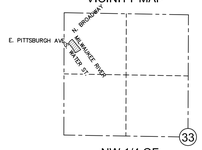
PLAT OF SURVEY WITH TOPOGRAPHY

BEING THAT PART OF GOV'T LOT 3 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

VICINITY MAP



NW 1/4 OF
SEC. 33, T. 7 N., R. 22 E.

HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 33-7-22 MEASURED AS S00°08'16"W.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM N 1/4 CORNER OF SECTION 32-7-22, ELEV. 5.306 (COMPUTED APPLYING CONVERSION FACTOR OF 580.603 TO SEWRPC ELEVATION OF 585.909) SITE BENCH MARK IS ACOE MONUMENT ELEVATION 14.927.

LEGEND

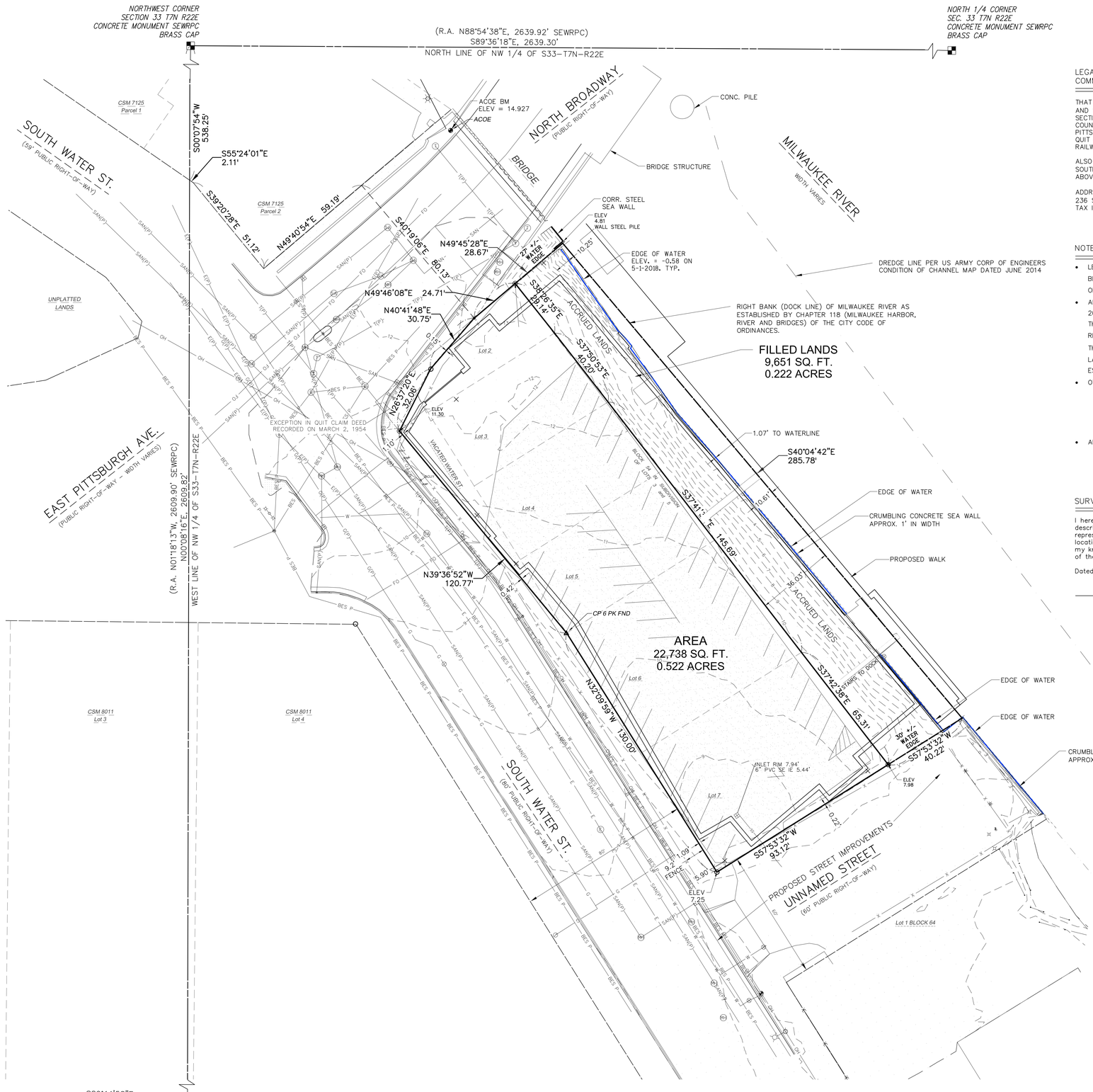
- ⚘ = BENCH MARK
- △ = CONTROL POINT
- ⊠ = CHISELED MARK FOUND
- ✖ = CUT CROSS SET
- ○ = FOUND 1" IP OR MONUMENTATION AS NOTED
- ● = 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- ■ = SECTION CORNER MON.
- △ = FOUND MAG/PK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = WATER VALVE
- = FIRE HYDRANT
- ○BORE = SOIL BORING
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- WM○ = WINDMILL
- Ⓟ = PULLBOX
- MH = MANHOLE TYPE NOTED
- SA = SANITARY SEWER MANHOLE
- ST = STORM SEWER MANHOLE
- E = ELECTRIC MANHOLE
- T = TELEPHONE MANHOLE
- W = WATER MANHOLE
- = UTILITY METER
- = SPRINKLER
- GUY = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = POWER/LIGHT POLE
- = TRAFFIC SIGNAL
- = CURB STOP
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = TREE STUMP
- = FOUND REBAR
- ⊙CO = CLEANOUT
- ⚑FLAG = FLAG POLE
- GMP = UTILITY MARKER POST
- ⊙WELL = WELL
- ⊙MWELL = MONITORING WELL
- = SIGN ON POST
- = PARKING METER
- = UTILITY CONTROL BOX
- ⊘VLV = UNKNOWN UTILITY VALVE

FL. EL. = FIRST FLOOR ELEVATION

- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- X = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- COMB = COMBINED SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- BES = BUREAU OF ELEC. SERV. CI. MIL.
- STM = STEAM LINE
- C = COMMUNICATION CONDUIT

(P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-643054-MKE, DATED MARCH 31, 2016

THAT PART OF LOT TWO (2) AND ALL OF LOTS THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7), IN BLOCK FIFTY-FOUR (54), IN SUBDIVISION OF LOTS 3 AND 5 IN SECTION 33, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF EAST PITTSBURGH AVENUE, EXCEPTING THEREFROM THAT PART DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED MARCH 2, 1954 BETWEEN THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE STATE OF WISCONSIN.

ALSO THAT PORTION OF VACATED SOUTH WATER STREET LYING ADJACENT TO THE SOUTHWEST OF SAID LOTS TWO (2), THREE (3), FOUR (4) AND FIVE (5) OF THE ABOVE-DESCRIBED PREMISES.

ADDRESS: 234 S. WATER STREET, MILWAUKEE, WI 53204 (CLIENT PROVIDED)
236 S. WATER STREET (PER TITLE COMMITMENT)
TAX ID NO.: 429-0002-100-8

NOTES:

- LEGAL DESCRIPTION PER THE LAST DEED OF RECORD DOES NOT INCLUDE THE LAND BETWEEN THE NORTHEAST LINE OF THE SUBJECT PROPERTY AND THE RIVER'S EDGE OR ESTABLISHED RIGHT BANK.
- AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 09267494 ON JULY 12, 2006 CORRECTS THE LEGAL DESCRIPTION OF SEVERAL PREVIOUS DEEDS PROVIDED THAT WERE RECORDED DATING BACK TO 1973 WHICH MODIFIES THE DESCRIPTION BY REMOVING THE LINE "BUT INCLUDING ALL SUBMERGED AND OTHER LANDS BETWEEN THE DOCK LINE OF THE MILWAUKEE RIVER AND SAID LOTS" WHICH DESCRIBES THE LAND BETWEEN THE NORTHEAST LINE OF THE PLATTED SUBDIVISION LOTS AND THE ESTABLISHED RIGHT BANK OF THE RIVER.
- OWNER OF RECORD:
  236 WATER STREET ONE LLC
  236 S. WATER ST.
  MILWAUKEE, WI 53204
- ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner.

Dated this 19th day of November, 2019

BRIAN SANDBERG P.S. 2500

Note:
Underground Utilities Located by:
DIGGERS HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20144802951, 20144802952

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. CONSULT WITH SURVEYOR TO DETERMINE WHICH UTILITIES HAVE BEEN LOCATED PER FIELD MARKS PROVIDED BY DIGGERS' HOTLINE.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
ADMIRALS WHARF

LOCATION:
234 S. WATER ST.,
MILWAUKEE, WI 53204

CLIENT:
VJS CONSTRUCTION SERVICES

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 20'
0 20 40
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

