14 DECEMBER 2011

DERMOND
PROPERTY INVESTMENTS

CATALYST CONSTRUCTION
BUILDING YOUR VISION

1601 JACKSON APARTMENTS

1601 North Jackson Street Milwaukee, Wisconsin 53202

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SITE PHOTOS

VIEW NORTH UP JACKSON

DERMOND
PROPERTY INVESTMENTS

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1601 JACKSON APARTMENTS

1601 North Jackson Street Milwaukee, Wisconsin 53202

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JACKSON STREET: WEST SIDE ADJACENT TO 1601

JACKSON STREET: EAST SIDE ACROSS FROM SITE

DERMOND
PROPERTY INVESTMENTS

CATALYST CONSTRUCTION
BUILDING YOUR VISION

CONTEXT

NW CORNER (1601 N JACKSON)

NE CORNER

SW CORNER

SE CORNER

JACKSON - PLEASANT INTERSECTION

1601 JACKSON APARTMENTS

1601 North Jackson Street Milwaukee, Wisconsin 53202

DERMOND
PROPERTY INVESTMENTS

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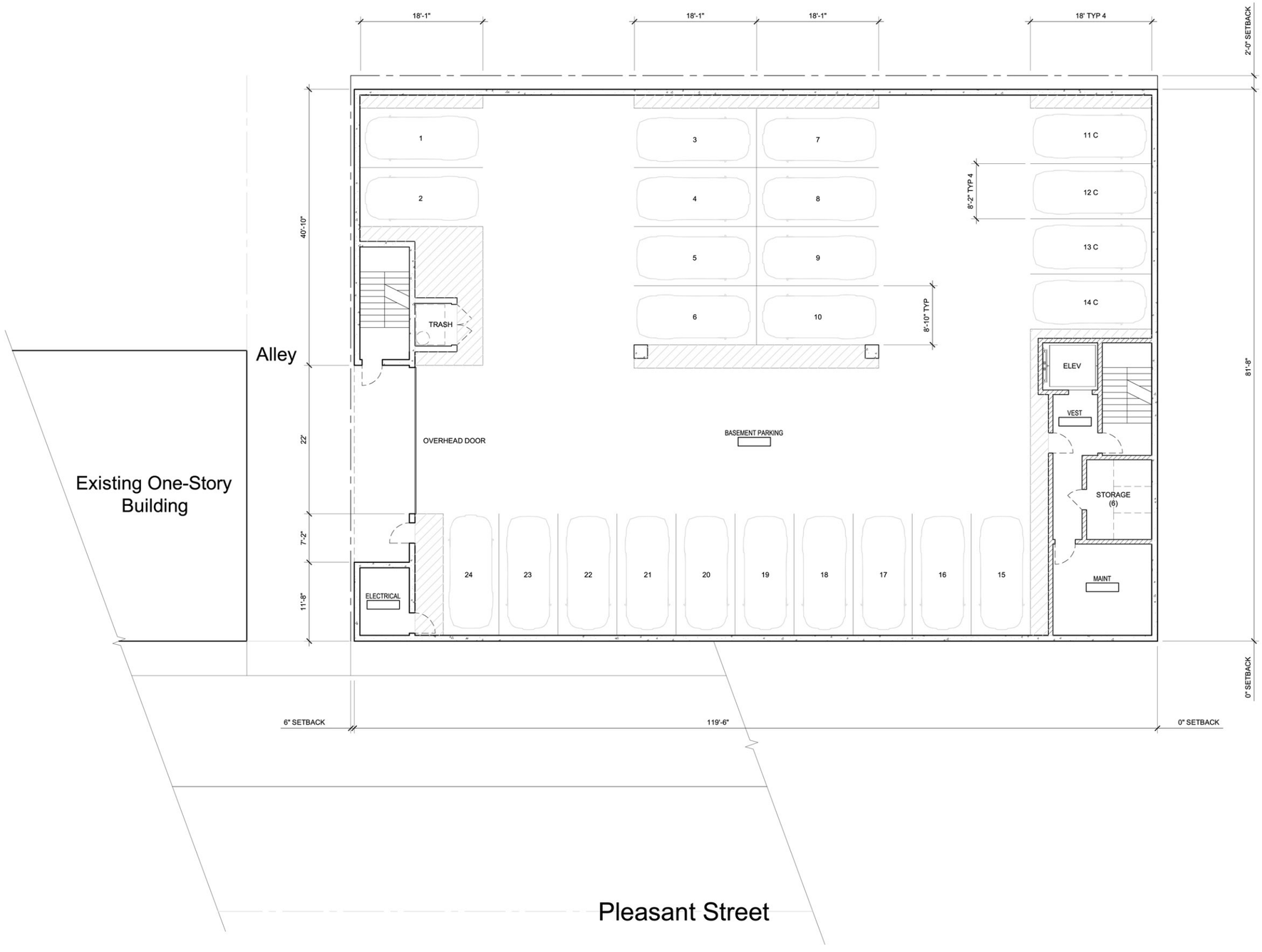

BASEMENT LEVEL PLAN (1" = 16')

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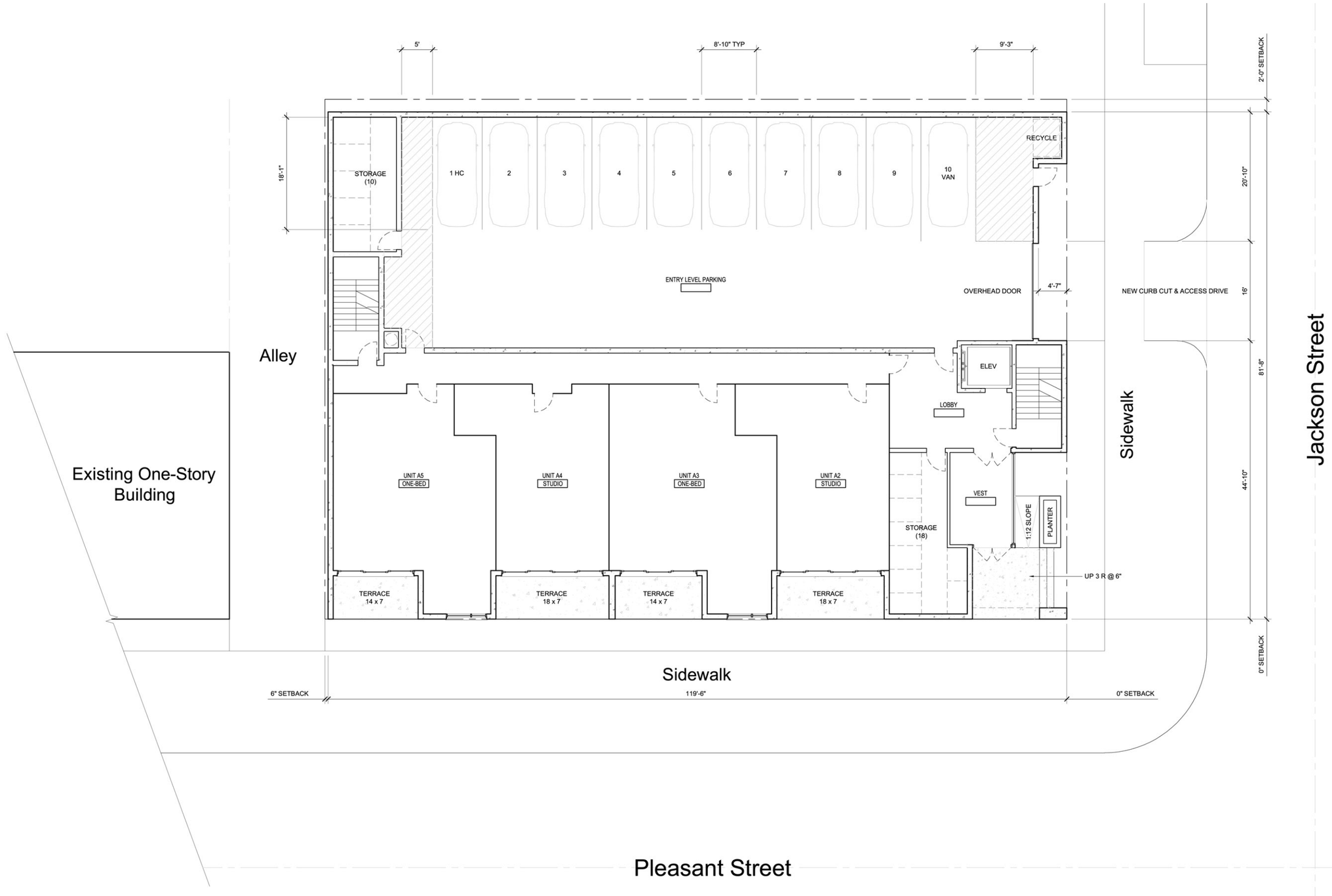

