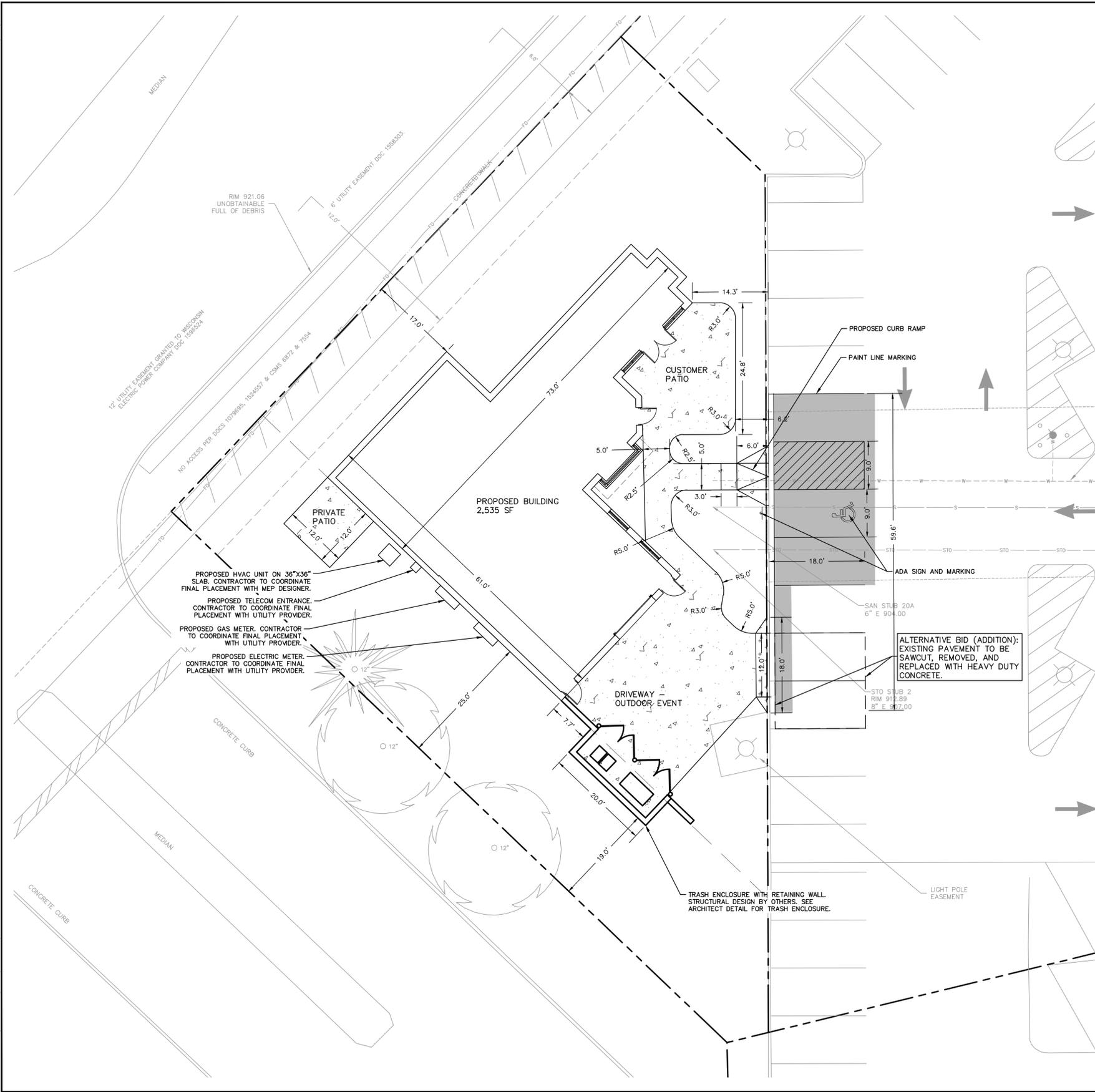




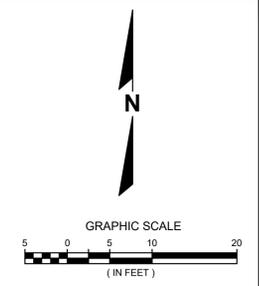
PLOT DATE: 5/28/2025

FILE NAME: P:\3240047\DWG\SHEETS\3240047-SP01.DWG



**LEGEND**

- PROPERTY LINE
- [Hatched Box] PROPOSED ASPHALT PAVEMENT
- [Dotted Box] PROPOSED CONCRETE



