



Greenwich Park Apartments

2353 N. Farwell Ave.

Milwaukee, WI 53211

Detailed Plan Development Submittal: 11.17.2010

Original date approved: 01.19.11 (FN 091458)

Amendment - 10.11.2013 (FN 130621)



KORB TREDO ARCHITECTS

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Project Team

KORB TREDO ARCHITECTS

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Owner's Statement of Intent

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

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

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

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

Respectfully Submitted,

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

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Planned Development Project Description

Phase 1 Overview:

Phase 1 of Greenwich Park Apartments consists of a six story structure (plus basement) that will occupy the city owned parking lot to the north of the block and the vacated city land to the north of the parking lot. Phase 1 will be a stand-alone structure until such time that Phase 2 occurs. Phase 1 will include up to 56, 1-3 bedroom residential units and 51 residential parking spaces. The building materials will consist of clear anodized aluminum unit windows, clear anodized aluminum storefront, painted metal panel to match clear anodized aluminum, a dark burnished block base and a light/tan burnished block to aesthetically tie into the US Bank's existing material palette.

Phase 2 Overview:

Phase 2 of Greenwich Park Apartments will consist of an additional six story structure that will plug into the Phase 1 structure on the west end of the Phase 1 south elevation (near Murray Ave). Phase 2 will splay away from Phase 1 creating an occupiable courtyard opening to south east (Farwell Ave). Phase 2 will include up to 44, 1-3 bedroom residential units. Phase 2 will add 68 residential parking spaces and up to 10 new street parking stalls. In addition, Phase 2 will cover the existing US Bank / public parking lot. The lot will remain open air but will be resurfaced providing 26 US Bank / public parking spaces. The building materials used in Phase 2 will be the same materials used in Phase 1.

Uses:

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

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

Design Standards:

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

In addition, the architectural design of the structures complies with the architectural guidelines outlined by the East Side's Business Improvement District (BID) Architectural Review Board (ARB) and has received unanimous approval.

Density:

Phase 1:
Total lot square footage: 17,386 (.4 Acres)
Number of dwelling units: 56
Phase 1 density: 17,386 / 56 = 310.5 SF/ Unit

Phase 2:
Total lot square footage: 10,881 (.24 Acres)
Number of dwelling units: 44
Phase 2 density: 10,881 / 44 = 247.3 SF/Unit

Total build out Phase 1 and Phase 2:
Total lot square footage: 28,267 (.64 Acres)
Total number of dwelling units: 100
Overall density: 282.67 SF/Unit

Owner's Statement of Intent & Planned Development Project Description

Space Between Structures:

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

Setbacks:

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

Screening:

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

Open Spaces:

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

Circulation, Parking and Loading:

Phase 1:

Phase 1 resident parking will be accessed from both Farwell Ave. as well as Murray Ave. Basement parking is accessed through the Murray Ave. entrance / exit and second floor parking is accessed through the Farwell Ave. entrance / exit. For Phase 1 there are a total of 51 residential parking spaces.

Phase 2:

Phase 2 resident parking will be accessed from the same two entrances / exits as Phase 1. The basement and second floor south elevation of Phase 1 will be altered during the construction of Phase 2 to allow cars access to additional resident parking within the Phase 2 foot print. The US Bank / public parking lot will be accessed off of Farwell Ave. just south of the resident entry / exit. For Phase 2, 68 residential and 26 US Bank / public parking spaces will be added. In addition up to 10 new street parking spaces will also be added.

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

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

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

Landscaping:

Phase 1:

For Phase 1 the city planting bed on the north edge of the site will be replanted with new ground cover and street trees. A new planting bed will also run along the entire north elevation across the sidewalk from the city owned planting bed. In addition, three new planting beds are planned for the west side of the structure and three new planting beds for the east side of the Phase 1 structure.

Phase 2:

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

Lighting:

Adequate lighting shall be provided for both Phase 1 and Phase structures along the north elevation (Phase 1) as well as along the east and west elevations (Phase 1 and 2). The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee City Charter and Code of Ordinances.

Utilities:

All utility lines for both Phase 1 and Phase 2 shall be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view on the rooftop.

Signs:

Phase 1:

Phase 1 will use L-1 applied signage to identify the project at the primary pedestrian entry located on Thomas Ave. and at the entrance to the community space east of the corner of Thomas and Murray. Sign type L-1 is a project identification sign located at or near each entrance to the tract or premises. Such a sign may be freestanding or attached to the structure, and shall not exceed 32 square feet.

Phase 2:

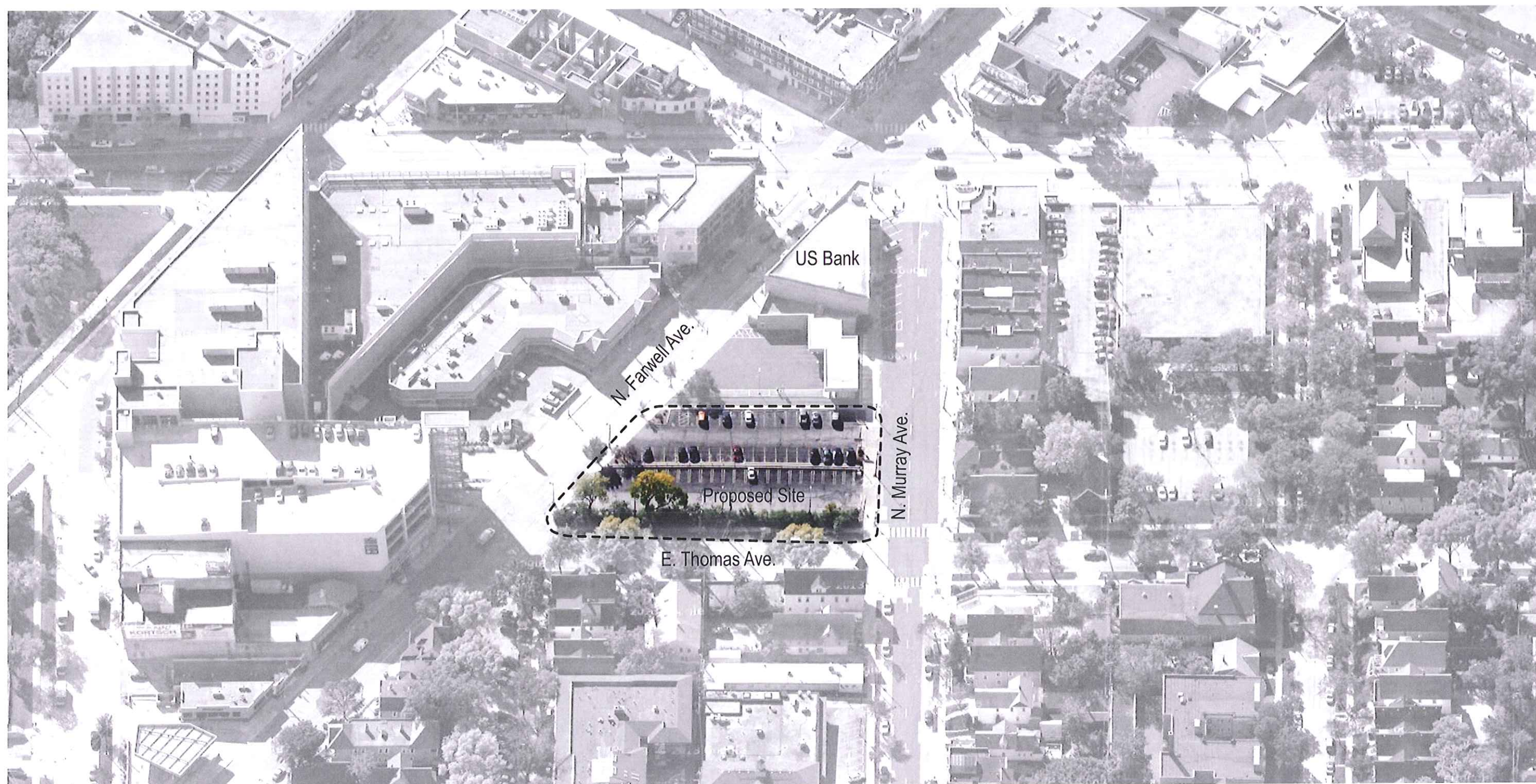
Phase 2 will use L-1 applied signage to identify the project on the Murray Ave resident entrance. The future retail space located along Farwell will have signage consistent with the type A signage allowed under the LB3 zoning designation. In addition, as part of Phase II, Mercy Housing will work with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

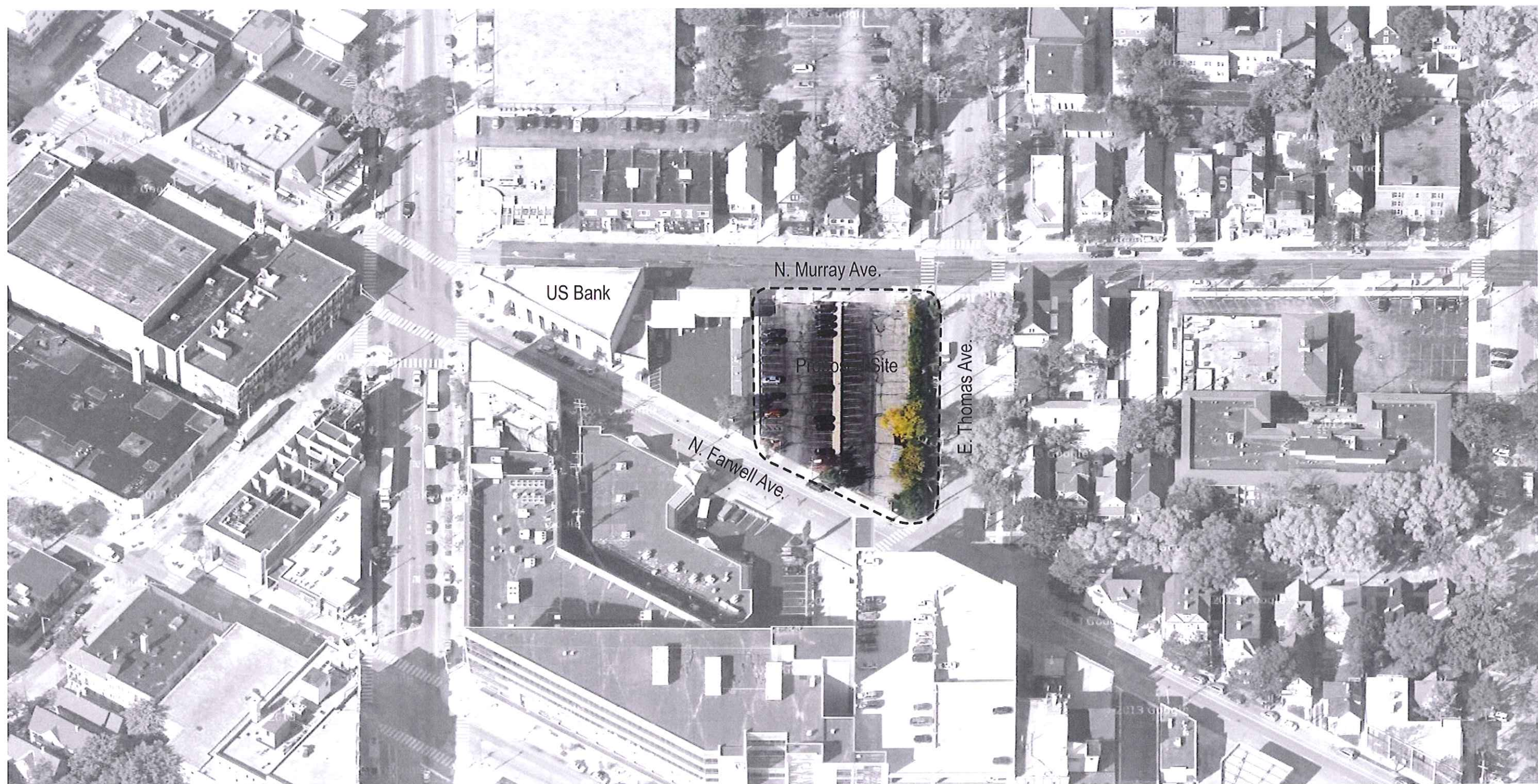
Both Phases 1 and 2 will also use sign type L-4a during construction of each phase and sign type L-4b upon completion of each the phases. Type L-4a signage is a sign pertaining to the construction of a building or the sale or lease of vacant land, provided it does not exceed 48 square feet. Type L-4b signage is a sign erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate, provided it does not exceed 36 square feet.

