



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)
First Amendment - 10.11.2013 (FN 130621)

Second Amendment - (FN 150716)



Table Of Contents

• Project Team	3
• Owner's Statement of Intent & Planned Development Project Description	4
• Detailed Plan Project Description	5
• Vicinity Maps	6
• Site Images	10
• Civil: Site Survey	12
• Civil: Site Plan	13
• Civil: Site Geometric Plan	14
• Civil: Site Grading Plan	15
• Civil: Site Utility Plan	16
• Civil: Site Erosion Control Plan	17
• Civil: Site Erosion Control Details	18
• Civil: Site Landscape Plan	19
• Civil: Site Landscape Details	20
• Architectural Building Elevations	21

Project Team



Jason Korb, AIA

790 N. Milwaukee Street, Suite 210

Milwaukee, WI 53202

p: 414.273.8230

f: 414.273.8231

Email: jkorb@kaa-arch.com

www.kaa-arch.com



David Lyon

Senior 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



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 & Planned Development Project Description

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.

During the team’s due diligence process contaminated soils were encountered, necessitating the removal of the basement. Additionally, higher than anticipated utilities relocation cost have required a redesign to a wood framed structure. This construction type does not support several of the elements of the approved 2013 project (All glass corners, ribbon windows, etc.) Our team has redesigned the exterior of the project in such a way that it meets the Eastside ARB design guidelines and is constructable given its current structural system.

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

Planned Development Project Description

Phase 1 Overview:

Phase 1 of Greenwich Park Apartments consists of a six story structure that will occupy the city owned parking lot to the north of the block and the vacated city land to the north of the parking lot. Phase 1 will be a stand-alone structure until such time that Phase 2 occurs. Phase 1 will include up to 53, Studio-3 bedroom residential units and up to 44 residential parking spaces. The building materials will consist of clear anodized aluminum unit windows, clear anodized aluminum storefront, painted metal panel to match clear anodized aluminum, a light/tan burnished block base to aesthetically tie into the US Bank’s existing material palette, and a dark cement board panel skin on the upper floors.

Phase 2 Overview:

Phase 2 of Greenwich Park Apartments will consist of an additional six story structure that will plug into the Phase 1 structure on the west end of the Phase 1 south elevation (near Murray Ave). Phase 2 will splay away from Phase 1 creating an occupiable courtyard opening to south east (Farwell Ave). Phase 2 will include up to 40, 1-3 bedroom residential units. Phase 2 will add up to 33 residential parking spaces and up to 10 new street parking stalls. In addition, Phase 2 will cover the existing US Bank / public parking lot. The lot will remain open air but will be resurfaced providing up to 26 US Bank / public parking spaces. The building materials used in Phase 2 will be the same materials used in Phase 1.

Uses:

Listed below are permitted uses for Phases 1 and 2, as defined in the Milwaukee zoning code (chapter 295 of the City of Milwaukee City Charter and Code of Ordinances).

Multi-family dwelling, college, school / personal instruction, library, cultural institution, public safety facility, general office, government office, bank or other financial institution, general retail establishment (provided limited use standards are followed), garden supply or landscaping center, home improvement center, secondhand store, 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 lot accessory use (for US Bank), tavern, sit down restaurant, fast-food or carry out restaurant, indoor recreation facility, health spa, theater, broadcasting or recording studio, seasonal market, temporary real estate sales office, live entertainment special event, or other neighborhood-serving use.

Design Standards:

Phases 1 and 2 shall consist of high quality building materials: clear anodized aluminum unit windows, clear anodized aluminum storefront, painted metal panel to match clear anodized aluminum, a dark burnished block base and a light/tan burnished block.

In addition, the architectural design of the structures complies with the architectural guidelines outlined by the East Side’s Business Improvement District (BID) Architectural Review Board (ARB).

Density:

Phase 1:
Total lot square footage: 17,386 (.4 Acres)
Number of dwelling units: 53
Phase 1 density: 17,386 / 56 = 328.0 SF/ Unit

Phase 2:
Total lot square footage: 10,881 (.24 Acres)
Number of dwelling units: 40
Phase 2 density: 10,881 / 44 = 272.0 SF/Unit

Total build out Phase 1 and Phase 2:
Total lot square footage: 28,267 (.64 Acres)
Total number of dwelling units: 93
Overall density: 303.95 SF/Unit

Space Between Structures:
The Phase 1 structure is approximately 76’-4” from the nearest structure (US Bank drive thru canopy). The space between the Phase 1 and Phase 2 structures varies. The ground floor and second floor of Phase 2 join directly (space between = 0’-0”) to Phase 1. In addition a small portion (30 linear feet) of floors 3-6 of Phase 2 all join directly to Phase 1. As stated above, Phase 2 splays away from Phase 1 creating a courtyard between the structures. At the tightest point Phase 2 is 18’-8” from Phase 1, at its furthest Phase 2 is 64’-6” from Phase 1. Phase 2 is also 6’-4” from the US Bank canopy and 84’-0” from the US Bank building.

Setbacks:
Phase 1 and 2 are both zero lot line buildings and have no setbacks on all four sides of each structure.

Screening:
All utility and HVAC equipment for both Phase 1 and Phase 2 will not be visible from the street. They will be housed in the building or located on the roof.

Open Spaces:
The primary open space for the project is the courtyard that is created between Phase 1 and Phase 2. The square footage of the courtyard is 4,877 SF. The goal for this space is to provide an occupiable green roof for the residents, however this design feature is dependent upon financing.

Circulation, Parking and Loading:
Phase 1:
Phase 1 resident parking will be accessed from both Farwell Ave. as well as Murray Ave. First floor parking is accessed through the Murray Ave. entrance / exit and second floor parking is accessed through the Farwell Ave. entrance / exit. For Phase 1 there are a total of 44 residential parking spaces.

Phase 2:
Phase 2 resident parking will be accessed from the same two entrances / exits as Phase 1. Second floor south elevation of Phase 1 will be altered during the construction of Phase 2 to allow cars access to additional resident parking within the Phase 2 foot print. The US Bank / public parking lot will be accessed off of Farwell Ave. just south of the resident entry / exit. For Phase 2, 6832 residential and 26 US Bank / public parking spaces will be added. In addition up to 10 new street parking spaces will also be added.

The primary Phase 1 entrance is located along farwell Ave. near the corner of Thomas Ave. and Farwell Ave. There is an additional Phase 1 entry at the community space just east of the Murray Ave. and Thomas Ave corner along the north elevation. The primary Phase 2 entrance is located along Murray Ave. just south of the Phase 1 parking entry. The fire exits for Phase 1 are located along the north elevation, west of the primary pedestrian entry and along the south elevation. The fire exists for Phase 2 are located along Murray Ave. and Farwell Ave. to the north of the US Bank drive thru.

Bicycle parking will be located near the primary entrance at the corner of Thomas Ave. and Farwell Ave. Additional bicycle parking will be located along Murray Ave. and Thomas Ave. near the community space as well as near the Phase 2 lobby along Murray Ave.

Refuse for Phase 1 and Phase 2 will be collected along Murray Ave adjacent to the resident parking entrance. Both the resident parking overhead door as well as the trash room overhead door will be frosted glass and inset from the building 4’-0”.

Landscaping:
Phase 1:
For Phase 1 the city planting bed on the north edge of the site will be replanted with new ground cover and street trees. A new planting bed will also run along the entire north elevation across the sidewalk from the city owned planting bed. In addition, three new planting beds are planned for the west side of the structure and three new planting beds for the east side of the Phase 1 structure. There will be a new landscape buffer created during Phase 1 near the US bank ATM drive through, to screen the relocated transformers that serve the neighborhood.

Phase 2:
Phase 2 will also add additional planting beds along the west and east elevations of Phase 2. Garden walls and additional landscaping will also be constructed and provided along the west and east edge of the US Bank drive thru. The garden wall structures will hide the unsightly US Bank drive thru canopy, aesthetically tie the entire block together and reduce the drive thru entry curb cut from 100’ to 24’. The reduction of the curb cut will also create additional planting beds and landscaping opportunities.

Lighting:
Adequate lighting shall be provided for both Phase 1 and Phase structures along the north elevation (Phase 1) as well as along the east and west elevations (Phase 1 and 2). 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 for both Phase 1 and Phase 2 shall be installed underground. Transformers for the project will be installed within buildings or otherwise screened from view on the rooftop. Two new neighborhood serving transformers will be installed prior to construction of Phase 1 on the US bank property.

