



SE PORTION OF BLOCK 3 (PART OF 430 W STATE ST)
MILWAUKEE, WI 53203

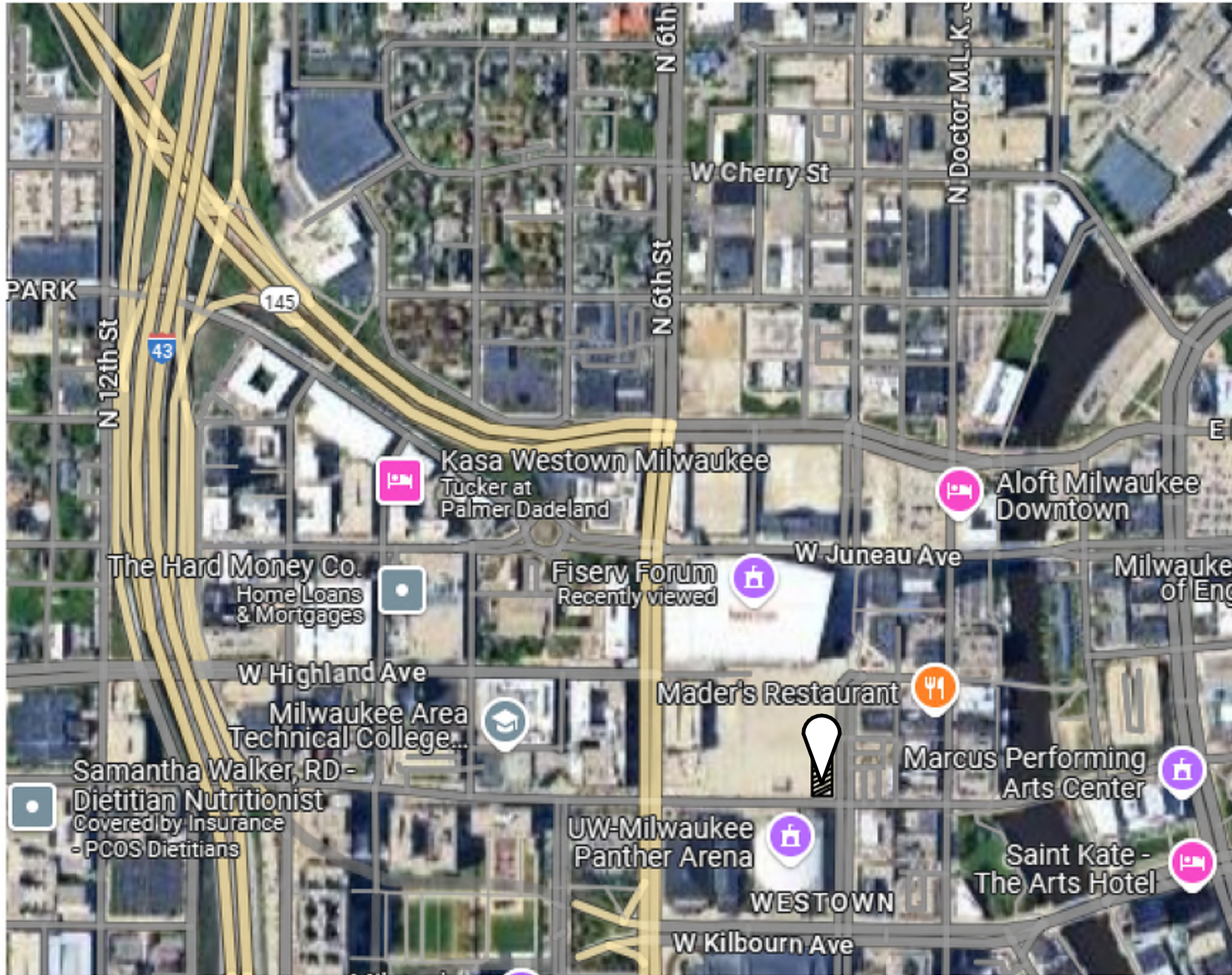
DPD ZONING SUBMITTAL FOR PORTION OF BLOCK 3 OR MILWAUKEE BUCKS ARENA DEVELOPMENT
(SUBMITTAL DATE: JANUARY 10, 2025)
CITY OF MILWAUKEE DPD FILE NO. 241340



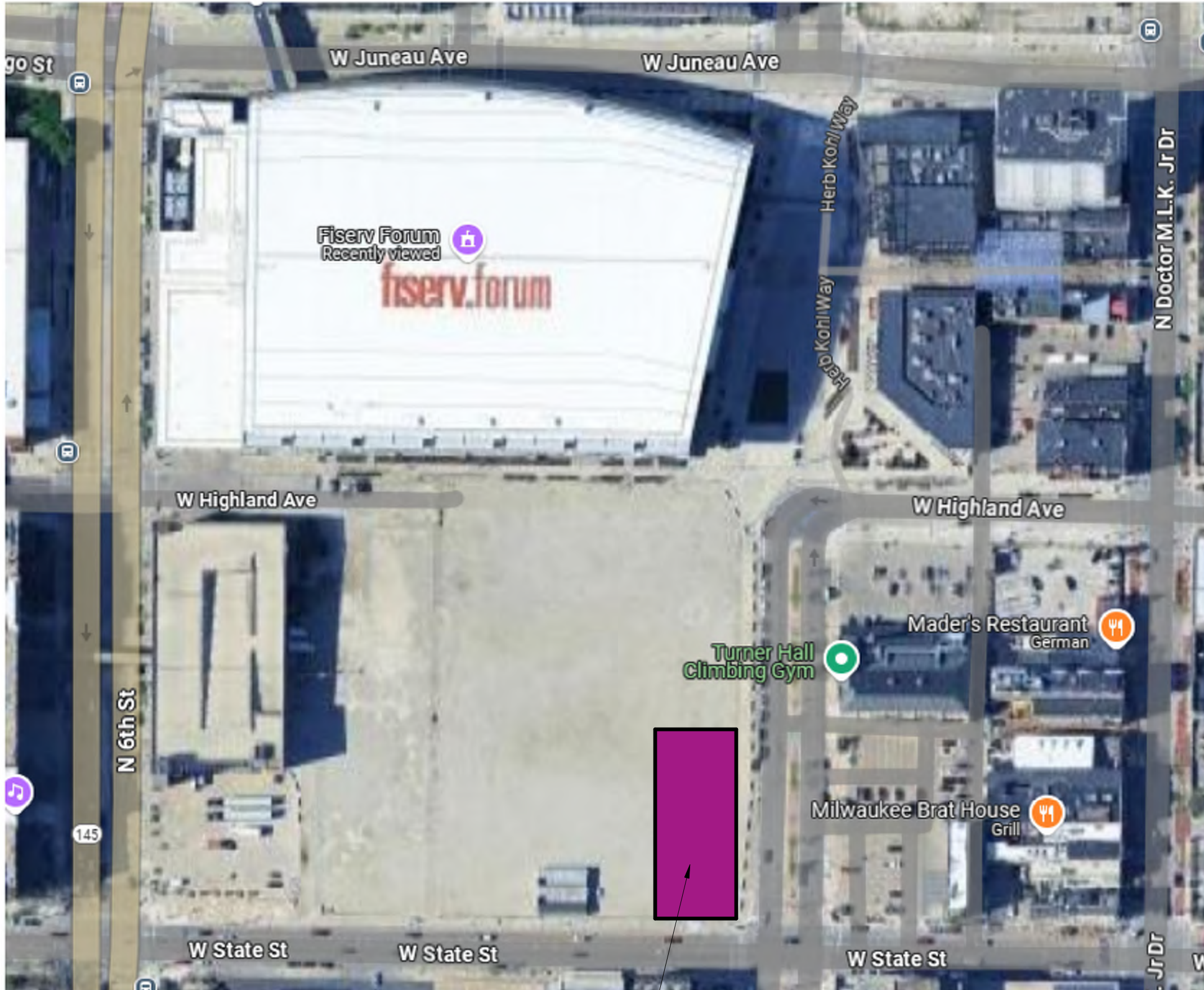
GBA PROJECT NO. 202208

BRAND JOB NO. XXXXXX

VICINITY LOCATION MAP:

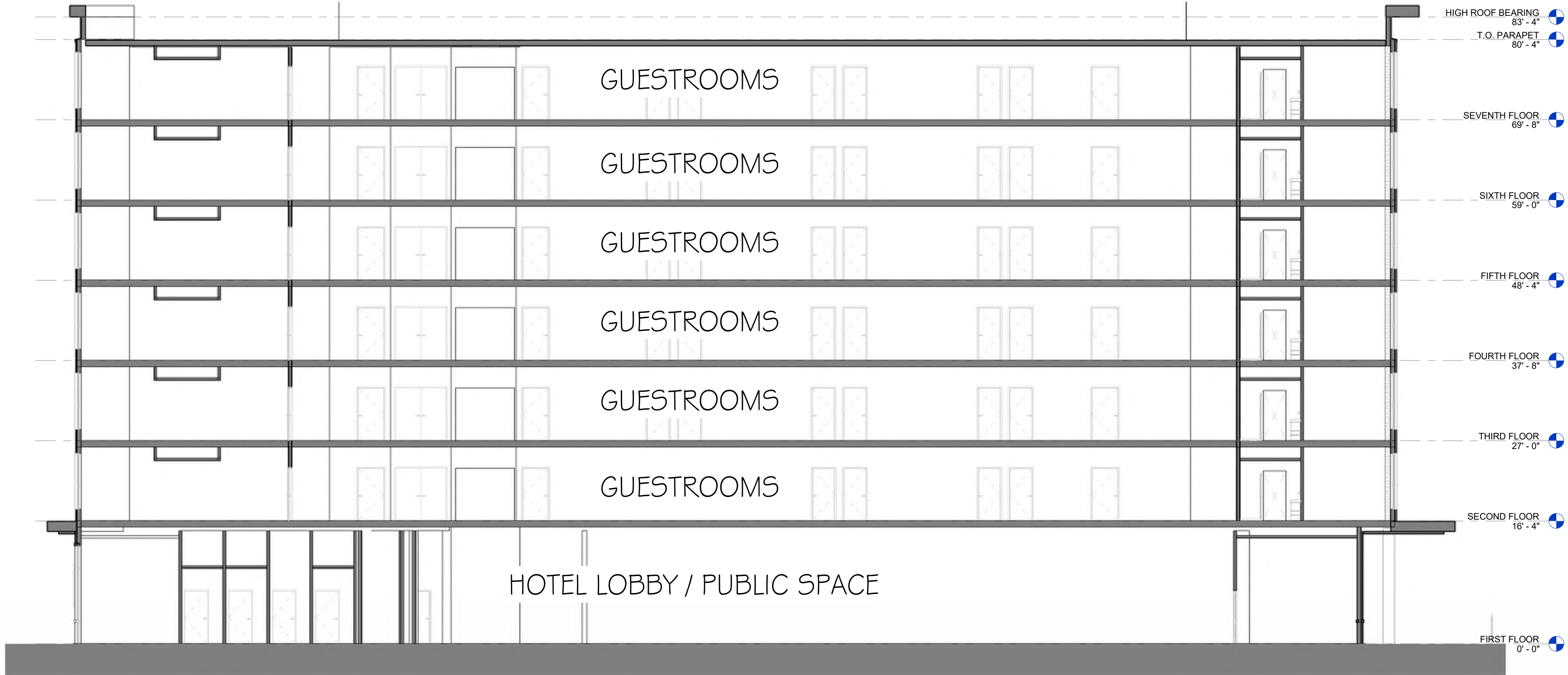


PROJECT LOCATION MAP:



PROJECT LOCATION

PROJECT HEIGHT SUMMARY:



PROJECT INFORMATION / STATISTICS

Moxy MKE Hotel									
Floor	1st	2nd	3rd	4th	5th	6th	7th	Total	
Hotel Area	11,759sf	11,119sf	10,621sf	10,521sf	10,521sf	10,521sf	10,521sf	75,583sf	55.1%
King (210sf)	0	11	14	15	15	15	15	85	
Acc King (316sf)	0	0	1	0	0	0	0	1	
Double Queen (289sf)	0	7	7	7	7	7	7	42	
Nested Double Queen (260sf)	0	0	2	2	2	2	2	10	37.2%
Acc Double Queen (411sf)	0	1	1	1	1	1	1	6	
Double Queen Suite (495sf)	0	1	1	1	1	1	1	6	
King Suite (738sf)	0	0	1	1	1	1	1	5	
Acc King Suite (738sf)	0	1	0	0	0	0	0	1	7.7%
Total Rooms	0	21	27	27	27	27	27	156	

PROJECT TEAM / CONTACTS

OWNER:
MILWAUKEE LODGING INVESTORS II, LLC
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562
PH: (608) 279-2488
CONTACT: ANDY INMAN
E: AINMAN@NCGHOSPITALITY.COM