Gross land area:	Total Phase 1 and 2 Square Footage: 29,734.8 SF Vacated City Land (North of the Site): 1738.8 SF (6% of Total SF) City Parking Lot: 15,647.2 SF (52% of Total SF) US Bank Parking Lot: 10,881.4 SF (37% of Total SF) 10' Easement to the South (To be used by US Bank): 1,467.4 SF (4.9% of Total SF)
Maximum amount of land covered by principal buildings:	Phase 1: 13,677.8 SF (46% of Total SF) Phase 2: 13,617.8 SF (45% of Total SF)
Maximum amount of land devoted to parking, drives and parking structures:	Phase 1: 11,824.8 SF (40% of Total SF) Phase 2: 8,601 SF (29% of Total SF)
Minimum amount of land devoted to landscaped open space:	Phase 1: 2,543 SF (8.5% of Total SF) Phase 2: 1,222 SF (4.1% of Total SF)
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Phase 1 Gross: 95,744.6 SF Phase 1 Residential: 54,711.2 SF Phase 2 Gross: 78,495.8 SF Phase 2 Residential: 37,642.4 SF
Proposed number of buildings:	2
Maximum number of dwelling units per building:	Phase 1: 56 Phase 2: 44
Bedrooms per unit:	1-3 Bedrooms
Parking spaces provided, whether surface or in structures:	Phase 1: 51 Residential Phase 2: 68 Residential 26 US Bank / Public 10 Street
Ratio per unit:	Phase 1: (51 Stalls / 56 Units) = .91 / Unit Phase 2: (68 Stalls / 44 Units) = 1.54 / Unit













PLAT OF SURVEY

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

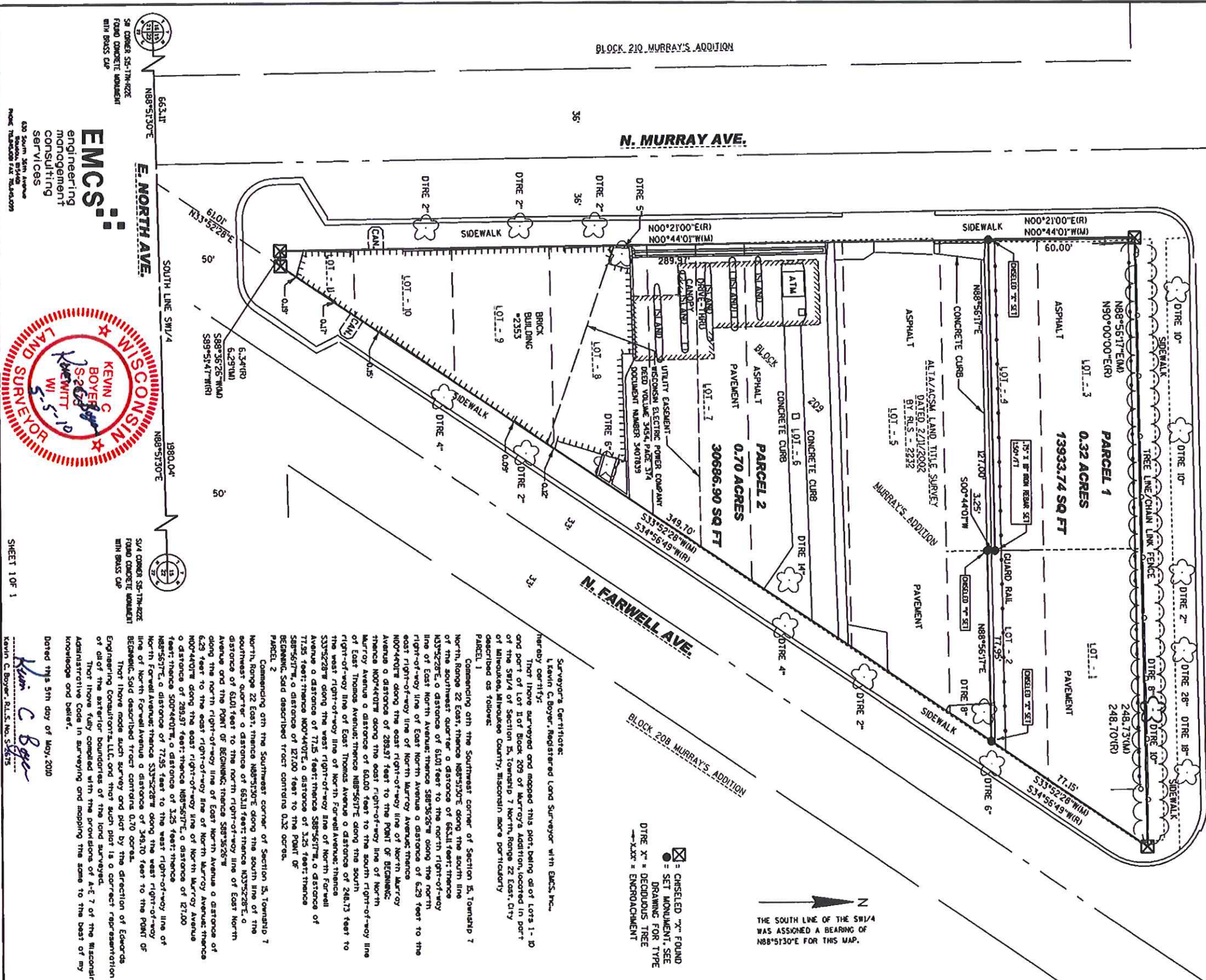
PREPARED FOR:
Edwards Engineering Consultants, LLC
7655 N. Port Washington Road, Ste. 103
Milwaukee, WI 53217-3175

SCALE, FEET 0 20 40

BLOCK 206, MURRAY'S ADDITION

N. FREDERICK
AVE.

E. THOMAS AVE.



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

☒ CHECKED "X" FOUND
● SET MONUMENT, SEE
DRAWING FOR TYPE
DTRE "X" = DECIDUOUS TREE
-XXX- = ENCROACHMENT

Surveyor's Certificate:
Kevin C. Boyer, Registered Land Surveyor with EMCS, Inc.,
hereby certifies:
That I have surveyed and mapped this plat, being all of Lots 1 - 10
and part of Lot 11 of Block 209 of Murray's Addition, located in part
of the SW1/4 of Section 15, Township 7 North, Range 22 East, City
of Milwaukee, Milwaukee County, Wisconsin, more particularly
described as follows:

PARCEL 1
Commencing with the Southwest corner of Section 15, Township 7
North, Range 22 East, thence N88°51'30"E along the south line
of the southwest quarter a distance of 653.11 feet; thence
N33°52'28"E a distance of 61.01 feet to the north right-of-way
line of East North Avenue; thence S88°56'17"E along the north
right-of-way line of East North Avenue a distance of 6.23 feet to the
east right-of-way line of North Murray Avenue; thence
N00°44'01"W along the east right-of-way line of North Murray
Avenue a distance of 289.97 feet to the POINT OF BEGINNING;
thence N00°44'01"W along the east right-of-way line of North
Murray Avenue a distance of 60.00 feet to the south right-of-way line
of East Thomas Avenue; thence N88°56'17"E along the south
right-of-way line of East Thomas Avenue a distance of 248.73 feet to
the west right-of-way line of North Farwell Avenue; thence
S33°52'28"E along the west right-of-way line of North Farwell
Avenue a distance of 71.25 feet; thence S88°56'17"E a distance of
71.25 feet; thence N00°44'01"E a distance of 3.25 feet; thence
S88°56'17"E a distance of 127.00 feet to the POINT OF
BEGINNING. Said described tract contains 0.32 acres.

PARCEL 2
Commencing with the Southwest corner of Section 15, Township 7
North, Range 22 East, thence N88°51'30"E along the south line of the
southwest quarter a distance of 653.11 feet; thence N33°52'28"E a
distance of 61.01 feet to the north right-of-way line of East North
Avenue and the POINT OF BEGINNING; thence S88°56'17"E
along the north right-of-way line of East North Avenue a distance of
6.23 feet to the east right-of-way line of North Murray Avenue; thence
N00°44'01"W along the east right-of-way line of North Murray Avenue
a distance of 289.97 feet; thence N88°56'17"E a distance of 127.00
feet; thence S00°44'01"W a distance of 3.25 feet; thence
N88°56'17"E a distance of 71.25 feet to the west right-of-way line of
North Farwell Avenue; thence S33°52'28"E along the west right-of-way
line of North Farwell Avenue a distance of 343.70 feet to the POINT OF
BEGINNING. Said described tract contains 0.70 acres.
That I have made such survey and plot by the direction of Edwards
Engineering Consultants, LLC, and that such plot is a correct representation
of all of the exterior boundaries of the land surveyed.
That I have fully complied with the provisions of A-E 7 of the Wisconsin
Administrative Code in surveying and mapping the same to the best of my
knowledge and belief.

Dated this 5th day of May, 2010

Kevin C. Boyer
Kevin C. Boyer, R.L.S. No. 54675



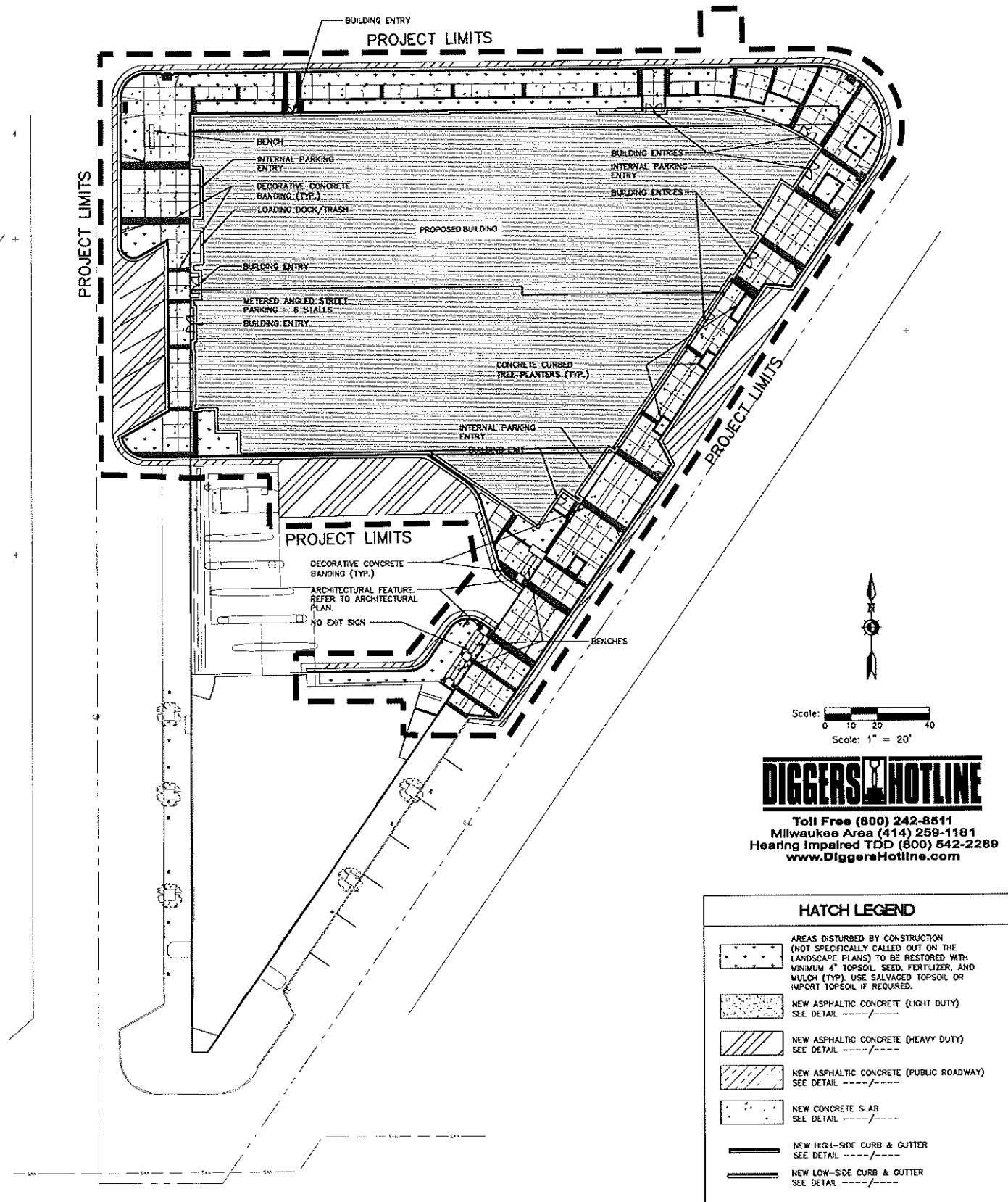
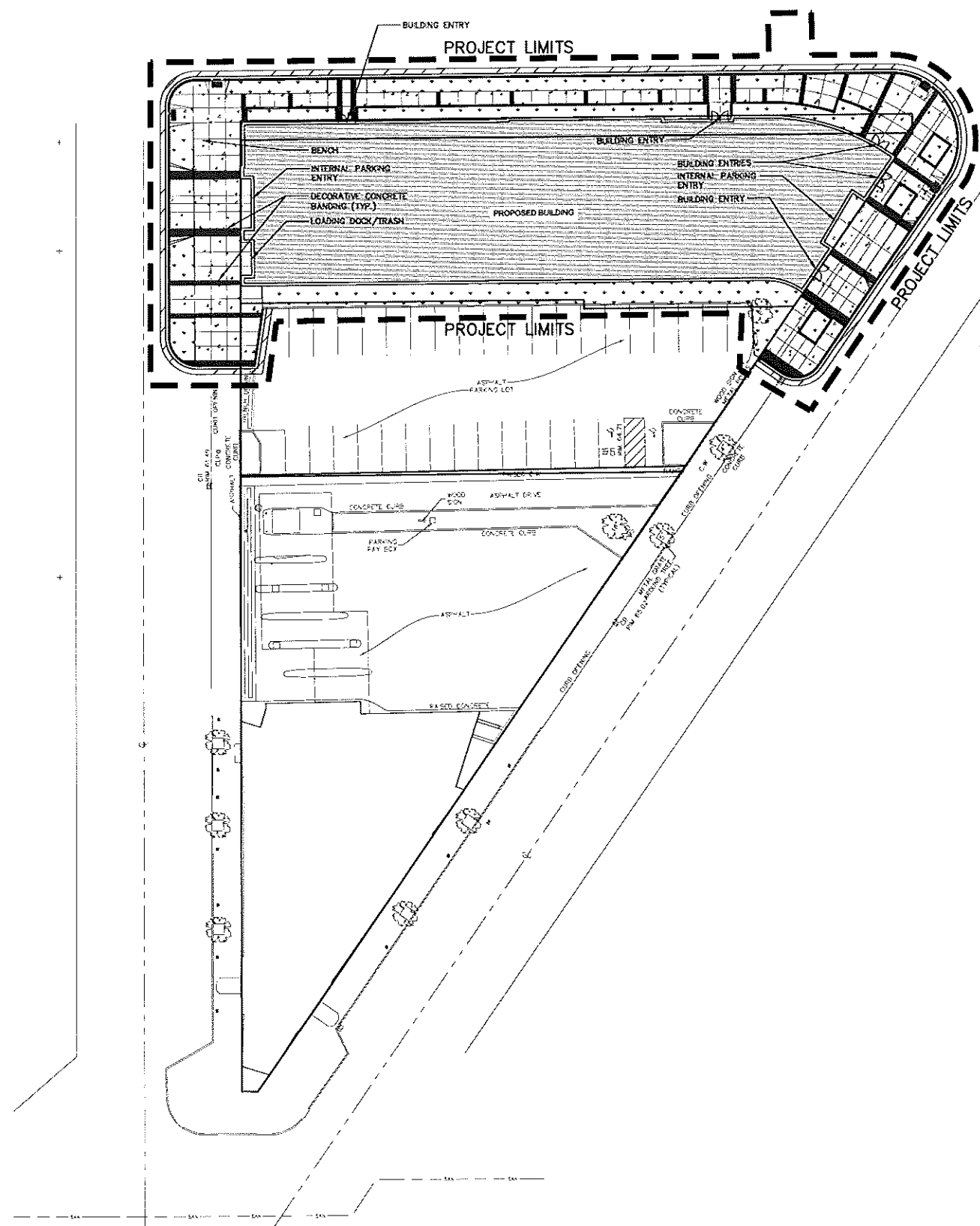
SHEET 1 OF 1

