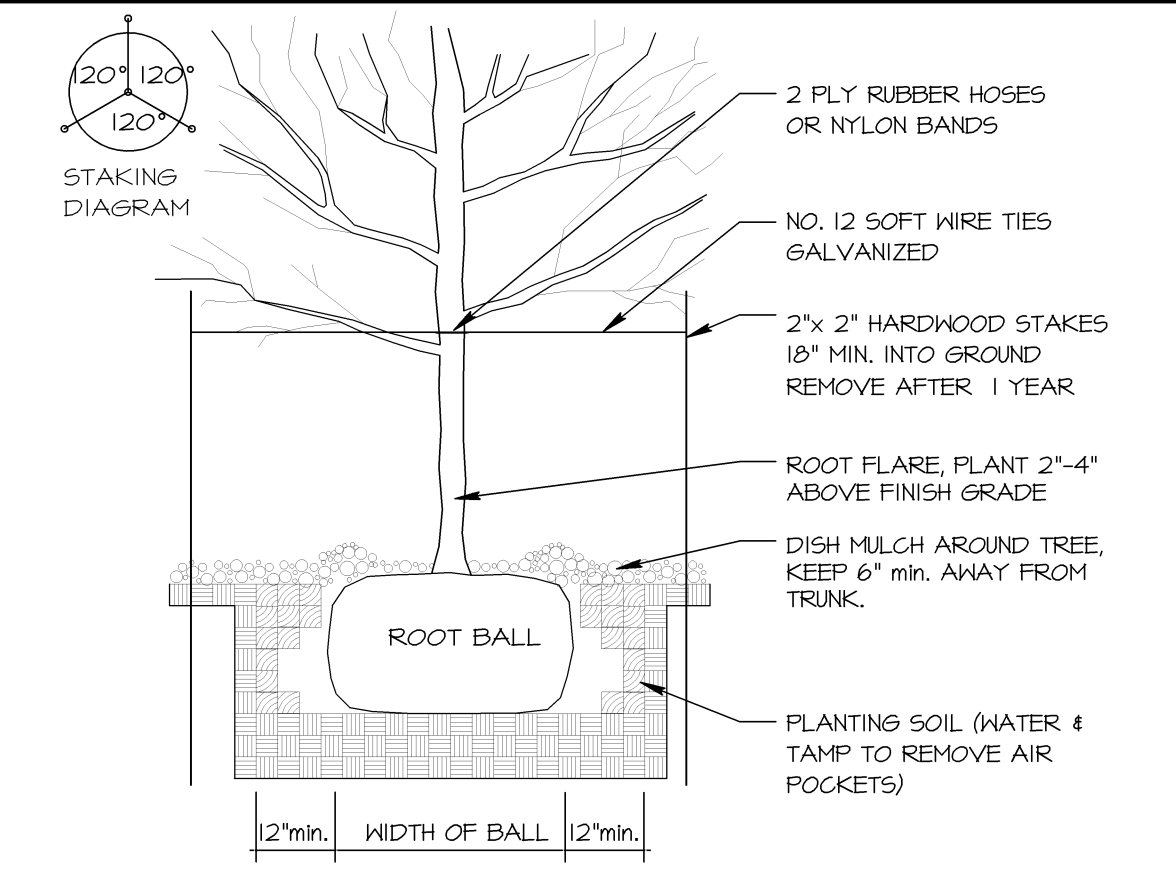
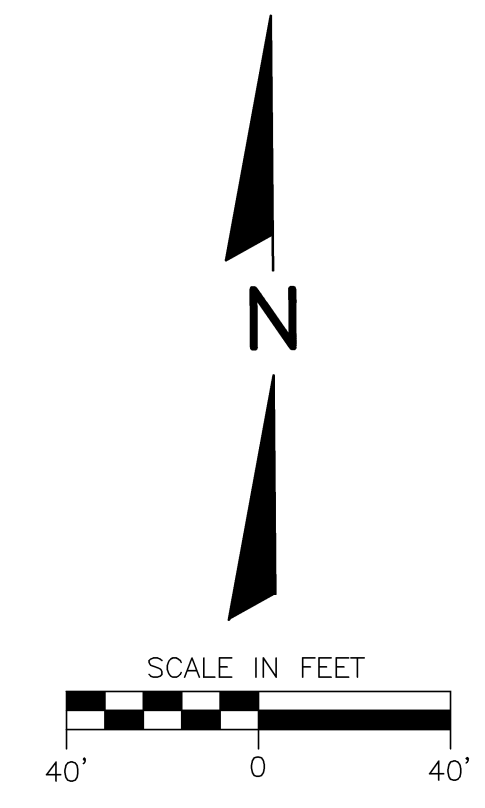
1,200 Sq. Ft. of PLANTING BED REQUIRES (48) SHRUBS AND (96) PERENNIALS.

