14 OCTOBER 2011

Blackwatch '68 PROPERTIES

CATALYST CONSTRUCTION

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JACKSON APARTMENTS

1530 North Jackson Street Milwaukee, Wisconsin 53202

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SITE PHOTOS

JACKSON APARTMENTS

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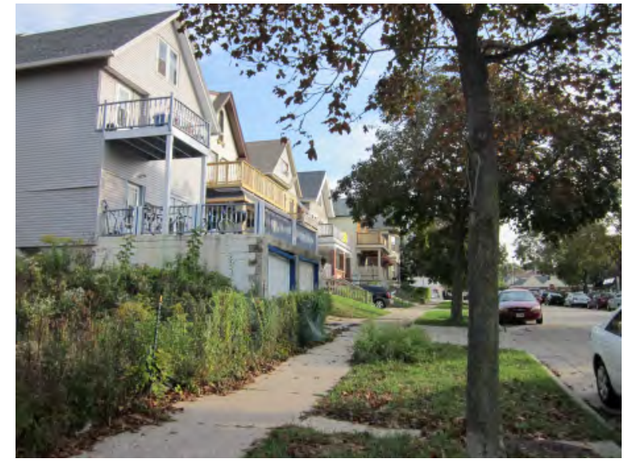
JACKSON STREET: WEST SIDE ACROSS FROM SITE



JACKSON STREET: EAST SIDE ADJACENT TO 1530

CONTEXT

JACKSON APARTMENTS

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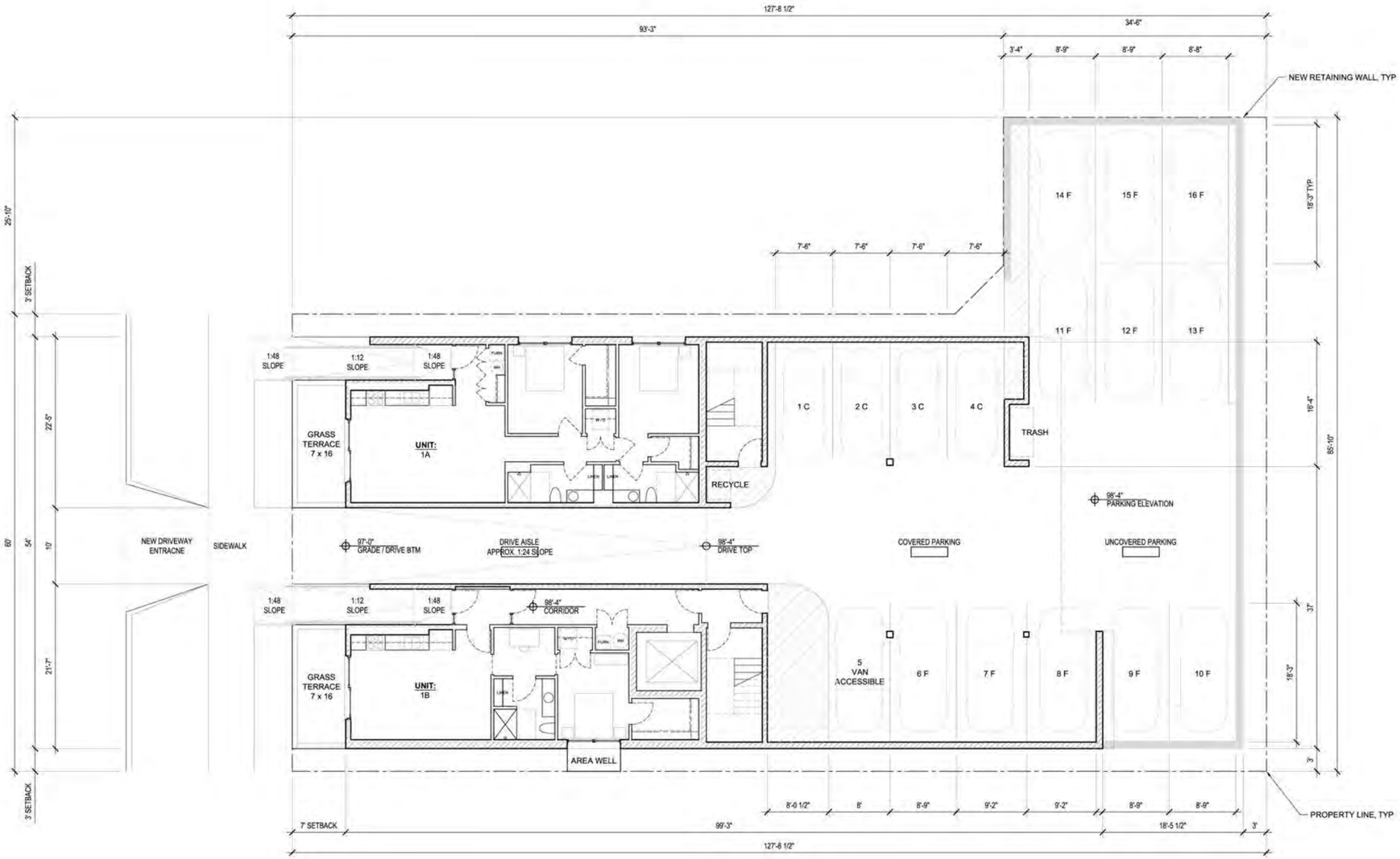

SITE / ENTRY LEVEL PLAN (1" = 16')

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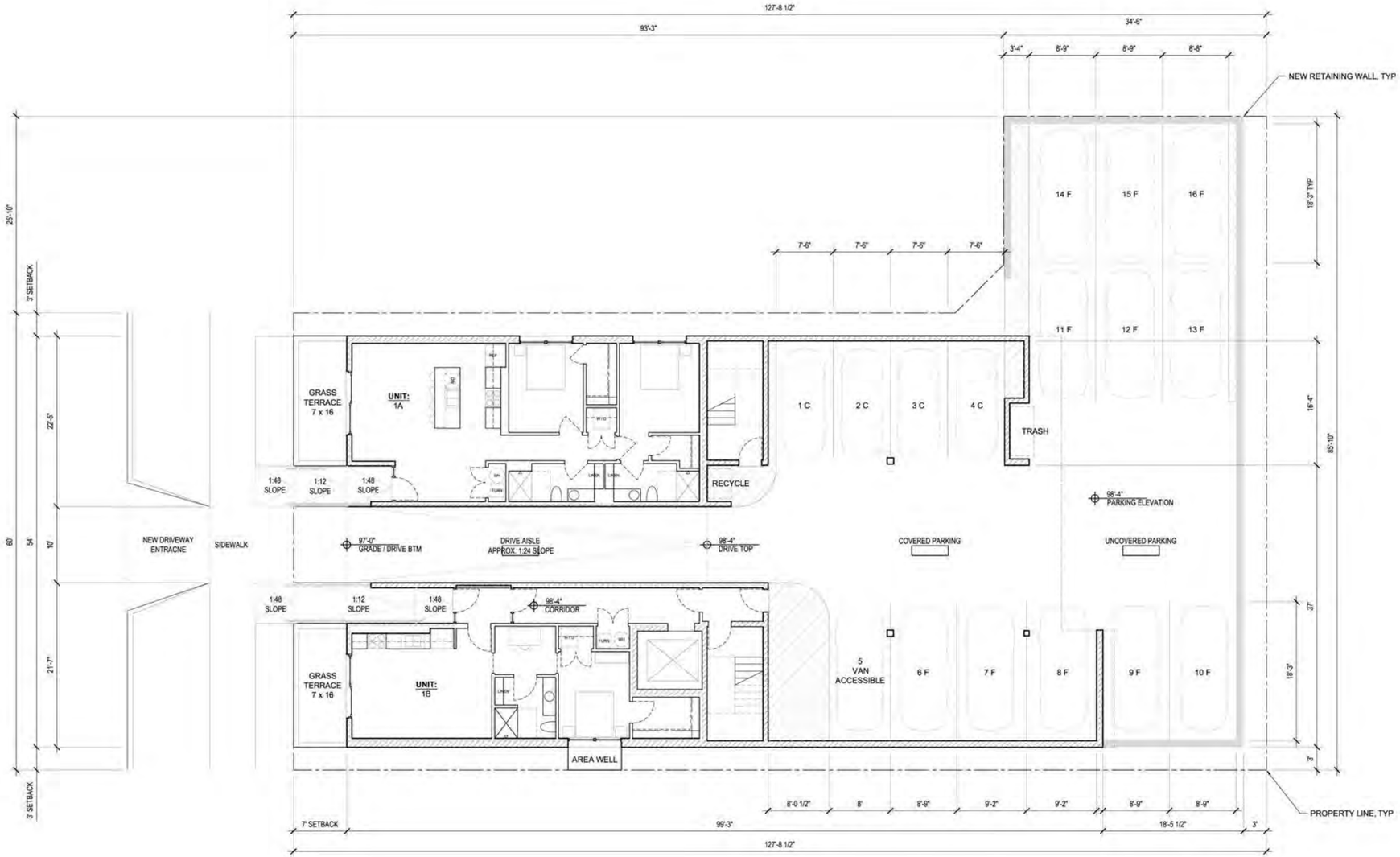