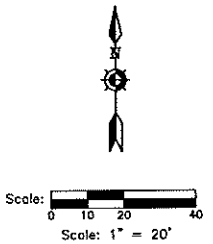
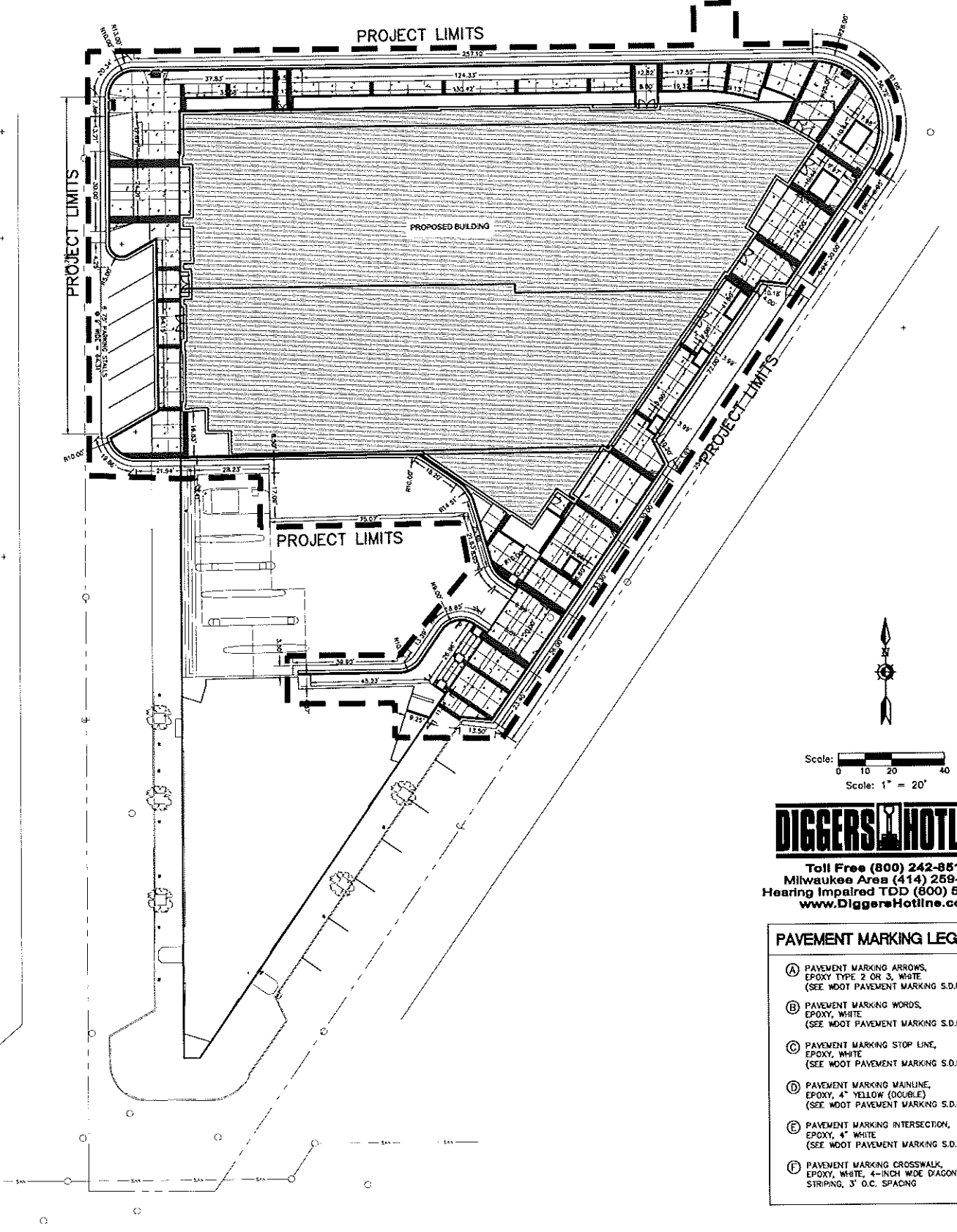
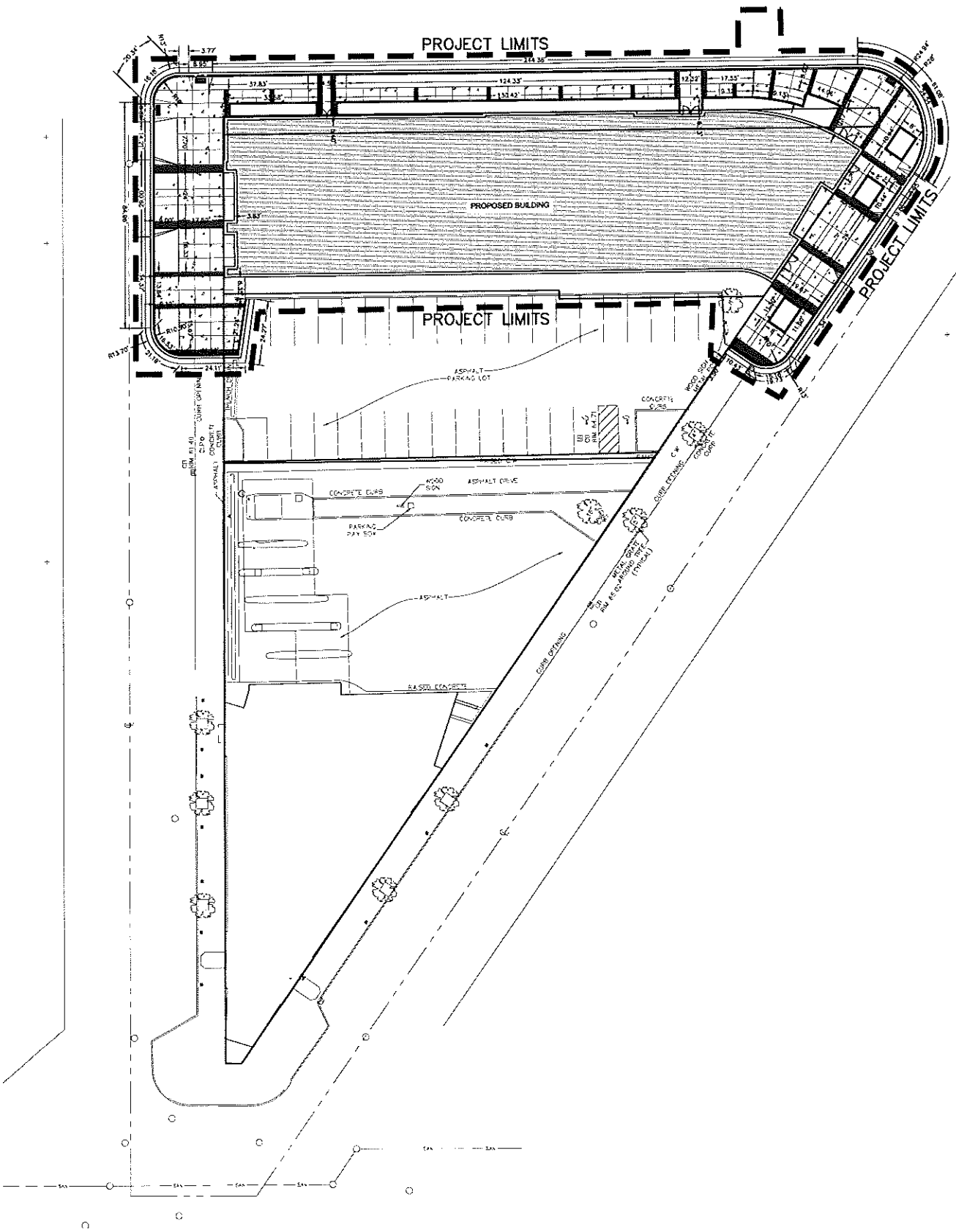
EMCS
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630 South 35th Avenue
Milwaukee, WI 53211
Phone: 778-0888 Fax: 778-0899



SOUTH LINE SW1/4

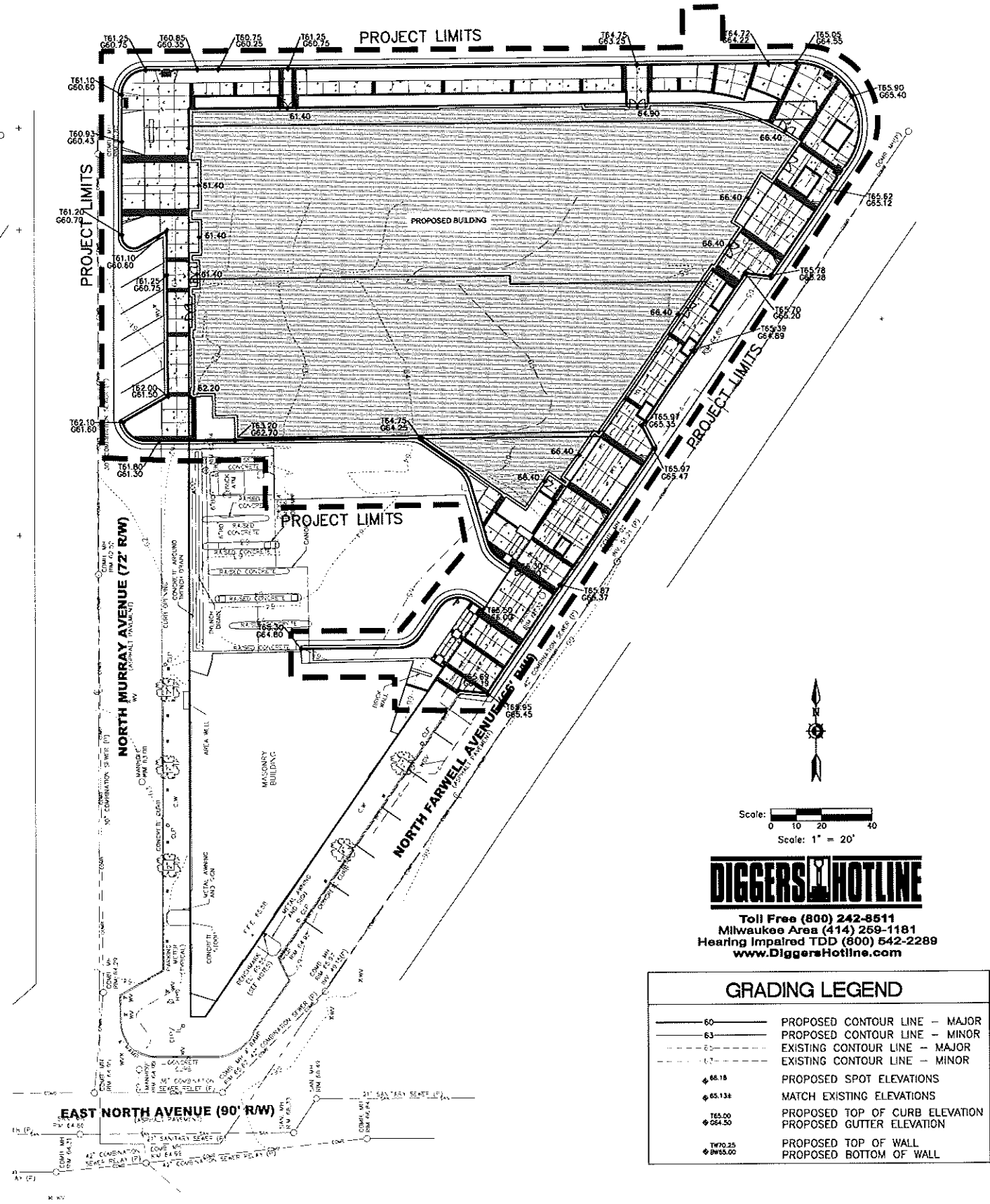
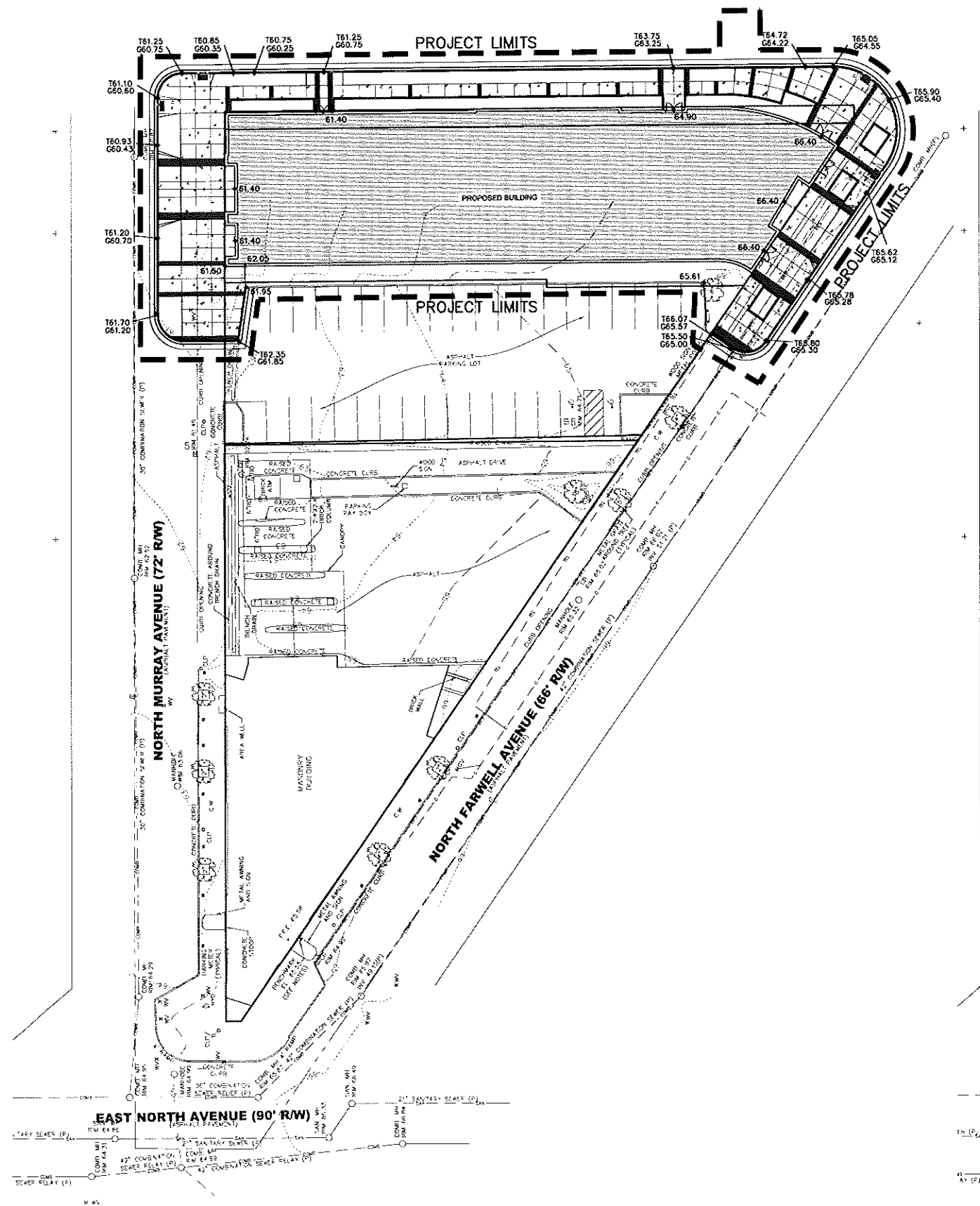






