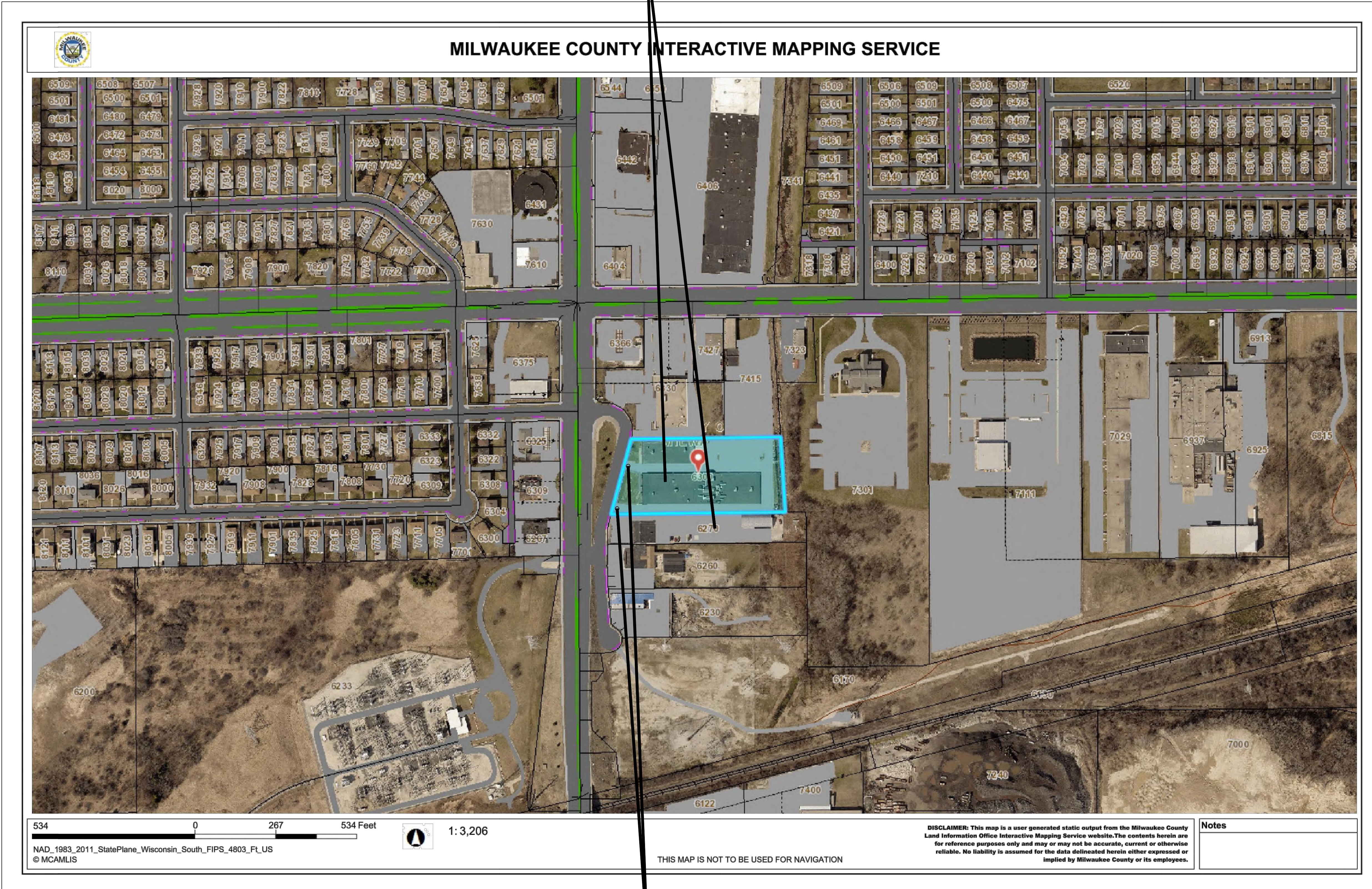


SITE LOCATION



SITE ACCESS POINTS

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.205 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

PROJECT NO. : 0715-30
DATE : 8/19/20
DRAWN BY : SD
SCALE : AS NOTED
SHEET TITLE : SITE VICINITY

ADDITION AND INTERIOR ALTERATIONS TO:
5XEN MARKET
 6500 N. 76TH STREET
 MILWAUKEE, WISCONSIN 53218

1770 EXECUTIVE DRIVE
 OGDONOVOC, WI 53086
 PHONE: (262) 587-5877
 FAX: (262) 587-4676

OLIVER
 CONSTRUCTION CO.

