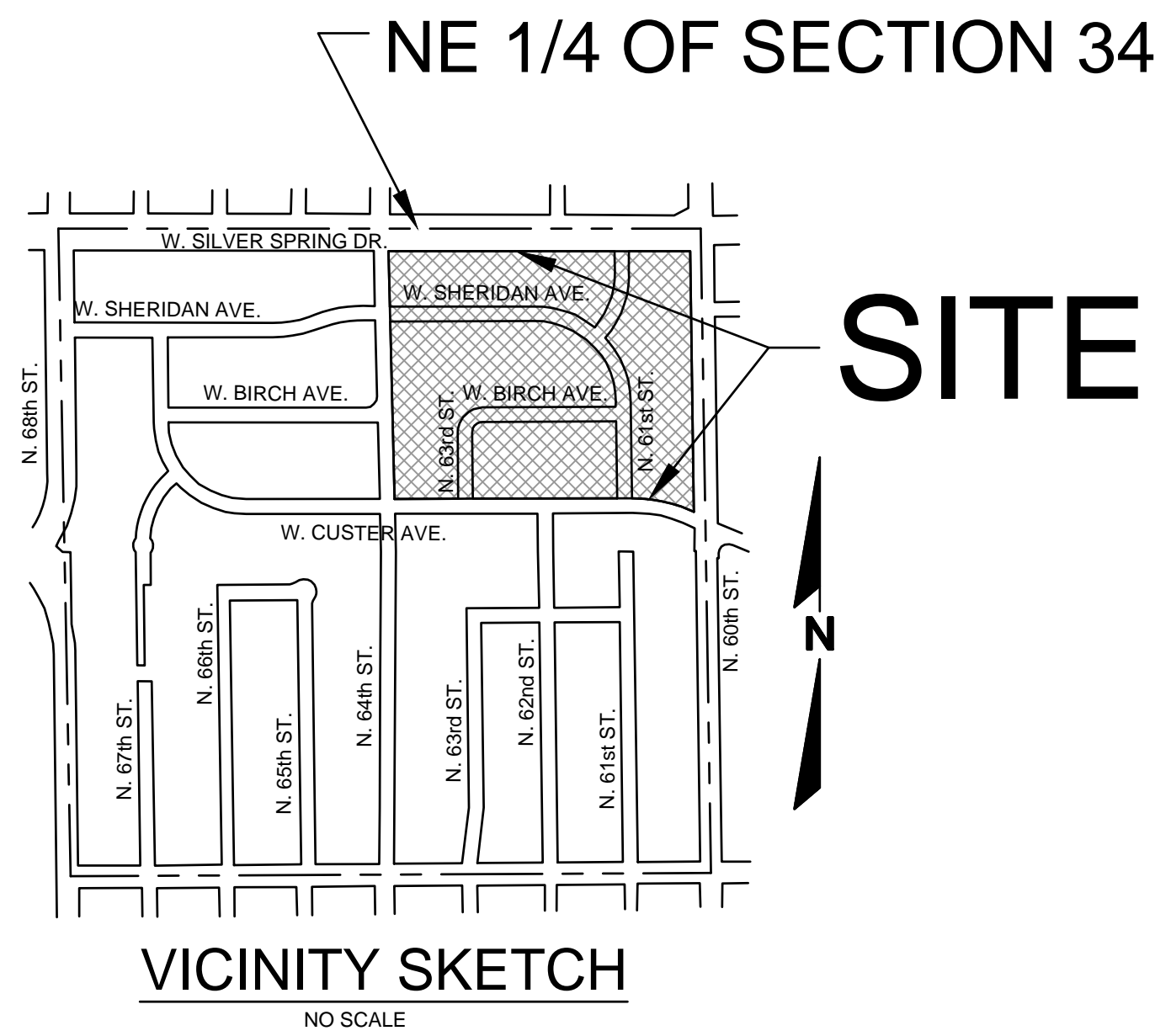


DETAILED PLANNED DEVELOPMENT RESUBMITTAL FOR:

WESTLAWN GARDENS, PHASE II - EAST

6331 W SILVER SPRING DR
MILWAUKEE, WI 53218



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WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of
the City of Milwaukee
414.286.3629

Torti Gallas and
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1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen
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Structural Engineer:
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NATIONAL
262.317.3279

MEP Engineer:
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Civil Engineer:
R.A. Smith National R.A. SMITH
NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No.	Date
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Revisions

No.	Date
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TITLE SHEET

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
NTS
Drawing No.

T000

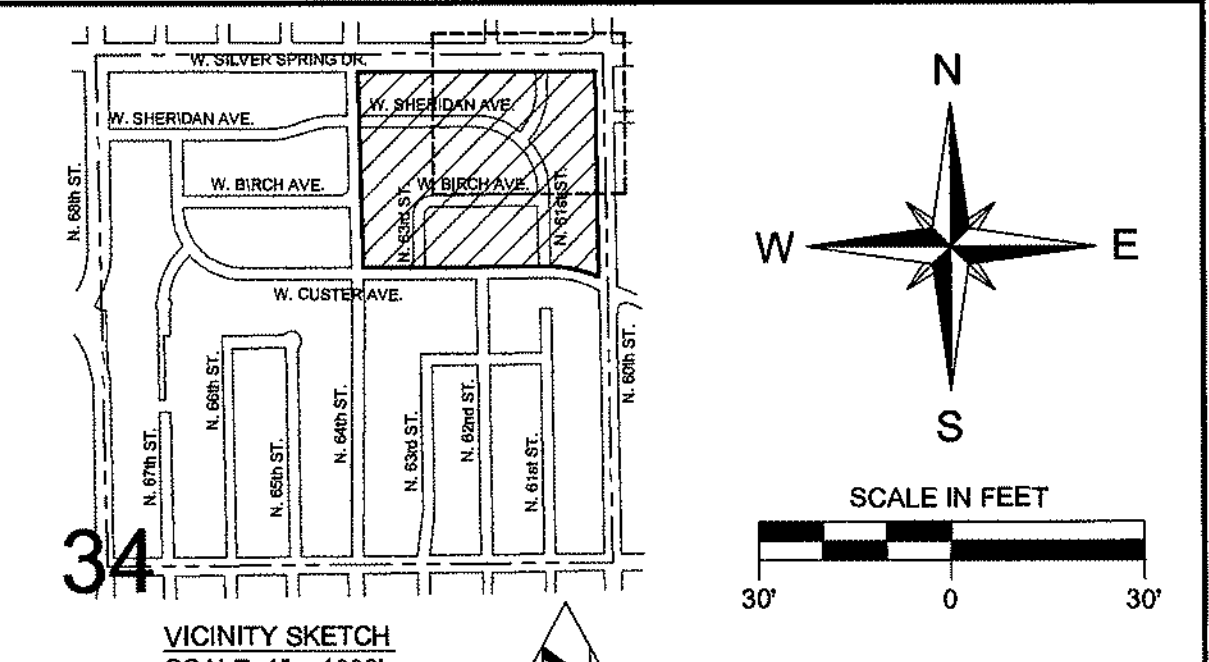
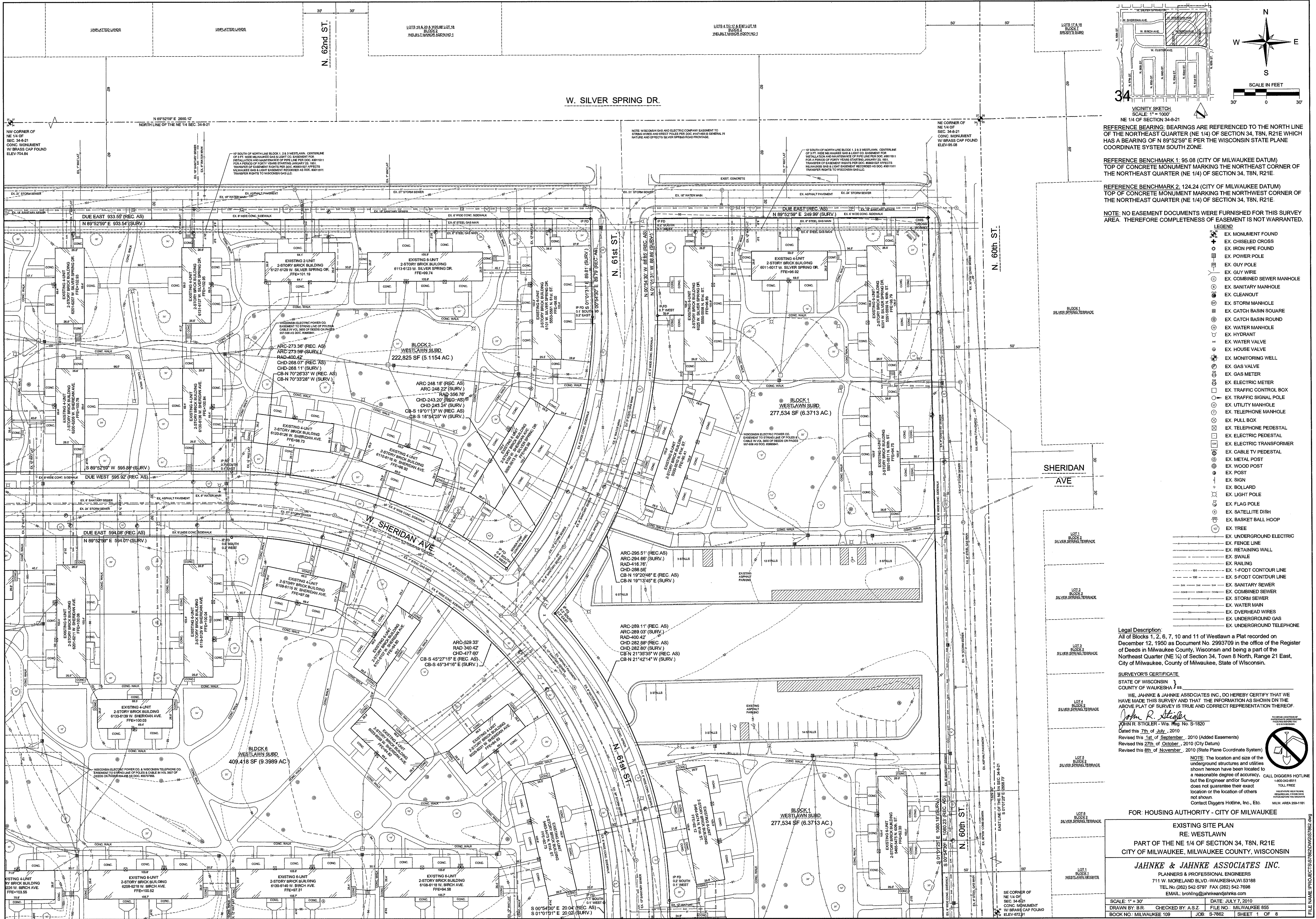
R.A. Smith National
*Beyond Surveying
and Engineering*

www.rasmithnational.com

R.A. SMITH NATIONAL INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL INC.

DPD SUBMISSION (EAST)

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.



NE CORNER OF NE 1/4 OF SEC. 34-21 CONC. MONUMENT W/ BRASS CAP FOUND ELEV. 95.08

REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E WHICH HAS A BEARING OF N 89°52'59" E PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

REFERENCE BENCHMARK 1: 95.08 (CITY OF MILWAUKEE DATUM) TOP OF CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E.

REFERENCE BENCHMARK 2: 124.24 (CITY OF MILWAUKEE DATUM) TOP OF CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E.

