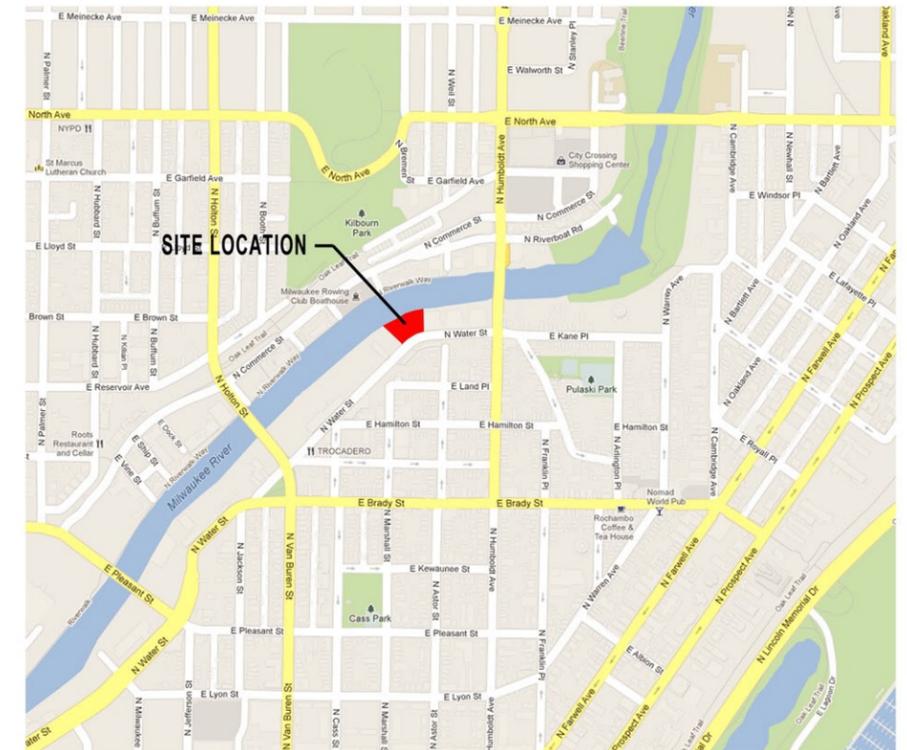




# 1887 WATER STREET



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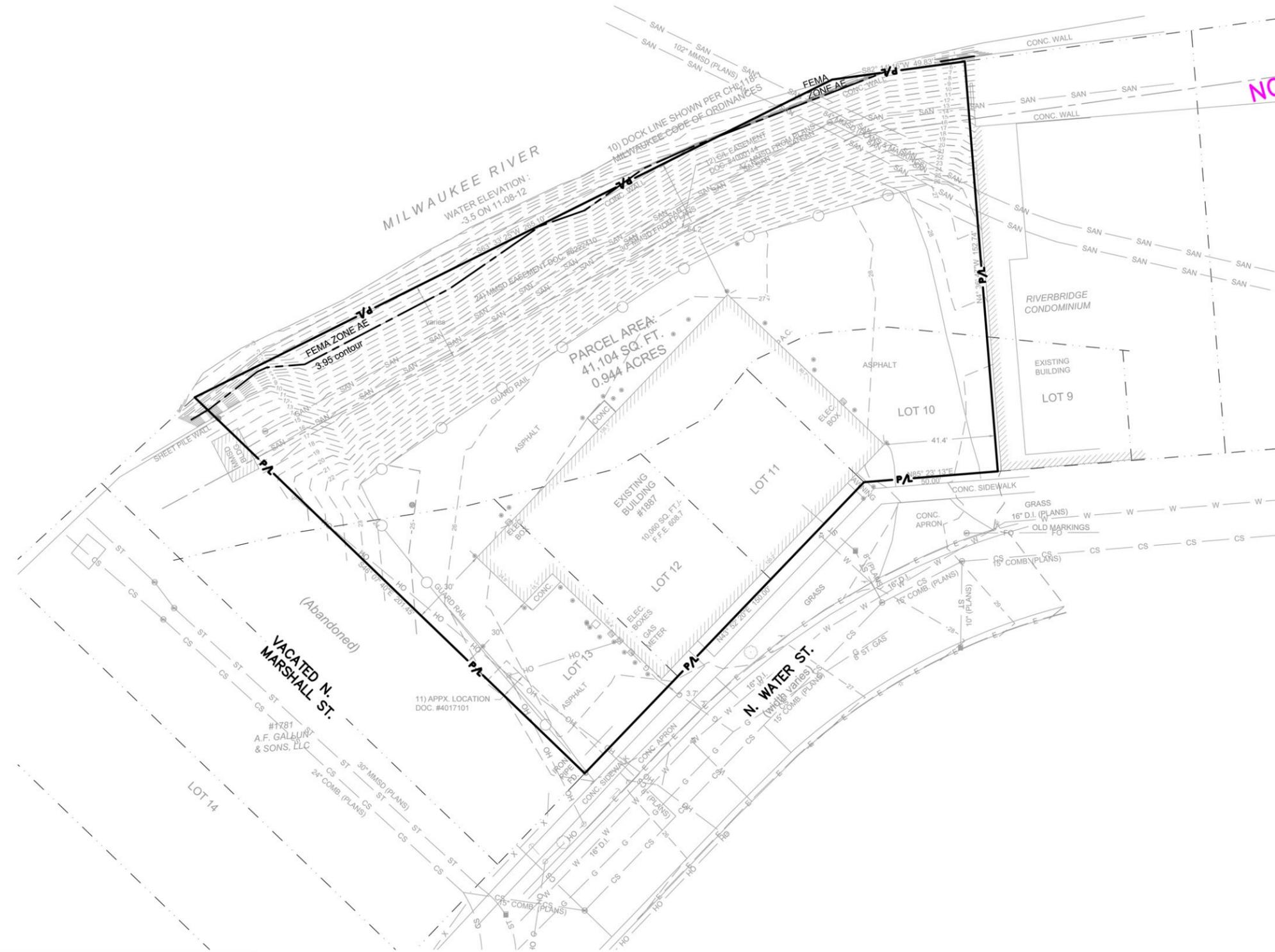


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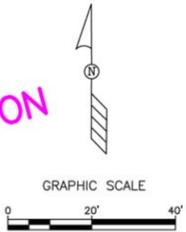
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**LEGEND**

---	SECTION 1/4 SECTION LINE	○	MANHOLE	●	IRON PIPE FOUND/SET
---	PROPERTY LINE	⊗	CATCH BASIN	●	REBAR FOUND/SET
---	EASEMENT	⊗	CATCH BASIN (ROUND)	⊗	CHISELED CROSS FOUND/SET
-x-x-x-	CHAIN LINK FENCE	⊗	ROOF DRAIN	⊗	PK NAIL FOUND/SET
~~~~~	TREE LINE	⊗	HYDRANT	⊗	SPIKE/NAIL
OH	OVERHEAD UTILITY LINE	⊗	WATER VALVE	⊗	MONUMENT
E	ELECTRIC	⊗	GAS VALVE	⊗	BENCHMARK
T	TELEPHONE	⊗	UTILITY POLE	⊗	SIGN
FO	FIBER OPTIC	⊗	GUY WIRE	⊗	DECIDUOUS TREE
CTV	CABLE TV	⊗	GAS METER	⊗	CONIFEROUS TREE
SAN	SANITARY SEWER	⊗	ELECTRIC METER	⊗	BUSH
FM	FORCE MAIN	⊗	UTILITY PEDESTAL	⊗	POST
ST	STORM SEWER	⊗	TRAFFIC SIGNAL	⊗	
W	WATER MAIN	⊗	LIGHT POLE	⊗	
G	GAS	⊗	SOIL BORING	⊗	
---	EXISTING CONTOUR	⊗	MONITORING WELL	⊗	

- GENERAL NOTES:**
