3600@Villard

3600 W. Villard Avenue
Milwaukee, WI 53209

Detailed Plan Development Submittal
File Number 160917
Submitted 21 December 2016

KORB + ASSOCIATES ARCHITECTS

Table Of Contents

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INDEX

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Owner’s Statement of Intent

The Villard Avenue neighborhood is the benefactor of a strategic Detailed Planned Development (DPD). Initiated in 2016, the DPD will encompass the revitalization and re-purpose of the vacant lots located at 3615, 3619, and 3633 West Villard Avenue and the building located at 3611 & 3621-3625 West Villard Avenue. The buildings located on the site will be demolished in preparation for a new development at the southwest corner of West Villard Street and North 37th Street. The building will be 4 stories with a mix of brick and metal cladding and include a 43-unit mixed-use housing development to be comprised of 1, 2 and 3 bedroom unit types including 7 walk-up units, up to 2,000 sq. ft. of new retail space, and up to 26 parking spaces. The development will include finishes such as high efficiency appliances, a roof top terrace, in-unit laundry hookups, community room, fitness center, heated parking, and on-site property management. The development will also encompass a ground floor commercial space at the northwestern corner of the building where a cafe/coffee shop or small restaurant will be the targeted end use.

The success of the DPD will create a vibrant neighborhood full of diversity, energy, and economic activity.

Planned Development Project Description

Uses:

Multi-family dwelling, parking structure accessory use, and the following uses shall be permitted in the commercial portion of the building: all uses as permitted under an LB2 zoning classification as defeined in the City of Milwaukee zoning ordinance section 295-603-1.
Additionally, uses accessory to the multi-family (i.e. community space, party room) may occupy the space.

Setbacks:

The north facade is on the W. Villard Avenue property line with some areas of setback for variation in the facade. The north walk-up units are set back five feet from the Villard Avenue property line to allow for a garden wall, stair and landing buffer area. The rest of the north facade setbacks range from 6 inches at the corner of Villard and 37th Street to 5’8” at the building stair exit flanking the northern property line.
The west facade is on the N. 37th Street property line with some areas of setback for variation in the facade ranging from 6 inches at the corner of Villard and 37th Street to 17’ at the building stair exit flanking the western property line.
The north walk-up units are set back nine feet from the 37th Street property line to allow for a garden wall, ramp, and landing buffer area. The east facade is set back 5 inches to 3’ off of the eastern property line.

Screening:

All utility and HVAC equipment, with the possible exception of the electrical transformer located on the southern property line facing the alley, will not be visible from the street. They will be housed in the building or located on the roof.

Open Spaces:

The building will have an open roof deck on the 2nd floor at the southern end over the parking structure, which will be accessible to the building’s residents.

Circulation, Parking and Loading:

The building contains an enclosed, heated garage accessed from N. 37th Street and contains up to 26 parking stalls for use by the residents.
The main pedestrian entrance to the building is located on the West Villard Avenue street facade. Additionally, there is an entrance to the elevator lobby form the parking garage.
Seven of the dwelling units have walk-up access from Villard Avenue and 37th Street, as well as direct access from the parking area.
The commercial space entry will be located at the corner of West Villard Avenue and N. 37th Street.
The MCTS Route 80 runs along Villard Avenue.
Commercial Use Parking will be provided by available street parking.

Bicycle parking will be located internal to the parking structure with overflow racks outdoors if needed. Indoor bicycle parking will accommodate 10 bicycles for residents and 2 for commercial employees. Bicycle racks will be placed in the right of wat adjacent to sidewalks, subject to the approval of the Department of Public Works, and will include five racks for resident visitors and two for commercial customers.
Refuse for residential use is handled via an internal trash room in the parking area. Commercial space will use dumpster internal to structure. Dumpsters will be rolled out for collection through the parking entrance located on North 37th Street.

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Building Enclosure

The building is anchored with modular fact brick towers at all outboard corner conditions. A feature element at the corner of 37th and Villard will include aluminum storefront from with clear vision glass on the ground floor and floor to ceiling fiberglass windows with clear glazing at the dwelling units above. All street frontages at the ground floor level will be constructed will be constructed of durable, high quality materials such as modular face brick and cast in place concrete. The alley exposure at grade, which encloses the parking, will be concrete masonry painted to match the brick. On the upper three floors, primary cladding is to be a high quality fiber cement board (Hardie or better) panel system infilled with fiberglass window units with clear glazing. Along Villard Avenue, up to eight bay windows will extend tow feet beyond the property line. Each bay window is ten feet in length. Construction typology permitting, every attempt will be made to create depth and shadowlines through the incorporation of bay windows, reveals, and recessed window jambs. At the south and east courtyards, cladding is to be a high quality fiber cement board (Hardie or better) panel system infilled with fiberglass or vinyl window units with clear glazing.

Landscaping:

The areas of landscape for 3600 @ Villard is simple with areas of landscaping located within the property along the N. 37th Street facade near the walk-up townhouse entries, adjacent to the stair egress, and within an 18" planter south of the retail entry. The street trees and planting areas in the right-of-way will remain along both W. Villard Avenue and N. 37th Street. The project features a raised planter at the building entrance along W. Villard Avenue. All required vegetation and plantings in the interior areas shall be of a quality consistent with the American Association of Nurserymen (ANSO 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. The roof terrace will include planters and a possible area of extensive green roof.

Lighting:

Adequate lighting shall be provided along the north elevation as well as along the west elevations. All walk-up units will be well lit for safety purposes using wall mounted sconces at entries and recessed lighting for wall wash illumination. 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 shall be installed underground if possible, otherwise existing poles will remain in place. Transformers and substations will be installed within buildings or otherwise screened from view.

Signs:

Building signage will include a wall mounted name and address sign located at the entrance lobby of the building. The address sign will be either surface mounted raised metal characters or frosted glass. Signs will be Type A (only letters and logos illuminated) and constructed with high quality materials that match the building. Signs will not exceed approximately 4 feet in height and 36 square feet overall.

The retail suite at the northwest corner of the building will have a separate, wall or canopy mounted sign. Signs will be Type A (only letters and logos illuminated) and constructed with high quality materials that match the building. Signs will not exceed approximately 4 feet in height and 36 square feet overall.

Temporary signage during construction and leasing will consist of up to two (2) 4 foot by 8 foot banners with a printed graphic of the project and contact information attached to the construction fence.

Project Overview:

Total lot square footage: 23,778 SF (.546 Acres)

Maximum amount of land covered by principal structure: 21,918 SF 92%
Maximum amount of land devoted to parking, drives, and parking structure (Incl. in principal structure): 11,428 SF 48%

Maximum amount of land devoted to landscaped open space: 160 SF .7% There will be planters and a possible intensive planted roof above the parking garage.

Proposed number of buildings: One

Number of dwelling units: Up to 43

Bedrooms per unit: One, Two and Three - Total bedroom count: Up to 79

Parking spaces provided for residents: Up to 26: Approx. .60 per dwelling unit

Block density: 553 SF of lot area per dwelling unit.

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Vicinity Map

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View Southwest from W. Villard Avenue and N. 37th Street

View East on W. Villard Avenue


View Northeast from N. 37th Street

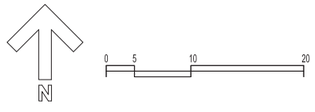

View West from N. 37th Street

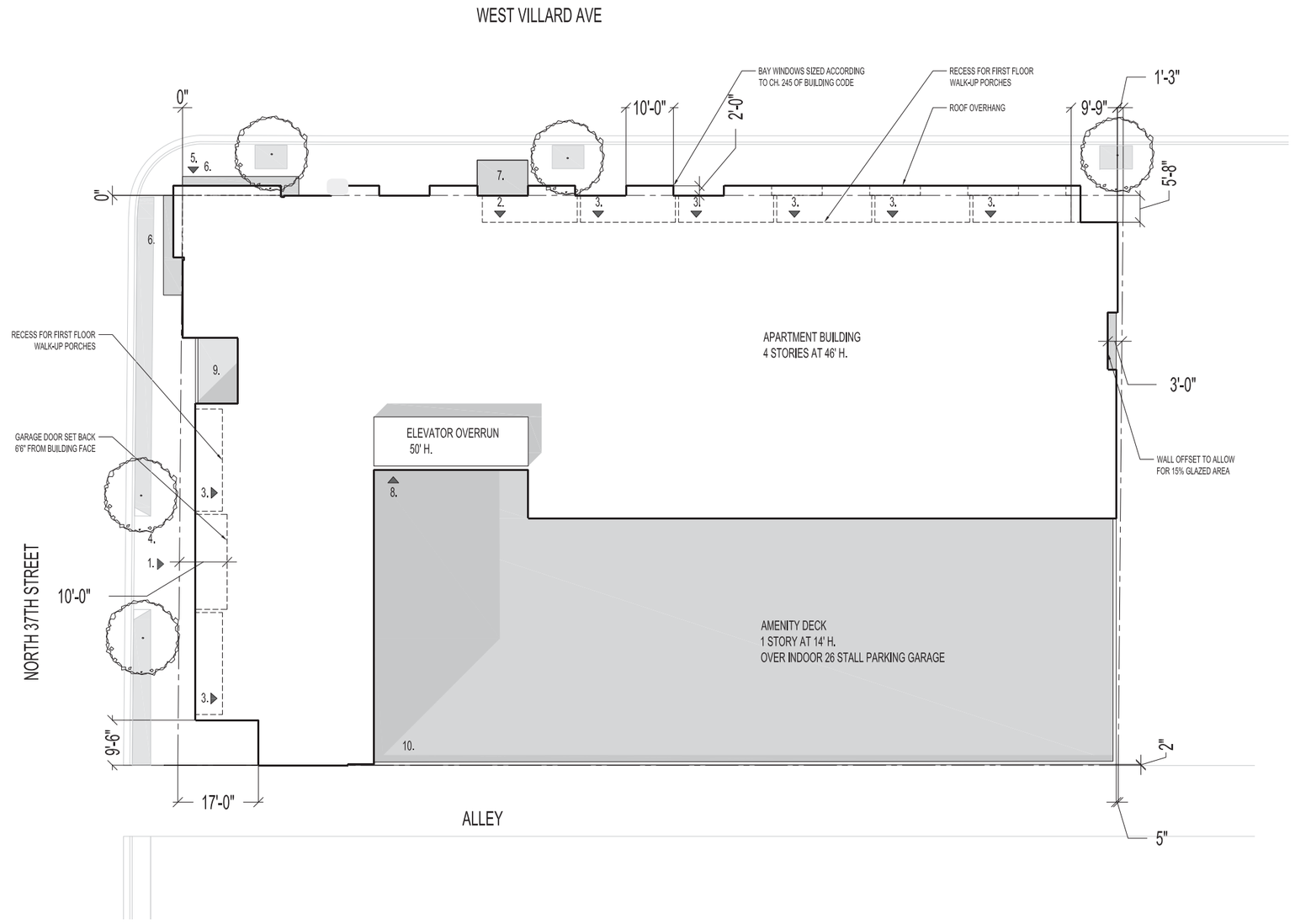

View of 3621 W. Villard Avenue


View of 3605-3611 W. Villard Avenue

SITE PLAN KEY

1. GARAGE ENTRANCE
2. MAIN PEDESTRIAN ENTRANCE
3. WALK-UP UNITS
4. REFUSE COLLECTION
5. RETAIL ENTRY
6. RETAIL AWNING
7. LOBBY ENTRY AWNING
8. CORRIDOR ENTRY FROM DECK
9. PLANTER
10. TRANSFORMER VAULT