ARCHITECT:
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CONTACT: JEFF BRENKUS
E: JEFF.BRENKUS@GARYBRINK.COM

CIVIL / LANDSCAPE:
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MILWAUKEE, WI 53217
PH: (414) 659-8193
CONTACT: MICHAEL FROELICH
E: MFROELICH@KAPURINC.COM

PLUMBING / F.P. DESIGNER:
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
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E: nick.streeter@excelengineer.com

INTERIOR DESIGNER:
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1505 5TH AVE, SUITE 300
SEATTLE, WASHINGTON 98101
PH: (208) 660-2106
CONTACT: COURTNEY MACLEAN
E: COURTNEY@WELCOMETOTHE SOCIETY.COM

STRUCTURAL ENGINEER:
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222 W WASHINGTON AVE, SUITE 650
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PH: (608) 729-1414
CONTACT: LUCAS MARSHALL
E: LMARSHALL@PIERCEENGINEERS.COM

MECHANICAL DESIGNER:
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PH: (920) 926-9800
CONTACT: RANDY LIETZ
E: randy.lietz@excelengineer.com

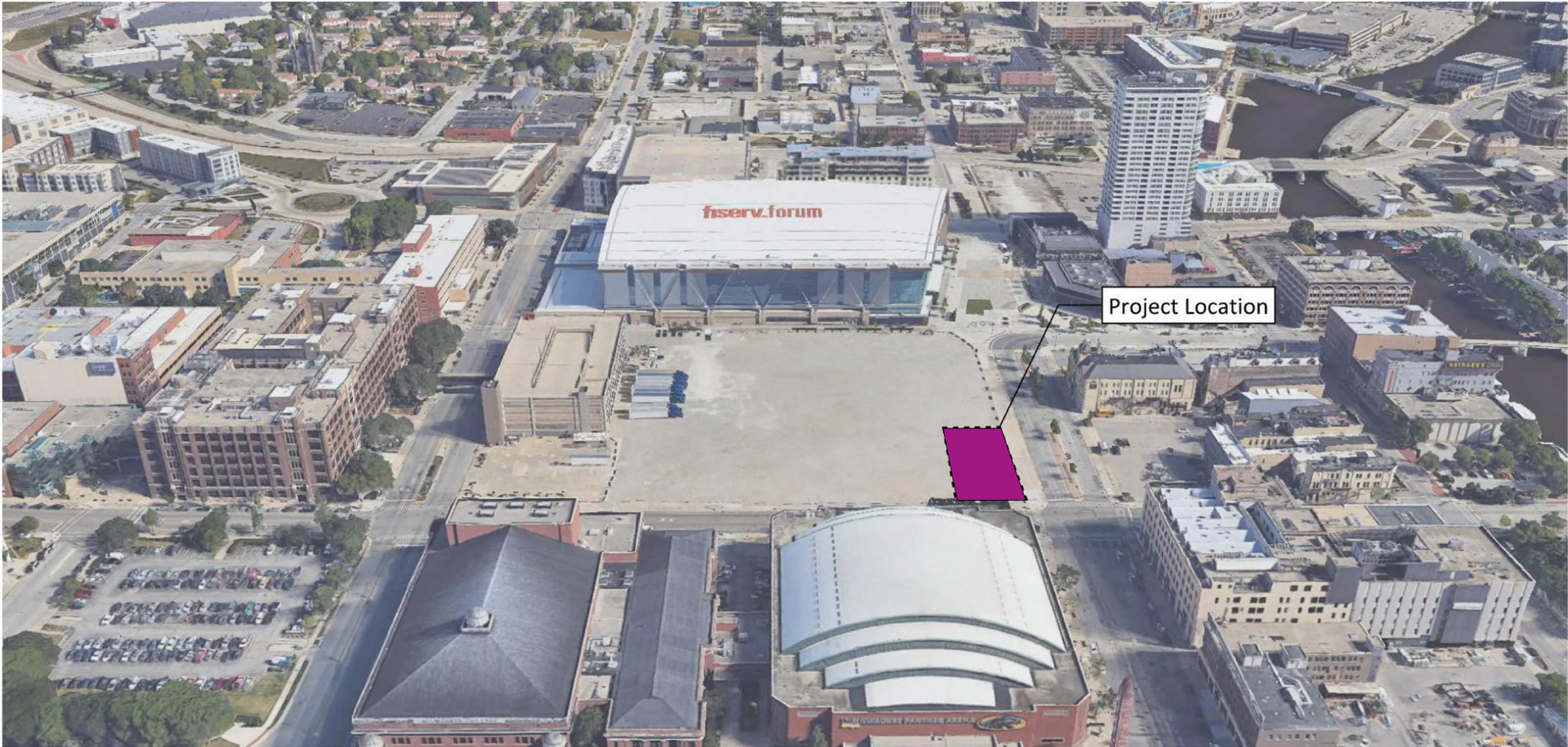
ELECTRICAL DESIGNER:
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PH: (920) 926-9800
CONTACT: MELISSA REISINGER
E: melissa.reisinger@excelengineer.com

PROJECT: **MOXY HOTEL**
PART OF BLOCK 3, PHASE 2, PART OF 430 W. STATE STREET (SOUTHEAST CORNER OF W STATE STREET & VEL R. PHILLIPS AVENUE)
MILWAUKEE, WI 53203
CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562

