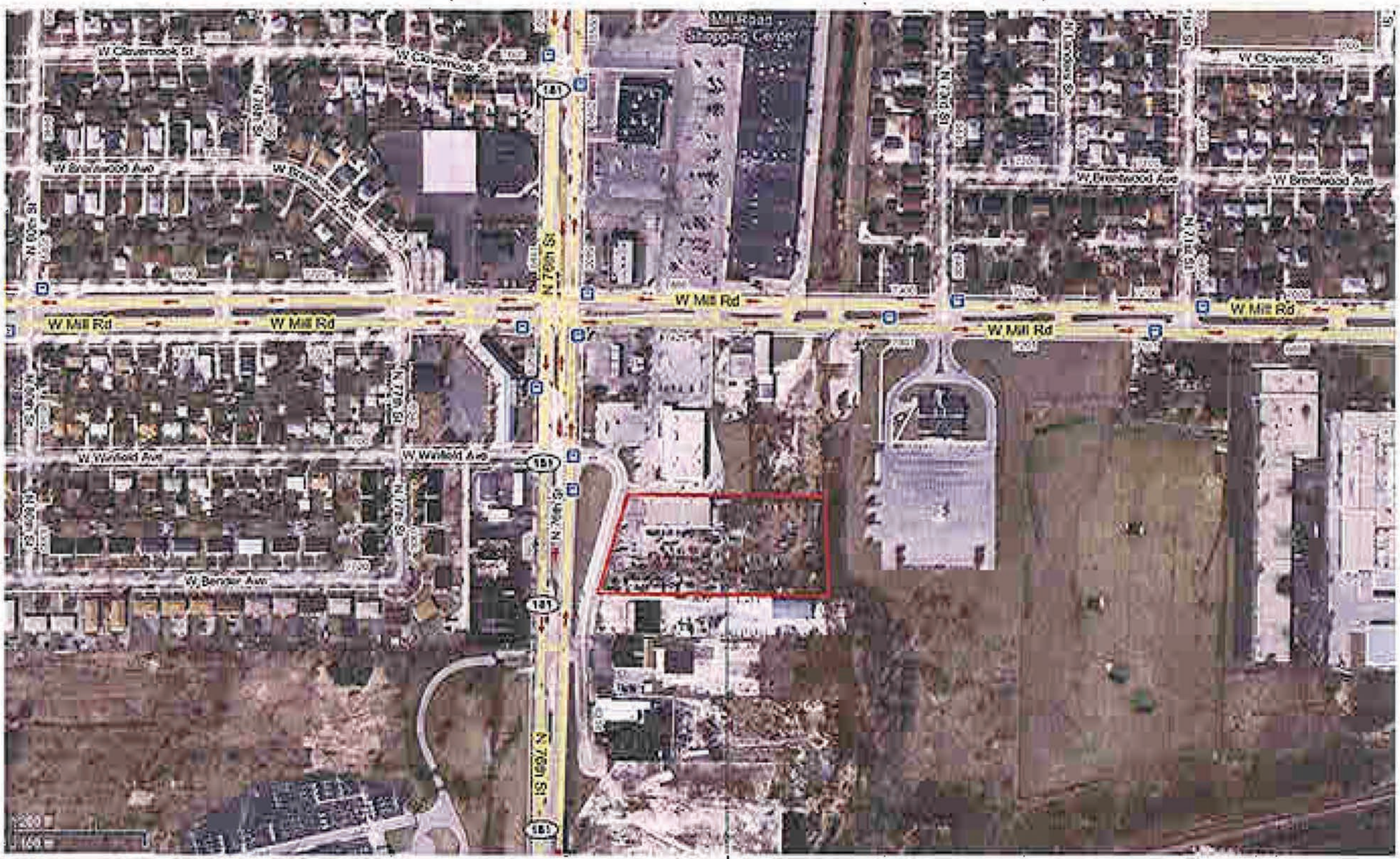


VICINITY MAP

MOHNS INC
BUILDING ON QUALITY SINCE 1978
N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186
PHONE: 262-522-6585 FAX: 262-522-6584
*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS
SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

DRAWN BY:	A. LONG
APPROVED BY:	B. MOHNS
JOB NUMBER:	5176
REV:	
SHEET NUMBER:	

VIEW FROM 76TH STREET LOOKING NORTHEAST

VIEW LOOKING EAST

VIEW FROM SOUTHWEST CORNER OF SITE

VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHEAST AT HIGH TENSION POLE

VIEW LOOKING WEST TO 76TH STREET

VIEW LOOKING WEST FROM BACK OF EXISTING BUILDING

VIEW LOOKING SOUTHWEST

VIEW OF FRONT FACADE EXISTING BUILDING

VIEW FROM 76TH STREET LOOKING SOUTHEAST

VIEW OF EXISTING BUILDING NORTH ELEVATION

VIEW LOOKING SOUTHEAST

MOHNS INC
BUILDING ON QUALITY SINCE 1978

N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186

PHONE: 262-522-6585 FAX: 262-522-6584

*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS

SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

DRAWN BY: A. LONG
APPROVED BY: B. MOHNS
JOB NUMBER: 5176
REV:
SHEET NUMBER:

CVS ADJACENT NORTH OF SITE

RETAIL ON NE CORNER OF 76TH AND MILL ROAD

MILL ROAD LIBRARY ON N 76TH ST.

