Greenwich Park Apartments

2353 N. Farwell Ave.
Milwaukee, WI 53211

Detailed Plan Development Submittal: 11.17.2010
Original date approved: 01.19.11 (FN 091458)

Amendment - 10.11.2013 (FN 130621)

mercy HOUSING
Live in Hope

KORB TREDO ARCHITECTS

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Project Team

KORB TREDO ARCHITECTS

Jason Korb
790 N. Milwaukee Street, Suite 210
Milwaukee, WI 53202
p: 414.273.8230
f: 414.273.8231
Email: jason@korbtredo.com
www.korbtredo.com

mercyHOUSING
Live in Hope

David Lyon
Vice President, Real Estate Development & Acquisitions

Mercy Housing Lakefront, Mercy Services Corporation, Mercy Portfolio Services
120 South LaSalle Street, Suite 1850
Chicago, IL 60603
p: 312.447.4500
f: 312.447.4750
www.mercyhousing.org

KAPUR & ASSOCIATES
CONSULTING ENGINEERS

Kevin Byrne
7711 N. Port Washington Rd.
Milwaukee, WI 53217
p: 414.751.7200
f: 414.351.4117
www.kapurengineers.com

Owner's Statement of Intent

The Greenwich Park Apartments will bring Mercy Housing Lakefront's (MHL's) workforce housing model to Milwaukee by creating up to 100 rental apartment units on what are currently contiguous surface parking lots in the Greenwich Park neighborhood. There is a critical need for this type of housing in Milwaukee and in this neighborhood to support employers such as Columbia St. Mary's Hospital with affordable, walk-to-work housing for its employees.

Mercy Housing's past experience in providing successful supportive and workforce housing prompted an invitation from City and County officials to have Mercy build a demonstration project in Milwaukee in 2006. This demonstration project, the Johnston Center Residences, was completed in September of 2010 on Milwaukee's near south side at 13th Street and Windlake Avenue and is comprised of 91 units of permanent supportive housing.

MHL elected to enter the Milwaukee market as it is home to Columbia St. Mary's Hospital, an Ascension Health system hospital, and one of Mercy Housing's national strategic healthcare partners. The proposed project will benefit from this relationship and Columbia St. Mary's strength in the community. Mercy continues to benefit from strong support from the Milwaukee community at the City, County and Aldermanic levels, as well as the private sector.

The site for this project was selected after a thorough review of available land and buildings in all parts of the City. Proximity to transportation, schools, libraries, shopping, employment, and parks were all factors in determining the appropriate site. It is also important to note that as part of this project, improvements will be made to the entry and exit conditions of the US Bank Drive Thru facility, however, the major infrastructure will remain unchanged and fully operational throughout construction.

Respectfully Submitted,

David Lyon
Vice President, Real Estate Development & Acquisitions
Mercy Housing Lakefront

Mercy Housing Lakefront - Mercy Services Corporation - Mercy Portfolio Services
120 South LaSalle Street, Suite 1850 - Chicago, Illinois 60603 - 312.447.4500 - Fax: 312.447.4750
www.mercyhousing.org

Gross land area:	**City Parking Lot: 15,647.2 SF** **US Bank Parking Lot: 10,881.4 SF** **Vacated City Land (North of the Site): 1738.8 SF** **10' Easement to the South (To be used by US Bank): 1,467.4 SF** **Total: 29,734.8 SF**
Maximum amount of land covered by principal buildings:	**Phase 1: 13,677.8 SF** **Phase 2: 13,617.8 SF**
Maximum amount of land devoted to parking, drives and parking structures:	**Phase 1: 11,824.8 SF** **Phase 2: 8,601 SF**
Minimum amount of land devoted to landscaped open space:	**Phase 1: 2,543 SF** **Phase 2: 1,222 SF**
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	**Phase 1 Gross: 95,744.6 SF** **Phase 1 Residential: 54,711.2 SF** **Phase 2 Gross: 78,495.8 SF** **Phase 2 Residential: 37,642.4 SF**
Proposed number of buildings:	**2**
Maximum number of dwelling units per building:	**Phase 1: 56** **Phase 2: 44**
Bedrooms per unit:	**1-3 Bedrooms**
Parking spaces provided, whether surface or in structures:	**Phase 1: 51 Residential** **Phase 2: 68 Residential** **26 US Bank / Public** **10 Street**
Ratio per unit:	**Phase 1: (51 Stalls / 56 Units) = .91 / Unit** **Phase 2: (68 Stalls / 44 Units) = 1.54 / Unit**

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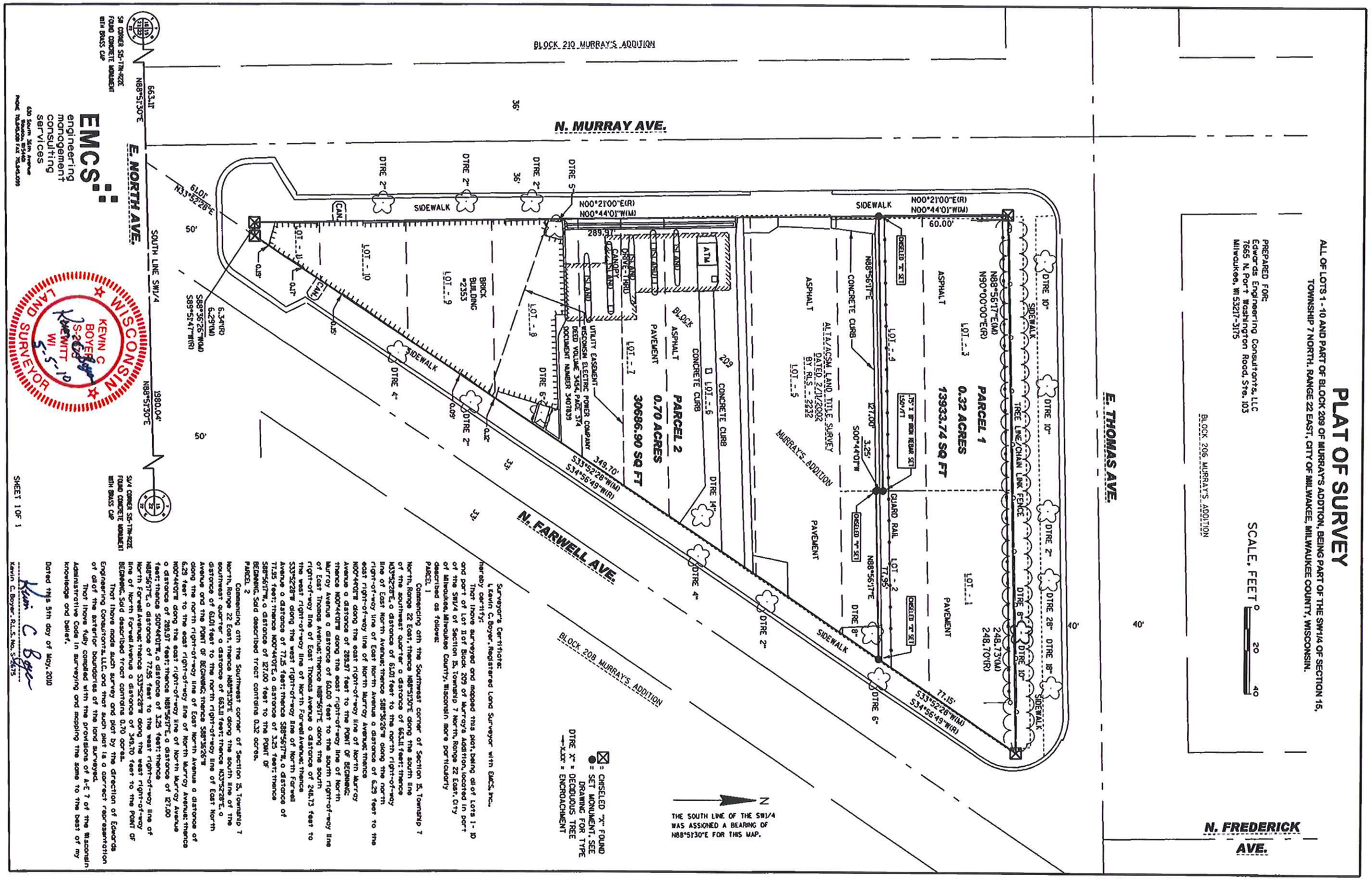


Surveyor's Certificate:

I, Kevin C. Boyer, Registered Land Surveyor with EMCS, Inc., hereby certify:

That I have surveyed and mapped this plat, being all of Lots 1 - 10 and part of Lot 11 of Block 209 of Murray's Addition, located in part of the SW1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin more particularly described as follows:

PARCEL 1

Commencing at the Southwest corner of Section 15, Township 7 North, Range 22 East, thence N88°51'30"E along the south line of the southwest quarter a distance of 663.11 feet; thence N33°52'28"E, a distance of 61.01 feet to the north right-of-way line of East North Avenue; thence S88°36'26"W along the north right-of-way line of East North Avenue a distance of 6.29 feet to the east right-of-way line of North Murray Avenue; thence N00°44'01"W along the east right-of-way line of North Murray Avenue a distance of 289.97 feet to the POINT OF BEGINNING; thence N00°44'01"W along the east right-of-way line of North Murray Avenue a distance of 60.00 feet to the south right-of-way line of East Thomas Avenue; thence N88°56'17"E along the south right-of-way line of East Thomas Avenue a distance of 248.73 feet to the west right-of-way line of North Farwell Avenue; thence S33°52'28"W along the west right-of-way line of North Farwell Avenue a distance of 77.15 feet; thence S88°56'17"W, a distance of 77.95 feet; thence N00°44'01"E, a distance of 3.25 feet; thence S88°56'17"W, a distance of 127.00 feet to the POINT OF BEGINNING. Said described tract contains 0.32 acres.

PARCEL 2

Commencing at the Southwest corner of Section 15, Township 7 North, Range 22 East, thence N88°51'30"E along the south line of the southwest quarter a distance of 663.11 feet; thence N33°52'28"E, a distance of 61.01 feet to the north right-of-way line of East North Avenue and the POINT OF BEGINNING; thence S88°36'26"W along the north right-of-way line of East North Avenue a distance of 6.29 feet to the east right-of-way line of North Murray Avenue; thence N00°44'01"W along the east right-of-way line of North Murray Avenue a distance of 289.97 feet; thence N88°56'17"E, a distance of 127.00 feet; thence S00°44'01"W, a distance of 3.25 feet; thence N88°56'17"E, a distance of 77.95 feet to the west right-of-way line of North Farwell Avenue; thence S33°52'28"W along the west right-of-way line of North Farwell Avenue a distance of 349.70 feet to the POINT OF BEGINNING. Said described tract contains 0.70 acres.

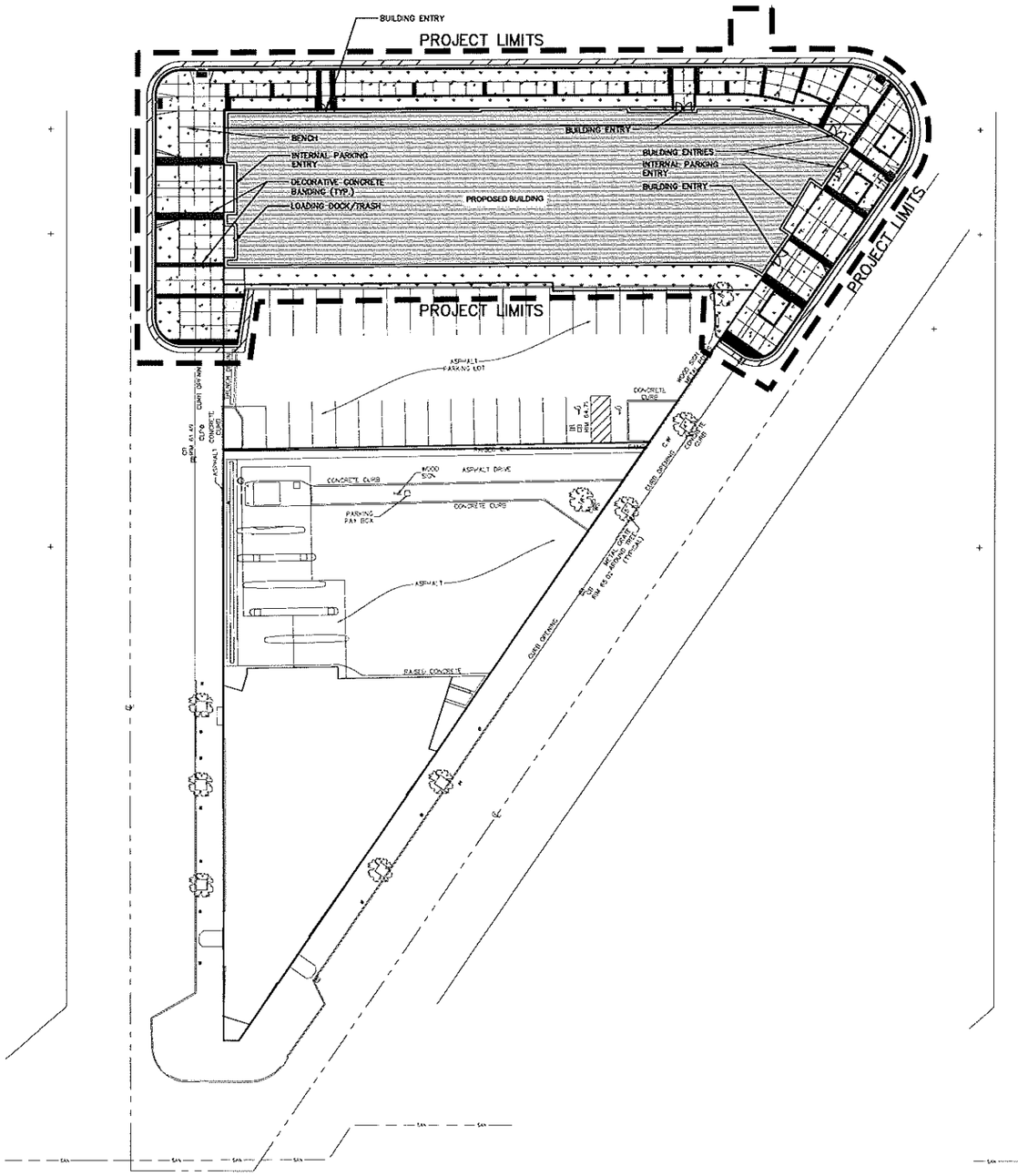
That I have made such survey and plat by the direction of Edwards Engineering Consultants, LLC, and that such plat is a correct representation of all of the exterior boundaries of the land surveyed.

