



**3100 West Capitol Drive**  
Milwaukee, WI 53216  
Detailed Plan Development Submittal



Celebrating 30 Years of Community Reinvestment

**KORB TREDO ARCHITECTS**

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**KORB TREDO ARCHITECTS**

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Celebrating 30 Years of Community Reinvestment

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The Century City Training Center, located at 3100 West Capitol Drive, is a unique mixed-use project designed to address a multitude of needs of businesses and residents in the surrounding area. The project is a partnership between Gorman & Company, Inc. and the Northwest Side Community Development Corporation. Gorman & Company, Inc. has extensive experience developing affordable housing and mixed use projects in Milwaukee. Recently, Gorman partnered with NWSCDC to develop Villard Square, a mixed-use project containing a library and affordable grandfamily housing.

The Century City Training Center will include four major components:

- 43 units of affordable housing proposed to be financed by WHEDA tax credits;
- An approved MPS charter high school, "Nova Tech," which will focus on a Science, Technology, Engineering and Math ("STEM") curriculum to train students for specific manufacturing trade skills;
- An adult job training center that will be operated to meet the specific training needs of area employers, and;
- Green infrastructure improvements designed to manage stormwater on the site via rain gardens, a green roof, and bioswales.

The Century City Training Center will serve as a tool for area employers to utilize and train employees. The combination of the charter school and training center is part of a strategy to address the skills-gap that has particularly impacted the north side of Milwaukee.

The project complies with the City of Milwaukee's Near North Area Plan adopted in 2009. In particular:

- The Plan includes a Form Policy which encourages the practice of sustainable stormwater management. This project will include green infrastructure, possibly financed by MMSD Grant funds, to effectively manage stormwater on the site.
- The Plan supports redevelopment of underutilized lots as workforce housing for future employment within the 30<sup>th</sup> Street Corridor. This project includes affordable workforce housing within the mixed-use development on a currently vacant lot.
- A Redevelopment Strategy in the Plan prioritizes redevelopment of industrial districts as a means to generate jobs and economic activity as a catalyst for neighborhood improvement. This newly constructed project will be a sign of investment in the area. It will also provide a training center and charter school to help connect a skilled workforce to jobs in the area.
- The Plan includes a Residential Use Policy that encourages providing a range of housing options close to centers of industrial and commercial employment. This development will provide approximately 43 units of affordable workforce housing for residents in the surrounding community, close to employment opportunities within the Corridor.
- An Industrial Land Use Policy within the Plan emphasizes the integration of business and commercial uses within industrial districts (e.g., workforce training center, business incubator, etc.) if the new uses will support industry or other economic drivers that will encourage the positive revitalization of the neighborhood. A major component of this project is the Training Center, which will integrate workforce training with industrial businesses and other surrounding employers.

The Century City Training Center will provide significant benefits to the City and surrounding community. When completed, this mixed-use development will combine affordable workforce housing with a charter school and Training Center that will help connect newly-trained skilled workers to the area's employers.

## Detailed Plan Project Description

Gross land area:	<b>192,465 SF</b>
Maximum amount of land covered by principal buildings:	<b>23,521 SF</b>
Maximum amount of land devoted to parking, drives and parking structures:	<b>51,715 SF (Including Basement)</b>
Minimum amount of land devoted to landscaped open space:	<b>128,810 SF</b>
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	<b>Residential: 51,664 SF White Box: 19,132 SF</b>
Proposed number of buildings:	<b>1</b>
Maximum number of dwelling units per building:	<b>43</b>
Bedrooms per unit:	<b>1-3 Bedrooms</b>
Parking spaces provided, whether surface or in structures:	<b>130</b>
Ratio per unit:	<b>1.5 / Unit</b>