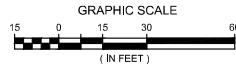
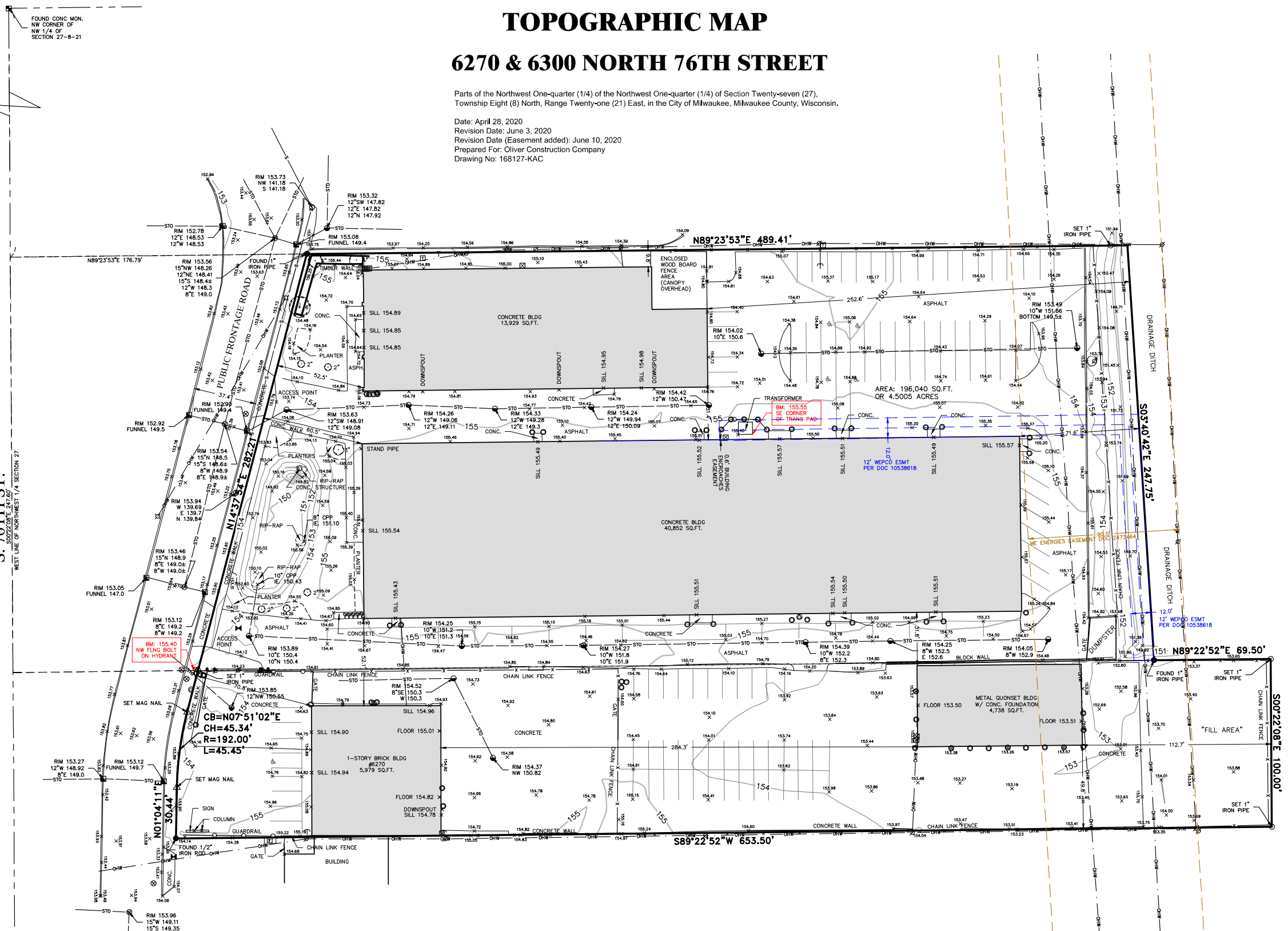
SHEET NO.
V101

TOPOGRAPHIC MAP

6270 & 6300 NORTH 76TH STREET

Parts of the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-seven (27), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Date: April 28, 2020
Revision Date: June 3, 2020
Revision Date (Easement added): June 10, 2020
Prepared For: Oliver Construction Company
Drawing No: 168127-KAC



LEGEND

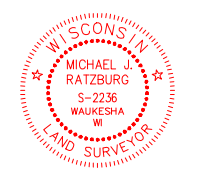
- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚑ FLAGPOLE
- ⊕ MAILBOX
- ⬇ SIGN
- ⊞ AIR CONDITIONER
- ⊞ CONTROL BOX
- ⊞ TRAFFIC SIGNAL
- ⊞ CABLE PEDESTAL
- ⊞ POWER POLE
- ⊞ GUY POLE
- ⊞ GUY WIRE
- ⊞ LIGHT POLE
- ⊞ SPOT/YARD/PEDESTAL LIGHT
- ⊞ HANDICAPPED PARKING
- ⊞ ELECTRIC MANHOLE
- ⊞ ELECTRIC PEDESTAL
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ UTILITY VAULT
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊞ GAS WARNING SIGN
- ⊞ STORM MANHOLE
- ⊞ ROUND INLET
- ⊞ SQUARE INLET
- ⊞ STORM SEWER END SECTION
- ⊞ SANITARY MANHOLE
- ⊞ SANITARY CLEANOUT OR SEPTIC VENT
- ⊞ SANITARY INTERCEPTOR MANHOLE
- ⊞ MISCELLANEOUS MANHOLE
- ⊞ IRRIGATION CONTROL BOX
- ⊞ WATER VALVE
- ⊞ HYDRANT
- ⊞ WATER SERVICE CURB STOP
- ⊞ WATER MANHOLE
- ⊞ WELL
- ⊞ WATER SURFACE
- ⊞ WETLANDS FLAG
- ⊞ MARSH
- ⊞ CONIFEROUS TREE
- ⊞ DECIDUOUS TREE
- ⊞ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRE
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE NO: 2001525695-5697

