# JACKSON STREET APARTMENTS

## DPD APPLICATION SET

**T100 TITLESHEET**

**PLAT OF SURVEY**

**CIVIL:**

**C2.0 SITE LAYOUT AND PAVEMENT ID PLAN**
**C3.0 EROSION CONTROL PLAN**
**C4.0 GRADING PLAN**
**C5.0 UTILITY PLAN**
**C6.0 SITE NOTES AND DETAILS**
**C6.1 SITE NOTES AND DETAILS**

**LANDSCAPING:**

**L100 LANDSCAPE PLAN**
**L200 LANDSCAPE DETAILS, NOTES, & SPECIFICATIONS**

**ARCHITECTURAL:**

**A200 LOWER LEVEL FLOOR PLAN**
**A201 GROUND FLOOR PLAN**
**A202 UNIT LEVEL FLOOR PLAN**
**A203 FIFTH LEVEL FLOOR PLAN**
**A400 BUILDING ELEVATIONS**
**A401 BUILDING ELEVATIONS**
**A402 BUILDING PERSPECTIVES**
**A403 BUILDING PERSPECTIVES**


KINDNESS architecture+

Wiechmann Enterprises

TITLE SHEET T100

JACKSON ST APARTMENTS

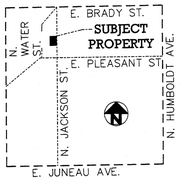
DATE: 07/25/2016
PROJECT #: 16-119

# LEGAL DESCRIPTION

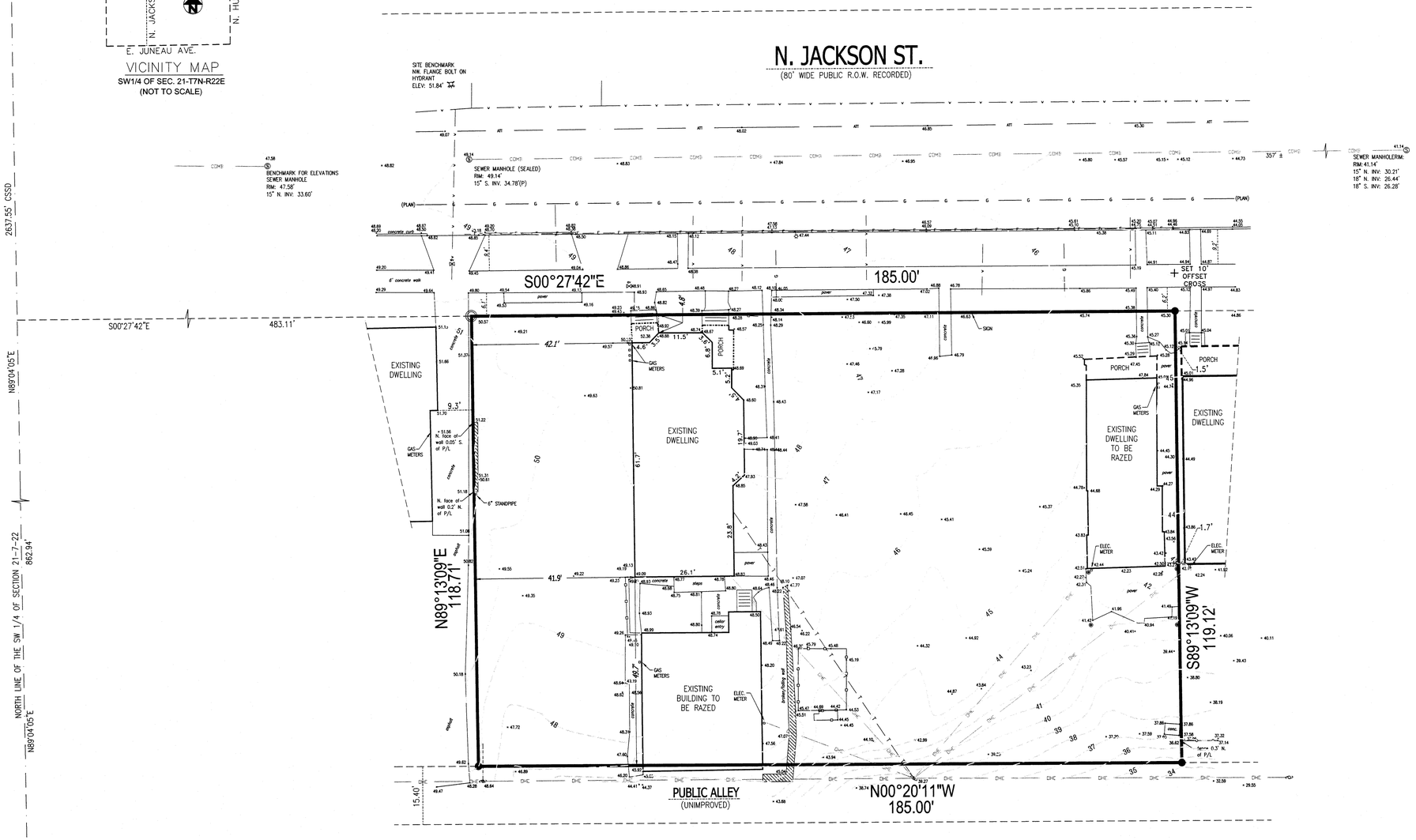
LOTS 9, 10, 11 AND 12, AND THE NORTH 25 FEET OF LOT 13, BLOCK "E", HATHAWAY'S SUBDIVISION in the Northwest ¼ of the Southwest ¼ of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 1623 – 1639 N. Jackson Street

NORTHEAST CORNER OF THE
SOUTHWEST 1/4, SECTION 21-7-22
CONC. MON. W/ BRASS CAP
N: 390,841.35
E: 2,561,766.81




VICINITY MAP
SW1/4 OF SEC. 21-T7N-R22E
(NOT TO SCALE)




NORTHWEST COR OF THE SW
1/4, SECTION 21-7-22
"PK" NAIL IN ASPHALT
N: 390,798.46'
E: 2,559,129.83'

# LEGEND

- ● – SET IRON STAKE
- O – FOUND IRON PIPE
- P/L– PROPERTY LINE
- x 100.00 – EXISTING SPOT ELEVATION
- Ⓢ – SEWER MANHOLE
- Ⓒ – COMMUNICATION MANHOLE
- Ⓔ – ELECTRIC MANHOLE
- Ⓓ – CATCH BASIN
- Ⓣ – TRAFFIC MANHOLE
- EM – ELECTRIC METER
- GM – GAS METER
- WV – WATER VALVE
- GV – GAS VALVE
- HYDRANT
- TRAFFIC SIGNAL
- UTILITY BOX
- UTILITY POLE
- FLOOD LIGHT
- LIGHT POLE
- WELL
- (C2) – CURVE TABLE ITEM
- (13) – SCHEDULE "B" ITEM
- (A) – ENCROACHMENT ITEM
- B-4 – BORING
- CO – CLEAN OUT
- TRANSFORMER
- AC – AIR CONDITIONER
- LAUNDRY POST
- CONCRETE SURFACE
- MASONRY WALL
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND ATT LINE
- OVERHEAD TELECOMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- CHAIN LINK FENCE
- WOOD FENCE

# NOTES

- ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 21-7-22 WHICH BEARS N89°04'05"E.
- ELEVATIONS ARE BASED ON THE CITY OF MILWAUKEE VERTICAL DATUM.
- EASEMENTS IF ANY, RECORDED OR UNRECORDED, NOT SHOWN ON SURVEY. NO TITLE POLICY PROVIDED.
- NO ZONING REPORT PROVIDED BY CLIENT.
- PREMISES IS INTERNALLY CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MONUMENTATION BY WRITTEN AGREEMENT HAS NOT BEEN WAIVED IN ACCORDANCE WITH A-E 7.01 (2) OF THE WISCONSIN ADMINISTRATIVE CODE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- (P) INDICATES PIPE SIZES PER RECORD PLANS, OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 55079C0092E, WHICH BEARS AN EFFECTIVE DATE OF 9/26/08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## AREA

21,999 SQ. FT.
0.5050 ACRES

## PARKING

NONE

WISCONSIN
FREDERICK W. SMOLSKI
S-1151
WAUWATOSA
WI
LAND SURVEYOR

GRAPHIC SCALE

15 0 8 15 30 60
( IN FEET )
1 inch = 15 ft.

| REVISION NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

| | | |
|---|---|---|
| DESIGNED BY | | DATE |
| DRAWN BY | JTY | DATE 6/2/2016 |
| APPROVED BY | FWS | DATE 6/2/2016 |
| CADFILE | | |
| XREF | | |
| LMAN | | |

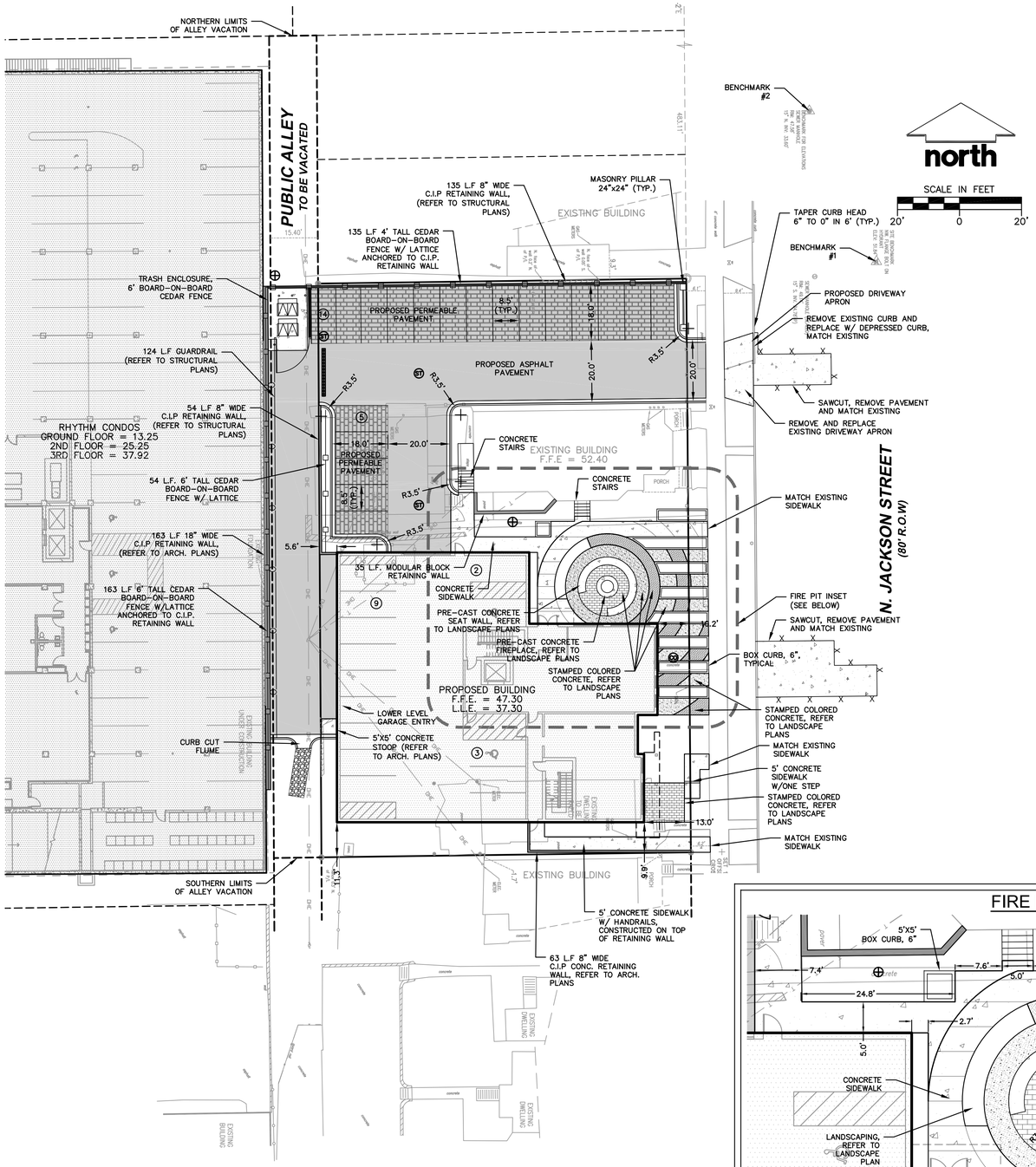
# BUILDING PERMIT SURVEY
## 1623-1639 N. Jackson St.
### Wiechmann Enterprises
### Milwaukee, Wisconsin

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."


