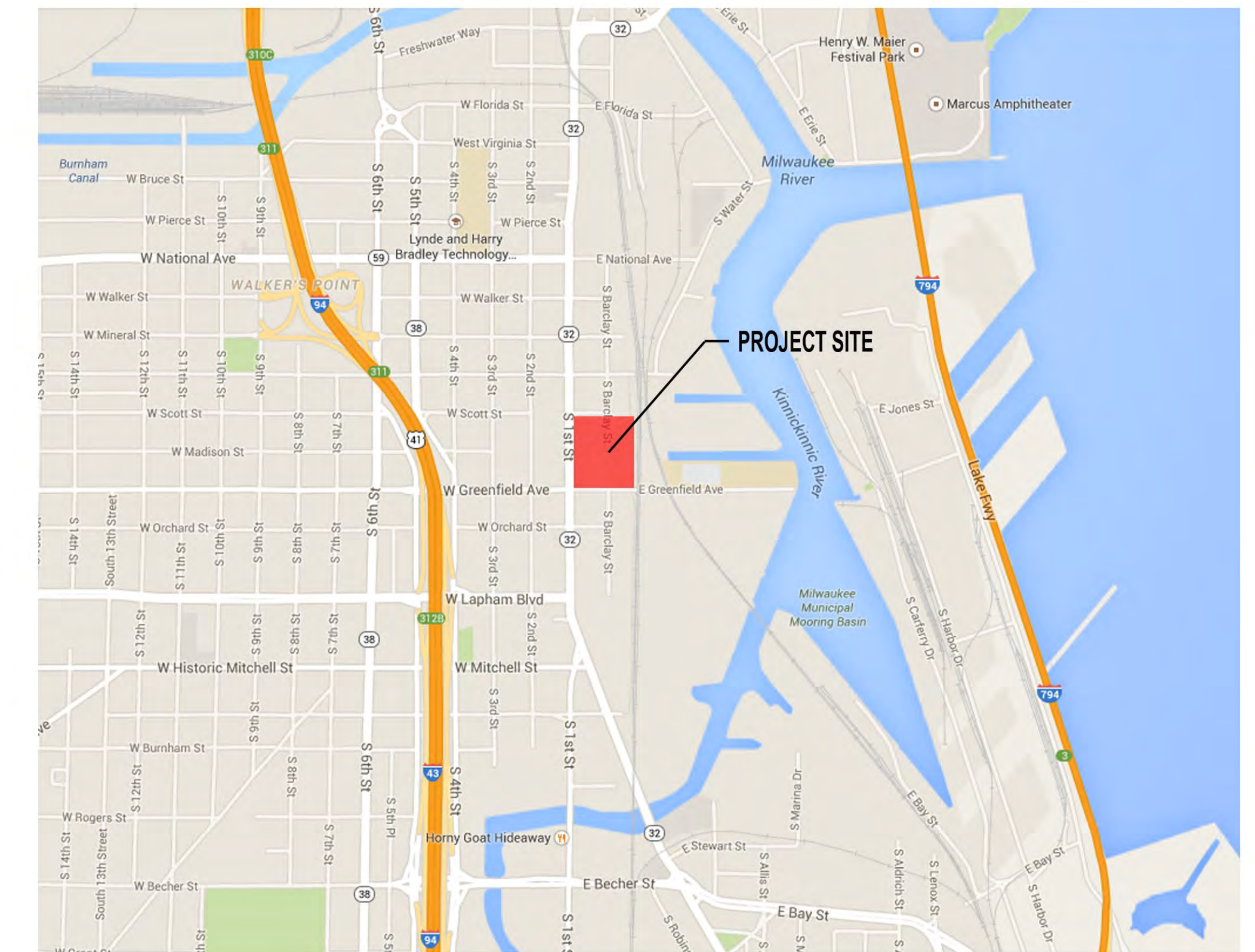




FRESHWATER PLAZA 1ST & GREENFIELD



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C100	Site Plan
C101	Site Plan-Bike Racks
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DE-2.1	Grocery Store - Front View NW
A400	Site Photos



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680



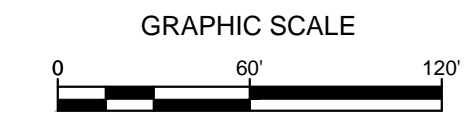
LANDSCAPE ARCHITECTS

DPD SUBMITTAL FILE NUMBER: 141113



FRESHWATER PLAZA

LOCATION MAP



LEGEND:

---	SECTION 1/4 SECTION LINE
---	PROPERTY LINE
---	EASEMENT
-X-X-X-	CHAIN LINK FENCE
~~~~~	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FM	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
---	EXISTING CONTOUR
○	MANHOLE
⊞	CATCH BASIN
⊞	CATCH BASIN (ROUND)
●	ROOF DRAIN
⊗	HYDRANT
⊗	WATER VALVE
⊗	GAS VALVE
⊗	UTILITY POLE
⊗	GUY WIRE
⊗	GAS METER
⊗	ELECTRIC METER
⊗	UTILITY PEDESTAL
⊗	TRAFFIC SIGNAL
⊗	LIGHT POLE
⊗	SOIL BORING
⊗	MONITORING WELL
○	IRON PIPE FOUND/SET
●	REBAR FOUND/SET
⊗	CHISELED CROSS FOUND/SET
⊗	PK NAIL FOUND/SET
⊗	SPIKE/NAIL
⊗	MONUMENT
⊗	BENCHMARK
⊗	SIGN
⊗	DECIDUOUS TREE
⊗	CONIFEROUS TREE
⊗	BUSH
⊗	POST

**GENERAL NOTES:**

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3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON OCTOBER 15, 2013.
4. THE VERTICAL DATUM FOR THE PROJECT SURVEY IS CITY OF MILWAUKEE DATUM. THE BENCHMARK FOR THE PROJECT SURVEY IS THE CITY STANDARD BENCHMARK 503 AT S. BARCLAY & E. WASHINGTON ST. AT ELEVATION=8.574

**1ST & GREENFIELD  
MILWAUKEE, WISCONSIN**

**SITE SURVEY**

**FILE NUMBER: 141113**

NO. REVISION    DATE BY

DRAWING NO.    C001-SURVEY.dwg

DRAWN BY:    VMS

DATE:    12/2/2014

PROJECT NO:    14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

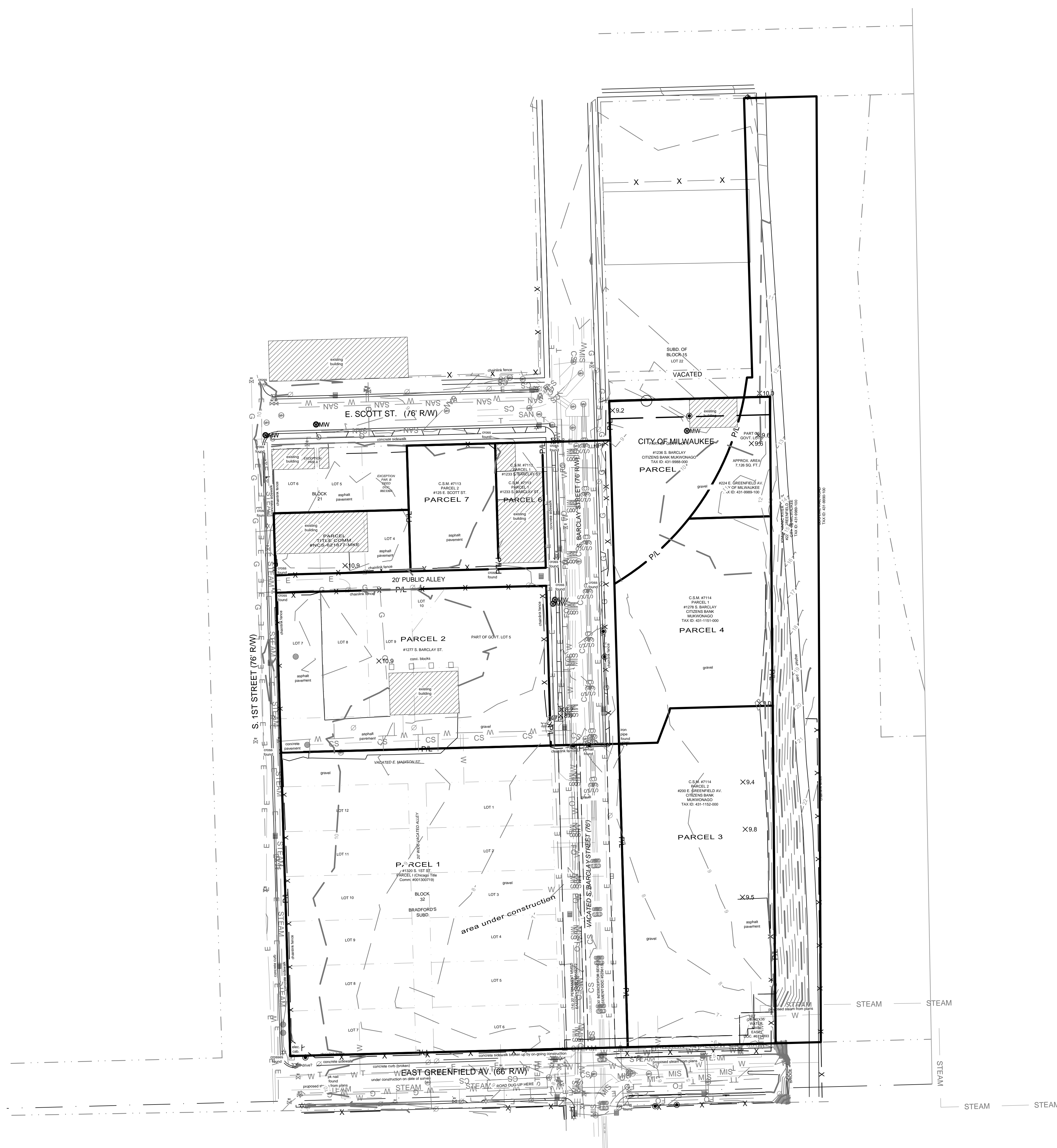
**C 001**

File: I:\Wingard Partners\14160 1st & Greenfield\060 CAD\C - Civil\Plans\500-Site Survey\C001-SURVEY.dwg



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 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



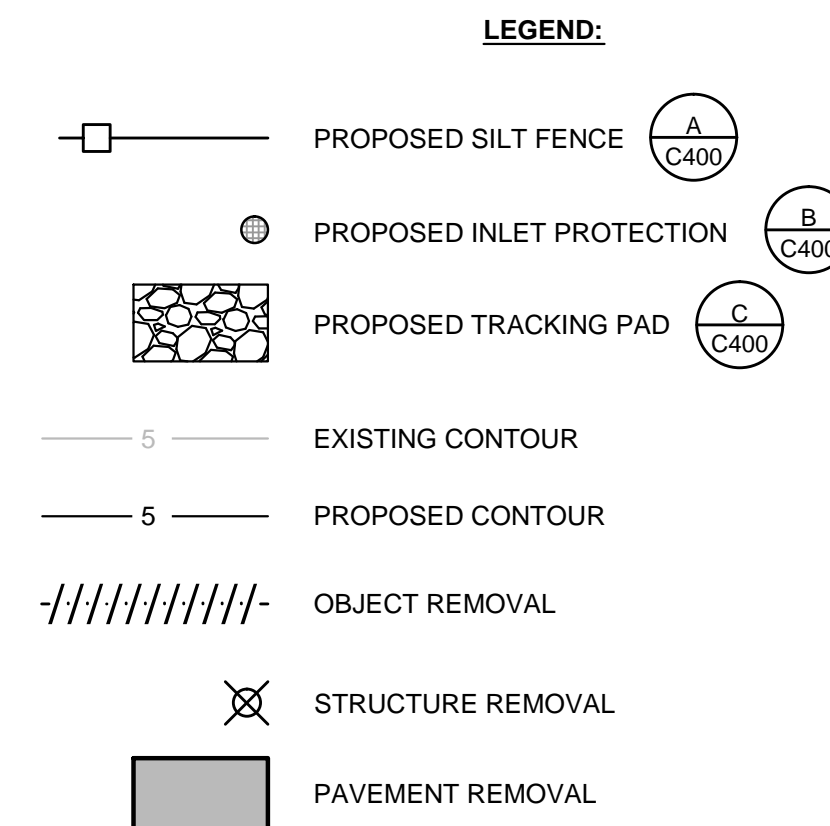
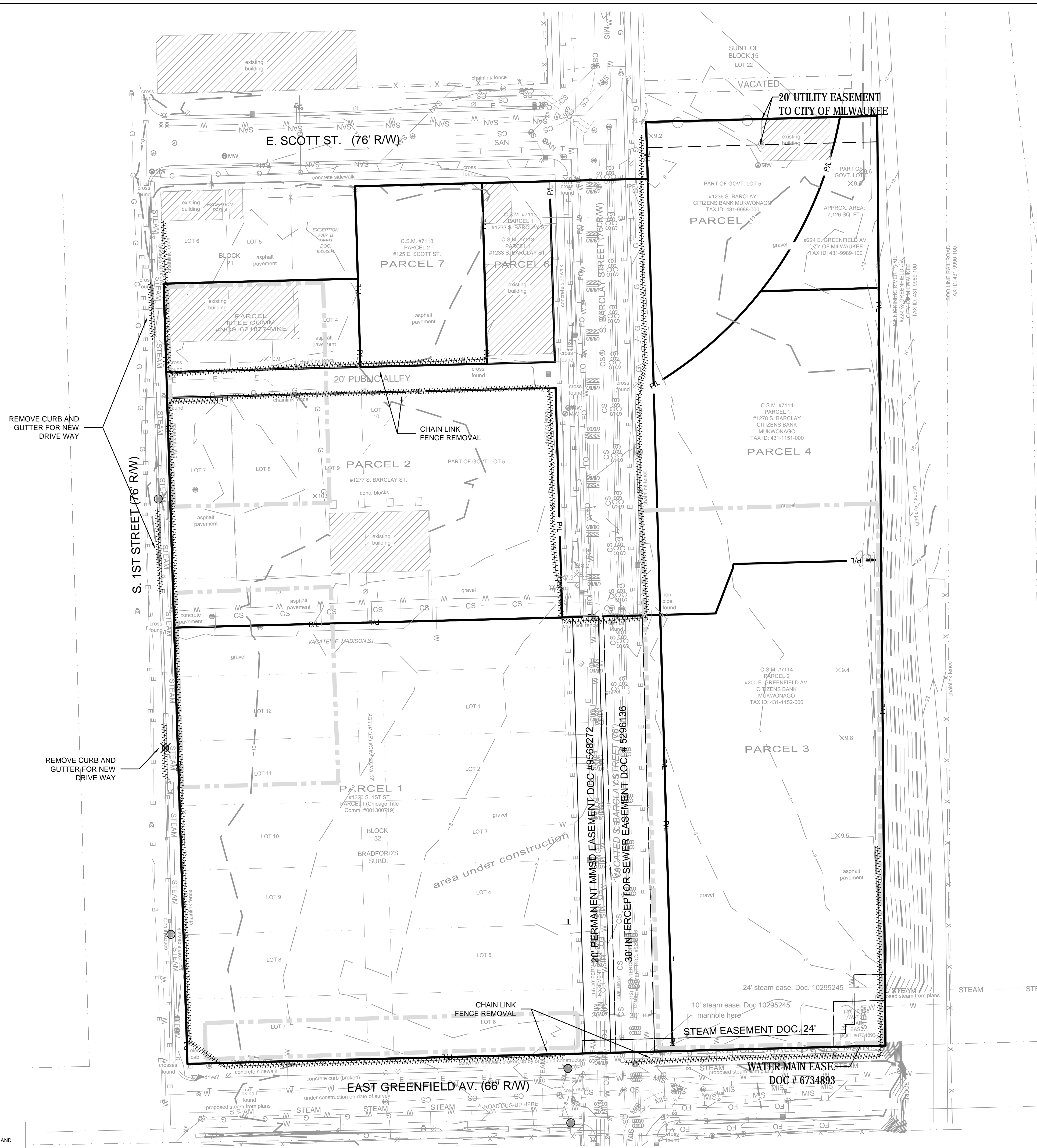




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5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

1ST & GREENFIELD  
MILWAUKEE, WISCONSIN

**SITE PREPARATION AND EROSION  
CONTROL PLAN**

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C002-EROSION.dwg

DRAWN BY: VMS/TPM

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

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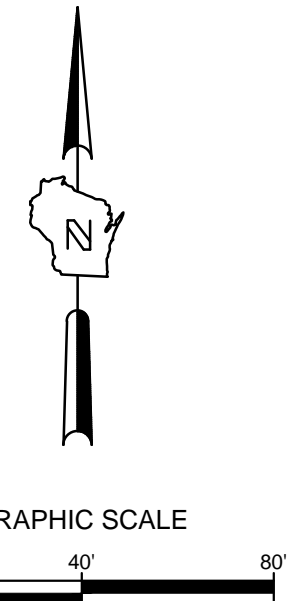
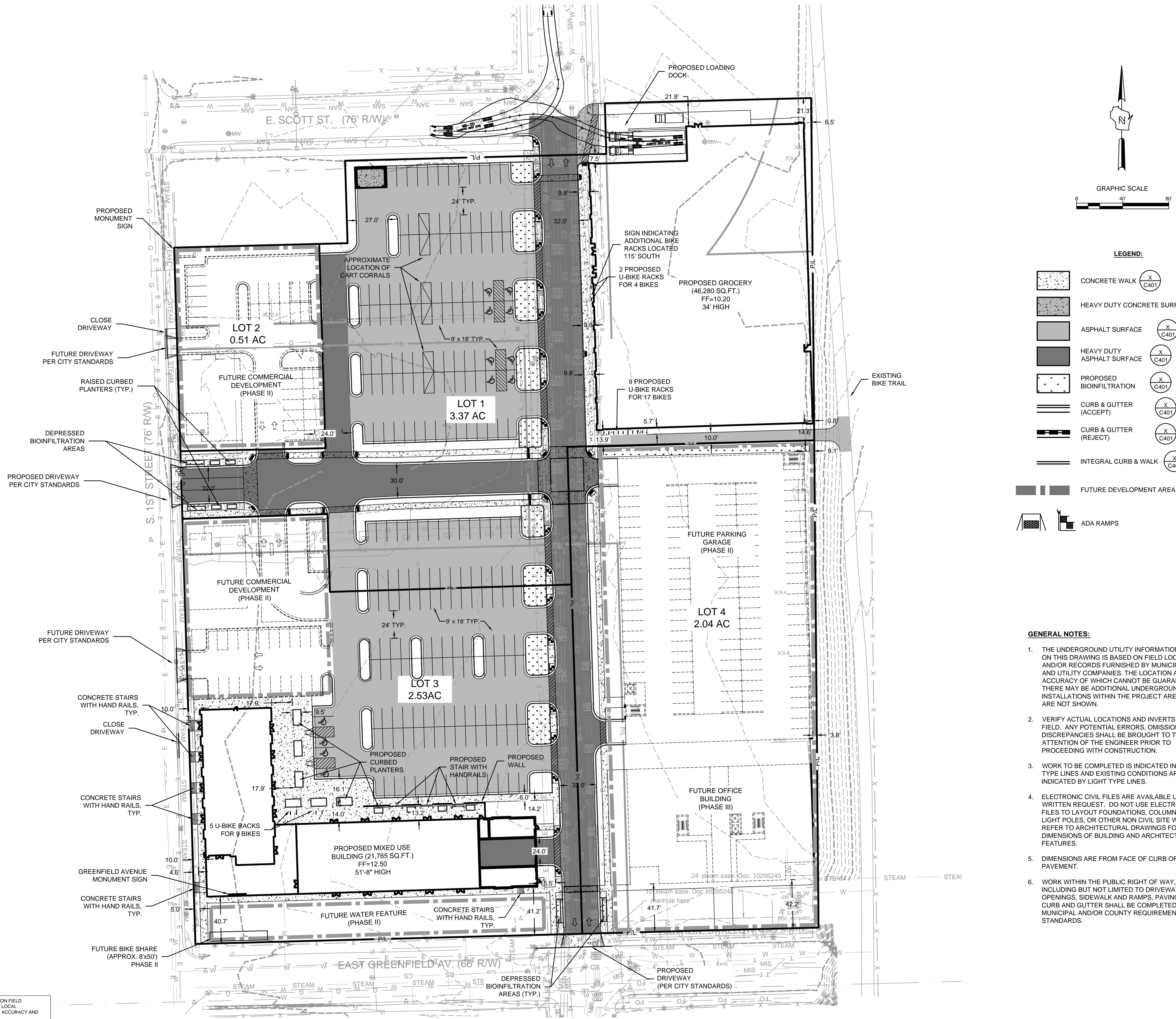
SHEET NO.:

**C 002**



**SITE INFORMATION:**

TOTAL SITE = 8.46 ACRES  
 TOTAL DISTURBED AREA = 8.46 ACRES  
 EXISTING IMPERVIOUS AREA = 8.32 ACRES  
 PROPOSED IMPERVIOUS AREA = 6.96 ACRES



**LEGEND:**

- CONCRETE WALK (X/C401)
- HEAVY DUTY CONCRETE SURFACE (X/C401)
- ASPHALT SURFACE (X/C401)
- HEAVY DUTY ASPHALT SURFACE (X/C401)
- PROPOSED BIOINFILTRATION (X/C401)
- CURB & GUTTER (ACCEPT) (X/C401)
- CURB & GUTTER (REJECT) (X/C401)
- INTEGRAL CURB & WALK (X/C401)
- FUTURE DEVELOPMENT AREA
- ADA RAMP

**GENERAL NOTES:**

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1ST & GREENFIELD  
 MILWAUKEE, WISCONSIN

**SITE PLAN**

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C100-SITE.dwg  
 DRAWN BY: VMS  
 DATE: 12/2/2014  
 PROJECT NO: 14160  
 CHECKED BY:  
 APPROVED BY:  
 SHEET NO.:

**C 100**

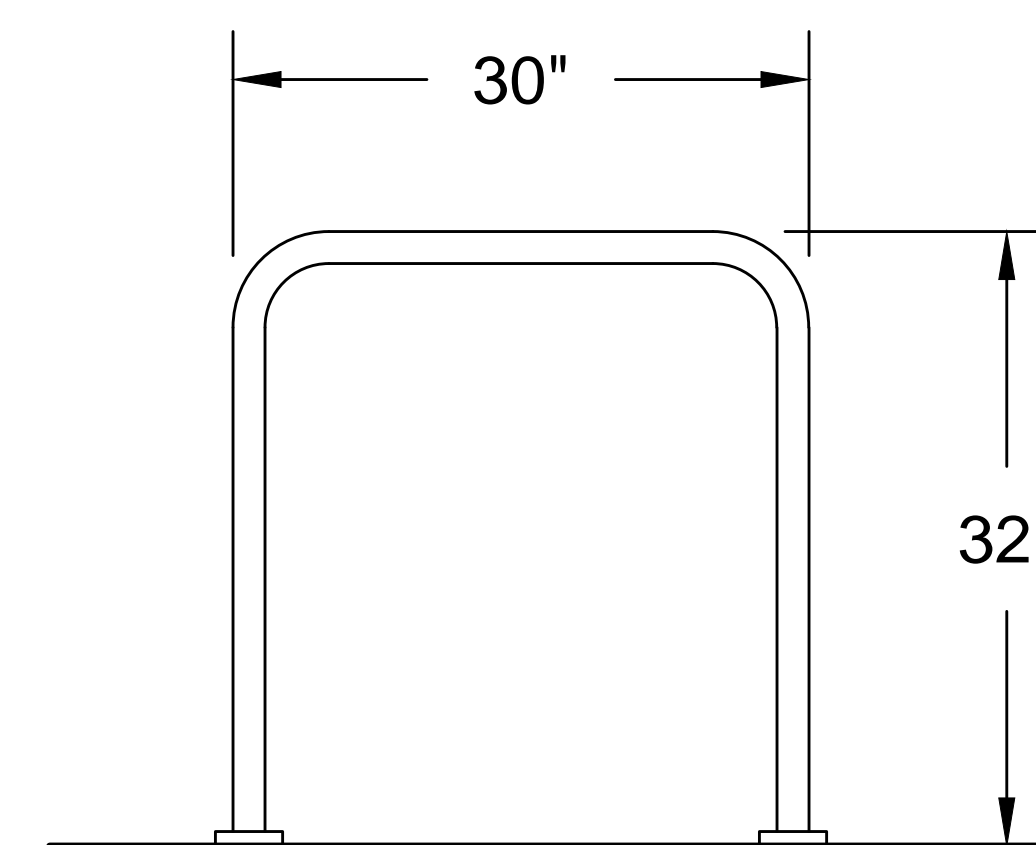
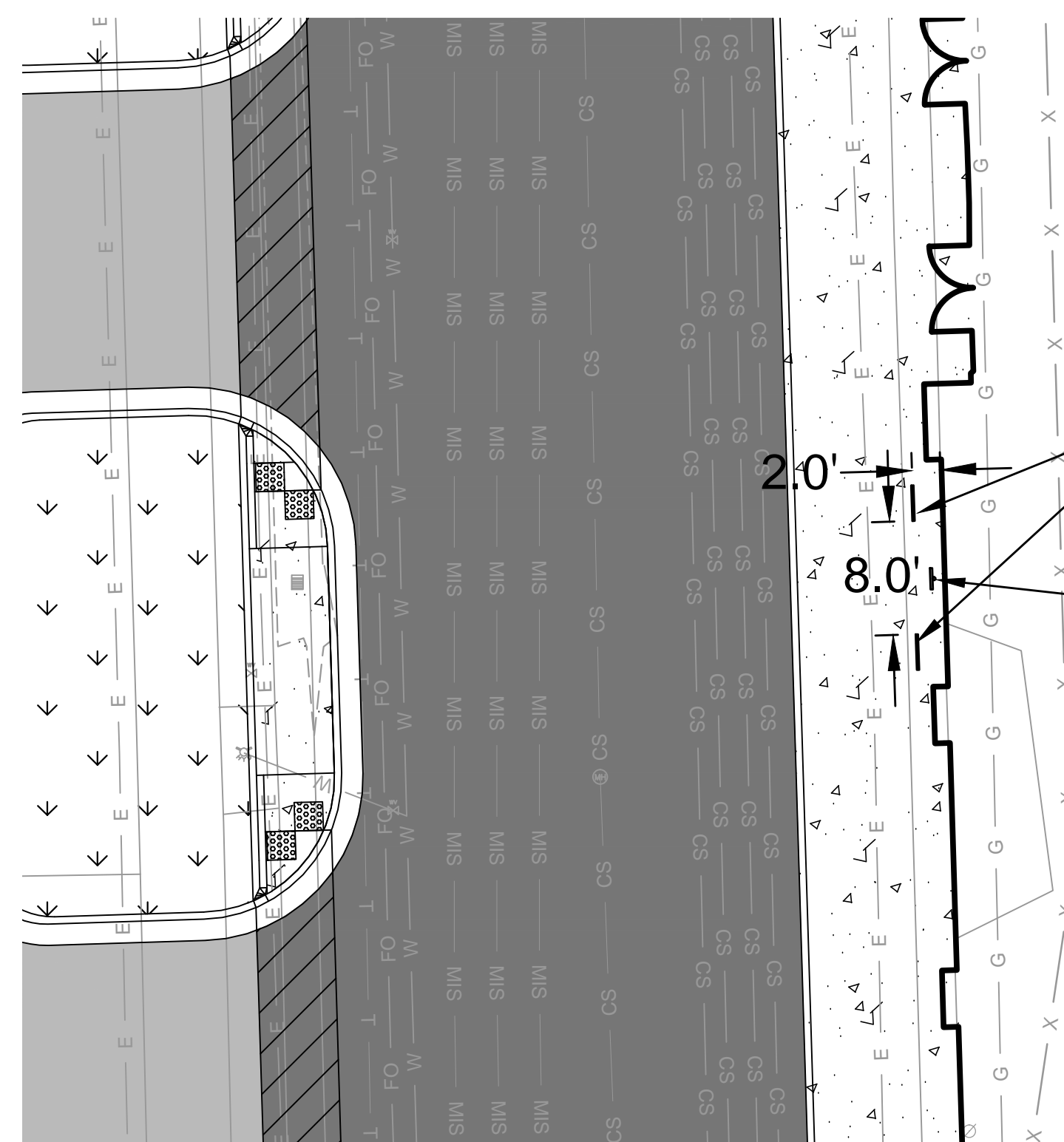
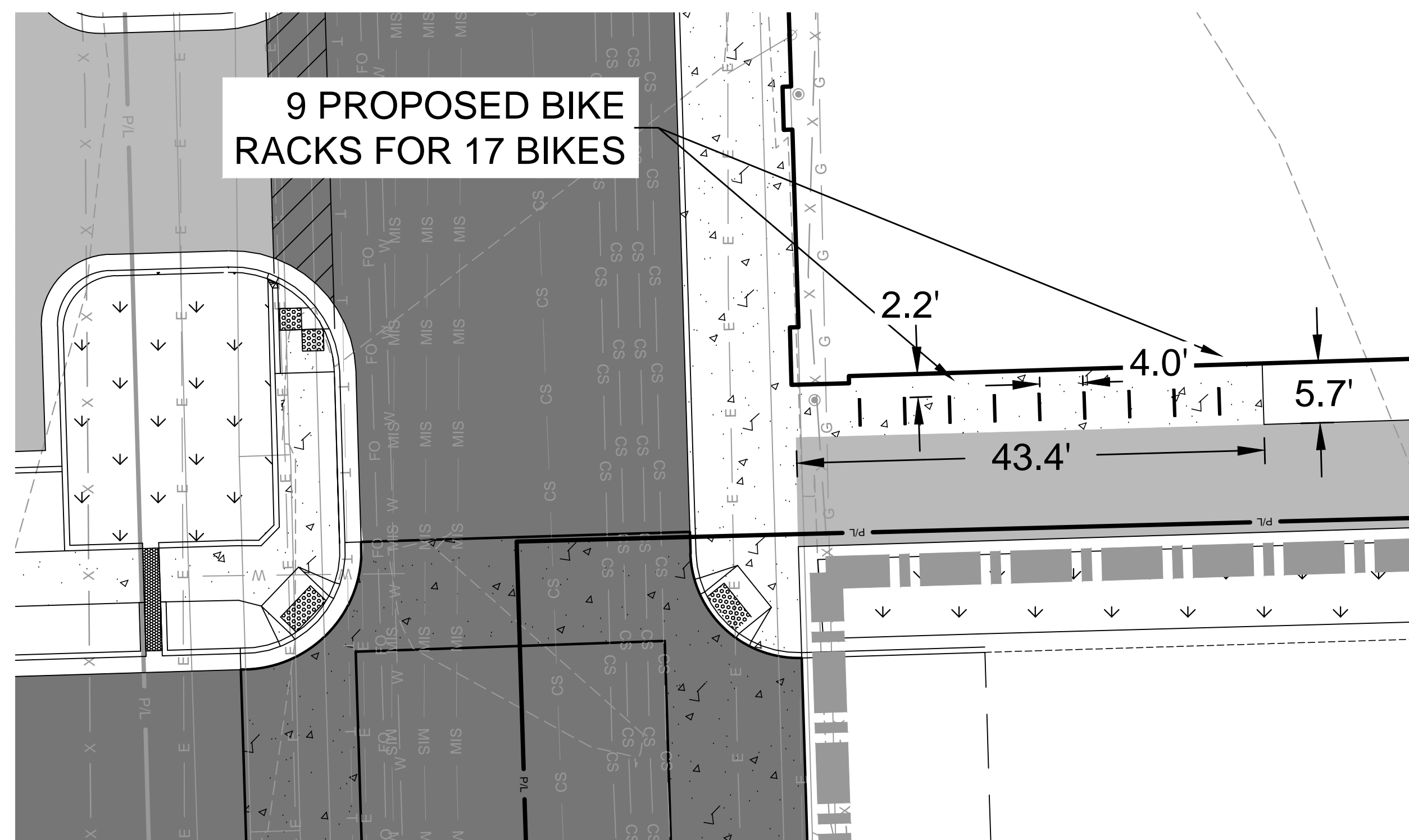
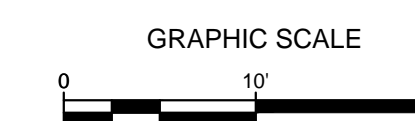
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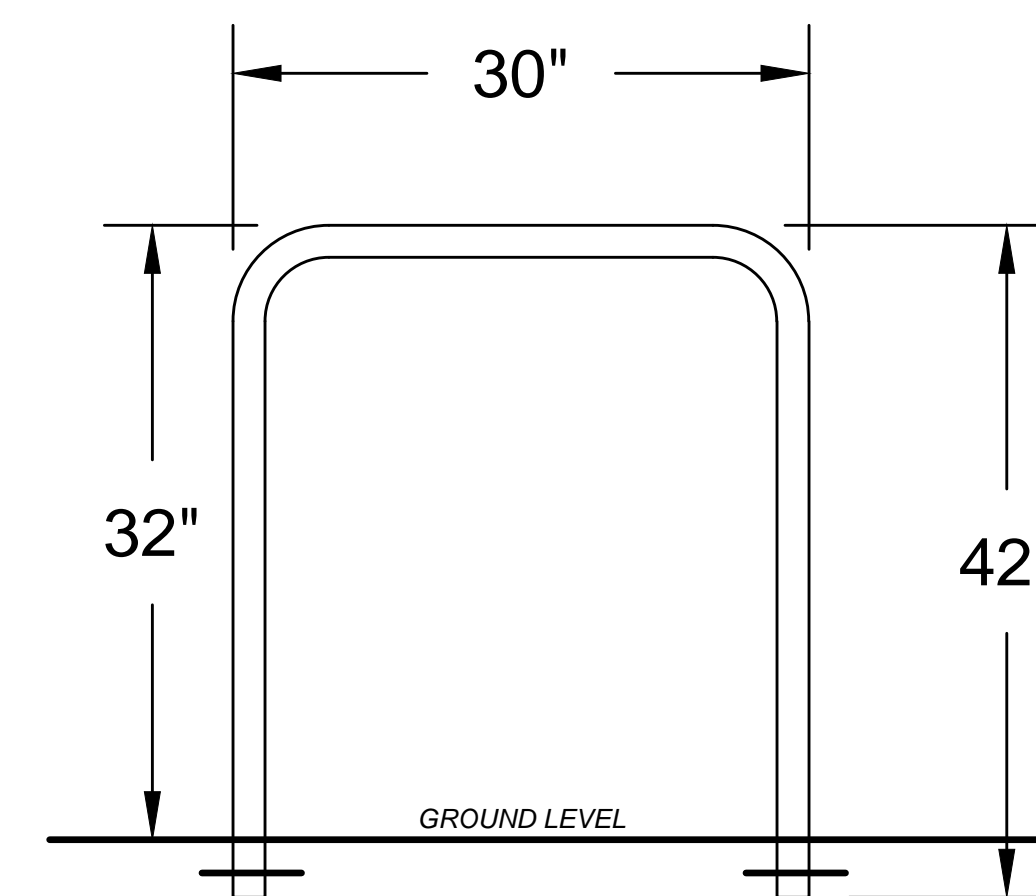
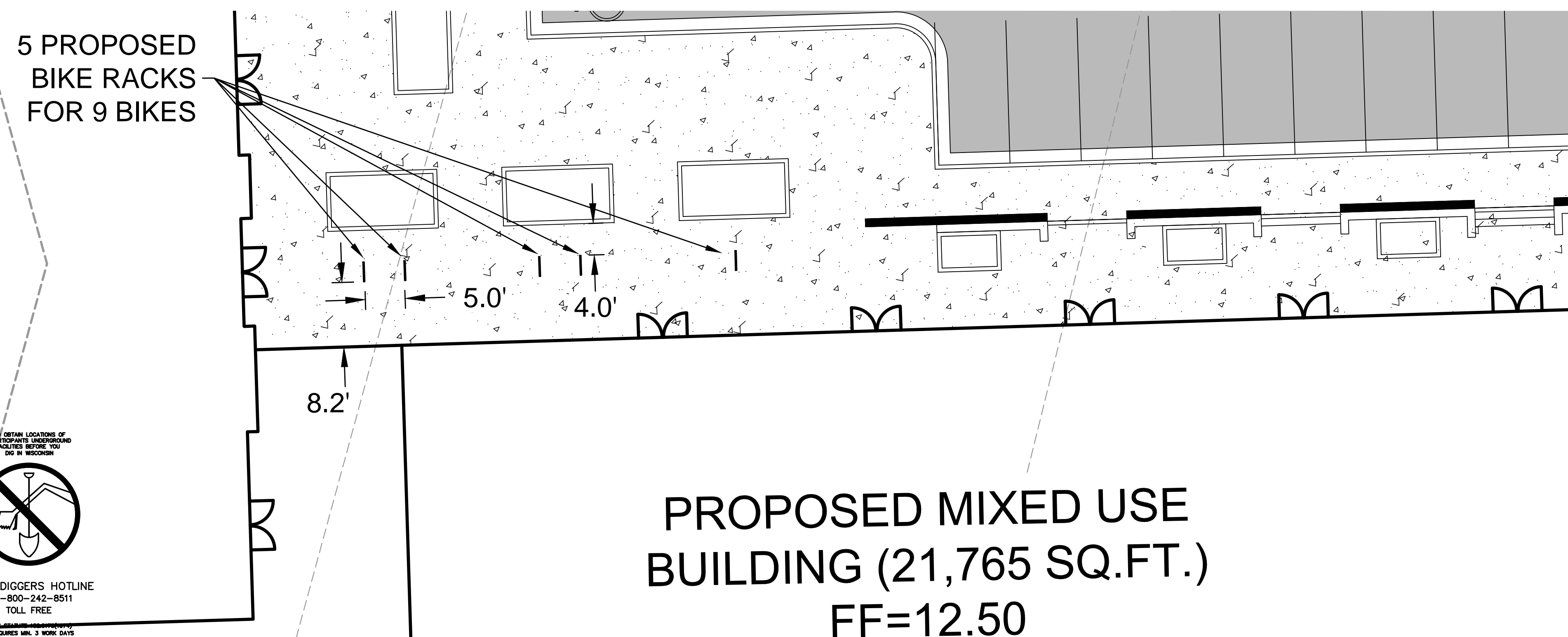
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**A** SURFACE MOUNTED SINGLE INVERTED U  
 NOT TO SCALE



**B** SUB-SURFACE MOUNTED SINGLE INVERTED U  
 NOT TO SCALE