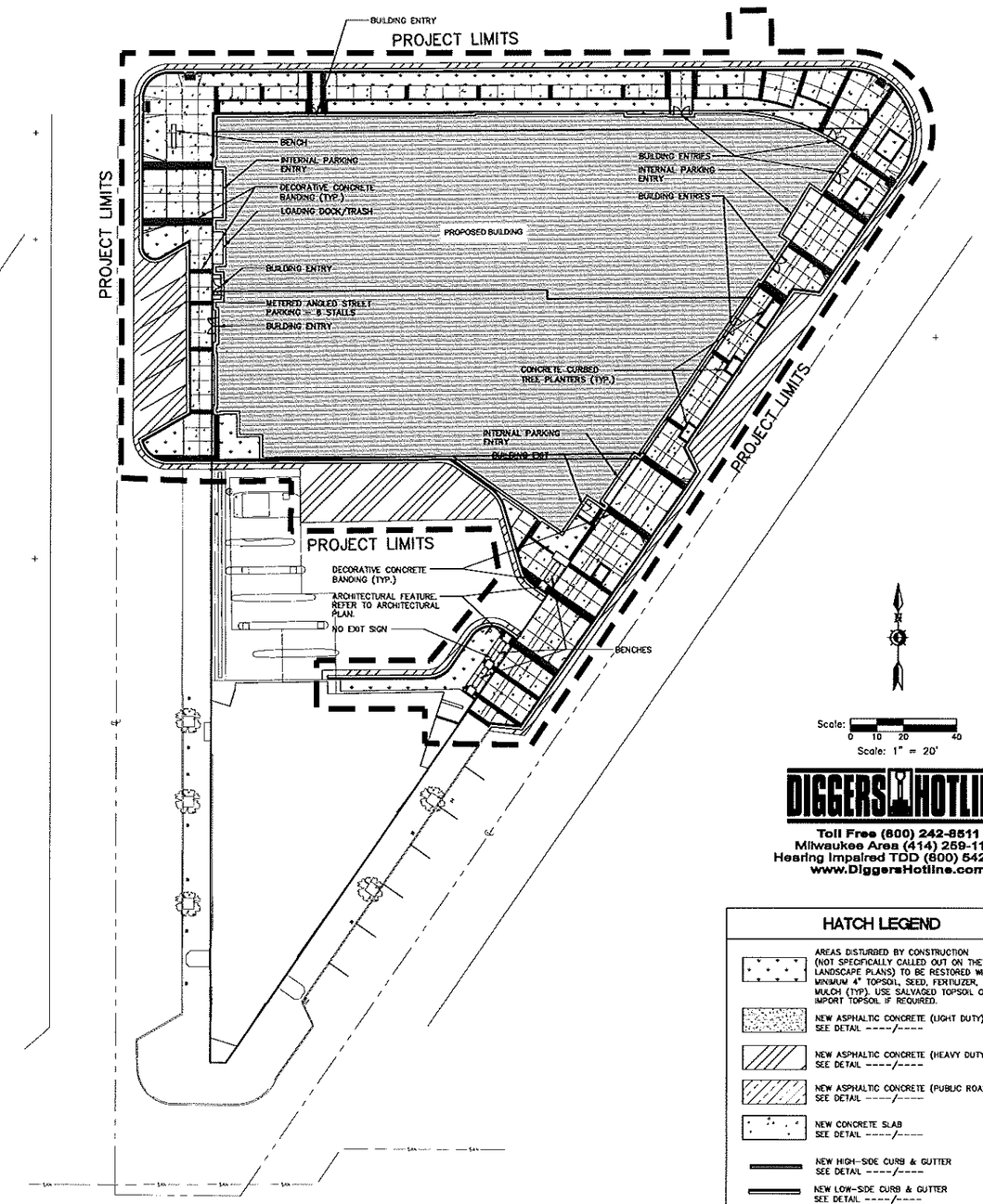
That I have fully complied with the provisions of A-E 7 of the Wisconsin Administrative Code in surveying and mapping the same to the best of my knowledge and belief.

Dated this 5th day of May, 2010

Kevin C. Boyer

Kevin C. Boyer, R.L.S. No. S-2675





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DIGGERS HOTLINE
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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 (LIGHT DUTY) SEE DETAIL ----/----
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL ----/----
- NEW ASPHALTIC CONCRETE (PUBLIC ROADWAY) SEE DETAIL ----/----
- NEW CONCRETE SLAB SEE DETAIL ----/----
- NEW HIGH-SIDE CURB & GUTTER SEE DETAIL ----/----
- NEW LOW-SIDE CURB & GUTTER SEE DETAIL ----/----

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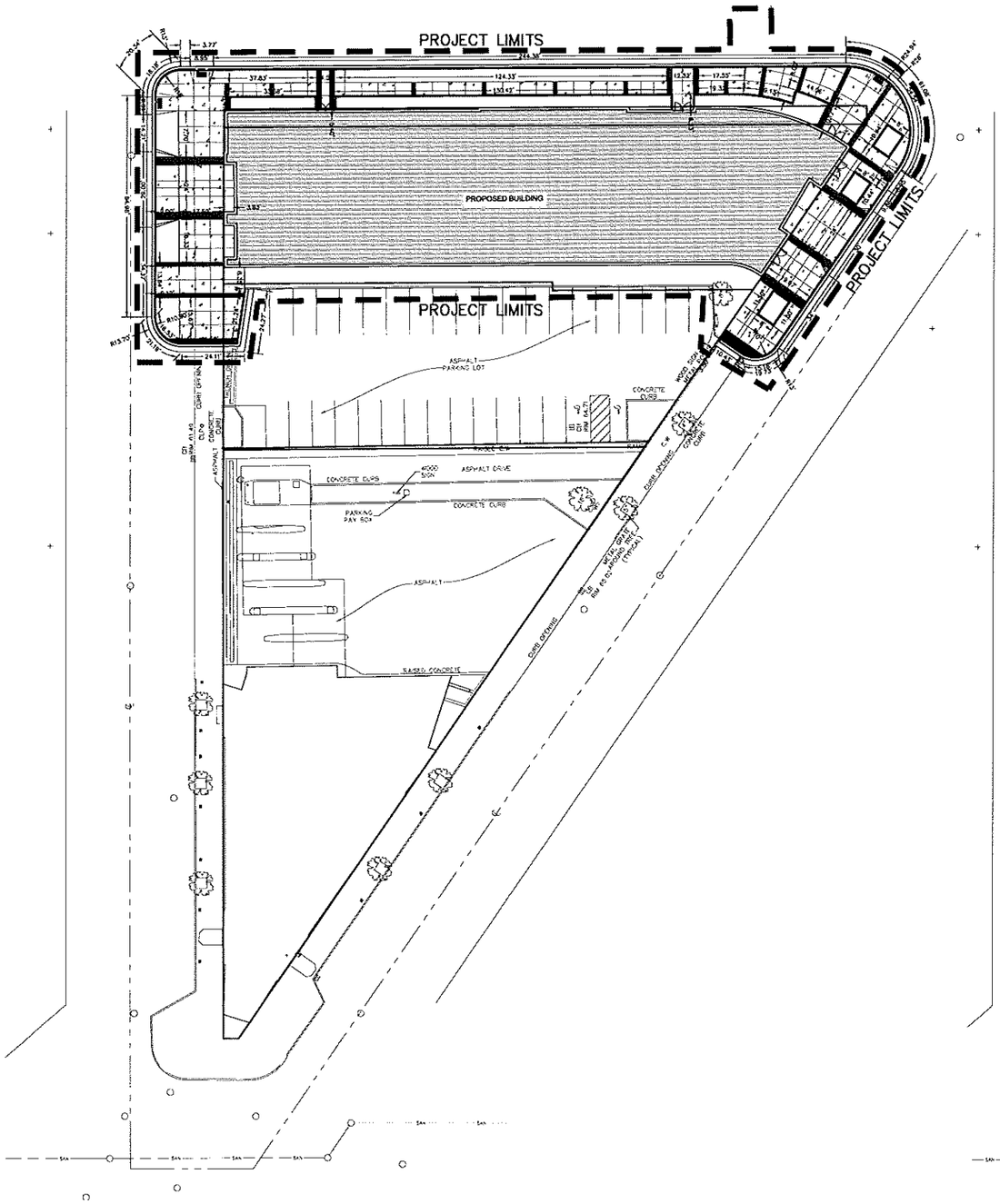
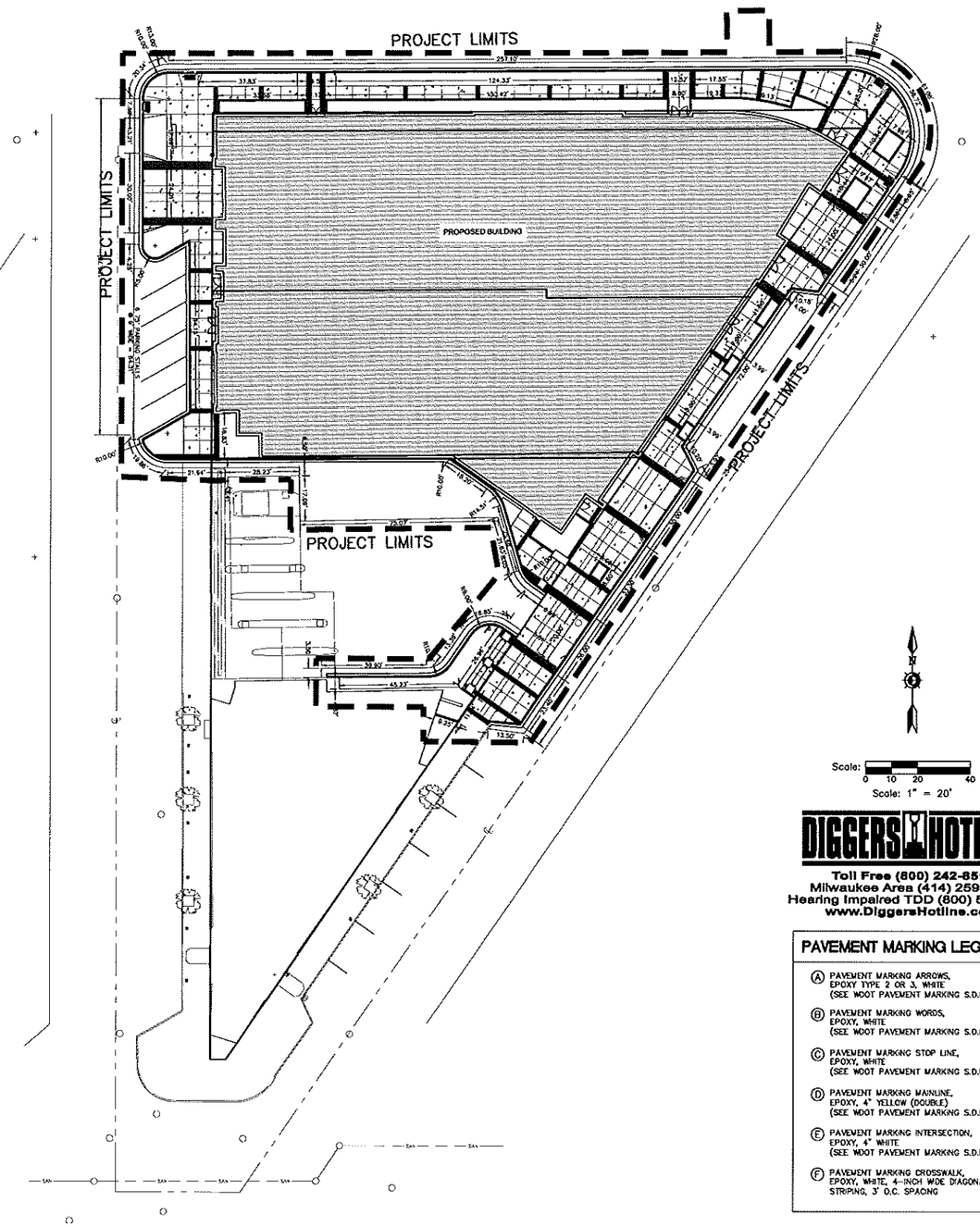
Civil: Site Geometric Plan