SURVEYING ASSOCIATES, INC.
2584 N. 100TH STREET
WAUWATOSA, WISCONSIN 53226
PH (414) 257-2212 FAX: (414) 257-2443
SA@WI.RR.COM


| | |
|---|---|
| PROJECT NUMBER | 34591_ALTA |
| PROJECT SCALE | 1" = 15' |
| SHEET NUMBER | C-1 |

Jun 01, 2016 - 11:33am - \\Diskstation\SAI Production_SAI Jobs Current\34591 - Wiechmann - 1623 to 1639 N Jackson St, Mlw\dwg\34591_ALTA.dwg




## LEGEND

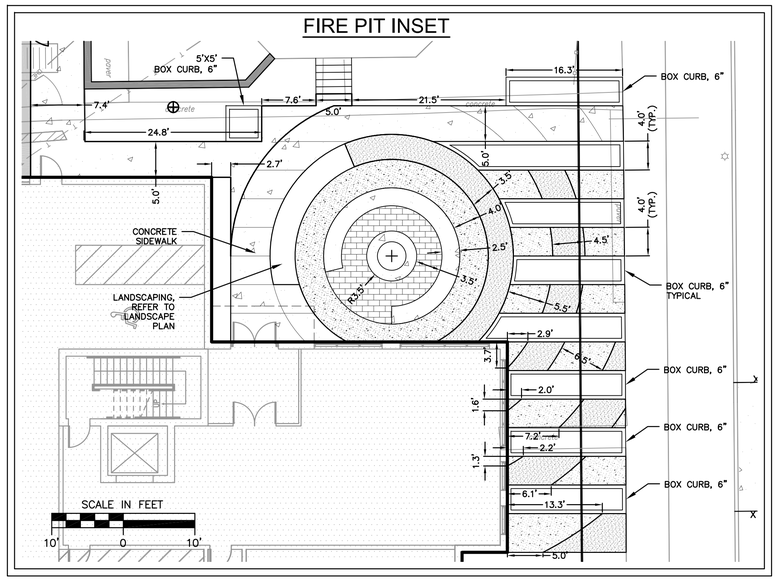
- ASPHALT PAVEMENT
- PERMEABLE PAVEMENT UNILOCK ECO-OPTILOC SYSTEM STANDARD TAN COLOR AND STANDARD TEXTURE FINISH
- CONCRETE SIDEWALK
- STAMPED INTEGRAL COLORED CONCRETE WITH ASHLAR PATTERN AND DAVIS COLOR, "SILVERSMOKE" 8084 COLOR
- INTEGRAL COLORED CONCRETE WITH SAND-BLASTED FINISH AND DAVIS COLOR, "SILVERSMOKE" 8084
- INTEGRAL COLORED CONCRETE WITH SAND-BLASTED FINISH AND DAVIS COLOR, "SANDSTONE" 5237
- PROPOSED CURB AND GUTTER

## SITE PLAN DATA

1. DEVELOPMENT NAME: JACKSON STREET APARTMENTS
2. LOCATION: 1627-1633 N. JACKSON STREET MILWAUKEE, WISCONSIN
3. OWNER/ DEVELOPER: NEW LAND ENTERPRISES, LLC. 1840 N. FARWELL AVENUE MILWAUKEE, WI 53202
4. ARCHITECT: KINDNESS ARCHITECTURE + PLANNING 517 E. MENOMONEE STREET MILWAUKEE, WI 53202
5. SITE SIZE: 21,999 S.F. (0.5050 NET AC)
6. BUILDING SETBACKS: REFER TO DIMENSIONS ON PLAN
7. BUILDING HEIGHT (GROUND LEVEL TO TOP OF 5TH FLOOR ROOF: 59.0'
8. PARKING COUNT: 46 TOTAL PROPOSED STALLS
   19 SURFACE STALLS
   14 FIRST FLOOR INTERIOR STALLS
   13 LOWER LEVEL INTERIOR STALLS
9. LANDSCAPE SURFACE RATIO:
   PROPOSED 14.80% / EXISTING 75.69%

## BENCHMARKS

| DESCRIPTION | ELEVATION |
|---|---|
| #1. BENCHMARK 1: NW FLANGE BOLT ON HYDRANT | 51.84 |
| #2. BENCHMARK 2: SANITARY MANHOLE APPROXIMATELY 50 FEET NW OF BENCHMARK 1 | 47.58 |




## PAVING NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
   B. THE CITY OF MILWAUKEE MUNICIPAL CODE, CURRENT EDITION.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511).
4. THE CITY OF MILWAUKEE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
5. JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
7. FENCE REMOVALS SHALL BE CONSIDERED AS INCIDENTAL TO THE PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
8. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
9. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
11. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
12. SEPARATE ARCHITECTURAL PLANS WILL BE PRODUCED FOR ALL BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
13. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
14. MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER:
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
16. HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS –
   A. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 OF THE STATE OF "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS".
   B. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   C. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (–1°C).
   D. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   E. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO THE 1–1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
   F. BINDER COURSE (LOWER LAYER PAVEMENT) – THE BINDER COURSE SHALL CONFORM TO THE E–0.3 HMA MIXTURE DESIGN PER TABLE 460–2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460–1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
   G. SURFACE COURSE (UPPER LAYER PAVEMENT) – THE SURFACE COURSE SHALL CONFORM TO THE E–0.3 HMA MIXTURE DESIGN PER TABLE 460–2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460–1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
17. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. THE LOCATION AND ELEVATION OF EXISTING:
      i. PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
18. ALL ANGLES FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE 90° UNLESS NOTED OTHERWISE.
19. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
20. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
21. ALL RADII ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
22. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
23. ALL CURB AND GUTTER IS WISDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
24. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
26. ALL COSTS SHALL BE INCLUDED IN THE BID.
27. PAVEMENT MARKING:
   A. ALL ON-SITE PAINTING SHALL BE 4" TRAFFIC WHITE.
   B. ROADWAY CENTERLINE SHALL BE 4" HIGH-VISIBILITY EPOXY YELLOW DOUBLE LINE.
   C. ALL ROADWAY DIAGONAL CENTER DIRECTIONAL MARKING SHALL BE 4" HIGH-VISIBILITY EPOXY YELLOW.
   D. ROADWAY LANE LINES SHALL BE 4" HIGH-VISIBILITY EPOXY WHITE.
   E. STOP LINES SHALL BE 24" HIGH-VISIBILITY EPOXY WHITE.
28. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
29. ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.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262.513.0666 PHONE ▌262.513.1232 FAX
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KENOSHA ▌APPLETON
www.jsdinc.com


*SERVICES PROVIDED TO:*

NEW LAND ENTERPRISES, LLC

1627-1633 N. JACKSON STREET
MILWAUKEE, WI

*PROJECT:*

JACKSON STREET APARTMENTS

*PROJECT LOCATION:*

CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

*JSD PROJECT NO.:* 15-7041

*SEAL/SIGNATURE:*

*ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.*

| | | |
|---|---|---|
| *DESIGN BY:* | APM | 07-25-2016 |
| *DRAWN BY:* | APM | 07-25-2016 |
| *CHECKED BY:* | JLJ | 07-25-2016 |

| PLAN MODIFICATIONS: | DATE: |
|---|---|
| | |

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

*SHEET TITLE:*

SITE LAYOUT AND PAVEMENT ID PLAN

*SHEET NUMBER:*

C2.0


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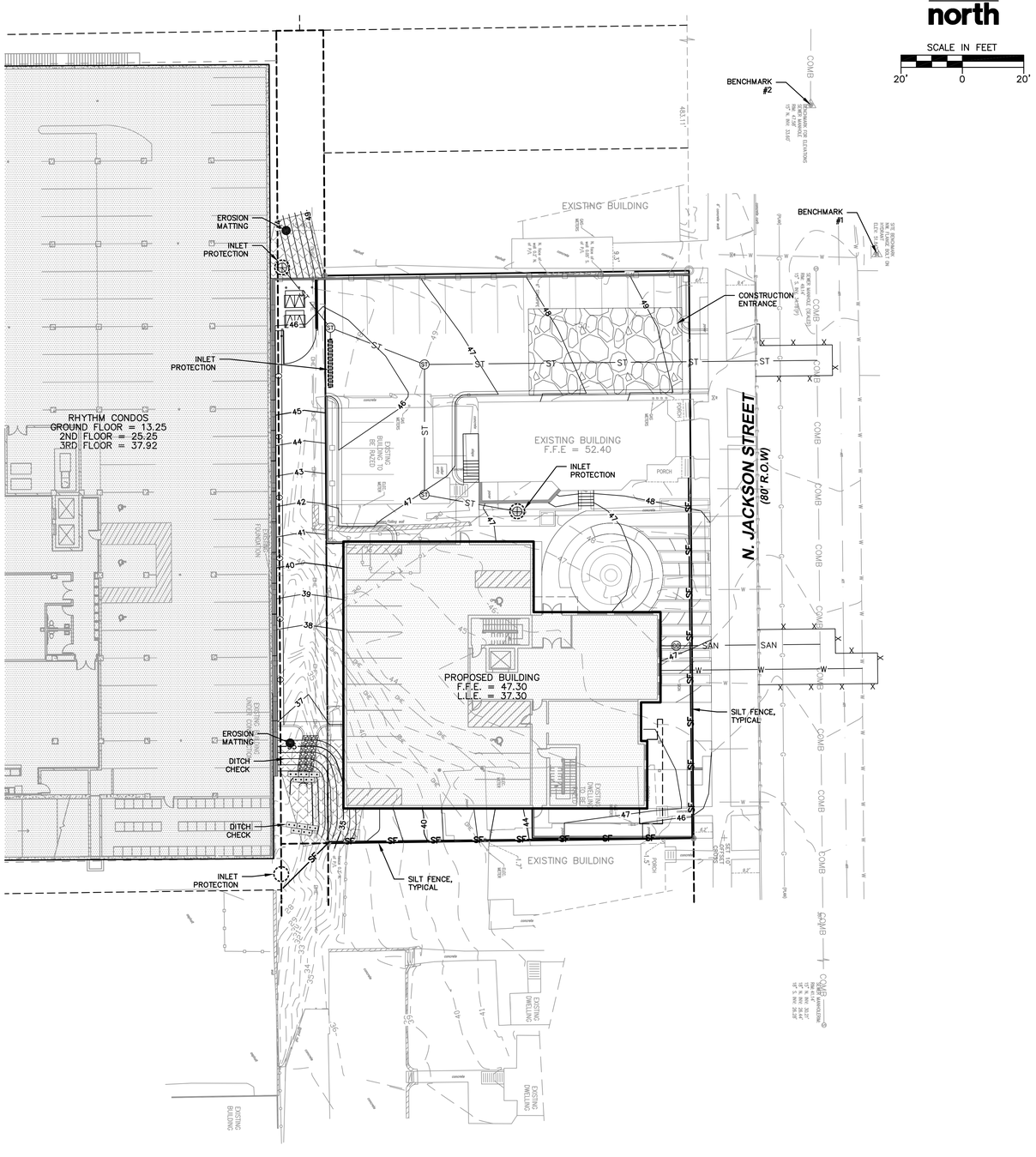