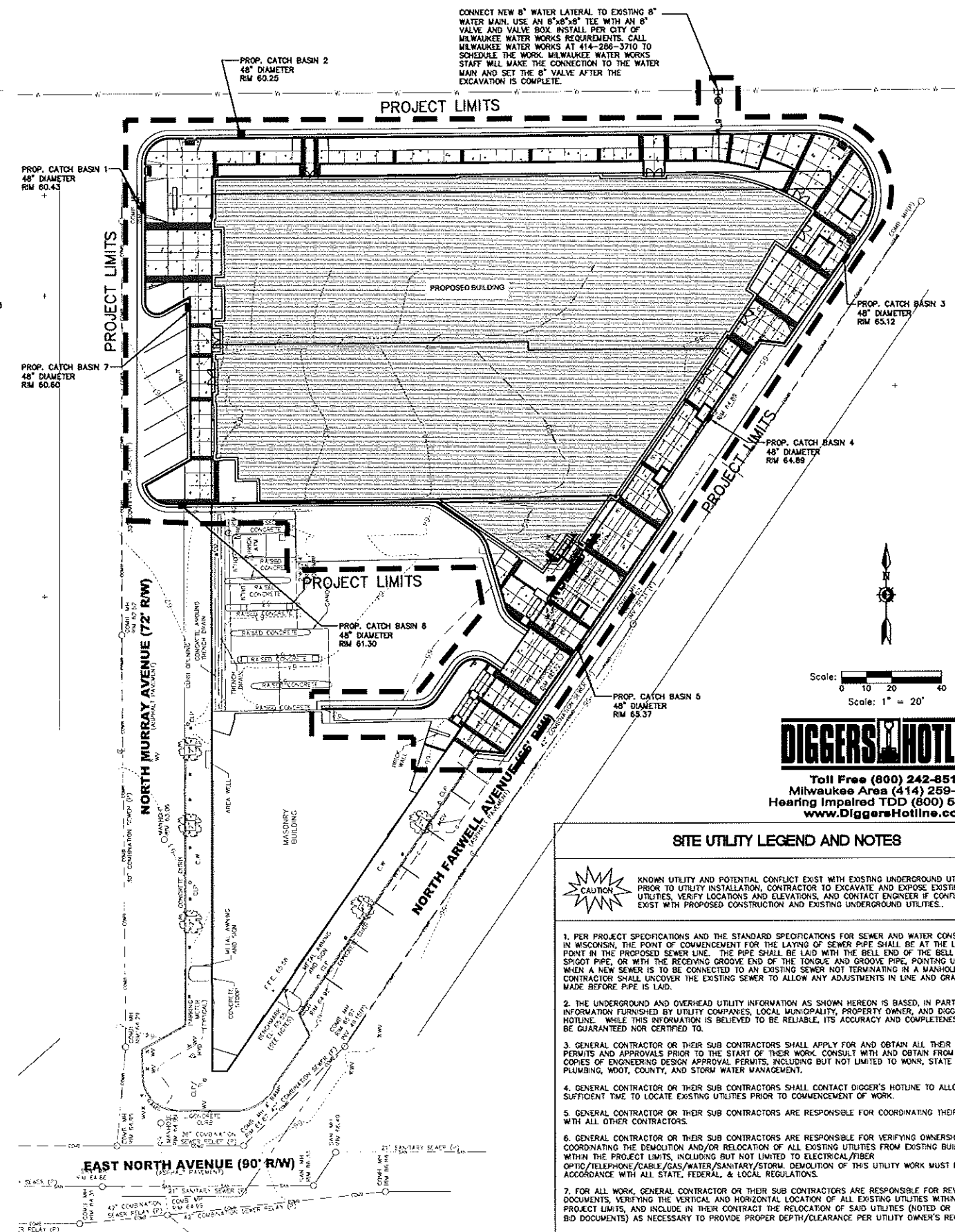
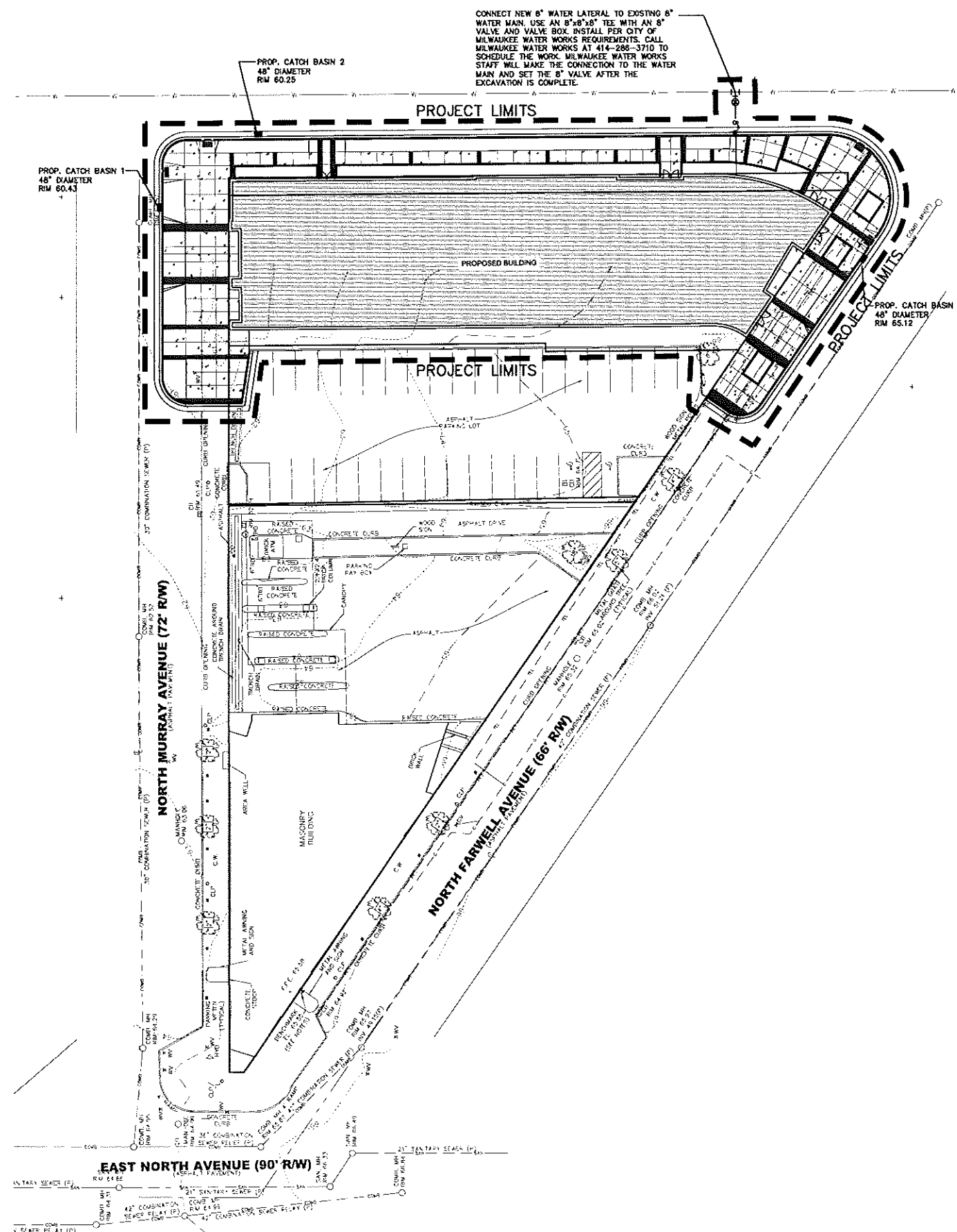
DIGGERSHOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 642-2289
www.DiggersHotline.com

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



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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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GRADING LEGEND	
— 60 —	PROPOSED CONTOUR LINE — MAJOR
— 63 —	PROPOSED CONTOUR LINE — MINOR
- - - 63 - - -	EXISTING CONTOUR LINE — MAJOR
- - - 67 - - -	EXISTING CONTOUR LINE — MINOR
◆ 66.18	PROPOSED SPOT ELEVATIONS
◆ 65.134	MATCH EXISTING ELEVATIONS
◆ 65.20	PROPOSED TOP OF CURB ELEVATION
◆ 654.50	PROPOSED GUTTER ELEVATION
◆ TW70.25	PROPOSED TOP OF WALL
◆ 9953.00	PROPOSED BOTTOM OF WALL