1ST & GREENFIELD  
 MILWAUKEE, WISCONSIN

**SITE PLAN-BIKE RACKS**

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C100-SITE.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

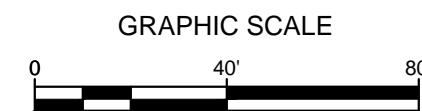
**C 101**



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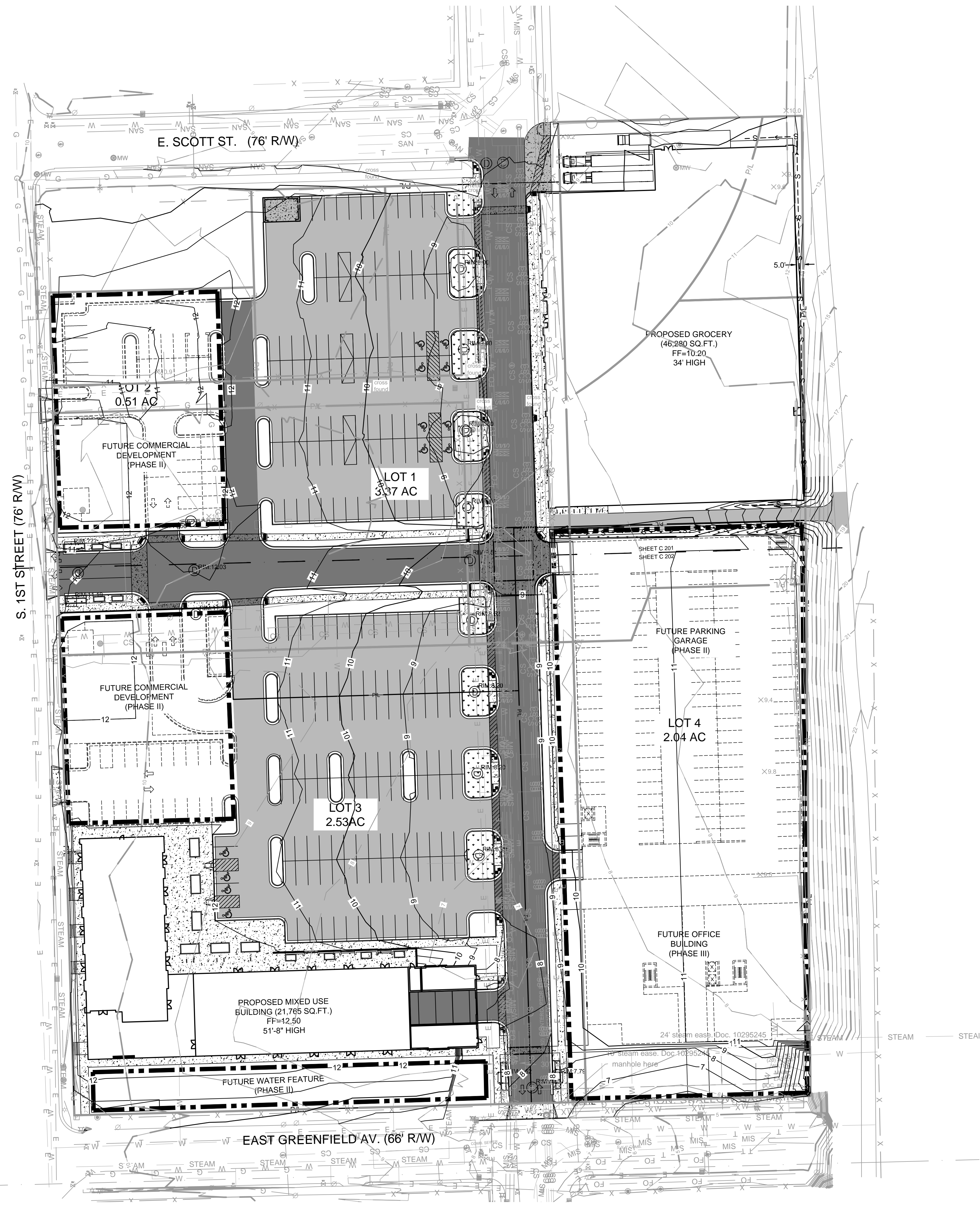




- LEGEND:**
- 5" THICK CONCRETE WALK (X C400)
  - ASPHALT SURFACE (X C400)
  - 5 EXISTING CONTOUR
  - 5 PROPOSED CONTOUR
  - PROPOSED CURB & GUTTER  
SPOT GRADE  
T/C: TOP OF CURB GRADE  
BTC: BOTTOM OF CURB GRADE
  - PROPOSED ASPHALT  
SPOT GRADE

**GENERAL NOTES:**

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7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



**1ST & GREENFIELD  
MILWAUKEE, WISCONSIN**

**OVERALL GRADING PLAN**

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C200-GRADING.dwg  
 DRAWN BY: VMS  
 DATE: 12/2/2014  
 PROJECT NO: 14160  
 CHECKED BY:  
 APPROVED BY:  
 SHEET NO.:

**C 200**

File: I:\Ward\Partners\14160 1st & Greenfield\060 CAD\C - Civil\Plans\505-Grading Plan\C200-GRADING.dwg



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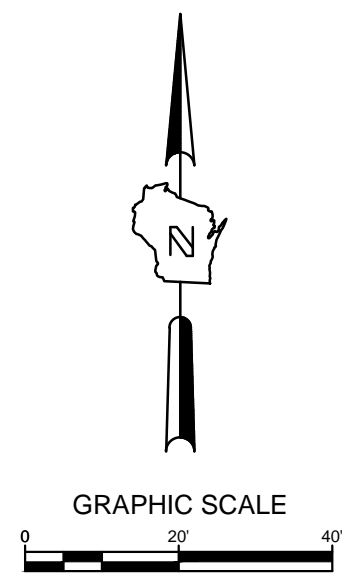
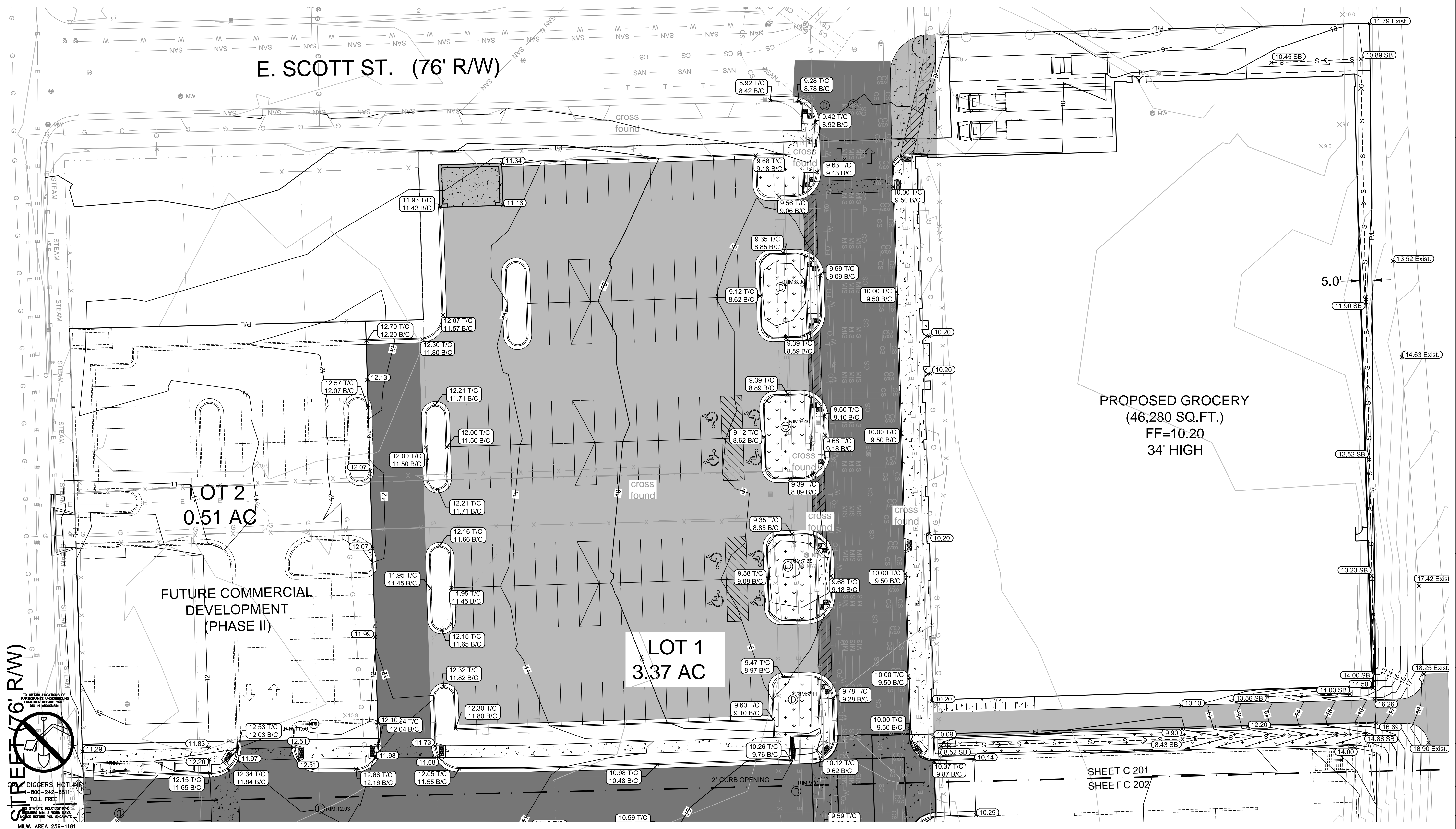
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STREET 76' R/W

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MILW. AREA 259-1181



- LEGEND:**
- CONCRETE WALK (Symbol: circle with X and C401)
  - HEAVY DUTY CONCRETE SURFACE (Symbol: circle with X and C401)
  - ASPHALT SURFACE (Symbol: circle with X and C401)
  - HEAVY DUTY ASPHALT SURFACE (Symbol: circle with X and C401)
  - EXISTING CONTOUR (Symbol: solid line)
  - PROPOSED CONTOUR (Symbol: dashed line)
  - PROPOSED CURB & GUTTER SPOT GRADE (Symbol: X with 100.50 T/C and 100.00 B/C)
  - PROPOSED ASPHALT SPOT GRADE (Symbol: X with 100.00)
  - PROPOSED SWALE BOTTOM SPOT GRADE (Symbol: X with 100.00 SB)

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 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

1ST & GREENFIELD  
MILWAUKEE, WISCONSIN

GRADING PLAN

PROPOSED GROCERY  
(46,280 SQ.FT.)  
FF=10.20  
34' HIGH

LOT 2  
0.51 AC

LOT 1  
3.37 AC

FUTURE COMMERCIAL  
DEVELOPMENT  
(PHASE II)

SHEET C 201  
SHEET C 202

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C200-GRADING.dwg  
 DRAWN BY: VMS  
 DATE: 12/2/2014  
 PROJECT NO: 14160  
 CHECKED BY:  
 APPROVED BY:  
 SHEET NO.:

C 201

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S. 1ST STREET

SHEET C 201  
SHEET C 202



GRAPHIC SCALE  
0 20' 40'

LEGEND:

- CONCRETE WALK (X/C401)
- HEAVY DUTY CONCRETE SURFACE (X/C401)
- ASPHALT SURFACE (X/C401)
- HEAVY DUTY ASPHALT SURFACE (X/C401)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE  
T/C: TOP OF CURB GRADE  
B/C: BOTTOM OF CURB GRADE
- PROPOSED ASPHALT SPOT GRADE

GENERAL NOTES:

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1ST & GREENFIELD  
MILWAUKEE, WISCONSIN

GRADING PLAN

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C200-GRADING.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 202

File: I:\Ward\Partners\14160 1st & Greenfield\060 CAD\C - Civil\Plans\505-Grading\Plan\C200-GRADING.dwg

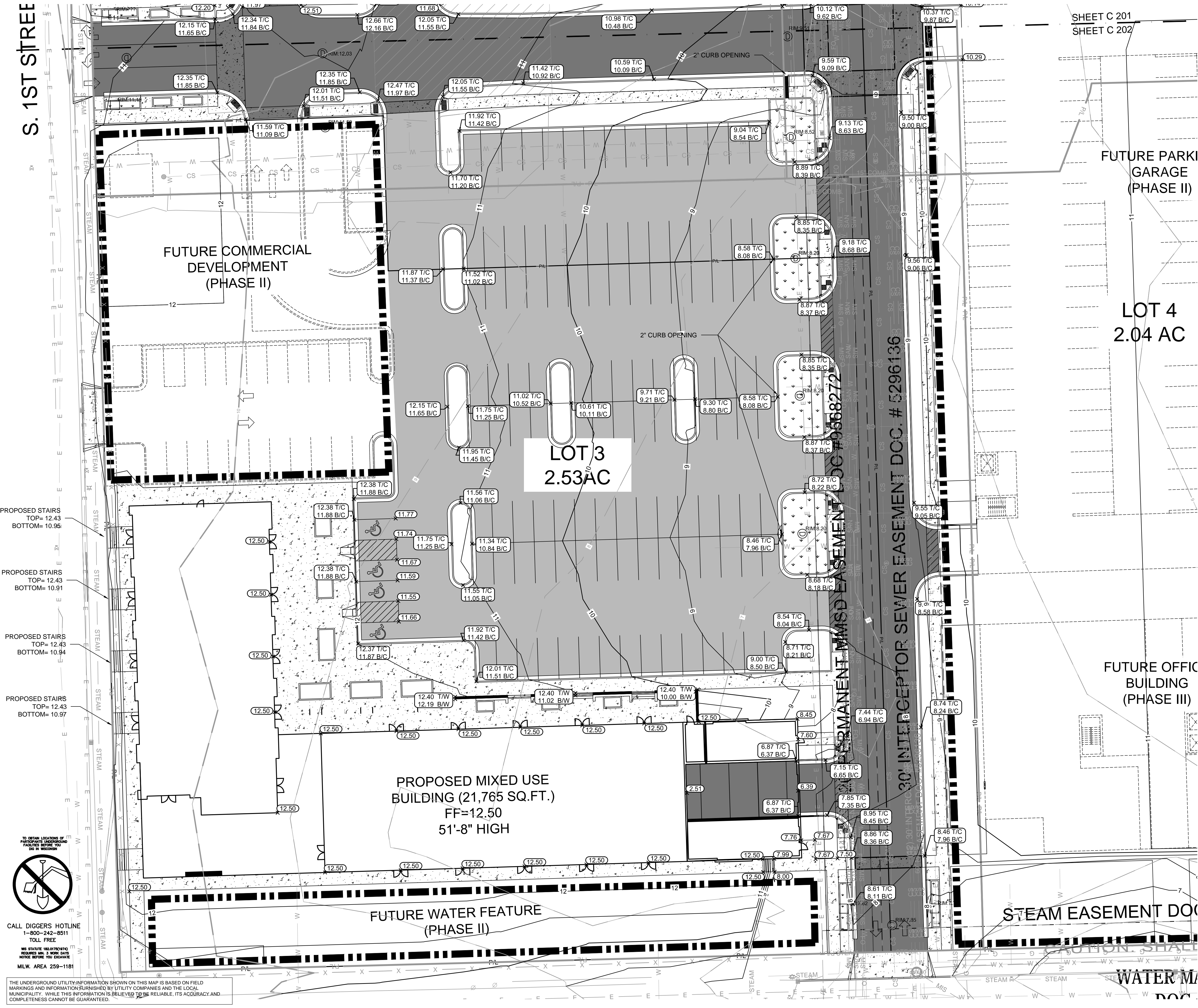
TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES, REFER TO RECORDS AND TO RECORDS.

CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

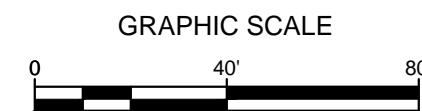
WE REQUEST THAT YOU  
NOTIFY US 3 WORK DAYS  
BEFORE ANY TIE-INS.

MILWAUKEE AREA 259-1181

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- LEGEND:**
- W --- PROPOSED WATER SERVICE
  - ⊗ VALVE
  - MANHOLE
  - SAN --- PROPOSED SANITARY SERVICE
  - ST --- PROPOSED STORM SEWER
  - --- PROPOSED UNDER DRAIN

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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR. 18" PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.