## BENCHMARKS

| DESCRIPTION | ELEVATION |
|---|---|
| #1. BENCHMARK 1: NW FLANGE BOLT ON HYDRANT | 51.84 |
| #2. BENCHMARK 2: SANITARY MANHOLE APPROXIMATELY 50 FEET NW OF BENCHMARK 1 | 47.58 |

## EROSION CONTROL NOTES

1. GENERAL
   - A. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SUBSECTION 107.20. AND SECTION 628. OF THE "STATE SPECIFICATIONS" AND THE DETAILS SHOWN ON THE PLANS.
   - B. THE CONTRACTOR SHALL USE THE PROVISIONS OF THE WISCONSIN DNR "CONSTRUCTION SITE EROSION & SEDIMENT CONTROL" STANDARDS, CURRENT EDITION, PREPARED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND ALL APPLICABLE TECHNICAL STANDARDS, AS A REFERENCE AND GUIDE FOR EROSION CONTROL PRACTICES.
2. EROSION CONTROL PLAN

   PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE EMPLOYED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION

   THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   - B. DELAY DISTURBING SITE AREAS UNTIL REQUIRED FOR CONSTRUCTION.
   - C. PROTECT STORM SEWER INLETS WITH APPROPRIATE INLET PROTECTION DEVICES.
   - D. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   - E. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   - F. CONSTRUCTION OF GRAVEL ACCESS ROADS TO CONSTRUCTION SITES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   - G. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   - H. TIMELY RESTORATION OF DAMAGED SURFACE AREAS.
   - I. TEMPORARY SEEDING. ALL AREAS THAT WILL REMAIN DISTURBED AFTER SEPTEMBER I5, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS PRIOR TO COMMENCING WITH WORK.
6. TEMPORARY EROSION CONTROL MEASURES
   - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
7. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. ENGINEER OF RECORD AND APPROPRIATE CITY OF MILWAUKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.

## LEGEND

| | |
|---|---|
| GAS VALVE | EASEMENT LINE |
| SANITARY MANHOLE | SETBACKLINE |
| STORM MANHOLE | EXTERIOR PROPERTY LINE |
| CATCH BASIN ROUND | ADJACENT LOT LINE |
| CATCH BASIN SQUARE | EXISTING WATER MAIN |
| PARKING METER | EXISTING GAS |
| LIGHT POLE | EXISTING COMBINED SEWER |
| POWER POLE | EXISTING OVERHEAD UTILITIES |
| TELEPHONE PEDESTAL | EXISTING UNDERGROUND TELEP. |
| SIGN | EXISTING UNDERGROUND ELEC. |
| ELECTRICAL PEDESTAL/TRANSFORMER | PROPOSED INLET |
| CONIFEROUS TREE | PROPOSED STORM MANHOLE |
| DECIDUOUS TREE | PROPOSED CLEANOUT |
| BUSH | PROPOSED STORM SEWER |
| PROPOSED INLET PROTECTION | PROPOSED SANITARY SEWER |
| PROPOSED RIP RAP | PROPOSED WATERMAIN |
| PROPOSED EROSION MATTING | PROPOSED GAS SERVICE |
| | PROPOSED SILT FENCE |
| | PROPOSED SAWCUT |


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NEW LAND ENTERPRISES, LLC

1627-1633 N. JACKSON STREET
MILWAUKEE, WI

PROJECT:
JACKSON STREET APARTMENTS

PROJECT LOCATION:
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 15-7041

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

| | | |
|---|---|---|
| DESIGN BY: | APM | 07-25-2016 |
| DRAWN BY: | APM | 07-25-2016 |
| CHECKED BY: | JLJ | 07-25-2016 |

| PLAN MODIFICATIONS: | DATE: |
|---|---|
| | |

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SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C3.0

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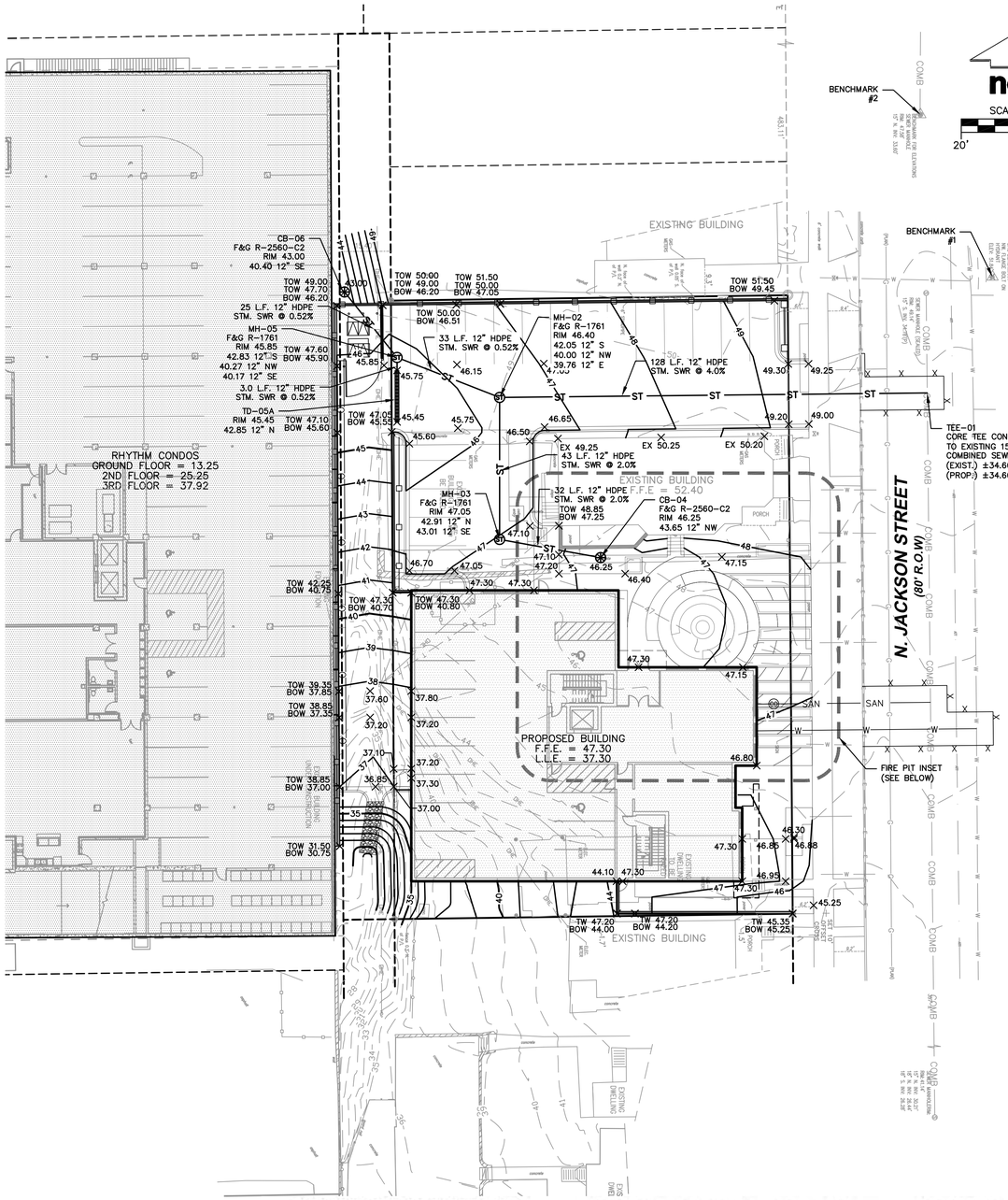


## CONSTRUCTION SITE SEQUENCE NOTES

1627–1633 N. JACKSON STREET
MILWAUKEE, WISCONSIN

ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

STAGED OPERATIONS

1. INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
2. INSTALL SILT PERIMETER CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
3. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
4. CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
7. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
8. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF MILWAUKEE.

## LEGEND

| | |
|---|---|
| GAS VALVE | EASEMENT LINE |
| SANITARY MANHOLE | SETBACKLINE |
| STORM MANHOLE | EXTERIOR PROPERTY LINE |
| CATCH BASIN ROUND | ADJACENT LOT LINE |
| CATCH BASIN SQUARE | EXISTING WATER MAIN |
| PARKING METER | EXISTING GAS |
| LIGHT POLE | EXISTING COMBINED SEWER |
| POWER POLE | EXISTING OVERHEAD UTILITIES |
| TELEPHONE PEDESTAL | EXISTING UNDERGROUND TELEP. |
| SIGN | EXISTING UNDERGROUND ELEC. |
| ELECTRICAL PEDESTAL/TRANSFORMER | PROPOSED INLET |
| CONIFEROUS TREE | PROPOSED STORM MANHOLE |
| DECIDUOUS TREE | PROPOSED CLEANOUT |
| BUSH | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATERMAIN |
| | PROPOSED GAS SERVICE |
| | PROPOSED SAWCUT |

## BENCHMARKS

| DESCRIPTION | ELEVATION |
|---|---|
| #1. BENCHMARK 1: NW FLANGE BOLT ON HYDRANT | 51.84 |
| #2. BENCHMARK 2: SANITARY MANHOLE APPROXIMATELY 50 FEET NW OF BENCHMARK 1 | 47.58 |

## GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. LOCATION AND ELEVATION OF:
      i. EXISTING PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL SITE STORM SEWER PIPE TO BE HIGH DENSITY POLYETHYLENE SMOOTH–WALLED INTERIOR CORRUGATED PIPE UNLESS OTHERWISE NOTED.
4. THIS GRADING PLAN IS BASED ON INFORMATION FROM MULTIPLE SOURCES. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
7. PIPE – ALL PIPE MATERIAL BENEATH STREET PAVEMENT SHALL BE REINFORCED CONCRETE PIPE. STORM SEWER OUTSIDE OF RIGHT–OF–WAY SHALL BE HIGH DENSITY POLYETHYLENE. REFER TO FOLLOWING SPECIFICATIONS:
   A. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C–76, CLASS III (MINIMUM) WITH RUBBER GASKET JOINTS ASTM C–443.
   B. HIGH DENSITY POLYETHYLENE SMOOTH–WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, MANNING "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M–294 TYPE S. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.
8. INLETS AND FRAMES
   A. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM 82.36(9)8.3.
   B. FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A–48) OF STYLES / CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.
9. MANHOLES AND FRAMES
   A. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM 82.35(8)a,b.
   B. FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A–48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CRETEX SPECIALTY PRODUCTS, OR EQUAL.
10. CLEANOUTS – CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH COMM 82.35(5)(A)2. (REFER TO DETAIL)
11. BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOIL BACKFILL CONFORMING TO SECTION 643.5 OF THE "STANDARD SPECIFICATIONS."
12. RIP–RAP – AT ALL INLETS AND OUTLET FLARED END SECTIONS A 3' X 5' AREA OF MEDIUM RIP–RAP OVER TYPE R FABRIC PER WISDOT SPECIFICATION, SHALL BE INSTALLED.
13. FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF MILWAUKEE PRIOR TO BACKFILLING.
14. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
15. WORK WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE COORDINATED WITH THE APPROPRIATE CITY OF MILWAUKEE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE RIGHT–OF–WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

## DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STORM SEWER CALCULATIONS

Project Name: JACKSON STREET APT.
Project Location: Milwaukee, WI
JSD Project Number: 15-7041
Performed by: APM
Date: 7/21/2016


MILWAUKEE REGIONAL OFFICE
N22 W22931 Nancy Court, Suite 3
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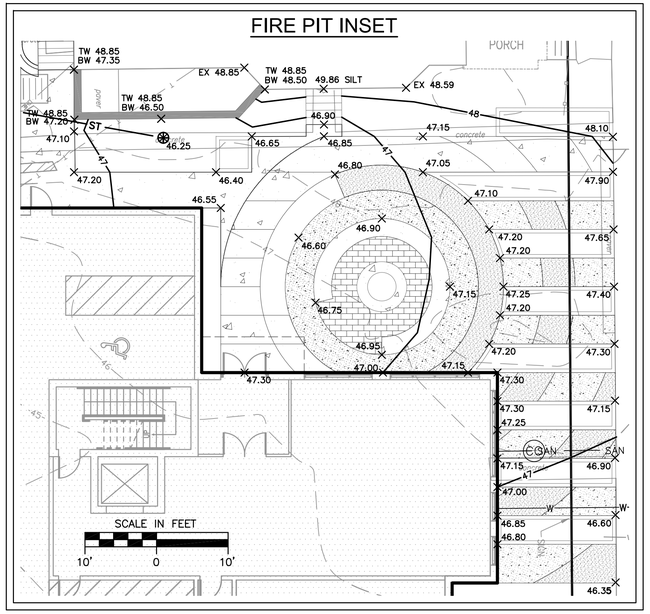
| PIPE LOCATION | | CONTRIBUTING AREA | | | PIPE FLOW | | | PIPE DATA | | | | PIPE CAPACITY INFORMATION | | | | | DROP | ELEVATIONS | | | COVER TO CROWN (FT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | ACTUAL FLOW | | | | | | | | | |
| UP STRUCT | DOWN STRUCT | ROOF (SQ FT) | PAVED (SQ FT) | GRASS (SQ FT) | AREA RUNOFF (GPM) | TOTAL FLOW (GPM) | TOTAL FLOW (CFS) | LENGTH (FT) | DIA. (IN) | SLOPE (FT/FT) | Manning's n PVC=0.011 HDPE=0.012 RCP=0.013 | REQD DROP | ACTUAL DROP | PARTS FULL | VEL (FPS) | FULL FLOW (CFS) | THRU STRUCT (FT) | RIM/(F/L) UP | INVERT UP | INVERT DOWN | |
| CB-04 | MH-03 | 8,820 | 1,700 | 1,188 | 403 | 403 | 0.90 | 32.0 | 12 | 0.0200 | 0.012 | 0.02 | 0.64 | 0.23 | 5.19 | 5.46 | 0.10 | 46.25 | 43.65 | 43.01 | 1.50 |
| MH-03 | MH-02 | | | | 0 | 403 | 0.90 | 43.0 | 12 | 0.0200 | 0.012 | 0.02 | 0.86 | 0.23 | 5.19 | 5.46 | 2.29 | 47.05 | 42.91 | 42.05 | 3.04 |
| MH-02 | TEE-01 | | | | 0 | 655 | 1.46 | 128.0 | 12 | 0.0403 | 0.012 | 0.18 | 5.16 | 0.25 | 7.66 | 7.75 | - | 46.40 | 39.76 | 34.60 | 5.54 |
| INL-06 | MH-05 | | | 1,235 | 12 | 12 | 0.03 | 25.0 | 12 | 0.0052 | 0.012 | 0.00 | 0.13 | 0.28 | 2.85 | 2.78 | 0.10 | 43.00 | 40.40 | 40.27 | 1.50 |
| MH-05 | MH-02 | | | | 0 | 252 | 0.56 | 33.0 | 12 | 0.0052 | 0.012 | 0.01 | 0.17 | 0.28 | 2.85 | 2.78 | 0.24 | 45.85 | 40.17 | 40.00 | 4.58 |
| TD-05A | MH-05 | 950 | 6,440 | 540 | 240 | 240 | 0.53 | 3.0 | 12 | 0.0052 | 0.012 | 0.00 | 0.02 | 0.25 | 2.75 | 2.78 | - | 45.45 | 42.85 | 42.83 | 1.50 |

## FIRE PIT INSET





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GRADING PLAN

SHEET NUMBER:
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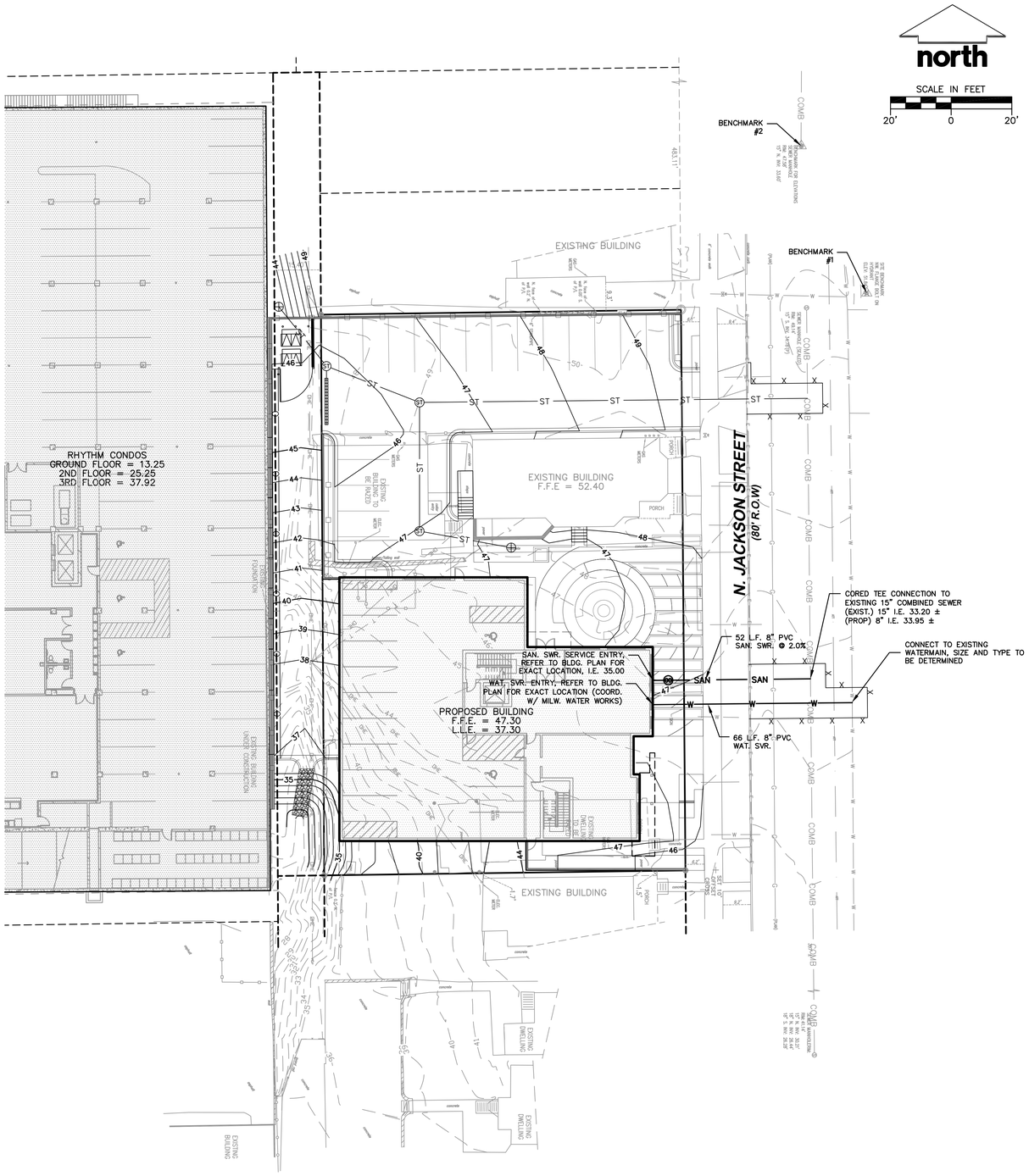


## BENCHMARKS

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| #1. BENCHMARK 1: NW FLANGE BOLT ON HYDRANT | 51.84 |
| #2. BENCHMARK 2: SANITARY MANHOLE APPROXIMATELY 50 FEET NW OF BENCHMARK 1 | 47.58 |

## GENERAL UTILITY NOTES

1. SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
2. EXISTING UTILITY INFORMATION IS BASED ON FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
3. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. ELEVATION AND SIZE OF EXISTING UTILITIES
   C. FLOOR ELEVATIONS
   D. CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK.
   E. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER(S) ARE LOCATED WITHIN THE BUILDING(S). REFER TO BUILDING PLANS.
6. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
7. ALL PROPOSED UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE SPECIFICATIONS.
8. ALL NON-METALIC PIPE SHALL HAVE 18 GAUGE TRACER WIRE ATTACHED PER COMM 82.
9. WATERMAIN SPECIFICATIONS –
   A. PIPE – WATERMAIN SHALL BE AWWA STANDARD C900 POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ASTM D1785 AND ASTM D2241. VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
   B. HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF CITY OF MILWAUKEE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
   C. BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
   D. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
10. SANITARY SEWER SPECIFICATIONS
   A. PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE SDR-26 POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
   B. BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION:

   COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 6.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.

   C. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
   D. MANHOLES AND FRAMES
      i. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM. 82.35(8)a,b.
      ii. MANHOLE FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CRETEX SPECIALTY PRODUCTS, OR EQUAL.
   E. CLEANOUTS – CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER COMM 82.35 (5)(A)2. (REFER TO DETAIL).
11. FOR LOCATIONS WHERE THERE IS LESS THEN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH COMM. 82.30(11)C.3. THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.
12. ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, EXFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE PER THE STANDARD SPECIFICATIONS.
13. WATER SERVICES SHALL BE AWWA C-900 PVC MEETING THE REQUIREMENTS OF ASTM D1785 AND ASTM D2241.
14. ALL UTILITY SERVICE CLEANOUTS ARE LOCATED WITHIN THE BUILDING. REFER TO BUILDING PLUMBING PLANS.