ALT SITE / ENTRY LEVEL PLAN (1" = 16') with alternate entry to Northwestern dwelling unit

Blackwatch '68 PROPERTIES

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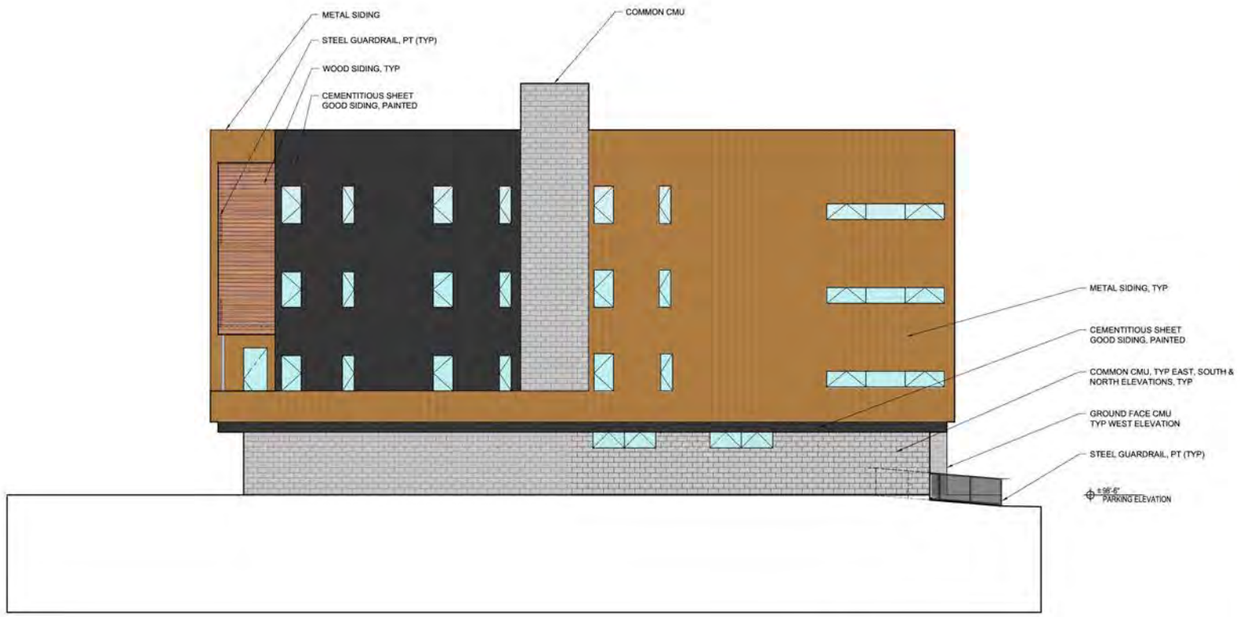
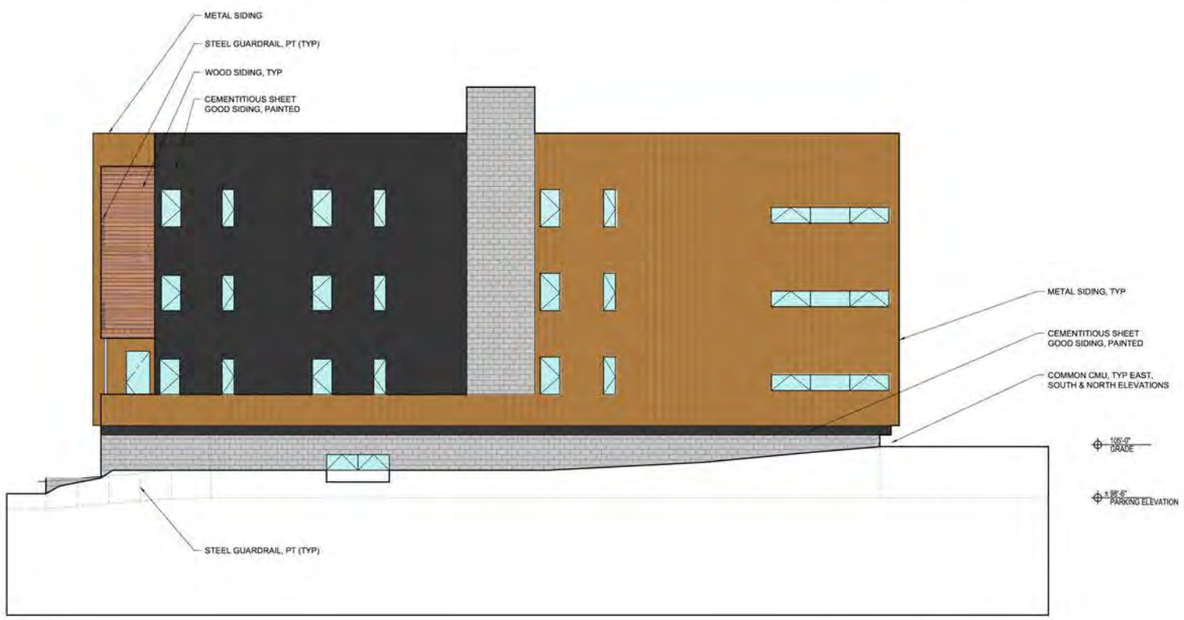


NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

EXTERIOR ELEVATIONS

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METAL PANEL

WOOD SIDING

CEMENTITIOUS SHEET GOOD, PAINTED

STEEL GUARDRAIL, PAINTED
(typical all terrace locations & Western entries)

WOOD SIDING @ TERRACE UNDERSIDE
(typical all wood terraces)

COMMON CMU

GROUND FACE CMU
(typical on Western & street side exposure)

GROUND FACE CMU RETAINING WALL
(typical on Western & street side exposure)

CONCRETE RAMP, TYPICAL

JACKSON STREET PERSPECTIVE: 14 UNIT BUILDING

Blackwatch '68 PROPERTIES

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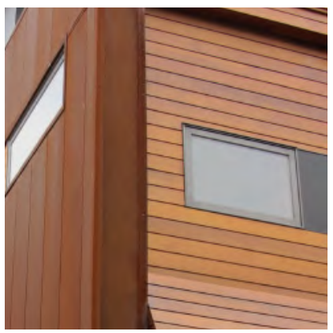
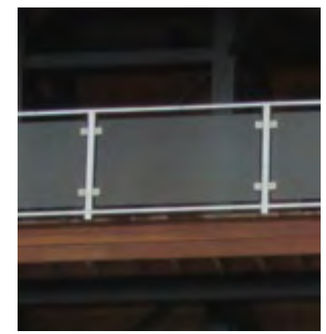
ALT METAL SIDING (STANDING SEAM)



CORNER CONDITION @ METAL SIDING



GUARDRAILS (ALTERNATE)

