

RENAISSANCE FARWELL

1490 N. Farwell Ave.
Milwaukee, WI 53202

Detailed Plan Development Submittal
File Number: 221431

4.10.2023



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DEVELOPER



Tim Gokhman
Director
1840 North Farwell Avenue
Milwaukee, WI 53202

CIVIL



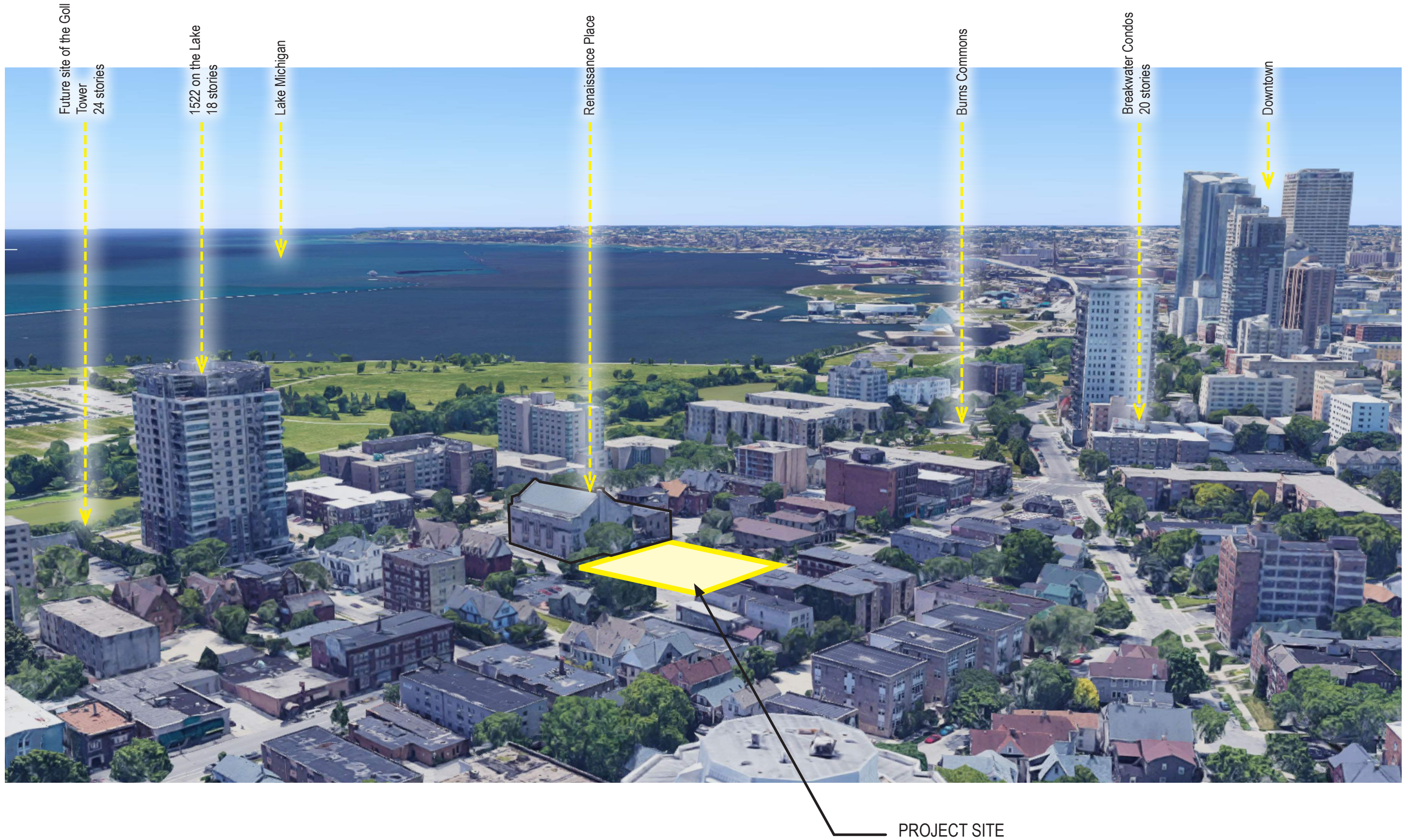
Andrew P. Mertz
Project Engineer
W238 N1610 Busse Rd, Suite 100
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ARCHITECT



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President
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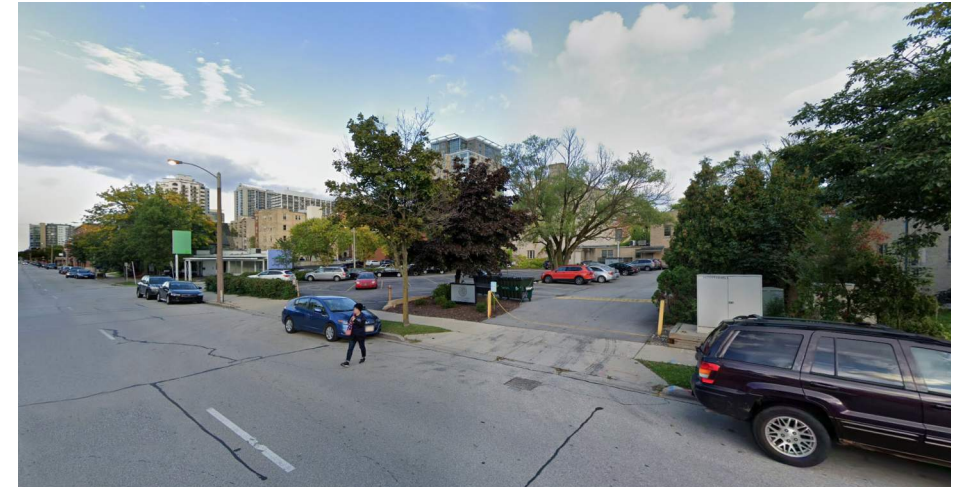