SEED MIX # 1 (Lawn)

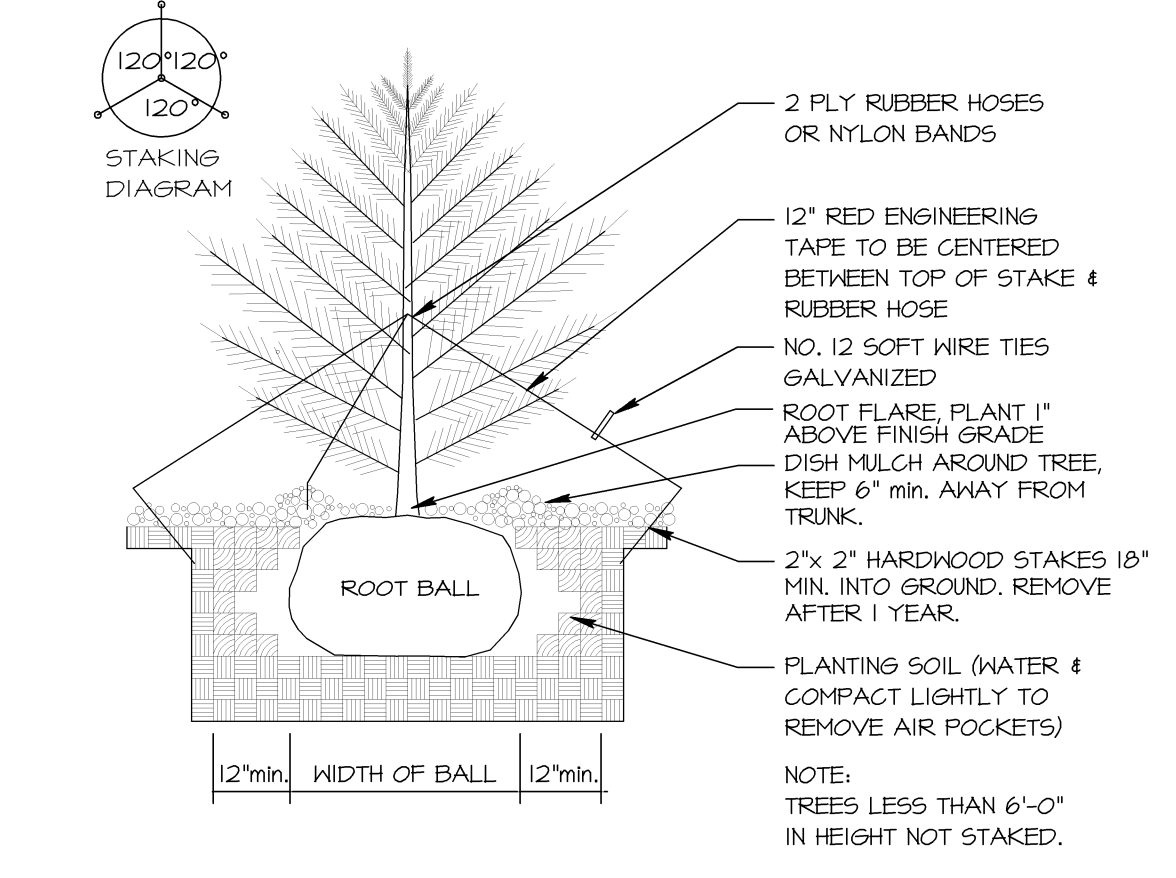
35% KENTUCKY BLUEGRASS  
 20% CREEPING RED FESCUE  
 20% IMPROVED HARD FESCUE  
 25% IMPROVED FINE PERENNIAL RYEGRASS