- BEARINGS BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM.
  - VERTICAL DATUM IS CITY OF MILWAUKEE DATUM. TO CONVERT TO NGVD 1929 ADD 580.603. BENCHMARK IS SOUTHWEST FLANGE BOLD ON HYDRANT IN NORTHEAST QUADRANT OF W. OREGON STREET AND S. 3RD STREET WITH AN ELEVATION OF 12.93.
  - FEMA FLOODPLAIN INFORMATION DIGITIZED FROM FIRM PANEL 55079C 0093 E DATED 9/26/2008. BASE FLOOD ELEVATION FOR SITE IS 584 (NGVD) OR 3.4 (CITY DATUM).

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGERS HOTLINE AND OBTAINED DURING THIS SURVEY. INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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**REVISIONS**

**SHEET INFORMATION**

**PROGRESS DOCUMENTS**

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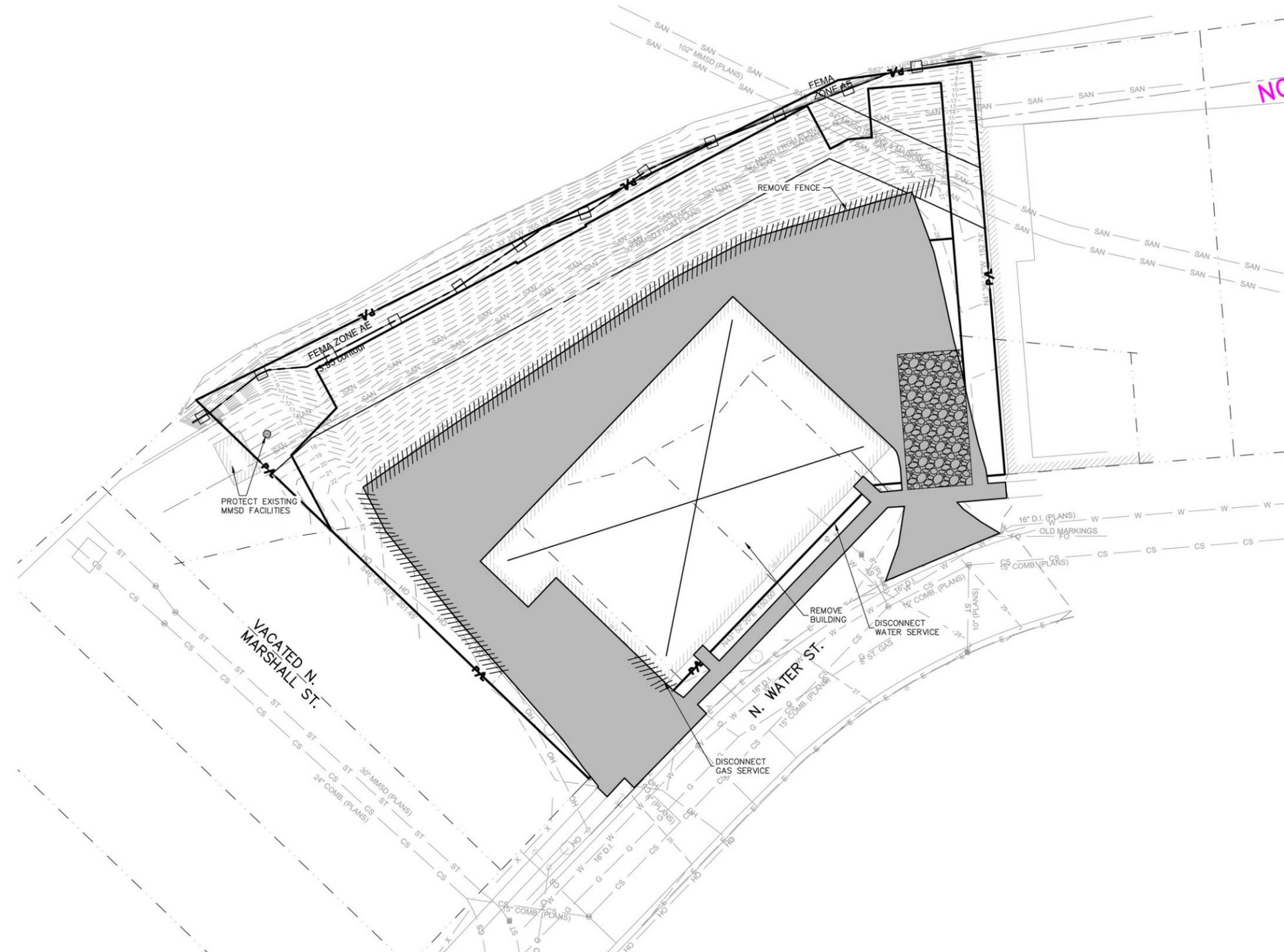
**PROJECT NUMBER**

DATE 12/05/12

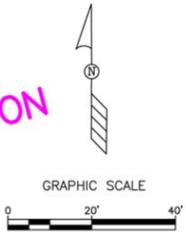
**SITE SURVEY**

**C001**

File: I:\NSI Development Partners\13461\_Tomich\_1887 N Water\060 CAD\C - Civil\500 Production - Civil Plans\501-Site Preparation & Erosion Control\13461-501-A.dwg



