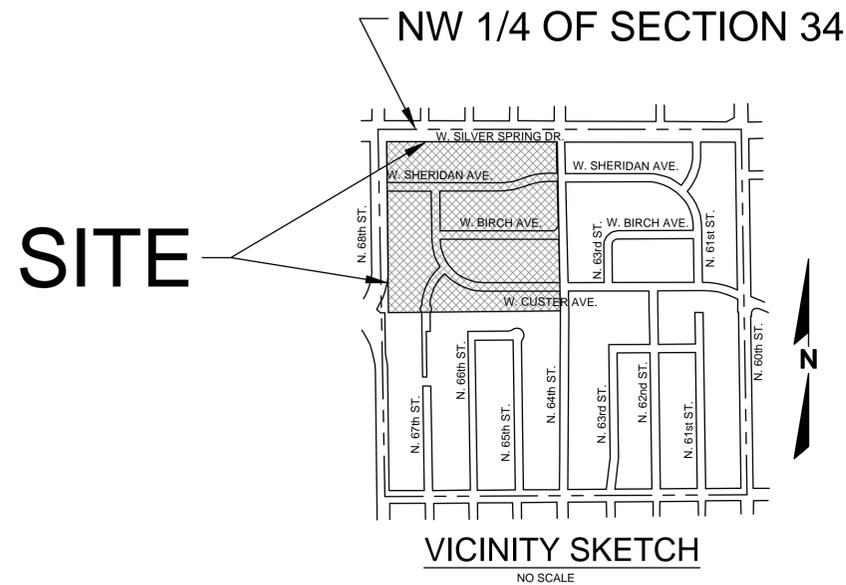


DETAILED PLANNED DEVELOPMENT SUBMITTAL FOR:

WESTLAWN GARDENS, PHASE II - WEST

6331 W SILVER SPRING DR
MILWAUKEE, WI 53218



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R.A. Smith National
*Beyond Surveying
and Engineering*

R.A. SMITH NATIONAL INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL INC.

DPD SUBMISSION (WEST)

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of
the City of Milwaukee
414.286.3629

Torti Gallas and
Partners, Inc.
1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen
Architects
414.271.5350

Structural Engineer:
R.A. Smith National R.A. SMITH
NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH
NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No.	Date
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Revisions

No.	Date
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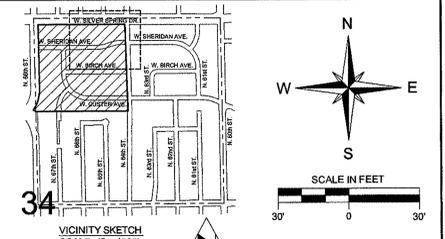
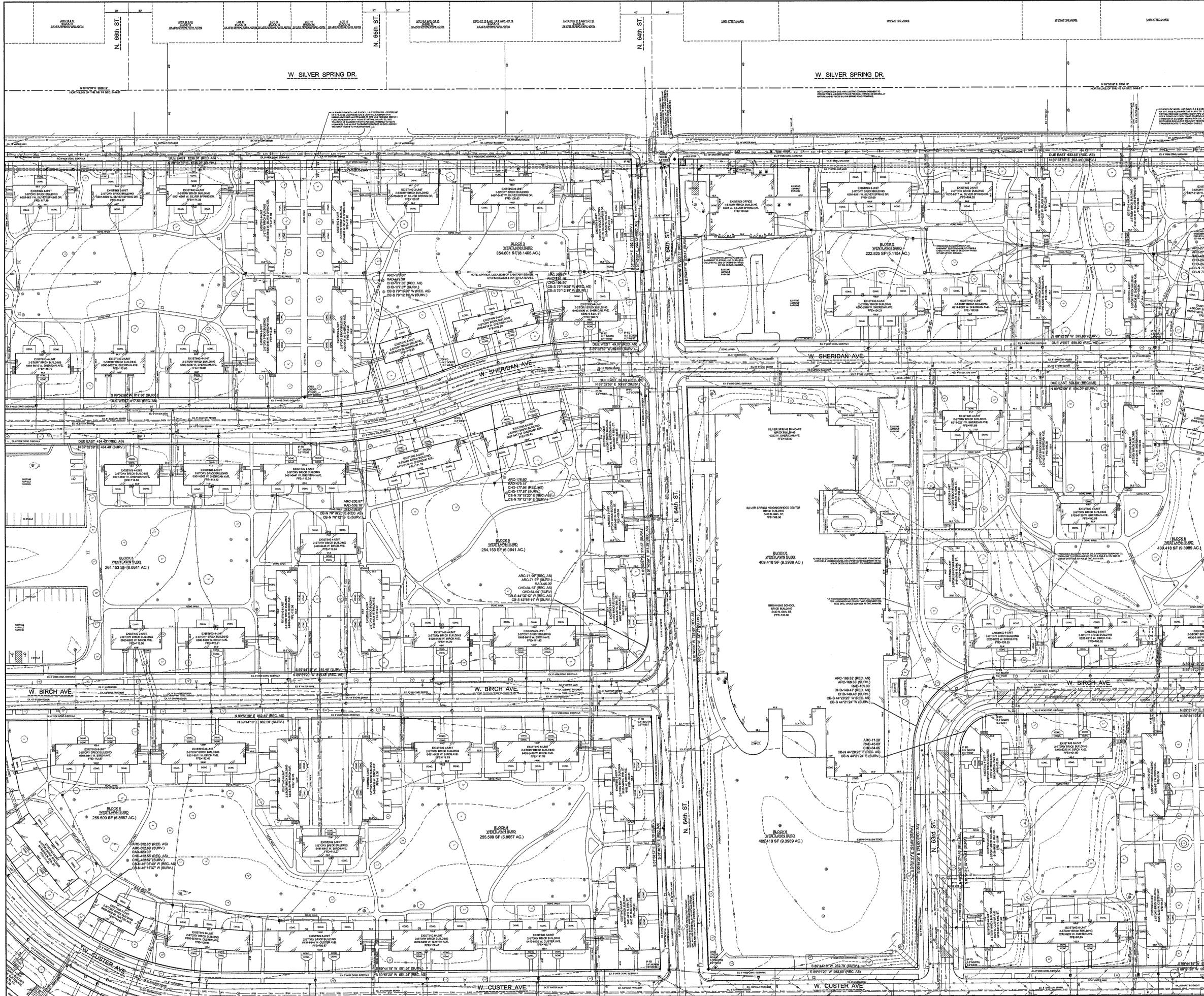
TITLE SHEET

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
NTS
Drawing No.

T000

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.





34
VICINITY SKETCH
SCALE 1" = 1000'
NE 1/4 OF SECTION 34, T8N, R21E
REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E WHICH HAS A BEARING OF N 89°52'59" E PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
REFERENCE BENCHMARK 1: 95.08 (CITY OF MILWAUKEE DATUM)
TOP OF CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E.
REFERENCE BENCHMARK 2: 124.24 (CITY OF MILWAUKEE DATUM)
TOP OF CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E.

NOTE: NO EASEMENT DOCUMENTS WERE FURNISHED FOR THIS SURVEY AREA. THEREFORE COMPLETENESS OF EASEMENT IS NOT WARRANTED.

- LEGEND**
- EX. MONUMENT FOUND
 - EX. CHISELED CROSS
 - EX. IRON PIPE FOUND
 - EX. POWER POLE
 - EX. GUY POLE
 - EX. GUY WIRE
 - EX. COMBINED SEWER MANHOLE
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Legal Description:
All of Blocks 3, 4, 5, 8 and 9 of Westlawn a Plat recorded on December 12, 1950 as Document No. 2993709 in the office of the Register of Deeds in Milwaukee County, Wisconsin and being a part of the Northeast Quarter (NE 1/4) of Section 34, Town 8 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
COUNTY OF WAUKESHA) ss.
WE, JAHNKE & JAHNKE ASSOCIATES INC. DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
John R. Stigler - Wis. Reg. No. 1620
Dated this 7th of July, 2010
Revised this 27th of October, 2010 (City Datum)
Revised this 9th of November, 2010 (State Plane Coordinate System)

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown hereon.
Contact Diggers Hotline, Inc., Etc.
MILWAUKEE AREA 229-1181
1-800-481-1111
TOLL FREE

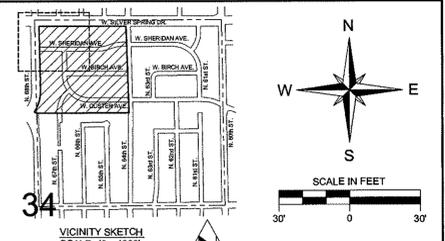
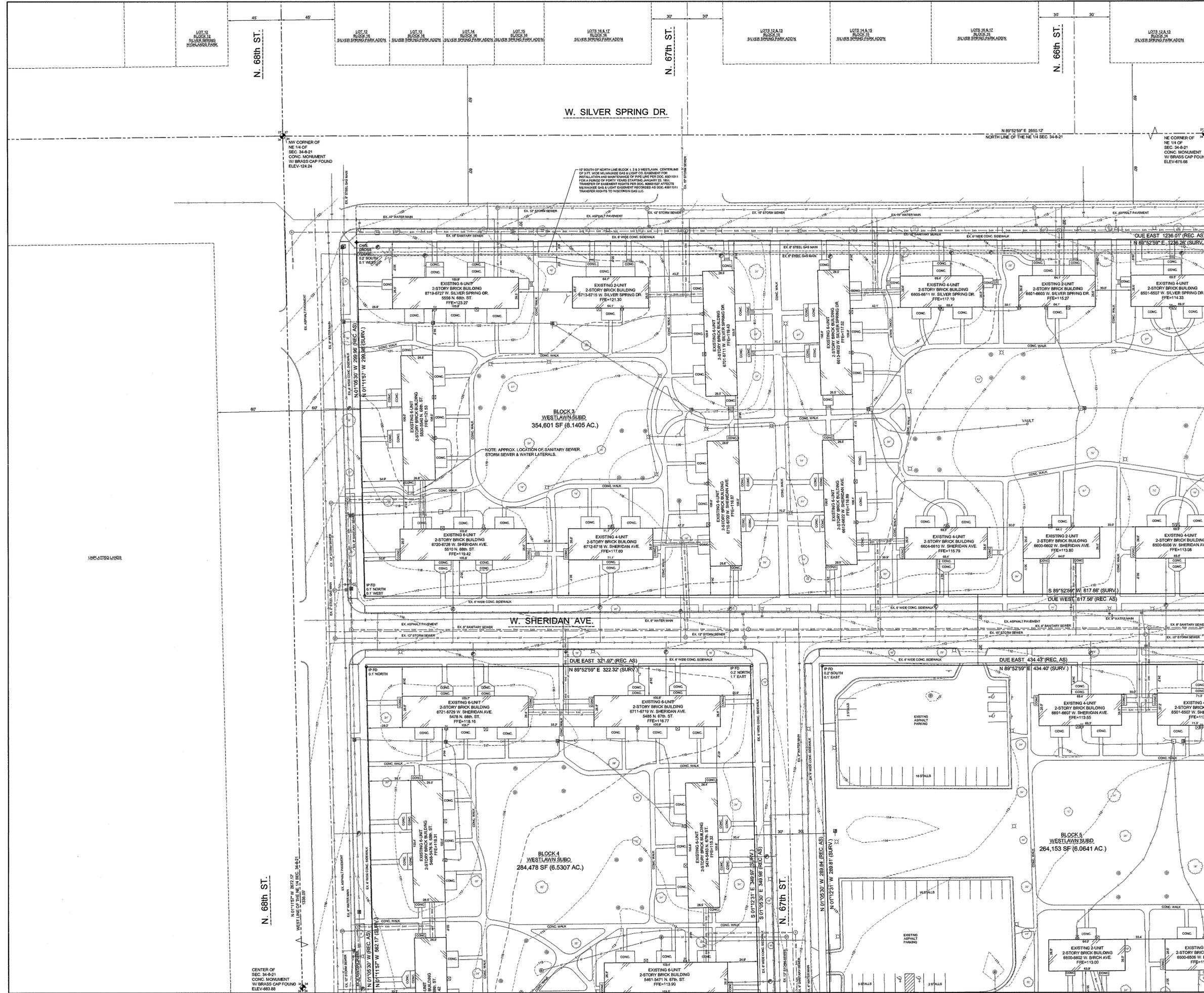
FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
RE: WESTLAWN
PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD - WAUKESHA, WI 53188
TEL No (262) 542-5797 FAX (262) 542-7698
EMAIL: jrohn@jahanke.com

SCALE: 1" = 30'
DRAWN BY: B.R. CHECKED BY: A.S.Z. FILE NO.: MILWAUKEE 855
BOOK NO.: MILWAUKEE 109 JOB: S-7982 SHEET 5 OF 8

DATE: SEPTEMBER 30, 2010



REFERENCE BEARINGS: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E WHICH HAS A BEARING OF N 89°52'59\"/>

REFERENCE BENCHMARK 1: 95.08 (CITY OF MILWAUKEE DATUM) TOP OF CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E.