FILE NUMBER: 141113

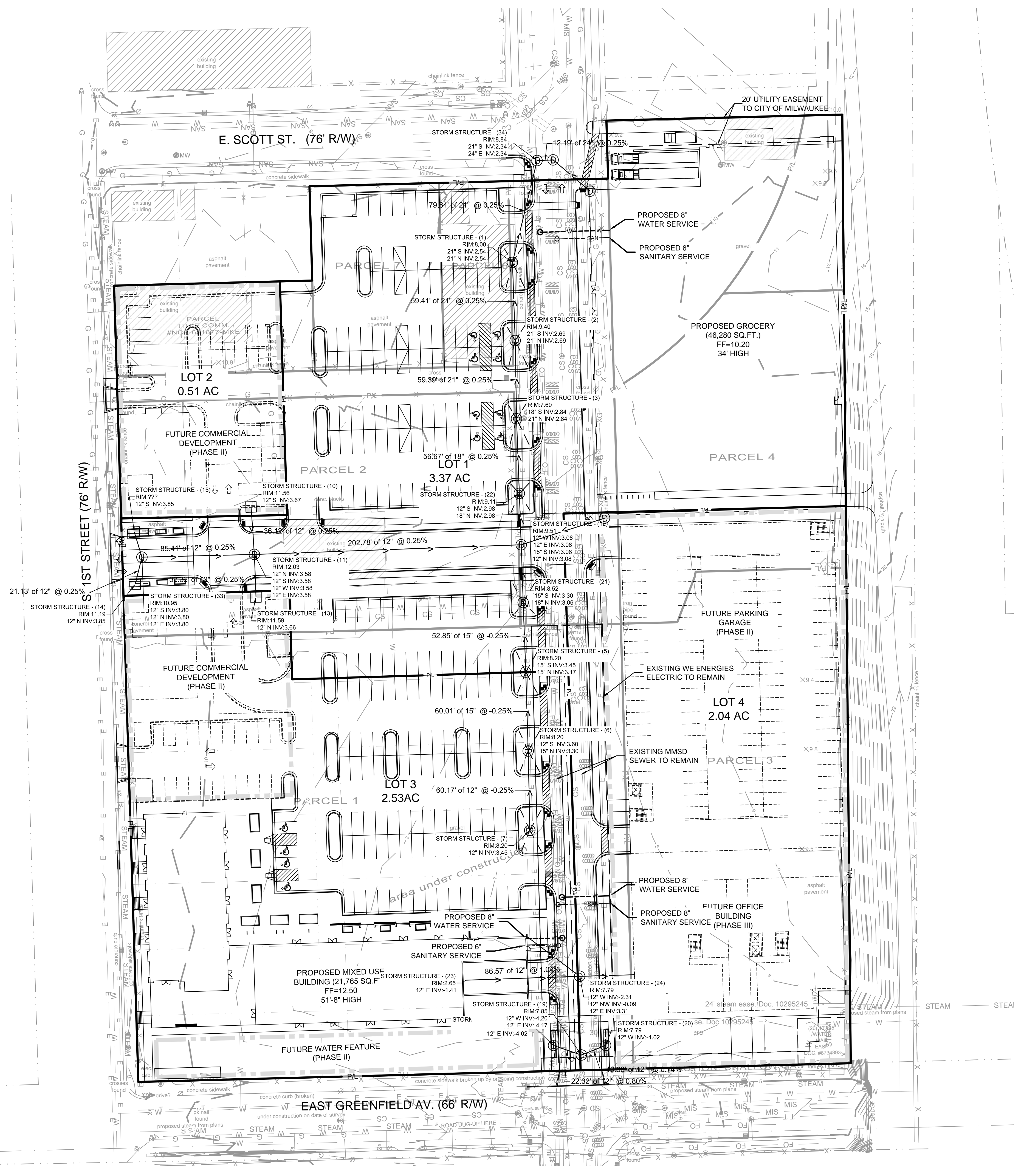
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 DRAWN BY: VMS/TPM  
 DATE: 12/2/2014  
 PROJECT NO: 14160  
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 SHEET NO.:

**C 300**

1ST & GREENFIELD  
 MILWAUKEE, WISCONSIN

UTILITY PLAN

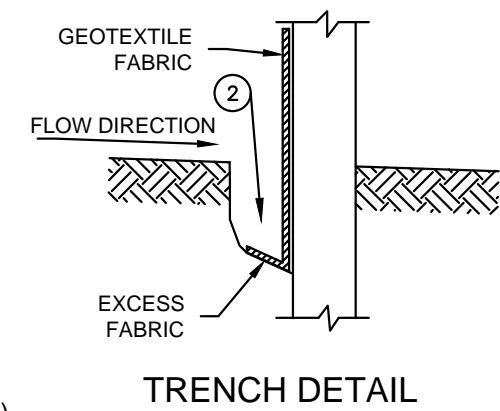
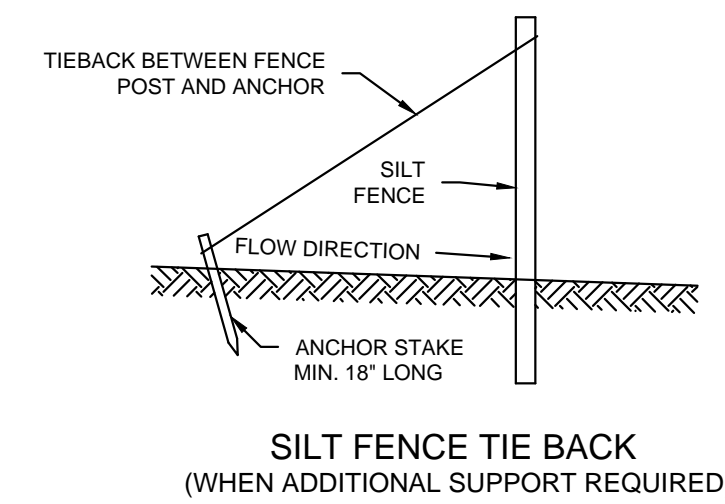
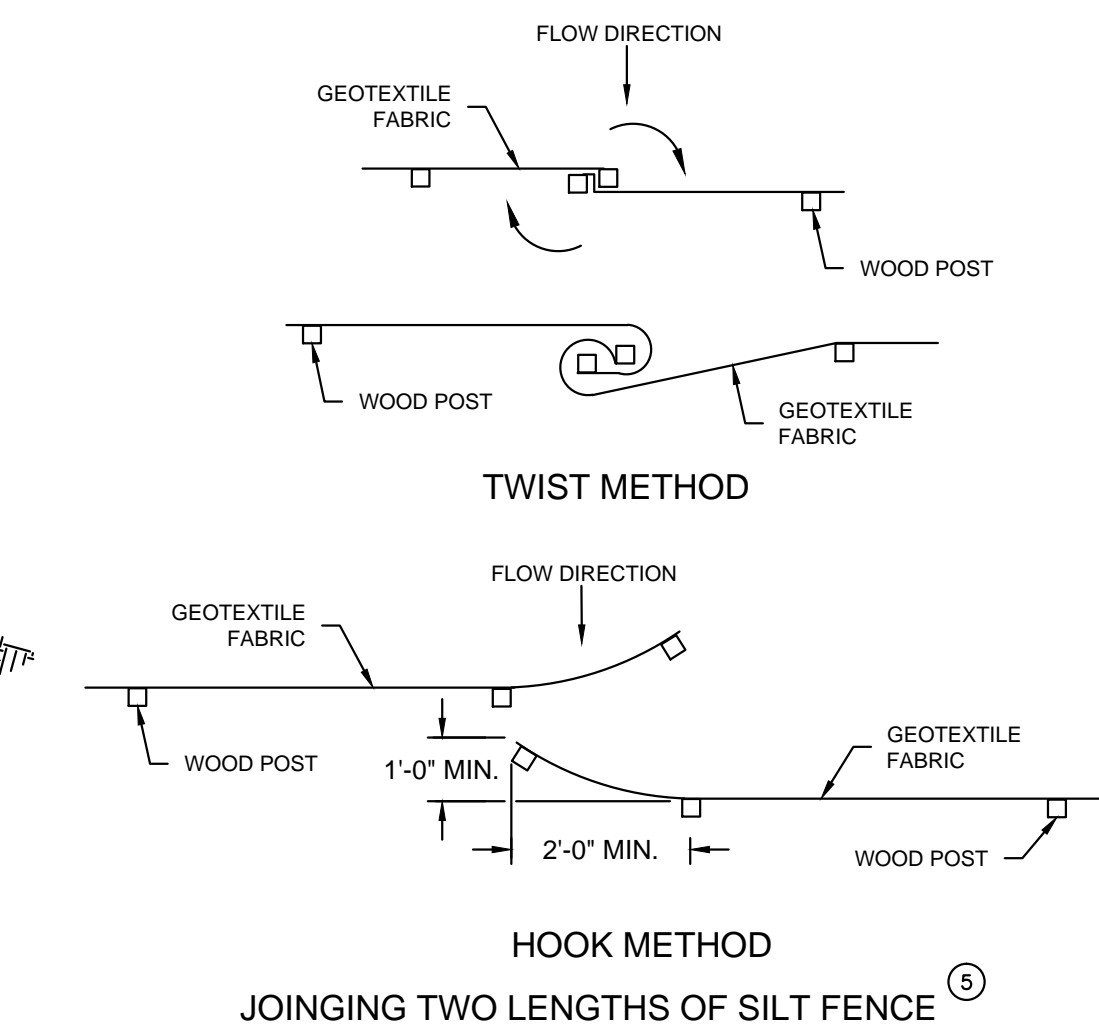
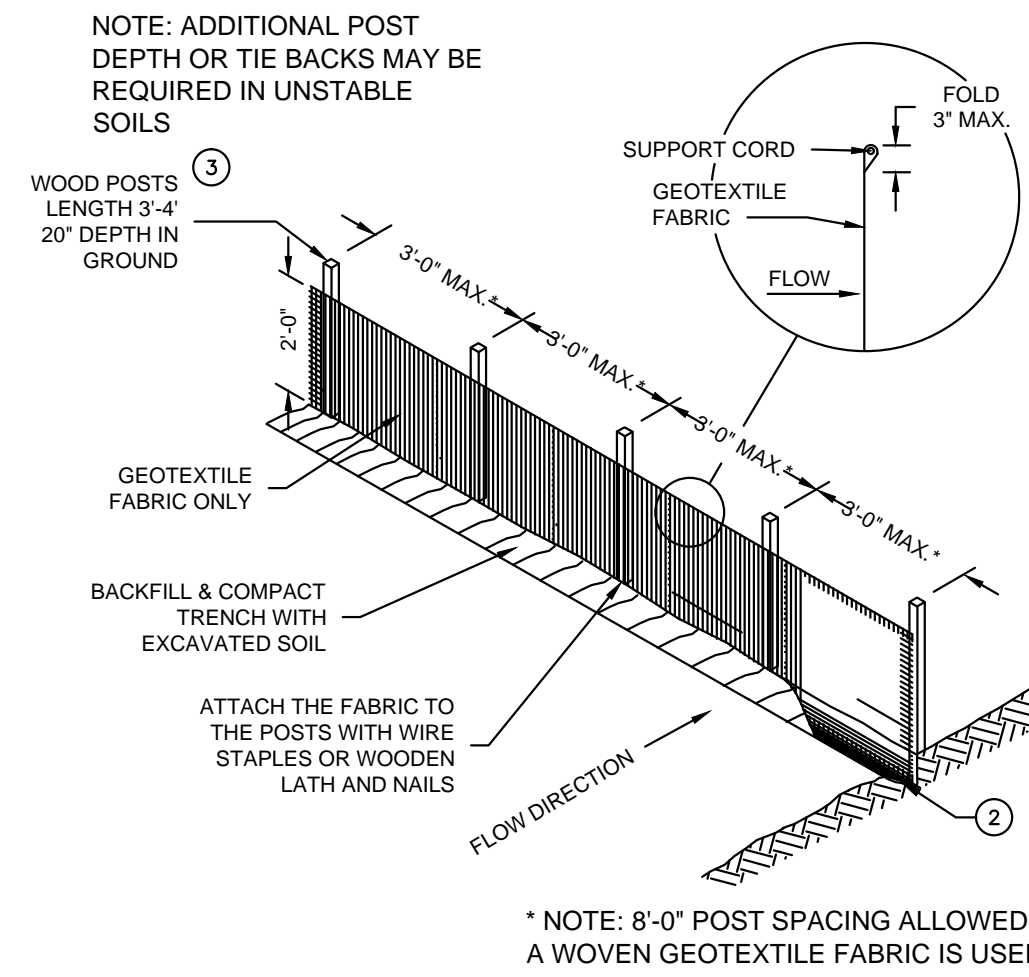


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THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

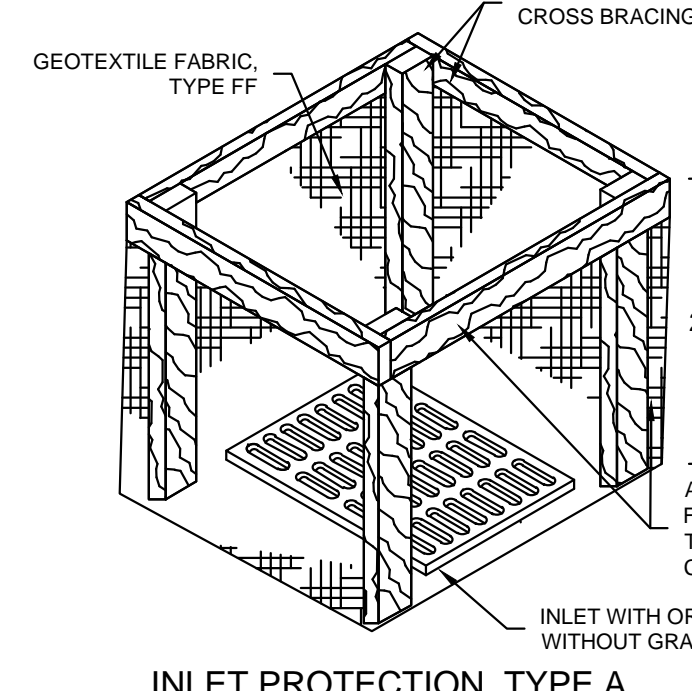
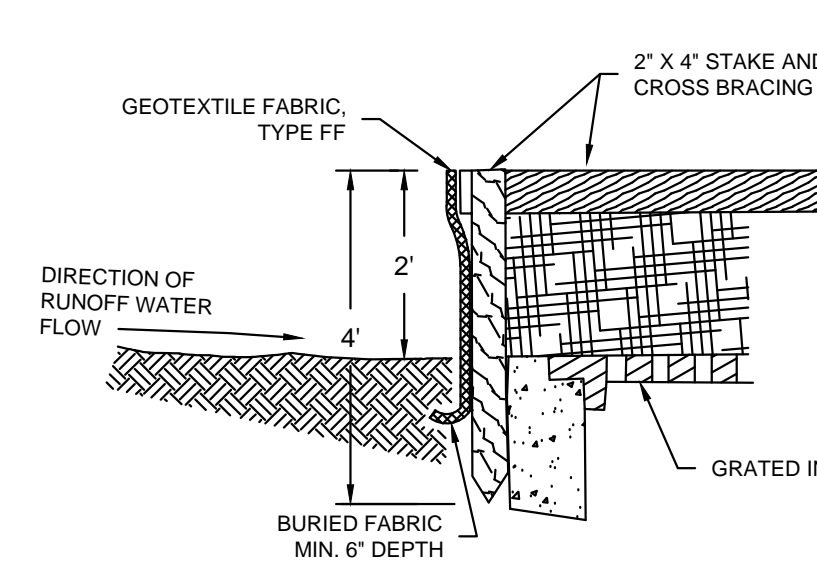
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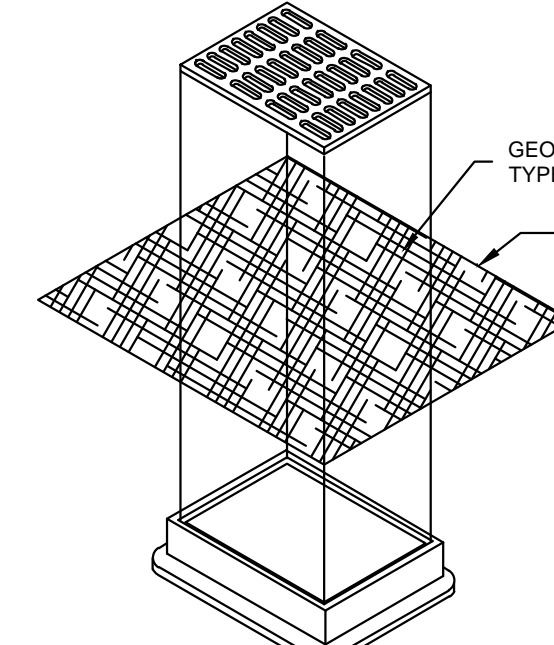
**A SILT FENCE: WDNR TS-1056**  
NOT TO SCALE

- GENERAL NOTES**
- HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
  - TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
  - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
  - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
- GENERAL NOTES  
SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
- THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

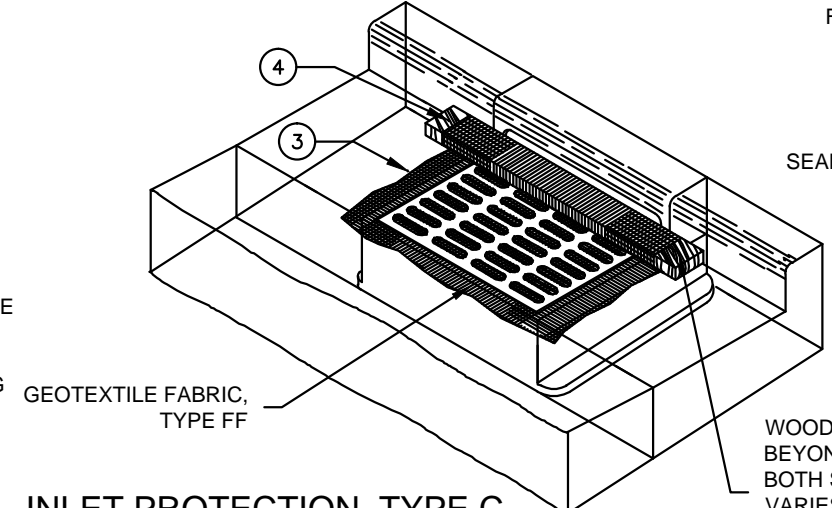


**INLET PROTECTION, TYPE A**

- GENERAL NOTES**
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
  - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
  - FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



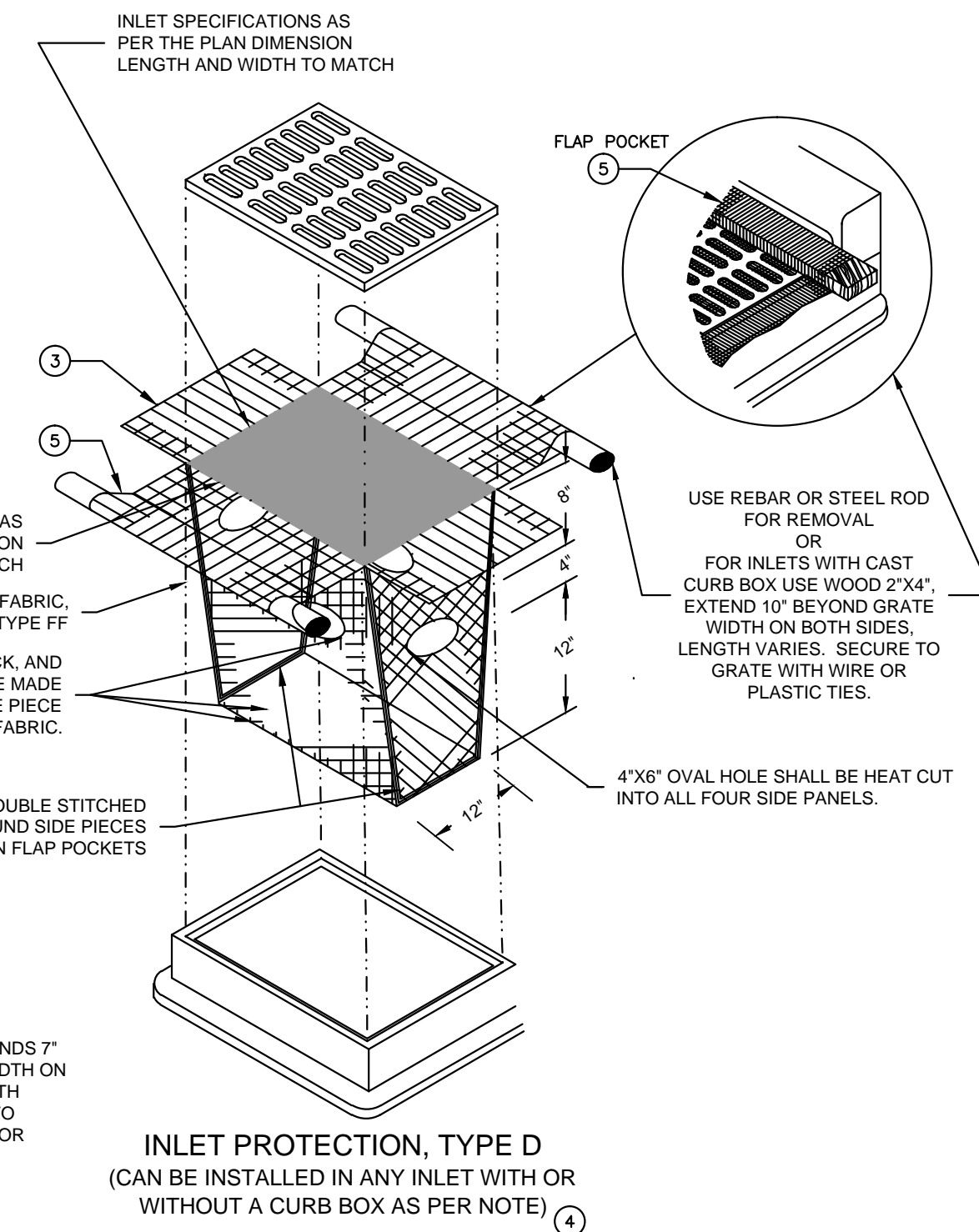
**INLET PROTECTION, TYPE B (WITHOUT CURB BOX)**  
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



**INLET PROTECTION, TYPE C (WITH CURB BOX)**

- INSTALLATION NOTES**
- TYPE B & C  
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

**B INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060**  
NOT TO SCALE

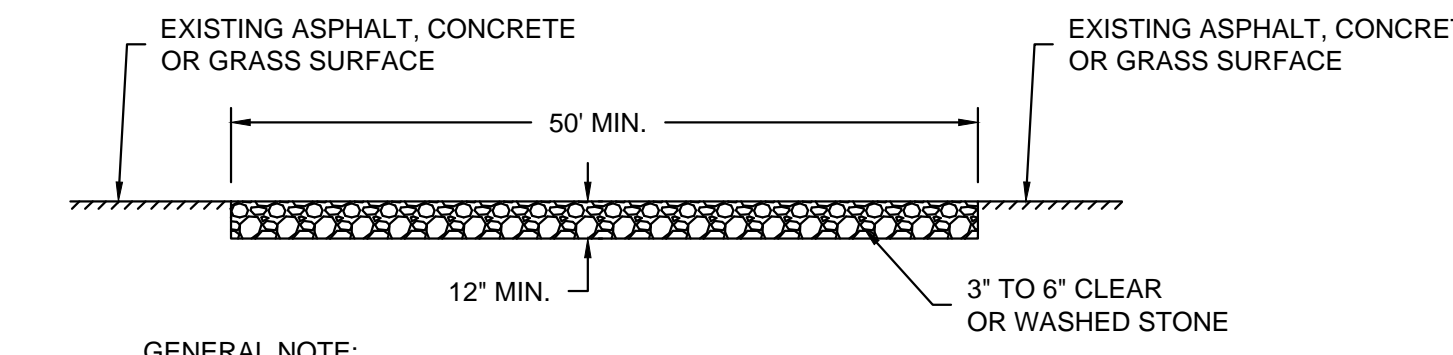


**INLET PROTECTION, TYPE D (CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE) 4**

- GENERAL NOTE:**  
INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
- THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

**EROSION CONTROL NOTES:**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE VILLAGE, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
- WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
- CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.