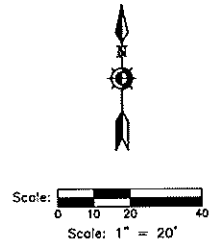
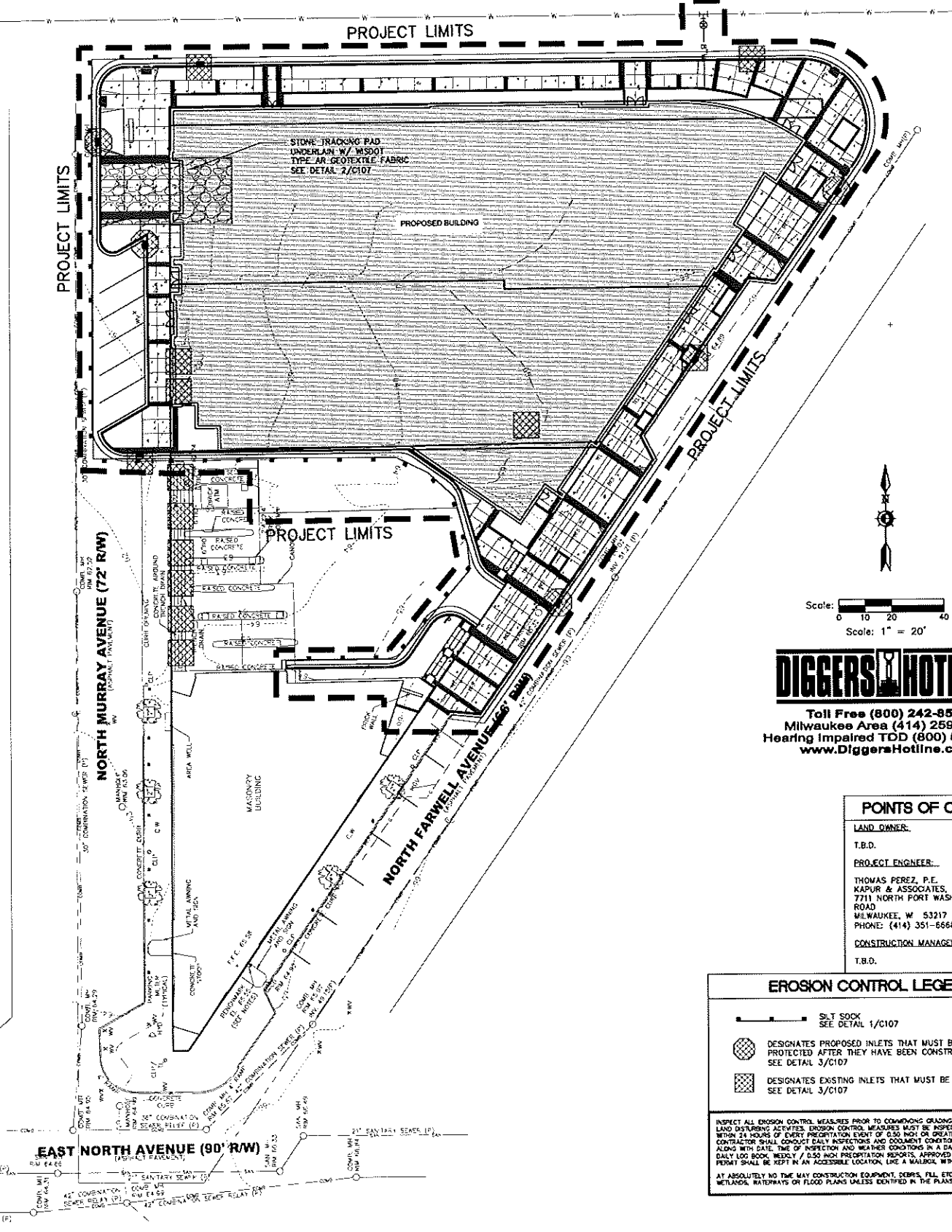
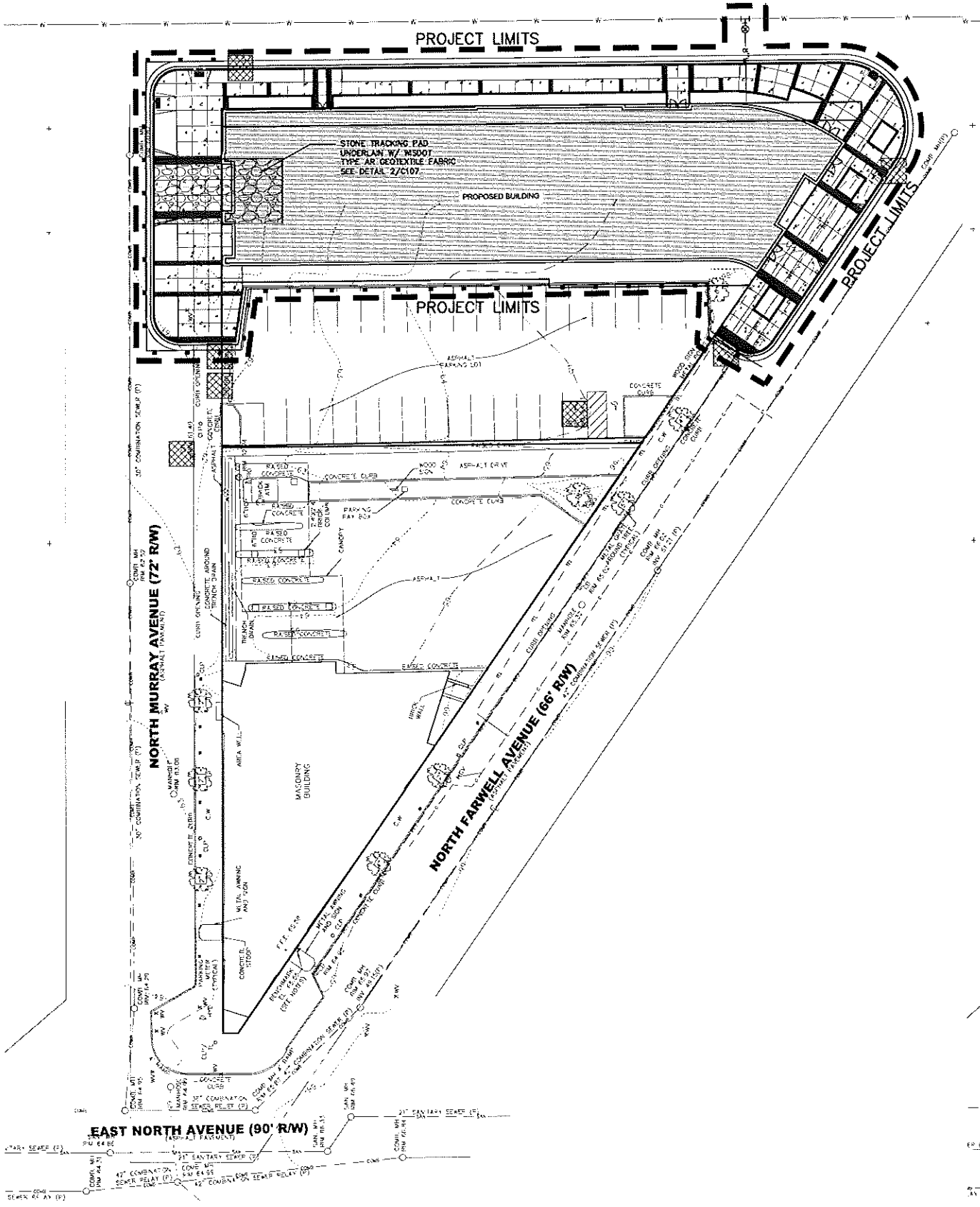


SITE UTILITY LEGEND AND NOTES



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

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A SEWER LINE IS CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MONR, STATE OR LOCAL PLUMBING, MSDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.



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POINTS OF CONTACT	
LAND OWNER:	
T.B.D.	
PROJECT ENGINEER:	
THOMAS PEREZ, P.E.	
KAPUR & ASSOCIATES, INC.	
7711 NORTH FORT WASHINGTON	
ROAD	
MILWAUKEE, WI 53217	
PHONE: (414) 351-6668	
CONSTRUCTION MANAGER:	
T.B.D.	

EROSION CONTROL LEGEND	
	SILT SOCK SEE DETAIL 1/C107
	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL 3/C107
	DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAIL 3/C107
INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRABBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NOTES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A WALBOK, WHEN THE STAGING AREA AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, SUPPLIES, ETC. BE PLACED WHEN NEARBY, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.	

SIDE VIEW

DEWATERING PLAN

② STONE TRACKING CONSTRUCTION ENTRANCE

3 INLET PROTECTION DETAIL

SIDE VIEW

PLAN

SECTION

OVERLAP

SECTION

OVERLAP

NOTE: INSTALL PER ANCHOR METHOD A,B,C,D, OR PER SPEC

STOCKPILE CONTAINMENT

ANCHOR METHOD B

(1) SILT SOCK

PERIMETER PROTECTION

GENERAL NOTES:

- THE ADDITIONAL SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3'-TO 6-INCH STONE. PLACE THE GRAVEL TO THE STOCKPILE GRASS & SODDINGS FROM THE PLANT & GRADE TO CREATE A SMOOTH SURFACE.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS IF NECESSARY TO IMPROVE STABILITY OF THE FILLING FOR ALL LOCATIONS SUBJECT TO SEEDAGE ON HIGH-WATER TIDES.
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL PORTS OF INTERFERENCE (GATES & RAMP GATE) SHALL NOT BE LESS THAN 15 FEET WIDE.
- THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR SEGMENTATION BY ALL CONSTRUCTION VEHICLES.
- USE ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CORNERS IN PUBLIC PLACES.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRUCKS OR FLOWING OF SEDIMENT INTO PUBLIC PORTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, & REPAIR AND/OR CLEANOUT OF ANY WEARWAYS USED TO "TRAP" SEDIMENT.
- ALL SEDIMENT SPILLED, DUMPED, WASHES OR TRACKS INTO PUBLIC PORTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- PROVIDE CHANNELS TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OLEIN.
- WHEN NECESSARY, WEIRLS SHALL BE DESIGNED TO REMOVE SEDIMENT PRIOR TO ENTRANCE DRAIN ROADS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH GRADED STONE THAT DEGRADE IN TO APPROXIMATE SEDIMENT TRAP OR SEDIMENT BASIN.

INLET PROTECTION TYPE A

GENERAL NOTES

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REPAIRING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET AND ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

INLET PROTECTION TYPE B

GENERAL NOTES

1. FOR INLET PROTECTION TYPE C (WITH CURB BOX) AN ADDITIONAL 10' OF FABRIC IS WARPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HOPEY OF THE CURB BOX OPENING.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION TYPE C, WITH CURB BOX

GENERAL NOTES

1. FOR INLET PROTECTION TYPE C (WITH CURB BOX) AN ADDITIONAL 10' OF FABRIC IS WARPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HOPEY OF THE CURB BOX OPENING.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION TYPE D

GENERAL NOTES

1. FOR INLET PROTECTION TYPE D (WITH CURB BOX) AN ADDITIONAL 10' OF FABRIC IS WARPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HOPEY OF THE CURB BOX OPENING.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES

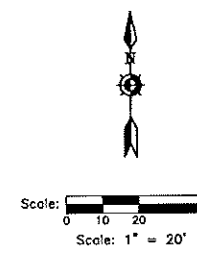
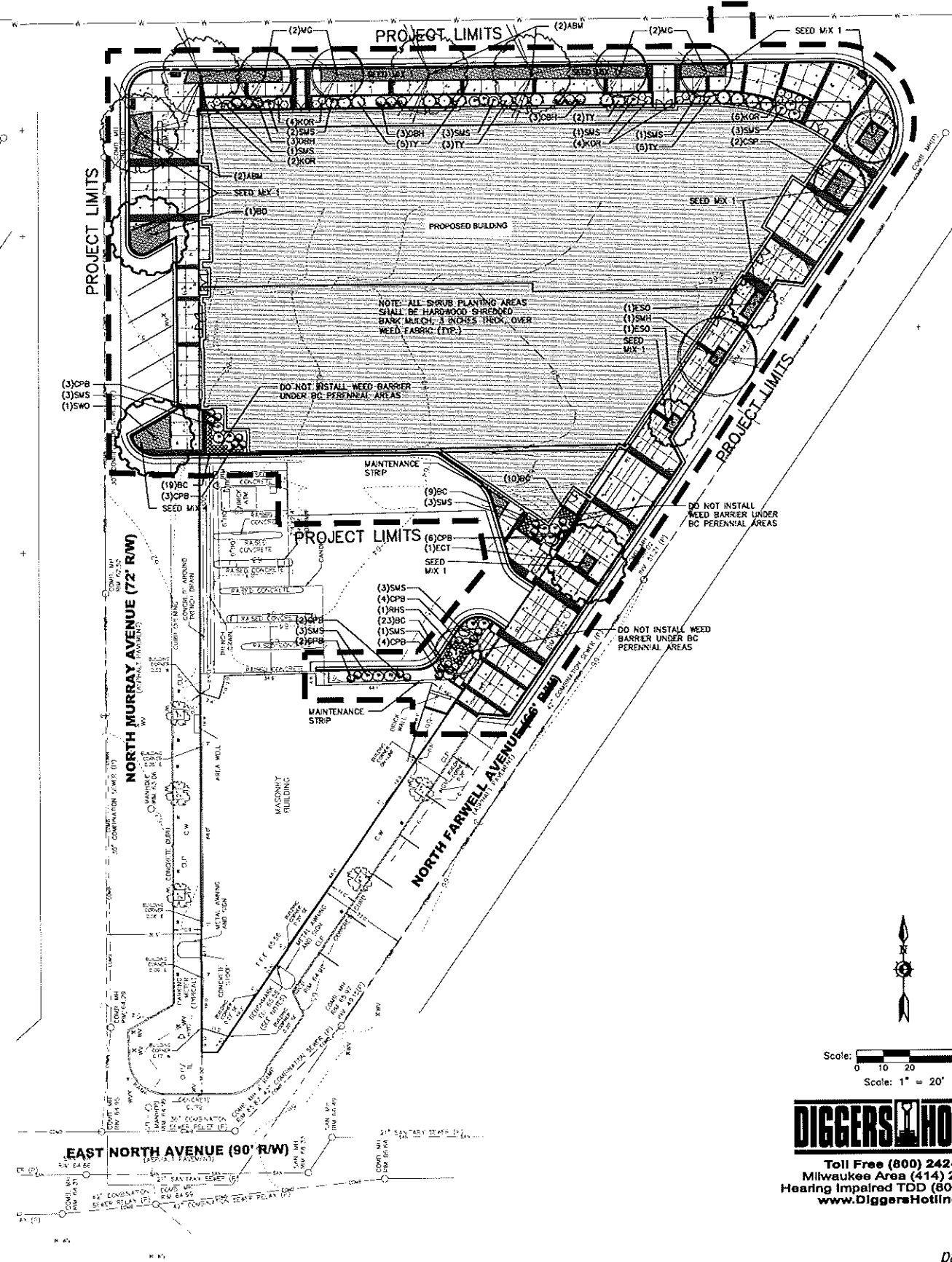
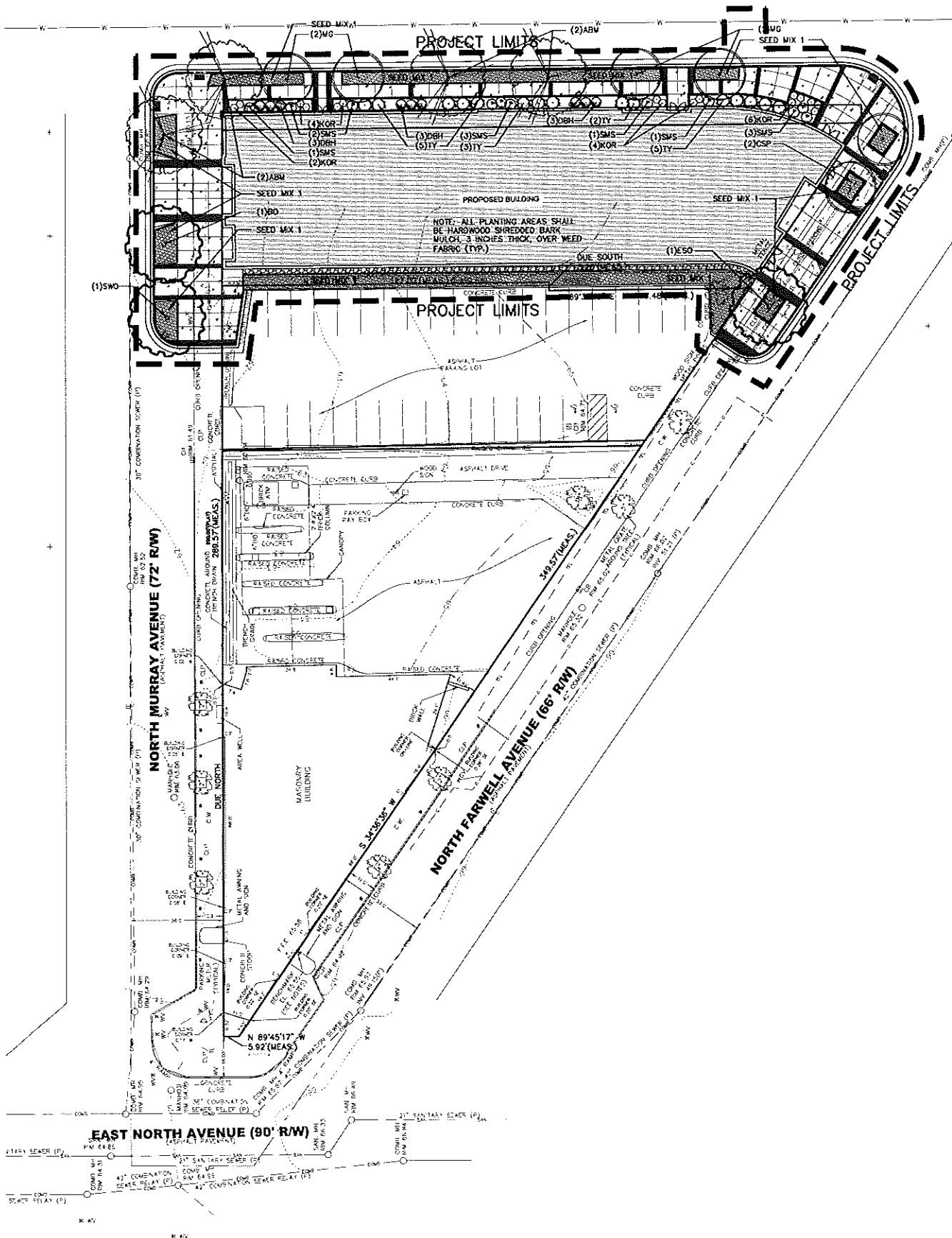
TYPE B & C

