The Hills Luxury Commons: Block A

227 E. Reservoir
Milwaukee, WI 53202

Detailed Plan Development Submittal: Phase VII

KORB + ASSOCIATES ARCHITECTS

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Owner's Statement of Intent

Brewers Hill GPD
The Brewers Hill neighborhood is the benefactor of a strategic General Planned Development (GPD). Initiated in 1999, the GPD encompassed the revitalization and repurpose of former manufacturing sites in the near downtown area. The housing plan called for single family, town homes, and multifamily apartments/condos. The success of the GPD has created a vibrant neighborhood full of diversity, energy, and economic activity. In 2004 a Detailed Plan Development (DPD) was presented and approved by the appropriate municipal bodies, which included plans for parcels at the SW corner of Hubbard/Reservoir (Phase VII-Block A) and the SW corner of Hubbard/Brown (Phase VI-Block B). The current development team is proposing an amendment to the GPD and DPD for the parcels mentioned, to allow for the construction/completion of the neighborhood housing initiative.

Phase VII-Block A:
The development team is proposing a change to the Detailed Development Plan (DPD) for the parcel(s) located at the SW Corner of Hubbard and Reservoir. The amended DPD will include (97) residential units with 1 and 2 bedroom unit types. The development will include high end finishes, including stainless steel appliances, luxury wood style plank floors, quartz/granite counter tops, private balconies, roof top terraces, a sky lounge, billiard room, community garden, fitness center, dog run, underground heated parking, a car washing station, bike rental program and on site property management. The development will also encompass a commercial space with a cafe/coffee shop as the targeted end use.

Planned Development Project Description

Uses:

Multi-family dwelling, personal instruction, library, cultural institution, public safety facility, general office, general retail establishment (provided limited use standards are followed), artist studio, medical office, health clinic, medical research laboratory, personal service, business service, building maintenance service, catering service, laundromat, dry cleaning establishment, animal grooming or training facility (provided limited use standards are followed), parking structure accessory use, tavern, sit down restaurant, health spa, theater, broadcasting or recording studio, seasonal market, temporary real estate sales office, or other neighborhood-serving use.

Setbacks:
The east walkup units are set back five feet from the Hubbard Street property line to allow for a landscape buffer. The west facade is set back approximately three feet from the Palmer Street property line to allow for a landscape buffer. The northeast corner will be designed to accommodate a plaza area at the main entry/ retail entrance.

Screening:
All utility and HVAC equipment, with the possible exception of the electrical transformer, will not be visible from the street. They will be housed in the building or located on the roof. If possible, the transformer will be located in the parking court and screened appropriately.

Open Spaces:
The primary open space for the project is a green space in the southwest corner of the site. Its primary function is stormwater management. The building will have an open roof deck on the 4th floor at the southern end, and possibly a second roof deck overlooking Reservoir Street.

Circulation, Parking and Loading:
The building contains two enclosed, heated garages. The upper garage is partially buried along Reservoir Street with a midblock entrance, with up to 29 parking stalls. The basement garage is accessed from Hubbard Street and contains up to 71 stalls. The main entrance of the building is located on the Reservoir street facade.

Bicycle parking will be located internal to the parking structures at the north end(s), with overflow racks outdoors if needed.

Refuse for the structure is handled via an internal trash room in the parking area. Dumpsters will be rolled out for collection through the parking entrance.

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Landscaping:
The landscape theme developed for The Hill- Block A is a rather simple approach. The clean linear lines of the architecture dictate the simple, block-massing of perennials, grasses and shrubs. New street trees are introduced on the public fronts of the project, fully integrating this new building to the block. The project features an assortment of raised planters along the three (3) public sides. These planters will aid in lessening and navigating the slope of the site (north to south). These planters will serve as step/retaining walls at the various unit entries.

The site is buffered from the adjoining south/southwest residence with an evergreen/shade tree screen/buffer. All required vegetation and plantings in the interior areas shall be of a quality consistent with the American Association of Nurserymen (ANSO 260.1).
All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

Lighting:
Adequate lighting shall be provided along the north elevation as well as along the east and west elevations. The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee City Charter and Code of Ordinances.

Utilities:
All utility lines shall be installed underground if possible, otherwise existing poles will remain in place.. Transformers and substations will be installed within buildings or otherwise screened from view.

Signs:

Phase 1 will use L-1 applied signage to identify the project at the primary pedestrian entries located on Brown Street Sign type L-1 is a project identification sign located at or near each entrance to the tract or premises. Such a sign may be freestanding or attached to the structure, and shall not exceed 32 square feet.

Phase VII Overview:

Total lot square footage: 49,175 SF (1.13 Acres)

Maximum amount of land covered by principal structure: 37,158 SF

Maximum amount of land devoted to parking structure and drives: 25,780 SF (Basement)

Maximum amount of land devoted to parking lot and drives: 488 SF

Maximum amount of land devoted to landscaped open space: 11,529 SF

Proposed number of buildings: One

Number of dwelling units: 96

Bedrooms per unit: One and Two - Total bedroom count: 109

Parking spaces provided: Up to 100: Approx. one per dwelling unit

Block A density: 512 SF/ Dwelling unit

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Vicinity Map

KORB+ ASSOCIATES ARCHITECTS 648 N. Plankinton Ave, Suite 240 Milwaukee, Wisconsin 53203 p: 414.273.8230

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1: KNOWN AS 227 E. RESERVOIR AVENUE
LOTS 1, 4, 5 AND 8, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 2: KNOWN AS 1848-50 N. PALMER STREET
LOT 2, EXCEPT THE EAST 35 FEET THEREOF, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 3: KNOWN AS 217 E. RESERVOIR AVENUE
THE EAST 35 FEET OF LOT 2, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 4: KNOWN AS 1844 N. PALMER STREET
LOT 3, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 5: KNOWN AS 1823-25 N. HUBBARD STREET
LOT 9, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

MAY 3, 2016 **ROYAL CAPITOL GROUP LLC** **SURVEY NO. 4992**

NOTES:

A. **BEARINGS ARE BASED ON THE SOUTH LINE OF EAST RESERVOIR AVENUE, WHICH IS ASSUMED TO BEAR N 89° 39' 39" E.**

B. **THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NCS-745287-MKE, EFFECTIVE DATE OF JULY 01, 2015, WHICH LIST THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:**

1-3 **AFFECTS SITE IF ANY, SHOWN.**

4-11, 14-15 **NOT SURVEY RELATED, NOT SHOWN.**

12. **TERMS, PROVISIONS AND CONDITIONS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 1, 1999 AND RECORDED ON OCTOBER 9, 1999, IN REEL 4605, IMAGE 1927, AS DOCUMENT NO. 7818.222 (AS TO PARCEL 6, DOES NOT AFFECTS SITE, NOT SHOWN).**

13. **RIGHTS OF ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION THE LAND LYING WITHIN VACATED NORTH PALMER STREET, PURSUANT TO SECTION 66.1005(2) (A) WISCONSIN STATUTES AND CERTIFIED COPY OF RESOLUTION VACATION-FILE NO. 991923 RECORDED ON AUGUST 10, 2001, AS DOCUMENT NO.8115163. (AS TO PARCEL 6, DOES NOT AFFECT SITE, NOT SHOWN).**

C. **ACCORDING TO FLOOD INSURANCE RATE MAP OF THE COUNTY OF MILWAUKEE, COMMUNITY PANEL NO. 55079C0091E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).**

D. **THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT REGULATIONS THAT MAY APPLY-SITE IS ZONED PD PLANNED DELEVOPMENT DISTRICT.**

SETBACKS. A PLANNED DEVELOPMENT EXCEEDING 5 ACRES IN SIZE SHALL PROVIDE A SETBACK OF AT LEAST 25FEET AROUND THE PERIMETER OF THE SITE, UNLESS A SMALLER SETBACK IS APPROVED BY THE COMMON COUNCIL. BECAUSE ADJACENT BUILDINGS HAVE SETBACKS THAT ARE LESS THAN 25 FEET.

E. **THERE ARE NO REGULAR AND NO HANDICAPPED PARKING SPACES MARKED ON THIS SITE.**

TO:
ROYAL CAPITAL GROUP, LLC
BREWERS HILL COMMONS II, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 6,7(a), 7(c), 8, 9, 10 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 3, 2016.

DATE OF PLAT OR MAP: MAY 17, 2016

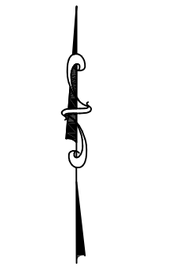
PAUL A. KUBICEK
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2232

WISCONSIN PAUL A. KUBICEK S-2232 OAK CREEK, WI LAND SURVEYOR

VICINITY MAP
NOT TO SCALE

IRON PIPE
SIGN
MANHOLE
ROUND INLET
INLET
METER
GUY POLE
GAS VALVE
WATER VALVE
POWER POLE
LIGHT POLE
CHISELED CROSS
UG ELECTRIC
UG WATER
OVERHEAD
UG FIBER OPTIC
UG TELEPHONE
UG GAS LINE
UG SANITARY SEWER
UG COMBINED SEWER
CONCRETE
BLDG. BUILDING
PARCEL NO.

LEGEND
NOT TO SCALE



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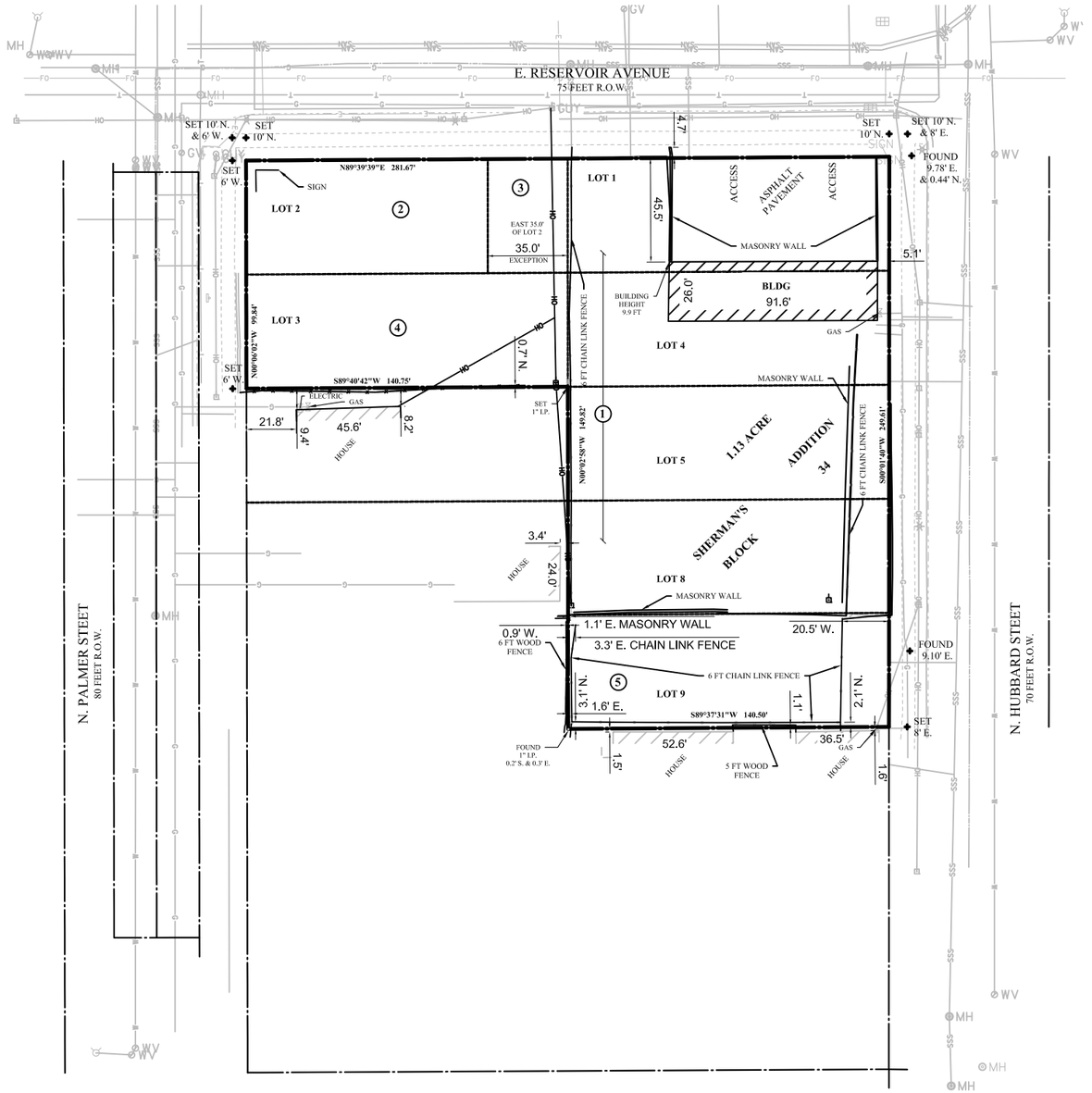
GRAPHIC SCALE 1"=30'



KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171
CONSULTANT

TITLE: ALTA/NSPS LAND TITLE SURVEY
PROJECT TITLE: BREWER HILL DEVELOPMENT - BLOCK A
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: 227 EAST RESERVOIR AVENUE

REVISIONS	DATE	DESCRIPTION

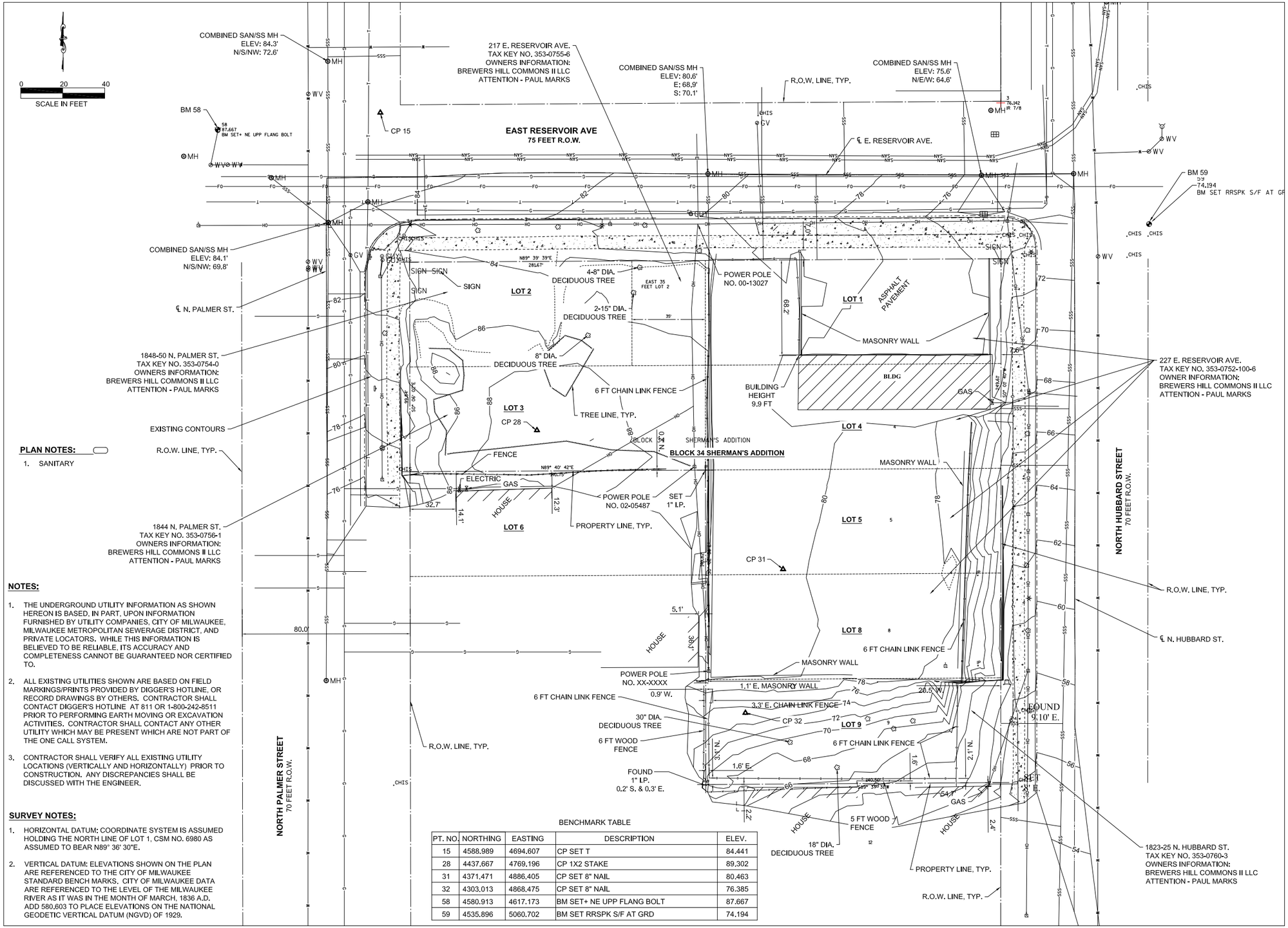
DRAWN BY KMA	DATE 05/17/2016
CHECKED BY PAK	DATE 05/17/2016

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

AS201D30

SHEET # 1 of SHEET # 1

FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SURVEY\CAD\4992 ALTA BLOCK A.DWG
PLOT DATE : 5/17/2016 10:19 AM PLOT BY : KENNETH ARAYA



PLAN NOTES:

1. SANITARY

NOTES:

1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, CITY OF MILWAUKEE, MILWAUKEE METROPOLITAN SEWERAGE DISTRICT, AND PRIVATE LOCATORS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD MARKINGS/PRINTS PROVIDED BY DIGGER'S HOTLINE, OR RECORD DRAWINGS BY OTHERS. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT 811 OR 1-800-242-8511 PRIOR TO PERFORMING EARTH MOVING OR EXCAVATION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY WHICH MAY BE PRESENT WHICH ARE NOT PART OF THE ONE CALL SYSTEM.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE ENGINEER.

SURVEY NOTES:

1. HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
2. VERTICAL DATUM: ELEVATIONS SHOWN ON THE PLAN ARE REFERENCED TO THE CITY OF MILWAUKEE STANDARD BENCH MARKS. CITY OF MILWAUKEE DATA ARE REFERENCED TO THE LEVEL OF THE MILWAUKEE RIVER AS IT WAS IN THE MONTH OF MARCH, 1836 A.D. ADD 580.603 TO PLACE ELEVATIONS ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

BENCHMARK TABLE

PT. NO.	NORTHING	EASTING	DESCRIPTION	ELEV.
15	4588.989	4694.607	CP SET T	84.441
28	4437.667	4769.196	CP 1X2 STAKE	89.302
31	4371.471	4886.405	CP SET 8" NAIL	80.463
32	4303.013	4868.475	CP SET 8" NAIL	76.385
58	4580.913	4617.173	BM SET+ NE UPP FLANG BOLT	87.667
59	4535.896	5060.702	BM SET RRSPK S/F AT GRD	74.194

FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C002 - EXISTING CONDITIONS BLOCK A.DWG
PLOT DATE :5/23/2016 3:47 PM PLOT BY :CLIFTON JANSSEN

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262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A EXISTING CONDITIONS
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

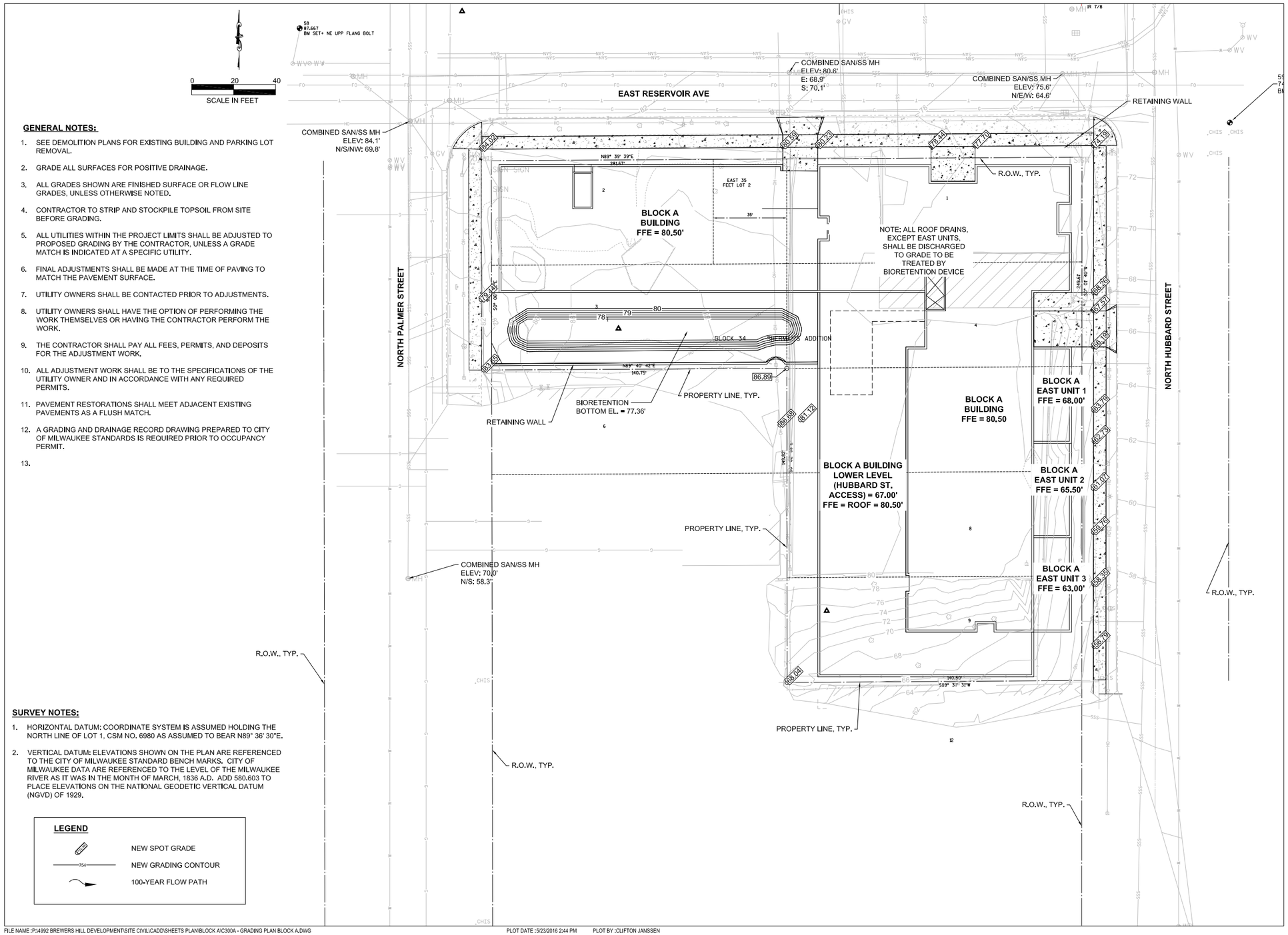
DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

EXISTING CONDITIONS BLOCK A (SOUTH BLOCK)

C002A

SHEET 1 of SHEET 1

Civil: Site Plan



GENERAL NOTES:

1. SEE DEMOLITION PLANS FOR EXISTING BUILDING AND PARKING LOT REMOVAL.
2. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
3. ALL GRADES SHOWN ARE FINISHED SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
5. ALL UTILITIES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO PROPOSED GRADING BY THE CONTRACTOR, UNLESS A GRADE MATCH IS INDICATED AT A SPECIFIC UTILITY.
6. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
7. UTILITY OWNERS SHALL BE CONTACTED PRIOR TO ADJUSTMENTS.
8. UTILITY OWNERS SHALL HAVE THE OPTION OF PERFORMING THE WORK THEMSELVES OR HAVING THE CONTRACTOR PERFORM THE WORK.
9. THE CONTRACTOR SHALL PAY ALL FEES, PERMITS, AND DEPOSITS FOR THE ADJUSTMENT WORK.
10. ALL ADJUSTMENT WORK SHALL BE TO THE SPECIFICATIONS OF THE UTILITY OWNER AND IN ACCORDANCE WITH ANY REQUIRED PERMITS.
11. PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.
12. A GRADING AND DRAINAGE RECORD DRAWING PREPARED TO CITY OF MILWAUKEE STANDARDS IS REQUIRED PRIOR TO OCCUPANCY PERMIT.
13.

