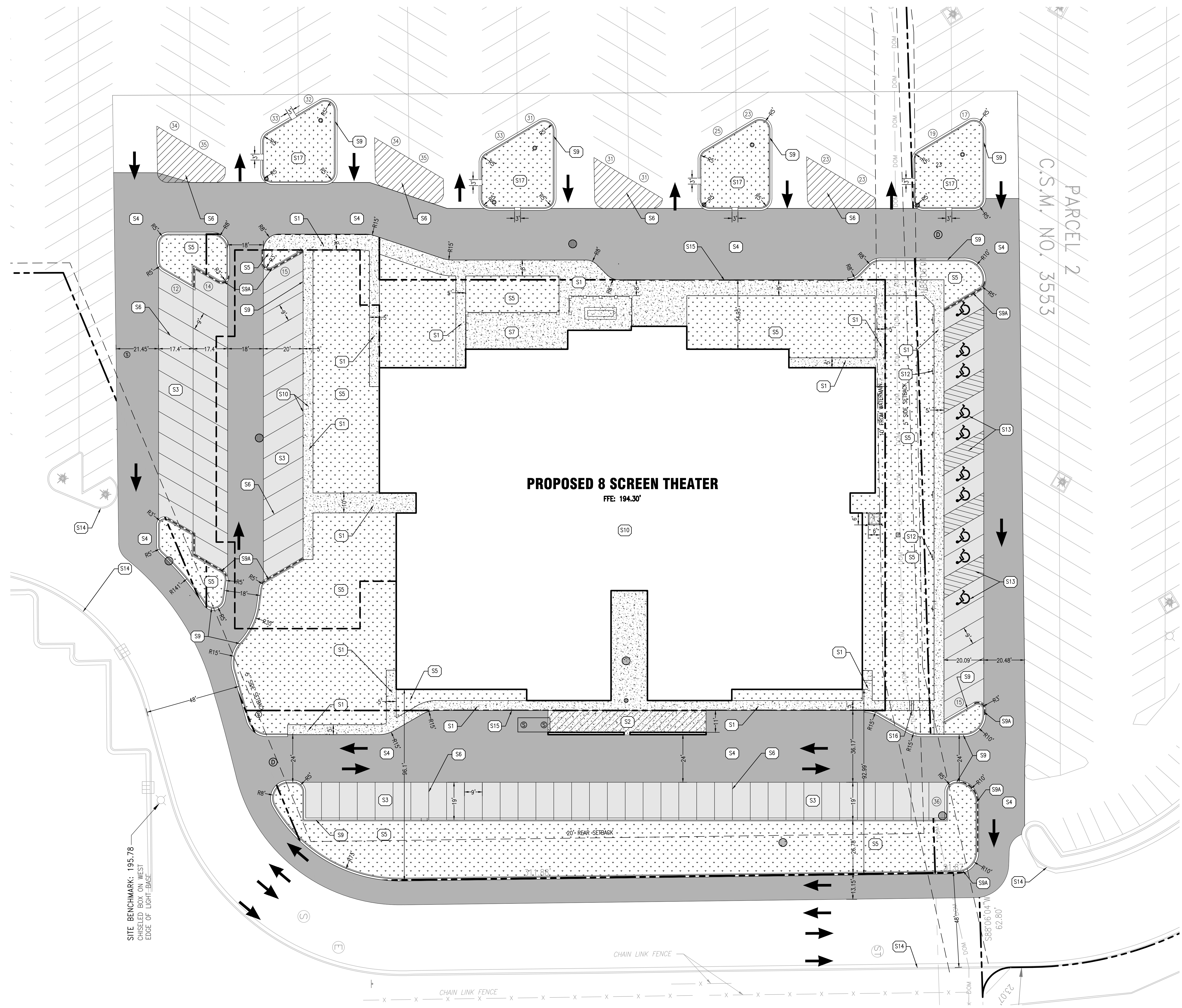


SOUTHRIDGE BSB

DEVELOPED BY:
Marcus Theatre Corporation
100 E. Wisconsin Ave.
Milwaukee, WI 53202