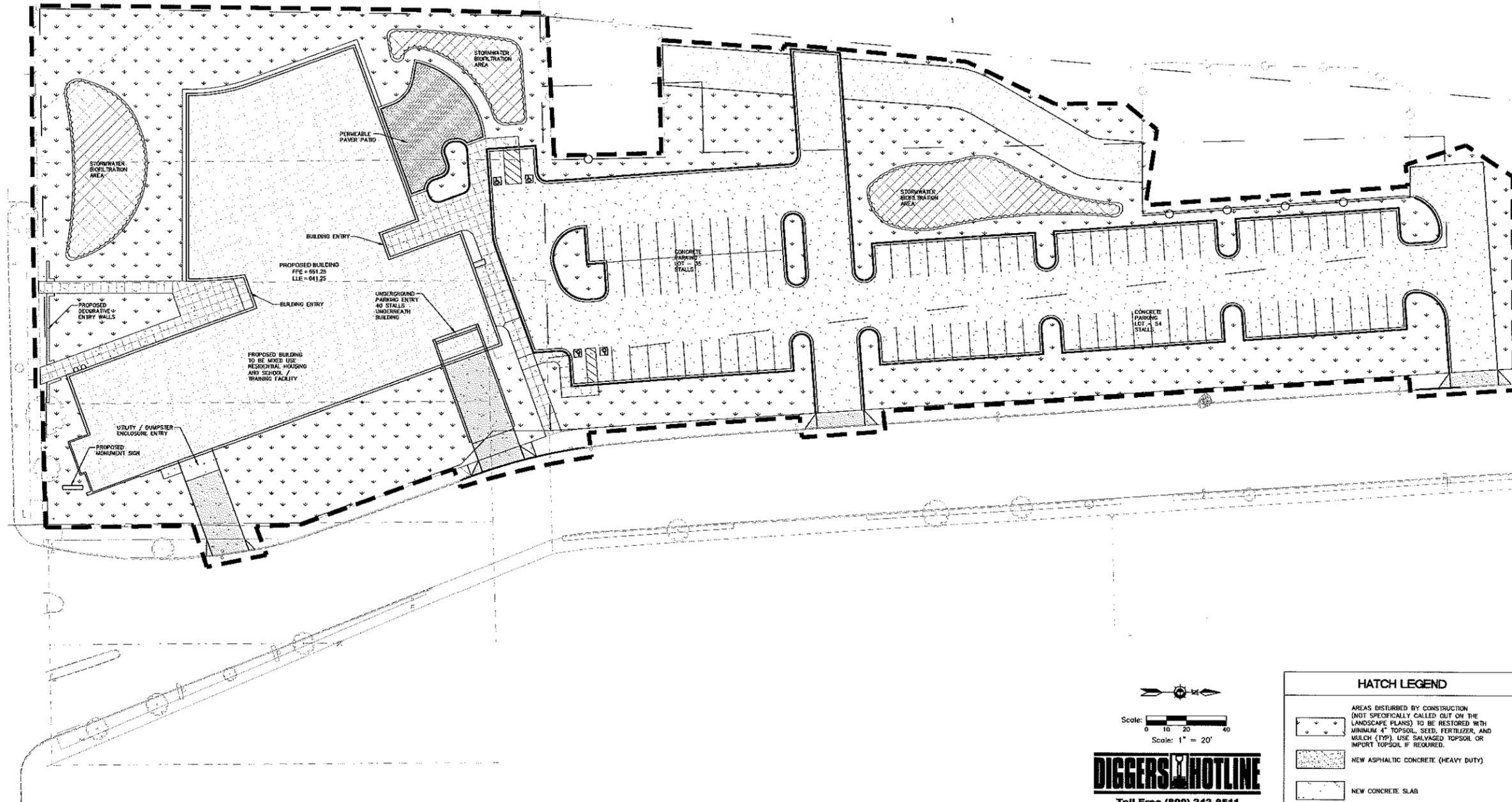










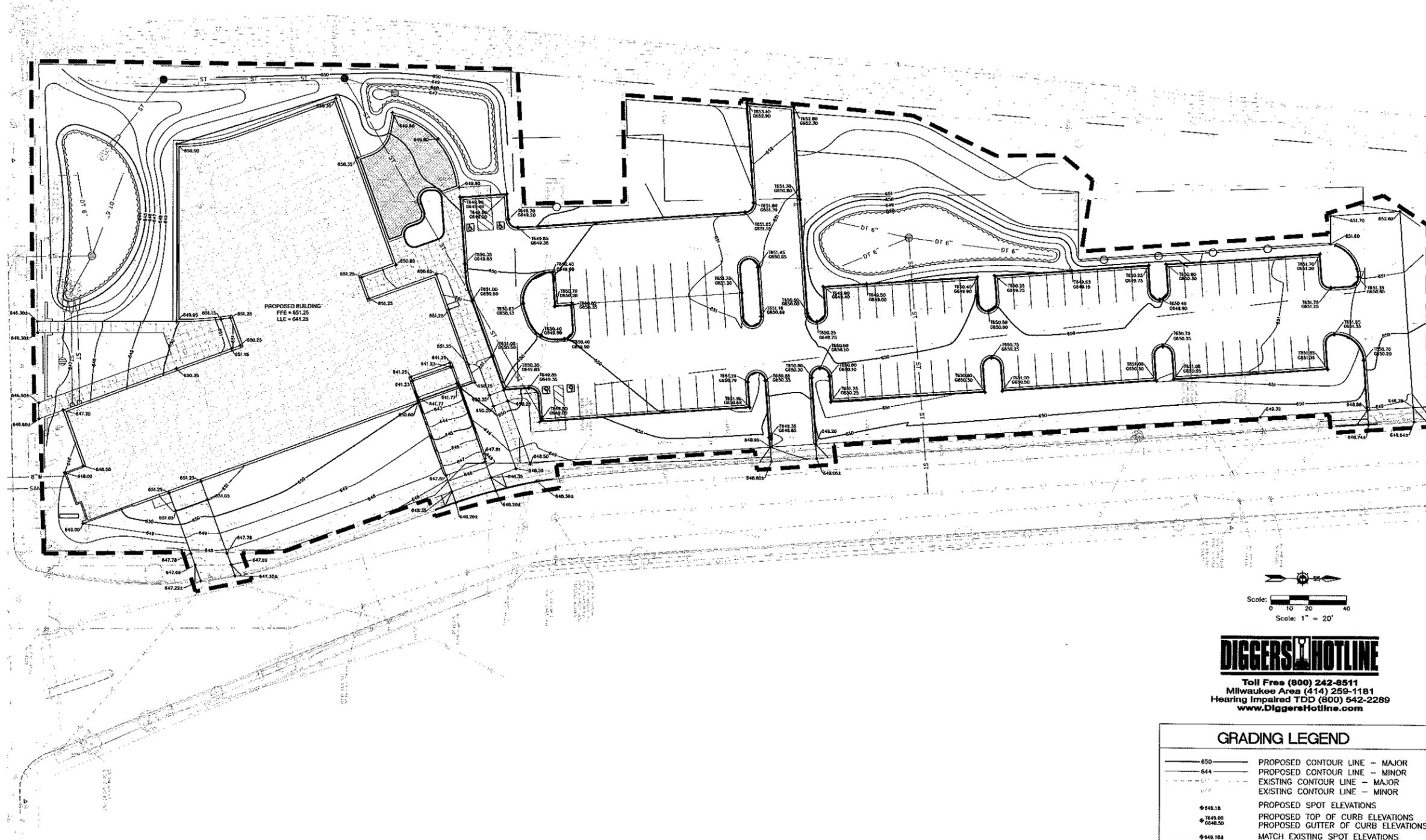


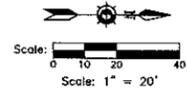
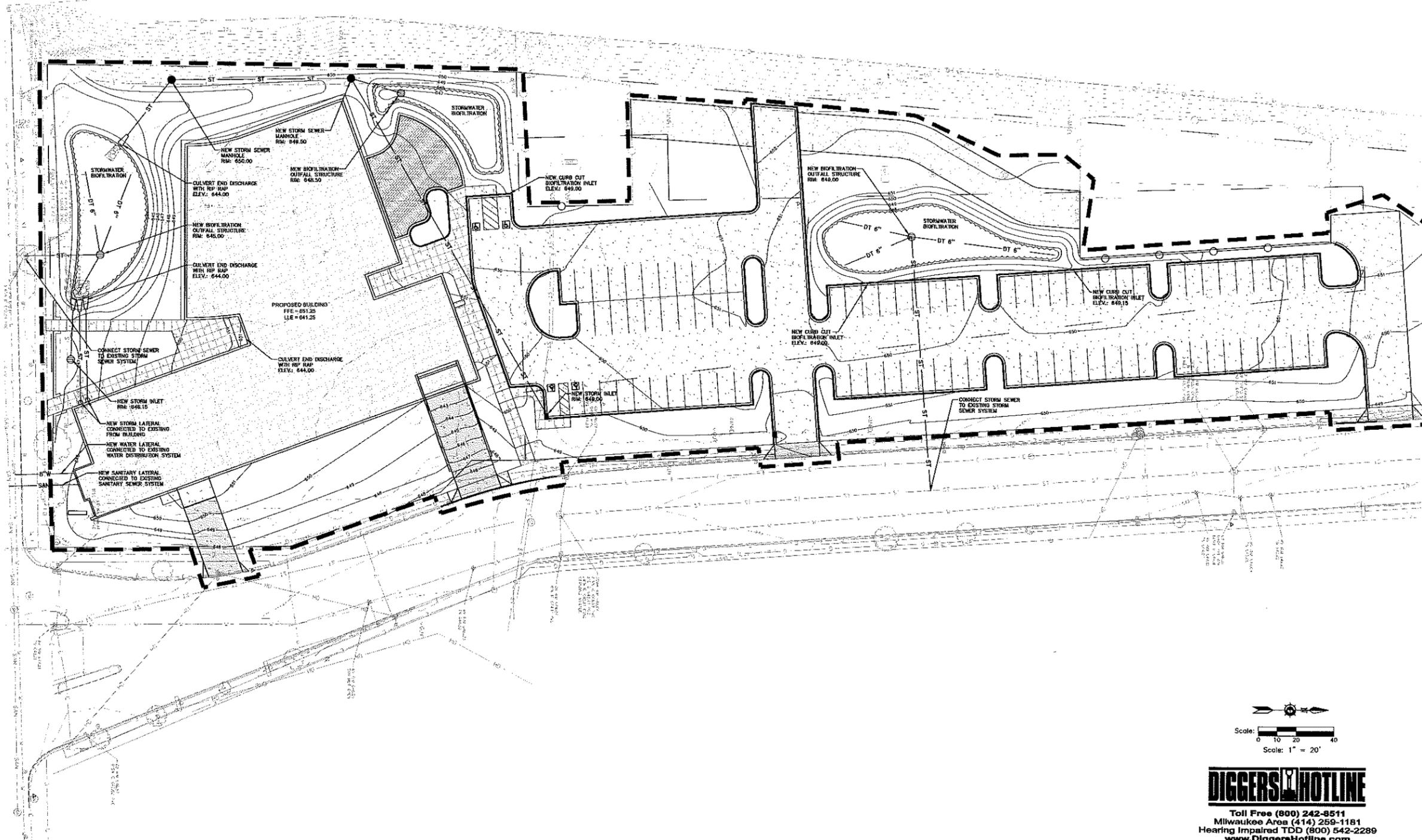
  
 Scale:   
 Scale: 1" = 20'

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HATCH LEGEND	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)
	NEW CONCRETE SLAB
	NEW CURB & GUTTER
	NEW FENCE TO MATCH EXISTING