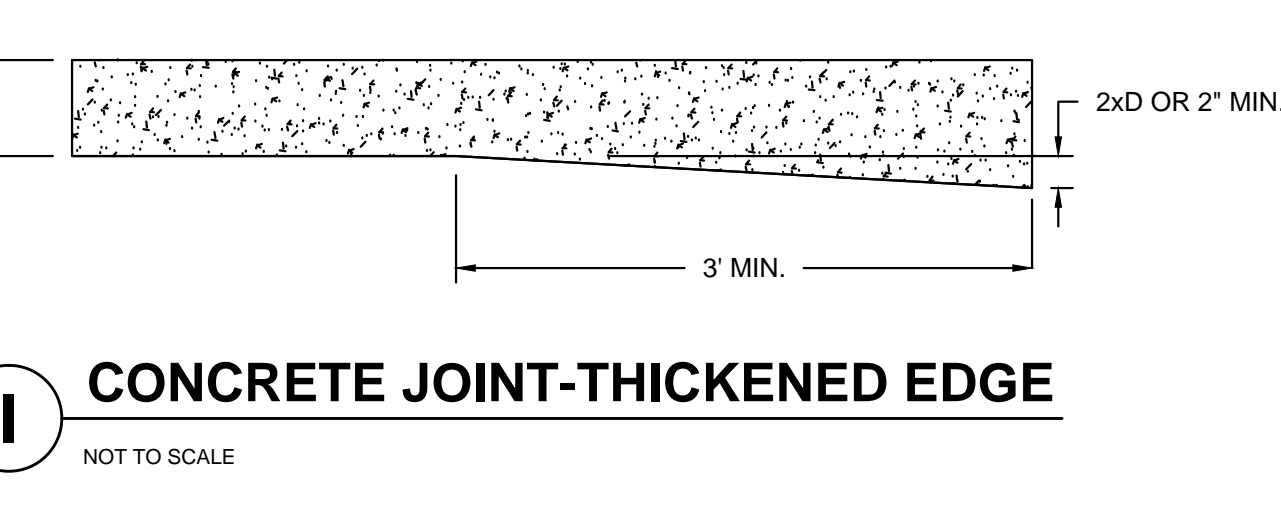
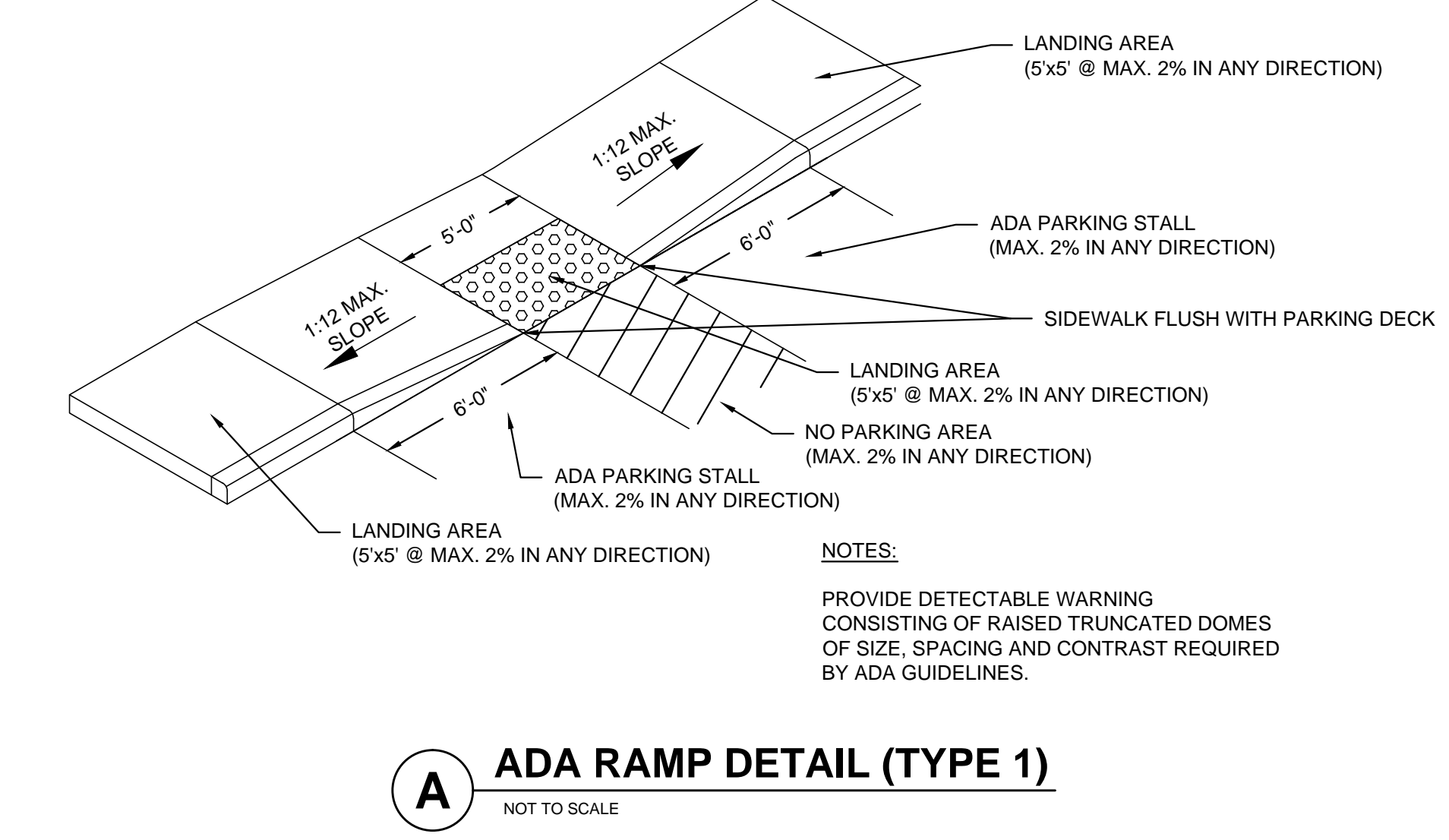
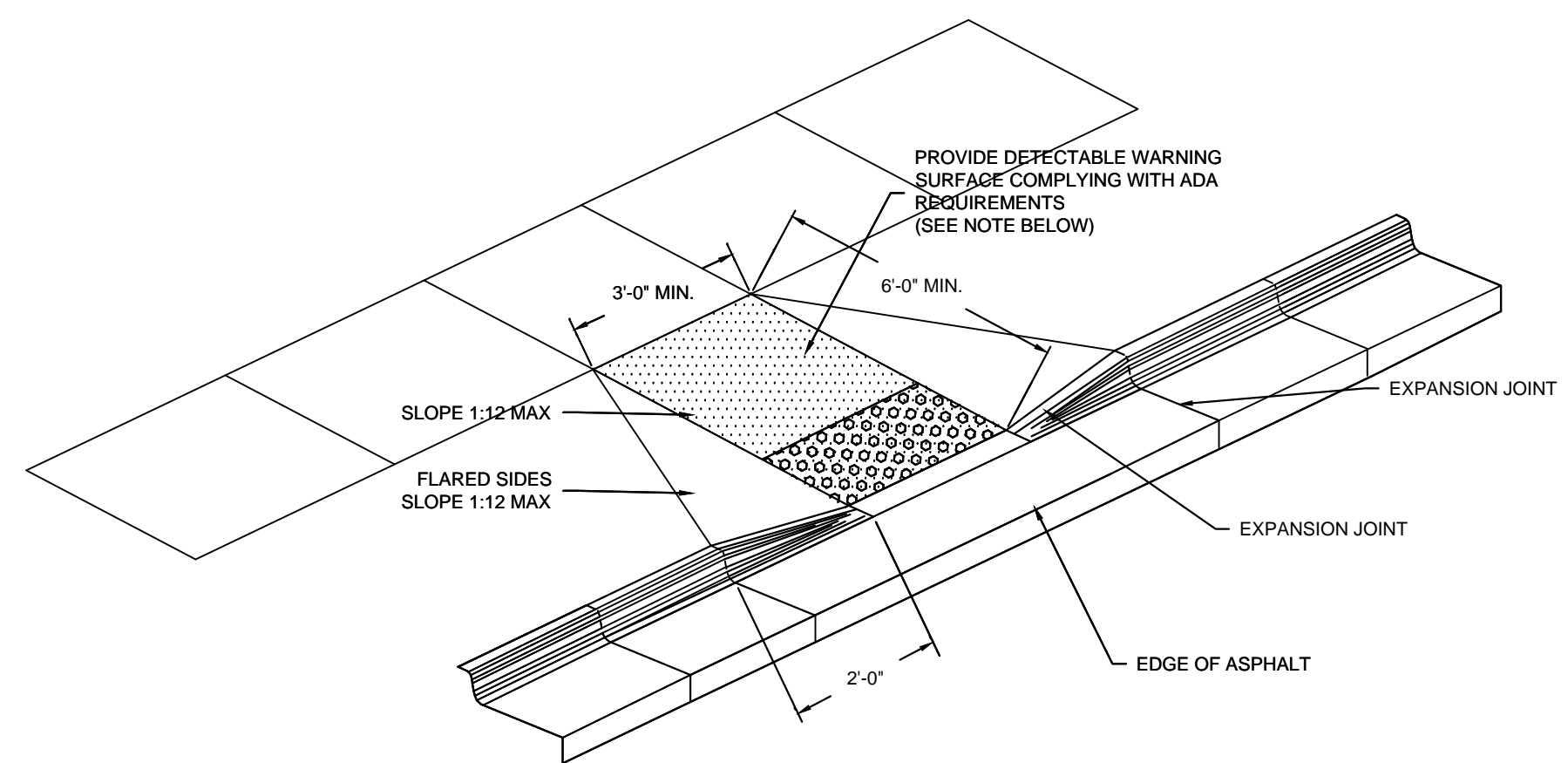
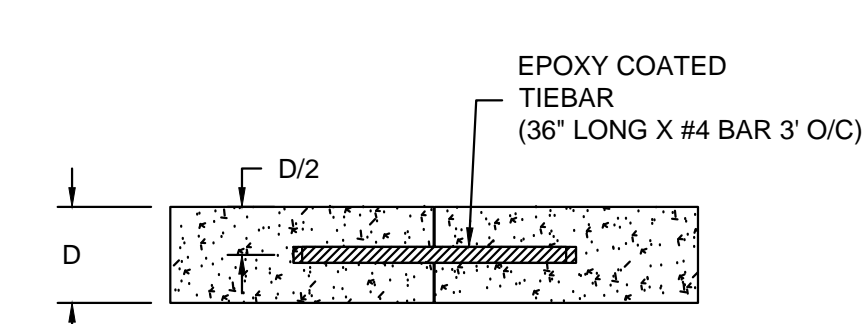
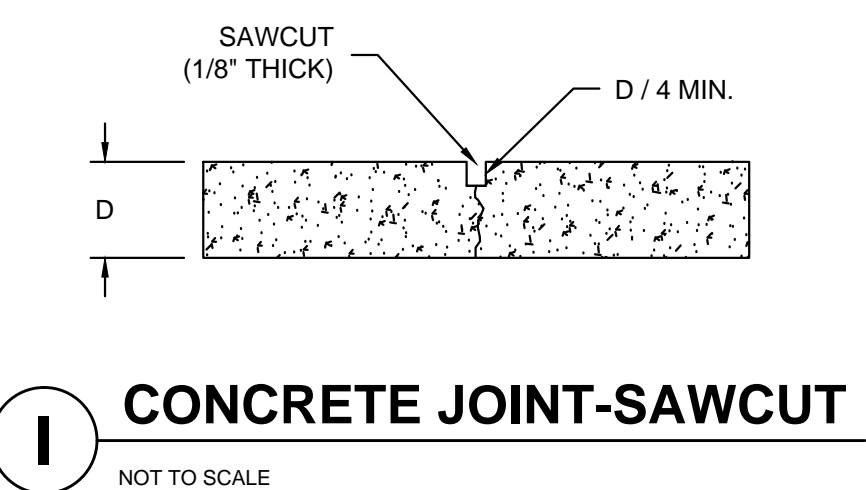
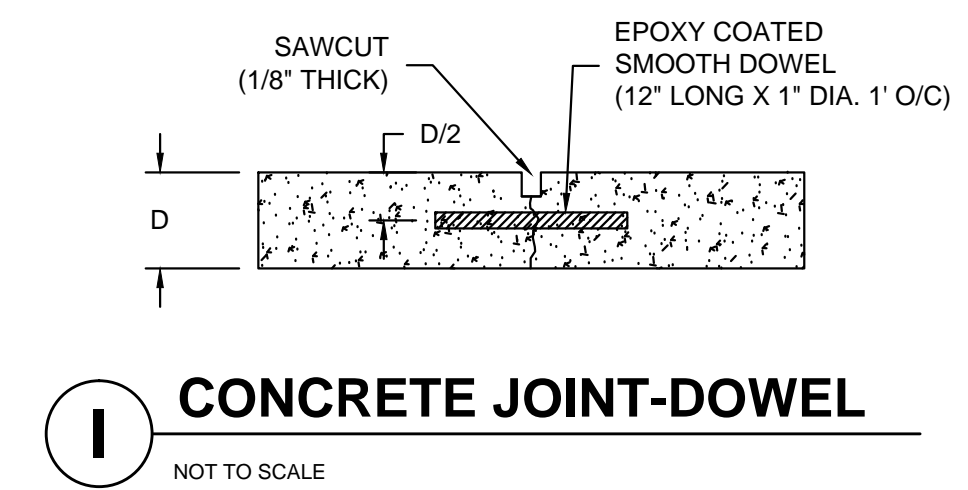
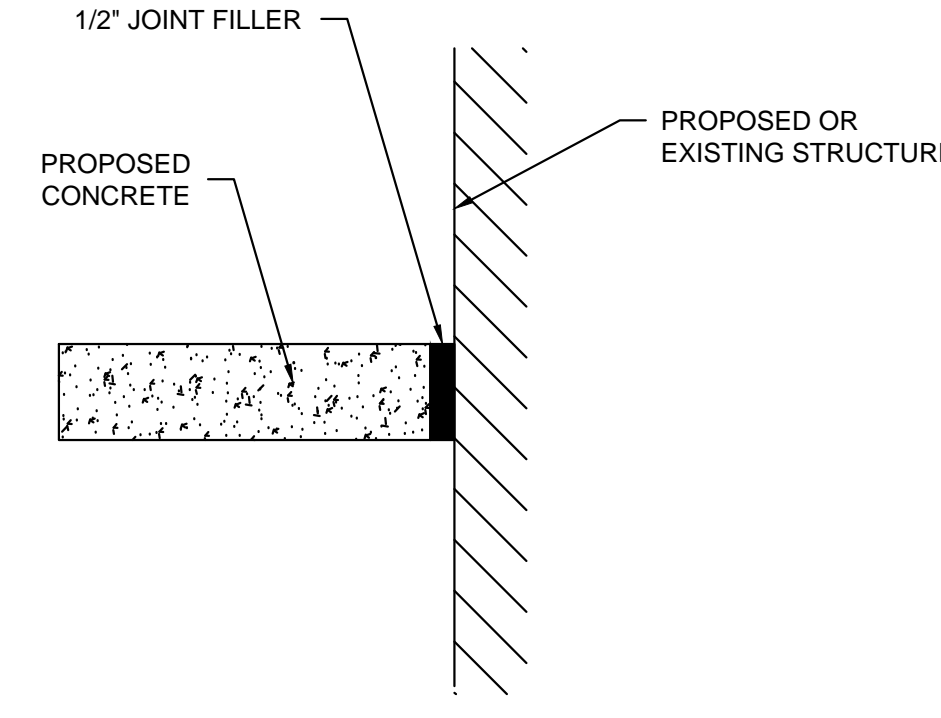
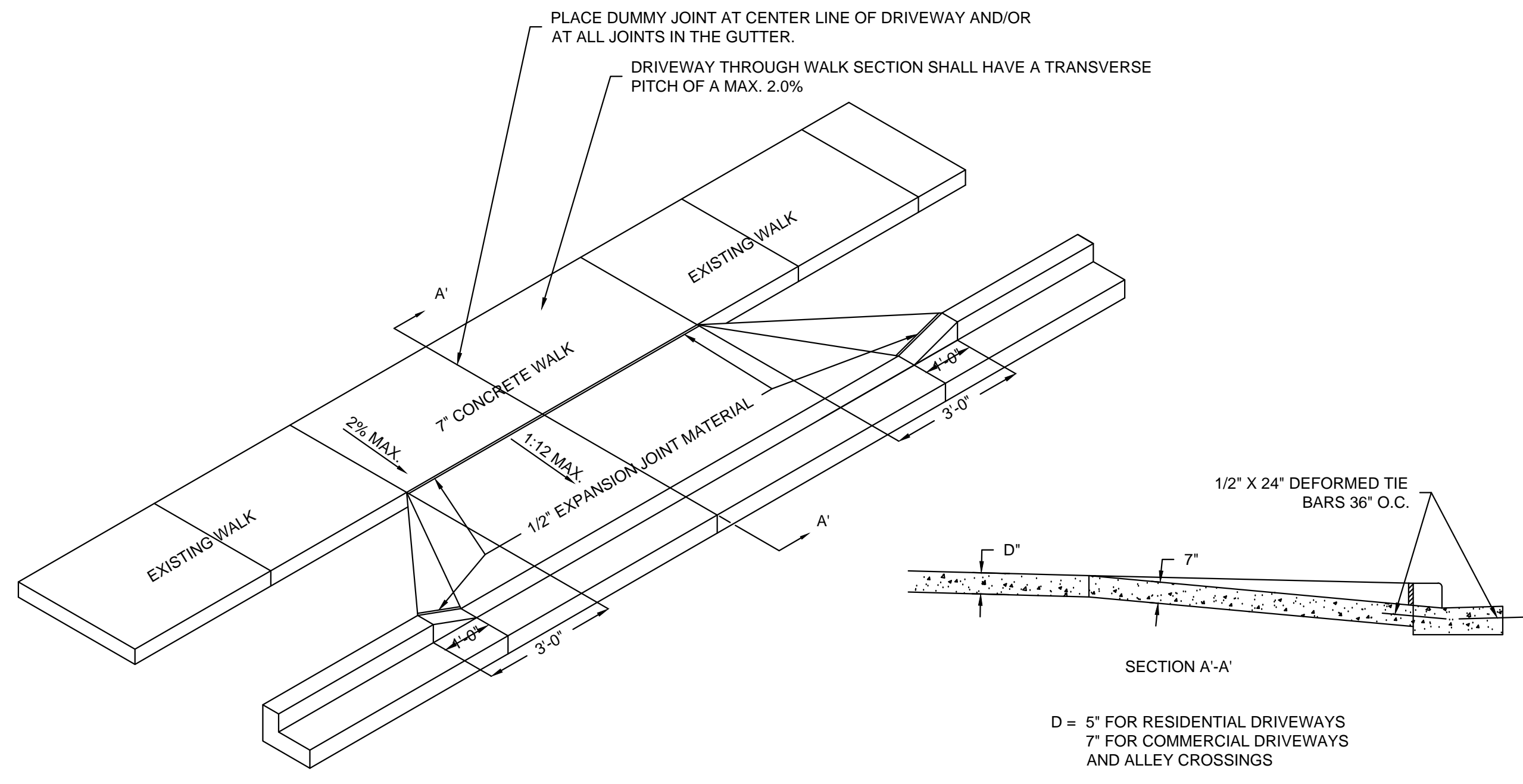
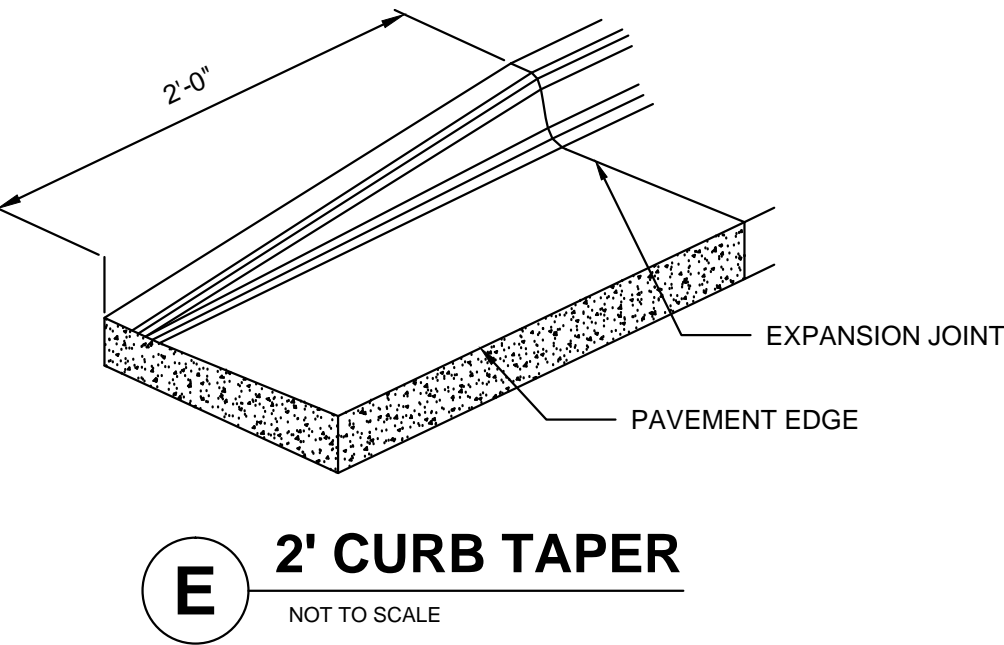
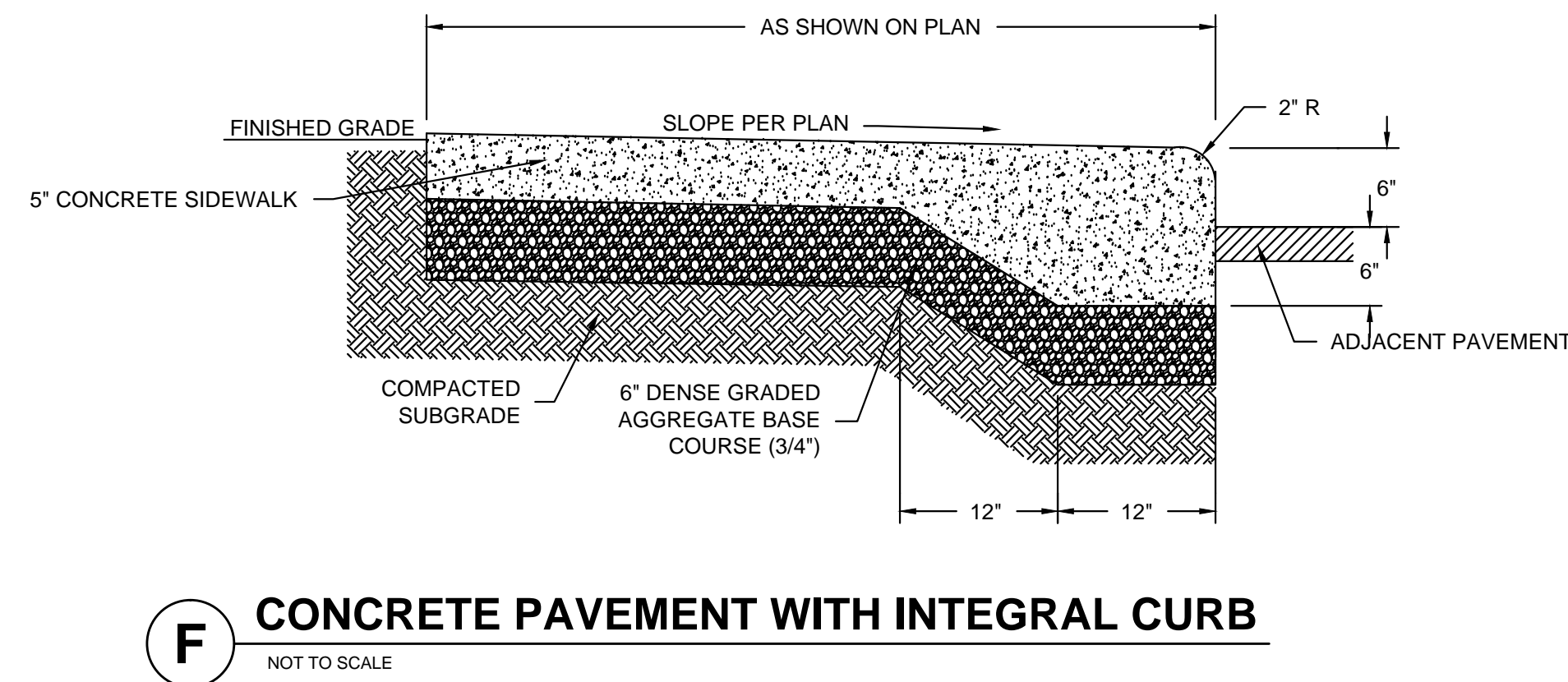
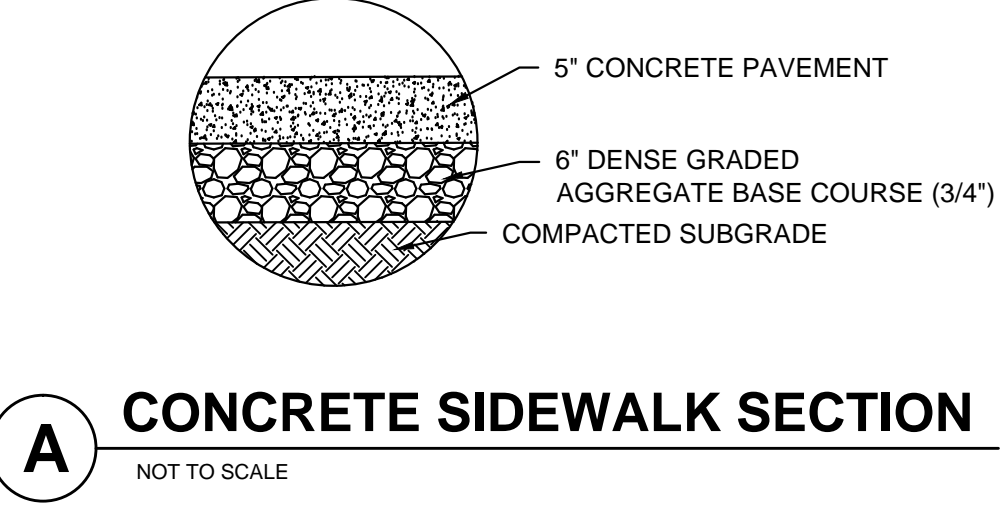
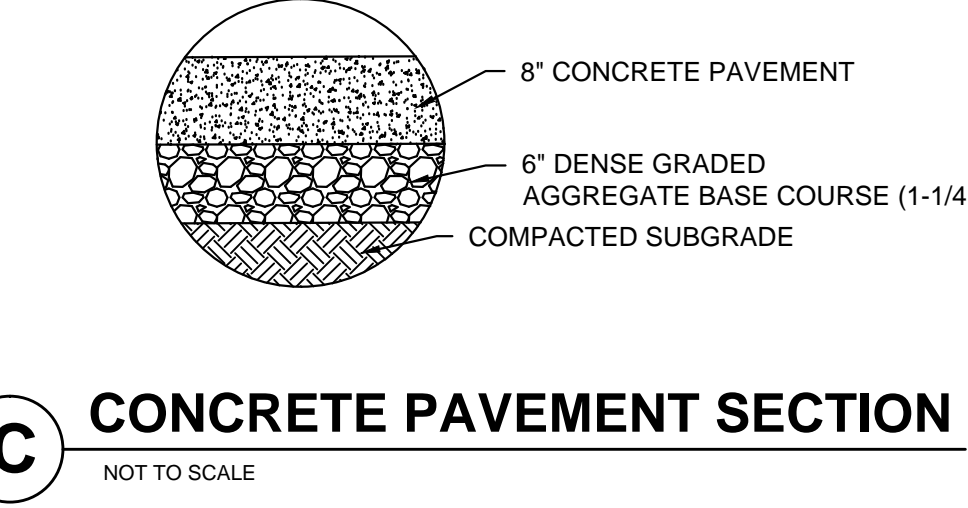
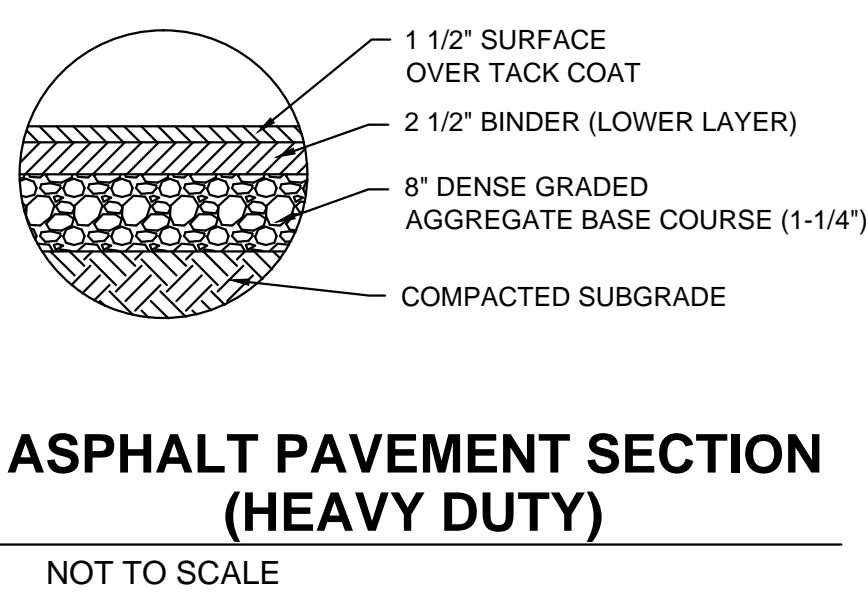
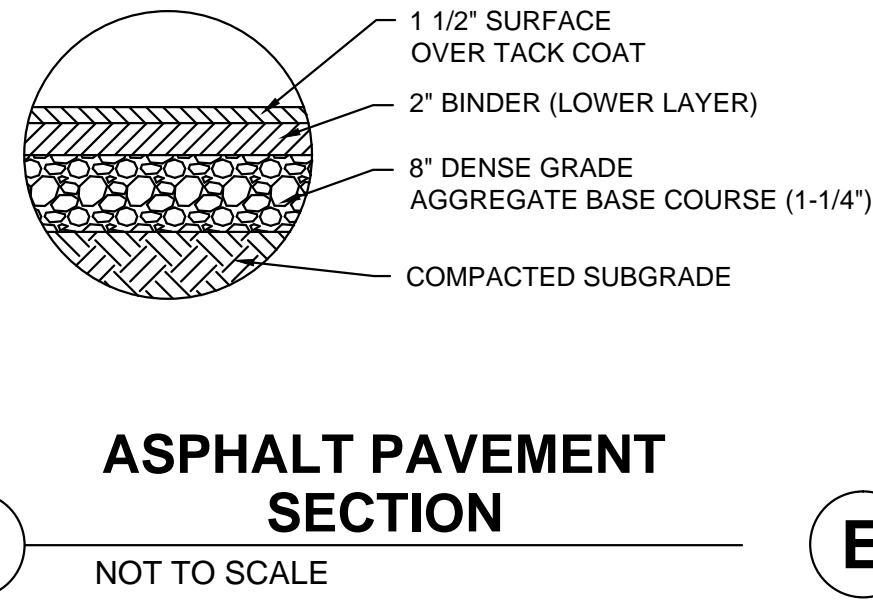
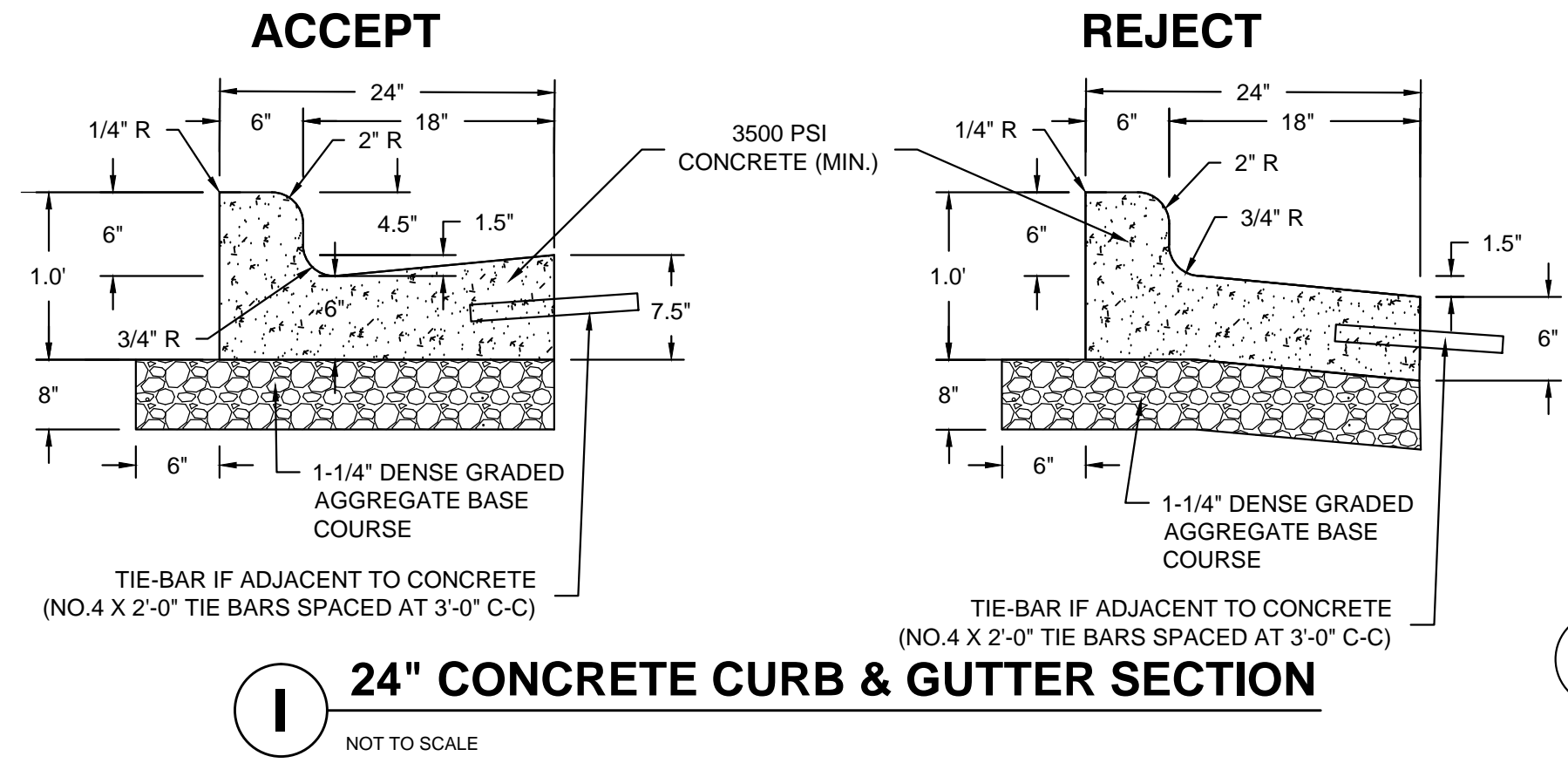
GENERAL NOTE:  
STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

**C CONSTRUCTION ENTRANCE/ EXIT DETAIL: WDNR TS-1057**  
NOT TO SCALE

**CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:**

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
- CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
- CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
- INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
- STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
- REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.