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 - EX. CHISELED CROSS
 - EX. IRON PIPE FOUND
 - EX. POWER POLE
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SURVEYOR'S CERTIFICATE
 STATE OF WISCONSIN }
 COUNTY OF WAUKESHA } ss.
 WE, JAHNKE & JAHNKE ASSOCIATES INC. DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAN OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Dated this 7th of July, 2010.
 Revised this 1st of September, 2010 (Added Easements)
 Revised this 27th of October, 2010 (City Datum)
 Revised this 8th of November, 2010 (State Plane Coordinate System)

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc., Etc. MILW. AREA 299-1181

FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

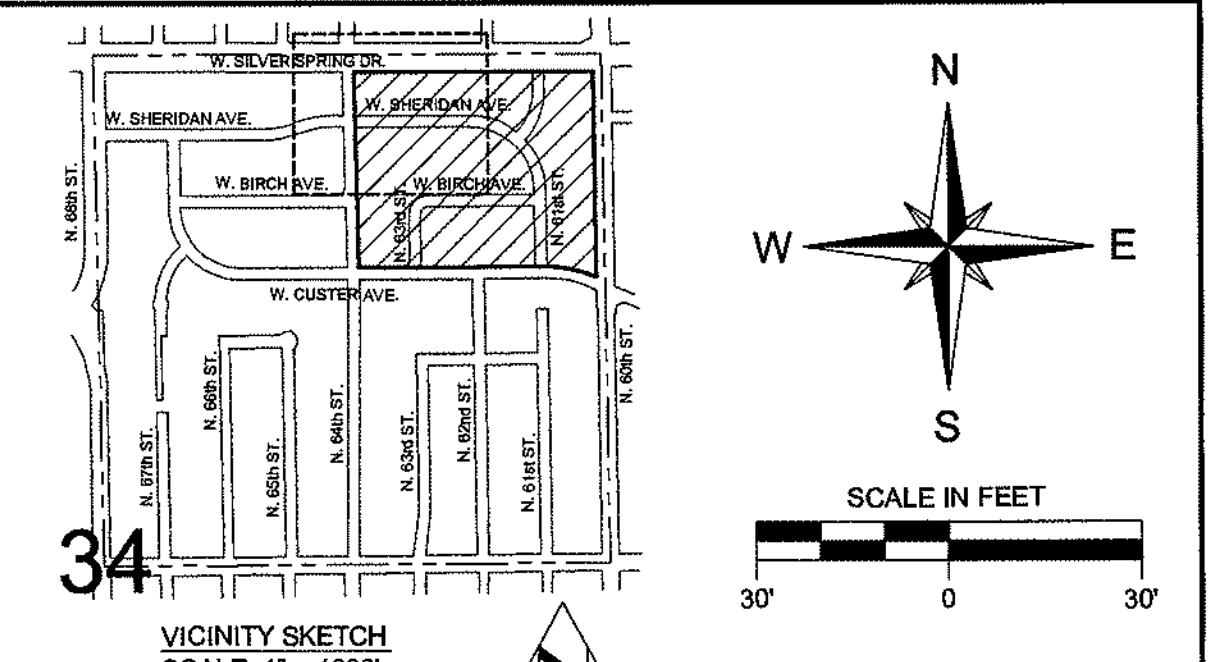
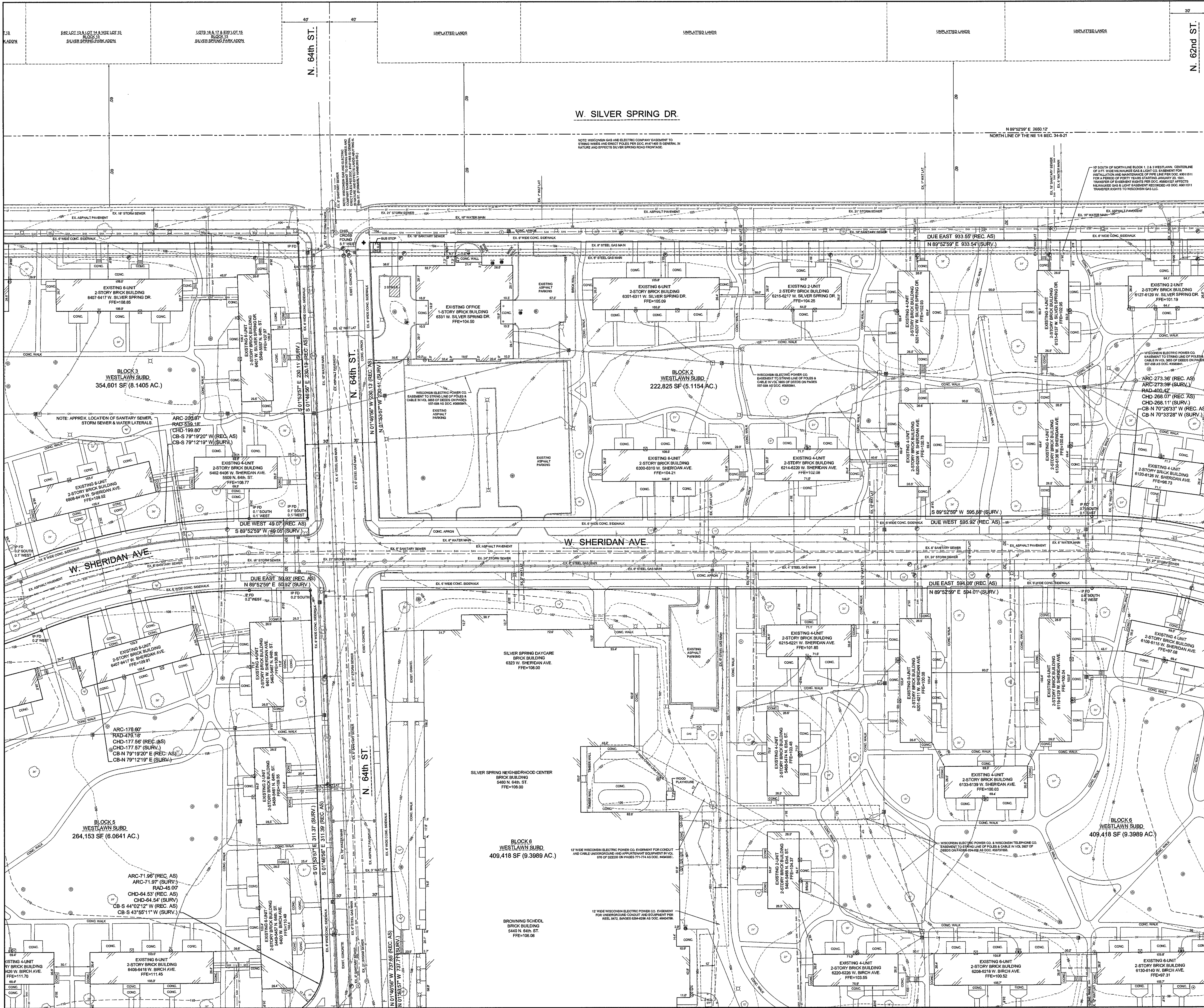
EXISTING SITE PLAN
 RE: WESTLAWN
 PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 7111 W. MORELAND BLVD. - WAUKESHA, WI 53188
 TEL. No. (262) 542-5797 FAX (262) 542-7088
 EMAIL: trouting@jahns.com

SCALE: 1" = 30'
 DRAWN BY: B.R. CHECKED BY: A.S.Z. FILE NO.: MILWAUKEE 855
 BOOK NO.: MILWAUKEE 109 JOB: S-7882 SHEET: 1 OF 8

DATE: JULY 7, 2010

FILE NAME: PROJECT\SIST\855\855282.DWG



REFERENCE BEARINGS: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E WHICH HAS A BEARING OF N 89°52'59" E PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

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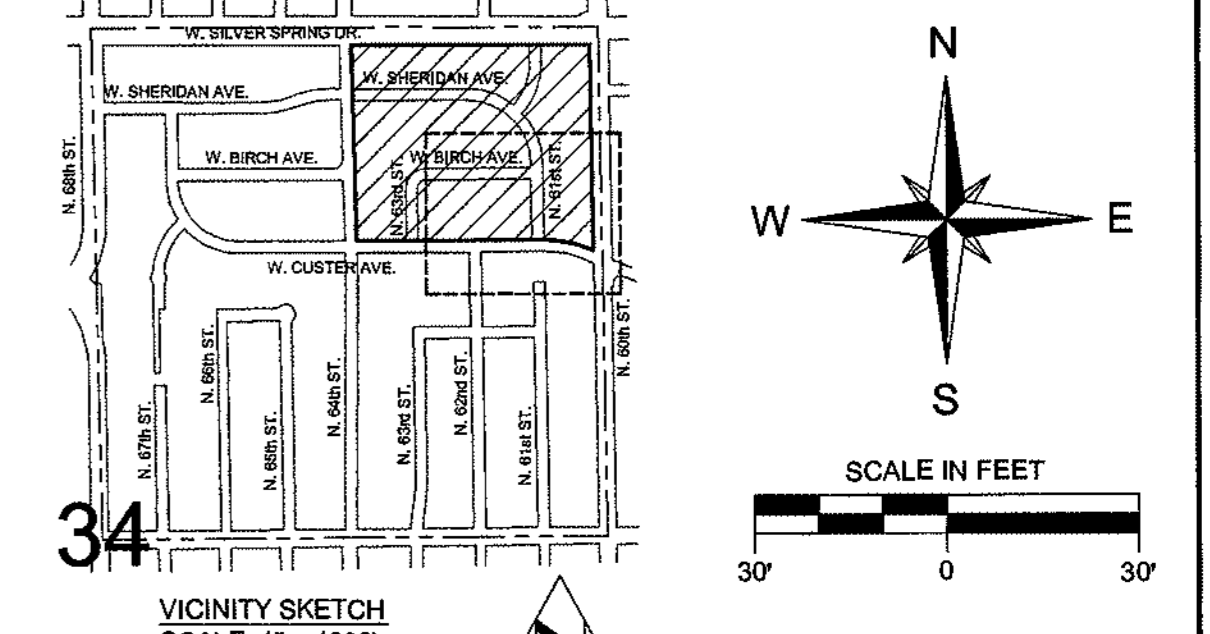
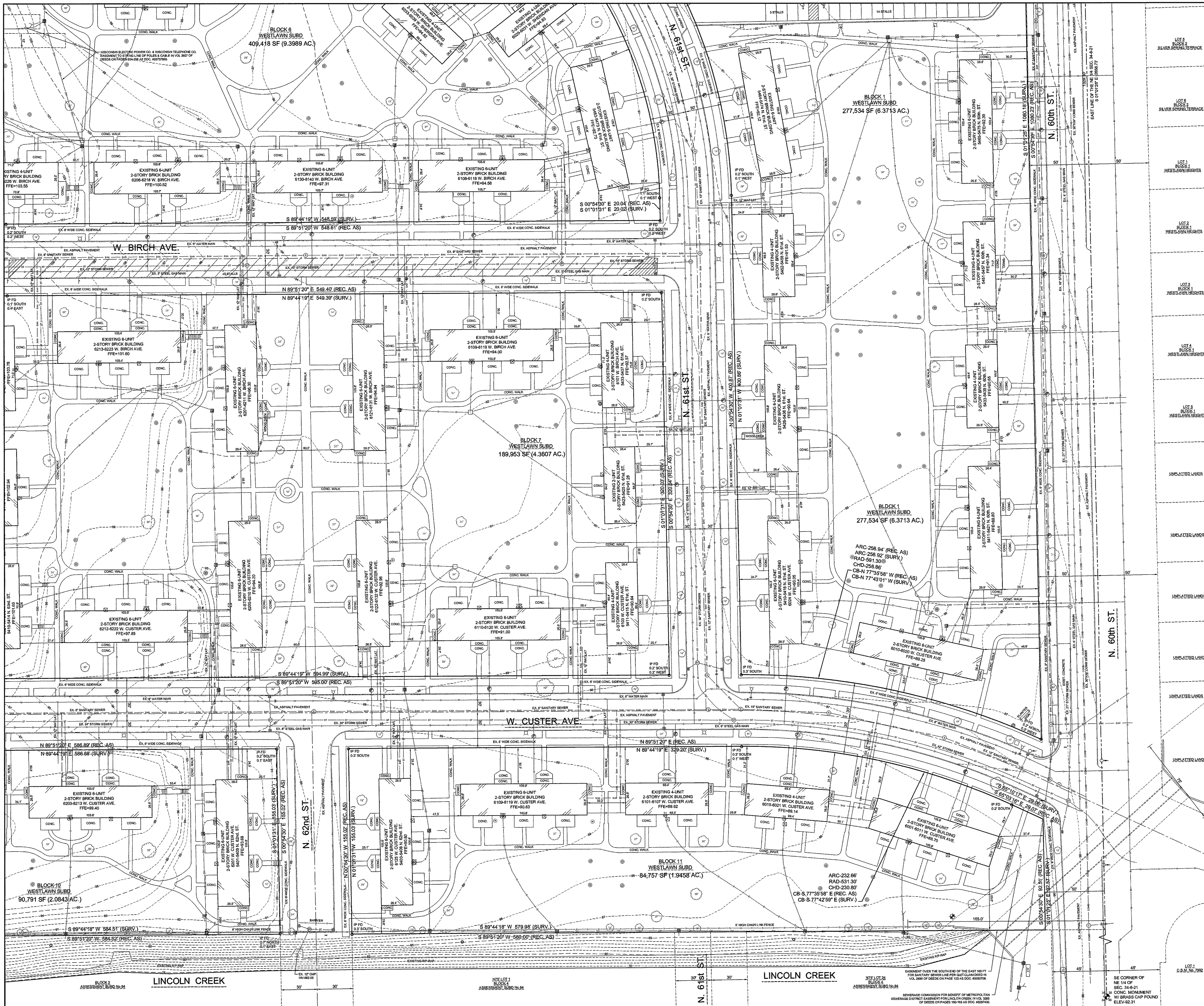
SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN
COUNTY OF WAUKESHA } ss.
I, **John R. Stigler**, do hereby certify that I have made this survey and that the information as shown on the above plat of survey is true and correct representation thereof.
John R. Stigler
John R. Stigler - Wis. Reg. No. S-1820
Created this 7th of July, 2010
Revised this 1st of September, 2010 (Added Easements)
Revised this 27th of October, 2010 (City Datum)
Revised this 8th of November, 2010 (State Plane Coordinate System)

FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
RE: WESTLAWN
PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD - WAUKESHA, WI 53188
TEL: (262) 542-5797 FAX: (262) 542-7698
EMAIL: brt@jahnjka.com

SCALE: 1" = 30'
DRAWN BY: B.R. CHECKED BY: A.S.Z. DATE: JULY 7, 2010
BOOK NO.: MILWAUKEE 109 JOB: S-7862 SHEET 2 OF 8



VICINITY SKETCH
 SCALE: 1" = 1000'
 NE 1/4 OF SECTION 34, T8N, R21E
 REFERENCE BEARINGS: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T8N, R21E WHICH HAS A BEARING OF N 89°52'59" E PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