SURVEY NOTES:

1. HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
2. VERTICAL DATUM: ELEVATIONS SHOWN ON THE PLAN ARE REFERENCED TO THE CITY OF MILWAUKEE STANDARD BENCH MARKS. CITY OF MILWAUKEE DATA ARE REFERENCED TO THE LEVEL OF THE MILWAUKEE RIVER AS IT WAS IN THE MONTH OF MARCH, 1836 A.D. ADD 580.603 TO PLACE ELEVATIONS ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

LEGEND

- NEW SPOT GRADE
- 754 — NEW GRADING CONTOUR
- 100-YEAR FLOW PATH

FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C300A - GRADING PLAN BLOCK A.DWG
PLOT DATE :5/23/2016 2:44 PM PLOT BY :CLIFTON JANSSEN

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Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE:

PROJECT TITLE: THE HILLS LUXURY COMMONS

CLIENT: ROYAL CAPITAL GROUP, LLC

PROJECT LOCATION:

REVISIONS	DATE	DESCRIPTION

DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

GRADING PLAN BLOCK A (SOUTH BLOCK)

C300A

SHEET XX of SHEET XX

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE, IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.

3. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.

4. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.

5. A PRE CONFERENCE WILL BE HELD PRIOR TO CONSTRUCTION START UP.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.

7. ALL DIMENSIONS ARE TO THE EDGE OF FACE OF CURB, PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT LINE UNLESS OTHERWISE NOTED.

8. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - 2016 EDITION, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

9. WHERE SPECIFIC PORTIONS OF THESE PLANS & SPECIFICATIONS ARE IN CONFLICT WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION, THESE PLANS & SPECIFICATIONS SHALL GOVERN.

10. CONSTRUCTION WORK AND STORAGE OF EQUIPMENT OR MATERIALS WILL NOT BE ALLOWED IN WETLAND AREAS.

11. A STREET EXCAVATION PERMIT WILL BE REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY/EASEMENTS. APPLICABLE PERMIT FEES WILL BE DETERMINED UPON RECEIPT OF THE PERMIT APPLICATION. COORDINATE PERMIT APPLICATION WITH XXXXXXXX, CITY OF MILWAUKEE DPW ENGINEERING INSPECTOR, AFTER FINAL PLAN APPROVAL.

12. CITY OF MILWAUKEE PUBLIC WORKS INSPECTION IS NEEDED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY/EASEMENTS. CONTACT XXXXXXXX, INSPECTION SUPERVISOR 72 HOURS PRIOR TO SCHEDULING WORK.

GRADING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, SIDEWALKS, CONCRETE SLAB, STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.

2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL FOUND WITHIN THE GRADING LIMITS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SEED, MULCH AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS AND PLANS.

3. THE SUB GRADE FOR THE ROAD SHALL BE PREPARED IN ACCORDANCE WITH SECTION 31 22 16.15 OF THE CONTRACT SPECIFICATIONS. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.

4. THE BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED.

5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

PAVING

1. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE ROAD TO THE DEPTHS INDICATED.

2. BASE COURSE IN PROPOSED ASPHALT PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND THE TYPICAL PAVEMENT SECTION SHOWN ON THE DETAIL DRAWING. THE CRUSHED STONE SHALL MEET THE REQUIREMENTS OF SECTION 305, 1 1/4-INCH GRADATION OF THE STANDARD SPECIFICATIONS. THE BASE COURSE SHALL BE COMPACTED USING ROLLERS, VIBRATORY ROLLERS, OR A COMBINATION OF BOTH AS DETAILED IN SECTION 305 OF THE STANDARD SPECIFICATIONS.

3. PRIOR TO PLACING THE ASPHALT PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND CROWN AND COMPACTED IN ACCORDANCE WITH SECTION 305.3.2 OF THE STANDARD SPECIFICATIONS.

4. EQUIPMENT UTILIZED IN THE MIXING, TRANSPORT, LAYING AND COMPACTING OF THE ASPHALT BINDER AND SURFACE COURSES SHALL COMPLY WITH SECTION 450 OF THE STANDARD SPECIFICATIONS. SUFFICIENT EQUIPMENT IN GOOD OPERATING CONDITION SHALL BE MAINTAINED AT THE SITE AT ALL TIMES TO PERFORM THE WORK WITH NO DELAYS.

5. ASPHALT LOWER LAYER AND UPPER LAYER SHALL BE INSTALLED IN ACCORDANCE PROJECT SPECIFICATIONS AND WITH SECTIONS 455, 460, AND 465 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION.

6. PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE UPPER LAYER AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.

7. TO AVOID HAVING LONGITUDINAL JOINTS IN THE UPPER LAYER, THE UPPER LAYER SHALL BE PLACED WITH PASS WIDTHS SUCH THAT THE LONGITUDINAL JOINTS ARE OFFSET A MINIMUM OF ONE FOOT. JOINTS SHALL BE TACKED PRIOR TO LAYING NEW ASPHALT.

SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH CONTRACT SPECIFICATION 32 16 00.

2. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

SANITARY AND WATER SERVICES

1. ALL SANITARY AND WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND CITY OF MILWAUKEE STANDARDS. REFERENCES ARE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003 EDITION: ADDENDUM NO. 1 AND NO. 2, 2004), REGULATIONS OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) (SPS 382) FOR PRIVATE DEVELOPMENT WORK.

2. ALL PIPE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING: SEE CONTRACT SPECIFICATIONS FOR DETAILS.

A. SANITARY LATERAL- SECTION 33 30 00 FOR PVC PIPE, ASTM D3034, SDR 35.

B. HYDRANT LEADS - SECTION 33 10 00 FOR PVC PIPE, AWWA C-900, CLASS 235 (DR-18).

C. WATER SERVICE - SECTION 33 10 00 FOR PVC PIPE, AWWA C-900, CLASS 235 (DR-18).

3. ALL SANITARY PIPE JOINT CONNECTIONS SHALL BE PUSH-ON RUBBER GASKET. ALL WATER FITTINGS SHALL CONFORM TO SPECIFICATION SECTION 33 10 00. OFFSET FITTINGS SHALL BE MEGA-LUGS OR EQUAL.

4. WATER VALVES SHALL BE EITHER AFC SERIES 2500, CLOW F-6100, MUELLER 2360-20, KENNEDY KEN-SEAL OR M&H RESILIENT WEDGE GATE VALVES WITH STAINLESS STEEL BOLTS, MEETING THE REQUIREMENTS OF AWWA C-509 AND IN ACCORDANCE WITH SECTION 33 10 00.

5. BACKFILL MATERIAL FOR WATER UTILITIES SHALL BE CRUSHED STONE BACKFILL (CONTRACT SPECIFICATION SECTION 33 10 00) UNDER PAVED SURFACES OR SPOIL (STANDARD SPEC SECTION 8,43.5) UNDER LANDSCAPED AREAS.

6. HYDRANTS SHALL BE EITHER CLOW MEDALLION, MUELLER CENTURIAN, WATEREOUS PACER, OR KENNEDY GUARDIAN, MEETING THE REQUIREMENTS OF AWWA C-502 AND IN ACCORDANCE WITH SECTION 33 10 00 OF CONTRACT SPECIFICATIONS. HYDRANTS SHALL HAVE BRONZE ON BRONZE SEAT, BRONZE UPPER VALVE PLATE, BREAK AWAY FLANGE, OIL OR GREASE RESERVOIR, 5-1/2 INCH VALVE OPENING, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE. STAINLESS STEEL BOLTS SHALL BE USED UNDERGROUND.

7. IF APPLICABLE, SHELL-TYPE CUTTER WITH MULTIPLE CUTTING TEETH SHALL BE USED FOR TAPPING SERVICE CONNECTIONS, AS FOLLOWS:

A. CORPORATION STOPS SHALL NOT BE LOCATED CLOSER THAN ONE (1) FOOT FROM PIPE JOINTS. INSERTIONS ON OPPOSITE SIDES OF THE MAIN SHALL BE SEPARATED BY MIN. OF ONE (1) FOOT.

B. TEFLON TAPE SHALL BE PLACED ON THE CORPORATION STOP THREADS PRIOR TO INSTALLATION.

8. CONTRACTOR SHALL INSTALL TRACER WIRE WITH ALL NON-METALLIC WATER UTILITIES IN ACCORDANCE WITH SECTION 33 10 00 OF SPECIFICATIONS. THIS INCLUDES ALL LATERALS, SERVICES AND BOXES.

UTILITY CONTACTS:
CITY OF MILWAUKEE (WATER & SEWER)

CITY OF MILWAUKEE (INSPECTION SUPERVISOR)

CITY OF MILWAUKEE (DPW ENGINEERING INSPECTOR)

CITY OF MILWAUKEE (CITY ENGINEER)

WE ENERGIES
EMERGENCY CONTACT
1-800-261-5325

HATCHING PATTERNS

- PROPOSED HMA PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- REMOVE EXISTING ASPHALTIC PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK
- GRAVEL
- RIP RAP
- STAGING AND STOCKPILE AREA
- STRUCTURE DEMOLITION
- STABILIZED CONSTRUCTION ENTRANCE
- LANDSCAPING

ABBREVIATIONS

AGG	- AGGREGATE
B/C	- BACK OF CURB
BIT	- BITUMINOUS/ASPHALT
CE	- COMMERCIAL ENTRANCE
CIP	- CAST IRON PIPE
CO	- CLEANOUT
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CSP	- CONCRETE SEWER PIPE
DIA	- DIAMETER
DIP	- DUCTILE IRON PIPE
EMD	- ELECTRICAL MANHOLE DRAIN
EXTG	- EXISTING
EOP	- EDGE OF PAVEMENT
F&C	- FRAME AND COVER
F/C	- FACE OF CURB
F-F	- FACE TO FACE
F/G	- FINISHED GRADE
FES	- FLARED END SECTION
INV	- INVERT
L	- LENGTH OF CURVE
LF	- LINEAR FT
LT	- LEFT
NG	- NATURAL GAS
OH	- OVERHEAD UTILITY
PC	- POINT OF CURVATURE
PE	- POLYETHYLENE PIPE
PI	- POINT OF INTERSECTION
PL	- PROPERTY LINE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
PVI	- POINT OF VERTICAL INTERSECTION
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
RIM	- TOP OF CASTING ELEVATION
ROW	- RIGHT OF WAY
RT	- RIGHT
SAN	- SANITARY SEWER
SS	- STORM SEWER
SD	- SUMP DISCHARGE
T/C	- TOP OF CURB
TW	- TOP OF WALL
UD	- UNDERDRAIN
VC	- VERTICAL CURVE
WDNR	- WISCONSIN DEPARTMENT OF NATURAL RESOURCES