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John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Filed this 7th of July, 2010
 Revised this 27th of October, 2010 (City Datum)
 Revised this 9th of November, 2010 (State Plane Coordinate System)

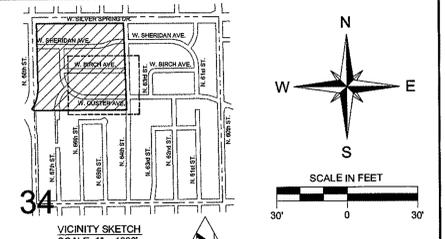
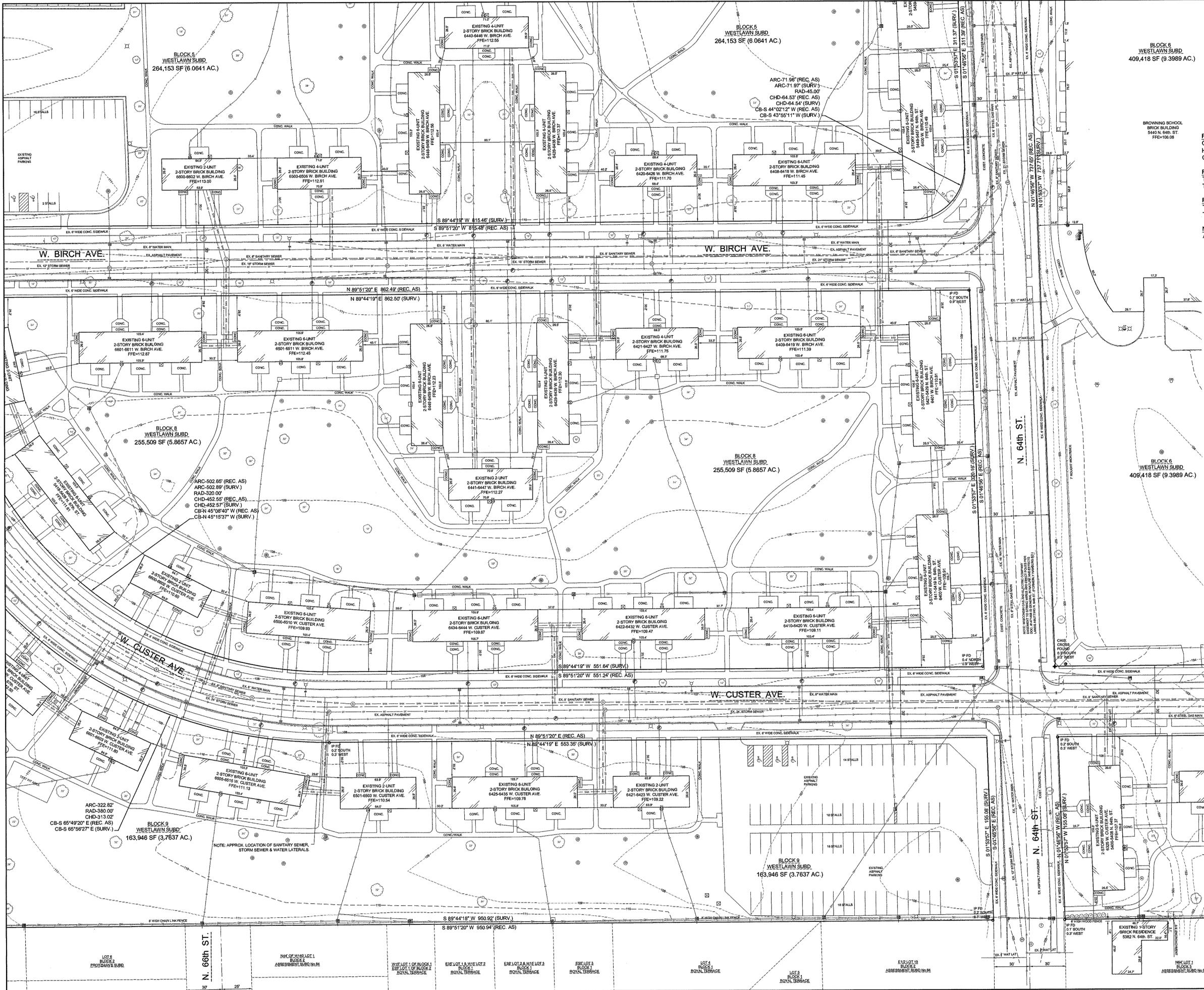
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 Contact Diggers Hotline, Inc., Etc. MILW. AREA 259-1161

FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
 RE: WESTLAWN
 PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. WAUKESHA, WI 53188
 TEL. NO. (262) 542-5797 FAX (262) 542-7998
 EMAIL: jstirling@jahnjeh.com

SCALE: 1" = 30'
 DRAWN BY: B.R. CHECKED BY: A.S.Z. DATE: SEPTEMBER 30, 2010
 FILE NO.: MILWAUKEE 855
 BOOK NO.: MILWAUKEE 109 JOB: S 7862 SHEET: 6 OF 8



VICINITY SKETCH
 SCALE: 1" = 100'
 NE 1/4 OF SECTION 34-8-21
REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E WHICH HAS A BEARING OF N 89°52'59" E PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

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John R. Stigler
 JOHN R. STIGLER - W.S. Reg. No. S-1620
 Dated this 7th of July, 2010
 Revised this 27th of October, 2010 (City Datum)
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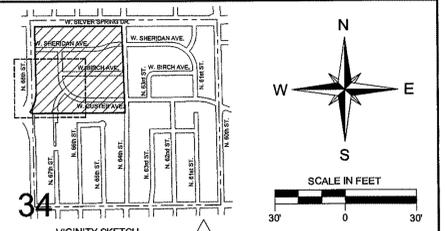
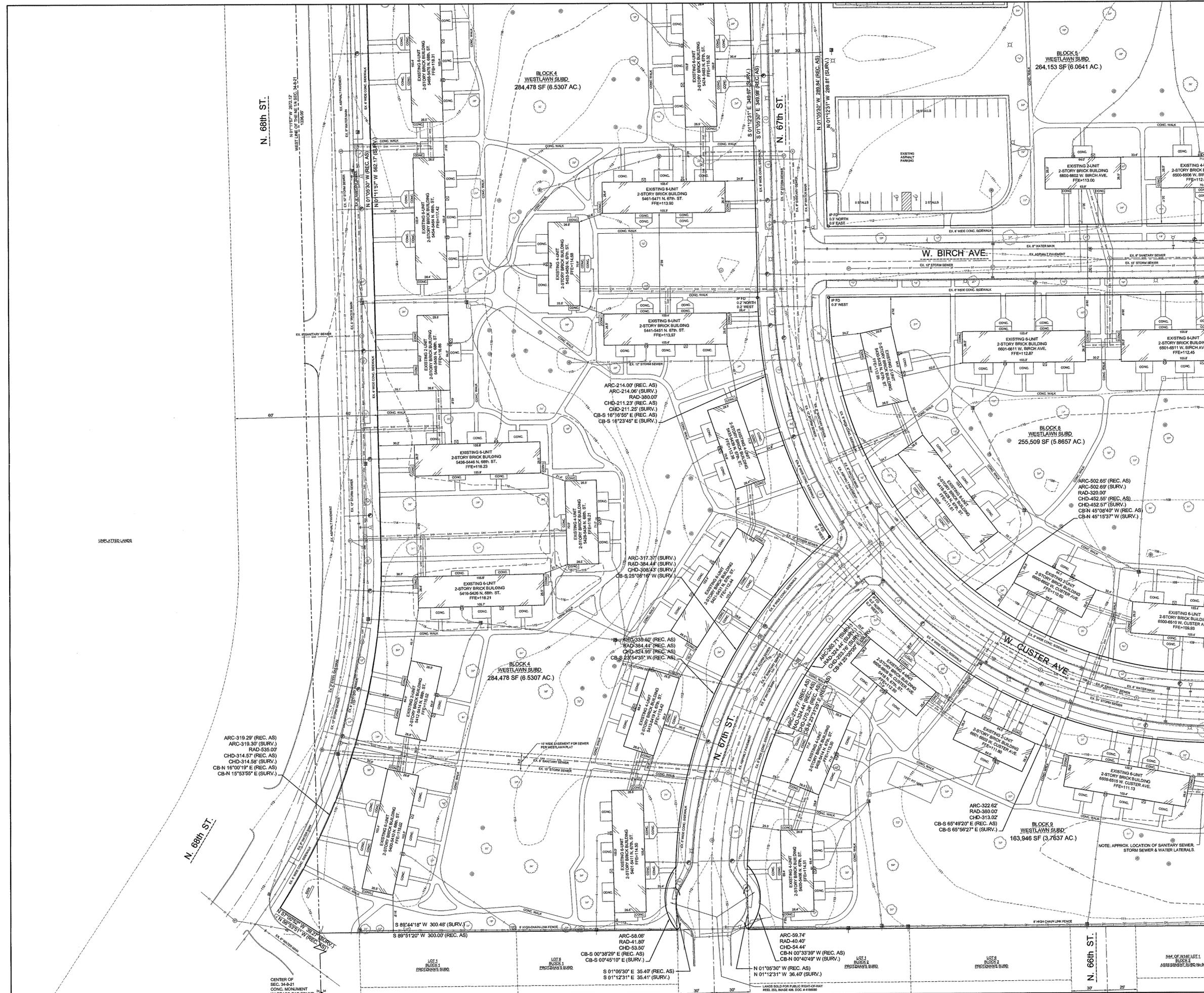
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 Contact Diggers Hotline, Inc., Etc.
 MILW. AREA 299-1181
 CALL DIGGERS HOTLINE 1-800-482-8511
 TOLL FREE 1-800-482-8511
 NOT SHOWN
 MILW. AREA 299-1181

FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
 RE: WESTLAWN
 PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

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 TEL. No. (262) 542-5797 FAX (262) 542-7698
 EMAIL: john@jahnsandjahnke.com
 john@jahnsandjahnke.com

SCALE: 1" = 30'
 DRAWN BY: B.R. CHECKED BY: A.S.Z. DATE: SEPTEMBER 30, 2010
 BOOK NO.: MILWAUKEE 109 JOB: S-7962 FILE NO.: MILWAUKEE 855
 SHEET 7 OF 8



VICINITY SKETCH
SCALE: 1" = 100'
NE 1/4 OF SECTION 34-8-21
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Dated this 7th of July, 2010
Revised this 27th of October, 2010 (City Datum)
Revised this 5th of November, 2010 (State Plane Coordinate System)

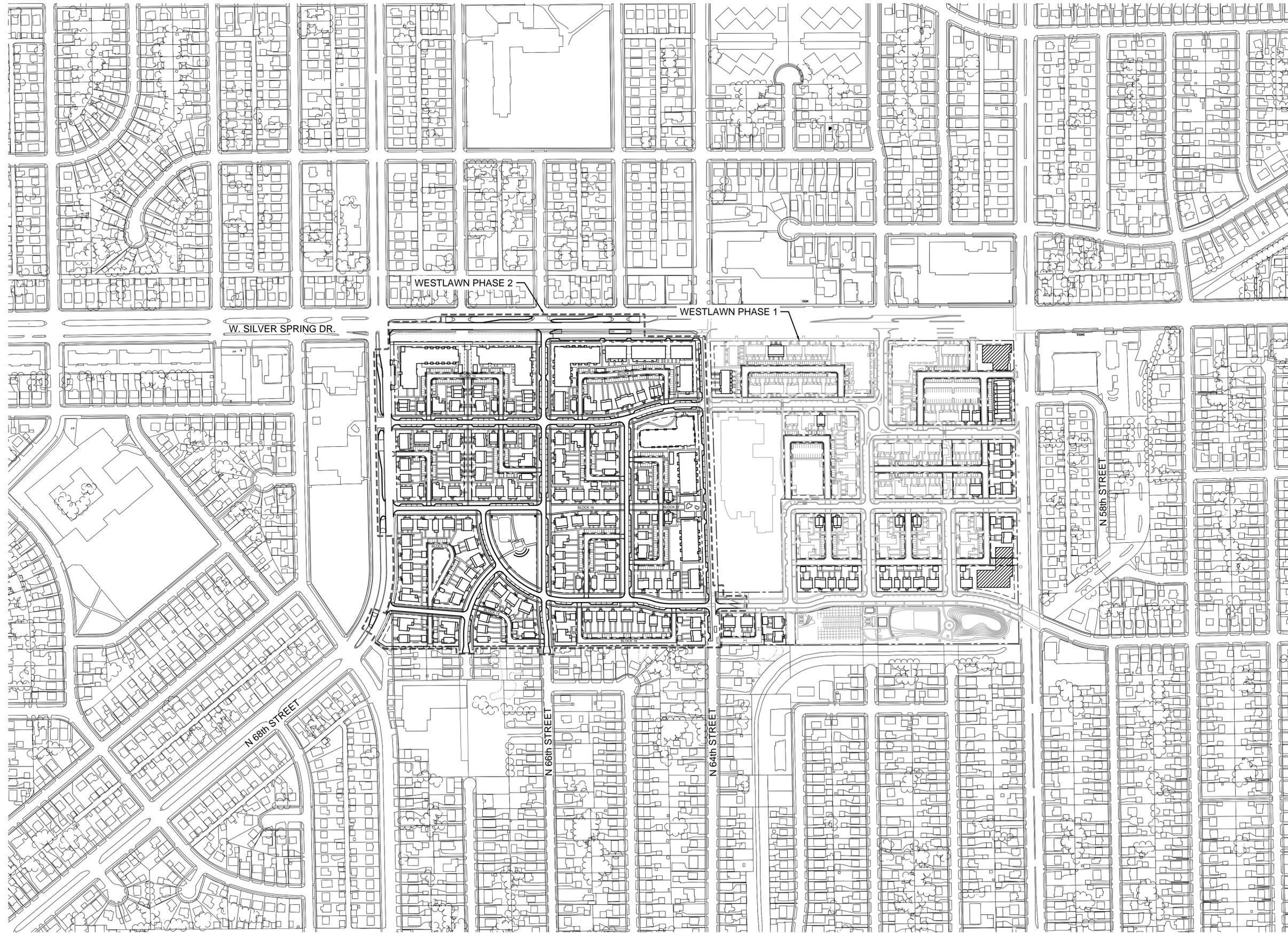
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FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
RE: WESTLAWN
PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD. - WAUKESHA, WI 53188
TEL. NO. (262) 542-5799 FAX (262) 542-7698
EMAIL: broning@jahnkeandjahnke.com

SCALE: 1" = 30' DATE: SEPTEMBER 30, 2010
DRAWN BY: B.R. CHECKED BY: A.S.Z. FILE NO.: MILWAUKEE 855
BOOK NO.: MILWAUKEE 109 JOB: S-7982 SHEET 8 OF 8



WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue No. Date

Revisions No. Date

VICINITY MAP

Date 11/04/2016
Principal In Charge M.A.

Project Planner M.A., S.V.
Project Architect M.A.

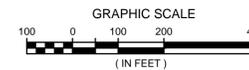
Project Manager W.F.
Drawn W.F., B.C., A.D.

Job No. 15371.00

Scale 1" = 200'

Drawing No.

C000



R.A. Smith National

Beyond Surveying and Engineering

www.rasmithnational.com

DPD SUBMISSION (WEST)

TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II

WESTLAWN GARDENS PHASE II

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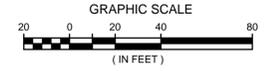
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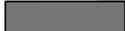
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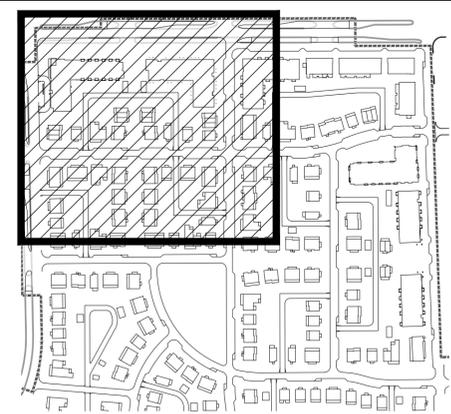
LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED PERMEABLE PAVEMENT
-  PROPOSED BIO-RETENTION BOX
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  PROJECT LIMITS - PHASE TWO

NOTES

- Ⓐ SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND BUILDING HEIGHTS.
- Ⓑ SEE SIGNAGE PLANS FOR SITE SIGNAGE AND SIGNING INFORMATION.
- Ⓒ SEE TYPICAL SECTIONS FOR ROADWAY AND ALLEY DESIGN INFORMATION.