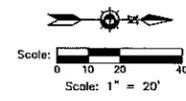
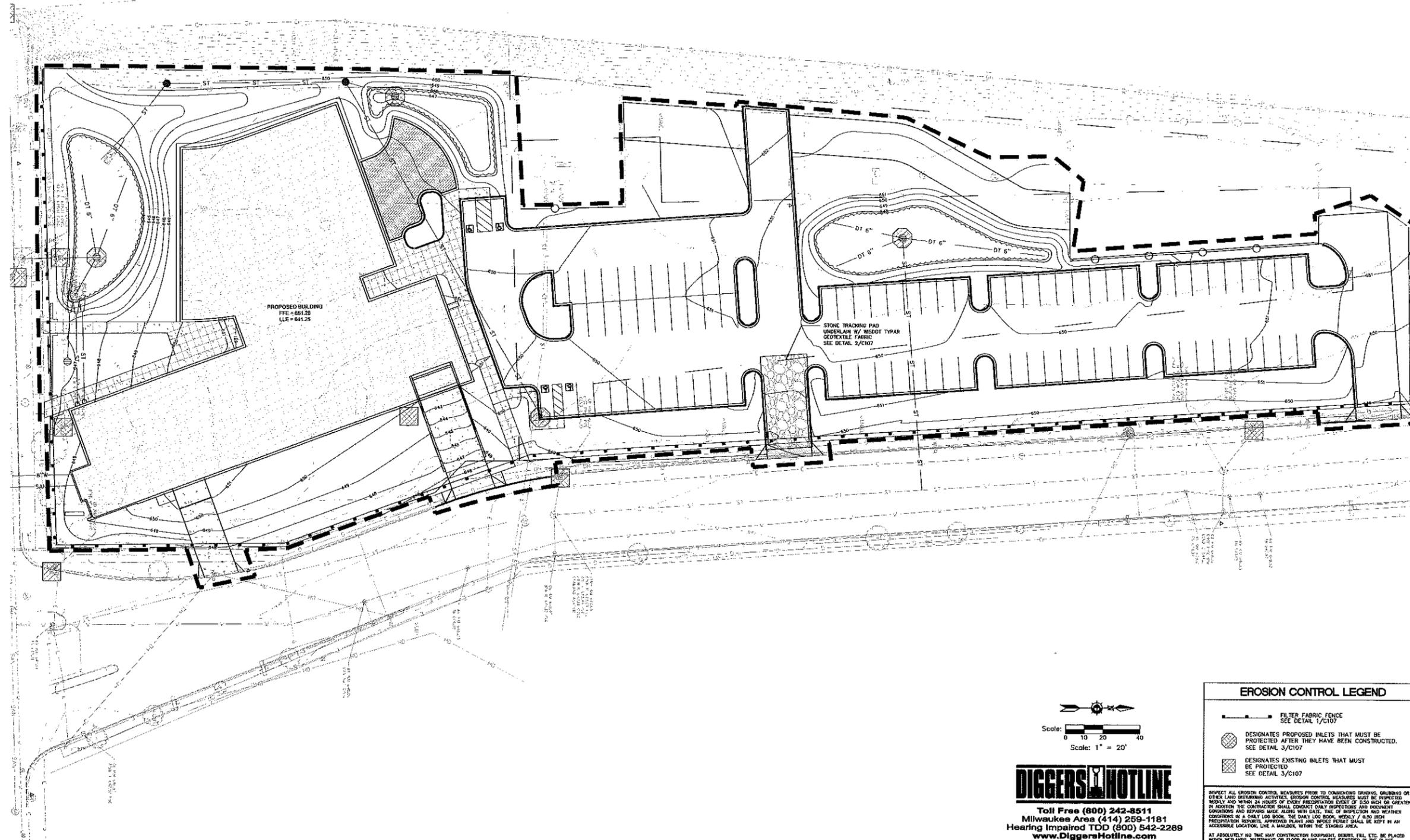






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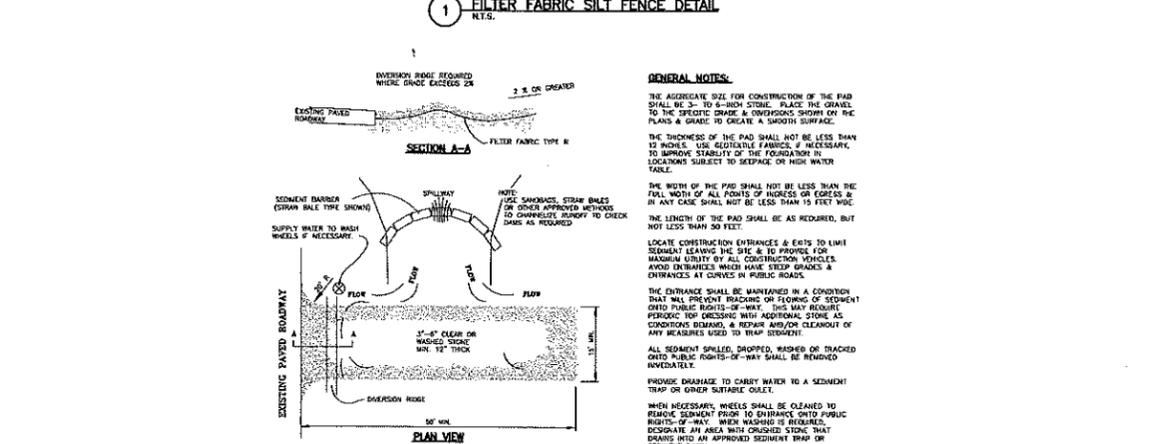
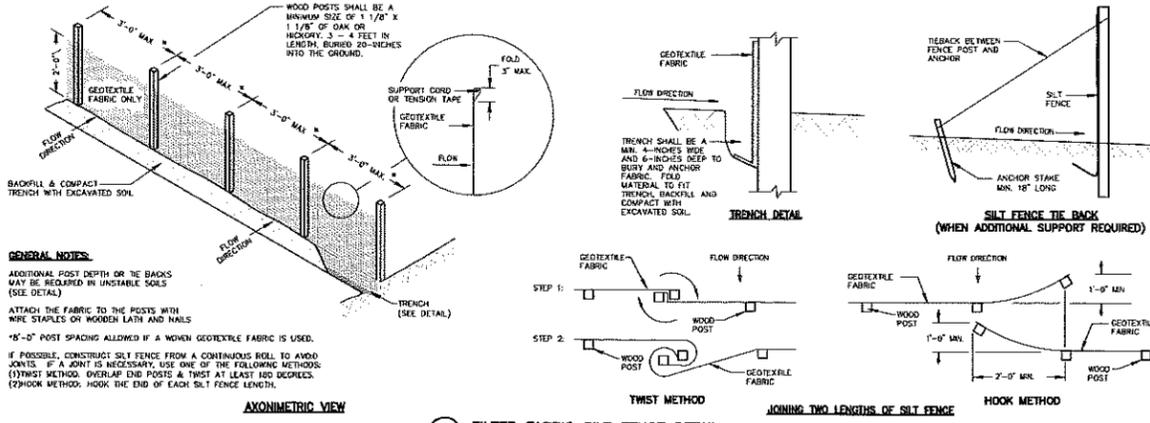
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EROSION CONTROL LEGEND	
	FILTER FABRIC FENCE SEE DETAIL 1/C107
	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL 3/C107
	DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAIL 3/C107

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED DAILY AND WHEN IN HOLES OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND RECORD CONDITIONS AND REPAIRS ASSESS AGAINST DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEDY / ALSO HIGH PRECIPITATION REPORTS, APPROVED PLANS AND NOTES SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.  
 AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, BARRIERS, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

## EROSION CONTROL MEASURES

- CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <http://dnr.wisconsin.gov/soil/soilwater/soilwater.htm>
- INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THE AREAS PER WNR TECHNICAL STANDARD 1060 AS FOLLOWS:
  - ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS LISTED FOR INLET PROTECTION. GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE MOST RECENT ACCEPTABLE LIST, TO OBTAIN THE FULL PLEASE REFER TO THIS WEBSITE: <http://www.dnr.wisconsin.gov/business/soilwater/soil.htm>
  - INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OR GREATER DURING A 24-HOUR PERIOD.
  - PLACEMENT OF SPILL MATERIAL, DEBRIS, SOLS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
  - SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 OF THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
  - THE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPAIR THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE D ABOVE.
  - INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAVING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WNR.
- A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WNR TECHNICAL STANDARD 1057 AS FOLLOWS:
  - A WOODSOT TYPE R GEOTEXTILE FABRIC SHALL BE USED TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
  - AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OF WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.
  - THE AGGREGATE SHALL BE PLACED IN A LAYER ON TOP OF THE TYPE R GEOTEXTILE FABRIC AT LEAST 12 INCHES THICK.
  - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EDGE OF ROAD AND BE AT LEAST 50 FEET LONG.
  - VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
  - ANY SEDIMENT OR ROCK ACCUMULATION ON LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.
  - THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
  - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
  - A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.
- THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WNR TECHNICAL STANDARD 1056 AS FOLLOWS:
  - SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
  - INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
  - SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
  - THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 6 FEET.
  - SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
  - WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO THE POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
  - A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
  - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 8 INCH DEEP TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  - ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
  - GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
  - SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
  - WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
  - THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
  - SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
  - DAMAGED OR RECOMPACTED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE ENDS OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
  - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY FERTILIZER APPLIED TO DISTURBED AREAS SHALL NOT BE BRINGED TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WNR TECHNICAL STANDARDS 1058 AND 1059 RESPECTIVELY AS FOLLOWS:
  - TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
  - FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BACKFILLED ON.
  - THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.0.
  - ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOxious WEED SEED CONTENT AND LABELING.
  - SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
  - IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 130 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL, THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.0 TONS/ACRE. GRASSMULCH SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 55 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER APPLY MULCH ON TOP OF SNOW. IF TOP SOIL IS NEEDED, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WNR.
  - SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
  - CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND DROSDRO.
  - DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDING AND MULCHING SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED ON THE SOIL IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
  - MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
  - MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
  - MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
  - WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1058 AND 1066 SHALL BE FOLLOWED.
  - WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
  - DEPENDENT ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
  - A COPY OF EROSION CONTROL, INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
  - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
  - LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEEP WHERE SEDIMENT ACCUMULATES.