APPLICATION RATE: 2lbs/1000 Sq. Ft. \*  
 APPLY STRAW MULCH IMMEDIATELY AFTER SEEDING

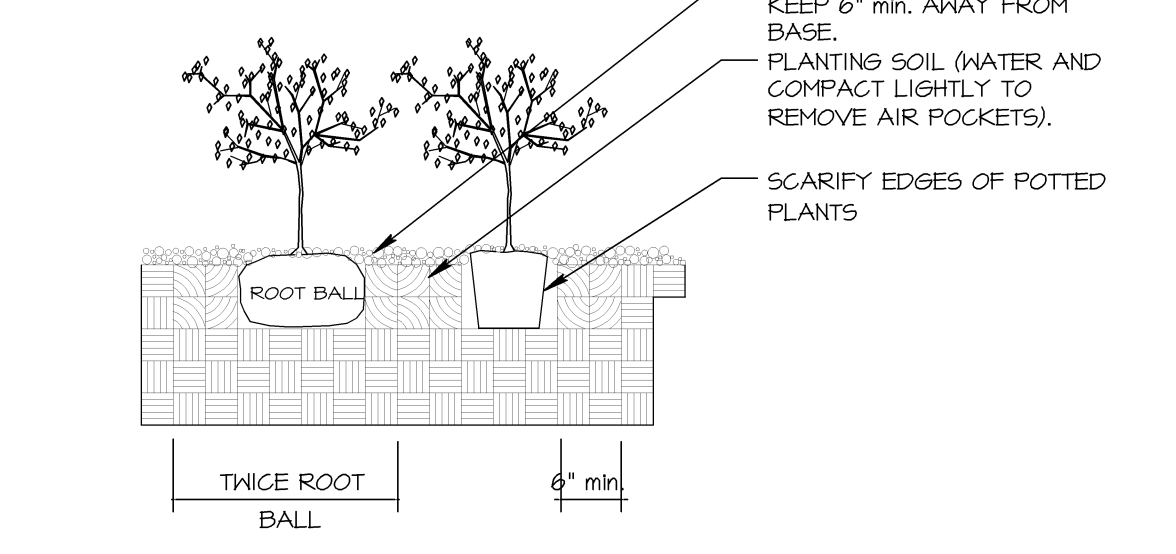
TURF STARTER FERTILIZER: 20-10-10  
 APPLICATION RATE: 5lbs/1000 Sq. Ft.



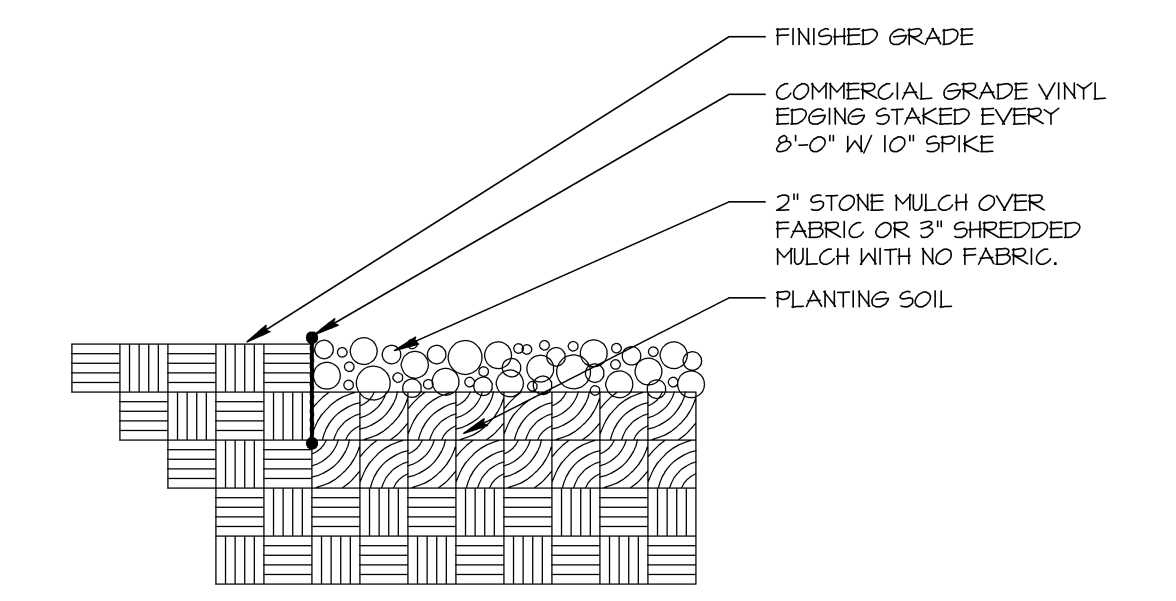
1 DECIDUOUS TREE  
N.T.S.