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John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Based this 7th of July, 2010
 Revised this 1st of September, 2010 (Added Easements)
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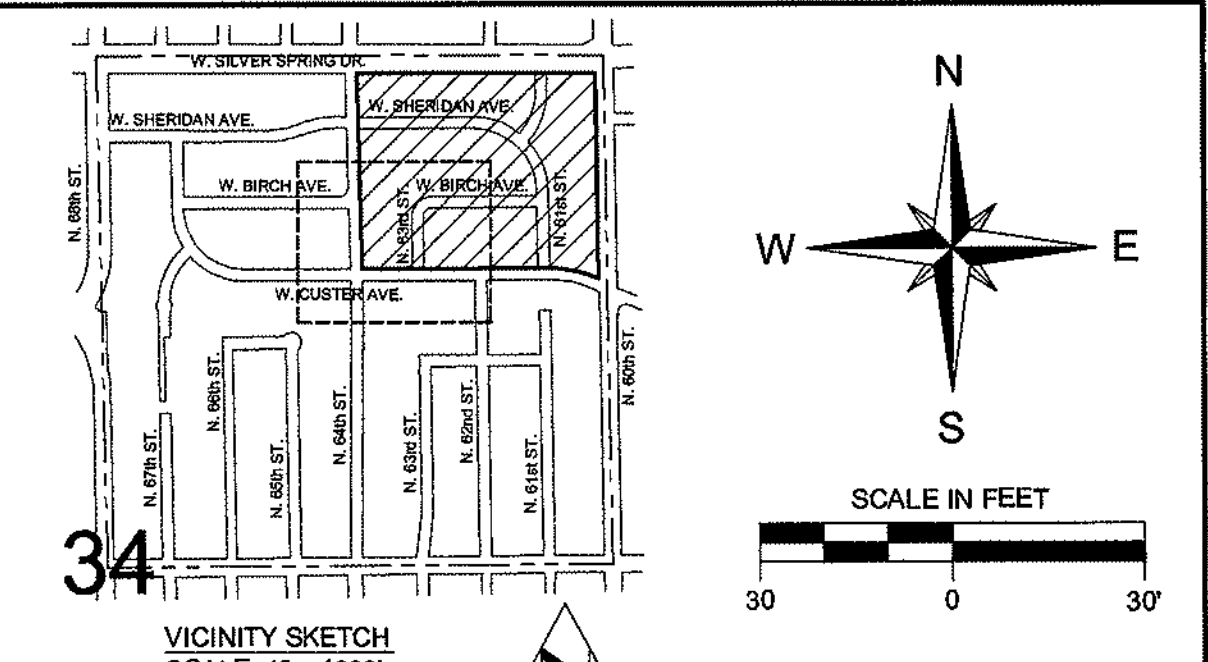
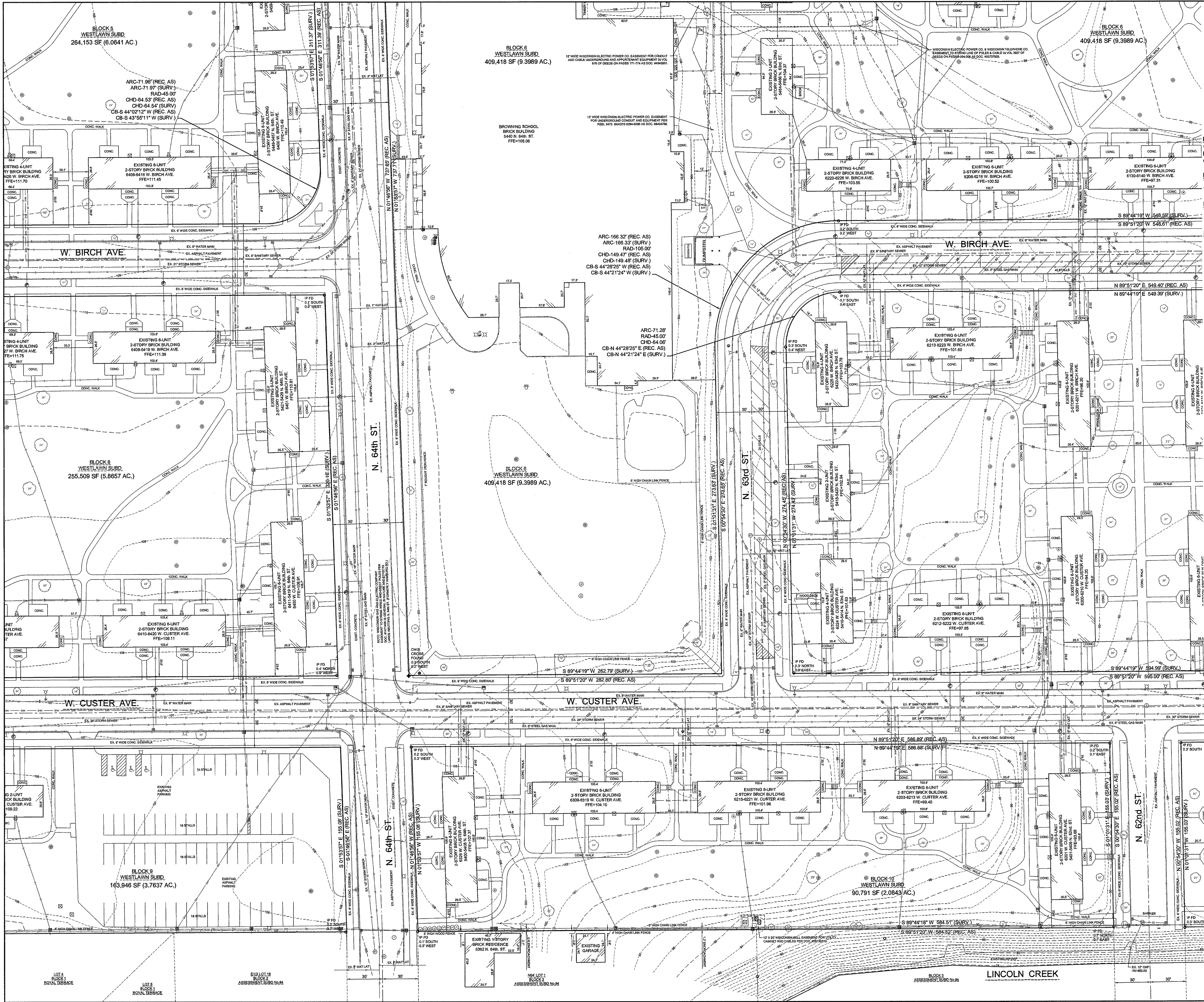
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 Contact Diggers Hotline, Inc., Etc. MILW. AREA 268-1151
 TOLL FREE 1-800-488-6811

FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
 RE: WESTLAWN
 PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. WAUKESHA, WI 53188
 TEL. No. (262) 542-5797 FAX (262) 542-7698
 EMAIL: john@jahnjah.com

SCALE: 1" = 30'
 DRAWN BY: B.R. CHECKED BY: A.S.Z. DATE: JULY 7, 2010
 BOOK NO.: MILWAUKEE 109 JOB: S-7862 SHEET 3 OF 8



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COUNTY OF WAUKESHA
I, John R. Stigler,
WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAY OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler - Wis. Reg. 06 S-1820
Dated the 7th of July, 2010
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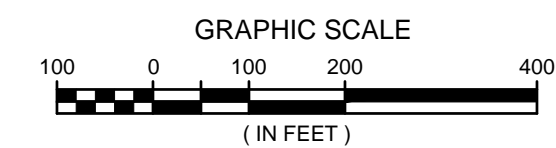
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Contact Diggers Hotline, Inc., Etc.
MILWAUKEE 430-3481
MILWAUKEE 266-1811

FOR: HOUSING AUTHORITY - CITY OF MILWAUKEE

EXISTING SITE PLAN
RE: WESTLAWN
PART OF THE NE 1/4 OF SECTION 34, T8N, R21E
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD - WAUKESHA, WI 53188
TEL No (262) 542-6797 FAX (262) 542-7698
EMAIL: jroth@jahnkeandjahnke.com

SCALE: 1" = 30'
DRAWN BY: B.R. CHECKED BY: A.S.Z. DATE: JULY 7, 2010
BOOK NO.: MILWAUKEE 109 | JOB #: S-7982 | SHEET 4 OF 6



R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
1300 Spring Street
4th Floor
Silver Spring, MD 20910
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AYRES ASSOCIATES
608.443.1200

Issue	
No.	Date

Revisions	
No.	Date

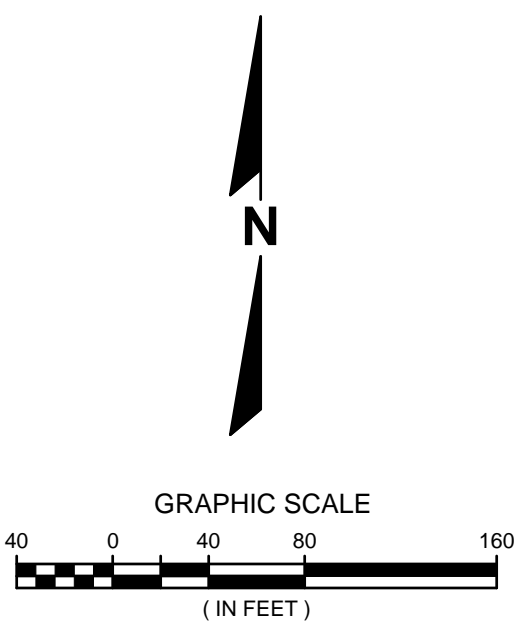
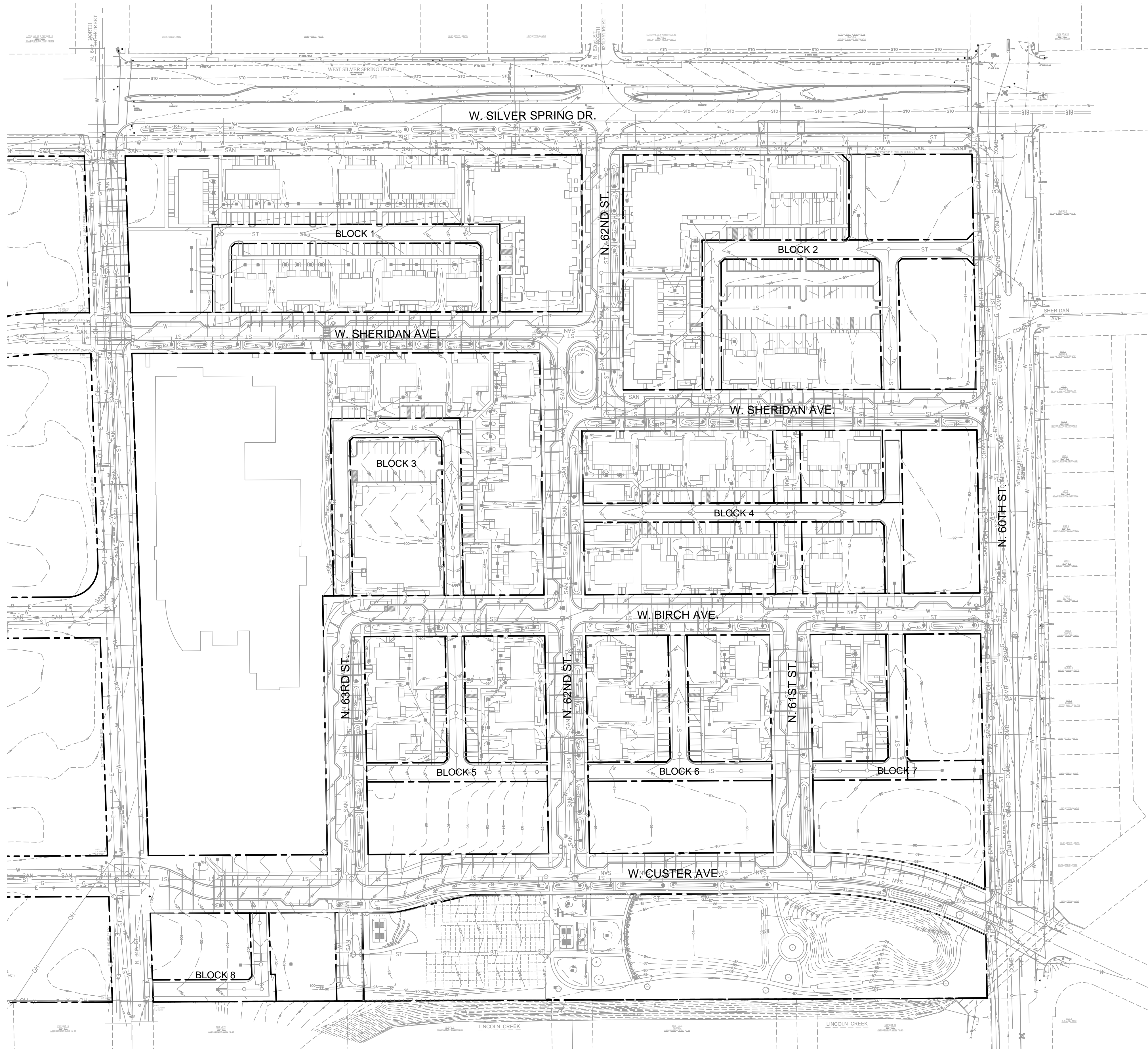
VICINITY MAP

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
1" = 200'
Drawing No.