PROJECT: 202208
DRAWN BY: 12/13/24
DATE: 12/13/24
SCALE: AS NOTED

Initial Pricing Set 2024-12-13
DPD 1st Submittal 2025-01-10

PROJECT COVER
SHEET & CONTACTS



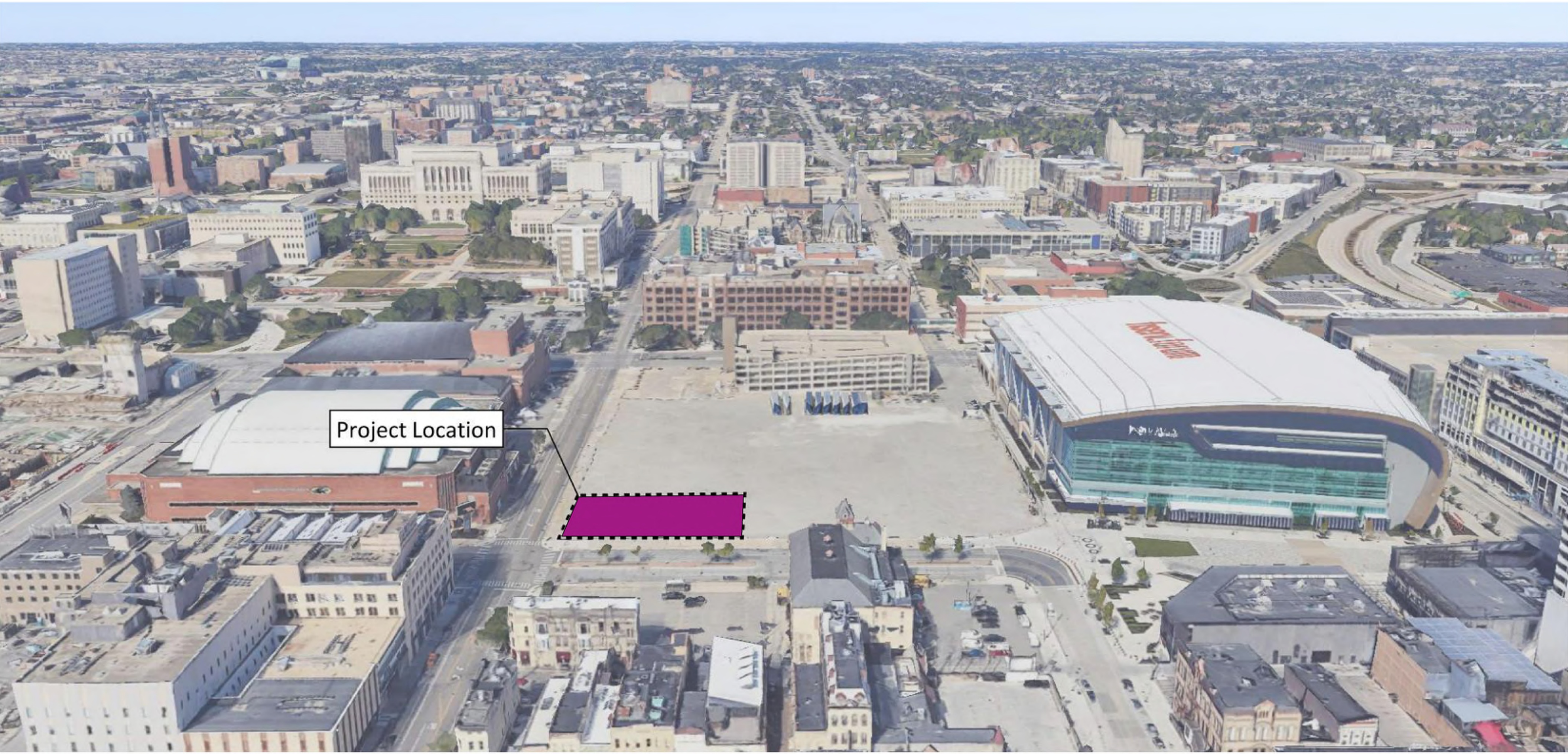
AERIAL VIEW OF SITE LOOKING NORTH



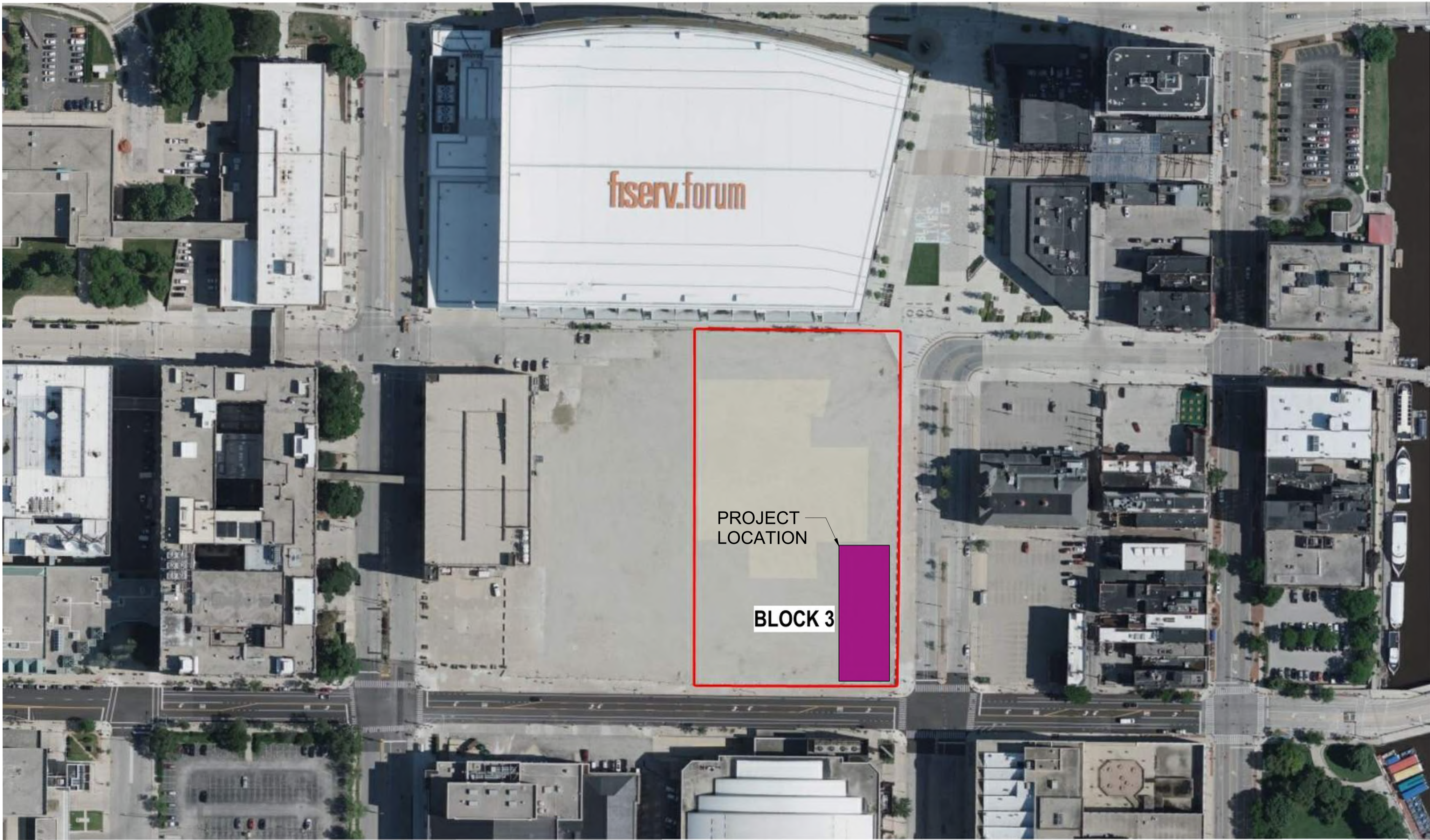
AERIAL VIEW OF SITE LOOKING EAST



AERIAL VIEW OF SITE LOOKING SOUTH



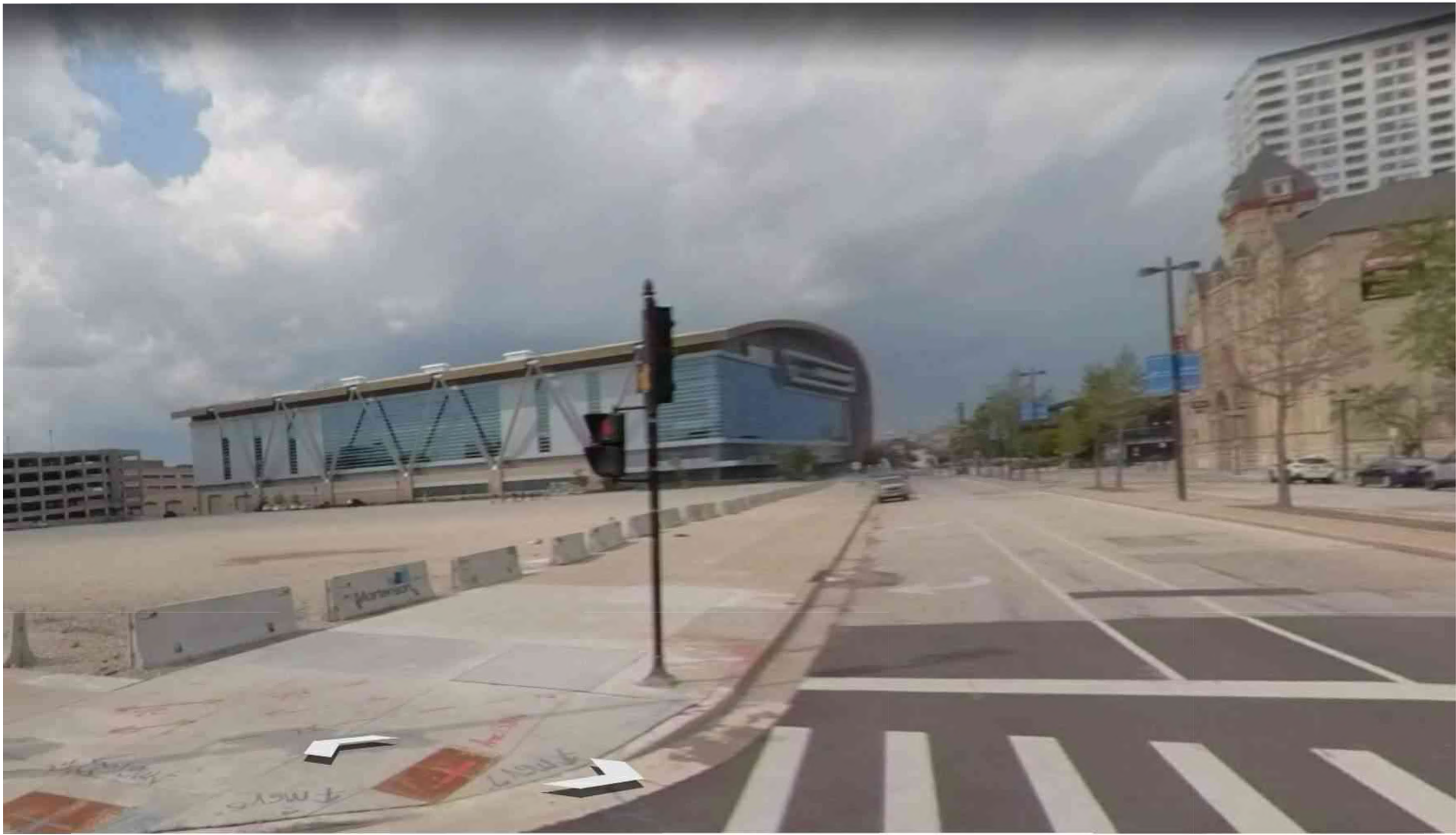
AERIAL VIEW OF SITE LOOKING WEST



AERIAL VIEW OF OVERALL BLOCK 3 SITE



PEDESTRIAN VIEW LOOKING WEST FROM N. VEL R. PHILLIPS AVENUE



PEDESTRIAN VIEW LOOKING NORTHWEST FROM CORNER OF N VEL R. PHILLIPS / WEST STATE STREET



PEDESTRIAN VIEW LOOKING NORTH FROM WEST STATE STREET



BUCKS ARENA DEVELOPMENT

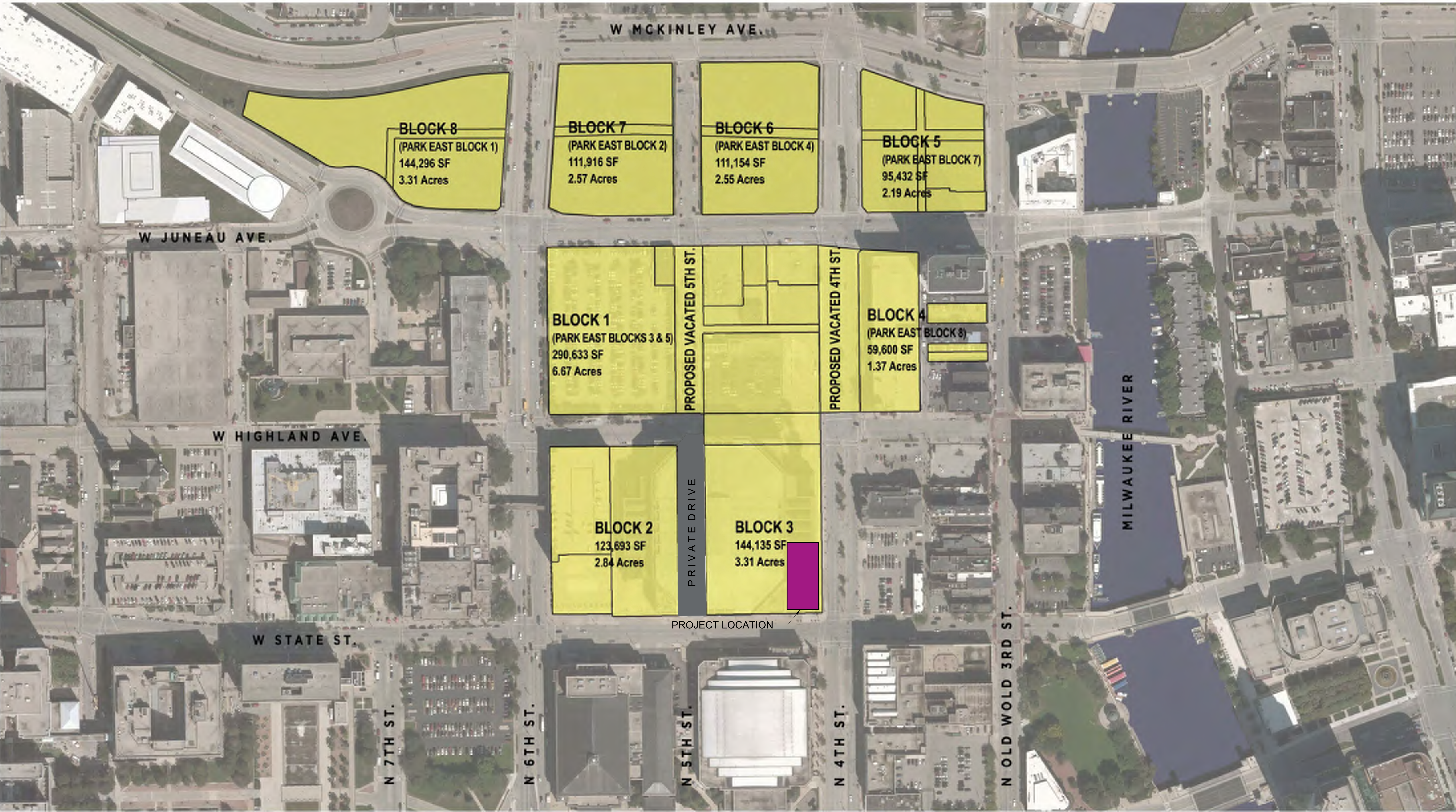
LOCATION MAP

PROJECT: **MOXY HOTEL**
1400 W. STATE STREET, PHASE 2, PART OF 400 W. STATE STREET & N VEL R. PHILLIPS AVENUE
MILWAUKEE, WI 53203
CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562

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PROJECT: 202208
DRAWN BY:
DATE: 12/13/24
SCALE: AS NOTED

Initial Pricing Set 2024-12-13
DPD 1st Submittal 2025-01-10



BLOCK PLAN

EXISTING BLOCK PLAN

FILENAME: S:\Milw_Co\MilwCity\Priv\240804 Bucks Lot 3 Block 3\DWG\240804_Plot with Updated CSM.dwg

PROPOSED BOUNDARY EXHIBIT WITH TOPOGRAPHY

BEING A PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 ALL IN SECTION 29 IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°58'45"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S 1/4 CORNER OF SECTION 20-7-22. ELEV = 19.18'



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

LOCATION:

1001 VEL R.
PHILLIPS AVE.,
MILWAUKEE, WI
53203

CLIENT:

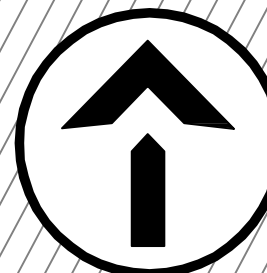
RELEASE:

EXHIBIT

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 40'

0 20' 40' 80'

SEAL:

all in

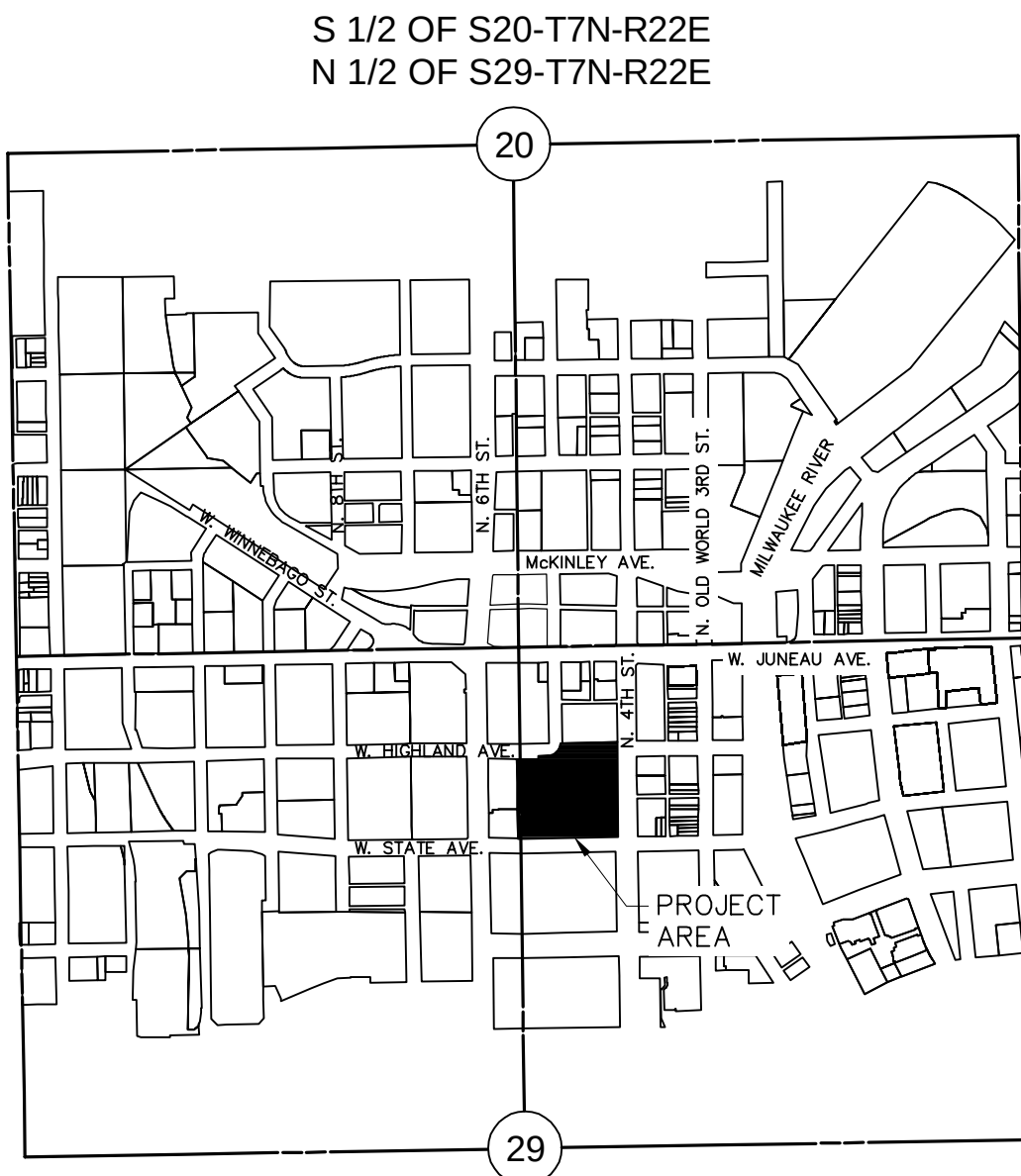
SHEET:

PROPOSED
BOUNDARY EXHIBIT
WITH TOPOGRAPHY

PROJECT MANAGER: B.S.
PROJECT NUMBER: 24.0804
DATE: 02/04/2025

SHEET NUMBER:

SU101



VICINITY MAP
NOT TO SCALE

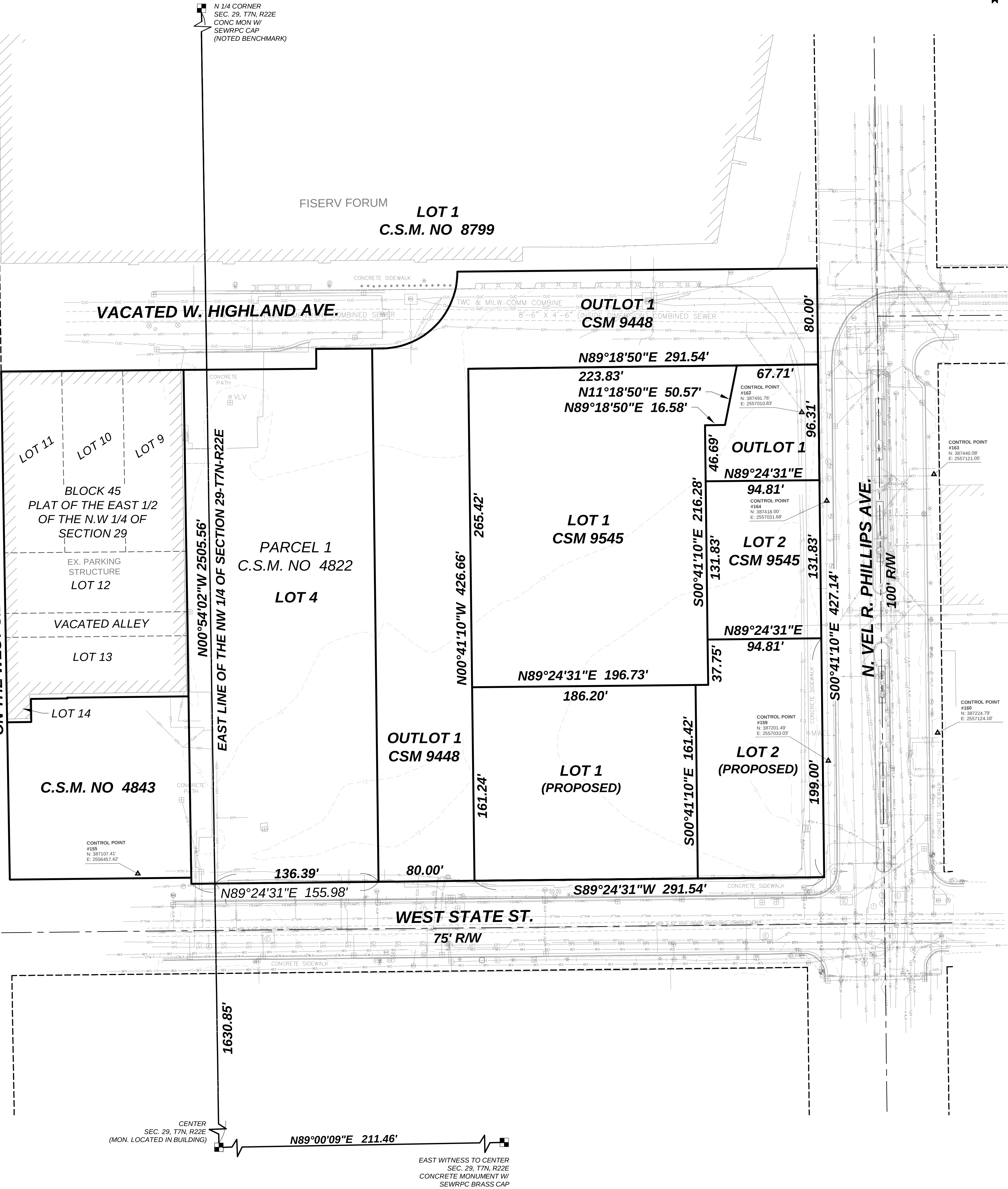
LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- ⊗ = CHISELED MARK FOUND
- ✕ = CUT CROSS SET
- = FOUND 1" IRON PIPE OR MONUMENTATION AS NOTED
- = 1-1/4" O.D. x 24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- △ = FOUND MAG/PK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = WATER VALVE
- ⊗ = MANHOLE TYPE NOTED
- ⊗ = FIRE HYDRANT
- BORE = SOIL BORING
- 970.50 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- W/M = WINDMILL
- ⊗ = TELEPHONE MANHOLE
- ⊗ = ELECTRIC MANHOLE
- ⊗ = WATER MANHOLE
- ⊗ = UTILITY METER
- ⊗ = SPRINKLER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = POWER/LIGHT POLE
- ⊗ = TRAFFIC SIGNAL
- ⊗ = CURB STOP
- ⊗ = CATCH BASIN OR INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊗ = TREE STUMP
- ⊗ = CLEANOUT
- ⊗ = FLAG POLE
- ⊗ = WELL
- ⊗ = MONITORING WELL
- ⊗ = SIGN ON POST
- ⊗ = PARKING METER
- ⊗ = UTILITY CONTROL BOX
- ⊗ VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = COMBINED SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = BUREAU OF ELEC. SERV. CI. MIL.
- = STEAM LINE
- = COMMUNICATION CONDUIT
- (P) IN LINSTYLE INDICATES DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

*NOTE
THIS PLAT DOES NOT CONFORM WITH AE-7 STANDARDS.
EXISTING EASEMENTS NOT SHOWN.

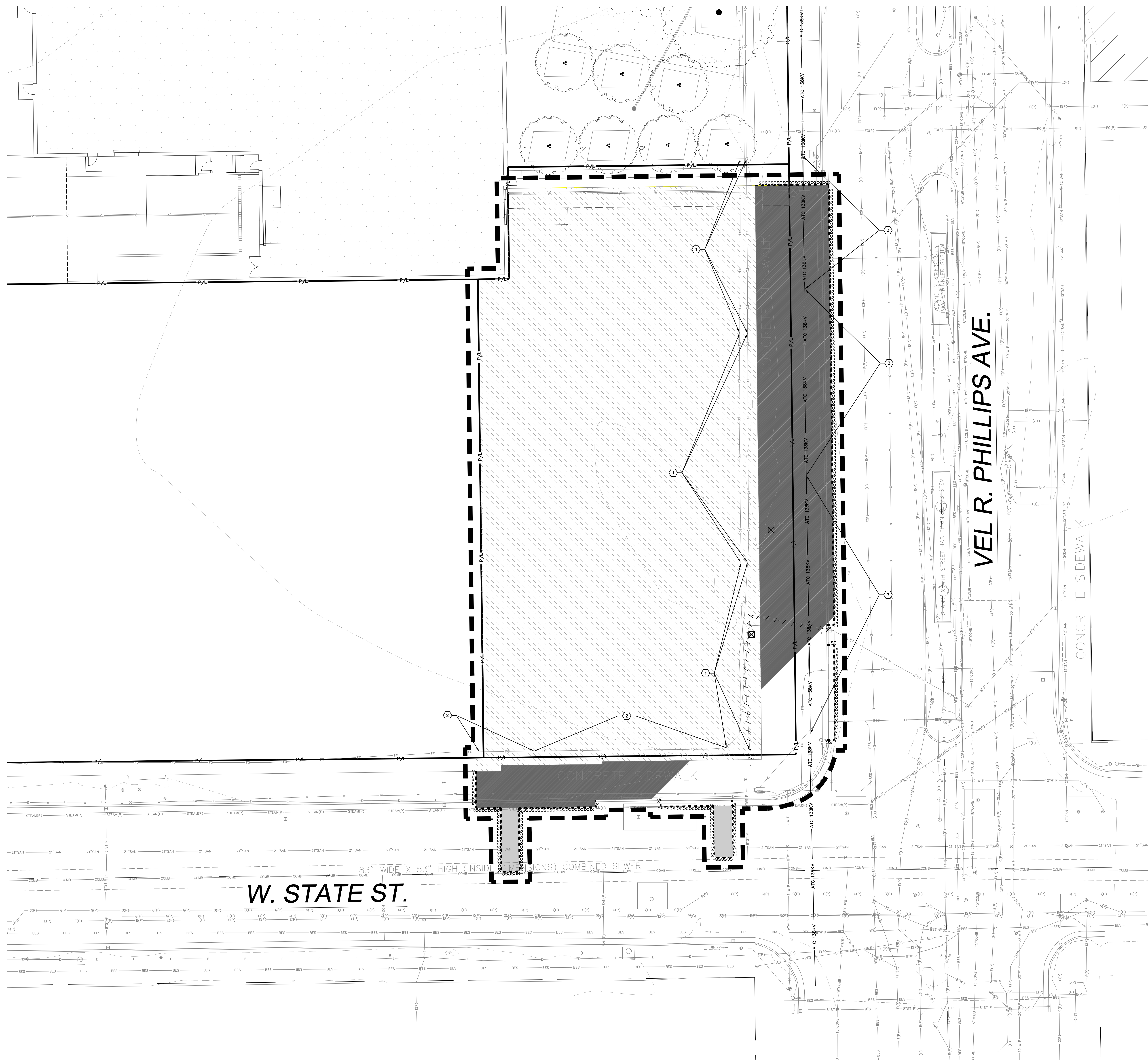
N. 6TH STREET

PLAT OF THE TOWN OF MILWAUKEE
ON THE WEST SIDE OF THE RIVER



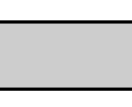
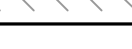
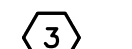
Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20222502146, 20222502147, 20222502225, 20222502230

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



DIGGERSHOTLINE
Dial 811 or (800)242-851
www.DiggersHotline.com

KEY INDEX

- 
 - PROJECT LIMITS
 - PROPERTY LINE
 - EASEMENT LINE
 - 
 - ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - 
 - CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - 
 - GRAVEL & BUTTRESS BASE GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REFINISHED ON SITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
 - 
 - SANITARY FULL DEPTH
 - 
 - TREES & STUMPS TO BE REMOVED
 - 
 - DENOTES UTILITIES TO BE ABANDONED & REMOVED.
 - 
 - DENOTES UTILITIES TO BE ABANDONED IN PLACE.
 - 
 - KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
 - 
 - UTILITY STRUCTURE REMOVAL/ABANDONMENT
 - 
 - EXISTING FIBER OPTIC LINES TO BE REMOVED AND RELOCATED DURING FOUNDATION CONSTRUCTION. FOUNDATION DESIGN AND MEANS AND METHOD OF CONSTRUCTION TO BE COORDINATE WITH THE CITY OF MILWAUKEE.
 - 
 - EXISTING FIBER OPTIC LINES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
 - 
 - EXISTING HIGH VOLTAGE AIR TRANSMISSION LINE TO REMAIN AND BE PROTECTED DURING FOUNDATION CONSTRUCTION. FOUNDATION DESIGN AND MEANS AND METHOD OF CONSTRUCTION TO BE COORDINATE WITH THE CITY OF MILWAUKEE.