N/E Corner of Site - E Curtis Place



N/W Corner of Site - E Curtis Place + N Farwell Avenue



S/W Corner of Site - N Farwell Avenue



Existing Mexican Consulate Building - N Prospect Avenue



Existing Renaissance Place Building - N Prospect Avenue



Existing 1451 N Prospect (Renaissance Place) - East Facade & Building Signage



Existing 1451 N Prospect (Renaissance Place) - North Facade



Existing 1451 N Prospect (Renaissance Place) - West Facade



Existing 1443 N Prospect (Mexican Consulate) - East Facade & Landscape



Existing 1451 N Prospect (Renaissance Place) - Existing Monument Sign



Existing 1451 N Prospect (Renaissance Place) - Existing Entrance

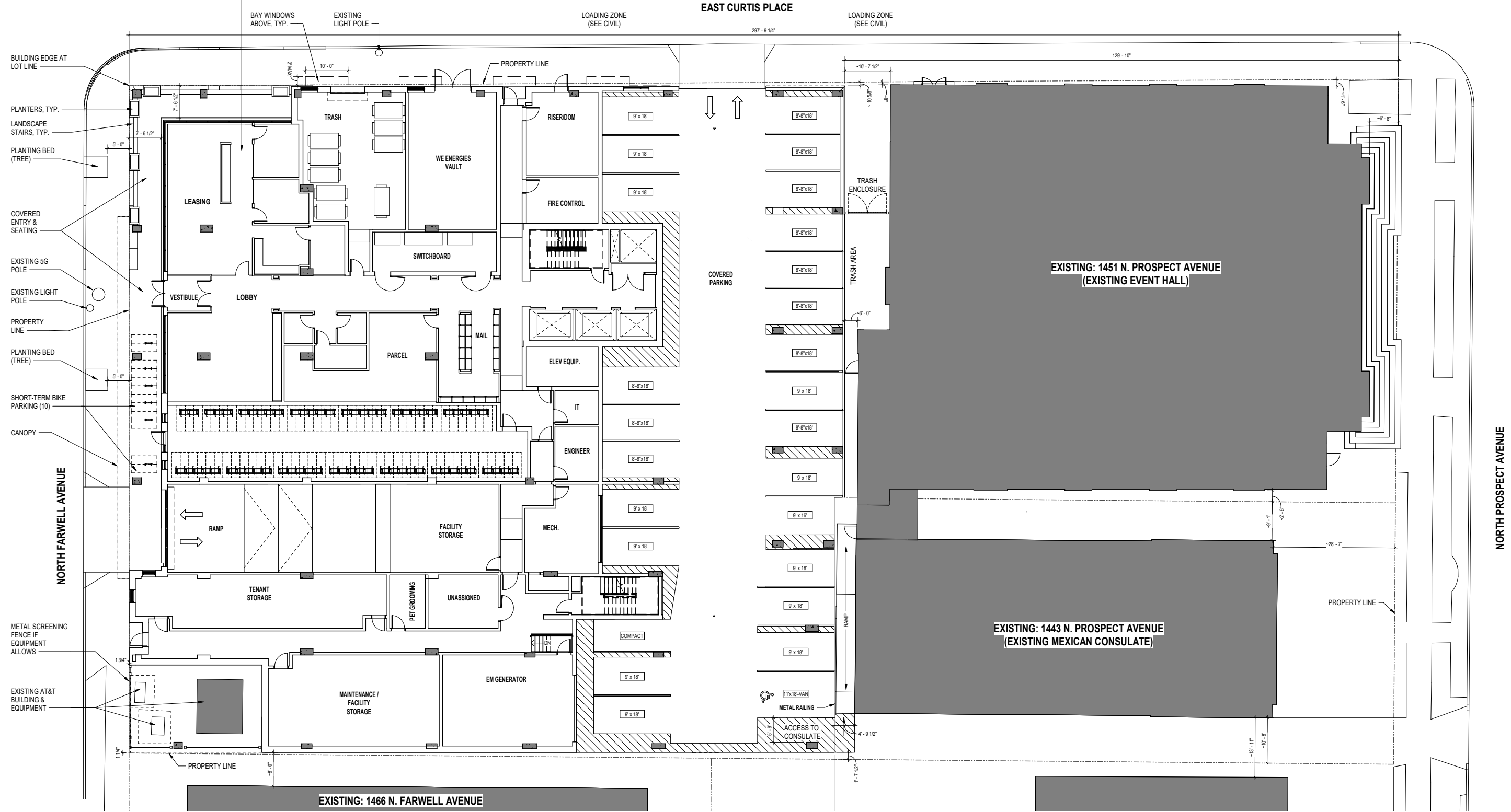


Existing AT&T Building and Equipment to Remain - New 1490 N Farwell structure to be constructed over this equipment



Existing electrical service to be relocated into new structure electrical vault

- PROPOSED 1490 N. FARWELL AVENUE - MULTI-FAMILY HOUSING**
- UP TO 25 STORIES (+ PENTHOUSE IF REQUIRED)
 - PARKING
 - UP TO 7 FLOORS OF ENCLOSED PARKING (FLOORS 2-7) - UP TO 440 PARKING SPACES
 - FIRST LEVEL COVERED PARKING - UP TO 26 STALLS



ALTA/NSPS LAND TITLE SURVEY

BEING PART OF THE NORTHWEST AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

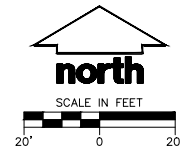
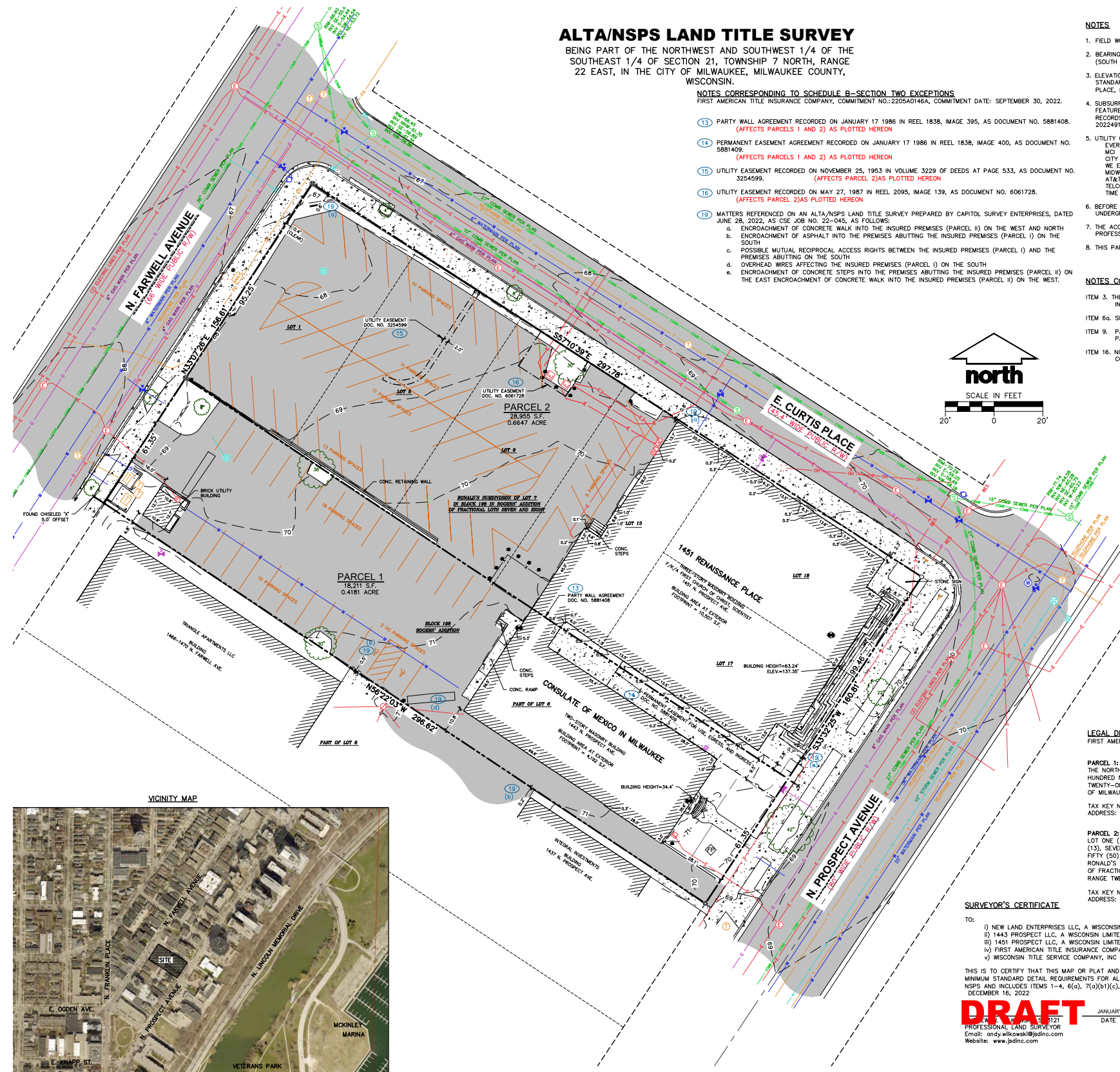
- 13 PARTY WALL AGREEMENT RECORDED ON JANUARY 17 1986 IN REEL 1838, IMAGE 395, AS DOCUMENT NO. 5881408. (AFFECTS PARCELS 1 AND 2) AS PLOTTED HEREON.
14 PERMANENT EASEMENT AGREEMENT RECORDED ON JANUARY 17 1986 IN REEL 1838, IMAGE 400, AS DOCUMENT NO. 5881409. (AFFECTS PARCELS 1 AND 2) AS PLOTTED HEREON.
15 UTILITY EASEMENT RECORDED ON NOVEMBER 25, 1953 IN VOLUME 3229 OF DEEDS AT PAGE 533, AS DOCUMENT NO. 3254599. (AFFECTS PARCEL 2) AS PLOTTED HEREON.
16 UTILITY EASEMENT RECORDED ON MAY 27, 1987 IN REEL 2095, IMAGE 139, AS DOCUMENT NO. 6061728. (AFFECTS PARCEL 2) AS PLOTTED HEREON.
17 MATTERS REFERENCED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAPITOL SURVEY ENTERPRISES, DATED JUNE 28, 2022, AS CSE JOB NO. 22-045, AS FOLLOWS:
a. ENCROACHMENT OF CONCRETE WALK INTO THE INSURED PREMISES (PARCEL 1) ON THE WEST AND NORTH.
b. ENCROACHMENT OF ASPHALT INTO THE PREMISES ABUTTING THE INSURED PREMISES (PARCEL 1) ON THE SOUTH.
c. POSSIBLE MUTUAL RECIPROCAL ACCESS RIGHTS BETWEEN THE INSURED PREMISES (PARCEL 1) AND THE PREMISES ABUTTING ON THE SOUTH.
d. OVERHEAD WIRES AFFECTING THE INSURED PREMISES (PARCEL 1) ON THE SOUTH.
e. ENCROACHMENT OF CONCRETE STEPS INTO THE PREMISES ABUTTING THE INSURED PREMISES (PARCEL 1) ON THE EAST ENCROACHMENT OF CONCRETE WALK INTO THE INSURED PREMISES (PARCEL 1) ON THE WEST.