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

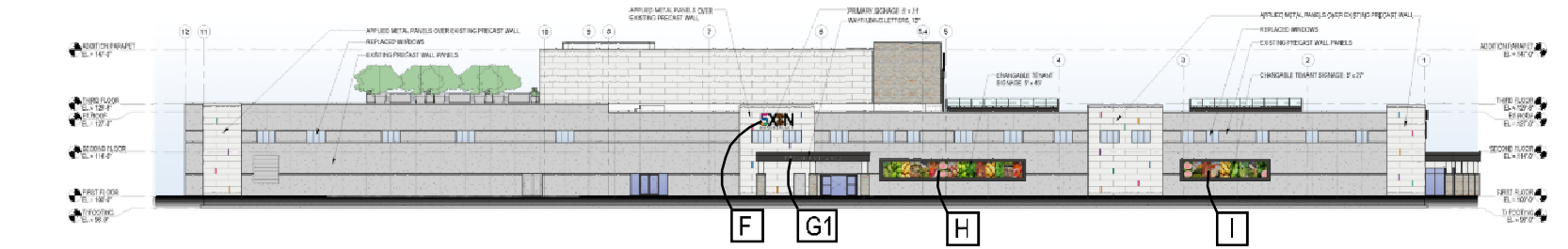
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter Ac-7 of the Wisconsin Administrative Code.

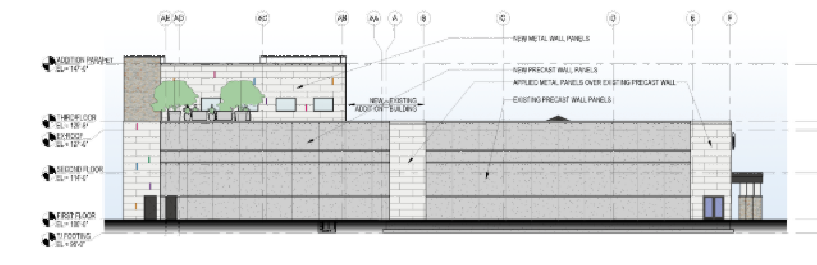


Michael J. Ratzburg
MICHAEL J. RATZBURG
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2236

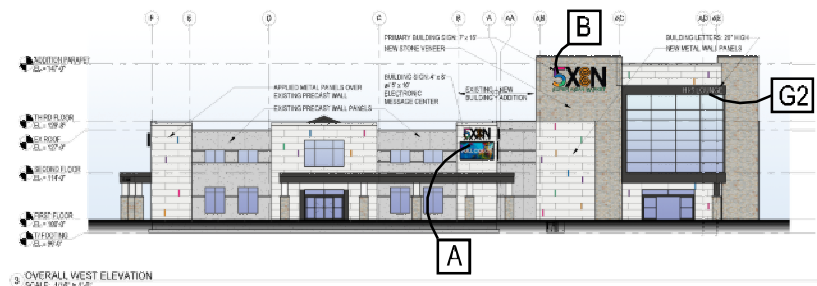
raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



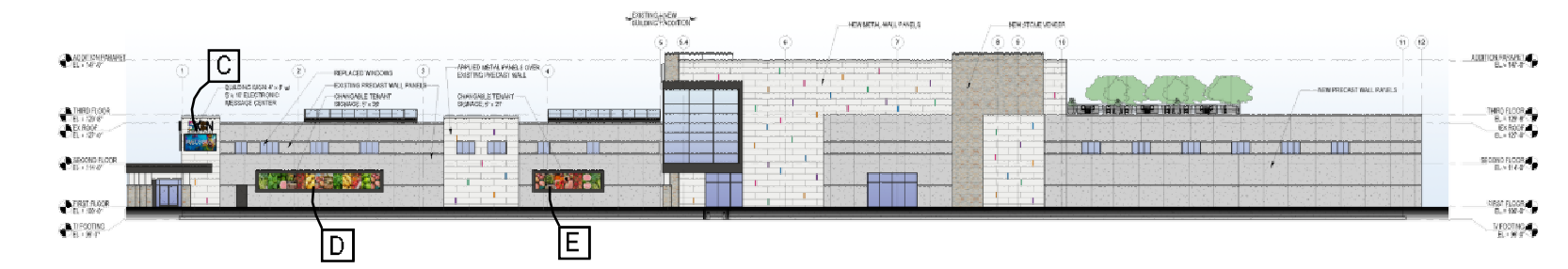
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SCALE: 1/8" = 1'-0"