**SITE STATISTICS - EXISTING CONDITIONS**

	SQFT	ACRES	COVERAGE
TOTAL AREA	11,892	0.27	
TOTAL PERVIOUS	11,892	0.27	100%
TOTAL IMPERVIOUS	0	0	0%

**SITE STATISTICS - PROPOSED CONDITIONS**

	SQFT	ACRES	COVERAGE
TOTAL AREA	11,892	0.27	
TOTAL PERVIOUS	7,228	0.17	63%
TOTAL IMPERVIOUS	4,664	0.10	37%

- GENERAL NOTES:**
- EXISTING TOPOGRAPHY OBTAINED BY raSmith APRIL 13, 2020 WITH REVISIONS APRIL 29, 2020 AND MAY 7, 2020.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF NEW BERLIN EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
  - ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND CITY EASEMENTS ARE TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN THE RIGHT-OF-WAY.
  - ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
  - BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
  - ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PROPOSED HVAC UNIT ON 36"x36" SLAB. CONTRACTOR TO COORDINATE FINAL PLACEMENT WITH MEP DESIGNER.

PROPOSED TELECOM ENTRANCE. CONTRACTOR TO COORDINATE FINAL PLACEMENT WITH UTILITY PROVIDER.

PROPOSED GAS METER. CONTRACTOR TO COORDINATE FINAL PLACEMENT WITH UTILITY PROVIDER.

PROPOSED ELECTRIC METER. CONTRACTOR TO COORDINATE FINAL PLACEMENT WITH UTILITY PROVIDER.

ALTERNATIVE BID (ADDITION): EXISTING PAVEMENT TO BE SAWCUT, REMOVED, AND REPLACED WITH HEAVY DUTY CONCRETE.

REV. #	REV. DATE	DESCRIPTION

New Building For:  
**Nice Bite Ice Cream**  
 15485 W National Ave  
 New Berlin, WI 53151

10725 W. Raymond Road  
 Brookfield, WI 53005-9798  
 (262) 781-1000  
 raSmith.com

**raSmith**  
 COMMERCIAL DESIGN & CONSTRUCTION

PERSPECTIVE DESIGN, INC.  
 10725 W. Raymond Road  
 Brookfield, WI 53005-9798  
 (262) 781-1000  
 Tel: (262) 781-1000 Fax: (262) 781-1001

Drawing Title:  
**SITE PLAN**

Date: 05/28/25  
 Scale: 1" = 10'  
 Drawn: MAF  
 Job:  
 Sheet: C200

THIS BOX IS 1/2" x 1/2"



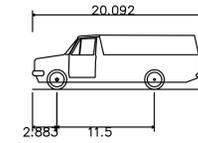
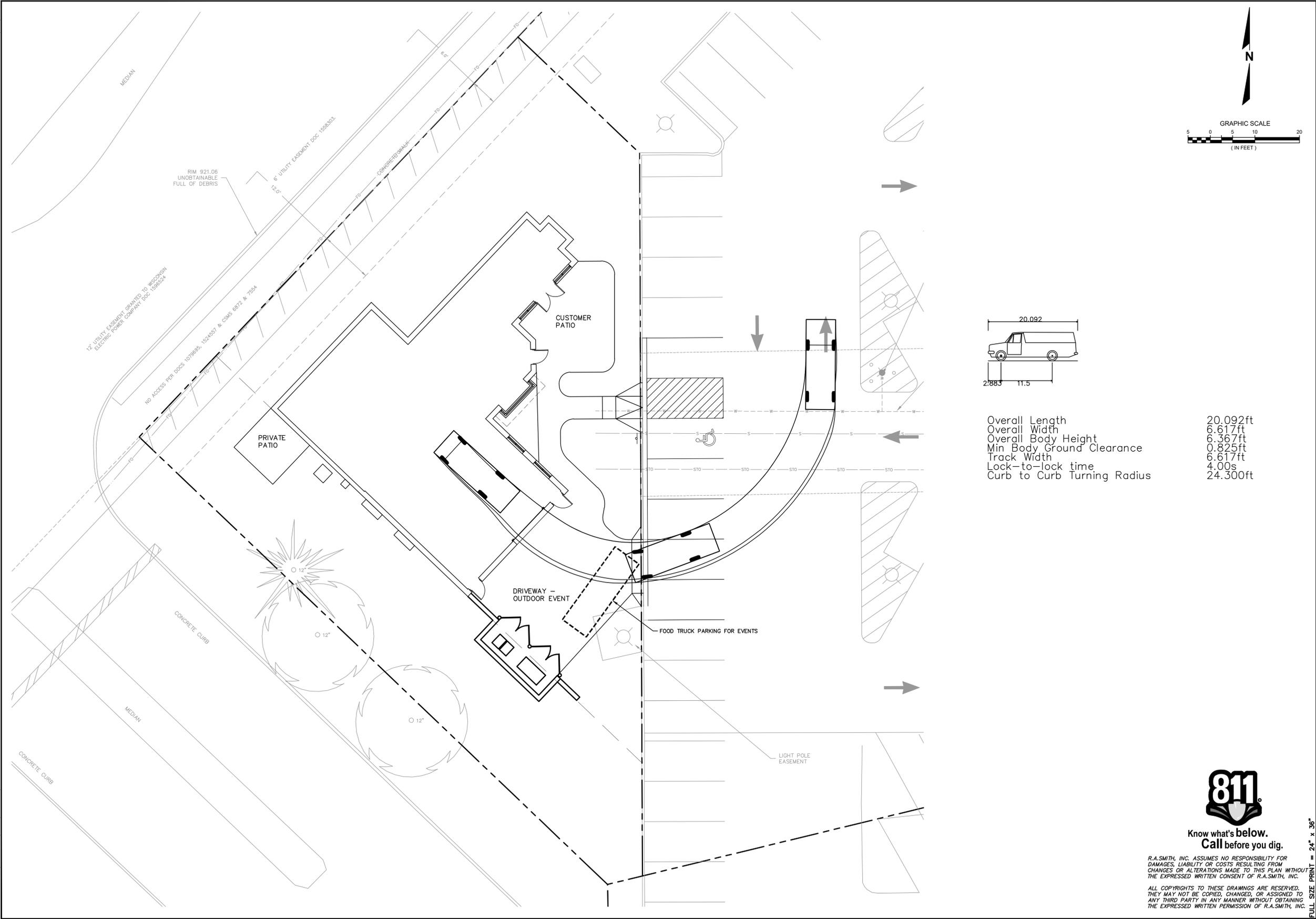
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PLOT DATE: 5/28/2025