- NOTES:**
- PUBLIC ADA RAMP SHALL BE CONSTRUCTED PER CITY OF MILWAUKEE STANDARDS.
  - CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
  - PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
  - DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

1ST & GREENFIELD  
MILWAUKEE, WISCONSIN

DETAILS

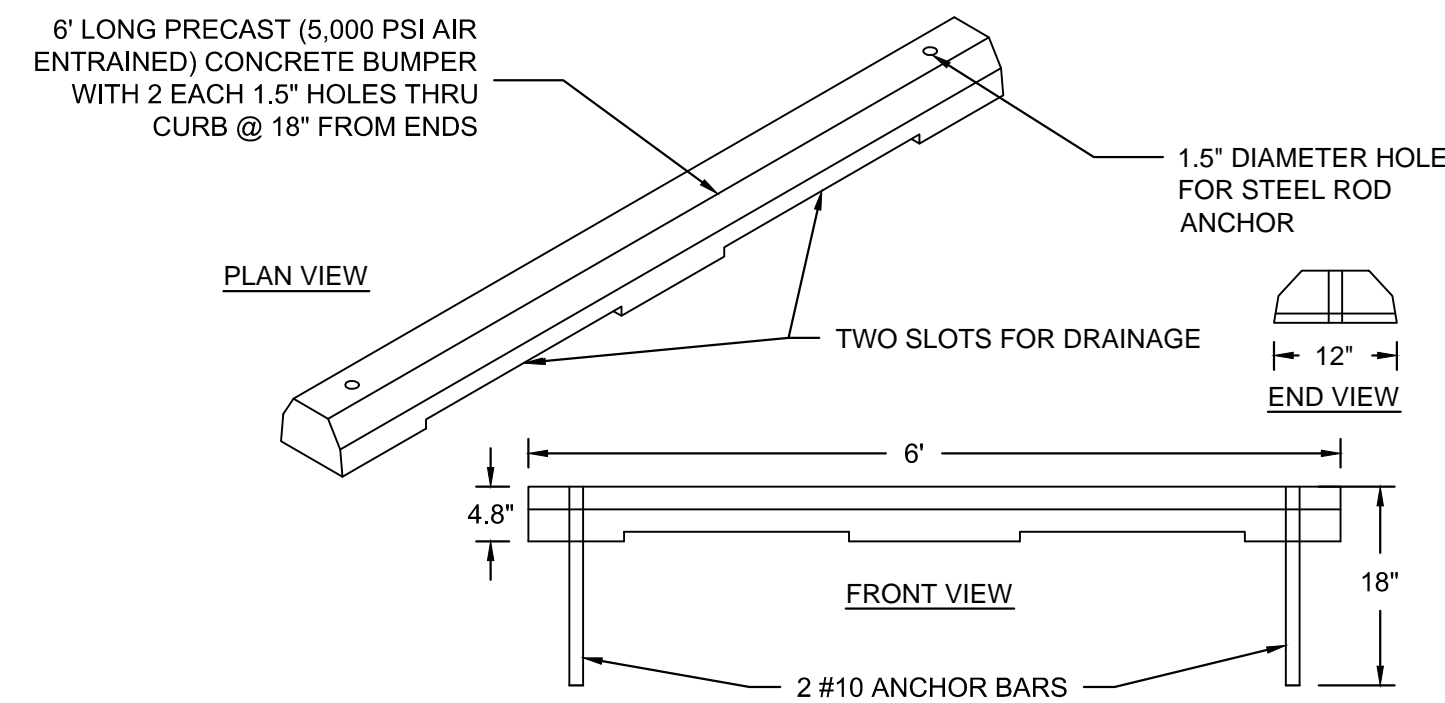
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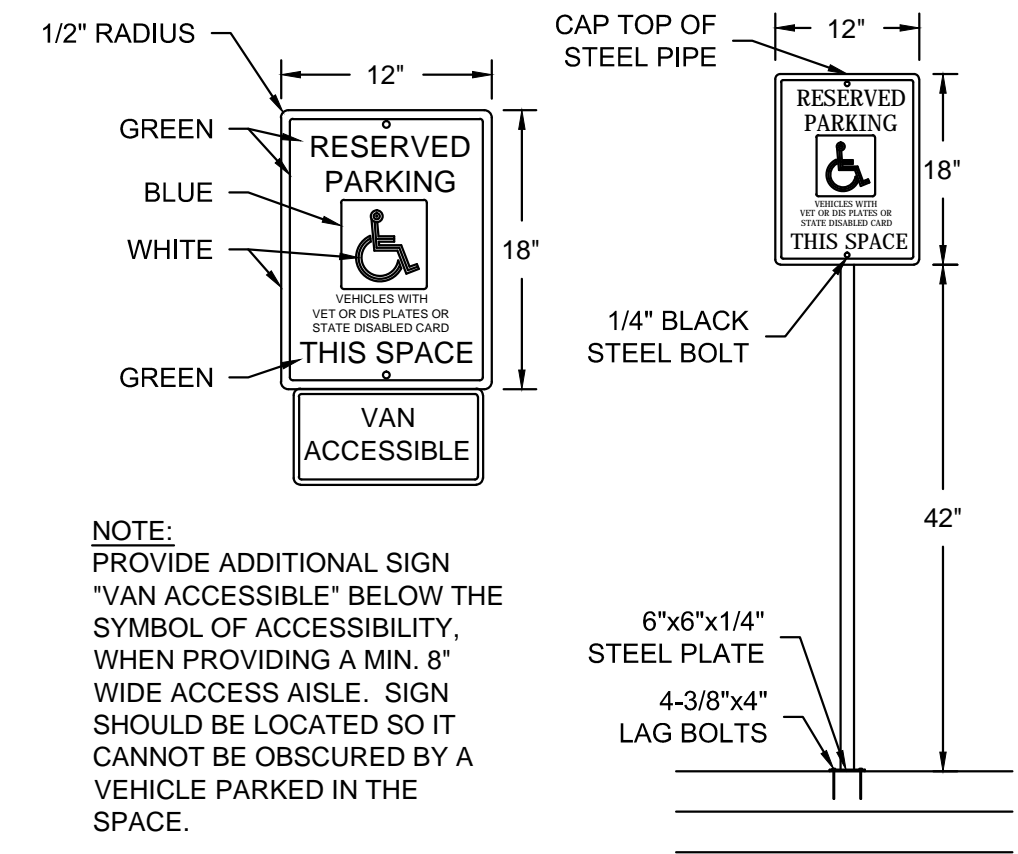
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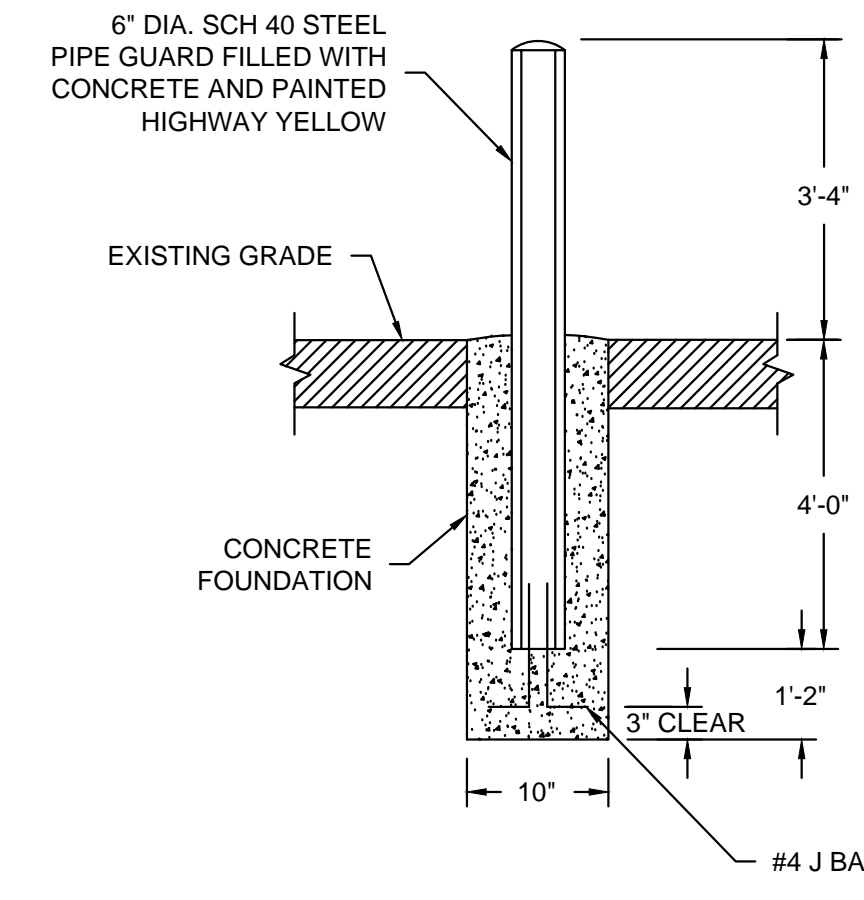




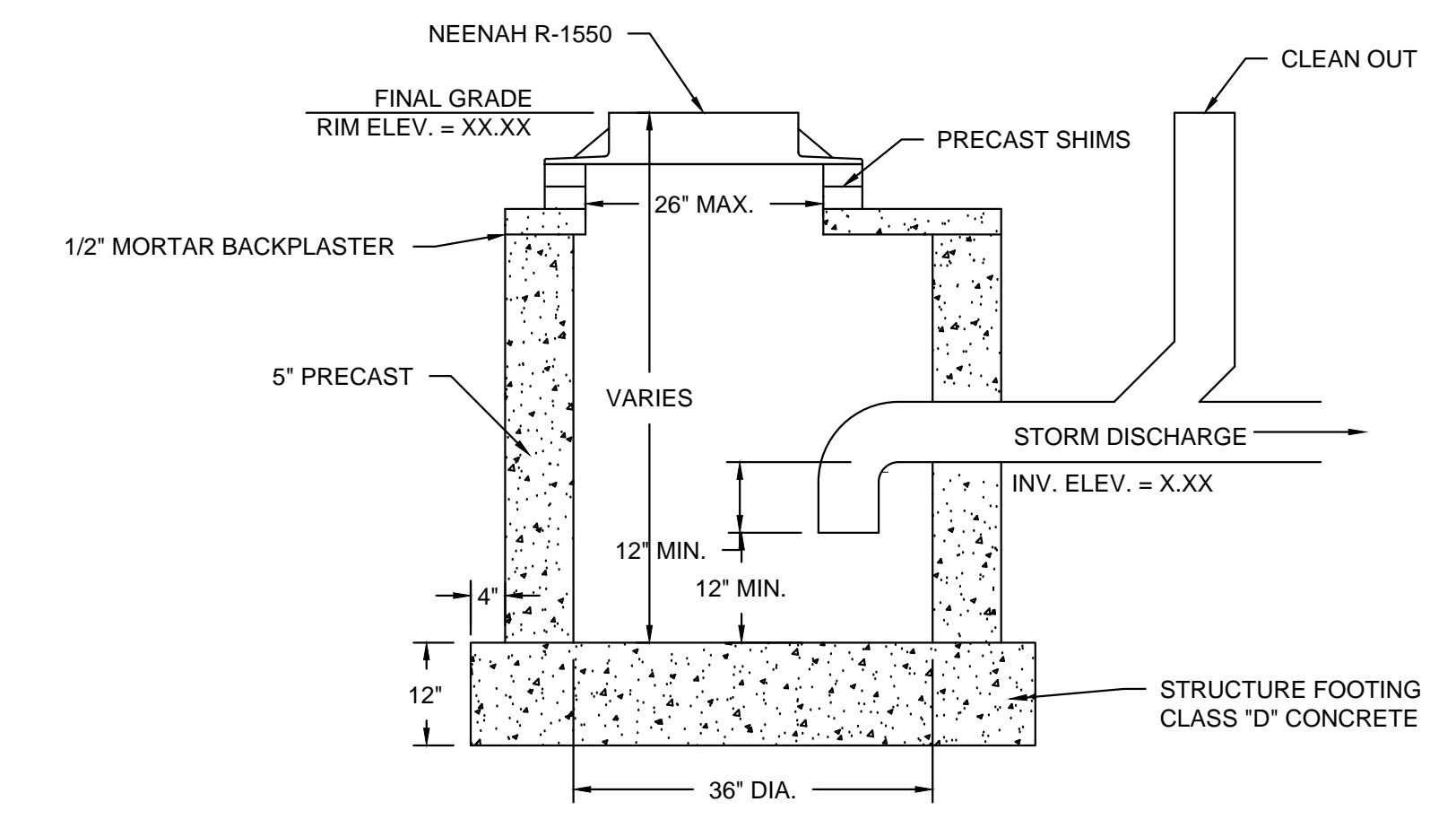
**K PRECAST CONCRETE PARKING BUMPER**  
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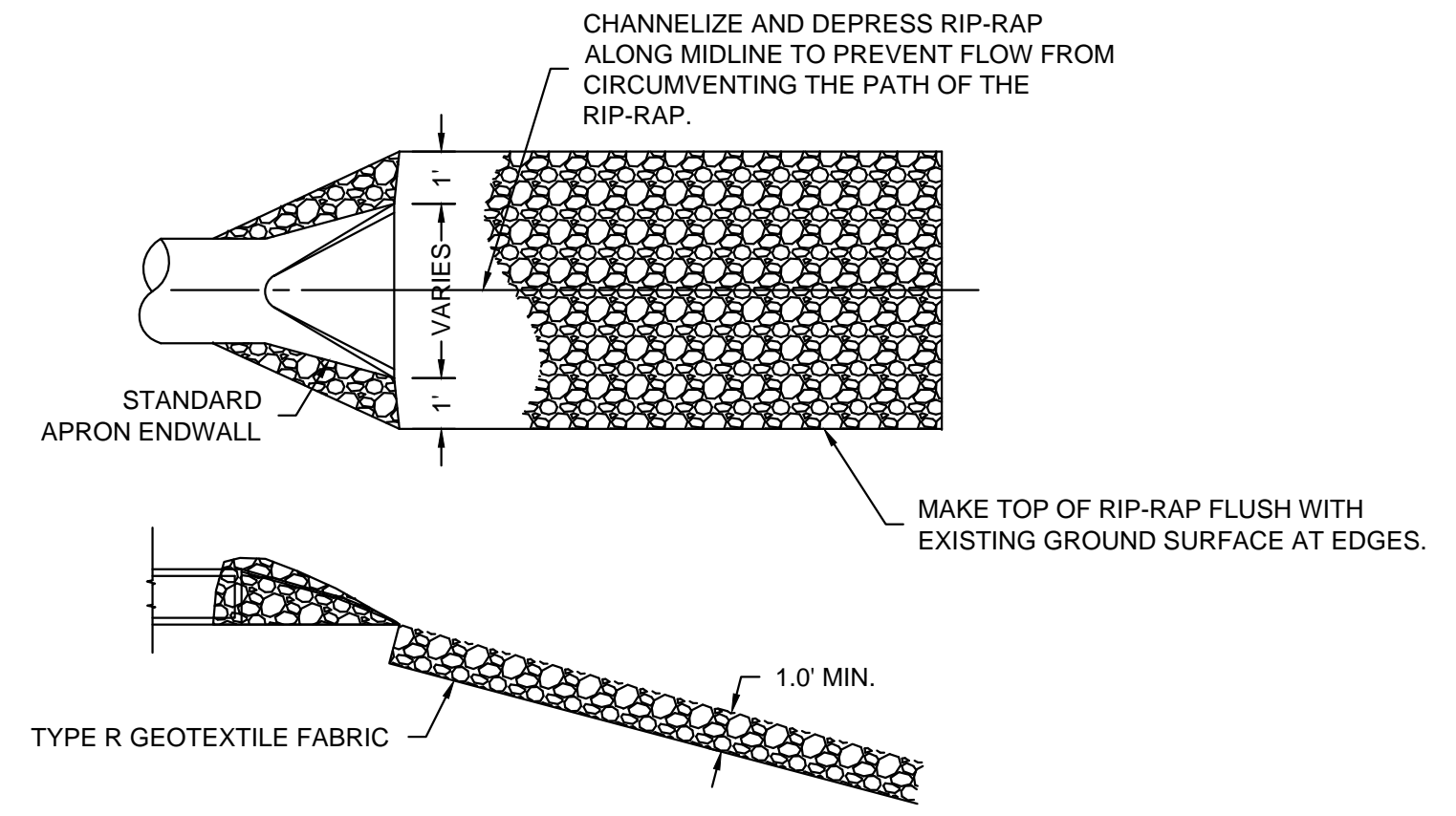
**E HANDICAP SIGN & POST**  
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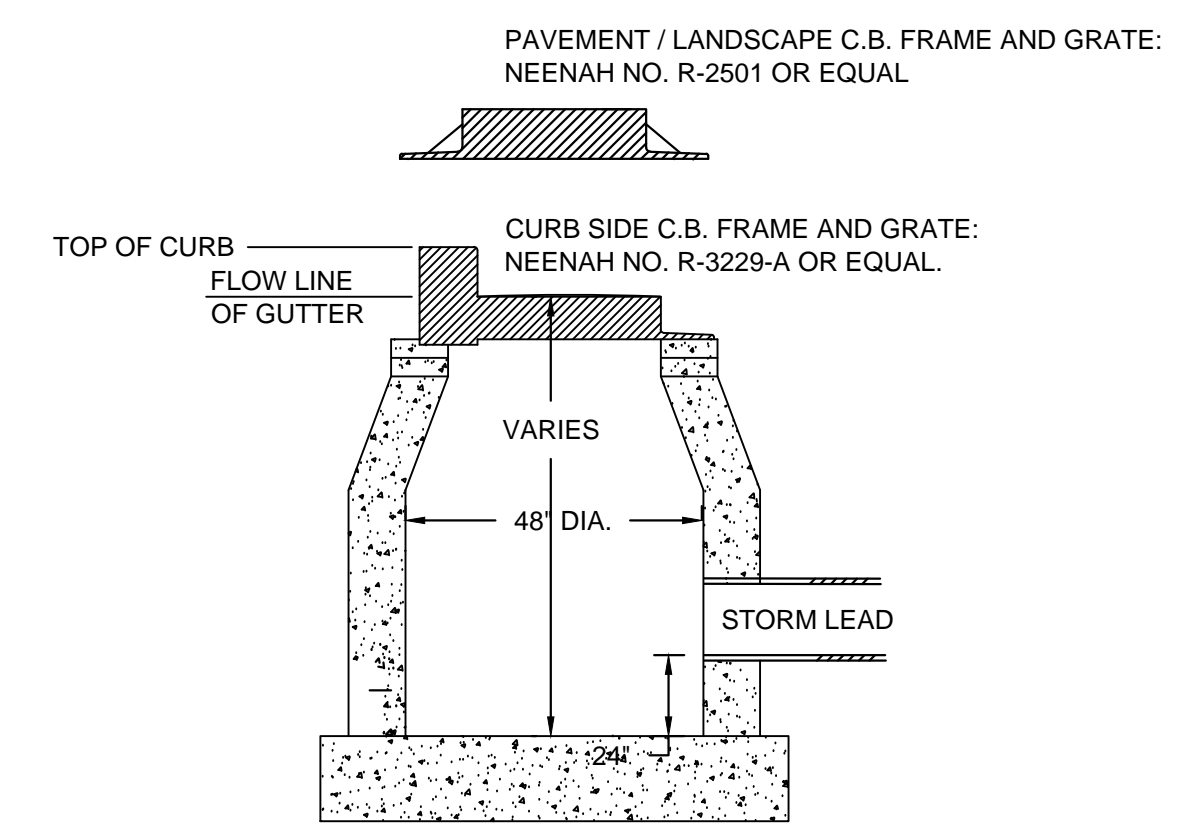


**M TRAPPED MANHOLE WITH SUMP**  
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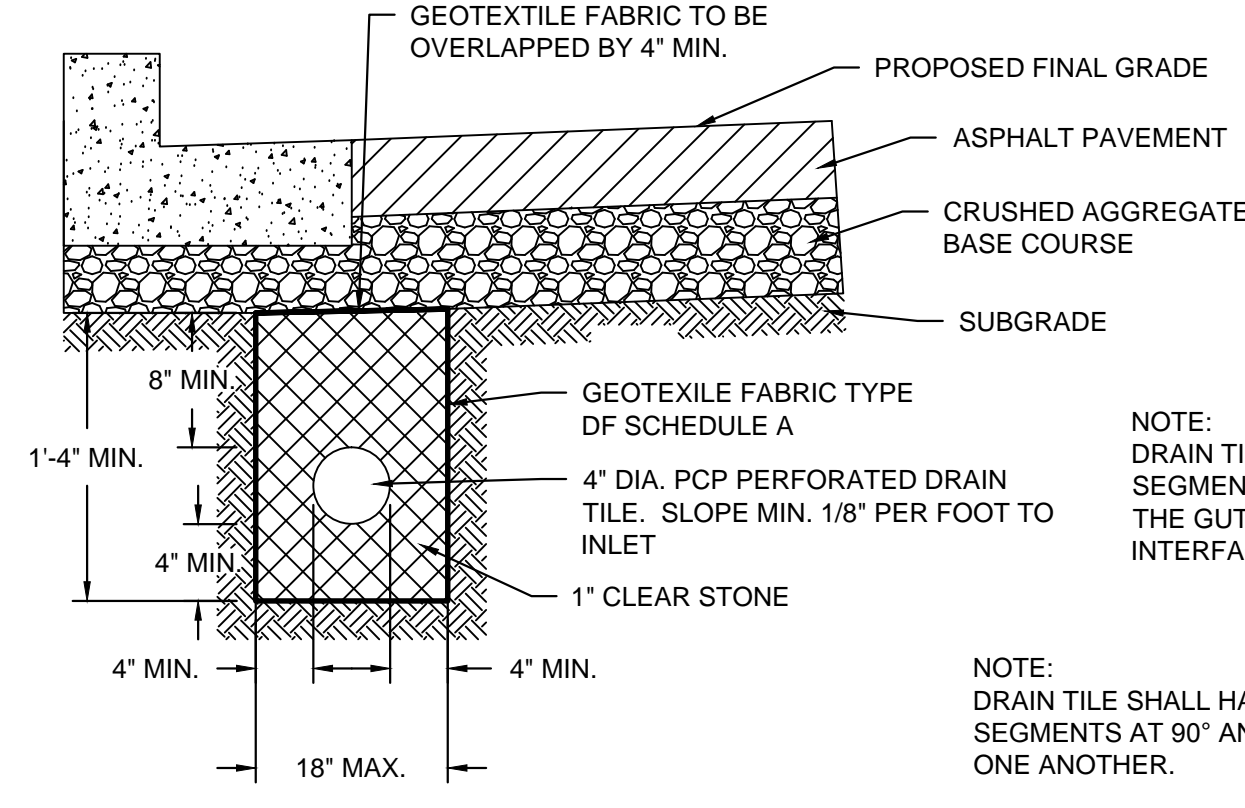


- NOTES:**
1. INSTALL RIPRAP WHERE SHOWN ON PLANS.
  2. FOR PERMANENT POOL (WET) DETENTION BASINS: EXTEND RIP-RAP FROM OUTFALL TO AT LEAST 5 FEET BEYOND THE NORMAL WATER LEVEL.
  3. INSTALL MEDIUM RIPRAP PER DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
  4. INSTALL TYPE R GEOTEXTILE FABRIC PER DOT STANDARD SPECIFICATIONS PER HIGHWAY AND STRUCTURE CONSTRUCTION.
  5. WHERE RIP-RAP IS REQUIRED AT AN AREA PER PLAN, AND THERE IS NO OUTFALL PIPE, THE RIP-RAP SHALL BE PLACED A MINIMUM 6 FEET WIDE.

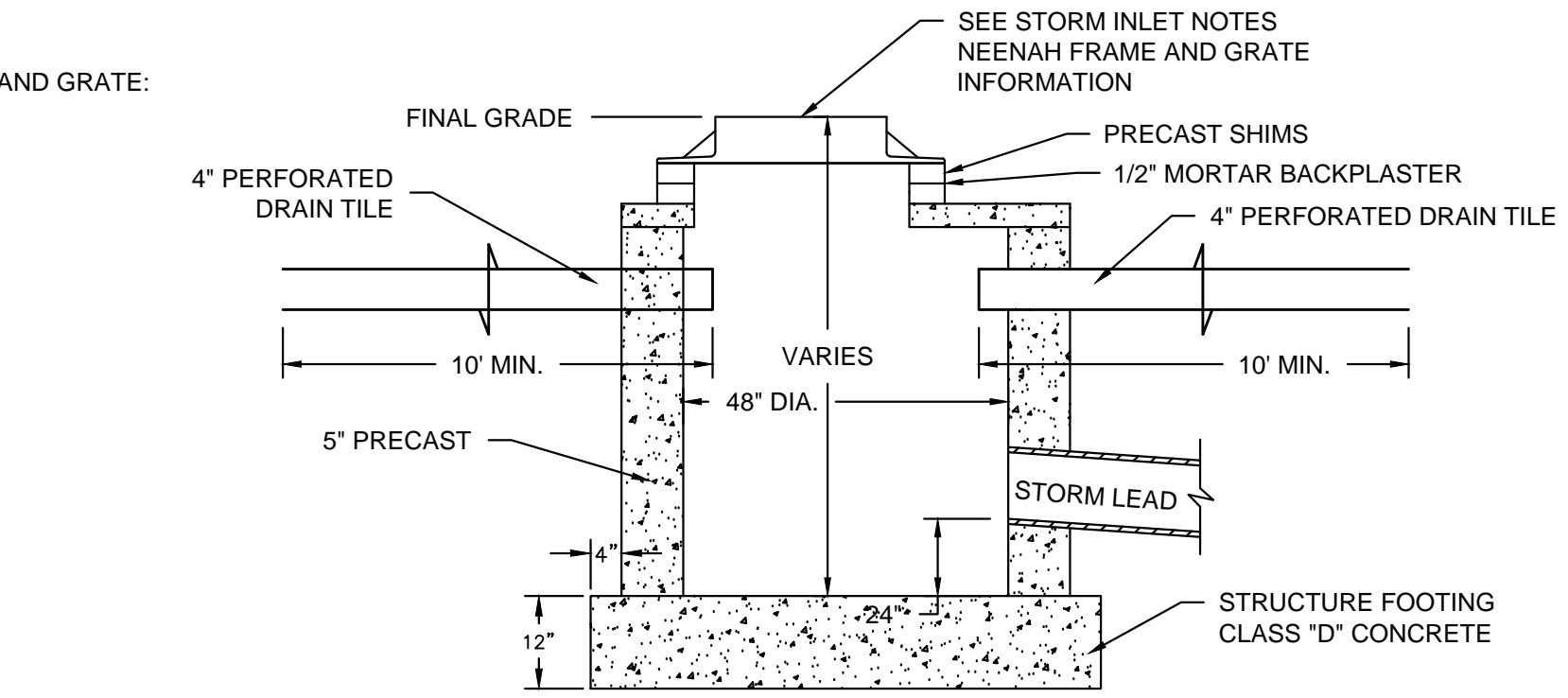
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NOT TO SCALE



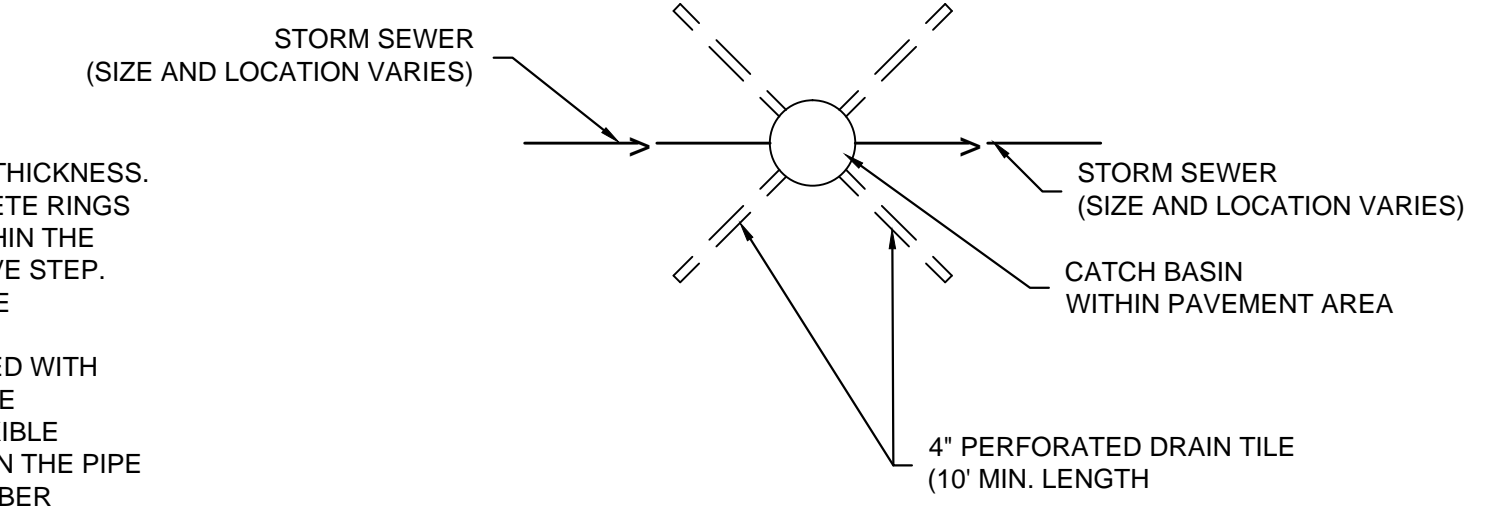
- NOTES:**
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
  2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
  3. SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.
  4. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAR FOOT MIN.