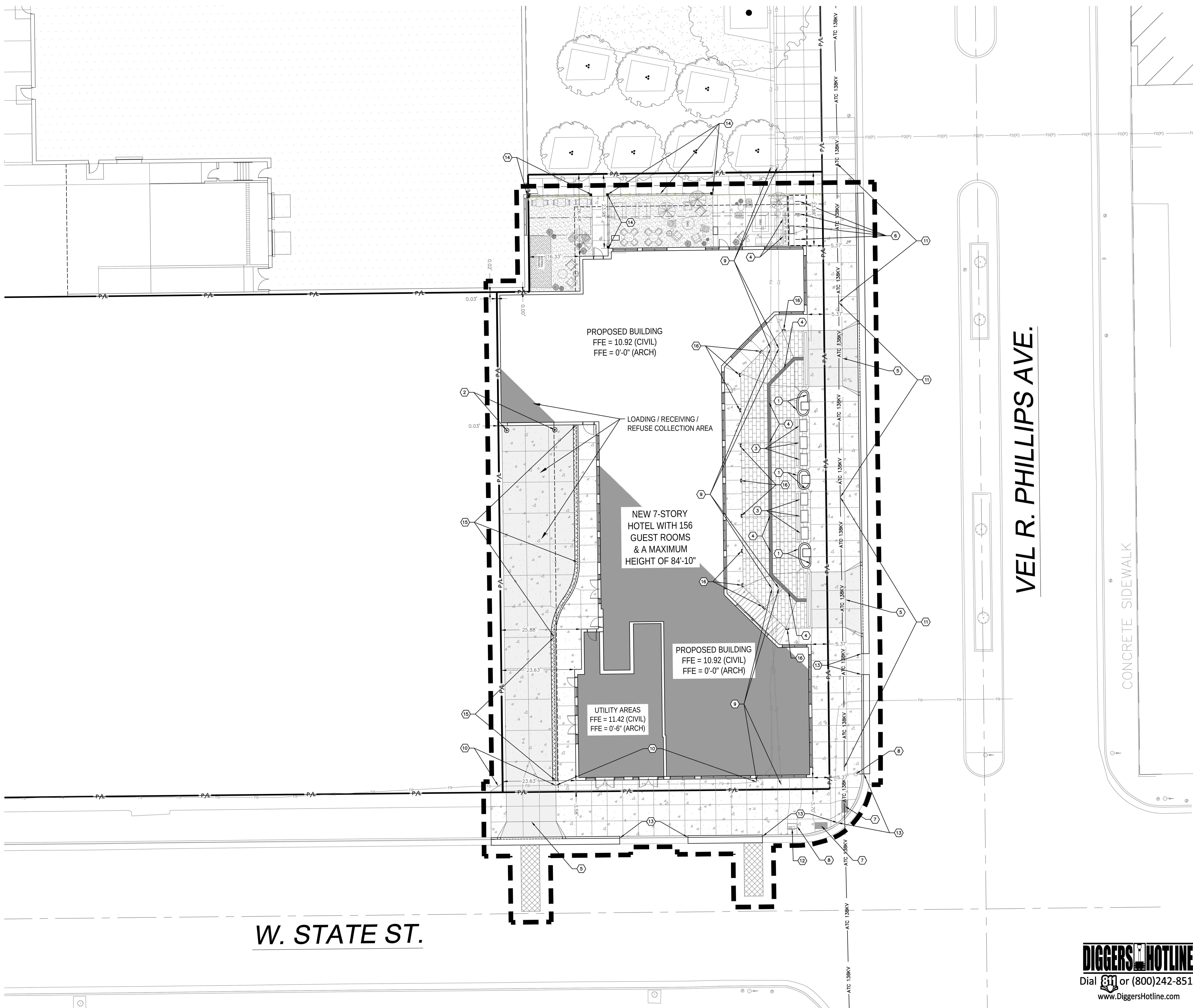
PROJECT: **MOXY HOTEL**
1000 FLORENCE BLVD #3 (SOUTHEAST CORNER OF W STATE STREET & N WELLS PHILLIPS AVENUE)
MILWAUKEE, WI 53233

CLIENT: **MILWAUKEE DD LODGING INVESTORS II, LLC**
1600 ASPEN COMMONS, SUITE 200
MILWAUKEE, WI 53233

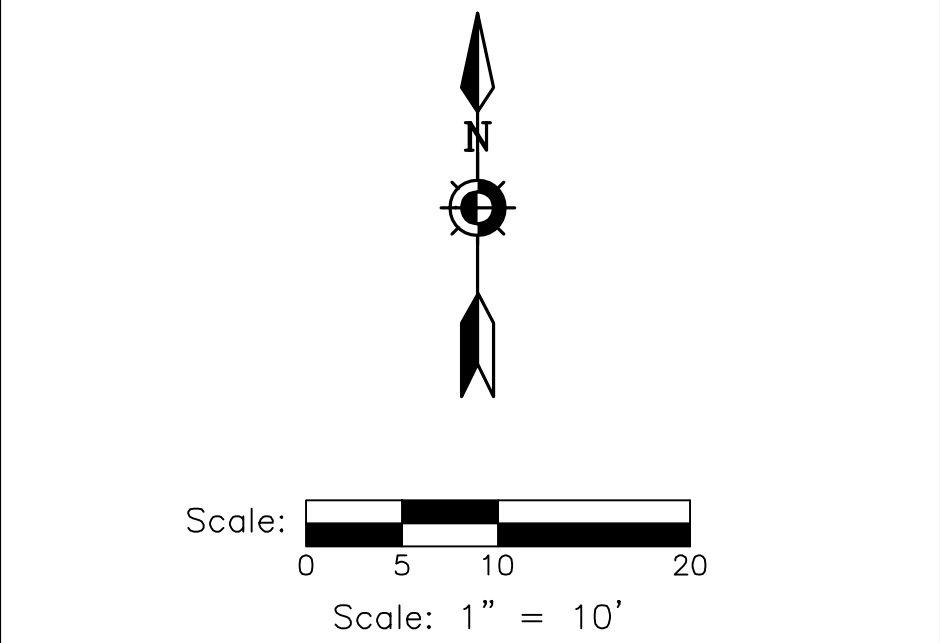
PROJECT:	20220
DRAWN BY:	
DATE:	
SCALE:	AS NOTED

SITE DEMOLITION
PLAN

C101



Site Statistics	
Item	Quantity
1. Gross land area:	Lot 2 = 20,565 Sq. Ft. (0.472 Acres)
2. Maximum amount of land covered by principal buildings (includes building overhangs):	Lot 2 = 17,044 Sq. Ft. (82.9% Lot Coverage)
3. Maximum amount of land devoted to parking, drives and parking structures (excludes areas covered by building overhangs):	Lot 2 = 1,940 Sq. Ft. (9.4% Lot Coverage)
4. Minimum amount of land devoted to landscape open space:	Lot 2 = 0 Sq. Ft. (0% Lot Coverage)
5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Not Applicable
6. Proposed number of accessory and principal buildings:	1 Principal Building
7. Maximum number of dwelling units per building:	Not Applicable
8. Bedrooms per unit:	Not Applicable
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if not residential. Bicycle parking spaces provided, pursuant to s. 295-404, (approximately):	Automobile parking spaces: Not Applicable Automobile parking spaces per residential unit ratio: Not Applicable Automobile parking spaces per 1000 sf for non-residential uses: Not Applicable - It is anticipated that patrons and employees will utilize adjacent parking structures, transit, bicycles, or ride share. 4 long-term and 7 short-term bicycle parking spaces provided (0 long-term and 2 short-term bicycle parking spaces required based on the General Retail Establishment Use in Table 295-404-1)



KEY INDEX	
	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION. (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW CONCRETE SLAB (LIGHT DUTY). BENEATH: WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED TO THE NEAREST JOINT.
	NEW CONCRETE SLAB (HEAVY DUTY)
	REPLACEMENT PAVEMENT FOR WEST STATE STREET. NEW PAVEMENT SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS. ALL RESTORATION WORK WITHIN PUBLIC R.O.W. MUST COMPLY WITH CITY OF MILWAUKEE'S GUARANTEE PROGRAM, INCLUDING THE SPECIFIED WARRANTY PERIOD.
	NEW INTERIALLY COLORED STAMPED AND STAINED CONCRETE PAVEMENT WITH HYDROPHOBIC SNOW MELT SYSTEM BENEATH. REFER TO SHEET A1.02 FOR COLOR INFORMATION. COORDINATE WITH DIVISION 23 CONTRACTOR FOR SNOW MELT SYSTEM.
	NEW INTERIALLY COLORED STAMPED AND STAINED CONCRETE PAVEMENT WITH HYDROPHOBIC SNOW MELT SYSTEM BENEATH. REFER TO SHEET A1.02 FOR COLOR INFORMATION. COORDINATE WITH DIVISION 23 CONTRACTOR FOR SNOW MELT SYSTEM.
	KAFKA GRANITE MAX POLYMER PATHWAY MIX MANUFACTURER: KAFKA GRANITE (OR APPROVED EQUAL) REFER TO SHEET A1.02 FOR COLOR INFORMATION.
	31" BARRIER LOW-SIDE CONCRETE CURB & GUTTER. CURB & GUTTER SHALL BE DOWELED INTO THE ADJACENT ROADWAY PAVEMENT AND REPLACED TO THE NEAREST JOINT.
	31" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER. CURB & GUTTER SHALL BE DOWELED INTO THE ADJACENT ROADWAY PAVEMENT AND REPLACED TO THE NEAREST JOINT.
	6" X 6" W CONCRETE CURB HEAD
	6" DIAMETER STEEL BOLLARDS WITH PLASTIC SLEEVE. COLOR AND STYLE OF SLEEVE TO BE DETERMINED.
	RAISED PLANTER BEDS TO BE FURNISHED BY OWNER. REFER TO SHEET A1.02 FOR ADDITIONAL INFORMATION ON THE RAISED PLANTER BEDS.
	NEW DECORATIVE ACCENT INTERIALLY COLORED STAMPED AND STAINED CONCRETE PAVEMENT WITH CONTRASTING COLOR TO ADJACENT PAVEMENT. REFER TO SHEET A1.02 FOR ADDITIONAL INFORMATION ON PAVEMENT COLORS.
	NEW TYPE I CONCRETE DRIVEWAY APRON PER CITY OF MILWAUKEE STANDARDS
	(4) NEW SANS INFRASTRUCTURE POST & RING BME RACKS, BLACK POWDER COATED, FLANGE MOUNT, MODEL: #27927.
	NEW TYPE II ACCESSIBILITY RAMPS WITH NEDRAH FOUNDRY CAST IRON, FLUNCATED CORNE DETECTABLE WARNING PLATES PER CITY OF MILWAUKEE STANDARDS
	EXISTING TRAFFIC SIGNALS/LIGHT POLES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
	EXISTING FIBER OPTIC LINES TO BE REMOVED AND RELOCATED. RELOCATION TO BE COORDINATED WITH CHARTER AND THE CITY OF MILWAUKEE.
	EXISTING FIBER OPTIC LINES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
	EXISTING HIGH VOLTAGE ATC TRANSMISSION LINE TO REMAIN AND BE PROTECTED DURING FOUNDATION CONSTRUCTION. FOUNDATION DESIGN AND MEANS AND METHODS OF CONSTRUCTION TO BE COORDINATED WITH ATC.
	EXISTING TRAFFIC SIGNAL CONTROL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
	EXISTING CONCRETE CURB & GUTTER TO REMAIN. IF DAMAGED DURING CONSTRUCTION ACTIVITIES, CURB & GUTTER SHALL BE REMOVED AND REPLACED. ALL RESTORATION WORK WITHIN PUBLIC R.O.W. MUST COMPLY WITH CITY OF MILWAUKEE'S GUARANTEE PROGRAM, INCLUDING THE SPECIFIED WARRANTY PERIOD.
	NEW 4" X 6" HIGH ORNAMENTAL FENCE. REFER TO SHEET A1.02 FOR ADDITIONAL INFORMATION ON THE FENCE.
	NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER
	NEW DECORATIVE LIT BOLLARDS. REFER TO SHEET A1.02 FOR ADDITIONAL INFORMATION ON BOLLARDS.

BUILDING INFORMATION		BICYCLE PARKING INFORMATION				PERVIOUS VS. IMPERVIOUS AREAS								
		SPACES REQUIRED	TOTAL AGGREGATE FLOOR AREA DEVOTED TO RESTAURANT, TAVERN & RETAIL SPACE	SPACES REQUIRED	SPACES PROVIDED		EXISTING CONDITIONS			PROPOSED CONDITIONS			INCREASE / DECREASE (SQ. FT.)	
							SQUARE FEET	ACRES	PERCENTAGE	SQUARE FEET	ACRES	PERCENTAGE		
		LONG-TERM BICYCLE PARKING (INSIDE)	FOR AN OCCUPANCY LARGER THAN 12,000 SQ. FT., ONE FOR EVERY 6,000 SQ. FT. OF GROSS FLOOR AREA; MIN. OF 2 SPACES	1,000 SF - NOT APPLICABLE	0 SPACES	4 SPACES	AREA OF PROPOSED SUBJECT SITE	20,565 SQUARE FEET	0.472 ACRES	100.00%	20,565 SQUARE FEET	0.472 ACRES	100.00%	N.A.
		SHORT-TERM BICYCLE PARKING (OUTSIDE)	ONE FOR EVERY 3,000 SQ. FT. OF GROSS FLOOR AREA; MIN. OF 2 SPACES	1,000 SF / 3,000 SF = 0.33 SPACES	2 SPACES	7 SPACES	IMPERVIOUS AREAS							
							TOTAL IMPERVIOUS AREA	20,565 SQUARE FEET	0.472 ACRES	100.00%	20,565 SQUARE FEET	0.472 ACRES	100.00%	±0 SQ. FT.
							PERVIOUS AREAS							
							TOTAL PERVIOUS AREA	0 SQUARE FEET	0.000 ACRES	0.00%	0 SQUARE FEET	0.000 ACRES	0.00%	±0 SQ. FT.