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
	⌖	SECTION CORNER FOUND		######	EROSION MATTING
	◉	IRON STAKE FOUND			WETLAND IMPACT
	○	REBAR PLACED		xxxx	SAW CUT LINE
	△	SURVEY NAIL			CATCH CURB
	□	WOOD STAKE			REJECT CURB
	(263.56')	RECORDED AS DATA			PERIMETER SILT FENCE
	263.51'	MEASURED DATA			STRAW BALES
	◕	SOIL BORING			INLET PROTECTION
MH	○	SANITARY MANHOLE			STRAW BALE/SILT FENCE INLET PROTECTION
MH	○	STORM MANHOLE		⊙	CANOPY / SHADE TREE
	▭	STORM INLET			SHRUB
	▭	STORM CATCH BASIN			TREE CONIFEROUS, DECIDUOUS
	◁	APRON ENDWALL			TREE REMOVAL
		HYDRANT	—W—	—W—	BURIED WATER MAIN
WV	⊗	WATER VALVE	—SAN—	—SAN	SANITARY SEWER
VLV	⊘	CURB STOP WATER VALVE	—SS—	—SS—	STORM SEWER
		Y CONNECTION	—RD—	—RD—	ROOF DRAIN
		POST INDICATOR VALVE	—OH—	—OH—	OVERHEAD WIRES
		TRAFFIC SIGNAL	—CATV—	—CATV	BURIED CABLE TV LINES
		TRAFFIC CONTROL BOX	—E—	—E—	BURIED ELECTRIC
		LIGHT POLE	—T—	—T—	BURIED TELEPHONE
		ELECTRICAL OUTLET	—FO—	—FO—	FIBER OPTIC
		UTILITY POLE	—G—	—G—	BURIED GAS MAIN
		GUY WIRE / DEAD MAN	—COMB—	—COMB	COMBINED SEWER
	E	ELECTRIC PEDESTAL	823	823	CONTOUR
	X	ELECTRIC METER	×821.25	×821.25	SPOT ELEVATION
	Ⓔ	ELECTRIC MANHOLE		CAUTION	CAUTION
	T	TELEPHONE PEDESTAL			PROPERTY LINE
	Ⓣ	TELEPHONE MANHOLE			UTILITY EASEMENT
	☼	SPRINKLER HEAD			SETBACK LINE
	∘	BOLLARD			EDGE OF WATER
		SIGN			WETLAND BOUNDARY
	RAMP	HANDICAP RAMP			100 YEAR FLOOD BOUNDARY
	◆	HANDICAP STALL	TW 900.00	TW 900.00	TOP OF WALL ELEVATION
		EDGE OF TREES	BW 899.00	BW 899.00	BOTTOM OF WALL ELEVATION
	℄	PROPERTY LINE		△	CONTROL POINT
	℄	CENTER LINE			
		PIPE, ABANDON			
		PIPE, PREVIOUSLY ABANDONED			
	x x x x x	PIPE, REMOVE			
		PIPE OVER 24" (SHOWN ACTUAL SIZE)			

NOTE:
THIS IS STANDARD LEGEND. NOT ALL OF THE INFORMATION SHOWN ON THIS LEGEND IS NEEDED IN THESE CONTRACT DRAWINGS.

INDEX OF SHEETS

C001	-	GENERAL NOTES
C002	-	EXISTING CONDITIONS
C100	-	DEMOLITION PLAN
C110	-	EROSION CONTROL PLAN
C111	-	EROSION CONTROL DETAILS
C200	-	SITE PLAN
C300	-	GRADING PLAN
C400	-	UTILITY PLAN
C500	-	STORM SEWER PLAN
C501-504	-	CONSTRUCTION DETAILS

SURVEY NOTES:

1. HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
2. VERTICAL DATUM: ELEVATIONS SHOWN ON THE PLAN ARE REFERENCED TO THE CITY OF MILWAUKEE STANDARD BENCH MARKS. CITY OF MILWAUKEE DATA ARE REFERENCED TO THE LEVEL OF THE MILWAUKEE RIVER AS IT WAS IN THE MONTH OF MARCH, 1836 A.D. ADD 580.603 TO PLACE ELEVATIONS ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A EXISTING CONDITIONS
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE. MILWAUKEE, WI

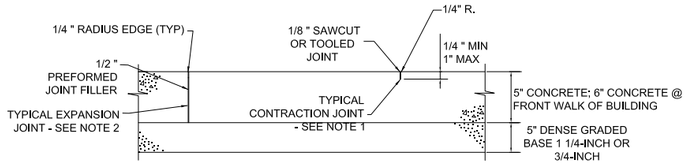
REVISIONS	DATE	DESCRIPTION

DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

GENERAL NOTES AND LEGEND

C001A

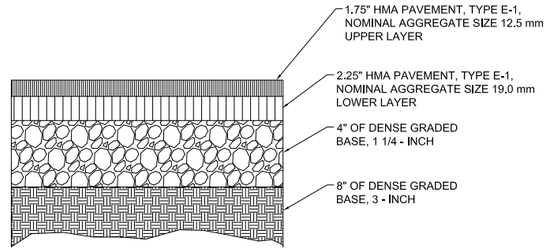
SHEET 1 of SHEET 1



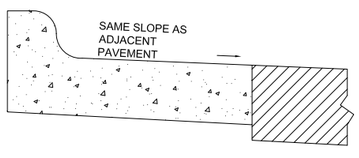
NOTE:

1. CONTRACTION JOINTS TO BE SPACED 5'-0" O.C. MAXIMUM EACH DIRECTION.
2. EXPANSION JOINTS TO BE SPACED AT 50' MAXIMUM EACH DIRECTION AND WHERE SIDEWALK MEETS BUILDINGS, CURBS, AND EXISTING SIDEWALKS WHICH REMAIN IN PLACE.
3. LONGITUDIAL SLOPES TO MATCH PROPOSED GRADE, CROSS SLOPE OF NEW SIDEWALK SHALL BE 1.5%, MAX 2.0%.

3 / C501 **UNREINFORCED CONCRETE SIDEWALK**
NTS

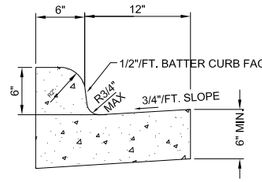


11 / C8 **MEDIUM DUTY HOT MIX ASPHALT PAVEMENT**
NTS



NOTE: WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATIONS WILL BE SHOWN ELSEWHERE IN THE PLAN.

19 / C8 **REVERSE SLOPE GUTTER**
NTS

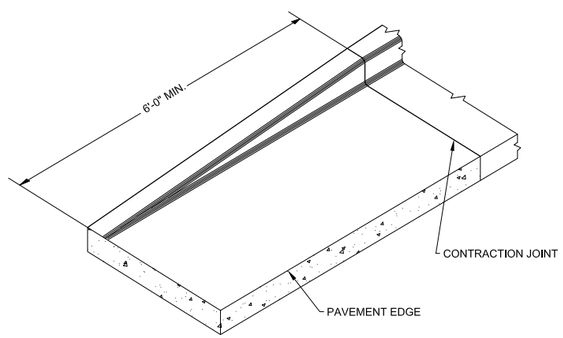


GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

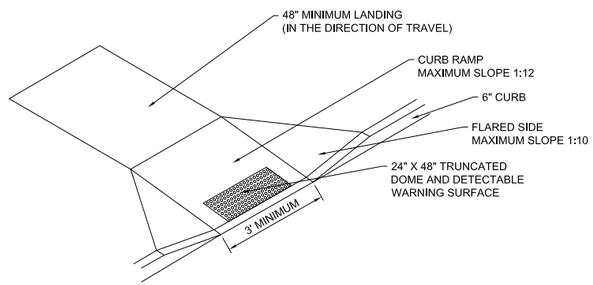
EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED AGRGREGATE BASE COURSE (MIN. 6"). AN EXPANSION JOINT ONE(1) INCH IN WIDTH SHALL BE CONSTRUCTED BETWEEN VERTICAL CURB AND STRUCTURES.

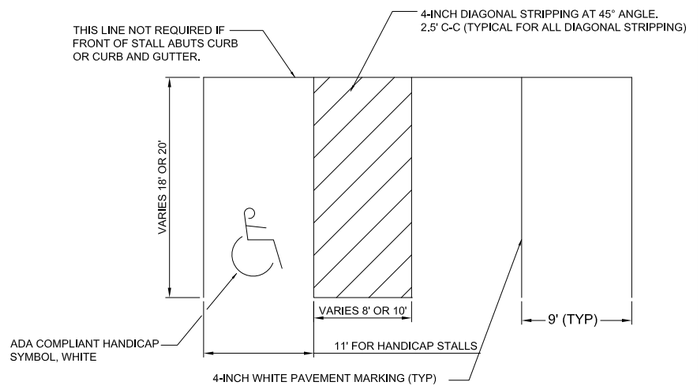
20 / C8 **CONCRETE CURB & GUTTER 18"**
NTS



6 / C501 **END SECTION CURB & GUTTER**
NTS



7 / C501 **CURB RAMP DETAIL**
NTS



21 / C8 **PAVEMENT MARKING**
NTS

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A EXISTING CONDITIONS
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

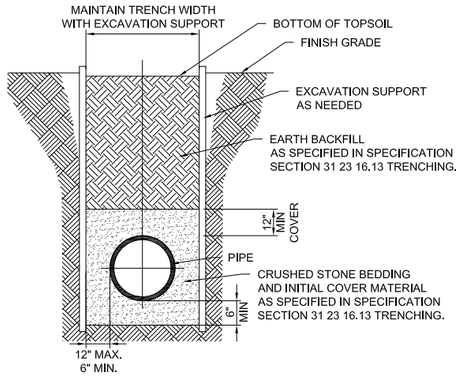
DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

CONSTRUCTION DETAILS BLOCK A

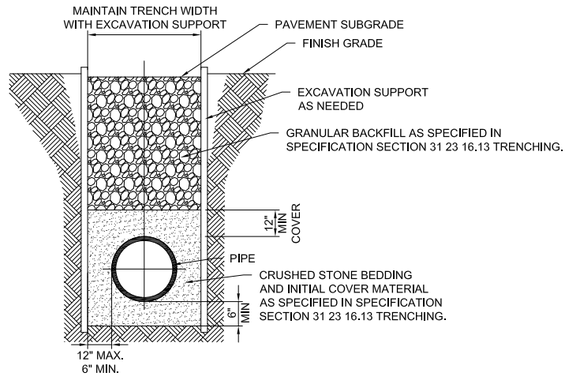
C501A

SHEET 1 of SHEET 1

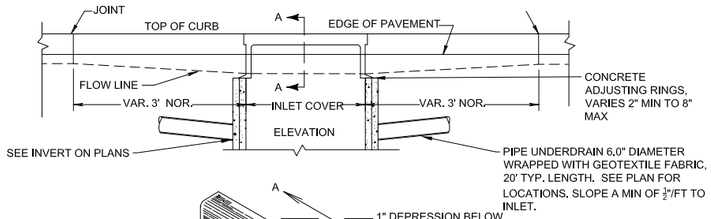
FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C501-505 - CONSTRUCTION DETAILS BLOCK A.DWG PLOT DATE :5/23/2016 3:19 PM PLOT BY :CLIFTON JANSSEN