2 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



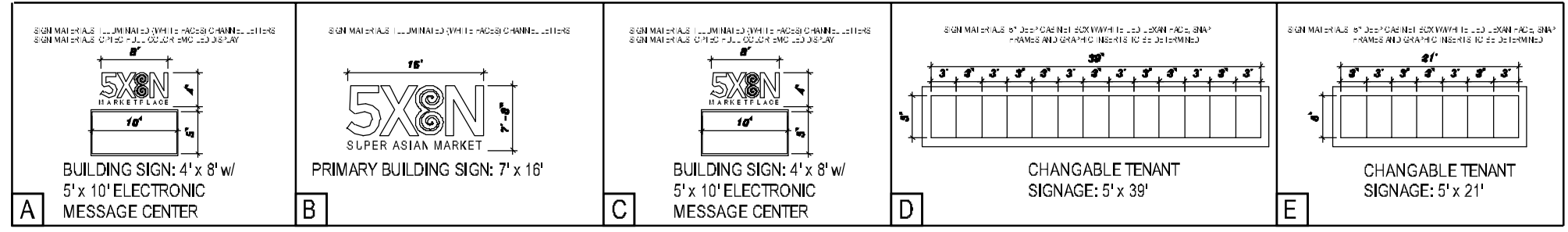
3 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

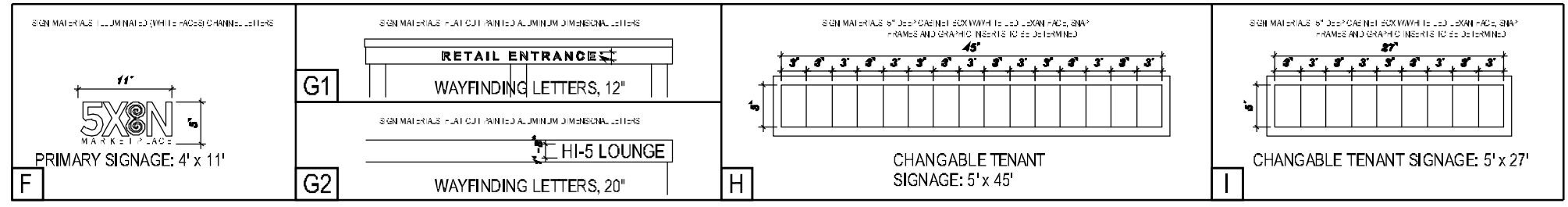
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 PROJECT NO.: 170030
 DATE: JANUARY 2017
 SCALE: AS SHOWN
 SHEET TITLE: SIGNAGE
 SHEET NO.: A0.4
 PROJECT INFORMATION
 ARCHITECT: OLIVER ADDITION AND INTERIOR ALTERATIONS CO.
 INTERIOR DESIGNER: OLIVER ADDITION AND INTERIOR ALTERATIONS CO.
 PROJECT NO.: 170030
 DATE: JANUARY 2017
 SCALE: AS SHOWN
 SHEET TITLE: SIGNAGE
 SHEET NO.: A0.4

1 SIGN LOCATION REFERENCE PLAN
N.T.S.



WEST ELEVATION SIGNAGE

SOUTH ELEVATION SIGNAGE



NORTH ELEVATION SIGNAGE

2 SIGN PLAN
1/8" = 1'-0"

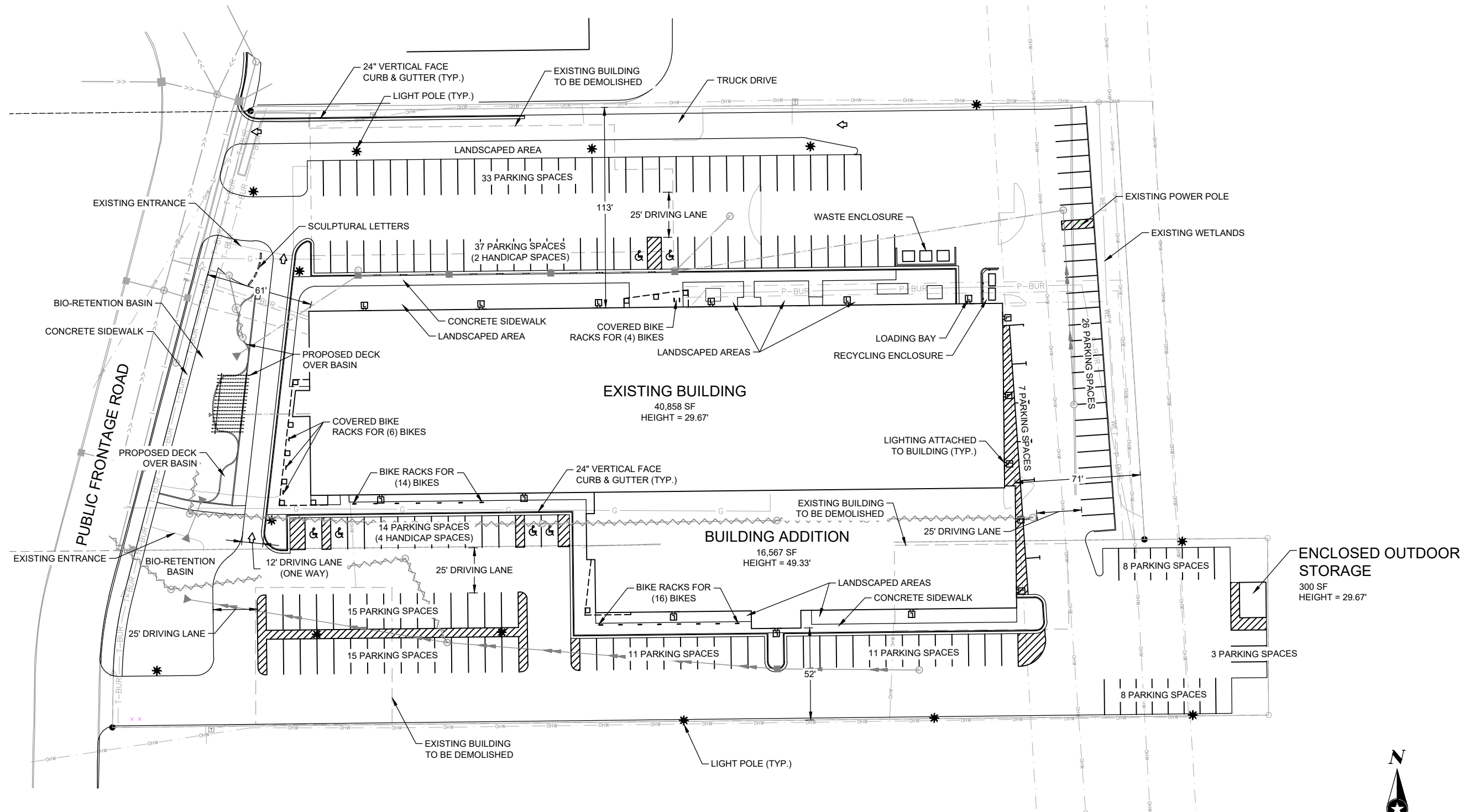
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 ARCHITECT: OLIVER ADDITION AND INTERIOR ALTERATIONS CO.
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ADDITION AND INTERIOR ALTERATIONS TO:
 5XEN MARKET
 6300 N. 76TH STREET
 MILWAUKEE, WISCONSIN 53218