ENTRY LEVEL PLAN (1" = 16')

DERMOND PROPERTY INVESTMENTS

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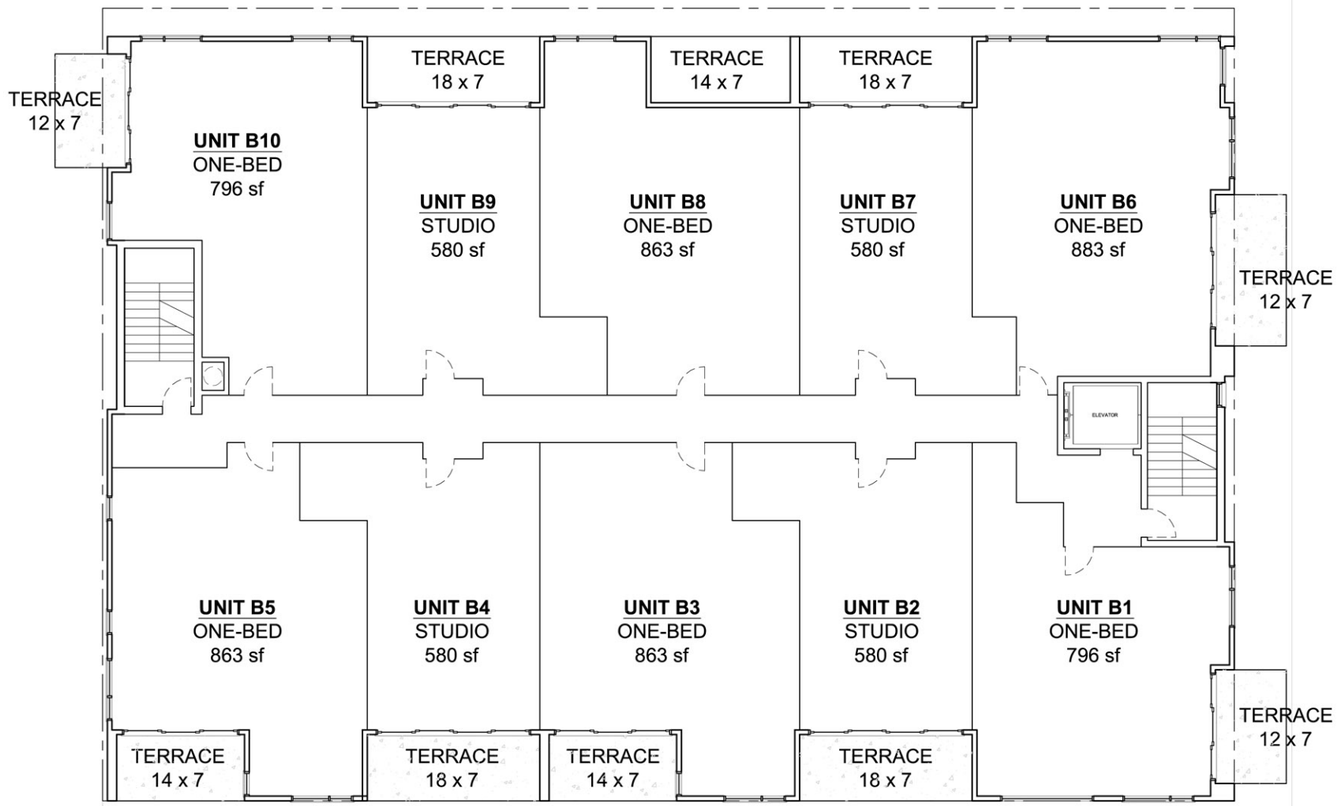

TYPICAL FLOOR 2 THROUGH 4 (1" = 16')

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STEEL GUARDRAIL W/ GLASS PANEL IN-FILL

PAINTED STEEL CHANNEL, TYPICAL

BRICK 'MIDDLE'

CEMENTITIOUS PANEL 'TOP'

IN-FILL 'MIDDLE', TYPICAL

STEEL GUARDRAIL W/ STEEL MESH IN-FILL

CONCRETE 'BASE'

CONCRETE 'BASE'

BRICK 'BASE'

JACKSON - PLEASANT STREET CORNER: 34 UNIT BUILDING

DERMOND
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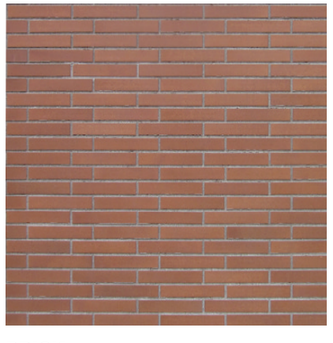
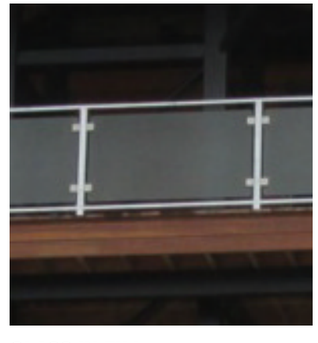
METAL PANEL (ALT)



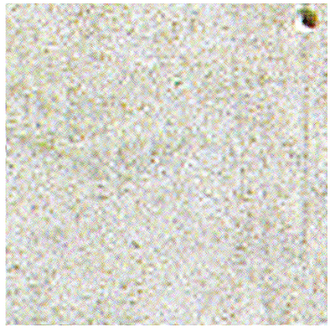
BRICK

RESIN PANEL (ALT)

METAL PANEL (ALT)

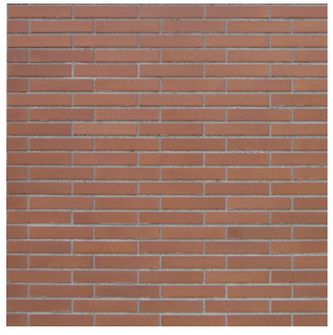


GLASS IN-FILL



POURED CONCRETE

BASE:



BRICK

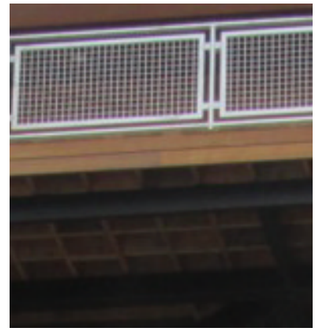
MIDDLE:

CEMENTITIOUS PANEL, PAINTED

IN-FILL MIDDLE:

CEMENTITIOUS PANEL

TOP:



WIRE MESH IN-FILL

GUARDRAILS:

DERMOND
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CATALYST CONSTRUCTION
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EXTERIOR MATERIAL PALETTE

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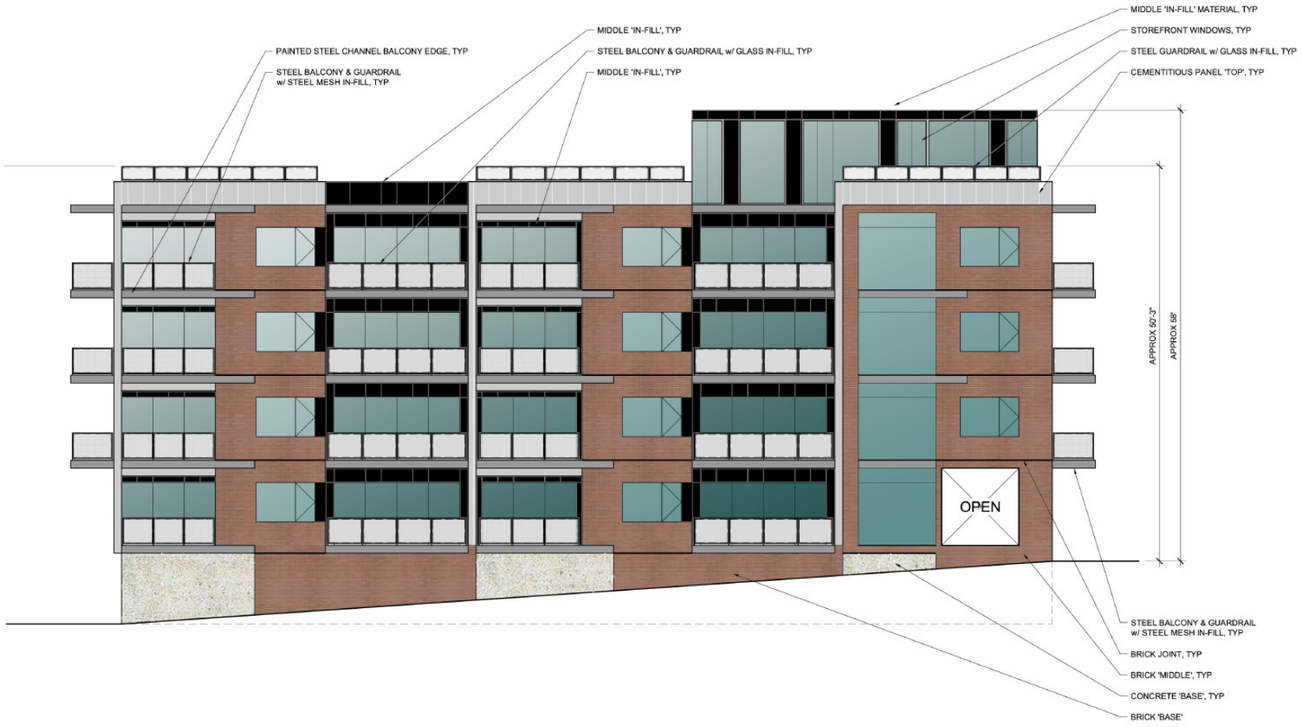

SOUTH ELEVATION

EAST ELEVATION

DERMOND PROPERTY INVESTMENTS

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EXTERIOR ELEVATIONS

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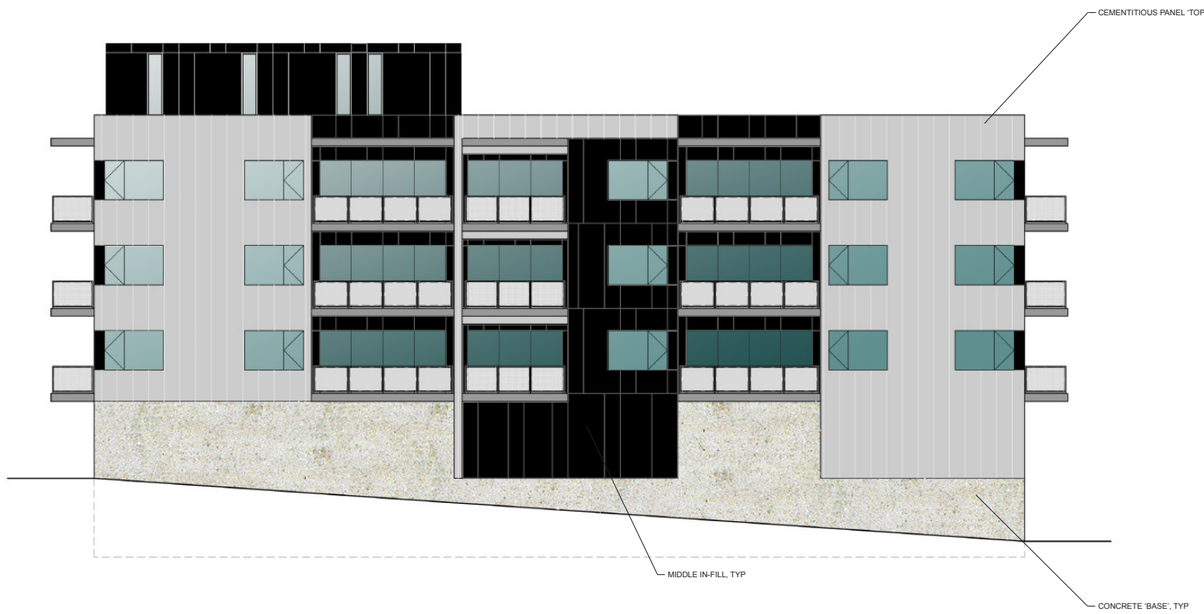