METAL SIDING

WOOD SIDING

CONCRETE BLOCK

CEMENTITIOUS PANEL, PAINTED

GUARDRAILS

EXTERIOR MATERIAL PALETTE

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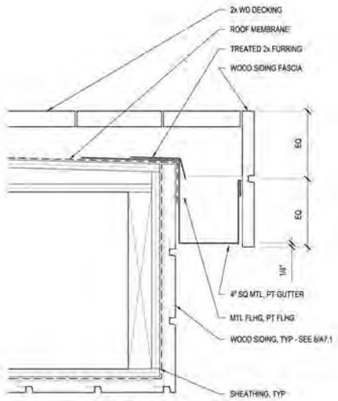
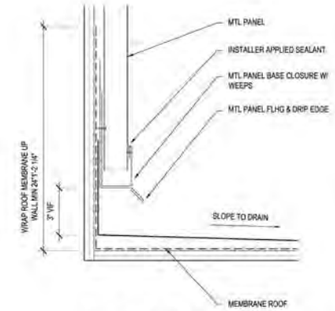
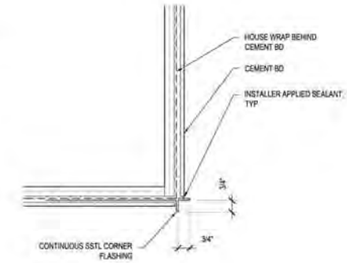


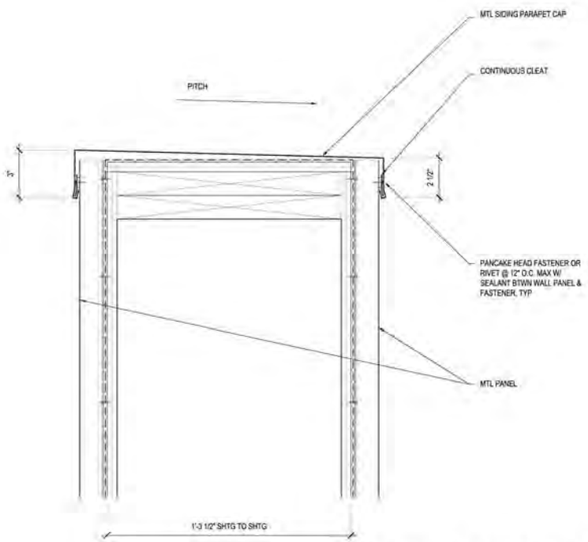
TYP TERRACE EDGE 20



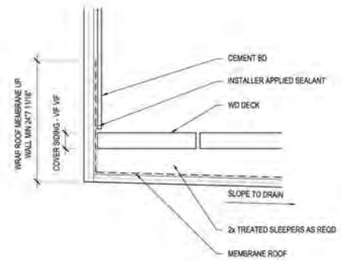
MTL PANEL @ ROOF 17



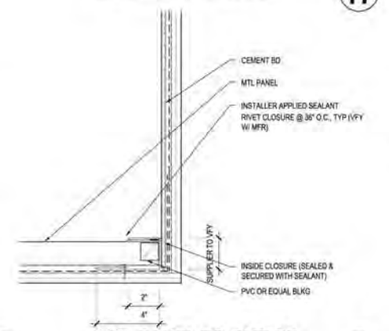
CEMENT BD OUTSIDE CRNR 16



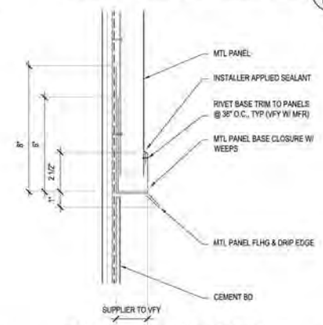
MTL PANEL COPING @ HALF-WALL 9



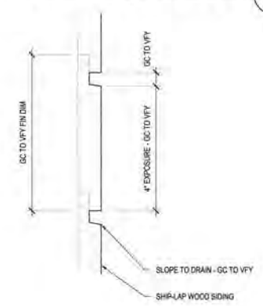
CEMENT BD @ WD DECK 13



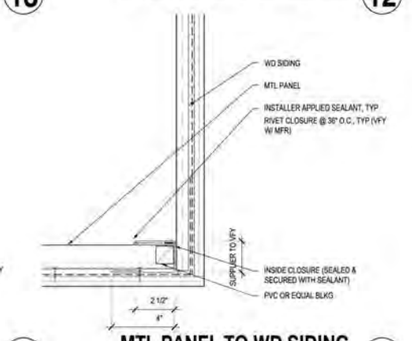
MTL PANEL TO CMT BD 12



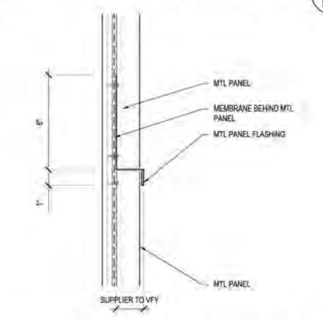
MTL PANEL TO CMT BD 11



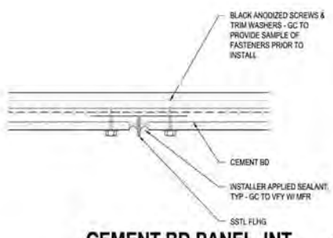
WD SIDING PROFILE 8
6" = 1'-0"



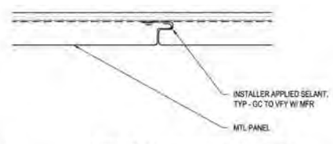
MTL PANEL TO WD SIDING 7



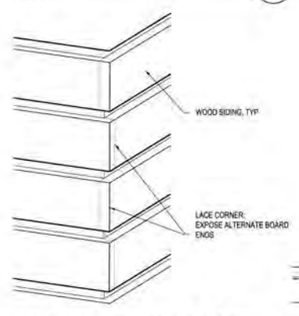
HORIZ JNT @ MTL PANEL 6



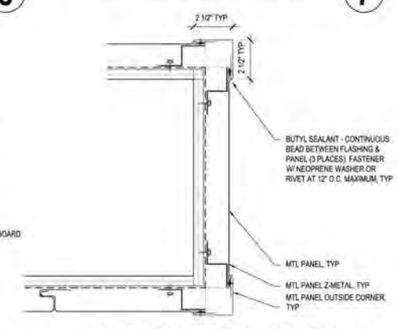
CEMENT BD PANEL JNT 5



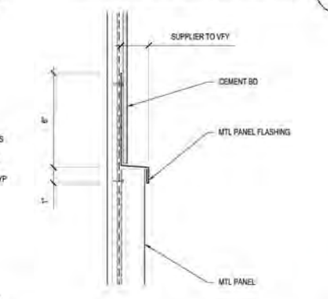
MTL PANEL HORIZ JNT 4



WD SIDING OUTSIDE CORNER 3



MTL PANEL OUTSIDE CRNR 2



CMT BD SIDING TO MTL PNL 1

EXTERIOR DETAILS

Blackwatch '68 PROPERTIES

CATALYST CONSTRUCTION

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JACKSON APARTMENTS

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PROPOSED JACKSON APARTMENTS

1530 N. JACKSON STREET

CITY OF MILWAUKEE, WI

LEGEND

- ST — EXISTING STORM SEWER
- SAN — EXISTING SANITARY
- W — EXISTING WATER
- G — EXISTING GAS
- FM — EXISTING FORCEMAIN
- T — EXISTING TELEPHONE
- E — EXISTING ELECTRIC
- OW — OVERHEAD WIRE
- X — EXISTING FENCE
- PROPOSED STORM
- PROPOSED 8" SANITARY
- PROPOSED 8" WATER
- PROPOSED DRAINAGE FLOW
- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 839 — PROPOSED CONTOUR
- 827 — EXISTING CONTOUR
- 617.77 — EXISTING SPOT GRADE
- EXTERIOR PROPERTY LINE
- POWER POLE
- GUY WIRE
- IRON PIPE FOUND
- SIGN
- TRANSFORMER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- GAS VALVE
- AT&T MARKER
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED ROUND STORM INLET (OR MANHOLE WHERE INDICATED)
- PROPOSED CURB INLET

PROJECT NOTES

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING SITE PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, RELOCATE, REPLACE OR DEMOLISH ANY OTHER ITEMS AS DIRECTED BY THE CONSTRUCTION MANAGER.