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**LEGEND**

	PROPOSED SILT FENCE		A (C400)
	PROPOSED INLET PROTECTION		B (C400)
	PROPOSED TRACKING PAD		D (C400)
	EXISTING CONTOUR		
	PROPOSED CONTOUR		
	PROPOSED EROSION MATTING		
	UTILITY REMOVAL		
	STRUCTURE REMOVAL		
	PAVEMENT REMOVAL		

**GENERAL NOTES:**

1. WORK TO BE COMPLETED BY CONTRACTOR IS INDICATED IN BOLD LINE TYPE. EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE TYPE.
2. CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES.
3. INSTALL EROSION CONTROL MEASURES PRIOR TO INITIATION OF ANY SITE WORK.
4. BASE SURVEY PLAN IS BASED ON SURVEY BY SIGMA DEVELOPMENT, DATED SEPTEMBER 2012.
5. BEARINGS, DIMENSIONS, AND EASEMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO ALTA/ASCM LAND TITLE SURVEY TO VERIFY INFORMATION.
6. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGER'S HOTLINE AND OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.
7. ELECTRONIC FILES ARE AVAILABLE UPON REQUEST. CIVIL SHEETS AND FILES ARE NOT TO BE USED FOR BUILDING LAYOUT.

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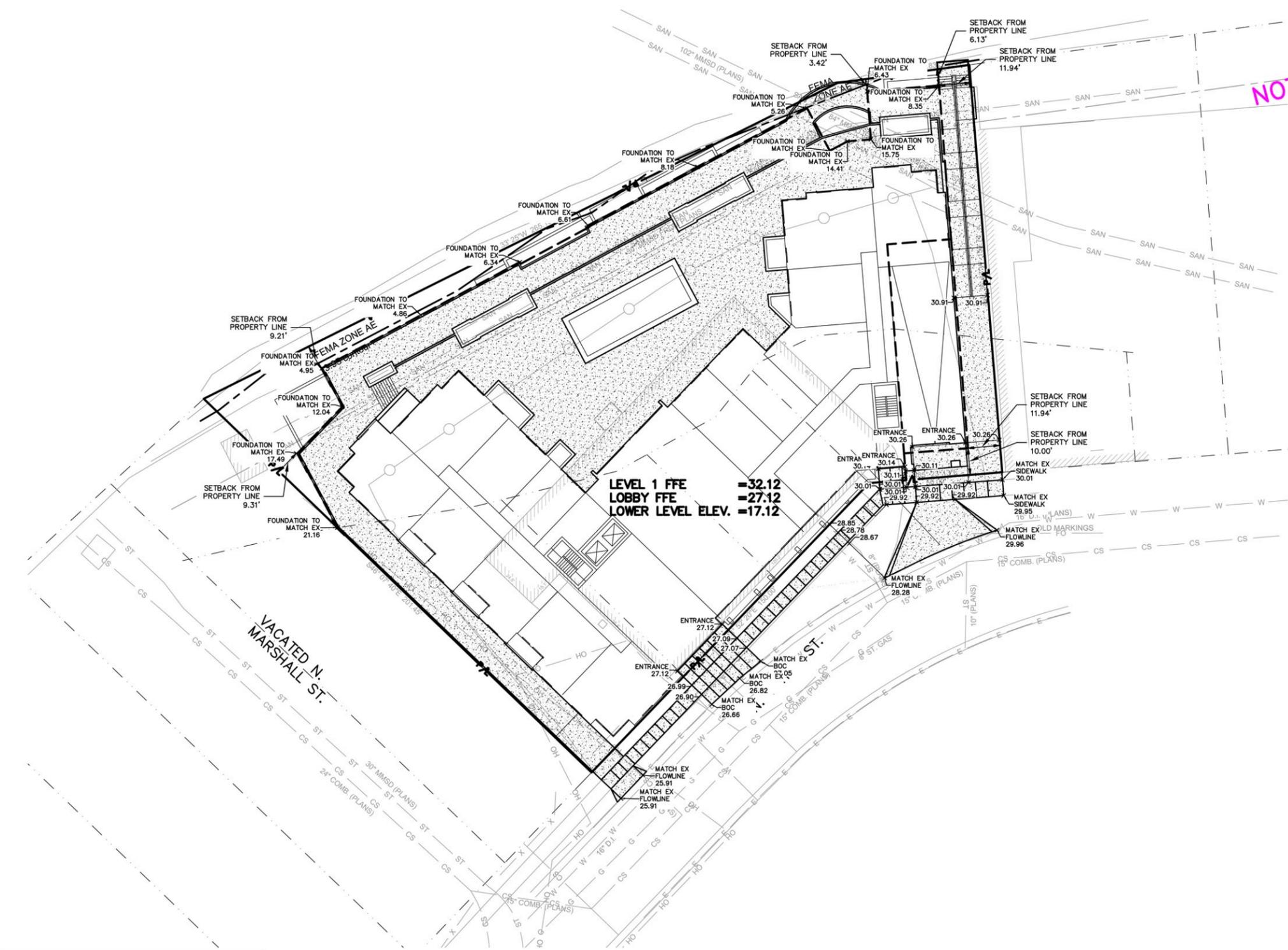
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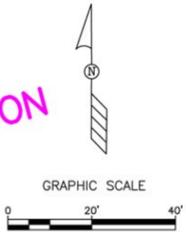
**SITE PREPARATION AND EROSION CONTROL PLAN**

**C002**

File: I:\SI Development Partners\13461\_Tomich\_1887 N Water\060 CAD\C - Civil\500 Production - Civil Plans\503-Site Dimension Plan\13461-503-A.dwg



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- LEGEND**
-  5" THICK CONCRETE WALK
  -  ASPHALT SURFACE

- GENERAL NOTES:**
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  7. ELECTRONIC FILES ARE AVAILABLE UPON REQUEST. CIVIL SHEETS AND FILES ARE NOT TO BE USED FOR BUILDING LAYOUT.
  8. THE PLACEMENT OF PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH S.D.D 15 C 8-9A OR LATEST VERSION.
  9. PROPOSED ADA RAMPS SHALL CONFORM TO CITY OF MILWAUKEE STANDARDS.
  10. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT

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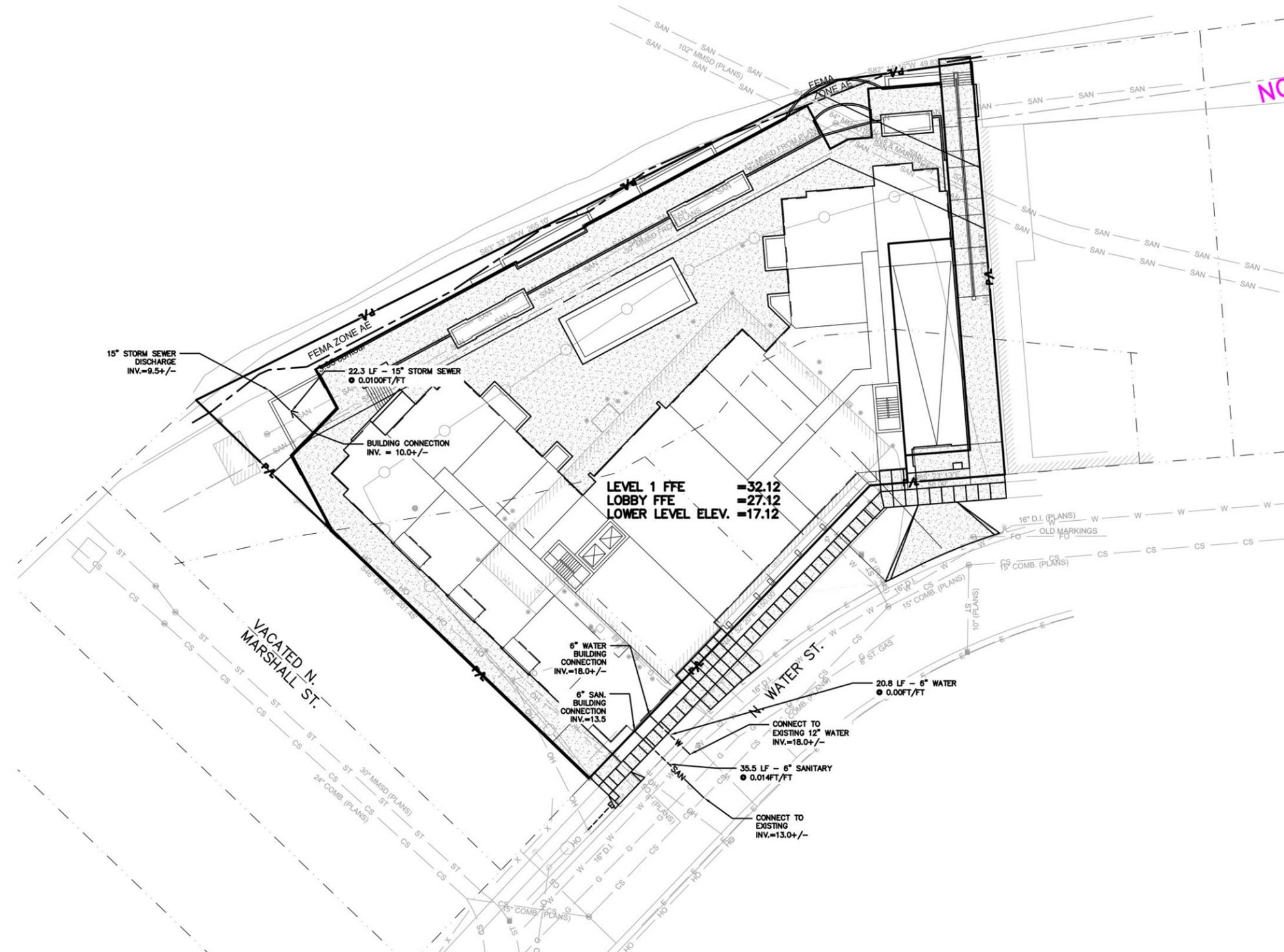
**SITE PLAN**  
**C100**  
 © Epstein Uhen Architects, Inc.