NORTH ELEVATION

WEST ELEVATION

DERMOND
PROPERTY INVESTMENTS

CATALYST CONSTRUCTION
BUILDING YOUR VISION

EXTERIOR ELEVATIONS

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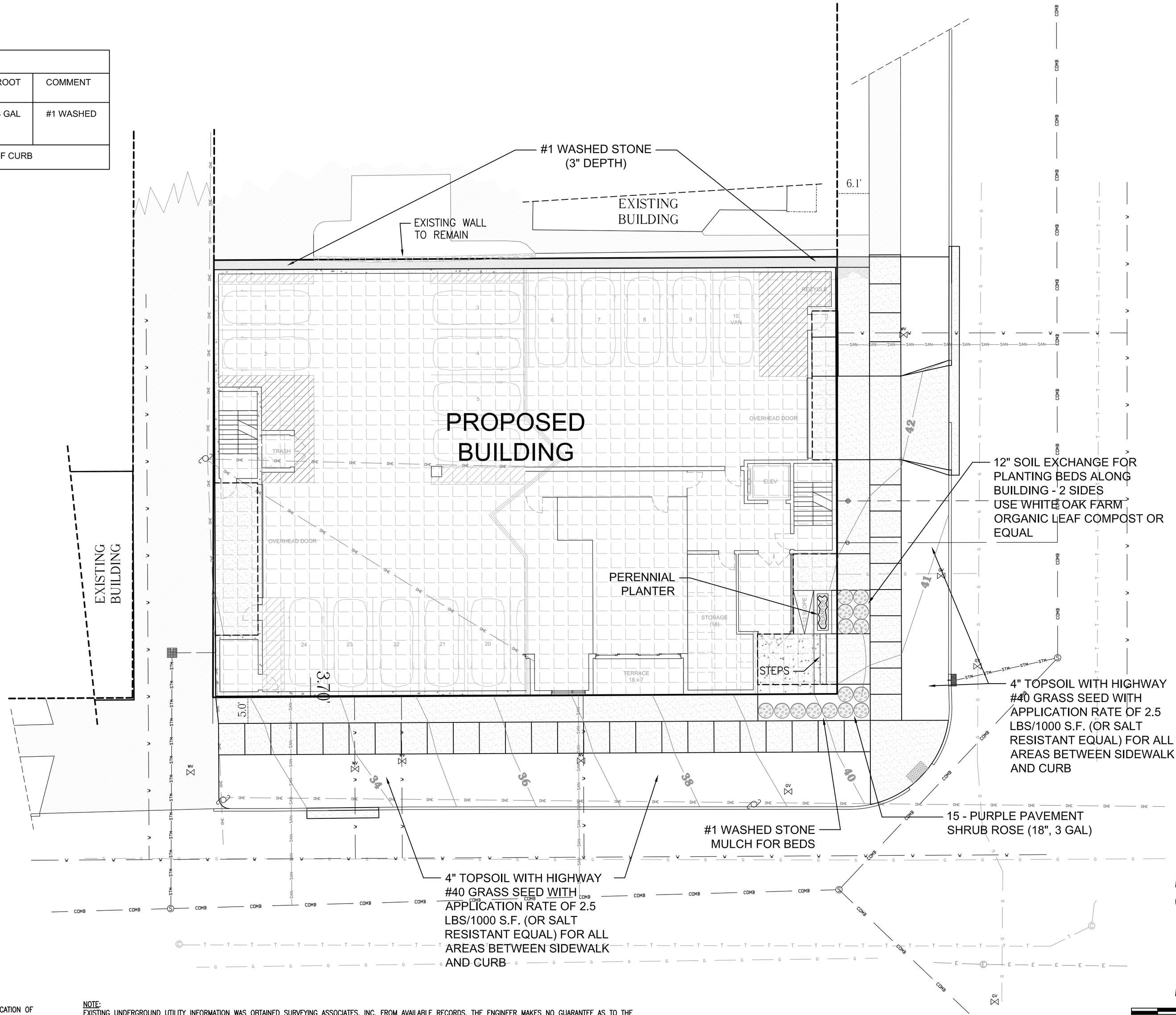
PROPOSED LANDSCAPE PLAN

LANDSCAPE PLANTING SCHEDULE					
QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ROOT	COMMENT
15	ROSA X PURPLE PAVEMENT	PURPLE PAVEMENT SHRUB ROSE	18"	3 GAL	#1 WASHED
1,933 S.F. OF GRASS TERRACE BETWEEN SIDEWALK AND BACK OF CURB					



GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
3707 N. RICHARDS ST., STE 200
MILWAUKEE, WI 53212
PHONE: (414) 962-1602
EMAIL: tim@gardensbygarland.com

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@losikengineering.com

PROJECT:
1601 N. JACKSON STREET
1601 N. JACKSON STREET
Milwaukee, Wisconsin
BY:
Dermond Property Investments LLC
757 N. Water Street, Milwaukee, WI 53202

PLAN DATE:
DECEMBER 22, 2011

JOB NUMBER:
11032

DESCRIPTION:
PROPOSED LANDSCAPE PLAN

SHEET
L1.0

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED SURVEYING ASSOCIATES, INC. FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

H:\C800\887\LANDSCAPE-1601 JACKSON ST.DWGPROPOSED BY JOSH ON 12/20/2011 @ 05:03:41 PM

PROPOSED 1601 N. JACKSON STREET BUILDING

N. JACKSON STREET & E. PLEASANT STREET

CITY OF MILWAUKEE, WI

PROJECT NOTES

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING SITE PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, RELOCATE, REPLACE OR DEMOLISH ANY OTHER ITEMS AS DIRECTED BY THE CONSTRUCTION MANAGER.

SITE NOTES:

1. THE PROPOSED CIVIL PLANS ILLUSTRATE SITE IMPROVEMENTS ASSOCIATED WITH THE NEW BUILDING CONSTRUCTION. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL CONSTRUCTION INFORMATION.
2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.

GRADING AND EROSION CONTROL NOTES:

1. SEE PLANS FOR EROSION CONTROL DETAILS & CONSTRUCTION SEQUENCE.
2. THE PROPOSED BUILDING PROJECT WILL DISTURB APPROXIMATELY 0.3 ACRES OF LAND; THEREFORE, WDNR NR 151 AND NR 216 PERMITTING REQUIREMENTS ARE NOT APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY CONSTRUCTION SITE AND/OR EROSION CONTROL PERMITS FROM THE CITY OF MILWAUKEE.

UTILITY NOTES:

1. OWNER AND CONTRACTOR TO COORDINATE WITH UTILITY COMPANY REGARDING OVERHEAD UTILITY LINE PROTECTION AND/OR RELOCATION ALONG WEST ALLEY.
2. CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTE IS CLEAR (TO CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
3. CONTRACTOR SHALL PROVIDE NOTIFICATION TO UTILITY OWNERS (INCLUDING SEWER AND WATER) AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. ALL PROPOSED SANITARY SEWER SHALL BE SDR-35 PVC. ALL PROPOSED WATERMAIN PIPE SHALL BE C900 PVC FOR PIPE DIAMETERS OF 6" OR GREATER UNLESS OTHERWISE NOTED.
5. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR DRAIN PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
6. SEE PLANS FOR ADDITIONAL UTILITY SPECIFICATIONS AND DETAILS.
7. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM 5 FEET FROM THE EXTERIOR WALL OF FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISH FLOOR ELEVATION (OR AS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER).

LANDSCAPE NOTES:

1. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH LAWN AREAS AND DISTURBED AREAS AFTER COMPLETION OF CONSTRUCTION.

LOCALITY MAP

NORTH PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

EXISTING SITE PHOTOGRAPH

LEGEND

- X 38.00 – DENOTES EXISTING SPOT ELEVATION
- P/L – DENOTES PROPERTY LINE
- – DENOTES CATCH BASIN
- – DENOTES UTILITY POLE
- – DENOTES WATER VALVE
- – DENOTES GAS VALVE
- Ⓔ – DENOTES ELECTRIC MANHOLE
- Ⓒ – DENOTES WEPCO MANHOLE
- Ⓢ – DENOTES SEWER MANHOLE
- OHE — OHE — – DENOTES OVERHEAD UTILITY
- G — G — – DENOTES UNDERGROUND GAS
- COMB — – DENOTES COMBINED SEWER
- STM — STM — STM — STM — STM — – DENOTES STORM SEWER
- SAN — SAN — SAN — SAN — SAN — – DENOTES SANITARY SEWER
- E — E — E — E — E — – DENOTES UNDERGROUND ELECTRIC
- T — T — T — T — – DENOTES UNDERGROUND TELECOMMUNICATION
- W — W — – DENOTES UNDERGROUND WATER
- – EXTERIOR PROPERTY LINE
- – PROPOSED STORM
- – PROPOSED 6" SANITARY
- – PROPOSED 6" WATER
- – PROPOSED DRAINAGE FLOW
- 000.00 – PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 839 – PROPOSED CONTOUR
- – PROPOSED GATE VALVE
- – PROPOSED SANITARY CLEANOUT

CIVIL PLAN SHEET LIST

C1.0	–	EXISTING SITE PLAN
C1.1	–	PROPOSED SITE PLAN
C1.2	–	MASTER GRADING & EROSION CONTROL PLAN
C1.3	–	UTILITIES PLAN

LANDSCAPE PLAN SHEET LIST

L1.0	–	PROPOSED LANDSCAPE PLAN

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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architecture
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17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@losikengineering.com

CATALYST CONSTRUCTION
BUILDING YOUR VISION

PROJECT:
1601 N. JACKSON
1601 N. JACKSON STREET
Milwaukee, Wisconsin
BY:
Dermond Property Investments LLC
757 N. Water Street, Milwaukee, WI 53202