WALGREENS ON 76TH NORTH OF MILL ROAD

HOME ON 76TH JUST NORTH OF MILL RAOD

STRIPMALL AT NE QUADRANT OF 76TH AND MILL RD

VIEW LOOKING WEST FROM BACK OF EXISTING BUILDING

APARTMENT VISIBLE FROM N 76TH STREET

EATERY ACROSS SITE ALONG N. 76TH STREET

SMALL GAS STATION NE OF SITE

VIEW AT BUILDINGS SOUTH OF SITE

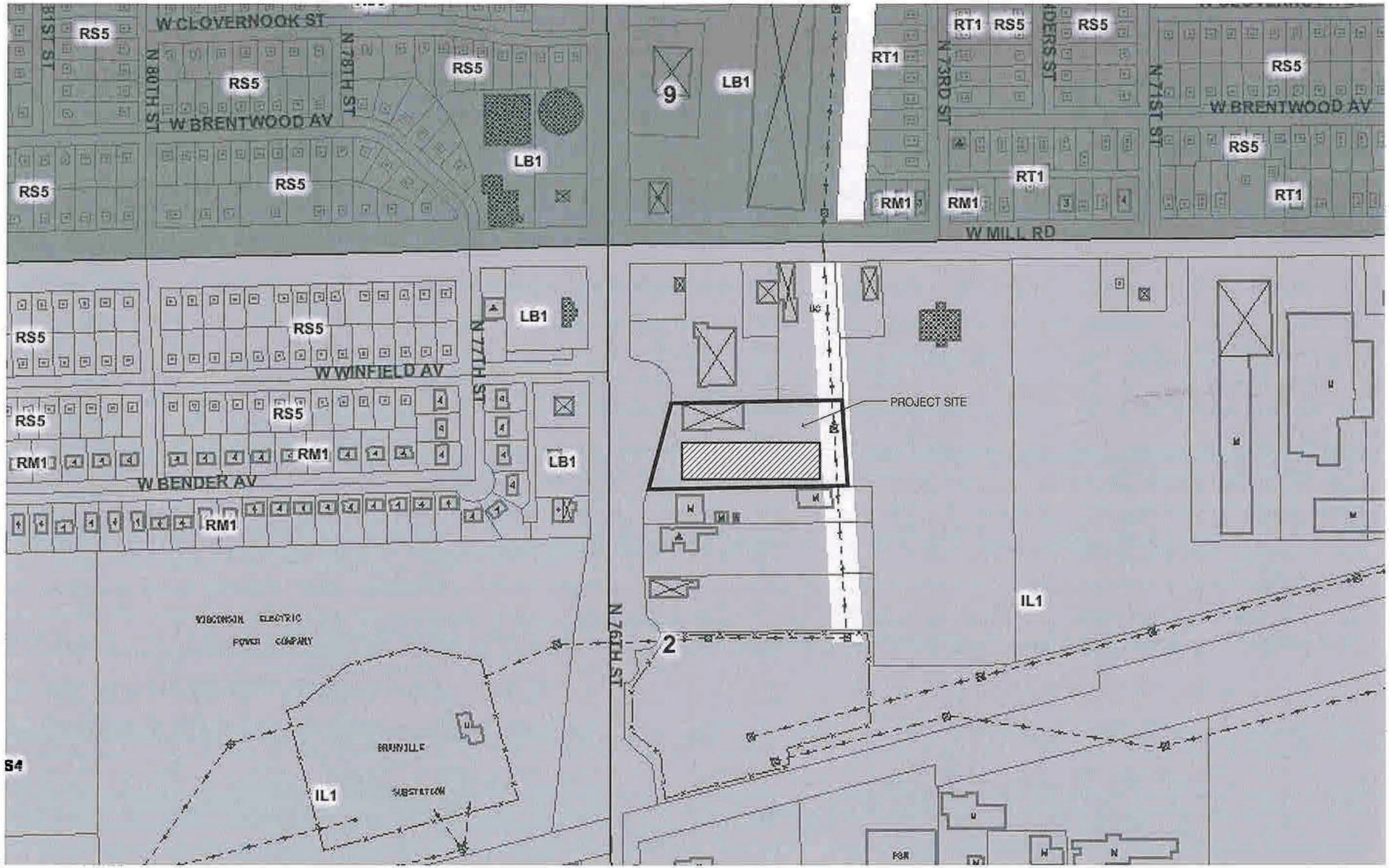
LOOKING WEST FROM SITE ACROSS N 76TH STREET

MOHNS INC
BUILDING ON QUALITY SINCE 1978
N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186
PHONE: 262-522-6585 FAX: 262-522-6584
*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS
SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

DRAWN BY: A. LONG
APPROVED BY: B. MOHNS
JOB NUMBER: 5176
REV:
SHEET NUMBER:



MOHNS INC
BUILDING ON QUALITY SINCE 1978
N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186
PHONE: 262-522-6585 FAX: 262-522-6584
*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS
SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

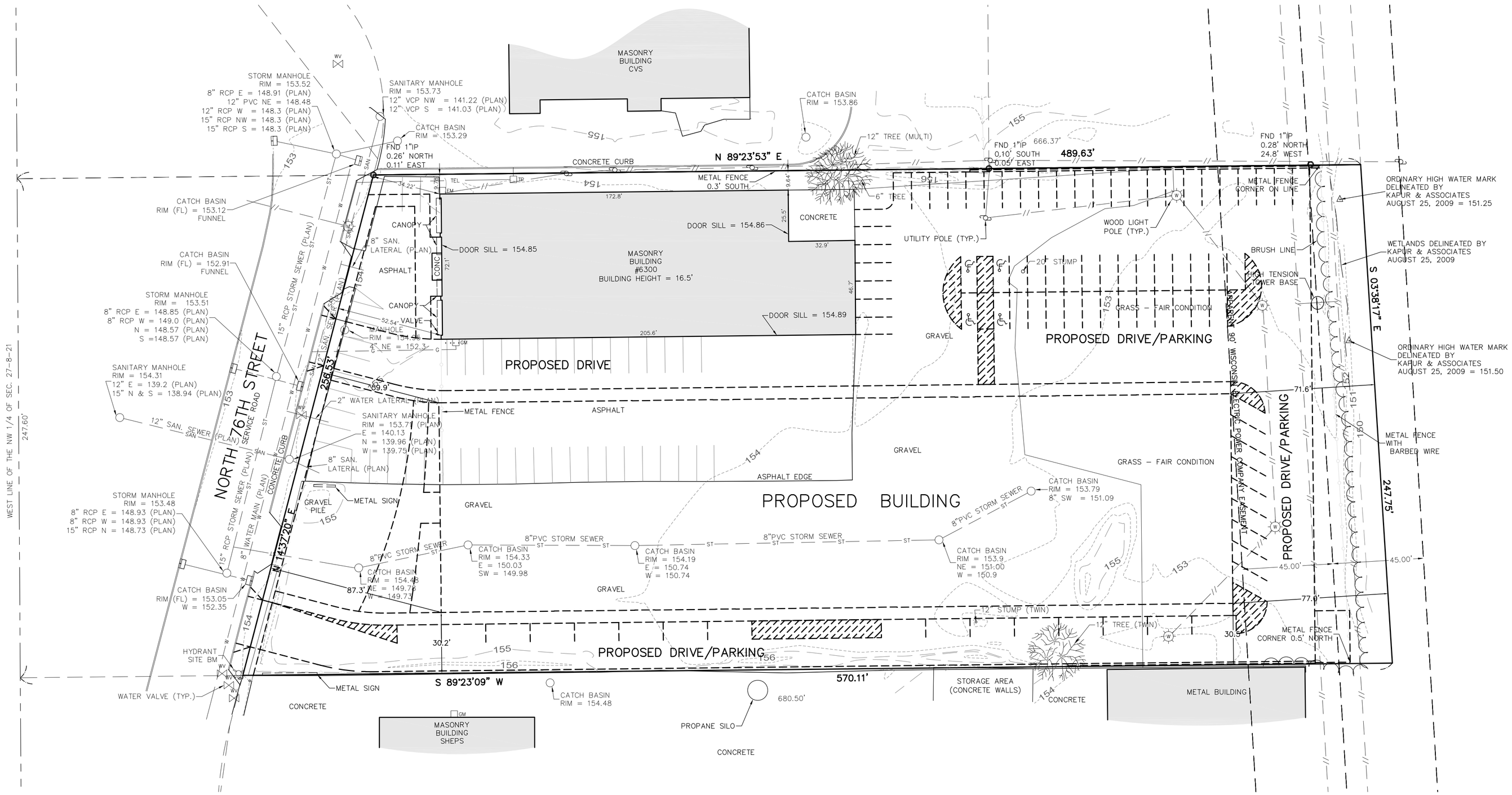
DRAWN BY:	A. LONG
APPROVED BY:	B. MOHNS
JOB NUMBER:	5176
REV:	
SHEET NUMBER:	

LEGAL DESCRIPTION:
THAT PART 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, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 697.60 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; THENCE NORTH 89°45' EAST ON A LINE, 680.50 FEET TO A POINT IN THE CENTER LINE OF A DRAINAGE DITCH; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID DRAINAGE DITCH, 247.75 FEET TO A POINT WHICH IS 450 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 666.37 FEET TO A POINT IN THE WEST LINE OF SAID 1/4 SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4 SECTION, 247.60 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS TAKEN OR RESERVED FOR STREET PURPOSES.