GENERAL SITE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



SITE KEY NOTES

- S1 PROPOSED CONCRETE SIDEWALK (SEE DETAILS).
- S2 PROPOSED CONCRETE PAVEMENT AT DUMPSTER PAD AND RECEIVING DOCK (SEE STRUCTURAL DRAWINGS FOR DETAILS).
- S3 PROPOSED ASPHALT PAVEMENT.
- S4 PROPOSED HEAVY-DUTY ASPHALT PAVEMENT.
- S5 PROPOSED LANDSCAPED AREA (SEE LANDSCAPING PLAN).
- S6 PROPOSED PARKING/PAVEMENT STRIPING (TYP.).
- S7 PROPOSED PATIO (SEE ARCHITECTURAL PLAN).
- S8 PROPOSED CONCRETE SIDEWALK RAMP @ 8.33% MAX (TYPICAL).
- S9 PROPOSED CONCRETE CURB (SEE DETAILS).
- S9B PROPOSED REVERSED PITCH CONCRETE CURB.
- S10 PROPOSED BUILDING (PER ARCHITECTURAL PLANS).
- S11 PROPOSED LIGHT POLE LOCATION (TYPICAL, SEE PHOTOMETRIC PLAN).
- S12 PROPOSED HANDICAP SIGN W/PROTECTIVE BOLLARD (TYP. SEE DETAIL).
- S13 PROPOSED PAINTED HANDICAP SYMBOL & STRIPING (TYP. SEE DETAIL).
- S14 EXISTING CURB TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- S15 PROPOSED MONOLITHIC CURB AND SIDEWALK.
- S16 PROPOSED CONCRETE STAIRS AND RAILING.
- S17 PROPOSED BIOFILTERS. SEE C4.0 AND C7.0.

PAVEMENT HATCH LEGEND:

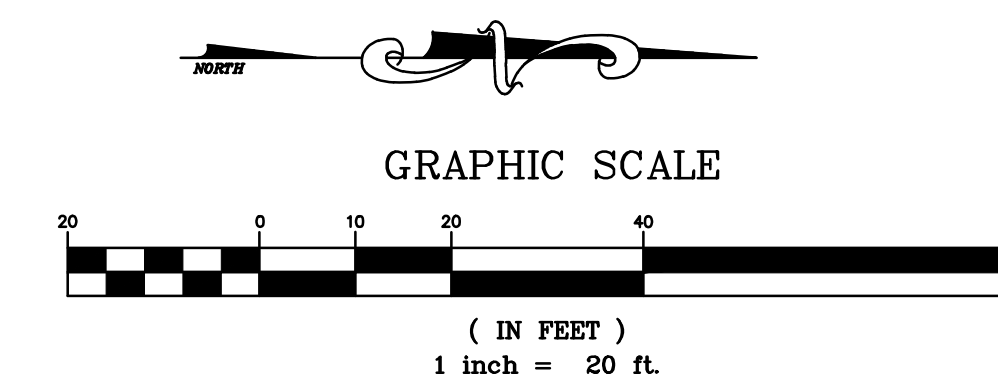
- S1 PROPOSED CONCRETE SIDEWALK
4" PORTLAND CEMENT CONCRETE
4" GRAVEL BASE
- S2 PROPOSED CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
7.5" GRAVEL BASE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3 PROPOSED ASPHALT PAVEMENT
1" HMA SURFACE COURSE
2" HMA BINDER COURSE
6" GRAVEL BASE
- S4 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
1.5" HMA SURFACE COURSE
2.5" HMA BINDER COURSE
7.5" GRAVEL BASE
- S5 PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

PROJECT INFORMATION:

ZONED: B-3 SU
PROPOSED BUILDING AREA: 40,543 S.F.
PROPOSED USE: THEATRE AND RESTAURANT
PARKING REQUIRED:
1 PER 4 SEATS (UP TO 400) = 100 STALLS
+ 1 PER 6 SEATS (>400) = 95 STALLS
+ 1 PER 150 S.F. RESTAURANT = 27 STALLS
= 222 STALLS
ACCESSIBLE PARKING REQUIRED: 8 STALLS
ACCESSIBLE PARKING PROVIDED: 10 STALLS

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR



INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION

SITE PLAN

SCALE: 1" = 30'-0" SHEET:
PROJECT #: 20150269.0
DRWN BY: PS CHKD BY: BGO
BLDG. SUBMITAL: 12/17/2015

C3.0

GreenbergFarrow