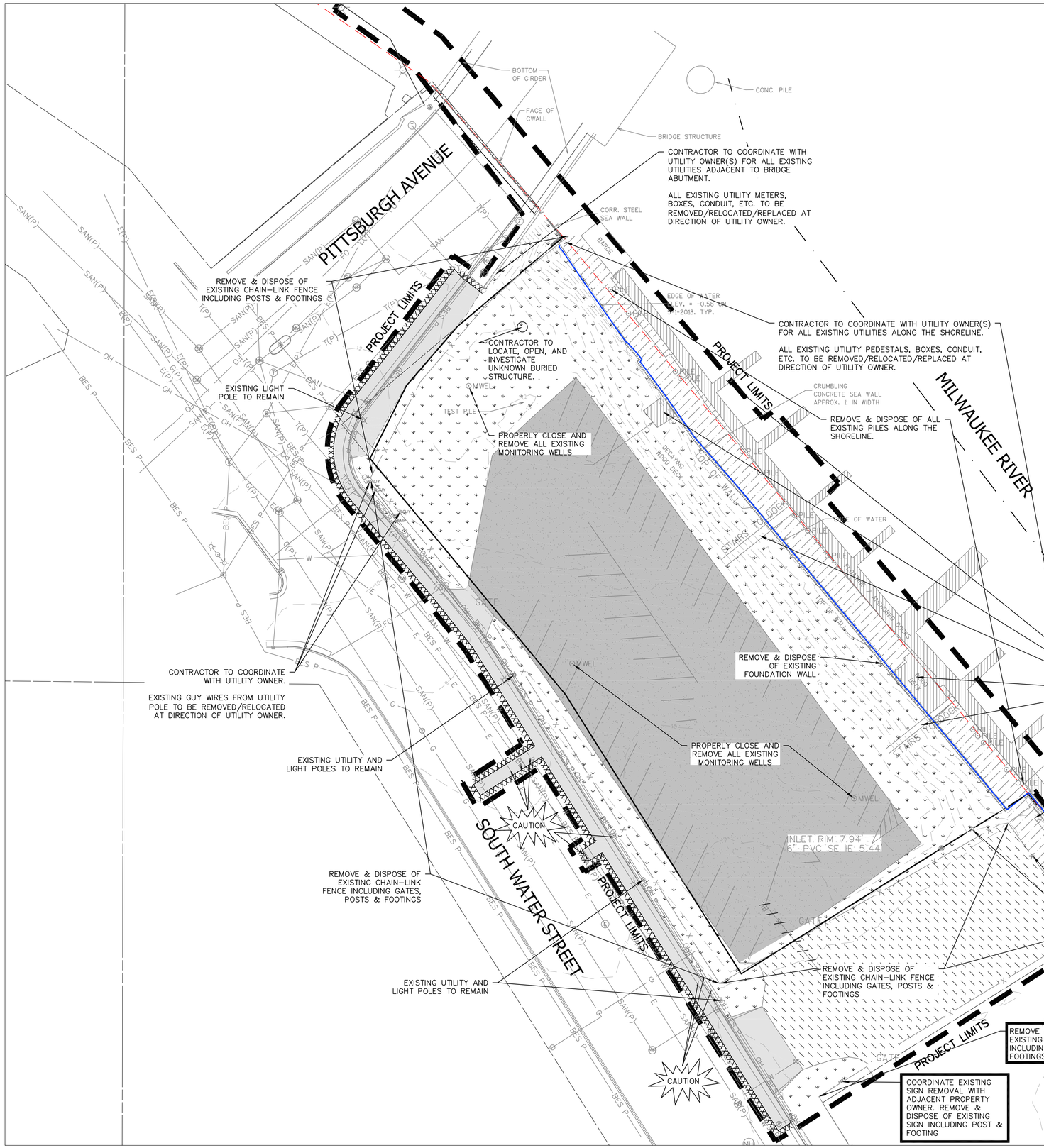
we listen. we innovate.
we turn your vision into reality.

SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	TP
PROJECT NUMBER:	15.0063.01
DATE:	NOVEMBER 19, 2019

SHEET NUMBER:
S100

FILENAME: S:_SiteDsgn\VJS Construction Services\190459 Admirals Wharf\Survey\150063_building-permit-plat.dwg



N

Scale: 0 10 20 40

Scale: 1" = 20'

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

DEMOLITION LEGEND

- VEGETATION TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED AND UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY DEPTH IF GEOTECHNICAL REPORT NOT AVAILABLE.
- ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. PAVEMENT AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. CONCRETE AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR AND GRUB VEGETATION, REMOVE ROOTS AND STUMPS. REMOVE AND DISPOSE OF OFFSITE.
- XXXXXXXXXX SAWCUT FULL DEPTH
- X TREES AND STUMPS TO BE REMOVED
- SAN(P) DENOTES UTILITIES TO BE ABANDONED AND REMOVED.
- CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- DENOTES EXISTING STORM INLETS TO BE REMOVED. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION UNTIL REMOVED. SEE DETAIL 5/C2.2

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

8. ALL EXISTING UTILITY LINES SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. PROVIDE RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF UTILITY. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CANNOT BE ACHIEVED.

VJS CONSTRUCTION SERVICES
W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P. 262.542.9000
F. 262.542.1371
WWW.VJSCS.COM

PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

kapur

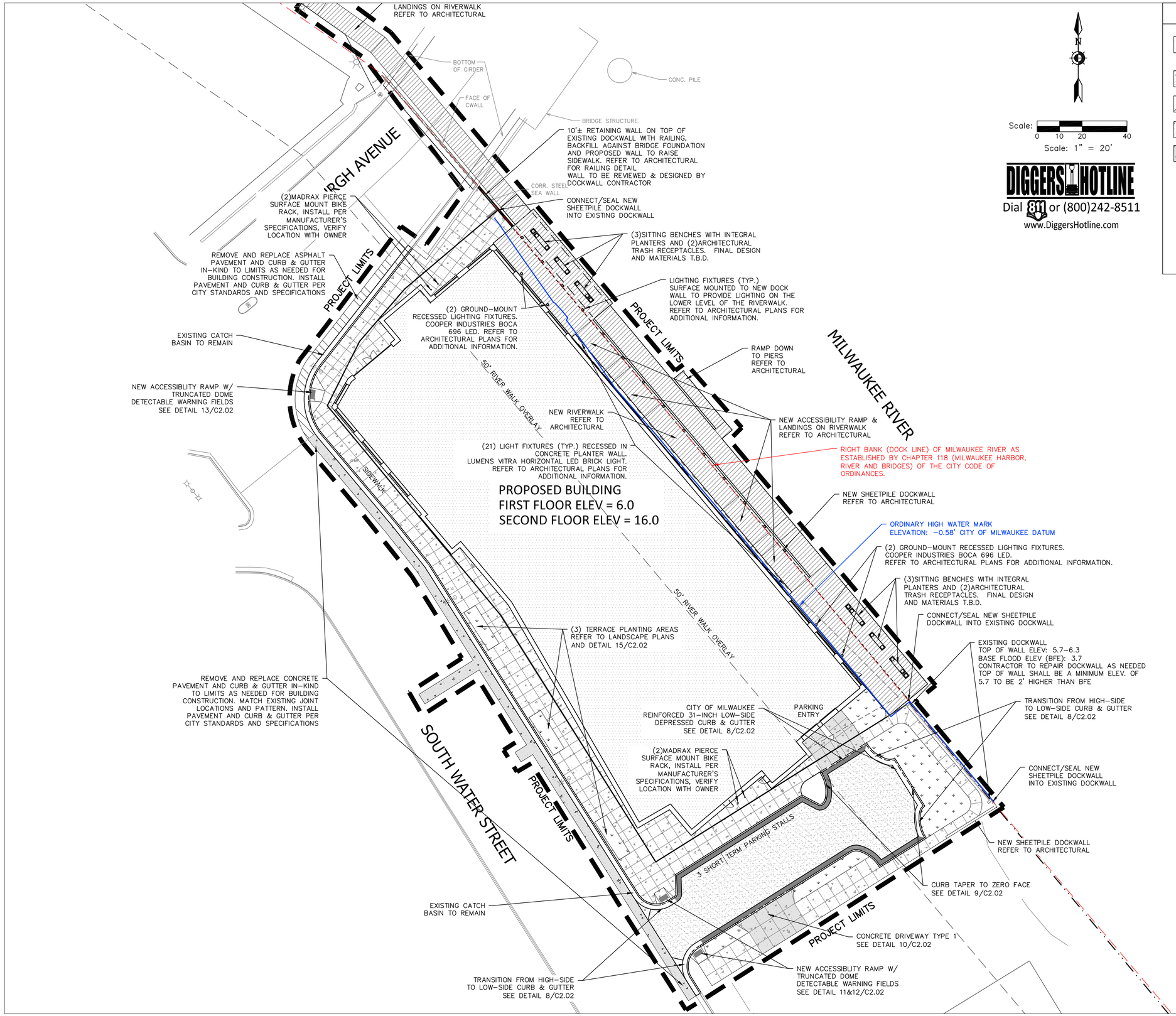
DATE	REV	ISSUE

PROJECT NUMBER	1170764
DATE	11/19/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE DEMOLITION PLAN

C1.01

11/07/2019 9:01:44 AM



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Scale: 0 10 20 40

Scale: 1" = 20'

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

HATCH LEGEND

- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL 5/C2.02
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL 5/C2.02
- NEW CONCRETE SLAB SEE DETAIL 6/C2.02
- NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL 6/C2.02
- NEW CITY OF MILWAUKEE REINFORCED 31" VERTICAL FACE HIGH-SIDE CURB & GUTTER INSTALL IN ACCORDANCE TO CITY STANDARDS AND SPECIFICATIONS (UNLESS NOTED OTHERWISE) SEE DETAIL 8/C2.02
- NEW CITY OF MILWAUKEE REINFORCED 31" VERTICAL FACE LOW-SIDE CURB & GUTTER INSTALL IN ACCORDANCE TO CITY STANDARDS AND SPECIFICATIONS (UNLESS NOTED OTHERWISE)SEE DETAIL 8/C2.02
- ROOF OVERHANG/CANOPY REFER TO ARCHITECTURAL ROOF PLAN

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SITE PLAN

C1.02

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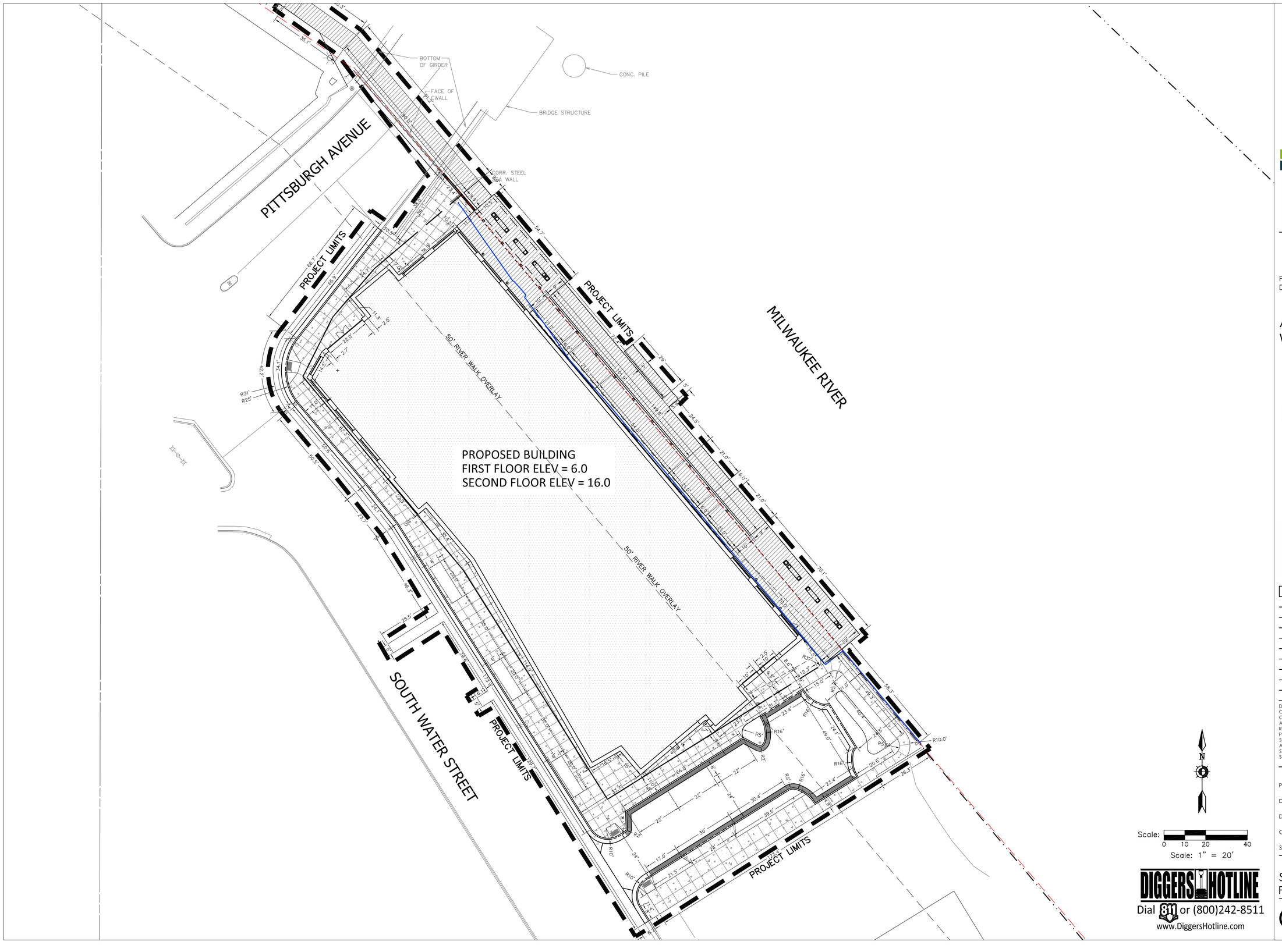