SITE NOTES:

1. THE PROPOSED CIVIL PLANS ILLUSTRATE SITE IMPROVEMENTS ASSOCIATED WITH THE NEW BUILDING CONSTRUCTION. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL CONSTRUCTION INFORMATION.
2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.

GRADING AND EROSION CONTROL NOTES:

1. SEE PLANS FOR EROSION CONTROL DETAILS & CONSTRUCTION SEQUENCE.
2. THE PROPOSED BUILDING PROJECT WILL DISTURB APPROXIMATELY 0.2 ACRES OF LAND; THEREFORE, WDNR NR 151 AND NR 216 PERMITTING REQUIREMENTS ARE NOT APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY CONSTRUCTION SITE AND/OR EROSION CONTROL PERMITS FROM THE CITY OF MILWAUKEE.

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTE IS CLEAR (TO CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
2. CONTRACTOR SHALL PROVIDE NOTIFICATION TO UTILITY OWNERS (INCLUDING SEWER AND WATER) AT LEAST 72 HOURS PRIOR TO EXCAVATION.
3. ALL PROPOSED SANITARY SEWER SHALL BE SDR-35 PVC. ALL PROPOSED WATERMAIN PIPE SHALL BE C900 PVC FOR PIPE DIAMETERS OF 6" OR GREATER UNLESS OTHERWISE NOTED.
4. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR DRAIN PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
5. SEE PLANS FOR ADDITIONAL UTILITY SPECIFICATIONS AND DETAILS.
6. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM 5 FEET FROM THE EXTERIOR WALL OF FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISH FLOOR ELEVATION (OR AS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER).

LANDSCAPE NOTES:

1. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH LAWN AREAS AND DISTURBED AREAS AFTER COMPLETION OF CONSTRUCTION.
2. CONTRACTOR SHALL PRESERVE THE EXISTING STREET TREE FOR LATER RELOCATION UNLESS OWNER AUTHORIZES REMOVAL. OWNER AND/OR CONSTRUCTION MANAGER SHALL DIRECT CONTRACTOR ON THE EXTENT OF PERIMETER VEGETATION TO BE REMOVED AS PART OF THIS PROJECT.

LOCALITY MAP

FRACTIONAL WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, OR GAMMON FLOAT, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CIVIL PLAN SHEET LIST

C1.0	–	EXISTING SITE PLAN
C1.1	–	PROPOSED SITE PLAN
C1.2	–	MASTER GRADING & EROSION CONTROL PLAN
C1.3	–	UTILITIES PLAN

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JOSHUA D. PUDELKO
E-39420
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FAX: (262) 790-1481
EMAIL: jpudelko@trioengineering.com

CATALYST CONSTRUCTION
BUILDING YOUR VISION

PROJECT:
JACKSON APARTMENTS
N. 1530 JACKSON STREET
Milwaukee, Wisconsin

Blackwatch '68 PROPERTIES

PLAN DATE:
OCTOBER 13, 2011

JOB NUMBER:
11023

DESCRIPTION:
COVER SHEET

SHEET
T1

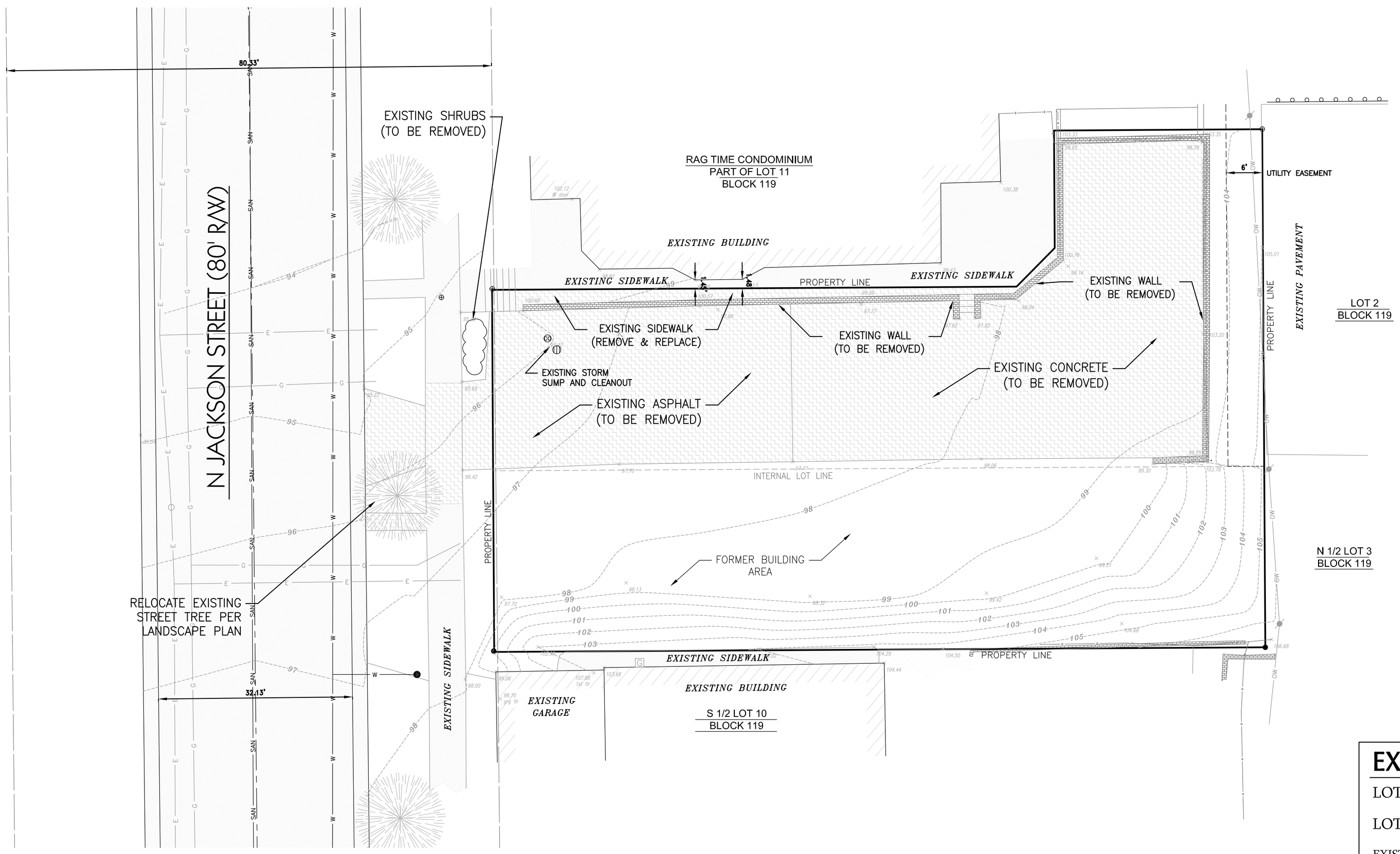
H:\C800\879\11023-01\CONSTRUCTION PLANS\CIVIL-1530 JACKSON STREET.DWG T1 BY JOSH ON 10/13/2011 @ 05:17:12 PM

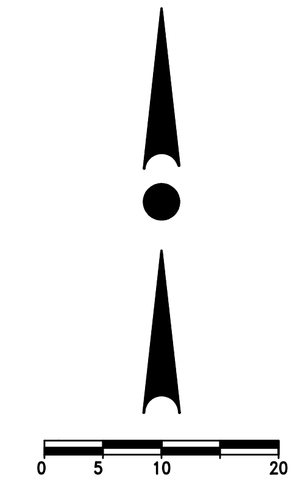
EXISTING SITE PLAN

TITLE COMMITMENT DESCRIPTION OF LANDS PER TITLE COMMITMENT NO. 1212563 PREPARED BY CHICAGO TITLE COMMITMENT COMPANY

Parcel A:
Tax Key No. 392-1757-100-x Address: 1532-1534 N Jackson Street
All that part of Lot 11, in Block 119, in the Map of the Fractional West 1/2 of the Southwest 1/4 of Section 21, Town 7 North, Range 22 East, or Gammon Float, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of Lot 11 aforesaid, thence North along the West line of Lot 11 aforesaid, 30 feet to a point; thence East on a line parallel with the South line of Lot 11 aforesaid, 86.87 feet to a point; thence Northeast on a line at an angle of 45° with the last above described line, 9 feet to a point, thence North on a line parallel with the West line of Lot 11 aforesaid, 19.47 feet to a point; thence East on a line which is 4.17 feet south of and parallel with the North line of Lot 11 aforesaid, 34.48 feet to a point in the East line of said Lot; thence South along the East line of Lot 11 aforesaid, 55.83 feet to the Southeast corner of Lot 11 aforesaid; thence West along the South line of Lot 11 aforesaid, 127.71 feet to the place of commencement.