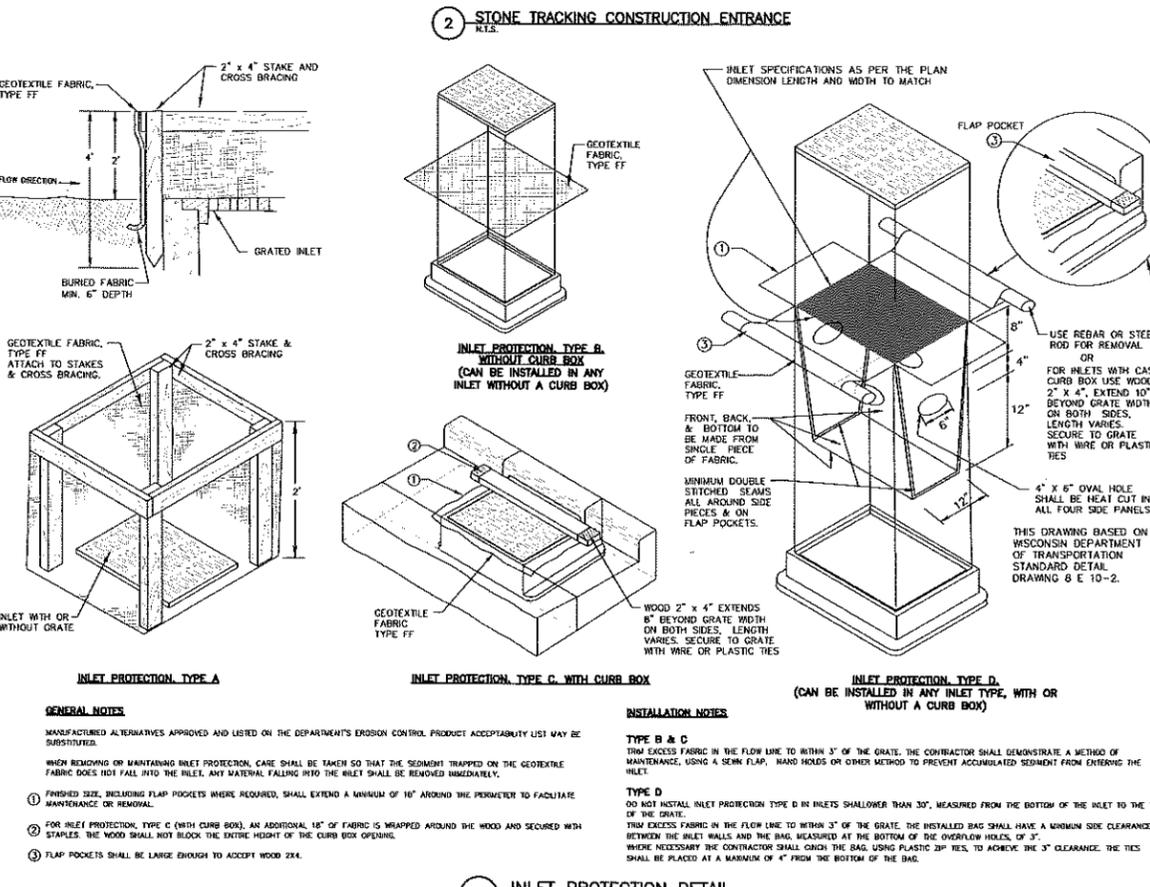


## EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

- AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL CONDUCT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/8 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.
- ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A WALLOX, AVAILABLE TO REGULATORS UPON REQUEST.
- CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.
- THE TIMING AND SEQUENCE OF CONSTRUCTION IS DESCRIBED AS FOLLOWS:
- OBTAIN PLAN APPROVAL FROM THE CITY OF MILWAUKEE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
  - CONSTRUCTION IS SCHEDULED TO BEGIN IN 2013, DEPENDING ON WEATHER & GROUND CONDITIONS.
  - A GRAVEL TRACKING PAD UNDERLAIN WITH WOODSOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CURBUNT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CURBUNT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES.
  - SILT FENCE, INLET PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS.
  - IMMEDIATELY CONSTRUCT THE BIO-FILTRATION BASIN TO SUBGRADE ELEVATIONS (BOTTOM OF ENGINEERED SOIL) TO FUNCTION AS A SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT POND OUTLET STRUCTURE AS SHOWN ON THE PLANS FOR USE DURING CONSTRUCTION AS A SEDIMENT BASIN OUTLET. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE. IN ADDITION, CONTRACTOR SHALL ALSO CONSTRUCT DIVERSION CHANNELS PER THE PROJECT PLANS TO DIRECT AS MUCH STORM WATER RUNOFF AS POSSIBLE TO THE SEDIMENT BASIN.
  - THE SEDIMENT BASIN SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT BASIN AREA AS MEASURED FROM THE INLET OF THE PRINCIPAL OUTLET. SEDIMENT MAY NEED TO BE REMOVED MORE FREQUENTLY, IF THE OUTLET BECOMES CLOGGED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
  - SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
  - CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
  - TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
  - UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
  - AFTER ROUGH GRADING IS COMPLETE IN AREAS OUTSIDE OF PROPOSED ROADWAYS, PARKING LOTS, DRIVEWAYS, AND ALL OTHER HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/MULCHING/FERTILIZING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
  - FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 1, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WNR TECHNICAL STANDARD 1050 SHALL BE USED.
  - AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
  - THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND OTHER EROSION CONTROL MEASURES INCLUDING ANY ACCUMULATED SEDIMENT SHALL REMOVED AND PROPERLY DISPOSED OF.
  - IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
  - BARE SOIL LEFT UNSTABILIZED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WNR TECHNICAL STANDARD 1050, OR TEMPORARY GRADING PRACTICES PER WNR TECHNICAL STANDARD 1057 MAY BE IMPLEMENTED. HOWEVER BY OCTOBER 1, THE SITE SHALL BE STABILIZED PER NOTE D ABOVE.
  - WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE. HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED EACH WEEK.
- IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WNR.

## DEWATERING PLAN

- TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE.
- NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WNR.
- THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNR TECHNICAL STANDARD 1061.
  - A PUMP OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS, OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
  - A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET, HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 500 PSF; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
  - POLYMER APPROVED BY THE WNR MEETING WNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WNR BEFORE USE. ON-SITE FOR WNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE POLYMER MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WNR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE WNR USE RESTRICTION, EVEN IF THIS IS THE RECOMMENDED RATE BY THE MANUFACTURER. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
  - A TAMP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SOONER.
  - A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCTIONING SEDIMENT FROM GRADE.
  - IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MAINTAINED TO PREVENT THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
  - DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
    - DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
    - OBSERVED WATER TABLE AT TIME OF DEWATERING.
    - MAINTENANCE ACTIVITIES.
    - NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
    - APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
    - DATE AND TIME APPLIED.
    - WEATHER CONDITIONS DURING APPLICATION.
    - METHOD OF APPLICATION.
- THIS LOG NEEDS TO BE KEPT ON SITE FOR WNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.
- REVIEW THE FOLLOWING FOR MORE INFORMATION:
- WNR TECHNICAL STANDARD 1061 FOR DEWATERING - <http://dnr.wisconsin.gov/soil/soilwater/soilwater.htm>
- WNR TECHNICAL STANDARD 1051 FOR POLYMER - <http://dnr.wisconsin.gov/soil/soilwater/soilwater.htm>
- INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS IMPACT PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A WALLOX, WITHIN THE STAGING AREA.
- AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACE.