Scale: 0 10 20 40

Scale: 1" = 20'

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SITE GEOMETRIC PLAN

C1.03

11/07/2019 9:01:44 AM

PITTSBURGH AVENUE

SOUTH WATER STREET

MILWAUKEE RIVER

PROJECT LIMITS

50' RIVER WALK OVERLAY

PROPOSED BUILDING
FIRST FLOOR ELEV = 6.0
SECOND FLOOR ELEV = 16.0

BOTTOM OF GIRDER

FACE OF CWALL

CONC. PILE

BRIDGE STRUCTURE

CORR. STEEL SEA WALL

TOP OF WALL VARIES 5.7–6.3

TW 6.30

Scale: 0 10 20 40

Scale: 1" = 20'

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

GRADING LEGEND

7 / 10	EXISTING CONTOUR MINOR / EXISTING CONTOUR MAJOR
7 / 10	PROPOSED CONTOUR MINOR / PROPOSED CONTOUR MAJOR
7.35	PROPOSED SPOT GRADE
9.0±	MATCH EXISITNG SPOT GRADE
T7.50 / G7.00	PROPOSED TOP OF CURB / PROPOSED BOTTOM OF CURB
T7.5± / G7.0±	MATCH EXISTING TOP OF CURB / MATCH EXISTING BOTTOM OF CURB
TW 8.66 / BW 7.22	PROPOSED TOP OF WALL / PROPOSED BOTTOM OF WALL
TW 7.8± / BW 4.5±	MATCH EXISTING TOP OF WALL / MATCH EXISTING BOTTOM OF WALL

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PROPOSED SCHEMATIC DRAWINGS FOR:

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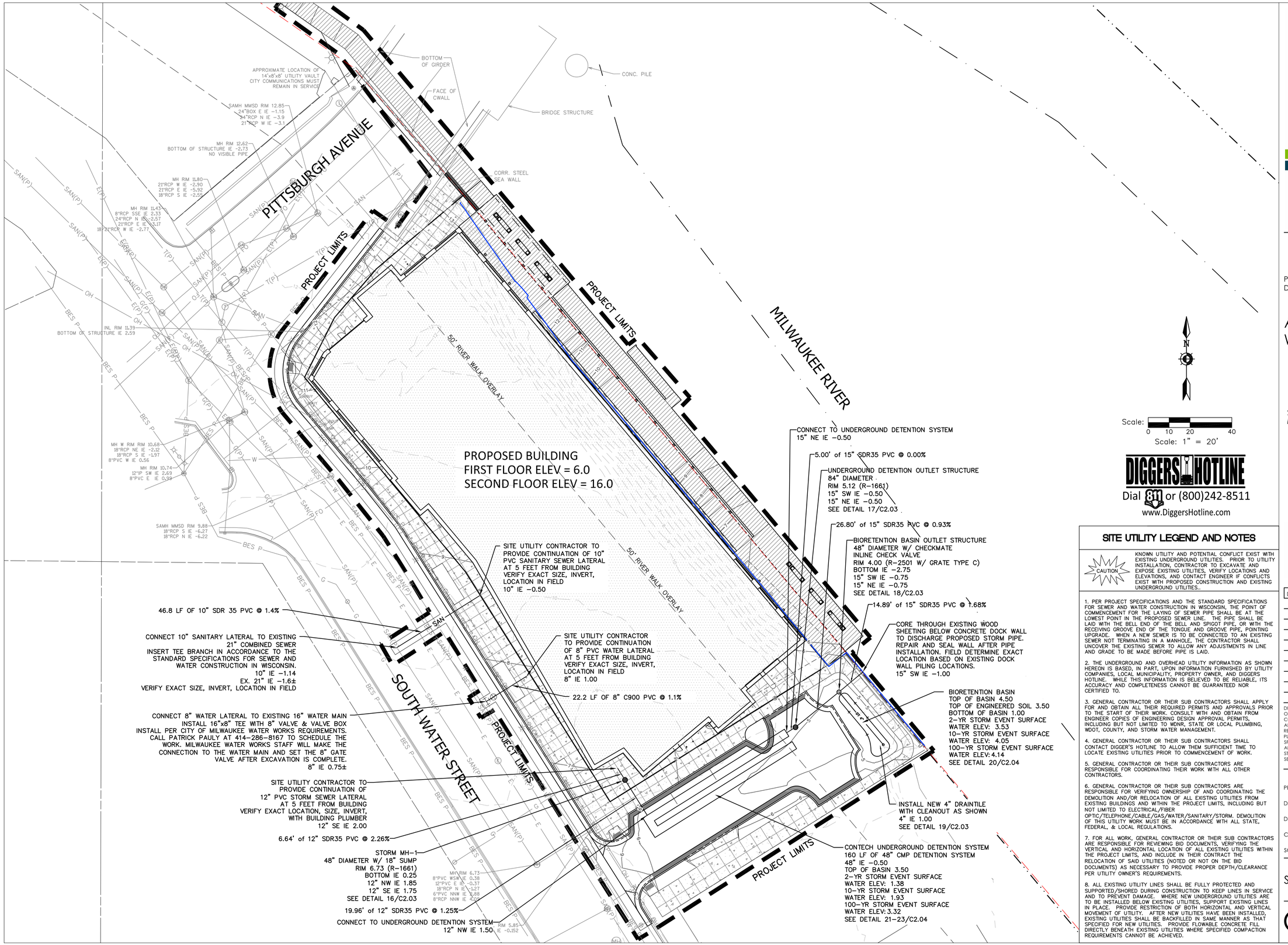
SITE GRADING PLAN

C1.04

11/07/2019 9:01:44 AM



SITE UTILITY LEGEND AND NOTES

CAUTION — KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

kapur

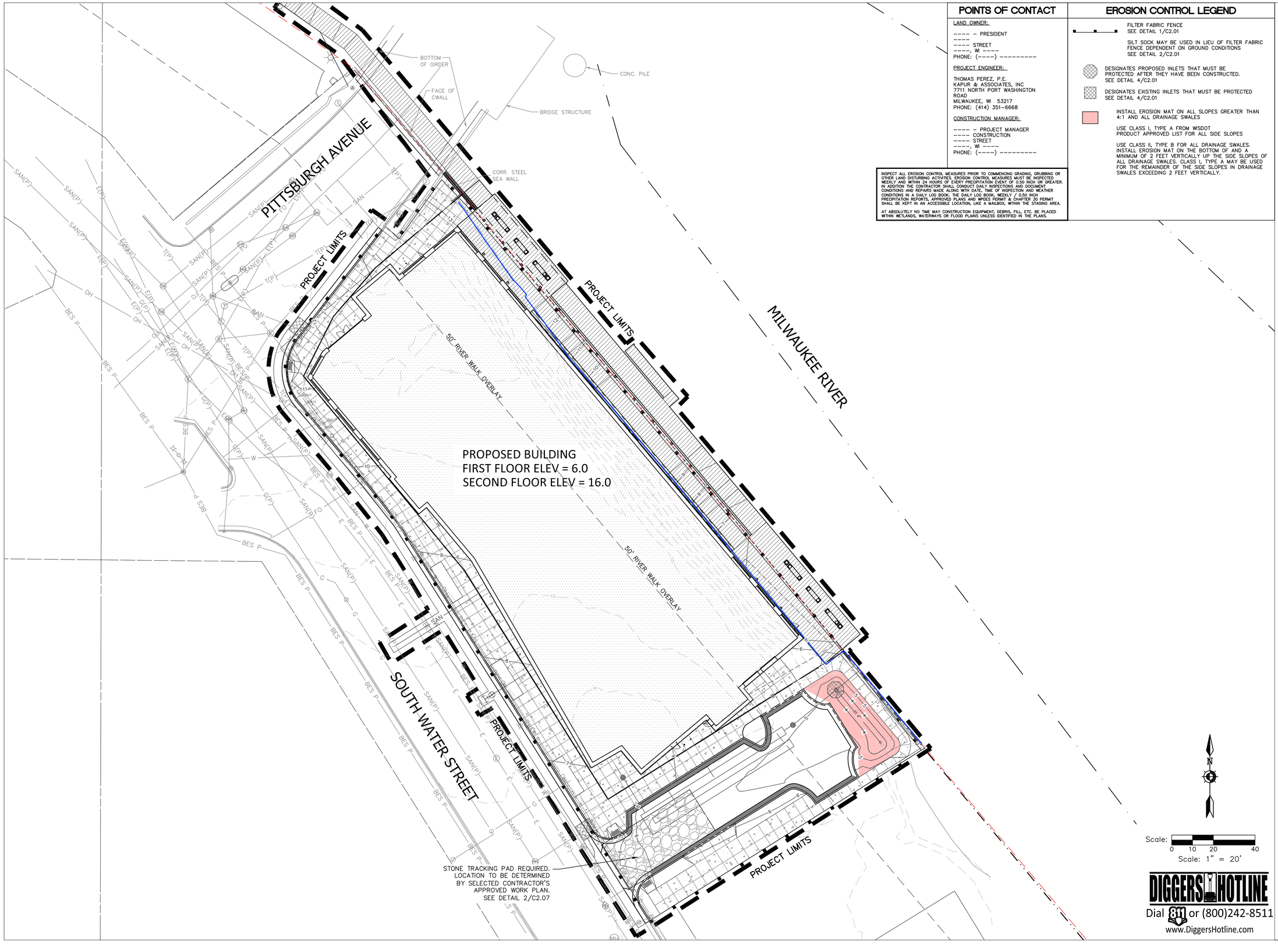
DATE	REV	ISSUE

PROJECT NUMBER	1170764
DATE	11/19/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE UTILITY PLAN

C1.05

11/07/2019 9:01:44 AM



POINTS OF CONTACT

LAND OWNER:

---- – PRESIDENT

---- STREET
----, WI ----
PHONE: (----) ----------

PROJECT ENGINEER:

THOMAS PEREZ, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (414) 351–6668

CONSTRUCTION MANAGER:

---- – PROJECT MANAGER
---- CONSTRUCTION
---- STREET
----, WI ----
PHONE: (----) ----------

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

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

EROSION CONTROL LEGEND

FILTER FABRIC FENCE
SEE DETAIL 1/C2.01

SILT SOCK MAY BE USED IN LIEU OF FILTER FABRIC FENCE DEPENDENT ON GROUND CONDITIONS
SEE DETAIL 2/C2.01

DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
SEE DETAIL 4/C2.01

DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED
SEE DETAIL 4/C2.01

INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES

USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES

USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.