Signs:
Phase 1:
Phase 1 will use L-1 applied signage to identify the project at the primary pedestrian entry located on Farwell Ave. and at the entrance to the community space east of the corner of Thomas and Murray. 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 2:
Phase 2 will use L-1 applied signage to identify the project on the Murray Ave resident entrance. The future retail space located along Farwell will have signage consistent with the type A signage allowed under the LB3 zoning designation. In addition, as part of Phase II, Mercy Housing will work with Columbia St. Mary’s (CSM) and the East Side BID to upgrade wall signage on the CSM parking structure to direct people to the public parking available within it and secure all necessary approvals and permits.

Both Phases 1 and 2 will also use sign type L-4a during construction of each phase and sign type L-4b upon completion of each the phases. Type L-4a signage is a sign pertaining to

Gross land area: **Total Phase 1 and 2 Square Footage: 29,734.8 SF**
Vacated City Land (North of the Site): 1738.8 SF (6% of Total SF)
City Parking Lot: 15,647.2 SF (52% of Total SF)
US Bank Parking Lot: 10,881.4 SF (37% of Total SF)
10' Easement to the South (To be used by US Bank): 1,467.4 SF (4.9% of Total SF)

Maximum amount of land covered by principal buildings: **Phase 1: 13,677.8 SF (46% of Total SF)**
Phase 2: 13,617.8 SF (45% of Total SF)

Maximum amount of land devoted to parking, drives and parking structures: **Phase 1: 11,824.8 SF (40% of Total SF)**
Phase 2: 8,601 SF (29% of Total SF)

Minimum amount of land devoted to landscaped open space: **Phase 1: 2,543 SF (8.5% of Total SF)**
Phase 2: 1,222 SF (4.1% of Total 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: 53**
Phase 2: 40

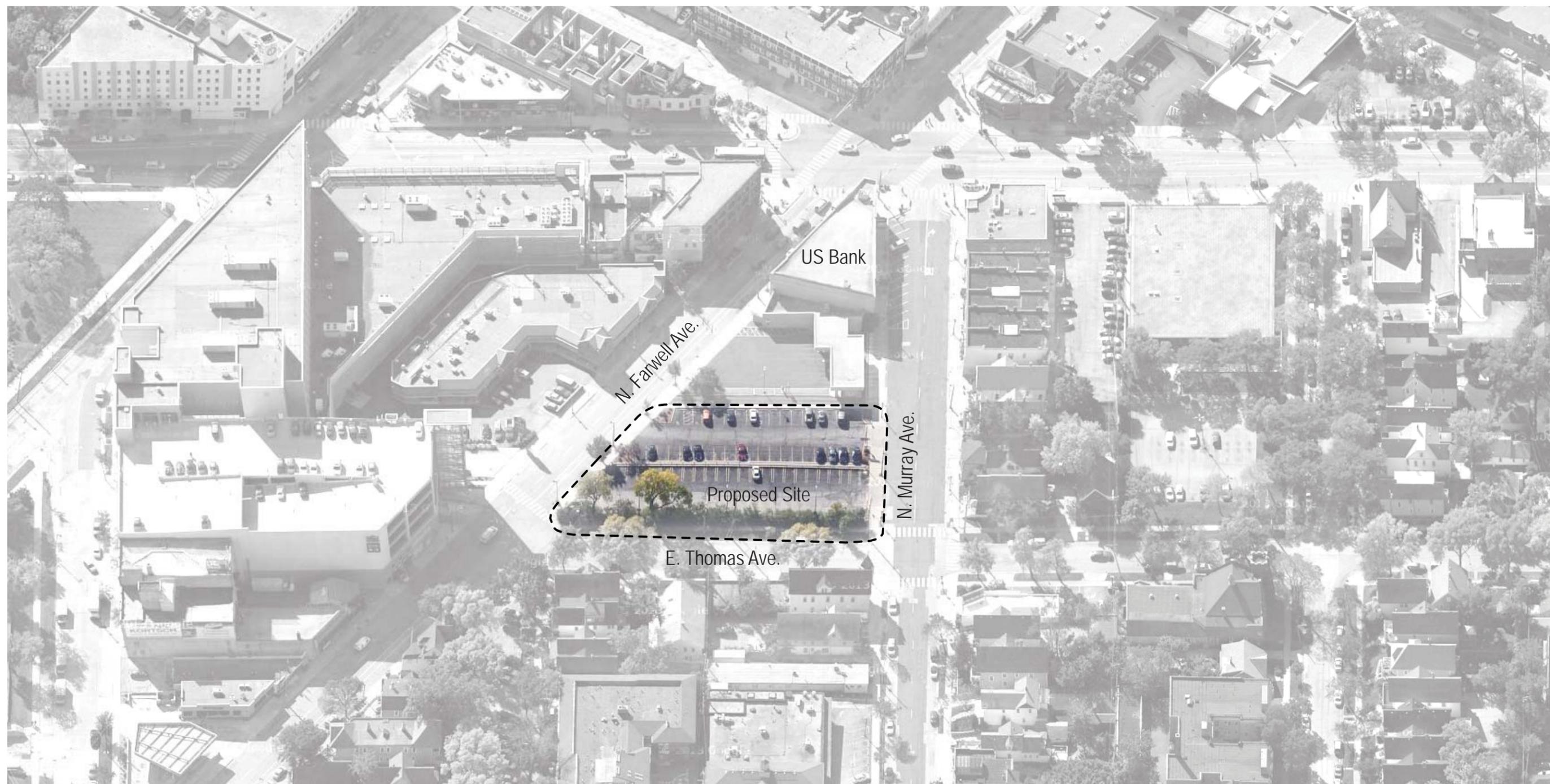
Bedrooms per unit: **Studios, 1-3 Bedrooms**

Parking spaces provided, whether surface or in structures: **Phase 1: 44 Residential**
Phase 2: 32 Residential
26 US Bank / Public
10 Street

Ratio per unit: **Phase 1: (44 Stalls / 53 Units) = .83 / Unit**
Phase 2: (32 Stalls / 40 Units) = .80 / Unit