Parcel B:
Tax Key No. 392-1756-8 Address: 1530 N Jackson Street
The North 1/2 of Lot 10, in Block 119, in the Map of the Fractional West 1/2 of the Southwest 1/4 of Section 21 Town 7 North, Range 22 East, or Gammon Float, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.





EXISTING SITE DATA

LOT ZONED: RT4 District	
LOT AREA:	8,573.34 S.F. (0.197 Acres)
EXISTING PAVEMENT & SIDEWALK	3,863 S.F. (0.0887Acres) [45.1% of site]
FORMER BUILDING & SIDEWALK	±1,430 S.F. (0.0328 Acres)
TOTAL IMPERVIOUS AREA:	±5,293 S.F. (0.122 Acres) [61.7% of Site]
TOTAL OPEN SPACE:	3,280.34 S.F. (0.0753 AC.) [38.3% of Site]

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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PROJECT:
JACKSON APARTMENTS
N. 1530 JACKSON STREET
Milwaukee, Wisconsin

Blackwatch '68 PROPERTIES

PLAN DATE:
OCTOBER 13, 2011

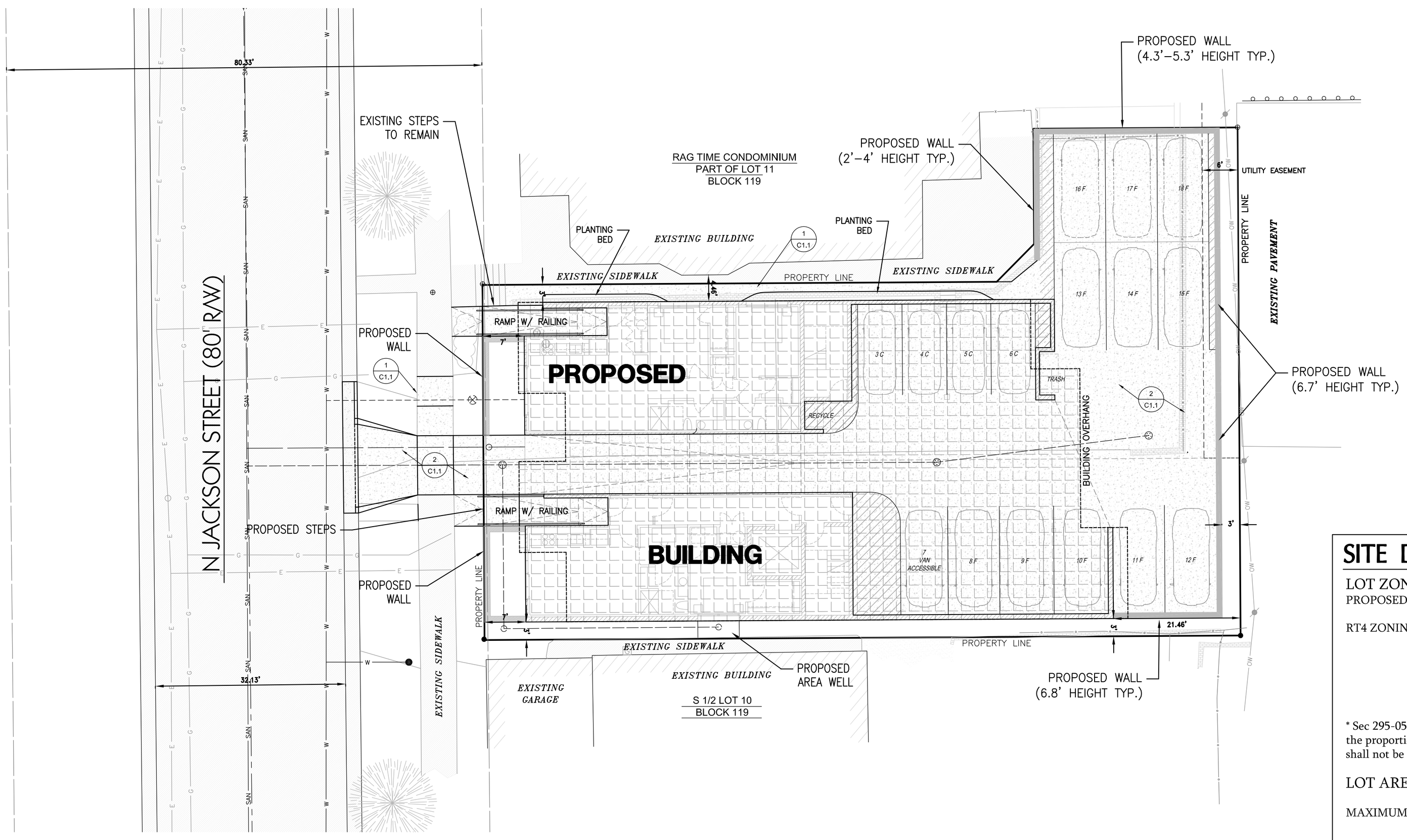
JOB NUMBER:
11023

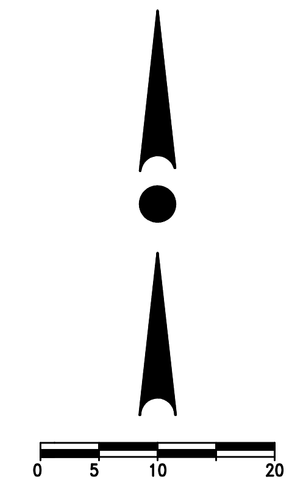
DESCRIPTION:
EXISTING SITE PLAN

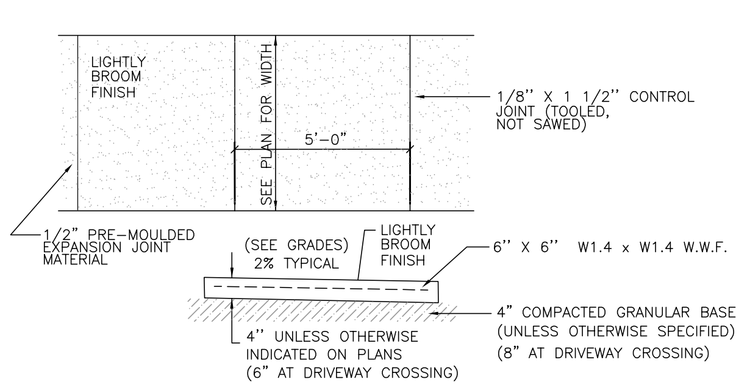
SHEET
C1.0

H:\c800\879\11023-01\CONSTRUCTION PLANS\CIVIL-1530 JACKSON STREET.DWGC1.0 BY JOSH ON 10/13/2011 @ 05:18:16 PM

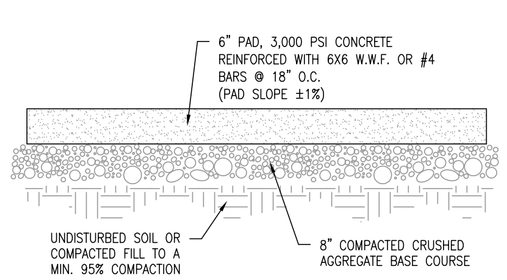
PROPOSED SITE PLAN







1 / C1.1 CONCRETE SIDEWALK
NO SCALE



2 / C1.1 CONCRETE PAVEMENT SECTION
NO SCALE

SITE DATA

LOT ZONED: RT4 District
PROPOSED ZONING: RT4 District with PUD Overlay

RT4 ZONING REQUIREMENTS:

Building Height (maximum) =	48'
Lot Coverage (interior lot) =	70%*
Front Setback (minimum) =	average
North or west side setback =	1.5'
South or east side setback =	3.5'
Combined side setback =	5'
Rear Building setback =	15'

* Sec 295-05-2-i: The lot coverage standards set forth in table 295-05-2 relate to the proportion of a lot occupied by principal buildings. Accessory structures shall not be included when determining principal building lot coverage)

LOT AREA:	8,573.34 S.F. (0.197 Acres)
MAXIMUM BUILDING FOOTPRINT:	5,092.9 S.F. (0.117 Acres) [59.4% LOT COVERAGE*]
PROPOSED PAVEMENT & SIDEWALK: - OUTSIDE BUILDING:	2,350 S.F. (0.054 Acres) [27.4% of area]
- UNDER BUILDING (EXCLUDED):	*2,590 S.F. (0.049 Acres)*
TOTAL IMPERVIOUS AREA:	7,442.9 S.F. (0.171 Acres) [86.81% of Lot]
TOTAL OPEN SPACE:	1,130.44 S.F. (0.0260 AC.) [13.19% of Lot]
PARKING SPACES:	16 SPACES ON SITE

WISCONSIN PROFESSIONAL ENGINEER
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CATALYST CONSTRUCTION
BUILDING YOUR VISION

PROJECT:
JACKSON APARTMENTS
N. 1530 JACKSON STREET
Milwaukee, Wisconsin

Blackwatch '68 PROPERTIES

PLAN DATE:
OCTOBER 13, 2011

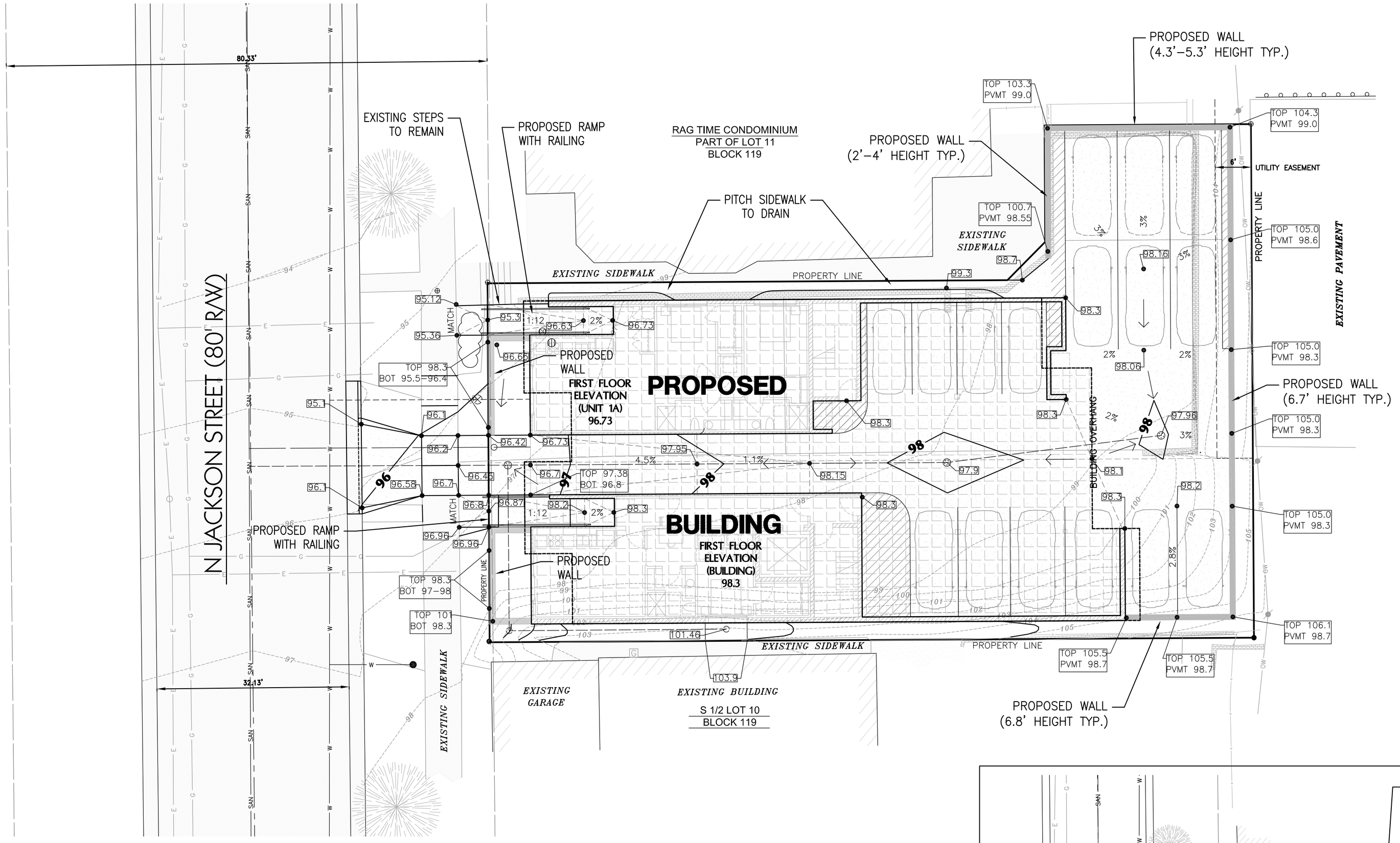
JOB NUMBER:
11023

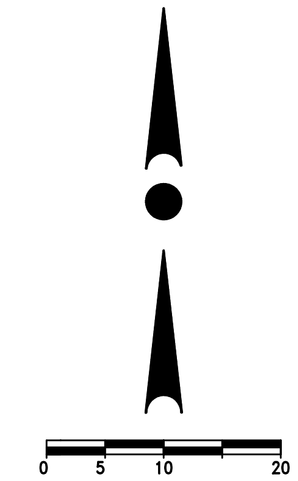
DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

H:\C800\879\11023-01\CONSTRUCTION PLANS\CIVIL-1530 JACKSON STREET.DWGC1.1 BY JOSH ON 10/17/2011 @ 11:39:54 AM

MASTER GRADING & EROSION CONTROL PLAN





CONSTRUCTION SEQUENCE PLAN

1. INSTALL SILT FENCE, CONSTRUCTION FENCE AND TRACKING PAD.
2. CLEAR AND GRUB PERIMETER VEGETATION AS REQUIRED FOR SITE CONSTRUCTION.
3. REMOVE EXISTING ONSITE PAVEMENT AND WALLS AS NEEDED FOR BUILDING CONSTRUCTION.
4. ROUGH GRADE SITE; IMPORTING FILL AS NEEDED. TOPSOIL, IF ENCOUNTERED, MAY BE STOCKPILED ON SITE AT CONTRACTOR'S PREFERRED LOCATION.
5. INSTALL STORM SEWER (THRU BUILDING LIMITS, MINIMUM).
6. CONSTRUCT BUILDING.
7. INSTALL SANITARY SEWER AND WATER LATERALS. CONNECT STORM SEWER TO PUBLIC UTILITY. CONTACT CITY AND/OR MMSD PRIOR TO CONNECTING TO THE EXISTING SYSTEMS.
8. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS.
9. REMOVE EXISTING DRIVEWAY AND SIDEWALK SECTIONS
10. CONSTRUCT LANDSCAPE/RETAINING WALLS PER PLAN.
11. INSTALL STONE BASE, PAVEMENT AND SIDEWALK PER PLAN.
12. SPREAD TOPSOIL, SEED, MULCH AND STABILIZE DISTURBED AREAS.
13. INSTALL LANDSCAPING PER PLAN.
14. REMOVE ANY REMAINING SILT FENCE AND CONSTRUCTION FENCE.

NOTE THAT CONSTRUCTION MANAGER MAY MODIFY THIS SEQUENCE PLAN TO BEST SUIT THE NEEDS OF THE PROJECT.