LOCATION MAP

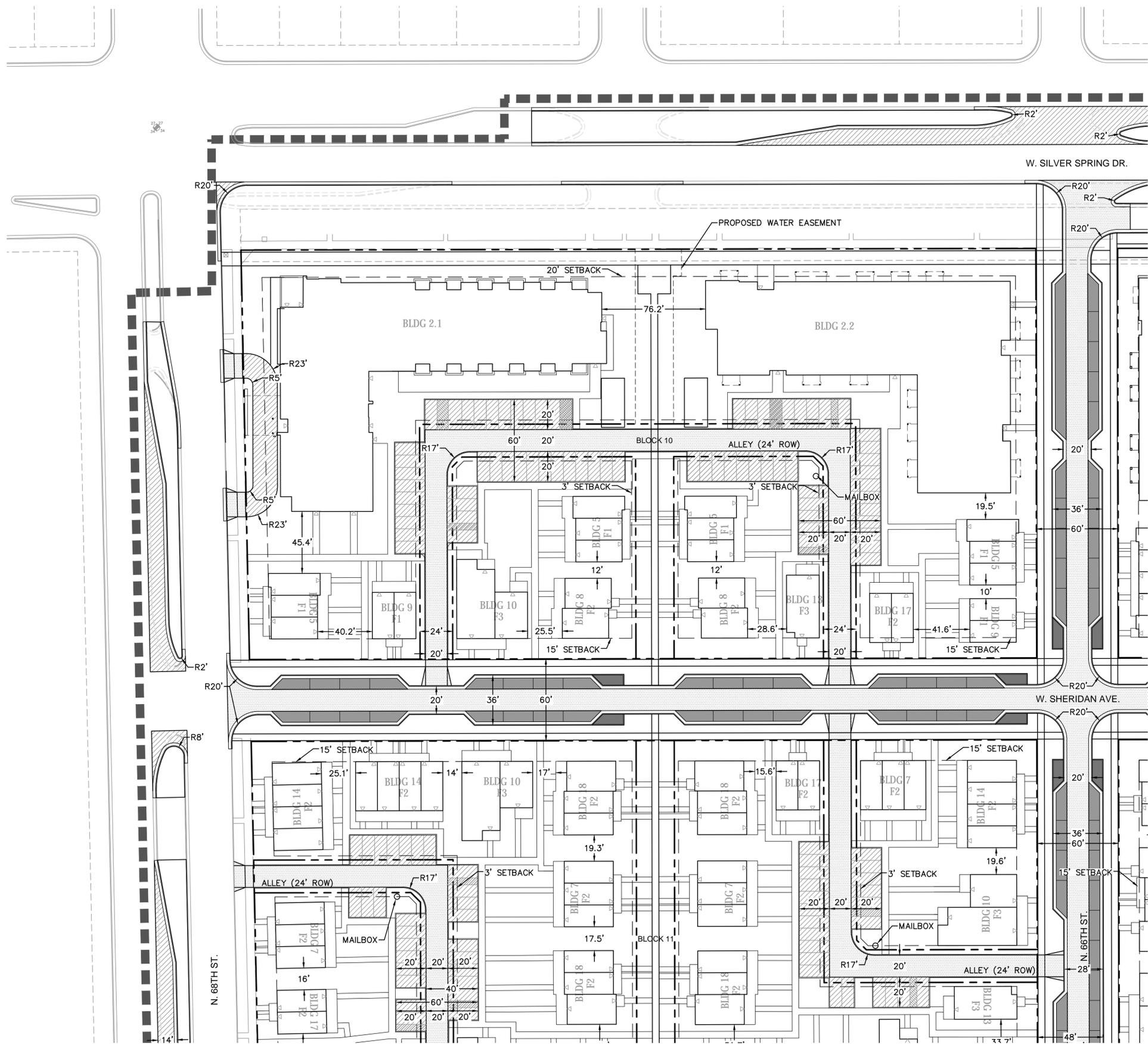


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TOPOGRAPHIC SURVEY PROVIDED BY JAHNKE & JAHNKE ASSOCIATES, INC. DATED JULY 7, 2010.

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DPD SUBMISSION (WEST)

Issue
No. _____ Date _____

Revisions
No. _____ Date _____

SITE PLAN DETAIL NW

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

Drawn W.F., B.C., A.D.

Job No. 15371.00

Scale 1" = 40'

Drawing No.

C201

TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

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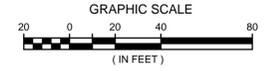
Structural Engineer:
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MEP Engineer:
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262.522.4416

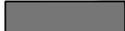
MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200



LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED PERMEABLE PAVEMENT
-  PROPOSED BIO-RETENTION BOX
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  PROJECT LIMITS - PHASE TWO

NOTES

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LOCATION MAP

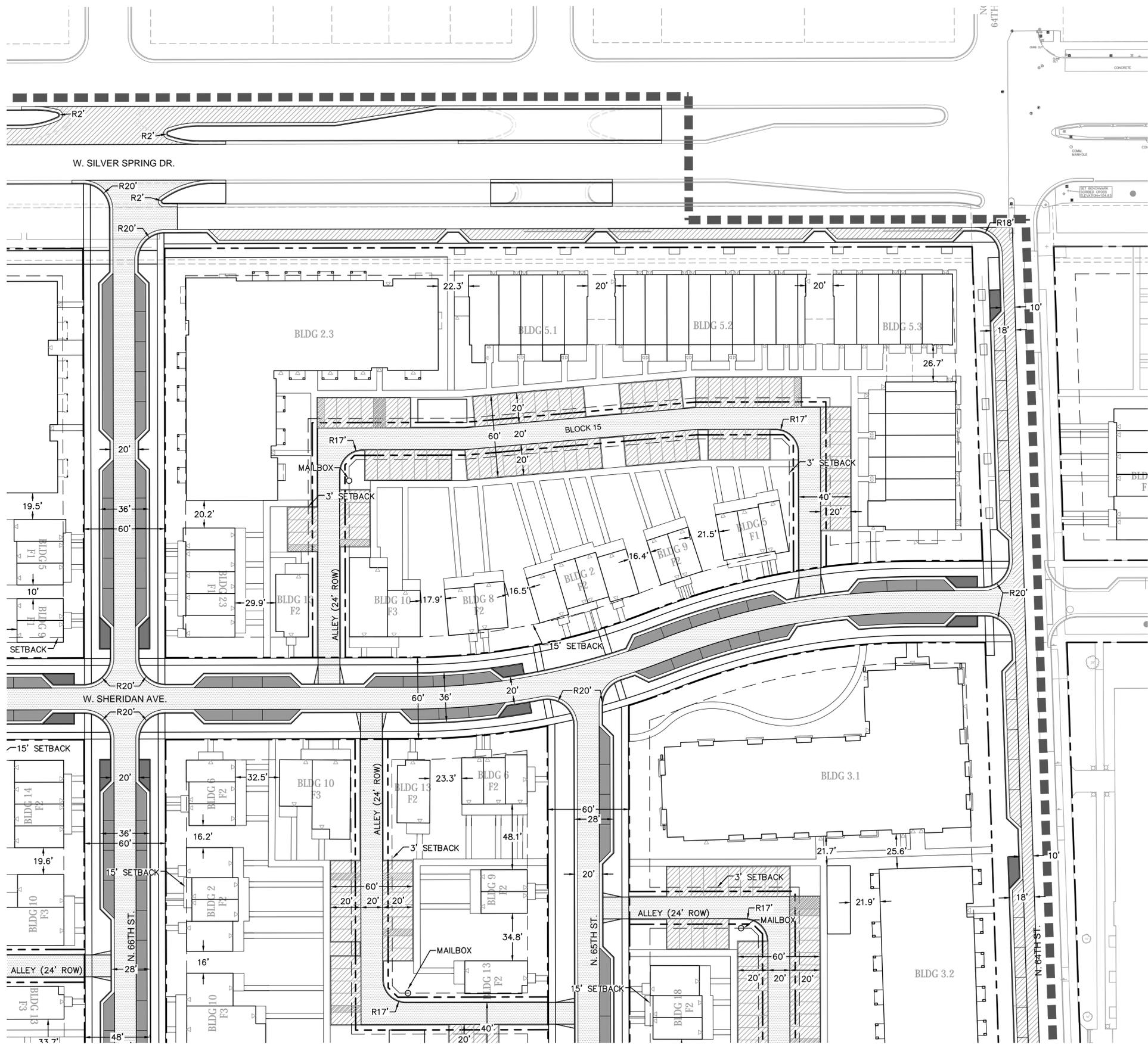


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DPD SUBMISSION (WEST)

Issue
No. _____ Date _____

Revisions
No. _____ Date _____

SITE PLAN DETAIL NE

Date 11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.

C202

TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
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Local Architect
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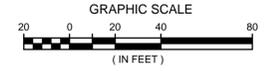
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MEP Engineer:
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Civil Engineer:
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Landscape Architect:
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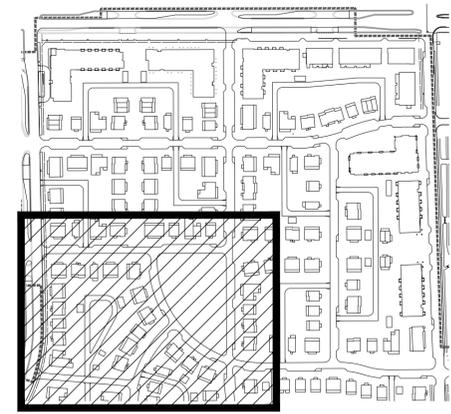
LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED PERMEABLE PAVEMENT
-  PROPOSED BIO-RETENTION BOX
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  PROJECT LIMITS - PHASE TWO

NOTES

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LOCATION MAP



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DPD SUBMISSION (WEST)

Issue

No. _____ Date _____

Revisions

No.	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SITE PLAN DETAIL SW

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.
C203

TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II



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WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Local Architect
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www.tortigallas.com

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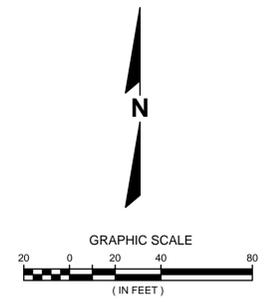
Structural Engineer:
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MEP Engineer:
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262.522.4416

MEP Engineer:
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414.352.2211

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Landscape Architect:
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608.443.1200



LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT ROADWAY / ALLEY
- PROPOSED CONCRETE ROADWAY / ALLEY
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- PROPOSED PROPERTY LINE / PUBLIC R.O.W.
- PROPOSED BUILDING SETBACK
- PROJECT LIMITS - PHASE TWO

NOTES

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DPD SUBMISSION (WEST)

Issue No. _____ Date _____

Revisions No. _____ Date _____

SITE PLAN DETAIL SE

Date 11/04/2016
Principal In Charge M.A.

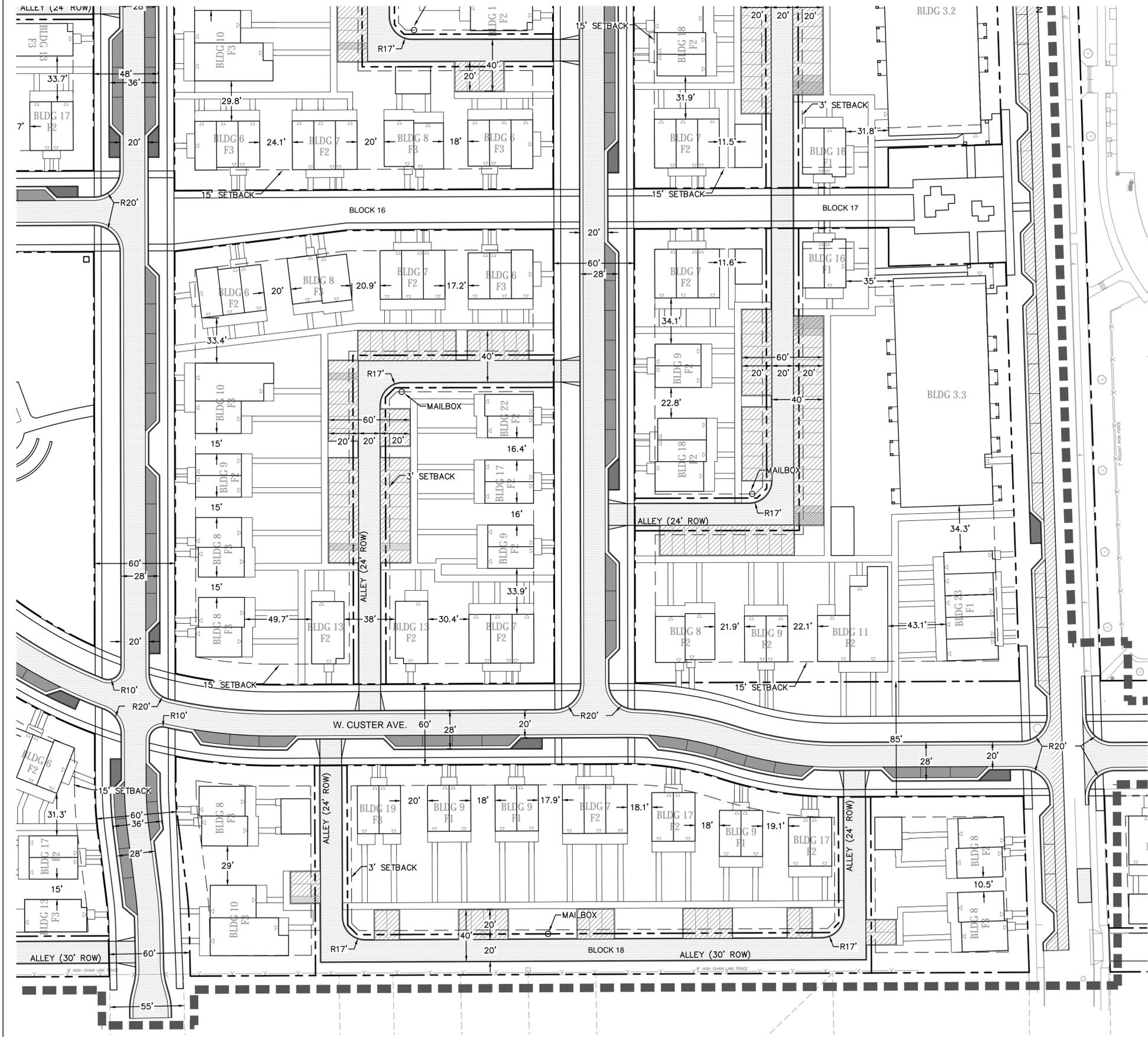
Project Planner M.A., S.V.
Project Architect M.A.

Project Manager W.F.
Drawn W.F., B.C., A.D.