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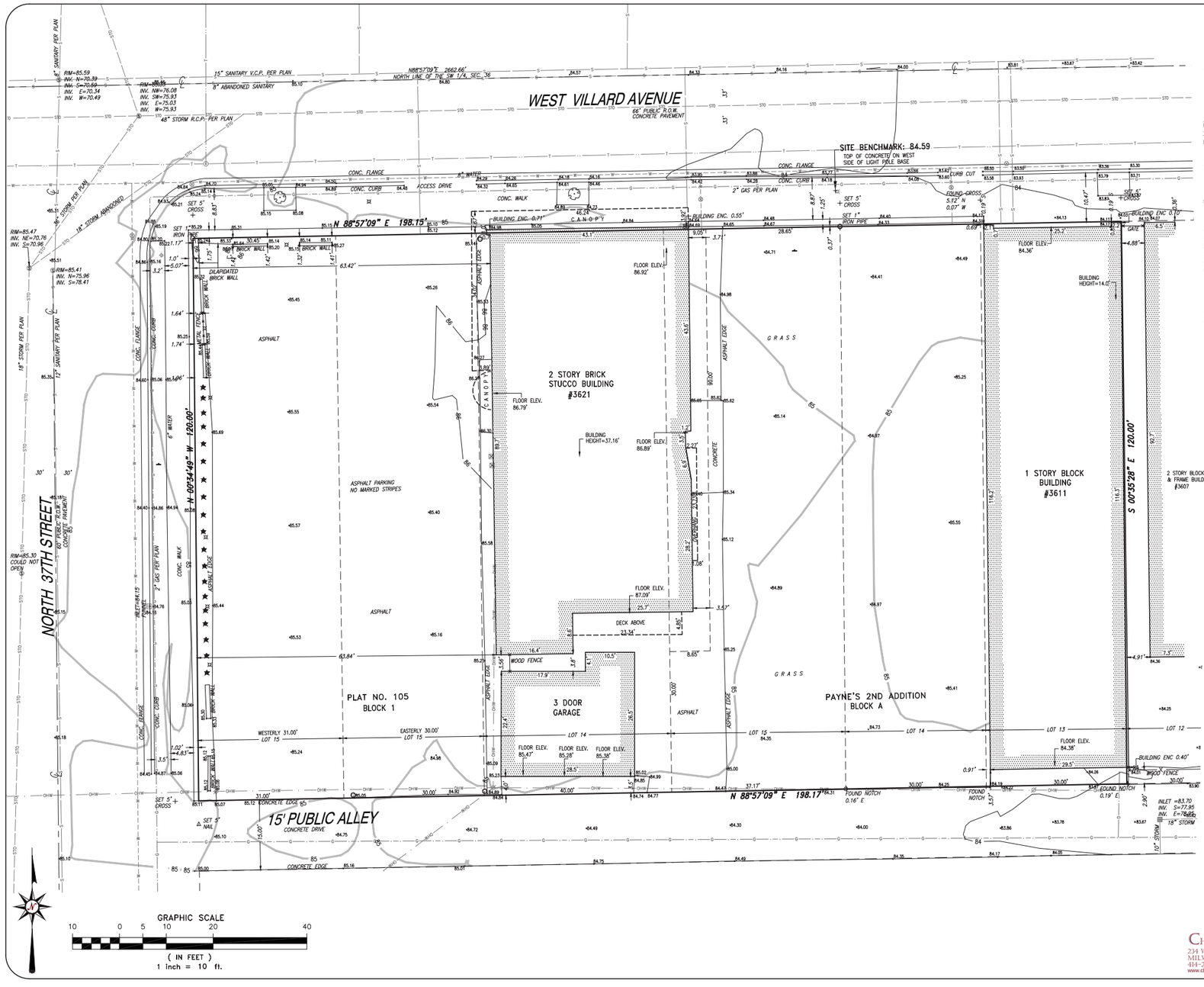
PLAT OF SURVEY



CLIENT
Index Development Group, LLC.

SITE ADDRESS
3611, 3615, 3619, 3621-3625 and 3633 W. Villard Ave., City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
Lot 14 and Lot 15, in Block 1, in Assessor's Plat No. 105, and Lot 15, Lot 14 and Lot 13, in Block A, in Payne's 2nd. Addition to North Milwaukee, being a part of the Southwest 1/4 of Section 36, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the SW 1 /4 bears N88°57'09"E.

LAND AREA
The Land Area of the subject property is 23,778 square feet or 0.5458 acres.

NOTE
Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20164409575, 20164409553 and 20164409538. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

NOTE
Vertical Datum is to the City of Milwaukee Vertical Datum, which is NGVD - 580.603.

VICINITY MAP

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: November 4, 2016

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No.2438/far

CHAPUT LAND SURVEYS LLC

GENERAL NOTES:

1. ALL CURB RADII ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT; UNLESS STATED OTHERWISE.
2. CONTRACTOR TO ENSURE THAT ALL EXTERIOR CONCRETE SLABS ARE BROOM FINISHED.
3. REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

BUILDING AREA:
FIRST FLOOR AREA: 21,938 S.F.
BUILDING HEIGHT:
RETAIL SPACE = 47 FEET
TOWNHOMES = 46 FEET
PARKING GARAGE = 20 FEET

PARKING DATA:
TOTAL PARKING SPACES = 26
HANDICAP ACCESSIBLE PARKING SPACES = 2

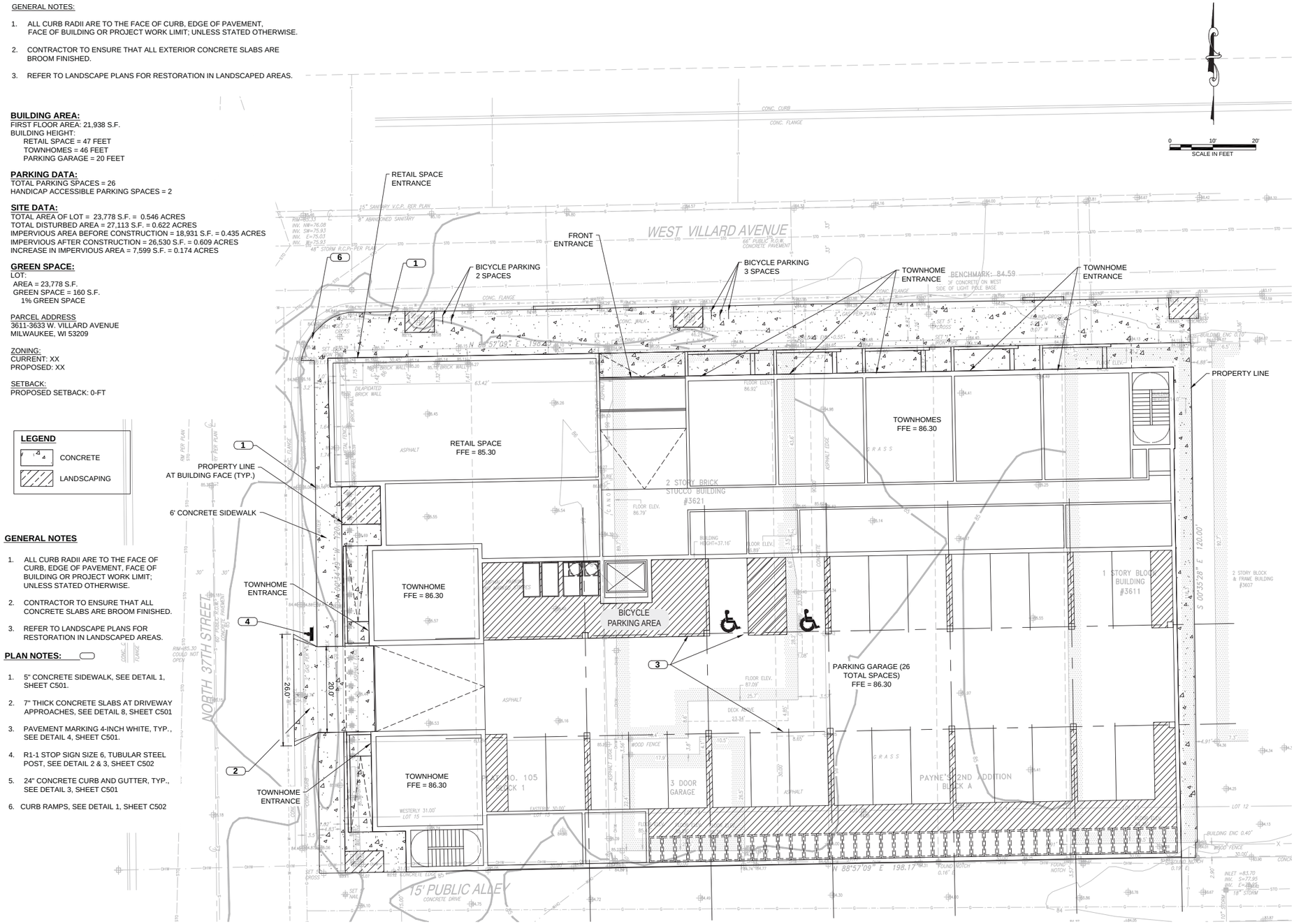
SITE DATA:
TOTAL AREA OF LOT = 23,778 S.F. = 0.546 ACRES
TOTAL DISTURBED AREA = 27,113 S.F. = 0.622 ACRES
IMPERVIOUS AREA BEFORE CONSTRUCTION = 18,931 S.F. = 0.435 ACRES
IMPERVIOUS AFTER CONSTRUCTION = 26,530 S.F. = 0.609 ACRES
INCREASE IN IMPERVIOUS AREA = 7,599 S.F. = 0.174 ACRES

GREEN SPACE:
LOT:
AREA = 23,778 S.F.
GREEN SPACE = 160 S.F.
1% GREEN SPACE

PARCEL ADDRESS
3611-3633 W. VILLARD AVENUE
MILWAUKEE, WI 53209

ZONING:
CURRENT: XX
PROPOSED: XX

SETBACK:
PROPOSED SETBACK: 0-FT



LEGEND
CONCRETE
LANDSCAPING

GENERAL NOTES

1. ALL CURB RADII ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT; UNLESS STATED OTHERWISE.
2. CONTRACTOR TO ENSURE THAT ALL CONCRETE SLABS ARE BROOM FINISHED.
3. REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

PLAN NOTES:

1. 5" CONCRETE SIDEWALK, SEE DETAIL 1, SHEET C501.
2. 7" THICK CONCRETE SLABS AT DRIVEWAY APPROACHES, SEE DETAIL 8, SHEET C501
3. PAVEMENT MARKING 4-INCH WHITE, TYP., SEE DETAIL 4, SHEET C501.
4. R1-1 STOP SIGN SIZE 6, TUBULAR STEEL POST, SEE DETAIL 2 & 3, SHEET C502
5. 24" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 3, SHEET C501
6. CURB RAMPS, SEE DETAIL 1, SHEET C502