## LEGEND

| | |
|---|---|
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| CONIFEROUS TREE | PROPOSED STORM SEWER |
| DECIDUOUS TREE | PROPOSED SANITARY SEWER |
| BUSH | |
| PROPOSED STORM SEWER CATCH BASIN | |
| PROPOSED STORM SEWER MANHOLE | |
| PROPOSED CLEANOUT | |


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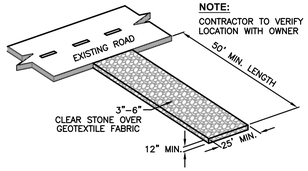
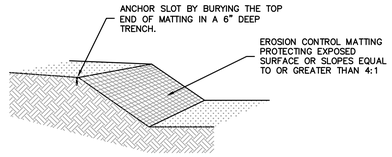



**GENERAL NOTES:**

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6–INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3–INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12–INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50–FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24–HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5–INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.

## CONSTRUCTION ENTRANCE

N.T.S.

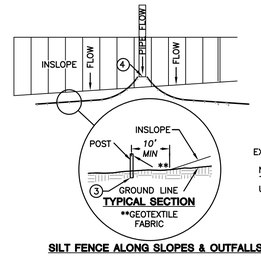



***NOTES:***

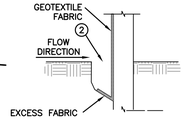
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. THE MATTING SHALL BE ANCHORED ALONG ITS ENTIRE PERIMETER WITH A 6"x6" ANCHOR TRENCH. AFTER MATTING IS LAID IN TRENCH, BACKFILL, AND COMPACT WITH SOIL OR GRAVEL.
3. THE MATTING SHALL BE ANCHORED TO THE GROUND USING 10 GAUGE WIRE STAPLES, 6" IN LENGTH BY 1" WIDE WITH A COVERAGE NOT LESS THAN 1 STAPLE PER EVERY 4 SQUARE FEET OF MATTING.
4. INSTALLATIONS SHALL ALSO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED GUIDELINES.
5. EROSION CONTROL MATTING SHALL BE ONE OF THE FOLLOWING:
   - A. JUTE MAT COMPOSED OF A JUTE YARN WEAVED IN A BASIC MANNER AND FREE OF ANY DYE AND HAVING A MINIMUM UNIT WEIGHT OF 2.7 LBS. PER SQ. YARD.
   - B. WOOD FIBER MAT COMPOSED OF WOOD FIBERS ENCASED IN A NETTING MADE OF NYLON, COTTON OR SIMILAR MATERIAL AND HAVING A MINIMUM UNIT WEIGHT OF 1.0 LBS. PER SQ. YARD.
   - C. SYNTHETIC WEBBING MAT MADE OF POLYVINYL CHLORIDE POLYPROPYLENE MONOFILAMENTS HAVING A MINIMUM UNIT WEIGHT OF 11 OUNCES PER SQ. YARD AND A MINIMUM TENSILE STRENGTH OF 25 LBS. IN ALL DIRECTIONS. (ASTM D–1682.64)
6. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL (0.5" OR MORE). BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE–ANCHORED.
7. STAPLES SHALL BE REMOVED FROM THE GROUND ONCE THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.

## EROSION CONTROL MAT

*N.T.S.*




**SILT FENCE ALONG SLOPES & OUTFALLS**

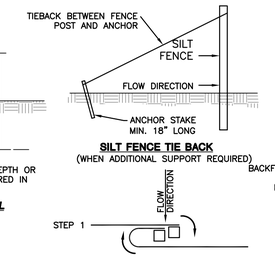


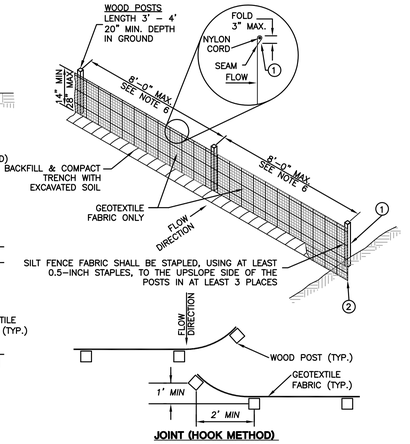

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

***TRENCH DETAIL***

GENERAL NOTES

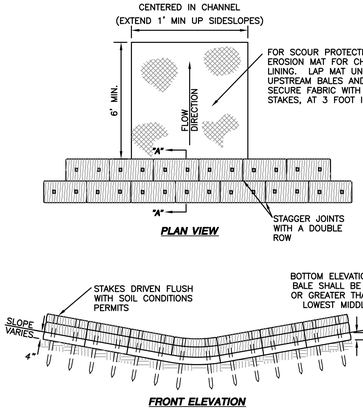
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

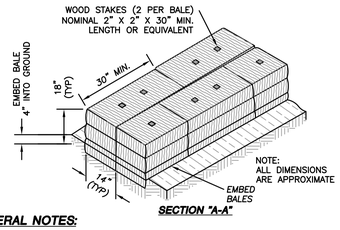



## SILT FENCE DETAIL

N.T.S.



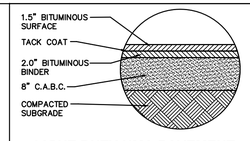




***GENERAL NOTES:***

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10–INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16–INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO–FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24–HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5–INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

## DITCH CHECK (STRAW BALES)

N.T.S.




## LIGHT DUTY HMA PAVEMENT SECTION

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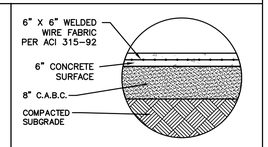


## CONCRETE PAVEMENT SECTION

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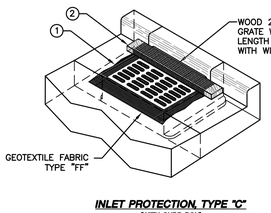
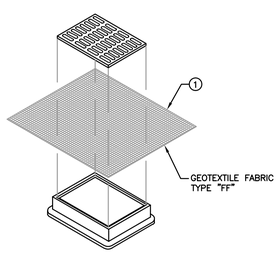



***INLET PROTECTION, TYPE "C"***
***(WITH CURB BOX)***

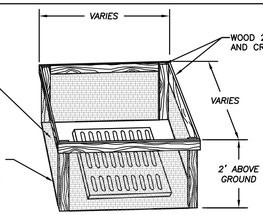



***INLET PROTECTION - TYPE "B"***
***(WITHOUT CURB BOX)***

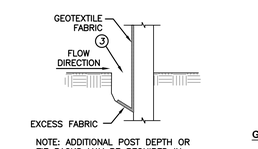
**TYPE "B" INSTALLATION NOTES:**

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.




***INLET PROTECTION - TYPE "A"***




NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

**TRENCH DETAIL**

**GENERAL NOTES:**

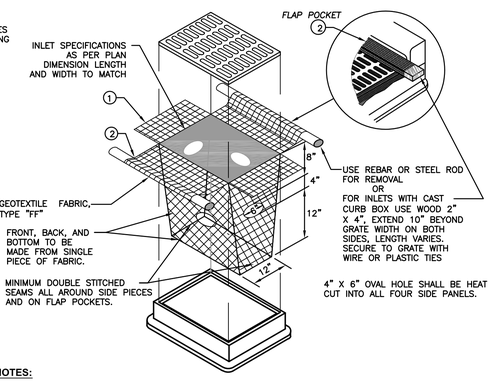
1. TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

## INLET PROTECTION

N.T.S.




**GENERAL NOTES:**

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

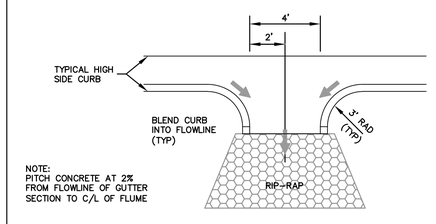
(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

**INSTALLATION NOTES:**

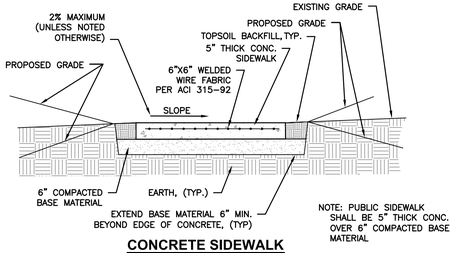
1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

***INLET PROTECTION - TYPE "D"***



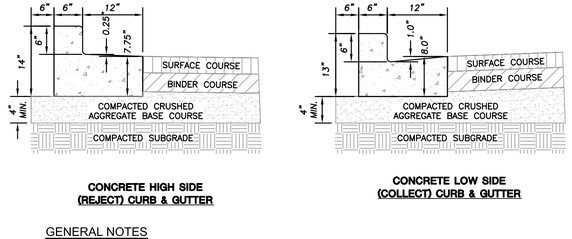

## CURB CUT FLUME DETAIL

N.T.S.




## CONCRETE SIDEWALK

N.T.S.




**CONCRETE HIGH SIDE (REJECT) CURB & GUTTER**

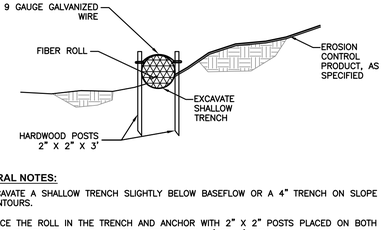
**CONCRETE LOW SIDE (COLLECT) CURB & GUTTER**

GENERAL NOTES

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE

## 18" STANDARD CURB & GUTTER

N.T.S.




**GENERAL NOTES:**

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

## FIBER SILT SOCK

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*SERVICES PROVIDED TO:*
NEW LAND ENTERPRISES, LLC

1627-1633 N. JACKSON STREET
MILWAUKEE, WI

*PROJECT:*
JACKSON STREET APARTMENTS

*PROJECT LOCATION:*
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

*JSD PROJECT NO.:* 15-7041

*SEAL/SIGNATURE:*

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| | | |
|---|---|---|
| ***DESIGN BY:*** | APM | 07-25-2016 |
| ***DRAWN BY:*** | APM | 07-25-2016 |
| ***CHECKED BY:*** | JLJ | 07-25-2016 |

| PLAN MODIFICATIONS: | DATE: |
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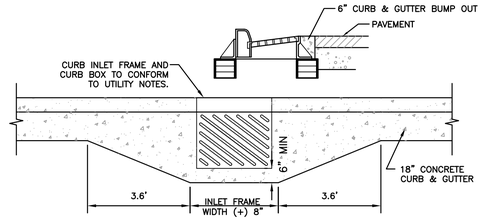
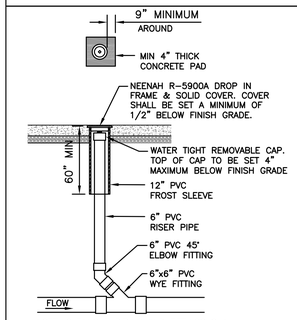



## CURB INLET/CONCRETE CURB BUMP OUT

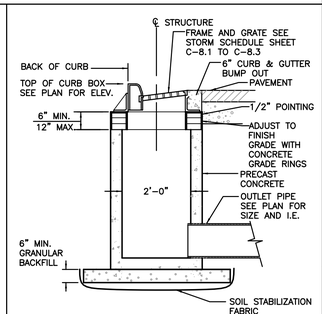
N.T.S.