NOTES

- 1. FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 16, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD83).
3. ELEVATIONS ARE BASED ON THE CITY OF MILWAUKEE DATUM. BENCHMARK IS A CITY OF MILWAUKEE STANDARD BENCHMARK #11 AT THE SOUTHWEST CORNER OF THE INTERSECTION OF N. LAKE DRIVE AND E. WINDSOR PLACE, ELEVATION = 52.71'.
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20224910575, 2024910590, 20224910599, 20224910609 & 20224910623, WITH A CLEAR DATE OF DECEMBER 10, 2022.
5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: EVERSTREAM, MCI, CITY OF MILWAUKEE, WE ENERGIES-ELE AND WE GAS, MIDWEST FIBER NETWORKS, AT&T DISTRIBUTION, TELCOM CONSTRUCTION, TIME WARNER CABLE.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3. THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE RATE MAP PANEL 55079C0092E, EFFECTIVE SEPTEMBER 26, 2008.
ITEM 6a. SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER.
ITEM 9. PARCEL 1 HAS 28 PARKING STALLS; 26 REGULAR, 2 HANDICAP. PARCEL 2 HAS 50 REGULAR PARKING STALLS. 2 OF WHICH ARE RESERVED FOR ZPCARS.COM.
ITEM 16. NO RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



LEGEND table listing symbols for various features: CHISELED 'X' SET, MAG NAIL SET, CHISELED 'X' FOUND, 1" IRON PIPE FOUND, BENCHMARK, EDGE OF PAVEMENT, CONCRETE CURB & GUTTER, SANITARY SEWER, WATER LINE, STORM SEWER, NATURAL GAS, OVERHEAD LINE, UNDERGROUND ELECTRIC, FIBER OPTIC, UNDERGROUND TELEPHONE, BUILDING, INDEX CONTOUR, SPOT ELEVATION, BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, EDGE OF BITUMINOUS, PAVEMENT STRIPPING, DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY.



LEGAL DESCRIPTION (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 2205A0146A, COMMITMENT DATE: SEPTEMBER 30, 2022.
PARCEL 1: THE NORTHEASTERLY SIXTY-ONE AND THIRTY-FIVE HUNDRETHS (61.35) FEET OF LOT SIX (6), IN BLOCK ONE HUNDRED NINETY-EIGHT (198), IN ROGERS'S ADDITION, IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-ONE (21), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22), IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPTING THEREFROM PUBLIC STREETS.
TAX KEY NO. 359-0013-113
ADDRESS: 1443 NORTH PROSPECT AVENUE, MILWAUKEE, WI 53202
PARCEL 2: LOT ONE (1), EXCEPT THE NORTHWESTERLY FIFTY (50) FEET FOR STREET, AND LOTS FIVE (5), NINE (9), THIRTEEN (13), SEVENTEEN (17) AND EIGHTEEN (18), IN RONALD'S SUBDIVISION LOT ONE (1), EXCEPT THE NORTHWESTERLY FIFTY (50) FEET FOR STREET, AND LOTS FIVE (5), NINE (9), THIRTEEN (13), SEVENTEEN (17) AND EIGHTEEN (18), IN RONALD'S SUBDIVISION OF LOT SEVEN (7), IN BLOCK ONE HUNDRED NINETY-EIGHT (198) IN ROGERS'S ADDITION OF FRACTIONAL LOTS SEVEN (7) AND EIGHT (8), IN SECTION TWENTY-ONE (21), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.
TAX KEY NO. 359-0013-112
ADDRESS: 1451 NORTH PROSPECT AVENUE, MILWAUKEE, WI 53202

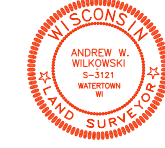
SURVEYOR'S CERTIFICATE

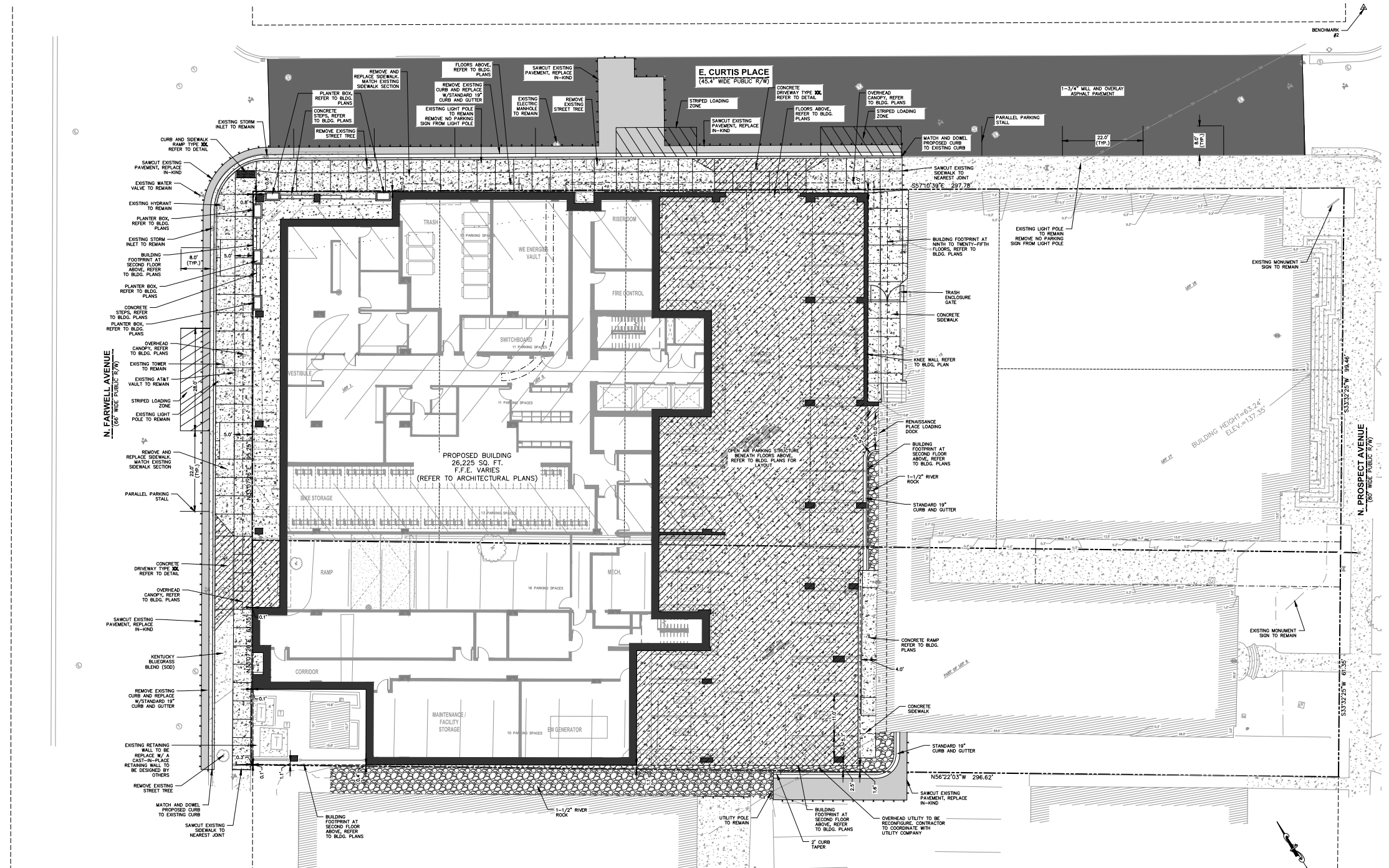
- TO:
1) NEW LAND ENTERPRISES LLC, A WISCONSIN LIMITED LIABILITY COMPANY
2) 1443 PROSPECT LLC, A WISCONSIN LIMITED LIABILITY
3) 1451 PROSPECT LLC, A WISCONSIN LIMITED LIABILITY
4) FIRST AMERICAN TITLE INSURANCE COMPANY,
5) WISCONSIN TITLE SERVICE COMPANY, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6(a), 7(a)(b)(c), 8, 9, 13 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2022.

DRAFT
ANDREW W. WILKOWSKI
PROFESSIONAL LAND SURVEYOR
S-3121
Email: andy.wilkowski@jdsinc.com
Website: www.jdsinc.com

JANUARY 13, 2023
DATE





PAVING NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN, CURRENT EDITION, WITH AMEND.
 - THE CITY OF MILWAUKEE MANUF. CODE, CURRENT EDITION.
- JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY SERVATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISPLEASANT ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511).
- THE CITY OF MILWAUKEE AND JSD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
- EXISTING UTILITY INFORMATION IS BASED ON DIGGER'S HOTLINE UNDERGROUND UTILITY LOCATIONS, SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN IDENTIFIED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
 - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 - ALL NEW/REPAIRED SURFACES ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.
 - CONCRETE PAVEMENT PAVING SPECIFICATIONS
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - REINFORCEMENT - CONCRETE PAVEMENT SHALL BE REINFORCED WITH #7*60 WELDED WIRE MESH REINFORCEMENT.
 - CURING COMPOUNDS - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - FINISHING -
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO

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LEGEND

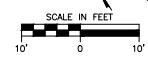
- CONCRETE PAVEMENT SECTION
- CONCRETE SIDEWALK
- FULL DEPTH ASPHALT PAVEMENT REPLACEMENT
- 1-3/4" MILL AND OVERLAY ASPHALT PAVEMENT
- 1-1/2" RIVER ROCK
- PROPOSED CURB AND GUTTER
- PROPOSED SAWCUT