FILE NAME :P:\40045 INDEX DEVELOPMENT GROUP SITE DESIGN\SITE CIVIL\CADD\PLAN SHEETS\C200 - SITE PLAN.DWG
PLOT DATE :12/2/2016 10:45 AM PLOT BY :CHRISTINA BARRY

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 W. VILLARD AVENUE, MILWAUKEE, WI 53209

REVISIONS	DATE	DESCRIPTION
0	12/02/16	CITY SUBMITTAL

DRAWN BY	DATE
CMB	12/02/2016
CHECKED BY	DATE
APS	12/02/2016

SHEET TITLE
CIVIL SITE PLAN

C200

SHEET 1 of SHEET 1

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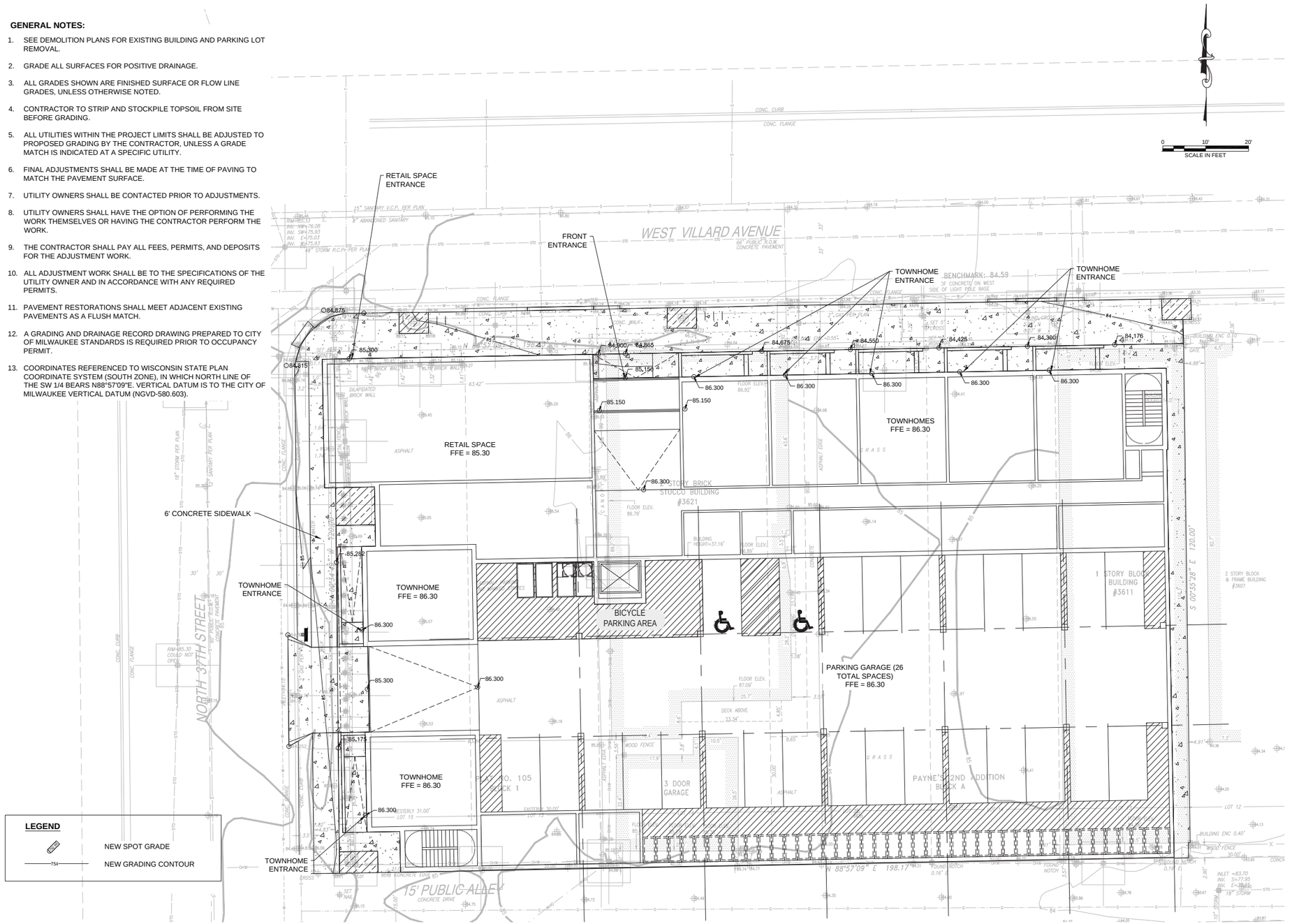
Civil: Site Grading Plan

GENERAL NOTES:

1. SEE DEMOLITION PLANS FOR EXISTING BUILDING AND PARKING LOT REMOVAL.
2. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
3. ALL GRADES SHOWN ARE FINISHED SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
5. ALL UTILITIES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO PROPOSED GRADING BY THE CONTRACTOR, UNLESS A GRADE MATCH IS INDICATED AT A SPECIFIC UTILITY.
6. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
7. UTILITY OWNERS SHALL BE CONTACTED PRIOR TO ADJUSTMENTS.
8. UTILITY OWNERS SHALL HAVE THE OPTION OF PERFORMING THE WORK THEMSELVES OR HAVING THE CONTRACTOR PERFORM THE WORK.
9. THE CONTRACTOR SHALL PAY ALL FEES, PERMITS, AND DEPOSITS FOR THE ADJUSTMENT WORK.
10. ALL ADJUSTMENT WORK SHALL BE TO THE SPECIFICATIONS OF THE UTILITY OWNER AND IN ACCORDANCE WITH ANY REQUIRED PERMITS.
11. PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.
12. A GRADING AND DRAINAGE RECORD DRAWING PREPARED TO CITY OF MILWAUKEE STANDARDS IS REQUIRED PRIOR TO OCCUPANCY PERMIT.
13. COORDINATES REFERENCED TO WISCONSIN STATE PLAN COORDINATE SYSTEM (SOUTH ZONE), IN WHICH NORTH LINE OF THE SW 1/4 BEARS N88°57'09"E. VERTICAL DATUM IS TO THE CITY OF MILWAUKEE VERTICAL DATUM (NGVD-580.603).