Scale: 0 10 20 40
Scale: 1" = 20'

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

VJS CONSTRUCTION SERVICES
W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P. 262.542.9000
F. 262.542.1371
WWW.VJSCS.COM

PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

kapur

DATE	REV	ISSUE

PROJECT NUMBER	1170764
DATE	11/19/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE EROSION CONTROL PLAN

C1.06

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EROSION CONTROL MEASURES

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

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

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

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF MILWAUKEE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING 2020, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, SHALL BE INSTALLED AS SHOWN ON THE PLANS.
4. SILT FENCE AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, EXCAVATE THE BIORETENTION BASIN TO FUNCTION AS A SEDIMENT BASIN DURING CONSTRUCTION. CONSTRUCT DIVERSION SWALES AT THE PERIMETER OF LAND DISTURBANCE AREAS TO TEMPORARILY DIRECT STORMWATER RUNOFF TO SEDIMENT BASIN DURING SITE CONSTRUCTION OPERATIONS. CONTRACTOR SHALL CONSTRUCT BASIN INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE BASIN BANKS, INLETS, AND OUTLET STRUCTURE. BIORETENTION/SEDIMENT BASIN SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24–HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
6. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
7. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
8. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
9. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
10. AFTER ROUGH GRADING IS COMPLETE IN AREAS OUTSIDE OF PROPOSED ROADWAYS, PARKING LOTS, BUILDINGS, AND ALL OTHER HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
11. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 1, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED.
12. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
13. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES AND INLET FILTER PROTECTION SHALL BE REMOVED.
14. IF REQUIRED, FINAL "AS–BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
15. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059, OR TEMPORARY GRADING PRACTICES PER WDNR TECHNICAL STANDARD 1067 MAY BE IMPLEMENTED. HOWEVER BY OCTOBER 1, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
16. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

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

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON–SITE.

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

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON–SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON–SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE POLYMER MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON–SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE WDNR USE RESTRICTION, EVEN IF THIS IS THE RECOMMENDED RATE BY THE MANUFACTURER. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   - A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   - B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   - C. MAINTENANCE ACTIVITIES
   - D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
   - E. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
   - F. DATE AND TIME APPLIED.
   - G. WEATHER CONDITIONS DURING APPLICATION.
   - H. METHOD OF APPLICATION.

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

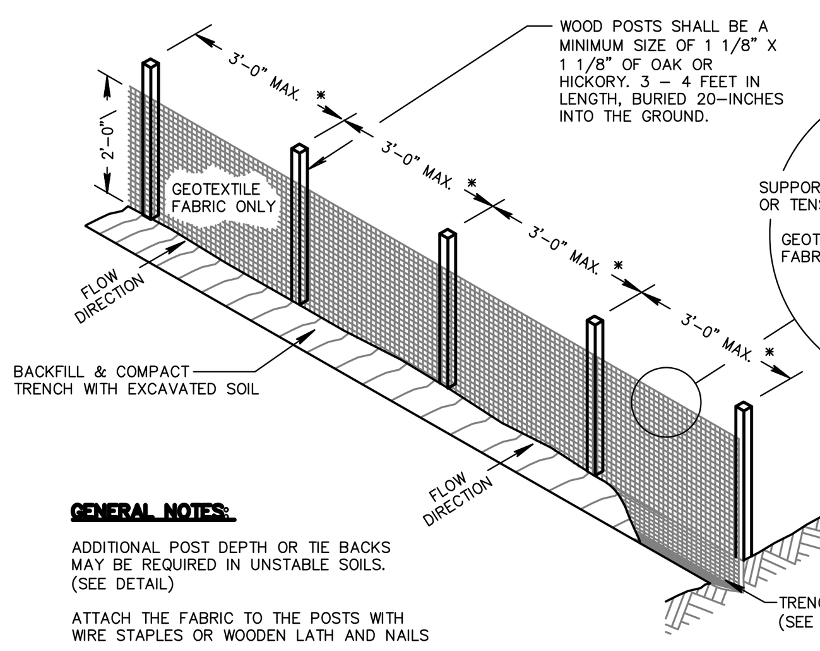
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

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

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



GENERAL NOTES:

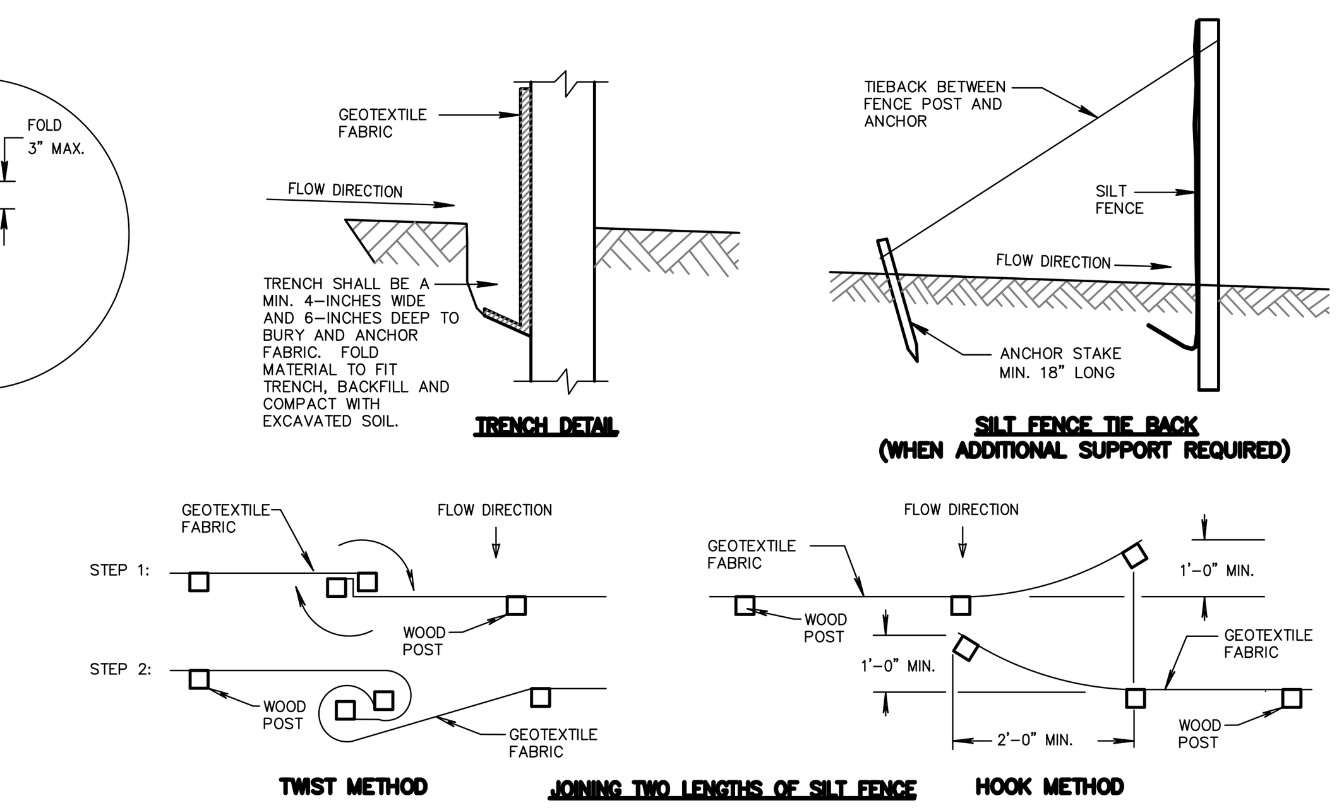
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

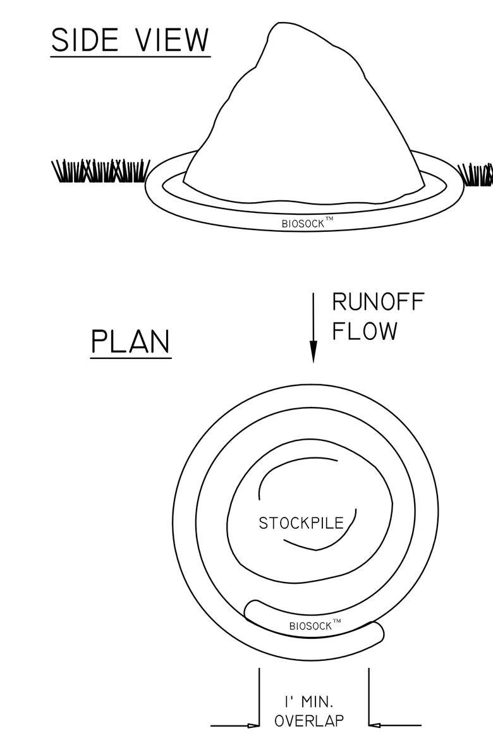
*8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