EROSION CONTROL NOTES:

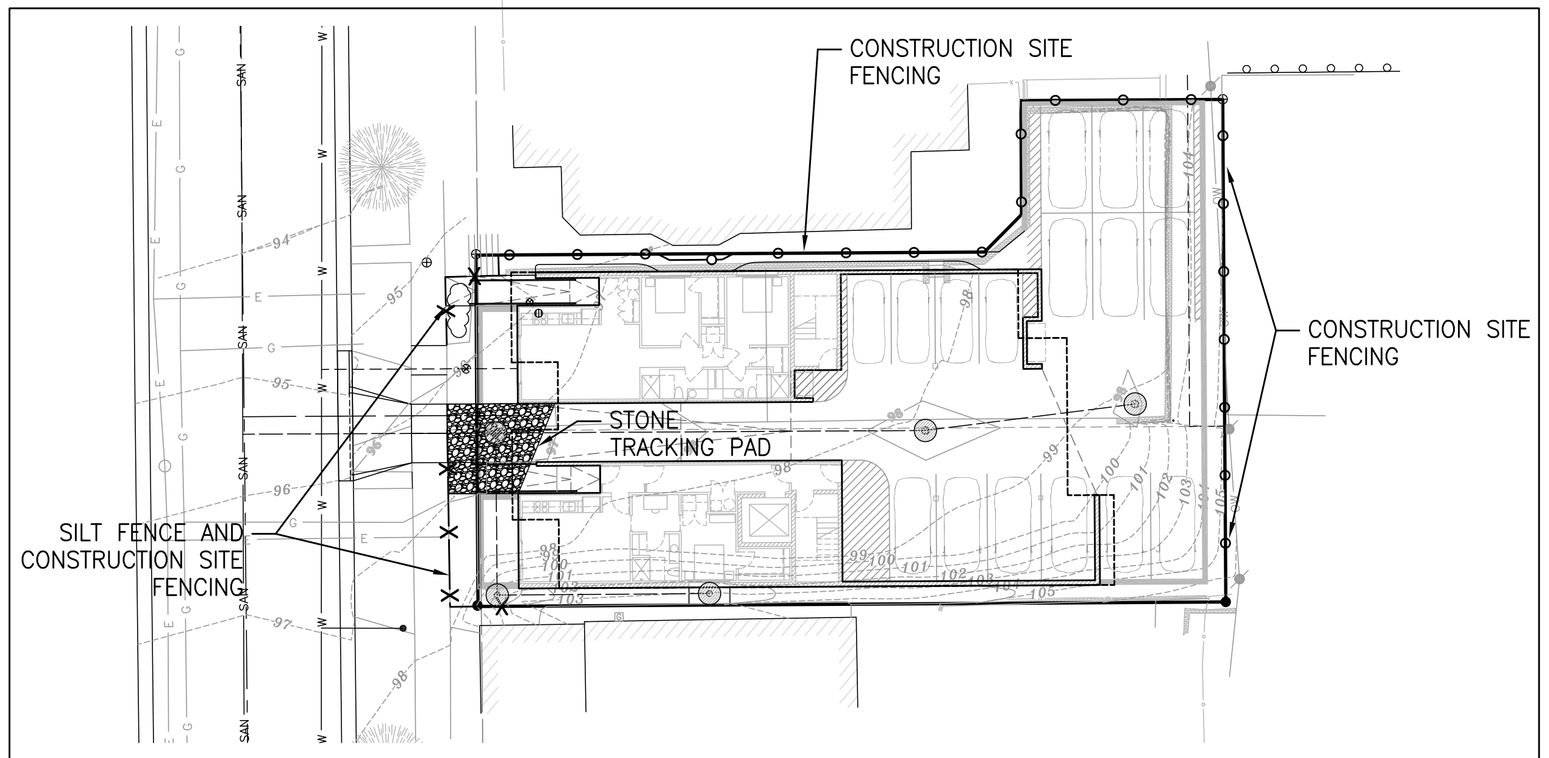
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
2. ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, GRAVEL ENTRANCE, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION.
4. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
6. THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLECT MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, ALL UTILITIES CITY DEPARTMENTS, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
8. PUBLIC ROADS SHALL NOT BE CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE EXISTING AND/OR GRAVEL ENTRANCE TO THE PROPERTY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
10. INLETS SHALL BE PROTECTED WITH A SILT FENCE EROSION BARRIER UNTIL THE FRAME AND GRATE HAS BEEN SET IN PLACE. SILT FENCE SHALL BE PLACED AROUND THE INLET STRUCTURE UNTIL SUCH TIME AS THE AREA HAS BEEN ESTABLISHED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
11. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD SIX (6") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
12. ALL DISTURBED AREAS INSIDE AND OUTSIDE OF THE ROAD RIGHT OF WAY SHALL BE REVEGATATED WITHIN SEVEN DAYS AFTER BEING DISTURBED. HIGHWAY MIX #40 SHALL BE USED FOR SEEDING WITH AN APPLICATION RATE OF 2.5 LBS/1000 SF.
13. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.

LEGEND

- PROPOSED SILT FENCE AND CONSTRUCTION FENCE
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

STANDARD DETAIL DRAWINGS:

WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:
1056 - SILT FENCE
1057 - STONE TRACKING PAD AND TIRE WASHING
1060 - STORM DRAIN INLET PROTECTION



EROSION CONTROL PLAN

SCALE: 1"=20'

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MASTER GRADING & EROSION CONTROL PLAN