LEGEND

NEW SPOT GRADE

754 NEW GRADING CONTOUR

FILE NAME :P:\40045 INDEX DEVELOPMENT GROUP SITE DESIGN\SITE CIVIL\CADD\PLAN SHEETS\C300 – GRADING PLAN.DWG

PLOT DATE : 12/2/2016 10:46 AM PLOT BY :CHRISTINA BARRY

KSingh Engineers Scientists Consultants

3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

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0	12/02/16	CITY SUBMITTAL

DRAWN BY	DATE
CMB	12/02/2016
CHECKED BY	DATE
APS	12/02/2016

SHEET TITLE

GRADING PLAN

C300

SHEET 1 of SHEET 1

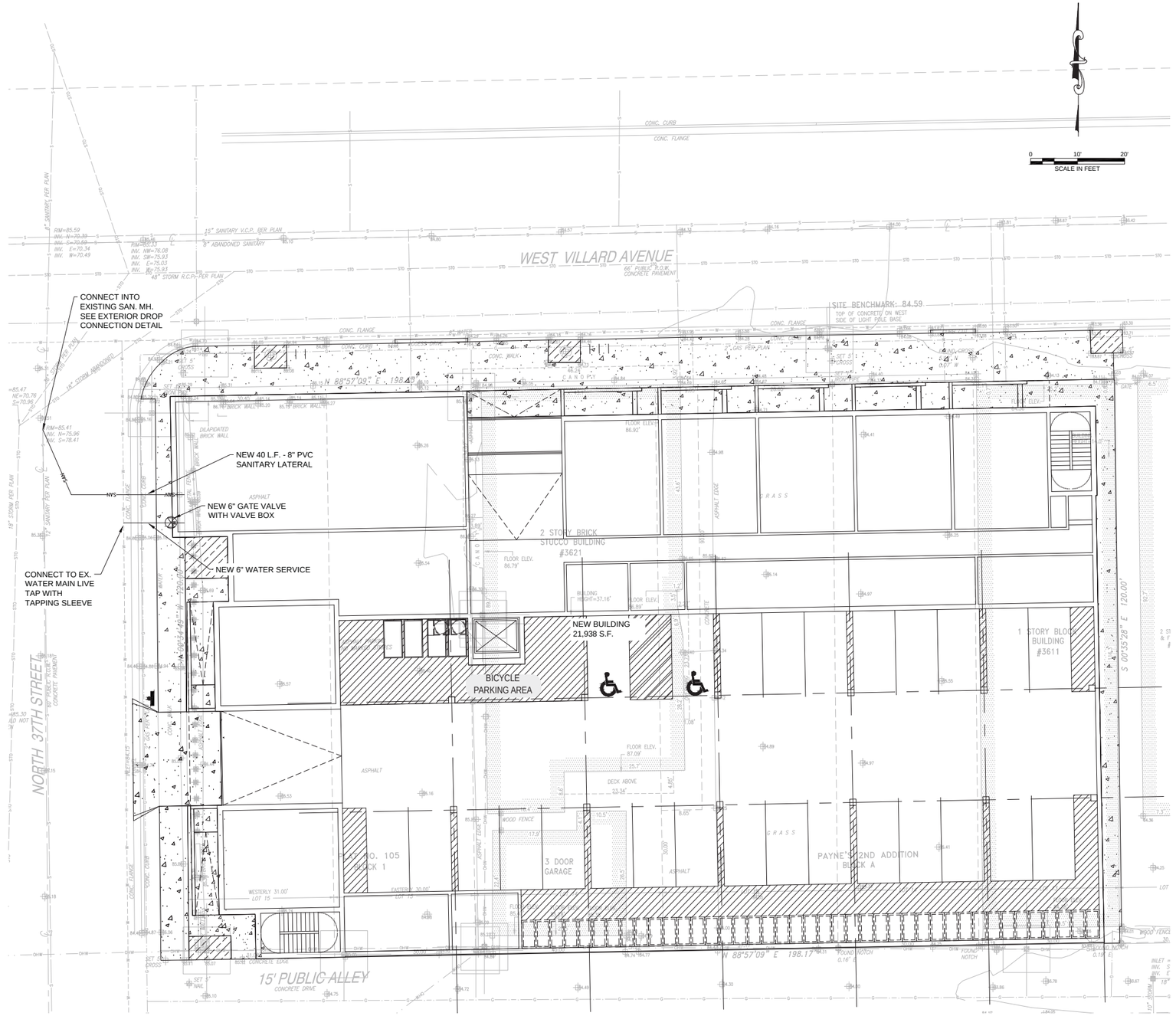
Civil: Utility Plan

GENERAL NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
4. CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF MILWAUKEE. EXISTING LATERAL TO BE REUSED SHALL BE INSPECTED AND TELEVISED PRIOR TO REUSE AND CONNECTION TO BUILDING. DEFECTS SHALL BE REPAIRED PER CITY OF MILWAUKEE STANDARDS.
5. ALL EXISTING LATERALS NOT SHOWN AS REUSED SHALL BE ABANDONED AT THE MAIN PER CITY OF MILWAUKEE STANDARDS.
6. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
7. SEE DETAIL SHEETS FOR SITE AND UTILITY DETAILS.
8. SANITARY LATERALS SHALL BE PVC, ASTM D-3034, SDR 35 IN CONFORMANCE WITH SECTION 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
9. WATER SERVICE SHALL BE PVC, AWWA C-900, CLASS 235 (DR-18).
10. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER.
11. SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE CITY OF MILWAUKEE.
12. SEE DEMOLITION PLANS FOR PIPE ABANDONMENT AND REMOVAL.
13. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
14. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
15. PER DSPS 382.40 (8) (b) PRIVATE WATER MAINS AND WATER SERVICES SHALL BE INSTALLED AT LEAST 5 FEET HORIZONTALLY FROM ANY SANITARY SEWER.
16. NO PRIVATE WATER MAIN OR WATER SERVICE MAY BE INSTALLED WITHIN 6 INCHES OF A STORM SEWER.
17. CLEANOUTS SHALL BE LOCATED NOT MORE THAN 100 FEET APART. THE CLEANOUT NEAR THE BUILDING SHALL BE WITHIN 5 FEET OF WHERE THE BUILDING DRAIN AND BUILDING SEWER CONNECTS. THE CLEANOUT MAY BE LOCATED EITHER INSIDE OR OUTSIDE OF BUILDING.
18. GENERALLY, FOR WATER SERVICE 4-INCHES OR LARGER, DEFLECTION WILL NOT BE ALLOWED AND CONTRACTOR SHALL USE 11.25, 22.5, 45 AND 90 DEGREE BENDS WHEN NEEDED. CONTRACTOR SHALL NOT EXCEED 5 DEGREES PER PIPE OR AS RECOMMENDED BY MANUFACTURER.
19. PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE.
20. ALL STORM SEWER PIPE MATERIAL SHALL MEET WISDOT CLASS III-A UNLESS SPECIFIED HEREIN. REFER TO WISDOT STANDARD SPECIFICATIONS, 2016 EDITION, SECTION 608.2. CONTRACTOR SHALL FURNISH CORRUGATED POLYETHYLENE (CPE) PIPE, CORRUGATED POLYPROPYLENE (CPP) PIPE OR REINFORCED CONCRETE PIPE (RCP) UNDER LANDSCAPED AREAS. FURNISH CLASS III-A UNDER PAVEMENT WITH A MINIMUM COVER OF 1.5 FEET FROM TOP OF PIPE TO TOP OF SUBGRADE. FURNISH RCP WISDOT CLASS IV WITH LESS THAN 1.5 FEET UNLESS CONTRACTOR PROVIDES WRITTEN APPROVAL FROM PIPE MANUFACTURER, CITY OF MILWAUKEE, AND OWNER.
21. CONTRACTOR SHALL PROVIDE OWNER SHOP DRAWINGS ON STORM SEWER STRUCTURES, STORM SEWER PIPE AND FURNISH COST BREAKDOWN COMPARISON ON THE STORM SEWER PIPE MATERIAL PRIOR TO ORDERING MATERIAL.

LEGEND

—SAN—	NEW SANITARY SEWER
—SS—	NEW STORM SEWER
—E—	NEW ELECTRICAL SERVICE
—W—	NEW WATER SERVICE
—G—	NEW GAS SERVICE



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APS	12/02/2016

SHEET TITLE

UTILITY PLAN

C500

SHEET 1 of SHEET 1

FILE NAME: P:\40095 INDEX DEVELOPMENT GROUP\SITE DESIGN\SITE CIVIL\CAD\PLAN SHEETS\C500 - UTILITY PLAN.DWG PLOT DATE: 12/2/2016 10:54 AM PLOT BY: CHRISTINA BARRY

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.

3. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.

4. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.

5. A PRE CONFERENCE WILL BE HELD PRIOR TO CONSTRUCTION START UP.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.

7. ALL DIMENSIONS ARE TO THE EDGE OF FACE OF CURB, PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT LINE UNLESS OTHERWISE NOTED.

8. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - 2016 EDITION, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

9. WHERE SPECIFIC PORTIONS OF THESE PLANS & SPECIFICATIONS ARE IN CONFLICT WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION, THESE PLANS & SPECIFICATIONS SHALL GOVERN.

10. CONSTRUCTION WORK AND STORAGE OF EQUIPMENT OR MATERIALS WILL NOT BE ALLOWED IN WETLAND AREAS.

11. A STREET EXCAVATION PERMIT WILL BE REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY/EASEMENTS. APPLICABLE PERMIT FEES WILL BE DETERMINED UPON RECEIPT OF THE PERMIT APPLICATION. COORDINATE PERMIT APPLICATION WITH XXXXXXXX, CITY OF MILWAUKEE DPW ENGINEERING INSPECTOR, AFTER FINAL PLAN APPROVAL.

12. CITY OF MILWAUKEE PUBLIC WORKS INSPECTION IS NEEDED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY/EASEMENTS. CONTACT XXXXXXXX, INSPECTION SUPERVISOR 72 HOURS PRIOR TO SCHEDULING WORK.

GRADING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, SIDEWALKS, CONCRETE SLAB, STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.

2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL FOUND WITHIN THE GRADING LIMITS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SEED, MULCH AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS AND PLANS.

3. THE SUB GRADE FOR THE ROAD SHALL BE PREPARED IN ACCORDANCE WITH SECTION 31 22 16.15 OF THE CONTRACT SPECIFICATIONS. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.

4. THE BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED.

5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

PAVING

1. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE ROAD TO THE DEPTHS INDICATED.

2. BASE COURSE IN PROPOSED ASPHALT PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND THE TYPICAL PAVEMENT SECTION SHOWN ON THE DETAIL DRAWING. THE CRUSHED STONE SHALL MEET THE REQUIREMENTS OF SECTION 305, 1 1/4-INCH GRADATION OF THE STANDARD SPECIFICATIONS. THE BASE COURSE SHALL BE COMPACTED USING ROLLERS, VIBRATORY ROLLERS, OR A COMBINATION OF BOTH AS DETAILED IN SECTION 305 OF THE STANDARD SPECIFICATIONS.

3. PRIOR TO PLACING THE ASPHALT PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND CROWN AND COMPACTED IN ACCORDANCE WITH SECTION 305.3.2 OF THE STANDARD SPECIFICATIONS.

4. EQUIPMENT UTILIZED IN THE MIXING, TRANSPORT, LAYING AND COMPACTING OF THE ASPHALT BINDER AND SURFACE COURSES SHALL COMPLY WITH SECTION 450 OF THE STANDARD SPECIFICATIONS. SUFFICIENT EQUIPMENT IN GOOD OPERATING CONDITION SHALL BE MAINTAINED AT THE SITE AT ALL TIMES TO PERFORM THE WORK WITH NO DELAYS.

5. ASPHALT LOWER LAYER AND UPPER LAYER SHALL BE INSTALLED IN ACCORDANCE PROJECT SPECIFICATIONS AND WITH SECTIONS 455, 460, AND 465 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION.

6. PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE UPPER LAYER AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.

7. TO AVOID HAVING LONGITUDINAL JOINTS IN THE UPPER LAYER, THE UPPER LAYER SHALL BE PLACED WITH PASS WIDTHS SUCH THAT THE LONGITUDINAL JOINTS ARE OFFSET A MINIMUM OF ONE FOOT. JOINTS SHALL BE TACKED PRIOR TO LAYING NEW ASPHALT.

SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH CONTRACT SPECIFICATION 32 16 00.

2. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

SANITARY AND WATER SERVICES

1. ALL SANITARY AND WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND CITY OF MILWAUKEE STANDARDS. REFERENCES ARE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003 EDITION: ADDENDUM NO. 1 AND NO. 2, 2004), REGULATIONS OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) (SPS 382) FOR PRIVATE DEVELOPMENT WORK.

2. ALL PIPE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING: SEE CONTRACT SPECIFICATIONS FOR DETAILS.

A. SANITARY LATERAL- SECTION 33 30 00 FOR PVC PIPE, ASTM D3034, SDR 35.

B. HYDRANT LEADS - SECTION 33 10 00 FOR PVC PIPE, AWWA C-900, CLASS 235 (DR-18).

C. WATER SERVICE - SECTION 33 10 00 FOR PVC PIPE, AWWA C-900, CLASS 235 (DR-18).

3. ALL SANITARY PIPE JOINT CONNECTIONS SHALL BE PUSH-ON RUBBER GASKET. ALL WATER FITTINGS SHALL CONFORM TO SPECIFICATION SECTION 33 10 00. OFFSET FITTINGS SHALL BE MEGA-LUGS OR EQUAL.

4. WATER VALVES SHALL BE EITHER AFC SERIES 2500, CLOW F-6100, MUELLER 2360-20, KENNEDY KEN-SEAL OR M&H RESILIENT WEDGE GATE VALVES WITH STAINLESS STEEL BOLTS, MEETING THE REQUIREMENTS OF AWWA C-509 AND IN ACCORDANCE WITH SECTION 33 10 00.

5. BACKFILL MATERIAL FOR WATER UTILITIES SHALL BE CRUSHED STONE BACKFILL (CONTRACT SPECIFICATION SECTION 33 10 00) UNDER PAVED SURFACES OR SPOIL (STANDARD SPEC SECTION 8.43.5) UNDER LANDSCAPED AREAS.

6. HYDRANTS SHALL BE EITHER CLOW MEDALLION, MUELLER CENTURIAN, WATEREOUS PACER, OR KENNEDY GUARDIAN, MEETING THE REQUIREMENTS OF AWWA C-502 AND IN ACCORDANCE WITH SECTION 33 10 00 OF CONTRACT SPECIFICATIONS. HYDRANTS SHALL HAVE BRONZE ON BRONZE SEAT, BRONZE UPPER VALVE PLATE, BREAK AWAY FLANGE, OIL OR GREASE RESERVOIR, 5-1/2 INCH VALVE OPENING, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE. STAINLESS STEEL BOLTS SHALL BE USED UNDERGROUND.

7. IF APPLICABLE, SHELL-TYPE CUTTER WITH MULTIPLE CUTTING TEETH SHALL BE USED FOR TAPPING SERVICE CONNECTIONS, AS FOLLOWS:

A. CORPORATION STOPS SHALL NOT BE LOCATED CLOSER THAN ONE (1) FOOT FROM PIPE JOINTS. INSERTIONS ON OPPOSITE SIDES OF THE MAIN SHALL BE SEPARATED BY MIN. OF ONE (1) FOOT.

B. TEFLON TAPE SHALL BE PLACED ON THE CORPORATION STOP THREADS PRIOR TO INSTALLATION.

8. CONTRACTOR SHALL INSTALL TRACER WIRE WITH ALL NON-METALLIC WATER UTILITIES IN ACCORDANCE WITH SECTION 33 10 00 OF SPECIFICATIONS. THIS INCLUDES ALL LATERALS, SERVICES AND BOXES.