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PAVEMENT MARKING LEGEND

- (A) PAVEMENT MARKING ARROWS, EPOXY TYPE 2 OR 3, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (B) PAVEMENT MARKING WORDS, EPOXY, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (C) PAVEMENT MARKING STOP LINE, EPOXY, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (D) PAVEMENT MARKING MAINLINE, EPOXY, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
- (E) PAVEMENT MARKING INTERSECTION, EPOXY, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- (F) PAVEMENT MARKING CROSSWALK, EPOXY, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING

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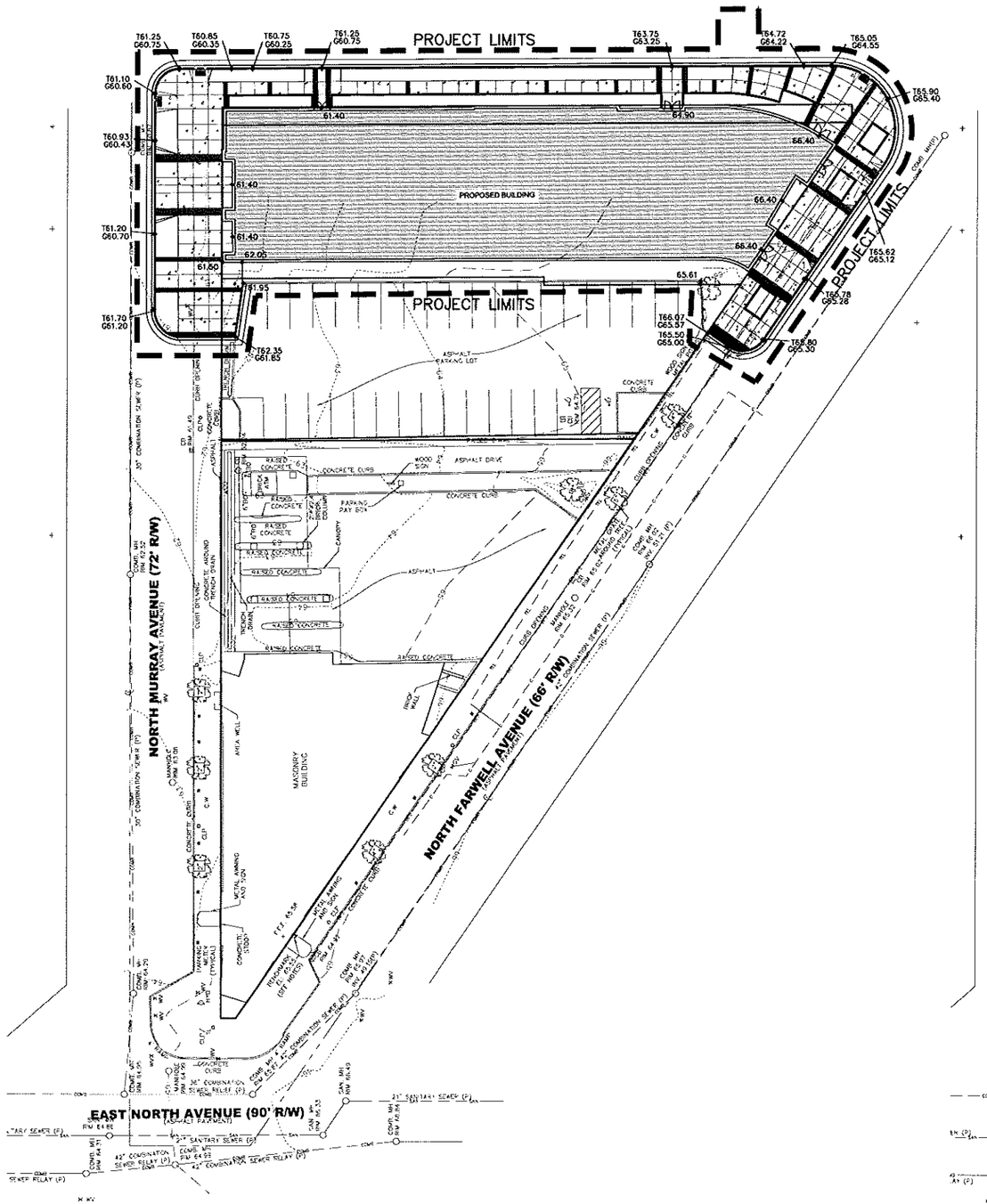
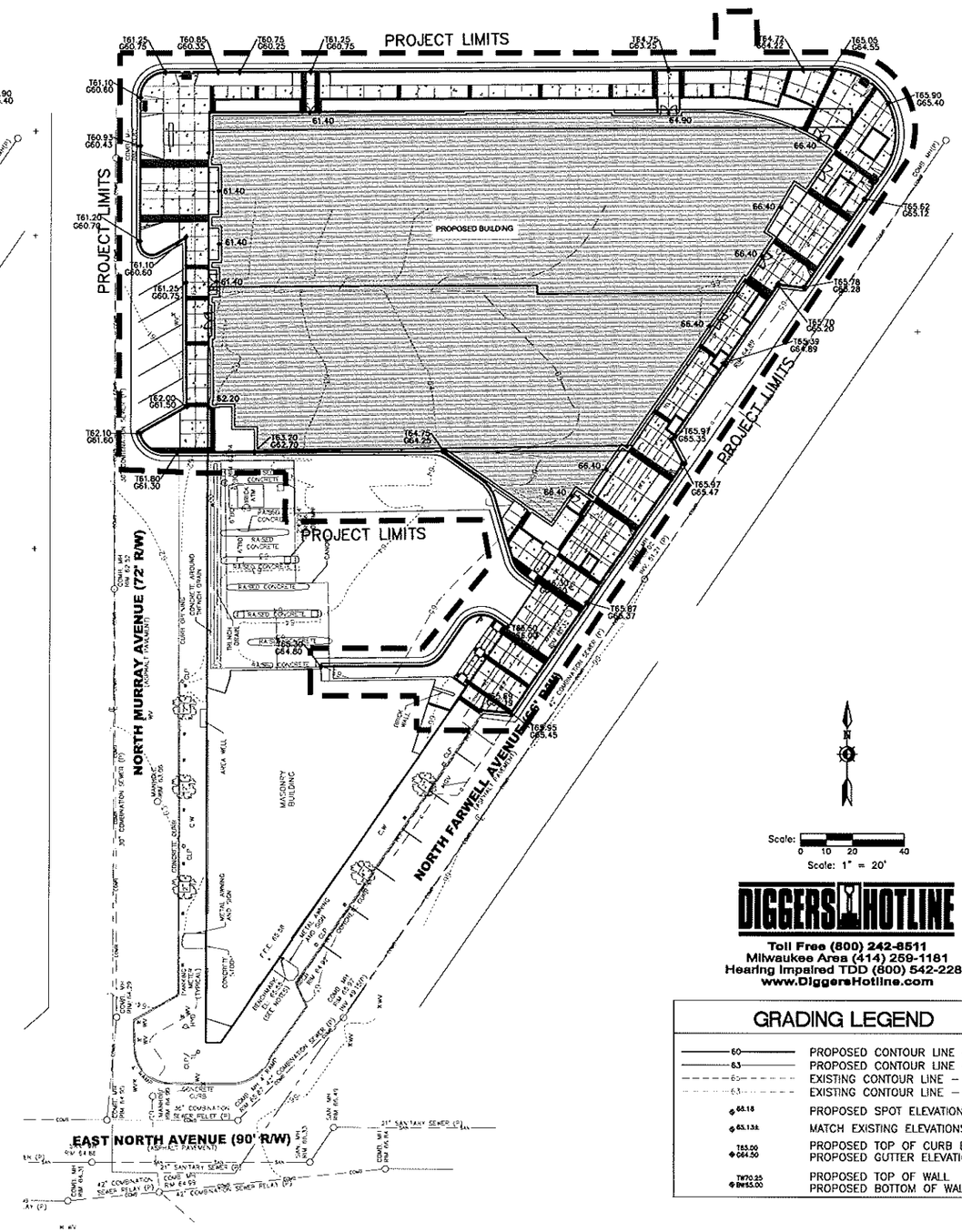
Civil: Site Grading Plan





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GRADING LEGEND

60	PROPOSED CONTOUR LINE – MAJOR
63	PROPOSED CONTOUR LINE – MINOR
65	EXISTING CONTOUR LINE – MAJOR
63	EXISTING CONTOUR LINE – MINOR
65.18	PROPOSED SPOT ELEVATIONS
65.13±	MATCH EXISTING ELEVATIONS
T65.00 / G64.50	PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
TW70.25 / BW65.00	PROPOSED TOP OF WALL / PROPOSED BOTTOM OF WALL

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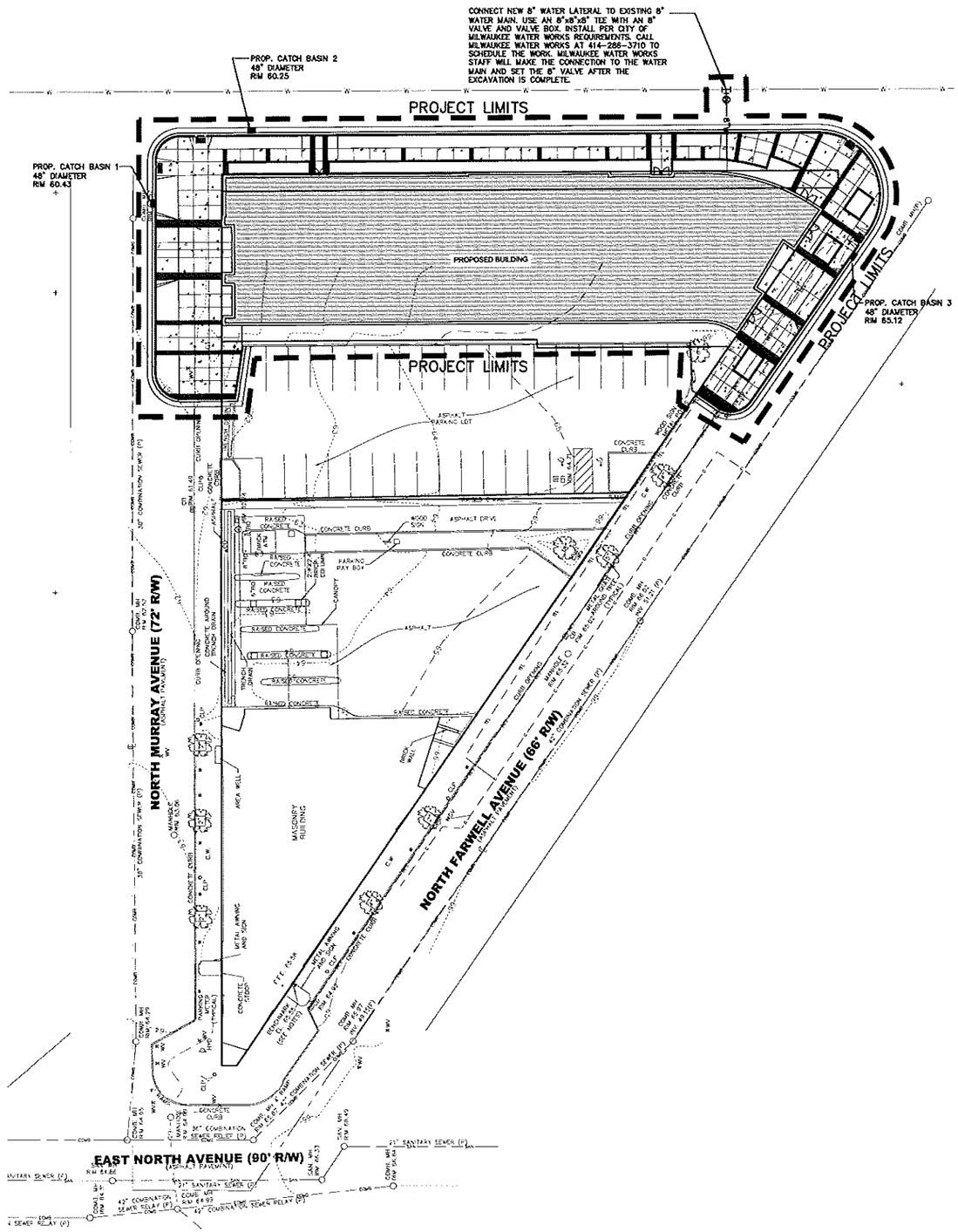
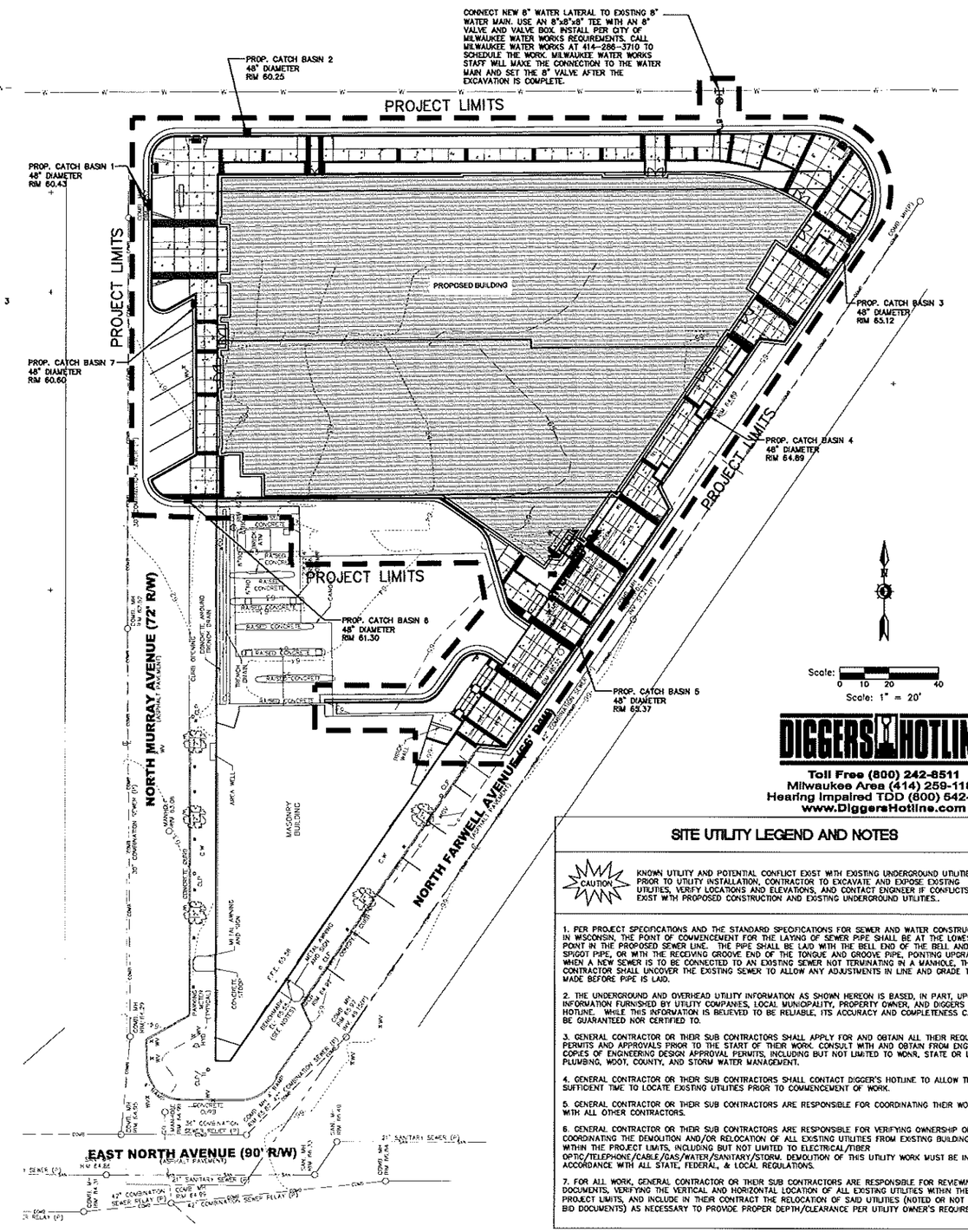
Civil: Site Utility Plan