2 CONIFEROUS TREE  
N.T.S.



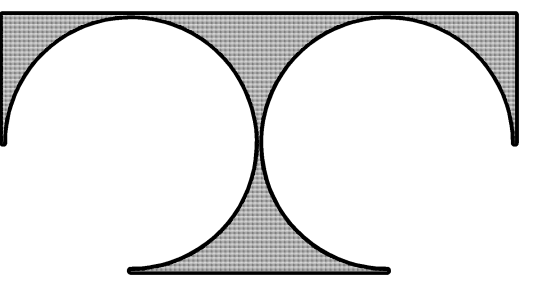
3 SHRUB PLANTING  
N.T.S.



4 PLANTING EDGE  
N.T.S.

REVISIONS:		TDI ASSOCIATES, INC All Rights Reserved N8 W2290 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531	 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING	OWNERSHIP OF DOCUMENTS This document and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and it will be held in trust for the client for any other project or purpose without the expressed written authorization of TDI Associates, Inc.
NOTE	DATE			
CITY OF MILWAUKEE, WI AMEIRA ORCHIDS ASSISTED LIVING SITE LANDSCAPE PLAN				
SCALE: 1"= 40'-0"		JOB NO: 19-208.000	DATE: 03-26-20	
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY:		
APPROVED BY:	ENGINEER	DATE	SHEET L-1.0	





TDI ASSOCIATES, INC.  
ARCHITECTURE & PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4  
WAUKESHA, WISCONSIN 53186  
PHONE 262-409-2530 FAX 262-409-2531

AMEIRA ORCHIDS ASSISTED LIVING  
BUILDING #1 - Phase 1  
10401 W. BRADLEY ROAD  
MILWAUKEE, WISCONSIN - MILWAUKEE COUNTY

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Sheet Title  
Building 1  
Exterior  
Elevations

Issued For: Date:

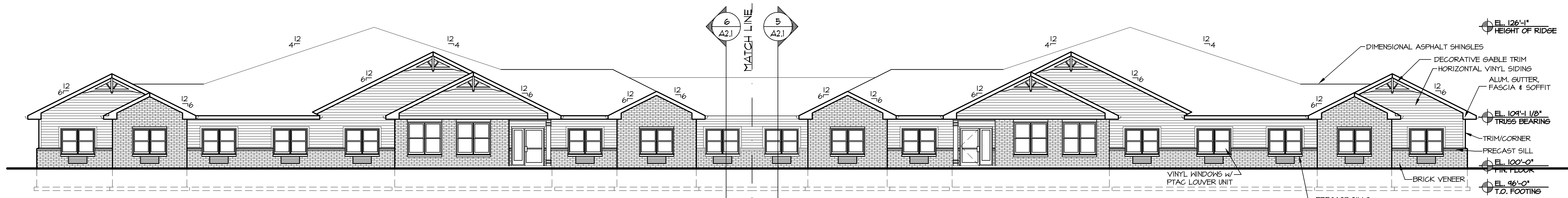
Date: 08-26-2020

Job NO.: 19208

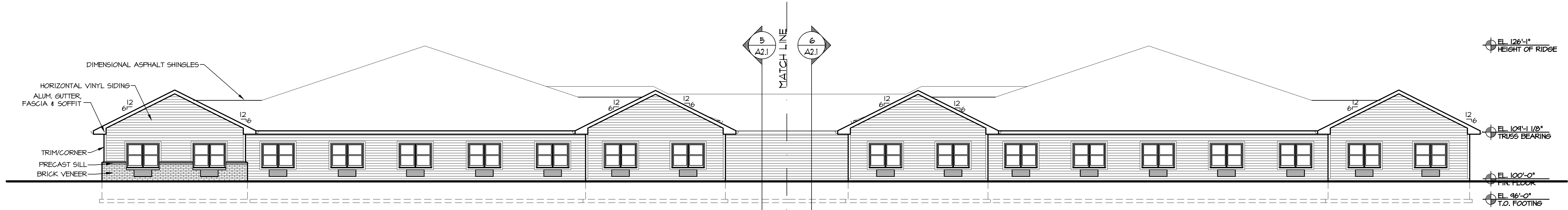
Drawn By: daj

Sheet No.