UTILITY CONTACTS:
CITY OF MILWAUKEE (WATER & SEWER)

CITY OF MILWAUKEE (INSPECTION SUPERVISOR)

CITY OF MILWAUKEE (DPW ENGINEERING INSPECTOR)

CITY OF MILWAUKEE (CITY ENGINEER)

WE ENERGIES
EMERGENCY CONTACT
1-800-261-5325

HATCHING PATTERNS

- PROPOSED HMA PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- REMOVE EXISTING ASPHALTIC PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK
- GRAVEL
- RIP RAP
- STAGING AND STOCKPILE AREA
- STRUCTURE DEMOLITION
- STABILIZED CONSTRUCTION ENTRANCE
- LANDSCAPING

ABBREVIATIONS

AGG	- AGGREGATE
B/C	- BACK OF CURB
BIT	- BITUMINOUS/ASPHALT
CE	- COMMERCIAL ENTRANCE
CIP	- CAST IRON PIPE
CO	- CLEANOUT
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CSP	- CONCRETE SEWER PIPE
CUC	- CITY UNDERGROUND CONDUIT
DIA	- DIAMETER
DIP	- DUCTILE IRON PIPE
EMD	- ELECTRICAL MANHOLE DRAIN
EXTG	- EXISTING
EOP	- EDGE OF PAVEMENT
F&C	- FRAME AND COVER
F/C	- FACE OF CURB
F-F	- FACE TO FACE
F/G	- FINISHED GRADE
FES	- FLARED END SECTION
INV	- INVERT
L	- LENGTH OF CURVE
LF	- LINEAR FT
LT	- LEFT
NG	- NATURAL GAS
OH	- OVERHEAD UTILITY
PC	- POINT OF CURVATURE
PE	- POLYETHYLENE PIPE
PI	- POINT OF INTERSECTION
PL	- PROPERTY LINE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
PVI	- POINT OF VERTICAL INTERSECTION
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
RIM	- TOP OF CASTING ELEVATION
ROW	- RIGHT OF WAY
RT	- RIGHT
SAN	- SANITARY SEWER
SS	- STORM SEWER
SD	- SUMP DISCHARGE
T/C	- TOP OF CURB
TW	- TOP OF WALL
UD	- UNDERDRAIN
VC	- VERTICAL CURVE
WDNR	- WISCONSIN DEPARTMENT OF NATURAL RESOURCES

LEGEND

EXISTING	PROPOSED	
		SECTION CORNER FOUND
		IRON STAKE FOUND
		REBAR PLACED
		SURVEY NAIL
		WOOD STAKE
(263.56')		RECORDED AS DATA
263.51'		MEASURED DATA
		SOIL BORING
MH		SANITARY MANHOLE
MH		STORM MANHOLE
		STORM INLET
		STORM CATCH BASIN
		APRON ENDWALL
		HYDRANT
WV		WATER VALVE
VLV		CURB STOP WATER VALVE
		Y CONNECTION
		POST INDICATOR VALVE
		TRAFFIC SIGNAL
		TRAFFIC CONTROL BOX
		LIGHT POLE
		ELECTRICAL OUTLET
		UTILITY POLE
		GUY WIRE / DEAD MAN
	E	ELECTRIC PEDESTAL
	X	ELECTRIC METER
	E	ELECTRIC MANHOLE
	T	TELEPHONE PEDESTAL
	T	TELEPHONE MANHOLE
		SPRINKLER HEAD
		BOLLARD
		SIGN
	RAMP	HANDICAP RAMP
		HANDICAP STALL
		EDGE OF TREES
	PL	PROPERTY LINE
	CL	CENTER LINE
	-A-A-A-	PIPE, ABANDON
-A-A-A-		PIPE, PREVIOUSLY ABANDONED
	-X-X-X-	PIPE, REMOVE
		PIPE OVER 24" (SHOWN ACTUAL SIZE)

EXISTING	PROPOSED	
		EROSION MATTING
		WETLAND IMPACT
		SAW CUT LINE
		CATCH CURB
		REJECT CURB
		PERIMETER SILT FENCE
		STRAW BALES
		INLET PROTECTION
		STRAW BALE/SILT FENCE INLET PROTECTION
		CANOPY / SHADE TREE
		SHRUB
		TREE CONIFEROUS, DECIDUOUS
		TREE REMOVAL
W	W	BURIED WATER MAIN
SAN	SAN	SANITARY SEWER
SS	SS	STORM SEWER
RD	RD	ROOF DRAIN
OH	OH	OVERHEAD WIRES
CATV	CATV	BURIED CABLE TV LINES
E	E	BURIED ELECTRIC
T	T	BURIED TELEPHONE
FO	FO	FIBER OPTIC
G	G	BURIED GAS MAIN
COMB	COMB	COMBINED SEWER
823	823	CONTOUR
×821.25	×821.25	SPOT ELEVATION
	CAUTION	CAUTION
		PROPERTY LINE
		UTILITY EASEMENT
		SETBACK LINE
		EDGE OF WATER
		WETLAND BOUNDARY
		100 YEAR FLOOD BOUNDARY
TW 900.00	TW 900.00	TOP OF WALL ELEVATION
BW 899.00	BW 899.00	BOTTOM OF WALL ELEVATION
		CONTROL POINT

NOTE:
THIS IS STANDARD LEGEND. NOT ALL OF THE INFORMATION SHOWN ON THIS LEGEND IS NEEDED IN THESE CONTRACT DRAWINGS.

SURVEY NOTES:

1. COORDINATES REFERENCED TO WISCONSIN STATE PLAN COORDINATE SYSTEM (SOUTH ZONE), IN WHICH NORTH LINE OF THE SW 1/4 BEARS N88°57'09"E.
2. VERTICAL DATUM IS TO THE CITY OF MILWAUKEE VERTICAL DATUM (NGVD-580.603).

INDEX OF SHEETS

*PLEASE REFER TO PLAT OF SURVEY PROVIDED BY CHAPUT LAND SURVEYS

**NOT INCLUDED WITH THIS SUBMITTAL

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171
CONSULTANT
CONSULTANT
CONSULTANT

PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 W. VILLARD AVENUE, MILWAUKEE, WI 53209

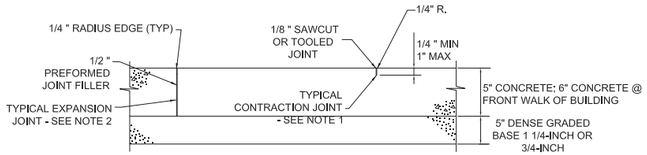
REVISIONS	DATE	DESCRIPTION
0	12/02/16	CITY SUBMITTAL

DRAWN BY	DATE
CMB	12/02/2016
CHECKED BY	DATE
APS	12/02/2016

SHEET TITLE
GENERAL NOTES AND LEGEND

C001

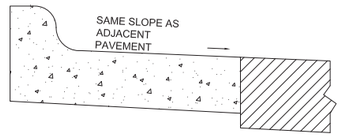
SHEET 1 of SHEET 1



NOTE:

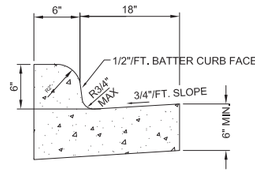
1. CONTRACTION JOINTS TO BE SPACED 5'-0" O.C. MAXIMUM EACH DIRECTION.
2. EXPANSION JOINTS TO BE SPACED AT 50' MAXIMUM EACH DIRECTION AND WHERE SIDEWALK MEETS BUILDINGS, CURBS, AND EXISTING SIDEWALKS WHICH REMAIN IN PLACE.
3. LONGITUDIAL SLOPES TO MATCH PROPOSED GRADE, CROSS SLOPE OF NEW SIDEWALK SHALL BE 1.5%, MAX 2.0%.

1 / C501 **UNREINFORCED CONCRETE SIDEWALK**
NTS



NOTE: WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATIONS WILL BE SHOWN ELSEWHERE IN THE PLAN.

2 / C501 **REVERSE SLOPE GUTTER**
NTS



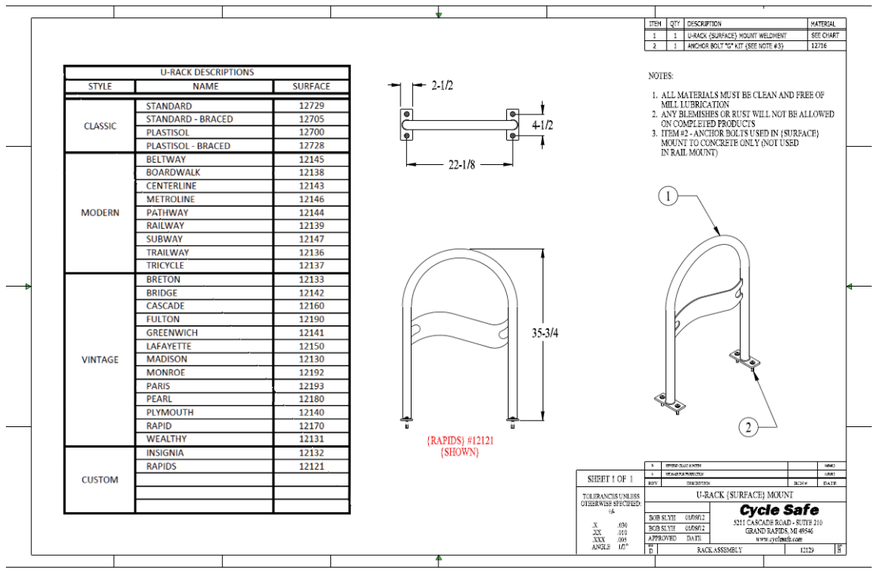
GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED AGRGREGATE BASE COURSE (MIN. 6"). AN EXPANSION JOINT ONE(1) INCH IN WIDTH SHALL BE CONSTRUCTED BETWEEN VERTICAL CURB AND STRUCTURES.

3 / C501 **CONCRETE CURB & GUTTER 24"**
NTS

4 / C501 **PAVEMENT MARKING**
NTS



5 / C501 **BICICLE RACK DETAIL**
NTS

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CONSULTANT

CONSULTANT

CONSULTANT

PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 W. VILLARD AVENUE, MILWAUKEE, WI 53209