C000

DPD SUBMISSION (EAST)

WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.



WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No.	Date

Revisions

No.	Date

EXISTING CONDITIONS

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
1" = 80'
Drawing No.

C100

TRAFFIC PROVISIONS:
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TOPOGRAPHIC SURVEY PROVIDED BY JAHNKE & JAHNKE ASSOCIATES, INC. DATED JULY 7, 2010.
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R.A. SMITH NATIONAL INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL INC.

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

DIGGERS HOTLINE
Toll Free (800) 242-8611
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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DPD SUBMISSION (EAST)

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TORTI GALLAS AND PARTNERS, INC.

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414.352.2211

Civil Engineer:
R.A. Smith National
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue No. Date

Revisions No. Date

OVERALL SITE PLAN

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

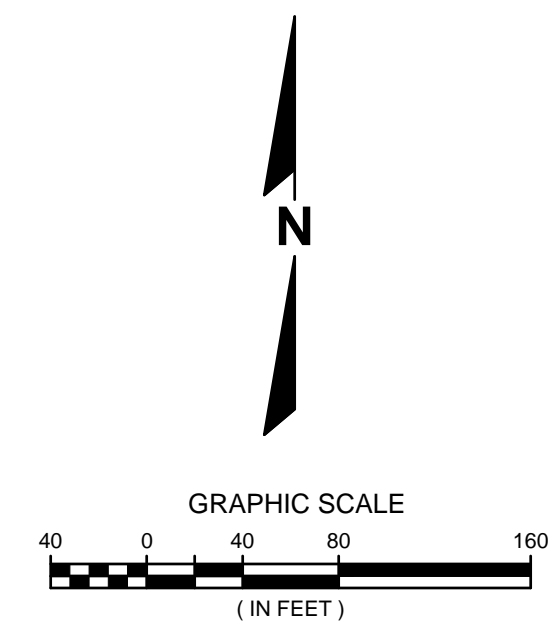
Drawn W.F., B.C., A.D.

Job No. 15371.00

Scale 1" = 80'

Drawing No.

C200



LEGEND

- PROPOSED BUILDING
- PROPOSED PROPERTY LINE / PUBLIC R.O.W.
- PROPOSED BUILDING SETBACK
- PROJECT LIMITS - PHASE ONE

NOTES

- SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND BUILDING HEIGHTS.
- SEE SIGNAGE PLANS FOR SITE SIGNAGE AND SIGNING INFORMATION.
- SEE TYPICAL SECTIONS FOR ROADWAY AND ALLEY DESIGN INFORMATION.

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R.A. Smith National
Beyond Surveying and Engineering

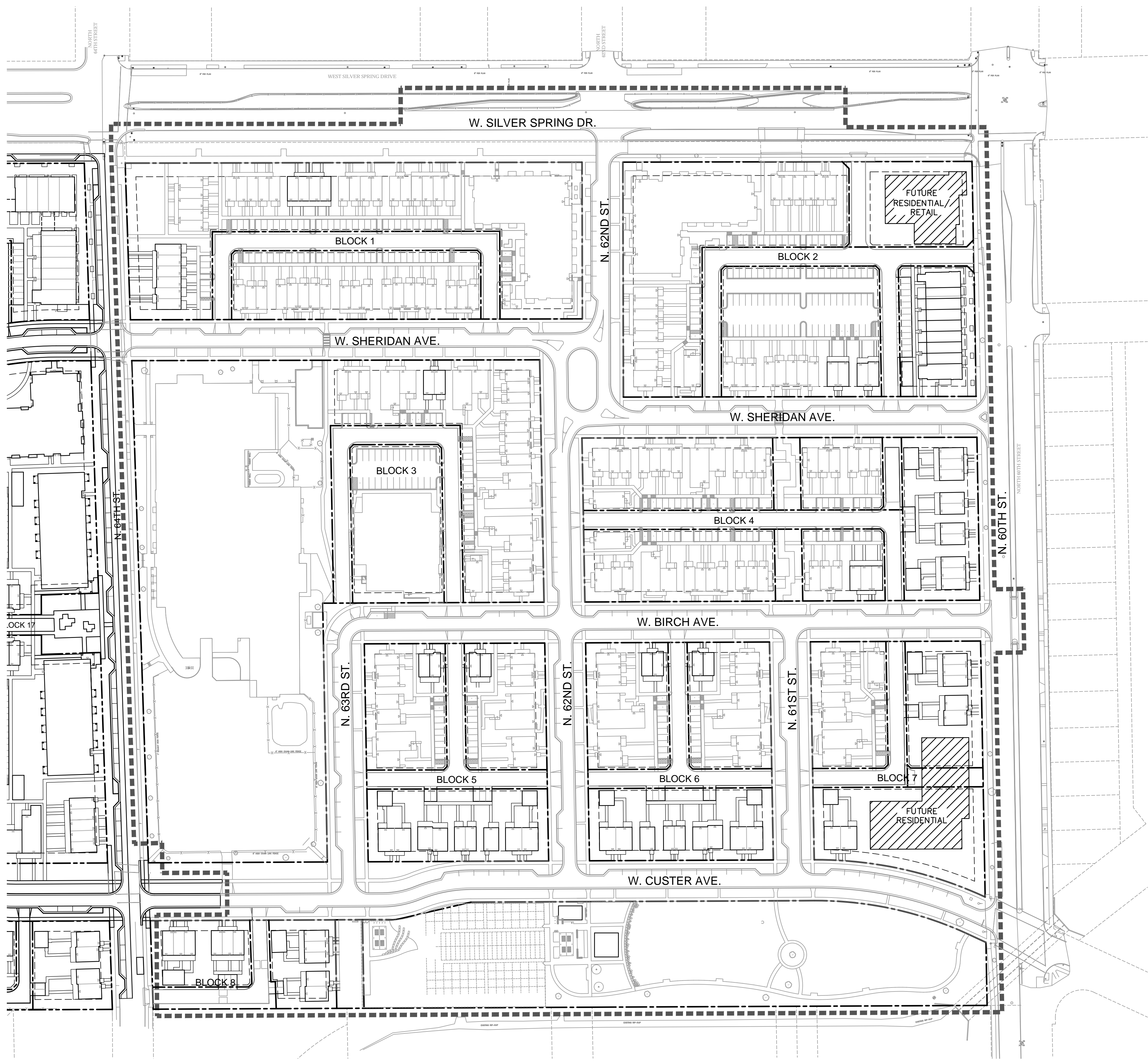
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DPD SUBMISSION (EAST)

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.



WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

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301.588.4800
www.tortigallas.com

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Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

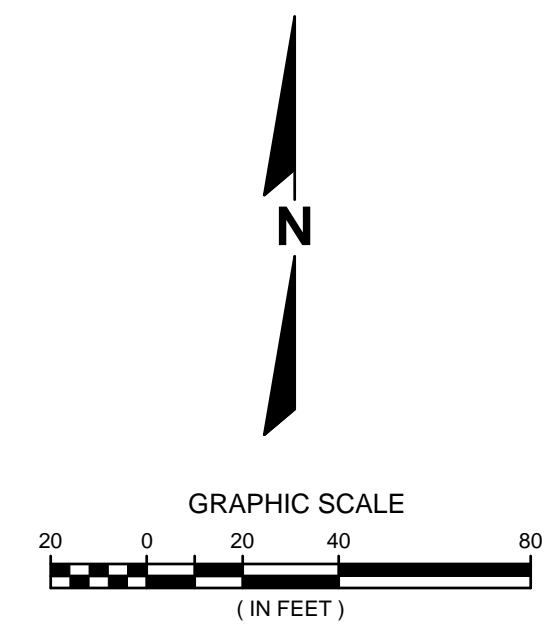
Structural Engineer:
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262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200



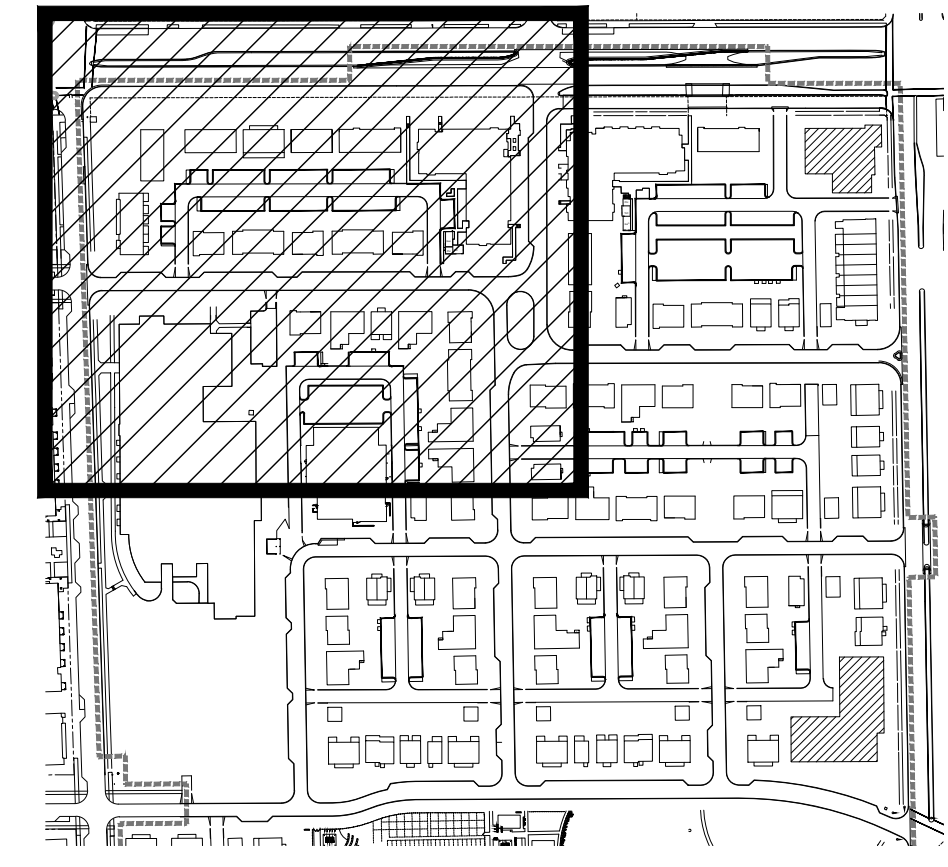
LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT ROADWAY / ALLEY
- PROPOSED CONCRETE ROADWAY / ALLEY
- PROPOSED PROPERTY LINE / PUBLIC R.O.W.
- PROPOSED BUILDING SETBACK
- PROJECT LIMITS - PHASE ONE

NOTES

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- Ⓒ SEE TYPICAL SECTIONS FOR ROADWAY AND ALLEY DESIGN INFORMATION.

LOCATION MAP



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DPD SUBMISSION (EAST)

Issue No. _____ Date _____

Revisions No. _____ Date _____

SITE PLAN DETAIL NW

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

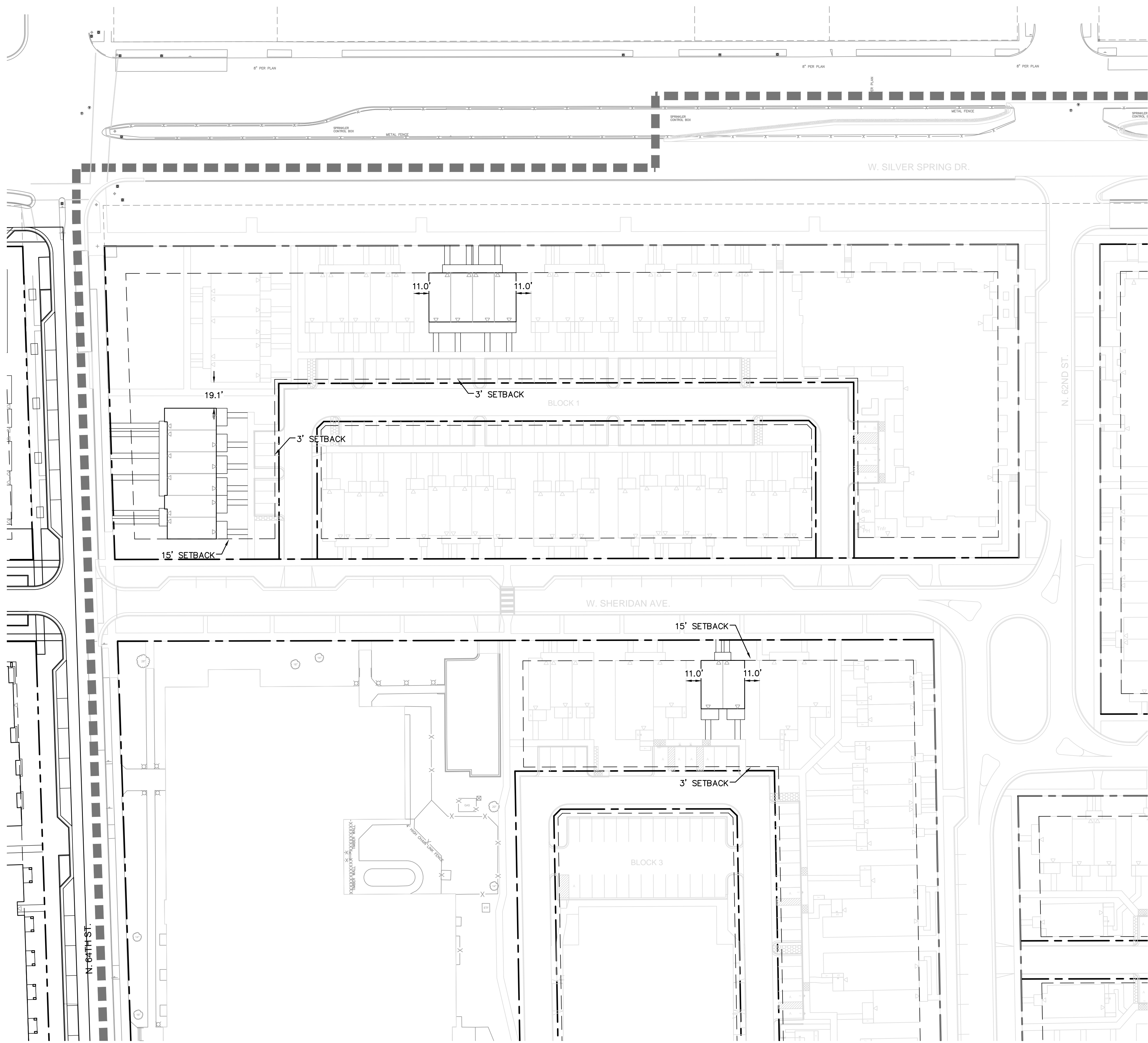
Project Manager
W.F.

Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.
C201



TRAFFIC PROVISIONS:

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WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
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4th Floor
Silver Spring, MD 20910
301.588.4800
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Local Architect
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Local Architect
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414.271.5350

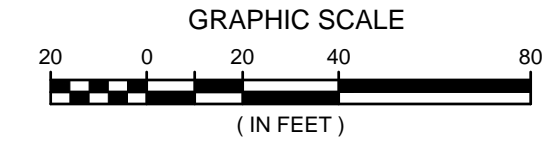
Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200



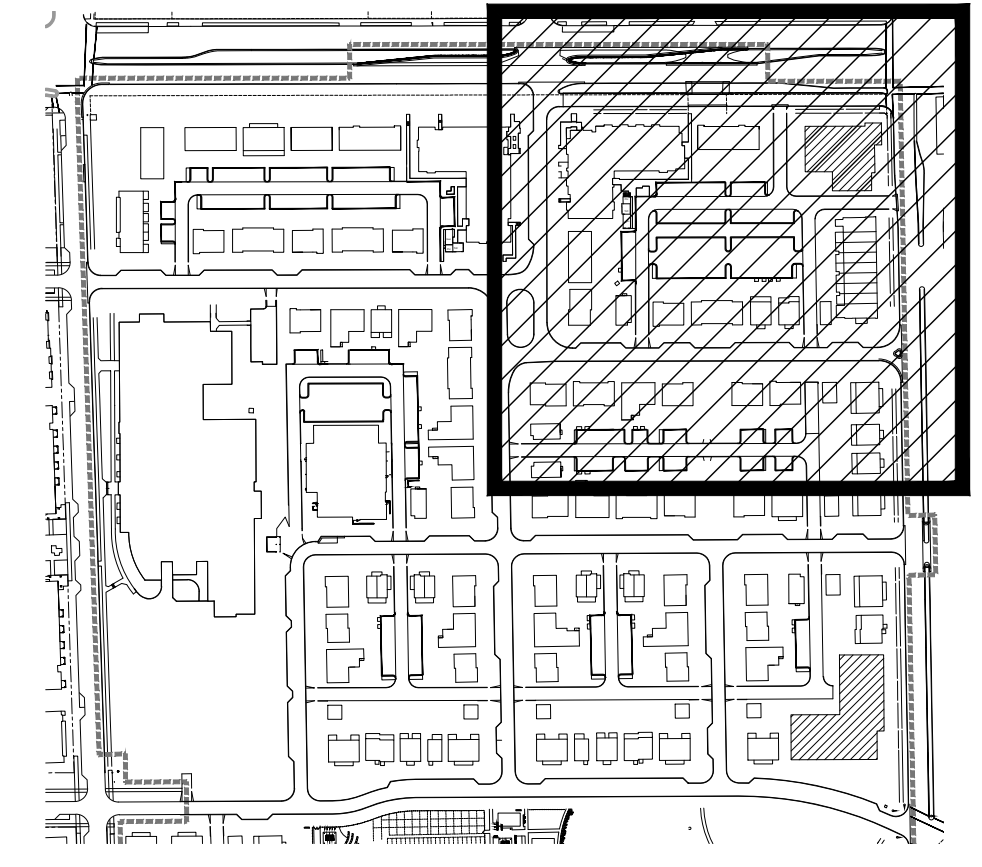
LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT ROADWAY / ALLEY
- PROPOSED CONCRETE ROADWAY / ALLEY
- PROPOSED PROPERTY LINE / PUBLIC R.O.W.
- PROPOSED BUILDING SETBACK
- PROJECT LIMITS - PHASE ONE

NOTES

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- Ⓒ SEE TYPICAL SECTIONS FOR ROADWAY AND ALLEY DESIGN INFORMATION.

LOCATION MAP



Issue

No.	Date

Revisions

No.	Date

SITE PLAN DETAIL NE

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

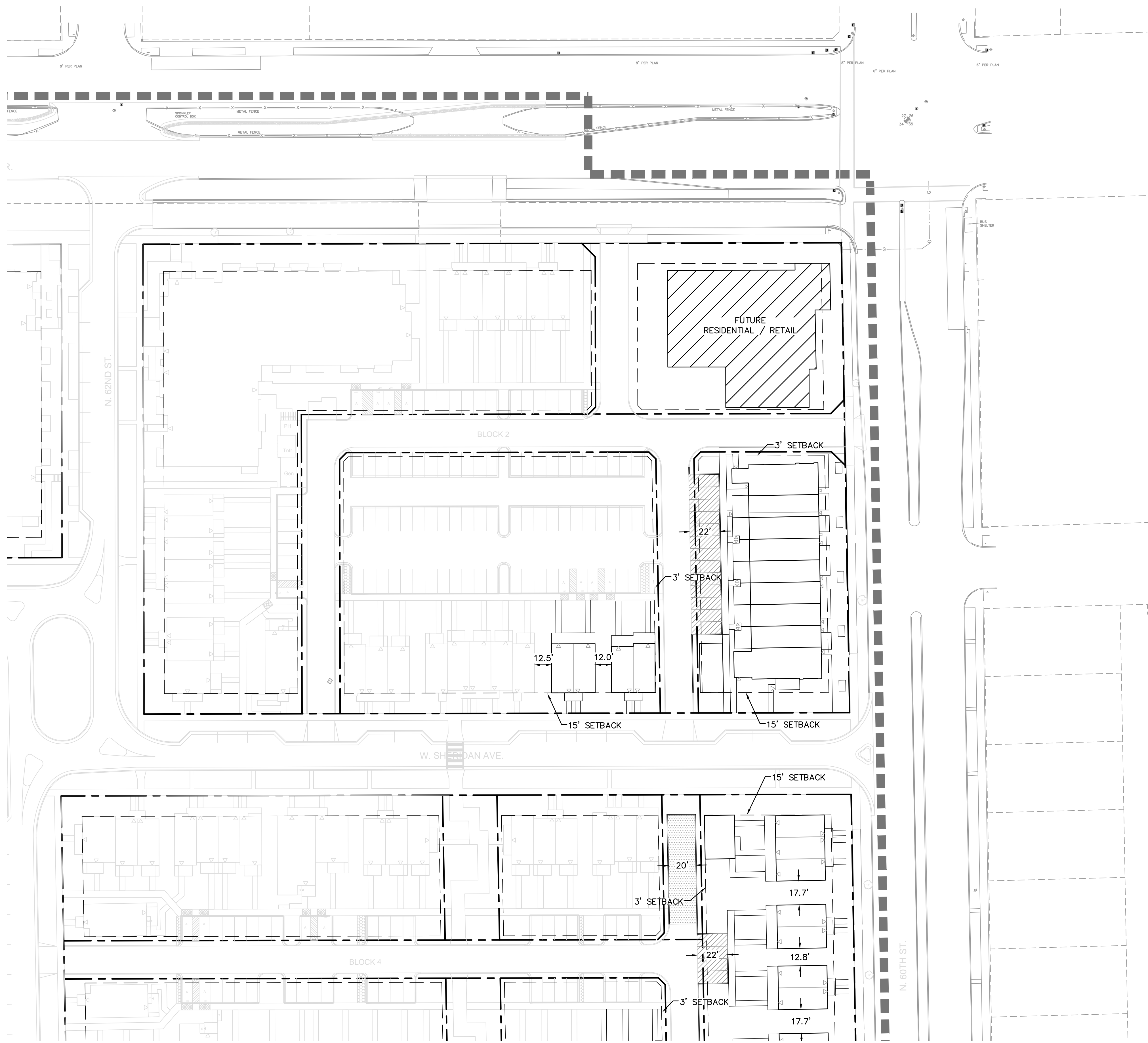
Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.

C202



TRAFFIC PROVISIONS:

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R.A. Smith National
Beyond Surveying and Engineering

www.rasmithnational.com

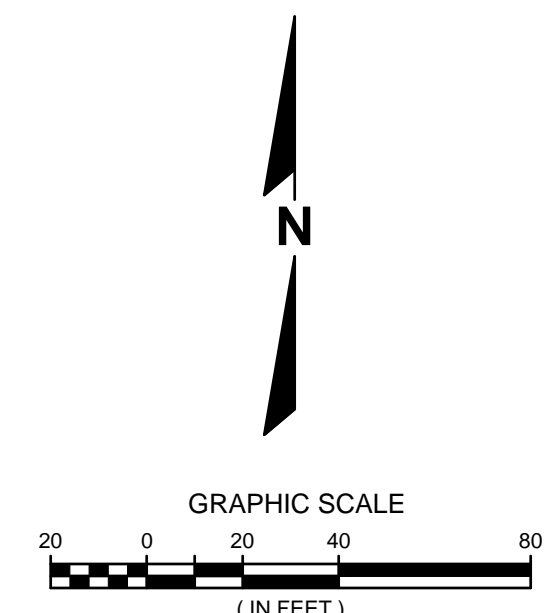
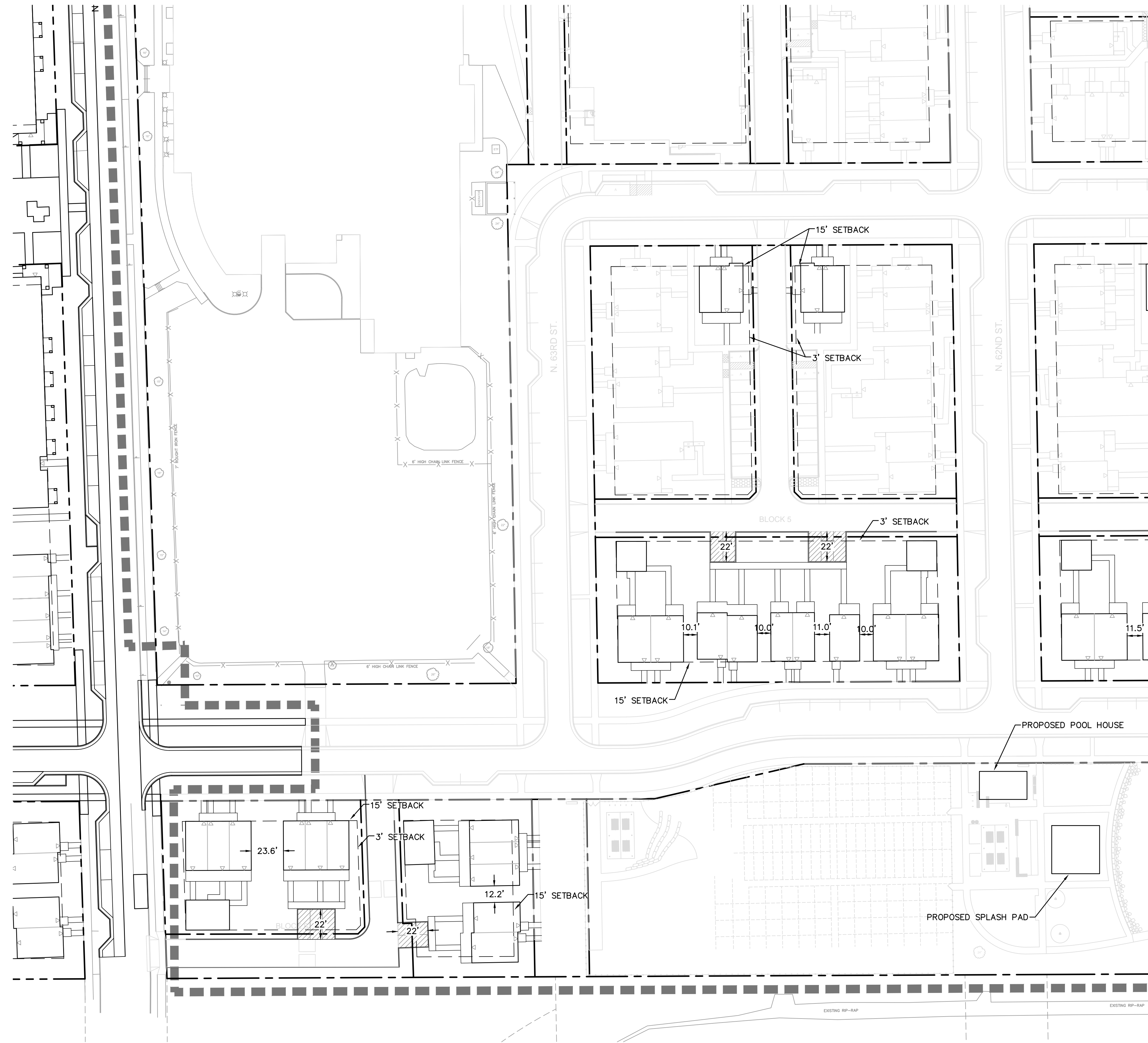
DIGGERS HOTLINE

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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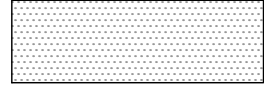
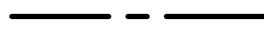
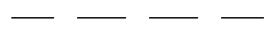

DPD SUBMISSION (EAST)

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.