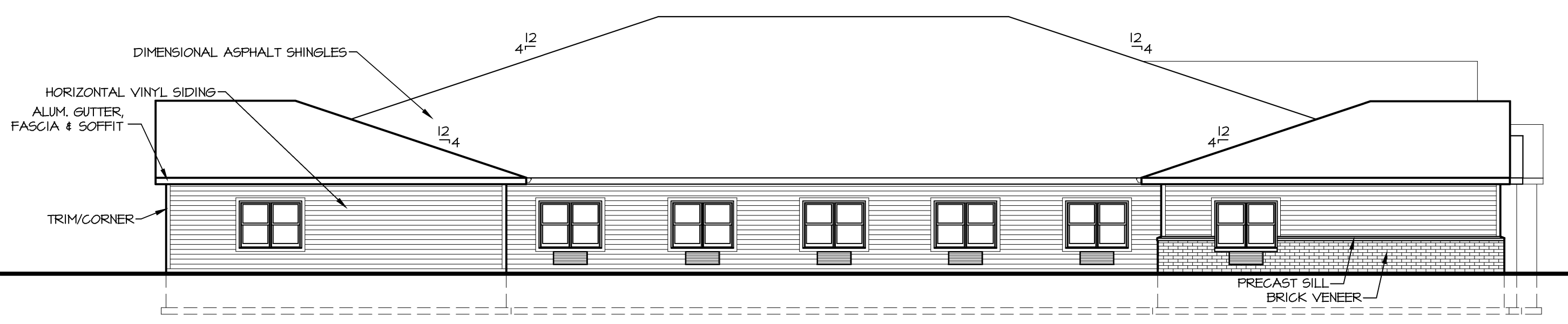
A2.1



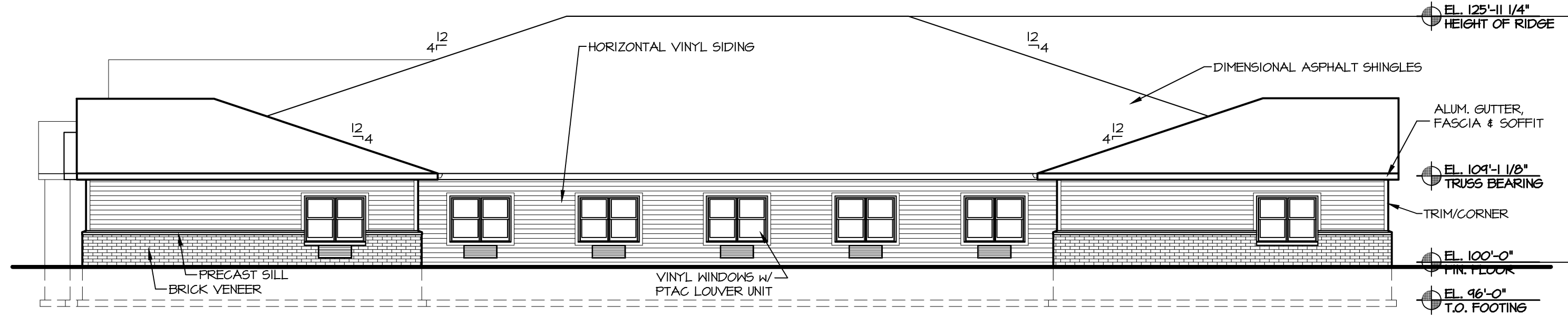
1 BUILDING | EAST ELEVATION  
SCALE 3/32" = 1'-0"



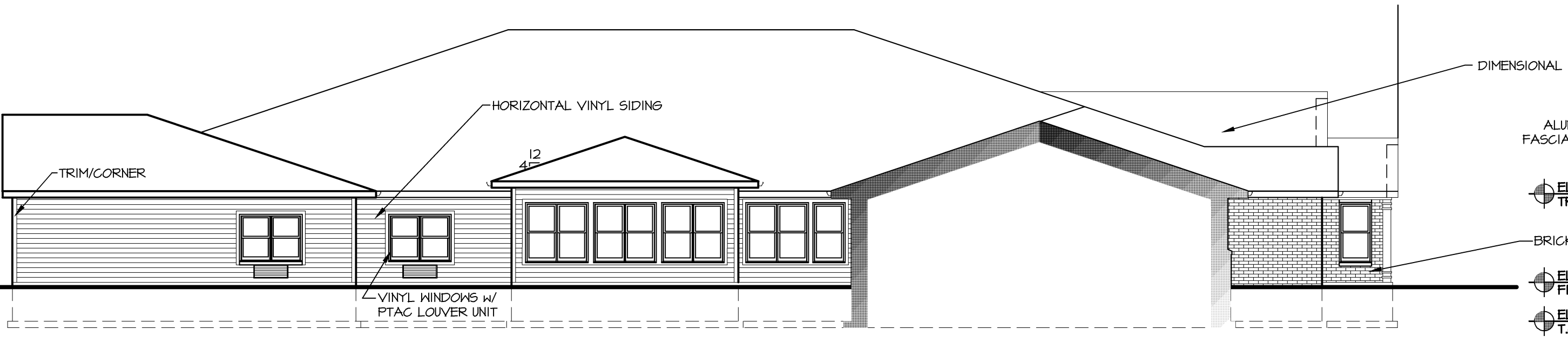
2 BUILDING | WEST ELEVATION  
SCALE 3/32" = 1'-0"