AXONIMETRIC VIEW

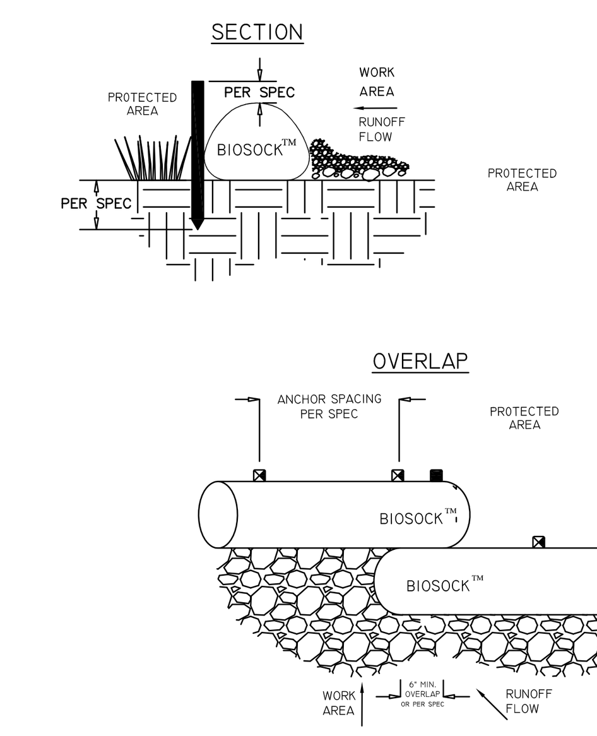


1 FILTER FABRIC SILT FENCE DETAIL
N.T.S.

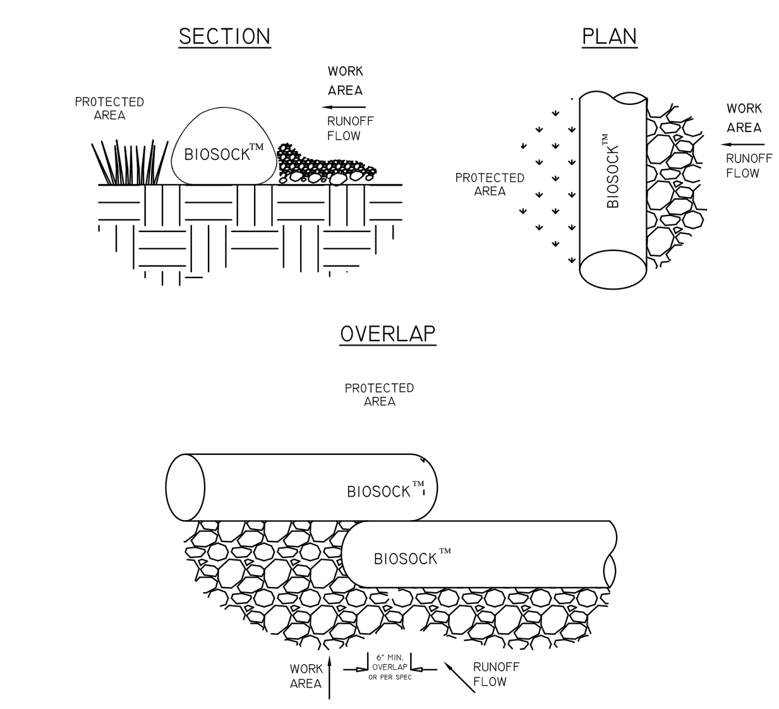


NOTE: INSTALL PER ANCHOR METHOD A,B,C,D, OR PER SPEC

STOCKPILE CONTAINMENT



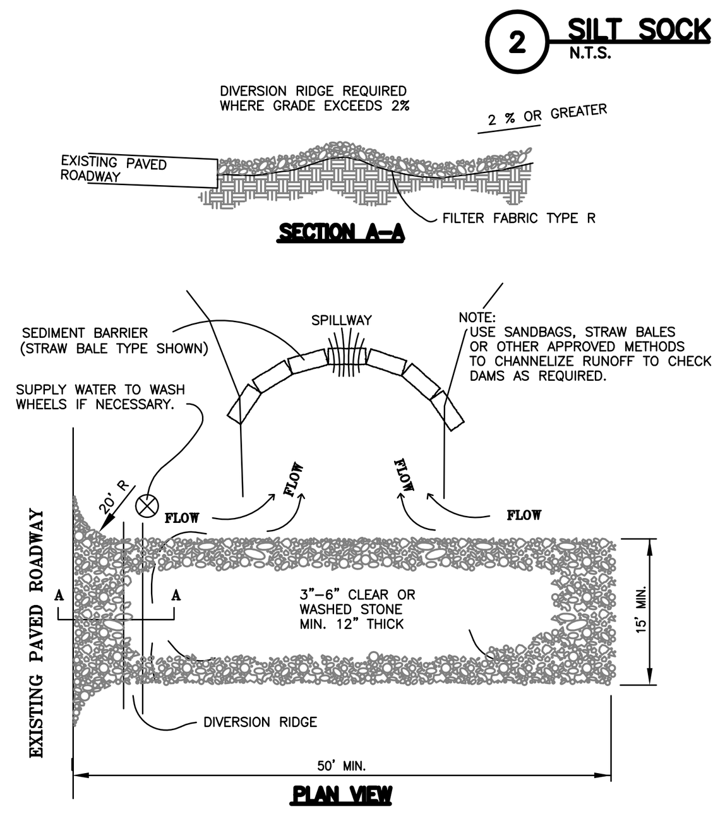
ANCHOR METHOD B



NOTE: INSTALL PER ANCHOR METHOD A,B,C,D, OR PER SPEC

PERIMETER PROTECTION

2 SILT SOCK
N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3– TO 6–INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

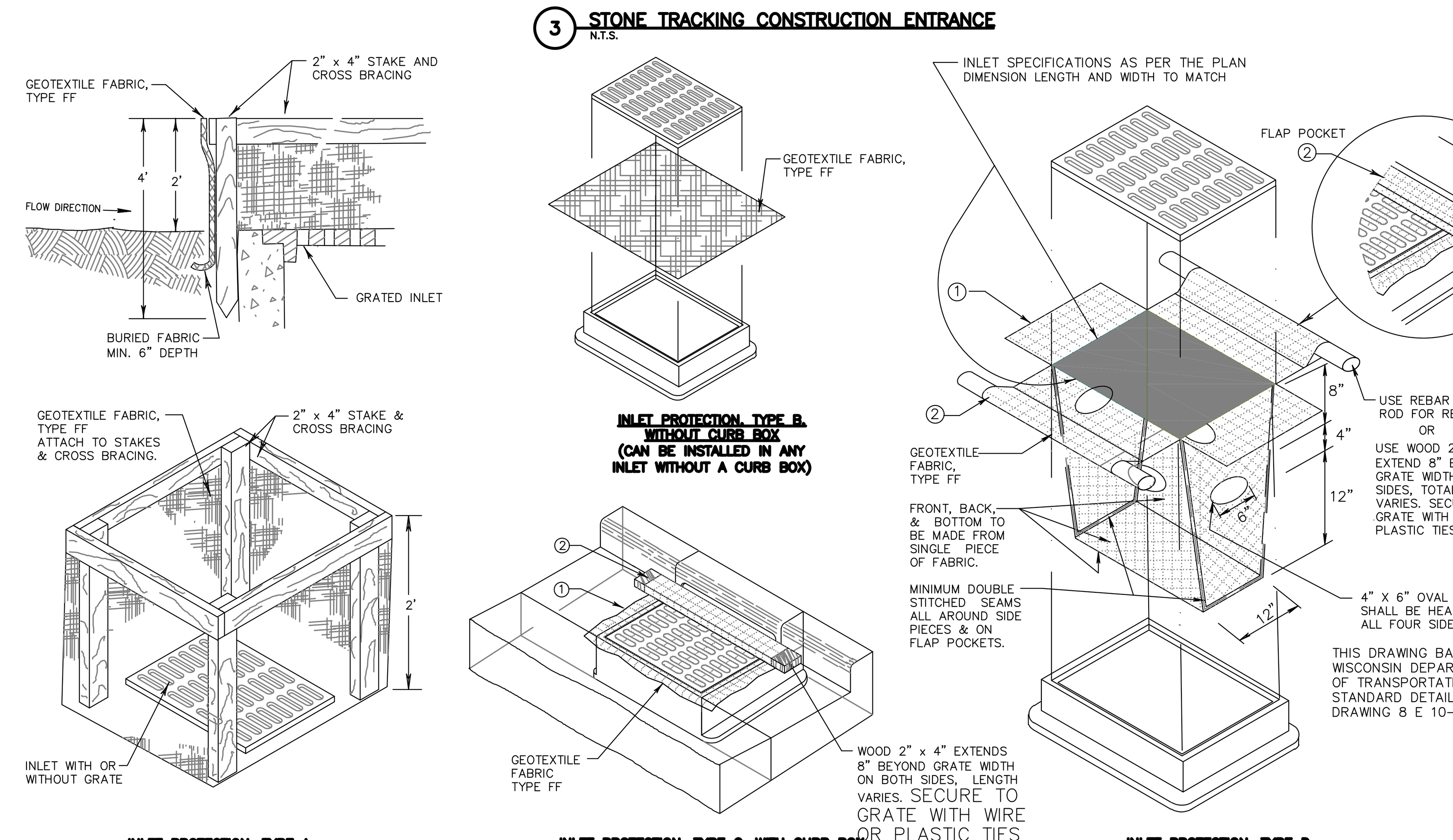
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



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.

① FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. 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
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP 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 MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 INLET PROTECTION DETAIL
N.T.S.

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PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

kapur

DATE	REV	ISSUE

PROJECT NUMBER	1170764
DATE	11/19/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE DETAILS

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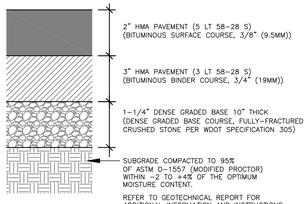
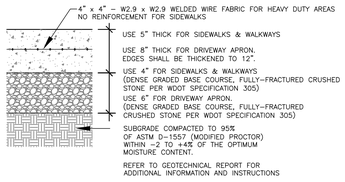
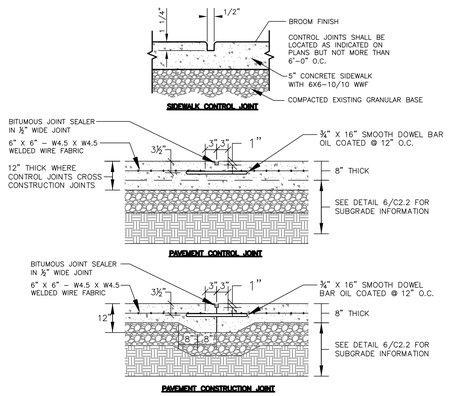


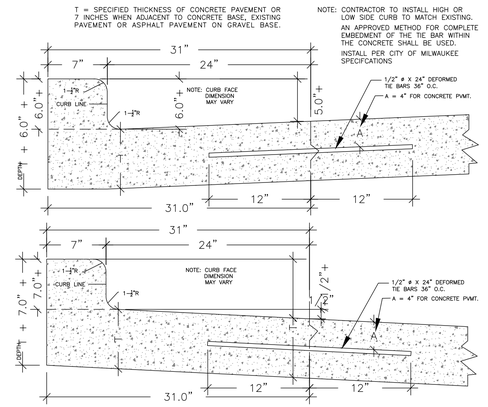
5 **ASPHALTIC CONCRETE PAVEMENT**
N.T.S.