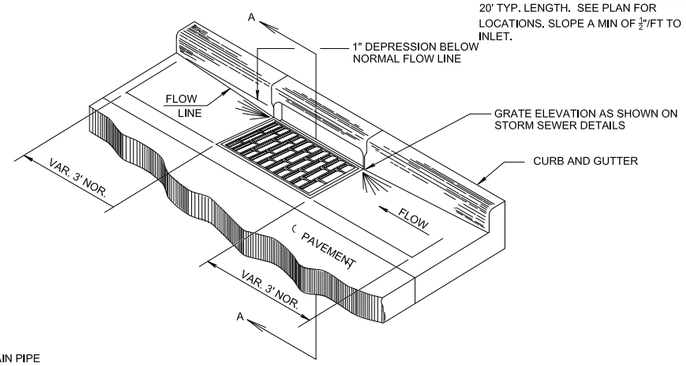


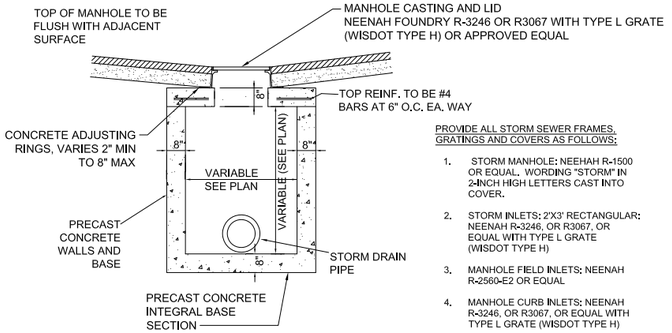
1 C504 **TYPICAL PIPE/UTILITY TRENCH BELOW LANDSCAPING**
NTS



2 C504 **TYPICAL PIPE/UTILITY TRENCH UNDER PAVEMENT**
NTS







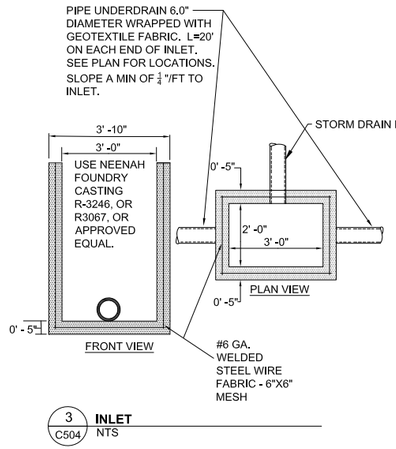
PROVIDE ALL STORM SEWER FRAMES, GRATINGS AND COVERS AS FOLLOWS:

1. STORM MANHOLE: NEEHAH R-1500 OR EQUAL. WORDING "STORM" IN 2-INCH HIGH LETTERS CAST INTO COVER.
2. STORM INLETS: 2'X3' RECTANGULAR: NEENAH R-3246, OR R3067, OR EQUAL WITH TYPE L GRATE (WISDOT TYPE H)
3. MANHOLE FIELD INLETS: NEENAH R-2560-E2 OR EQUAL
4. MANHOLE CURB INLETS: NEENAH R-3246, OR R3067, OR EQUAL WITH TYPE L GRATE (WISDOT TYPE H)
5. MANHOLE CATCH BASINS: NEENAH R-2502, TYPE G GRATE. (WISDOT TYPE C)

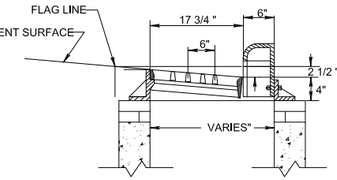
NOTES:

1. ALL MANHOLES SHALL INCLUDE STEPS ON 16" CENTERS WHEN DEPTH (GRATE TO BOTTOM) IS 4.0' OR GREATER.

4 C504 **STORM MANHOLE TYPICAL DETAIL**
NTS

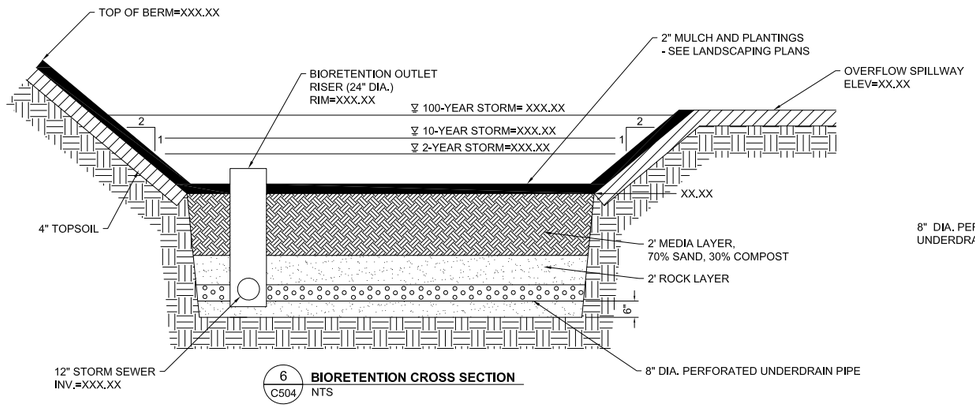


3 C504 **INLET**
NTS

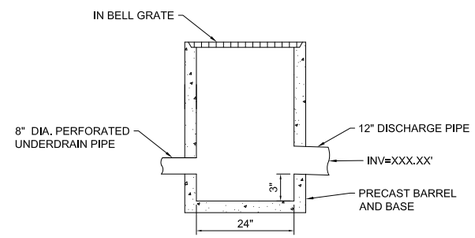


SECTION A-A

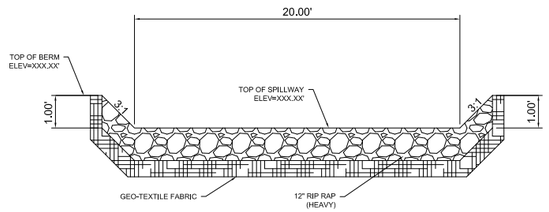
18 C201 **CURB & GUTTER AT INLET**
NTS



6 C504 **BIORETENTION CROSS SECTION**
NTS



7 C504 **BIORETENTION OUTLET RISER DETAIL**
NTS



8 C504 **OVERFLOW SPILLWAY**
NTS

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A EXISTING CONDITIONS
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

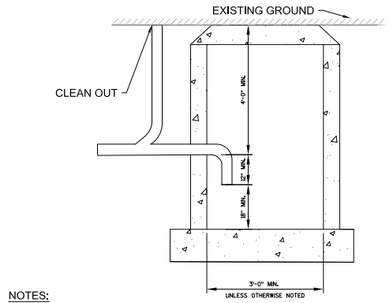
DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

CONSTRUCTION DETAILS BLOCK A

C502A

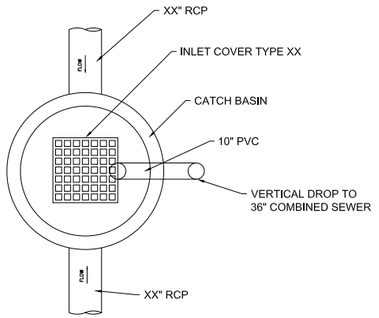
SHEET 1 of SHEET 1

FILE NAME:P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C501-505 - CONSTRUCTION DETAILS BLOCK A.DWG PLOT DATE:5/23/2016 3:27 PM PLOT BY:CLIFTON JANSSEN

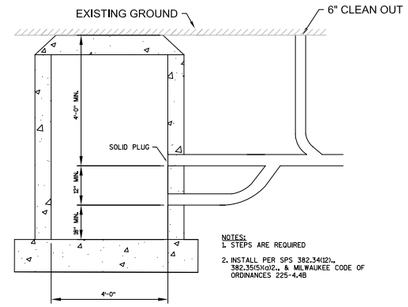


NOTES:

1. INSTALL PER SPS 382.34(12)., 382.35(5)(a)2., & MILWAUKEE CODE OF ORDINANCES 225-4.4B



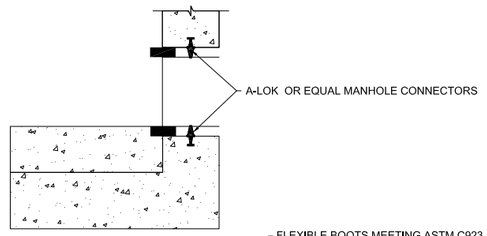
TRAPPED CATCH BASIN WITH EXTERIOR DROP CONNECTION (PLAN VIEW)



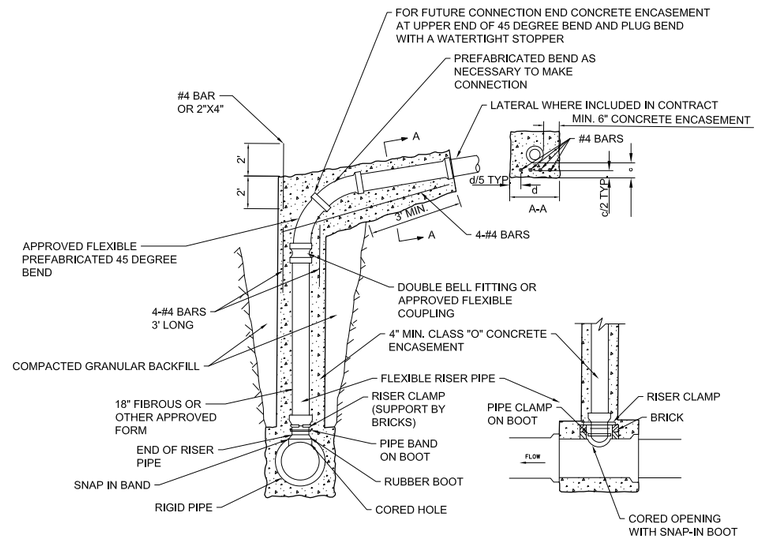
INSTALL PER SPS 382.34(12)., 382.35(5)(a)2., & MILWAUKEE CODE OF ORDINANCES 225-4.4B

COMBINED CATCH BASIN OR EXTERIOR SAND INTERCEPTOR FOR 12" OR LARGER PIPING.

20 / C201 **COMBINED CATCH BASIN OR EXTERIOR SAND INTERCEPTOR**
NTS

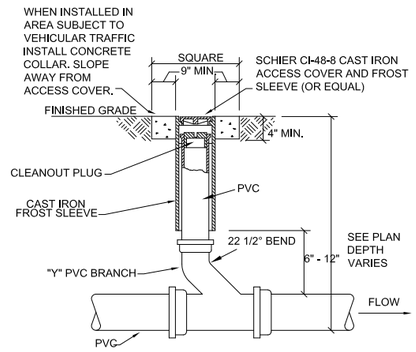


18 / C201 **MANHOLE PIPE CONNECTION DETAIL**
NTS



NOTES:
1. RISER CLAMP SUPPORTED ON BRICKS TO PREVENT THE PUSH THRU OF RISER PIPE WHEN CONCRETE IS PLACED.
2. PLEASE SEE RISER DETAIL "TYPE C" FLEXIBLE RISER TO RIGID MAIN (ALTERNATIVE B) FOR MORE DETAILS.
3. CONCRETE ENCASEMENT OF SEWERS 24" OR LARGER NOT REQUIRED.

DROP CONNECTION
N.T.S.