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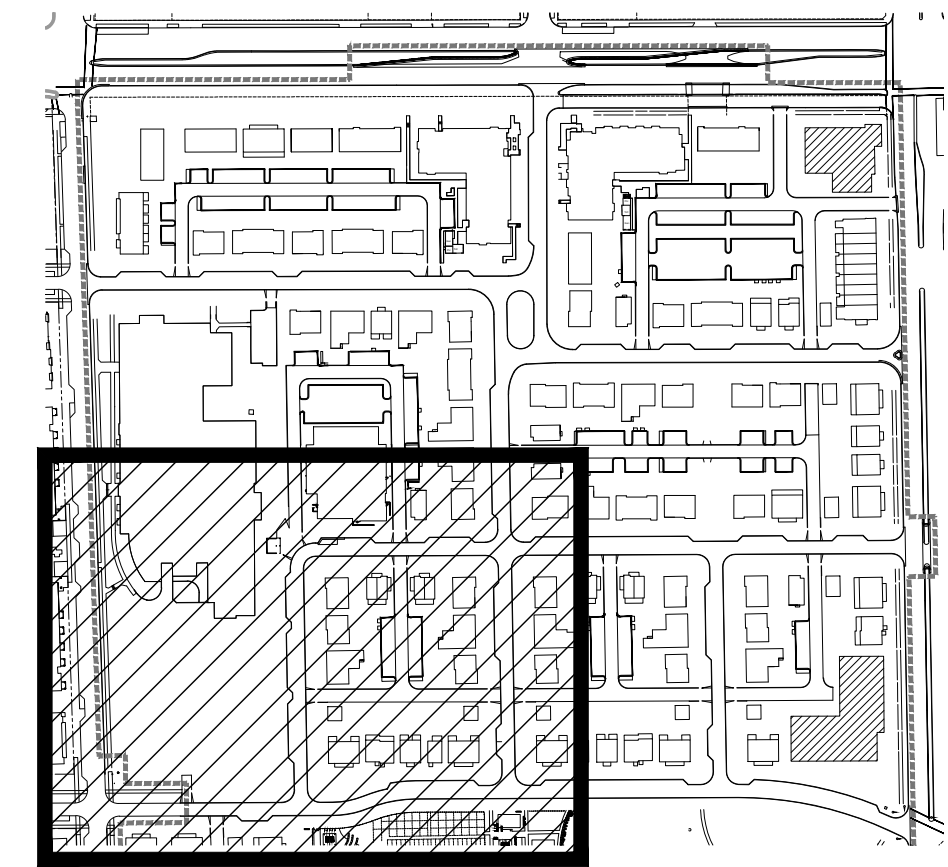


LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  PROJECT LIMITS - PHASE ONE

NOTES

- (A) SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND BUILDING HEIGHTS.
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DPD SUBMISSION (EAST)

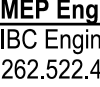
WESTLAWN GARDENS PHASE II
 6331 W Silver Spring Dr
 MILWAUKEE WI 53218

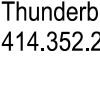
Owner
 Housing Authority of the City of Milwaukee
 414.286.3629

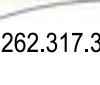
Local Architect
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Local Architect
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MEP Engineer:
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 262.522.4416

MEP Engineer:
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 414.352.2211

Civil Engineer:
 R.A. SMITH NATIONAL
 262.317.3279

Landscape Architect:
 AYRES ASSOCIATES
 608.443.1200

Issue	
No.	Date

Revisions	
No.	Date

SITE PLAN DETAIL SW

Date
 11/04/2016

Principal In Charge
 M.A.

Project Planner
 M.A., S.V.

Project Architect
 M.A.

Project Manager
 W.F.

Drawn
 W.F., B.C., A.D.

Job No.
 15371.00

Scale
 1" = 40'

Drawing No.
C203

WESTLAWN gardens, phase II

TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

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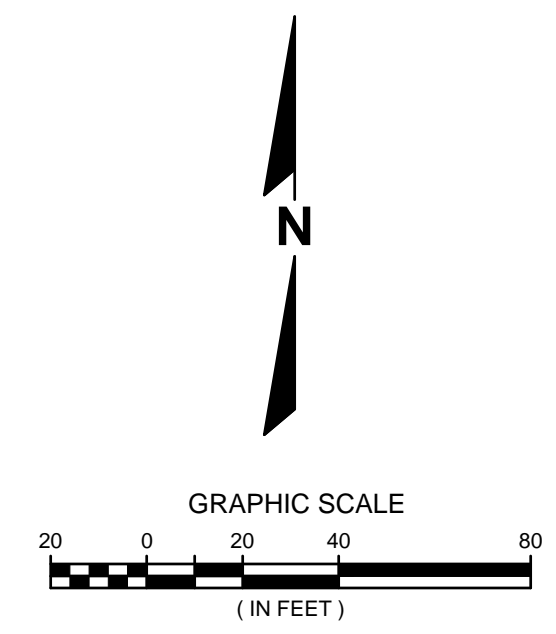
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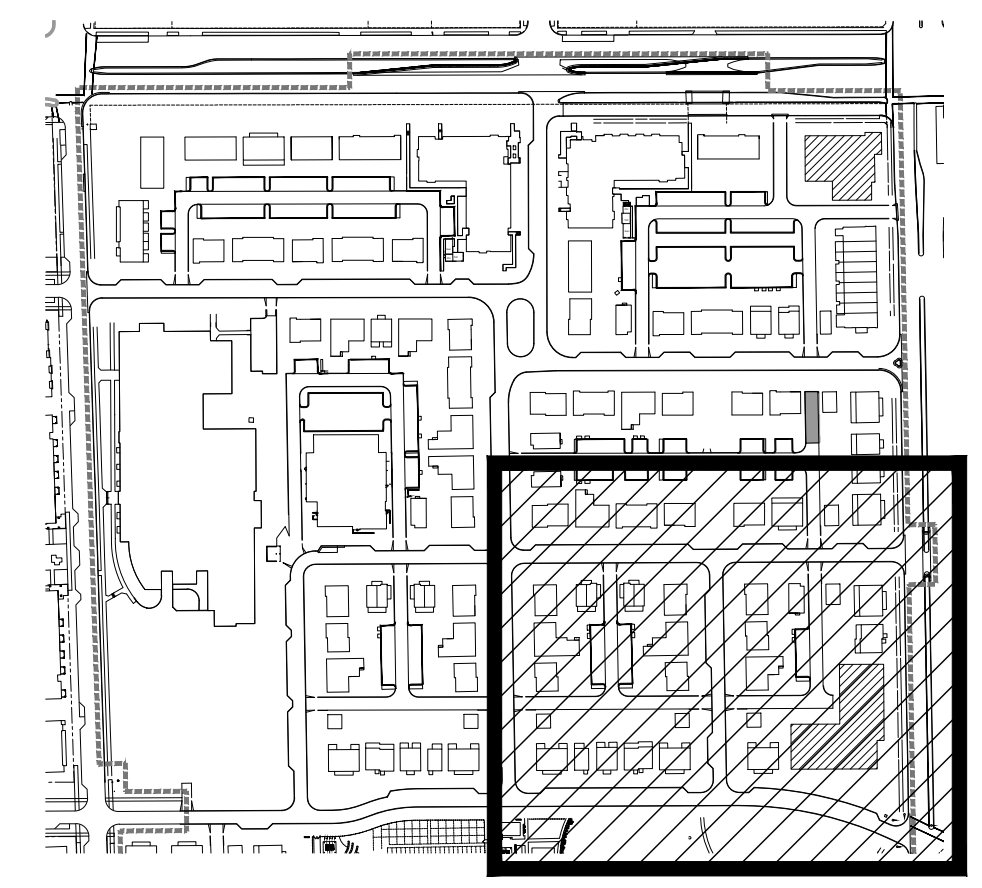
LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT ROADWAY / ALLEY
- PROPOSED CONCRETE ROADWAY / ALLEY
- PROPOSED PROPERTY LINE / PUBLIC R.O.W.
- PROPOSED BUILDING SETBACK
- PROJECT LIMITS - PHASE ONE

NOTES

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- Ⓑ SEE SIGNAGE PLANS FOR SITE SIGNAGE AND SIGNING INFORMATION.
- Ⓒ SEE TYPICAL SECTIONS FOR ROADWAY AND ALLEY DESIGN INFORMATION.

LOCATION MAP



Issue

No.	Date

Revisions

No.	Date

SITE PLAN DETAIL SE

Date
11/04/2016

Principal In Charge
M.A.

Project Planner
M.A., S.V.

Project Architect
M.A.

Project Manager
W.F.

Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.

C204



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R.A. Smith National
Beyond Surveying and Engineering

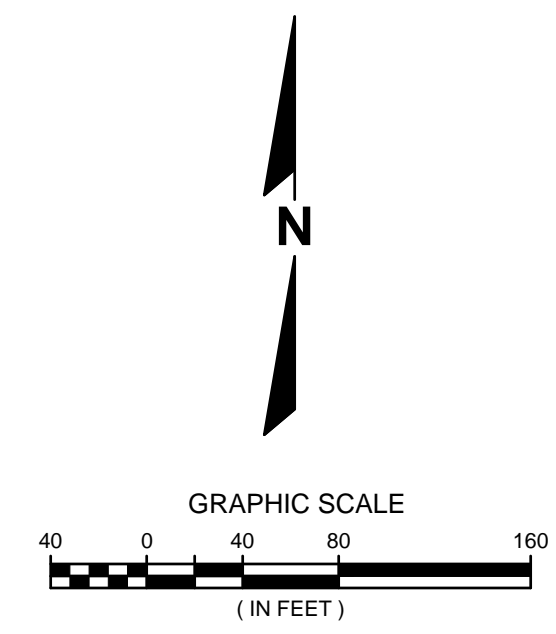
www.rasmithnational.com

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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DPD SUBMISSION (EAST)

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TORTI GALLAS AND PARTNERS, INC.



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MEP Engineer:
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Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No.	Date

Revisions

No.	Date

OVERALL GRADING

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
1" = 80'