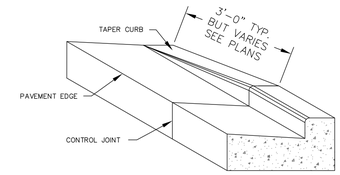
6 **CONCRETE SIDEWALK/SLAB**
N.T.S.



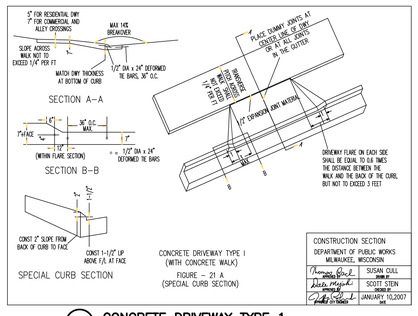
7 **CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)**
N.T.S.



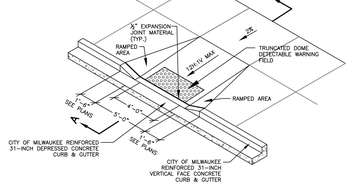
8 **CITY OF MILWAUKEE REINFORCED 31-INCH VERTICAL FACE CONCRETE CURB & GUTTER**
N.T.S.



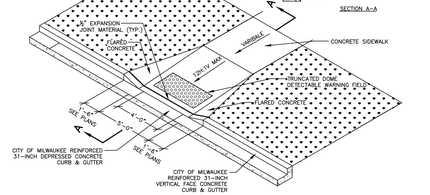
9 **CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB**
N.T.S.



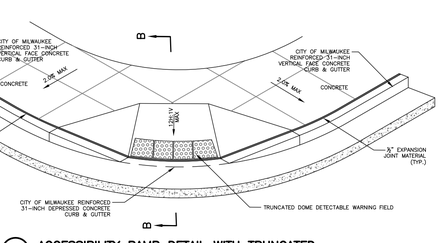
10 **CONCRETE DRIVEWAY TYPE 1**
N.T.S.



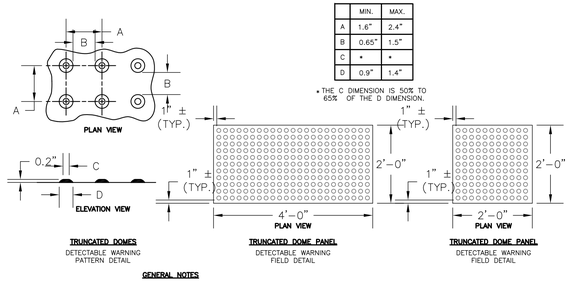
11 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DECTECTABLE WARNING FIELD**
N.T.S.



12 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.



13 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.



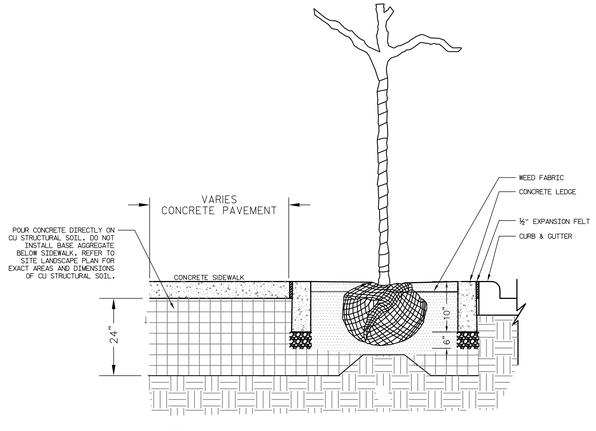
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. USE 24"x48" PLATES OR 24"x24" PLATES. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

14 **TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.



15 **TREE PLANTING ABUTTING CURB AND GUTTER**
N.T.S.

VJS CONSTRUCTION SERVICES
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PROPOSED SCHEMATIC DRAWINGS FOR:

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234 S WATER ST
MILWAUKEE, WI

kapur

DATE	REV	ISSUE

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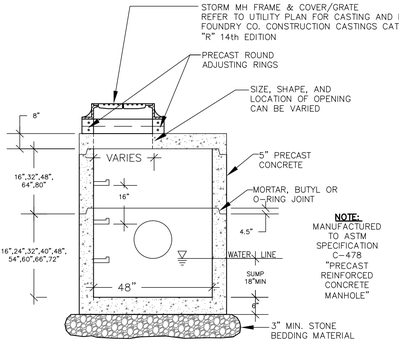
SITE DETAILS

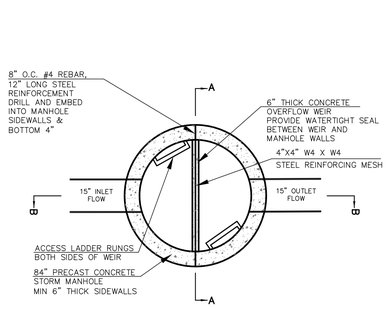
C2.02

11/07/2019 9:01:44 AM

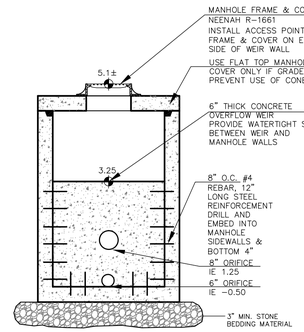


NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

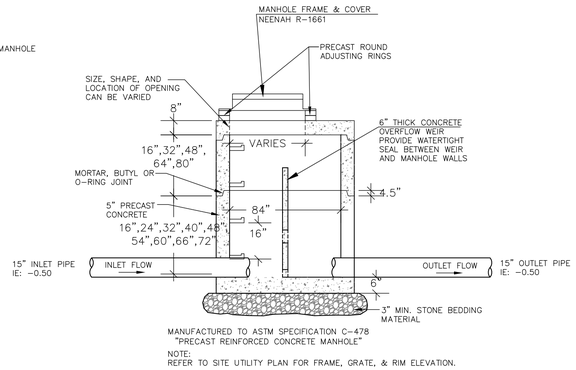
16 **48-INCH DIAMETER STORM MANHOLE WITH 18-INCH SUMP**
N.T.S.



PLAN VIEW



SECTION A-A



MANUFACTURED TO ASTM SPECIFICATION C-478 "PRECAST REINFORCED CONCRETE MANHOLE"

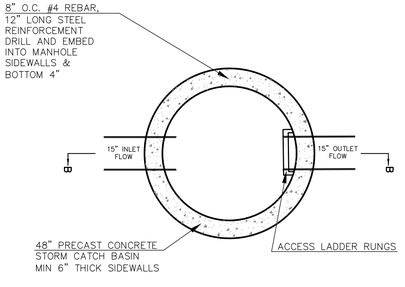
NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME, GRATE, & RIM ELEVATION.

SECTION B-B

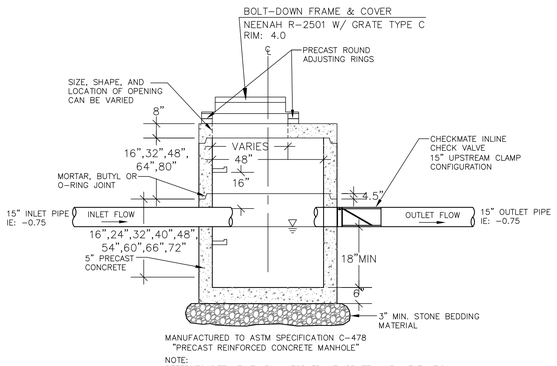
STORM OUTFALL STRUCTURE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
6. OUTFALL STRUCTURE SHALL HAVE TWO ACCESS POINTS WITH MANHOLE FRAME & COVER AND ACCESS LADDERS, ONE ON EACH SIDE OF THE WEIR WALL.

17 **UNDERGROUND DETENTION FACILITY OUTLET STRUCTURE**
N.T.S.



PLAN VIEW



MANUFACTURED TO ASTM SPECIFICATION C-478 "PRECAST REINFORCED CONCRETE MANHOLE"

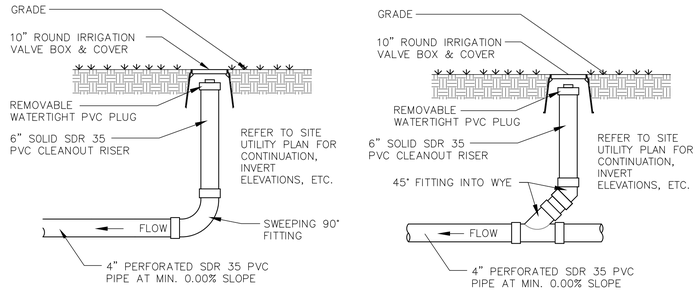
NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME, GRATE, & RIM ELEVATION.

SECTION A-A

STORM OUTFALL STRUCTURE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
6. TEMPORARY 3" ORIFICE IN OUTLET STRUCTURE USED DURING THE OPERATION OF THE TEMPORARY SEDIMENT BASIN SHALL BE BULKHEADED AND CLOSED ON INTERIOR AND EXTERIOR OF STRUCTURE AND SHALL BE MADE WATERTIGHT WHEN BIORETENTION BASIN IS BROUGHT ONLINE. 8" INFLOW PIPE SHALL BE CORED INTO THE STRUCTURE WHEN THE BIORETENTION BASIN IS BROUGHT ONLINE.

18 **BIO-RETENTION FACILITY OUTLET STRUCTURE**
N.T.S.



19 **STORM SEWER ENDRUN & INLINE 4" CLEANOUT**
N.T.S.