CONTAINING 131,123 SQUARE FEET OR 3.01 ACRES.

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

CSE
CAPITOL SURVEY ENTERPRISES
2457 N MAYFAIR RD, SUITE 200
WAUWATOSA, WI 53226
PH: (414) 727-7510
FAX: (414) 727-7518
WWW.CAPITOLSURVEY.COM



ASIAN MARKET
6300 N. 76TH STREET, MILWAUKEE

CJE NO.: 1308
MAY 7, 2013

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

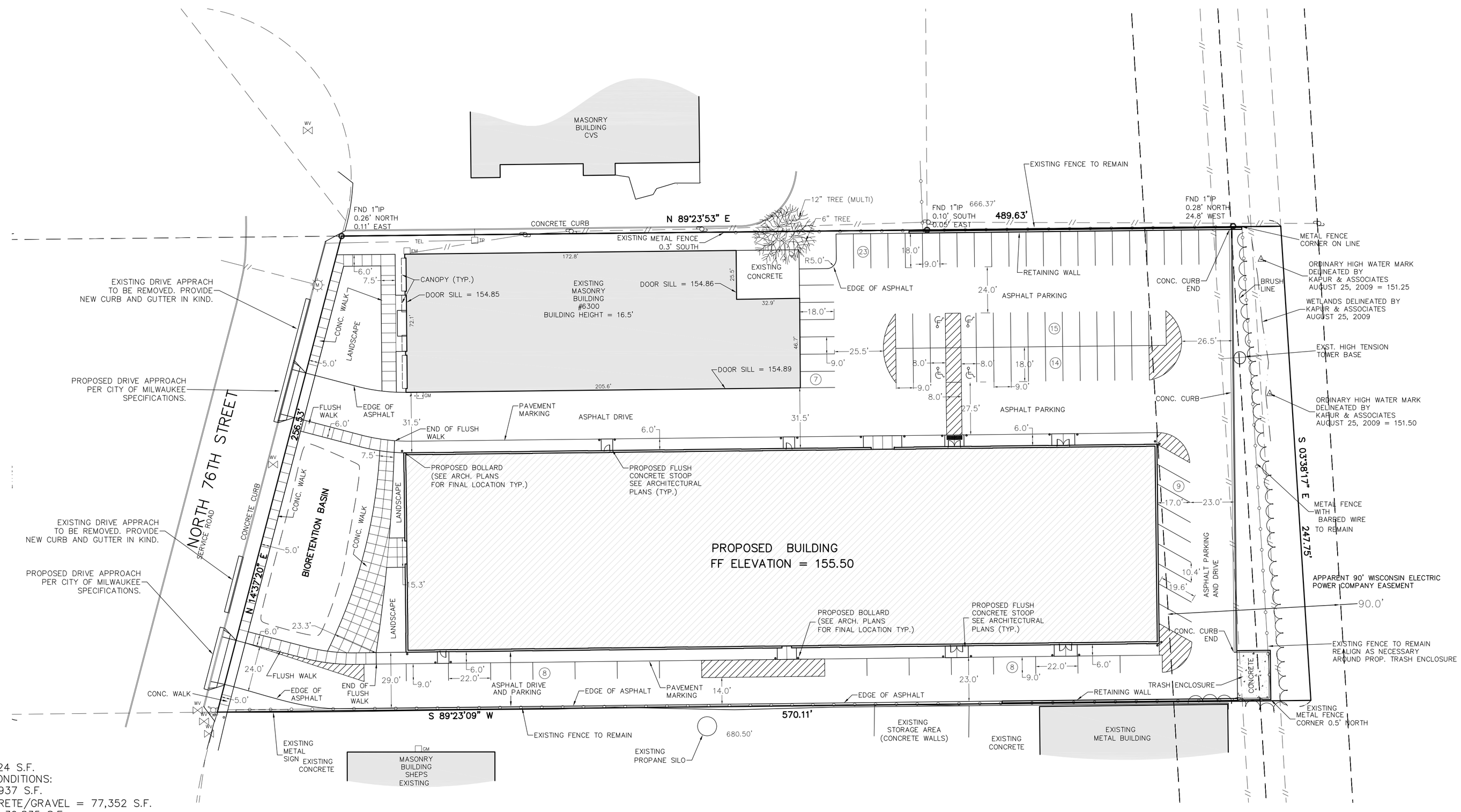
PLAT OF SURVEY WITH PROPOSED DEVELOPMENT

SV1.0

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

ASIAN MARKET

6300 N. 76TH STREET, MILWAUKEE



N

GRAPHIC SCALE

30 0 15 30 60

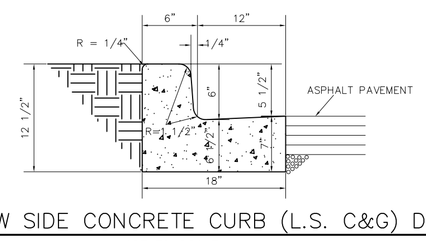
1 inch = 30 ft

SITE CALCULATIONS:
TOTAL AREA = 131,124 S.F.
EXISTING CURRENT CONDITIONS:
BUILDING = 13,937 S.F.
ASPHALT/CONCRETE/GRAVEL = 77,352 S.F.
OPEN SPACE = 39,835 S.F.
TOTAL IMPERVIOUS SURFACE = 91,289 S.F.

2005 CONDITIONS:
TOTAL AREA = 131,124 S.F.
BUILDING = 13,937 S.F.
ASPHALT/CONCRETE = 22,870 S.F.
GRAVEL = 32,240 S.F.
OPEN SPACE = 62,077 S.F.
TOTAL IMPERVIOUS SURFACE = 69,047

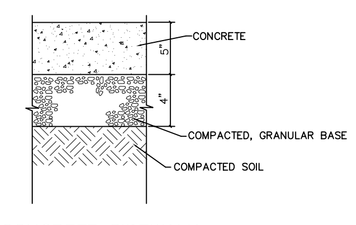
PROPOSED CONDITIONS:
TOTAL AREA = 131,124
BUILDING = 54,776 S.F.
ASPHALT/CONCRETE = 57,860 S.F.
OPEN SPACE = 18,488 S.F.
TOTAL IMPERVIOUS SURFACE = 112,636 S.F.