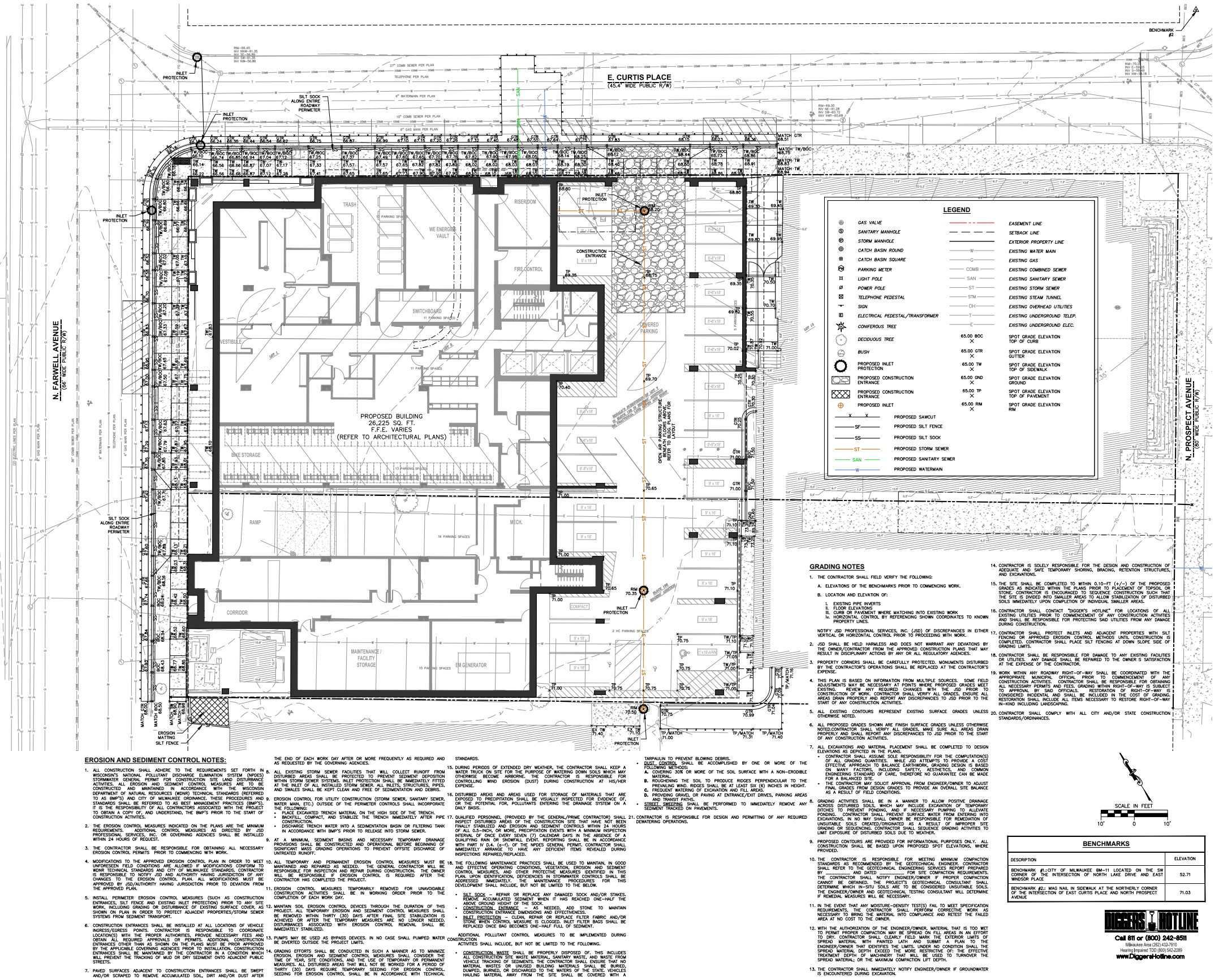
SITE PLAN DATA

- DEVELOPMENT NAME: RENAISSANCE FARWELL
- LOCATION: 1490 N. FARWELL AVE. MILWAUKEE, WISCONSIN 53202
- OWNER/DEVELOPER: NEW LAND ENTERPRISES 1840 N. FARWELL AVE SUITE A MILWAUKEE, WI 53202
- ARCHITECT: KORB & ASSOCIATES 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203
- PROPERTY AREA: 47,166 S.F. (1,0828 NET AC) PROJECT AREA: 27,404 S.F. (0.6291 NET AC)
- BUILDING SETBACKS:
 - NORTH SETBACK: REFER TO DIMENSION ON PLAN
 - EAST SETBACK: REFER TO DIMENSION ON PLAN
 - SOUTH SETBACK: REFER TO DIMENSION ON PLAN
 - WEST SETBACK: REFER TO DIMENSION ON PLAN
- BUILDING HEIGHT: REFER TO ARCHITECTURAL PLANS
- PARKING COUNT: 25 OPEN AIR PARKING STALLS 439 INTERIOR STALLS
- LSR: PROPOSED 0.02% / EXISTING 0.81% *BASED ON PROJECT AREA

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST WINDSOR PLACE	52.71
BENCHMARK #2: MAG NAIL IN SIDEWALK AT THE NORTHERLY CORNER OF THE INTERSECTION OF EAST CURTIS PLACE AND NORTH PROSPECT AVENUE	71.03





EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (DNR 10.00) AND AS BMP'S) AND CITY OF MILWAUKEE ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS PRIOR TO COMMENCING WORK.
4. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND CITY OF MILWAUKEE ORDINANCES. CONTRACTOR IS RESPONSIBLE TO NOTIFY JSD AND AUTHORITY HAVING JURISDICTION OF ANY CHANGES TO THE EROSION CONTROL PLAN. ALL MODIFICATIONS MUST BE APPROVED BY JSD/AUTHORITY HAVING JURISDICTION PRIOR TO DEVIATION FROM THE APPROVED PLAN.
5. INSTALL PERMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK INCLUDING SHORING OR DISTURBANCE OF EXISTING SURFACE COVER AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE TRAFFIC/EXCESSIVE TRAFFIC. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DIRT SEDIMENT ON ADJACENT PUBLIC STREETS.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER

THE END OF EACH WORK DAY AFTER OR MORE FREQUENTLY AS REQUIRED AND AS REQUESTED BY THE GOVERNING AGENCIES.

ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT INFILTRATION INTO STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER INLETS, STRUCTURES, PIPES AND SINKLES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.

9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

- BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN OPERATIONS TO PREVENT EXCESSIVE DISCHARGE OF UNTREATED RUNOFF.

10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE FOR EROSION CONTROL INSPECTION AFTER THE CONSTRUCTION IS COMPLETED.

11. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNDESIRABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.

12. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THE PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.

13. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.

14. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGH THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED FOR A PERIOD OF THIRTY (30) DAYS AFTER TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.

15. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT ALL TIMES.

16. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.

17. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM RESPONSE INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFIED MAN OR UNUSUAL DRAIN REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.A. (g)-(i) OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ADVISE JSD TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.

18. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES DESCRIBED IN THIS PLAN. UPON IDENTIFICATION OF DEFICIENCIES IN STORMWATER CONTROLS SHALL BE IMMEDIATELY REPAIRED. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- SILT SOCK - REPAIR OR REPLACE ANY DAMAGED SOCK AND/OR STRIKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE SOCK.
- CONSTRUCTION ENTRANCES: AS NEEDED, ADD STOPS TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
- SILT PROTECTION: CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BASS SHALL BE REPLACED ONCE AND BECOMES ONE-HALF FULL OF SEDIMENT.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENT. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A

TARPULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A. COVERING 50% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
- B. MOISTENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE DIRECTION OF WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
- C. PREVENTING WINDS OF EXCAVATION AND FILL AREAS.
- D. PREVENTING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRAVEL PATHS.

19. STEEL SHORING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SOIL OR SEDIMENT REPOSED ON PAVEMENTS.

20. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF ANY REQUIRED DRAINAGE OPERATIONS.

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - B. LOCATION AND ELEVATION OF:
 - I. EXISTING PRE INVERTS
 - II. FLOOR ELEVATIONS
 - III. CURBS OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
 - IV. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.
2. NOTIFY JSD PROFESSIONAL SERVICES, INC. (JSD) OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO BEGINNING CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. PROPERTY OWNERS SHALL BE CAREFULLY PROTECTED. MOVEMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THIS PLAN IS BASED ON INFORMATION FROM MULTIPLE SOURCES. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
6. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED.
7. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO JSD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
8. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPLETION OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE ENVIRONMENT, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINISH GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
9. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT FLOODING, AND IF NECESSARY FLOWING TO ADJACENT PROPERTIES. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATION. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR GENERATION OF UNDESIRABLE SOILS CREATED/ORGANIZED AS A RESULT OF IMPROPER SITE GRADING OR SEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
10. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
11. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY THE CONTRACTOR AND DATED FOR SITE COMPACTION REQUIREMENTS. CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE IF SITE-SPECIFIC SOILS ARE TO BE CONSIDERED UNDESIRABLE TO THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF NECESSARY MEASURES WILL BE NECESSARY.
12. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
13. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO PERMIT PROPER COMPACTION. FIELD RECORDS SHALL BE MAINTAINED TO TRACK SPREAD MATERIAL WITH FINISHED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL SPREAD MATERIAL BE DEPTH EXCEEDS THE MORE RESTRICTIVE OF THE EFFECTIVE SPREAD MATERIAL OR THE MAXIMUM COMPACTION LIFT DEPTH.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