Drawing No.
C300

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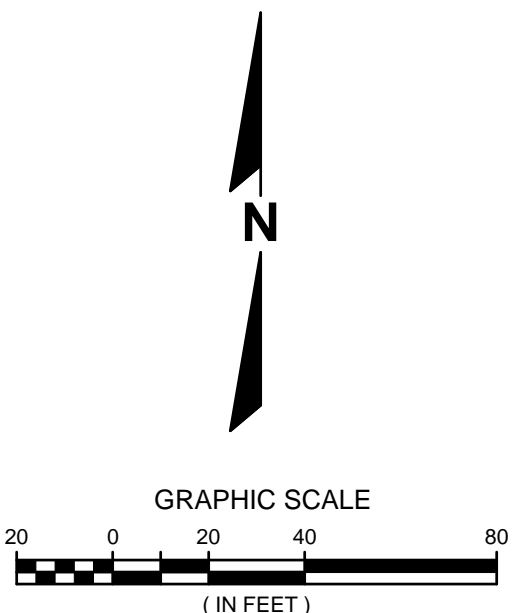
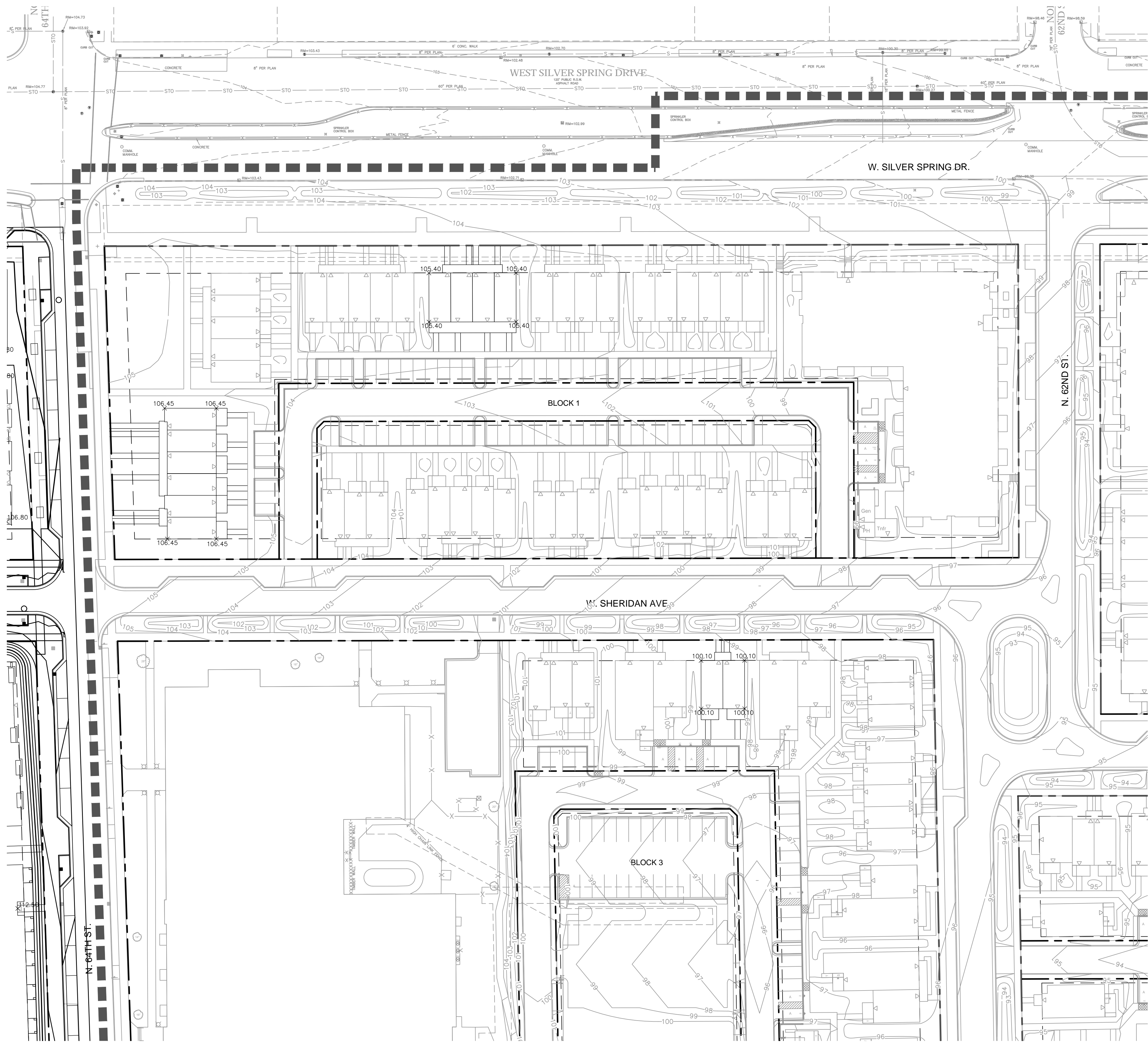
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R.A. Smith National
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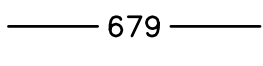
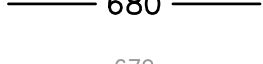
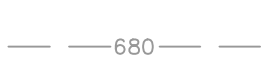
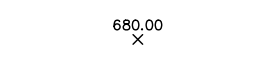



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Hearing Impaired TDD (800) 542-2289
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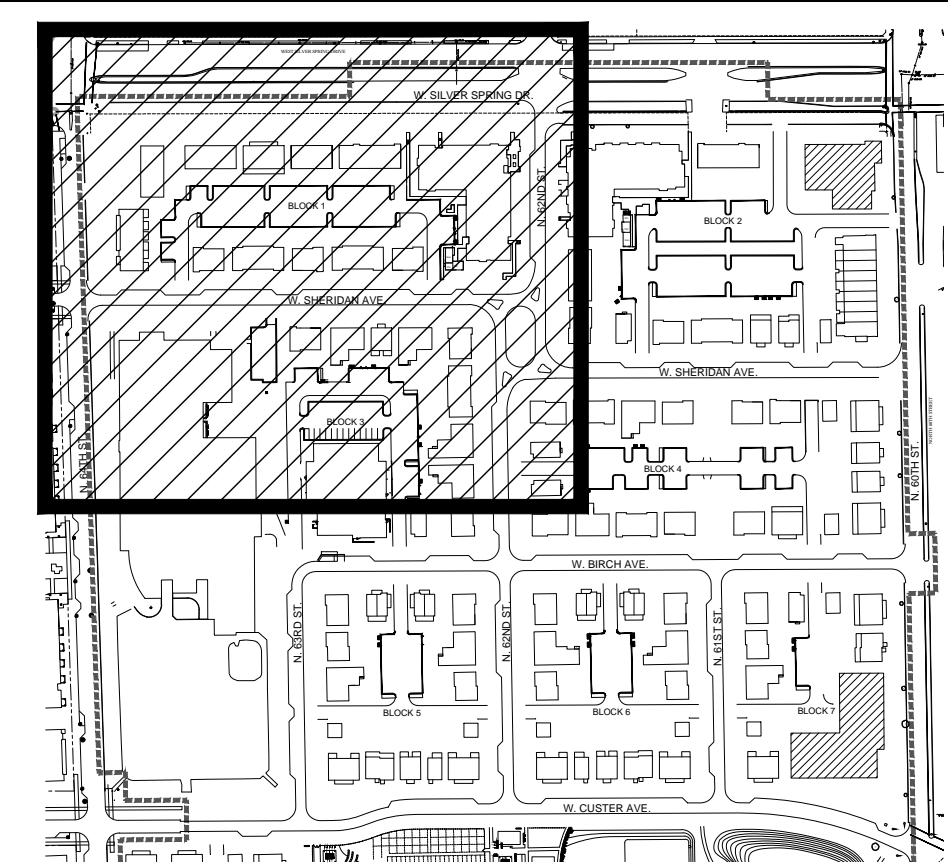
WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.



LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED BIOSWALE / BIORETENTION AREA
-  PROJECT LIMITS - PHASE ONE
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  PROPOSED CONTOUR - MINOR
-  PROPOSED CONTOUR - MAJOR
-  EXISTING CONTOUR - MINOR
-  EXISTING CONTOUR - MAJOR
-  PROPOSED SPOT GRADE
-  PROPOSED CATCH BASIN / MANHOLE

LOCATION MAP



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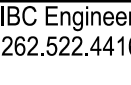
DPD SUBMISSION (EAST)


WESTLAWN GARDENS PHASE II
 6331 W Silver Spring Dr
 MILWAUKEE WI 53218

Owner
 Housing Authority of the City of Milwaukee
 414.286.3629

Local Architect
 Quorum Architects
 414.265.9265

Local Architect
 Eppstein Uhen Architects
 414.271.5350

Structural Engineer:
 R.A. SMITH NATIONAL
 262.317.3279

MEP Engineer:
 IBC Engineering Services, Inc.
 262.522.4416

MEP Engineer:
 Thunderbird Engineering, Inc.
 414.352.2211

Civil Engineer:
 R.A. SMITH NATIONAL
 262.317.3279

Landscape Architect:
 AYRES ASSOCIATES
 608.443.1200

Issue	
No.	Date

Revisions	
No.	Date

GRADING DETAIL NW

Date
 11/04/2016
 Principal In Charge
 M.A.
 Project Planner
 M.A., S.V.
 Project Architect
 M.A.
 Project Manager
 W.F.
 Drawn
 W.F., B.C., A.D.
 Job No.
 15371.00
 Scale
 1" = 40'

Drawing No.
C301

WESTLAWN gar dens, phase II
 TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

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Quorum Architects
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Local Architect
Eppstein Uhen Architects
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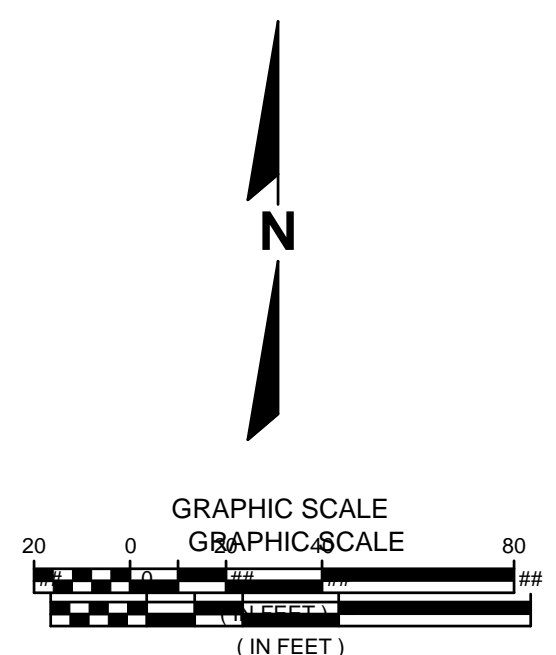
Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416






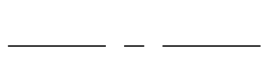
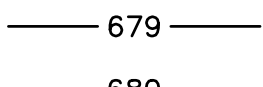






MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

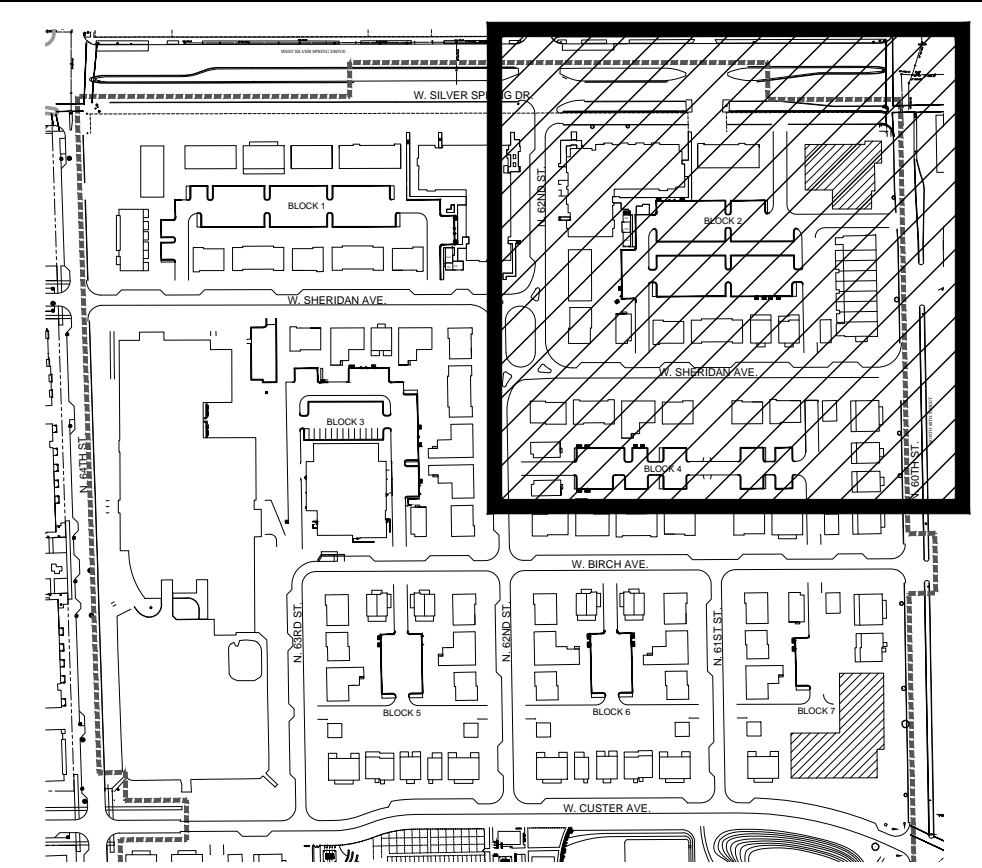
Landscape Architect:
AYRES ASSOCIATES
608.443.1200



LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
-  PROPOSED BIOSWALE / BIORETENTION AREA
-  PROJECT LIMITS - PHASE ONE
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  679 PROPOSED CONTOUR - MINOR
-  680 PROPOSED CONTOUR - MAJOR
-  679 EXISTING CONTOUR - MINOR
-  680 EXISTING CONTOUR - MAJOR
-  680.00 PROPOSED SPOT GRADE
-  PROPOSED CATCH BASIN / MANHOLE

LOCATION MAP



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DPD SUBMISSION (EAST)

Issue No. _____ Date _____

Revisions No. _____ Date _____

GRADING DETAIL NE

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

Drawn W.F., B.C., A.D.