NOTE:
CONCRETE COLLAR NOT REQUIRED IF CLEANOUT IS INSTALLED IN CONCRETE PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

15 / C9 **SANITARY CLEANOUT**
NTS

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A EXISTING CONDITIONS
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE, MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

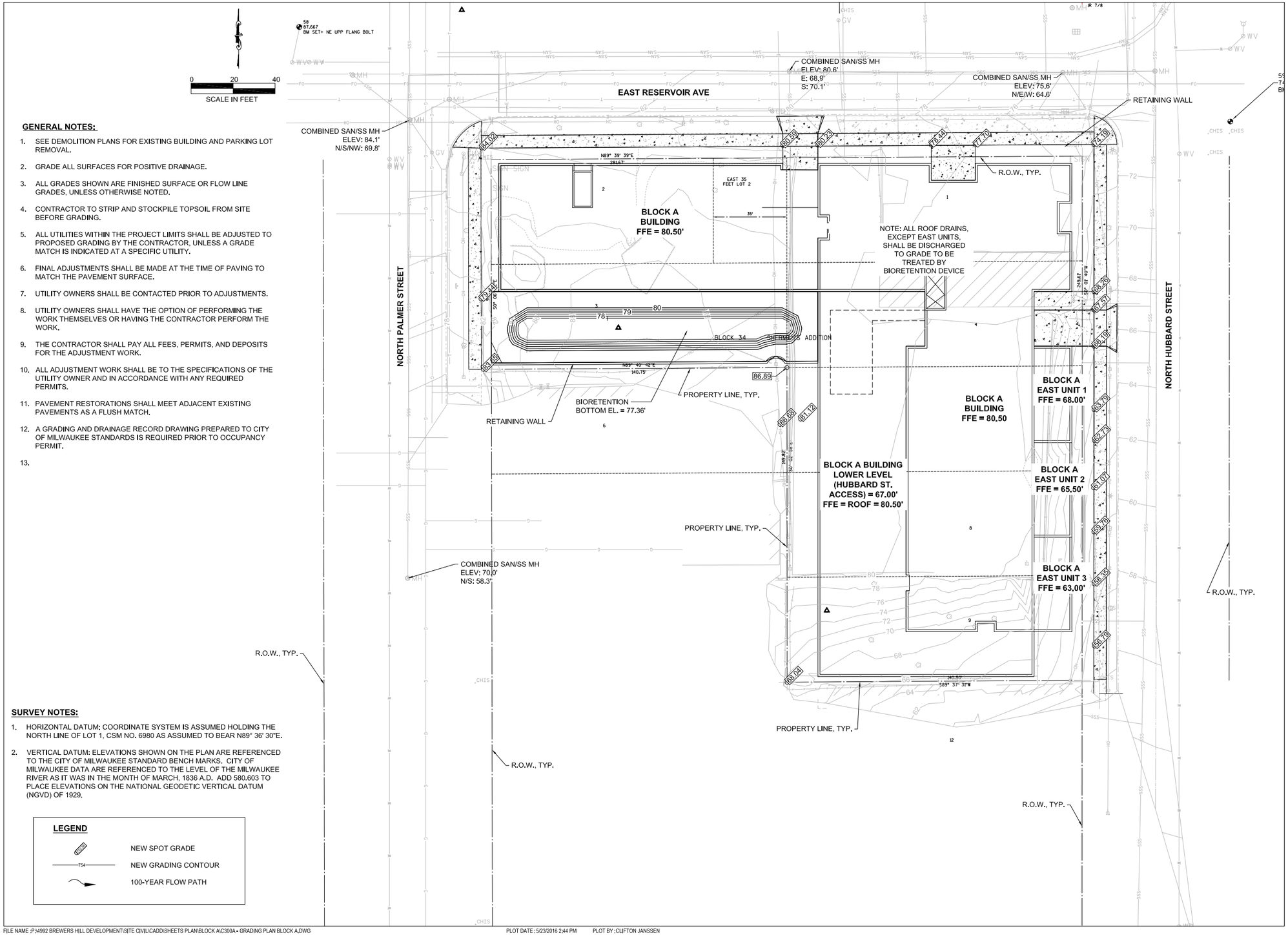
DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

CONSTRUCTION DETAILS BLOCK A

C503A

SHEET 1 of SHEET 1

FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C501-505 - CONSTRUCTION DETAILS BLOCK A.DWG PLOT DATE :5/23/2016 3:27 PM PLOT BY :CLIFTON JANSSEN



GENERAL NOTES:

1. SEE DEMOLITION PLANS FOR EXISTING BUILDING AND PARKING LOT REMOVAL.
2. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
3. ALL GRADES SHOWN ARE FINISHED SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
5. ALL UTILITIES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO PROPOSED GRADING BY THE CONTRACTOR, UNLESS A GRADE MATCH IS INDICATED AT A SPECIFIC UTILITY.
6. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
7. UTILITY OWNERS SHALL BE CONTACTED PRIOR TO ADJUSTMENTS.
8. UTILITY OWNERS SHALL HAVE THE OPTION OF PERFORMING THE WORK THEMSELVES OR HAVING THE CONTRACTOR PERFORM THE WORK.
9. THE CONTRACTOR SHALL PAY ALL FEES, PERMITS, AND DEPOSITS FOR THE ADJUSTMENT WORK.
10. ALL ADJUSTMENT WORK SHALL BE TO THE SPECIFICATIONS OF THE UTILITY OWNER AND IN ACCORDANCE WITH ANY REQUIRED PERMITS.
11. PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.
12. A GRADING AND DRAINAGE RECORD DRAWING PREPARED TO CITY OF MILWAUKEE STANDARDS IS REQUIRED PRIOR TO OCCUPANCY PERMIT.
13.

SURVEY NOTES:

1. HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
2. VERTICAL DATUM: ELEVATIONS SHOWN ON THE PLAN ARE REFERENCED TO THE CITY OF MILWAUKEE STANDARD BENCH MARKS. CITY OF MILWAUKEE DATA ARE REFERENCED TO THE LEVEL OF THE MILWAUKEE RIVER AS IT WAS IN THE MONTH OF MARCH, 1836 A.D. ADD 580.603 TO PLACE ELEVATIONS ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

LEGEND

- NEW SPOT GRADE
- 754 — NEW GRADING CONTOUR
- 100-YEAR FLOW PATH

FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C300A - GRADING PLAN BLOCK A.DWG
PLOT DATE : 5/23/2016 2:44 PM PLOT BY : CLIFTON JANSSEN

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE:
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION:

REVISIONS	DATE	DESCRIPTION

DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

GRADING PLAN BLOCK A (SOUTH BLOCK)