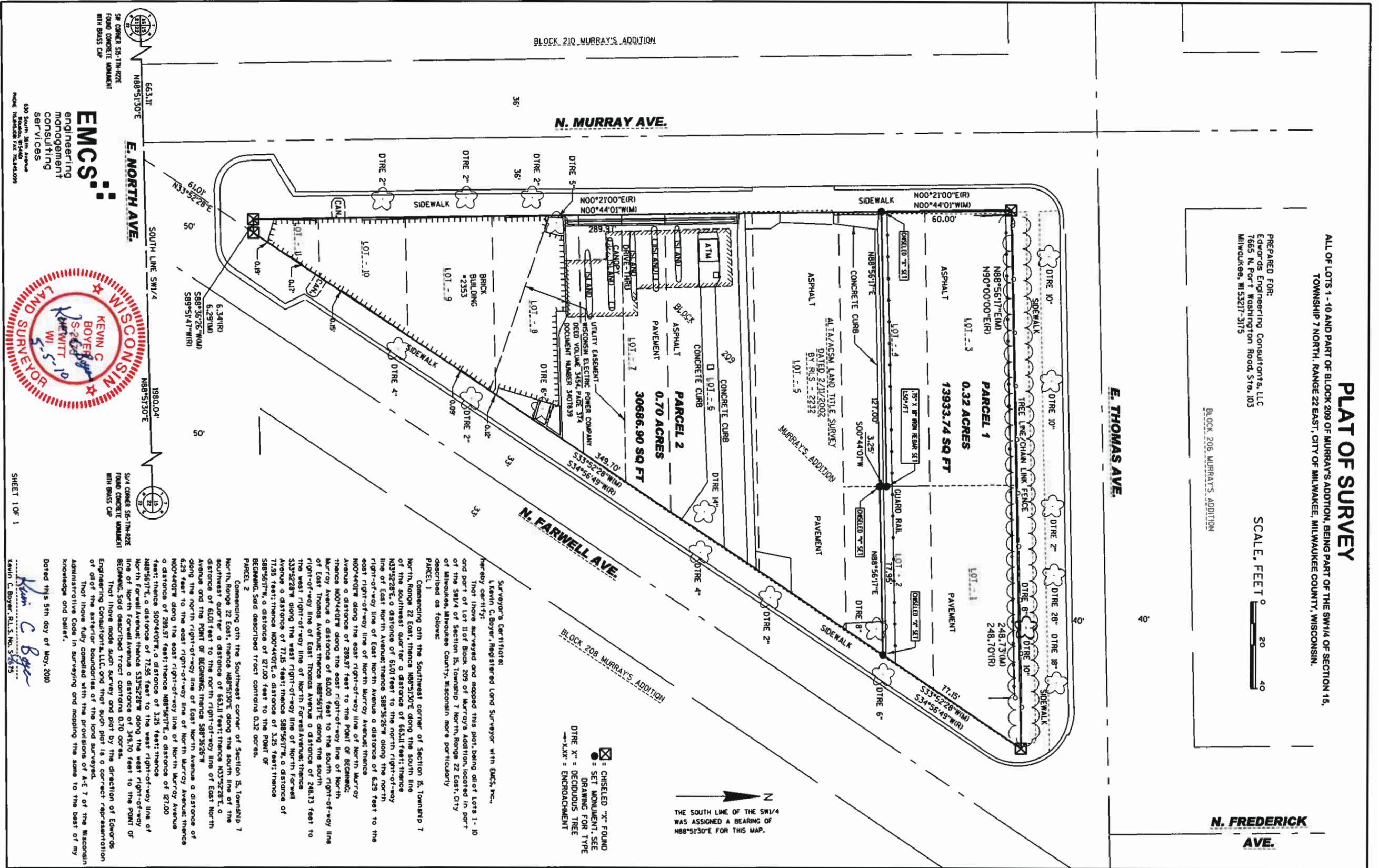
PLAT OF SURVEY
 ALL OF LOTS 1 - 10 AND PART OF BLOCK 209 OF MURRAY'S ADDITION, BEING PART OF THE SW1/4 OF SECTION 15,
 TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR:
 Edwards Engineering Consultants, LLC
 7665 N. Port Washington Road, Ste. 103
 Milwaukee, WI 53217-3175

BLOCK 206, MURRAY'S ADDITION

SCALE, FEET 0 20 40

N. FREDERICK AVE.



- ☒ = CHISELED "X" FOUND
- = SET MONUMENT, SEE DRAWING FOR TYPE
- DTR "x" = DECIDUOUS TREE
- xxx = ENROACHMENT

THE SOUTH LINE OF THE SW1/4 WAS ASSIGNED A BEARING OF N88°51'30"E FOR THIS MAP.

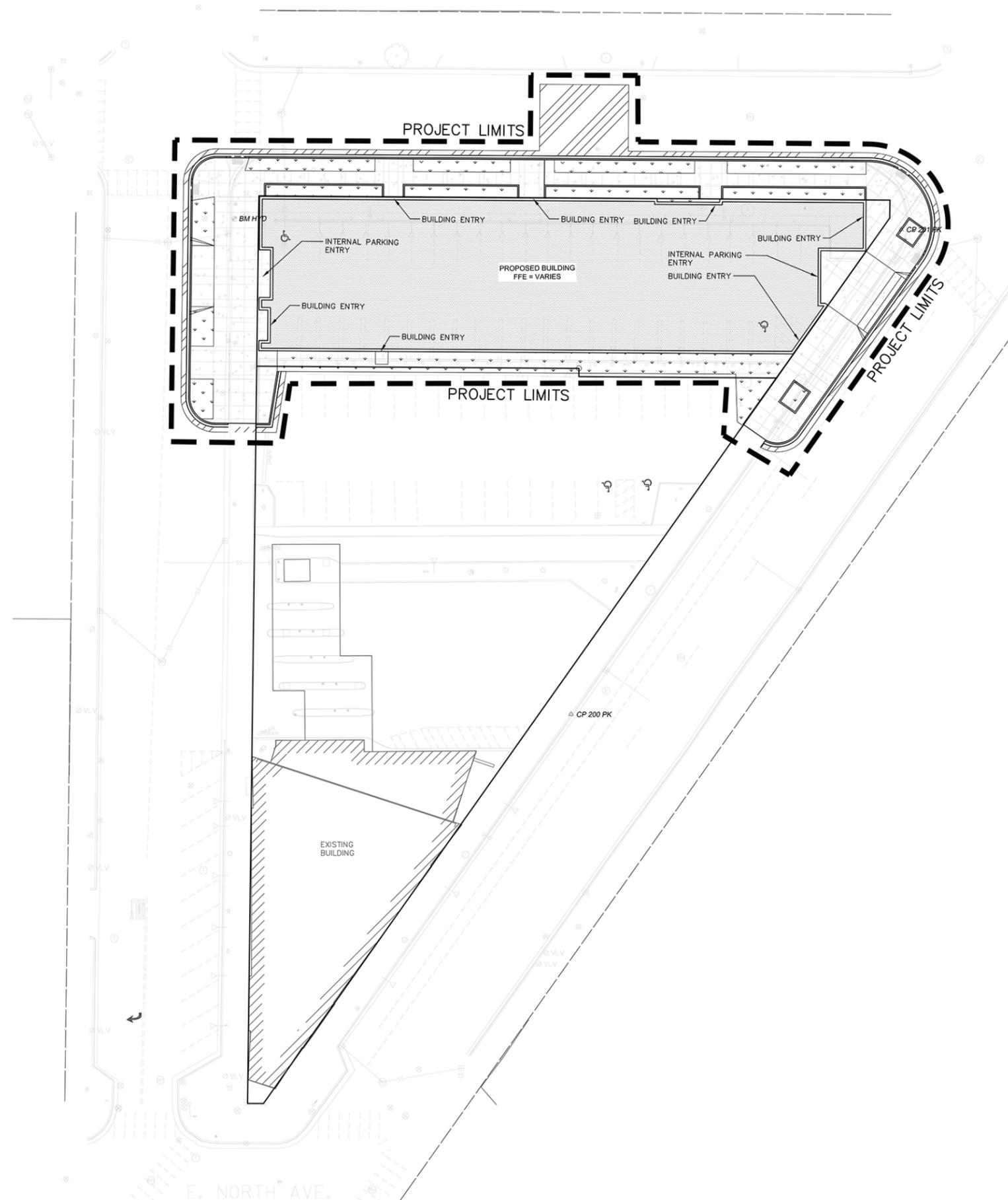
EMCS
 engineering management consulting services
 630 South 56th Avenue
 Wauwatosa, WI 53222
 PHONE 764-6630 FAX 764-6630



SHEET 1 OF 1

Dated this 5th day of May, 2010
 Kevin C. Boyer
 Land Surveyor, R.L.S. No. 5268

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 653.11 feet; thence N23°22'28"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°35'26"W a distance of 6.29 feet along the east 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 121.00 feet; thence S00°44'01"W a distance of 3.25 feet; thence N88°56'17"E a distance of 71.95 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 0.32 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 653.11 feet; thence N23°22'28"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°35'26"W a distance of 6.29 feet along the east 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 south right-of-way line of North Murray Avenue thence N88°56'17"E along the south right-of-way line of North Murray 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 71.95 feet; thence N88°56'17"E a distance of 121.00 feet; thence S00°44'01"W a distance of 3.25 feet; thence N88°56'17"E a distance of 71.95 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 0.32 acres.