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SITE UTILITY LEGEND AND NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

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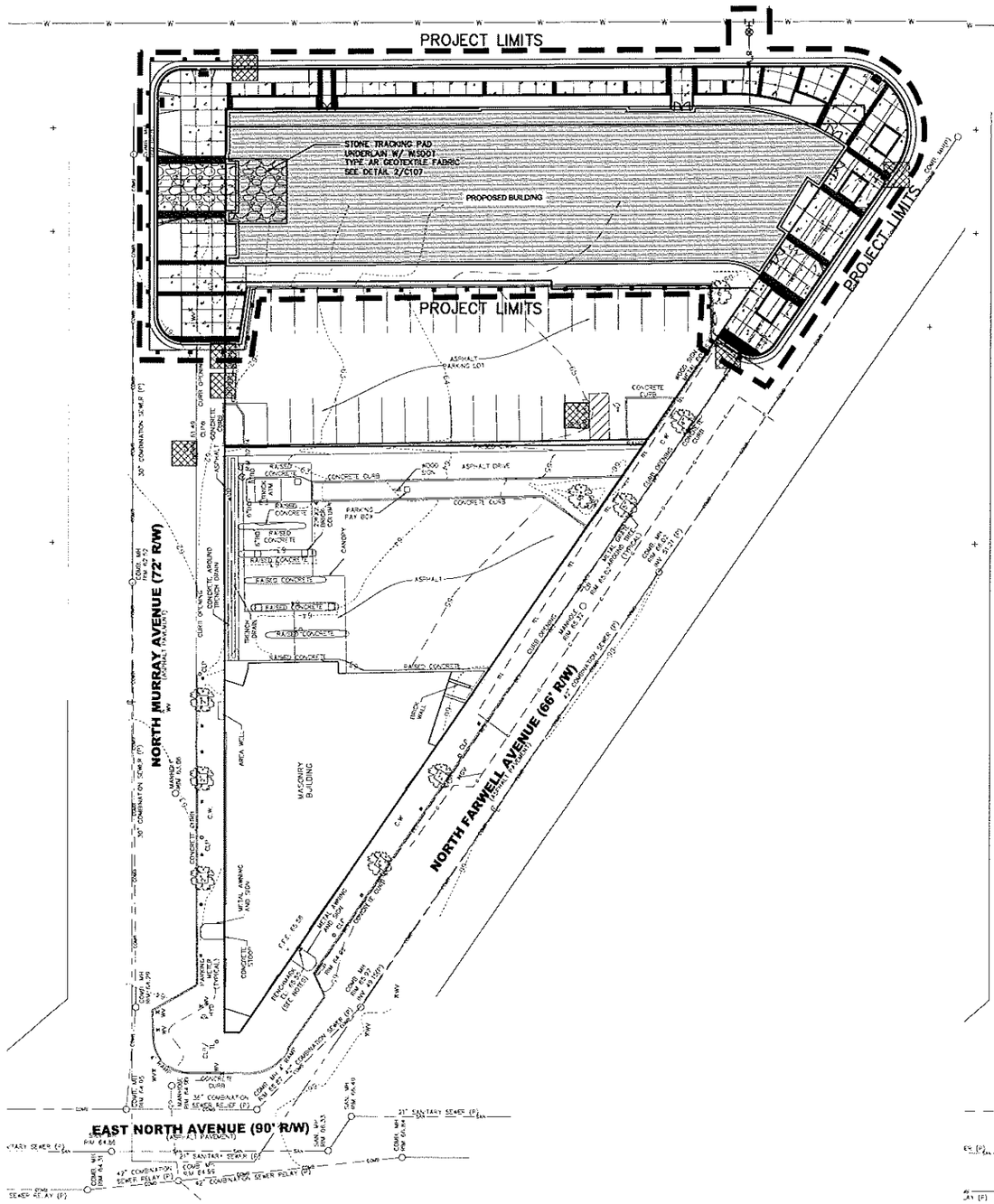

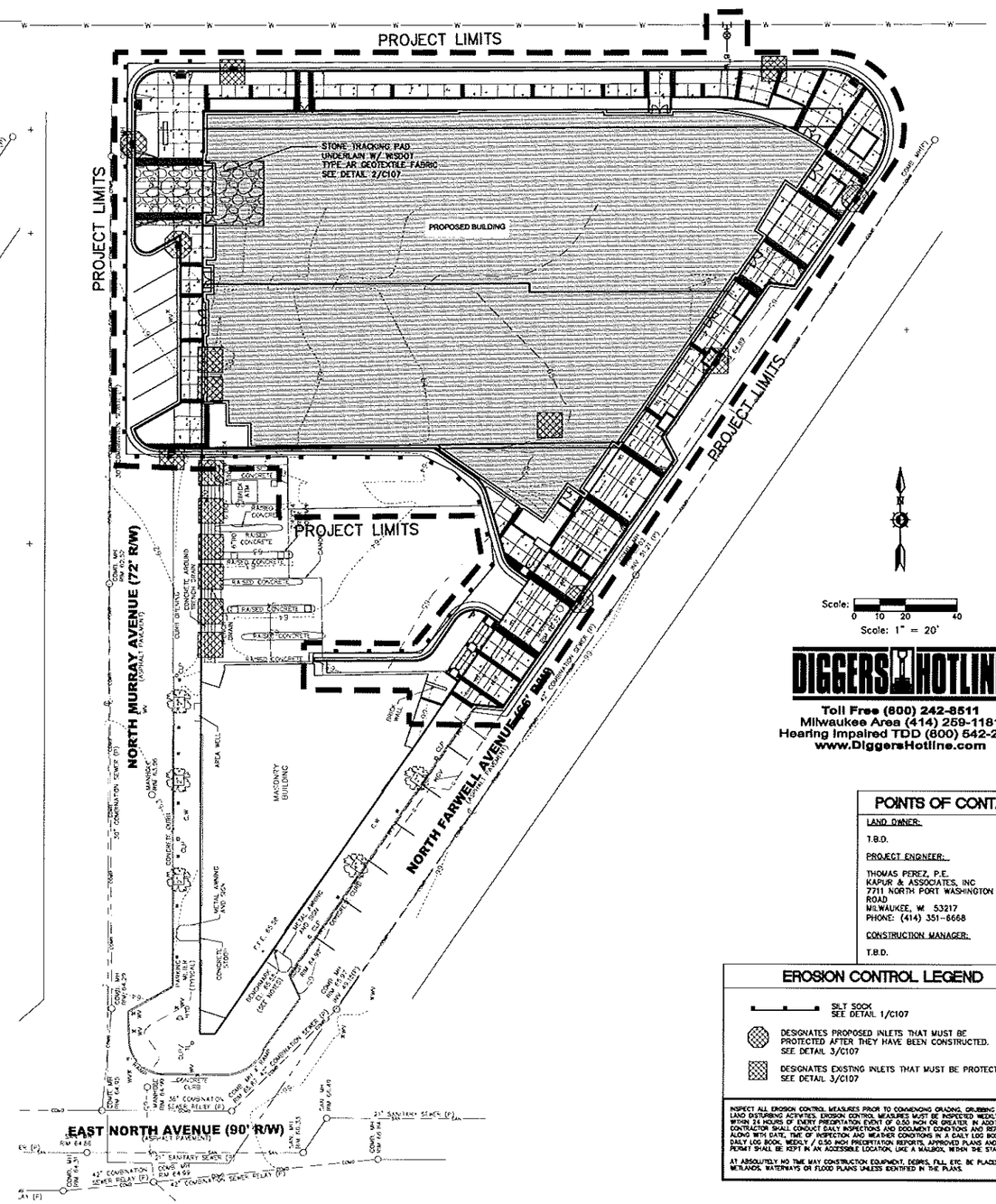

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POINTS OF CONTACT

LAND OWNER:

T.B.D.

PROJECT ENGINEER:

THOMAS PEREZ, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (414) 351-6668

CONSTRUCTION MANAGER:

T.B.D.

EROSION CONTROL LEGEND

SILT SOCK
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 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. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

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EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT:
http://dnr.wi.gov/runoff/stormwater/techstds.htm

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE INVASIVE IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS.
   A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION. GEOTEXTILE FABRIC TYPE FF IN THE CURRENT EDITION OF THE INDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE:
   http://www.dot.wisconsin.gov/business/engineers/bid.htm
   B. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.
   C. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
   D. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/2 TO ½ 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.
   E. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE 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.
   F. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. 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 WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:
   A. A WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE USED TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
   B. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.
   C. THE AGGREGATE SHALL BE PLACED IN A LAYER ON TOP OF THE TYPE R GEOTEXTILE FABRIC AT LEAST 12 INCHES THICK.
   D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT AND BE AT LEAST 50 FEET LONG.
   E. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
   F. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.
   G. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
   H. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
   I. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

4. 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 WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:
   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 6 FEET.
   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A 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.
   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
   H. 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 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
   I. ON THE TERMINAL ENDS OF THE SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
   L. 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.
   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE, TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT 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 WDNR TECHNICAL STANDARDS 1058 AND 1058 RESPECTIVELY AS FOLLOWS:
   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 3 INCHES.
   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
   D. 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.
   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 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 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER AVAILABLE). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, MONTAGE TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.
   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1058 SHALL BE FOLLOWED.
   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT 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 MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT 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 ½ 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 MAILBOX, AVAILABLE TO REGULATORY AGENCIES 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 SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF MILWAUKEE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING 2014, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES.
4. SILT FENCE, INLET FILTER 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.
5. IMMEDIATELY CONSTRUCT THE STORM WATER POND TO FINISH GRADES WITH CLAY LINER PER PROJECT PLANS AND DETAILS TO FUNCTION AS A SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT POND INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION (REFER TO DETAIL ------ ON SHEET ------ FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE. IN ADDITION, CONTRACTOR SHALL ALSO CONSTRUCT DIVERSION BERMS PER THE PROJECT PLANS TO DIRECT AS MUCH STORM WATER RUNOFF AS POSSIBLE TO THE SEDIMENT BASIN.
6. THE SEDIMENT BASIN/STORM WATER POND SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. SEDIMENT MAY NEED TO BE REMOVED MORE FREQUENTLY IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. 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.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN AREAS OUTSIDE OF PROPOSED ROADWAYS, PARKING LOTS, BUILDINGS, AND ALL OTHER HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
12. 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 WDNR TECHNICAL STANDARD 1050 SHALL BE USED.
13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/STORM WATER POND SHALL BE EXCAVATED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE STORM WATER POND IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1058, OR TEMPORARY GRADING PRACTICES PER WDNR TECHNICAL STANDARD 1067 MAY BE IMPLEMENTED. HOWEVER BY OCTOBER 1, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
17. 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 PROGRESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

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 WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD NUMBER 1061.
2. A PAN 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.
3. 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 GRAB TENSILE STRENGTH OF 300 LBS, MULLEN BURST OF 580 PSI, 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.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR 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 WDNR BEFORE USE ON-SITE FOR WDNR 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 WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE WDNR 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.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. 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 MONITORED TO MEASURE 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.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES.
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
   E. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
   F. DATE AND TIME APPLIED.
   G. WEATHER CONDITIONS DURING APPLICATION.
   H. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

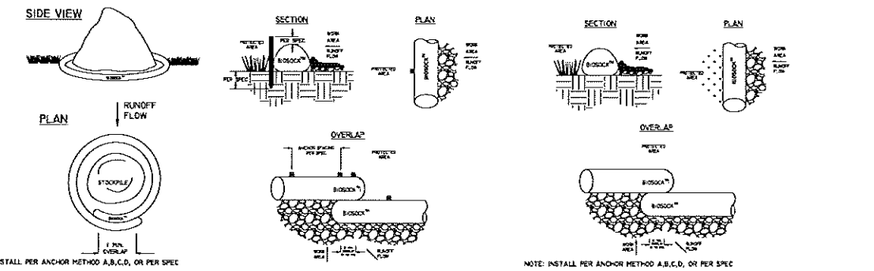
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

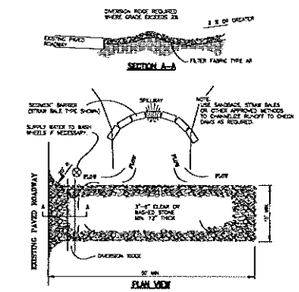
WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

INSPECT 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 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. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, 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/USACOE.



