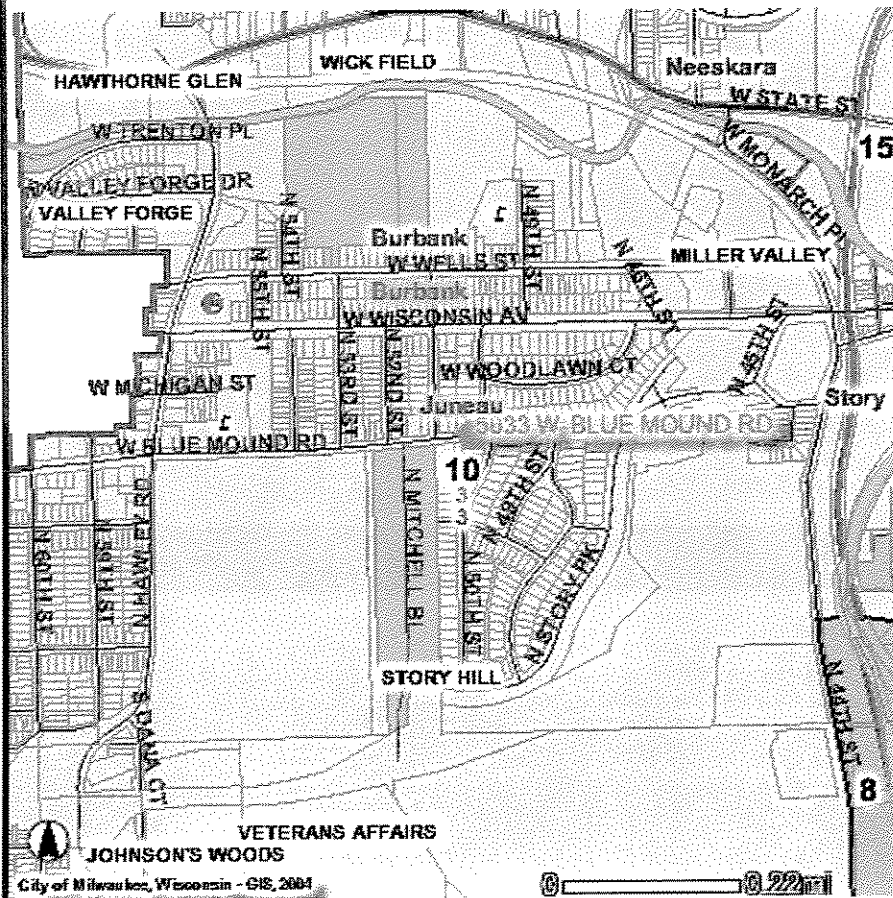


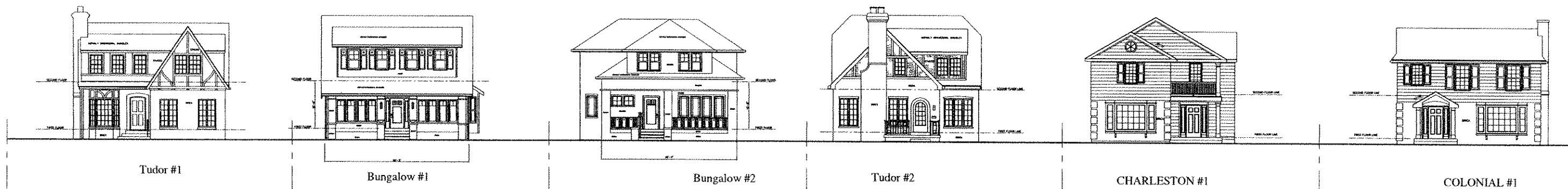
Vicinity Map Story Hill Gardens



- Legend**
- Fire Houses
  - Police Stations
  - Hospitals
  - Libraries
  - Streets
  - Parcels (Outline)
  - Waterways
  - Parks and Parkways
  - Schools**
  - Preschool
  - Elementary
  - Elementary, Middle
  - K-8
  - Middle
  - K-8 Middle
  - Elementary, Middle, High
  - K-12
  - Middle, High
  - High
  - MPS High School Districts
  - MPS Middle School Districts
  - MPS Elementary School Districts
  - School Board Districts**
  - 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8
  - Aldermanic Districts**
  - 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8
  - Parcels
  - Local Historic Districts
  - Neighborhoods
  - Fire Battalions
  - Police Districts
  - City Limits







StoryHill  
Investments, LLC  
609 E. Franklin St.  
Milwaukee, WI 53202  
ph: 414.322.8538

Peine  
Design, LLC  
8023 Carmel Avenue  
Wauwatosa, WI 53225  
ph: 414.322.8538  
st. case: 259-9388

STORY HILL HOMES  
MILWAUKEE WISCONSIN

06947  
474706

A-1

**ELEVATIONS**

W. BLUE MOUND ROAD

StoryHill Investments, LLC  
600 N. Pearson St.  
Milwaukee, WI 53202  
ph: 414-322-8510

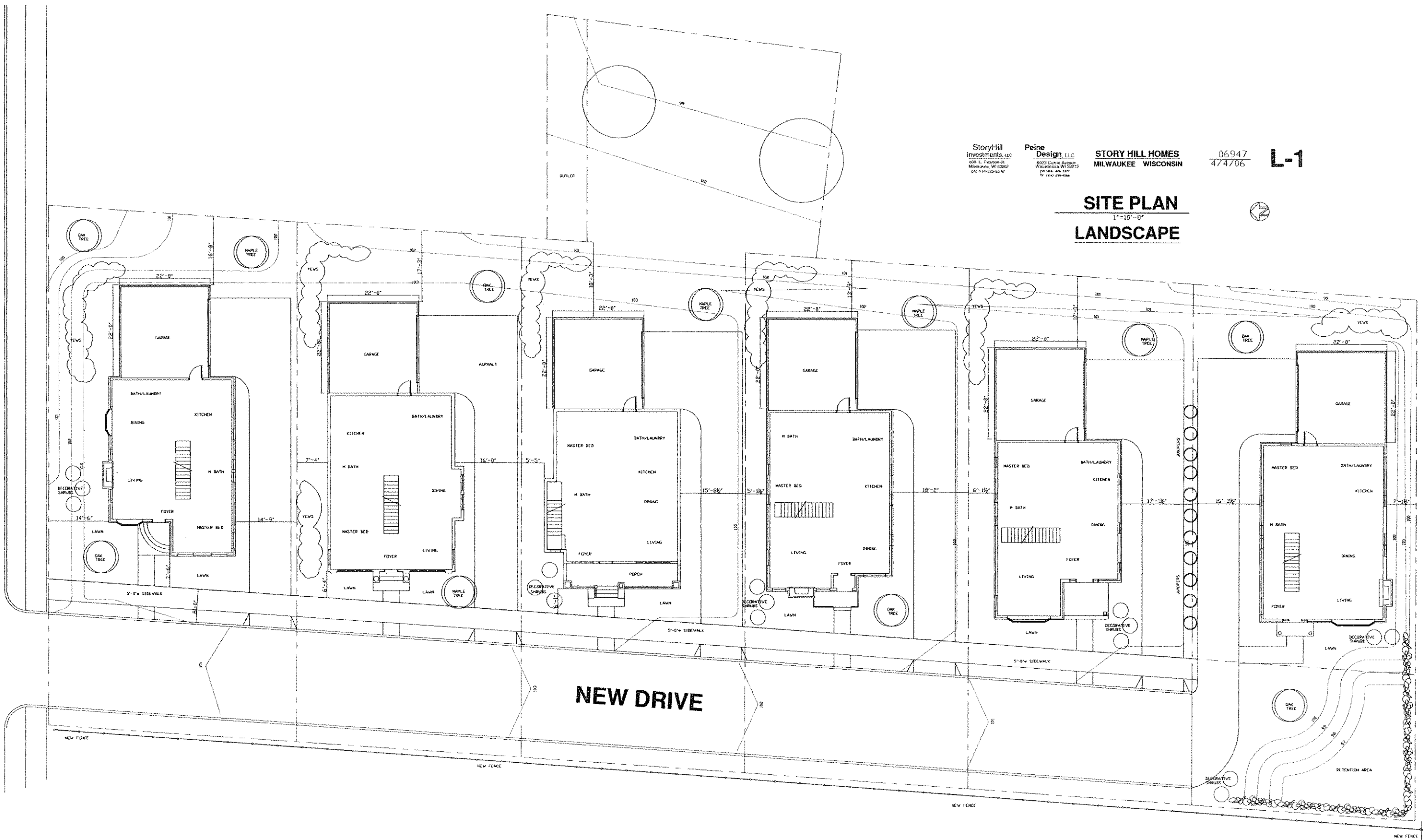
Peine Design, LLC  
8025 Curtis Avenue  
Wauwatosa, WI 53225  
ph: 414-46-3377  
fx: 414-29-0066

STORY HILL HOMES  
MILWAUKEE WISCONSIN

06947  
474706

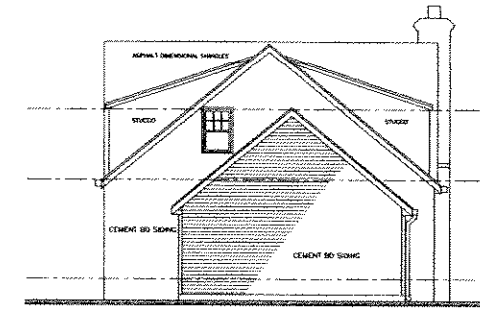
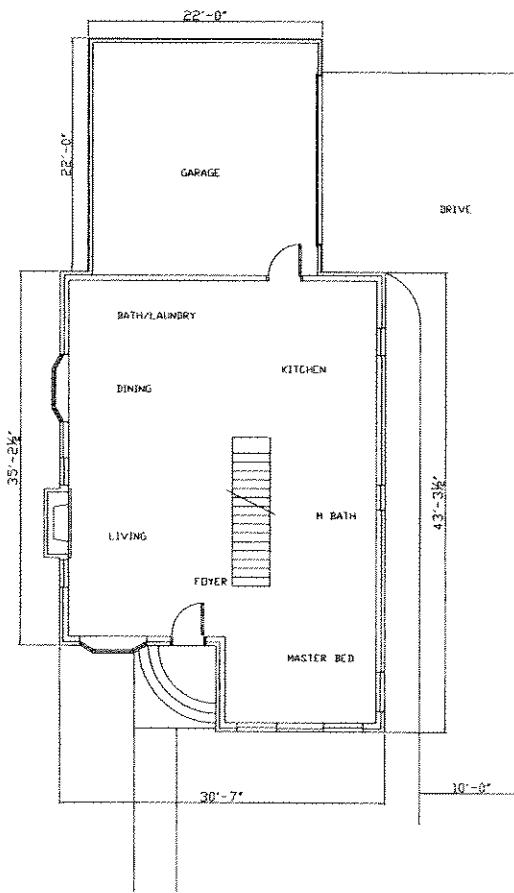
L-1