Job No. 15371.00
Scale 1" = 40'

Drawing No. **C204**

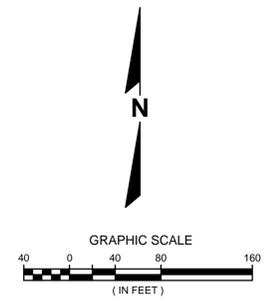
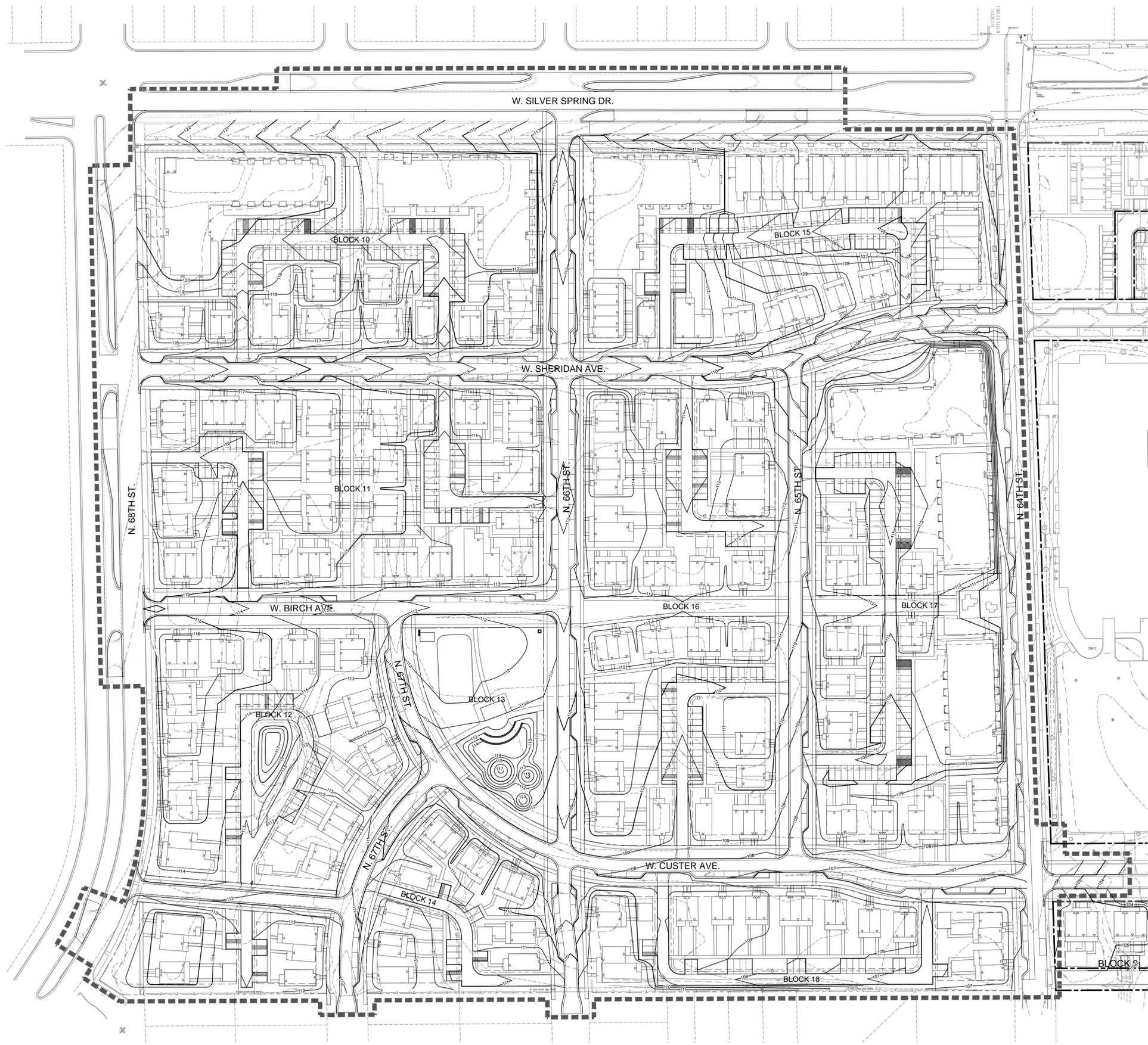
TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II



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Issue

No.	Date

Revisions

No.	Date

OVERALL GRADING

Date
11/04/2016
Principal In Charge
M.A.

Project Planner
M.A., S.V.
Project Architect
M.A.

Project Manager
W.F.
Drawn
W.F., B.C., A.D.

Job No.
15371.00
Scale
1" = 80'

Drawing No.
C300

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

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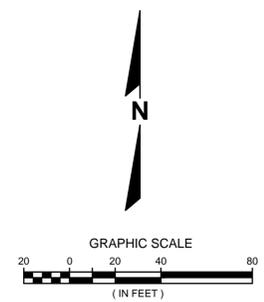
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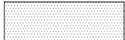
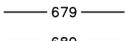
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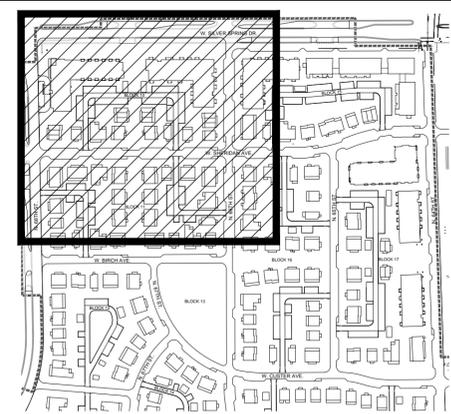
Landscape Architect:
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LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED BIOSWALE / BIORETENTION AREA
-  PROJECT LIMITS - PHASE TWO
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  679 PROPOSED CONTOUR - MINOR
-  680 PROPOSED CONTOUR - MAJOR
-  679 EXISTING CONTOUR - MINOR
-  680 EXISTING CONTOUR - MAJOR
-  680.00 PROPOSED SPOT GRADE
-  PROPOSED CATCH BASIN / MANHOLE

LOCATION MAP



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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DPD SUBMISSION (WEST)

Issue No. _____ Date _____

Revisions No. _____ Date _____

GRADING DETAIL NW

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

Drawn W.F., B.C., A.D.

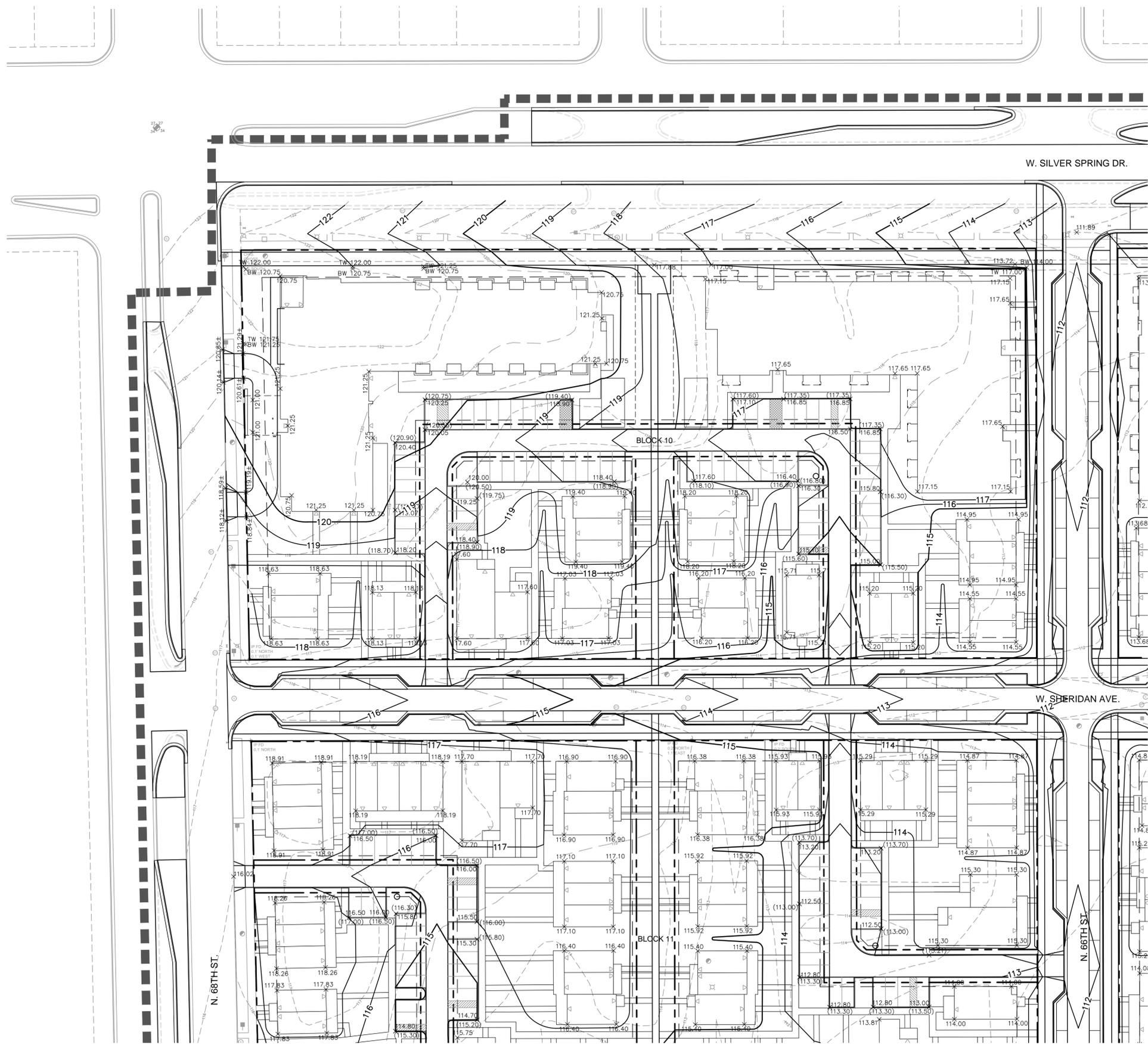
Job No. 15371.00

Scale 1" = 40'

Drawing No.

C301

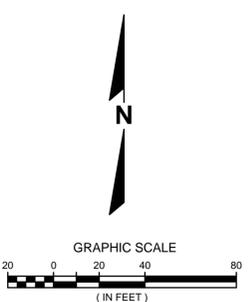
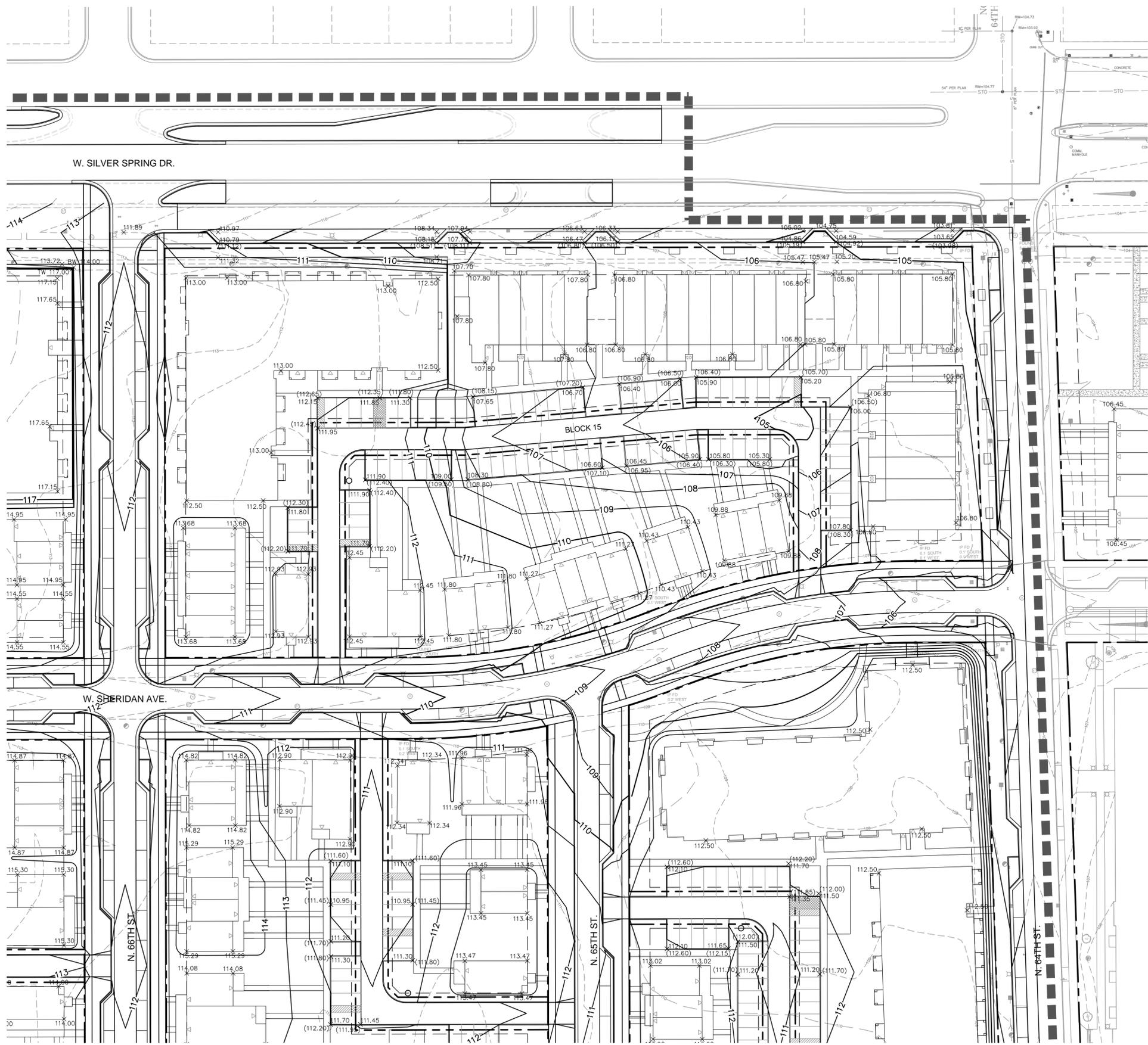
WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.



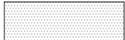
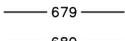
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LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED BIOSWALE / BIORETENTION AREA
-  PROJECT LIMITS - PHASE TWO
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  PROPOSED CONTOUR - MINOR
-  PROPOSED CONTOUR - MAJOR
-  EXISTING CONTOUR - MINOR
-  EXISTING CONTOUR - MAJOR
-  PROPOSED SPOT GRADE
-  PROPOSED CATCH BASIN / MANHOLE

LOCATION MAP



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TOPOGRAPHIC SURVEY PROVIDED BY JAHNKE & JAHNKE ASSOCIATES, INC. DATED JULY 7, 2010.