NET INCREASE OF IMPERVIOUS SURFACE PER CURRENT COND. = 21,347 S.F. (0.490)
NET INCREASE OF IMPERVIOUS SURFACE PER 2005 COND. = 43,589 S.F. (1.000)



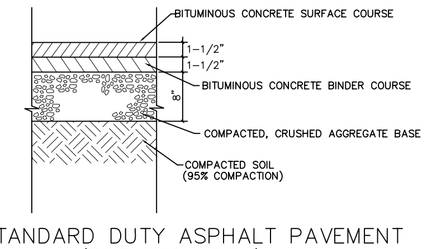
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL

NOT TO SCALE



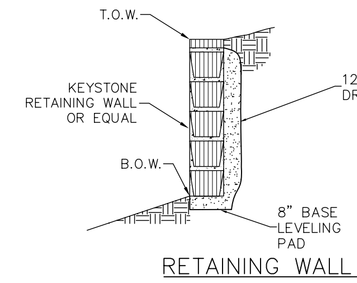
CONCRETE SIDEWALK

NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)

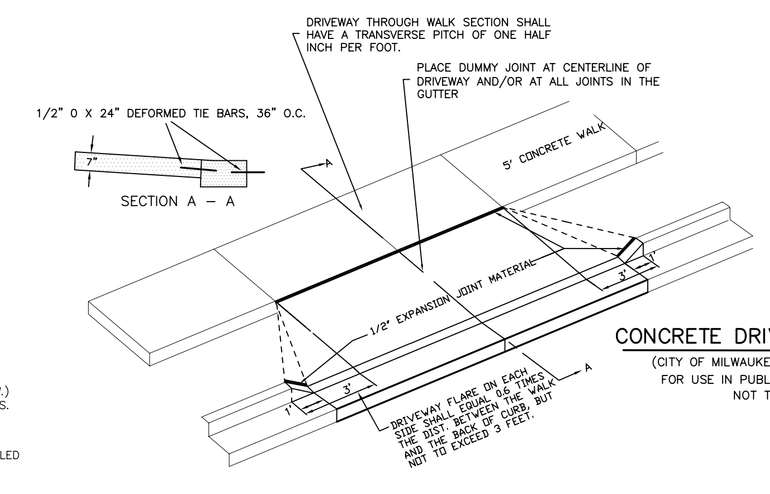
NOT TO SCALE



NOTES:
1. SEE PLAN FOR TOP OF WALL (T.O.W.) AND BOTTOM OF WALL (B.O.W.) GRADES.
2. THIS DETAIL IS CONCEPTUAL ONLY, DESIGNED TO ILLUSTRATE THE TYPICAL BLOCK RETAINING WALL. EXACT DETAILED DESIGN OF RETAINING WALL BY MANUFACTURER.

RETAINING WALL SECTION

NOT TO SCALE



CONCRETE DRIVEWAY TYPE I

(CITY OF MILWAUKEE SPECIFICATIONS, FOR USE IN PUBLIC RIGHT OF WAY)

NOT TO SCALE

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 196.8725(1974)
REQUIRES YOU TO GIVE 3 DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

PARKING:

PROVIDED SPACES:
80 REGULAR SPACES
4 HANDICAPPED SPACES

84 TOTAL SPACES

NOTES:

1. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY ENTERPRISES DATED 08–21–09.

2. ALL DIMENSIONS ARE TO THE FACE OF THE CURB, FACE OF WALK OR TO THE EDGE OF ASPHALT.

CJE NO.: 1308RI
APRIL 24, 2013
REV. 05-22-13
REV. 06-21-13

SITE PLAN

C0.0

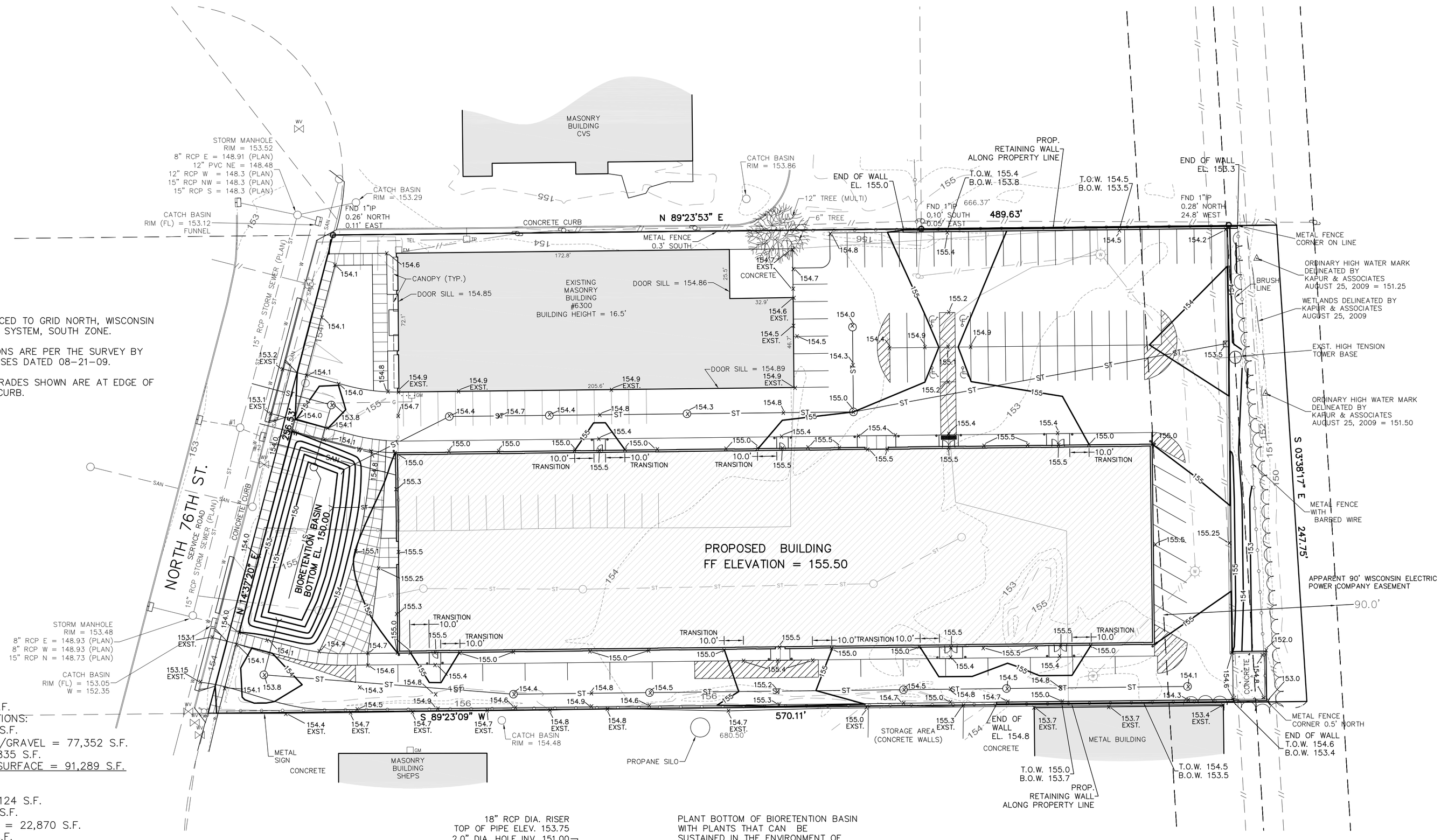
SHEET 1 OF 4

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

N

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

ASIAN MARKET
6300 N. 76TH STREET, MILWAUKEE



NOTES:

1. ALL BEARINGS REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

2. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY ENTERPRISES DATED 08-21-09.