1 SILT SOCK
N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT DEPOSITING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

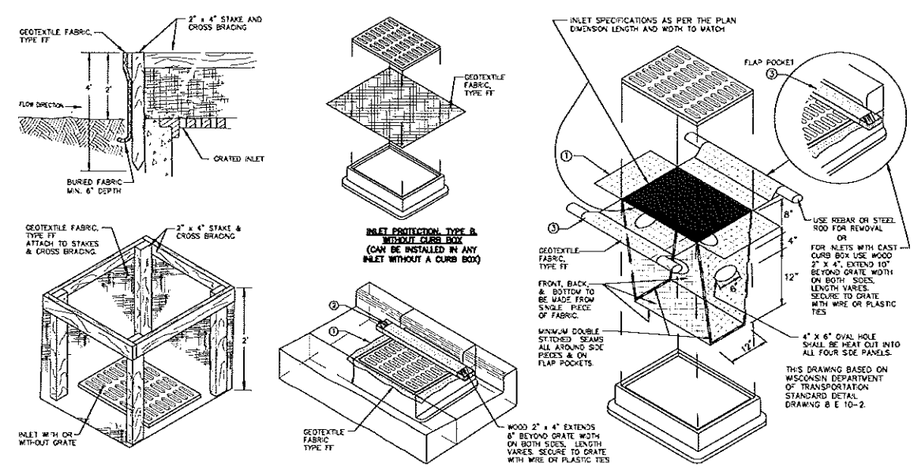
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OULET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



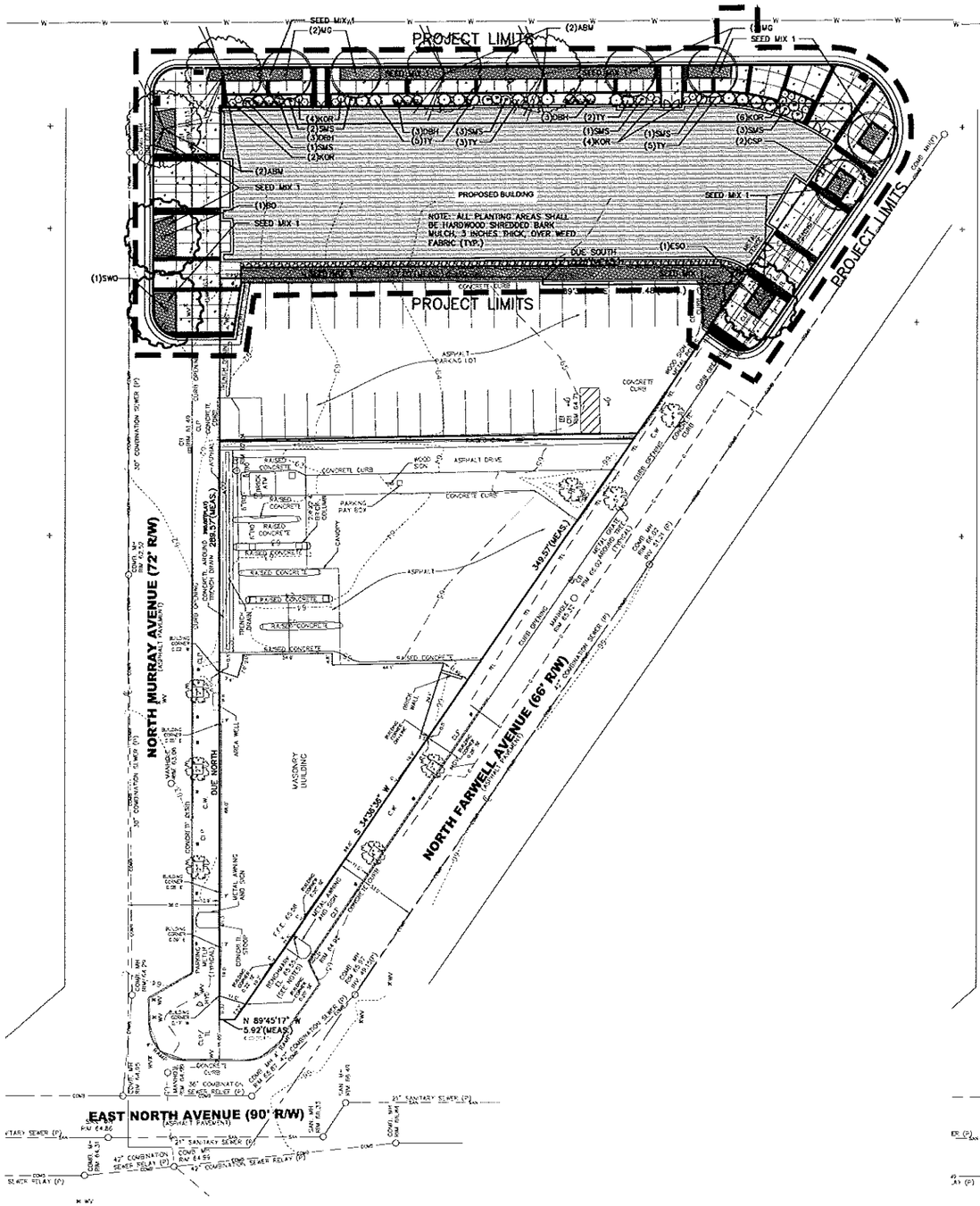
GENERAL NOTES:

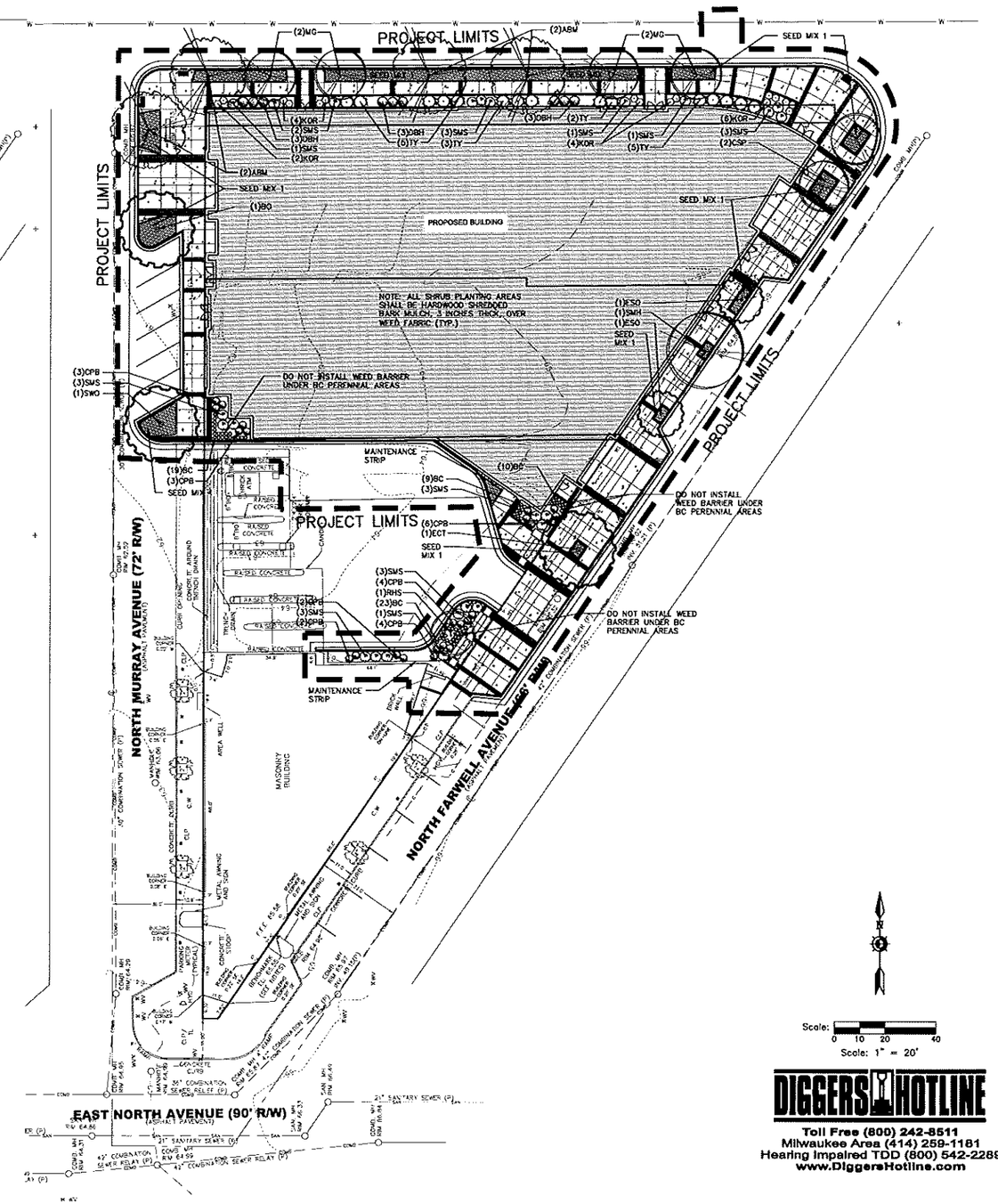
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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.

① FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD





Scale: 0 10 20 40
Scale: 1" = 20'

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Civil: Site Landscape Details

Plant Schedule - Phase 1

	Scientific Name	Common Name	Quantity	Spacing	Size
					Install
Deciduous Trees					
ABM	Acer x freemanii 'Jeffersed'	Autumn Blaze Maple	4	Per Plan	2.5" caliper B&B
BO	Quercus macrocarpa	Bur Oak	1	Per Plan	2.5" caliper B&B
CSP	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2	Per Plan	2.5" caliper B&B
ECT	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree	1	Per Plan	2.5" caliper B&B
MG	Ginkgo biloba 'Magyar'	Magyar Ginkgo	4	Per Plan	2.5" caliper B&B
SWO	Quercus bicolor	Swamp White Oak	1	Per Plan	2.5" caliper B&B
Evergreen Shrubs					
TY	Taxus x media 'Tautonii'	Tauton Yew	15	Per Plan	#5 Cont.
Deciduous Shrubs					
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	9	Per Plan	#5 Cont.
KOR	Rosa x 'Radrazz'	Knockout Rose	16	Per Plan	#5 Cont.
SMS	Spiraea nipponica 'Snowmound'	Snowmound Spirea	11	Per Plan	#5 Cont.

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

Plant Schedule - Phase 2

	Scientific Name	Common Name	Quantity	Spacing	Size
					Install
Deciduous Trees					
ABM	Acer x freemanii 'Jeffersed'	Autumn Blaze Maple	4	Per Plan	2.5" caliper B&B
BO	Quercus macrocarpa	Bur Oak	1	Per Plan	2.5" caliper B&B
CSP	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2	Per Plan	2.5" caliper B&B
ESO	Quercus robur 'Crimschmidt'	Crimson Spire English Oak	2	Per Plan	2.5" caliper B&B
ECT	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree	1	Per Plan	2.5" caliper B&B
MG	Ginkgo biloba 'Magyar'	Magyar Ginkgo	4	Per Plan	2.5" caliper B&B
SMH	Gleditsia triacanthos 'Shademaster' PP 1515	Shademaster Honeylocust: Male species	1	Per Plan	2.5" caliper B&B
RHS	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	1	Per Plan	2.5" caliper B&B
SWO	Quercus bicolor	Swamp White Oak	1	Per Plan	2.5" caliper B&B
Evergreen Shrubs					
TY	Taxus x media 'Tautonii'	Tauton Yew	15	Per Plan	#5 Cont.
Deciduous Shrubs					
CPB	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	24	Per Plan	#3 Cont.
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	12	Per Plan	#5 Cont.
KOR	Rosa x 'Radrazz'	Knockout Rose	16	Per Plan	#5 Cont.
SMS	Spiraea nipponica 'Snowmound'	Snowmound Spirea	24	Per Plan	#5 Cont.
Perennials					
BC	Nepeta x faassenii	Blue Catmint	61	Per Plan	1 gal.