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 and Engineering*

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 Hearing Impaired TDD (800) 542-2289
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DPD SUBMISSION (WEST)

WESTLAWN GARDENS PHASE II
 6331 W Silver Spring Dr
 MILWAUKEE WI 53218

Owner
 Housing Authority of the City of Milwaukee
 414.286.3629

Local Architect
 Quorum Architects
 414.265.9265

Local Architect
 Eppstein Uhen Architects
 414.271.5350

Structural Engineer:
 R.A. SMITH NATIONAL
 262.317.3279

MEP Engineer:
 IBC Engineering Services, Inc.
 262.522.4416

MEP Engineer:
 Thunderbird Engineering, Inc.
 414.352.2211

Civil Engineer:
 R.A. SMITH NATIONAL
 262.317.3279

Landscape Architect:
 AYRES ASSOCIATES
 608.443.1200

Issue
 No. _____ Date _____

Revisions
 No. _____ Date _____

**GRADING
 DETAIL NE**

Date 11/04/2016
 Principal In Charge M.A.
 Project Planner M.A., S.V.
 Project Architect M.A.
 Project Manager W.F.
 Drawn W.F., B.C., A.D.
 Job No. 15371.00
 Scale 1" = 40'

Drawing No.
C302

WESTLAWN gardens, phase II
 TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

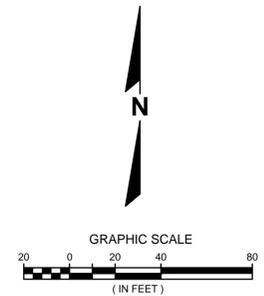
Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

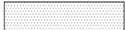
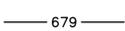
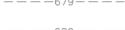
MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

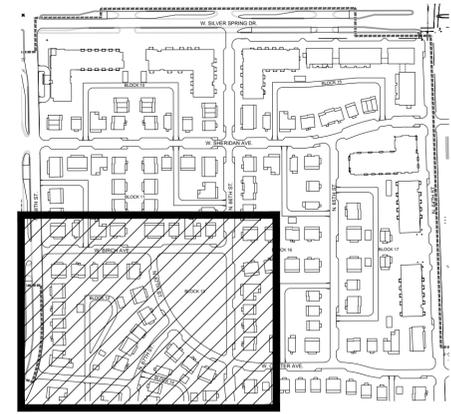
Landscape Architect:
AYRES ASSOCIATES
608.443.1200



LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED BIOSWALE / BIORETENTION AREA
-  PROJECT LIMITS - PHASE TWO
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  679 PROPOSED CONTOUR - MINOR
-  680 PROPOSED CONTOUR - MAJOR
-  679 EXISTING CONTOUR - MINOR
-  680 EXISTING CONTOUR - MAJOR
-  680.00 PROPOSED SPOT GRADE
-  PROPOSED CATCH BASIN / MANHOLE

LOCATION MAP



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TOPOGRAPHIC SURVEY PROVIDED BY JAHNKE & JAHNKE ASSOCIATES, INC. DATED JULY 7, 2010.

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DPD SUBMISSION (WEST)

Issue No. _____ Date _____

Revisions No. _____ Date _____

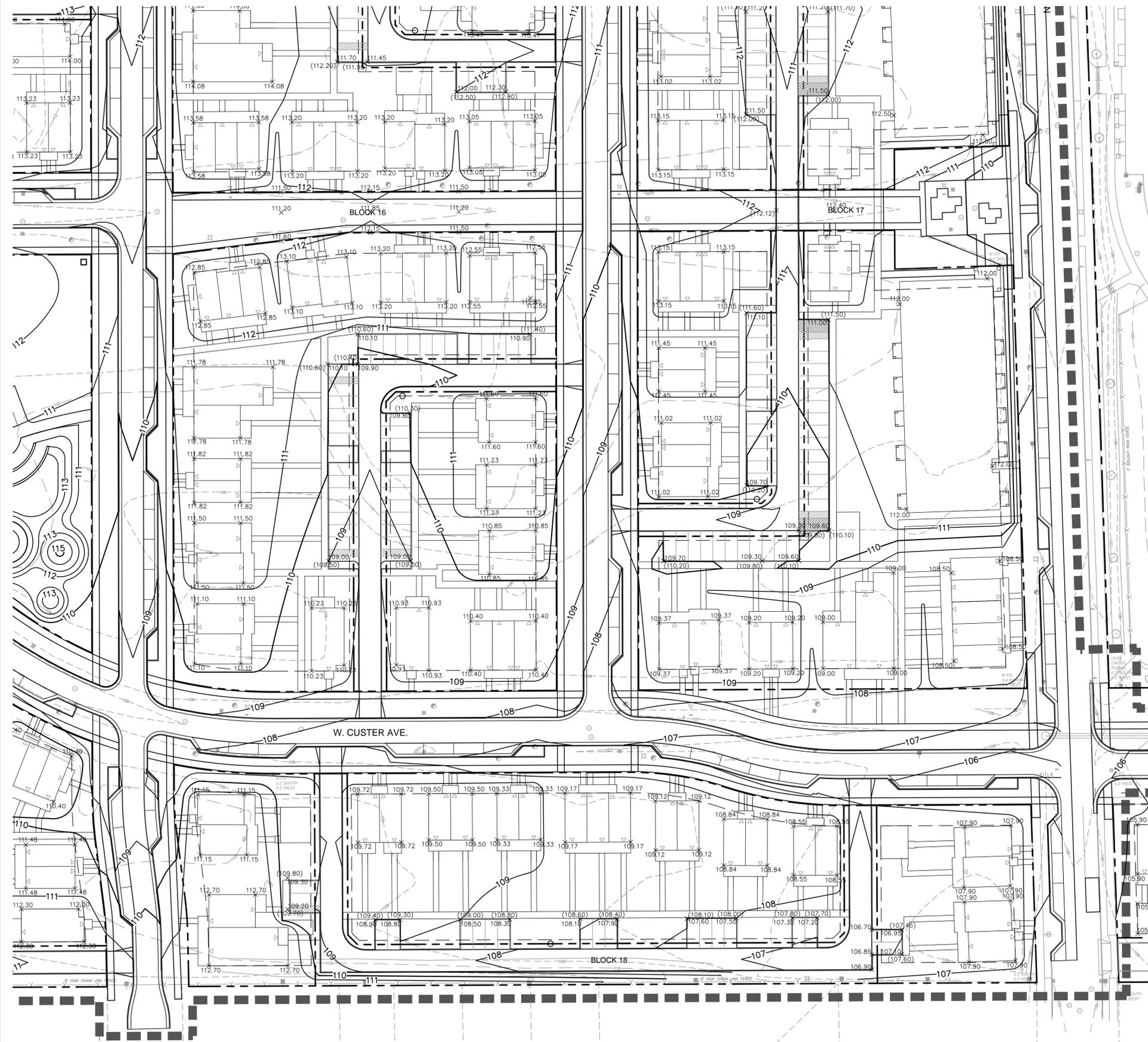
GRADING DETAIL SW

Date 11/04/2016
Principal In Charge M.A.
Project Planner M.A., S.V.
Project Architect M.A.
Project Manager W.F.
Drawn W.F., B.C., A.D.
Job No. 15371.00
Scale 1" = 40'
Drawing No. **C303**

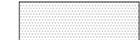
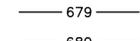
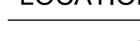
TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II



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LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED BIOSWALE / BIORETENTION AREA
-  PROJECT LIMITS - PHASE TWO
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
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-  679 PROPOSED CONTOUR - MINOR
-  680 PROPOSED CONTOUR - MAJOR
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 Hearing Impaired TDD (800) 542-2289
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DPD SUBMISSION (WEST)

WESTLAWN GARDENS PHASE II
 6331 W Silver Spring Dr
 MILWAUKEE WI 53218
 Owner
 Housing Authority of the City of Milwaukee
 414.286.3629

Local Architect
 Quorum Architects
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Structural Engineer:
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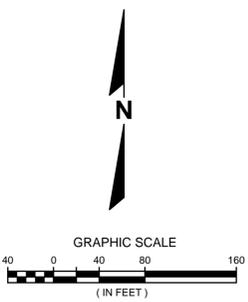
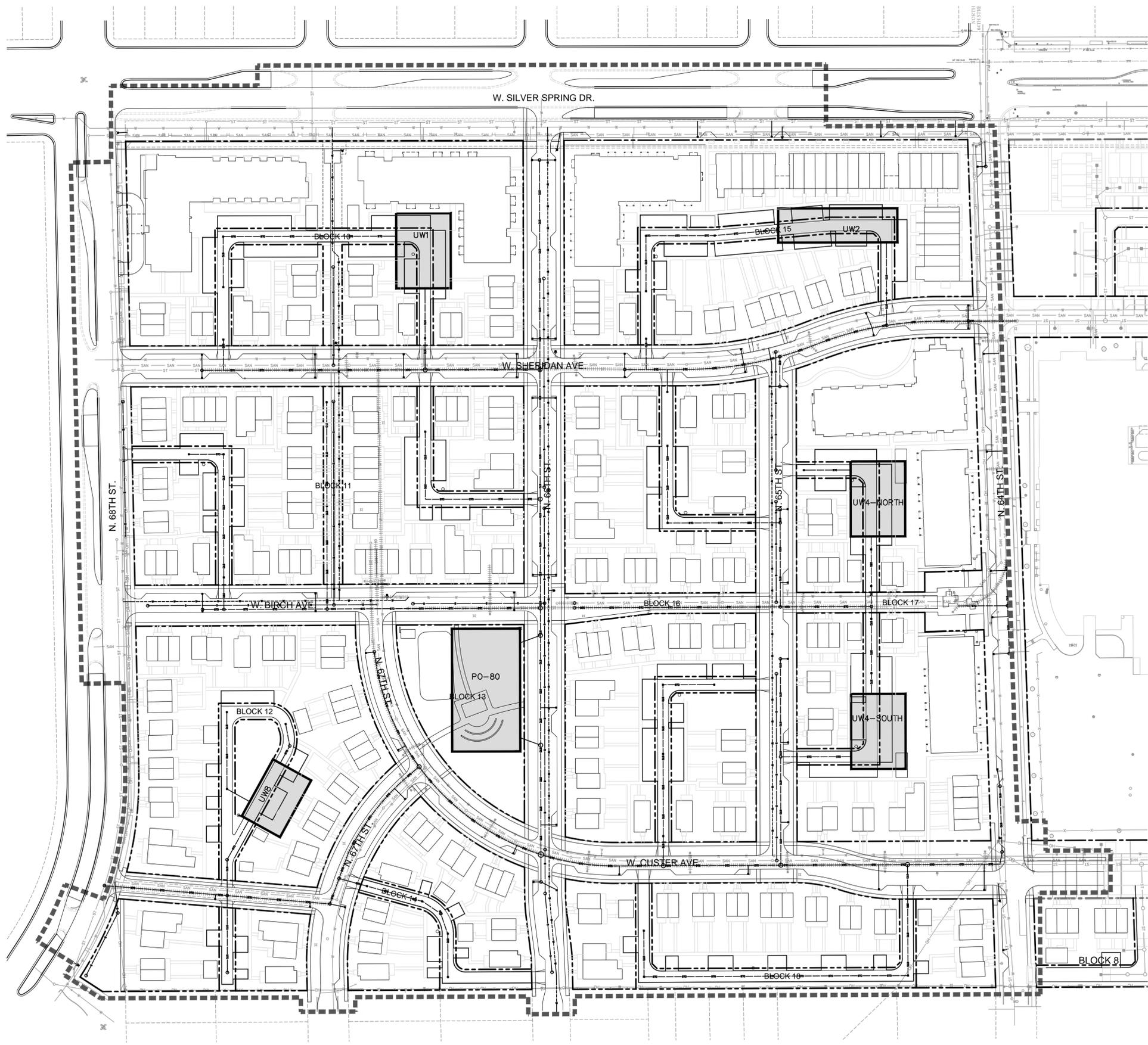
Issue
 No. _____ Date _____

Revisions
 No.  _____ Date _____

**GRADING
 DETAIL SE**

Date 11/04/2016
 Principal In Charge M.A.
 Project Planner M.A., S.V.
 Project Architect M.A.
 Project Manager W.F.
 Drawn W.F., B.C., A.D.
 Job No. 15371.00
 Scale 1" = 40'
 Drawing No. **C304**

WESTLAWN gar dens, phase II
 TORTI GALLAS AND PARTNERS, INC.



LEGEND

- PROJECT LIMITS - PHASE TWO
- W EXISTING WATERMAIN
- SAN EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- W PROPOSED WATERMAIN
- S PROPOSED SANITARY SEWER
- STO PROPOSED STORM SEWER
- ABANDON OR REMOVE EXISTING UTILITY
- █ PROPOSED UNDERGROUND DETENTION AREA

NOTES

BUILDING LATERALS (SANITARY, STORM, AND WATER) ARE NOT SHOWN ON THESE PLANS FOR DRAWING CLARITY. EACH MULTI-FAMILY BUILDING WILL HAVE BUILDING LATERALS FOR SANITARY, STORM, AND WATER. EACH TOWNHOME WILL HAVE BUILDING LATERALS FOR SANITARY AND WATER.

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Civil Engineer:
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262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No.	Date

Revisions

No.	Date

OVERALL UTILITY PLAN

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 80'

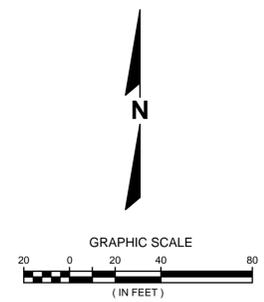
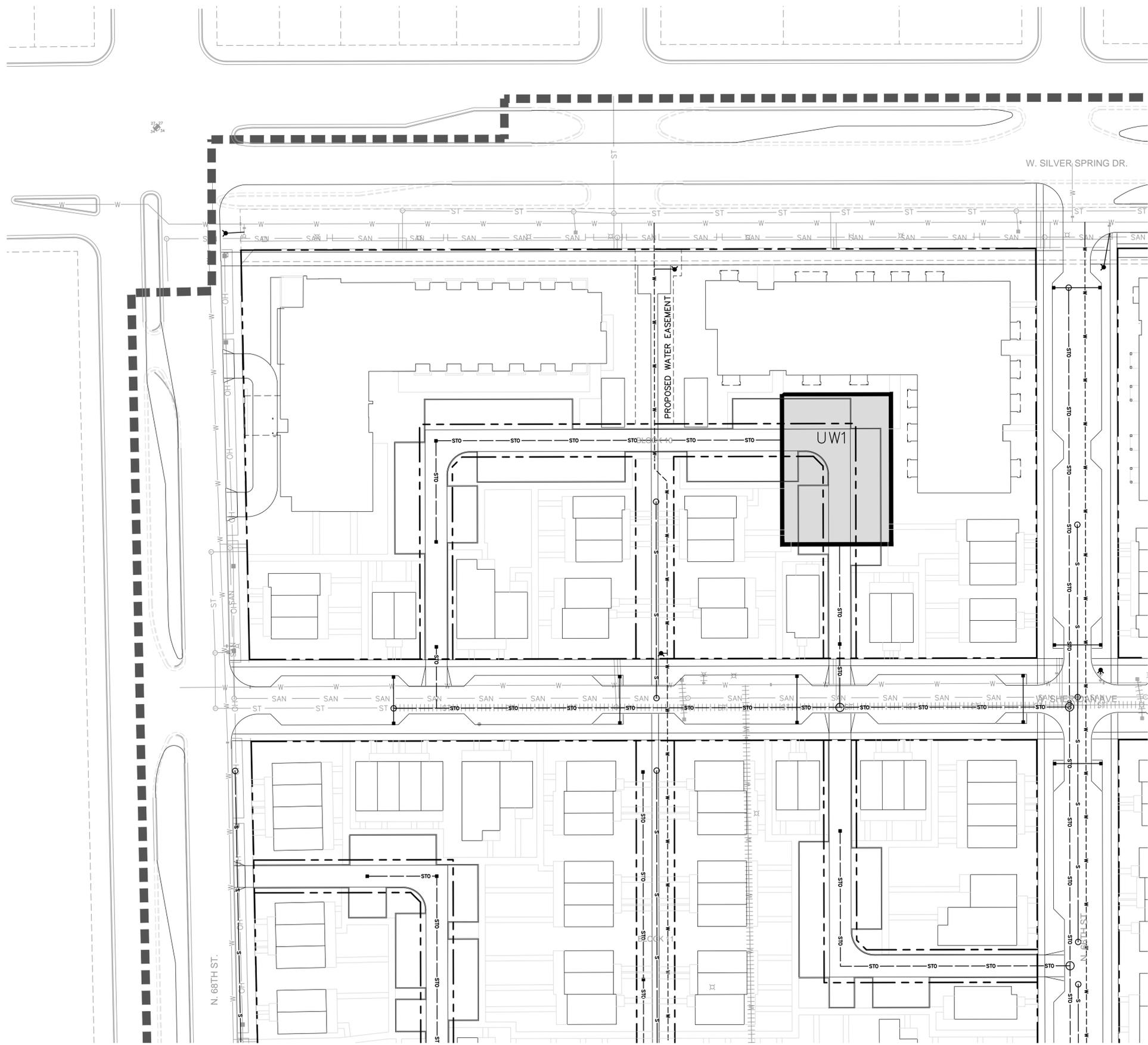
Drawing No.