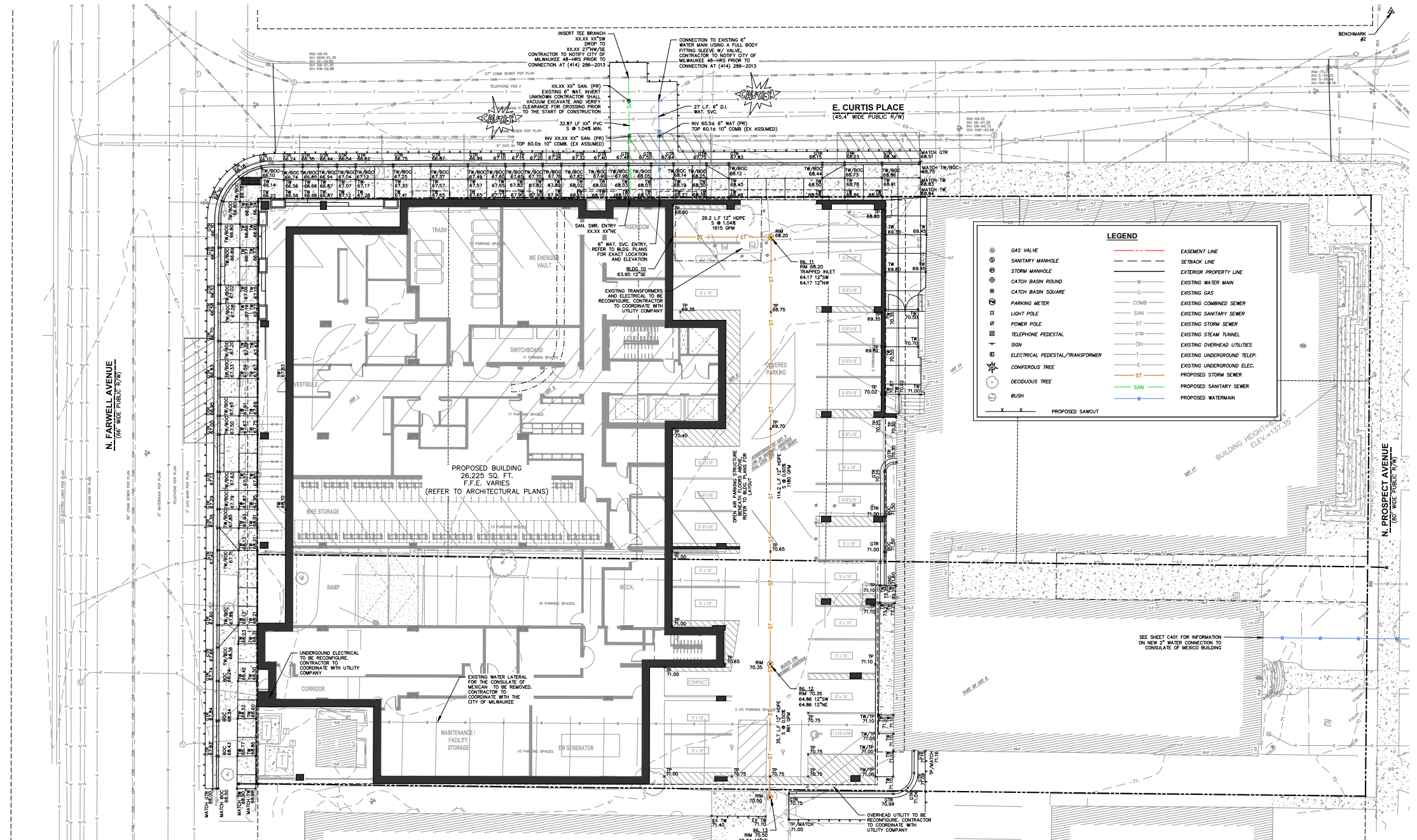
LEGEND

⊙	GAS VALVE	---	EASEMENT LINE
⊙	SANITARY MANHOLE	---	SETBACK LINE
⊙	STORM MANHOLE	---	EXTERIOR PROPERTY LINE
⊙	CATCH BASIN ROUND	---	EXISTING WATER MAIN
⊙	CATCH BASIN SQUARE	---	EXISTING GAS
⊙	PARKING METER	---	EXISTING COMBINED SEWER
⊙	LIGHT POLE	---	EXISTING SANITARY SEWER
⊙	POWER POLE	---	EXISTING STORM SEWER
⊙	TELEPHONE PEDESTAL	---	EXISTING STEAM TUNNEL
⊙	SIGN	---	EXISTING OVERHEAD UTILITIES
⊙	ELECTRICAL PEDESTAL/TRANSFORMER	---	EXISTING UNDERGROUND UTILITIES
⊙	CONIFEROUS TREE	---	EXISTING UNDERGROUND ELEC.
⊙	DECIDUOUS TREE	---	SPOT GRADE ELEVATION TOP OF CURB
⊙	BUSH	---	SPOT GRADE ELEVATION GUTTER
⊙	PROPOSED INLET PROTECTION	---	SPOT GRADE ELEVATION TOP OF SIDEWALK
⊙	PROPOSED CONSTRUCTION ENTRANCE	---	SPOT GRADE ELEVATION GROUND
⊙	PROPOSED CONSTRUCTION ENTRANCE	---	SPOT GRADE ELEVATION TP
⊙	PROPOSED INLET	---	SPOT GRADE ELEVATION RM
⊙	PROPOSED SAWFENCE	---	
⊙	PROPOSED SILT FENCE	---	
⊙	SS	---	
⊙	ST	---	
⊙	PROPOSED STORM SEWER	---	
⊙	PROPOSED SANITARY SEWER	---	
⊙	PROPOSED WATERMAIN	---	

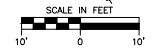
BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1-CITY OF MILWAUKEE BM-11 LOCATED ON THE SW CORNER OF THE INTERSECTION OF NORTH LAKE DRIVE AND EAST WISCONSIN PLACE	52.71
BENCHMARK #2- MAG NAIL IN SIDEWALK AT THE NORTHERLY CORNER OF THE INTERSECTION OF EAST CURTIS PLACE AND NORTH PROSPECT AVENUE	71.03