NOTE: CLEANOUT PIPING AND FITTINGS SHALL MATCH SANTIARY SEWER LATERAL MATERIAL

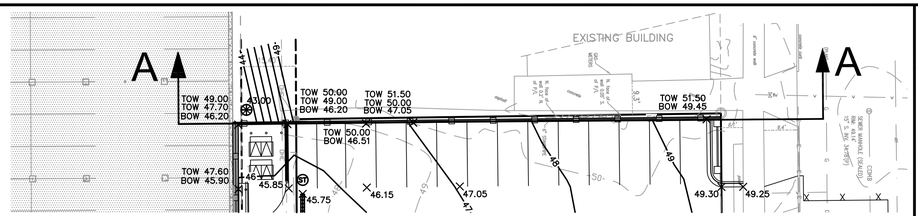
## SANITARY SEWER CLEANOUT

N.T.S.

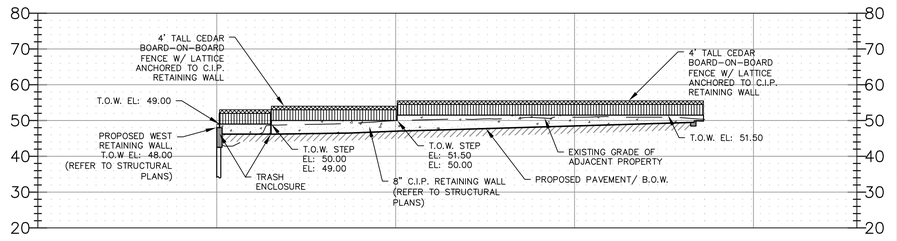



## STORM SEWER INLET

N.T.S.



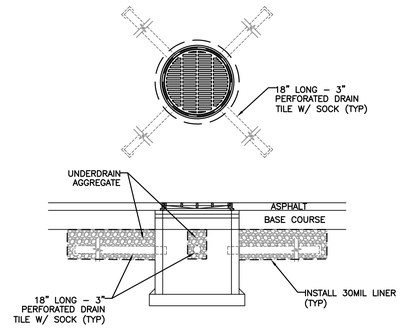

PLAN VIEW




SECTION A-A'

## NORTH RETAINING WALL

N.T.S.




**GENERAL NOTES:**

1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY.

## CATCH BASIN UNDERDRAIN DETAIL

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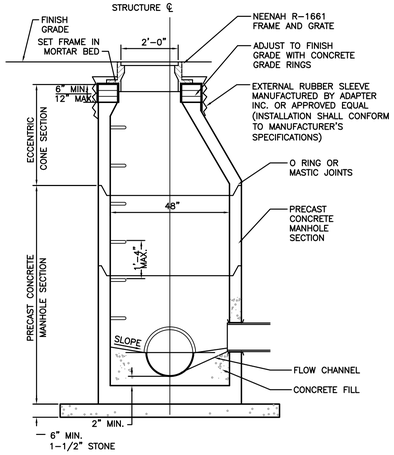
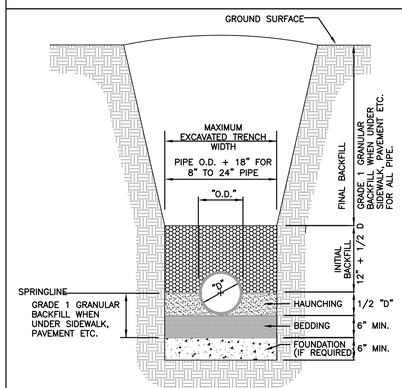



**NOTES:**

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

## COMBINE SEWER MANHOLE

N.T.S.




## TRENCH BACKFILL

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C6.1

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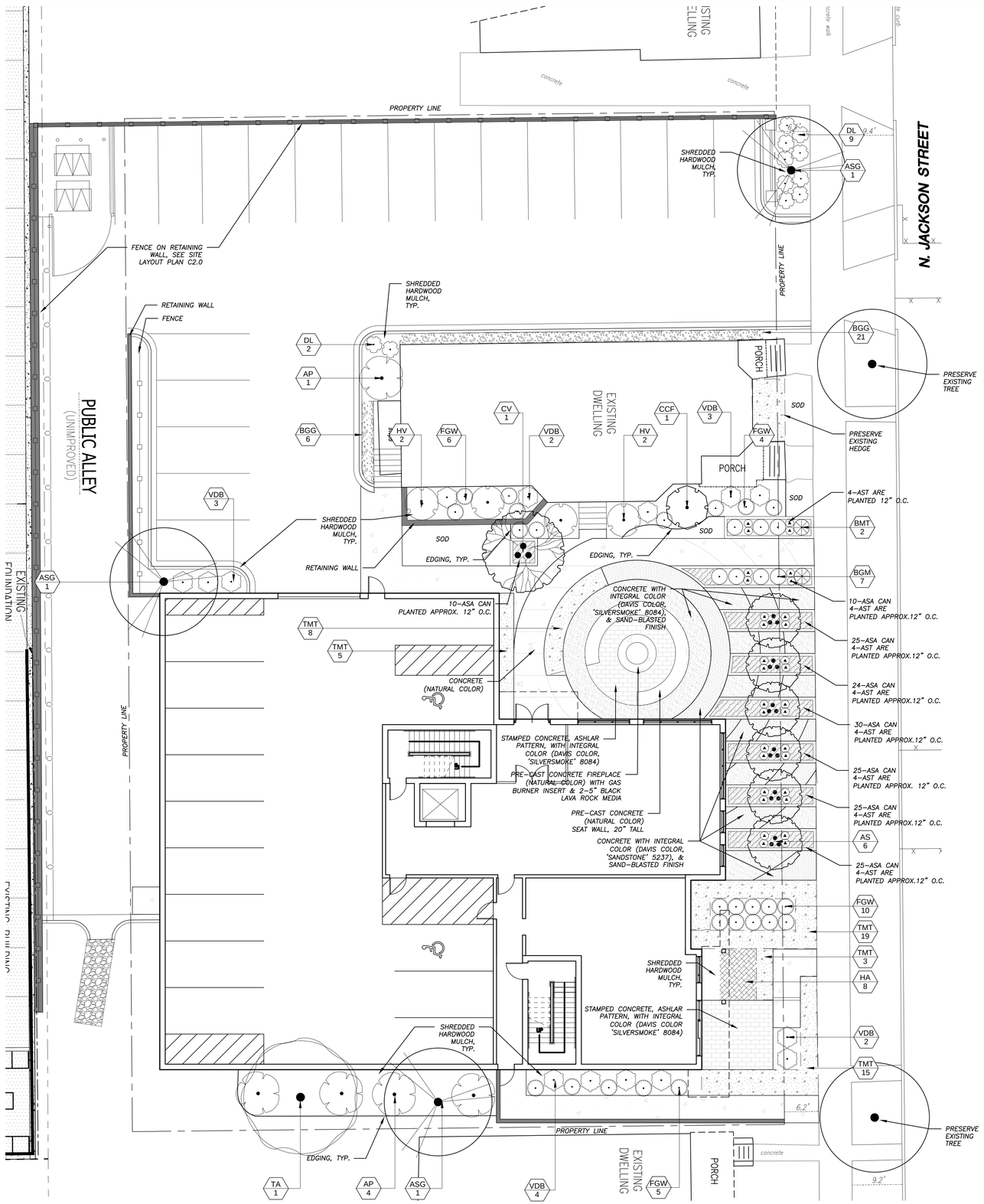


## PLANT_SCHEDULE_ALL

| TREES | CODE | BOTANICAL NAME / COMMON NAME | ROOT CONDITION | SIZE AT PLANTING | | QTY |
|---|---|---|---|---|---|---|
| | ASG | Acer nigrum `Greencolumn` / Green Column Maple | B & B | 2.5"Cal | | 3 |
| | AS | Amelanchier sanguinea / Roundleaf Serviceberry | B & B | 1.5"Cal | | 6 |
| | CCF | Carpinus caroliniana `Firespire` TM / American Hornbeam | B & B | 1.5"Cal | | 1 |
| | CV | Chionanthus virginicus / White Fringetree | B & B | 1.5"Cal | | 1 |
| | EXIST | EXISTING TREE / EXISTING TREE | Existing | | | 2 |
| | TA | Tilia americana / American Linden | B & B | 2.5"Cal | | 1 |
| SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SIZE AT PLANTING | | QTY |
| | AP | Aesculus parviflora / Bottlebrush Buckeye | 5 gal | Min. 2 ft tall | | 5 |
| | BGM | Buxus x `Green Mound` / Green Mound Boxwood | 3 gal | Min. 2 ft tall | | 7 |
| | BMT | Buxus x `Green Mountain` / Boxwood | 3 gal | Min. 3 ft tall | | 2 |
| | DL | Diervilla lonicera / Dwarf Bush Honeysuckle | 3 gal | Min. 2 ft tall | | 11 |
| | FGW | Fothergilla gardenii `Windy City` / Dwarf Witchalder | 3 gal | Min. 2 ft tall | | 25 |
| | HV | Hamamelis vernalis / Spring Blooming Witchhazel | 3 gal | Min. 2 ft tall | | 4 |
| | VDB | Viburnum dentatum `Blue Muffin` / Southern Arrowwood | 3 gal | Min. 2 ft tall | | 14 |
| ANNUALS/PERENNIALS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SIZE AT PLANTING | | QTY |
| | AST ARE | Astilbe x arendsii `Beauty of Ernst` TM / Color Flash Astilbe | 4" pot | 4" pot | | 32 |
| SHRUB AREAS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SIZE AT PLANTING | SPACING | QTY |
| | BGG | Buxus x `Green Gem` / Green Gem Boxwood | 2 gal | Min. 2 ft. tall | 30" o.c. | 27 |
| | TMT | Taxus x media `Tauntonii` / Tauton Yew | 3 gal | Min. 2 ft. tall | 40" o.c. | 57 |
| GROUND COVERS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SIZE AT PLANTING | SPACING | QTY |
| | ASA CAN | Asarum canadense / Canadian Wild Ginger | 32-cell flat or equivalent | Plug | 12" o.c. | 174 |
| | HA | Hydrangea anomala petiolaris / Climbing Hydrangea | 1 Quart Pot | | 36" o.c. | 8 |

### GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

north

SCALE IN FEET

10' 0 10'


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1627-1633 N. JACKSON STREET
MILWAUKEE, WI

PROJECT:
JACKSON STREET APARTMENTS

PROJECT LOCATION:
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 15-7041

SEAL/SIGNATURE:

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| | | |
|---|---|---|
| DESIGN BY: | KAS | 07-25-2016 |
| DRAWN BY: | KAS | 07-25-2016 |
| CHECKED BY: | JLJ | 07-25-2016 |

| PLAN MODIFICATIONS: | DATE: |
|---|---|
| | |

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

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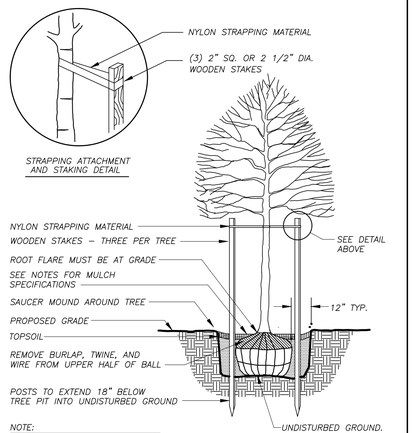
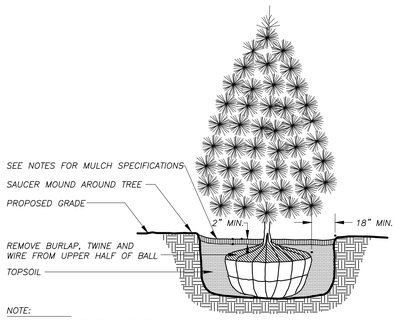



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

**1 / L200 DECIDUOUS TREE PLANTING DETAIL**

N.T.S.