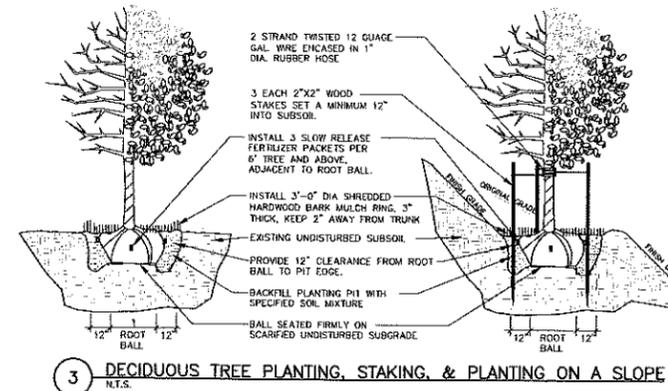
Plant Schedule					
	Scientific Name	Common Name	Quantity	Spacing	Size
<b>Deciduous Trees</b>					
ABM	Acer x freemanii 'Jeffersed'	Autumn Blaze Maple	9	Per Plan	2.5" caliper B&B
BO	Quercus macrocarpa	Bur Oak	4	Per Plan	2.5" caliper B&B
CO	Quercus muehlenbergii	Chinkapin Oak	8	Per Plan	2.5" caliper B&B
ECT	Gymnocladus dioica 'Espresso'	Espresso Coffeetree	5	Per Plan	2.5" caliper B&B
SMH	Gleditsia triacanthos 'Shademaster' PP 1515	Shademaster Honeylocust: Male speices	8	Per Plan	2.5" caliper B&B
RHS	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	6	Per Plan	2.5" caliper B&B
RO	Quercus rubra	Red Oak	3	Per Plan	2.5" caliper B&B
WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	3	Per Plan	2.5" caliper B&B
<b>Evergreen Trees</b>					
EWP	Pinus strobus	Eastern White Pine	3	Per Plan	10' B&B
<b>Evergreen Shrubs</b>					
KCJ	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay's Compact Juniper	42	Per Plan	#5 Cont.
SJ	Juniperus chinensis 'Shimpaku'	Shimpaku Juniper	51	Per Plan	#5 Cont.
<b>Deciduous Shrubs</b>					
BBC	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	61	Per Plan	#5 Cont.
DD	Cornus pumila	Dwarf Dogwood	74	Per Plan	#5 Cont.
GLS	Rhus Aromatica 'Gro-low'	Gro-low Sumac	48	Per Plan	#5 Cont.
<b>Perennials</b>					
HA	Amsonia hubrechtii x illustris	Hybrid Amsonia	100	Per Plan	#3 Pot
KF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	74	Per Plan	#3 Pot
LBS	Schizachyrium scorparium	Little Bluestem Grass	164	Per Plan	#3 Pot

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

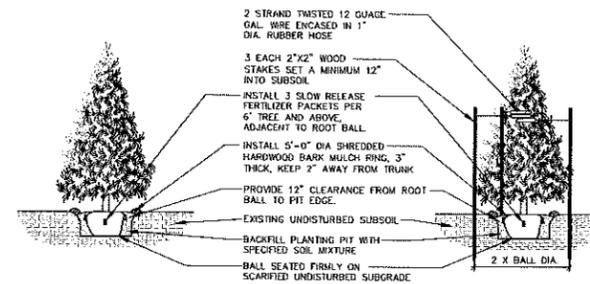
1 LANDSCAPE PLANTING SCHEDULE  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4. CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- ALL PLANTING BEDS TO RECEIVE MULCH AS SPECIFIED OVER TYPAR WEED FABRIC WITH POLY EDGING AS DISPLAYED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. INSTALL SHOULDER CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT MULCH FROM SPILLING ONTO PAVEMENT.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED TURF AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. ATTACH WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-INCH TO 2-INCH MISSISSIPPI RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH POLY EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.
- STORMWATER SEED MIX TO BE AGRECOL INFILTRATION SWALE MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, IN 47516 TELEPHONE: 812-823-3571 FAX: 812-823-3571 EMAIL: ECOSOLUTIONS@AGRECOL.COM
- NO MOW AREAS TO BE NO MOW FESCUE SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: W77262 DOVER CT, WESTFIELD, WI 53584 TELEPHONE: 1-800-476-9453 FAX: 508-296-2741 EMAIL: CS@PRAIRIENURSERY.COM
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

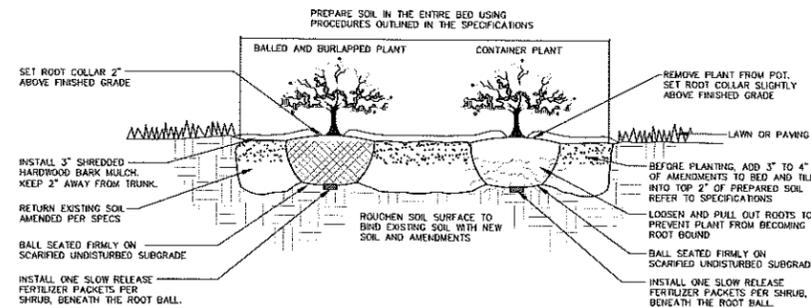
2 LANDSCAPE NOTES  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



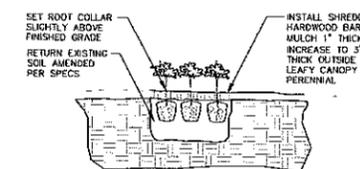
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE  
N.T.S.



4 EVERGREEN TREE PLANTING & STAKING  
N.T.S.



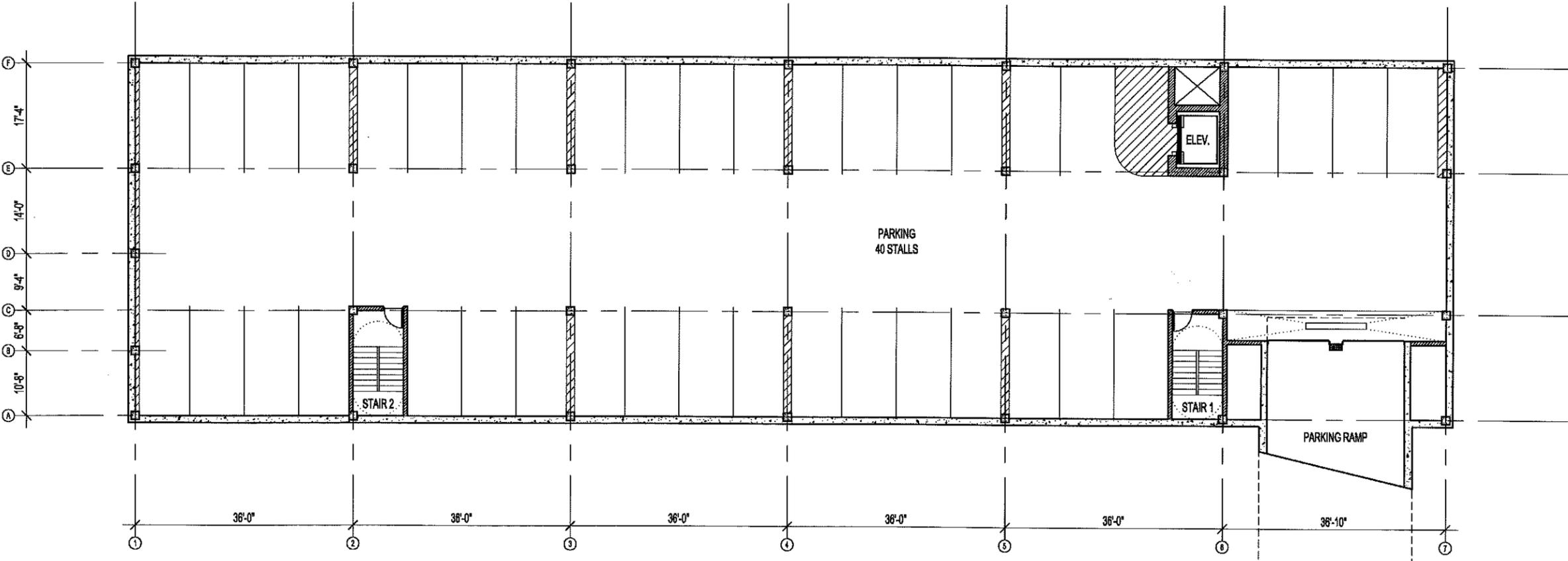
5 DECIDUOUS & EVERGREEN SHRUB PLANTING  
N.T.S.