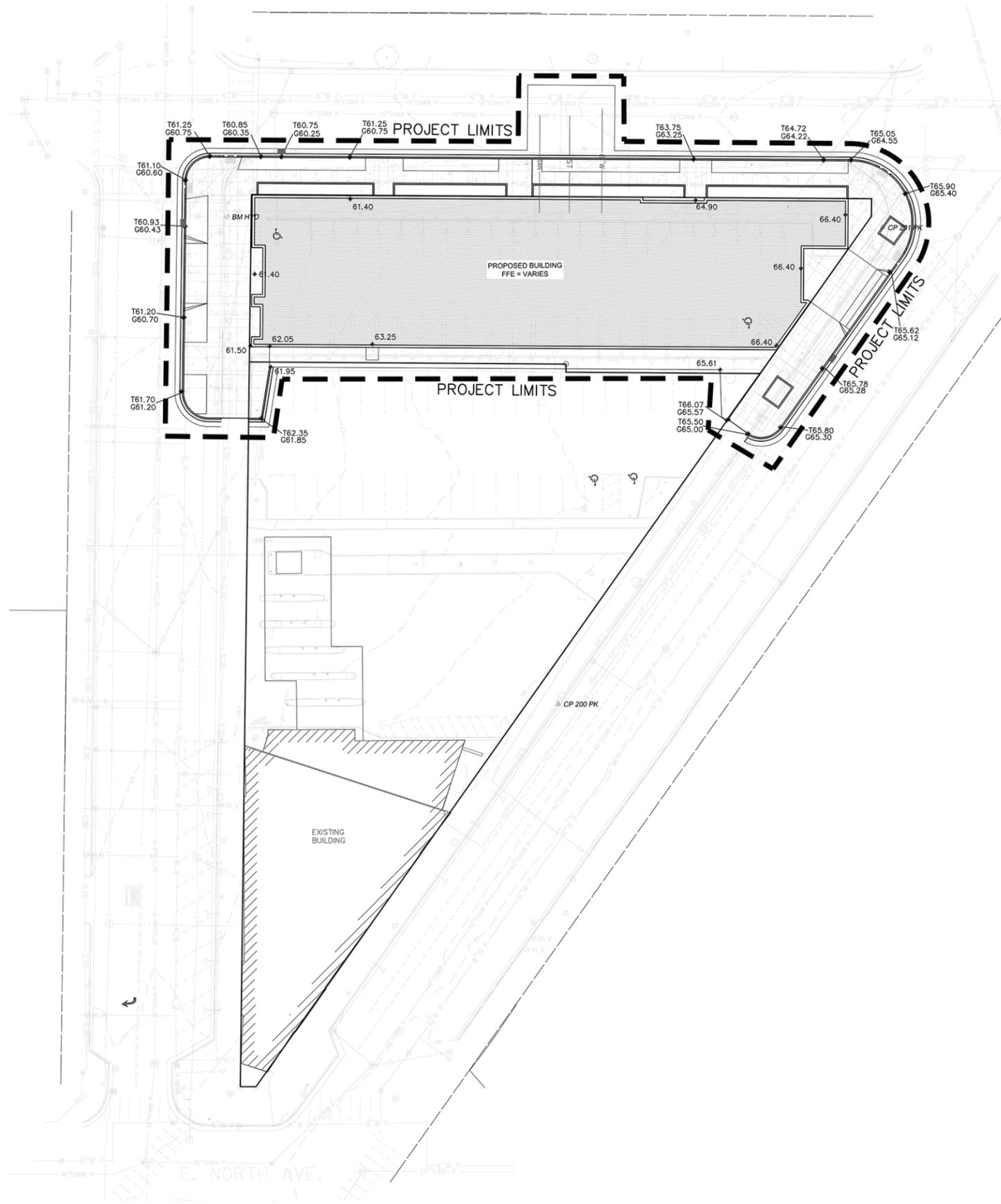
Scale: 0 10 20 40
Scale: 1" = 20'



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

HATCH LEGEND

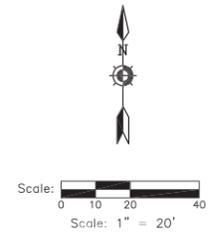
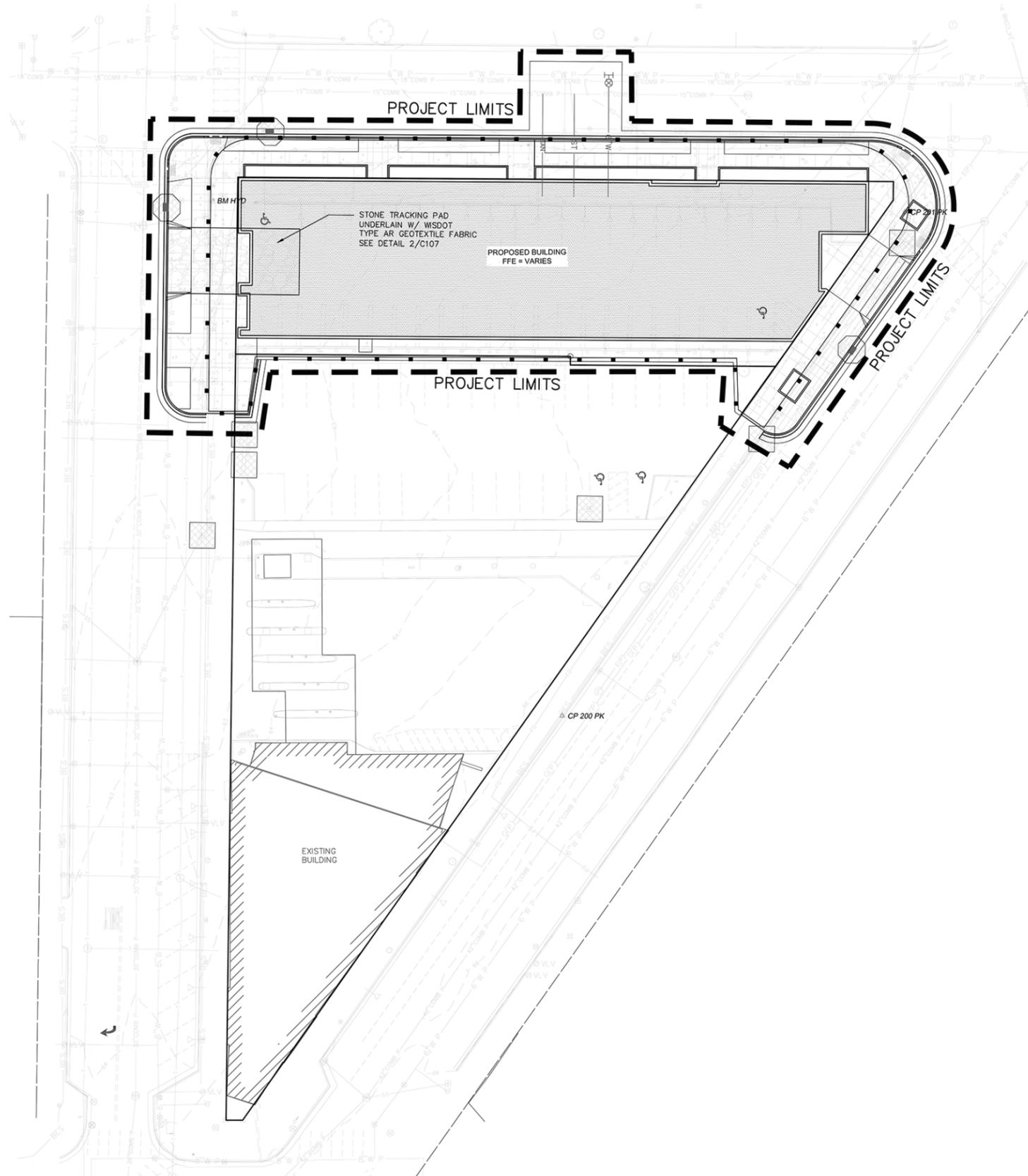
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL ----/----
	NEW ASPHALTIC CONCRETE (HEAVY 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 ----/----




 Scale: 
 Scale: 1" = 20'

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

GRADING LEGEND	
	PROPOSED CONTOUR LINE - MAJOR
	PROPOSED CONTOUR LINE - MINOR
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	PROPOSED SPOT ELEVATIONS
	MATCH EXISTING ELEVATIONS
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL



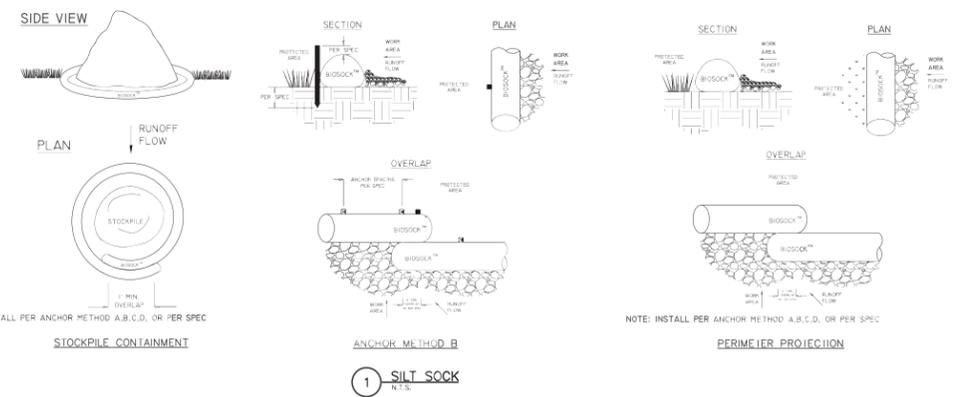
DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