  5. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.



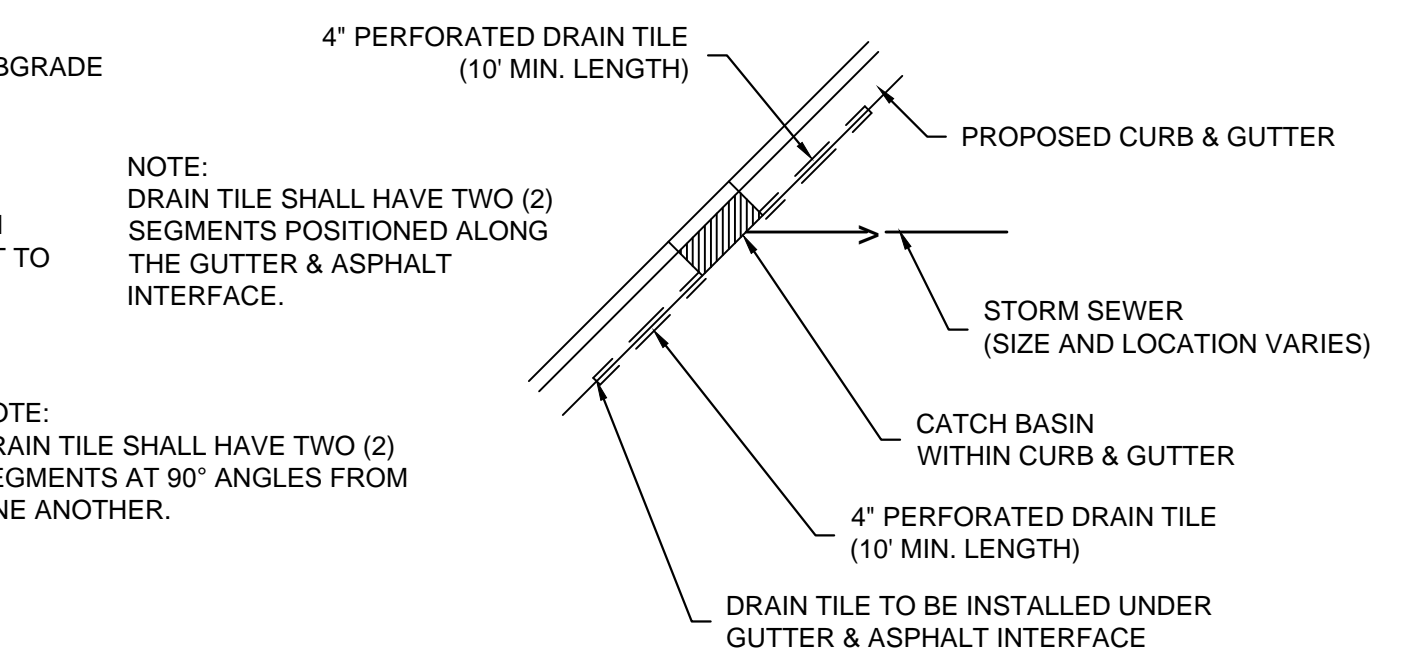
**CURB INLET LOCATION SECTION**



- STORM INLET NOTES:**
1. PROPOSED STORM CURB INLET SHALL BE NEENAH R-3229-A, R-3015, OR R-3228-H.
  2. PROPOSED STORM AREA INLET SHALL BE NEENAH R-2502-D, R-2501.

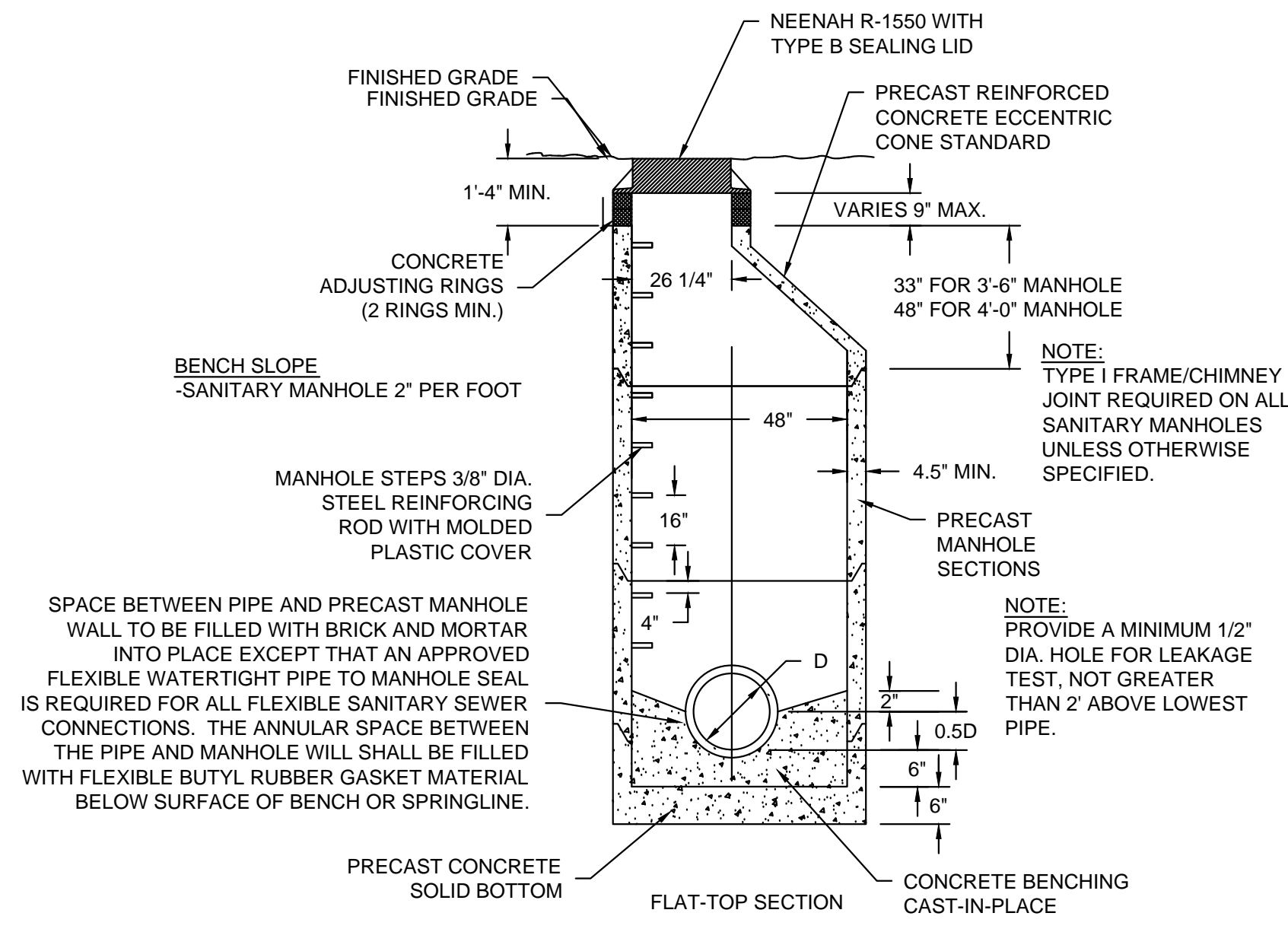


**CATCH BASIN WITHIN PAVEMENT AREA**



**CURB INLET WITHIN CURB & GUTTER**

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- NOTES:**
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
  2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
  3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
  4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, FLEXIBLE PLASTIC GASKETS OR RUBBER TYPE GASKETS FOR STORM MANHOLES.
  5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
  6. 3" OF BEDDING STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
  7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.

MANHOLE SIZES (UNLESS OTHERWISE NOTED)

PIPE DIA. [D]	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

* ALL PUBLIC MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER.

**F PRECAST SANITARY MANHOLE**  
NOT TO SCALE

**M CATCH BASIN**  
NOT TO SCALE

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. DETAILS.dwg

DRAWN BY: VMS/TPM

DATE: 12/2/2014

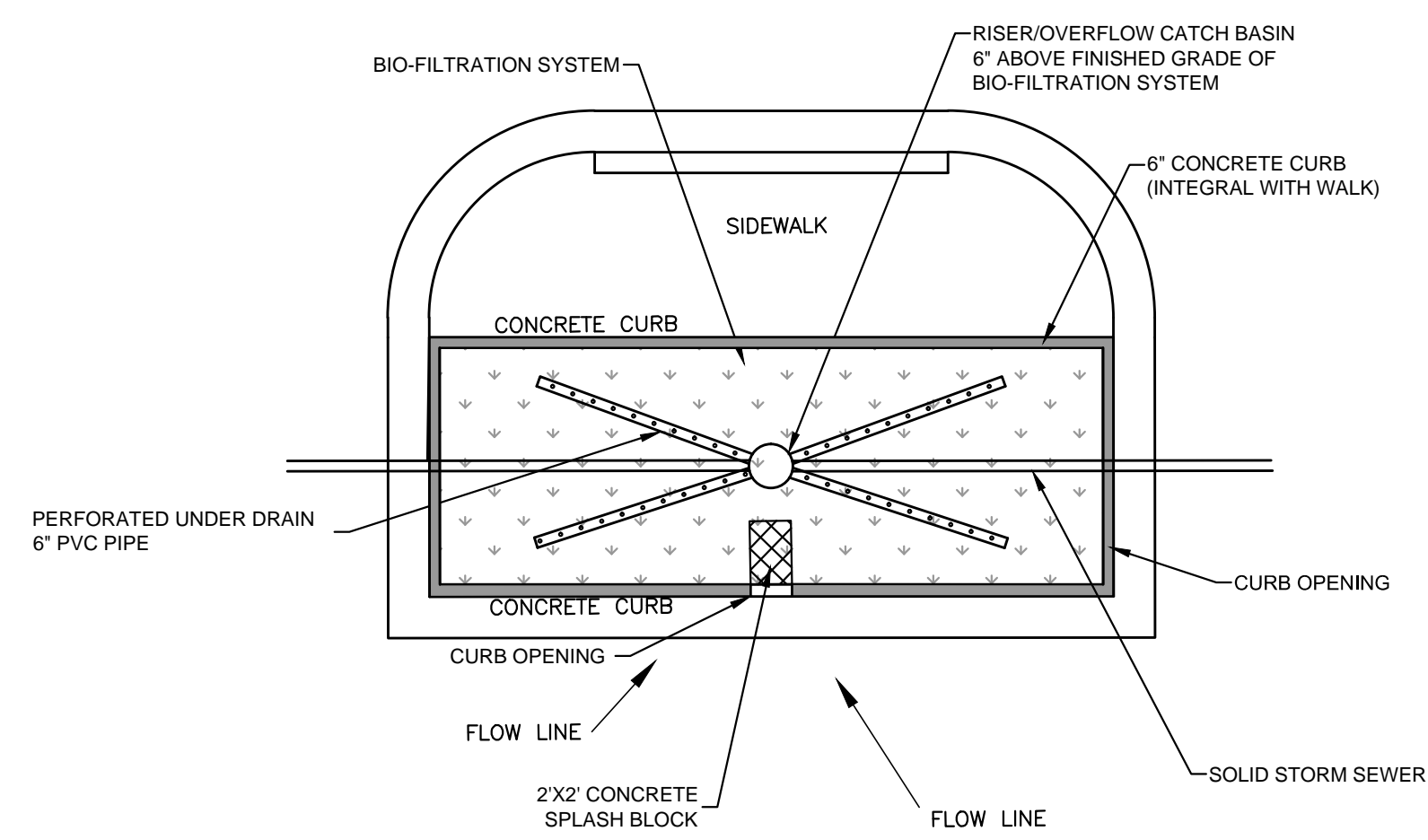
PROJECT NO: 14160

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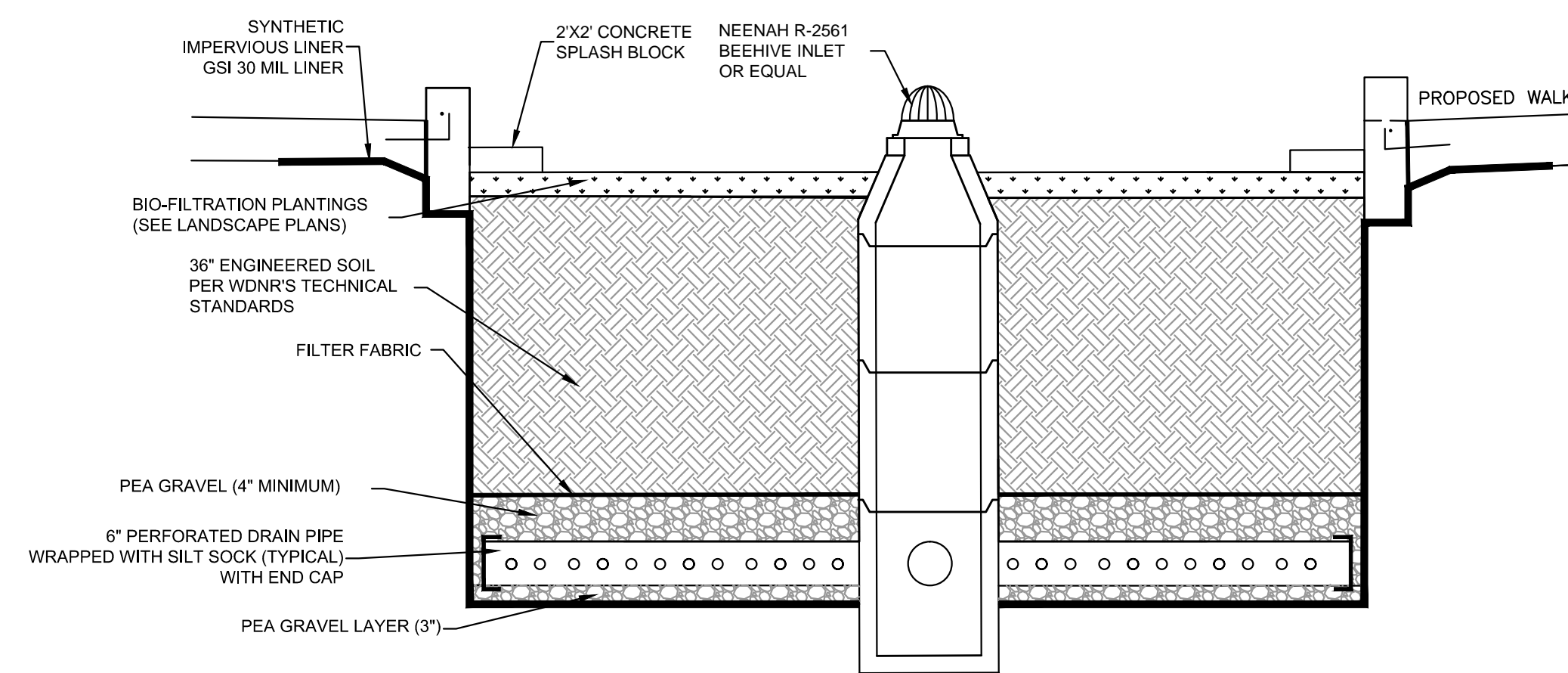
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SHEET NO.:

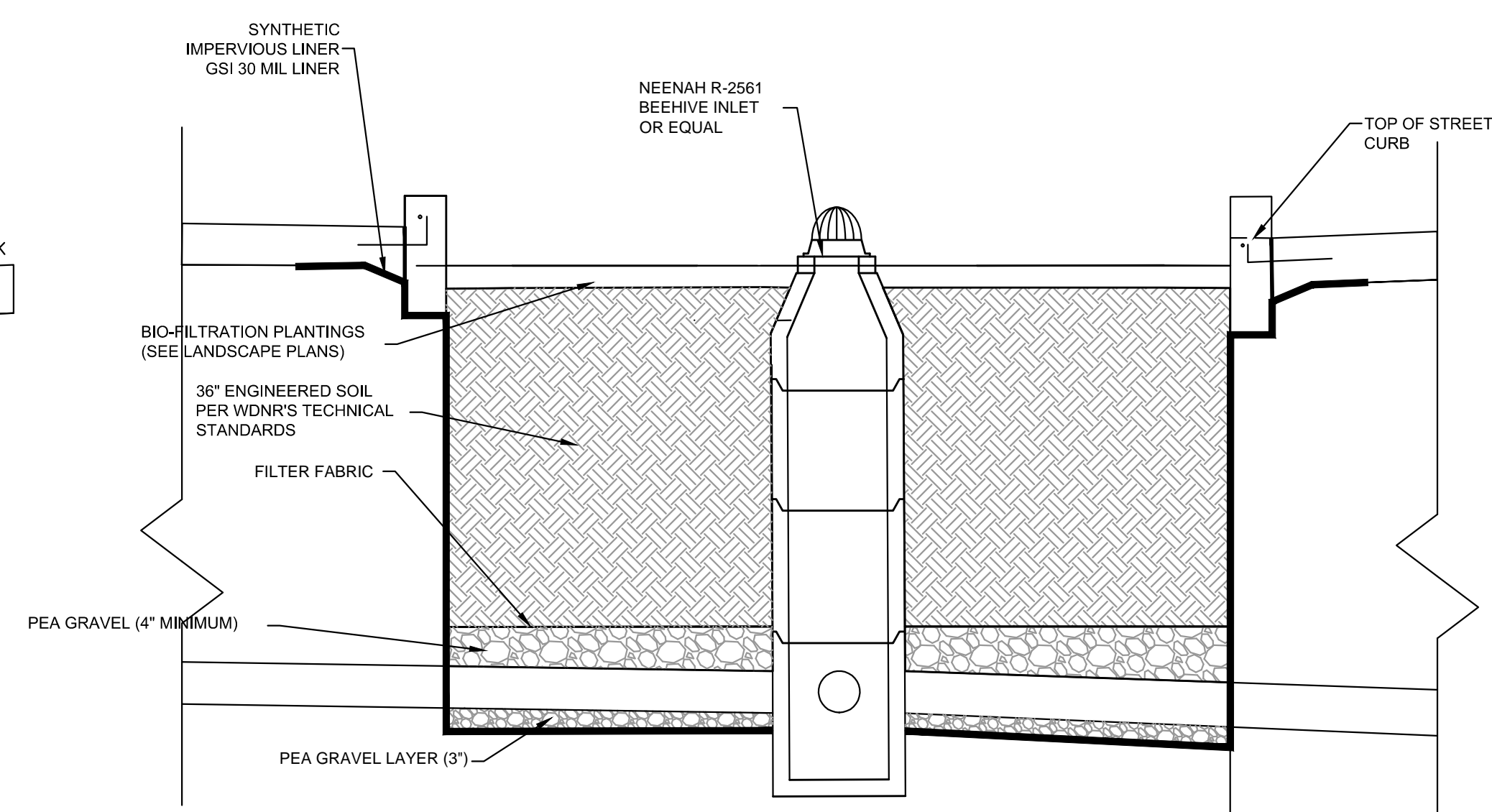




**PLAN VIEW**



**SECTION 3-3**



**SECTION 4-4**

**TYPICAL BIO-FILTRATION DETAILS**

**1ST & GREENFIELD  
 MILWAUKEE, WISCONSIN**

**DETAILS**

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. DETAILS.dwg

DRAWN BY: VMS/TPM

DATE: 12/2/2014

PROJECT NO: 14160

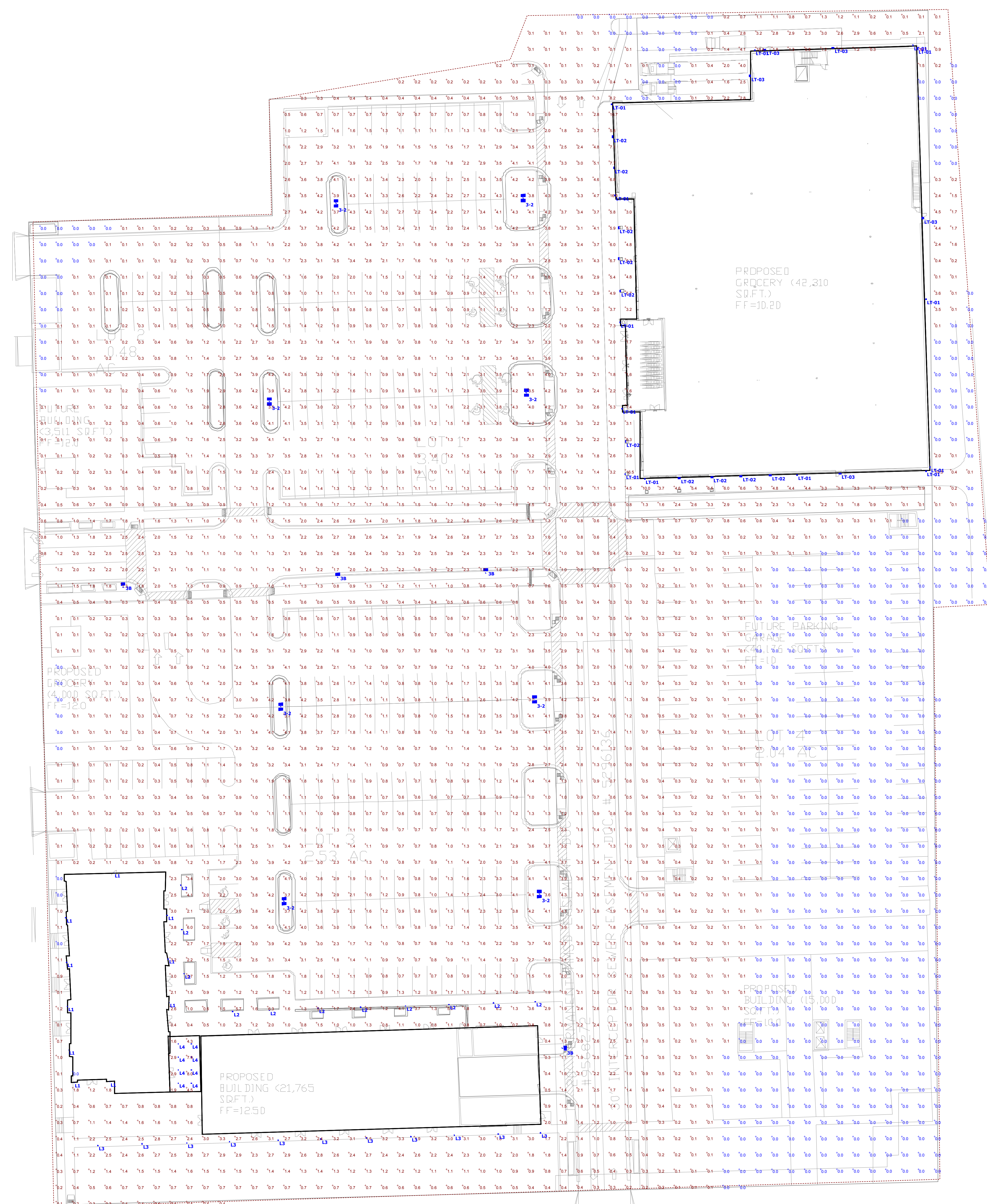
CHECKED BY:

APPROVED BY:

SHEET NO.:

**C 403**





Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	3-2	8	CREE INC.	ARE-EDG-3M-**-12-E-UL-325-40K (325mA)	CONFIGURED FROM Cree Edge Area, Type III Medium, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	120	139,9106	404
	3B	4	CREE INC.	ARE-EDG-3M-**-12-E-UL-525-40K (525mA)	CONFIGURED FROM ARE-EDG-3M-**-12-E-UL-325-40K (325mA)	CONFIGURED FROM SIXTY WHITE LED EMTING DIODES (LEDS), VERTICAL BASE-UP	120	103,4628	202
	L1	10	Delta Light NV	223 11 4102	MONO LED WW	LED ARRAY	1	525	9
	L2	11	FORMS & SURFACES	BOLLARD	LB600	IES File - FS2FTLED	4	1000	40
	L3	11	FORMS & SURFACES	PED POLE	LP600	IES File - FS4FTLED	4	2400	112
	L4	8	Delta Light NV	2022028122	CARREE X LED 3033	LED ARRAY	1	660	9
	LT-01	13	PHILIPS GARDCO	300-D-L-100PSMH	CYLINDERS	CLEAR VERTICAL 100PSMH/MED RATED FOR 8400 LUMENS	1	3400	129
	LT-02	10	COOPER LIGHTING - INVUE	ENC-70-MP-XX-MB-3S	ARCHITECTURAL WALL LUMINAIRE - TYPE 3 DISTRIBUTION	70 WATT MP CLEAR T-6	1	6600	86
	LT-03	5	PHILIPS STONCO	WTM60WLU-MC3	PHILIPS WTM/WBM/WBM LED MEDIUM FULL CUTOFF WALL LIGHT WITH MEDIUM OPTICS AND CLEAR GLASS LENS	60WLED	1	2575,487	62

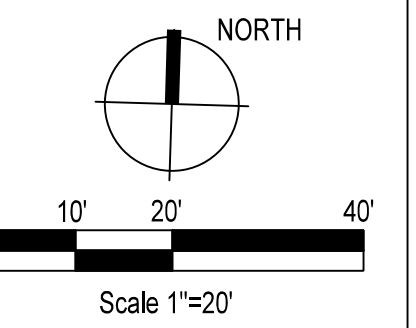
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site all	+	1.3 fc	20.7 fc	0.0 fc	N/A	N/A	0.1:1

Plan View  
Scale: 1" = 20'



**FRESHWATER PLAZA**  
1st & Greenfield  
Milwaukee, WI

FILE NUMBER: 141113

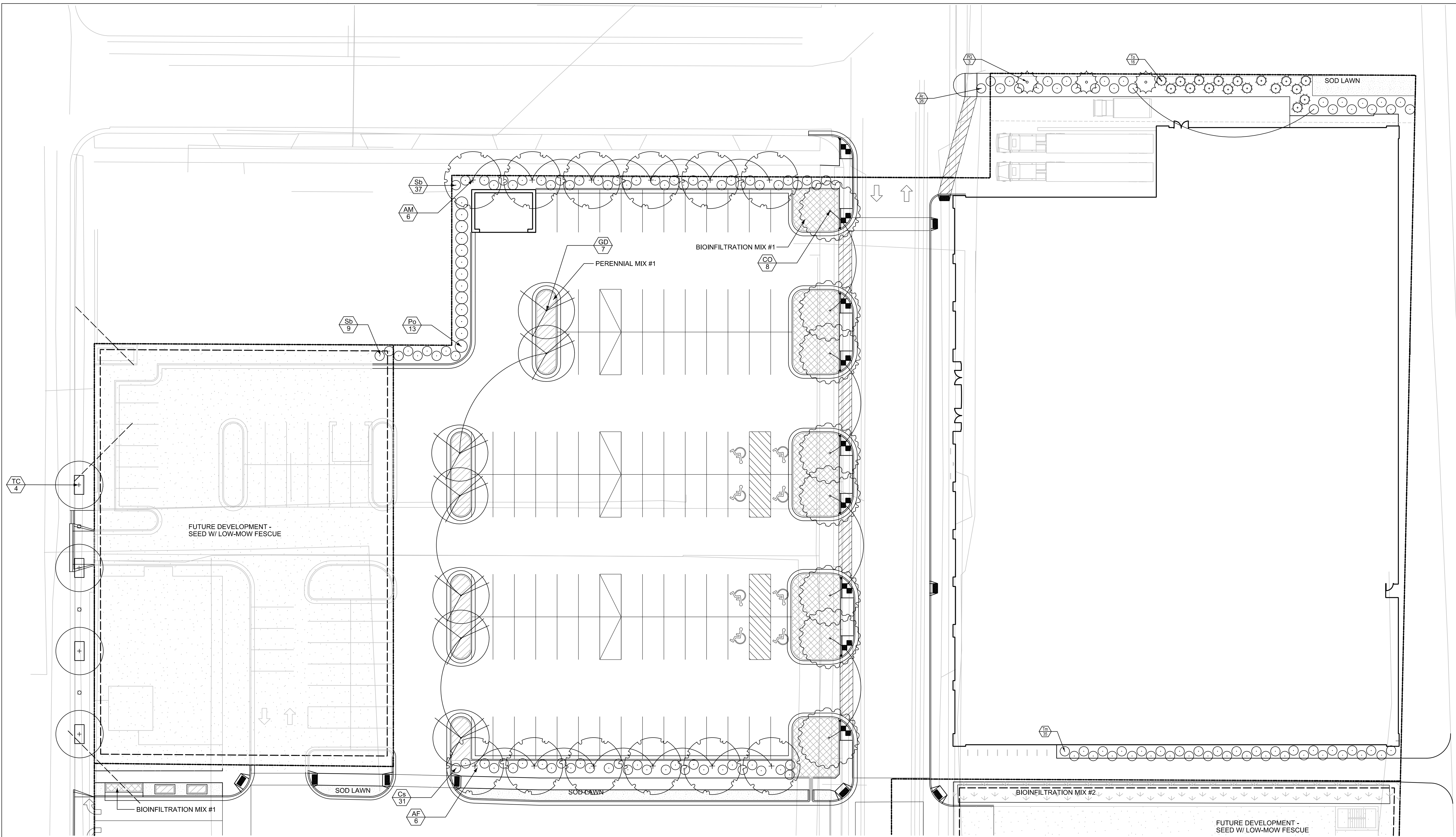


Issuance/Revision	Date

KSD Project No. 2014-054  
Drawn By SRK  
Checked By ARM  
Date 12-02-2014  
Sheet Title

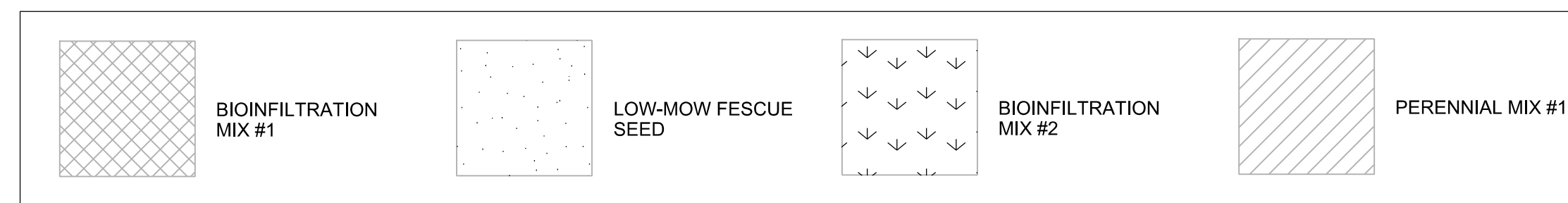
**LANDSCAPE PLAN**

Sheet No.  