NOTE:
1. ROOT FLARE TO BE AT GRADE.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

**2 / L200 EVERGREEN TREE PLANTING DETAIL**

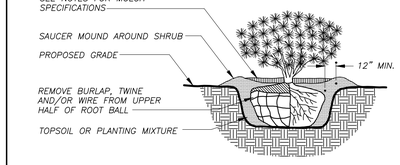
N.T.S.




NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

**3 / L200 DECIDUOUS SHRUB PLANTING DETAIL**

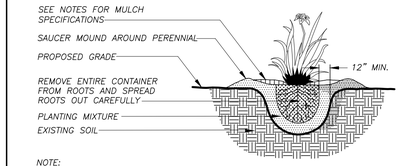
N.T.S.




NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

**4 / L200 EVERGREEN SHRUB PLANTING DETAIL**

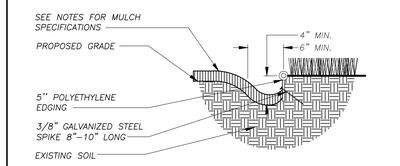
N.T.S.




NOTE:
1. ROOT FLARE TO BE EXPOSED

**5 / L200 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**

N.T.S.




**6 / L200 LANDSCAPE EDGING DETAIL**

N.T.S.

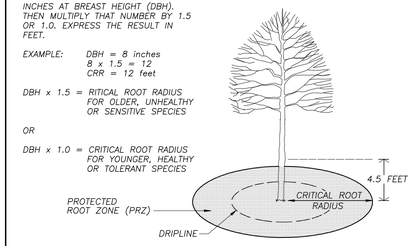
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH), THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

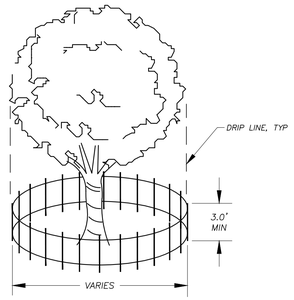
EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = RITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES




TREE NOTES:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

**7 / L200 TREE PROTECTION DETAIL**

N.T.S.

## LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.

3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

5. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS

6. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.

7. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE SHREDDED, WEED-FREE HARDWOOD BARK MULCH INSTALLED TO A CONSISTENT DEPTH OF 4"OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

8. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING. SPREAD MULCH TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE SHOULD BE MIXED WITH MULCH WHEN INSTALLING TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.

9. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

10. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

11. MATERIALS – SOD: ALL AREAS LABELED ON PLAN FOR SOD SHALL RECEIVE THE FOLLOWING TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

12. MATERIALS – CONCRETE: FOR ALL AREAS LABELED TO RECEIVE CONCRET: COLOR, FINISH, AND STAMPING PATTERN SUBJECT TO FINAL APPROVAL BY THE ARCHITECT/OWNER PRIOR TO INSTALLATION.

13. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.

14. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

15. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.

16. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.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| | |
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| CHECKED BY: JLJ | 07-25-2016 |

| PLAN MODIFICATIONS: | DATE: |
|---|---|
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SHEET TITLE:
LANDSCAPE DETAILS, NOTES, & SPECIFICATIONS

SHEET NUMBER:
L200

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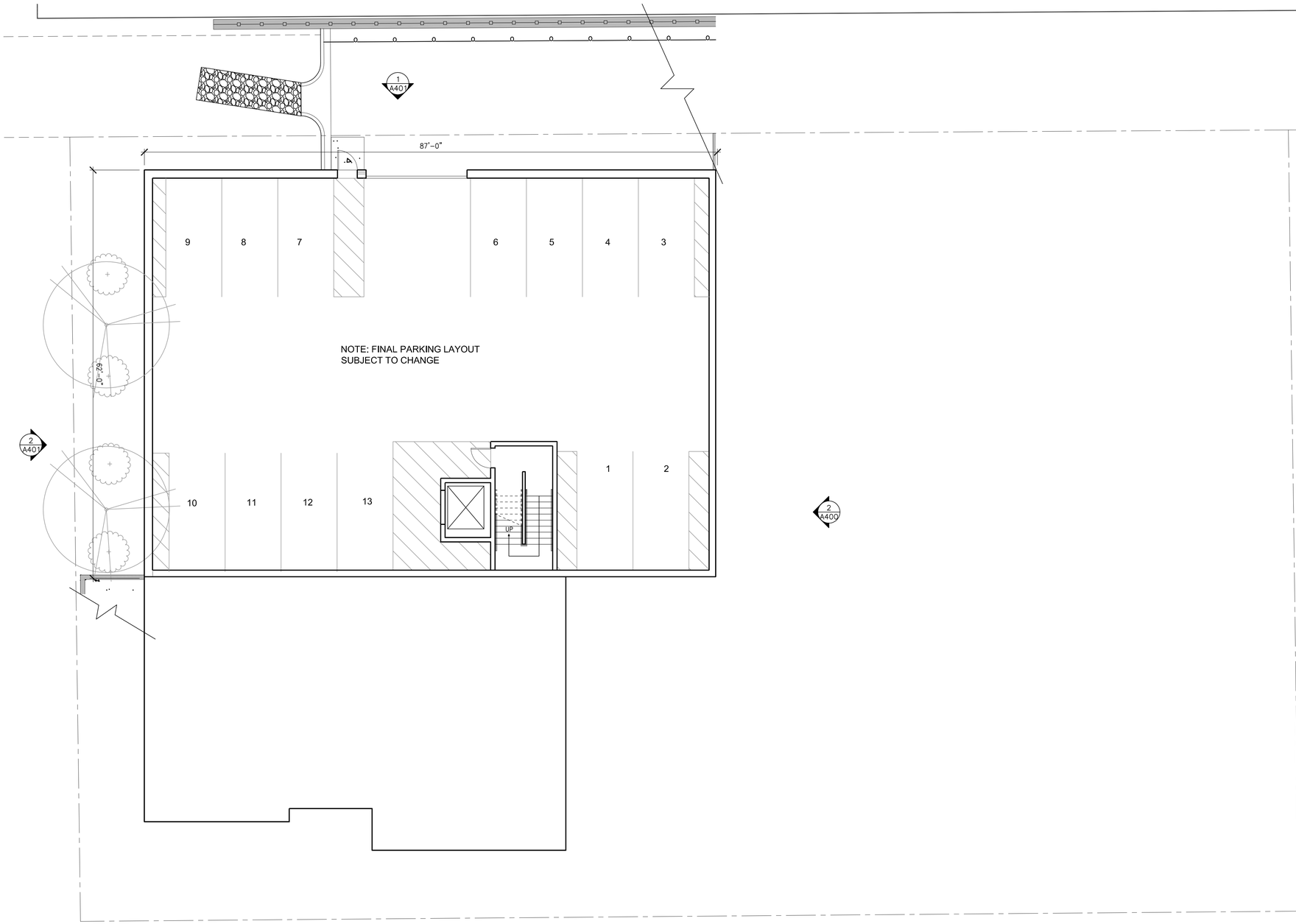



KINDNESS
architecture+

Wiechmann Enterprises

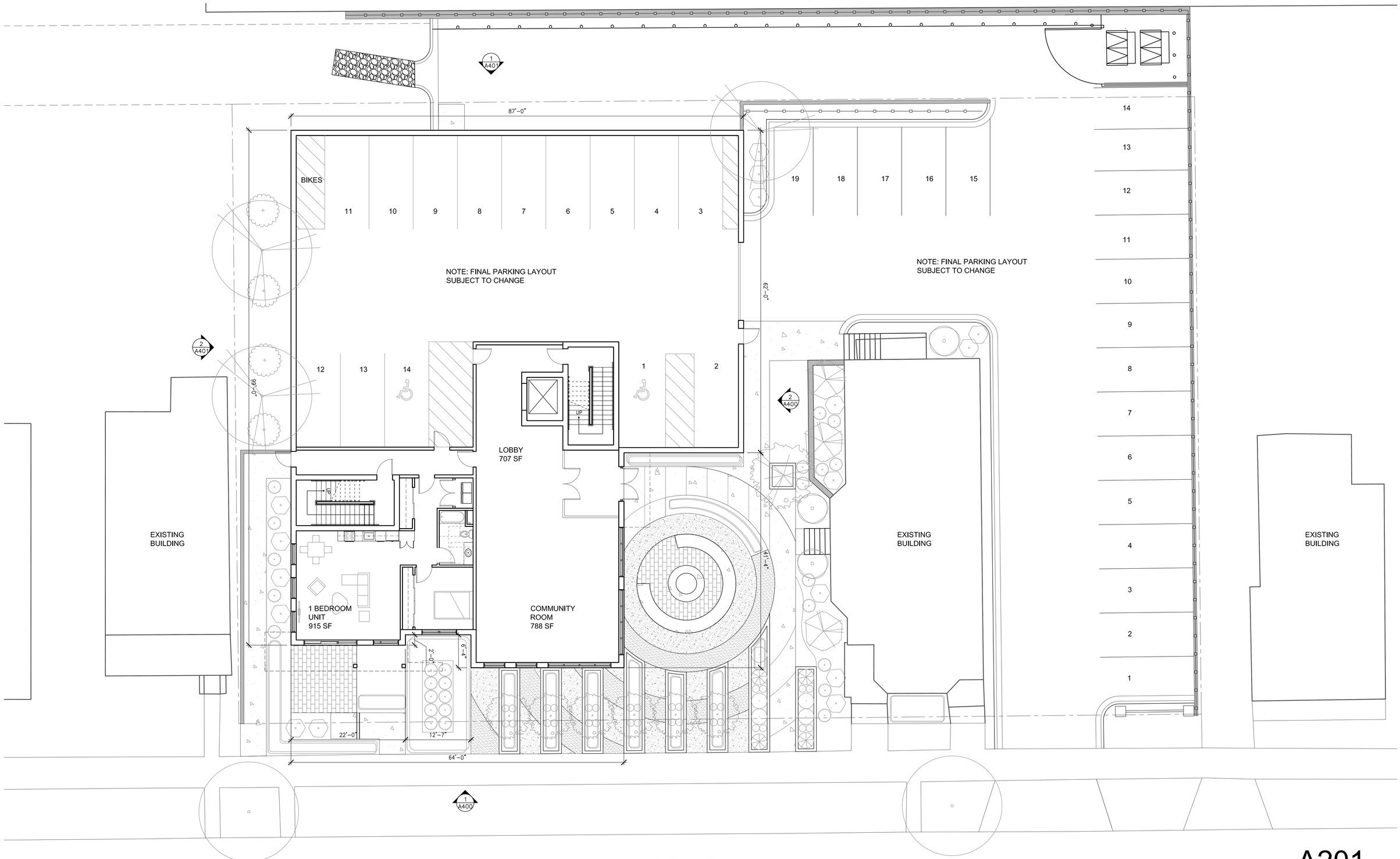
LOWER LEVEL FLOOR PLAN

1/8"=1'-0"