**SITE PLAN**  
1"=10'-0"  
**LANDSCAPE**

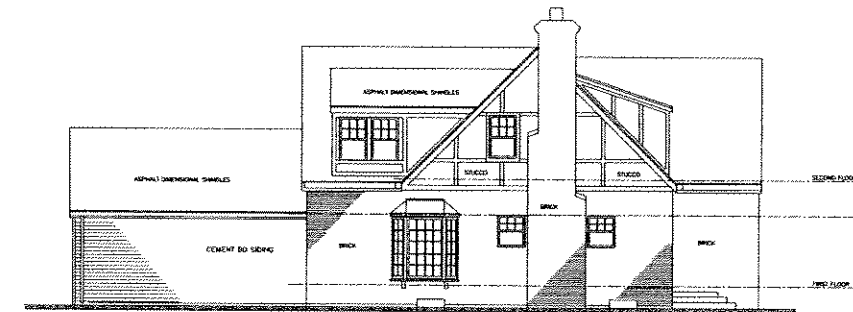




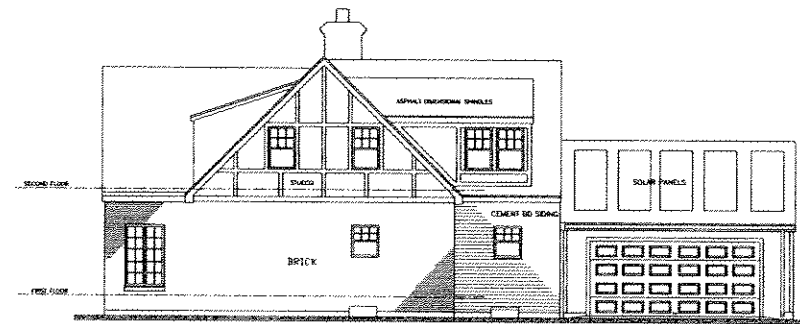
# Tudor #1



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS

**Peine Design, LLC**  
 8023 Currie Avenue  
 Wauwatosa, WI 53213  
 ph: (414) 476-3377  
 fx: (414) 259-9366

**StoryHill Investments, LLC**  
 809 E. Pearson St.  
 Milwaukee, WI 53202  
 ph: 414-322-8518

**STORY HILL HOUSE PROTOTYPE**  
**MILWAUKEE WISCONSIN**  
 PLANS & ELEVATIONS

JOB NO.  
 06947

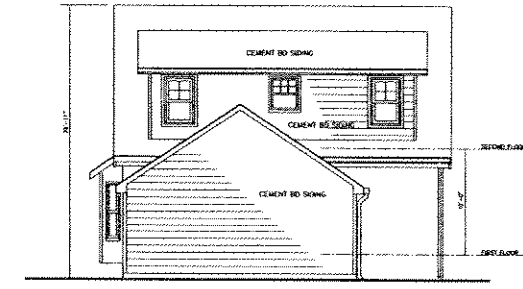
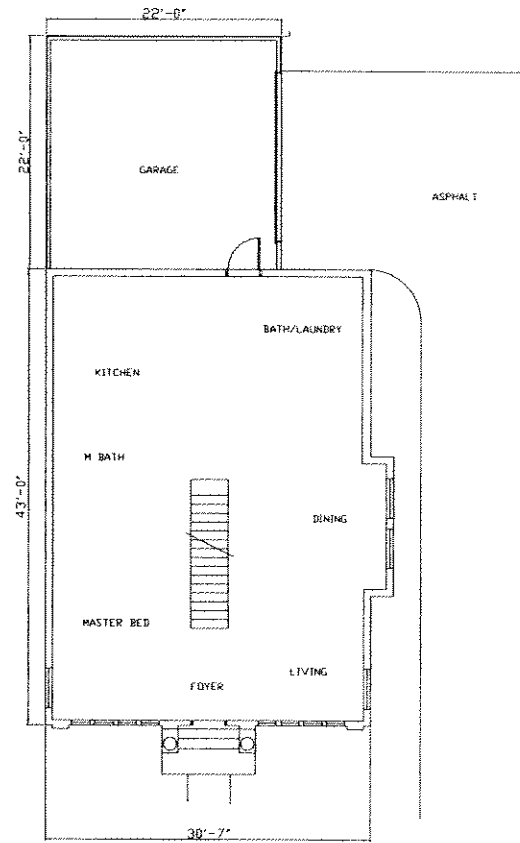
4/4/06

SHEET NO.

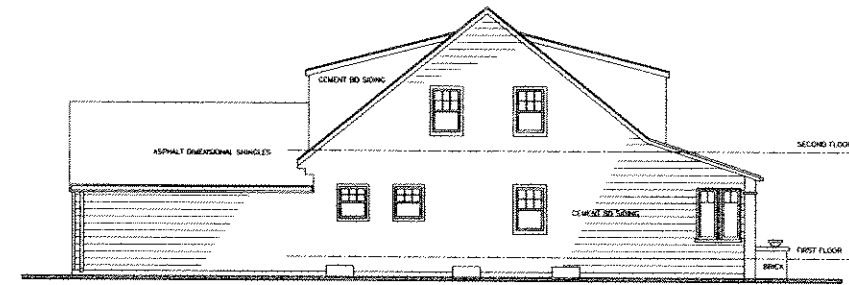
**PL-1**



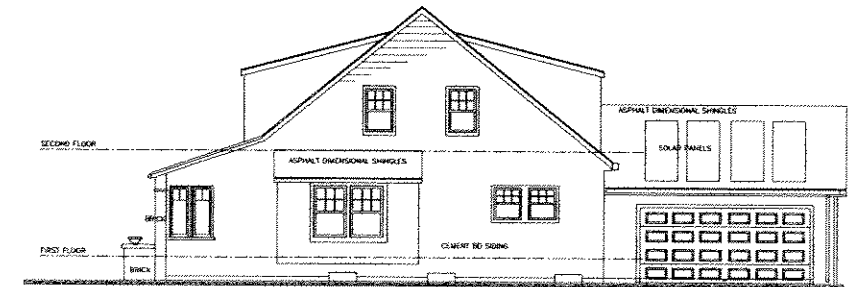
Bungalow #1



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS

**Peine Design, LLC**  
 8023 Currie Avenue  
 Wauwatosa, WI 53213  
 ph: (414) 476-3377  
 fx: (414) 259-9366

**StoryHill Investments, LLC**  
 809 E. Pearson St.  
 Milwaukee, WI 53202  
 ph: 414-322-8518

**STORY HILL HOUSE PROTOTYPE**  
**MILWAUKEE WISCONSIN**  
 PLANS & ELEVATIONS

JOB NO.  
 06947

4/4/06

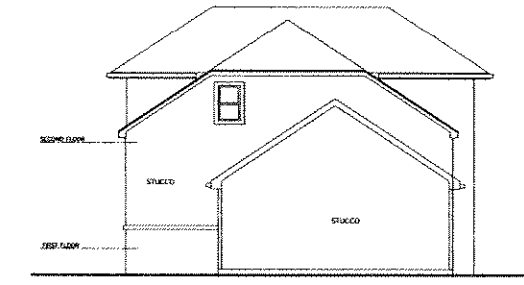
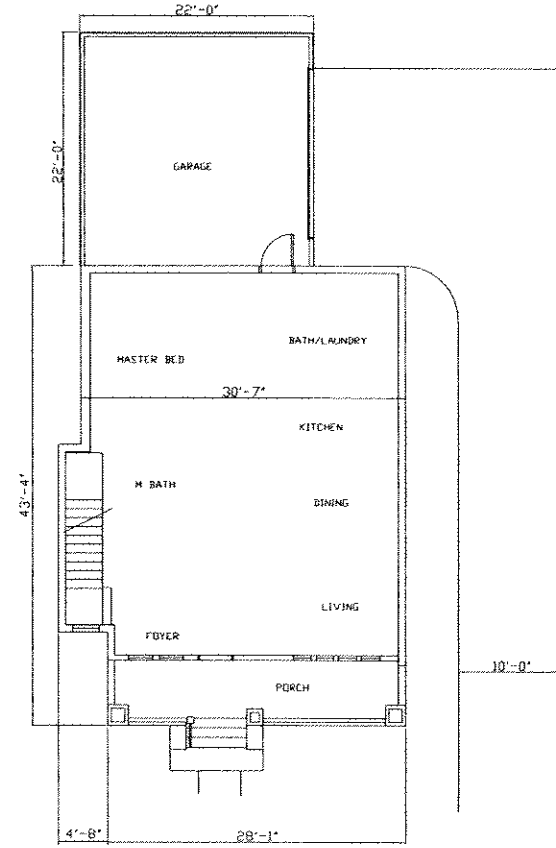
SHEET NO.

**PL-2**

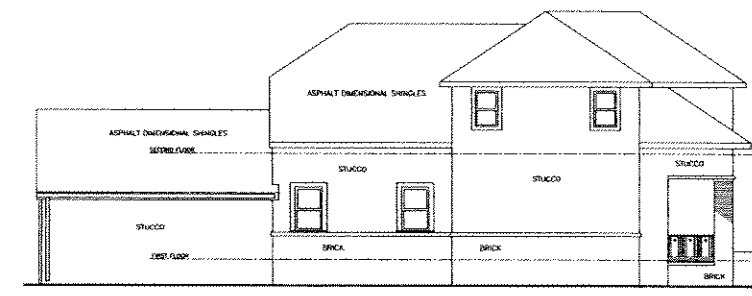




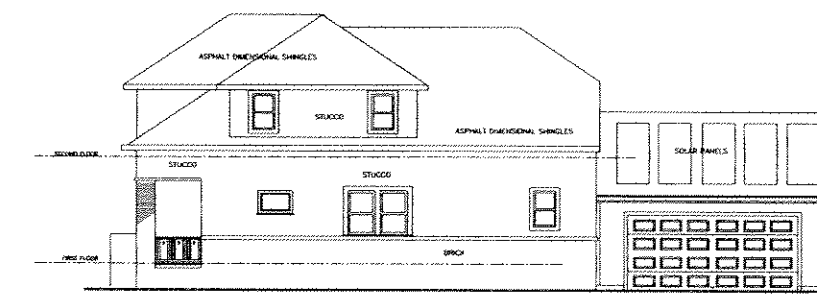
Bungalow #2



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

**Peine Design, LLC**  
 8023 Currie Avenue  
 Wauwatosa, WI 53213  
 ph: (414) 476-3377  
 fx: (414) 259-9386

**StoryHill Investments, LLC**  
 809 E. Pearson St.  
 Milwaukee, WI 53202  
 ph: 414-322-8518

**STORY HILL HOUSE PROTOTYPE**  
**MILWAUKEE WISCONSIN**  
 PLANS & ELEVATIONS

JOB NO.  
 06947

4/4/06

SHEET NO.

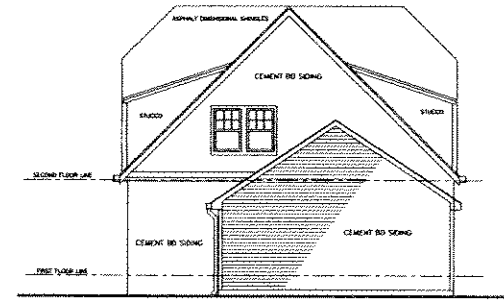
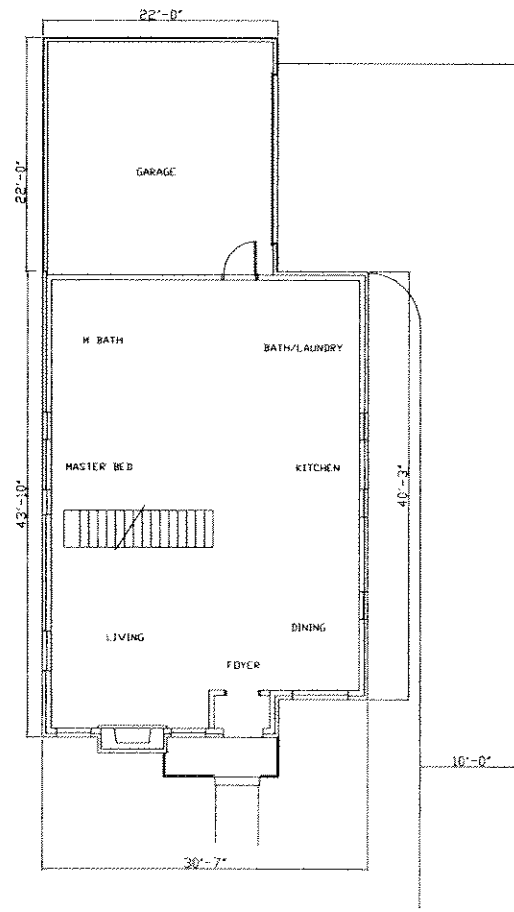
**PL-3**

REVISIONS

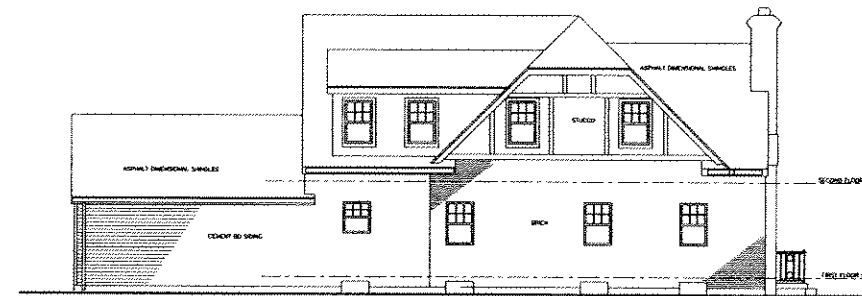




Tudor #2



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS

**Peine Design, LLC**  
 8023 Currie Avenue  
 Wauwatosa, WI 53213  
 PH: (414) 476-3377  
 FX: (414) 259-9366

**StoryHill Investments, LLC**  
 809 E. Pearson St.  
 Milwaukee, WI 53202  
 ph: 414-322-8518

STORY HILL HOUSE PROTOTYPE  
 MILWAUKEE WISCONSIN  
 PLANS & ELEVATIONS

JOB NO.  
06947

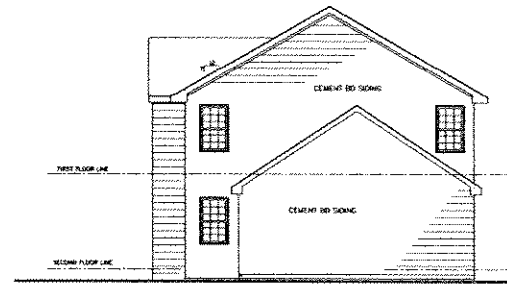
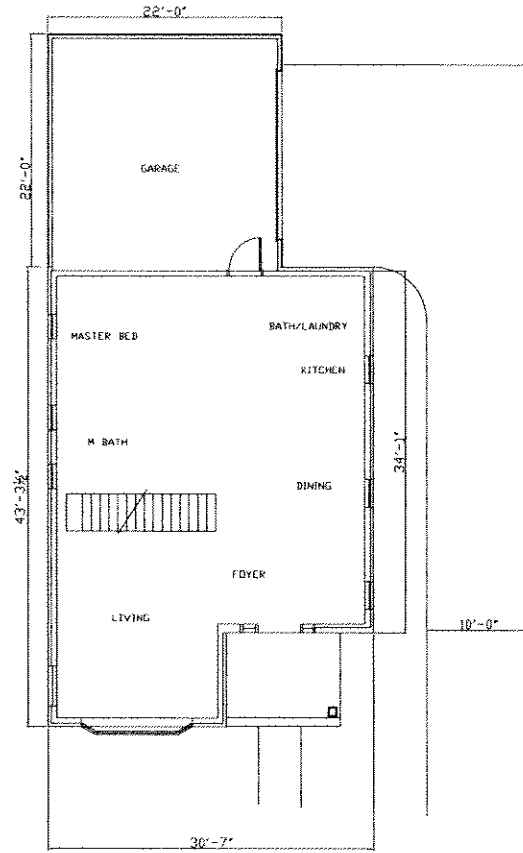
4/4/06

SHEET NO.