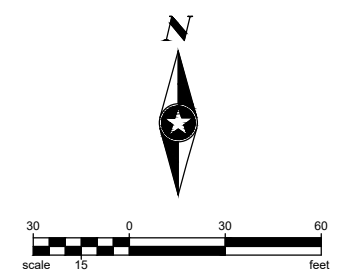
SHEET NO.
D101

5XEN MARKET SITE INFORMATION

TOTAL PARKING SPACES = 188 SPACES (6 HANDICAP)
 GROSS LAND AREA = 196,040 SF (4.50 ACRES)
 MAX. LAND COVERED BY BUILDINGS = 58,425 SF (1.34 ACRES)
 MAX. AREA OF PARKING AND DRIVES = 98,269 SF (2.26 ACRES)
 MIN. AREA OF LANDSCAPED OPEN SPACE = 18,730 SF (0.43 ACRES)



NOTE: TWO EXISTING SIGNS NEAR SITE ENTRANCED TO BE REMOVED.



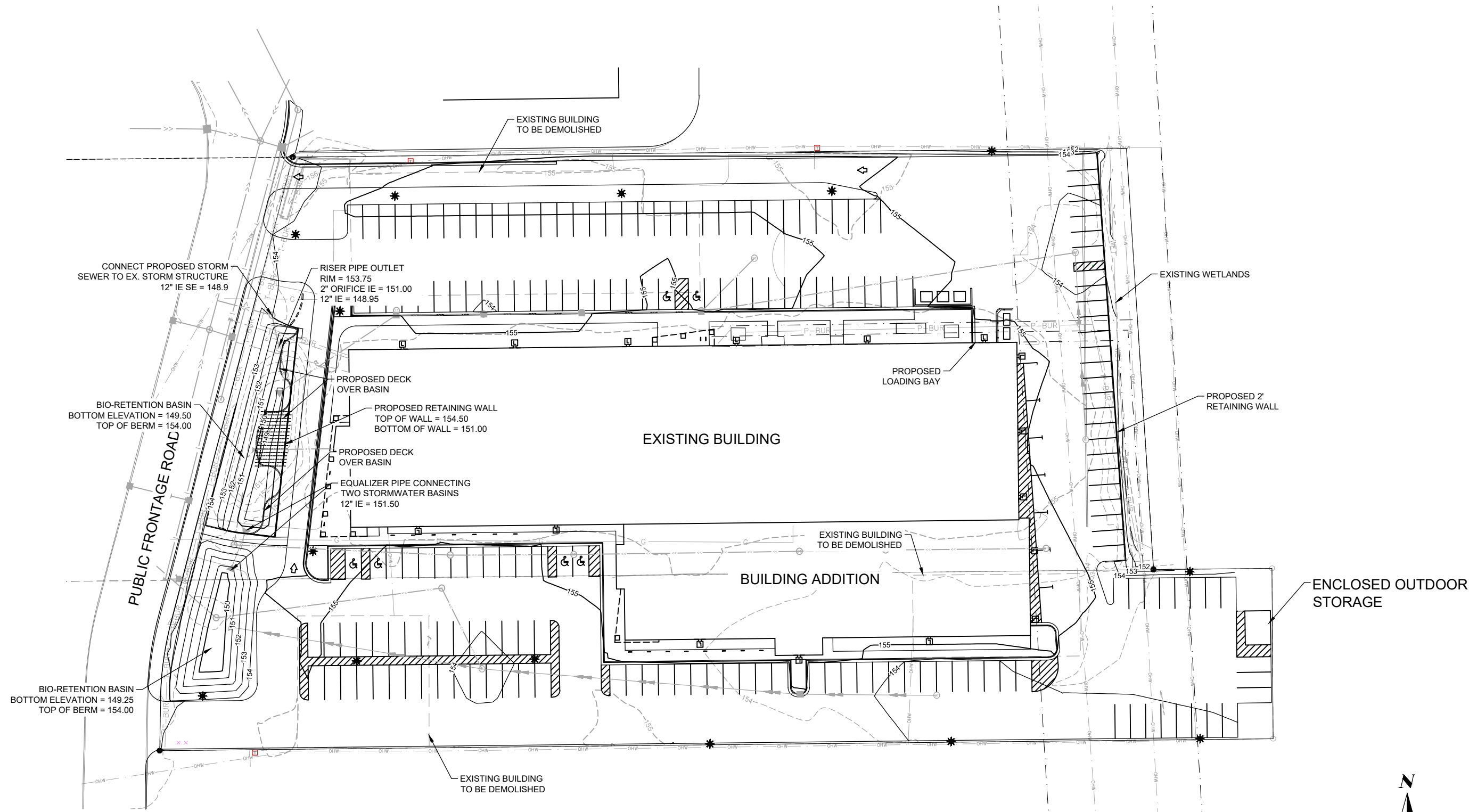
DRAWN BY: MRG				
DESIGNER: MRG				
CHECKED BY: MM				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