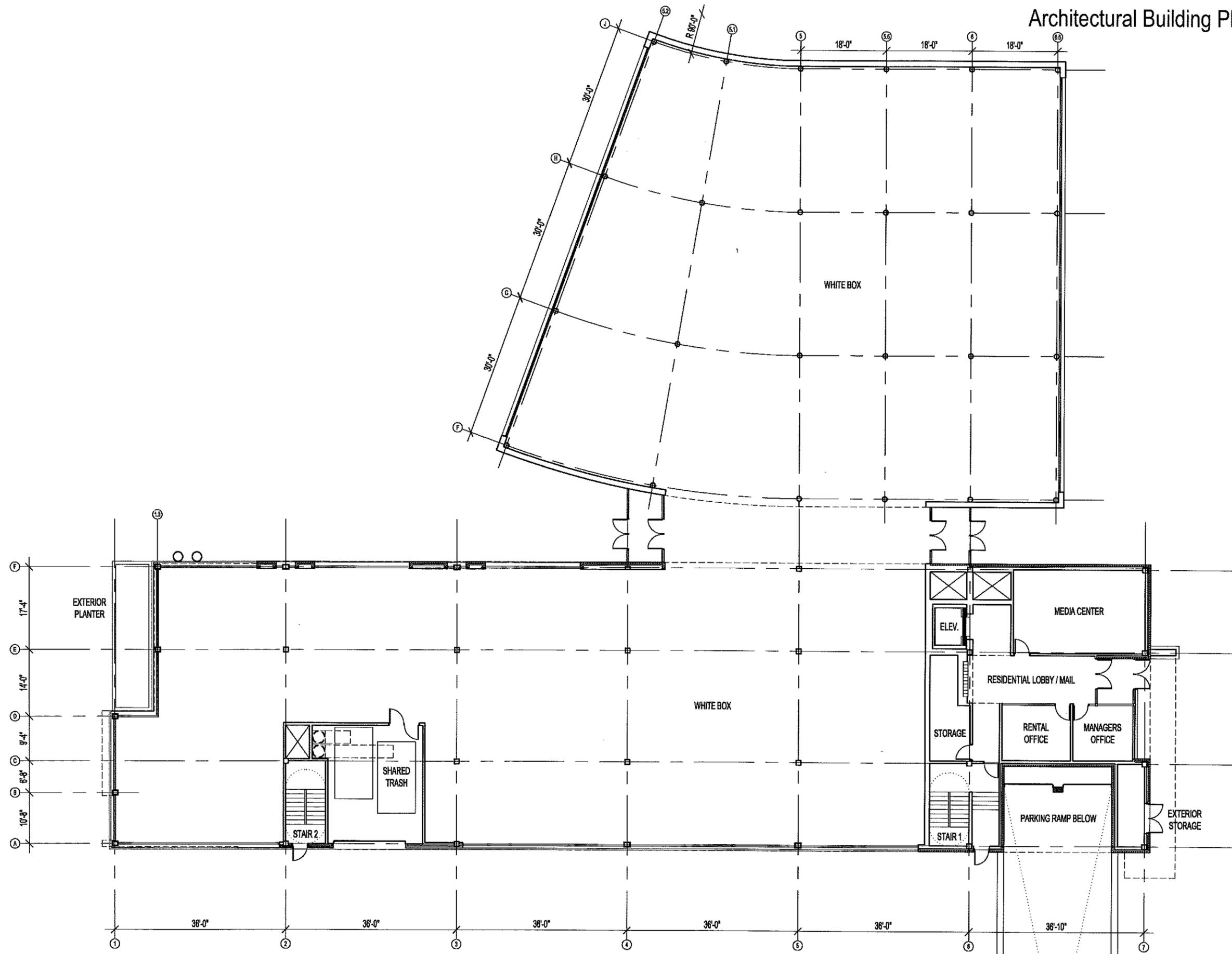
6 PERENNIAL PLANTING  
N.T.S.



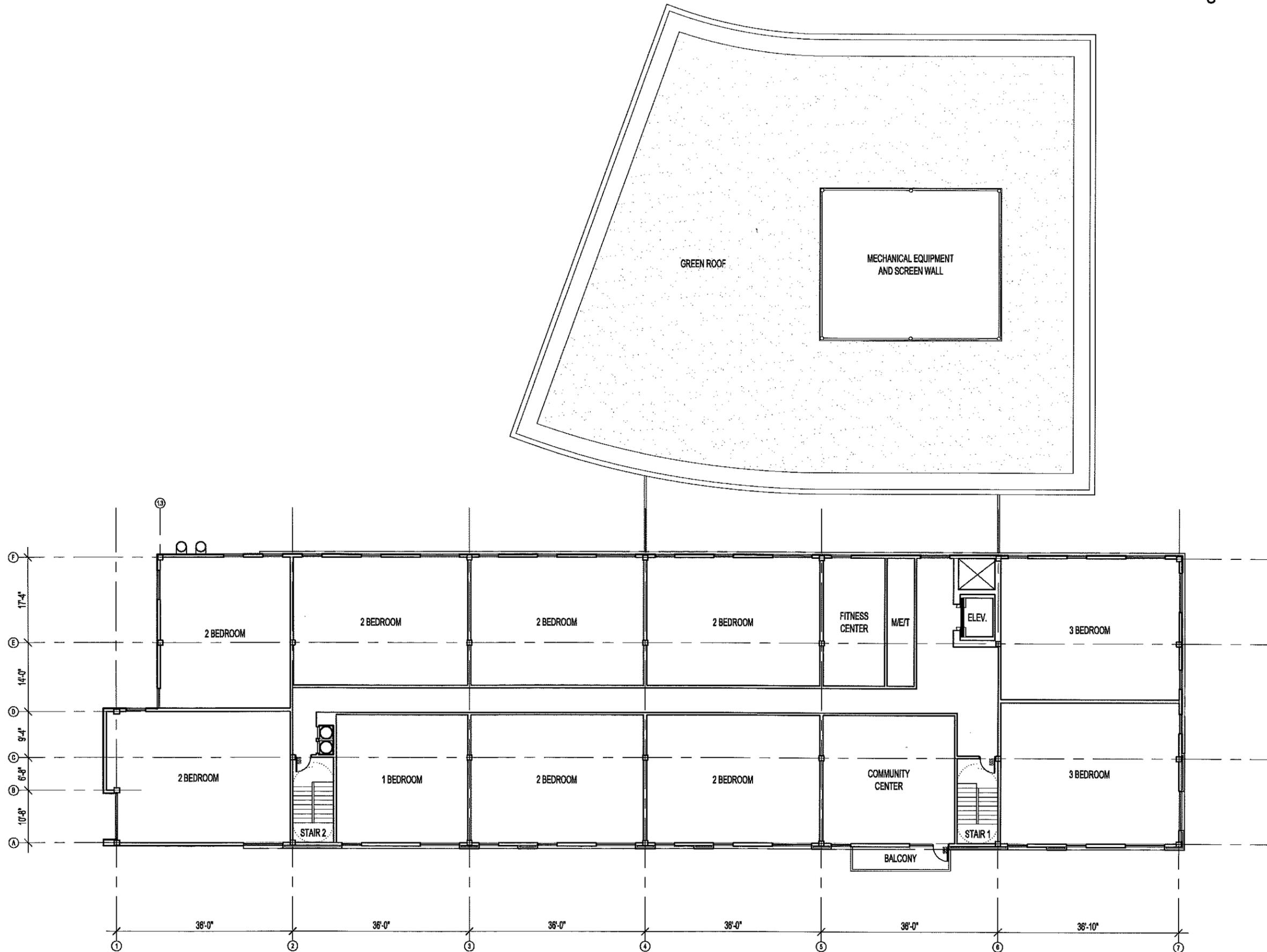
Toll Free (800) 242-8511  
Milwaukee Area (414) 255-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



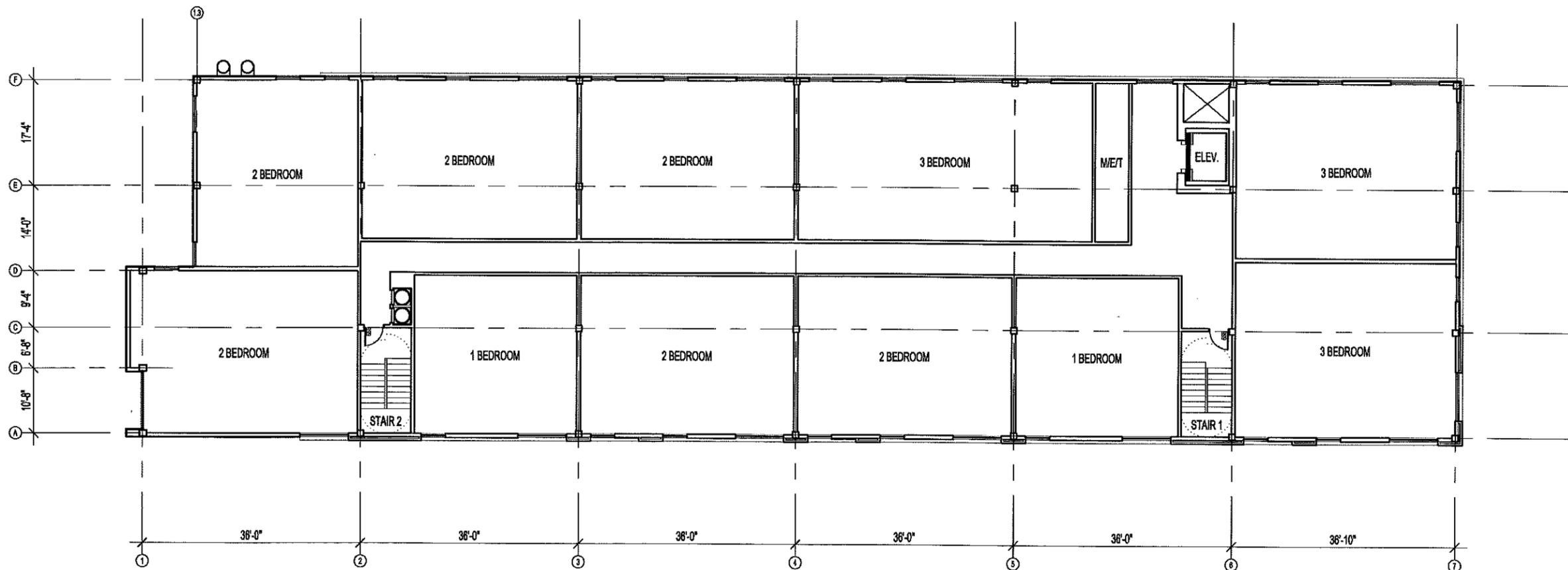
Scale: 1" = 20'-0"