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

1 LANDSCAPE PLANTING SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. 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.

2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MATERIAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

3. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANT LIST AND VERIFY WITH PLAN. REPORT ANY DISCREPANCIES IMMEDIATELY TO LANDSCAPE ARCHITECT AND/OR GENERAL CONTRACTOR.

3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.

4. 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 SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT MULCH FROM SPILLING ONTO PAVEMENT. DO NOT INSTALL POLY EDGING BETWEEN PAVEMENT AND PLANTING AREA.

5. 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.

6. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

7. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.

8. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.

9. 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.

10. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.

11. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.

12. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.

13. 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.

14. 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)

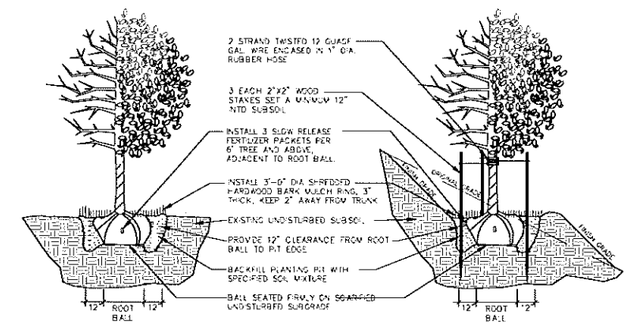
15. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3' 0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5' 0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.

16. 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.

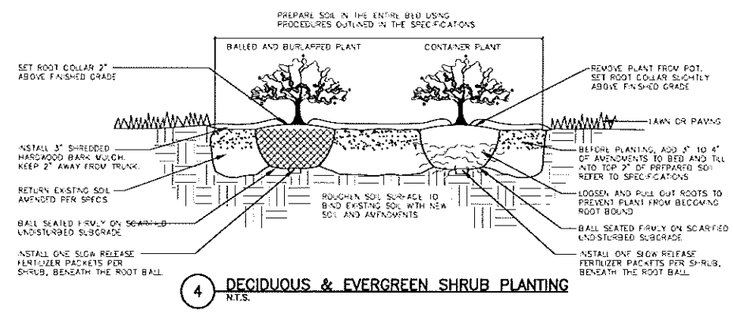
17. 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-INCH TO 2-INCH MISSISSIPPI RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH POLY EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.

18. SEED MIX 1 TO BE AGRECOL SHORT GRASS FOR DRY SOILS SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536 TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.

2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



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



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
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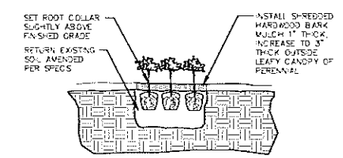

5 PERENNIAL PLANTING
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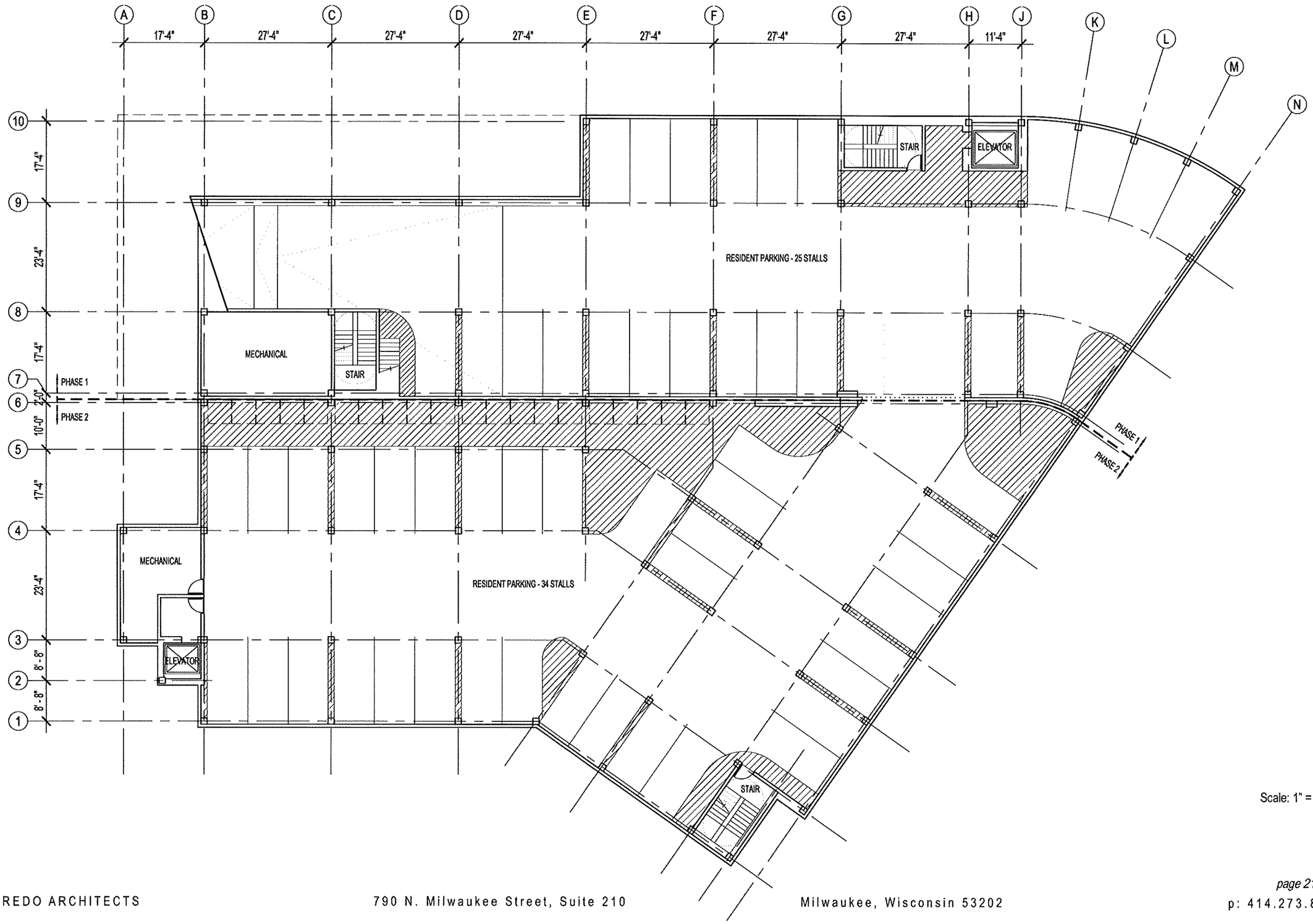
Architectural Building Plans: Lower Level



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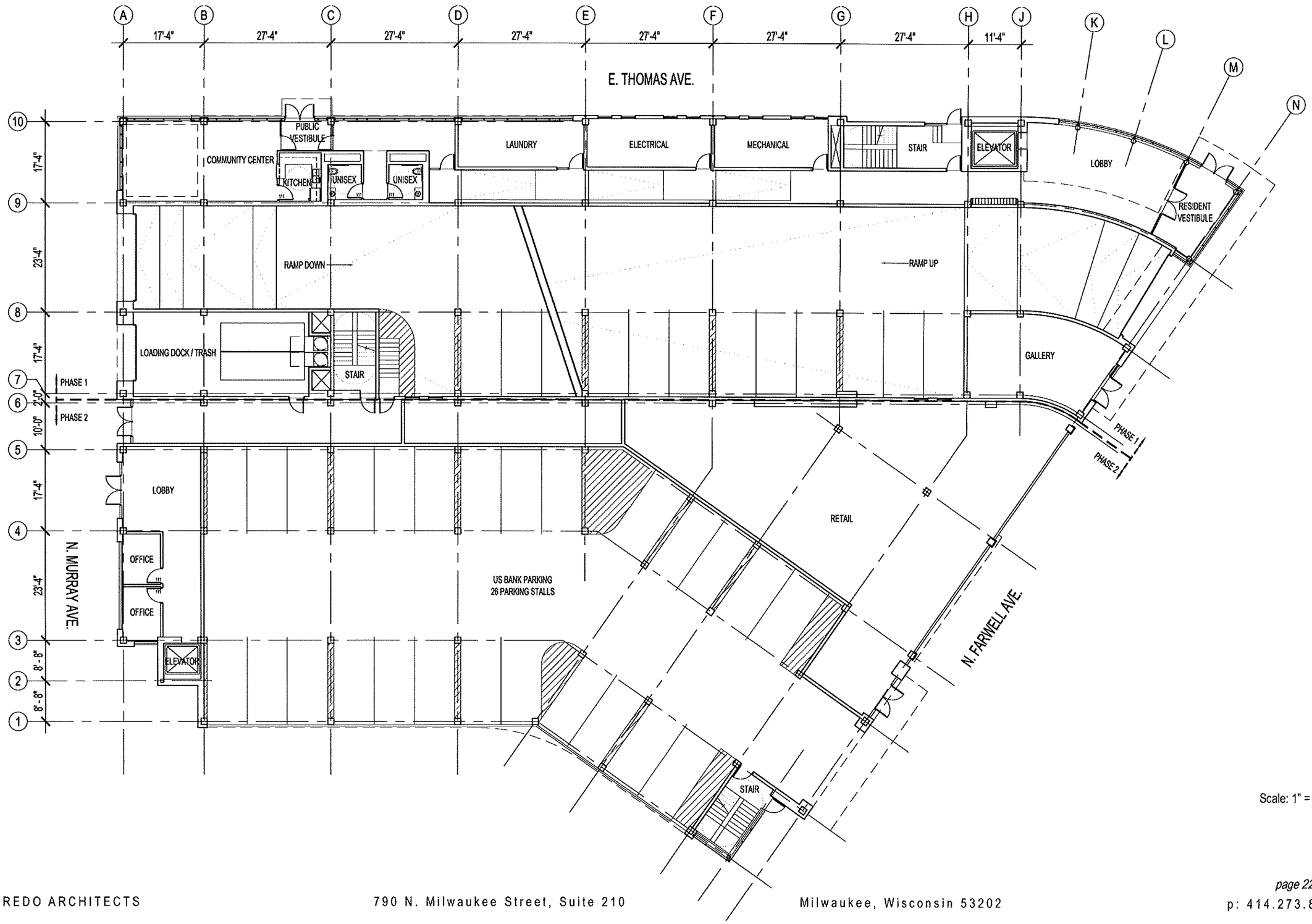
Architectural Building Plans: Ground Level



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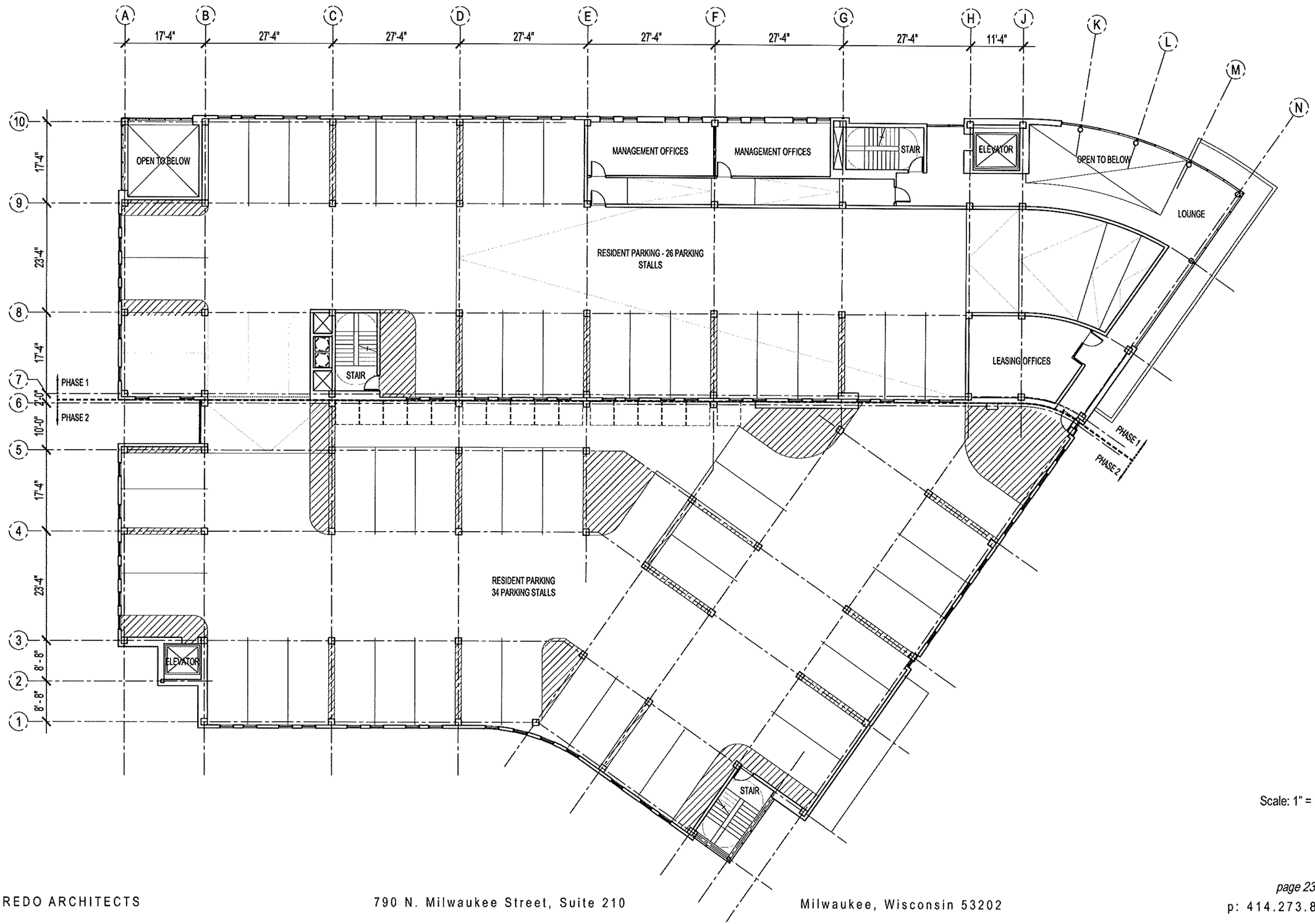
Architectural Building Plans: Second Level