DO NOT INSTALL INLET PROTECTION TYPE B OR C IN INLETS SHALLOWER THAN 30". MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

FOR EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE, THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEW PLAIN, HAND HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

FOR EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE, THE INSTALLED BAG SHALL HAVE A MINIMUM DEE CLEARANCE BETWEEN THE INLET WALL AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CHECK THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MINIMUM OF 4" FROM THE BOTTOM OF THE BAG.



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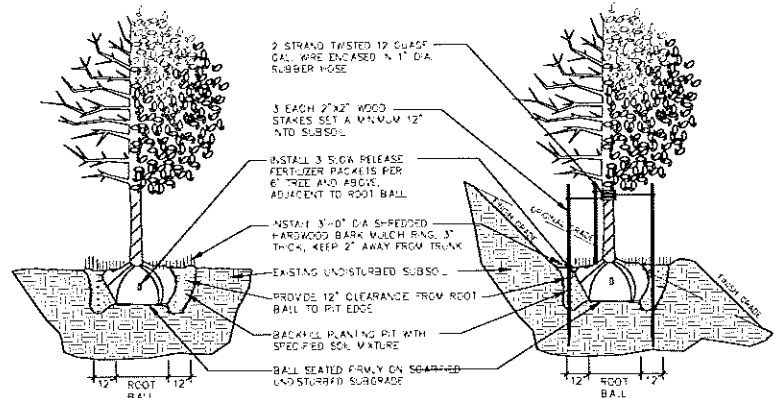
Plant Schedule - Phase 1					
	Scientific Name	Common Name	Quantity	Spacing	Size
					Install
Deciduous Trees					
ABM	Acer x freemanii 'Jeffersend'	Autumn Blaze Maple	4	Per Plan	2.5' caliper B&B
BO	Quercus macrocarpa	Bur Oak	1	Per Plan	2.5' caliper B&B
CSP	Pinus caryana 'Cleveland Select'	Cleveland Select Pear	2	Per Plan	2.5' caliper B&B
ECT	Gymnocladus dioica 'Espresso'	Espresso Coffee tree	1	Per Plan	2.5' caliper B&B
MG	Ginkgo biloba 'Magyar'	Magyar Ginkgo	4	Per Plan	2.5' caliper B&B
SWO	Quercus bicolor	Swamp White Oak	1	Per Plan	2.5' caliper B&B
Evergreen Shrubs					
TY	Taxus x media 'Tautoni'	Tauton Yew	15	Per Plan	#5 Cont.
Deciduous Shrubs					
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	9	Per Plan	#5 Cont.
KOR	Rosa x 'Radrazz'	Knockout Rose	16	Per Plan	#5 Cont.
SMS	Spiraea nipponica 'Snowmound'	Snowmound Spirea	11	Per Plan	#5 Cont.
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.					

Plant Schedule - Phase 2					
	Scientific Name	Common Name	Quantity	Spacing	Size
					Install
Deciduous Trees					
ABM	Acer x freemanii 'Jeffersend'	Autumn Blaze Maple	4	Per Plan	2.5' caliper B&B
BO	Quercus macrocarpa	Bur Oak	1	Per Plan	2.5' caliper B&B
CSP	Pinus caryana 'Cleveland Select'	Cleveland Select Pear	2	Per Plan	2.5' caliper B&B
ESO	Quercus robur 'Crimschmidt'	Crimson Spire English Oak	2	Per Plan	2.5' caliper B&B
ECT	Gymnocladus dioica 'Espresso'	Espresso Coffee tree	1	Per Plan	2.5' caliper B&B
MG	Ginkgo biloba 'Magyar'	Magyar Ginkgo	4	Per Plan	2.5' caliper B&B
SMH	Gleditsia triacanthos 'Shademaster' PP 1515	Shademaster Honeylocust: Male species	1	Per Plan	2.5' caliper B&B
RHS	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	1	Per Plan	2.5' caliper B&B
SWO	Quercus bicolor	Swamp White Oak	1	Per Plan	2.5' caliper B&B
Evergreen Shrubs					
TY	Taxus x media 'Tautoni'	Tauton Yew	15	Per Plan	#5 Cont.
Deciduous Shrubs					
CPB	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	24	Per Plan	#3 Cont.
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	12	Per Plan	#5 Cont.
KOR	Rosa x 'Radrazz'	Knockout Rose	16	Per Plan	#5 Cont.
SMS	Spiraea nipponica 'Snowmound'	Snowmound Spirea	24	Per Plan	#5 Cont.
Perennials					
BC	Napeta x faassani	Blue Catmint	61	Per Plan	1 gal.
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.					

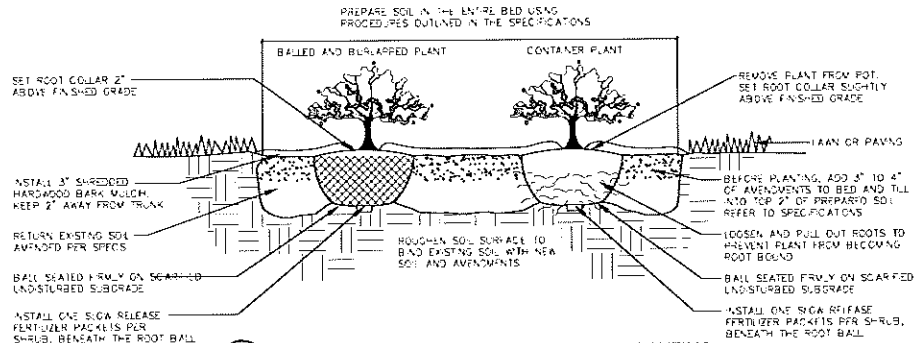
1 LANDSCAPE PLANTING SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMISSION ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND WOOD/STAMP MOUNTS, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANT LIST AND VERIFY WITH PLAN. REPORT ANY DISCREPANCIES IMMEDIATELY TO LANDSCAPE ARCHITECT AND/OR GENERAL CONTRACTOR.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. EXCESSIVE FERT AND DUST-LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- ALL PLANTING BEDS TO RECEIVE MULCH AS SPECIFIED OVER HYPER WEED FABRIC WITH POLY EDGING AS DISPLAYED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT MULCH FROM SPILLING ONTO PAVEMENT. DO NOT INSTALL POLY EDGING BETWEEN PAVEMENT AND PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL, FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED TURF AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVEAL MAINTENANCE INSTRUCTIONS WITH THE COVER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES AND SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SALLCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWN-HILL SIDE).
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL PERENNIAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO STAND UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. ATTACH WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-INCH TO 2-INCH WESSESTER RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH POLY EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.
- SEED MIX 1 TO BE AS FOLLOWS: SHORT GRASS FOR DAY SOILS, SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. ADDRESS: 10701 NORTH EASTY ROAD EVANSTON, IL 63556 TELEPHONE: 630-273-1501 FAX: 630-264-4640 EMAIL: FORDSO@UTCSBARRFIELD.COM.

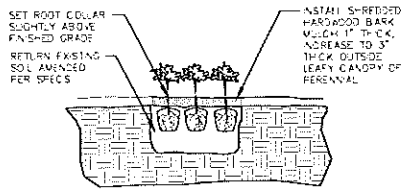
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



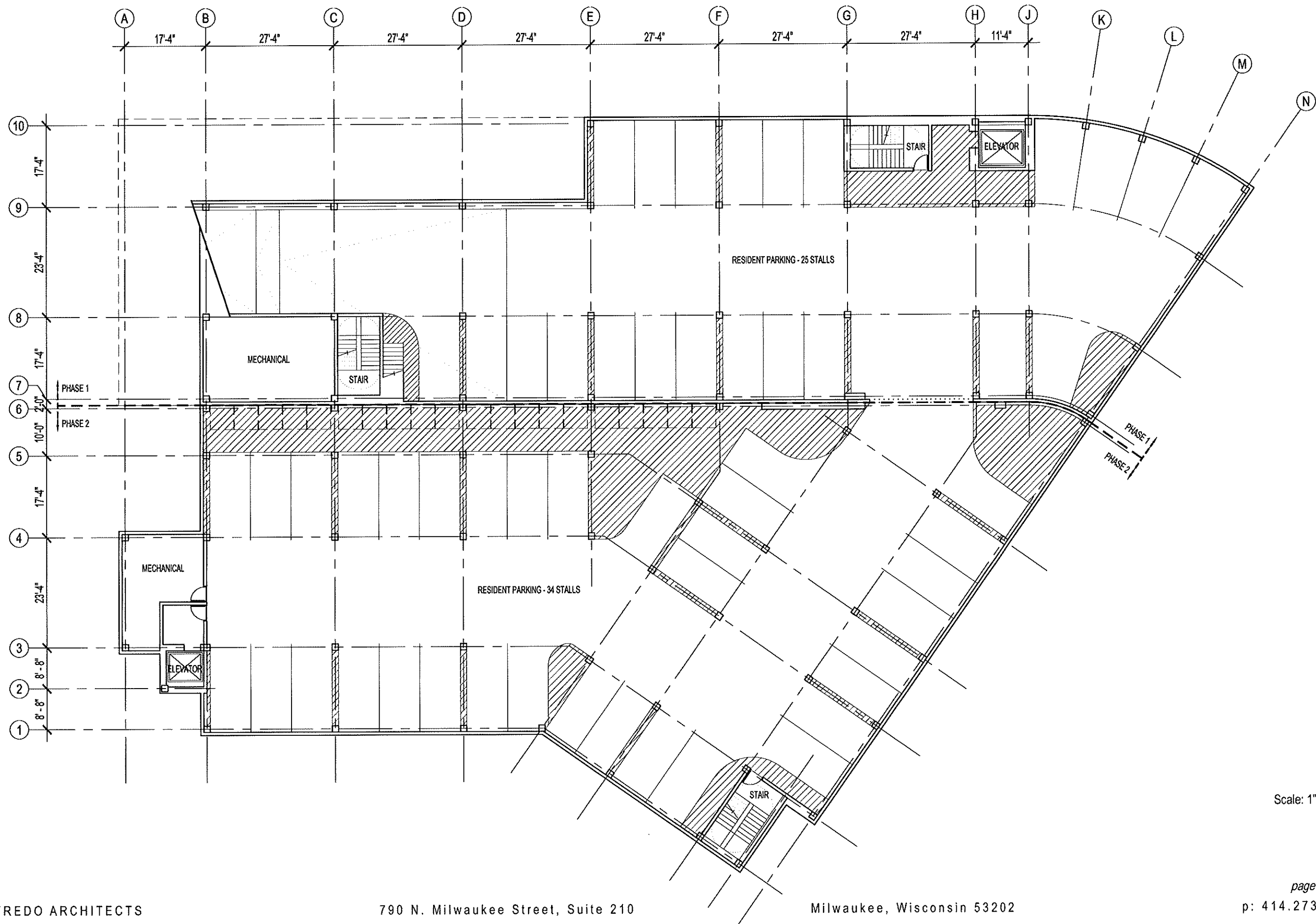
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.