CONSTRUCTION TYPE	NEW CONSTRUCTION
BUILDING USE	HOTEL - 156 GUEST ROOMS
NUMBER OF FLOORS	SEVEN
TOTAL BUILDING SQUARE FOOTAGE	75,583 SQUARE FEET

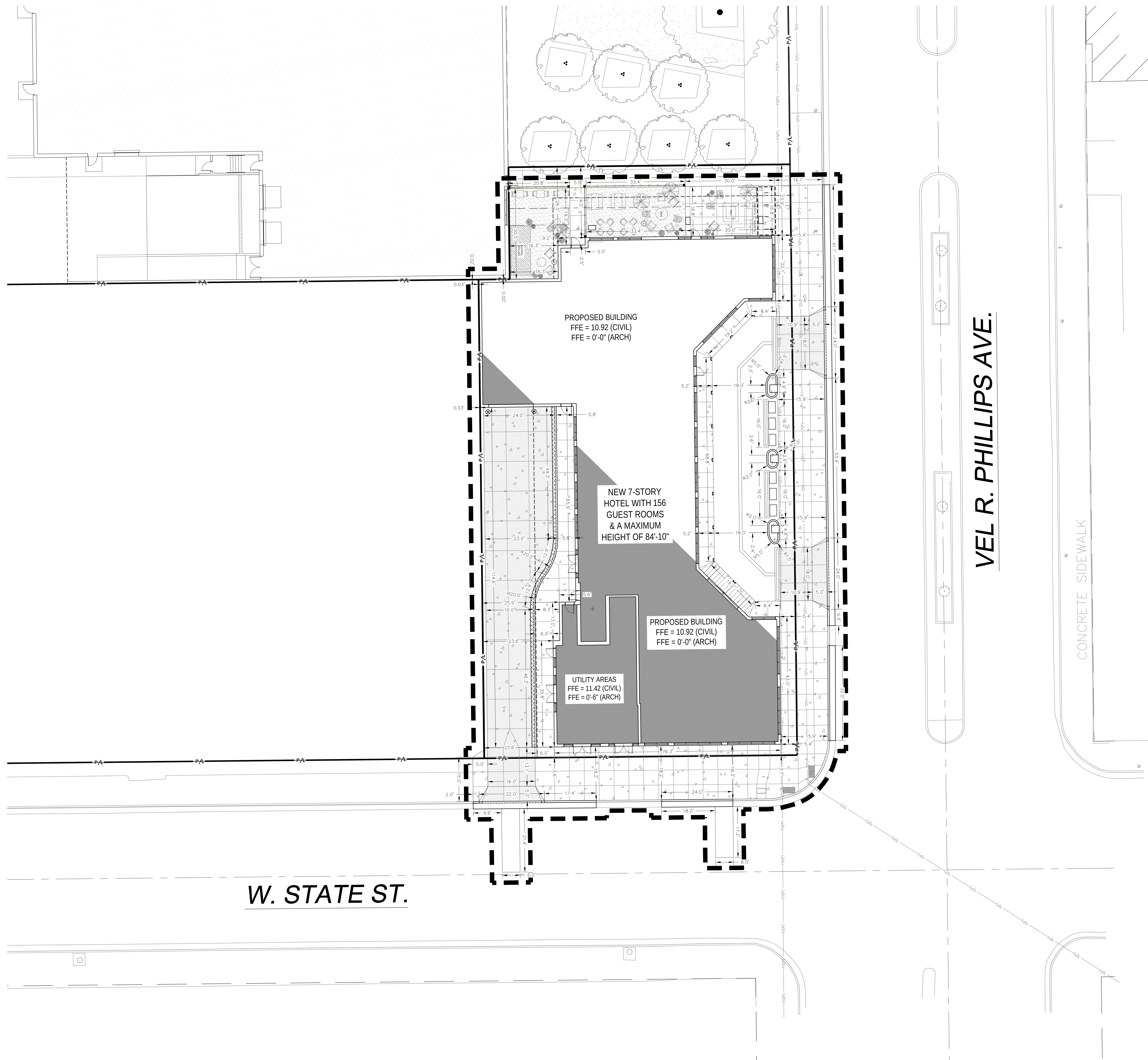
DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PROJECT: MOXY HOTEL
1500 ASPEN COMMONS SUITE 200
MIDDLETON, WI 53520
CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
2024 GBA Architecture | Design
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PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED

SITE LAYOUT
PLAN

C102



PROJECT:
MOXY HOTEL
1301 EASTERN COMMONS, SUITE 200
MILWAUKEE, WI 53202

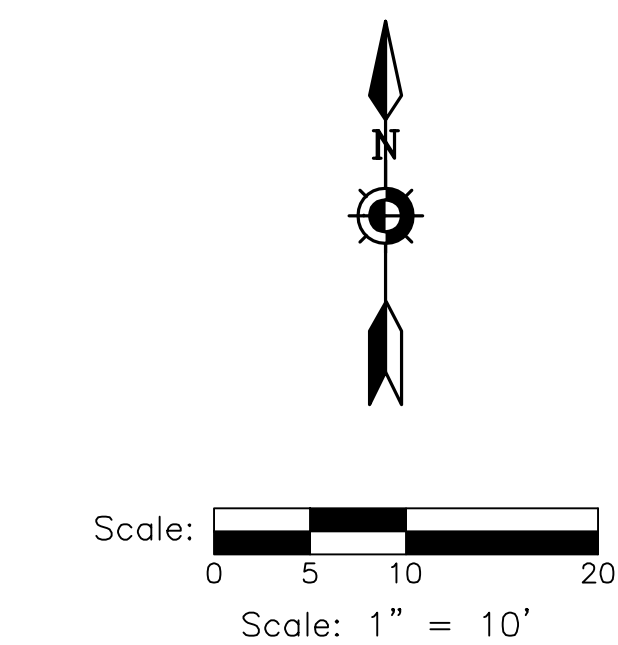
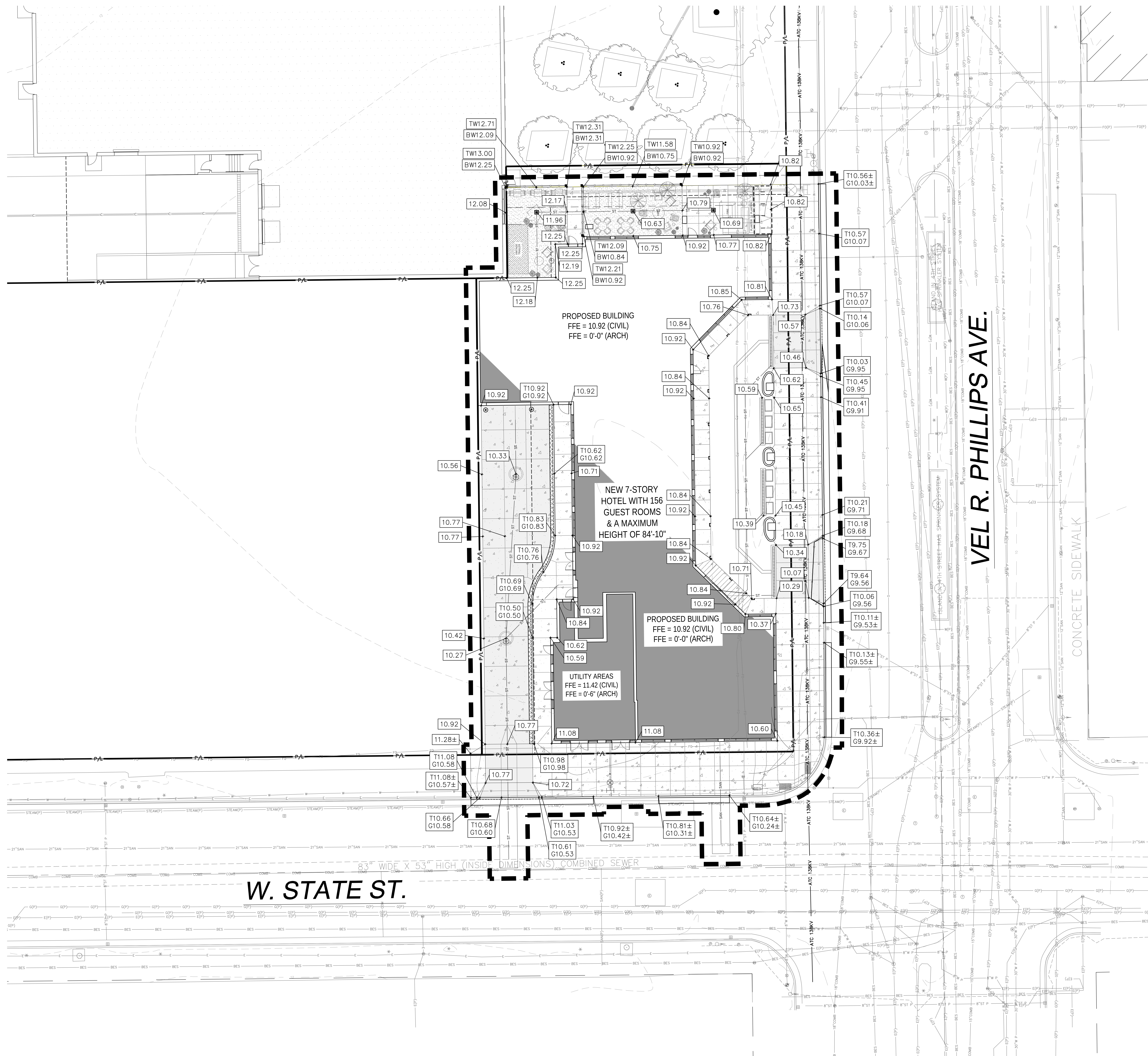
CLIENT:
MILWAUKEE DD LODGING INVESTORS II, LLC
1301 EASTERN COMMONS, SUITE 200
MILWAUKEE, WI 53202

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PROJECT:	202208
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DATE:	
SCALE:	AS NOTED

SITE GEOMETRIC
PLAN

C103



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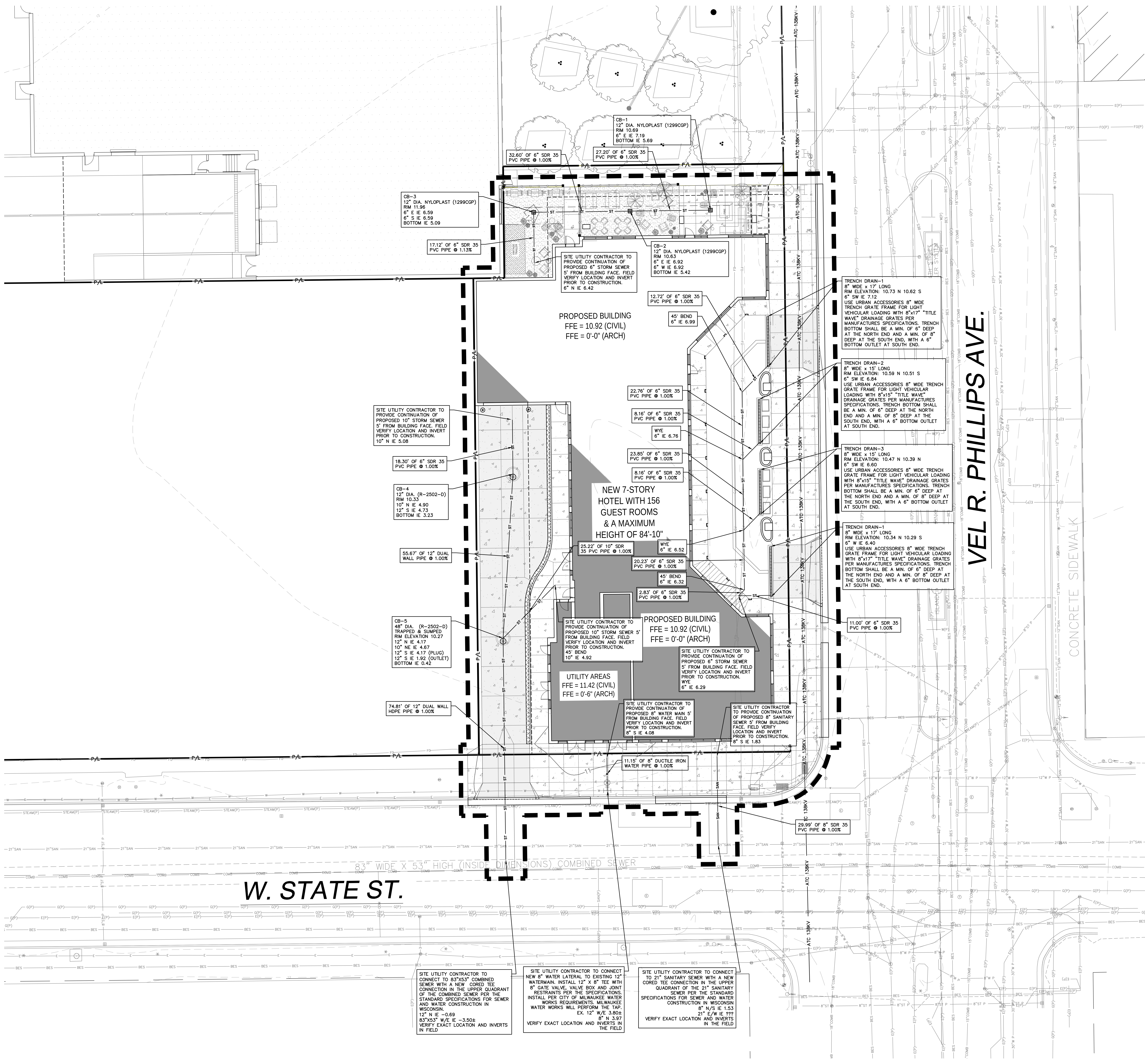
KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	MATCH EXISTING TOP OF WALL
	MATCH EXISTING BOTTOM OF WALL
	DRAINAGE SWALE