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
<small>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 WFOES 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.</small>	

EROSION CONTROL MEASURES

- CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST MNOR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <http://www.dnr.wisconsin.gov/dam/water/technical.htm>
- INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER MNOR TECHNICAL STANDARD 1050 AS FOLLOWS:
 - ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS LISTED FOR INLET PROTECTION. GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE MOST RECENTLY ACCEPTABLE LIST. TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <http://www.dnr.wisconsin.gov/dam/water/technical.htm>
 - INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OR GREATER DURING A 24-HOUR PERIOD.
 - PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLET/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
 - SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 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 TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
 - DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET/CATCH BASIN AND IMPAIR THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE D ABOVE.
 - INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE MNOR.
- A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION. THE TRACKING PAD SHALL BE 10 FEET WIDE FROM THE SITE PER MNOR TECHNICAL STANDARD 1057 AS FOLLOWS:
 - A WSDOT TYPE R GEOTEXTILE FABRIC SHALL BE USED TO PREVENT MORTAR OR UNDERLAYING SOIL TO BE STONE.
 - AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3/8 INCH SIEVE.
 - THE AGGREGATE SHALL BE PLACED IN A LAYER ON TOP OF THE TYPE R GEOTEXTILE FABRIC AT LEAST 12 INCHES THICK.
 - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT AND BE AT LEAST 50 FEET LONG.
 - VEHICLES TRAVELING ALONG THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
 - ANY SEDIMENT OR ROCK ACCUMULATION ON LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF WORKDAY.
 - THE TRACKING PAD SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 - A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.
- THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILES AS INDICATED ON THIS PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT FROM THE SHEET FLOW INTO THE CONSTRUCTION SITE PER MNOR TECHNICAL STANDARD 1050 AS FOLLOWS:
 - SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
 - INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 - SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
 - THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
 - SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
 - WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO 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.
 - A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP 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.
 - ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
 - GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
 - SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
 - WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
 - THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
 - SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE ENDS OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING GREATER 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. SEEDS AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER MNOR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:
 - TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
 - FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
 - THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
 - ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
 - SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
 - IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 150 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 150 LBS/ACRE. THE CONTRACTOR SHALL USE STRAIN MULCH APPLIED AT 1.5 TONS/ACRE. DOMINANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE MNOR.
 - SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
 - CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
 - DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDING AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOIL IS IN AND REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
 - CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDING AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
 - MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
 - MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE "PROPER PLACEMENT" OF MULCH.
 - MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
 - WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1068 SHALL BE FOLLOWED.
 - WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
 - DEPENDENT ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
 - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
 - LOCAL ROADWAYS SHALL BE KEPT IN THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADWAYS SWEEP WHERE SEDIMENT ACCUMULATES.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE A 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 12 INCHES. USE GEOTEXTILE FABRICS IF NECESSARY. 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 SOIL FROM LEAVING 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 TO PREVENT TRUCKS OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE REPAIRS TO THE ENTRANCE 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 SIGNAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEELS WHICH ARE REQUIRED TO BE CLEANED TO AN AREA WITH DESIGNATED STONE TRAPPING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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 1/8 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A 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:

- OBTAIN PLAN APPROVAL FROM THE CITY OF MILWAUKEE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
- CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING 2014, DEPENDING ON WEATHER & GROUND CONDITIONS.
- A GRAVEL TRACKING PAD UNDERLAIN WITH WSDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CURBBOX IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. BE GRADE EXISTING ROADWAY 2" CH AS NECESSARY. IF INSTALLED, THE TEMPORARY CURBBOX SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES.
- 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.
- 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 STRUCTURES 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 SLOTTED SWALES PER THE PROJECT PLANS TO DIRECT AS MUCH STORM WATER RUNOFF AS POSSIBLE TO THE SEDIMENT BASIN.
- THE SEDIMENT BASIN/STORM WATER POND SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT 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.
- SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
- CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
- TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
- UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
- AFTER ROUGH GRADING IS COMPLETE IN AREAS OUTSIDE OF PROPOSED ROADWAYS, PARKING LOTS, BUILDINGS, AND ALL OTHER HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/MULCHING/MALCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
- FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 1, THEN THE USE OF ANNUAL POLYDRYAMIDE CONFORMING TO MNOR TECHNICAL STANDARD 1050 SHALL BE USED.
- AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
- THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY, UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/STORM WATER POND SHALL BE CROPPED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST CONDUCT THE STORM WATER POND IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
- IF REQUIRED, FINAL AS-BUILT SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
- BEFORE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER MNOR TECHNICAL STANDARD 1059, OR TEMPORARY GRADING PRACTICES PER MNOR TECHNICAL STANDARD 1067 MAY BE IMPLEMENTED. HOWEVER BY OCTOBER 1, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
- WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED 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 MNOR.

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 MEETING FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE MNOR.

- THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED MNOR TECHNICAL STANDARD NUMBER 1061.
- A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS OF OIL, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
- A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSF; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
- POLYMER APPROVED BY THE MNOR MEETING MNOR 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 MNOR BEFORE USE ON-SITE FOR MNOR 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 MNOR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND MNOR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE MNOR USE RESTRICTION, EVEN IF THIS IS THE RECOMMENDATION MADE BY THE MANUFACTURER. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
- A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
- A FLOATING SECTION HOSE OR OTHER FLOATATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO A SLOPE SLIGHTLY BELOW GRADE.
- IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE 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.
- DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - MAINTENANCE ACTIVITIES.
 - NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
 - APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
 - DATE AND TIME APPLIED.
 - WEATHER CONDITIONS DURING APPLICATION.
 - METHOD OF APPLICATION.

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

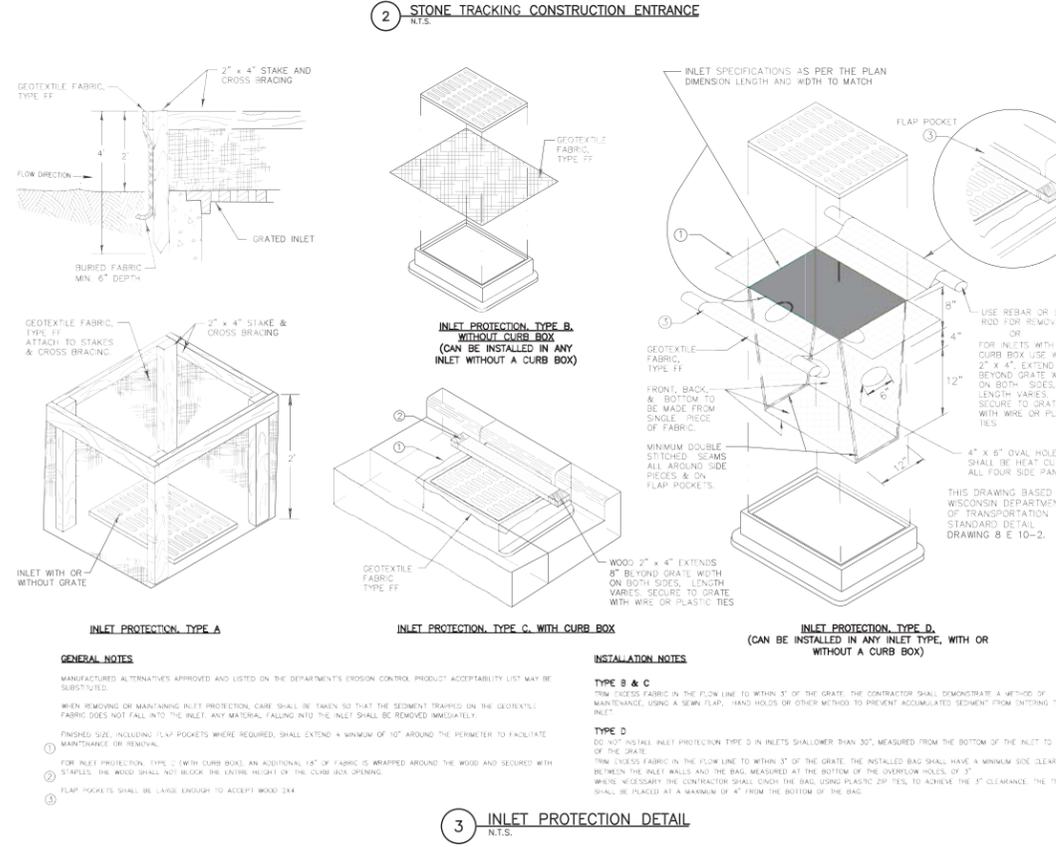
FOR THE FOLLOWING FOR MORE INFORMATION:

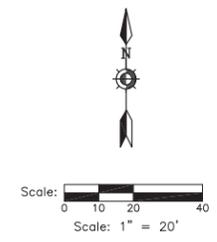
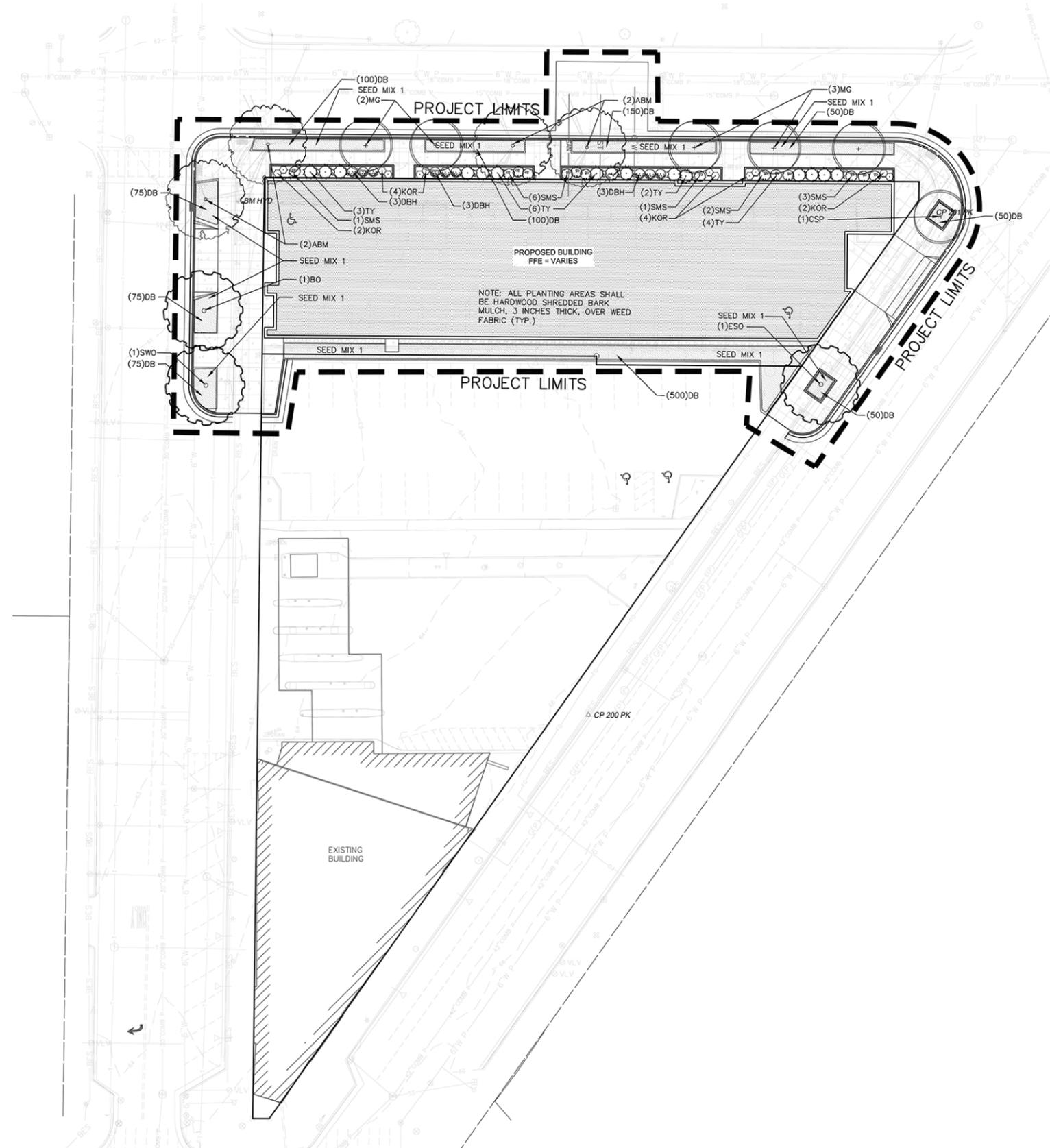
MNOR TECHNICAL STANDARD 1061 FOR DEWATERING - http://dnr.wisconsin.gov/dam/water/technical/erosion/Desiccation_1061.pdf

MNOR TECHNICAL STANDARD 1051 FOR POLYMER - http://dnr.wisconsin.gov/dam/water/technical/erosion/Desiccation_1051.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 AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. WEEKLY OR 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS, WOOD STAPLES & CHAIN TO PROMPT 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/USACE.





DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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

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

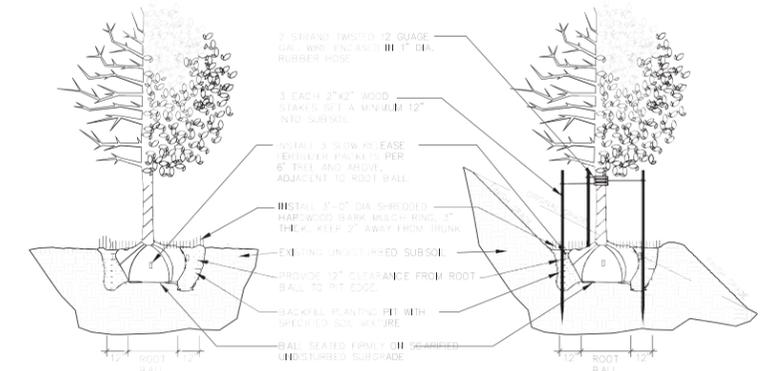
Plant Schedule - Phase 2					
Scientific Name	Common Name	Quantity	Spacing	Size	Install
Deciduous Trees					
ABM <i>Acer x freemanii</i> 'Jeffersed'	Autumn Blaze Maple	4	Per Plan	2.5" caliper B&B	
BO <i>Quercus macrocarpa</i>	Bur Oak	1	Per Plan	2.5" caliper B&B	
CSP <i>Pyrus calleryana</i> 'Cleveland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

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

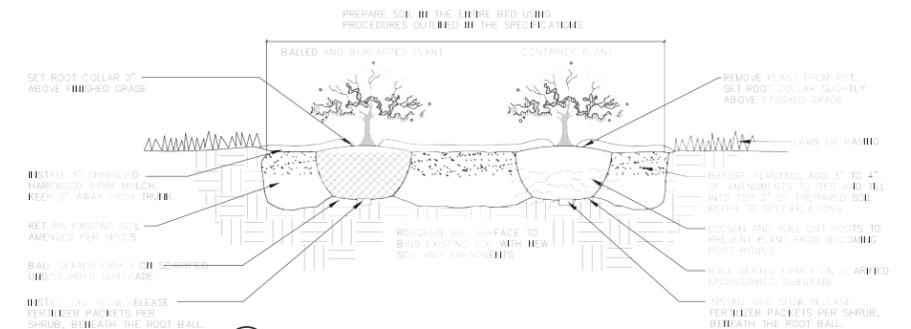
1 LANDSCAPE PLANTING SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER DRAINAGE COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- 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.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- ALL PLANTING BEDS TO RECEIVE MULCH AS SPECIFIED OVER TYRAX 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 ADJACENT TO PAVEMENT TO PREVENT MULCH FROM SPILLING ONTO PAVEMENT. DO NOT INSTALL POLY EDGING BETWEEN PAVEMENT AND PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED TURF AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROUCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN ROOT SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL, SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE).
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 3'-0" DIA. FOR EVERGREEN TREES, KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. ATTACH WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-INCH TO 2-INCH MISSISSIPPI RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH POLY EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.
- SEED MIX 1 TO BE AGROCOL, SHORT GRASS FOR DRY SOILS SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGROCOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, IN 47536. TELEPHONE: 808-223-3571 FAX: 808-884-4640 EMAIL: ECOSOLUTIONS@AGROCOL.COM.