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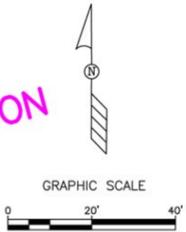


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**LEGEND**

- W--- PROPOSED WATER SERVICE
- SAN--- PROPOSED SANITARY SERVICE
- ST--- PROPOSED STORM SEWER
- E--- PROPOSED ELECTRICAL SERVICE
- T--- PROPOSED TELEPHONE SERVICE
- G--- PROPOSED GAS SERVICE

**GENERAL NOTES:**

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. PRIVATE STORM SEWER SHALL BE PVC SDR-35 ASTM D3034.
6. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900.
7. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE SANITARY SEWER SHALL BE LAID AT 1/4"/FT. MIN. SLOPE.
8. PRIVATE WATER MAIN AND SANITARY SEWER SHALL MAINTAIN 6' MINIMUM COVER. IF MINIMUM COVER CANNOT BE MAINTAINED THEN INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH WI SAFETY AND PROFESSIONAL SERVICES CHAPTER SPS 382.
9. IF PAVEMENT, CURB & GUTTER, OR OTHER EXISTING FEATURES ARE DISTURBED WITHIN ROW FOR UTILITY INSTALLATION, CONTRACTOR SHALL REINSTALL IN KIND AND RETURN ALL DISTURBED AREAS TO EXISTING CONDITIONS.
10. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
11. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
12. PROPOSED GAS, ELECTRIC, AND TELEPHONE SERVICES, INCLUDING TRANSFORMER, TO BE COORDINATED WITH SERVICE PROVIDERS BY CONTRACTOR. SERVICES SHOWN PER PLAN ARE FOR REFERENCE PURPOSES ONLY AND FINAL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR.

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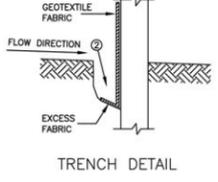
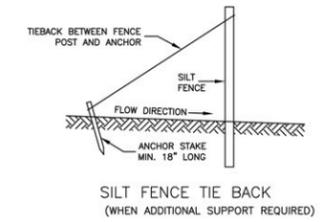
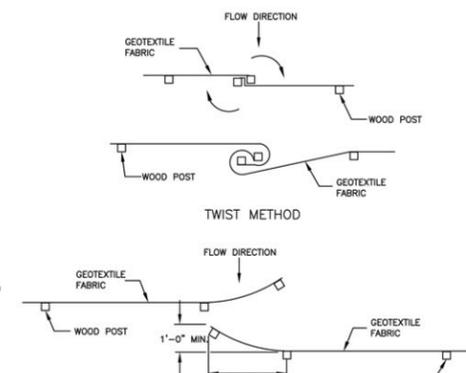
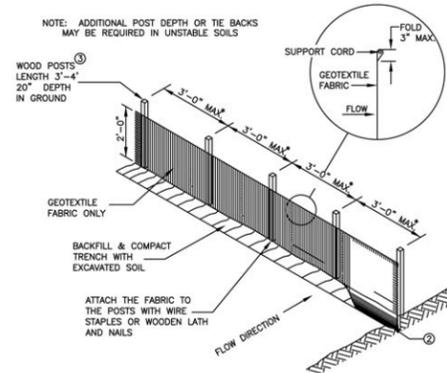
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**UTILITY PLAN**  
**C300**  
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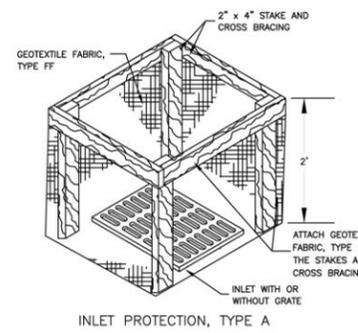
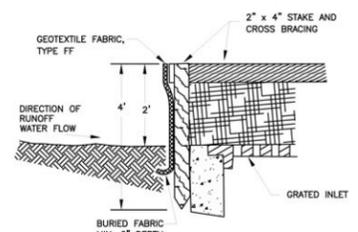


**A SILT FENCE: WDNR TS-1056**  
NOT TO SCALE

- GENERAL NOTES**
- HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
  - TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
  - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
  - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

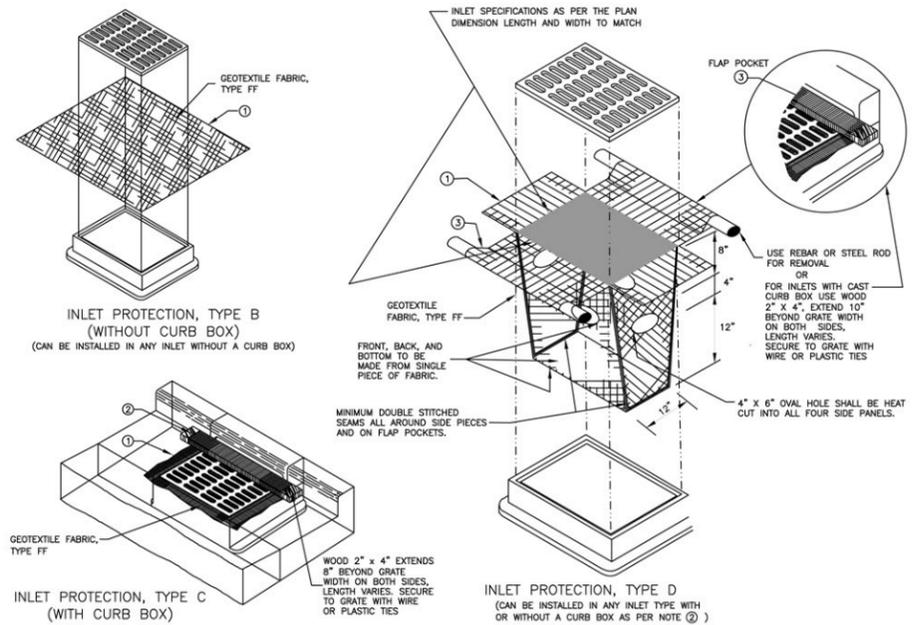
GENERAL NOTE: SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056

THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.