PLAN DATE:
DECEMBER 22, 2011

JOB NUMBER:
11032

DESCRIPTION:
COVER SHEET

SHEET
T1

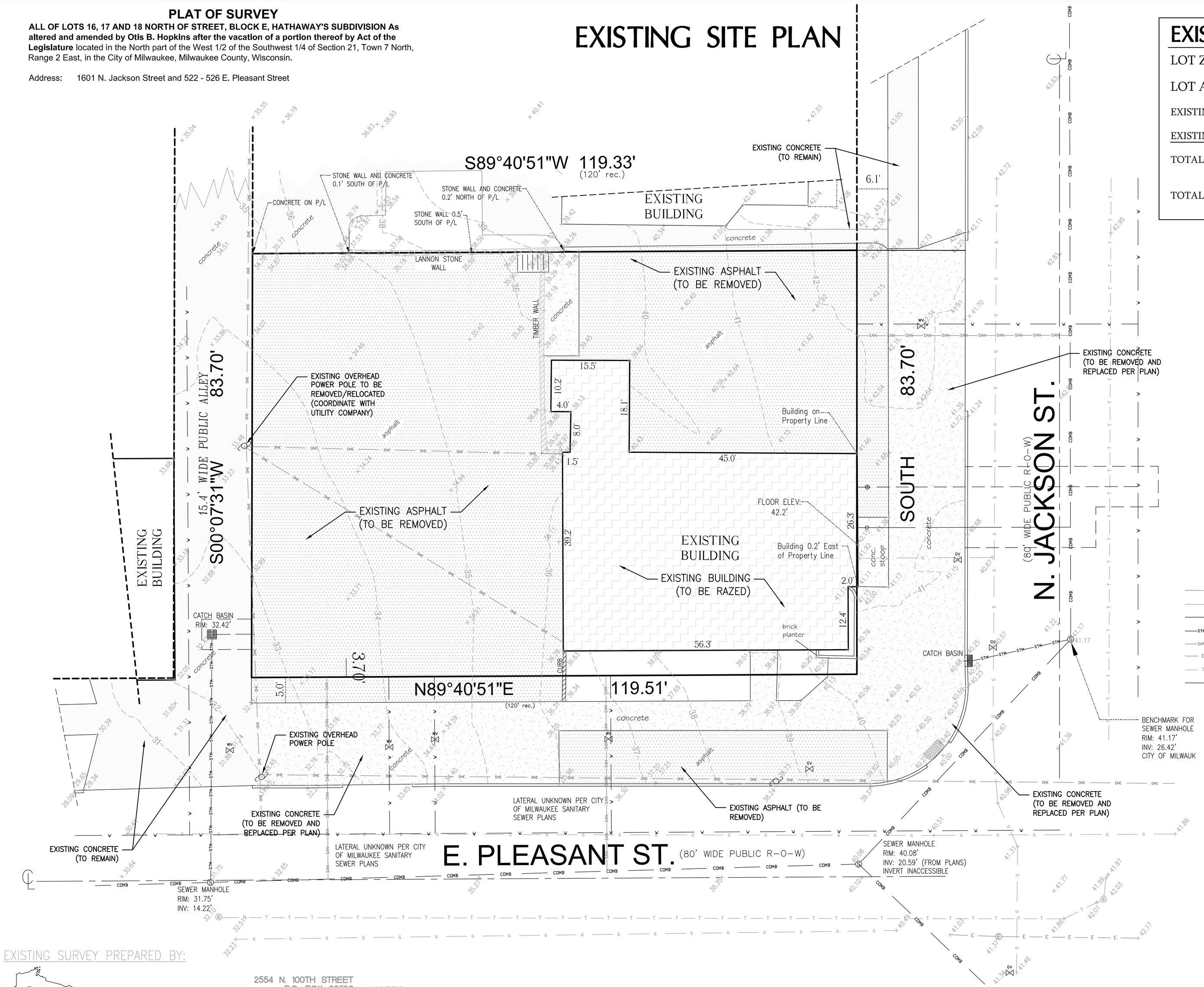
H:\C800\887\CIVIL-1601 JACKSON ST.DWG\COVER BY JOSH ON 12/20/2011 @ 05:00:05 PM

PLAT OF SURVEY

ALL OF LOTS 16, 17 AND 18 NORTH OF STREET, BLOCK E, HATHAWAY'S SUBDIVISION As altered and amended by Otis B. Hopkins after the vacation of a portion thereof by Act of the Legislature located in the North part of the West 1/2 of the Southwest 1/4 of Section 21, Town 7 North, Range 2 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 1601 N. Jackson Street and 522 - 526 E. Pleasant Street

EXISTING SITE PLAN



EXISTING SITE DATA

LOT ZONED:	LB2 District
LOT AREA:	9,995.1 S.F. (0.23 Acres)
EXISTING PAVEMENT & SIDEWALK	7,276.1 S.F. (0.167Acres)
EXISTING BUILDING	2,496.6 S.F. (0.057 Acres)
TOTAL IMPERVIOUS AREA:	9,772.7 S.F. (0.224 Acres) [97.78% of Site]
TOTAL OPEN SPACE:	222.4 S.F. (0.005 AC.) [2.22% of Site]

LEGEND

- X 38.00 – DENOTES EXISTING SPOT ELEVATION
- P/L– DENOTES PROPERTY LINE
- – DENOTES CATCH BASIN
- – DENOTES UTILITY POLE
- – DENOTES WATER VALVE
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- SAN – DENOTES SANITARY SEWER
- E – DENOTES UNDERGROUND ELECTRIC
- T – DENOTES UNDERGROUND TELECOMMUNICATION
- W – DENOTES UNDERGROUND WATER

0 5 10 20

EXISTING SURVEY PREPARED BY:

SURVEYING ASSOCIATES, INC.
MEMBER WISCONSIN SOCIETY OF LAND SURVEYORS AND AMERICAN CONGRESS ON SURVEYING AND MAPPING

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443

FREDERICK W. SHIBILSKI R L S

NOTES:

- "THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

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757 N. Water Street, Milwaukee, WI 53202