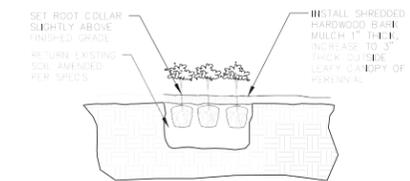
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



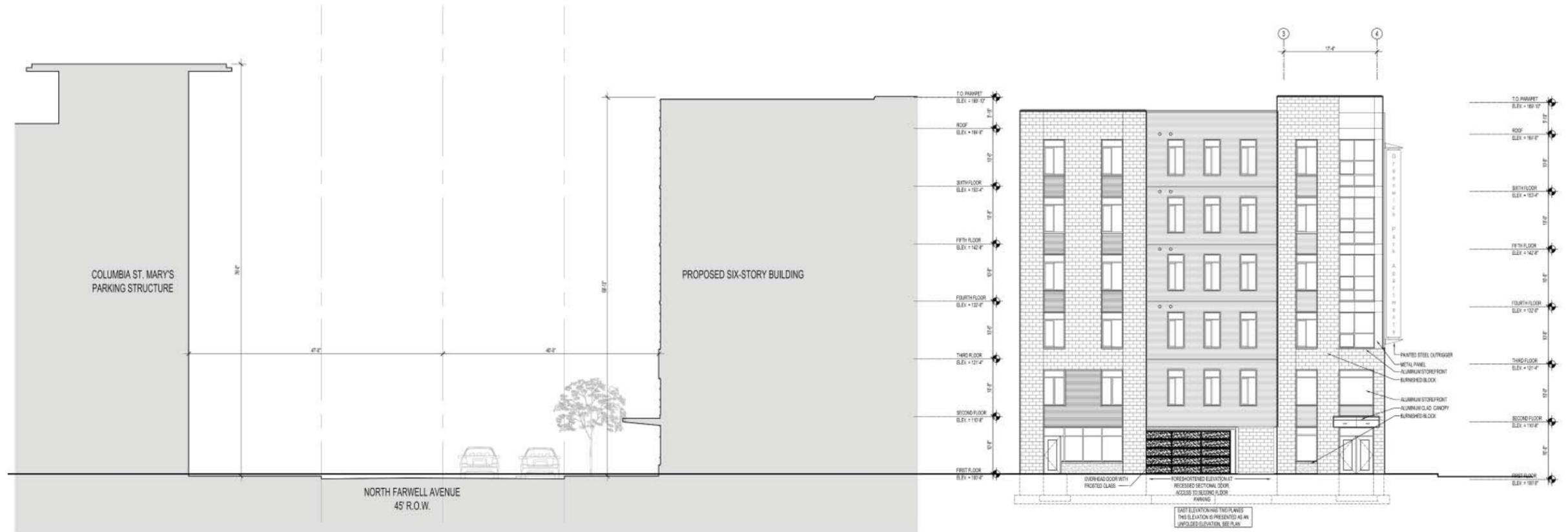
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



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



5 PERENNIAL PLANTING
N.T.S.



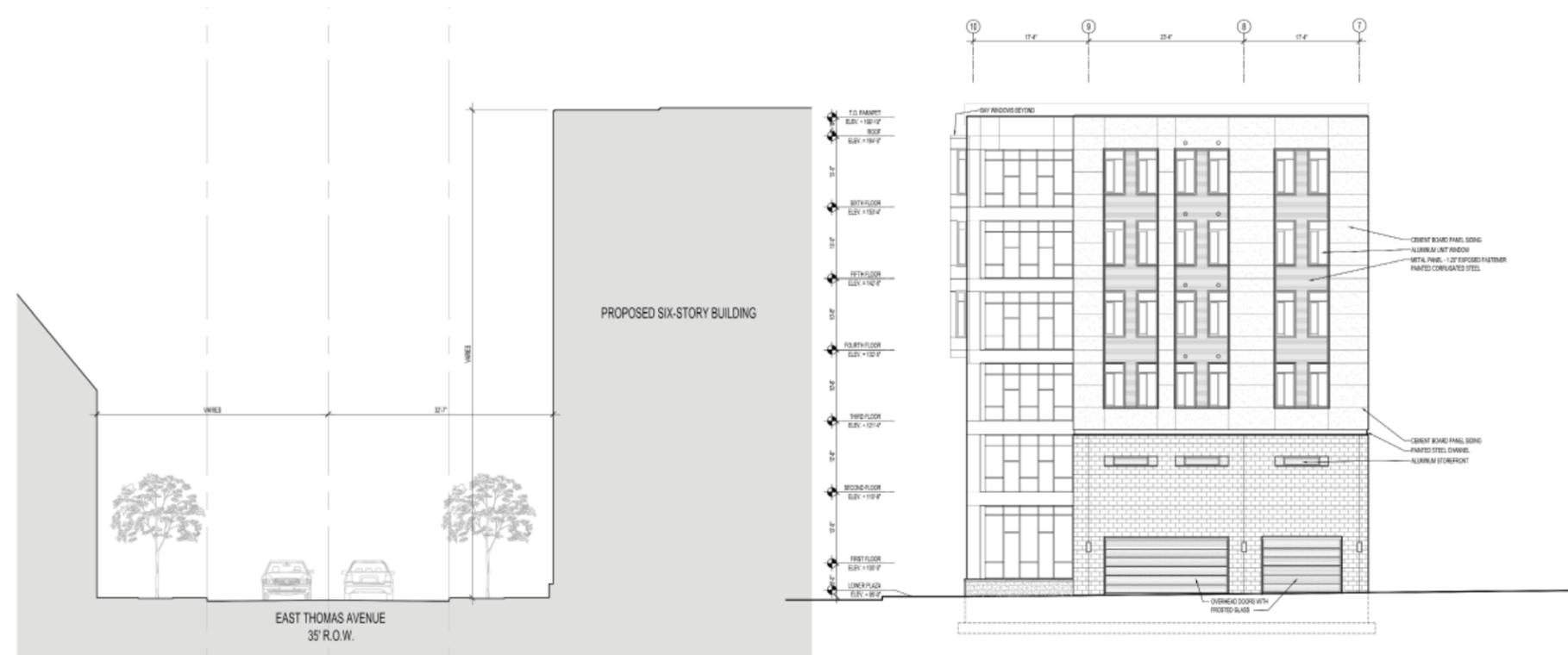
3 NORTH FARWELL AVENUE STREET SECTION

2 PHASE 1 - EAST ELEVATION



1 PHASE 1 - NORTH ELEVATION

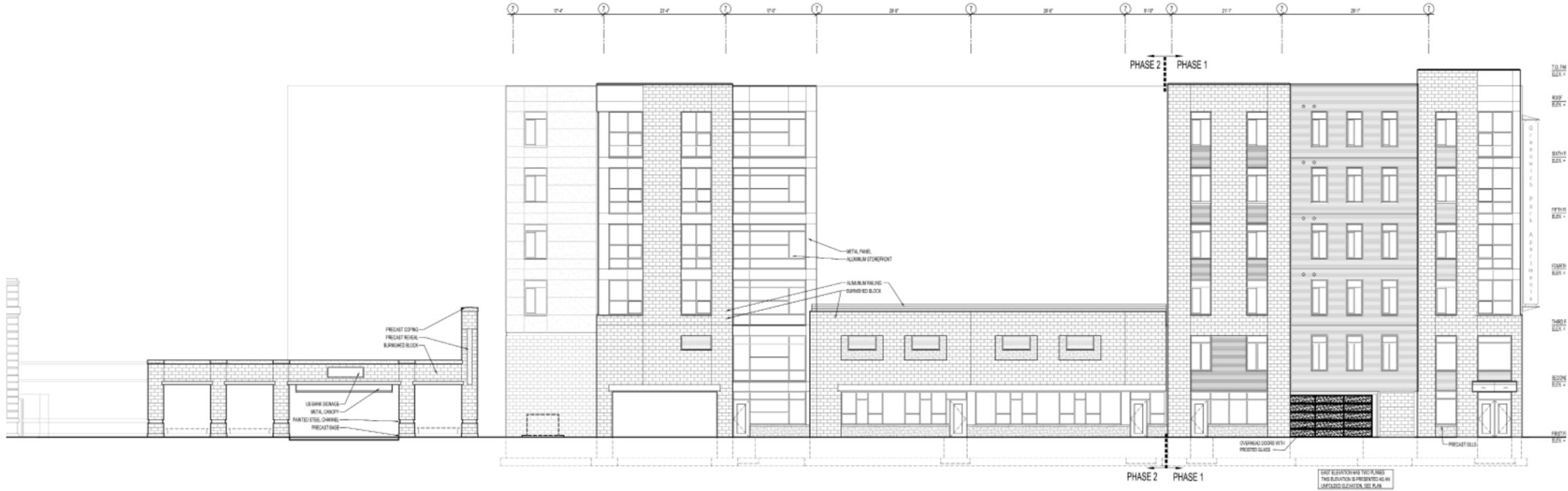
Architectural Building Elevations Phase 1