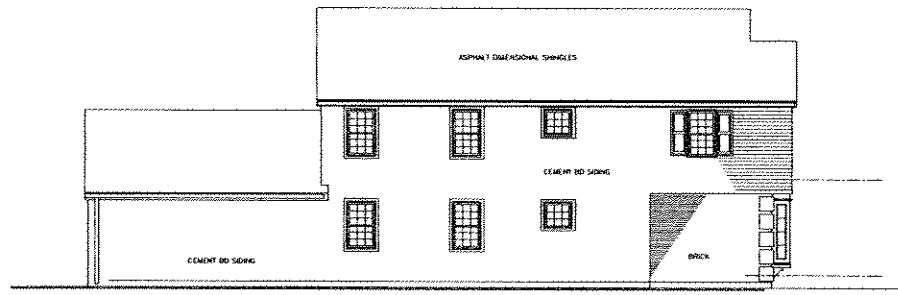
**PL-4**



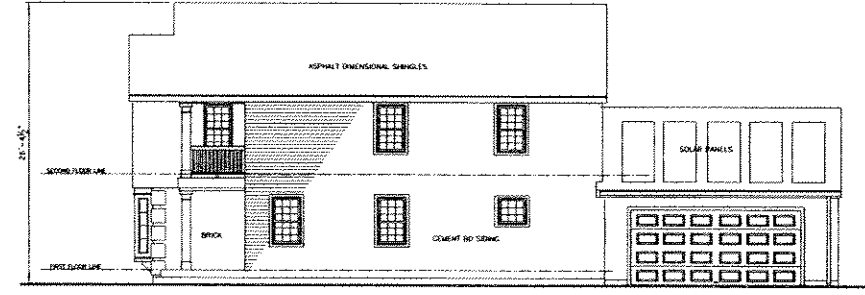
CHARLESTON #1



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

**Peine Design, LLC**  
 8023 Currie Avenue  
 Wauwatosa, WI 53213  
 ph: (414) 476-3377  
 fx: (414) 259-9366

**StoryHill Investments, LLC**  
 809 E. Pearson St.  
 Milwaukee, WI 53202  
 ph: 414-322-8518

**STORY HILL HOUSE PROTOTYPE**  
**MILWAUKEE WISCONSIN**  
 PLANS & ELEVATIONS

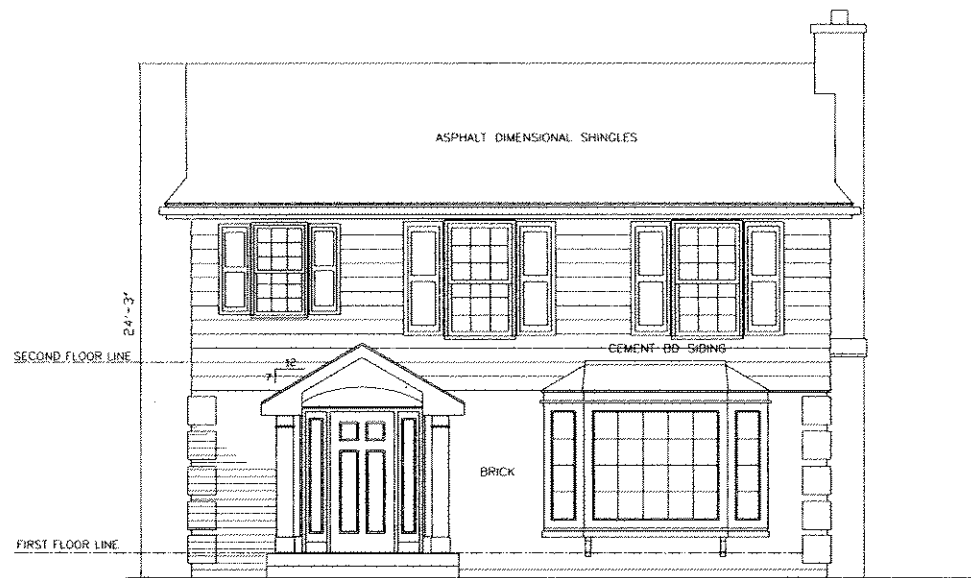
JOB NO.  
06947

4/4/06

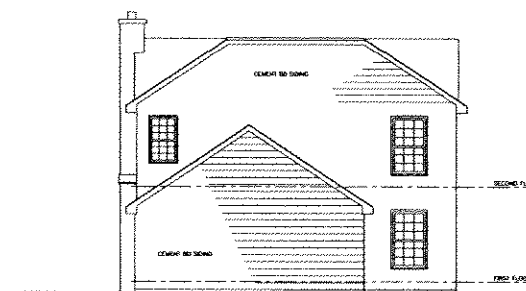
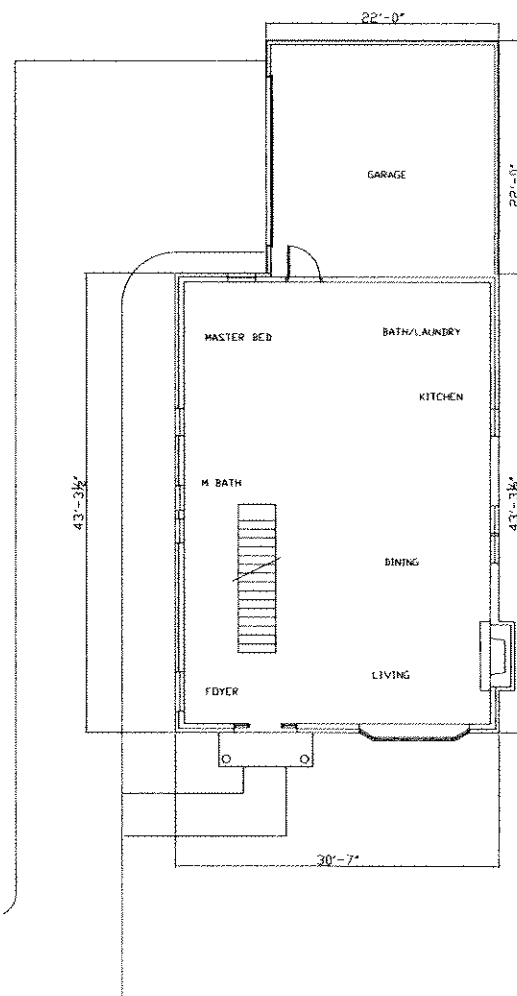
SHEET NO.

**PL-5**

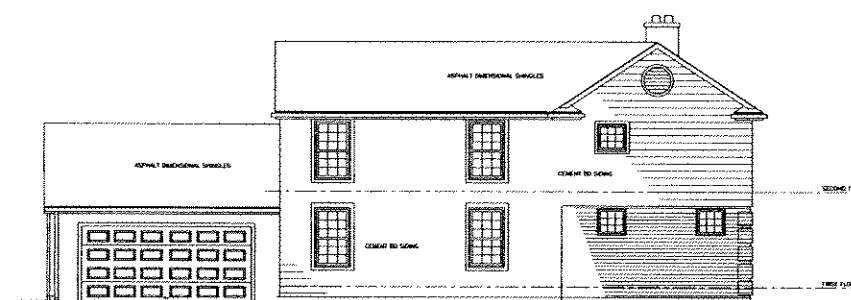
REVISIONS



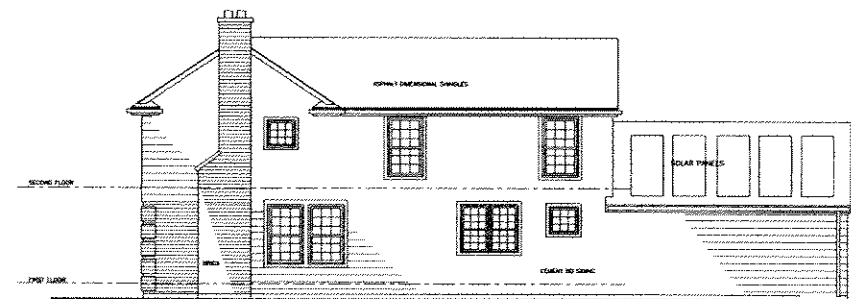
COLONIAL #1



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS

**Peine Design, LLC**  
 8023 Currie Avenue  
 Wauwatosa, WI 53213  
 ph: (414) 478-3377  
 fx: (414) 259-9366

**StoryHill Investments, LLC**  
 809 E. Pearson St.  
 Milwaukee, WI 53202  
 ph: 414-322-8518

**STORY HILL HOUSE PROTOTYPE  
 MILWAUKEE WISCONSIN**

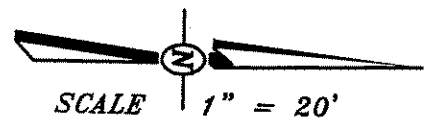
PLANS & ELEVATIONS

JOB NO.  
06947

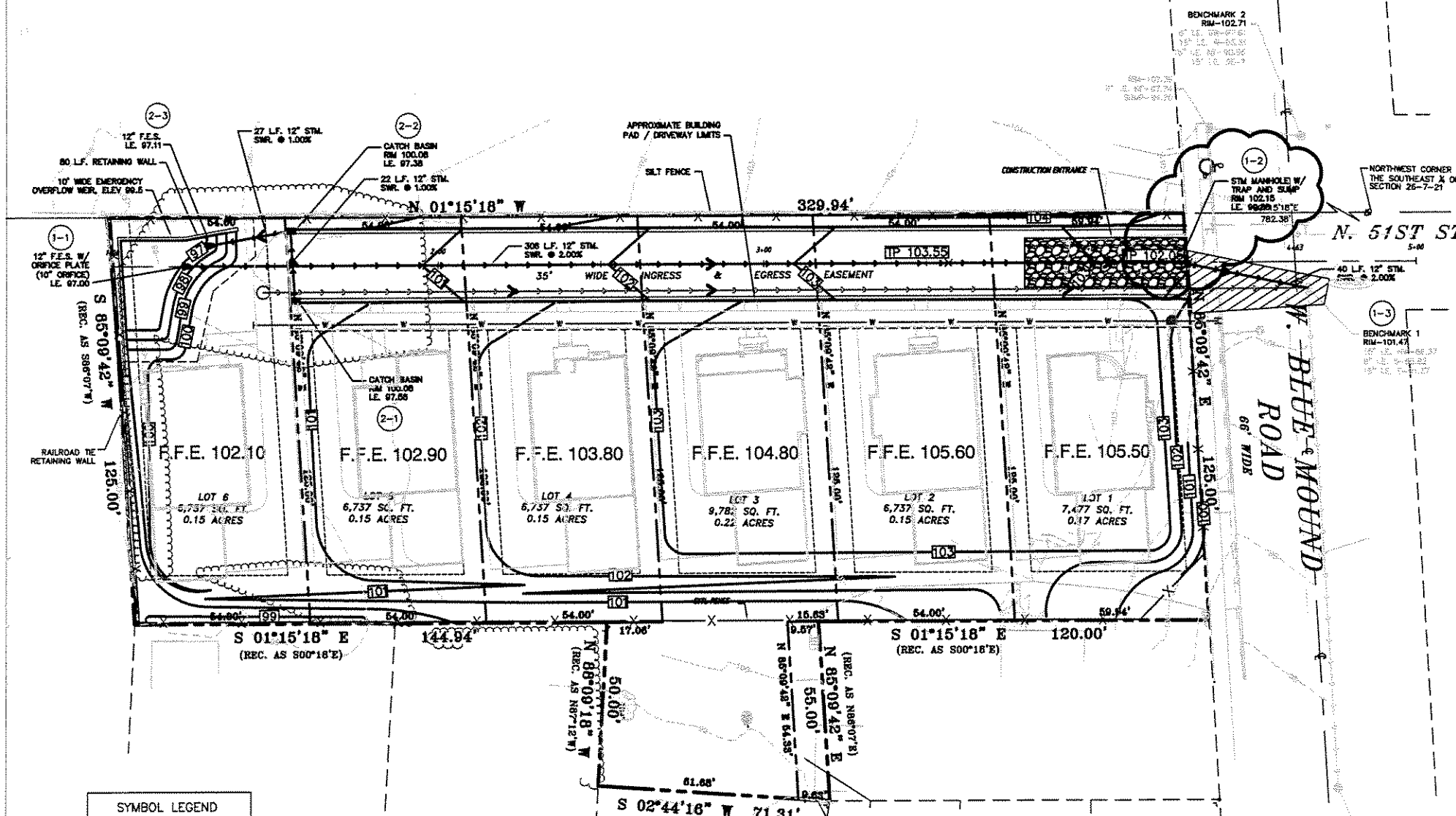
4/4/06

SHEET NO.