PLAN DATE:
DECEMBER 22, 2011

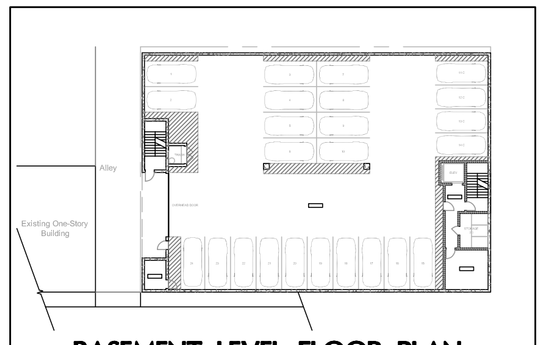
JOB NUMBER:
11032

DESCRIPTION:
EXISTING SITE PLAN

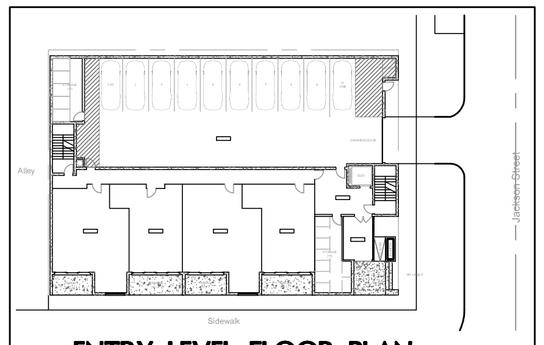
SHEET
C1.0

H:\C800\887\CIVIL-1601 JACKSON ST.DWG\EXISTING BY JOSH ON 12/20/2011 @ 04:59:26 PM

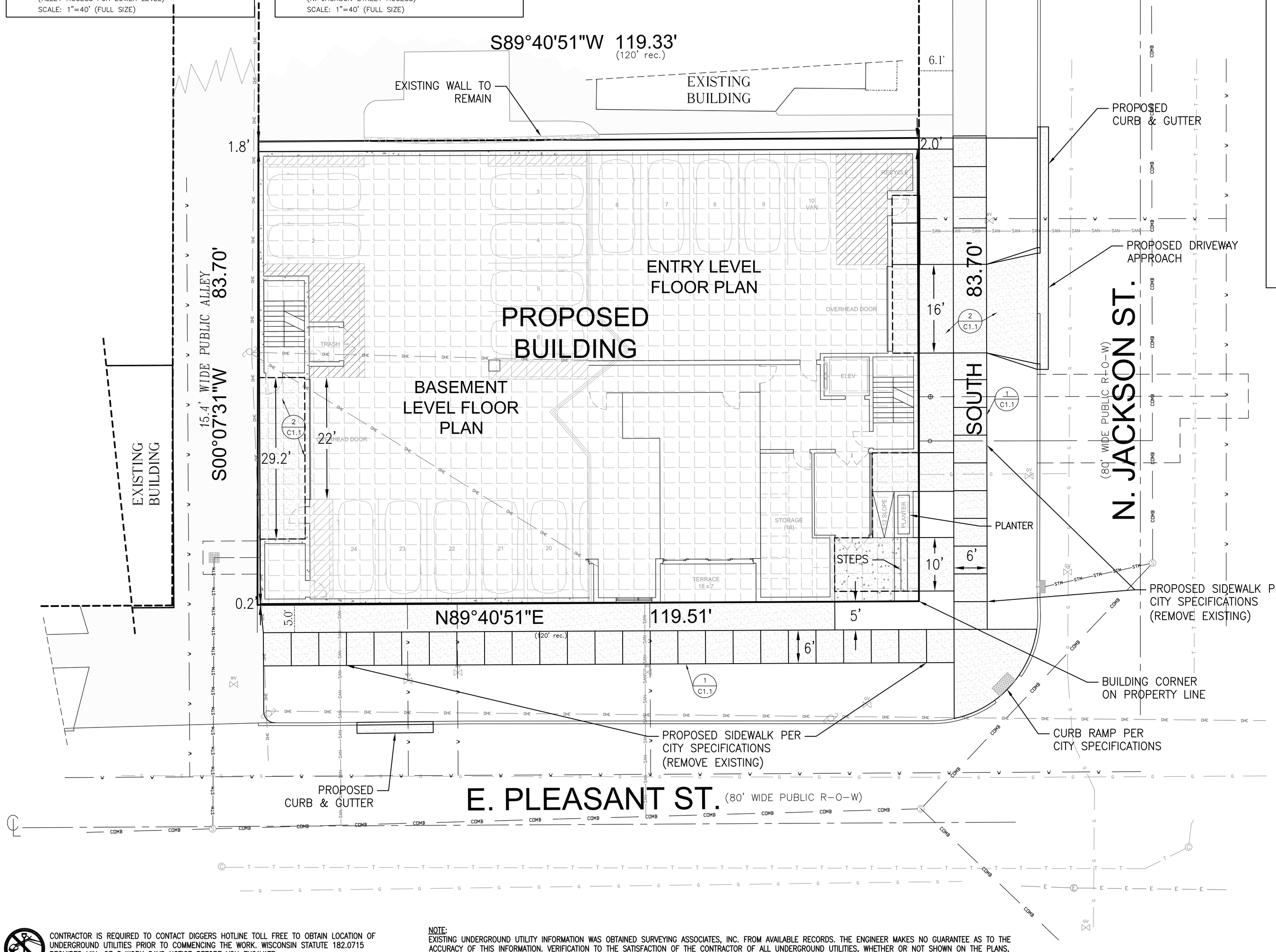
PROPOSED SITE PLAN



BASEMENT LEVEL FLOOR PLAN
(ALLEY ACCESS FOR LOWER LEVEL)
SCALE: 1"=40' (FULL SIZE)



ENTRY LEVEL FLOOR PLAN
(N. JACKSON STREET ACCESS)
SCALE: 1"=40' (FULL SIZE)



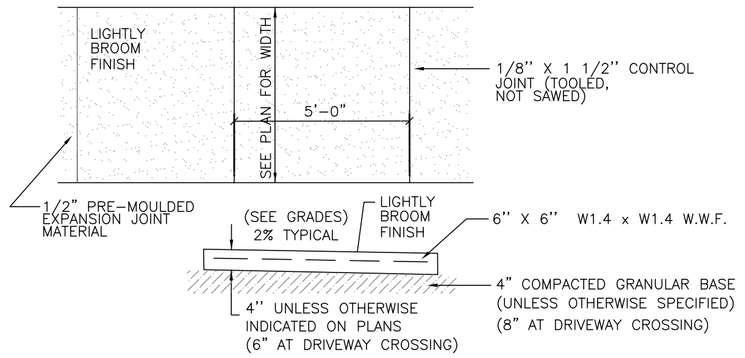
SITE DATA

EXISTING ZONING:	LB2
PROPOSED ZONING:	DPD

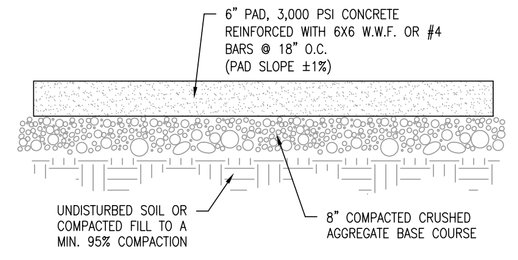
* Sec 295-05-2-i: The lot coverage standards set forth in table 295-05-2 relate to the proportion of a lot occupied by principal buildings. Accessory structures shall not be included when determining principal building lot coverage)

LOT AREA:	9,995.1 S.F. (0.23 Acres)
BUILDING FOOTPRINT (maximum):	9,722.3 S.F. (0.223 Acres) [97.27% of Lot]
PROPOSED PAVEMENT & SIDEWALK: - Outside building footprint:	47.8 S.F. (0.001 Acres) [0.48% of lot]
TOTAL IMPERVIOUS AREA:	9,770.1 S.F. (0.224 Acres) [97.75% of Lot]
TOTAL OPEN SPACE:	225 S.F. (0.0260 Acres) [2.25% of Lot]
PARKING SPACES: - All parking within building	34 SPACES ON SITE
OPEN SPACE CREATED IN RIGHT-OF-WAY:	2,093 S.F. (0.048 Acres)

STORM WATER MANAGEMENT is not required per MMSD and City requirements because the total land disturbance is less than 1 acre and no additional impervious area of 0.5 acres or more is added (the project has no net increase in impervious area).