A200

# JACKSON ST APARTMENTS

DATE: 07/25/2016
PROJECT #: 16-119




N JACKSON STREET

NOTE: SITE AND LANDSCAPING SHOWN FOR REFERENCE ONLY.
SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

KINDNESS architecture+

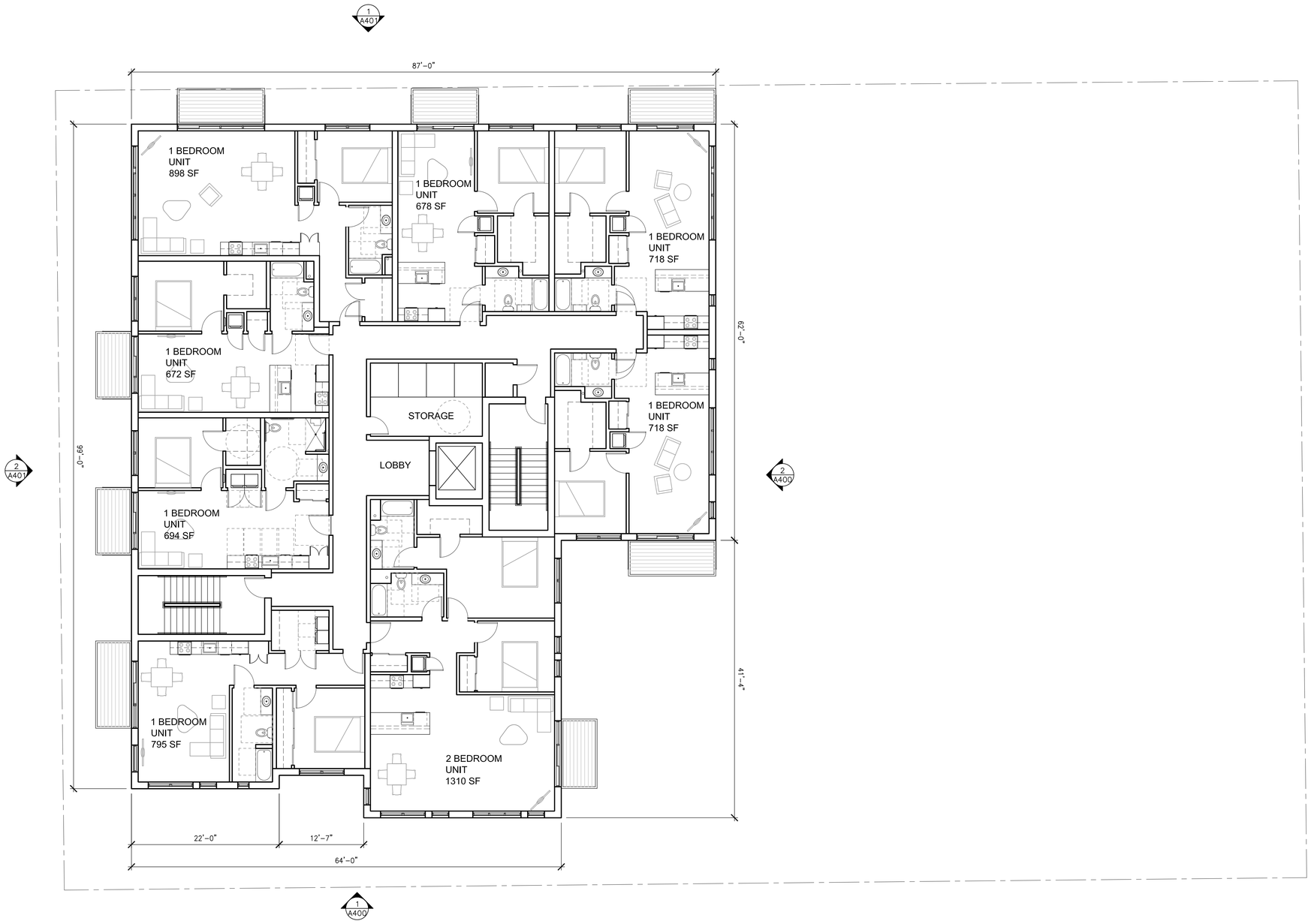
Wiechmann Enterprises

**GROUND FLOOR PLAN** A201

1/8"=1'-0"

# JACKSON ST APARTMENTS

DATE: 07/25/2016
PROJECT #: 16-119




FLOOR AREA 7,864 SF

UNITS / FLOOR

GROUND FLOOR

(1) 1-BEDROOM

1 UNIT / FLOOR
1 FLOOR

SECOND-FIFTH FLOOR

(7) 1-BEDROOM
(1) 2-BEDROOM

8 UNITS / FLOOR
4 FLOORS

33 TOTAL UNITS

KINDNESS architecture+

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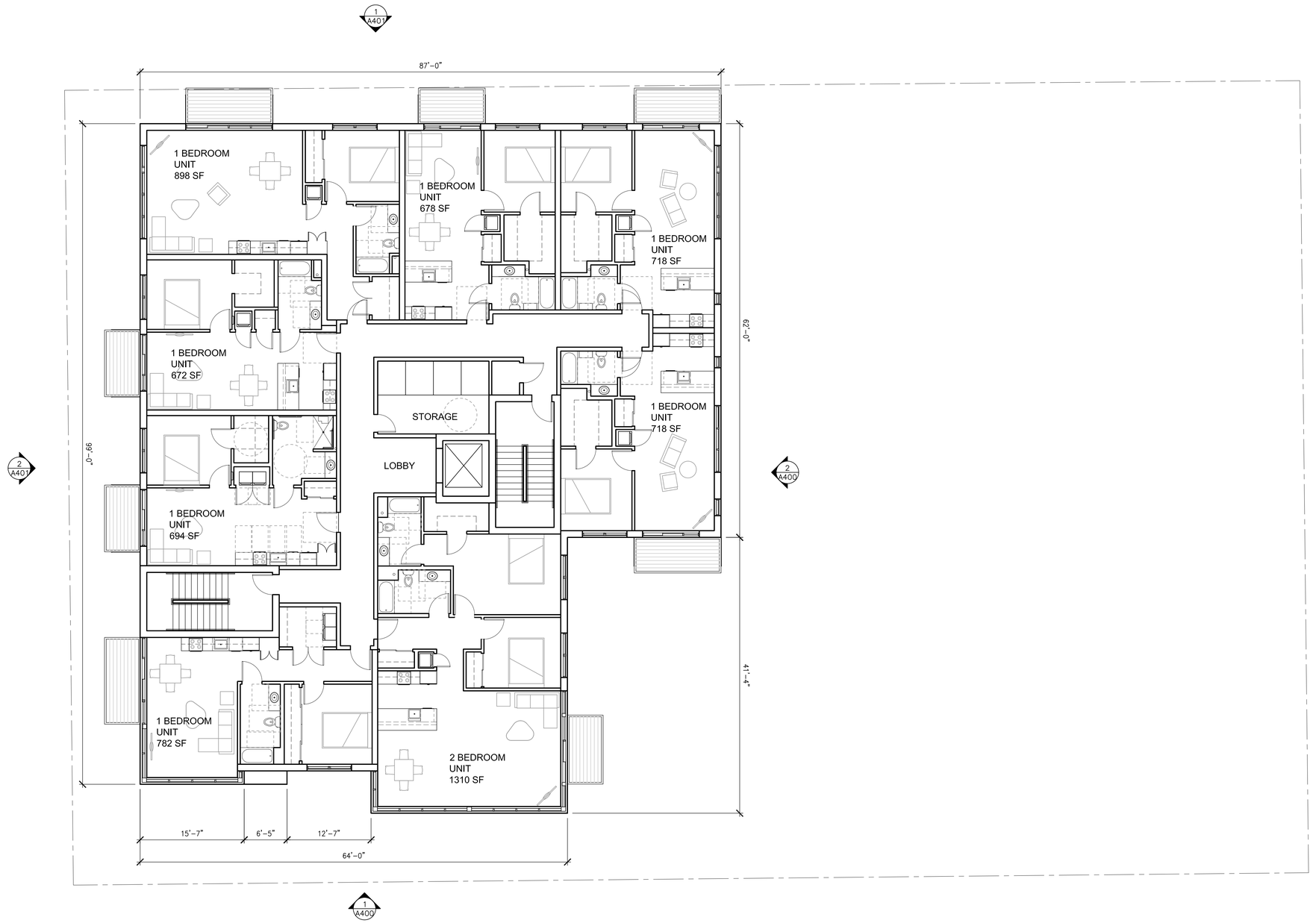
**UNITS LEVEL FLOOR PLAN** A202

1/8"=1'-0"

# JACKSON ST APARTMENTS

DATE: 07/25/2016
PROJECT #: 16-119

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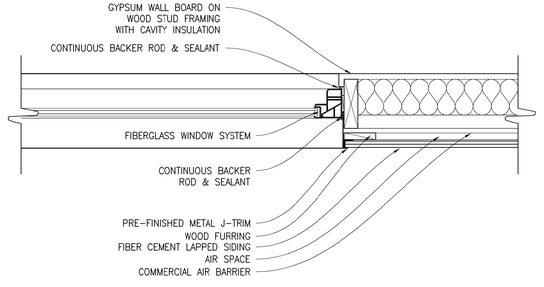
**FIFTH LEVEL FLOOR PLAN** A203

1/8"=1'-0"

# JACKSON ST APARTMENTS

DATE: 07/25/2016
PROJECT #: 16-119

**2** 1/8"=1' **BUILDING ELEVATION - NORTH**




**3** 1 1/2"=1' **CONCEPT WINDOW DETAIL**

**1** 1/8"=1' **BUILDING ELEVATION - EAST**

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**BUILDING ELEVATIONS** A400

# JACKSON ST APARTMENTS

DATE: 07/25/2016
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2 BUILDING ELEVATION - SOUTH
1/8"=1'

1 BUILDING ELEVATION - WEST
1/8"=1'

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BUILDING ELEVATIONS A401

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BUILDING PERSPECTIVE A402

# JACKSON ST APARTMENTS

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BIRDS EYE VIEW

VIEW LOOKING SOUTH ON JACKSON ST

VIEW LOOKING NORTH ON JACKSON ST

VIEW OF SOUTHEAST CORNER

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BUILDING PERSPECTIVES A403

# JACKSON ST APARTMENTS

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