C400

DPD SUBMISSION (WEST)

WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.

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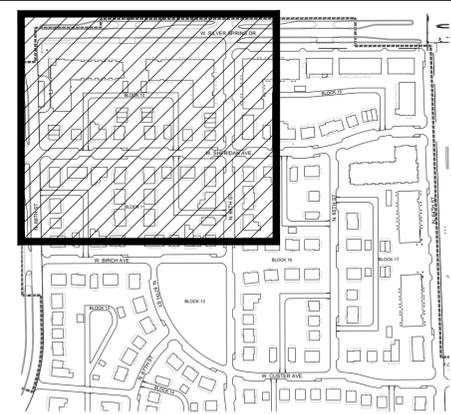
LEGEND

- ■ ■ ■ ■ PROJECT LIMITS - PHASE TWO
- W — EXISTING WATERMAIN
- SAN — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- - - W - - - PROPOSED WATERMAIN
- - - S - - - PROPOSED SANITARY SEWER
- - - STO - - - PROPOSED STORM SEWER
- ||||| ABANDON OR REMOVE EXISTING UTILITY
- PROPOSED UNDERGROUND DETENTION AREA

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LOCATION MAP



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Landscape Architect:
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Issue
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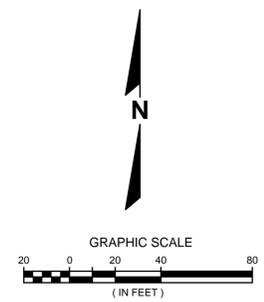
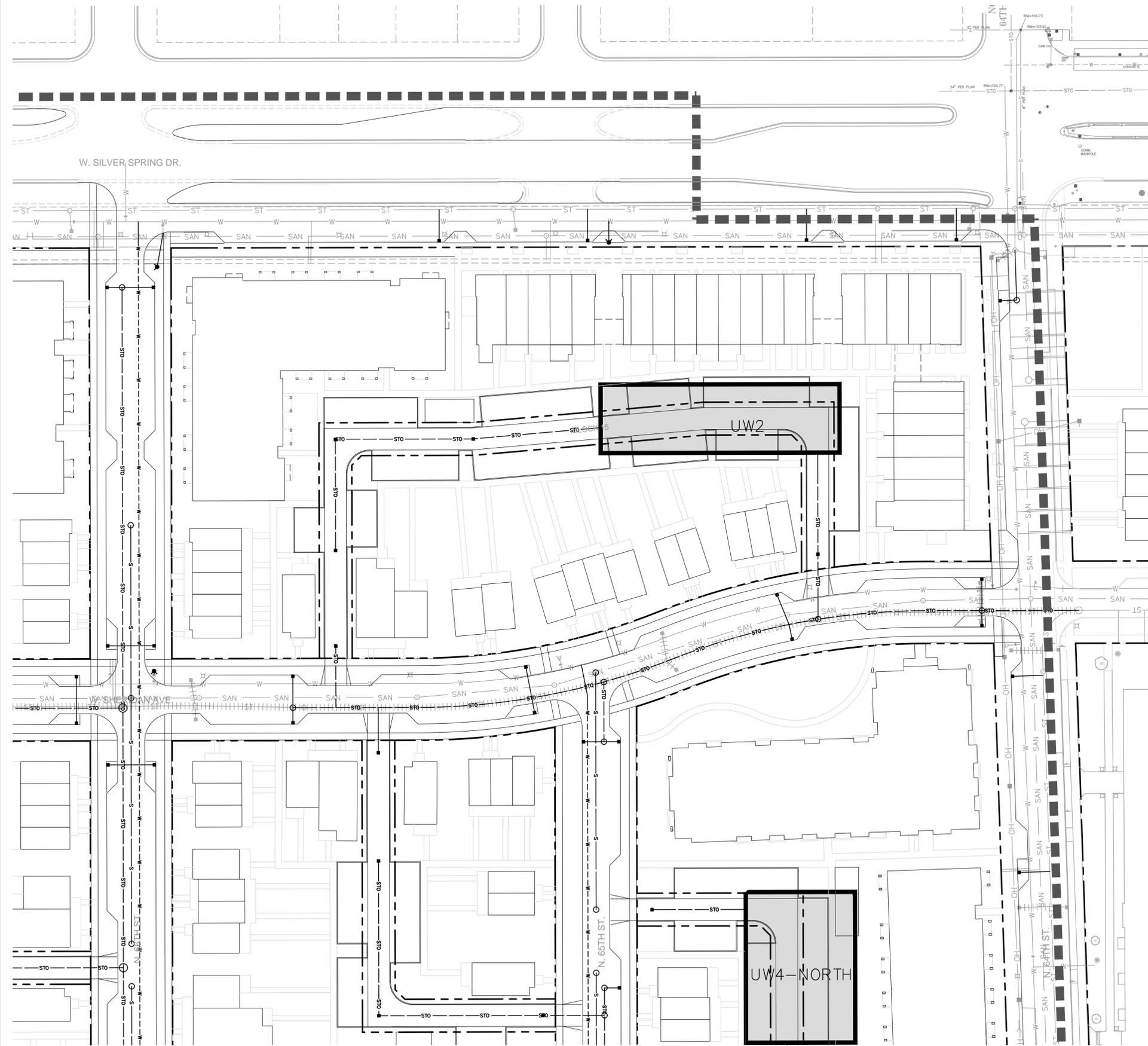
UTILITY DETAIL NW

Date 11/04/2016
Principal In Charge M.A.
Project Planner M.A., S.V.
Project Architect M.A.
Project Manager W.F.
Drawn W.F., B.C., A.D.
Job No. 15371.00
Scale 1" = 40'

Drawing No. **C401**

TORTI GALLAS AND PARTNERS, INC.

WESTLAWN gardens, phase II



LEGEND

- ■ ■ ■ ■ PROJECT LIMITS - PHASE TWO
- W — EXISTING WATERMAIN
- SAN — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- - - W - - - PROPOSED WATERMAIN
- - - S - - - PROPOSED SANITARY SEWER
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1300 Spring Street
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Silver Spring, MD 20910
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414.271.5350

Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. Date

Revisions

No. Date

UTILITY DETAIL NE

Date
11/04/2016
Principal In Charge
M.A.

Project Planner
M.A., S.V.
Project Architect
M.A.

Project Manager
W.F.
Drawn
W.F., B.C., A.D.

Job No.
15371.00
Scale
1" = 40'

Drawing No.
C402

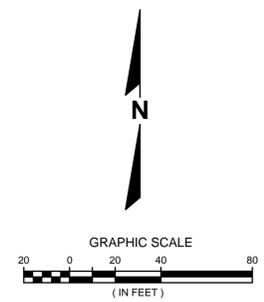
TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II



TRAFFIC PROVISIONS:

CONTACT THE CITY OF MILWAUKEE DPW FOR INSTALLATION OF TEMPORARY "NO PARKING" SIGNS OR IF THERE ARE ANY QUESTIONS CONCERNING THESE NOTES.

ANY PERSON WORKING IN THE PUBLIC WAY SHALL COMPLY WITH THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS BOOKLET "TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK" AND PART VI OF THE STATE OF WISCONSIN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



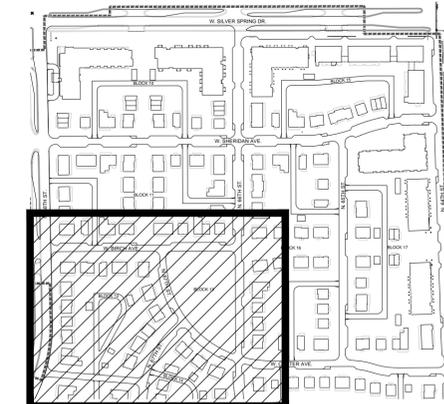
LEGEND

- ■ ■ ■ ■ PROJECT LIMITS - PHASE TWO
- W — EXISTING WATERMAIN
- SAN — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- - - W - - - PROPOSED WATERMAIN
- - - S - - - PROPOSED SANITARY SEWER
- - - STO - - - PROPOSED STORM SEWER
- ||||| ABANDON OR REMOVE EXISTING UTILITY
- PROPOSED UNDERGROUND DETENTION AREA

NOTES

BUILDING LATERALS (SANITARY, STORM, AND WATER) ARE NOT SHOWN ON THESE PLANS FOR DRAWING CLARITY. EACH MULTI-FAMILY BUILDING WILL HAVE BUILDING LATERALS FOR SANITARY, STORM, AND WATER. EACH TOWNHOME WILL HAVE BUILDING LATERALS FOR SANITARY AND WATER.

LOCATION MAP



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPOGRAPHIC SURVEY PROVIDED BY JAHNKE & JAHNKE ASSOCIATES, INC. DATED JULY 7, 2010.

CONTRACTOR SHALL PROVIDE EROSION CONTROL PER CITY OF MILWAUKEE IN ACCORDANCE WITH THE EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

R.A. SMITH NATIONAL INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL INC.

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

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Toll Free (800) 242-8611
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DPD SUBMISSION (WEST)

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
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4th Floor
Silver Spring, MD 20910
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www.tortigallas.com

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Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
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Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. Date

Revisions

No. Date

UTILITY DETAIL SW

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

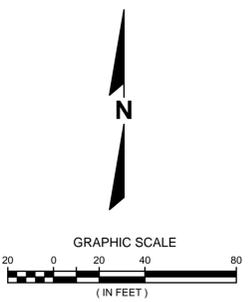
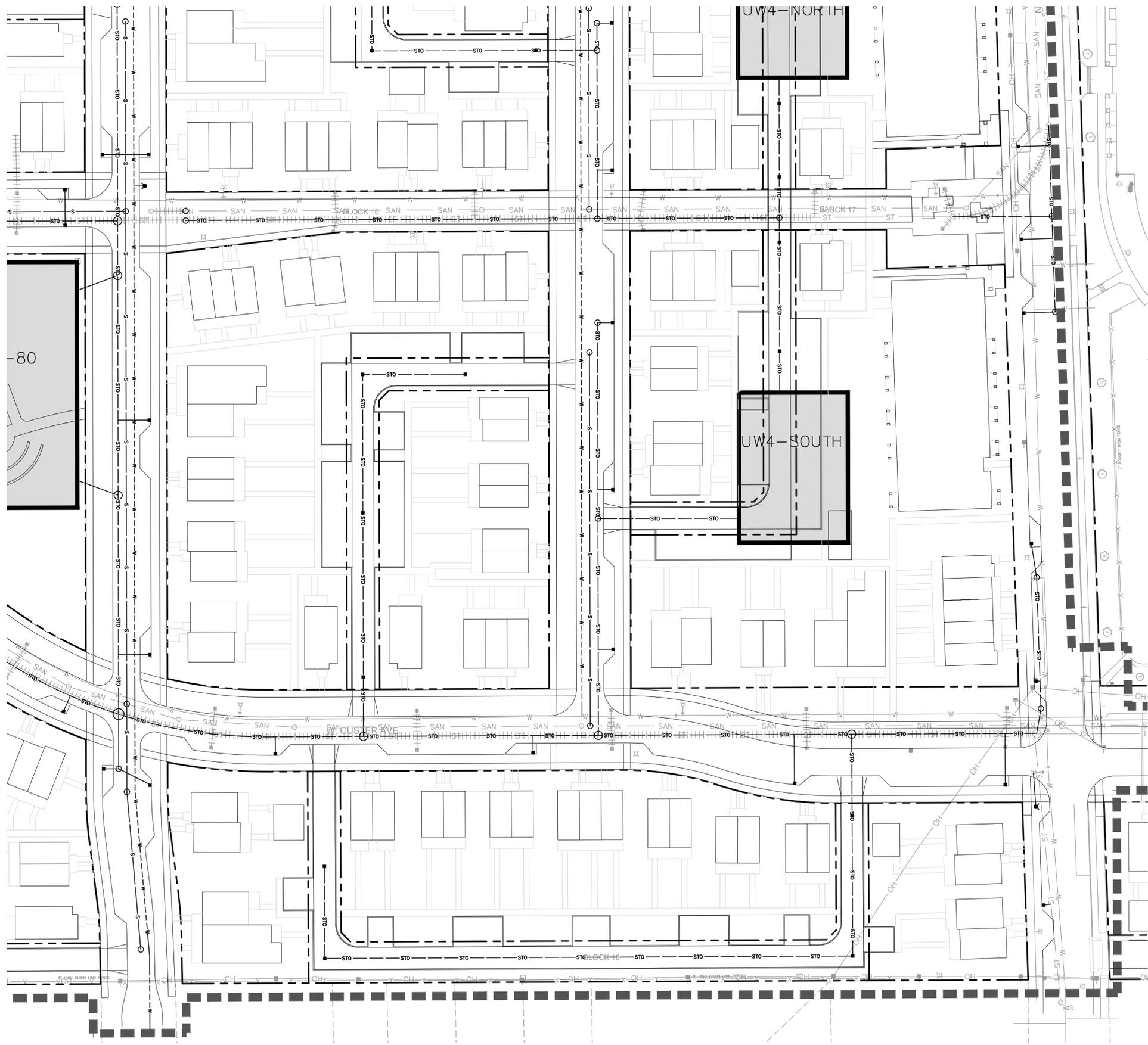
Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.