C300A

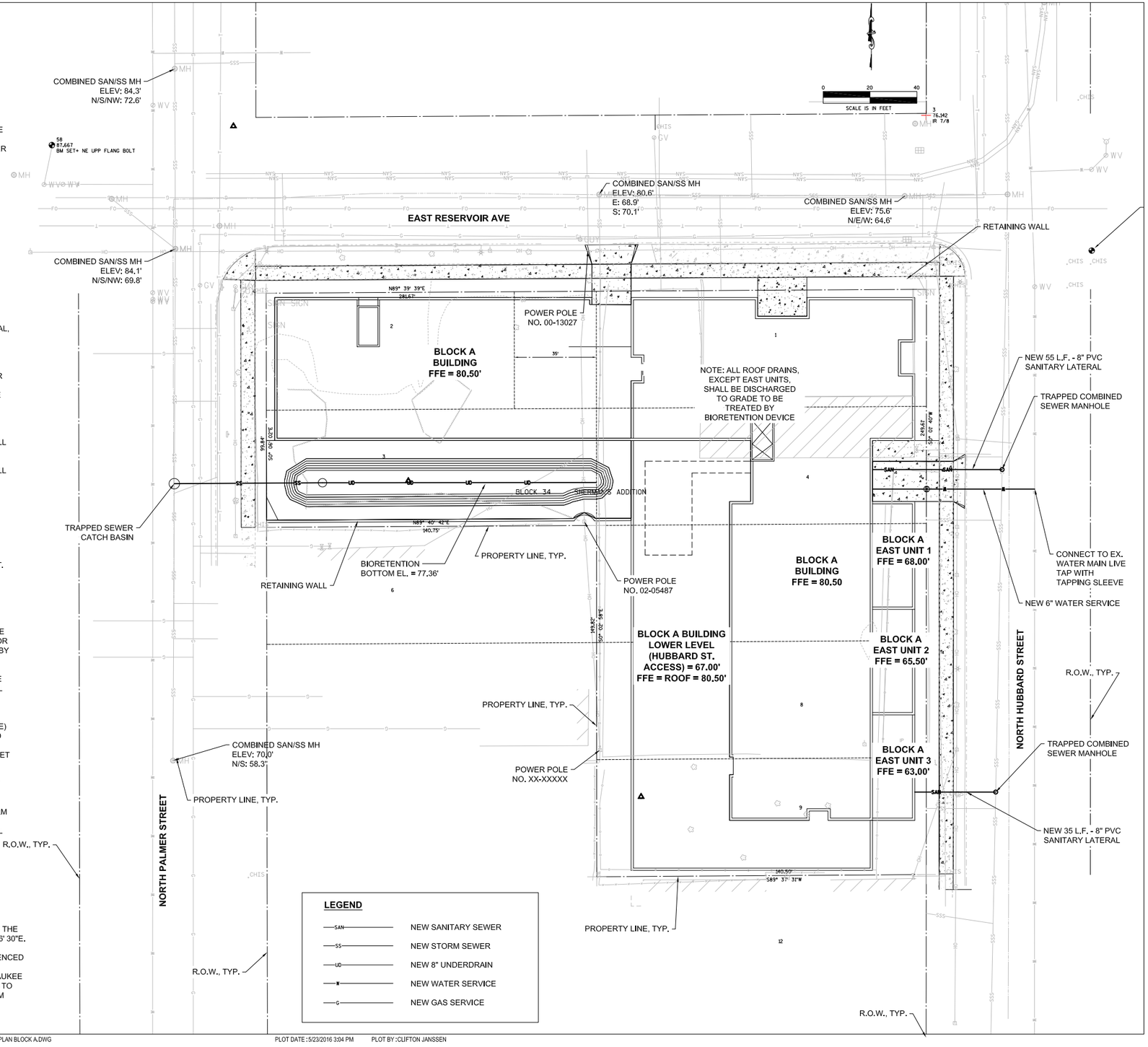
SHEET XX of SHEET XX

GENERAL NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
4. CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF MILWAUKEE. EXISTING LATERAL TO BE REUSED SHALL BE INSPECTED AND TELEVISED PRIOR TO REUSE AND CONNECTION TO BUILDING. DEFECTS SHALL BE REPAIRED PER CITY OF MILWAUKEE STANDARDS.
5. ALL EXISTING LATERALS NOT SHOWN AS REUSED SHALL BE ABANDONED AT THE MAIN PER CITY OF MILWAUKEE STANDARDS.
6. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
7. SEE SHEET C500 FOR STORM SEWER PLAN. SEE DETAIL SHEETS FOR SITE AND UTILITY DETAILS.
8. SANITARY LATERALS SHALL BE PVC, ASTM D-3034, SDR 35 IN CONFORMANCE WITH SECTION 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
9. WATER SERVICE SHALL BE PVC, AWWA C-900, CLASS 235 (DR-18).
10. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER.
11. SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE CITY OF MILWAUKEE.
12. SEE DEMOLITION PLANS FOR PIPE ABANDONMENT AND REMOVAL.
13. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
14. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
15. PER DSPS 382.40 (8) (b) PRIVATE WATER MAINS AND WATER SERVICES SHALL BE INSTALLED AT LEAST 5 FEET HORIZONTALLY FROM ANY SANITARY SEWER.
16. NO PRIVATE WATER MAIN OR WATER SERVICE MAY BE INSTALLED WITHIN 6 INCHES OF A STORM SEWER.
17. CLEANOUTS SHALL BE LOCATED NOT MORE THAN 100 FEET APART. THE CLEANOUT NEAR THE BUILDING SHALL BE WITHIN 5 FEET OF WHERE THE BUILDING DRAIN AND BUILDING SEWER CONNECTS. THE CLEANOUT MAY BE LOCATED EITHER INSIDE OR OUTSIDE OF BUILDING.
18. GENERALLY, FOR WATER SERVICE 4-INCHES OR LARGER, DEFLECTION WILL NOT BE ALLOWED AND CONTRACTOR SHALL USE 11.25, 22.5, 45 AND 90 DEGREE BENDS WHEN NEEDED. CONTRACTOR SHALL NOT EXCEED 5 DEGREES PER PIPE OR AS RECOMMENDED BY MANUFACTURER.
19. PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE.ALL STORM SEWER PIPE MATERIAL SHALL MEET WISDOT CLASS III-A UNLESS SPECIFIED HEREIN. REFER TO WISDOT STANDARD SPECIFICATIONS, 2016 EDITION, SECTION 608.2. CONTRACTOR SHALL FURNISH CORRUGATED POLYETHYLENE (CPE) PIPE, CORRUGATED POLYPROPYLENE (CPP) PIPE OR REINFORCED CONCRETE PIPE (RCP) UNDER LANDSCAPED AREAS. FURNISH CLASS III-A UNDER PAVEMENT WITH A MINIMUM COVER OF 1.5 FEET FROM TOP OF PIPE TO TOP OF SUBGRADE. FURNISH RCP WISDOT CLASS IV WITH LESS THAN 1.5 FEET UNLESS CONTRACTOR PROVIDES WRITTEN APPROVAL FROM PIPE MANUFACTURER, CITY OF MILWAUKEE, AND OWNER.
20. CONTRACTOR SHALL PROVIDE OWNER SHOP DRAWINGS ON STORM SEWER STRUCTURES, STORM SEWER PIPE AND FURNISH COST BREAKDOWN COMPARISON ON THE STORM SEWER PIPE MATERIAL PRIOR TO ORDERING MATERIAL.

SURVEY NOTES:

1. HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
2. VERTICAL DATUM: ELEVATIONS SHOWN ON THE PLAN ARE REFERENCED TO THE CITY OF MILWAUKEE STANDARD BENCH MARKS. CITY OF MILWAUKEE DATA ARE REFERENCED TO THE LEVEL OF THE MILWAUKEE RIVER AS IT WAS IN THE MONTH OF MARCH, 1836 A.D. ADD 580.603 TO PLACE ELEVATIONS ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.



KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A SITE PLAN
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

DRAWN BY JAF	DATE 05/24/2016
CHECKED BY APS	DATE 05/24/2016

UTILITY PLAN BLOCK A (SOUTH BLOCK)

C400A

SHEET 1 of SHEET 1

FILE NAME :P:\4992 BREWERS HILL DEVELOPMENT\SITE CIVIL\CADD\SHEETS PLAN\BLOCK A\C400A - UTILITY PLAN BLOCK A.DWG PLOT DATE :5/23/2016 3:04 PM PLOT BY :CLIFTON JANSSEN

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

SHADE TREES (DECIDUOUS)
- GMSM Green Mountain Sugar Maple
- HRB Heritage Riverbirch
- BC Bald Cypress

ORNAMENTAL TREES (DECIDUOUS)
- ABS Autumn Brilliance Serviceberry
- PFC Prairie Fire Flowering Crabapple
- SC Sentinel Crabapple
- JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES
- FVJ Fairview Upright Juniper (upright)
- BHS Black Hills Spruce

EVERGREEN SHURBS
- GMB Green Mountain Boxwood
- HIY Hick's Intermediate Yew

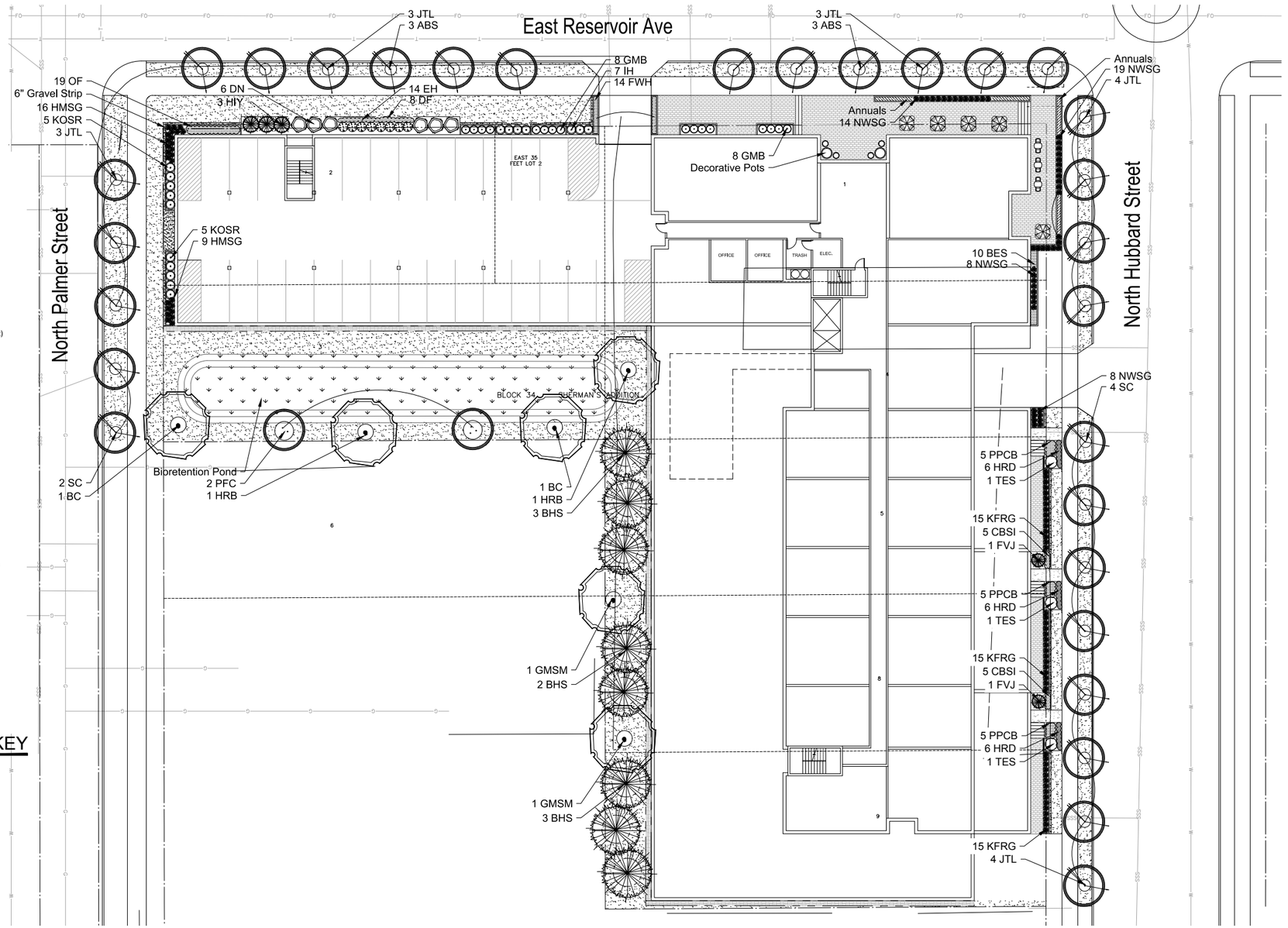
DECIDUOUS SHRUBS
- DF Dwarf Fothergilla
- IH Incrediball Hydrangea
- DN Diablo Ninebark
- TES Tiger Eyes Sumac
- KOSR Knock Out Shrub Rose

ORNAMENTAL GRASSES
- KFRG Karl Foerster Feather Reed Grass
- HMSG Heavy Metal Switch Grass
- NWSG Northwind Switchgrass

HERBACEOUS PERENNIALS
- HRD Happy Returns Daylilly
- PPCB Palace Purple Coralbells
- EH Elegans Bigleaf Hosta
- FWH Frances Williams Bigleaf Hosta
- CBSI Caesars' Brother Siberian Iris
- OF Ostrich Fern
- BES Black-eyed Susan

ANNUAL Approx. 60 SF

PLANT ABBREVIATION KEY



NORTH

LANDSCAPE CONCEPT PLAN

Scale: 1"=16'0"

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

TITLE: BLOCK A SITE PLAN
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESERVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

DRAWN BY WDH	DATE 05/23/2016
CHECKED BY APS	DATE 05/23/2016

BLOCK "A" LANDSCAPE PLAN

L100

SHEET 1 of SHEET 2

FILE NAME :Z:\H&A SHARED WORKING FILES\2016\KSINGH ENGINEERING\E. RESERVOIR RESIDENCES\SITE CAD A&B STORMWATER\KSINGH LPLAN RESEVOIR RESIDENCES A AND B 20160523 VER 2.DWG PLOT DATE :5/23/2016 11:15 AM PLOT BY :JORDAN FELBER

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

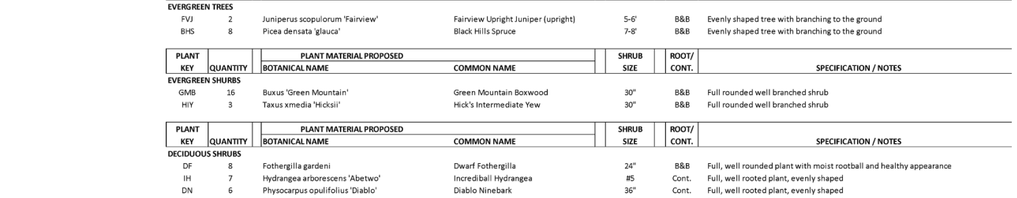
DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
GMSM	2	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
HRB	2	Betula nigra 'Heritage'	Heritage Riverbirch	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
BC	2	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)						
ABS	6	Amelanchier xgrandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5 - 2"	B&B	Straight central leader, full and even crown. Prune only after planting
PFC	2	Malus x 'Prairifire'	Prairie Fire Flowering Crabapple	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
SC	6	Malus x 'Sentinel'	Sentinel Crabapple	1.5 - 2"	B&B	Straight central leader, full and even crown. Prune only after planting
JTL	17	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5 - 2"	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREEN TREES						
FVJ	2	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground
BHS	8	Picea densata 'glauca'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground
EVERGREEN SHURBS				SHRUB SIZE	ROOT/ CONT.	
GMB	16	Buxus 'Green Mountain'	Green Mountain Boxwood	30"	B&B	Full rounded well branched shrub
HIY	3	Taxus xmedia 'Hicksii'	Hick's Intermediate Yew	30"	B&B	Full rounded well branched shrub
DECIDUOUS SHRUBS						
DF	8	Fothergilla gardeni	Dwarf Fothergilla	24"	B&B	Full, well rounded plant with moist rootball and healthy appearance
IH	7	Hydrangea arborescens 'Abetwo'	Incredi ball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
DN	6	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	36"	Cont.	Full, well rooted plant, evenly shaped
TES	3	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	36"	Cont.	Full, well rooted plant, evenly shaped
KOSR	10	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped
ORNAMENTAL GRASSES				CONTAINER SIZE		
KFRG	45	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
HMSG	25	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant
NWSG	49	Panicum virgatum 'Northwind'	Northwind Switchgrass	#1	Cont.	Full, well rooted plant
HERBACEOUS PERENNIALS						
HRD	18	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
PPCB	15	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped
EH	14	Hosta sieboldiana 'Elegans'	Elegans Bigleaf Hosta	#2	Cont.	Full, well rooted plant, evenly shaped
FWH	14	Hosta sieboldiana 'Frances Williams'	Frances Williams Bigleaf Hosta	#2	Cont.	Full, well rooted plant, evenly shaped
CBSI	10	Iris sibirica 'Caesars' Brother'	Caesars' Brother Siberian Iris	#1	Cont.	Full, well rooted plant, evenly shaped
OF	19	Matteucia pensylvanica	Ostrich Fern	#1	Cont.	Full, well rooted plant, evenly shaped
BES	8	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1	Cont.	Full, well rooted plant, evenly shaped
ANNUAL	60	Annuals (Typ.)	*Approx. 60 SF*		SF	
SOD	920	Sod (Fresh Cut, Bluegrass Blend)	*Approx. 8,280 SF*		SY	Install ONLY in May or Sept. See ALT if sod will not be installed in May or Sept.
ALT 1	920	Seed Mix (Reinder's 50/50) w/ haymatt	*Approx. 8,280 SF*		SY	**ALTERNATE TO SOD (if project is installed other than May or Sept.)**
BIO	335	Detention Pond	*Approx. 3,005 SF*		SY	Stormwater Seed Mix from CARDNO / JF New
	3005	Erosion Matting for sloped seeded areas	*Approx. 3,005 SF*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)
Hardscape Materials						
	4	Heritage River Gravel Mulch (1.0-1.5" pieces)	*Appreox. 280 SF*		TN	*2" depth*
	280	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF	
	280	Landscape Fabric	*Appreox. 280 SF*		SF	
	43	Shredded Hardwood Mulch (3" depth)	*Approx. 4,630 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch
	29	Soil Amendments (2" depth)	*Approx. 4,630 SF*		CY	
	35	Pulverized Topsoil (Lawn Area)	*Approx. 11,285 SF*		CY	
	29	Pulverized Topsoil (2" over bed areas)	*Approx. 4,630 SF*		CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