REVISIONS	DATE	DESCRIPTION
0	12/02/16	CITY SUBMITTAL

DRAWN BY	DATE
CMB	12/02/2016
CHECKED BY	DATE
APS	12/02/2016

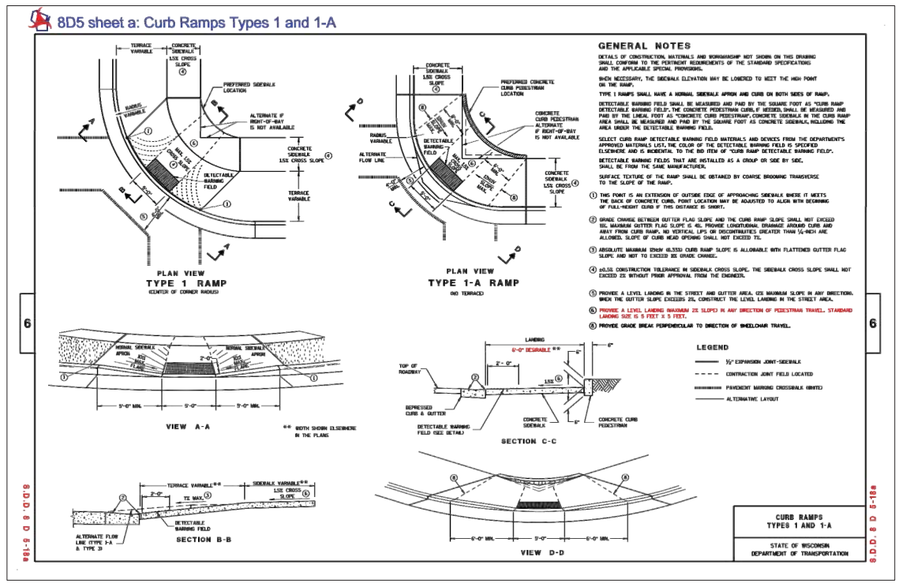
SHEET TITLE
CONSTRUCTION DETAILS

C501

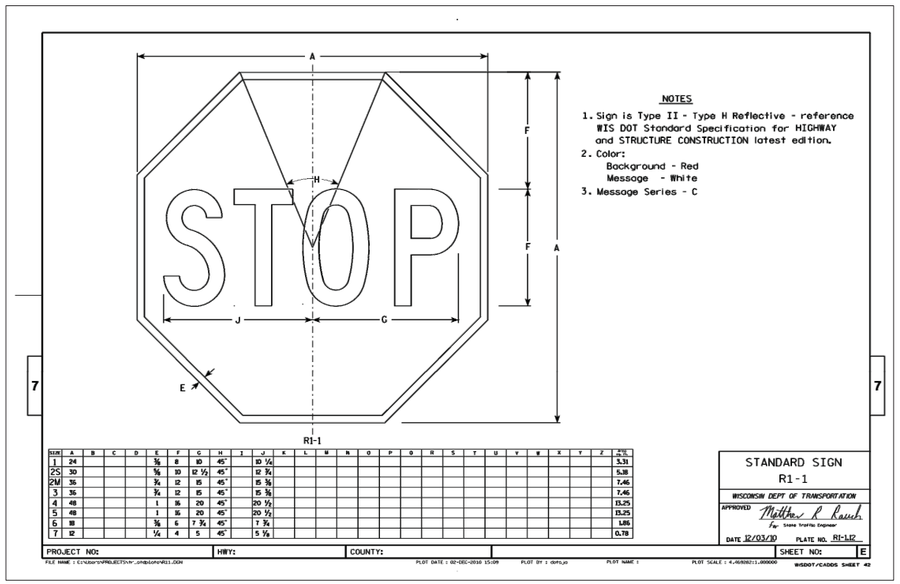
SHEET 1 of SHEET 1

FILE NAME ;P:\40045 INDEX DEVELOPMENT GROUP SITE DESIGN\SITE CIVIL\CADD\PLAN SHEETS\C501-504 – CONSTRUCTION DETAILS.DWG

PLOT DATE ; 12/2/2016 11:05 AM PLOT BY ;CHRISTINA BARRY

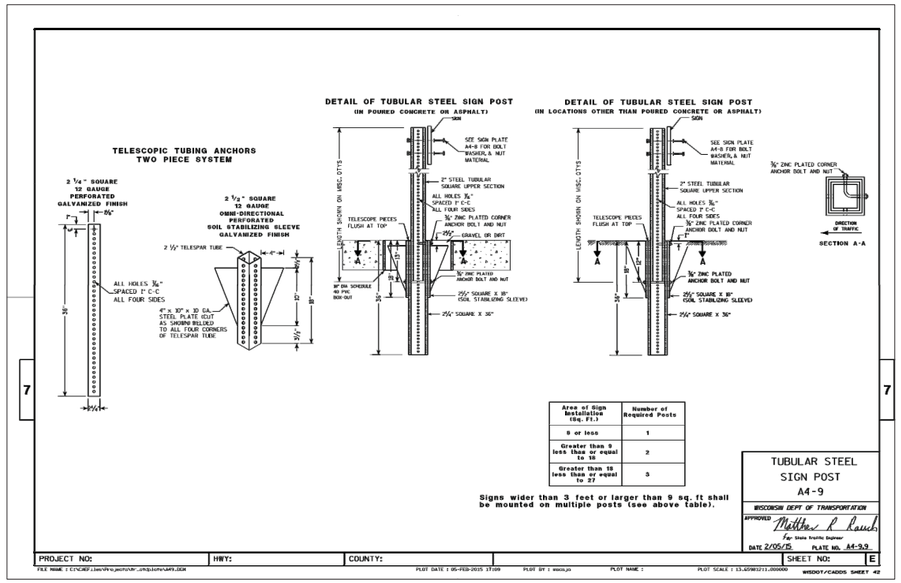


1 C502 **CURB RAMP DETAIL**
NTS



SIGN	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AREA SQ. FT.
1	24				½	8	10	45°		10 ½																	5.31
2S	30				½	10	12 ½	45°		12 ¾																	5.38
2M	36				¾	12	15	45°		15 ½																	7.46
3	36				¾	12	15	45°		15 ½																	7.46
4	48				1	16	20	45°		20 ½																	15.25
5	48				1	16	20	45°		20 ½																	15.25
6	18				⅜	6	7 ¾	45°		7 ¾																	1.86
7	12				¼	4	5	45°		5 ⅛																	0.78

2 C502 **CURB RAMP DETAIL**
NTS



3 C502 **CURB RAMP DETAIL**
NTS

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 W. VILLARD AVENUE
MILWAUKEE, WI 53209

REVISIONS	DATE	DESCRIPTION
0	12/02/16	CITY SUBMITTAL

DRAWN BY	DATE
CMB	12/02/2016
CHECKED BY	DATE
APS	12/02/2016

SHEET TITLE
CONSTRUCTION DETAILS

C502

SHEET 1 of SHEET 1

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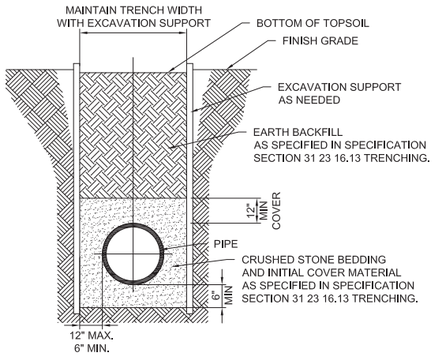
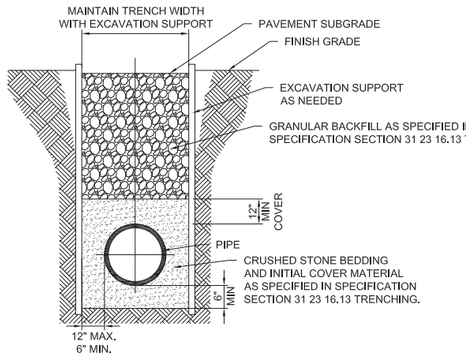
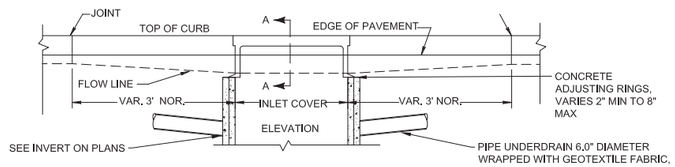
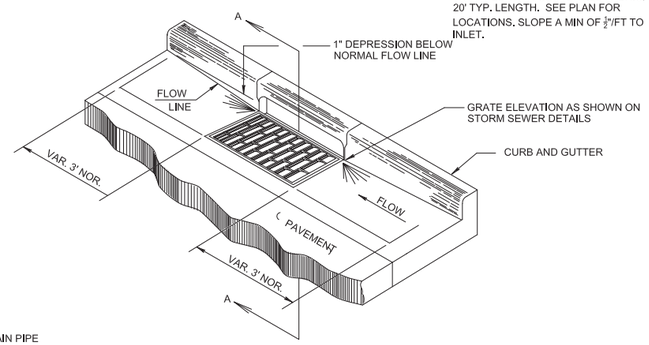


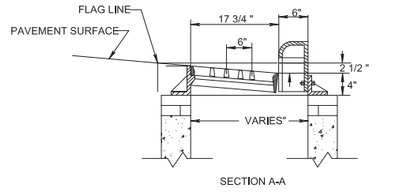
1 C503 **TYPICAL PIPE/UTILITY TRENCH BELOW LANDSCAPING**
NTS



2 C503 **TYPICAL PIPE/UTILITY TRENCH UNDER PAVEMENT**
NTS







SECTION A-A

5 C503 **CURB & GUTTER AT INLET**
NTS

NOTES:

1. ALL MANHOLES SHALL INCLUDE STEPS ON 16" CENTERS WHEN DEPTH (GRATE TO BOTTOM) IS 4.0' OR GREATER.

PROVIDE ALL STORM SEWER FRAMES, GRATINGS AND COVERS AS FOLLOWS:

1. STORM MANHOLE: NEENAH R-1500 OR EQUAL. WORDING "STORM" IN 24-INCH HIGH LETTERS CAST INTO COVER.
2. STORM INLETS: 2'X3' RECTANGULAR: NEENAH R-3246, OR R3067, OR EQUAL WITH TYPE L GRATE (WISDOT TYPE H)
3. MANHOLE FIELD INLETS: NEENAH R-2560-E2 OR EQUAL
4. MANHOLE CURB INLETS: NEENAH R-3246, OR R3067, OR EQUAL WITH TYPE L GRATE (WISDOT TYPE H)
5. MANHOLE CATCH BASINS: NEENAH R-2502, TYPE G GRATE. (WISDOT TYPE C)

3 C503 **STORM MANHOLE TYPICAL DETAIL**
NTS

4 C503 **INLET**
NTS

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262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
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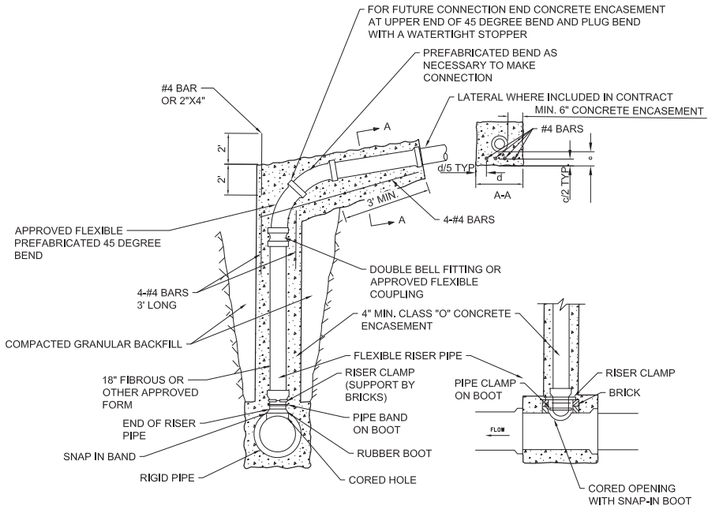
CONSTRUCTION DETAILS

C503

SHEET 1 of SHEET 1

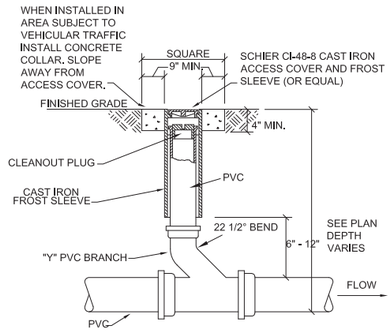
FILE NAME :P:\40045 INDEX DEVELOPMENT GROUP SITE DESIGN\SITE CIVIL\CADD\PLAN SHEETS\C501-504 – CONSTRUCTION DETAILS.DWG