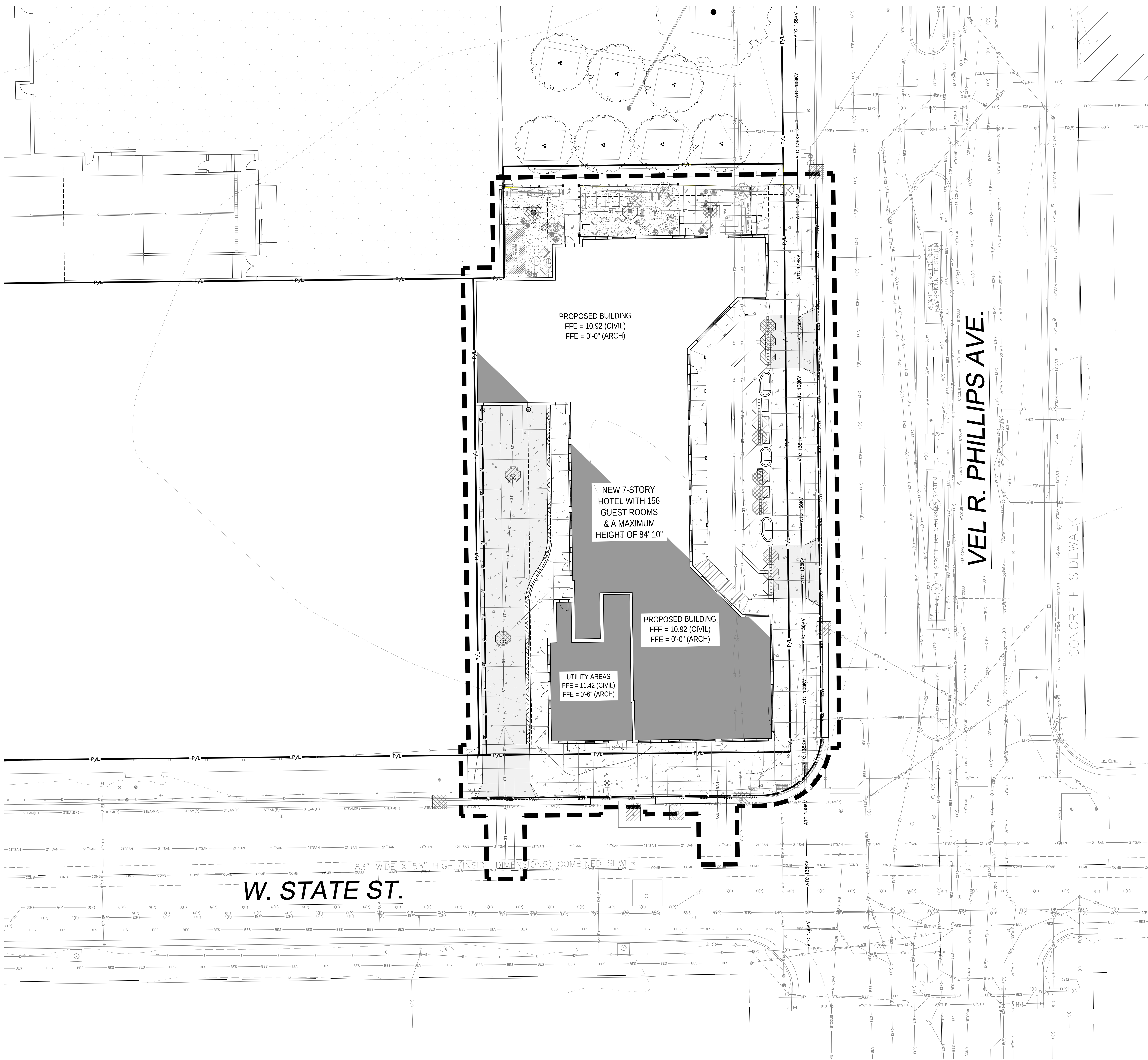
PROJECT: MOXY HOTEL
CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
2024 GBA Architecture | Design
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PROJECT: 202208
DRAWN BY:
DATE:
SCALE: AS NOTED

SITE GRADING
PLAN

C104





PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

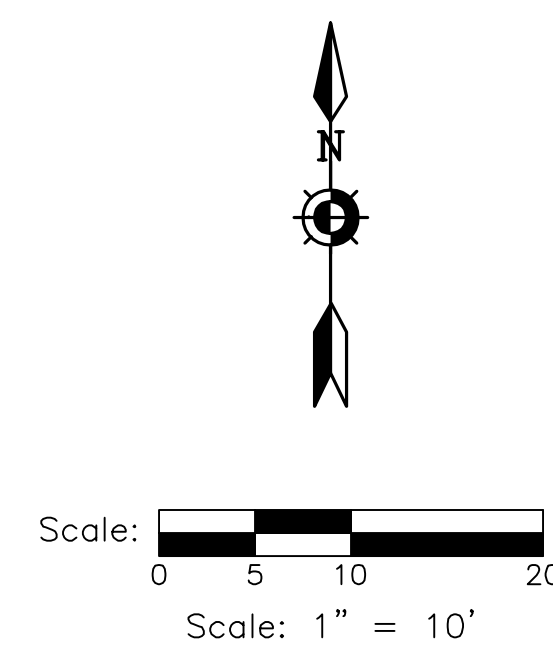
NEW 7-STORY
HOTEL WITH 156
GUEST ROOMS
& A MAXIMUM
HEIGHT OF 84'-10"

PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

UTILITY AREAS
FFE = 11.42 (CIVIL)
FFE = 0'-6" (ARCH)

W. STATE ST.

VEL R. PHILLIPS AVE.



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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, EXCAVATION OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NOTES MUST BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EXISTENCE LINE
- FILTER FABRIC FENCE
- SILT SOCK
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

- 1 C201
- 2 C201
- 3 C201
- 4 C201

PROJECT: MOXY HOTEL
DRAWN BY: J. SOUTHEAST CORNER OF W STATE STREET & VEL R. PHILLIPS AVENUE
DATE: 10/13/2020
CLIENT: MILWAUKEE DD LODGING INVESTORS II, LLC
1600 ASPEN COMMONS, SUITE 202
MIDDLETON, WI 53522

SITE EROSION
CONTROL PLAN

C106

EROSION CONTROL MEASURES		
1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html	4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WNR TECHNICAL STANDARD 1056 AS FOLLOWS:	5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE INSTALLED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WNR TECHNICAL STANDARD 1060 AS FOLLOWS:	A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.	A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WISCONSIN PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsinidot.gov/Documents/donng-bus/eng-consultants/cnsst-recres/tools/pal/pal-7-14.pdf	B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION DURING A 24 HOUR PERIOD.	B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.	C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.	C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
B. PLACEMENT OF SPILL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.	D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.	D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/5 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.	E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.	E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND REMOVE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE IMMEDIATELY AND PROPERLY DISPOSED OF PER NOTE C ABOVE.	F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.	F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE 8 SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WNR.
E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WNR.	G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.	G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WNR TECHNICAL STANDARD 1057 AS FOLLOWS:	H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.	H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SEVE.	I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.	I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDDED AND MULCHED AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON. VEGETATION IS DENSELY ESTABLISHED OR WHEN LAID, REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE ANTICIPATED. TRACKING PADS WILL BE UNDERLAIN WITH WIDOT TYPE R GEOTEXTILE FABRIC.	J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.	J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE CROSS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.	K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.	K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.	L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.	L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.	M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.	M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.	N. SILT FENCE SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.	N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSE AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.
G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.	O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.	O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
	P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.	P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
		6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
		7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
		8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEEPED WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SILT SOCK, STONE TRACKING PADS, INLET PROTECTION, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT THAT PRODUCES ½-INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. IN ADDITION, THE ACTIVE CONDUIT DAILY INSPECTION LOGS, INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PERMIT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST. CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF MILWAUKEE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN OCTOBER 2025 AND ANTICIPATED TO BE COMPLETED BY FEBRUARY OF 2026, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. SILT FENCE, SILT SOCK AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
4. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
5. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
6. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE SITE UTILITIES ARE INSTALLED.
7. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS DRIVEWAYS, LOADING AREAS, AND THE BUILDING, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION.
8. AFTER STABILIZATION IS UNDERWAY, DRIVEWAY, LOADING AREA, AND SIDEWALK SURFACE MATERIAL (I.E. ASPHALT OR CONCRETE) WILL BE INSTALLED PER PROJECT PLANS AND SPECIFICATIONS.
9. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, SILT SOCK AND INLET FILTER PROTECTION SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE UNDERGROUND STORM WATER DETENTION SYSTEM SHALL BE DREGED AND PROPERLY DISPOSED OF.
10. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WNR.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPOES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR / USACE.

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR HARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WNR.

