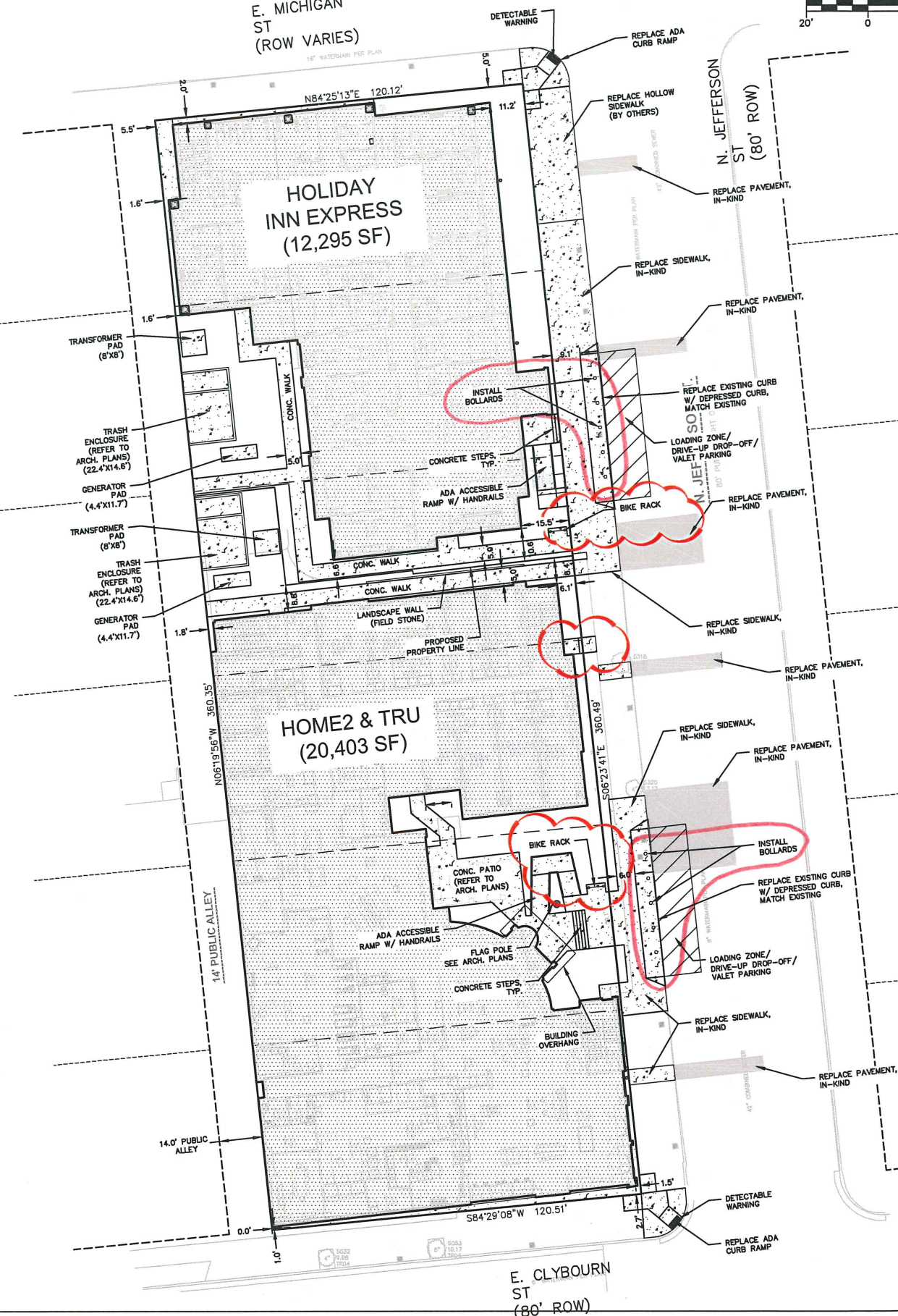
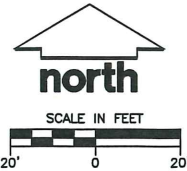


E. MICHIGAN ST.
PUBLIC RIGHT OF WAY WIDTH VARIES
14' COVERED SIDEWALK

E. MICHIGAN ST
(ROW VARIES)



GENERAL SITEWORK NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
 - THE CITY OF MILWAUKEE MUNICIPAL CODE, CURRENT EDITION.
- 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 SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- JSD PROFESSIONAL SERVICES 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 REFERENCED 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 NON-HARD SURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, 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.
- MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER:

HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS

 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 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".
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (-1°C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO

- THE 1-1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
- BINDER COURSE (LOWER LAYER PAVEMENT) - THE BINDER COURSE SHALL CONFORM TO THE 3 LT 58-28 5' HMA MIXTURE DESIGN PER TABLE 460-2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE (UPPER LAYER PAVEMENT) - THE SURFACE COURSE SHALL CONFORM TO THE 4 LT 58-28 5' HMA MIXTURE DESIGN PER TABLE 460-2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVEMENT PAVING SPECIFICATIONS
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH 6"x6" WELDED WIRE MESH REINFORCEMENT.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
16. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
- ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - THE LOCATION AND ELEVATION OF EXISTING:
 - PIPE INVERTS
 - FLOOR ELEVATIONS
 - CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL ANGLES FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
 - DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
 - SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 - ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
 - ALL COSTS SHALL BE INCLUDED IN THE BID.
 - ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF ANY REQUIRED TRAFFIC CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO: TRAFFIC LANE CLOSURES, SIDEWALK CLOSURES, ALLEY CLOSURES, ETC.

SITE PLAN DATA

- DEVELOPMENT NAME: HOLIDAY INN EXPRESS; HOME2 & TRU
- LOCATION: 433 E. MICHIGAN STREET MILWAUKEE, WISCONSIN
- OWNER/DEVELOPER: HAWKEYE HOTELS 1601 N. ROOSEVELT AVENUE BURLINGTON, IA 52601
- ARCHITECT: BASE-4 2901 CLINT MOORE ROAD, STE. 114 BOCA RATON, FL 33498
- SITE SIZE: 43,360 S.F. (0.9954 NET AC)
- BUILDING SETBACKS:
 - NORTH: NONE
 - EAST: NONE
 - SOUTH: NONE
 - WEST: NONE
- BUILDING HEIGHT: REFER TO ARCHITECTURAL PLANS
- PARKING COUNT: VALET/STREET PARKING
- LSR: PROPOSED 13.5% / EXISTING 0.00%

LEGEND

- HMA PAVEMENT
- CONCRETE PAVEMENT TRASH ENCLOSURE
- CONCRETE PATIO AND SIDEWALK TRANSFORMER AND GENERATOR PADS

DIGGERS HOTLINE

Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



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MILWAUKEE REGIONAL OFFICE
N22 W22931 MANCY'S COURT SUITE 3
WALKESHA, WISCONSIN 53186
P. 262.513.0666



CLIENT ADDRESS:
1601 N. ROOSEVELT AVENUE
BURLINGTON, IA 52601



PROJECT LOCATION:
433 E. MICHIGAN STREET
MILWAUKEE, WI 53202

PLAN MODIFICATIONS:

#	Date	Description
1.	06-01-18	PRELIMINARY PLANS
2.	07-30-18	PRELIMINARY PLANS
3.	08-27-18	PRELIMINARY PLANS
4.	10-10-18	CITY PERMIT SET
5.	01-08-19	CITY SUBMITTAL
6.	03-08-19	REVISED PER CITY COMMENTS
7.	04-17-19	REVISED PER CITY COMMENTS

Design/Drawn: SJK
Approved: JAL

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 17-8276

File: R:\2017\178275 433 E Michigan (Milwaukee WI)\DWG\178275 C2.0 - Site Plan.dwg Layout: C2.0 User: akczynski Plotted: Apr 17, 2019 - 8:55am xmf

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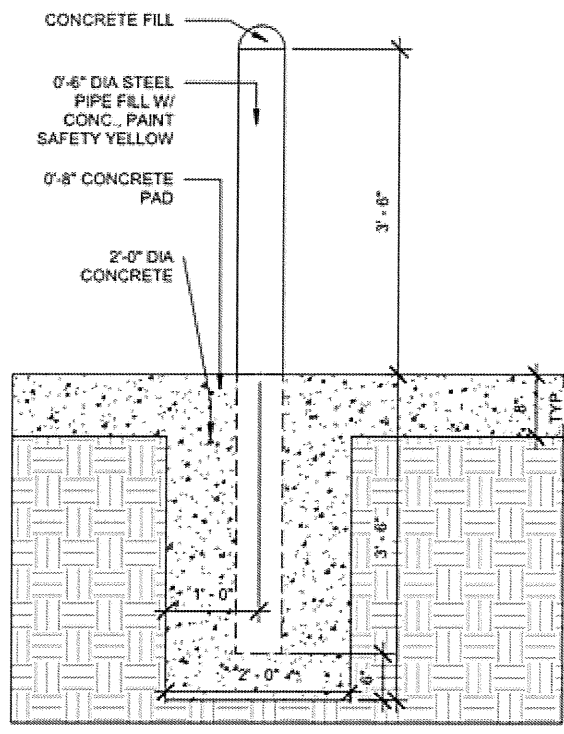


HOME 2
SUITES BY HILTON

Holiday Inn Express

BOLLARD LOCATIONS

BOLLARD LOCATIONS



2 BOLLARD DETAIL
 A-001 3/4" = 1'-0"

Holiday Inn Express and Home2TRU Standard Bollard Detail