3. ALL PROPOSED SPOT GRADES SHOWN ARE AT EDGE OF ASPHALT OR BOTTOM OF CURB.

SITE CALCULATIONS:
TOTAL AREA = 131,124 S.F.
EXISTING CURRENT CONDITIONS:
BUILDING = 13,937 S.F.
ASPHALT/CONCRETE/GRAVEL = 77,352 S.F.
OPEN SPACE = 39,835 S.F.
TOTAL IMPERVIOUS SURFACE = 91,289 S.F.

2005 CONDITIONS:
TOTAL AREA = 131,124 S.F.
BUILDING = 13,937 S.F.
ASPHALT/CONCRETE = 22,870 S.F.
GRAVEL = 32,240 S.F.
OPEN SPACE = 62,077 S.F.
TOTAL IMPERVIOUS SURFACE = 69,047

PROPOSED CONDITIONS:
TOTAL AREA = 131,124
BUILDING = 54,776 S.F.
ASPHALT/CONCRETE = 57,860 S.F.
OPEN SPACE = 18,488 S.F.
TOTAL IMPERVIOUS SURFACE = 112,636 S.F.

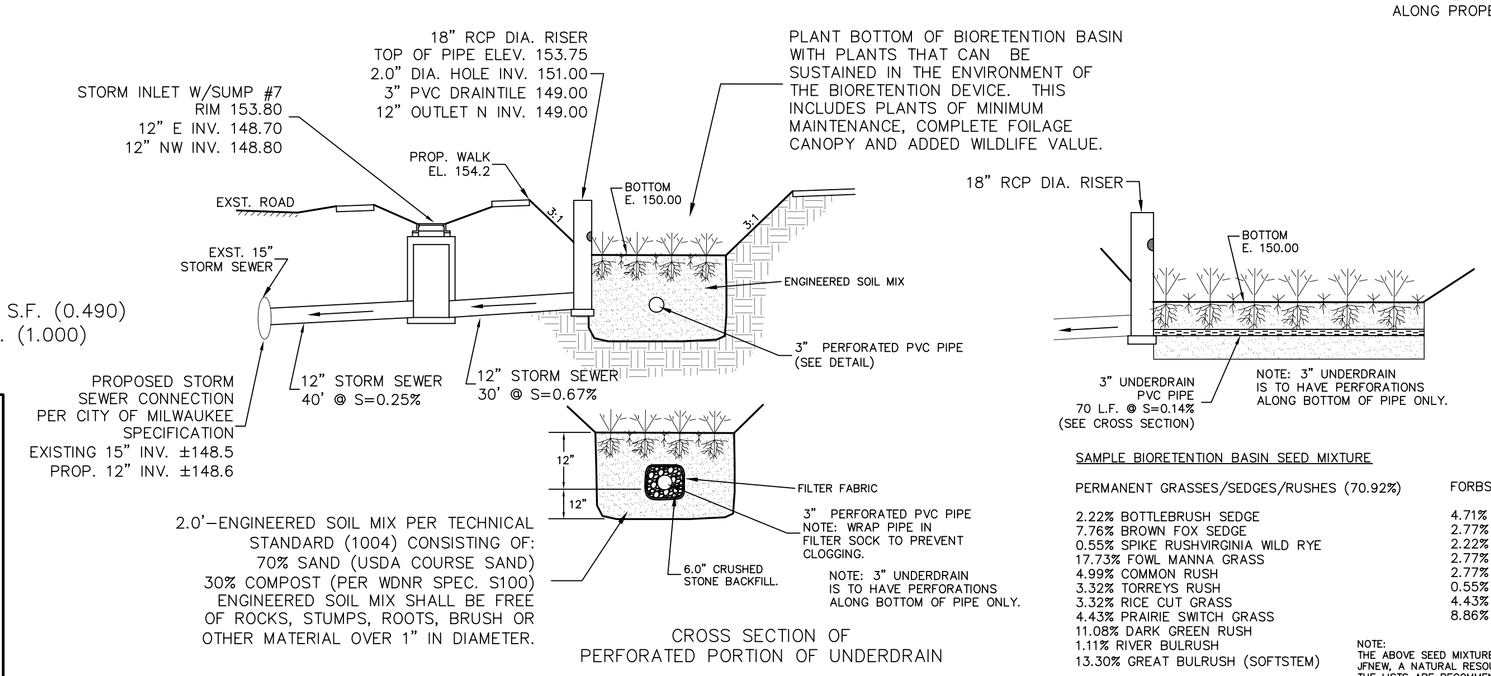
NET INCREASE OF IMPERVIOUS SURFACE PER CURRENT COND. = 21,347 S.F. (0.490)
NET INCREASE OF IMPERVIOUS SURFACE PER 2005 COND. = 43,589 S.F. (1.000)

LEGEND

96	EXISTING CONTOUR
96	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
	PROPOSED SAW CUT
	PROPOSED SILT FENCE

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 196.491(3)(d)(ii) REQUIRES YOU TO GIVE 3DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



CROSS SECTION OF
PERFORATED PORTION OF UNDERDRAIN

BIORETENTION BASIN DETAIL
NOT TO SCALE

SAMPLE BIORETENTION BASIN SEED MIXTURE

PERMANENT GRASSES/SEDGES/RUSHES (70.92%)	FORBS & SHRUBS (29.08%)
2.22% BOTTLEBRUSH SEDGE	4.71% WATER PLANTAIN
7.76% BROWN FOX SEDGE	2.77% SWAMP MILKWEED
0.55% SPIKE RUSHVIRGINIA WILD RYE	2.22% BIDENS, VARIOUS
17.73% FOWL MANNA GRASS	2.77% SNEEZEWEED
4.99% COMMON RUSH	2.77% MONKEY FLOWER
3.32% TORREYS RUSH	0.55% DITCH STONECROP
3.32% RICE CUT GRASS	4.43% SMARTWEED
4.43% PRAIRIE SWITCH GRASS	8.86% BROAD-LEAF ARROWHEAD
11.08% DARK GREEN RUSH	
1.11% RIVER BULRUSH	
13.30% GREAT BULRUSH (SOFTSTEM)	

NOTE:
THE ABOVE SEED MIXTURES HAVE BEEN PROVIDED BY JFNEW, A NATURAL RESOURCE AND CONSULTING FIRM. THE LISTS ARE RECOMMENDATIONS BASED ON PROVIDING NATIVE PLANTINGS WITH DEEP ROOT STRUCTURE AND IS BY NO MEANS COMPREHENSIVE. ADDITIONAL PLANTINGS OR SEED MIXTURES CAN BE PROVIDED OR SUBSTITUTED BY QUALIFIED CONSULTANTS OR NURSERIES.