VJS CONSTRUCTION SERVICES
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PEWAUKEE, WI 53072
P. 262.542.9000
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PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

kapur

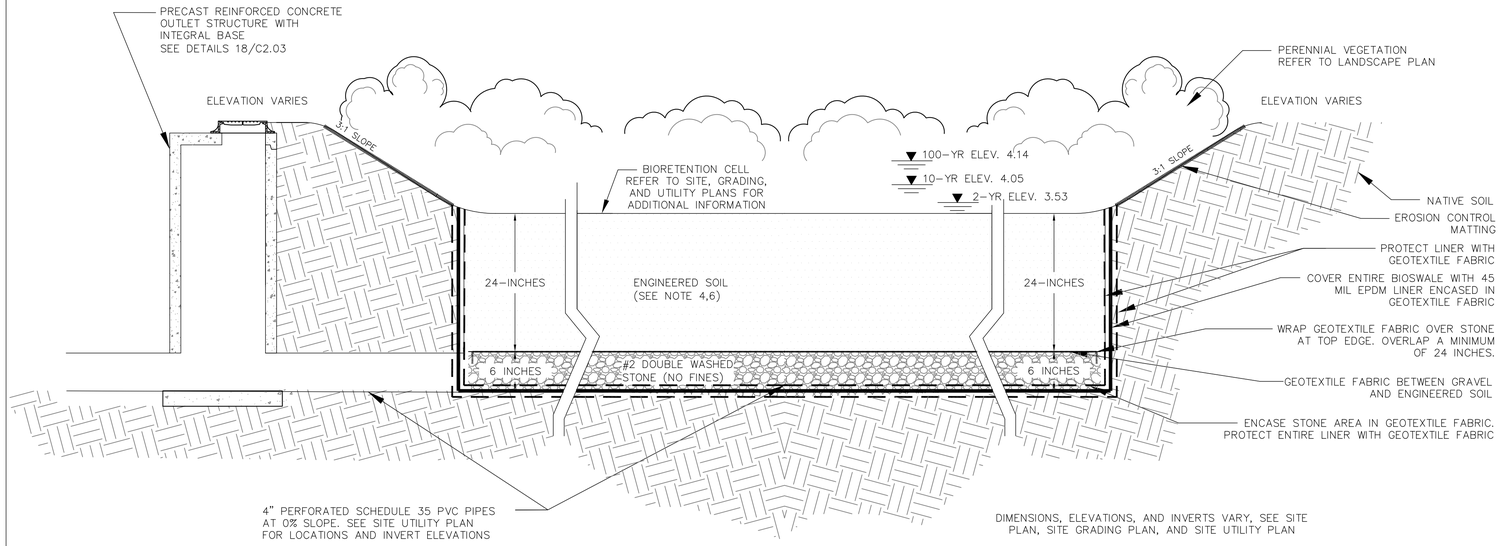
DATE	REV	ISSUE

PROJECT NUMBER	1170764
DATE	11/19/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE DETAILS

C2.03

11/07/2019 9:01:44 AM



20 BIORETENTION BASIN DETAIL
N.T.S.

CONSTRUCTION NOTES

NOTE 1: THE BIO-RETENTION BASINS WILL FUNCTION AS TEMPORARY SEDIMENT BASINS DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASINS SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF FUTURE BIO-RETENTION BASINS AND EXCAVATED TO THE APPROXIMATE DIMENSIONS OF THE FUTURE BIO-RETENTION BASINS. SEDIMENT BASINS SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL THE BASINS WILL NO LONGER ACT AS TEMPORARY SEDIMENT BASINS AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THESE BASINS.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASINS SHALL BEGIN ONLY AFTER ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED AND THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION SUCH THAT NO SEDIMENT/SEDIMENT LADEN RUNOFF CAN MIGRATE INTO THE BASIN.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASINS BEGIN, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASINS, INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE STONE AND ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASINS DURING AND AFTER CONSTRUCTION.

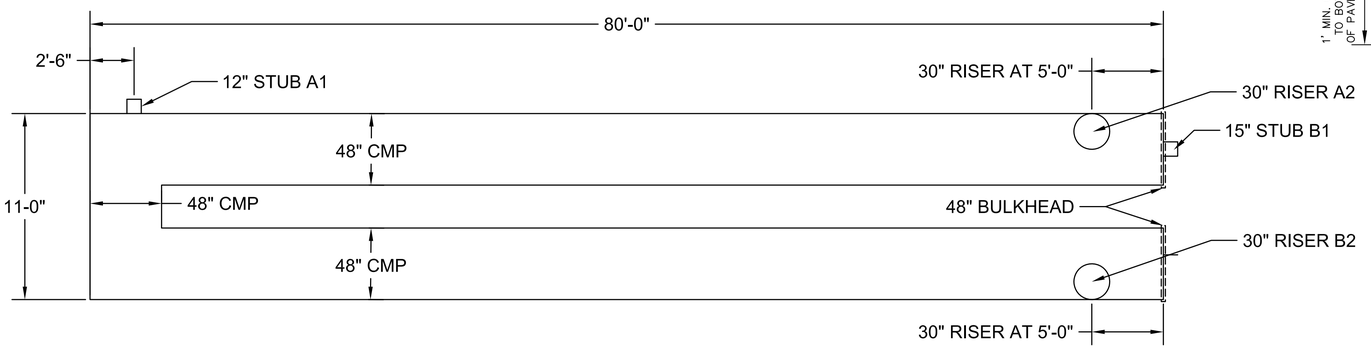
NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, MIDDLETON, WI). WHEN ARRIVING ON SITE IT SHALL BE PLACED IMMEDIATELY OR IF STORED MUST BE PROTECTED FROM BECOMING INTERMINGLED WITH OTHER BACKFILL AND/OR SITE SOILS.

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 8: REFER TO LANDSCAPING SHEETS, L101 AND L102, FOR ADDITIONAL INFORMATION ON PLANTINGS.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN



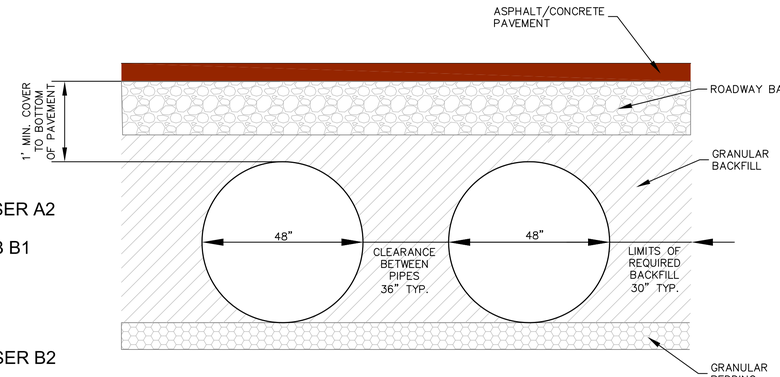
PIPE STORAGE VOLUME = 2,945 CU. FT.
MAINLINE PIPE GAGE=14
WALL TYPE: SOLID
DIAMETER = 48"
CORRUGATION=5x1
PIPE INVERT: -0.50
TRAFFIC LOADING: H25

NOTES
1) ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
2) ALL FITTINGS AND REINFORCEMENT SHALL COMPLY TO ASTM A998.
3) ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
4) RISERS TO BE FIELD TRIMMED TO GRADE.
5) BULKHEADS SHALL BE 12-GAGE OR HEAVIER STEEL AND THE COATING WILL MATCH THE CMP COATING. BULKHEAD PLATES SHALL BE FULLY WELDED ONTO THE CMP WITH STEEL REINFORCEMENT AS REQUIRED. BULKHEAD DESIGNS SHALL SATISFY THE REQUIREMENTS SHOWN IN CHAPTER 8 OF THE NCSPA CSP DESIGN MANUAL.

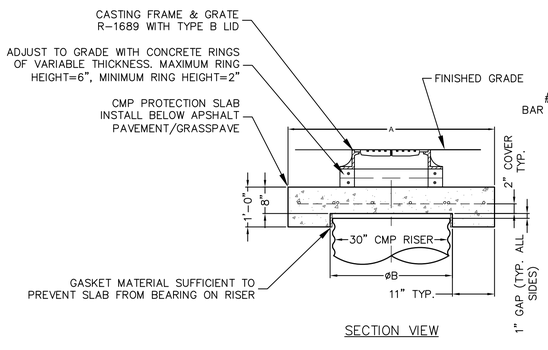
STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12" STUB A1	1.50	-0.50
15" STUB B1	-0.50	-0.50

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
30" RISER A2	5.30	-0.50
30" RISER B2	4.85	-0.50

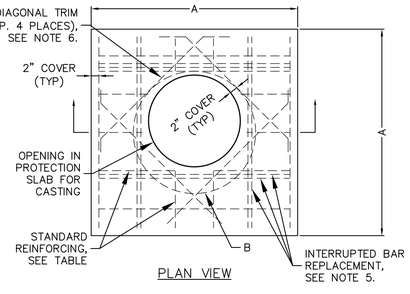
21 48" DIAMETER CMP UNDERGROUND DETENTION SYSTEM
N.T.S.



22 CMP UNDERGROUND DETENTION BACKFILL DETAIL
N.T.S.



REINFORCING TABLE			
CMP RISER	A	B	REINFORCING
30"	4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW



NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. CONCRETE STRENGTH = 4,000 psi
4. REINFORCING STEEL = ASTM A615, GRADE 60.
5. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
6. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.

23 RISER AND RISER REINFORCEMENT
N.T.S.

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PEWAUKEE, WI 53072
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SITE DETAILS

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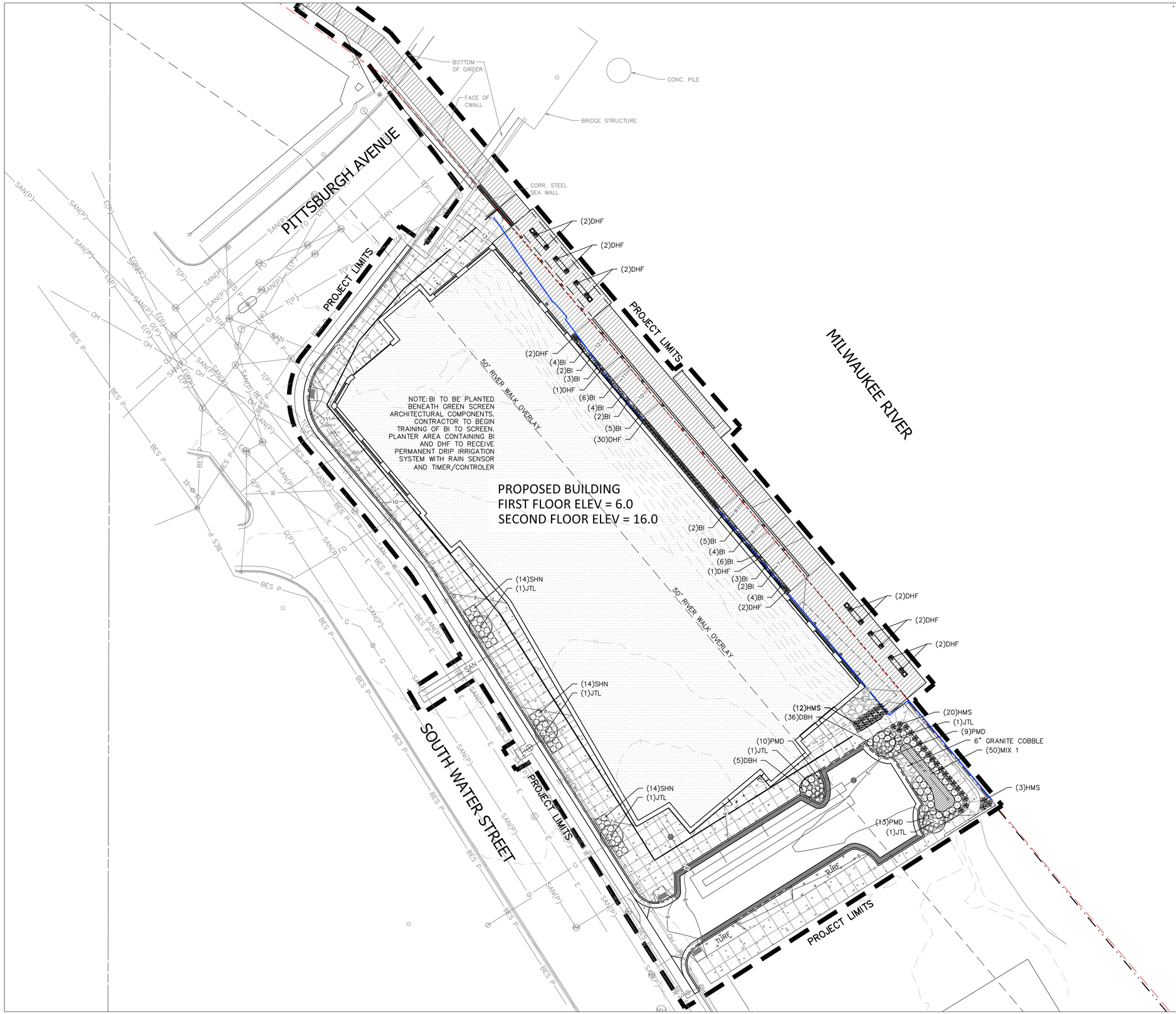