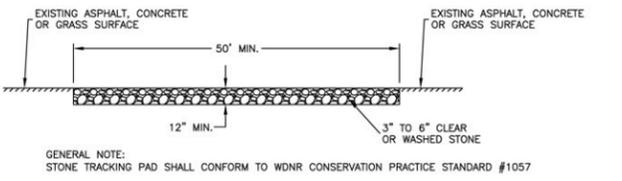
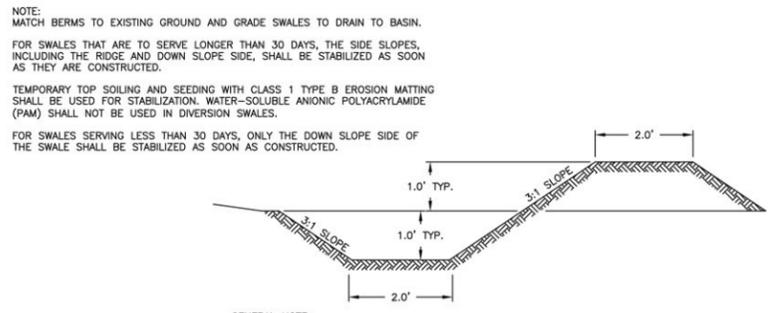
- GENERAL NOTES**
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

**B INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060**  
NOT TO SCALE



- INSTALLATION NOTES**
- TYPE B & C**  
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3" WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.
- GENERAL NOTE: INLET PROTECTION SHALL CONFORM TO DNR CONSERVATION PRACTICE STANDARD #1060.
- This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

**C CONSTRUCTION SITE DIVERSION: WDNR TS-1066**  
NOT TO SCALE



**D CONSTRUCTION ENTRANCE/EXIT DETAIL: WDNR TS-1057**  
NOT TO SCALE

**EROSION CONTROL NOTES:**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

**CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:**

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO EXISTING STORM SWALE. INSTALL ASSOCIATED DITCH CHECKS.
- PERFORM CLEARING AND GRUBBING AS REQUIRED.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059; AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- INSTALL PAVEMENTS.
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

**eua**

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**PROJECT INFORMATION**

**ISSUANCE AND REVISIONS**

**REVISIONS**

**SHEET INFORMATION**

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**PROJECT MANAGER**

**PROJECT NUMBER**

DATE 12/05/12

**EROSION CONTROL DETAILS**

**C400**

File: I:\SI Development Partners\13461\_Tomich\_1887 N Water\060 CAD\C - Civil\500 Production - Civil Plans\507-Details\13461-507-A.dwg



Plant List:				
Common Name	Botanical Name	Size	Quan.	Root Condition
Thorndale English Ivy	Hedera Helix 'Thorndale'	1 gal	70	Cont
Chanticleer Flowering Pear	Pyrus c. 'Chanticleer'	2-2.5"	9	B&B