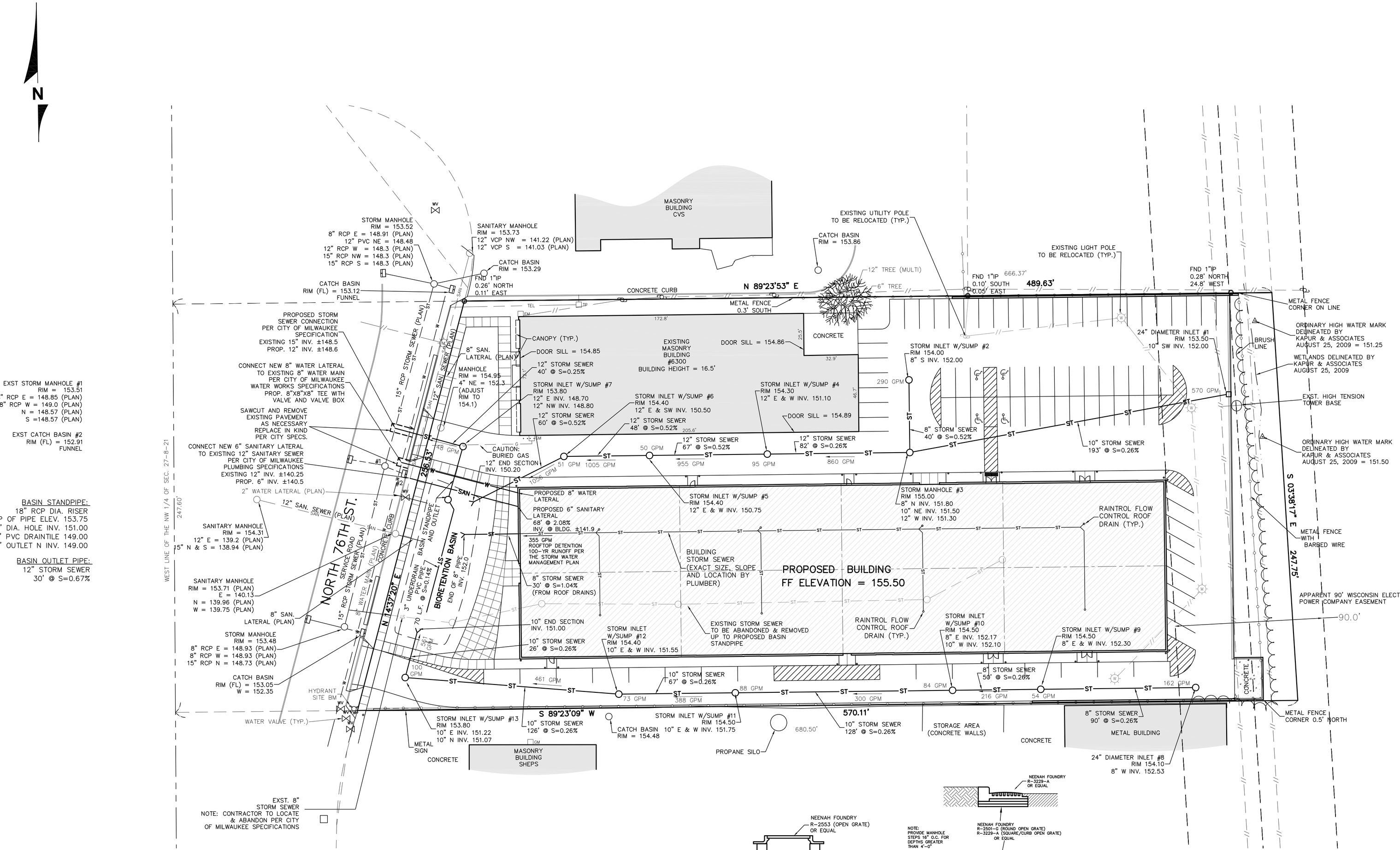
CJE NO.: 1308RI
APRIL 24, 2013
REV. 05-22-13
REV. 06-21-13

SITE GRADING PLAN C1.0

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

ASIAN MARKET

6300 N. 76TH STREET, MILWAUKEE



LEGEND

- PROPOSED SAW CUT
- 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
- UTILITY POLE WITH GUY WIRE
- BURIED GAS

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1)(f)(3)
REQUIRES YOU TO CALL A NOTIFICATION CENTER 3 WORKDAYS BEFORE YOU EXCAVATE.
MILW. AREA 259-1181

NOTES:

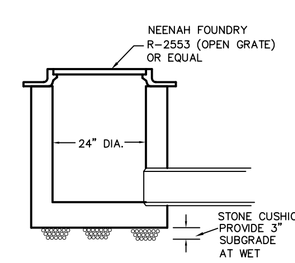
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MILWAUKEE PLUMBING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

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

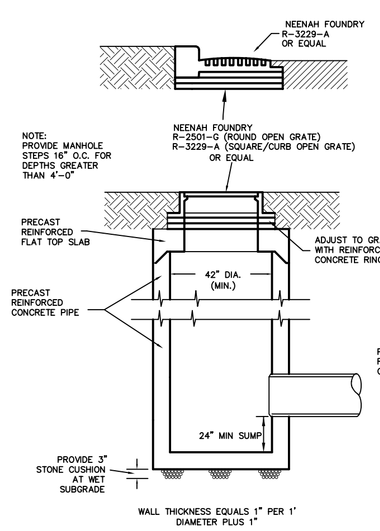
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.

4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.

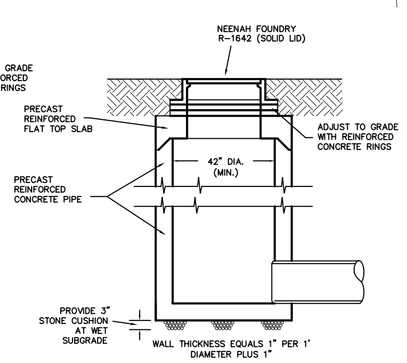
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