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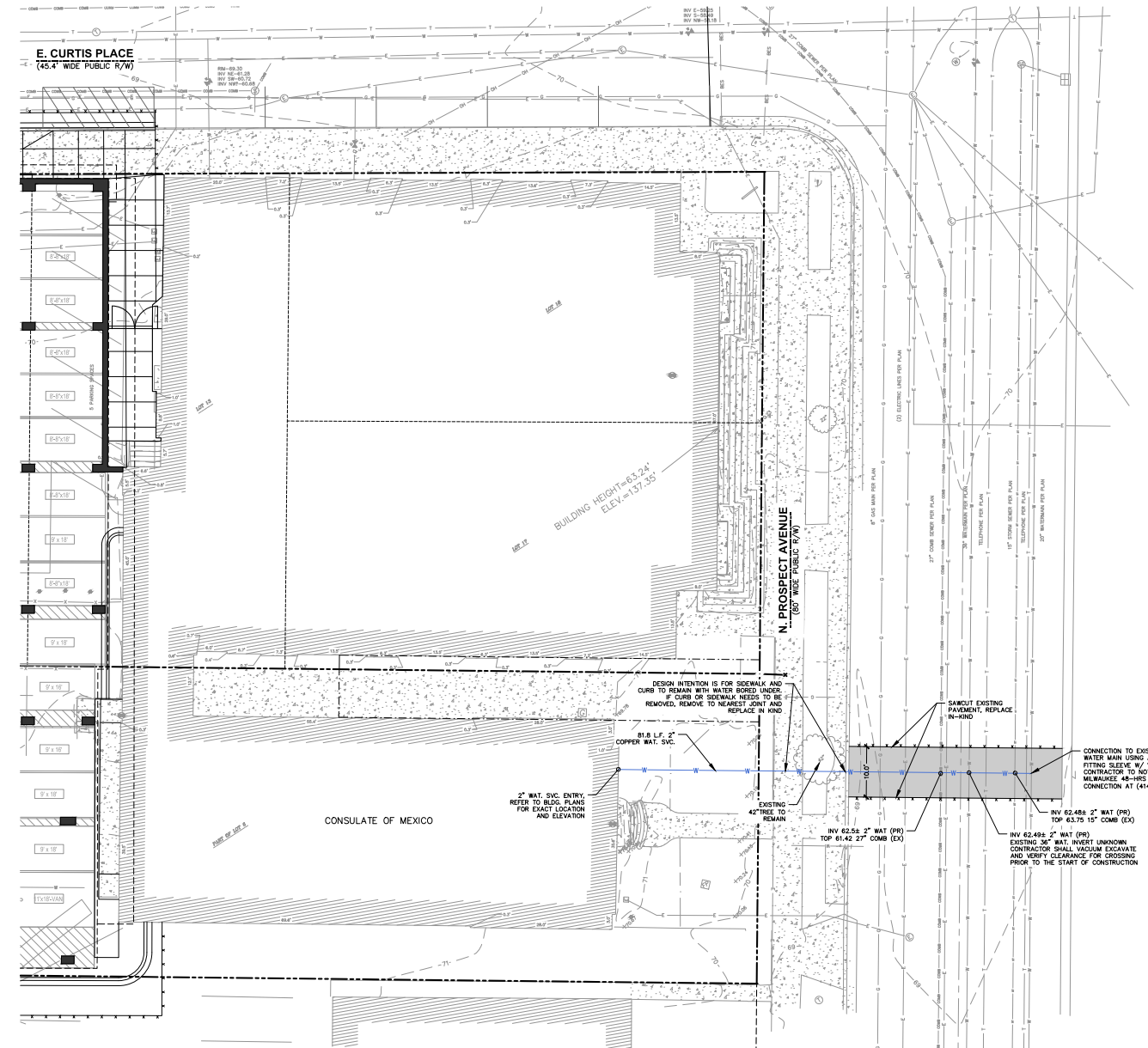
- UTILITY NOTES**
- EXISTING UTILITY INFORMATION IS BASED ON DIGGERS HOLE/ UNDERGROUND UTILITY LOCATIONS, FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREIN.
 - CONTACT DIGGERS HOLE/ PRIOR TO ANY CONSTRUCTION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSIT FEES AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS PREPARED BY OTHERS.
 - THE CONTRACTOR SHALL CONTACT THE CITY OF MILWAUKEE ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF ANY SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN," CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALL STATE AND LOCAL CODES. SPECIFICATIONS IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MILWAUKEE SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DOPS 382.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BODY COVERS, ETC.) TO MATCH FINISHED GRADE OF THE AREAS DISTURBED DURING CONSTRUCTION.
 - LOCATIONS OF PROPOSED UTILITIES ARE CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN LENGTHS ARE SHOWN FOR CONTRACTOR RESPONSIBILITY FOR EMPLOYING THE MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ANY TIE-IN CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METERS) ARE LOCATED WITHIN THE BUILDINGS. REFER TO BUILDING PLANS.
 - REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY TRENCHES.
 - TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 92.0715(2)(c) OF THE STATE STATUTES AND CITY OF MILWAUKEE REQUIREMENTS.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER OR OTHER UTILITIES THAT ARE TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS TO THE ENGINEER AS WORK PROGRESSES.
 - STORM SEWER SPECIFICATIONS
 - PIPE - ALL PIPE MATERIAL BENEATH STREET SURFACE SHALL BE REINFORCED CONCRETE PIPE (RCP) EXCEPT OUTSIDE OF RIGHT-OF-WAY SHALL BE HIGH DENSITY POLYETHYLENE OR POLYVINYL CHLORIDE. REFER TO FOLLOWING SPECIFICATIONS:
 - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-707, CLASS B (MINIMUM) WITH RUBBER GASKET JOINTS ASTM C-443.
 - HIGH DENSITY POLYETHYLENE (HDPE) WALL THICKNESS CORRUGATED PIPE SHALL BE AS MANUFACTURED BY AGS OR EQUAL, WITH WATER TIGHT JOINTS, MANHOLE "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF ASTM D-3034, WITH INTERIOR BELL TYPE S MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2472, AND D2473 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.
 - POLYVINYL CHLORIDE PIPE (PVC) SHALL BE A SDR-35 PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH INTERIOR BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3022.
 - INLETS AND FRAMES
 - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE SPS 382.36(9)(b).
 - FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES / CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.
 - MANHOLES AND FRAMES
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE SPS 382.36(9)(b).
 - FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CREST SPECIALTY PRODUCTS, OR EQUAL.
 - BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 8 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL BE CLASS C BEDDING WITH COMPACTED SPOD BACKFILL CONFORMING TO SECTION 64.5.5 OF THE "STANDARD SPECIFICATIONS".
 - FIELD TELE-CLEANOUTS - ALL FIELD TELE-CLEANOUTS DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER TIE 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.
 - WATER SERVICE SPECIFICATIONS
 - PIPE - WATER SERVICE SHALL BE CLASS D.I. PIPE MEETING THE REQUIREMENTS OF ANNE C104, ANNE C111, AND ANNE C113. MATERIALS FURNISHED SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF MILWAUKEE ORDINANCE 310-183 AND THE AMERICAN IRON AND STEEL REQUIREMENTS.
 - BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SMOOLED CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACKFILL IS REQUIRED 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 SLURRY BACKFILL.
 - CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER SPS 382.36(9)(a) (REFER TO DETAIL).
 - FOR LOCATIONS WHERE THERE IS LESS THAN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH SPS 382.30(1)(c). THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.
 - ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, EXFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE FOR THE STANDARD SPECIFICATIONS.
 - ALL UTILITY SERVICE CLEANOUTS ARE LOCATED WITHIN THE BUILDING, UNLESS SPECIFIED OTHERWISE. REFER TO BUILDING PLUMBING PLANS.
 - LEAD SERVICE LINES ARE PRESENT WITHIN THE PROJECTS LIMITS AND MAY BE AFFECTED BY WORK TO BE COMPLETED. THE CONTRACTOR MUST PROVIDE NOTICE TO THE AFFECTED PROPERTY OF WORK TO BE COMPLETED AND EXPLANATION OF PROPER FLOODING PROCEDURES FOLLOWING COMPLETION OF WORK ON AT THE END OF EACH WORK DAY.
 - THE PROPOSED CONSTRUCTION WORK AND THE EQUIPMENT USED SHALL NOT AFFECT THE INTEGRITY OF THE EXISTING WATER MAINS, WATER SERVICES, OR FLEXIBLE THERMOPLASTIC PIPE (DAMAGED). THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO RESTORE THE WATER FACILITY TO ITS ORIGINAL CONDITION. SUBSEQUENT WATER MAIN BREAK PHONE (414) 398-3710 (MWR DISTRIBUTION) PRIOR TO PROCEEDING WITH CONSTRUCTION, THE LOCATION OF EACH WATER MAIN SHALL BE DETERMINED IN THE FIELD BY CONTACTING DIGGERS HOLE/.
 - THE PROPOSED CONSTRUCTION WORK AND THE EQUIPMENT USED SHALL NOT AFFECT THE INTEGRITY OF THE EXISTING WATER MAINS, WATER SERVICES, OR FLEXIBLE THERMOPLASTIC PIPE (DAMAGED). THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO RESTORE THE WATER FACILITY TO ITS ORIGINAL CONDITION. SUBSEQUENT WATER MAIN BREAK PHONE (414) 398-3710 (MWR DISTRIBUTION) PRIOR TO PROCEEDING WITH CONSTRUCTION, THE LOCATION OF EACH WATER MAIN SHALL BE DETERMINED IN THE FIELD BY CONTACTING DIGGERS HOLE/.



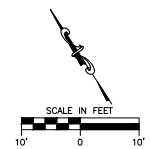
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Civil: Prospect Avenue Utility Plan

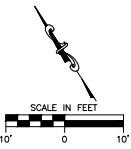
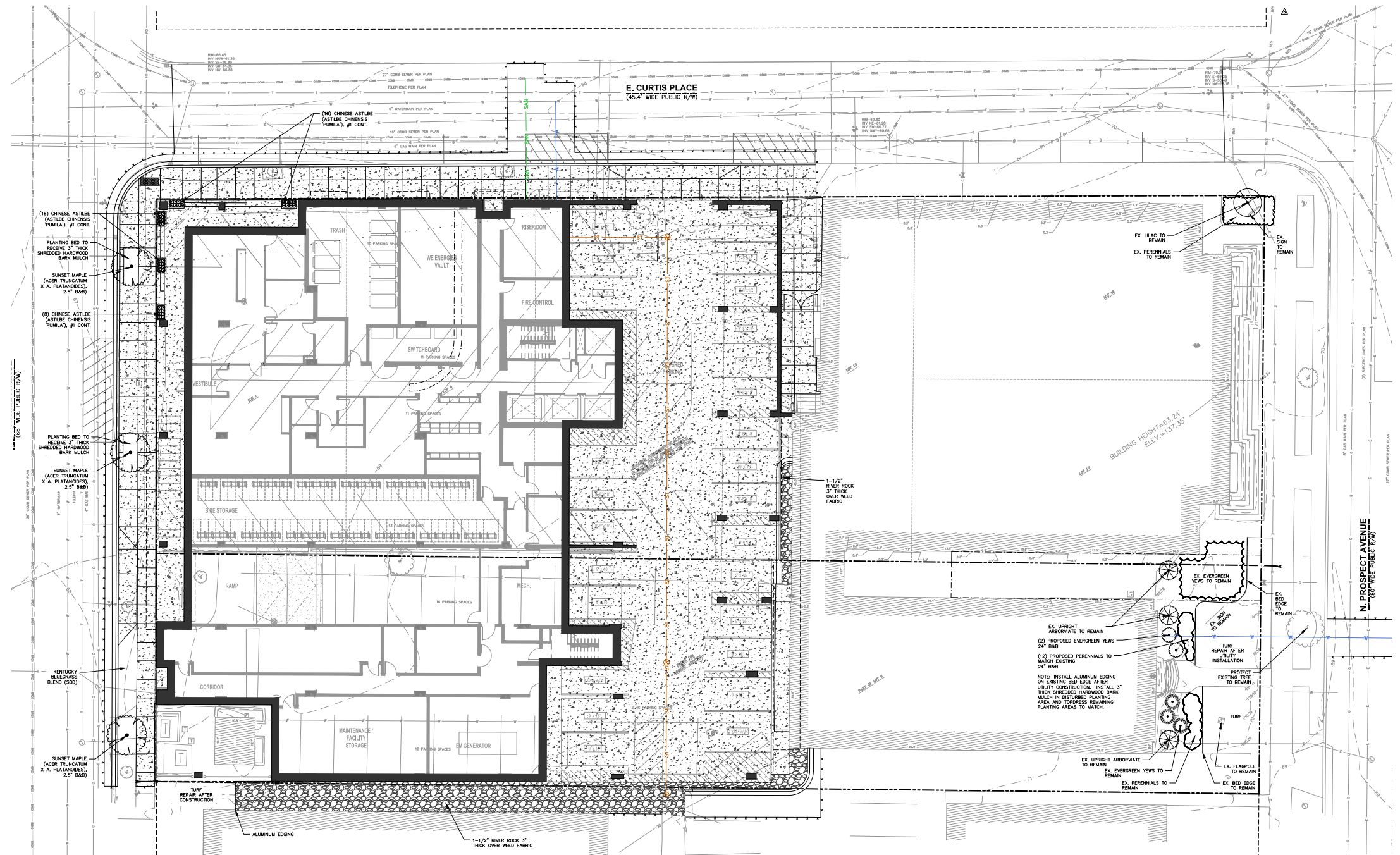