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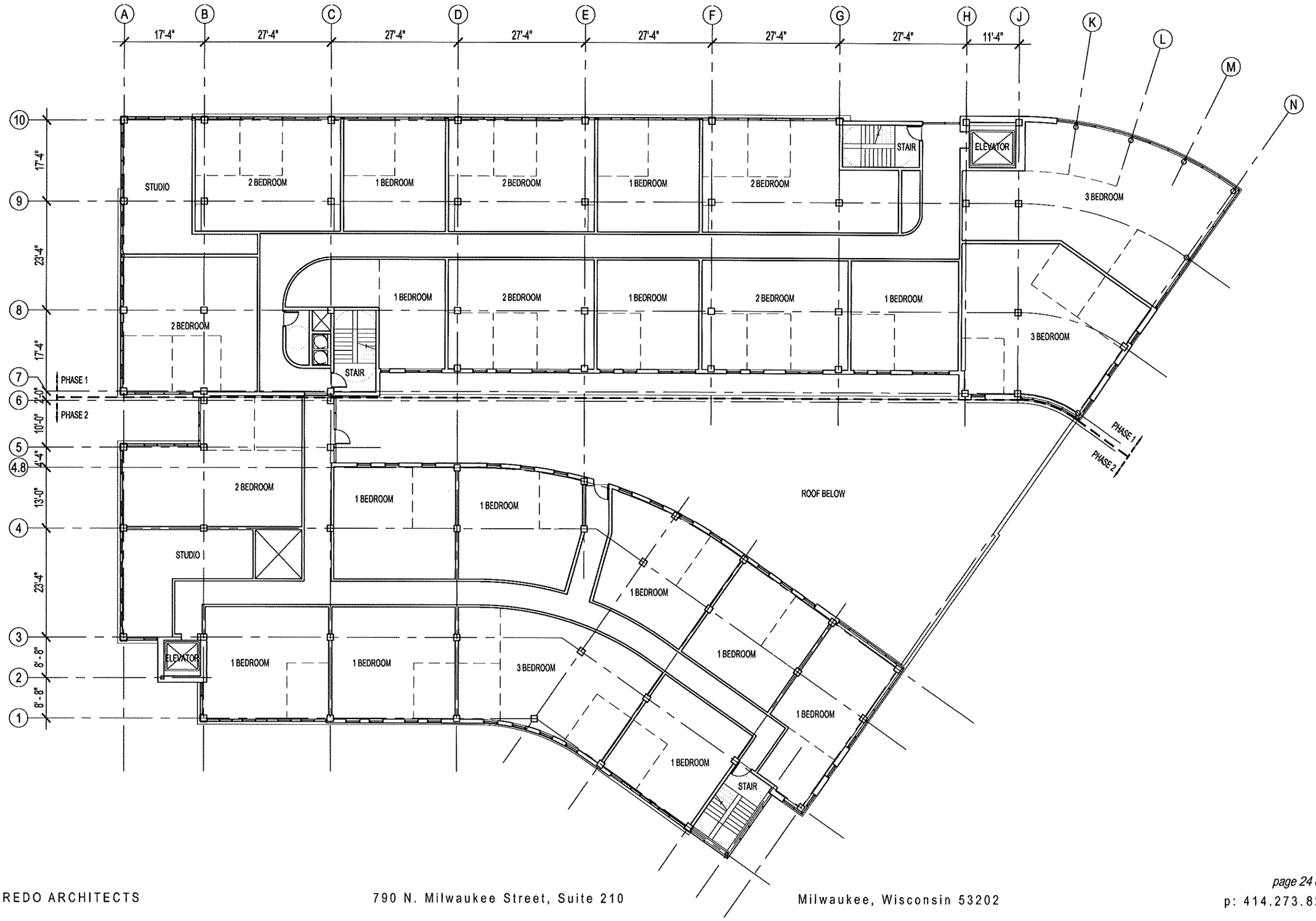
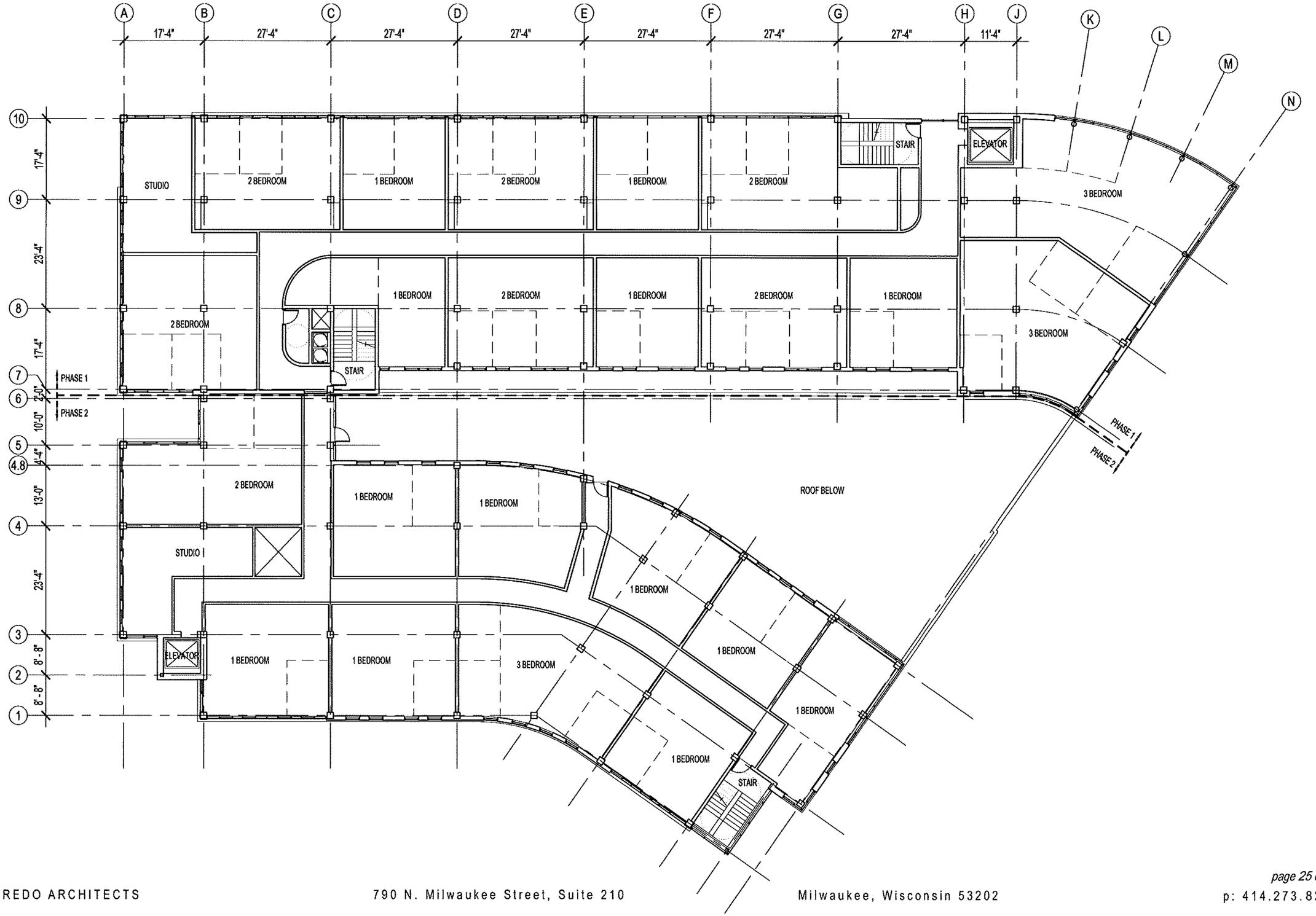
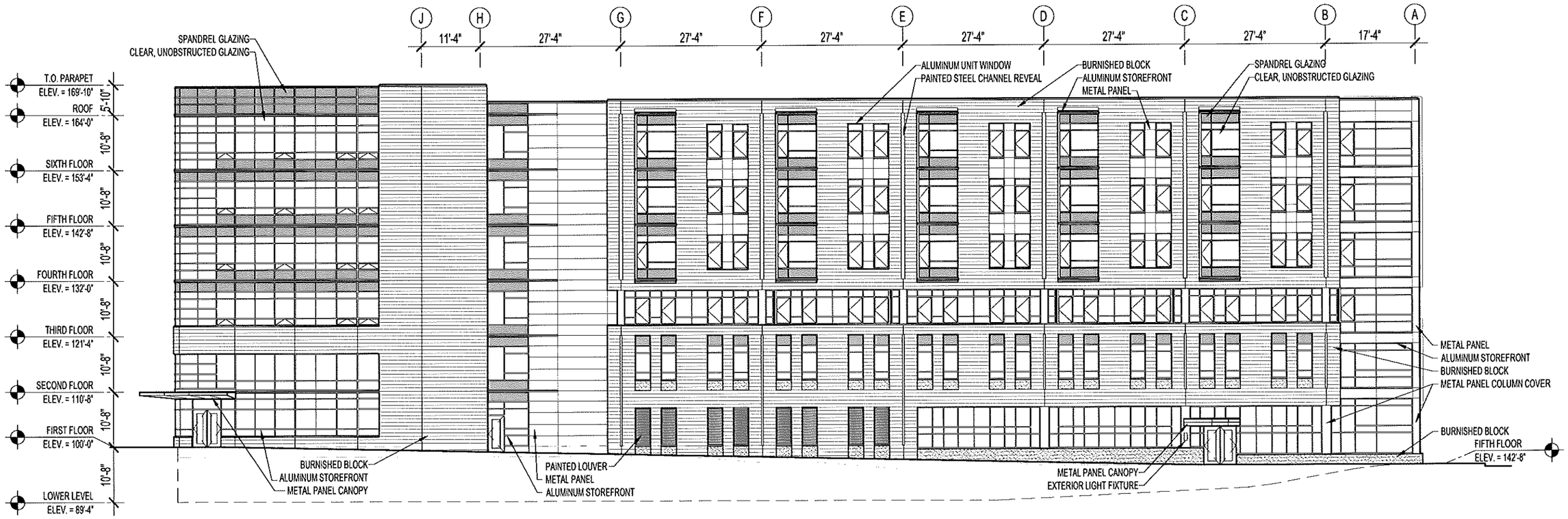
Architectural Building Plans: Third Level

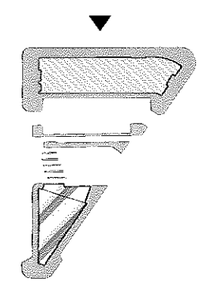


Architectural Building Plans: Fourth - Sixth Level



Architectural Building Elevations Phase 1: North





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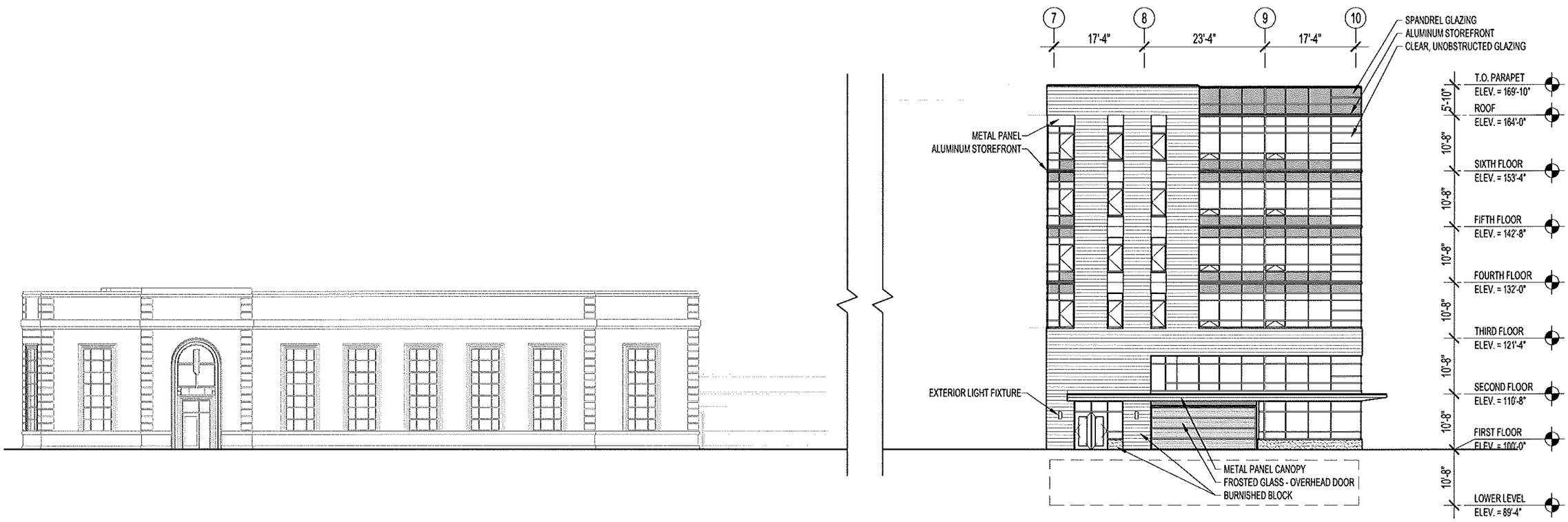
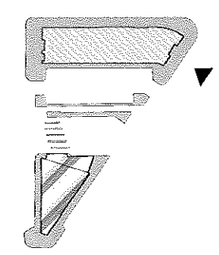
Architectural Building Elevations Phase 1: East