SEH
 PHONE: 262.646.6855
 501 MAPLE AVENUE
 DELAFIELD, WI 53018
 www.sehinc.com

5XEN MARKET SITE
 CITY OF MILWAUKEE, WI

SITE PLAN

FILE NO. OLICO_156870	C1.1
DATE 09/03/20	



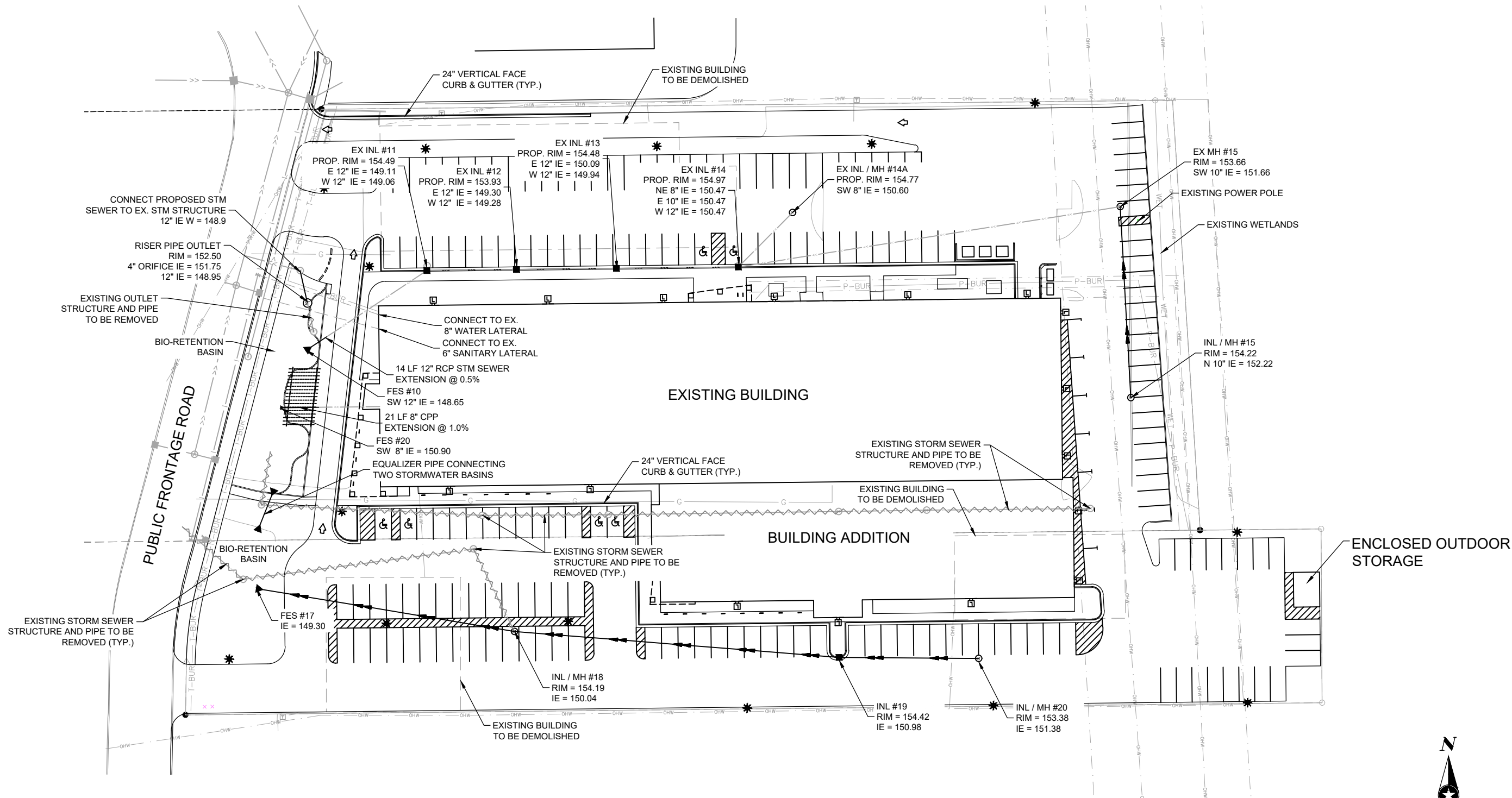
DRAWN BY:	MRG				
DESIGNER:	MRG				
CHECKED BY:	MM				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	