C403



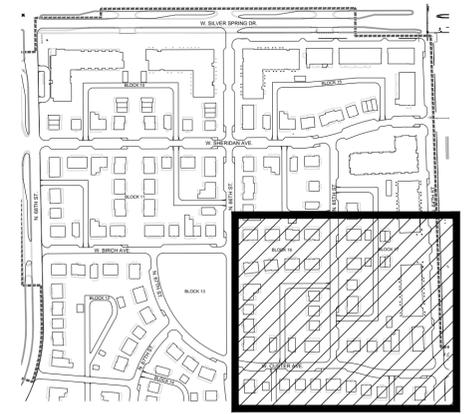
LEGEND

- PROJECT LIMITS - PHASE TWO
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- ABANDON OR REMOVE EXISTING UTILITY
- PROPOSED UNDERGROUND DETENTION AREA

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DPD SUBMISSION (WEST)

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
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Silver Spring, MD 20910
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www.tortigallas.com

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Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

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262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. _____ Date _____

Revisions

No.	Date
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UTILITY DETAIL SE

Date 11/04/2016
Principal In Charge M.A.
Project Planner M.A., S.V.
Project Architect M.A.
Project Manager W.F.
Drawn W.F., B.C., A.D.
Job No. 15371.00
Scale 1" = 40'

Drawing No. **C404**

WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

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Housing Authority of the City of Milwaukee
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Local Architect
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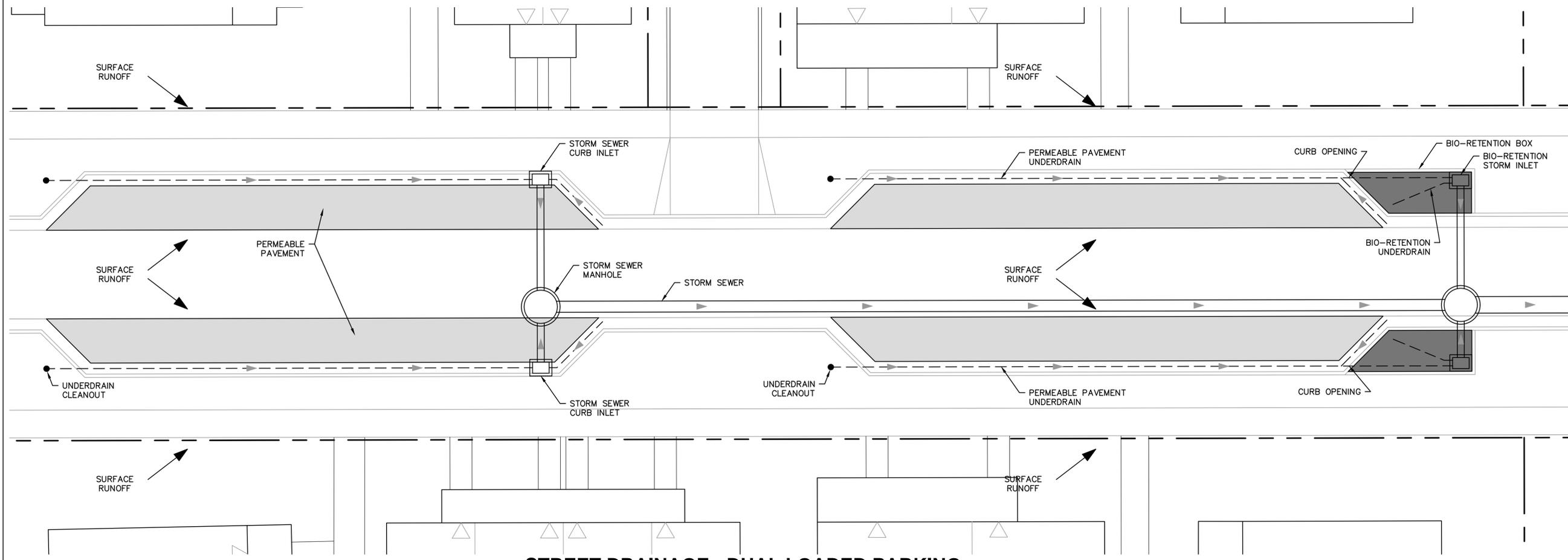
Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

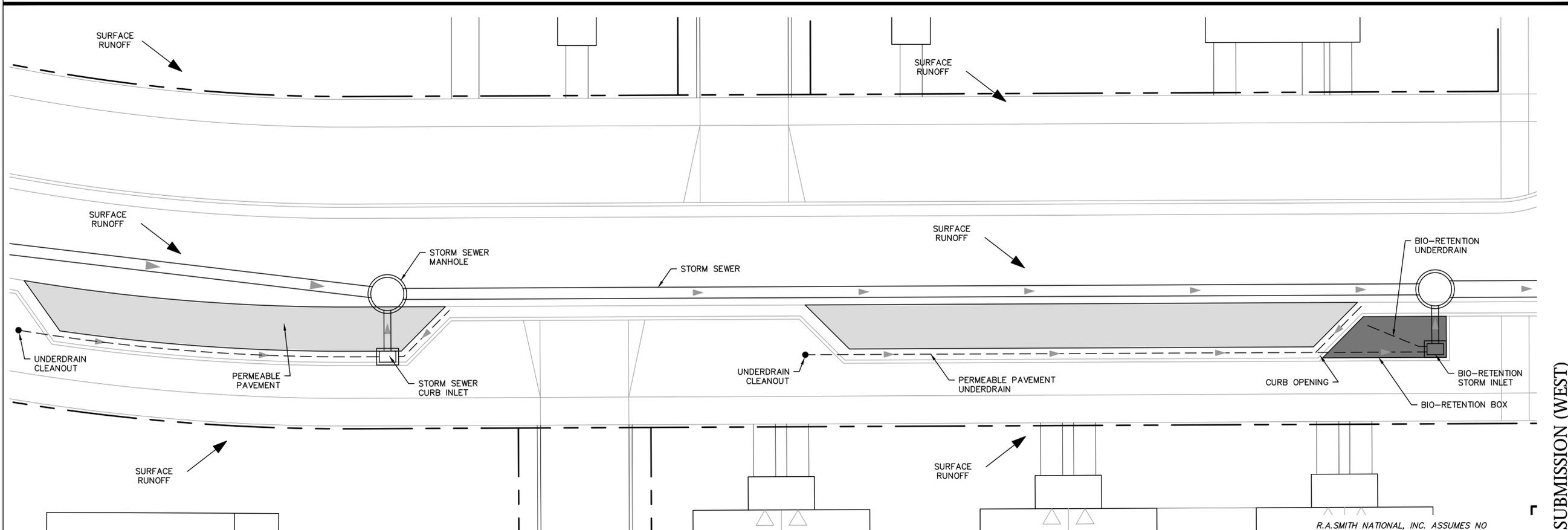
MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200



STREET DRAINAGE - DUAL LOADED PARKING



STREET DRAINAGE - SINGLE LOADED PARKING

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Issue

No.	Date

Revisions

No.	Date

TYP. SECTIONS DRAINAGE

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
NTS

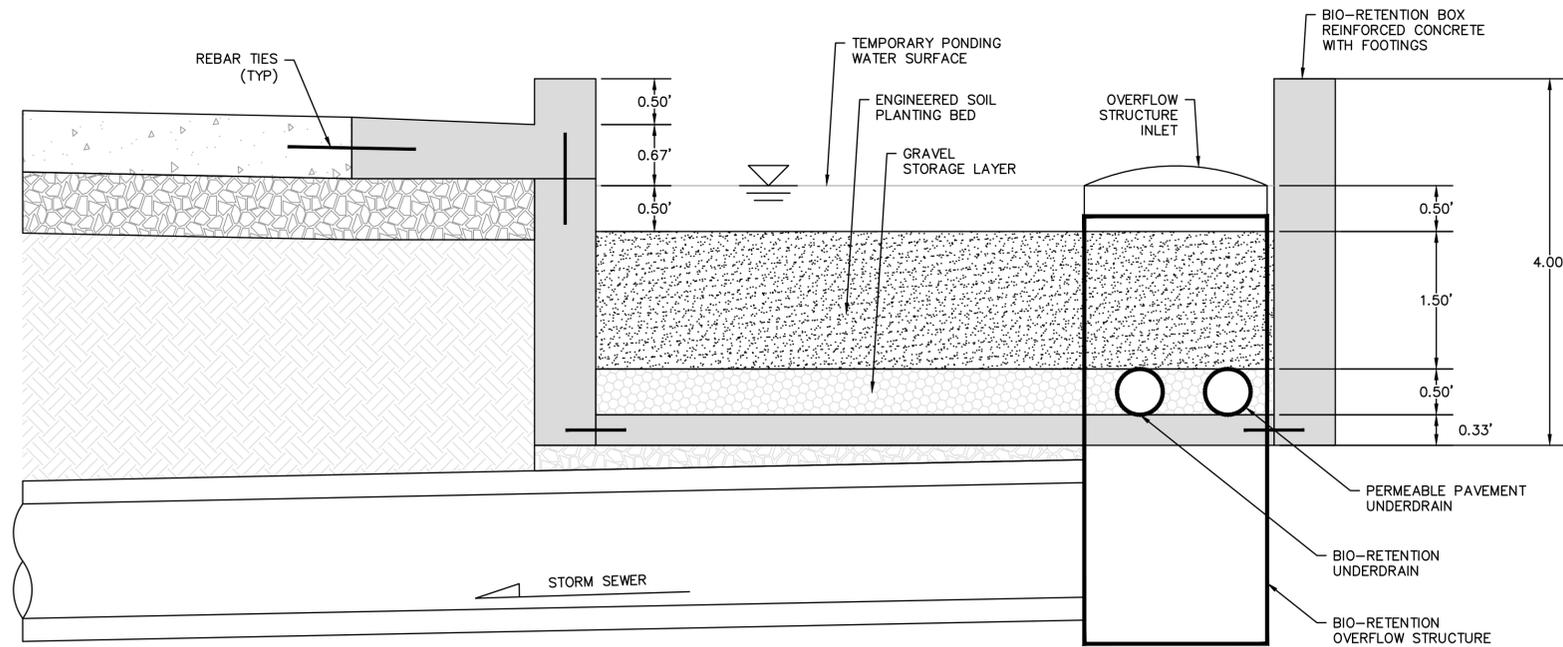
Drawing No.
C501

DPD SUBMISSION (WEST)

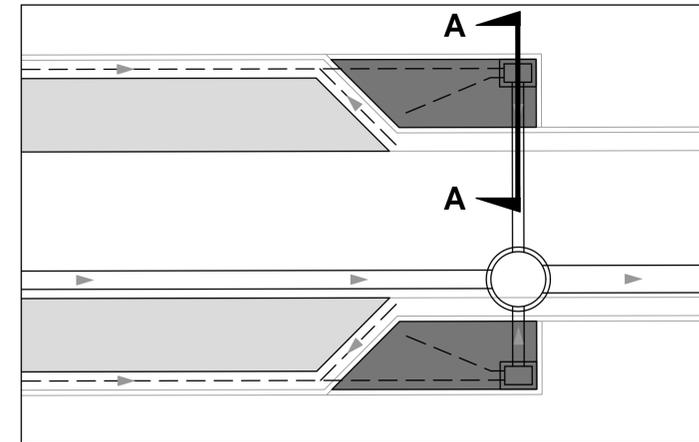
TORTI GALLAS AND PARTNERS, INC.



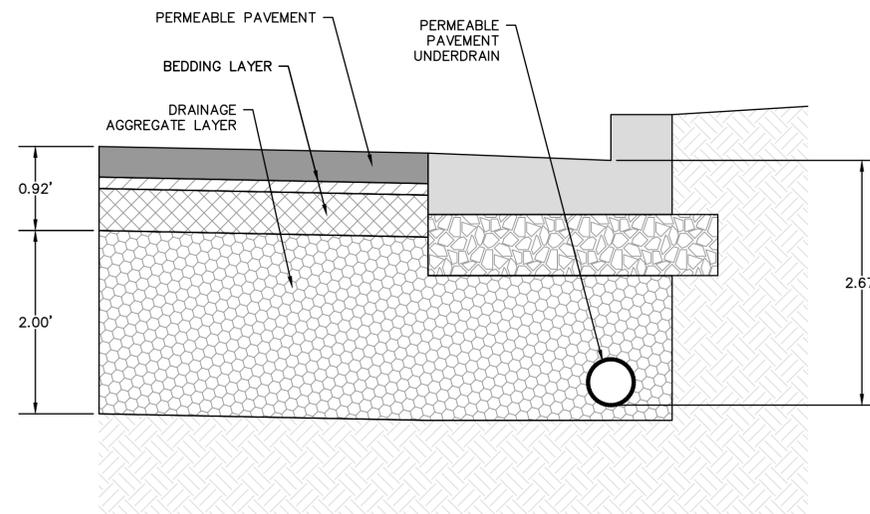
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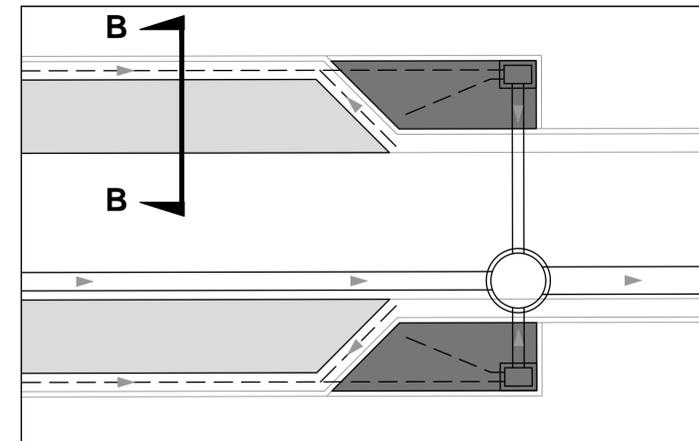
**BIO-RETENTION BOX
TYPICAL SECTION A-A**



**PLAN VIEW
TYPICAL SECTION A-A**



**PERMEABLE PAVEMENT
TYPICAL SECTION B-B**



**PLAN VIEW
TYPICAL SECTION B-B**

NOTES

TYPICAL STORM WATER QUALITY SYSTEM SHOWN IS DESIGNED TO PROVIDE A MINIMUM 40% REDUCTION IN TOTAL SUSPENDED SOLIDS FROM STORM WATER RUNOFF. SOURCE AREAS CONSIDERED ARE PARKING AREAS AND ROADS. THE SYSTEM IS DESIGNED TO SATISFY WATER QUALITY REQUIREMENTS OF THE STATE OF WISCONSIN, MMSD CHAPTER 13 AND THE CITY OF MILWAUKEE.