Dwarf Japanese Garden Jun.	Juniperus procumbens 'Nana'	18-24"	48	B&B
Prairie Blue Eyes Daylilies	Hemerocalis 'Prairie Blue Eyes'	1 gal	96	Cont
Happy Returns Daylilies	Hemerocalis 'Happy Returns'	1 gal	144	Cont
Purple Flame Grasses	Miscanthus s. purpurascens	1 gal	12	Cont
Stella de Oro Daylilies	Hemerocalis 'Stella de Oro'	1 gal	120	Cont
Champlain Rose Shrub	Rosa 'Champlain'	3 gal	41	Cont
Pardon Me Daylilies	Hemerocalis 'Pardon Me'	1 gal	24	Cont
'Shenandoah' Grasses	Panicum 'Shenandoah'	1 gal	60	Cont
'Rotstrahlbusch' Grasses	Panicum 'Rotstrahlbusch'	1 gal	24	Cont
'Karl Foerester' Grasses	Clamagrosties 'Karl Foerester'	1 gal	12	Cont



(12) Karl Foerester Grass (s)  
 (12) Purple Flame Grass (s)  
 (36) Happy Returns Daylily (e)

(120) Stella de Oro Daylily  
 (36) Champlain Rose Shrub  
 (60) Thorndale English Ivy (evergreen)  
 (Foliaceous)



(24) Pardon Me Daylily  
 (5) Champlain Rose Shrub  
 (10) Thorndale English Ivy  
 (Foliaceous)



(6) Procuambens Juniper  
 (24) Happy Returns Daylilies  
 (12) Shenandoah Grass (s)  
 (12) Rotstrahlbusch Grass (s)

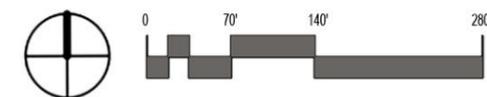


GROUND FLOOR (WATER STREET)



# 1887 WATER STREET

## LOCATION PLAN



floor	height	Apartments			Retail			Parking (etc.)		TOTALS
		apartment GSF	apartment NSF	commons & circulation	efficiency	ave. unit	# of units	retail GSF	parking GSF	
parking level (lower)								35,759	97	35,759
parking level (upper)										
ground floor parking										
ground floor (water street)		19,423	12,094	7,329		15		1,876		21,299
floor 2		21,265	18,434	2,831		24				21,265
floor 3		21,265	18,434	2,831		24				21,265
floor 4		21,265	18,434	2,831		24				21,265
floor 5										
floor 6										
floor 7										
<b>totals</b>		<b>83,218</b>	<b>67,396</b>	<b>15,822</b>	<b>81.0%</b>	<b>775</b>	<b>87</b>		<b>37,635</b>	<b>97</b>