PLOT DATE :12/2/2016 11:06 AM PLOT BY :CHRISTINA BARRY



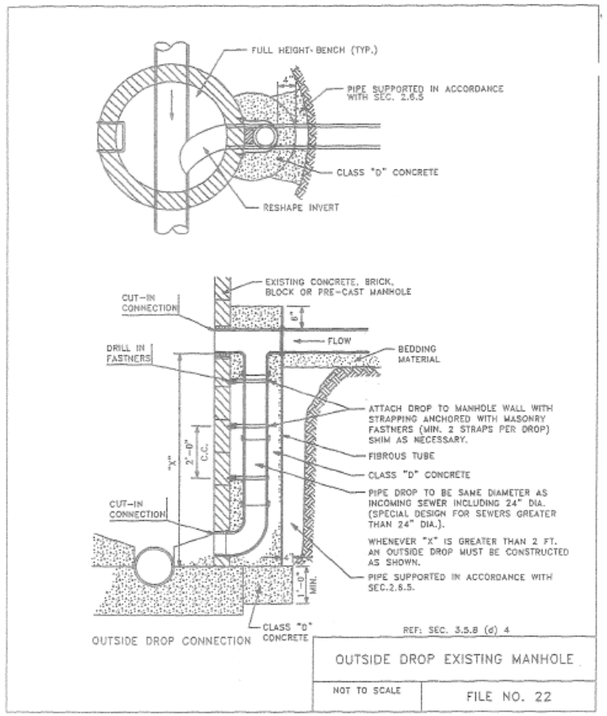
NOTES:
1. RISER CLAMP SUPPORTED ON BRICKS TO PREVENT THE PUSH THRU OF RISER PIPE WHEN CONCRETE IS PLACED.
2. PLEASE SEE RISER DETAIL "TYPE C" FLEXIBLE RISER TO RIGID MAIN (ALTERNATIVE B) FOR MORE DETAILS.
3. CONCRETE ENCASEMENT OF SEWERS 24" OR LARGER NOT REQUIRED.

1 / C504 **DROP CONNECTION**
NTS

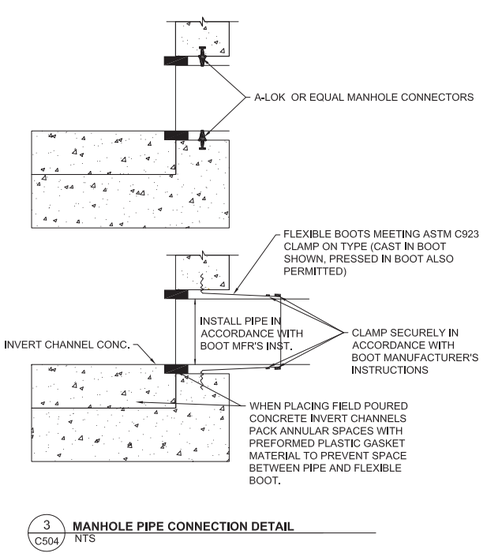


NOTE:
CONCRETE COLLAR NOT REQUIRED IF CLEANOUT IS INSTALLED IN CONCRETE PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

2 / C504 **SANITARY CLEANOUT**
NTS



4 / C504 SANITARY SEWER EXTERIOR DROP DETAIL
NTS



3 / C504 **MANHOLE PIPE CONNECTION DETAIL**
NTS

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 W. VILLARD AVENUE, MILWAUKEE, WI 53209

REVISIONS	DATE	DESCRIPTION
0	12/02/16	CITY SUBMITTAL

DRAWN BY	DATE
CMB	12/02/2016
CHECKED BY	DATE
APS	12/02/2016

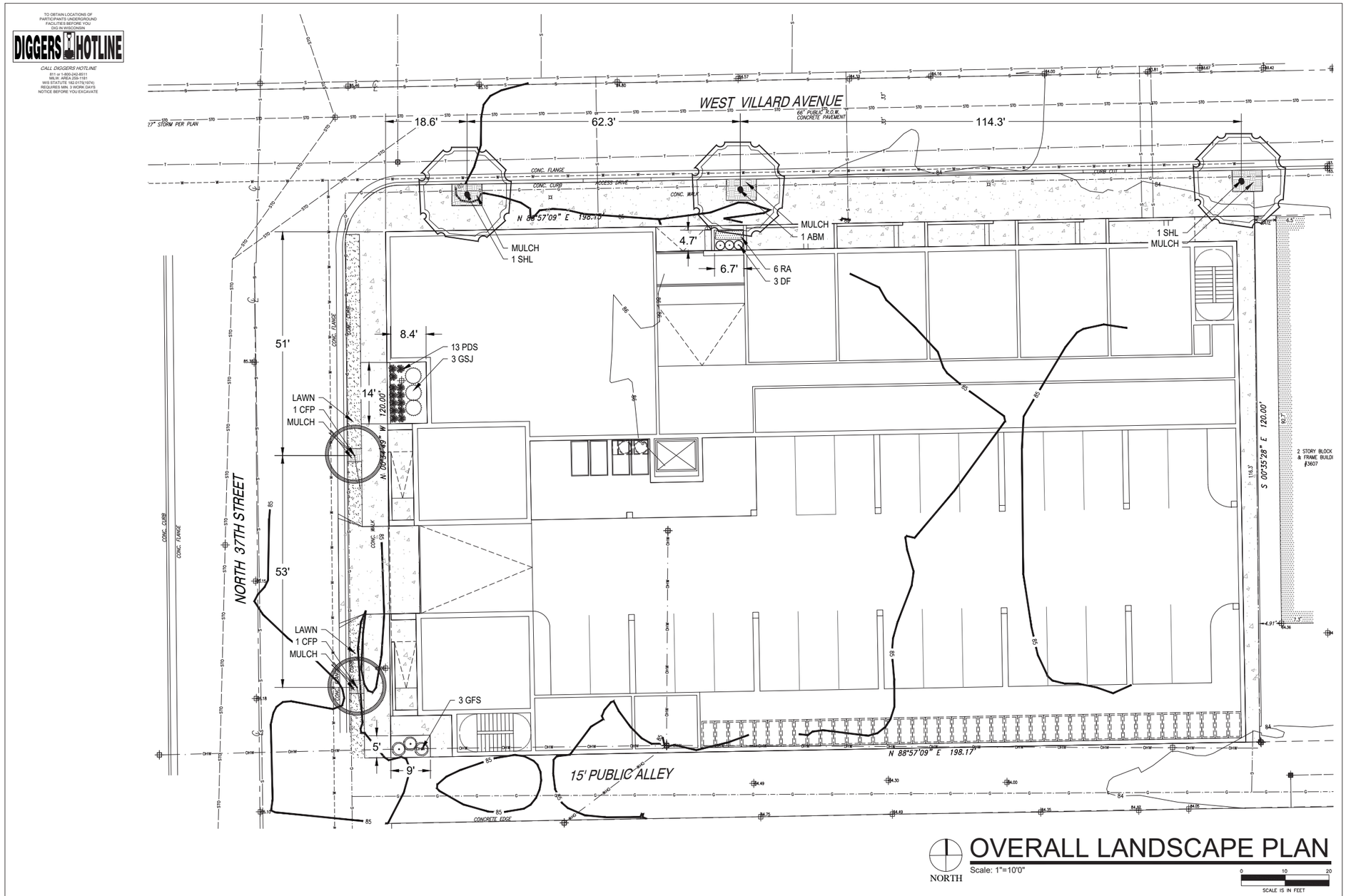
SHEET TITLE
CONSTRUCTION DETAILS

C504

SHEET 1 of SHEET 1

FILE NAME :P:\40045 INDEX DEVELOPMENT GROUP SITE DESIGN\SITE CIVIL\CADD\PLAN SHEETS\C501-504 – CONSTRUCTION DETAILS.DWG

PLOT DATE : 12/2/2016 11:06 AM PLOT BY :CHRISTINA BARRY



NORTH

OVERALL LANDSCAPE PLAN

Scale: 1"=10'0"

0 10 20
SCALE IS IN FEET

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CONSULTANT

TITLE: OVERALL LANDSCAPE PLAN
PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 VILLARD AVENUE MILWAUKEE, WI 53209

REVISIONS	DATE	DESCRIPTION

DRAWN BY WDH	DATE 11/15/2016
CHECKED BY	DATE

OVERALL LANDSCAPE PLAN

L100

SHEET 1 of SHEET 2

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}/_{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¼ CY Peat Moss or Mushroom Compost
¼ CY blended/pulverized Topsoil
¼ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

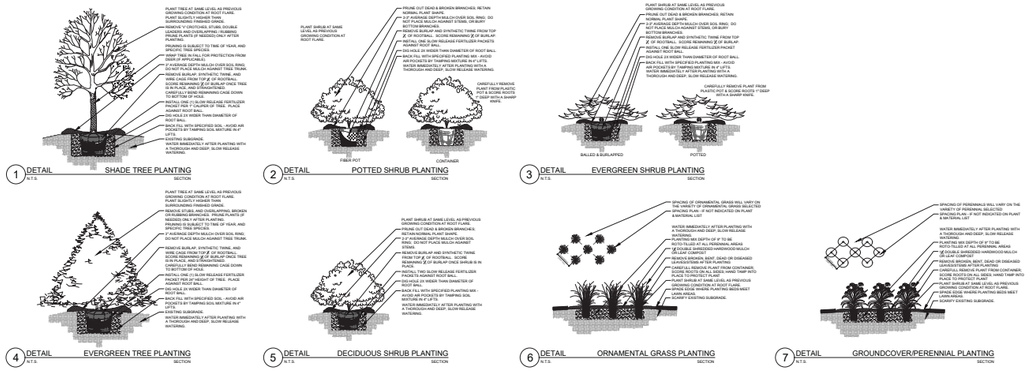
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ABM	1	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CALIPER SIZE**	**ROOT**	**SPECIFICATION / NOTES**
ORNAMENTAL TREES (DECIDUOUS)						
CFP	2	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**SHRUB SIZE**	**ROOT/ CONT.**	**SPECIFICATION / NOTES**
EVERGREEN SHURBS						
GSJ	3	Juniperis chinensis sargenti 'Viridis'	Green Sargent Juniper	#5	Cont.	Full rounded well branched shrub
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**SHRUB SIZE**	**ROOT/ CONT.**	**SPECIFICATION / NOTES**
DECIDUOUS SHRUBS						
DF	3	Fothergilla gardeni	Dwarf Fothergilla	24"	B&B	Full, well rounded plant with moist rootball and healthy appearance
GFS	3	Spirea xbumalda 'Goldflame'	Goldflame Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**
ORNAMENTAL GRASSES						
PDS	13	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**
HERBACEOUS PERENNIALS						
RA	6	Astilbe arundsii 'Rhineland'	Rhineland Astilbe (Pink)	#1	Cont.	Full, well rooted plant, evenly shaped
LAWN	1	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	315	Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)
Hardscape Materials						
	5.5	Shredded Hardwood Mulch (3" depth)	*Area: 565 sf*		CY	Bark Mulch; apply Preemergent after installation of mulch
	3.5	Soil Amendments (2" depth)	*Area: 565 sf*		CY	
	1	Pulverized Topsoil (Lawn Area)	*Area: 325 SF*		CY	
	3.5	Pulverized Topsoil (2" over bed areas)	*Area: 565 sf*		CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):		Seed at rate of 3# per 1000 SF
10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass	
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass	
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass	
20% Pennant Fine Perennial Ryegrass		