PRECAST 24" DIA. STORM INLET
NOT TO SCALE



PRECAST STORM INLET WITH SUMP
NOT TO SCALE



PRECAST STORM MANHOLE
NOT TO SCALE

GRAPHIC SCALE

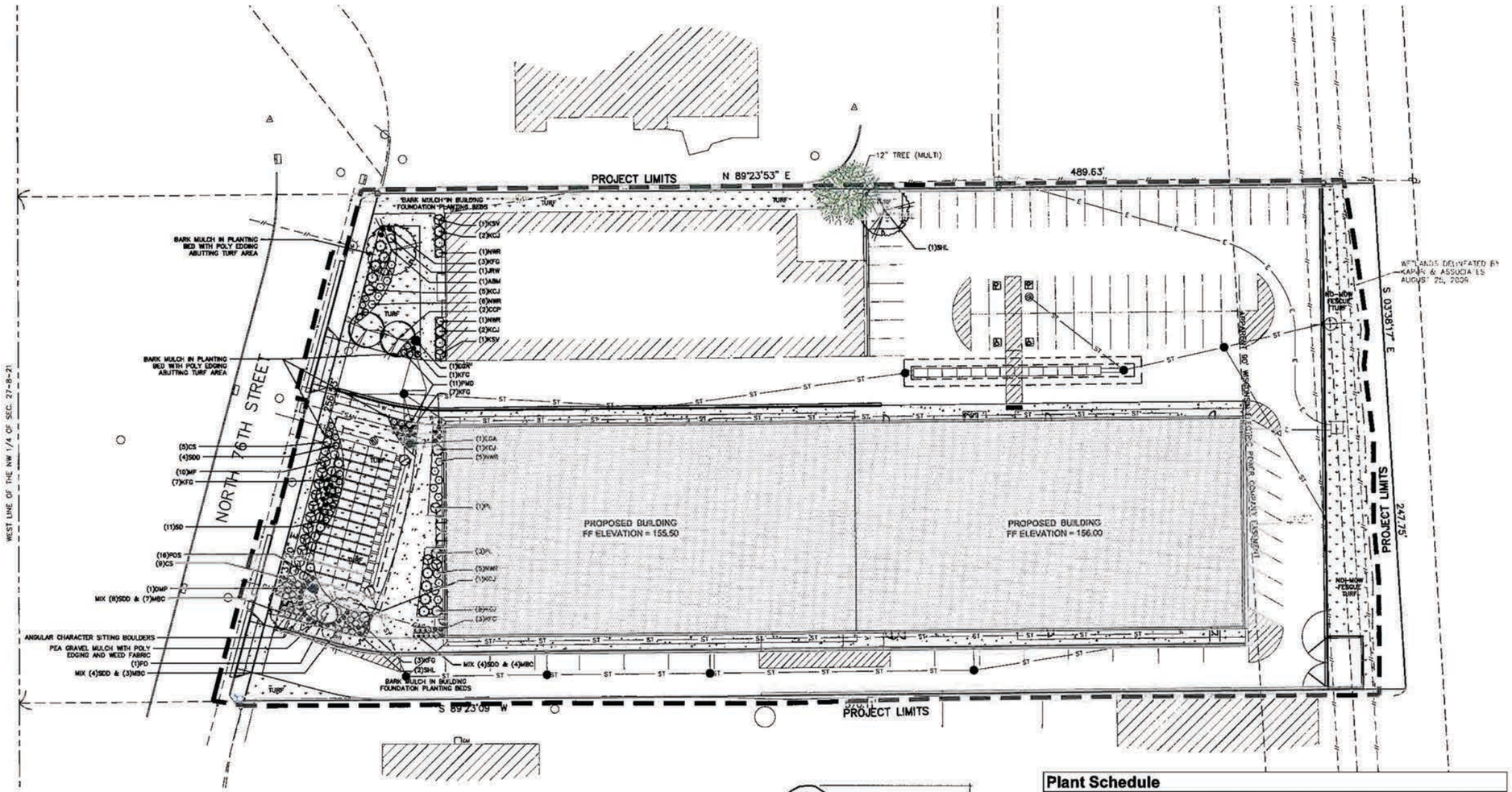
30 0 15 30 60

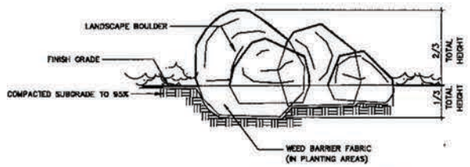
1 inch = 30 ft

CJE NO.: 1308RI
APRIL 24, 2013
REV. 05-22-13
REV. 06-21-13

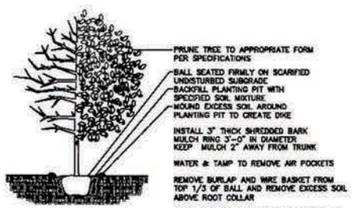
SITE UTILITY PLAN

C2.0

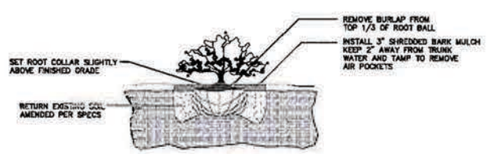




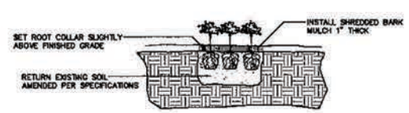
CHARACTER BOULDERS
SCALE: NTS



DECIDUOUS TREE PLANTING
SCALE: NTS



DECIDUOUS & EVERGREEN SHRUB PLANTING
SCALE: NTS



PERENNIAL PLANTING
SCALE: NTS

Plant Schedule

Symbol	Scientific Name	Common Name	Quantity	Spacing	Size
Deciduous Trees					Install
ABM	Acer x Freemanii 'Autumnwood'	Autumn Blaze Maple	1	Per Plan	2.5" B&B
CCP	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2	Per Plan	2" B&B
PD	Cornus alternifolia	Pagoda Dogwood	1	Per Plan	1.5" B&B
SHL	Gleditsia triacanthos inermis	Skyline Thornless Honeylocust	3	Per Plan	2.5" B&B
Deciduous Shrubs					
CKV	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	2	Per Plan	24" B&B
CS	Spirea x bumalda 'Crispa'	Crisp Leaf Spirea	14	Per Plan	#2 Pot
JRW	Weigelia florida 'Java Red'	Jave Red Weigelia	1	Per Plan	24" B&B
MF	Forsythia x 'Meadowlark'	Meadowlark Forsythia	10	Per Plan	24" B&B
NWR	Rosa 'Nearly Wild'	Nearly Wild Rose	16	Per Plan	#2 Pot
PL	Syringa patula	Miss Kim Lilac	4	Per Plan	24" B&B
Evergreen Shrubs					
KCJ	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	16	Per Plan	#3 Pot
DMP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	1	Per Plan	#3 Pot
EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2	Per Plan	4'" B&B
Perennials					
KFG	Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	24	3' O.C.	#1 Pot
PDS	Coreopsis 'Moonbeam'	Moonbeam Coreopsis	14	3' O.C.	#1 Pot
PDS	Sporobolus heterolepis	Prairie Dropseed	16	3' O.C.	#1 Pot
PMD	Hemerocallis 'Pardon Me'	Pardon Me Daylily	11	3' O.C.	#1 Pot
SD	Leucanthemum x superbum 'Snowcap'	Snowcap' Shasta Daisy	11	3' O.C.	#1 Pot
SDD	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	20	3' O.C.	#1 Pot

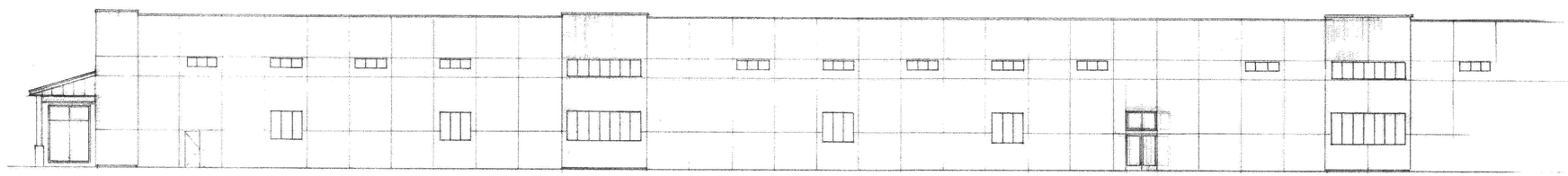
NOTE: Installation contractor is responsible for varifying plant count from plan. Plan quantities take precedence over list.