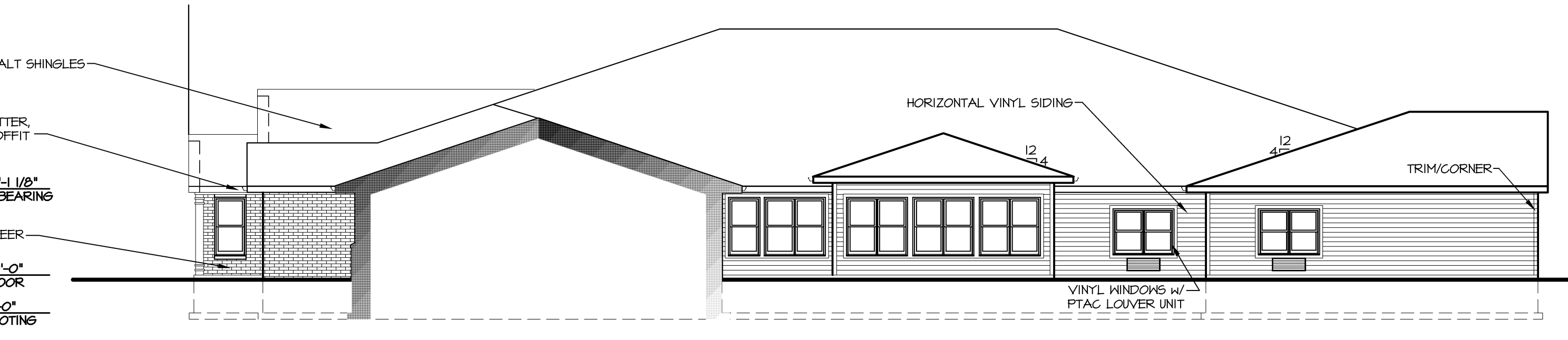
3 BUILDING | SOUTH ELEVATION  
SCALE 3/32" = 1'-0"



4 BUILDING | NORTH ELEVATION (FACING -Bradley Road)  
SCALE 3/32" = 1'-0"

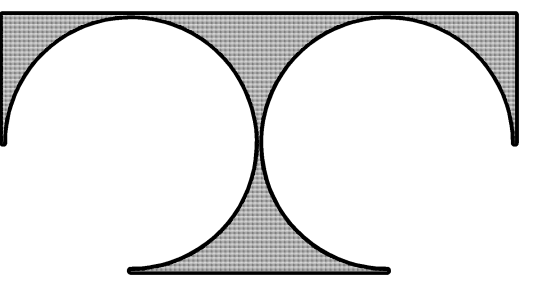


5 BUILDING | COURTYARD ELEVATION (Looking North)  
SCALE 3/32" = 1'-0"



6 BUILDING | COURTYARD ELEVATION (Looking South)  
SCALE 3/32" = 1'-0"





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Sheet Title  
Building 2  
Exterior Elevations

Issued For:                      Date:

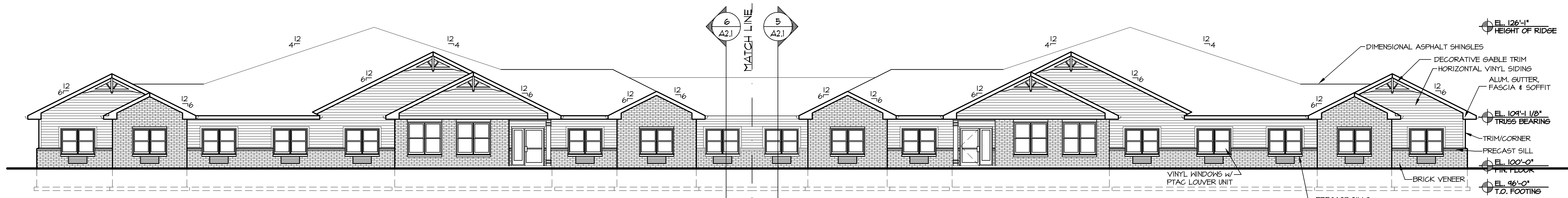
Date:                              08-26-2020