LEGEND			
⊙	GAS VALVE	---	EASEMENT LINE
⊕	SANITARY MANHOLE	---	SETBACK LINE
⊗	STORM MANHOLE	---	EXTERIOR PROPERTY LINE
⊕	CATCH BASIN ROUND	---	EXISTING WATER MAIN
⊕	CATCH BASIN SQUARE	---	EXISTING GAS
⊕	PARKING METER	---	EXISTING COMBINED SEWER
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⊕	ELECTRICAL PEDESTAL/TRANSFORMER	---	EXISTING UNDERGROUND TELEP.
⊕	CONFEROUS TREE	---	EXISTING UNDERGROUND ELEC.
⊕	DECIDUOUS TREE	---	PROPOSED STORM SEWER
⊕	BUSH	---	PROPOSED SANITARY SEWER
X	PROPOSED SAMCUT	---	PROPOSED WATERMAIN



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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.
- ALL WORK IN THE R-0-0-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-CALL-BEFORE FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT EXISTING UTILITIES. PROTECT ALL PLANTS OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR SHARING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA. PROTECT THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLEED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND SOIL. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG DURING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE INDUSTRIOUSLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND GENUINELY FOLIATED WITH IN LEAF, AND FREE OF DISEASE AND INSECT INFESTATION, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING UNDER PREMATURITY MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF NURSERY PESTS AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VEHICULAR AND PEDESTAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS AND ADAPTED TO STANDARD HORTICULTURAL PRACTICES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 1/4" IN DIAMETER AND BRANCHES OR LIMBS OVER 1/2" IN THICKNESS, THE PRUNED CARBON LAYER SHALL BE LAMPED, SMOOTH AND SHARP. BRUNES SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE FILL IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS SOIL AND BRANCHES BND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROPERLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LICENSEE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

EXISTING LANDSCAPE ALONG N PROSPECT AVENUE



LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAR, FIBRILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 1/4" IN DIAMETER, AND FREE FROM TOWNS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOOD WEDD BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH (1" IF OVER ROCK). SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. STONE MULCH AREAS SHALL RECEIVE WOOD WEDD BARRIER FABRIC, NO PLASTIC/SPARKHOLE BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VEGGIAN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH OF THE SHOWN CUT EDGE, ANGLED AS DEGREE INTO SOIL AT A 9" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WOOD-PREVENTER SHOULD BE MIXED WITH MULCH LEAD TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" x 4". ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LPOE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG PRODUCT NO. 08183-B OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

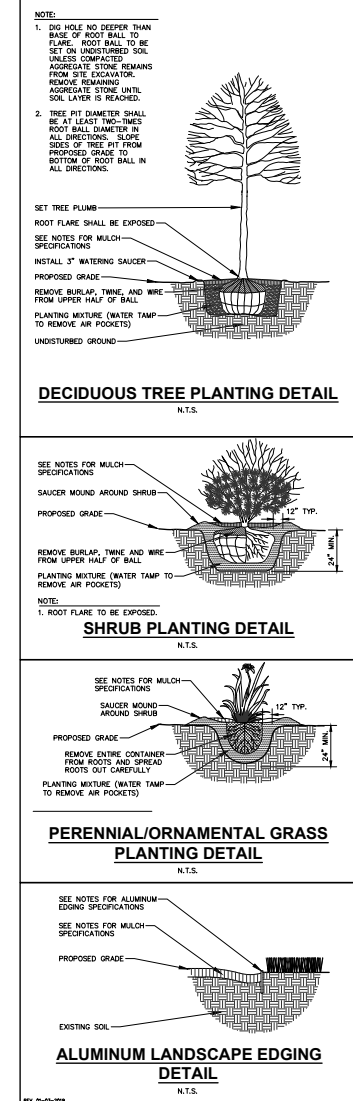
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH SHALL RECEIVE 6" OF TOPSOIL AND LAMIN CARPET'S MADISON PARK GRASS SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEDD SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRASS TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (GULTS) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 40 INCH, PLUS OR MINUS 25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNLINED EDGES WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED BY TRANSPARENTLY MEANS UNLESS CONTAINER IS EXCESSIVELY OR IF WE, AS THE ADVERTISER, AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOIL STAYS MOIST UNTIL THE NEXT CONTAINER. THE CONTAINER MUST BE OPENED AND SOIL DAMAGED PRIOR TO TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY REASONABLY FREE (TO RESIDE/100 SQ. FT.) OF DISEASE, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. REPLACEMENTS SHALL BE AS NECESSARY FOLLOWING PLANT REPLACEMENTS INCLUDING BUT NOT LIMITED TO BEGGING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAGING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPING

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING. INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING.