**PL-6**



SCALE 1" = 20'



**EROSION CONTROL NOTES**

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SUBSECTION 107.20, AND SECTION 626. OF THE "STATE SPECIFICATIONS" AND THE DETAILS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL USE THE PROVISIONS OF THE "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE BOOK", APRIL 1990, PREPARED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AS A REFERENCE AND GUIDE FOR EROSION CONTROL PRACTICES.
- EROSION CONTROL PLAN.**
  - PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE EMPLOYED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
- IMPLEMENTATION**
  - THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
  - EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
    - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
    - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
    - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
    - PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
    - CONSTRUCT SEDIMENTATION BASINS (IF REQUIRED).
    - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF GUTTERS WITH SILT FENCE OR EROSION CONTROL BALES.
    - PROMPT REMOVAL OF EXCAVATED MATERIAL.
    - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
    - CONSTRUCTION OF GRAVEL ACCESS ROADS TO CONSTRUCTION SITES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
    - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
    - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
    - TEMPORARY SEEDING ALL AREAS THAT WILL REMAIN DISTURBED AFTER SEPTEMBER 15, MUST BE TEMPORARY SEEDING AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES.
  - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SOILING, HAS BEEN ESTABLISHED.
  - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS (INCLUDING CITY OF MILWAUKEE EROSION CONTROL PERMIT) PRIOR TO COMMENCING WITH WORK.

**GRADING NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL SITE STORM SEWER IS REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
- THIS GRADING PLAN IS BASED ON AN TOPOGRAPHIC SURVEY BY INCLUDE ENGINEERING ASSOC., INC. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 12.13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MILWAUKEE. MANHOLE FRAMES SHALL BE AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE GRETEK SPECIALTY PRODUCTS, OR EQUAL.
- CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH COMM 82.30(X)(A)(2) (REFER TO DETAIL).
- BACKFILL AND BEDDING - SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOIL BACKFILL CONFORMING TO SECTION 643.5 OF THE "STANDARD SPECIFICATIONS."
- WRAP - AT ALL INLETS AND OUTLET FLARED END SECTIONS A 3' X 5' AREA OF MEDIUM RRP RAP OVER TYPE R FABRIC PER WISDOT SPECIFICATION SHALL BE INSTALLED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF MILWAUKEE PRIOR TO BACKFILLING.

NOTE: COMBINED SEWER FACILITIES IN W. BLUEMOUND ROAD DOWNSTREAM OF THE PROPOSED ON-SITE FACILITIES ARE SIZED TO CONVEY A MAXIMUM 10-YEAR STORM EVENT. IT IS RECOMMENDED THAT ALL PROPOSED SANITARY SERVICES BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES TO SAFEGUARD AGAINST POSSIBLE SEWER BACKUPS DURING LARGE RAINFALL EVENTS.

**LEGEND**

- EXISTING GRADE ELEVATION
- TOP OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALK ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- SILT FENCE
- INLET PROTECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING STORM SEWER
- CONSTRUCTION ENTRANCE TRACKING PAD
- FILTER FABRIC INLET PROTECTION
- INLET PROTECTION

**CONSTRUCTION STAGING PLAN**

Story Hill Place  
Milwaukee, Wisconsin  
September 25, 2005

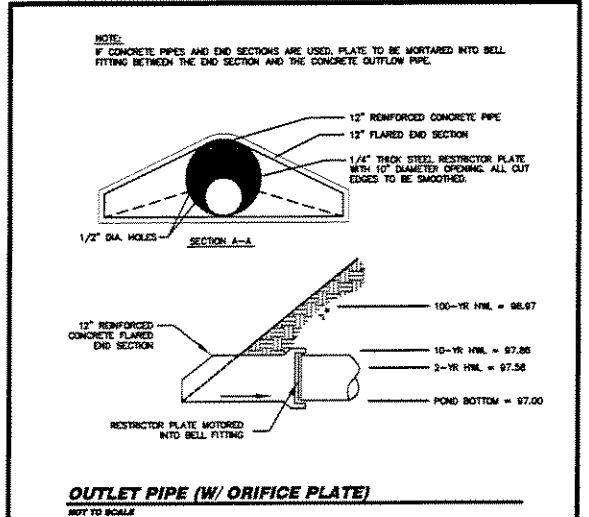
All site grading work and erosion control efforts shall be performed in accordance with the "Wisconsin Construction Site Best Management Practices Handbook".

- Staged Operations**
- Install Tracking Pad at entrance to Site.
  - Install silt fence as shown on the approved Construction Plans.
  - Grade site as shown on the approved Construction Plans complete with ditch systems and storm culverts to convey stormwater.
  - Seed and water disturbed areas until a healthy stand of grass is established. Place erosion control matting as shown on the plans. Disturbed areas left inactive for seven (7) days shall be stabilized to minimize erosion.
  - The Contractor shall topsoil and seed disturbed portions of the site as they are completed as is practiced.

All of the erosion control measures for the entire site must be maintained by the Contractor for the duration of the project in accordance with Wisconsin DNR requirements and as required by the City of Milwaukee.

**SYMBOL LEGEND**

	HANDICAP RAMP
	CATCH BASIN
	COMMUNICATION MANHOLE
	WATER VALVE
	ELECTRIC MANHOLE
	GAS VALVE
	LIGHT POLE
	MARKED ELECTRIC LINE
	PAINTED TELEPHONE LINE
	ELECTRIC METER
	DOWN SPOUT
	CABLE BOX
	UTILITY POLE
	GUARD POST
	GAS METER
	TELEPHONE PEDESTAL
	GUY WIRE
	FOUND IRON PIPE
	TREE LINE
	DECIDUOUS TREE
	SUPPORT POLE
	CHAIN LINK FENCE
	BARBERED WIRE FENCE
	STORM MANHOLE



**DIGGERS HOTLINE**  
TOLL FREE (800) 242-8511  
REMARKS AREA (414) 259-2341  
HARDING DRIVERS (414) 542-2255  
WWW.DIGGERSHOTLINE.COM

**BENCHMARKS**

DESCRIPTION	ELEVATION
RM OF SANITARY MANHOLE NEAR CENTERLINE OF W. BLUEMOUND RD, APPROXIMATELY 23' EAST OF N. 51ST ST.	101.47
RM OF SANITARY MANHOLE NEAR CENTERLINE OF W. BLUEMOUND RD, APPROXIMATELY 24' WEST OF N. 51ST ST.	37.37

**SUBJECT TO AGENCY REVIEW  
"NOT FOR CONSTRUCTION"**

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

Signature: Justin L. Johnson, P.E.  
Date: 7/21/2005 (Month, Day, Year)  
Reg. No.: 38091  
My registration renewal date is: 7/21/2008  
Original Only If Stamped In Red

**MASTER GRADING PLAN**  
STORY HILL PLACE  
WEST BLUEMOUND ROAD  
MILWAUKEE, WISCONSIN  
JOB NUMBER: 06-15-05-116  
FILE NAME: I:\LANDPROJECTS\051818\VIEW\051818C2.DWG

**McCLURE ENGINEERING ASSOCIATES, INC.**  
Milwaukee, Wisconsin 53225  
5417 North 118th Court  
(414) 616-4880  
FAX (414) 616-4888

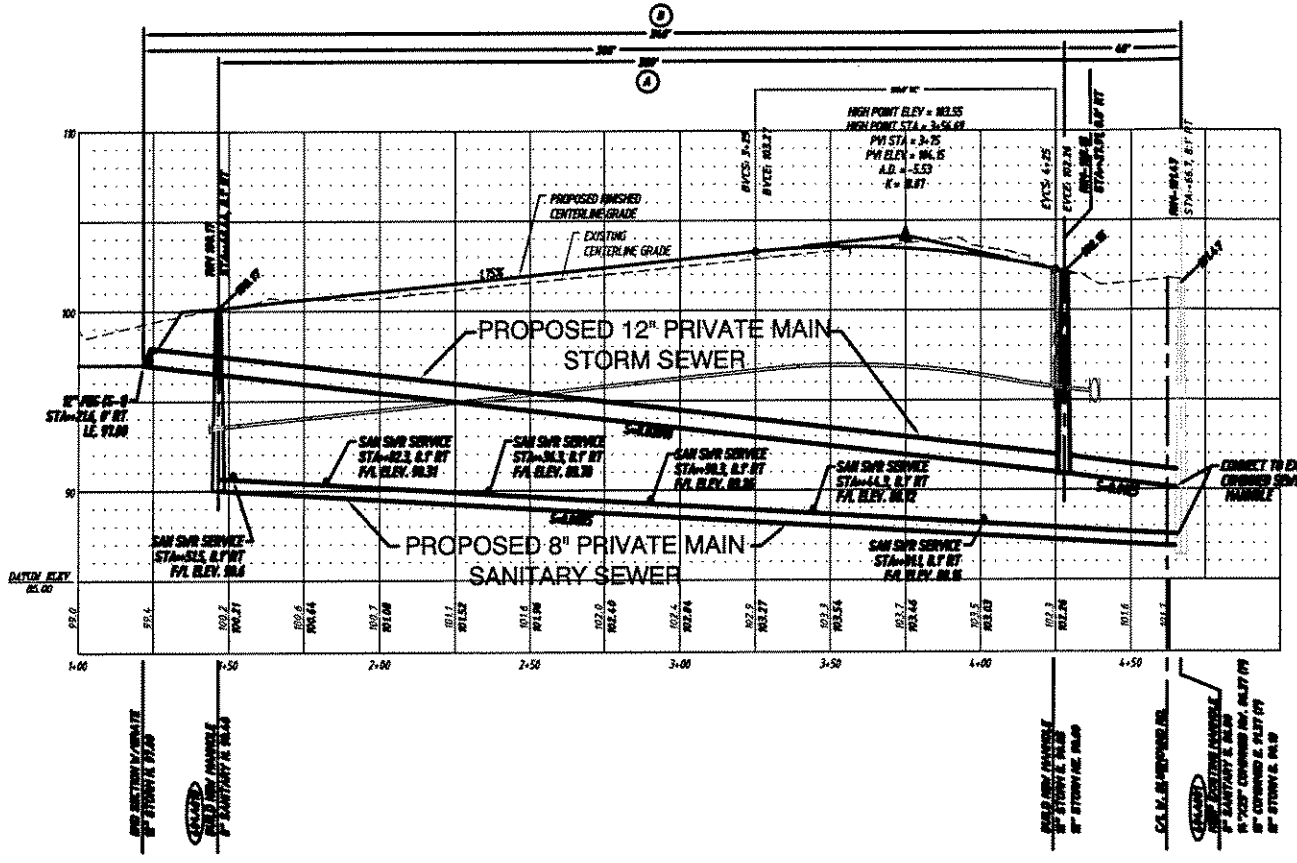
REVISIONS

NO.	DATE	DESCRIPTION
1	FEBRUARY 1, 2005	ADD REAR YARD SWALE
2	FEBRUARY 21, 2005	REVISE STORM SEWER SIZE PER CITY OF MILWAUKEE
3	MARCH 13, 2005	REVISE STRUCTURE 1-2 (AND TRAP/RAINF)
4	APRIL 7, 2005	REVISE POND STAGE ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	FEBRUARY 1, 2005	ADD REAR YARD SWALE
2	FEBRUARY 21, 2005	REVISE STORM SEWER SIZE PER CITY OF MILWAUKEE
3	MARCH 13, 2005	REVISE STRUCTURE 1-2 (AND TRAP/RAINF)
4	APRIL 7, 2005	REVISE POND STAGE ELEVATIONS