Job NO.:                         19208

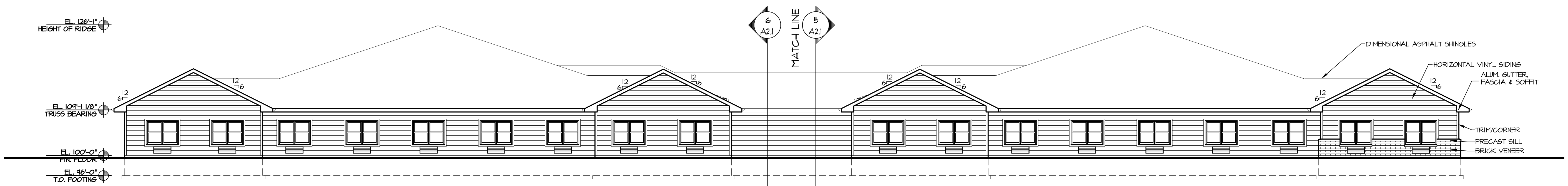
Drawn By:                      daj

Sheet No.

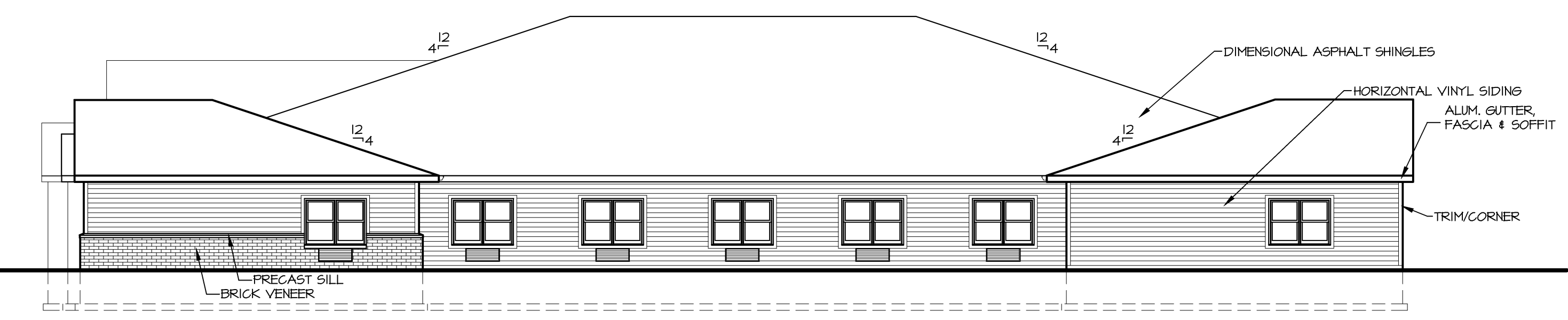
A2.2



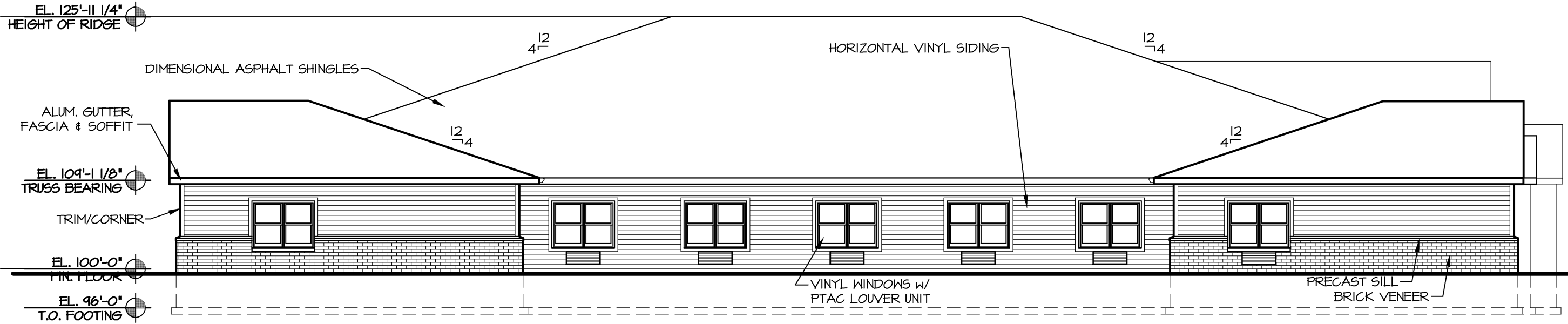
1 BUILDING 2 WEST ELEVATION  
SCALE 3/32" = 1'-0"