1 / C1.1 CONCRETE SIDEWALK
NO SCALE



2 / C1.1 CONCRETE PAVEMENT SECTION
(AT UNDERGROUND PARKING APPROACHES)
NO SCALE

0 5 10 20

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PLAN DATE:
DECEMBER 22, 2011

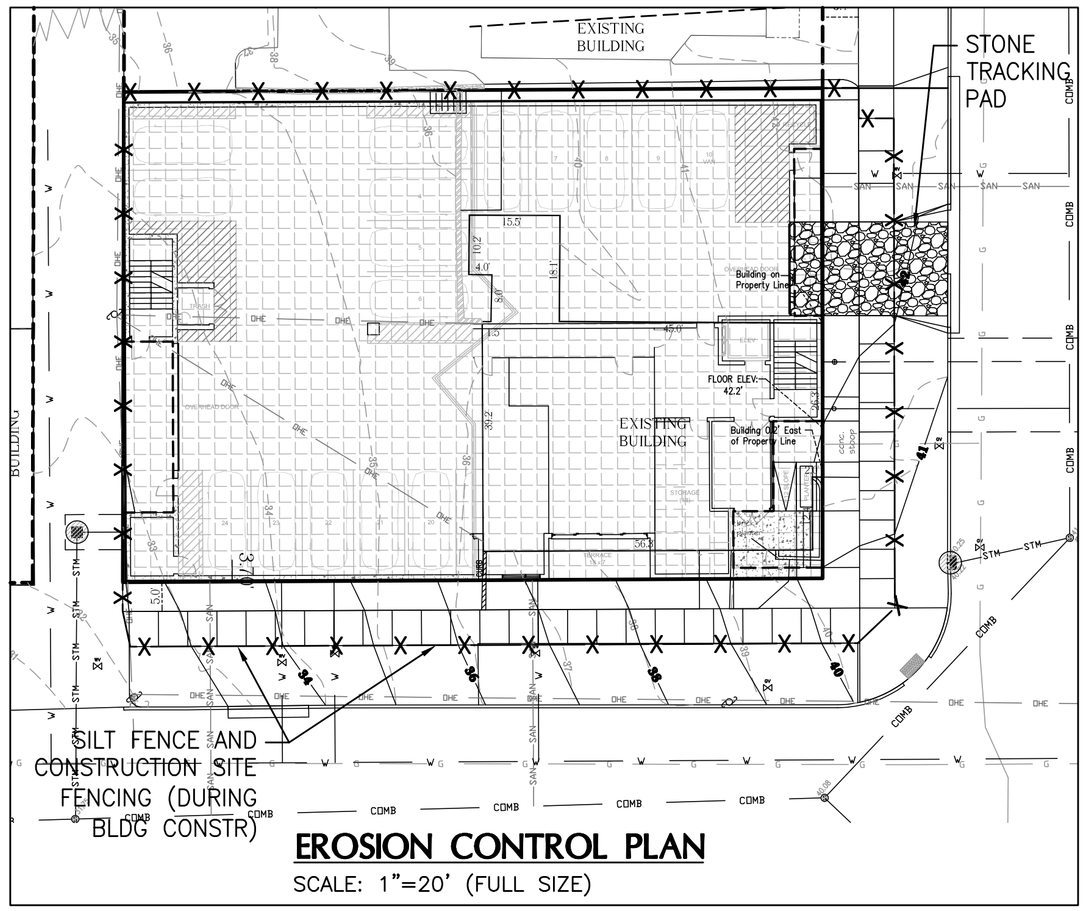
JOB NUMBER:
11032

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

H:\C800\887\CIVIL-1601 JACKSON ST.DWG\PROPOSED BY JOSH ON 12/20/2011 @ 04:49:26 PM

MASTER GRADING & EROSION CONTROL PLAN



EROSION CONTROL PLAN
SCALE: 1"=20' (FULL SIZE)

LEGEND

—X——X— PROPOSED SILT FENCE AND CONSTRUCTION FENCE

PROPOSED INLET PROTECTION

PROPOSED CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

CONSTRUCTION SEQUENCE PLAN

1. INSTALL SILT FENCE, CONSTRUCTION FENCE AND TRACKING PAD.
2. RAZE EXISTING BUILDING AFTER SECURING ALL REQUIRED PERMITS FROM CITY. INCLUDES DISCONNECTING EXISTING UTILITIES AND PROPERLY DISPOSING OF DEMOLITION MATERIAL.
3. REMOVE EXISTING ONSITE PAVEMENT AND WALLS AS NEEDED FOR BUILDING CONSTRUCTION.
4. ROUGH GRADE SITE AND REMOVE EXCESS SPOILS.
5. RELOCATE UTILITY LINES ALONG ALLEY AND OTHER AREAS AS NECESSARY FOR BUILDING CONSTRUCTION.
6. CONSTRUCT BUILDING.
7. INSTALL SANITARY SEWER AND WATER LATERALS. CONNECT BUILDING STORM SEWER DRAIN TO CATCH BASIN IN ALLEY. CONTACT CITY AND/OR MMSD PRIOR TO CONNECTING TO THE EXISTING SYSTEMS.
8. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS.
9. REMOVE EXISTING DRIVEWAY, SIDEWALK AND CURB SECTIONS WITHIN PUBLIC RIGHT-OF-WAY (WITH CITY PERMIT AND PRIOR NOTICE).
10. INSTALL STONE BASE, PAVEMENT AND SIDEWALK PER PLAN.
11. SPREAD TOPSOIL, SEED, MULCH AND STABILIZE DISTURBED AND PROPOSED OPEN SPACE AREAS.
12. INSTALL LANDSCAPING PER PLAN.
13. REMOVE ANY REMAINING SILT FENCE AND CONSTRUCTION FENCE.

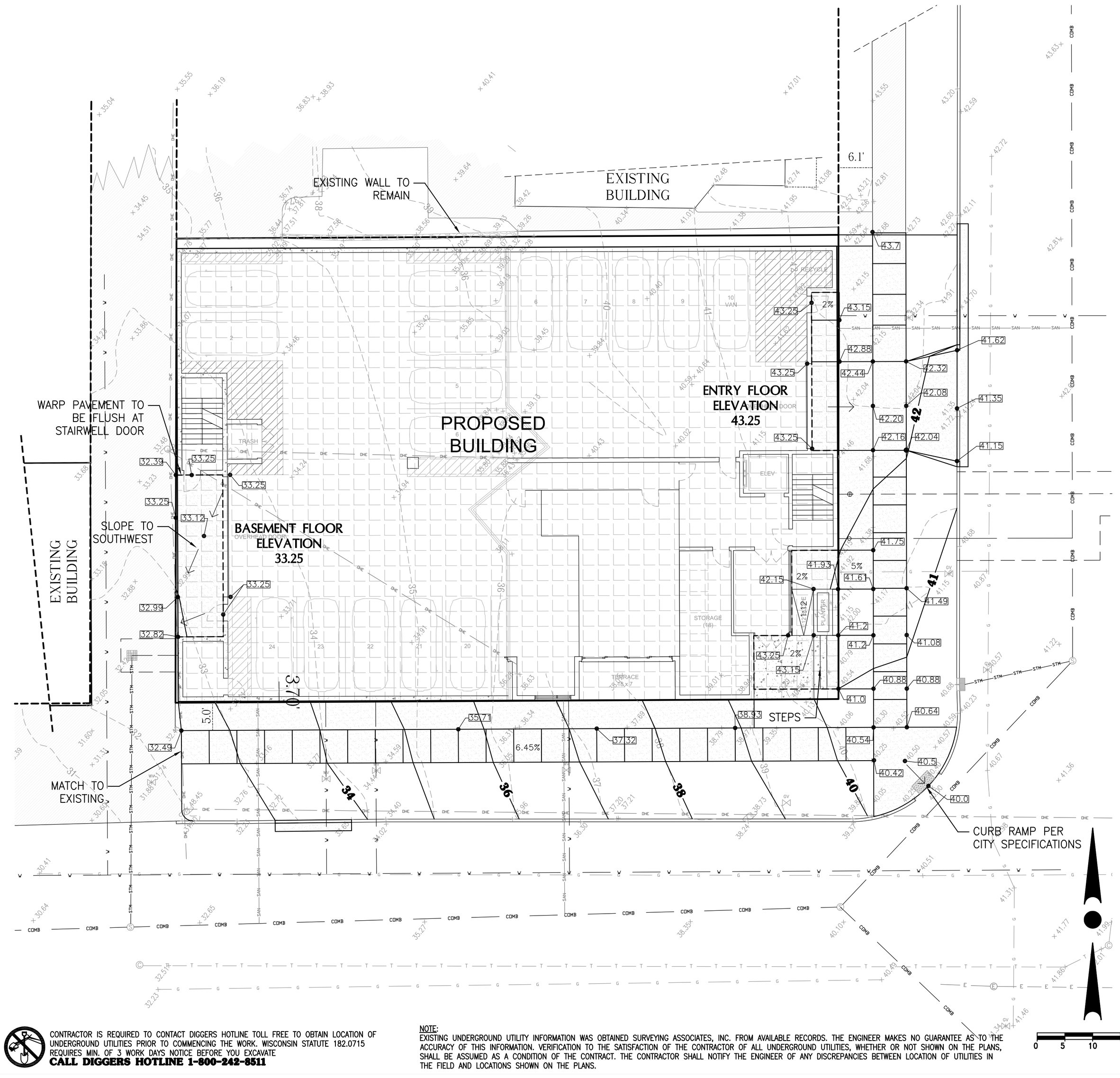
NOTE THAT CONSTRUCTION MANAGER MAY MODIFY THIS SEQUENCE PLAN TO BEST SUIT THE NEEDS OF THE PROJECT.