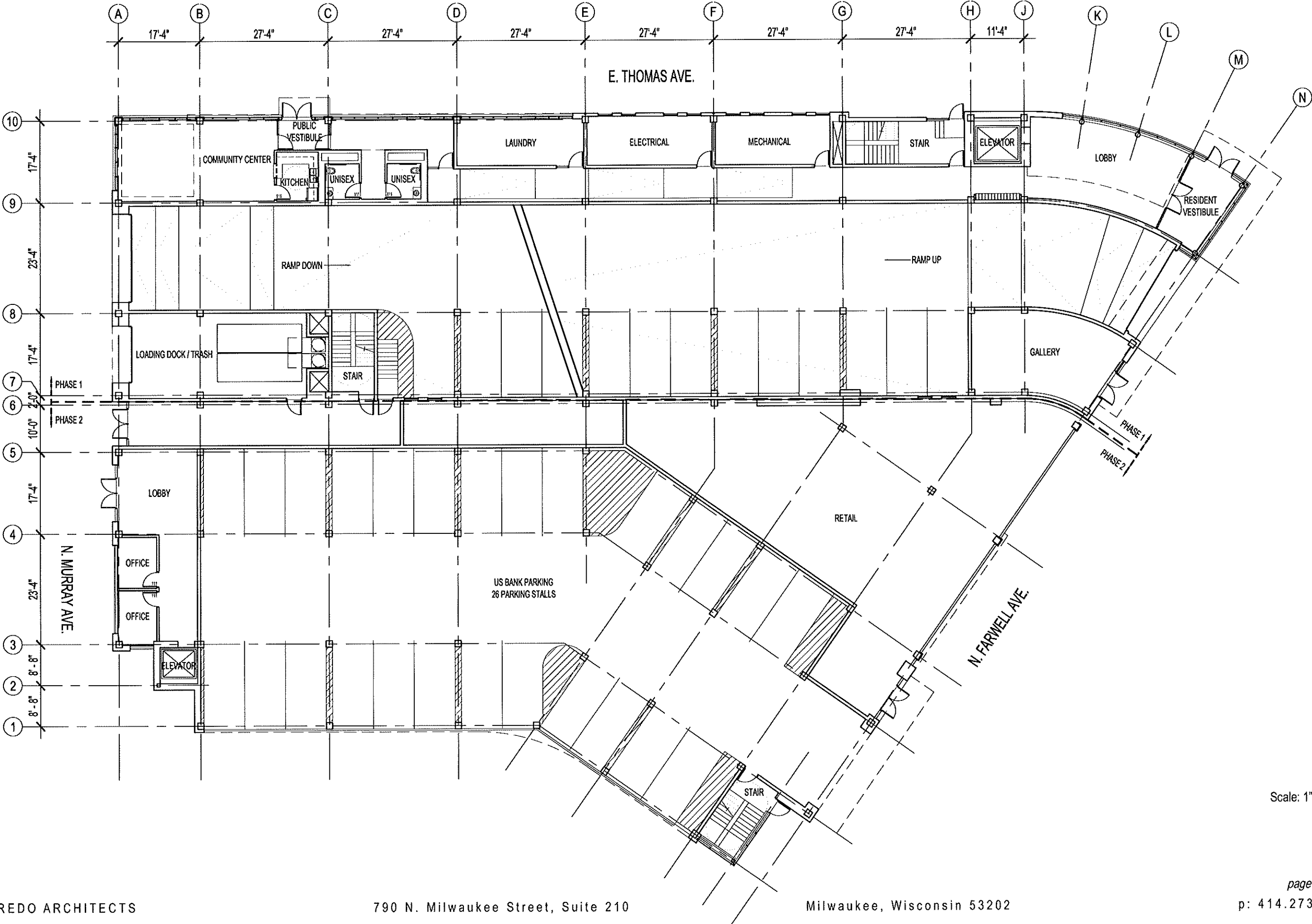


4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.

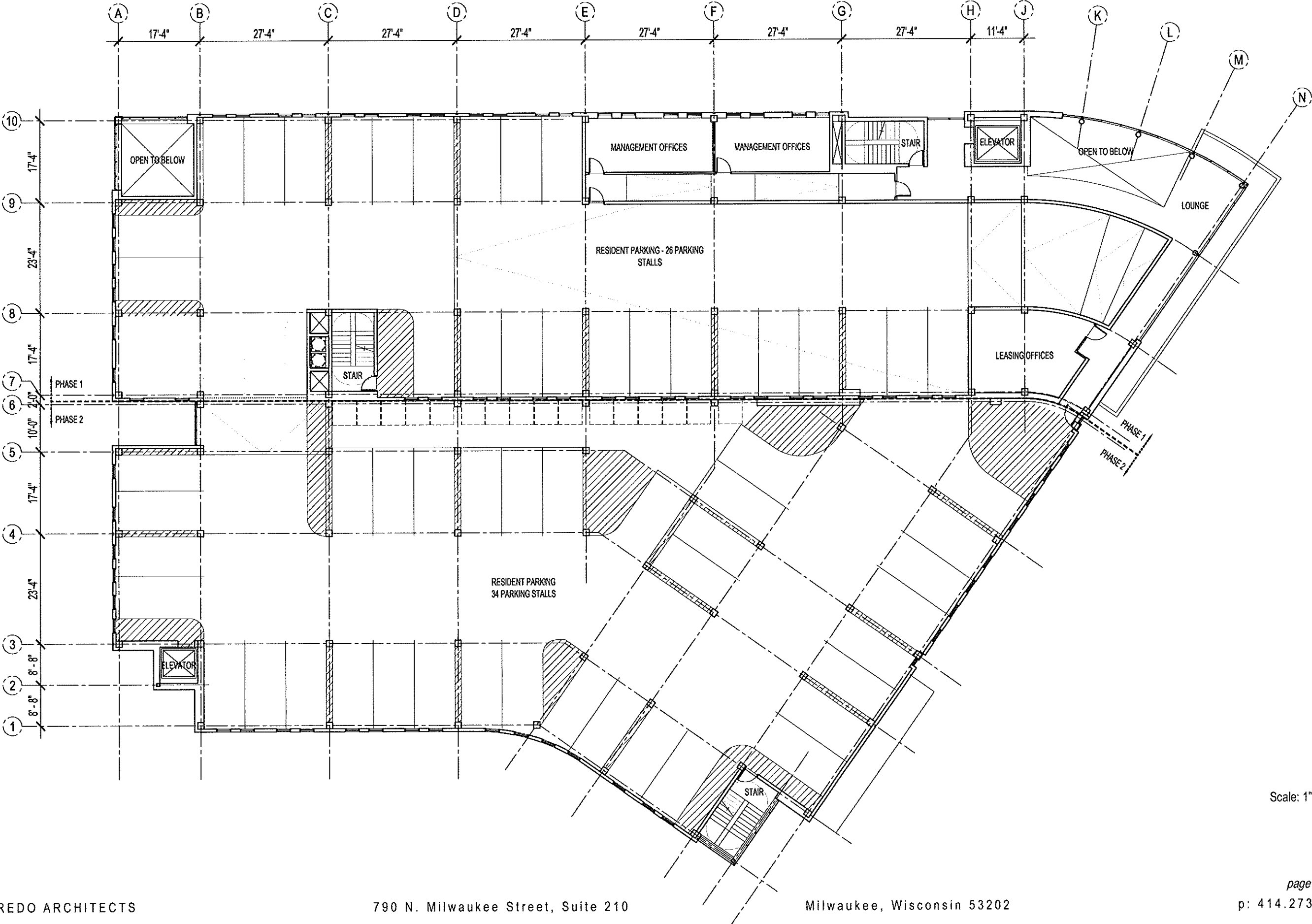


5 PERENNIAL PLANTING
N.T.S.





Scale: 1" = 20'-0"



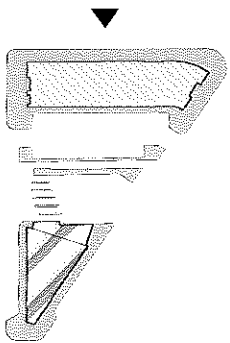
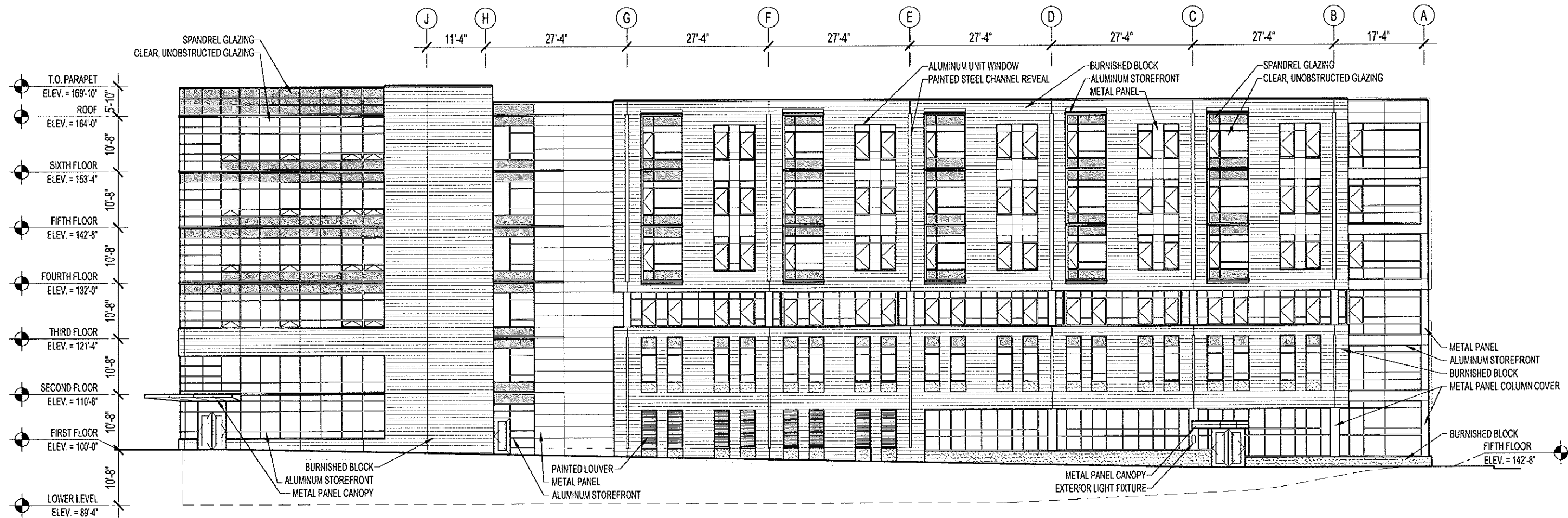
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Architectural Building Plans: Third Level



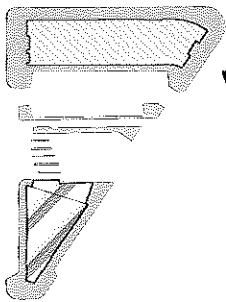
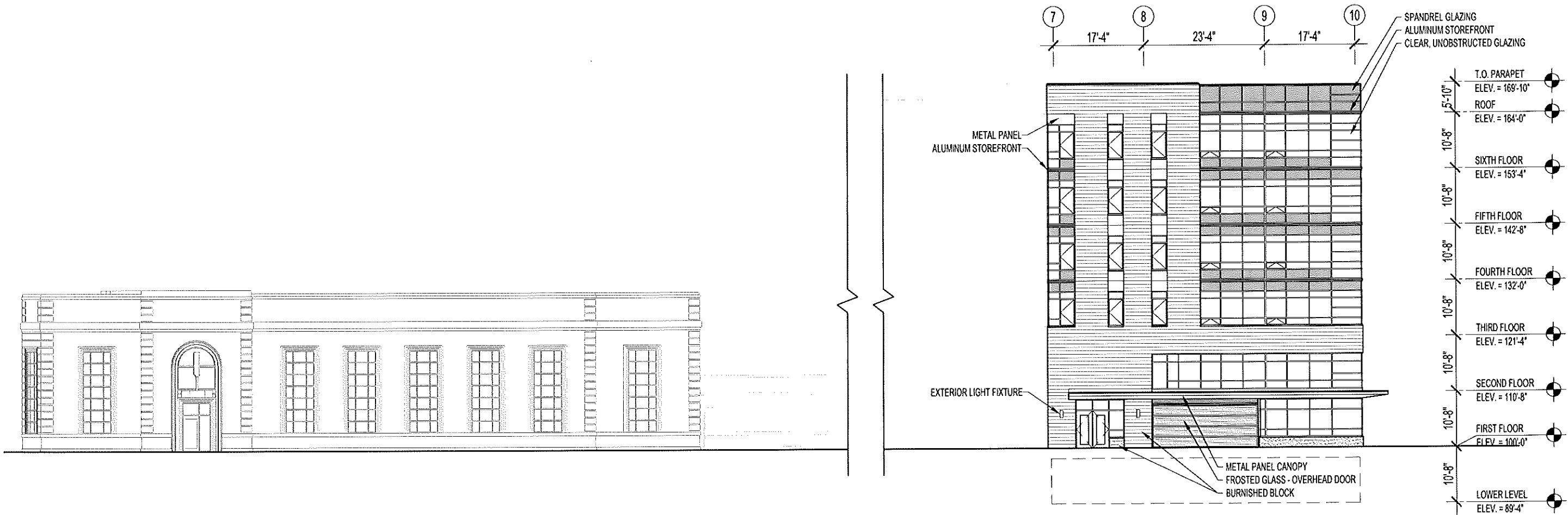


Architectural Building Elevations Phase 1: North

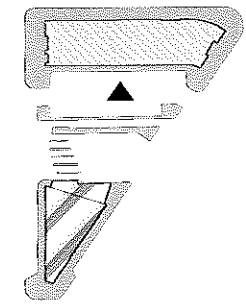
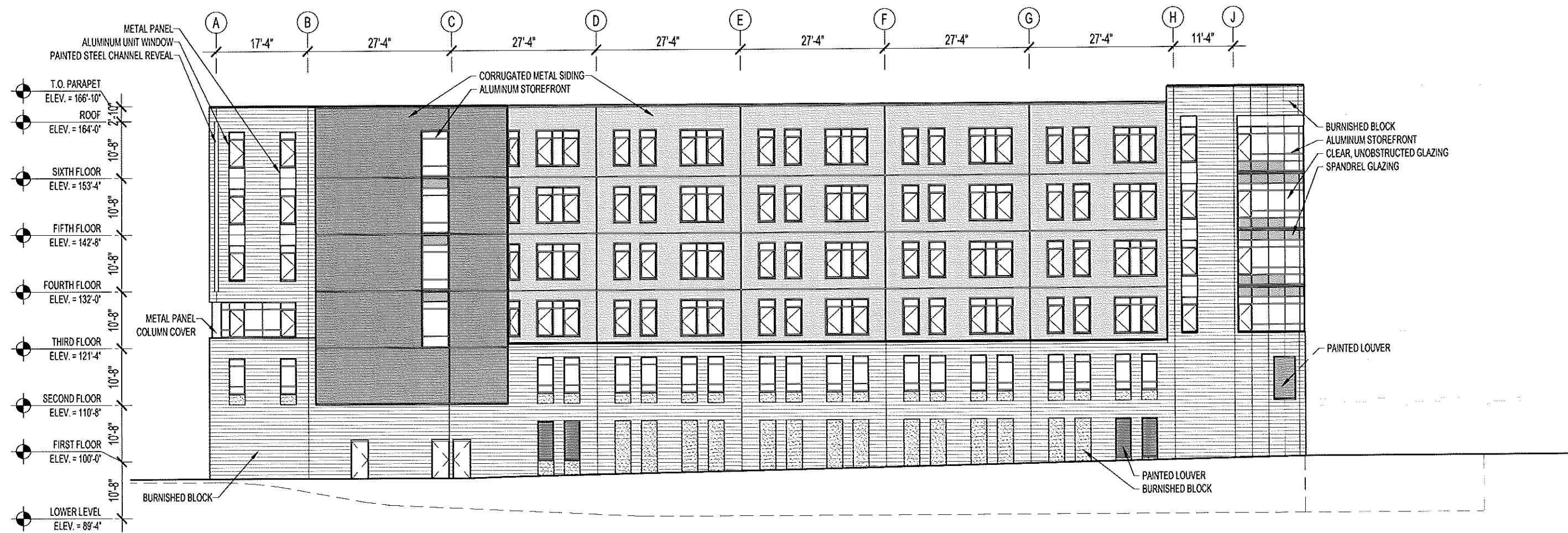