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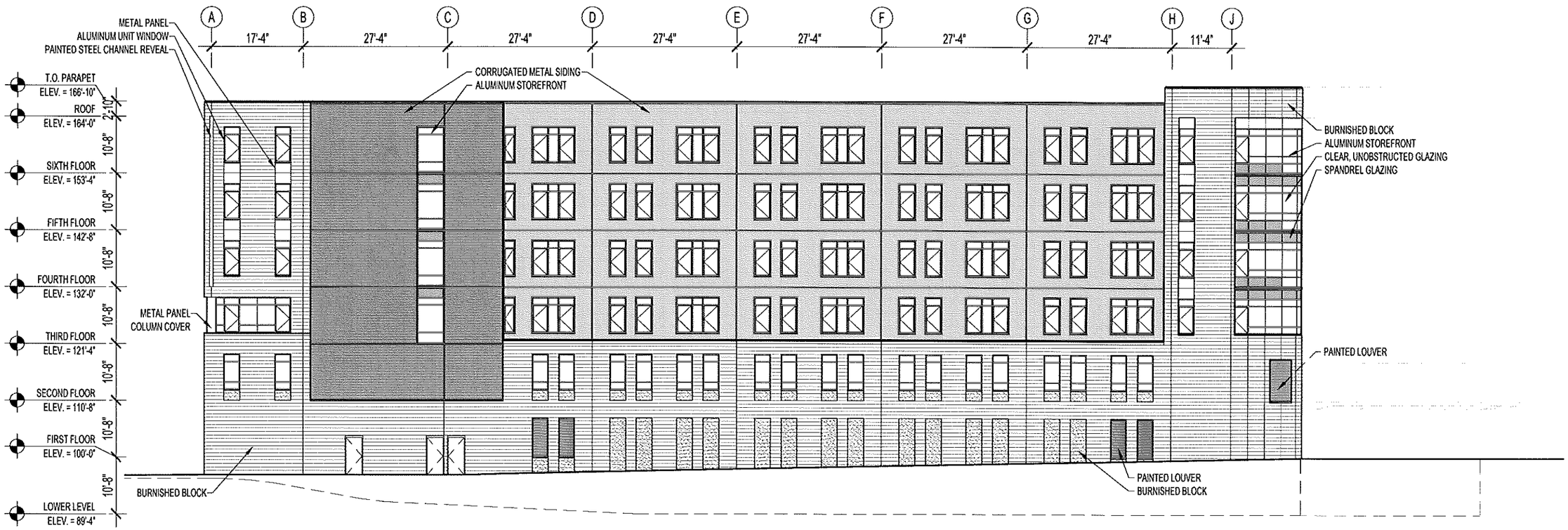
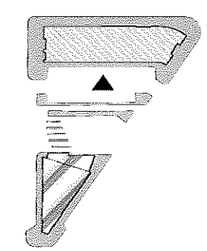
Architectural Building Elevations Phase 1: South





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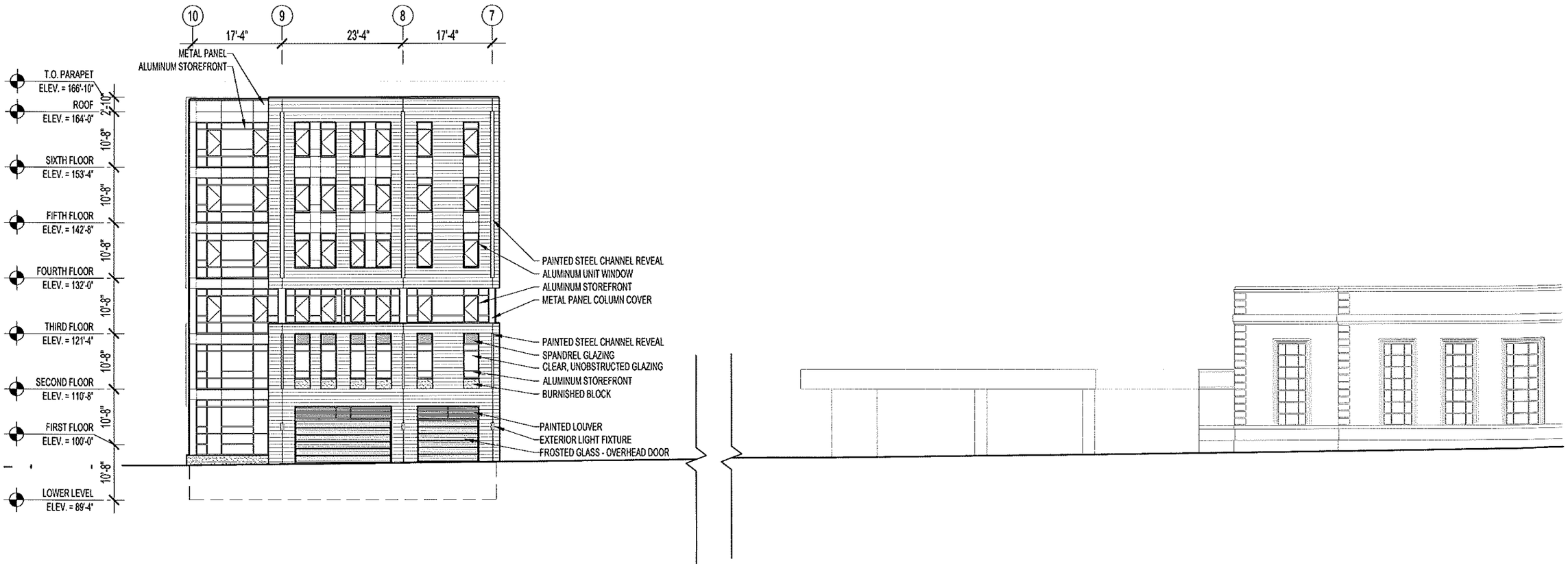
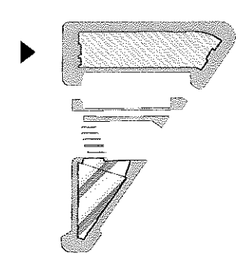
Architectural Building Elevations Phase 1: West





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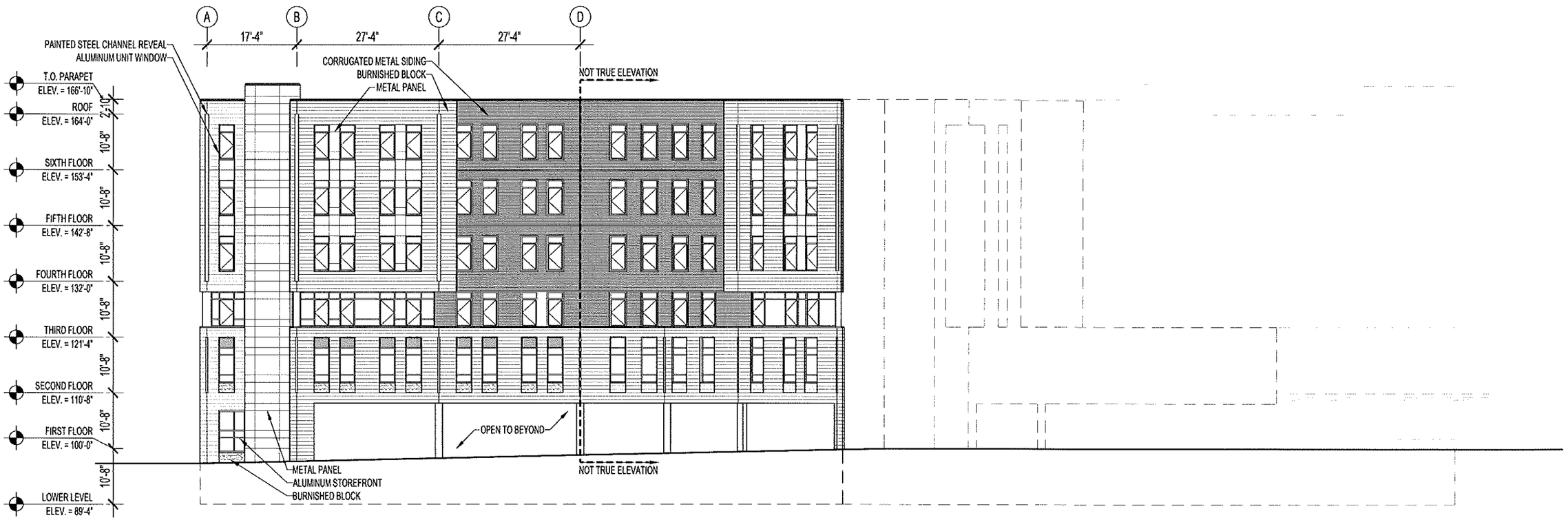
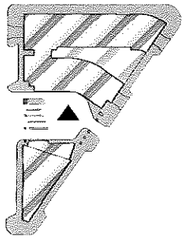
Architectural Building Elevations Phase 1 & 2: South





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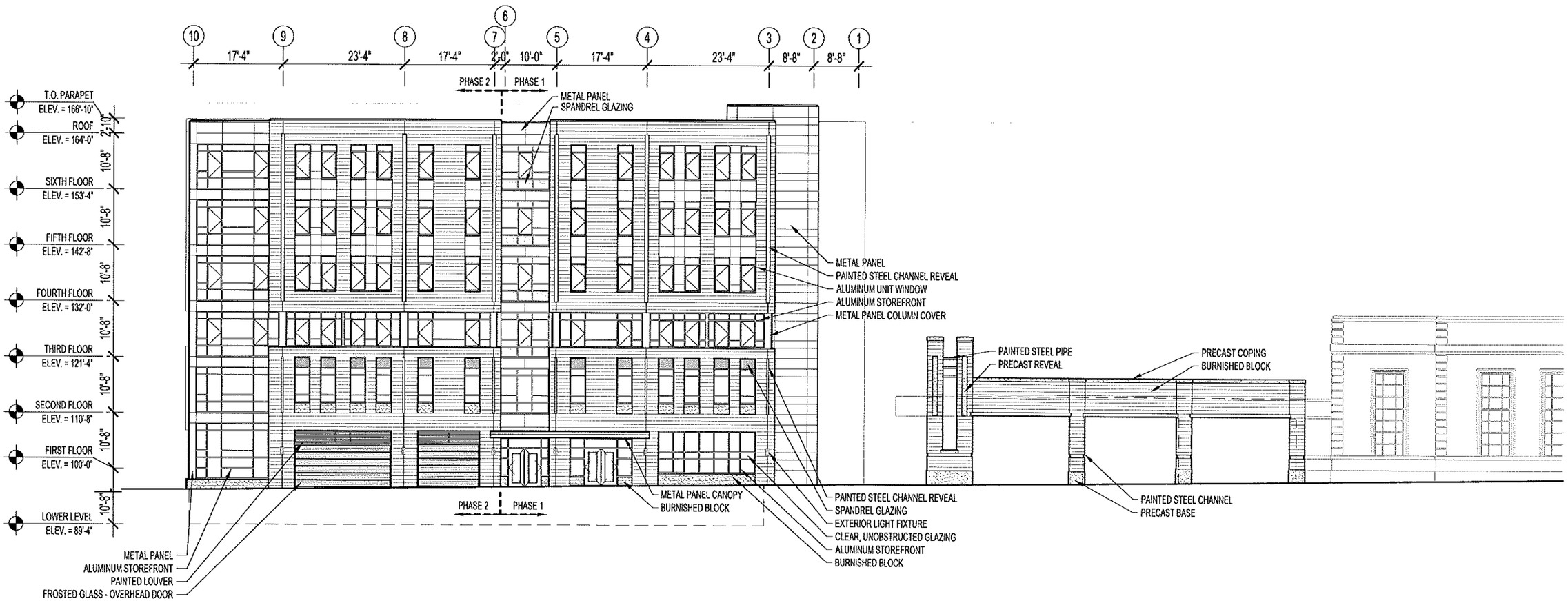
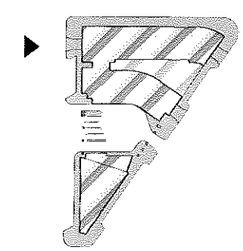
Architectural Building Elevations Phase 1 & 2: West





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