STANDARD DETAIL DRAWINGS:

WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:
1056 – SILT FENCE
1057 – STONE TRACKING PAD AND TIRE WASHING
1060 – STORM DRAIN INLET PROTECTION

EROSION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
2. ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, GRAVEL ENTRANCE, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION.
4. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
6. THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLECT MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, ALL UTILITIES CITY DEPARTMENTS, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
8. PUBLIC ROADS SHALL NOT BE CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE EXISTING AND/OR GRAVEL ENTRANCE TO THE PROPERTY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
10. INLETS SHALL BE PROTECTED WITH A SILT FENCE EROSION BARRIER UNTIL THE FRAME AND GRATE HAS BEEN SET IN PLACE. SILT FENCE SHALL BE PLACED AROUND THE INLET STRUCTURE UNTIL SUCH TIME AS THE AREA HAS BEEN ESTABLISHED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
11. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD SIX (6") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
12. ALL DISTURBED AREAS INSIDE AND OUTSIDE OF THE ROAD RIGHT OF WAY SHALL BE REVEGATATED WITHIN SEVEN DAYS AFTER BEING DISTURBED. HIGHWAY MIX #40 SHALL BE USED FOR SEEDING WITH AN APPLICATION RATE OF 2.5 LBS/1000 SF.
13. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED SURVEYING ASSOCIATES, INC. FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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CATALYST CONSTRUCTION
BUILDING YOUR VISION

PROJECT:
1601 N. JACKSON STREET
1601 N. JACKSON STREET
Milwaukee, Wisconsin
BY:
Dermond Property Investments LLC
757 N. Water Street, Milwaukee, WI 53202

PLAN DATE:
DECEMBER 22, 2011

JOB NUMBER:
11032

DESCRIPTION:
MASTER GRADING & EROSION CONTROL PLAN

SHEET
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UTILITIES PLAN

SANITARY SEWER & WATERMAIN NOTES

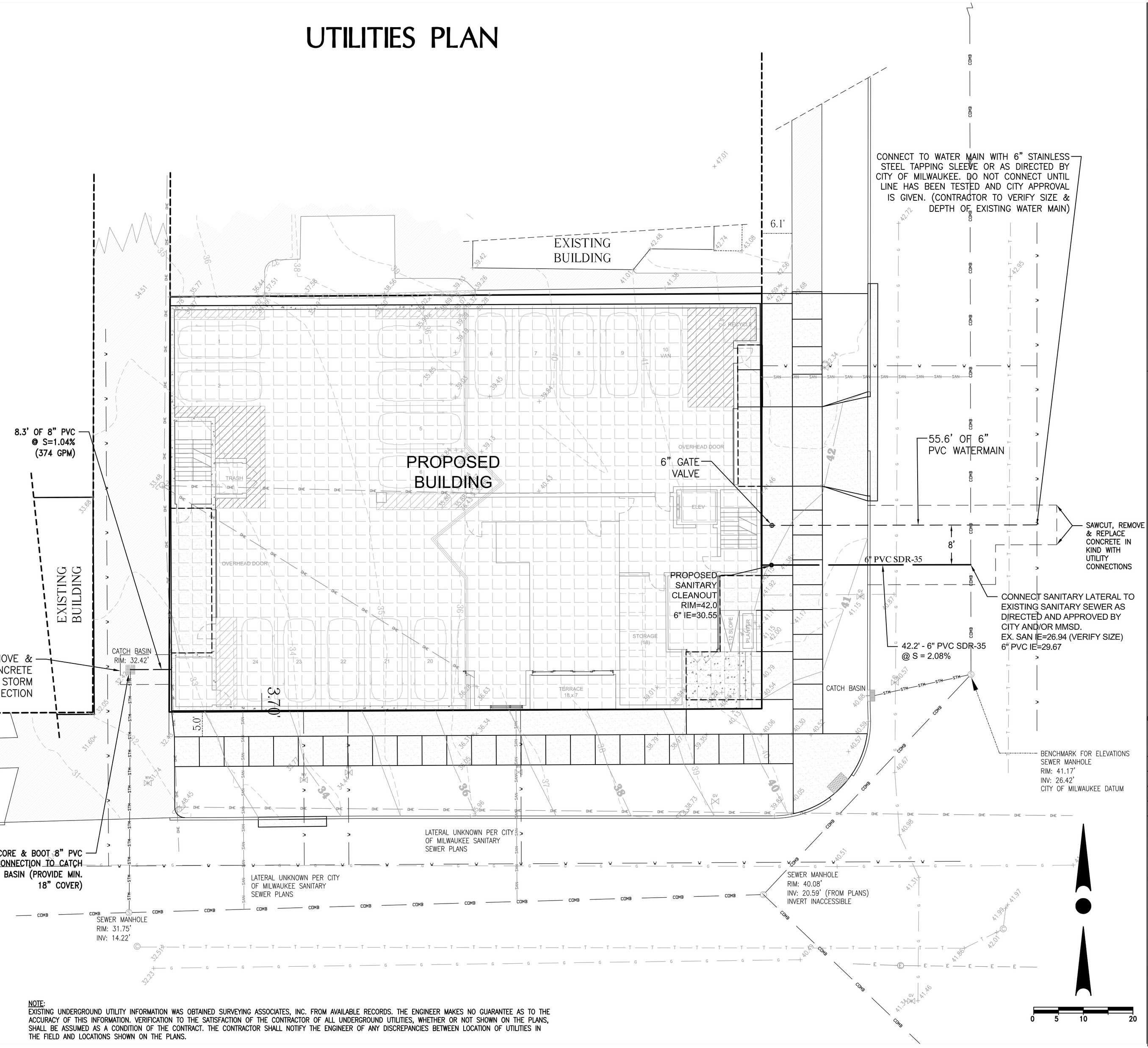
SANITARY SEWER
- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY SEWER LATERALS (OUTSIDE OF BUIILDINGS) SHALL BE MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034, SDR 35.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.

WATERMAIN
- ALL 6" PVC WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (DR18). PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- ALL WATERMAINS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWCW).
- BLUE TRACER WIRE IS REQUIRED FOR ALL WATERMAIN LATERALS.

TRACER WIRE NOTE
- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

STORM SEWER NOTES

STORM SEWER
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3024, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- CONNECT TO BUILDING STORM SEWER CONVEYANCE PIPING PER COMM 82 AND CITY OF MILWAUKEE SPECIFICATIONS AND REQUIREMENTS.



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