GENERAL NOTES

1. SITE LOCATION: 13105 WATERTOWN PLANK ROAD ELM GROVE, WISCONSIN 53122. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 12/15/2020 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITIES, AND CHAPUT LAND SURVEYS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. ANY WORK OUTSIDE OF PROPERTY LINE AND IN RIGHT OF WAY SHALL CONFORM TO THE VILLAGE OF ELM GROVE STANDARD SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES.
4. SEE LIGHTING PLAN FOR LIGHT FIXTURE DETAILS.
5. SEE LANDSCAPING PLANS FOR LANDSCAPING DETAILS.

0 100 200
SCALE IS IN FEET

PLAN NOTES:

1. CONCRETE SIDEWALK, TYP. SEE DETAIL 1, SHEET C101.
2. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 3, SHEET C102.
3. HMA PAVEMENT, TYP. SEE DETAIL 4, SHEET C101.
4. CURB RAMP DETAIL, SEE DETAILS 5 & 6, SHEET C101.
5. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 4, SHEET C102.
6. SIDEWALK FLUME (METAL GRATE), SEE DETAIL 9, SHEET C101.
7. CURB CUT, TYP. SEE DETAIL 7, SHEET C101.
8. 18" VALLEY CURB, SEE DETAILS 8A & 8B, SHEET C101.

LEGEND

- HMA PAVEMENT
- CONCRETE PAVEMENT/ SIDEWALK
- BUILDABLE FOOTPRINT AREA (FUTURE DEVELOPMENT)
- PROPERTY BOUNDARY
- SWALE (4 / C211)

SIGN KEY:

1 STOP R1-1 30" X 30"

2 R7-8A 12"X18"

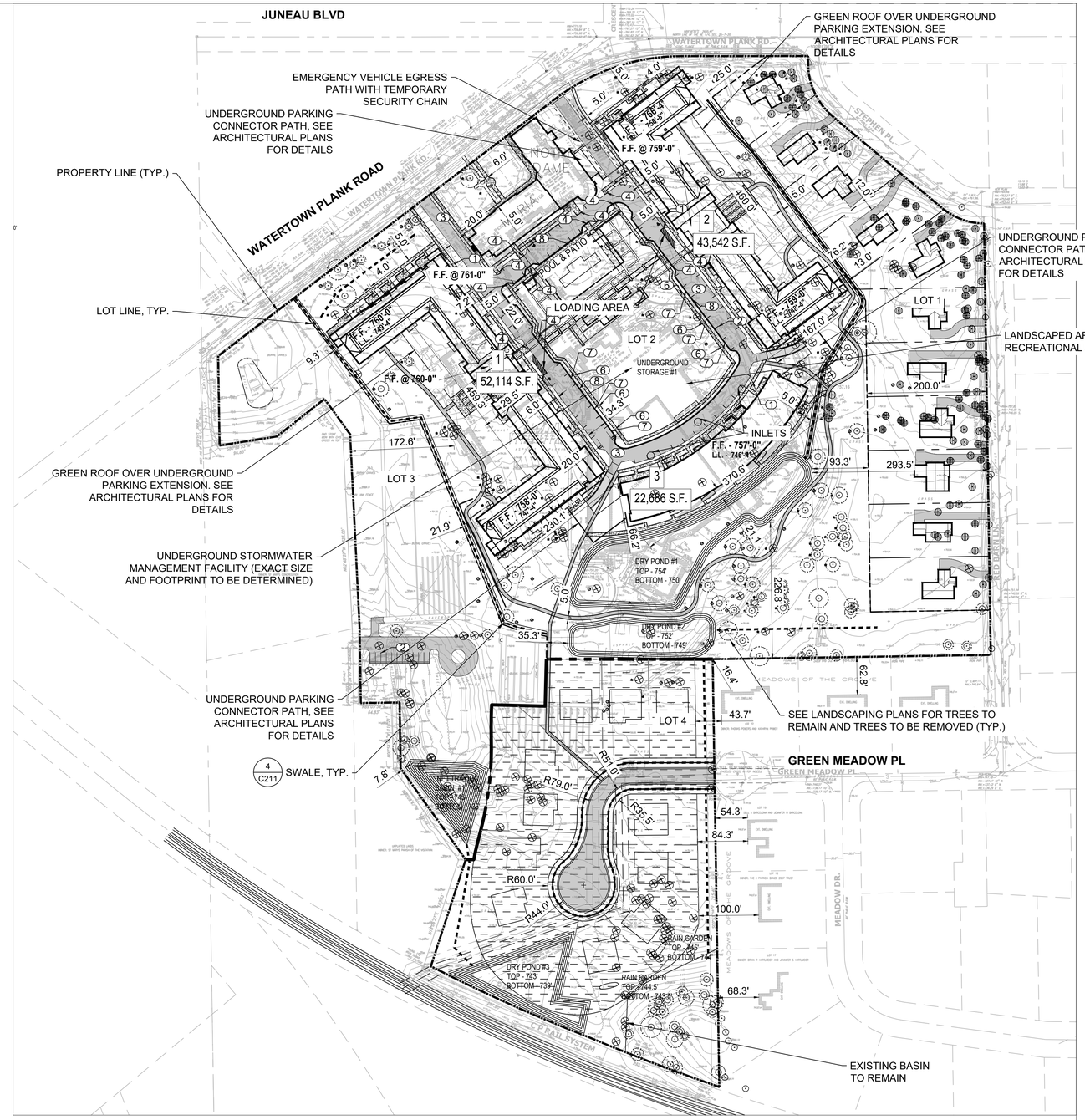
*BUILDING AREA:
TOTAL BUILDING AREA: 244,347 S.F.

*PARKING DATA:
TOTAL SURFACE SPACES = 65
ADA SURFACE SPACES = 3
TOTAL GARAGE SPACES = 392
ADA GARAGE SPACES = 12
TOTAL PARKING SPACES = 457

PROPOSED SITE DATA:
TOTAL SITE AREA = 1,287,800 S.F. = 29.56 ACRES
TOTAL DISTURBED AREA = 1,232,454 S.F = 28.29 ACRES
EXISTING IMPERVIOUS AREA WITHIN DISTURBED AREA = 257,273 S.F. = 5.90 ACRES
PROPOSED IMPERVIOUS WITHIN DISTURBED AREA = 395,703 S.F. = 9.08 ACRES
INCREASE IN IMPERVIOUS PROPOSED WITHIN DISTURBED AREA = 138,430 S.F. = 3.18 ACRES
EXISTING OPEN SPACE WITHIN DISTURBED AREA = 861,930 S.F. = 19.79 ACRES = 69.9%
PROPOSED OPEN SPACE WITHIN DISTURBED AREA = 723,500 S.F. = 16.61 ACRES = 58.7%

PARCEL ADDRESS:
13105 ELM GROVE, WISCONSIN 53122.

ZONING:
CURRENT: I-1 INSTITUTIONAL
PROPOSED: PLANNED DEVELOPMENT OVERLAY



KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

PROJECT TITLE: SCHOOL SISTERS OF NOTRE DAME DEVELOPMENT
PRELIMINARY DESIGN, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP, INC.

PROJECT LOCATION: 13105 WATERTOWN PLANK RD.
ELM GROVE, WI 53122

REVISIONS	DATE	DESCRIPTION

DRAWN BY JLA	DATE 12/14/2020
CHECKED BY APS	DATE 12/14/2020

SITE TITLE

SITE PLAN

C200

of SHEET XX