LANDSCAPE & HARDSCAPE SCHEDULE



LANDSCAPE & HARDSCAPE DETAILS

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}/_{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
¼ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. The Landscape Contractor is responsible for the watering and maintenance of sod while onsite performing work. After substantial completion is determined by Landscaper Contractor and Owner /Owner's Representative, the Landscape Contractor shall water and maintain sodded areas for a period of 30 days. Landscape Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 30 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

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TITLE: BLOCK A SITE PLAN
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESERVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

DRAWN BY WDH	DATE 05/23/2016
CHECKED BY APS	DATE 05/23/2016

BLOCK "A" LANDSCAPE NOTES

L101

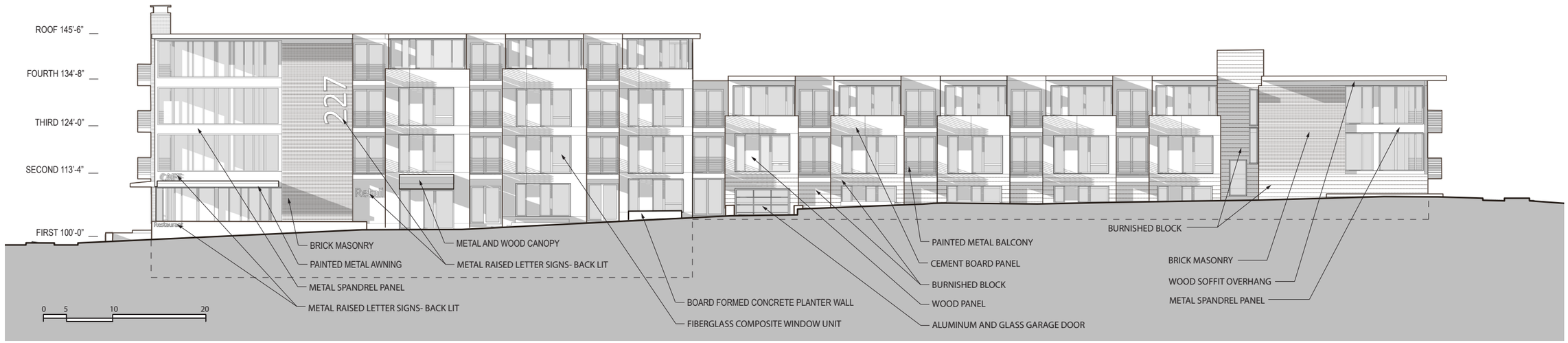
SHEET 2 of SHEET 2

FILE NAME :Z:\H&A SHARED WORKING FILES\2016\KSINGH ENGINEERING\E. RESERVOIR RESIDENCES\SITE CAD A&B STORMWATER\KSINGH LPLAN RESEVOIR RESIDENCES A AND B 20160523 VER 2.DWG PLOT DATE :5/23/2016 11:15 AM PLOT BY :JORDAN FELBER

KORB+ ASSOCIATES ARCHITECTS 648 N. Plankinton Ave, Suite 240 Milwaukee, Wisconsin 53203 p: 414.273.8230

BLOCK A

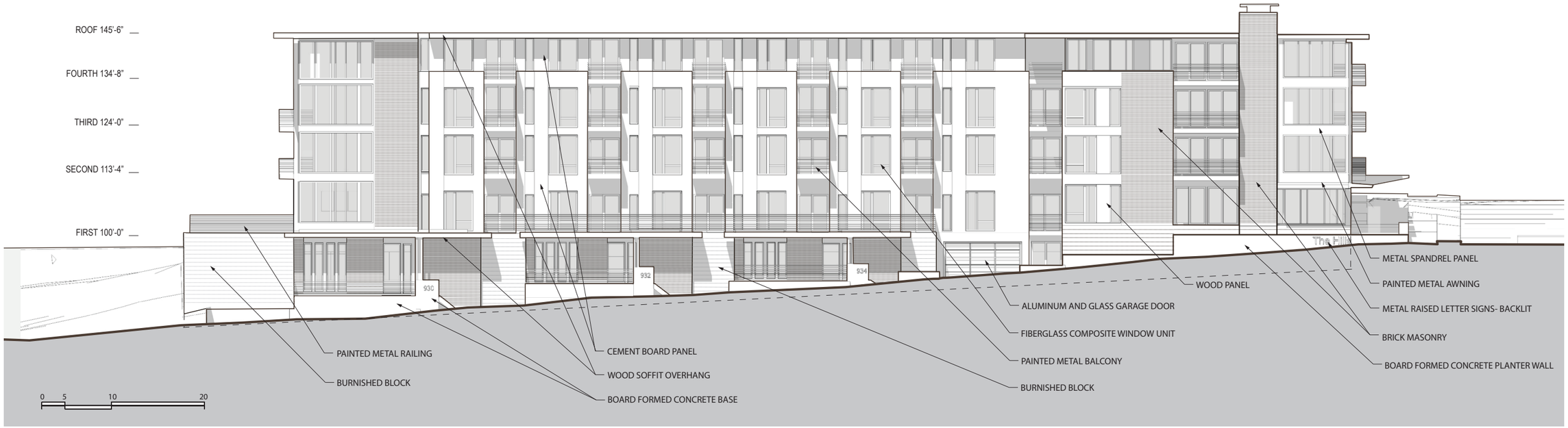
Architectural Building Elevations: North



KORB+ ASSOCIATES ARCHITECTS 648 N. Plankinton Ave, Suite 240 Milwaukee, Wisconsin 53203 p: 414.273.8230

BLOCK A

Architectural Building Elevations: East



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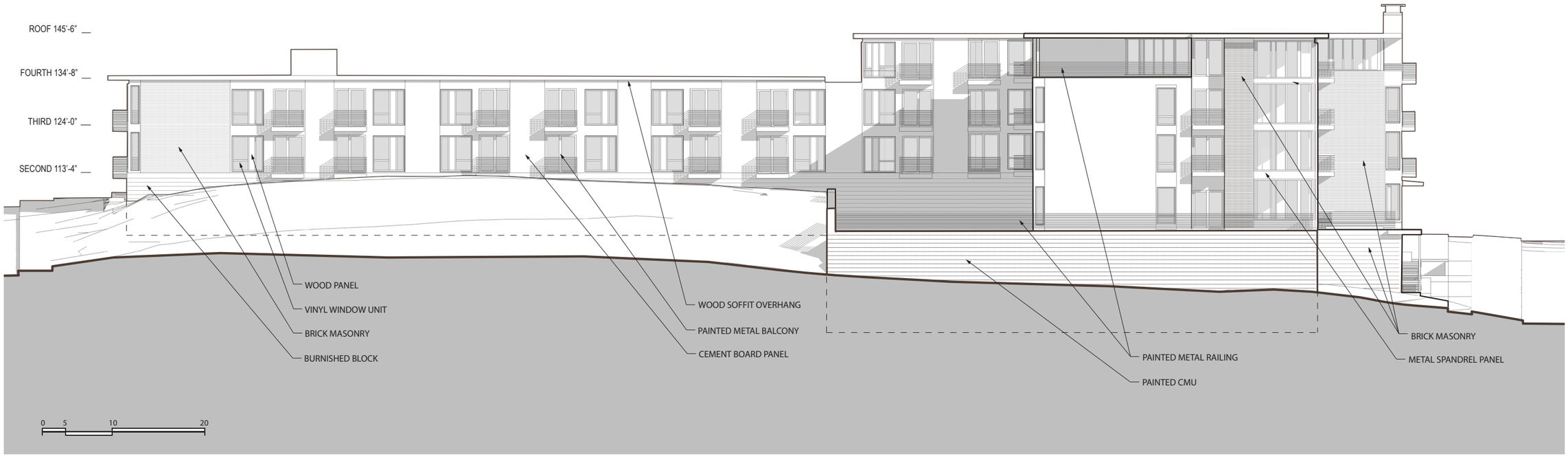
BLOCK A

Architectural Building Elevations: South



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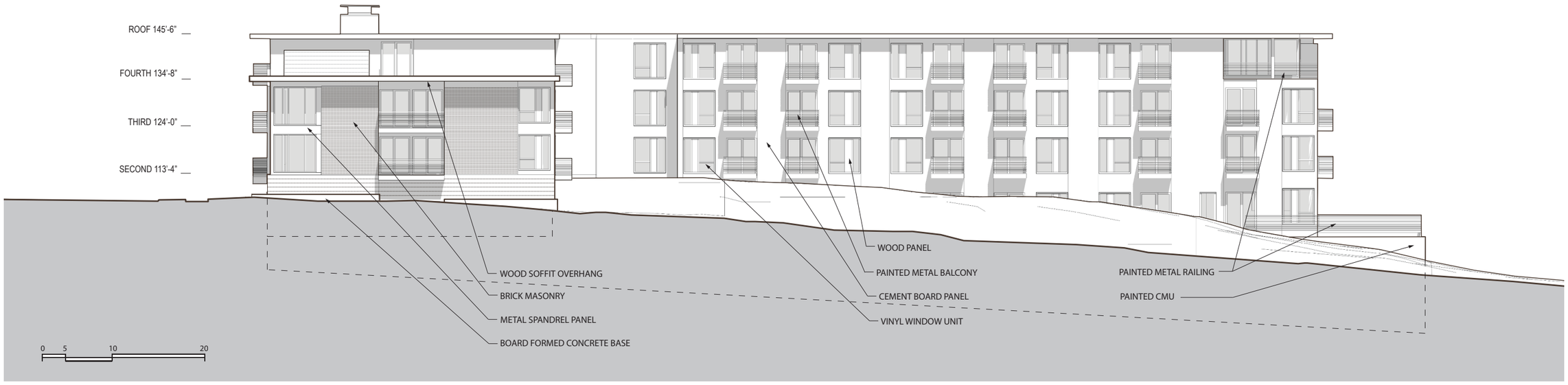
BLOCK A

Architectural Building Elevations: West



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