LANDSCAPE & HARDSCAPE SCHEDULE



PLANTING DETAILS

KSingh Engineers Scientists Consultants
3636 North 124th Street
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fx 262.639.9737
david@wdavidheller.com

CONSULTANT

CONSULTANT

TITLE: OVERALL LANDSCAPE PLAN
PROJECT TITLE: 3600 @ VILLARD
CLIENT: INDEX DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 3600 VILLARD AVENUE MILWAUKEE, WI 53209

REVISIONS	DATE	DESCRIPTION

DRAWN BY	DATE
WDH	11/15/2016
CHECKED BY	DATE

LANDSCAPE NOTES

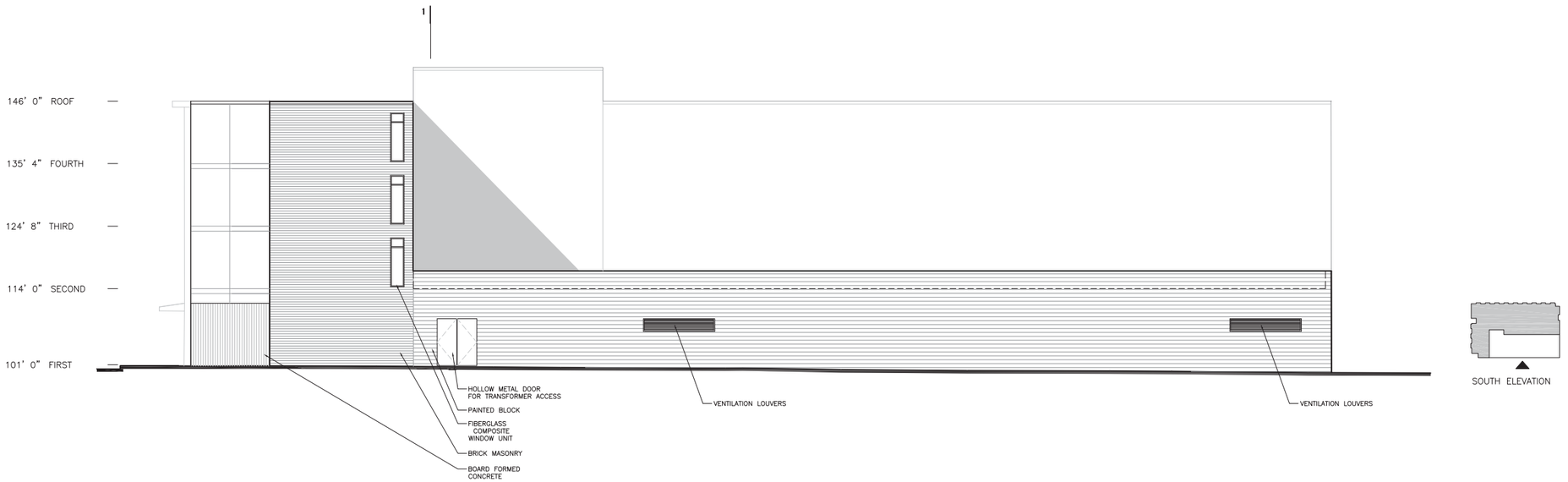
L101

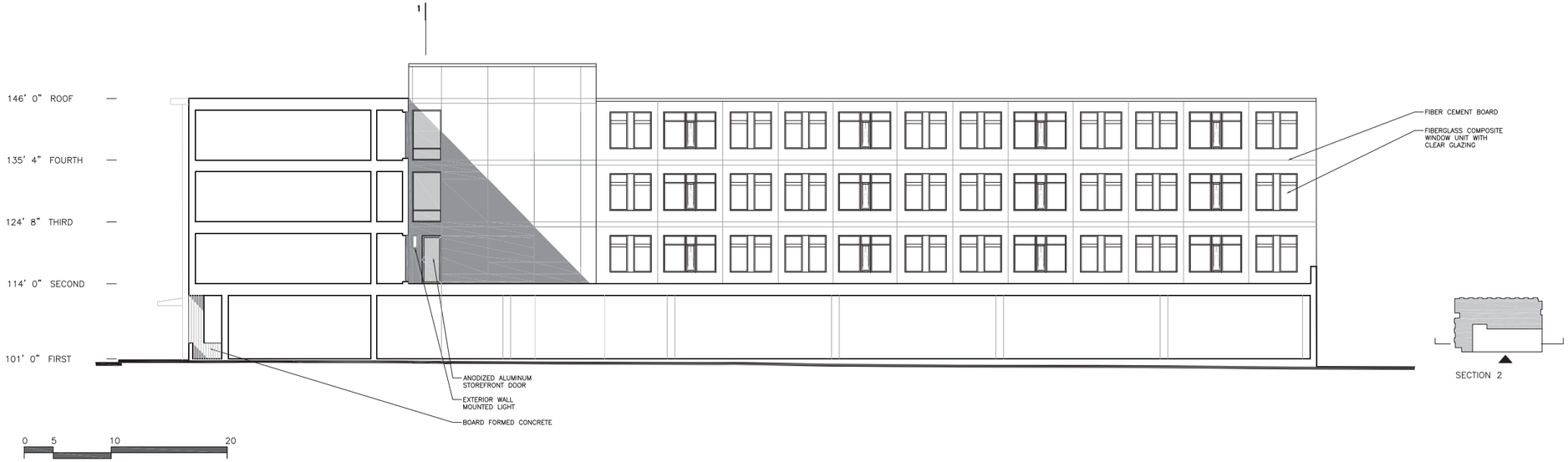
SHEET 2 of SHEET 2

Architectural Building Elevations + Sections

KORB+ ASSOCIATES ARCHITECTS 648 N. Plankinton Ave, Suite 240 Milwaukee, Wisconsin 53203 p: 414.273.8230

Architectural Building Elevations + Sections





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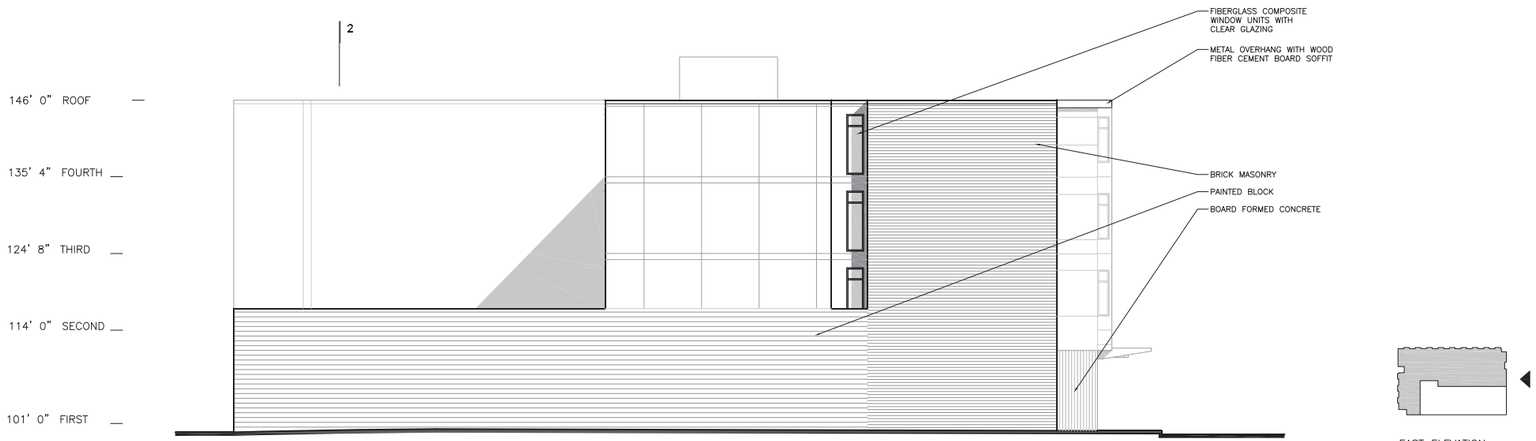
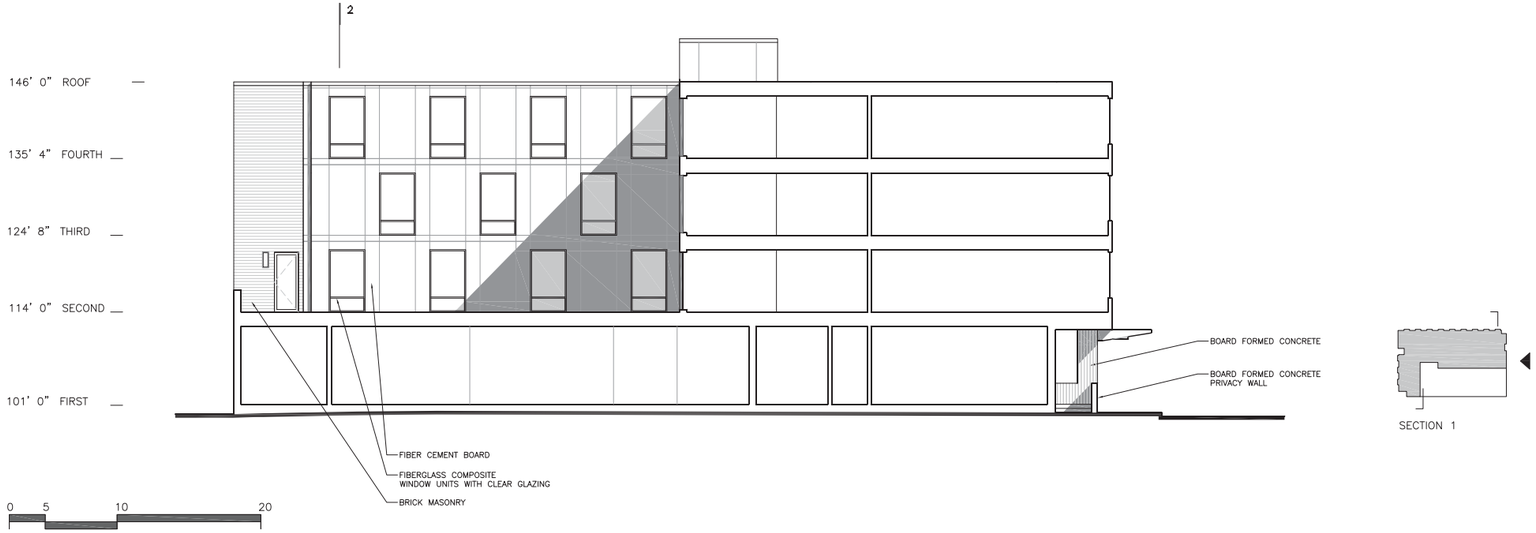
Architectural Building Elevations + Sections



EAST ELEVATION



SECTION 1

KORB+ ASSOCIATES ARCHITECTS 648 N. Plankinton Ave, Suite 240 Milwaukee, Wisconsin 53203 p: 414.273.8230


Retail
3600
Villard

KORB+ ASSOCIATES ARCHITECTS 648 N. Plankinton Ave, Suite 240 Milwaukee, Wisconsin 53203 p: 414.273.8230