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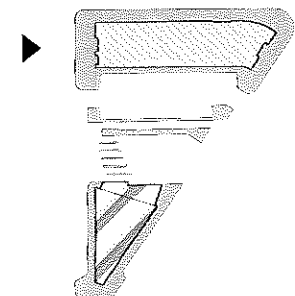
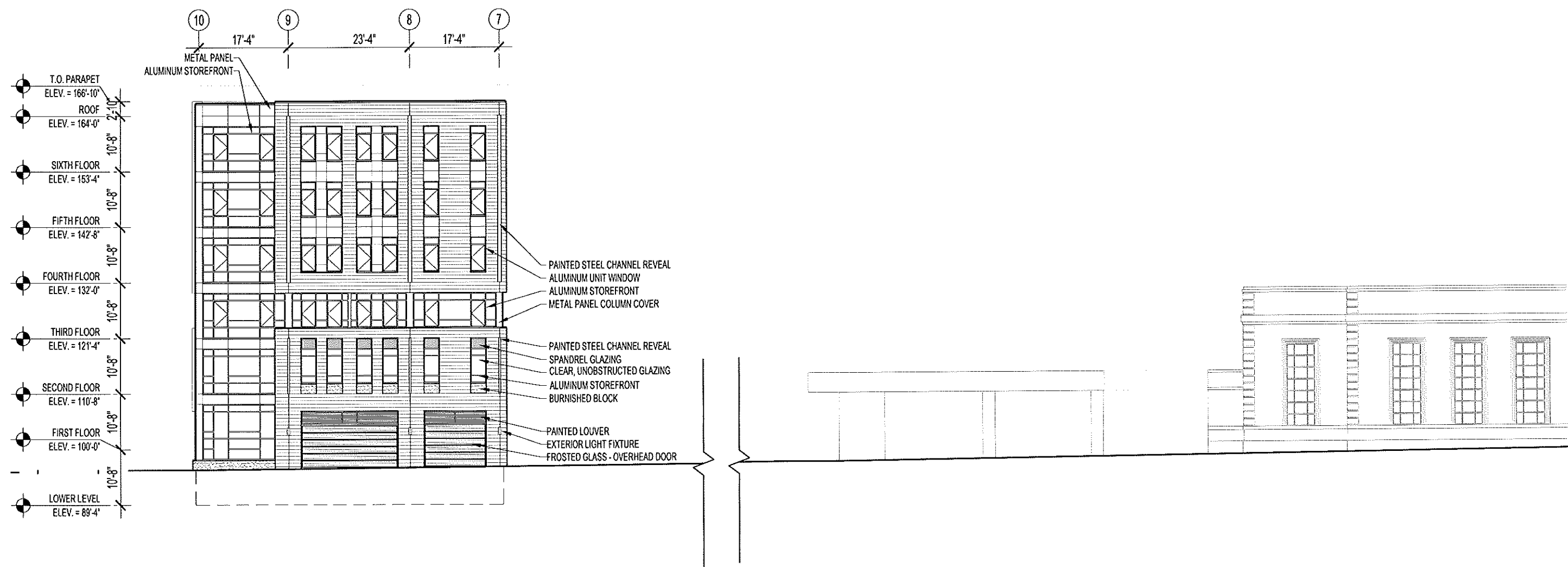
Architectural Building Elevations Phase 1: East



Scale: 1" = 20'-0"

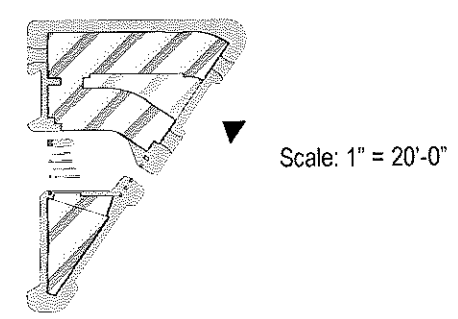
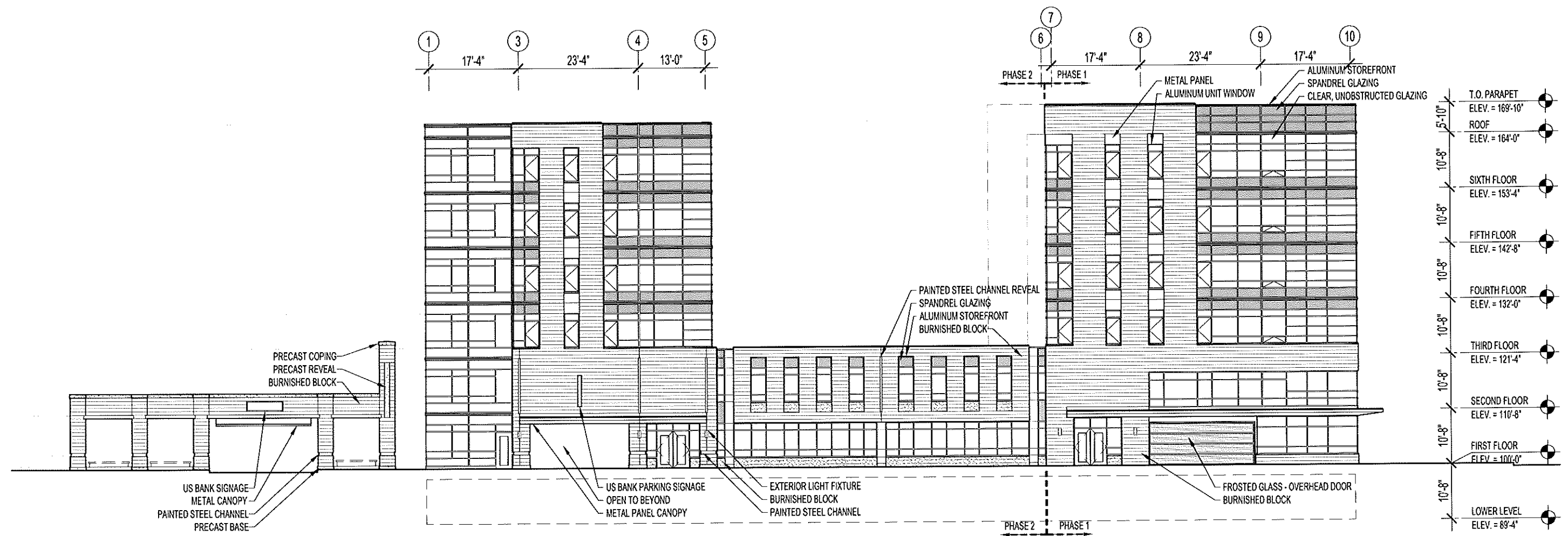


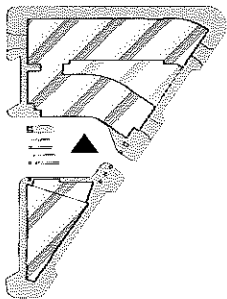
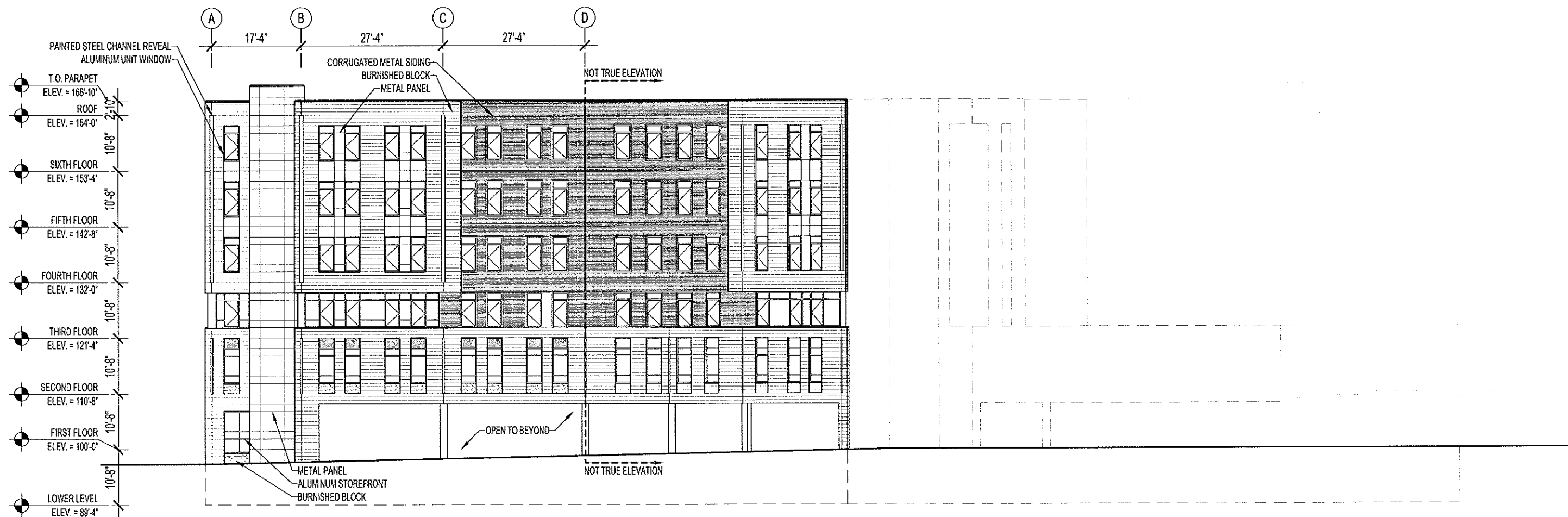
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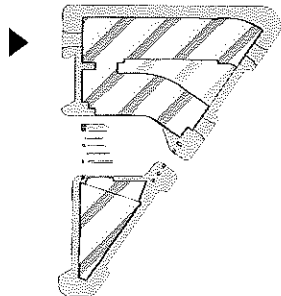
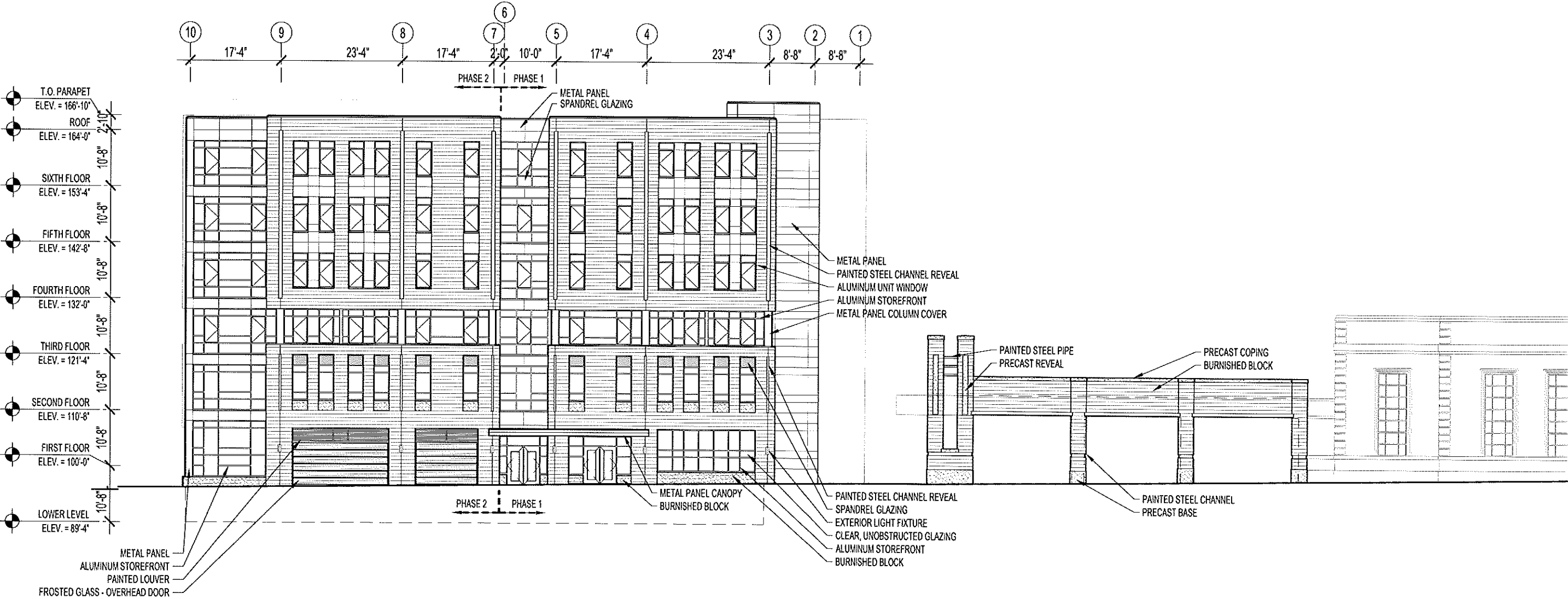
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Architectural Building Elevations Phase 1 & 2: East





Scale: 1" = 20'-0"



Scale: 1" = 20'-0"



