A	B
12" SANITARY CLASS "C" BEDDING PVP	12" STORM CLASS "C" BEDDING RCP

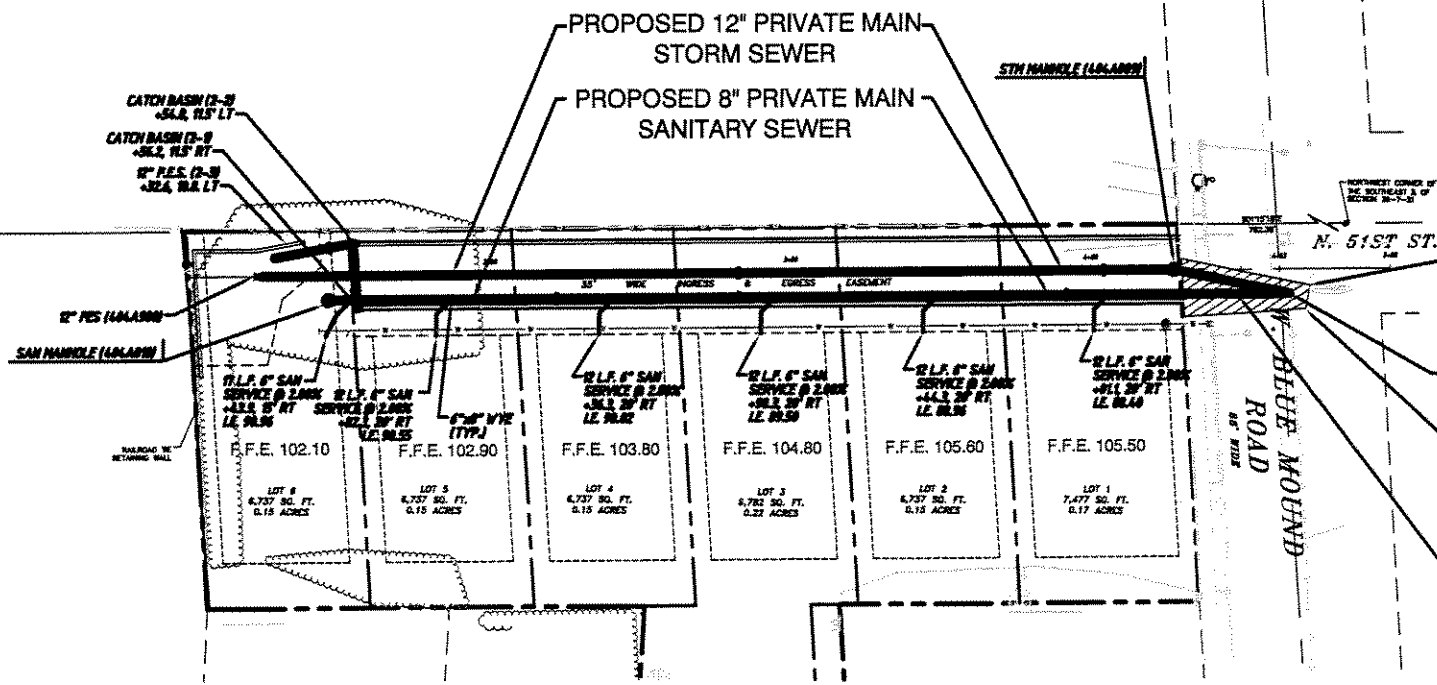


**NOTE:** PRIOR TO CONNECTING ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE & LOCATE EACH EXISTING UTILITY AT EACH POINT OF CONNECTION TO VERIFY THE EXISTING LOCATION & ELEVATION. ALL DISCREPANCIES BETWEEN THE PLANS & EXISTING UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR POSSIBLE REVISIONS. THE CONTRACTOR SHALL NOT COMMENCE WORK ON ANY UTILITIES UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED TO THE SATISFACTION OF THE ENGINEER.

**NOTE:** SET 2" DIA. MAPLE HEART STAKE TO IDENTIFY BENCHMARK OF SANITARY LATERAL.

**NOTE:** COMBINED SEWER FACILITIES IN W. BLUEMOUND ROAD DOWNSTREAM OF THE PROPOSED ON-SITE FACILITIES ARE SIZED TO CONVEY A MAXIMUM 10-YEAR STORM EVENT. IT IS RECOMMENDED THAT ALL PROPOSED SANITARY SERVICES BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES TO SAFEGUARD AGAINST POSSIBLE SEWER BACKUPS DURING LARGE RAINFALL EVENTS.

- GENERAL NOTES:**
- ALL PROPOSED WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" CURRENT EDITION AND UNDER THE SUPERVISION OF THE DEPARTMENT OF PUBLIC WORKS.
  - STANDARD SPECIAL PROVISIONS, PLAN FILE NUMBER 20-4-01, DATED FEBRUARY 4, 2004 OR LATEST REVISIONS THEREOF IS PART OF THIS CONTRACT AND UNDER THE SUPERVISION OF THE DEPARTMENT OF PUBLIC WORKS AND THE CITY OF MILWAUKEE EXAMINER AND SPECIFICATIONS.
  - THIS PROJECT IS SUBJECT TO THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT DESIGN FOR APPROVAL. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN APPROVAL AND UNDER THE SUPERVISION OF THE DISTRICT ENGINEER. THE CONTRACTOR SHALL CONVEY TO THE DISTRICT ENGINEER A COPY OF THIS PLAN TO CONVEY TO THE APPROVAL AND DESIGN BOARD.
  - THE CONTRACTOR SHALL NOTIFY THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT ENGINEER AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY SEWER MAIN CONSTRUCTION.
  - NOTICE FOR PROTECTION SHALL BE GIVEN BY THE CONTRACTOR TO THE SUPERVISOR, PLANNING DEPARTMENT, DEPARTMENT OF PUBLIC WORKS AND SAFETY ENGINEERING 48 HOURS BEFORE COMMENCING ANY WORK ON THE PROJECT.
  - A PUBLIC WORKS INSPECTOR WILL BE ASSIGNED TO THIS PROJECT. ALL WORK SHALL BE PERFORMED IN THE PRESENCE OF THE INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SANITARY MAIN AND UNDER THE SUPERVISION OF THE DISTRICT ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DISTRICT ENGINEER AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY SEWER MAIN CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE THE CITY OF MILWAUKEE A POST-CONSTRUCTION REPORT AND CLAIM CHECK WITHIN SIXTY (60) DAYS OF THE DESIGN AND PERMITS DEADLINE OF THIS CONTRACT. THE POST-CONSTRUCTION REPORT AND CLAIM CHECK SHALL INCLUDE THE FOLLOWING INFORMATION: THE CONTRACTOR SHALL PROVIDE THE CITY OF MILWAUKEE WITH A COPY OF THE PLAN AND DESIGN APPROVAL AND DESIGN BOARD APPROVAL. THE CONTRACTOR SHALL PROVIDE THE CITY OF MILWAUKEE WITH A COPY OF THE PLAN AND DESIGN APPROVAL AND DESIGN BOARD APPROVAL. THE CONTRACTOR SHALL PROVIDE THE CITY OF MILWAUKEE WITH A COPY OF THE PLAN AND DESIGN APPROVAL AND DESIGN BOARD APPROVAL.
  - ALL SEWER, STORM DRAIN, AND UNDER MINOR CONSTRUCTION ON THIS CONTRACT, AS WELL AS THE EXISTING UNDERGROUND WORK OF OTHERS TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, SHALL BE LOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SANITARY MAIN AND UNDER THE SUPERVISION OF THE DISTRICT ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DISTRICT ENGINEER AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY SEWER MAIN CONSTRUCTION.
  - ADDITIONAL CITY SPECIFICATIONS ARE LISTED IN THE STANDARD SPECIAL PROVISIONS, PLAN FILE NUMBER 20-4-01. THESE SPECIAL PROVISIONS WILL BECOME THE PROPERTY OF THE CITY OF MILWAUKEE. IF IT IS DETERMINED THAT CORRECTIVE ACTION IS REQUIRED, ADDITIONAL FEES MAY BE INCURRED BY THE CONTRACTOR THEREFOR. NO OTHERS WILL BE PAID FOR THIS ADDITIONAL WORK.
  - ALL CATCH BASINS SHALL BE SUPPLIED BY THE CONTRACTOR. THE PRICE OF THE CATCH BASIN SHALL BE INCLUDED IN THE UNIT PRICE FOR EACH INDIVIDUAL CATCH BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SANITARY MAIN AND UNDER THE SUPERVISION OF THE DISTRICT ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DISTRICT ENGINEER AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY SEWER MAIN CONSTRUCTION.
  - SEWER MANHOLE LIDS SHALL BE PROVIDED BY THE DEVELOPER OWNER.
  - THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
  - THE CONTRACTOR SHALL MAINTAIN ONE (1) FOOT LANE OF TRAFFIC IN BOTH DIRECTIONS AT ALL TIMES AT LEAST ONE (1) FOOT FROM THE SEWER MAIN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPROVING PUBLIC STREETS CLAND AND CLEAN UP THEREOF FROM THE SITE. SHOULD CONDITIONS FROM THE SITE AFFECT THE PUBLIC STREETS, IT SHALL BE REMOVED BY STREET CLEANING, UNDER TRAFFIC SIGNALS, BEFORE THE END OF EACH WORKDAY OR AS THE CITY ENGINEER MAY DETERMINE NECESSARY FOR THE SUCCESSFUL PERFORMANCE OF THE WORK.
  - MOST BLUE MOUND ROAD IS A MILWAUKEE COUNTY TRAVEL ROUTE.
  - THE CONTRACTOR SHALL HAVE THAT THE CONSTRUCTION ENGINEER NOTIFY THE PUBLIC WORKS DIVISION OF THE CITY OF MILWAUKEE OF ANY CHANGES TO THE ORIGINAL PERFORMANCE OF THE WORK.



**ESTIMATE OF QUANTITIES**

DESCRIPTION	QUANTITY
1 6" DIA. SAN. LAT., CLASS "C" BEDDING	77 L.F.
2 8" DIA. P.M. SAN. GRVL. BKFL. CLASS "C" BEDDING	320 L.F.
3 12" DIA. P.M. STM. GRVL. BKFL. CLASS "C" BEDDING	346 L.F.
4 12" DIA. STM. WATER DRAIN. GRVL. BKFL. CLASS "C" BEDDING	40 L.F.
5 4'-0" DIA. SAN. SEWER MANHOLE W/INTERNAL MANHOLE SEAL	1 EA.
6 4'-0" DIA. STM. SEWER MANHOLE	1 EA.
7 CATCH BASIN	2 EA.
8 12" FLARED END SECTION W/GRATE	2 EA.
9 SAN. MANHOLE VACUUM TESTING	1 EA.
10 SAN. SEWER AIR TESTING	320 L.F.
11 PAVEMENT SAWING	100 L.F.
12 CONCRETE PAVEMENT	70 SQ. YDS.
13 CONCRETE CURB & GUTTER	10 L.F.
14 SEWER EXAMS - POST CONSTRUCTION	701 L.F.