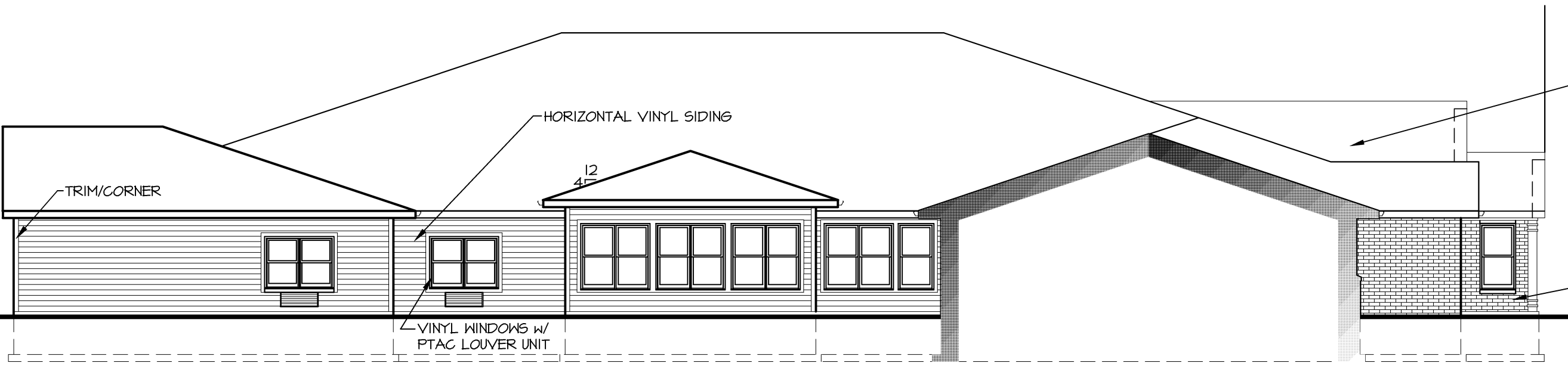
2 BUILDING 2 EAST ELEVATION  
SCALE 3/32" = 1'-0"



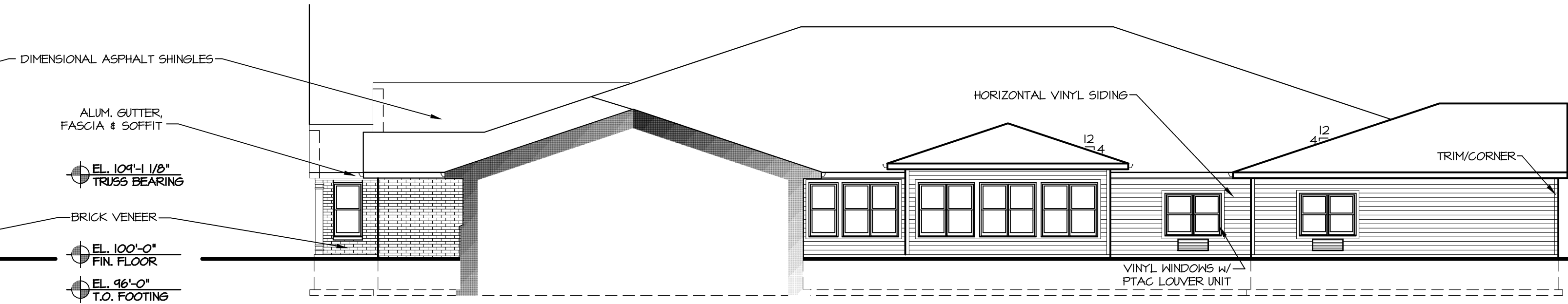
3 BUILDING 2 SOUTH ELEVATION  
SCALE 3/32" = 1'-0"



4 BUILDING 2 NORTH ELEVATION (FACING -Bradley Road)  
SCALE 3/32" = 1'-0"



5 BUILDING 2 COURTYARD ELEVATION (Looking South)  
SCALE 3/32" = 1'-0"



6 BUILDING 2 COURTYARD ELEVATION (Looking North)  
SCALE 3/32" = 1'-0"



Luminaire Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Wattage
	A	7	RAB LIGHTING, INC.	WPLED3T50 (TYPE III)  Mounted on a 15' pole. Pole base to be flush with grade.	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6	55.2

Statistics							
Description	Symbol	Avg	Max	Min	Avg/Min	Avg/Max	Max/Min
Calc Zone 1	+	0.2 fc	7.0 fc	0.0 fc	N/A	0.0:1	N/A