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DPD SUBMISSION (WEST)

**WESTLAWN
GARDENS
PHASE II**

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

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262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No.	Date

Revisions

No.	Date

**TYP. SECTIONS
STORM WATER
QUALITY**

Date
11/04/2016
Principal In Charge
M.A.

Project Planner
M.A., S.V.
Project Architect
M.A.

Project Manager
W.F.
Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
NTS

Drawing No.

C502

WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

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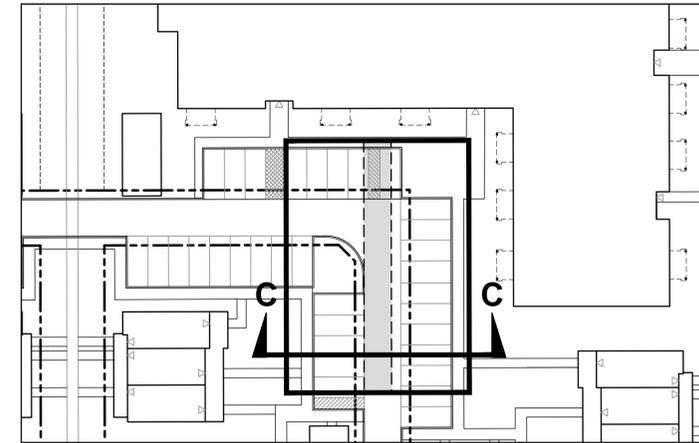
Structural Engineer:
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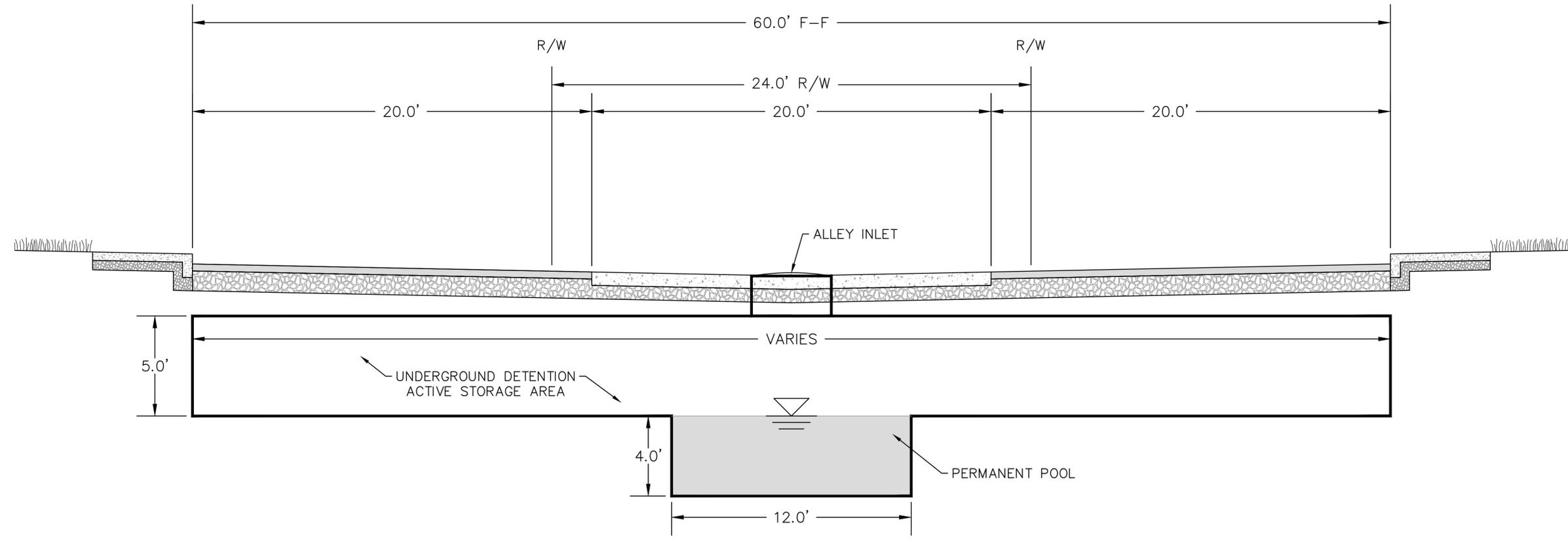
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Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200



**PLAN VIEW
TYPICAL SECTION C-C**



**UNDERGROUND DETENTION
TYPICAL SECTION C-C**

NOTES

TYPICAL UNDERGROUND DETENTION SYSTEM SHOWN IS A PREFABRICATED MODULAR CONCRETE VAULT SYSTEM, DESIGNED TO HOLD AND DETAIN PEAK RUNOFF FROM ALLEY AND INTERIOR BLOCK TRIBUTARY AREAS. THE OVERALL STORM WATER MANAGEMENT SYSTEM IS DESIGNED TO SATISFY STORM WATER REQUIREMENTS OF THE STATE OF WISCONSIN, MMSD CHAPTER 13 AND THE CITY OF MILWAUKEE.

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Issue

No. Date

Revisions

No. Date

**TYP. SECTIONS
STORM WATER
DETENTION**

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
NTS

Drawing No.

C503

DPD SUBMISSION (WEST)

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

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MEP Engineer:
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Civil Engineer:
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262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue No. _____ Date _____

Revisions No. _____ Date _____

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DETAILS

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

Drawn W.F., B.C., A.D.

Job No. 15371.00

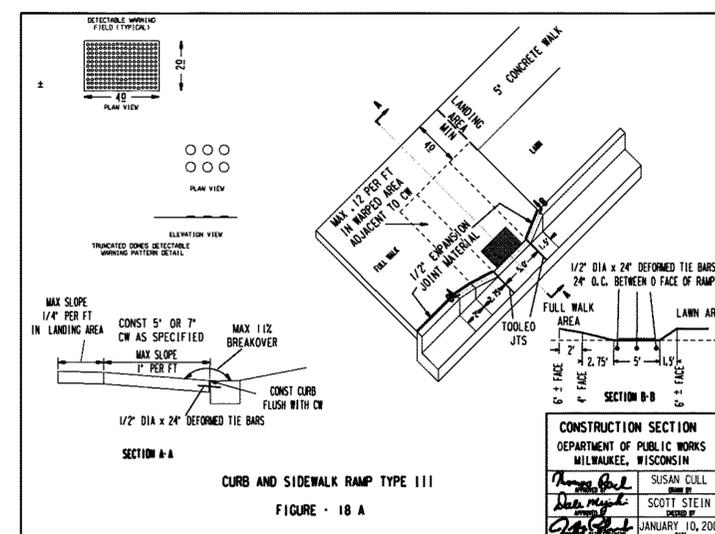
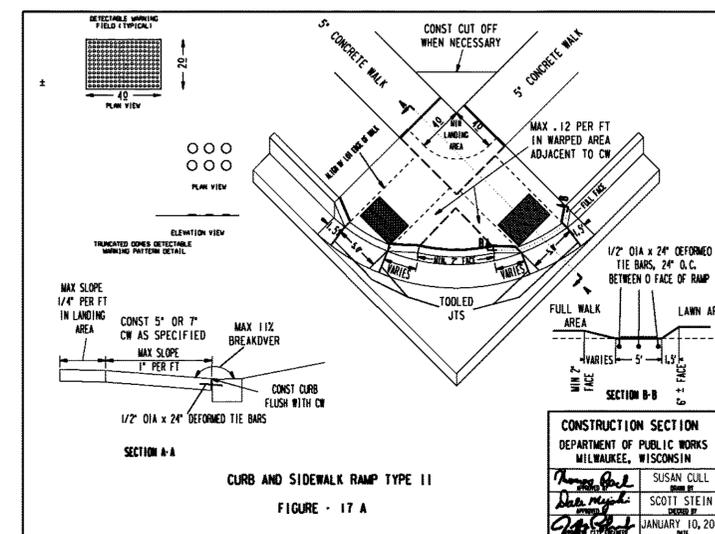
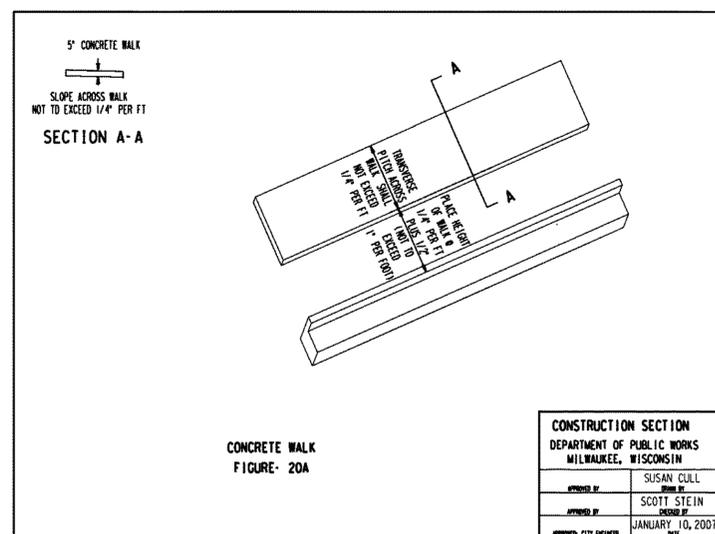
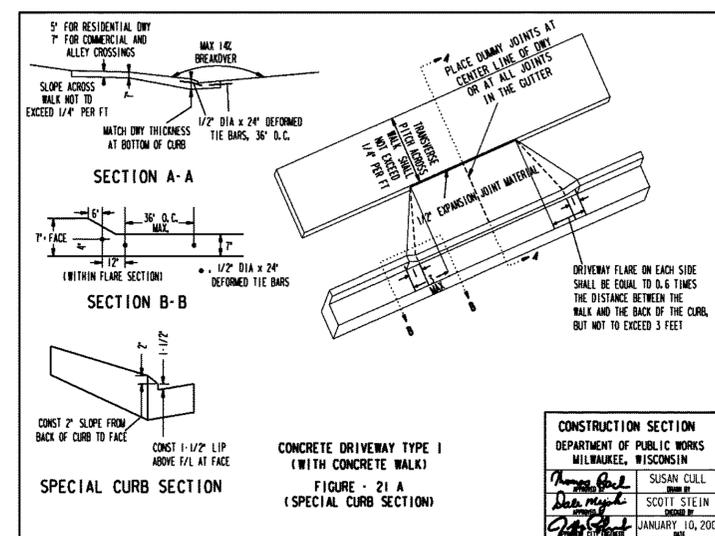
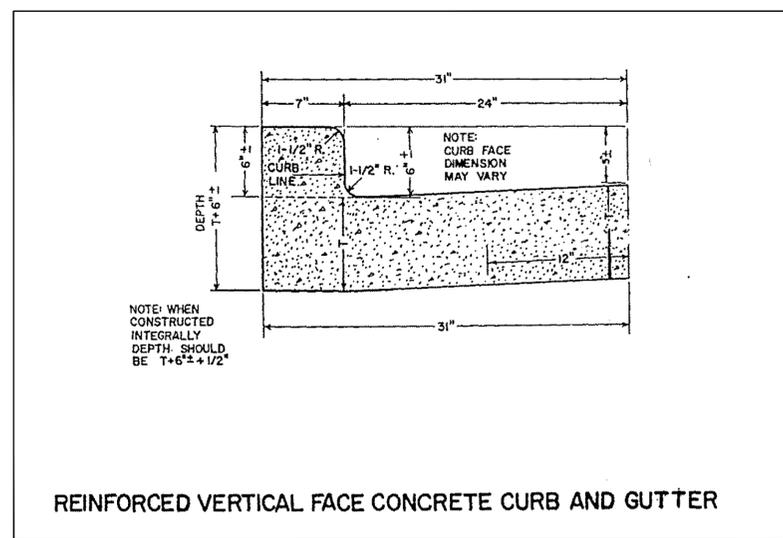
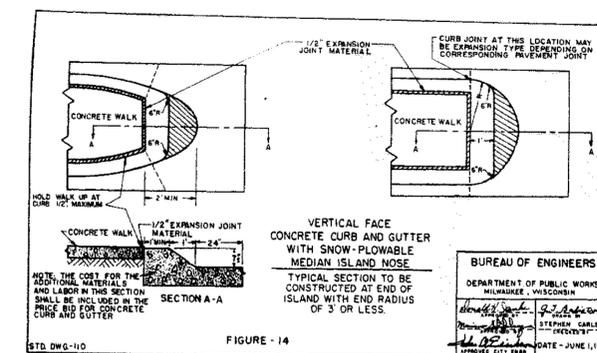
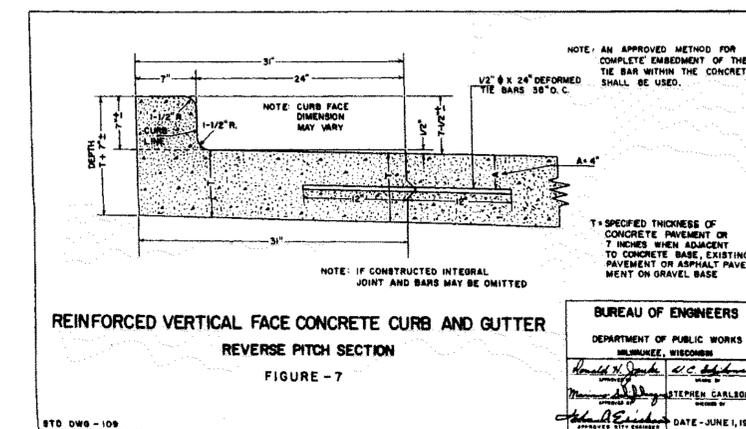
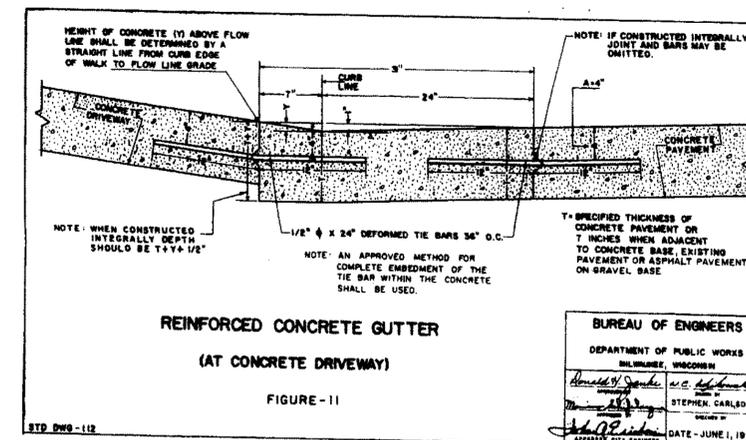
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Drawing No.

C504

DPD SUBMISSION (WEST)

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WESTLAWN gardens, phase II

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