VJS CONSTRUCTION SERVICES
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WWW.VJSCS.COM

PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

kapur

DATE	REV	ISSUE

PROJECT NUMBER	1170764
DATE	11/19/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

N

Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE
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www.DiggersHotline.com

SITE LANDSCAPE PLAN

L1.01

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Plant Schedule

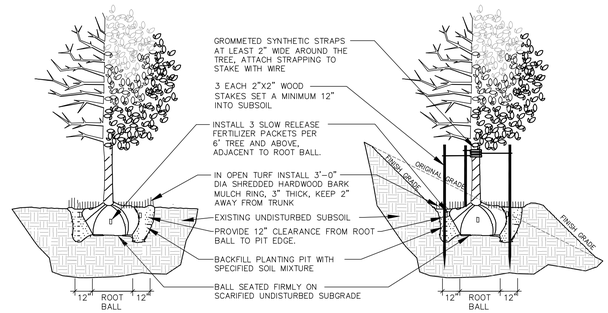
	Scientific Name	Common Name	Quantity	Spacing	Install Size
Deciduous Trees					
ABS	Amelanchier x grandiflora 'Autumn Brillance' PP5,717	Autumn Brillance Serviceberry	2	Per Plan	8' multi-stem B&B
CSM	Acer truncatum x Acer platanoides 'JFS-KW202'	Crimson Sunset Maple	2	Per Plan	2.5" caliper B&B
KCT	Gymnocladus dioicus - MALE SPECIES	Kentucky Coffee Tree - MALE SPECIES	5	Per Plan	2.5" caliper B&B
RJC	Malus 'Jewelcole' PP3,267	Red Jewel Crabapple	3	Per Plan	1.5" caliper B&B
SHL	Gleditsia tricanthos 'Skycole' PP1,619	Skyline Honeylocust	4	Per Plan	2.5" caliper B&B
SSM	Acer miyabei 'Morton'	State Street Miyabei Maple	8	Per Plan	2.5" caliper B&B
SWO	Quercus bicolor	Swamp White Oak	2	Per Plan	2.5" caliper B&B
Deciduous Shrubs					
AH	Hydrange arborescens 'Annabelle'	Annabelle Hydrangea	16	Per Plan	#2 cont.
AWS	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	6	Per Plan	#2 cont.
BF	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	3	Per Plan	#2 cont.
CKV	Vibumum carlesii 'Compactum'	Compact Koreanspice Vibumum	7	Per Plan	3' B&B
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	103	Per Plan	#2 cont.
DPR	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Rose	50	Per Plan	#2 cont.
GMS	Spirea x japonica 'Goldmound'	Gold Mound Spirea	8	Per Plan	#2 cont.
HC	Cotoneaster lucidus	Hedge Cotoneaster	20	Per Plan	3' B&B
IBC	Aronia melanocarpa 'Morton'	Iroquois Beauty Balck Chokeberry	20	Per Plan	#2 cont.
LHS	Itea virginica 'Little Henry' PP10,988	Little Henry Dwarf Sweetspire	8	Per Plan	#2 cont.
SWN	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	8	Per Plan	3' B&B
VW	Hamamelis vernalis	Vernal Witchhazel	4	Per Plan	4' B&B
Evergreen Shrubs					
BJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	10	Per Plan	#3 cont.
HDJ	Juniperus virgiana 'Hillii'	Hill Dundee Juniper	4	Per Plan	5' B&B
IJ	Juniperus chinensis 'Iowa'	Iowa Juniper	21	Per Plan	5' B&B
KCJ	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	23	Per Plan	#3 cont.
Perennials					
BI	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	50	Per Plan	1 gal
DHF	Pennisetum alopecuroies	Dwarf Hameln Fountain Grass	48	Per Plan	1 gal
GSG	Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	52	Per Plan	1 gal
HH	Hosta 'Halcyon'	Halcyon Hosta	13	Per Plan	1 gal
HMS	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	97	Per Plan	1 gal
PPCB	Heuchera x 'Palace Purple'	Palace Purple Coralbell	22	Per Plan	1 gal
SD	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	23	Per Plan	1 gal
PMD	Hemerocallis 'Pardon Me'	Pardon Me Daylily	57	Per Plan	1 gal
SHN	Nepeta faassenii 'Six Hills Giant'	Six Hills Nepeta	12	Per Plan	1 gal
VJS	Sedum x 'Vera Jameson'	Vera Jameson Sedum	16	Per Plan	1 gal

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

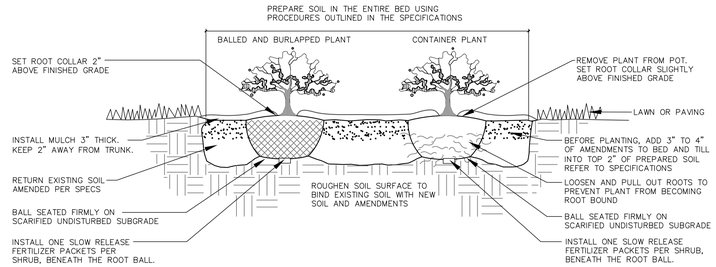
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH PREEMERGENT HERBICIDE AND EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

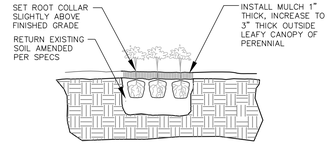
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL PLANTING
N.T.S.

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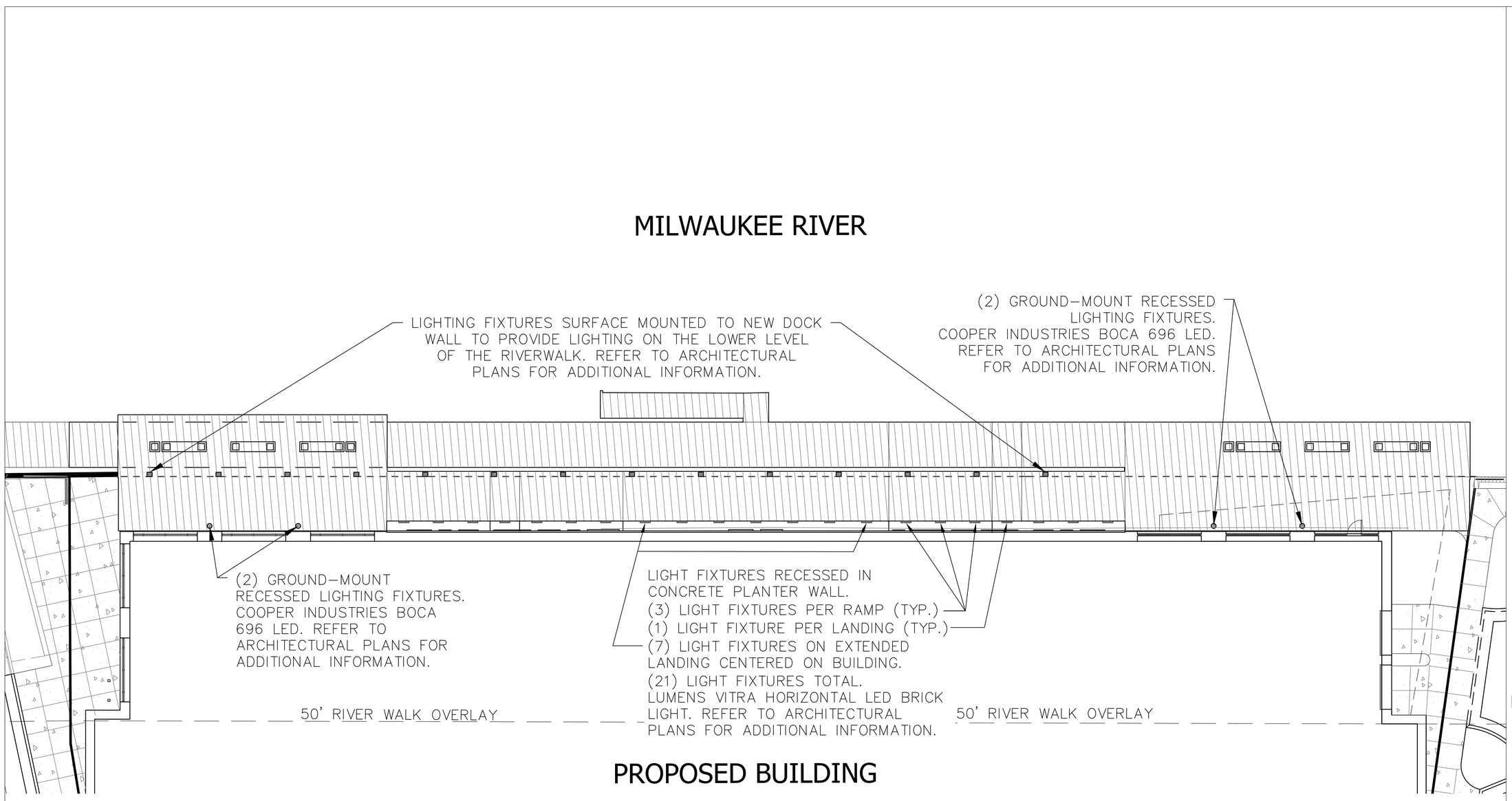

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RIVERWALK LIGHTING PLAN

C3.01

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