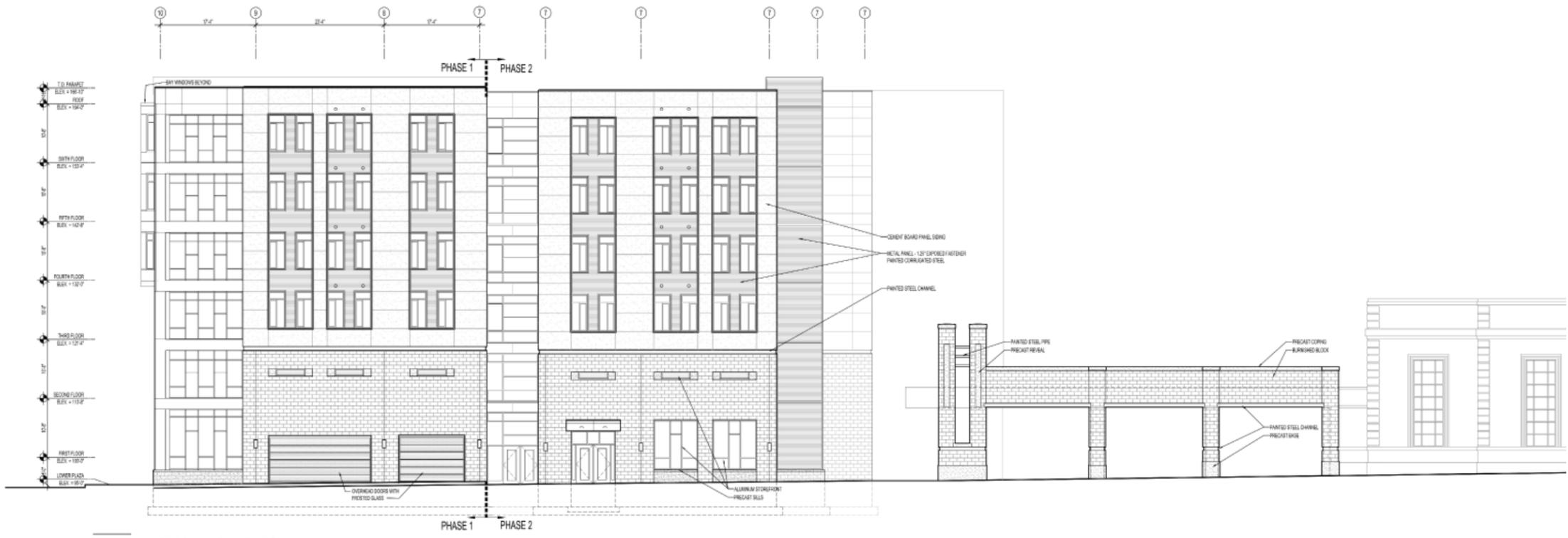
2 PHASE 1 - WEST ELEVATION
1/8" = 1'-0"



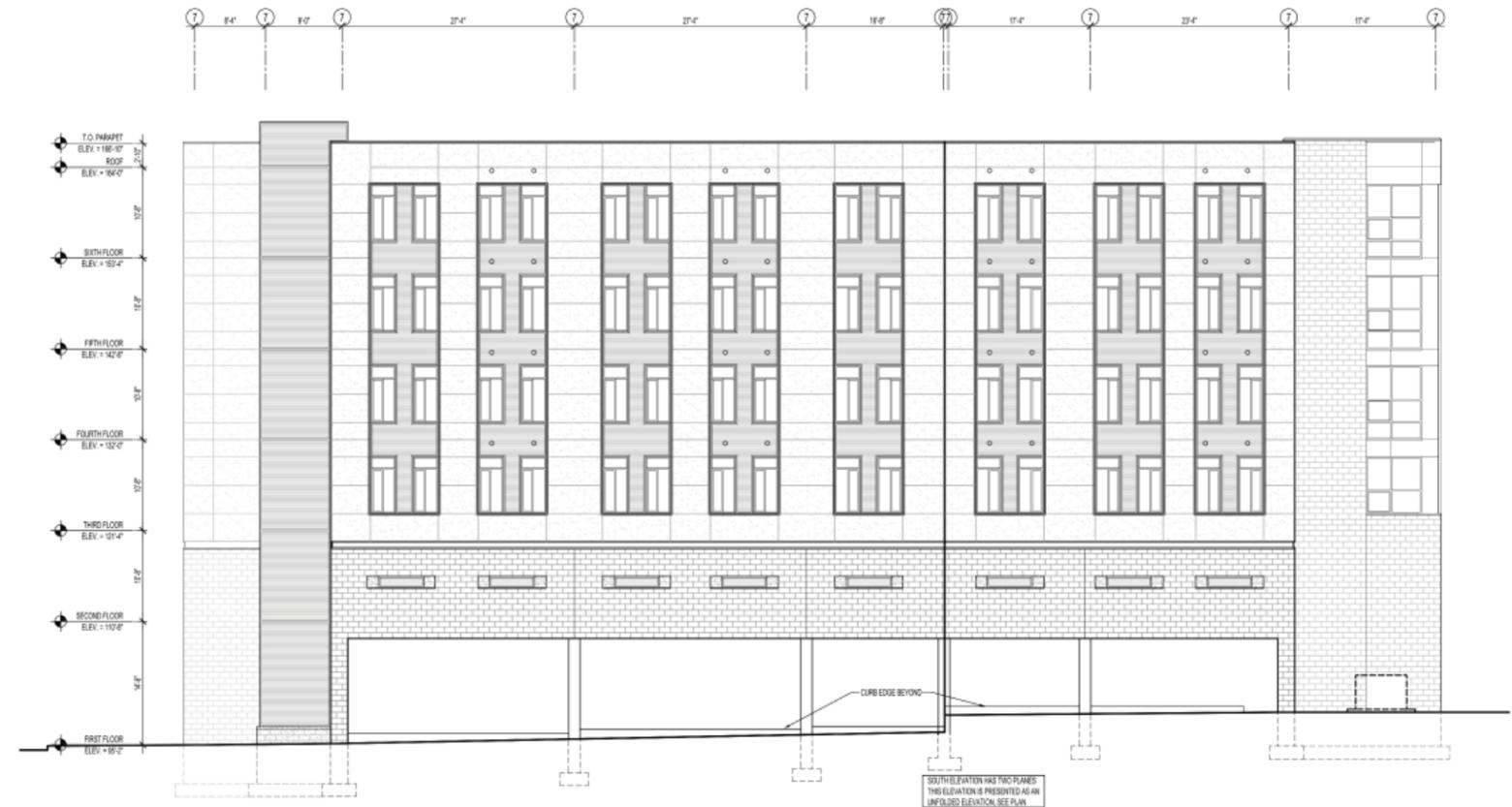
1 PHASE 1 - SOUTH ELEVATION
1/8" = 1'-0"



2 PHASE 1 & 2 - EAST ELEVATION



1 PHASE 1 & 2 - WEST ELEVATION



1 PHASE 2 - SOUTH ELEVATION

1/8" = 1'-0"