SHEET
C1.2

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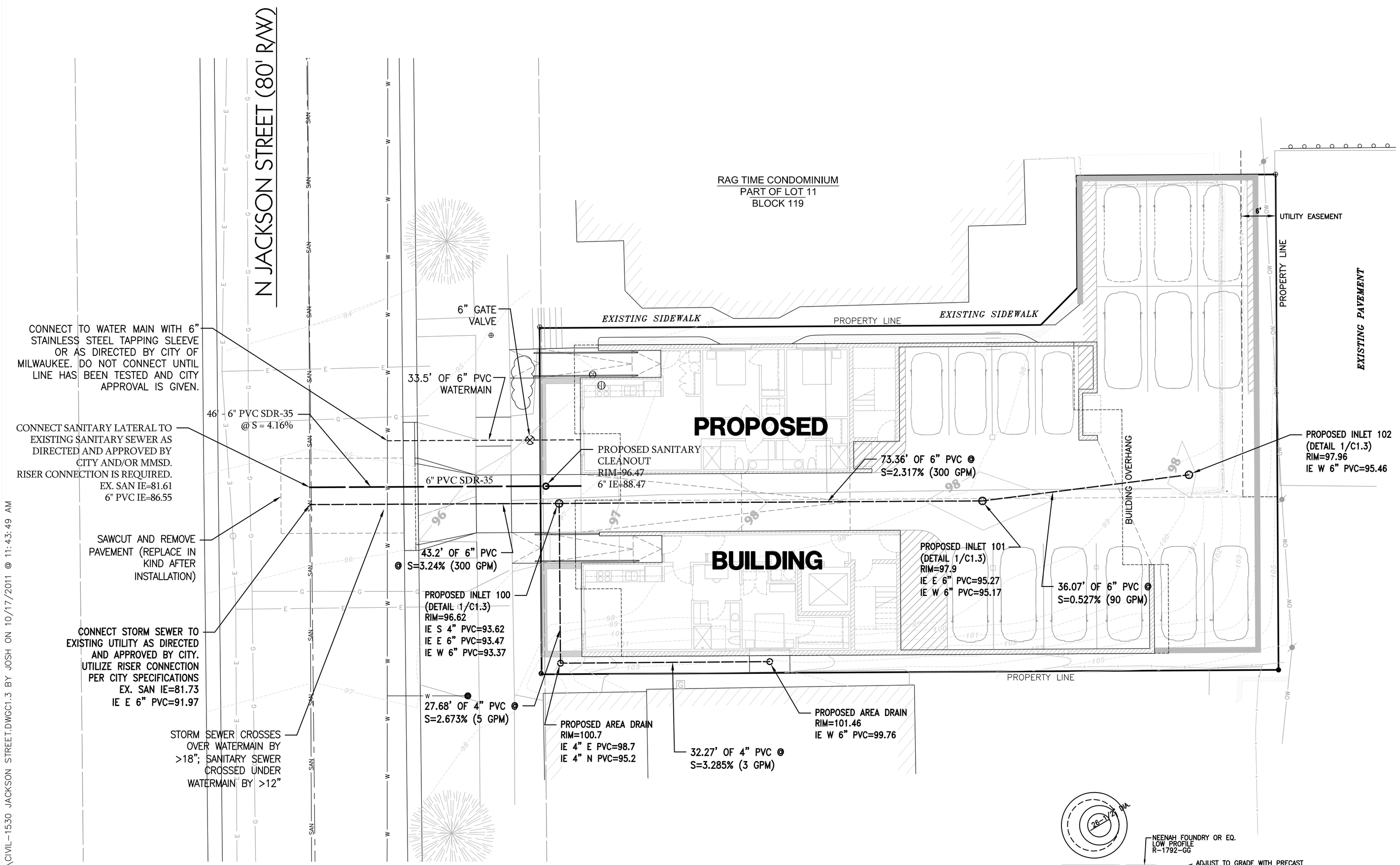
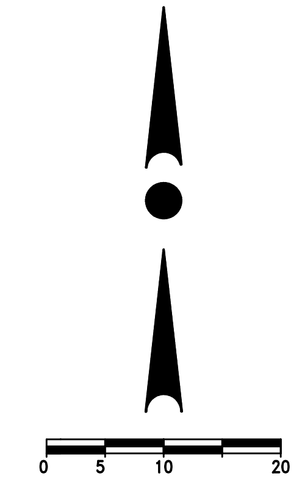
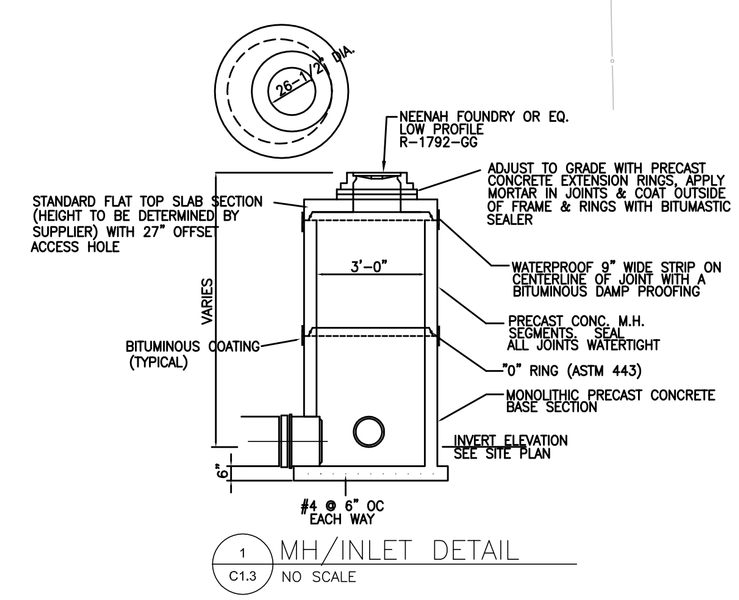
UTILITIES PLAN







1 / C1.3 MH/INLET DETAIL
NO SCALE

SANITARY SEWER & WATERMAIN NOTES

SANITARY SEWER

- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY SEWER LATERALS (OUTSIDE OF BUIILDINGS) SHALL BE MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034, SDR 35.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.

WATERMAIN

- ALL 6" PVC WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (DR18). PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- ALL WATERMAINS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWCW).
- BLUE TRACER WIRE IS REQUIRED FOR ALL WATERMAIN LATERALS.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

STORM SEWER NOTES

STORM SEWER

- ALL HDPE STORM SEWER PIPE, FITTINGS, JOINTS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF ASTM F-2306, ASTM D-3350, AND ASTM D-2321.
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3024, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- CONNECT ROOF DOWNSPOUTS TO INLET 100 OR 101.

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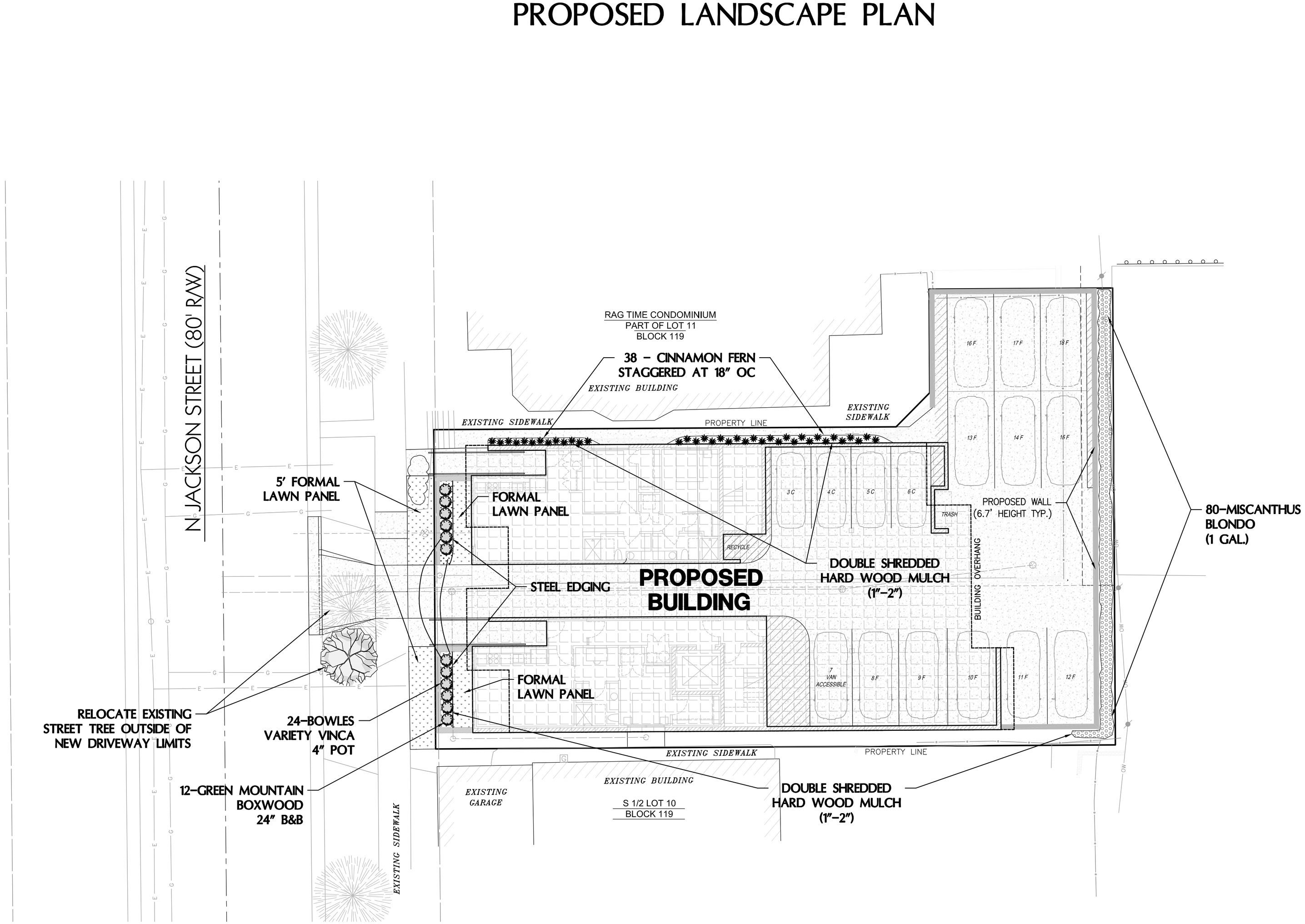
PROPOSED LANDSCAPE PLAN



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PROJECT:
JACKSON APARTMENTS
1530 N. JACKSON STREET
CITY OF MILWAUKEE, WI

Blackwatch '68 PROPERTIES

PLAN DATE:
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DESCRIPTION:
PROPOSED LANDSCAPE PLAN

SHEET
L1.0

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