Scale: 1" = 20'-0"

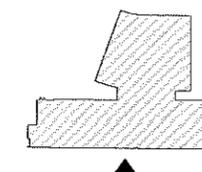
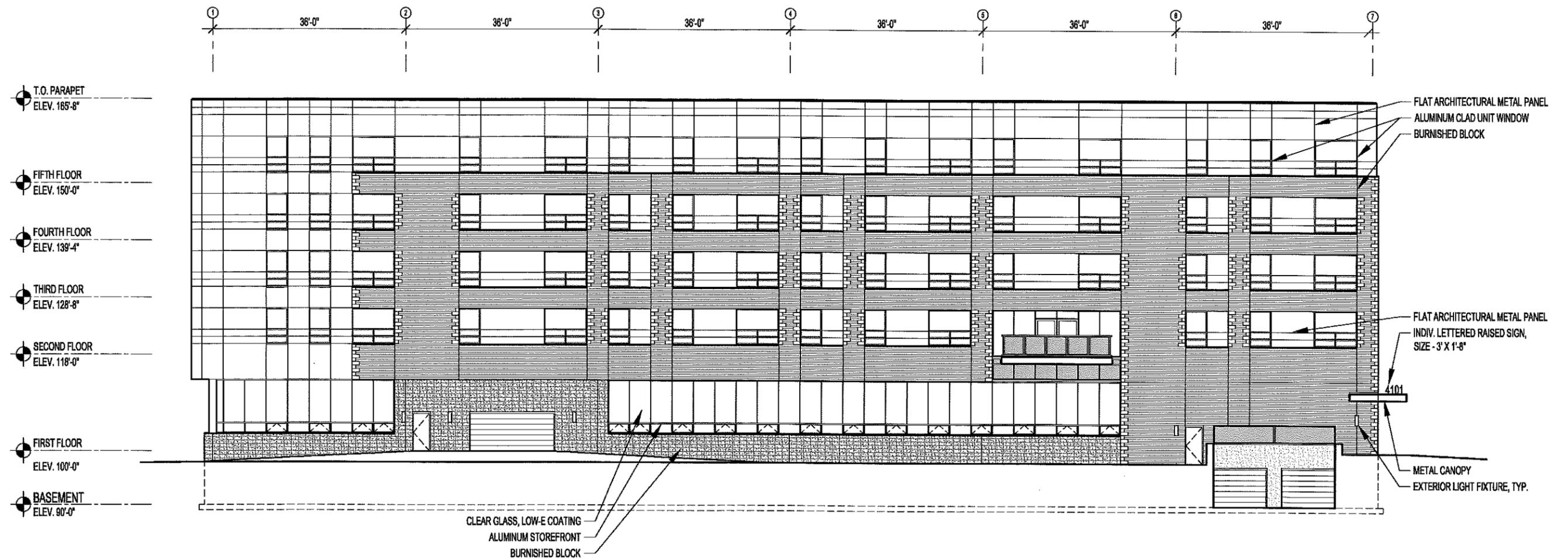


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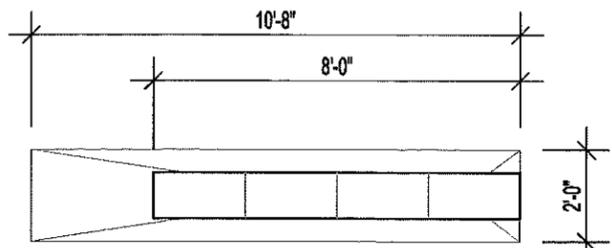
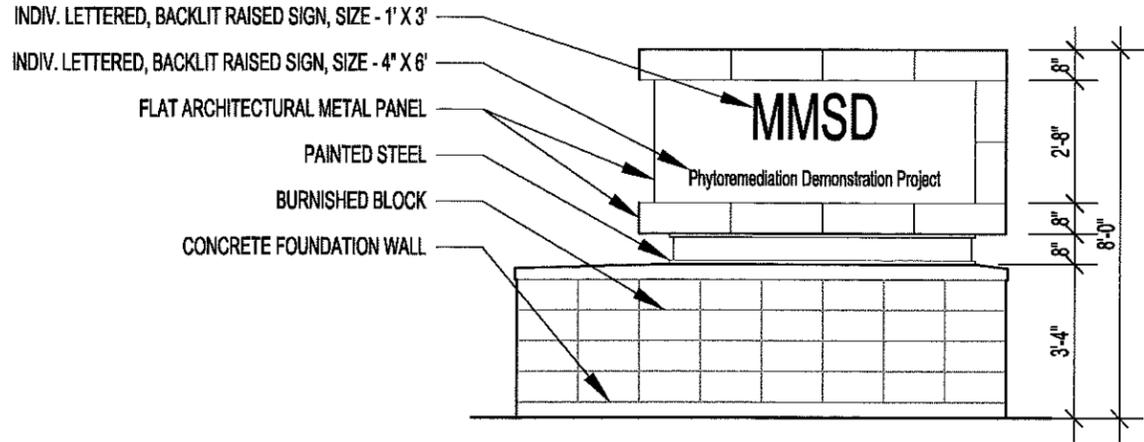