MOHNS INC
BUILDING ON QUALITY SINCE 1978
N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186
PHONE: 262-522-6585 FAX: 262-522-6584
*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS
SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

DRAWN BY: A. LONG
APPROVED BY: B. MOHNS
JOB NUMBER: 5176
REV:
SHEET NUMBER:



SOUTH ELEVATION
SCALE 1/16"=1'-0

WEST ELEVATION

MOHNS INC
BUILDING ON QUALITY SINCE 1978
N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186
PHONE: 262-522-6585 FAX: 262-522-6584
*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS
SCHAEFER ARCHITECTS
13446 NORTH LAKEWOOD DRIVE
MEQUON, WI 53097

MILWAUKEE'S ASIAN MARKETS
6300 NORTH 76TH STREET
MILWAUKEE, WISCONSIN 53218

DATE: 04/10/14

EXTERIOR ELEVATIONS

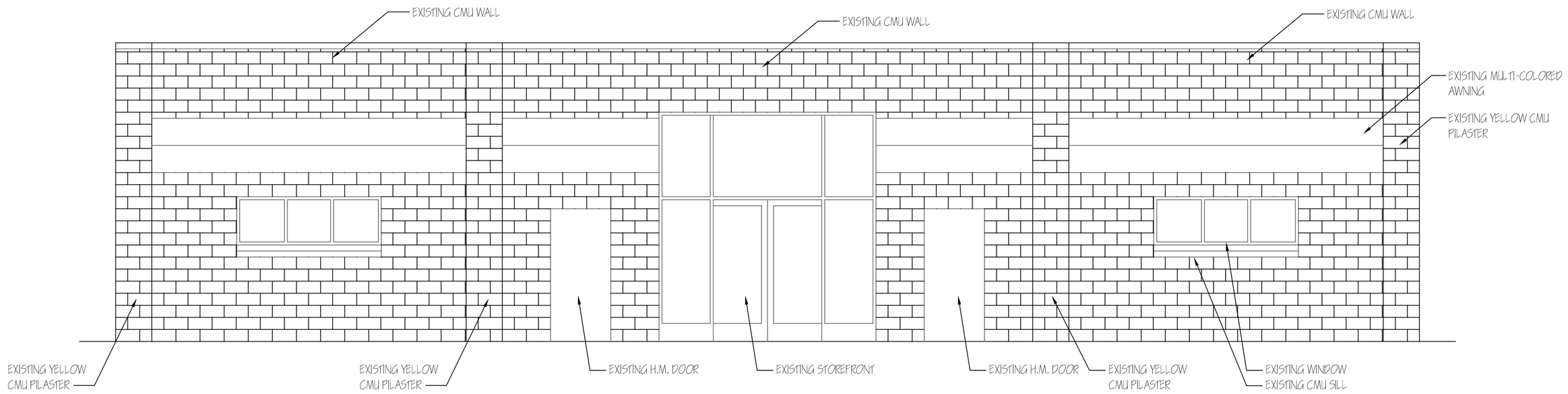
DRAWN BY: A.LONG
APPROVED BY: B.MOHNS

JOB NUMBER: 5176

REV:

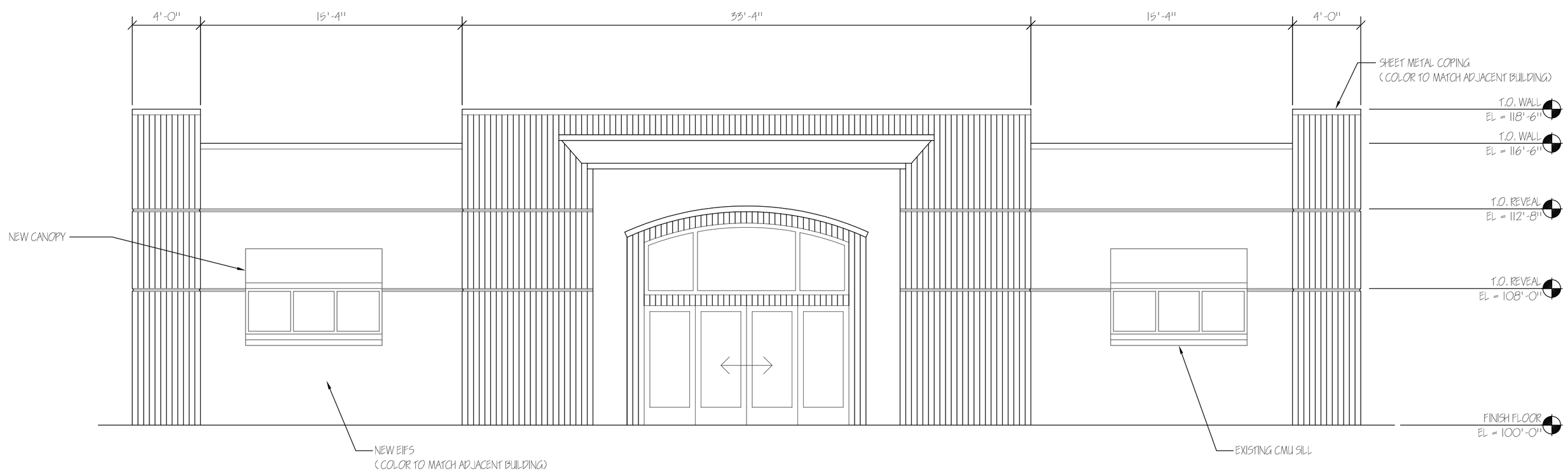
SHEET NUMBER:

A-4



EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



NEW ELEVATION

SCALE: 1/4" = 1'-0"

MOHNS INC
BUILDING ON QUALITY SINCE 1978
N30 W22377 GREEN RD., SUITE C
WAUKESHA, WI 53186
PHONE: 262-522-6585 FAX: 262-522-6584
*GENERAL CONTRACTORS
* SPACE PLANNING
* CONSTRUCTION MANAGERS

ASIAN MARKET
MILWAUKEE, WI

DATE: 07-22-13

DRAWN BY: ADL
APPROVED BY: ----
JOB NUMBER: ----

SHEET NUMBER:

EL-1