ave GSF per unit										1,389
<b>PARKING</b>										
total parking										97
standard parking										88
tandem parking										9
parking ratio per unit										1.01
parking ratio per bedroom										0.92
ave GSF per parking space									388	

\* includes mech, storage & circulation

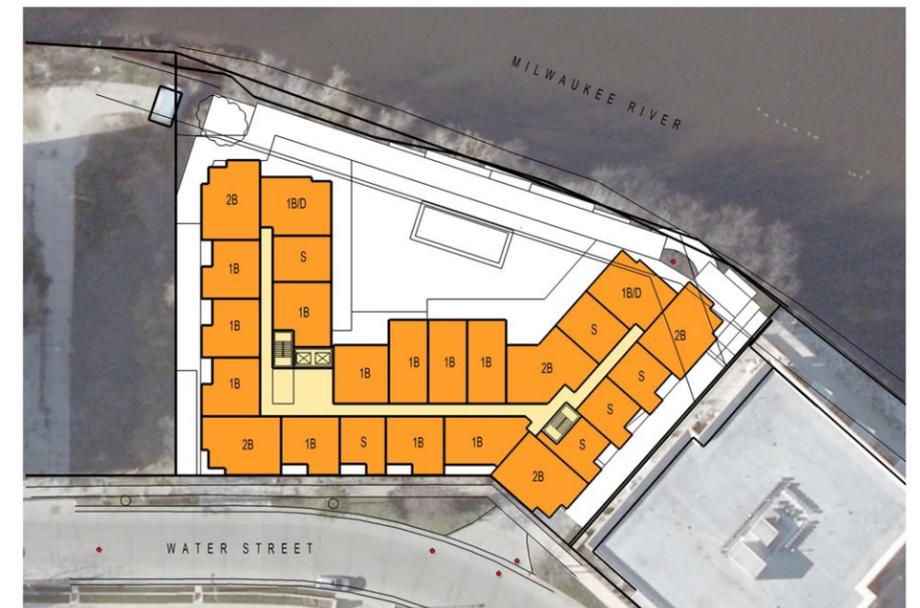
CONCEPT												
Unit Type	FLOORS							Apartment Data				
	G	2	3	4	5	6	7	total	net sf	ave. size	unit mix	
size SF												
500	1	1	1	1				4	2,000			
548	0	3	3	3				9	4,932			
616	2	2	2	2				8	4,928			
<b>STUDIO subtotal</b>								<b>21</b>	<b>11,860</b>	<b>565</b>	<b>24.1%</b>	
717	3	5	5	5				18	12,906			
746	2	4	4	4				14	10,444			
788	0	1	1	1				3	2,364			
819	0	1	1	1				3	2,457			
<b>1BR subtotal</b>								<b>38</b>	<b>28,171</b>	<b>741</b>	<b>43.7%</b>	
855	1	0	0	0				1	855			
909	2	2	2	2				8	7,272			
971	1	0	0	0				1	971			
<b>1BR/D subtotal</b>								<b>10</b>	<b>9,098</b>	<b>910</b>	<b>11.5%</b>	
997	2	4	4	4				14	13,958			
1072	1	1	1	1				4	4,288			
<b>2BR subtotal</b>								<b>18</b>	<b>18,246</b>	<b>1014</b>	<b>20.7%</b>	
	0	0	0	0				0	0			
<b>2 BR/D subtotal</b>								<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	
<b>TOTALS</b>	<b>15</b>	<b>24</b>	<b>24</b>	<b>24</b>				<b>87</b>	<b>67,375</b>	<b>774</b>	<b>100%</b>	



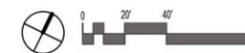
PARKING LEVEL



GROUND FLOOR (WATER STREET)



TYPICAL UPPER LEVEL

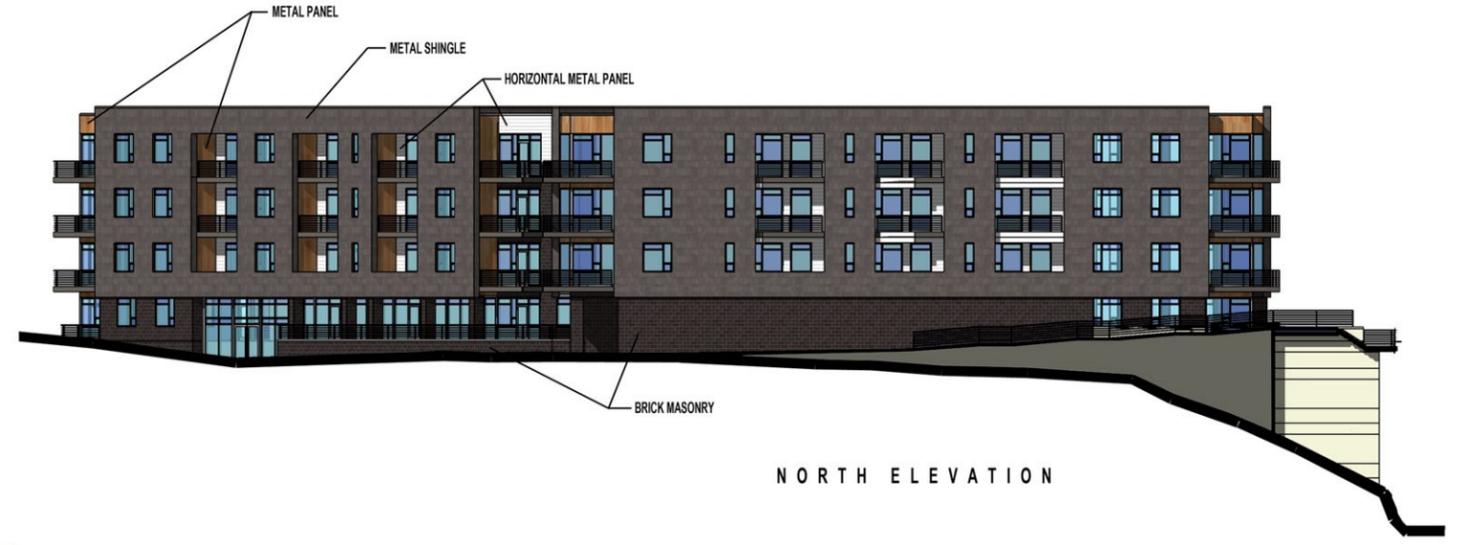




EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



# 1887 WATER STREET

EXTERIOR IMAGES

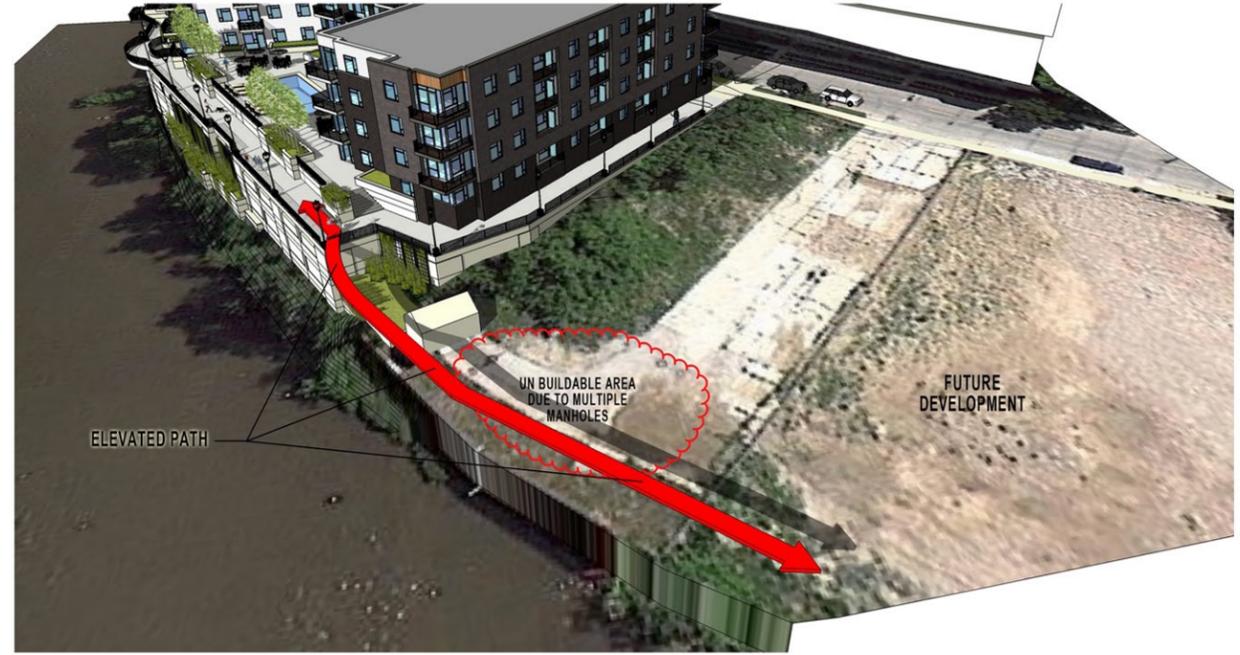


# 1887 WATER STREET

EXTERIOR IMAGES



RIVERWALK EXPANSION DIAGRAM - OPTION A



RIVERWALK EXPANSION DIAGRAM - OPTION C



RIVERWALK EXPANSION DIAGRAM - OPTION B



# 1887 WATER STREET