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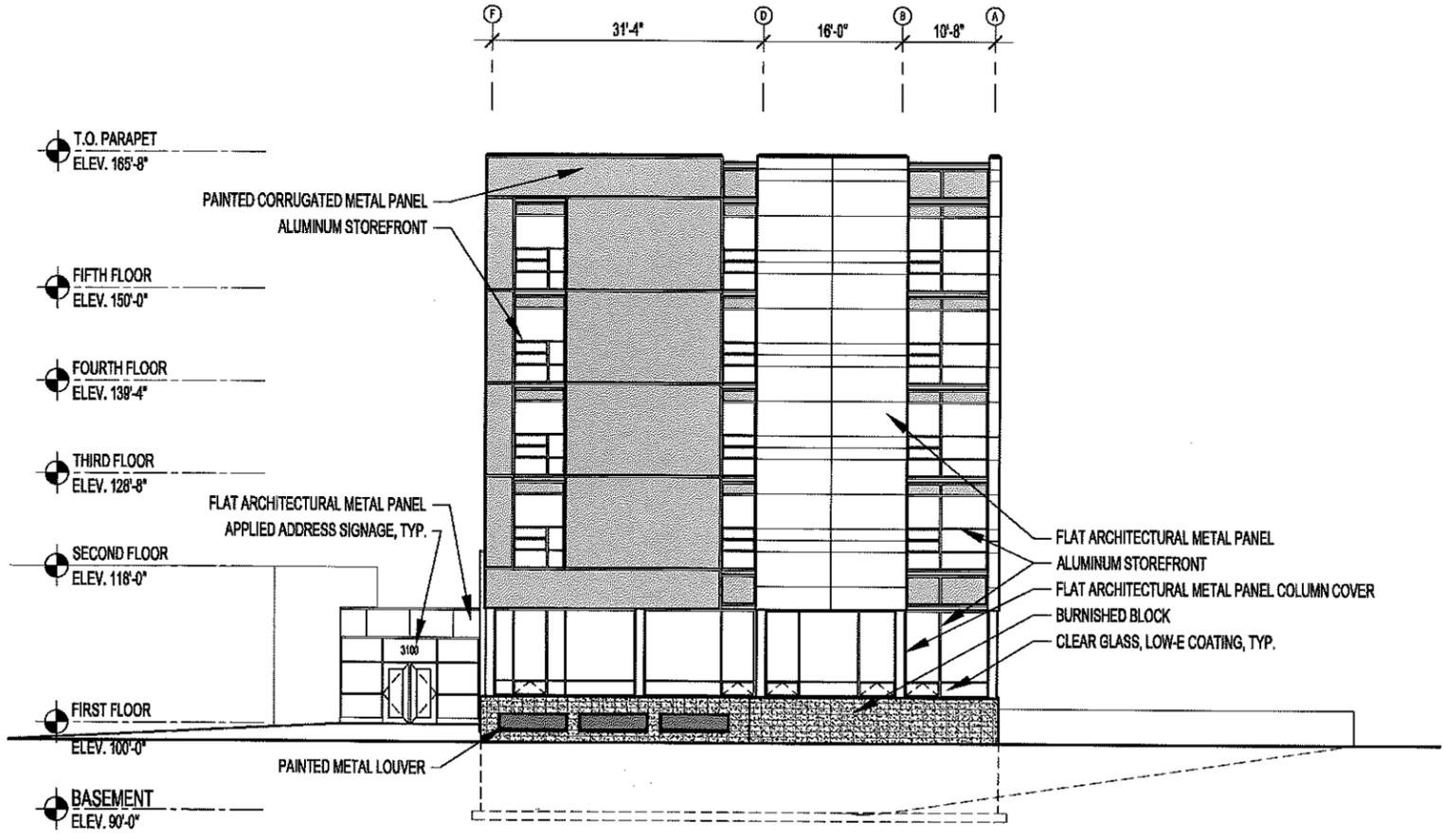
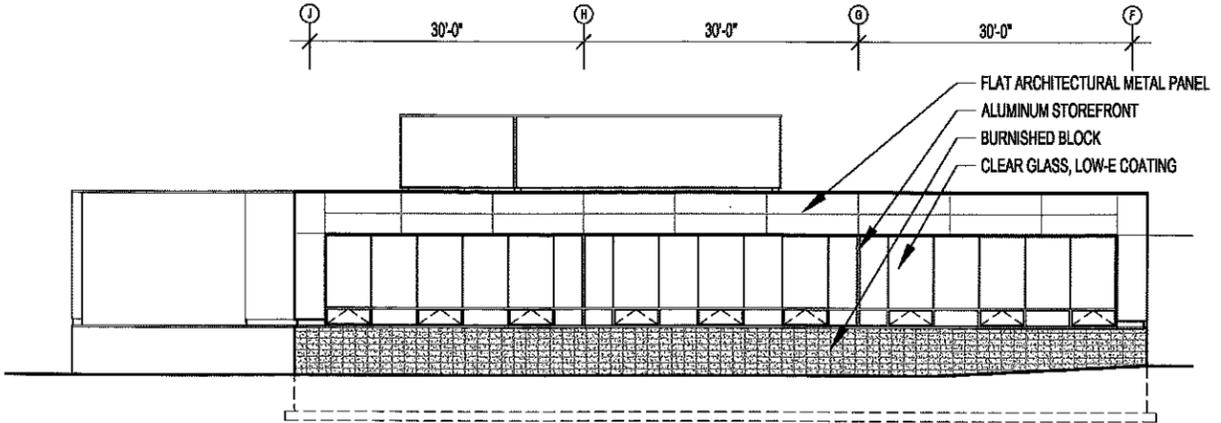
# Architectural Building Elevations: East



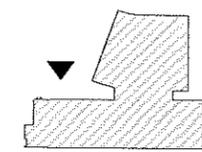
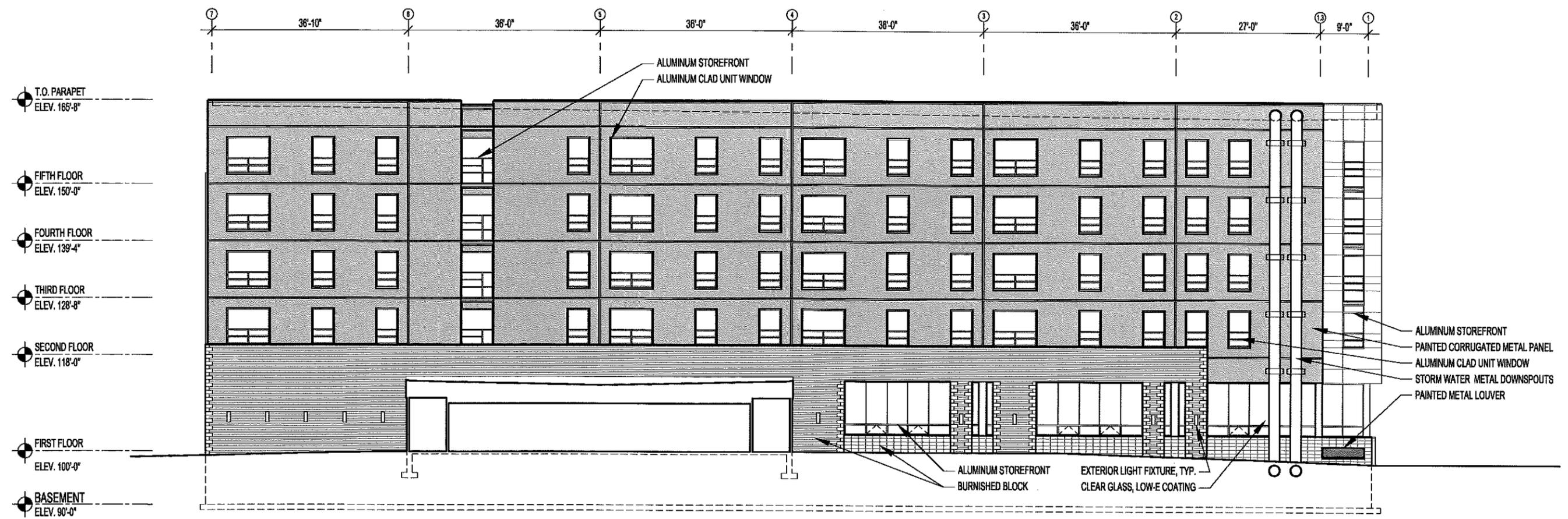
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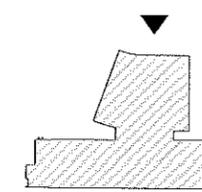
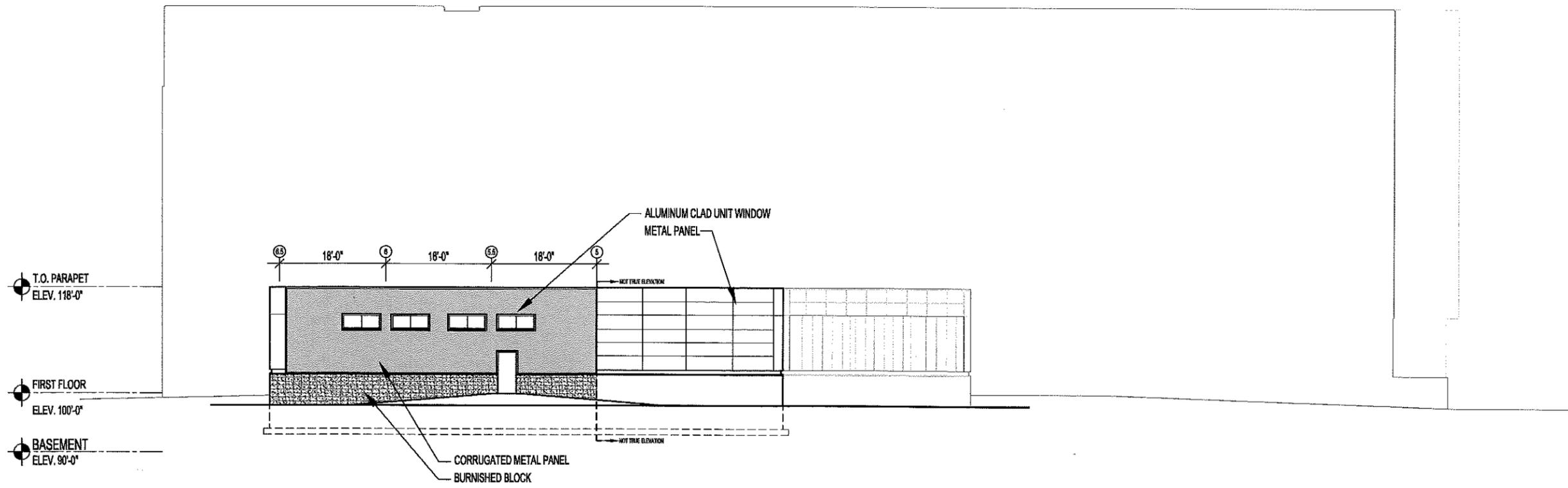
NOTE: SEE SITE PLAN FOR LOCATION  
MMSD Monument Sign Elevation and Plan - Scale: 1/4" = 1'-0"



Scale: 1" = 20'-0"



Scale: 1" = 20'-0"



Scale: 1" = 20'-0"