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

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

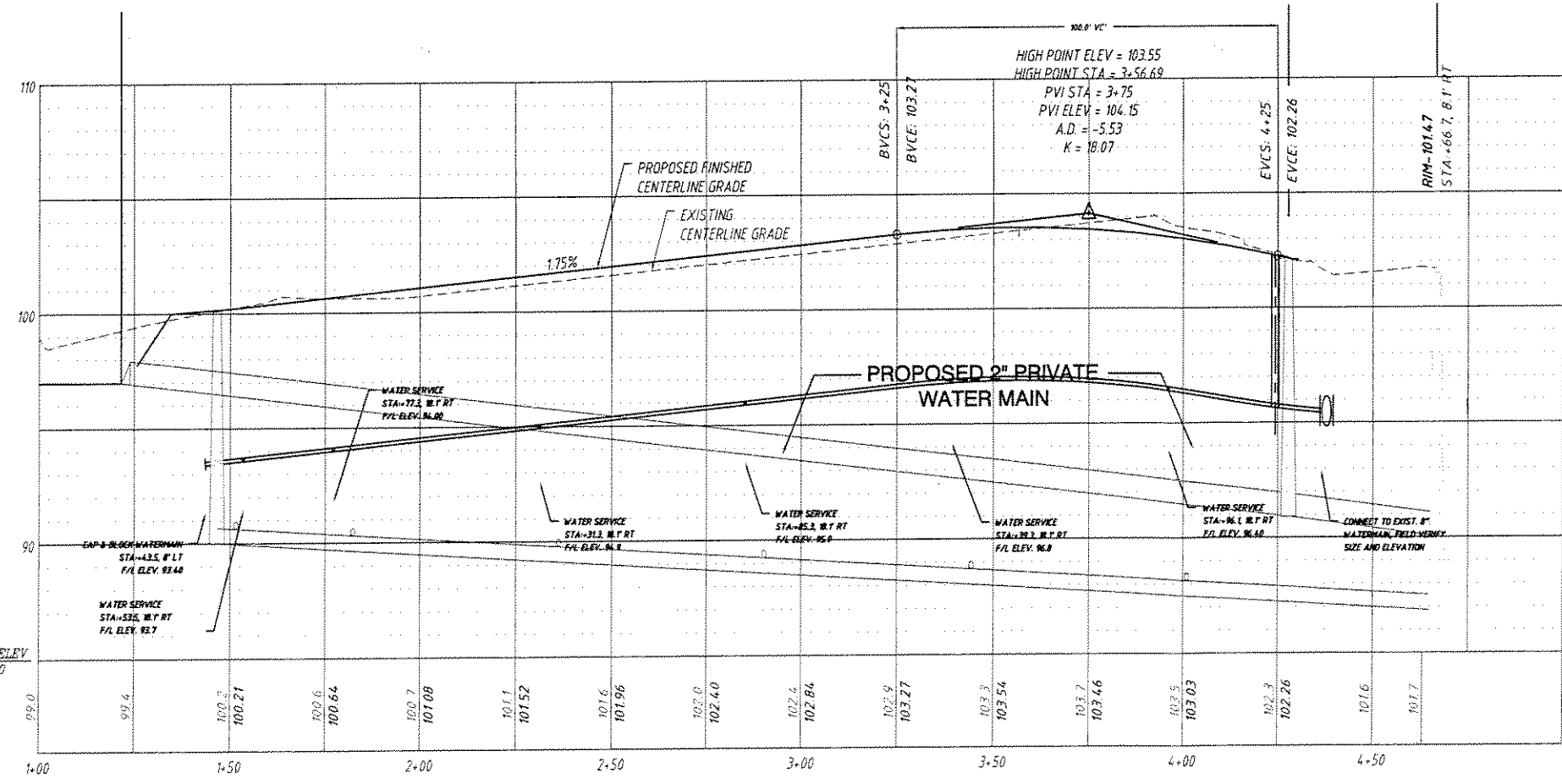
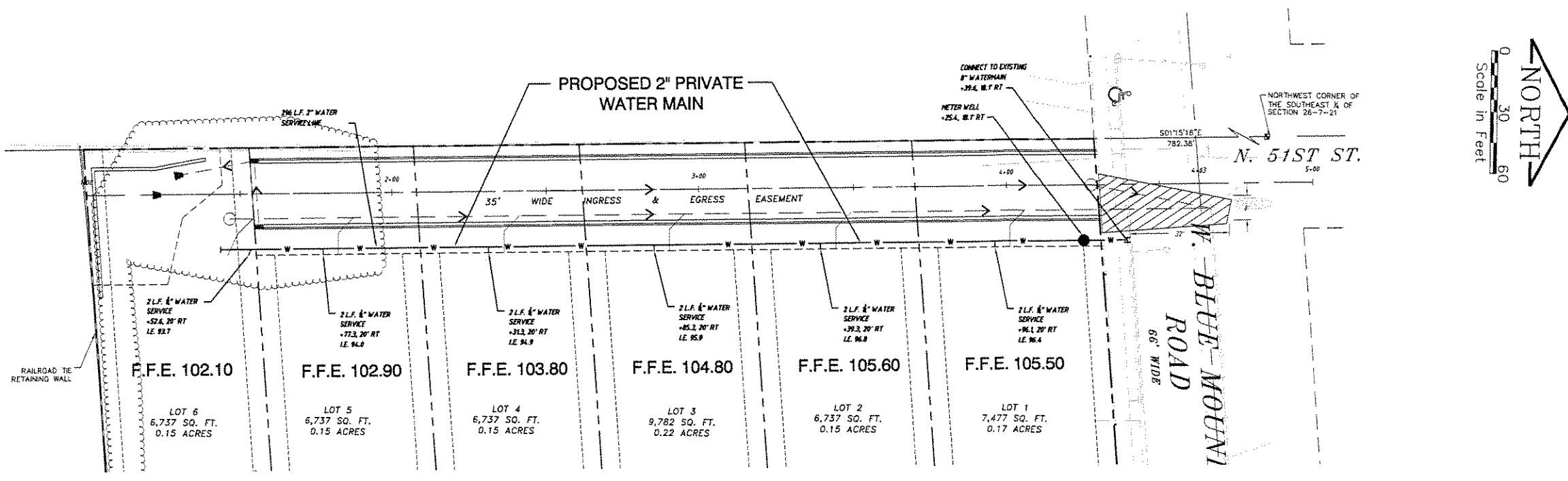
**DIGGERS HOTLINE**  
TOLL FREE (800) 242-8511  
MILWAUKEE AREA (414) 255-1314  
HEARING IMPAIRED (800) 442-2289  
WWW.DIGGERSHOTLINE.COM

PLAN PREPARED BY:  
**McCLURE ENGINEERING, INC.**  
5417 North 118th Court  
Milwaukee, Wisconsin 53225  
(414) 616-4880

**ENVIRONMENTAL ENGINEERING SECTION**  
INFRASTRUCTURE SERVICES DIVISION  
DEPARTMENT OF PUBLIC WORKS  
MILWAUKEE, WISCONSIN

**PRIVATE MAIN SEWER PLAN**

FROM: N. BLUE MOUND RD. TO: N. 54th ST. EXC. 350'± SOUTH	DATE
SCALE: HORIZ. 1" = 30' VERT. 1" = 5'	APPROVED
REVISION 1-17-08 PER CITY OF MILWAUKEE	DATE
REVISION 3-28-08 PER CITY OF MILWAUKEE	DATE
CONTRACT NO.	PROGRAM NO.
PROJ. ID. NO.	DATE ADOPED



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

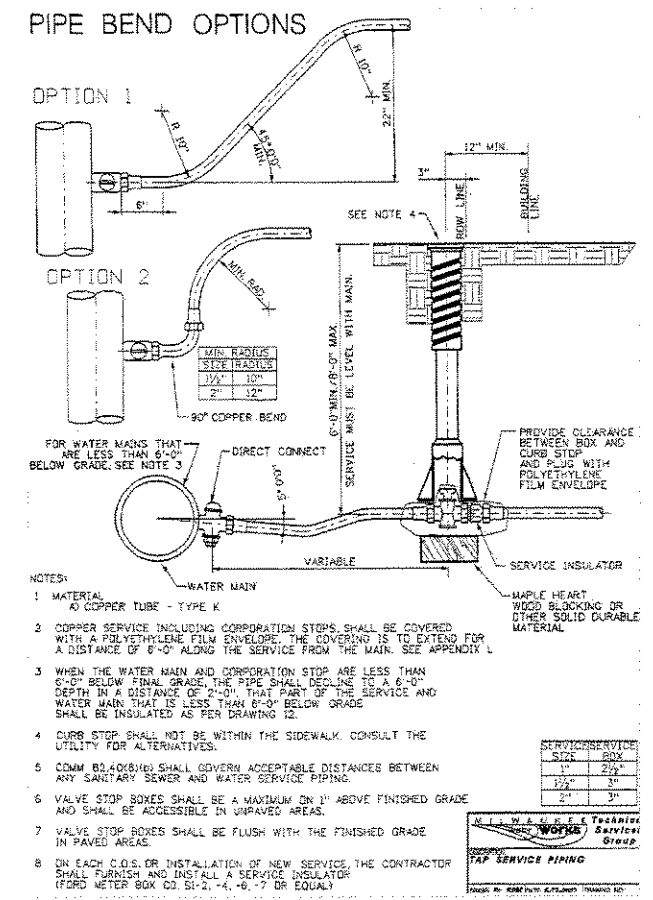
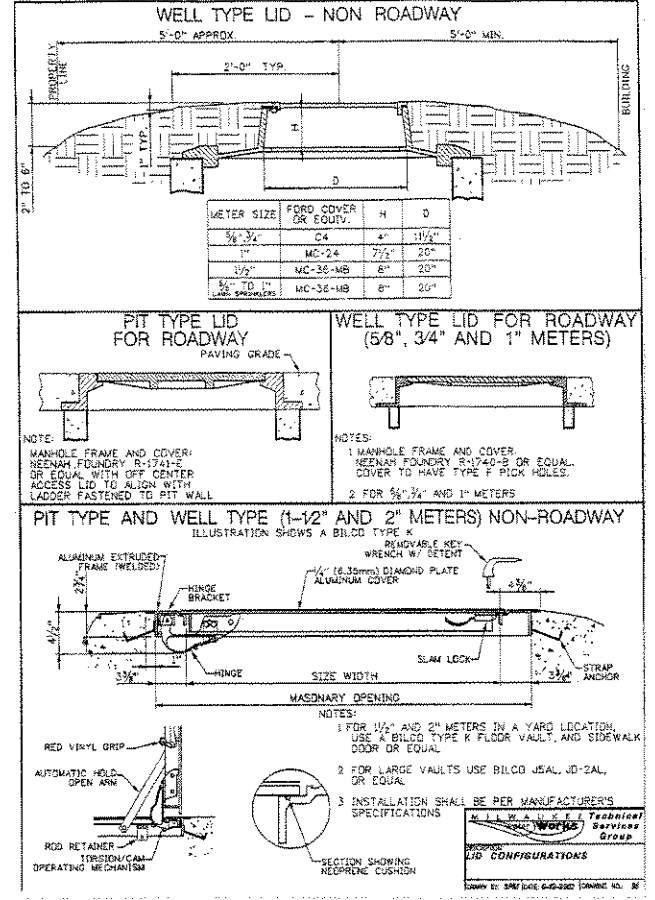
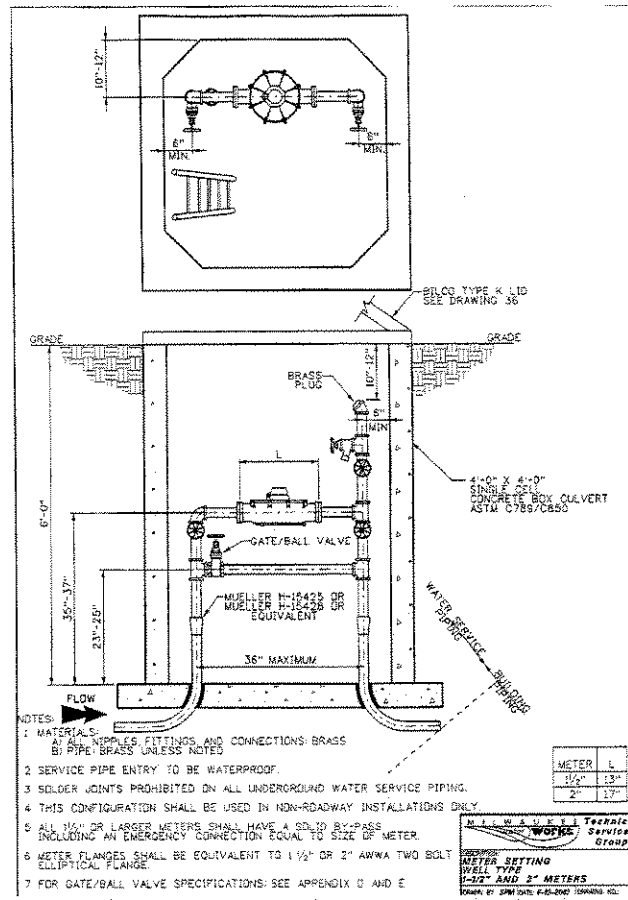
CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.



PLAN PREPARED BY:  <b>McCLURE ENGINEERING ASSOCIATES, INC.</b> 8417 North 118th Court Milwaukee, Wisconsin 53225 (414) 616-4880	MILWAUKEE WATER WORKS DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN		
	PRIVATE WATER MAIN PLAN		
IN: UTILITY AND ACCESS EASEMENT SOUTH OF BLUEMOUND ROAD. FROM: EXISTING 8" WATER MAIN (S. SIDE BLUE MOUND ROAD) TO: PROPOSED LOT 6	HORZ: 1" = 20' VERT: 1" = 4' 1/4 SEC NO. 403 & 404 PLAN DATE 11/29/05 DRAWN BY: TVS CHECKED BY: JIJ DESIGNED BY: JIJ SYSTEM NO.: 3026	M.W.W. WORK ORDER D.O.E. WORK ORDER SHEET NO 3 OF 6	PROGRAM NO. O.N. AN PROJECT DATE ADOPTED

REPRODUCED BY OVERSIGHT WITHOUT WRITTEN PERMISSION OF MCCLURE ENGINEERING ASSOCIATES, INC.





**APPENDIX D**  
**SPECIFICATIONS FOR BRONZE GATE VALVES**  
 1/2" to 2"

**I. GENERAL REQUIREMENTS**

Valves under this specification shall conform to MSS SP-80 for bronze gate valves as modified herein. Valves shall be installed in building piping and water meter installations and shall meet current code requirements in full.

**II. TECHNICAL REQUIREMENTS**

**A. Description**  
 Valves shall have a rating of 125 psig and be class A. They shall be a Type I or Type II solid wedge disc gate valve design.

**B. Material**  
 Valve body shall be cast bronze, conforming to ASTM B62-C83600 or ASTM B61-C92200.

**C. Design**

- End Connections shall be:
  - Female I.P. pipe threads made in accordance to ANSI/ASME B1.20.1, Pipe Threads, General Purpose (Inch).
  - Solder joint ends shall be prepared in accordance with applicable requirements of ANSI B16.18.
- Hand-wheel shall have at least three spokes, and shall have a minimum diameter in accordance to MSS SP-80.
- Valves shall open by turning the hand-wheel to the left (counter-clockwise).
- The seats and wedge disc guides shall be integral with the body casting. The guides shall be arranged so as to support the wedge disc in all travel positions.
- The valve disc shall be single-wedge construction and shall have machined seating surfaces and shall be securely attached to the stem in all operating positions.