FILE NAME: P:\3240047\DWG\SHEETS\3240047-A101.DWG



Overall Length 20.092ft  
 Overall Width 6.617ft  
 Overall Body Height 6.367ft  
 Min Body Ground Clearance 0.825ft  
 Track Width 6.617ft  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 24.300ft



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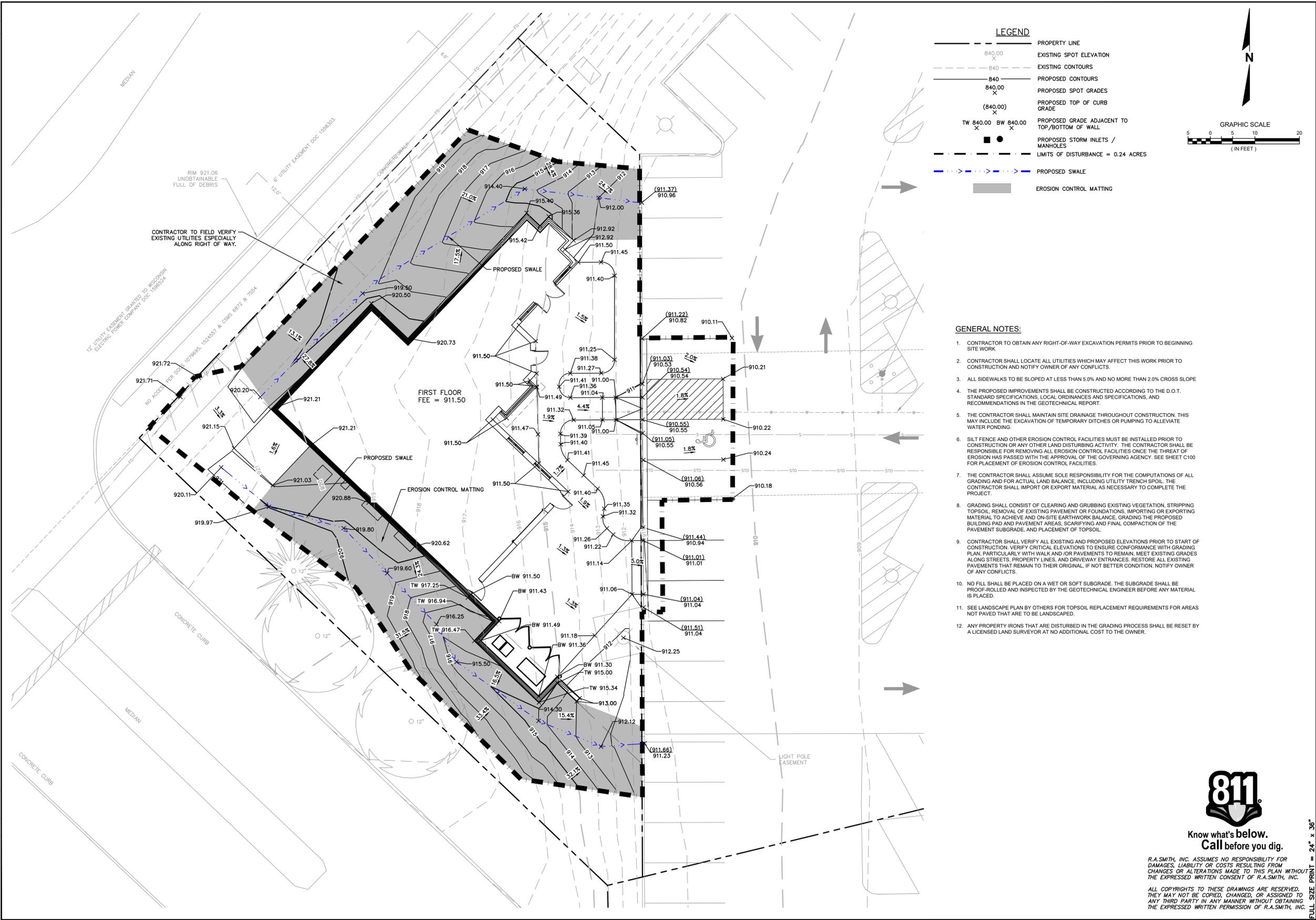
New Building For: <b>Nice Bite Ice Cream</b> 15485 W National Ave New Berlin, WI 53151		REV. #	REV. DATE	DESCRIPTION	REV. BY:
 PERSPECTIVE DESIGN, INC. 16725 W. Bluemound Road Brookfield, WI 53005-9798 (262) 781-1000 www.ra-smith.com					
<b>TRUCK TURN</b>		Date: 05/28/25		THIS BOX IS 1/2" x 1/2"	
Drawing Title:		Scale: 1" = 10'		Drawn: MAF	
Job:		Sheet:		C201	

PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

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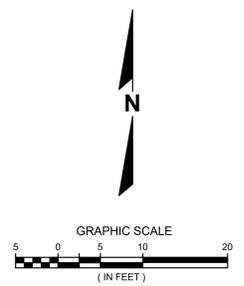
PLOT DATE: 5/28/2025

FILE NAME: P:\3240047\DWG\SHEETS\3240047-CP01.DWG



**LEGEND**

- PROPERTY LINE
- 840.00 X EXISTING SPOT ELEVATION
- - - 840 EXISTING CONTOURS
- - - 840 PROPOSED CONTOURS
- 840.00 X PROPOSED SPOT GRADES
- (840.00) PROPOSED TOP OF CURB GRADE
- TW 840.00 BW 840.00 X PROPOSED GRADE ADJACENT TO TOP/BOTTOM OF WALL
- PROPOSED STORM INLETS / MANHOLES
- - - - - LIMITS OF DISTURBANCE = 0.24 ACRES
- - - - - PROPOSED SWALE
- EROSION CONTROL MATTING



- GENERAL NOTES:**
- CONTRACTOR TO OBTAIN ANY RIGHT-OF-WAY EXCAVATION PERMITS PRIOR TO BEGINNING SITE WORK.
  - CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY CONFLICTS.
  - ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.
  - THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
  - THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
  - SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY. SEE SHEET C100 FOR PLACEMENT OF EROSION CONTROL FACILITIES.
  - THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
  - GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCRAPING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
  - CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN, MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
  - NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
  - SEE LANDSCAPE PLAN BY OTHERS FOR TOPSOIL REPLACEMENT REQUIREMENTS FOR AREAS NOT PAVED THAT ARE TO BE LANDSCAPED.
  - ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.



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REV. BY: \_\_\_\_\_

REV. # \_\_\_\_\_

REV. DATE \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

New Building For:  
**Nice Bite Ice Cream**  
 15485 W National Ave  
 New Berlin, WI 53151

10725 W. Raymond Road  
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 COMMITMENT TO EXCELLENCE

**raSmith**  
 COMMITMENT TO EXCELLENCE

PERSPECTIVE DESIGN, INC.  
 1100 W. Wisconsin Ave., Suite 200  
 Milwaukee, WI 53233  
 Tel: 414-382-1250 Fax: 414-382-1751

**PD**

Drawing Title:  
**GRADING PLAN**

Date: 05/28/25

Scale: 1" = 10'

Drawn: MAF

Job: \_\_\_\_\_

Sheet: C300

FULL SIZE PRINT = 24" x 36"

THIS BOX IS 12" x 12"

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