 PHONE: 262.646.6855
 501 MAPLE AVENUE
 DELAFIELD, WI 53018
 www.sehinc.com

5XEN MARKET SITE
 CITY OF MILWAUKEE, WI

GRADING PLAN

FILE NO.	C1.2
OLICO_156870	
DATE	
09/03/20	



DRAWN BY: MRG
 DESIGNER: MRG
 CHECKED BY: MM

DESIGN TEAM	NO.	BY	DATE	REVISIONS

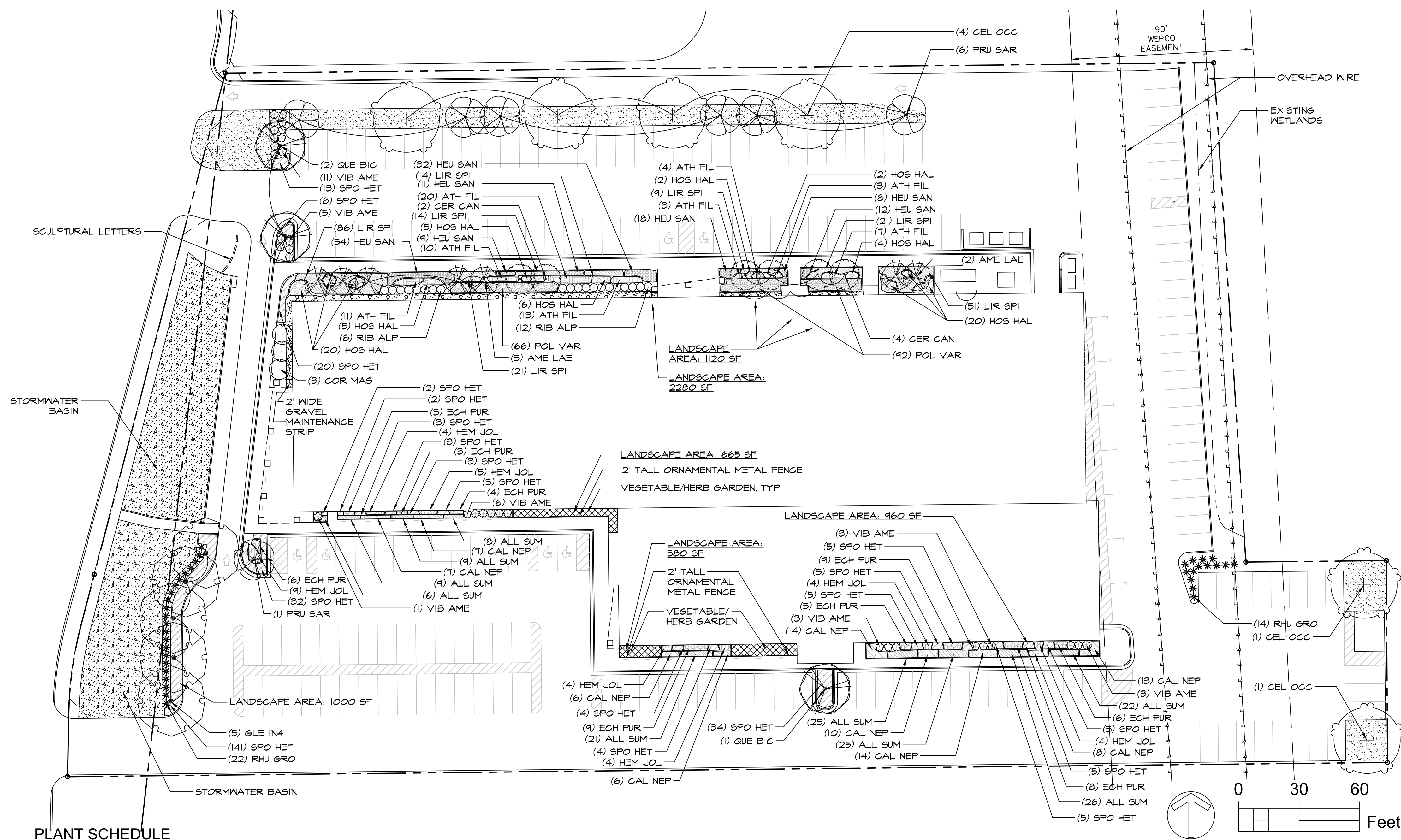
SEH
 PHONE: 262.646.6855
 501 MAPLE AVENUE
 DELAFIELD, WI 53018
 www.sehinc.com