**D. Testing**  
 Each valve shall be tested in accordance with MSS SP-80.

**III. INSPECTION AND CERTIFICATION**

Upon demand, the manufacturer shall furnish a report that shall certify the duration and pressure of all hydrostatic tests, the physical properties and chemical analysis of the metal used for the stem, body, bonnet and disc, also the assembled weight of each valve. Materials that do not meet all specification requirements shall be rejected.

**APPENDIX E**  
**SPECIFICATIONS FOR BRONZE BALL VALVES**  
 1/2" to 3"

**I. GENERAL REQUIREMENTS**

Valves under this specification shall conform to MSS SP-110 except as modified in the technical requirements as described below.

**II. TECHNICAL REQUIREMENTS**

**A. Description**  
 Valves shall have a rating of 150 psig, WOG, non-shock and be Class 125. They shall be of a full port design and shall be two or three piece design.

**B. Material**  
 Body and end piece(s) shall be cast bronze in accordance with ASTM B-584. Body bolts, where applicable, shall be of a material specified in ASME B16.34 Table 1, Group 4. The ball shall be of a material in accordance with ASTM B-584 or ASTM B-16 with chrome plate for two-piece valves and ASTM B-16 Alloy C35000 with chrome plate or 316SS for three-piece valves.

**C. Design**

- The valve shall be of full port design in accordance with MSS SP-110.
- End Connections shall be:
  - Female I.P. pipe threads made in accordance to ANSI/ASME B1.20.1, Pipe Threads, General Purpose (Inch).
  - Solder joint ends shall be prepared in accordance with applicable requirements of ANSI B16.18.
- Valves shall open by turning the handle to the left (counter-clockwise), if the handle is the sole means of indication of ball port position, it shall be design such that the handle cannot be assembled to indicate other than the true position of the ball port.

**D. Testing**  
 Each valve shall be tested in accordance with MSS SP-110.

**E. Workmanship**  
 Valve parts shall be designed and manufacturing tolerances set so as to provide interchangeability in the product of any one manufacturer between units of the same size, class, type, and design, except the individual fit of the disc in the body. All castings shall be sound and clean without defects that shall impair their service. No plugging, impregnation, welding or repairing of such defects shall be allowed.

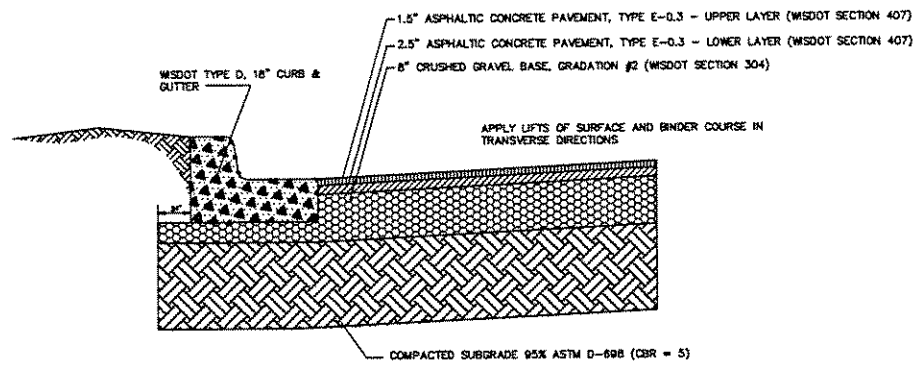
**III. INSPECTION AND CERTIFICATION**

Upon demand, the manufacturer shall furnish a report that shall certify the duration and pressure of all hydrostatic tests, the physical properties and chemical analysis of the metal used for the stem, body, bonnet and disc, also the assembled weight of each valve. Materials that do not meet all specification requirements shall be rejected.

NO.	REVISIONS	DATE

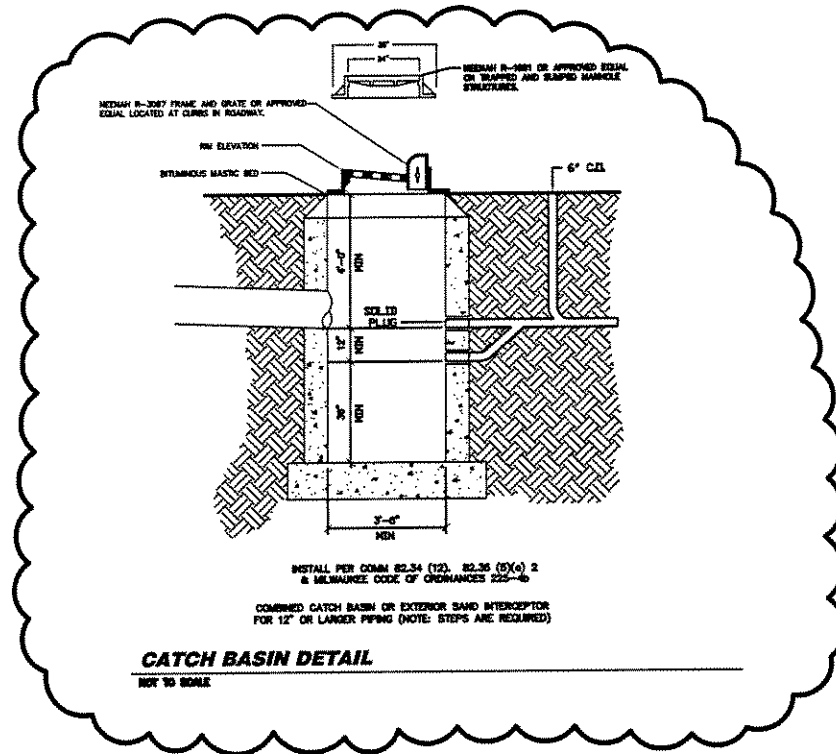
Copyright © 2005, by McCLURE ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED, STORED IN A RETRIEVING SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF McCLURE ENGINEERING ASSOCIATES, INC.





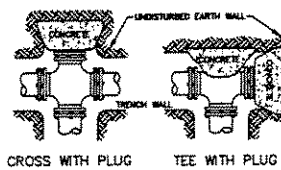
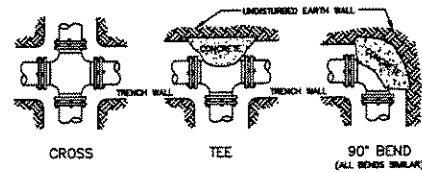
**STANDARD DUTY ASPHALT PAVEMENT**

NOT TO SCALE



**CATCH BASIN DETAIL**

NOT TO SCALE



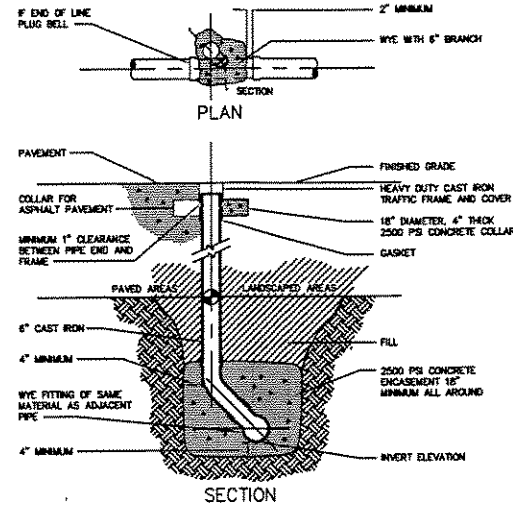
HORIZONTAL THRUST BLOCKING	
(BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)	
REQUIRED 90 FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING	
TYPE OF FITTINGS	
PIPE TEE & PLUG SIZE	BENDS
8"	4"
12"	22 1/2"
18"	11 1/2"

**NOTES:**

- DO NOT COVER BELLS OR FLANGES WITH CONCRETE
- WRAP ALL FITTINGS WITH VOSGARD
- WRAP ALL TEES ACCORDING TO SIZE OF BRANCH
- BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE
- ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED
- REACTION BACKING TABLE IS BASED ON P-S-L AND SOIL BEARING PRESSURE OF 1.5/1.8. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS
- ALL CONCRETE SHALL BE 2500 P.S.I.
- 12" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN

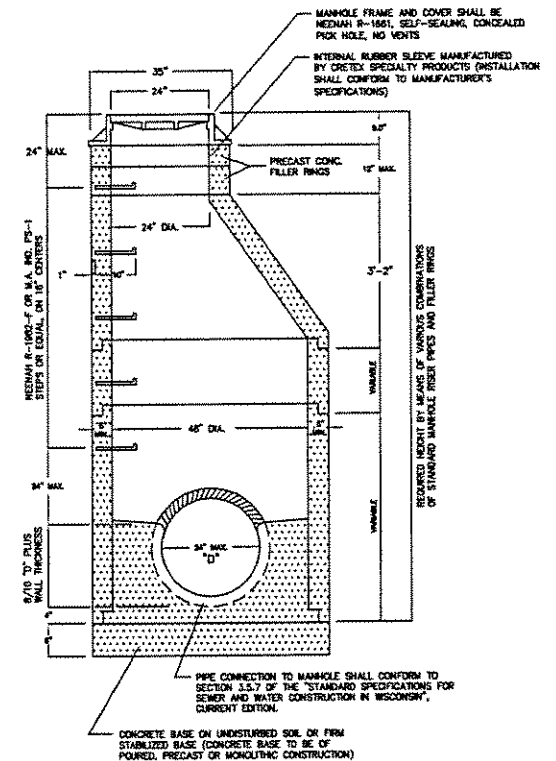
**THRUST BLOCK DETAILS**

NOT TO SCALE



**CLEANOUT DETAIL**

NOT TO SCALE

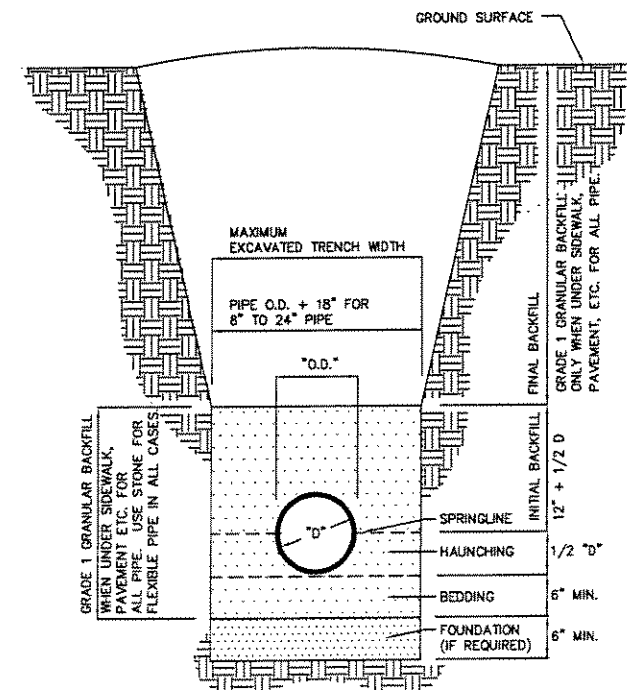


**NOTES:**

- ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-2 STRIK, NEXT-SEAL OR EQUAL.
- MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE MANHOLE RISER PIPE.
- MANHOLE CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION.