**L100**



**1 PLANTING PLAN**

LEGEND:



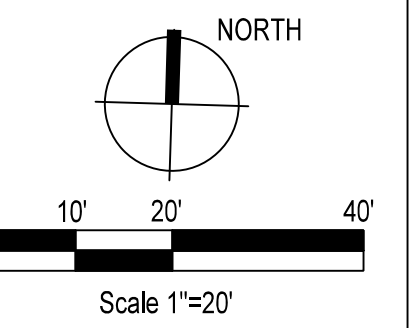
NOTE:  
See L200 for plant schedule, planting details, general notes, and city landscape requirements.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY FIELD SURVEY.  
CALL DIGGERS HOTLINE 1-800-242-8411 TOLL FREE  
FOR A LOCATION MAP AREAS 1-800-242-2289  
EPA & SOCIETY OF ENVIRONMENTAL ENGINEERS  
TDD (FOR HEARING IMPAIRED) 1-800-242-2289  
EPA & SOCIETY OF ENVIRONMENTAL ENGINEERS  
MILWAUKEE, WI 53204



**FRESHWATER PLAZA**  
1st & Greenfield  
Milwaukee, WI

FILE NUMBER: 141113



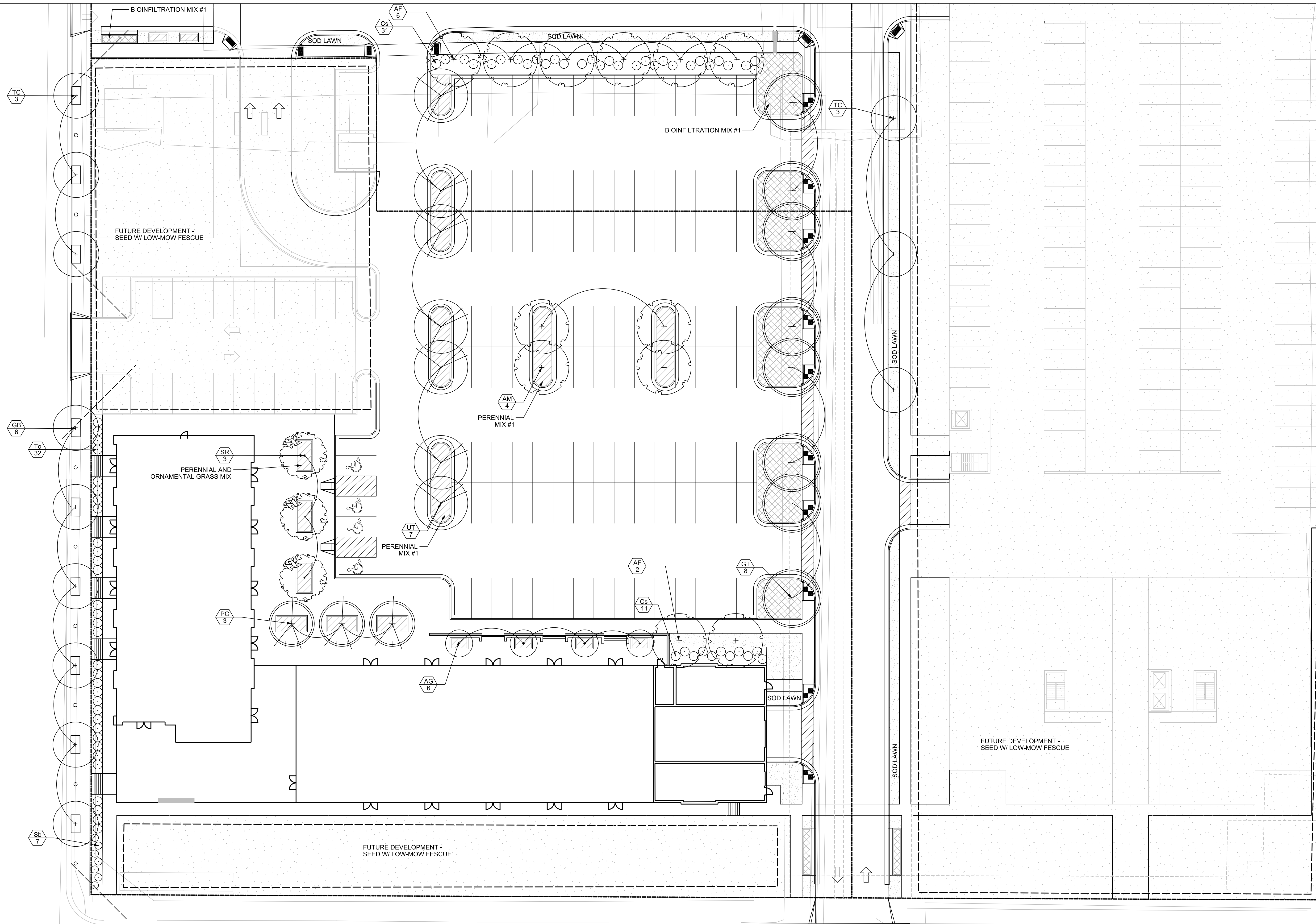
Issuance/Revision	Date

KSD Project No. 2014-054  
Drawn By SRK  
Checked By ARM  
Date 12-02-2014  
Sheet Title

LANDSCAPE PLAN

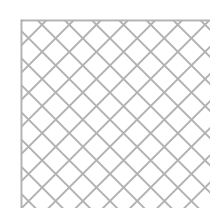
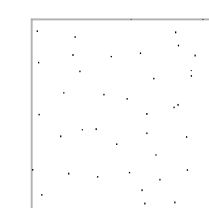
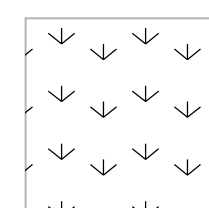
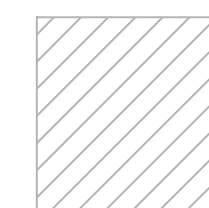
Sheet No.

**L101**



**1 PLANTING PLAN**

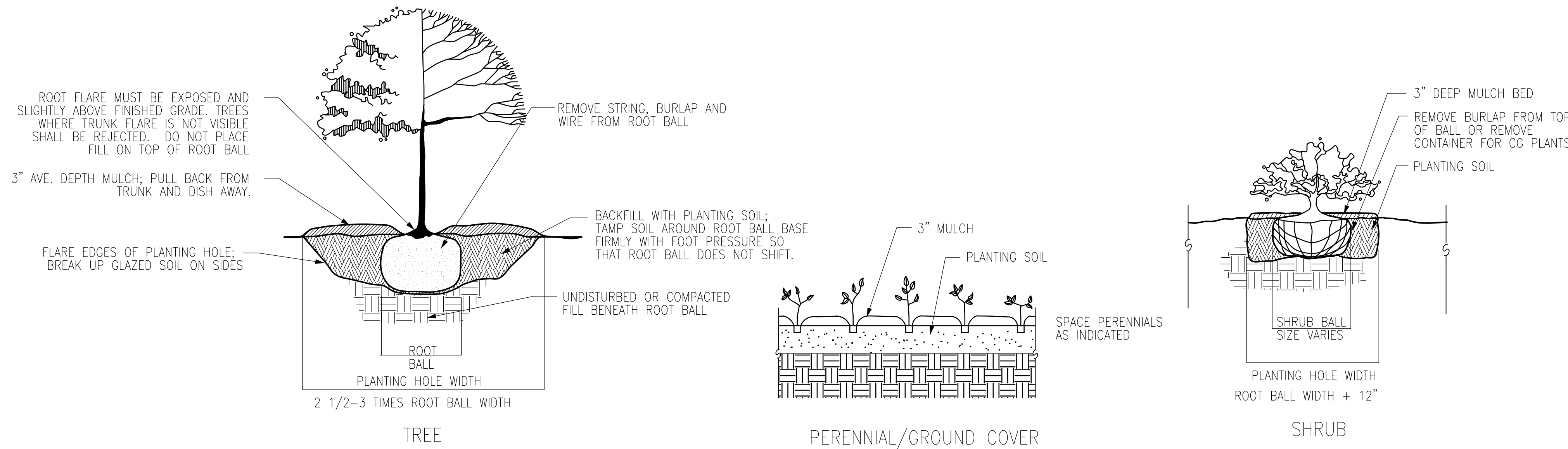
LEGEND:

	BIOINFILTRATION MIX #1		LOW-MOW FESCUE SEED		BIOINFILTRATION MIX #2		PERENNIAL MIX #1
---------------------------------------------------------------------------------------	------------------------	---------------------------------------------------------------------------------------	---------------------	---------------------------------------------------------------------------------------	------------------------	---------------------------------------------------------------------------------------	------------------

NOTE:  
See L200 for plant schedule, planting details, general notes, and city landscape requirements.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY FIELD SURVEY.  
CALL 800-4-A-DIGGERS HOTLINE 1-800-424-4811 TOLL FREE  
FOR A FREE SERVICE MANUAL VISIT WWW.CALL8004ADIGGERS.COM  
TDD: (FOR HEARING IMPAIRED) 1-800-842-2289  
SERVICE PROVIDED BY: KEN SAIKI DESIGN  
MILWAUKEE, WI 53204





**1 PLANTING DETAILS**

PLANT SCHEDULE		12/1/2014					
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
<b>Canopy Trees</b>							
AM	<i>Acer miyabei</i> 'Morton'	State Street Maple		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	25-40' ht x 20-40' sp
AF	<i>Acer x freemanii</i> 'Sienna Glen'	Sienna Glen Maple		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	60' ht x 40' sp
CO	<i>Celtis occidentalis</i>	Hackberry		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	40-60' ht x 40-60' sp
GB	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	50' ht x 30' sp
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honeylocust		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	50-60' ht x 35-45' sp
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	60' ht x 50' sp
TC	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	50' ht x 35' sp
UT	<i>Ulmus</i> 'Morton Glossy'	Triumph Elm		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	55' ht x 45' sp
<b>Ornamental Trees</b>							
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry		8' Ht.	B&B	Multistem, min. 3 leaders; well-developed crown; no overlapping leaders	20-25' ht x 20-25' sp
PC	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	35' ht x 15' sp
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac		3" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	25' ht x 15-20' sp
<b>Evergreen Trees</b>							
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce		6' Ht.	B&B	Single, straight leader, match specimens	20-45' ht x 15-30' sp
<b>Evergreen Shrubs</b>							
Jk	<i>Juniperus chinensis</i> 'Pfitzeriana Kallay'	Kallay's Compact Juniper		5 gal.	Cont.	Space 4'-0" o.c.	2-3' ht x 3-6' sp
Tm	<i>Taxus x media</i> 'Taunton'	Taunton Yew		5 gal.	Cont.	Space 4'-6" o.c.	3-5' ht x 3-6' sp
To	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae		5' Ht.	Cont.	Space 4'-0" o.c.	7-15' ht x 3-5' sp
<b>Deciduous Shrubs &amp; Vines</b>							
Ar	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry		3 gal.	Cont.	Space 3'-0" o.c.	2-3' ht x 3-4' sp
Cs	<i>Comus sericea</i> 'Alleman's Compact'	Alleman's Compact Dogwood		5 gal.	Cont.	Space 4'-0" o.c.	4-5' ht x 4-5' sp
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summerwine Ninebark		5 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
Sp	<i>Salix purpurea</i> 'Nana'	Arctic Willow		5 gal.	Cont.	Space 5'-0" o.c.	3-6' ht x 3-6' sp
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Spirea		3 gal.	Cont.	Space 3'-0" o.c.	2-3' ht x 2-3' sp
<b>Perennial Mix #1</b>							
	<i>Asclepias tuberosa</i>	Butterfly Weed		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster		2 1/2" x 5"	Plug		1.5-2' ht x 2-3' sp
	<i>Bouteloua curtipendula</i>	Side Oats Grama		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Dalea purpurea</i>	Purple Prairie Clover		2 1/2" x 5"	Plug		2-3' ht x 8-12" sp
	<i>Echinacea pallida</i>	Pale Purple Coneflower		2 1/2" x 5"	Plug		2-3' ht x 1-1.5' sp
	<i>Schizachyrium scoparium</i>	Little Bluestem		2 1/2" x 5"	Plug	Mix species randomly & space 12" o.c.	3-4' ht x 1.5-2' sp
	<i>Sporobolus heterolepis</i>	Prairie Dropseed		2 1/2" x 5"	Plug	Note: alternate 2-year equivalent bare root plants are also acceptable	1.5-2' ht x 1.5' sp
<b>Bioinfiltration Mix #1</b>							
	<i>Carex bebbii</i>	Bebb's Oval Sedge		2 1/2" x 5"	Plug		1.5-2' ht x 2-3' sp
	<i>Carex bicknellii</i>	Prairie Sedge		2 1/2" x 5"	Plug		3-4' ht x 2' sp
	<i>Carex vulpinoidea</i>	Brown Fox Sedge		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris		2 1/2" x 5"	Plug		2.5-3' ht x 1-1.5' sp
	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Blazingstar		2 1/2" x 5"	Plug	Mix species randomly & space 12" o.c.	2-4' ht x 1-2' sp
	<i>Sesleria autumnalis</i>	Autumn Moor Grass		2 1/2" x 5"	Plug	Note: alternate 2-year equivalent bare root plants are also acceptable	1.5-2' ht x 1.5-2' sp
<b>Bioinfiltration Mix #2</b>							
	<i>Asclepias incarnata</i>	Swamp Milkweed		2 1/2" x 5"	Plug		3-5' ht x 1.5-2' sp
	<i>Carex bicknellii</i>	Prairie Sedge		2 1/2" x 5"	Plug		3-4' ht x 2' sp
	<i>Carex vulpinoidea</i>	Brown Fox Sedge		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Eupatorium rugosum</i> 'Chocolate'	Chocolate Joe Pye Weed		2 1/2" x 5"	Plug		2.5-3' ht x
	<i>Iris virginica</i> 'Shrevei'	Blue Flag Iris		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass		2 1/2" x 5"	Plug	Mix species randomly & space 12" o.c.	3-5' ht x 2-3' sp
	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Showy Coneflower		2 1/2" x 5"	Plug	Note: alternate 2-year equivalent bare root plants are also acceptable	2-3' ht x 1.5-2' sp

ZONING CODE LANDSCAPE REQUIREMENTS (295-405)		12/1/2014
REQUIREMENT		STATUS
1a. PERIMETER LANDSCAPING AND EDGE TREATMENTS: 100% opacity fence shall screen residential uses w/ sufficient landscaping		N/A; exempt
1b. PERIMETER LANDSCAPING AND EDGE TREATMENTS: Trees shall be planted 25' o.c. along street frontages of light motor vehicle parking lots		FULFILLED; adequately spaced trees along parking lot edge.
2a. INTERIOR PARKING LOT LANDSCAPING: Two trees and two shrubs shall be planted for every 8 parkings spaces		FULFILLED; 220 spaces, 55 trees req., 67 provided; 55 shrubs req., 215 provided
2b. INTERIOR PARKING LOT LANDSCAPING: Landscape areas shall cover at least 5% of the surface area of the parking lot		FULFILLED; 6333 SF req., 12,022 SF provided
3. VISION TRIANGLE: A 25' vision triangle is required at street and access drive intersections		FULFILLED
4. STORM WATER TREATMENT: Landscaping may be used for storm water treatment purposes		YES

**GENERAL NOTES:**

- Protect all pavements, curbs, utilities and other improvements during planting.
- All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
- Lawn seed shall be by EarthCarpet and shall be installed per EarthCarpet specifications.
- Contractor shall verify that a minimum of 6" of topsoil has been spread in seeded areas and a minimum of 18" of topsoil has been spread in plant bed areas. See Civil plans for engineered soil details and specifications for the bioretention areas.
- All disturbed areas shall be repaired as noted.
- Lawn seed shall be by EarthCarpet and shall be installed per EarthCarpet specifications.
- All work in the terrace shall be coordinated with City of Milwaukee Engineering and Forestry departments.
- See sheets L100 and L101 for planting plans.

FILE NUMBER: 141113

Issuance/Revision	Date

KSD Project No.	2014-054
Drawn By	SRK
Checked By	ARM
Date	12-02-2014

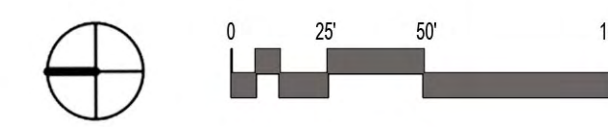
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**LANDSCAPE DETAILS**

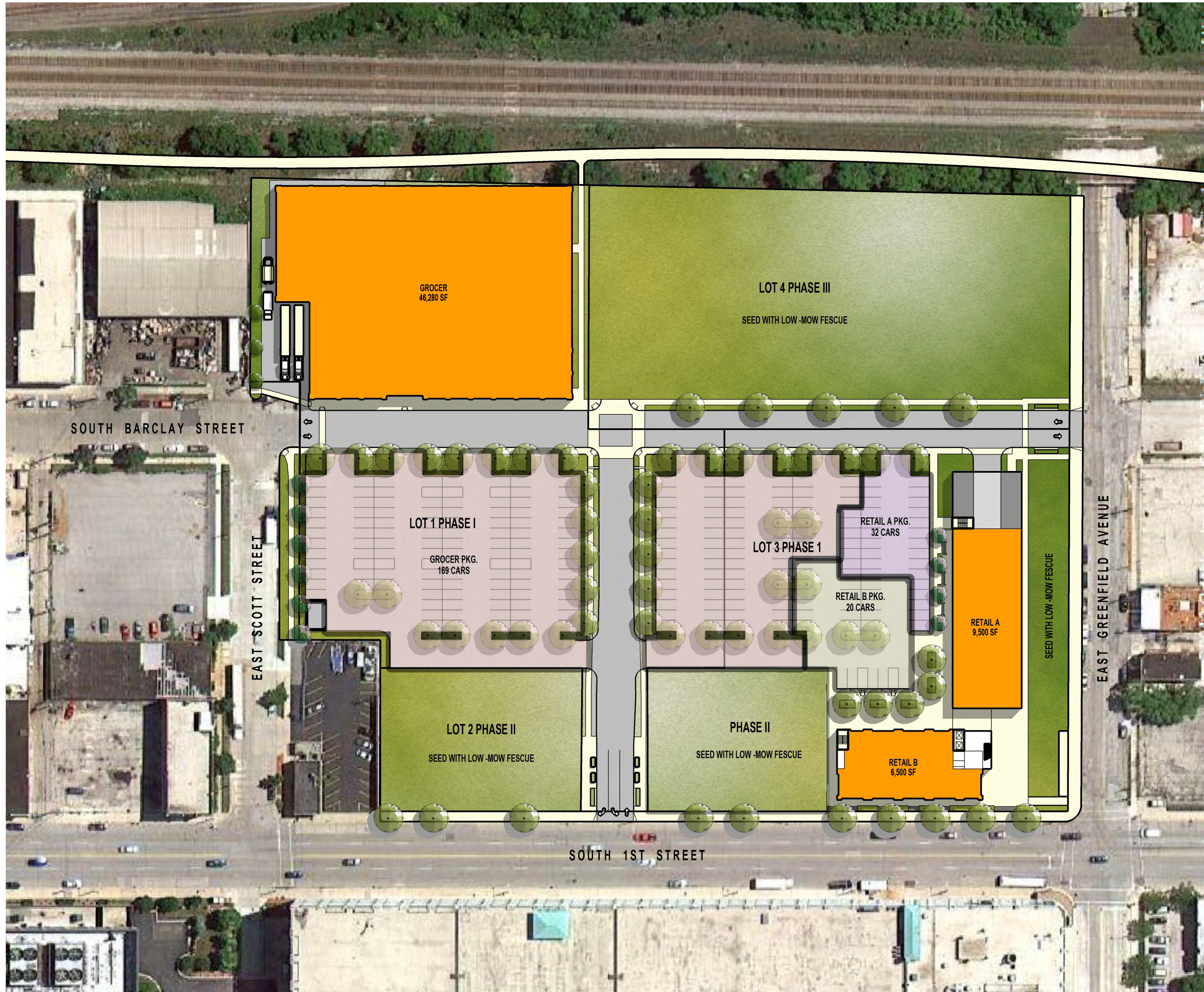
Sheet No.