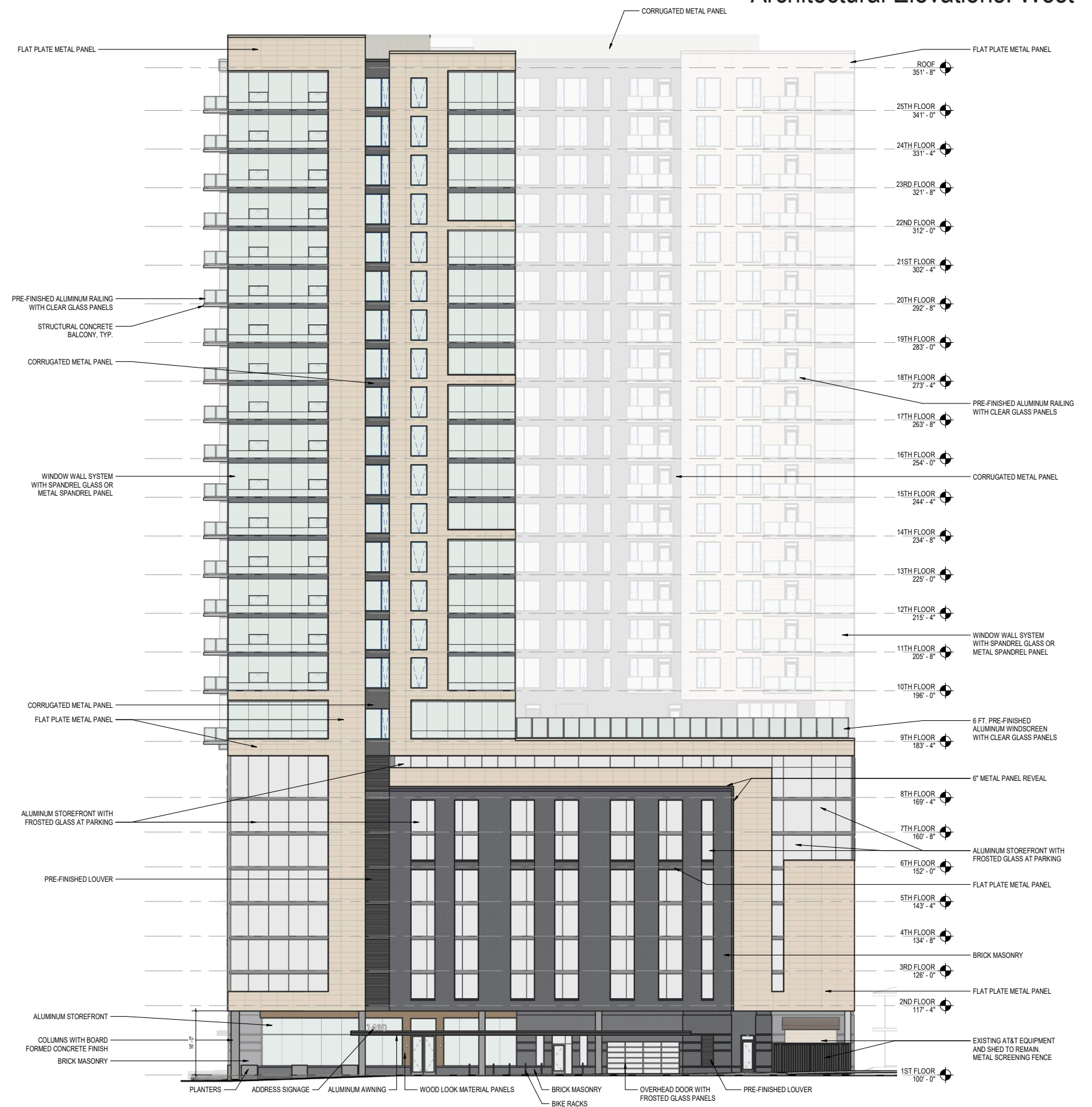


EXISTING LANDSCAPE CORNER N PROSPECT AVENUE & E CURTIS PLACE

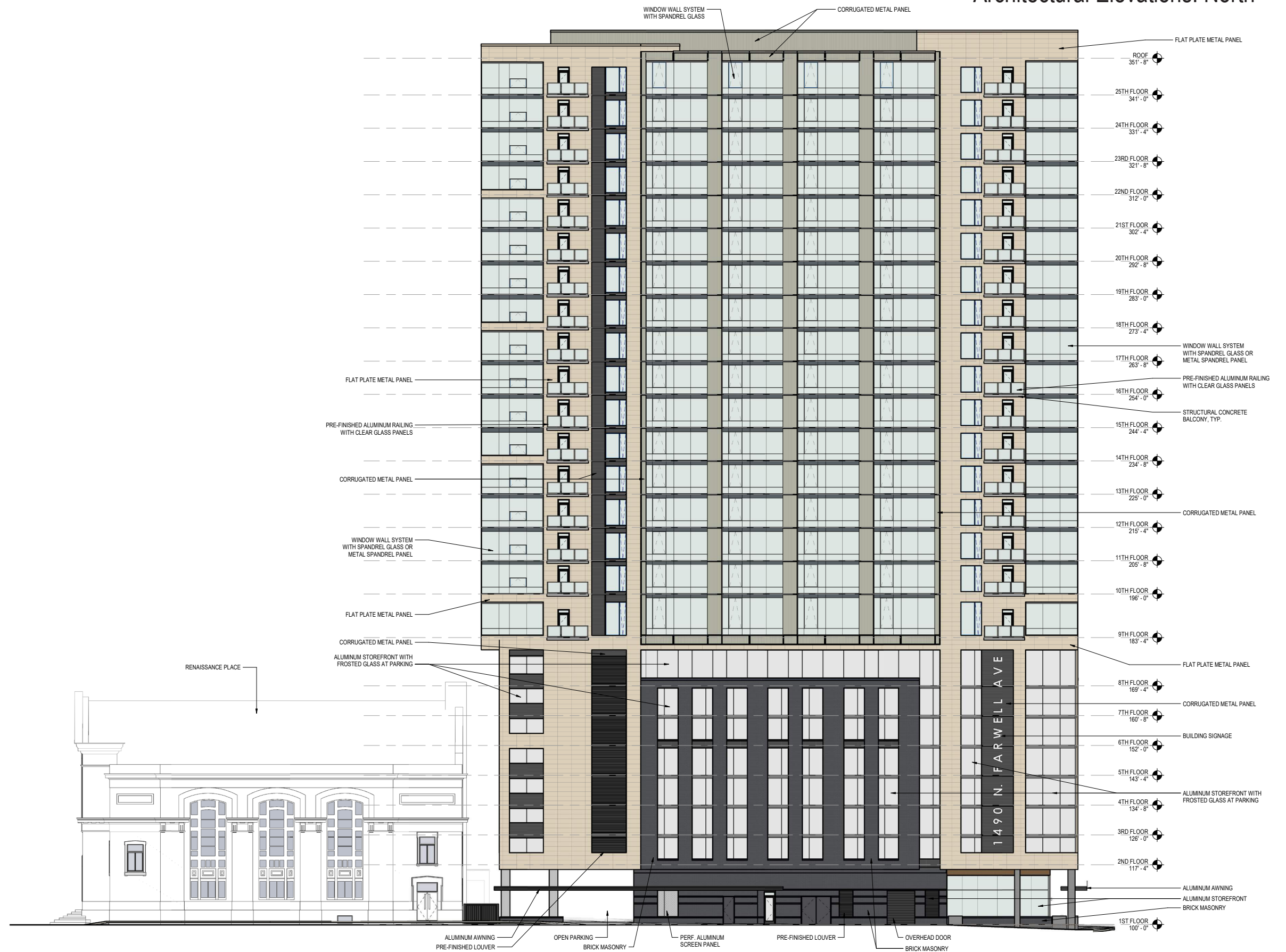


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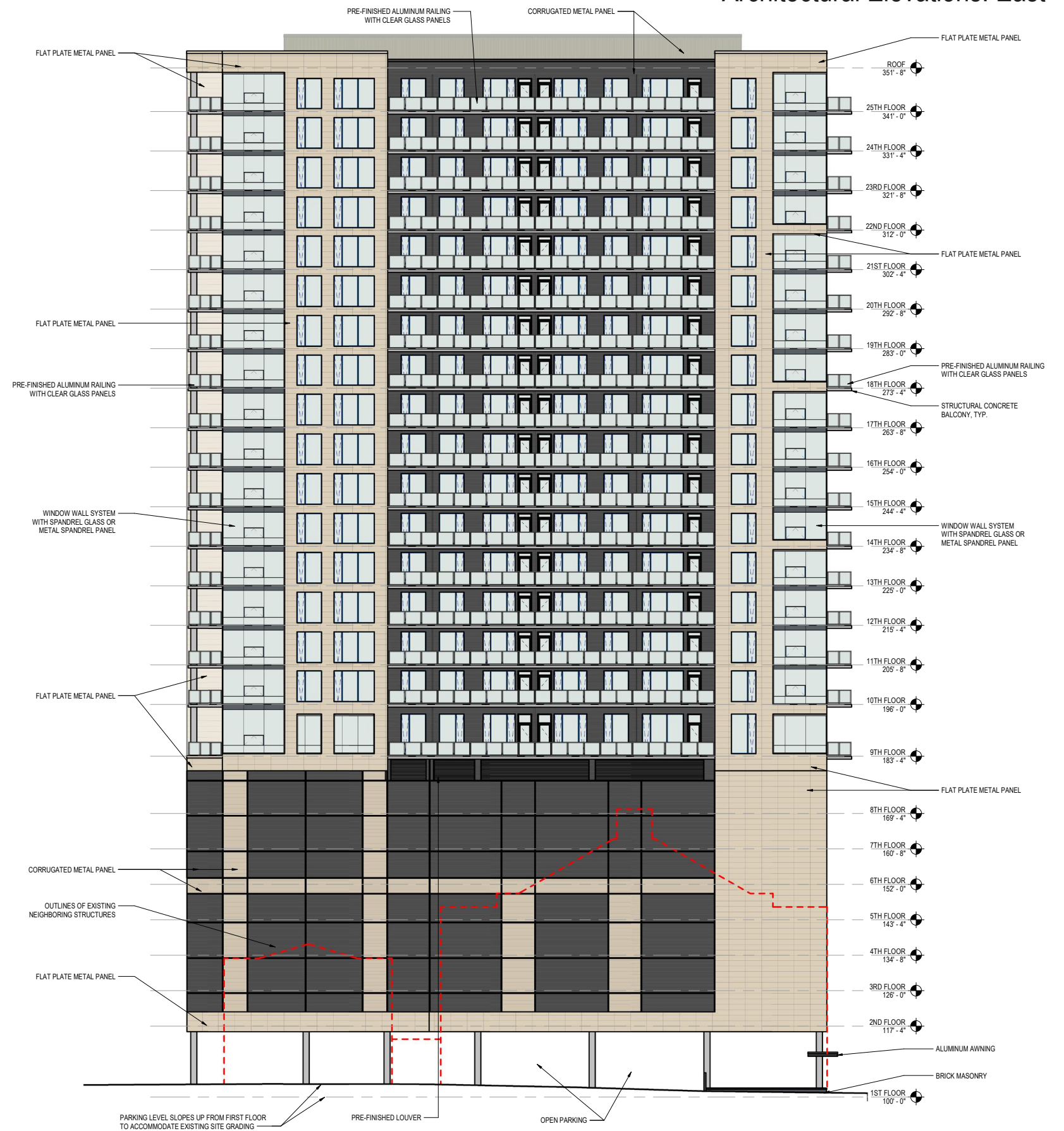
Architectural Elevations: West



Architectural Elevations: North



Architectural Elevations: East



Architectural Elevations: South