**SANITARY SEWER MANHOLE**

NOT TO SCALE



**PIPE EMBEDMENT DETAIL**

NOT TO SCALE

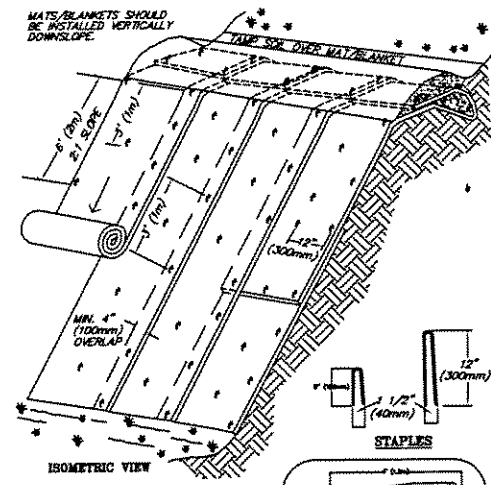
**DETAILS**  
 STORY HILL PLACE  
 5033 W. BLUEBOND ROAD  
 MILWAUKEE, WISCONSIN  
 FILE NUMBER: LANDPROJECTS\03119\DWG\DETAILS.DWG  
 JOB NUMBER: 06-15-05-118

**McCLURE ENGINEERING, INC.**  
 Milwaukee, Wisconsin 53225  
 5417 North 118th Court  
 (414) 818-4800  
 FAX (414) 818-4805

PLANNING NUMBER: 11" = 50"  
 DRAWN BY: J.L.J.  
 CHECKED BY:  
 DATE: DECEMBER 2, 2005

NO.	REVISIONS	DATE
1	REVISE CURB INLET DETAIL PER CITY OF MILWAUKEE	JANUARY 17, 2006

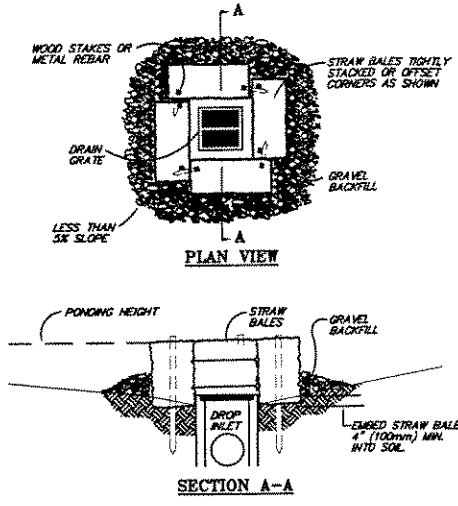
COPYRIGHT © 2004 BY MCCLURE ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**TYPICAL SLOPE SOIL STABILIZATION**

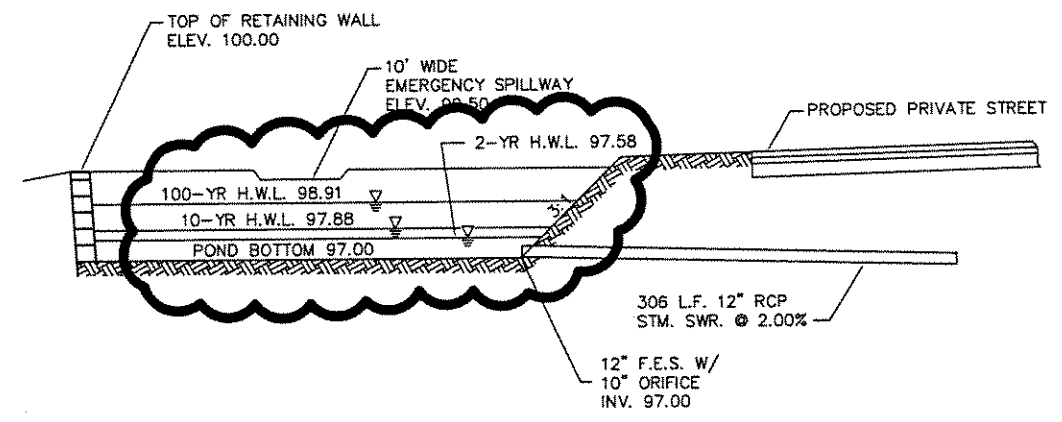
- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLDS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
  3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

**EROSION BLANKETS & TURF REINFORCEMENT MATS**  
NOT TO SCALE

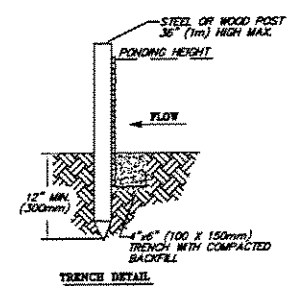
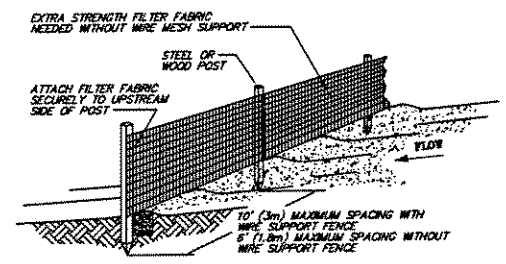


- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%)
  2. EMBED THE BALES 4" (100mm) INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
  3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

**STRAW BALE INLET PROTECTION**  
NOT TO SCALE

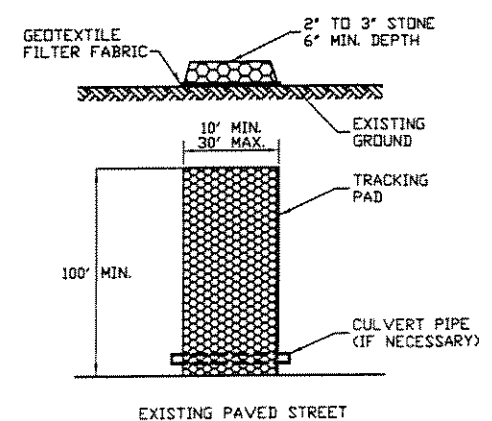


**STORMWATER POND DETAIL (EAST POND)**  
NOT TO SCALE

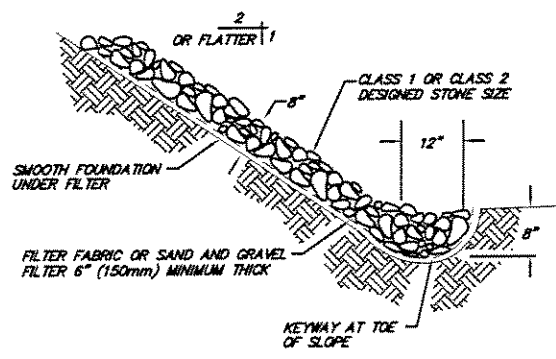


- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 5" (125mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
  3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

**SILT FENCE DETAIL**  
NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**RIP-RAP DETAIL**  
NOT TO SCALE

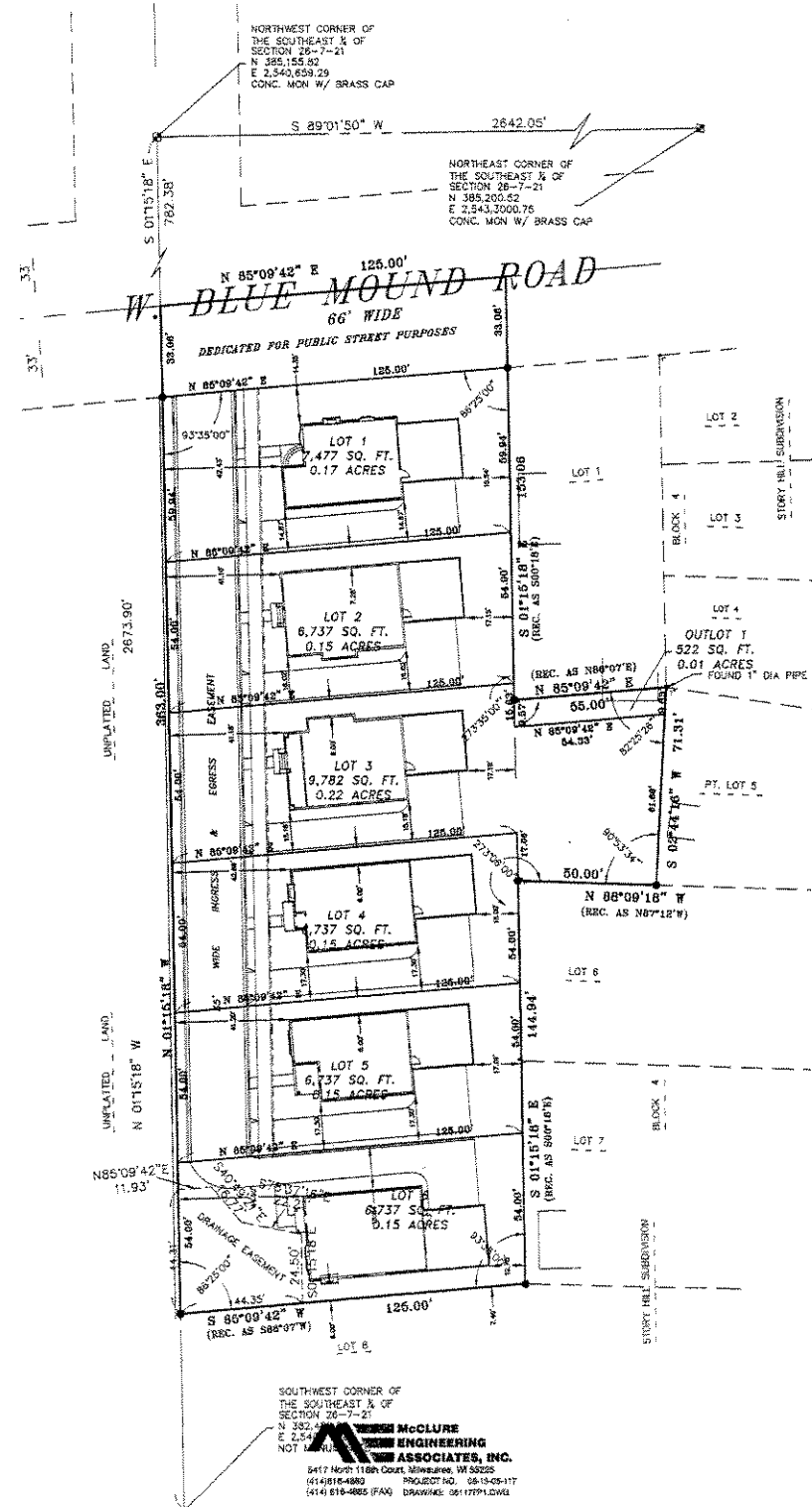
**DETAILS**  
**STORY HILL PLACE**  
5033 W. BLUEMOUND ROAD  
MILWAUKEE, WISCONSIN  
JOB NUMBER: LANDPROJECTS\081616.DWG\DETAILS.DWG  
JOB NUMBER: 08-15-05-110

**McCLURE ENGINEERS, INC.**  
Milwaukee, Wisconsin 53225  
5417 North 118th Court  
(414) 916-4800  
FAC: (414) 616-4885

PLACING BOARD	1/4" = 50'
DRAWN BY	JLL
CHECKED BY	
DATE	DECEMBER 2, 2005

NO.	REVISIONS	DATE
1	ADD POND CROSS-SECTION PER CITY OF MILWAUKEE	JANUARY 17, 2005
2	REVISE PIPE SIZE PER CITY OF MILWAUKEE	FEBRUARY 21, 2005
3	REVISE POND STAGE ELEVATIONS	APRIL 7, 2005

DESIGNED & DRAWN BY: McCLURE ENGINEERS ASSOCIATES  
ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE  
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL  
SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF McCLURE ENGINEERS ASSOCIATES, INC.



**LEGAL DESCRIPTION:**

A part of Lot 5, Block 4, Story Hill Subdivision, and Lands, all being in the Northwest 1/4 of the Southeast 1/4 of Section 26, Town 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section; thence S89°01'30"W along the North line of the Southeast 1/4 of said Section 2842.05 feet to the Northwest corner of the Southeast 1/4 of said Section; thence S01°15'18"E along the West line of the Southeast 1/4 of said Section 749.32 feet to the point of beginning, said point also being the center line of W. Blue Mound Road; thence N85°09'42"E along the center line of said Road 125.00 feet; thence S01°15'18"E 153.08 feet to the Southwest corner of Lot 1, Block 5, Story Hill Subdivision; thence N85°09'42"E along the South line of Lot 1, Block 5 of said Subdivision 55.00 feet to the Southeast corner of Lot 1, Block 5 of said Subdivision; thence S02°44'15"W 71.31 feet to a point on the North line of Lot 6, Block 5 of said Subdivision; thence N85°09'18"W along the North line of Lot 6, Block 5 of said Subdivision 50.00 feet to the Northwest corner of Lot 6, Block 5 of said Subdivision; thence S01°15'18"E 144.84 feet to the Southwest corner of Lot 7, Block 5 of said Subdivision; thence S85°08'42"W along the North line of Lot 8, Block 5 of said Subdivision 125.00 feet to a point on the West line of the Southeast 1/4 of said Section; thence N01°15'18"W along the West line of the Southeast 1/4 of said Section 363.00 feet to the point of beginning. Containing 48,853 square feet of land more or less.

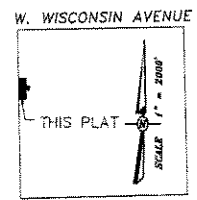
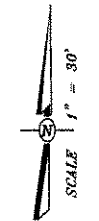
STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within (1) year from date hereat.

Dated at MILWAUKEE, this 7TH day of APRIL 20 06

Subscribed: *Mark D. Nesgood*  
Surveyor



**PLAT OF SURVEY**  
**FIRARI INVESTMENTS, LLC**  
809 E. PEARSON STREET  
MILWAUKEE, WI 53202  
JOB NUMBER: 08-13-05-117  
FILE NAME: F:\AN\PROJECTS\081777P.DWG

**McCLURE ENGINEERING & ASSOCIATES, INC.**  
Milwaukee, Wisconsin 53225  
5417 North 116th Court  
(414) 618-4880  
FAX (414) 618-4885

PLATTING SCALE: 1" = 30'  
DRAWN BY: MDN  
CHECKED BY:  
DATE: APRIL 7, 2006

NO.	REVISIONS	DATE

SHEET NO.  
**1 OF 1**  
08-13-05-117

COPYRIGHT © 2006 BY McCLURE ENGINEERING & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF McCLURE ENGINEERING & ASSOCIATES, INC.