**L200**









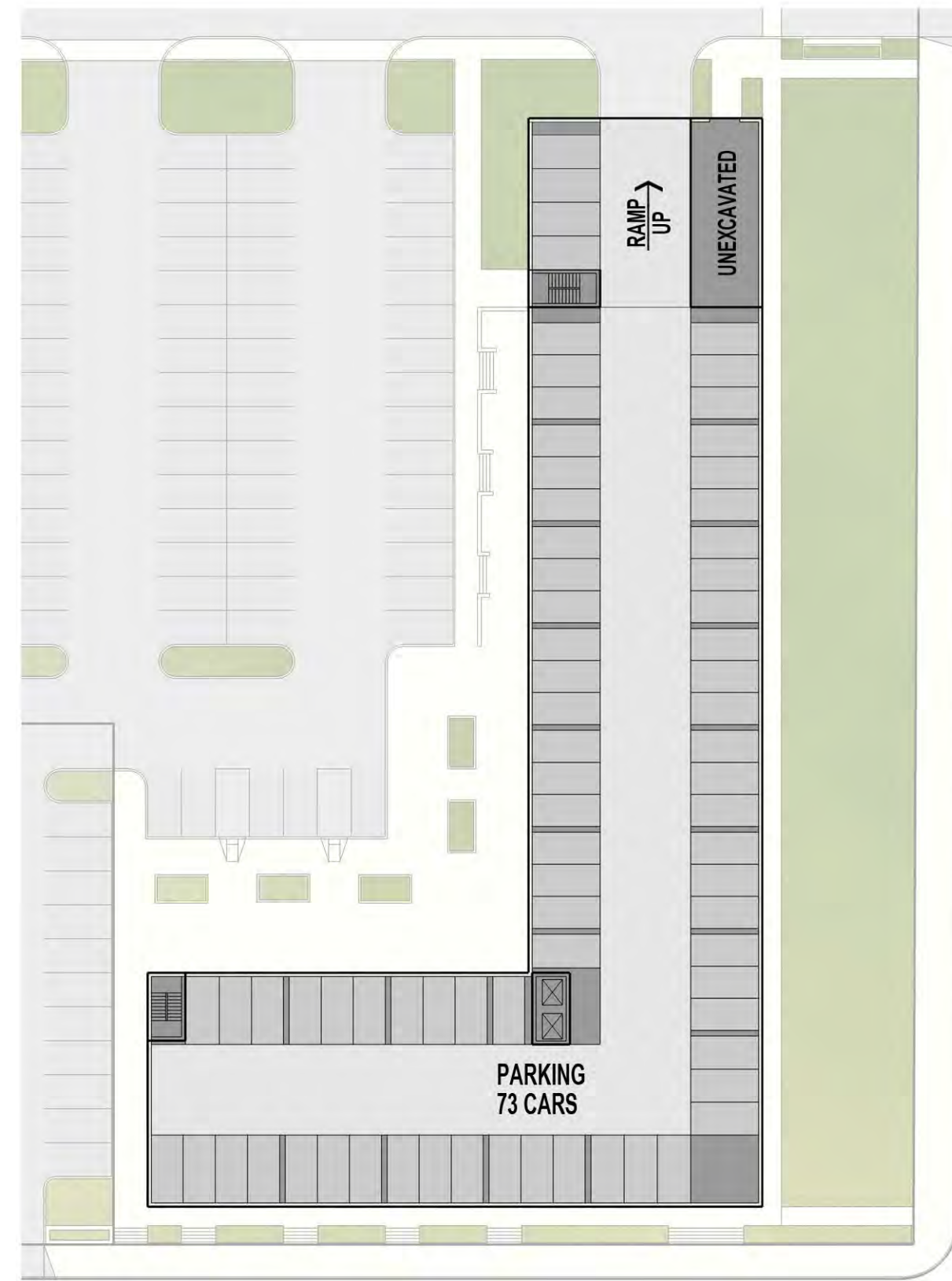
# FRESHWATER PLAZA

## PHASE I PARKING DIAGRAM

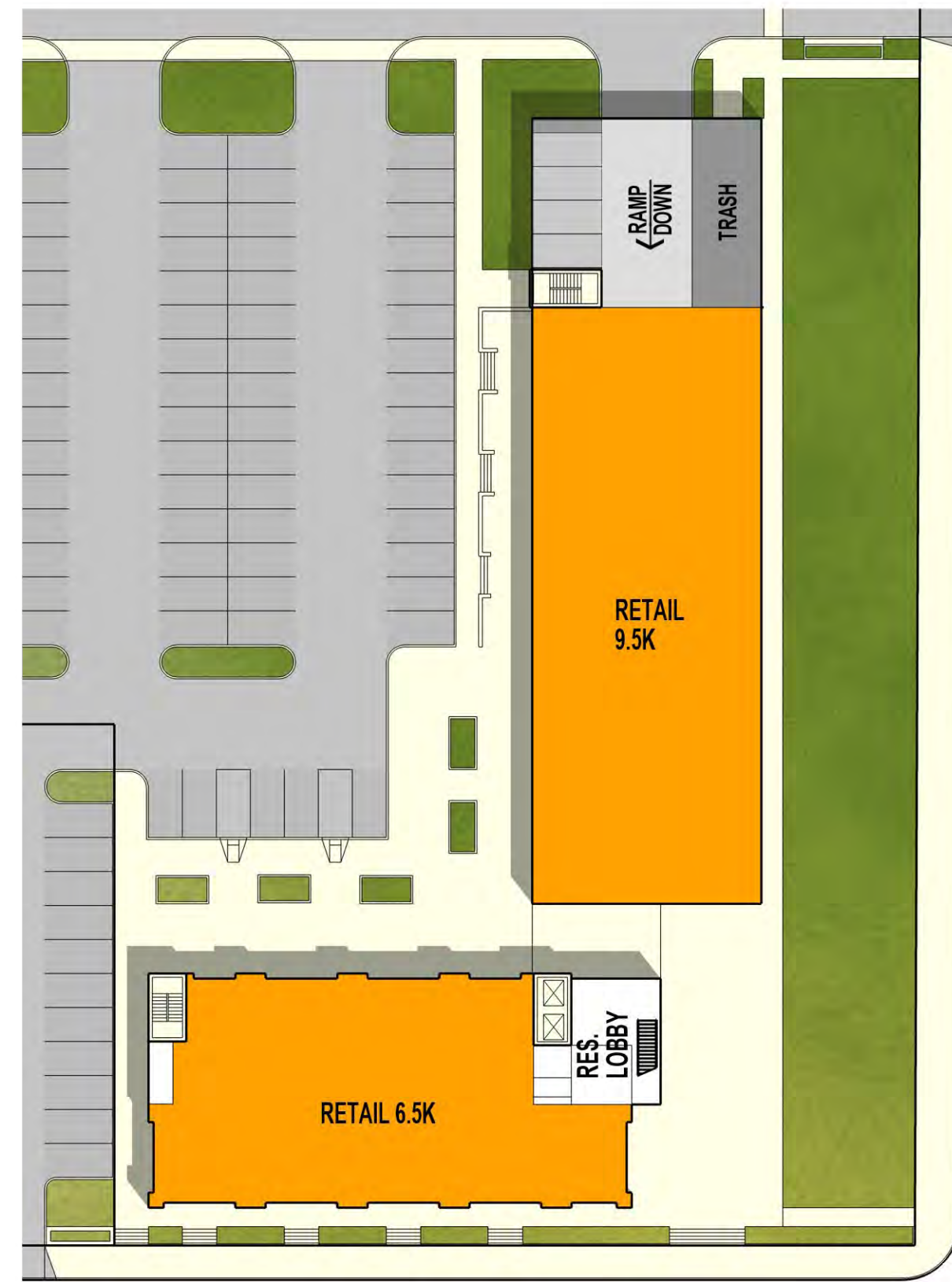








LOWER LEVEL



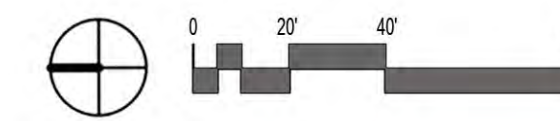
GROUND FLOOR



LEVEL 2 & 3



LEVEL 4



UNIT MIX											
Unit Type	FLOORS							Apartment Data			
	G	2	3	4	5	6	7	total	net sf	ave. size	unit mix
513	0	1	1	1				3	1,539		
	0	0	0	0				0	0		
<b>MICRO subtotal</b>								<b>3</b>	<b>1,539</b>	<b>513</b>	<b>4.2%</b>
560	0	5	5	1				11	6,160		
562	0	1	1	1				3	1,686		
	0	0	0	0				0	0		
<b>STUDIO subtotal</b>								<b>14</b>	<b>7,846</b>	<b>560</b>	<b>19.4%</b>
625	0	7	7	7				21	13,125		
672	0	9	9	7				25	16,800		
	0	0	0	0				0	0		
<b>1BR subtotal</b>								<b>46</b>	<b>29,925</b>	<b>651</b>	<b>63.9%</b>
1102	0	2	2	2				6	6,612		
1250	0	1	1	1				3	3,750		
	0	0	0	0				0	0		
<b>2BR subtotal</b>								<b>9</b>	<b>10,362</b>	<b>1151</b>	<b>12.5%</b>
<b>TOTALS</b>	<b>0</b>	<b>26</b>	<b>26</b>	<b>20</b>				<b>72</b>	<b>49,672</b>	<b>690</b>	<b>100%</b>

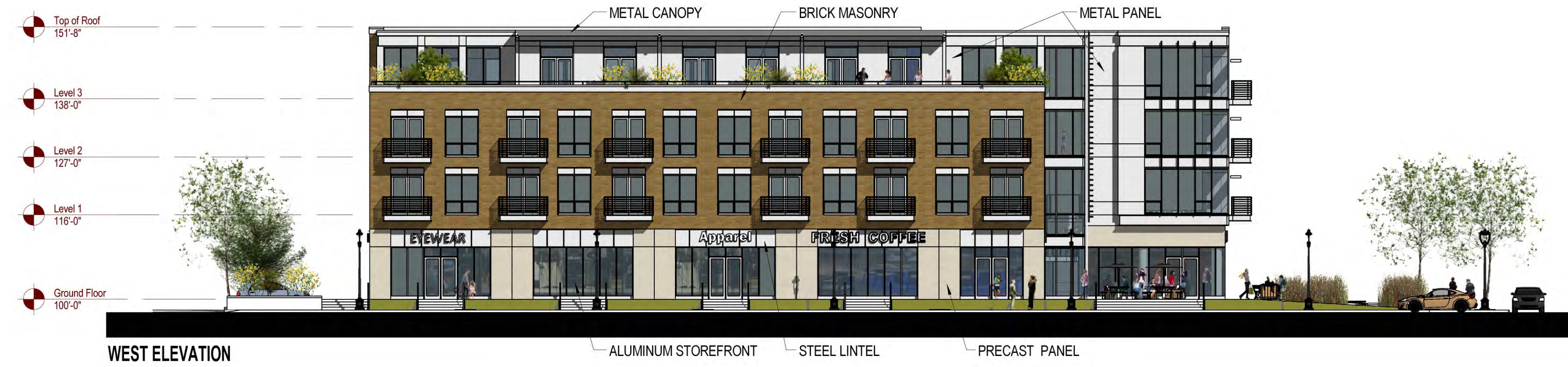
CONCEPT											
floor	height	Apartments				Retail		Parking (etc.)		TOTALS	
		apartment GSF	apartment NSF	commons & circulation	efficiency	ave. unit	# of units	retail GSF	parking GSF	parking	Total GSF
lower level											24,140
ground floor		1,422		1,422				16,070		73	17,492
level 2		21,609	17,737	3,872			26				21,609
level 3		21,609	17,737	3,872			26				21,609
level 4		19,565	14,166	5,399			20				19,565
<b>totals</b>		<b>64,205</b>	<b>49,640</b>	<b>14,565</b>	<b>77.3%</b>	<b>689</b>	<b>72</b>	<b>16,070</b>	<b>24,140</b>	<b>73</b>	<b>104,415</b>
ave GSF per unit											1,450
<b>PARKING</b>											
total parking											73
parking ratio per unit											1.01
parking ratio per bedroom											0.69
ave GSF per parking space											331



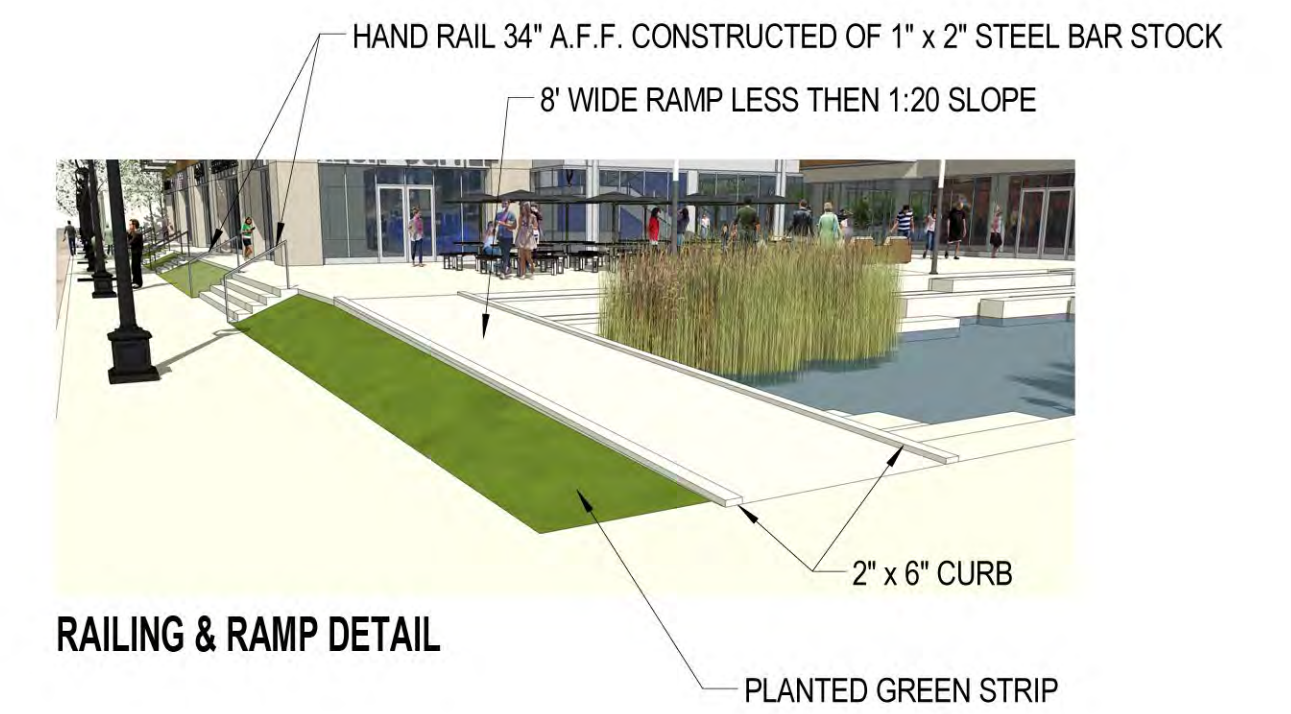
SECTION 1



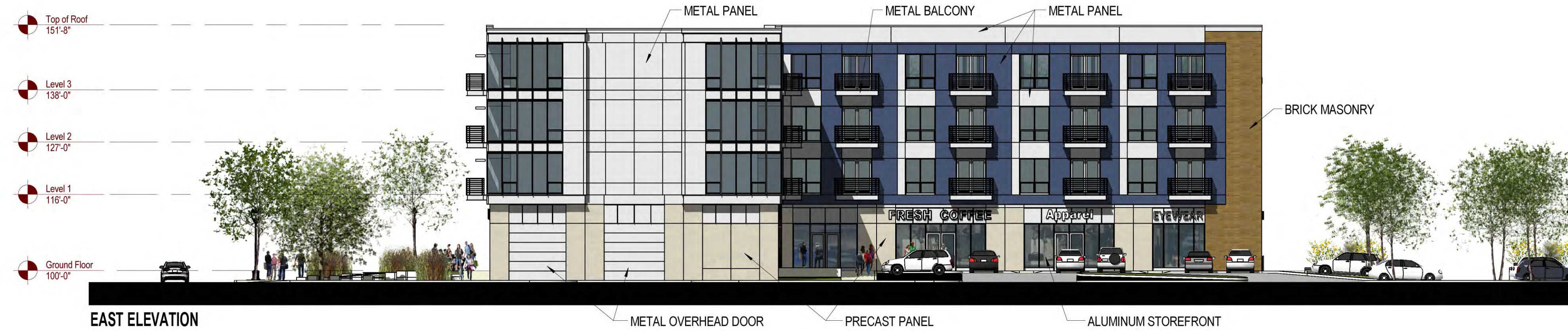
SECTION 2



WEST ELEVATION



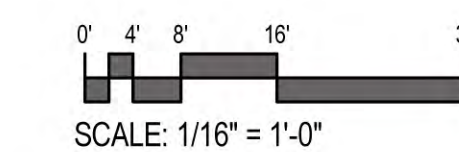
RAILING & RAMP DETAIL



EAST ELEVATION



NORTH ELEVATION



SCALE: 1/16" = 1'-0"





AERIAL FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET



VIEW FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET

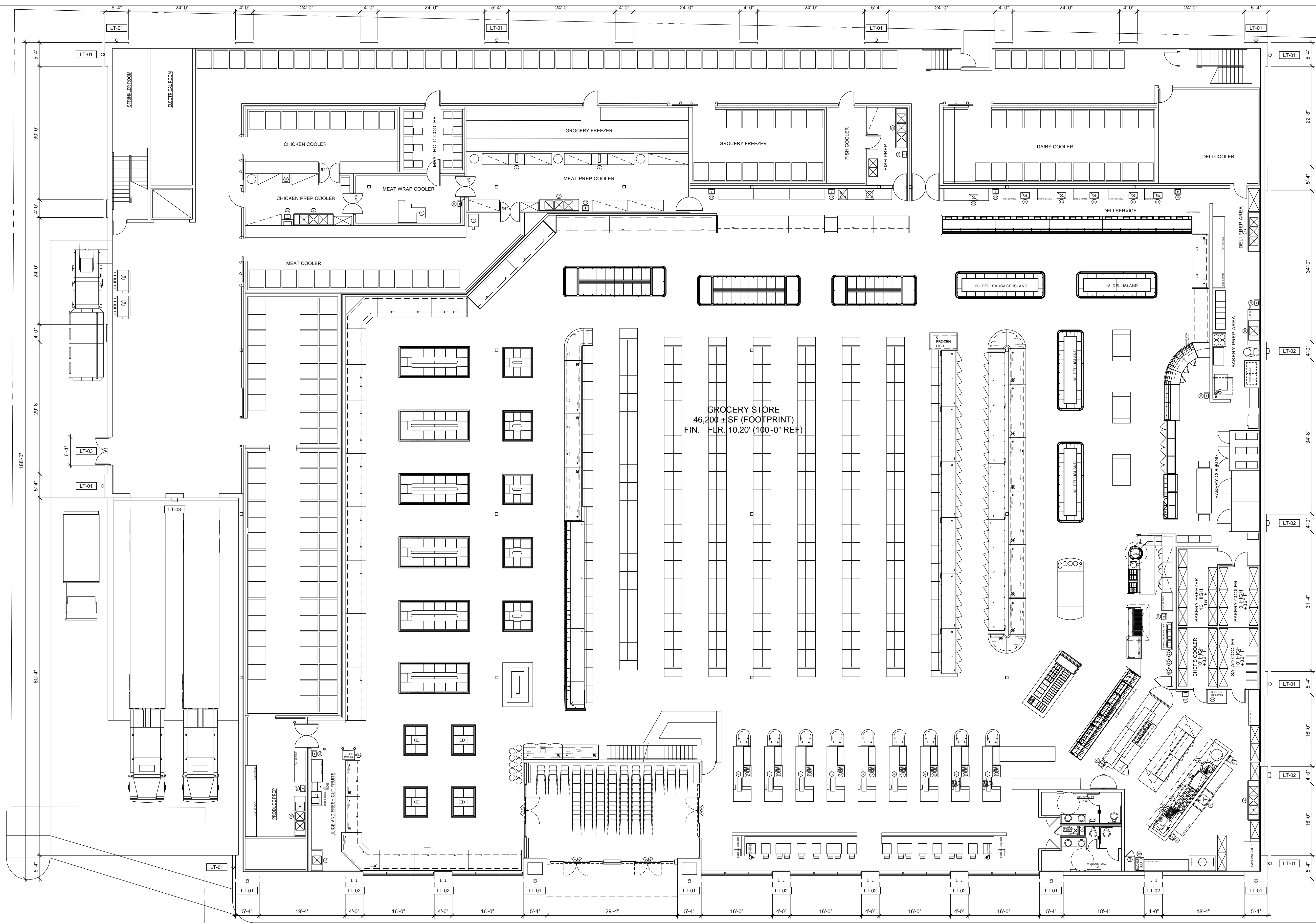


VIEW FROM WATER STREET

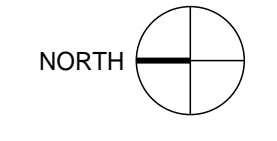


VIEW FROM NORTHEAST





GROCERY STORE  
 46,200 ± SF (FOOTPRINT)  
 FIN. FLR. 10.20' (100'-0" REF)



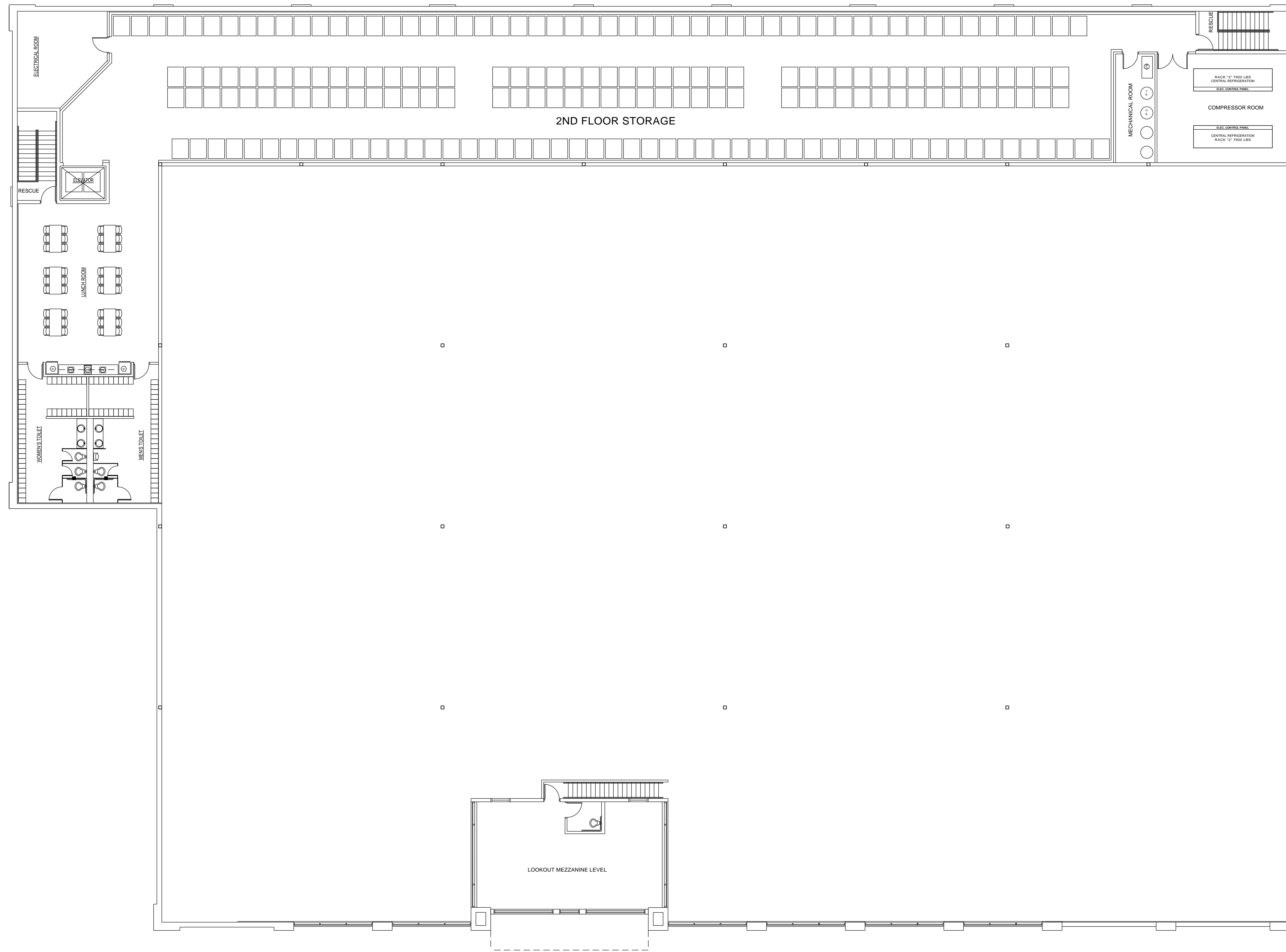
FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

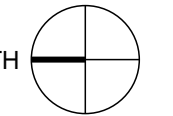


CERMAK AT  
 FRESHWATER PLAZA

PROJECT NO. 1402  
 DATE 11-17-14  
 DRAWING SCALE AS NOTED  
 SHEET A-1.0  
 FILE NUMBER: 141113





NORTH 

**2ND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**CERMAK AT  
FRESHWATER PLAZA**

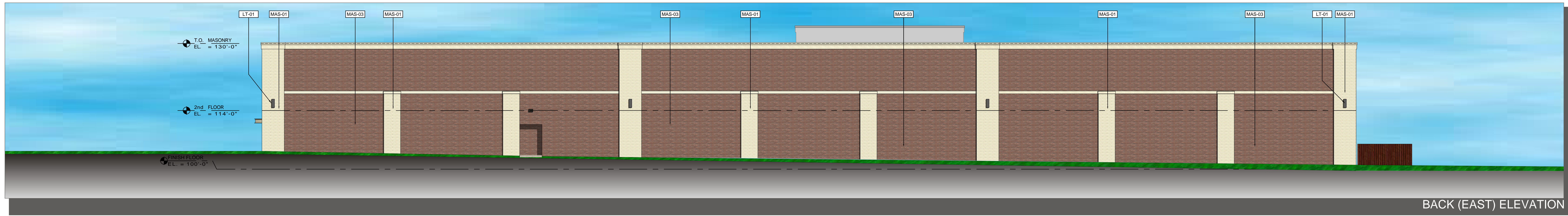
PROJECT NO. 1402  
DATE 11-17-14  
DRAWING SCALE AS NOTED  
SHEET A-1.1  
FILE NUMBER: 141113





FRONT (WEST) ELEVATION

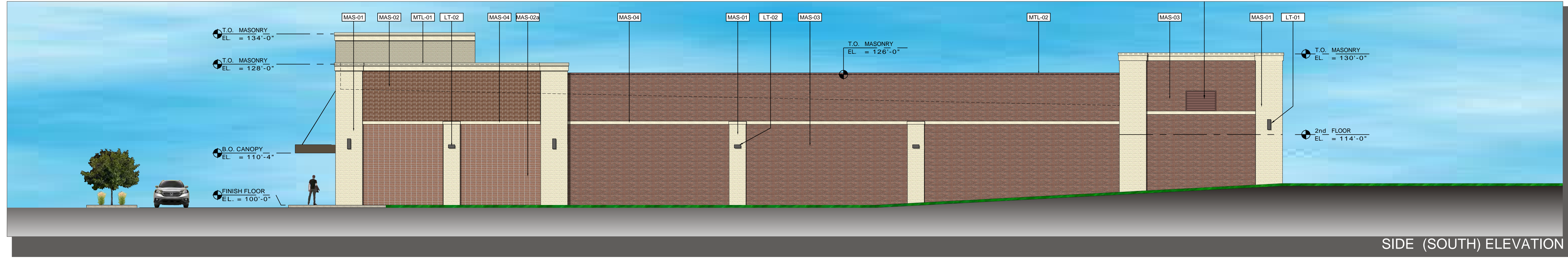
SCALE: 3/32"= 1'-0"



BACK (EAST) ELEVATION

SCALE: 3/32"= 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE	
CODE	DESCRIPTION/COLOR
MAS-01	UTILITY SIZE BRICK - COLOR POTOMAC CLEAR BY BELDEN BRICK COMPANY
MAS-02	UTILITY SIZE BRICK - COLOR BRANDYWINE VELOUR BY BELDEN BRICK COMPANY
MAS-02A	UTILITY SIZE BRICK - COLOR BRANDYWINE VELOUR BY BELDEN BRICK COMPANY STACK BOND PATTERN
MAS-03	ULTRA BURNISHED MASONRY UNIT, COLOR MORNING DOVE #209
MAS-04	MASONRY ACCENT BAND - CAST STONE COLOR BUFF
AL-01	ALUMINUM STOREFRONT SYSTEM - KAWNEER 451-T, COLOR KYNAR "CHAMPAGNE METALLIC"
MTL-01	PRE-FINISHED METAL COPING COLOR SANDSTONE
MTL-02	PRE-FINISHED METAL COPING COLOR MEDIUM BRONZE
GL-01	LOW-E, 1", CLEAR INSULATED GLAZING
GL-02	GREY SPANDREL GLAZING
LT-01	EXTERIOR WALL SCONCE - GARDCO 302 UP/DOWN BY PHILIPS
LT-02	EXTERIOR WALL SCONCE - ENTRI SERIES DOWNLIGHT BY COOPER LIGHTING
LT-03	EXTERIOR WALL SCONCE - STONCO DOWNLIGHT BY PHILIPS
WD-1	8' HIGH COMPOSITE WOOD FENCING



SIDE (SOUTH) ELEVATION

SCALE: 3/32"= 1'-0"



SIDE (NORTH) ELEVATION

SCALE: 3/32"= 1'-0"

- BUILDING SIGNS SHOWN FOR REFERENCE ONLY. SIGNS TO BE SUBMITTED FOR SEPARATE REVIEW AND APPROVAL.
- LANDSCAPING SHOWN FOR SCALE AND GENERAL LOCATION OF BUILDING FOUNDATION PLANTINGS. REFER TO LANDSCAPE PLANS FOR SPECIFIC LOCATIONS AND PLANT SPECIES.
- COLORS AND MATERIALS SHOWN REPRESENT ARCHITECTS GRAPHIC REPRESENTATION OF FINISHES. REFER TO MATERIAL SAMPLE SUBMITTAL FOR ACTUAL COLORS AND FINISHES.

NOTES



CERMAK AT  
FRESHWATER PLAZA

PROJECT NO. 1402

DATE 12-02-14

DRAWING SCALE AS NOTED

SHEET DE-1

FILE NUMBER: 141113





Sto ARCHITECTURE, LLC  
4417 N. MURRAY AVENUE  
SHOREWOOD, WI 53211

**PROPOSED CERMAK  
AT FRESHWATER PLAZA**  
1st AND GREENFIELD  
MILWAUKEE, WI



**FRONT VIEW FROM SW**

PROJECT NO. 1402  
DATE 12-02-14  
SHEET

**DE-2.0**  
FILE NUMBER: 141113





Sto ARCHITECTURE, LLC  
4417 N. MURRAY AVENUE  
SHOREWOOD, WI 53211

**PROPOSED CERMAK  
AT FRESHWATER PLAZA**  
1st AND GREENFIELD  
MILWAUKEE, WI



**FRONT VIEW FROM NW**

PROJECT NO. 1402  
DATE 12-02-14  
SHEET

**DE-2.1**  
FILE NUMBER: 141113