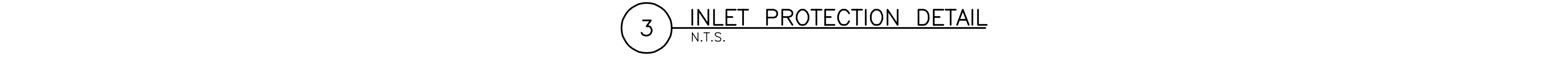
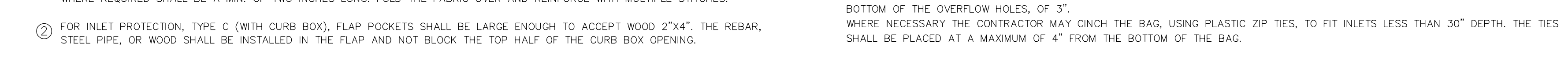
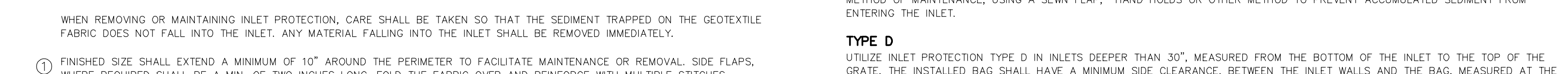
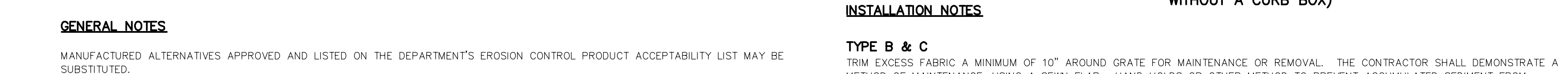
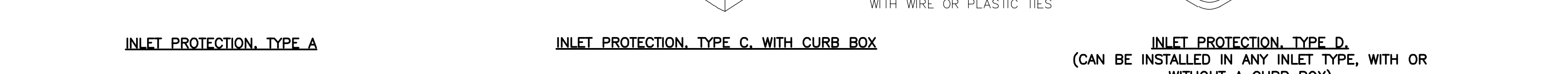
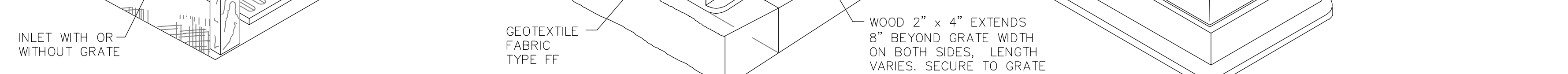
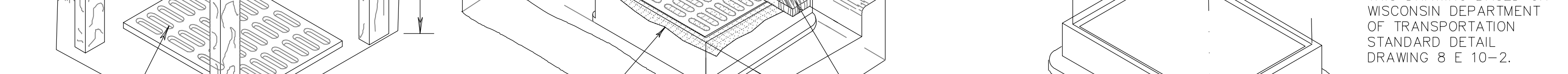
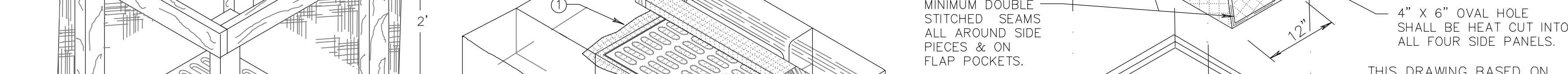
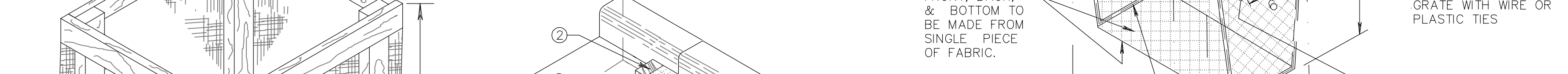
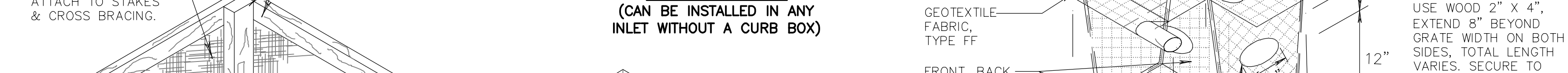
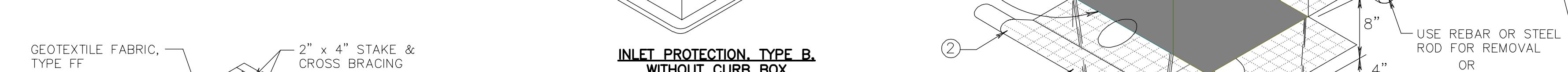
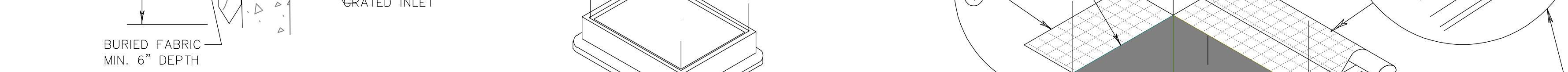
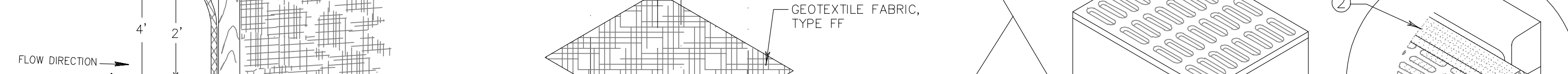
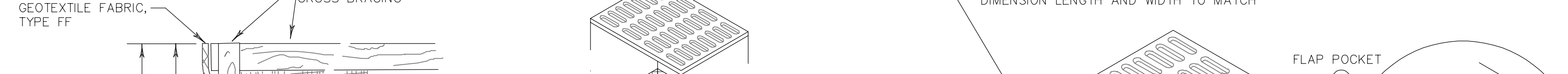
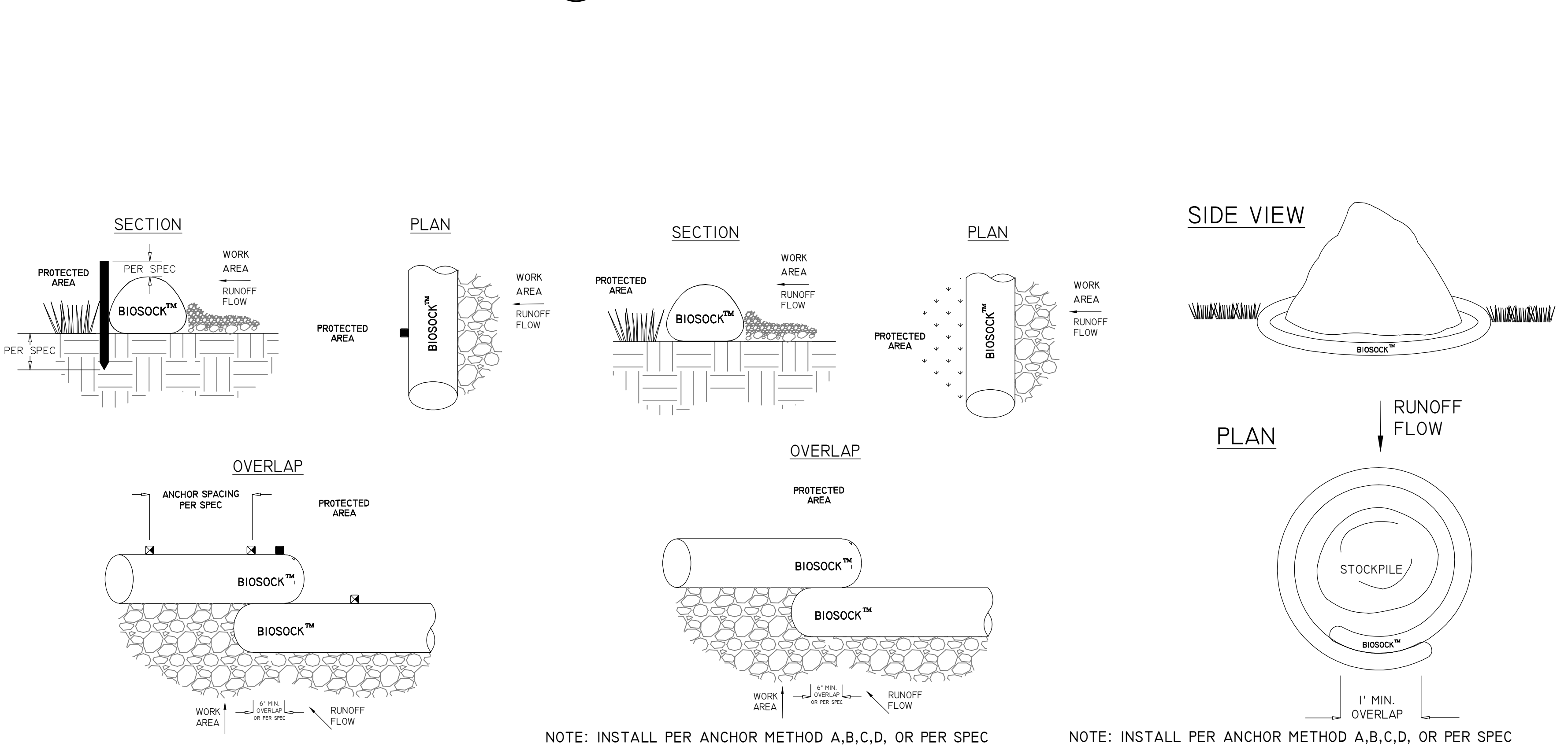
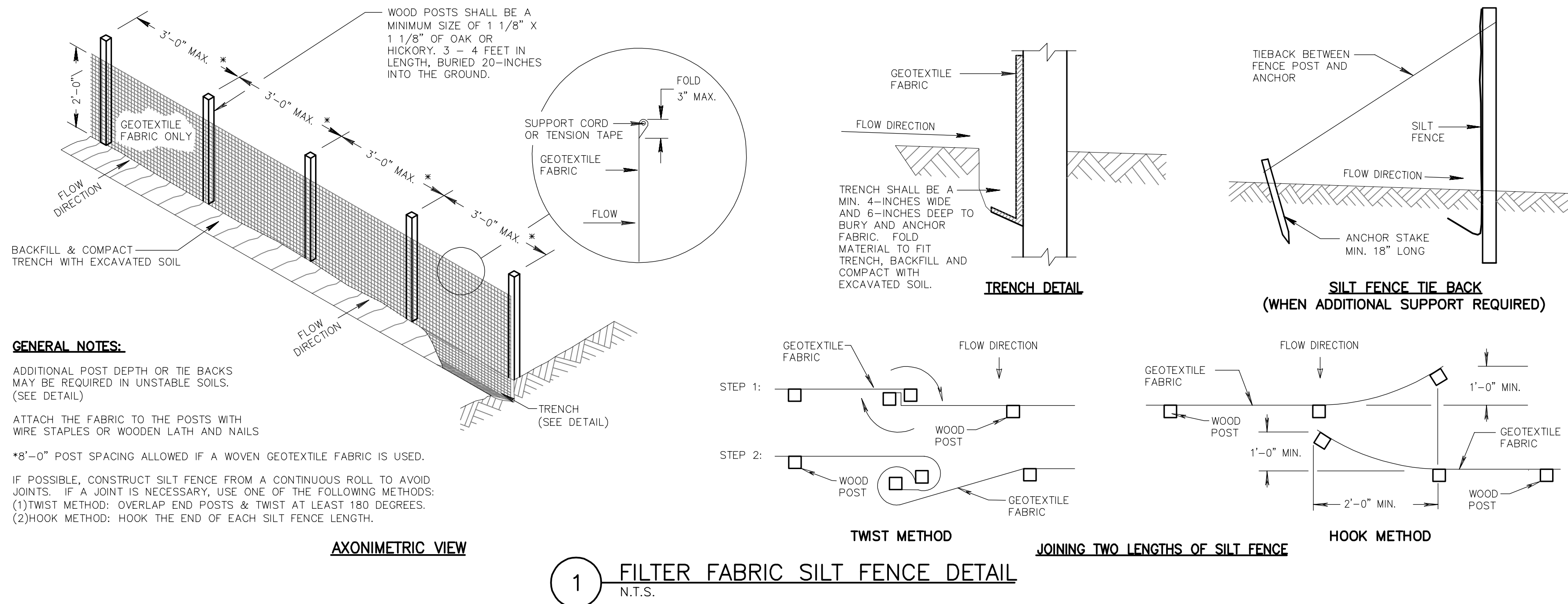
1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE AND RE-USE SPILLS. OILS, SOLIDS, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET, HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm, HAS A GRAB TENSILE STRENGTH OF 300 LBS, MULLEN BURST OF 80 PSI, PERMEABILITY OF 0.2 CM/SEC, FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WNR MEETING WNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WNR BEFORE USE ON-SITE FOR WNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WORK USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - C. MAINTENANCE ACTIVITIES
 - D. NAME AND QUANTITY OF POLYMER USED, PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED, WEATHER CONDITIONS DURING APPLICATION, METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormWater/documents/dewatering_1061.pdf

WNR TECHNICAL STANDARD 1051 FOR POLYMER –
<http://dnr.wi.gov/topic/stormWater/documents/gnr1051.pdf>





NORTH PATIO AREA PLANTINGS:
ALL PLANTINGS WITHIN THE NORTH PATIO WILL
BE PLANTED IN RAISED PLANTERS (NO
AT-GRADE PLANTING BEDS) (SEE IMAGES OF
POTENTIAL SHADE TOLERANT PERENNIALS AND
ORNAMENTAL GRASSES/SEDGES TO BE
INSTALLED WITHIN THE RAISED PLANTERS ON
THE RIGHT SIDE OF THIS SHEET.)

TYPICAL RAISED PLANTERS WITH SEASONAL ANNUALS
(SEE BELOW CONCEPTUAL IMAGE OF POTENTIAL ANNUAL
PLANTINGS WITHIN RAISED PLANTERS)



PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

NEW 7-STORY
HOTEL WITH 156
GUEST ROOMS
& A MAXIMUM
HEIGHT OF 84'-10"

PROPOSED BUILDING
FFE = 10.92 (CIVIL)
FFE = 0'-0" (ARCH)

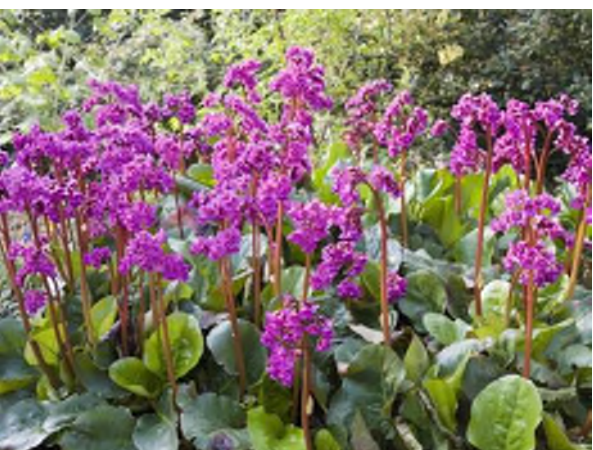
UTILITY AREAS
FFE = 11.42 (CIVIL)
FFE = 0'-6" (ARCH)

W. STATE ST.

VEL R. PHILLIPS AVE.

CONCRETE SIDEWALK

PLANTINGS FOR NORTH PATIO RAISED PLANTERS



WINTER GLOW BERGENIA



TWINKLE TOES LUNGWORT



MAIDENHAIR FERN



JUNE HOSTA



ISLAND BREEZE HOSTA



JACK FROST SIBERIAN BUGLOSS



BRISTLELEAF SEDGE



OVERDAM FEATHER REED GRASS



Scale: 1" = 10'

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PROPERTY LINE
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