5XEN MARKET SITE
 CITY OF MILWAUKEE, WI

UTILITY PLAN

FILE NO.
 OLICO_156870
 DATE
 09/03/20
 C1.3

LANDSCAPING CALCULATIONS PER MILWAUKEE ORDINANCE 295-405-3	
Required	Provided
Trees, landscaped areas and green infrastructure used to meet the requirements of this section shall be located within 50 feet of the parking lot.	All trees and landscaped areas used to fulfill requirements of section 295-405-3 are within 50 feet of parking lot.
No portion of a parking lot or motor vehicle operating area may be more than 100 feet from an interior or perimeter landscaped area.	The WEPCO power line easement and delineated wetland along north section of eastern property line limit the planting of landscape areas.
No portion of a parking lot or motor vehicle operating area may be more than 150 feet from an interior or perimeter canopy tree.	The WEPCO power line easement and delineated wetland along north section of eastern property line limit the planting of canopy trees in the area.
Large parking fields shall be divided into areas of not more than 50,000 square feet each through the use of landscaped islands, peninsulas or medians.	No parking area is greater than 50,000 square feet.
PARKING LOT SPACES: 188	
Tree Requirement	Trees Provided
Full Tree Requirements (no green infrastructure): 188/4 = 47 trees required (295-405-3-c-3)	
Reduction Permitted for Green Infrastructure - Bioswales: 50 CF of bio-retention capacity may be substituted for one tree (minimum of 3,260 CF capacity provided, maximum reduction to 1 canopy tree per 8 parking spaces) (295-405-3-c-6-c) 188/8 = 24 trees required	34 trees provided
No single tree species may comprise more than 50% of trees uses to meet tree requirements (295-405-2-a-5)	Maximum percentage of a single tree: 20%
Landscape Areas Requirement	Landscape Areas Provided
Full Landscape Area Requirements (no green infrastructure): 188/4 * 100 SF = 4,700 SF required (295-405-3-c-3)	
Reduction Permitted for Green Infrastructure - Bioswales: 50 CF of bio-retention capacity may be substituted for 100 SF landscape area (minimum of 3,260 CF capacity provided, maximum reduction to 100 SF landscape area per 8 parking spaces) (295-405-3-c-6-c) 188/8 * 100 SF = 2,450 SF required	6,605 SF provided
Minimum of 4 low shrubs or 8 perennials or ornamental grasses per 100 SF of landscape area (295-405-3-c-5)	91 shrubs = 1278 perennials and ornamental grasses 1278/6,605 SF Landscape Area = 19 plants/100 SF



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AME LAE	Amelanchier laevis / Allegheny Serviceberry	2" CAL	7
	CEL OCC	Celtis occidentalis / Common Hackberry	2" CAL	6
	CER CAN	Cercis canadensis / Eastern Redbud	2" CAL	6
	GLE IN4	Gleditsia triacanthos inermis / Thornless Common Honeylocust thornless version of Honeylocust.	2" CAL	5
	PRU SAR	Prunus sargentii 'Pink Flair' / Sargent Cherry	2" CAL	7
	QUE BIC	Quercus bicolor / Swamp White Oak	2" CAL	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	COR MAS	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	5 gal.	3
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 GALLON	36
	RIB ALP	Ribes alpinum / Alpine Currant extremely winter hardy	3 GALLON	20
	VIB AME	Viburnum opulus 'Americanum Compactum' / American Compact Cranberrybush	3 GALLON	32

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	ALL SUM	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 GALLON	18" o.c.	151
	ATH FIL	Athyrium filix-femina / Common Lady Fern	1 GALLON	24" o.c.	71
	CAL NEP	Calamintha nepeta ssp. nepeta / Lesser Calamint	1 GALLON	24" o.c.	85
	ECH PUR	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	1 GALLON	24" o.c.	53
	HEM JOL	Hemerocallis x 'Jolyene Nichole' TM / Daylily	1 GALLON	24" o.c.	34

	HEU SAN	Heuchera sanguinea 'Palace Purple' / Coral Bells	1 GALLON	18" o.c.	144
	HOS HAL	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 GALLON	30" o.c.	64
	LIR SPI	Liriope spicata / Creeping Lily Turf	1 GALLON	24" o.c.	216
	POL VAR	Polygonatum odoratum 'Variegatum' / Variegated Solomon's-Seal	1 GALLON	24" o.c.	158
	SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 GALLON	24" o.c.	302

DRAWN BY:	MGW			
DESIGNER:	MGW			
CHECKED BY:				
DESIGN TEAM	NO.	BY	DATE	REVISIONS



5XEN MARKET SITE
CITY OF MILWAUKEE, WI

LANDSCAPE PLAN

FILE NO.	OLICO_156870	L1.1
DATE	09/03/2020	