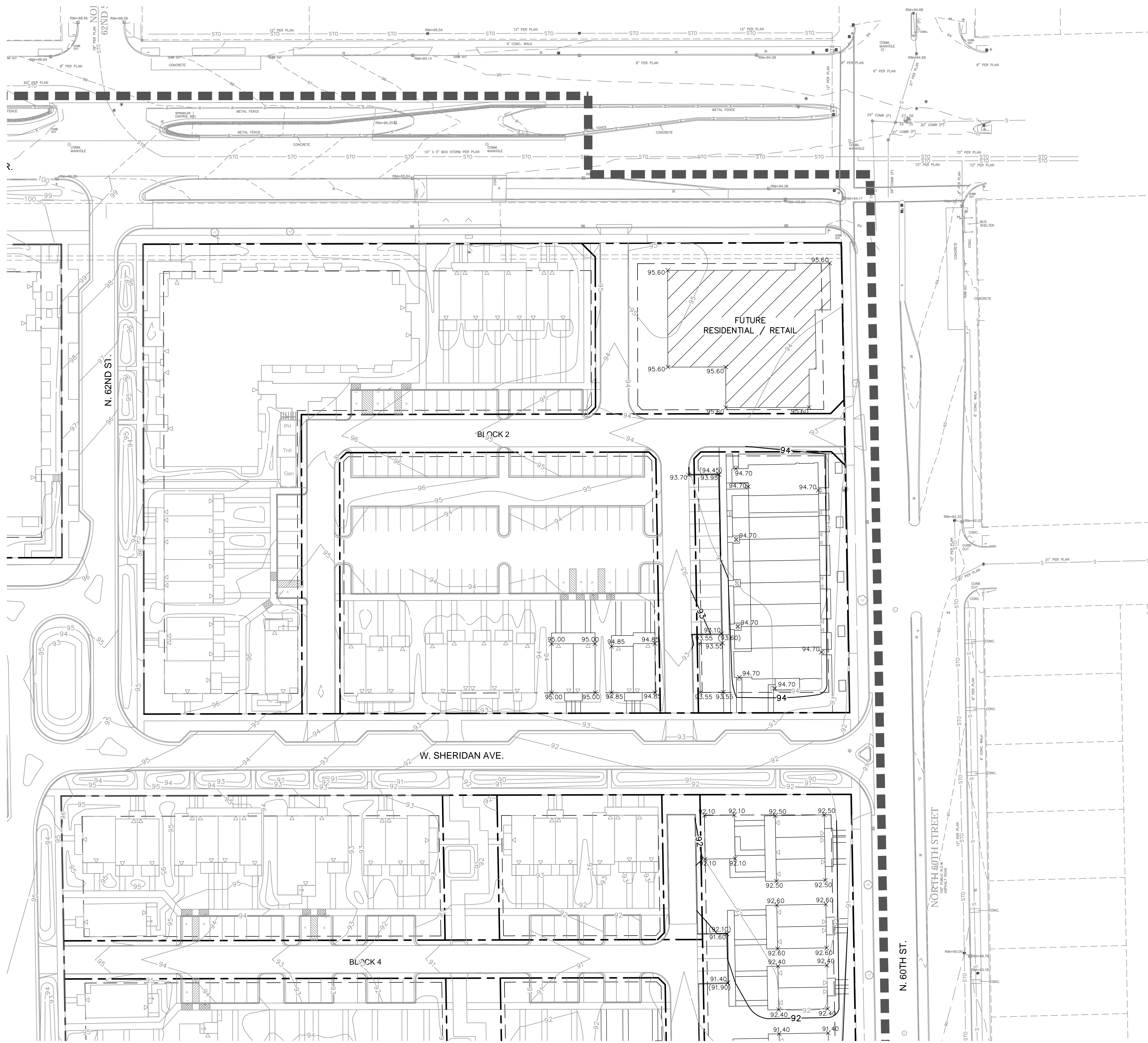
Job No. 15371.00

Scale 1" = 40'

Drawing No.

C302

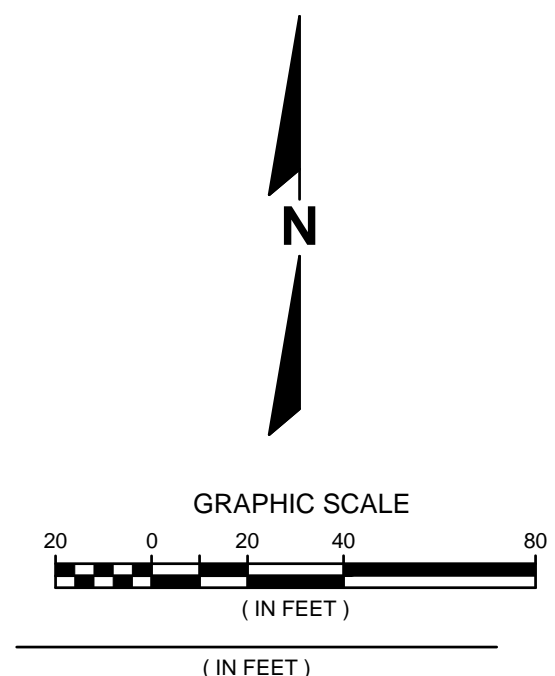
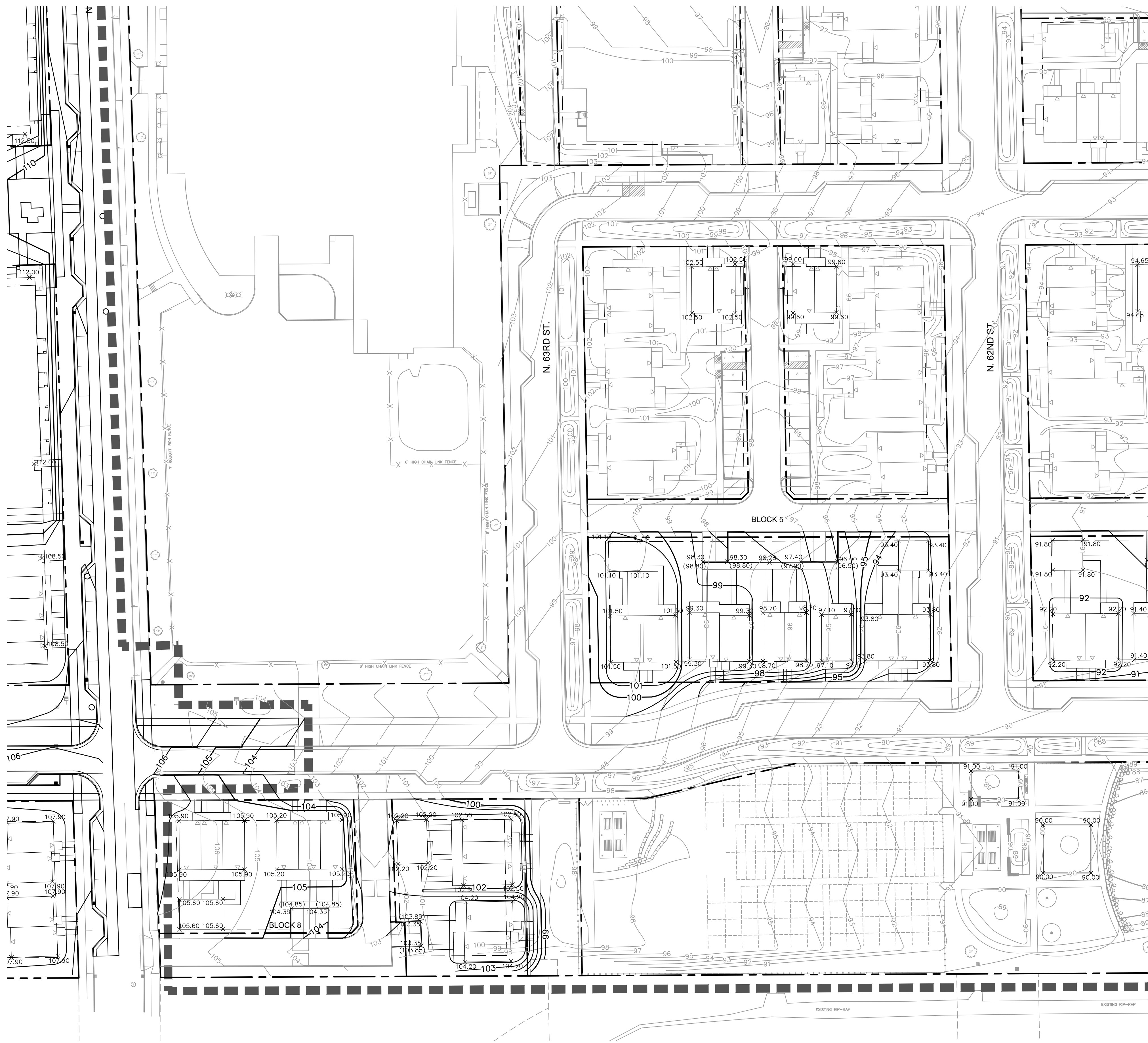
WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.








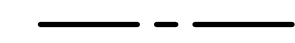
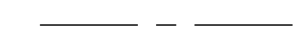
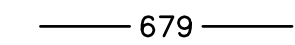
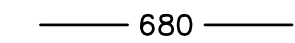


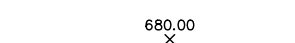

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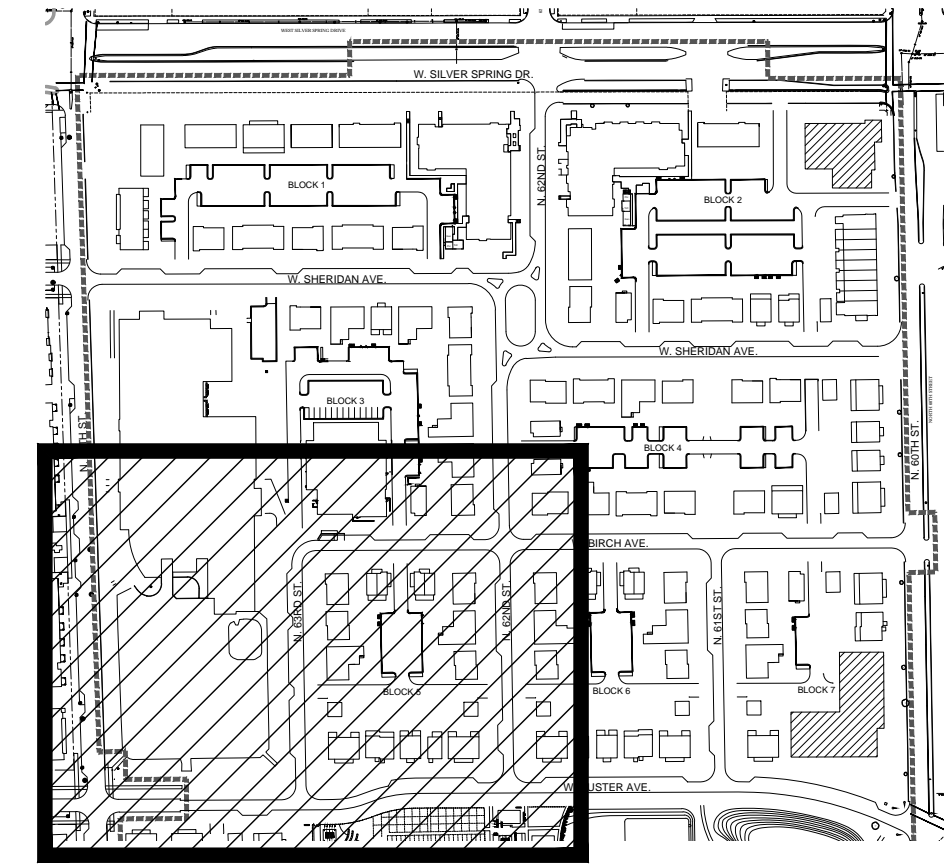
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LEGEND

-  PROPOSED BUILDING
-  PROPOSED ASPHALT ROADWAY / ALLEY
-  PROPOSED CONCRETE ROADWAY / ALLEY
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-  PROJECT LIMITS - PHASE ONE
-  PROPOSED PROPERTY LINE / PUBLIC R.O.W.
-  PROPOSED BUILDING SETBACK
-  679 PROPOSED CONTOUR - MINOR
-  680 PROPOSED CONTOUR - MAJOR
-  679 EXISTING CONTOUR - MINOR
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WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Torti Gallas and Partners, Inc.
1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

Structural Engineer:
R.A. Smith National
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. _____ Date _____

Revisions

No.	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

GRADING DETAIL SW

Date 11/04/2016
Principal In Charge M.A.

Project Planner M.A., S.V.
Project Architect M.A.

Project Manager W.F.
Drawn W.F., B.C., A.D.

Job No. 15371.00
Scale 1" = 40'

Drawing No. **C303**

DPD SUBMISSION (EAST)

WESTLAWN gar dens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

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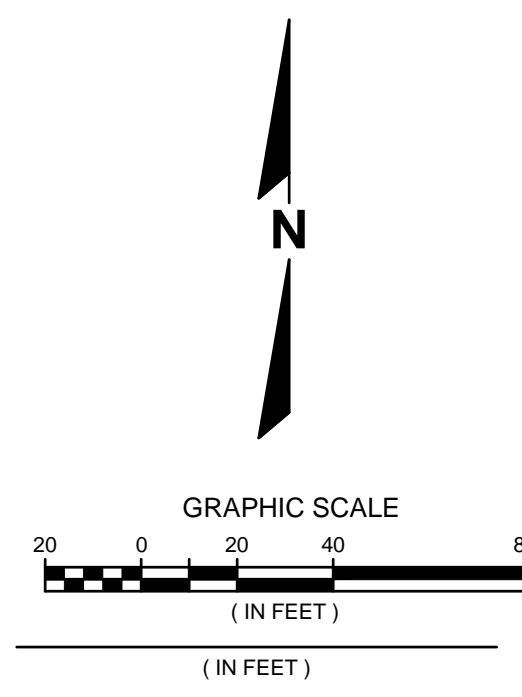
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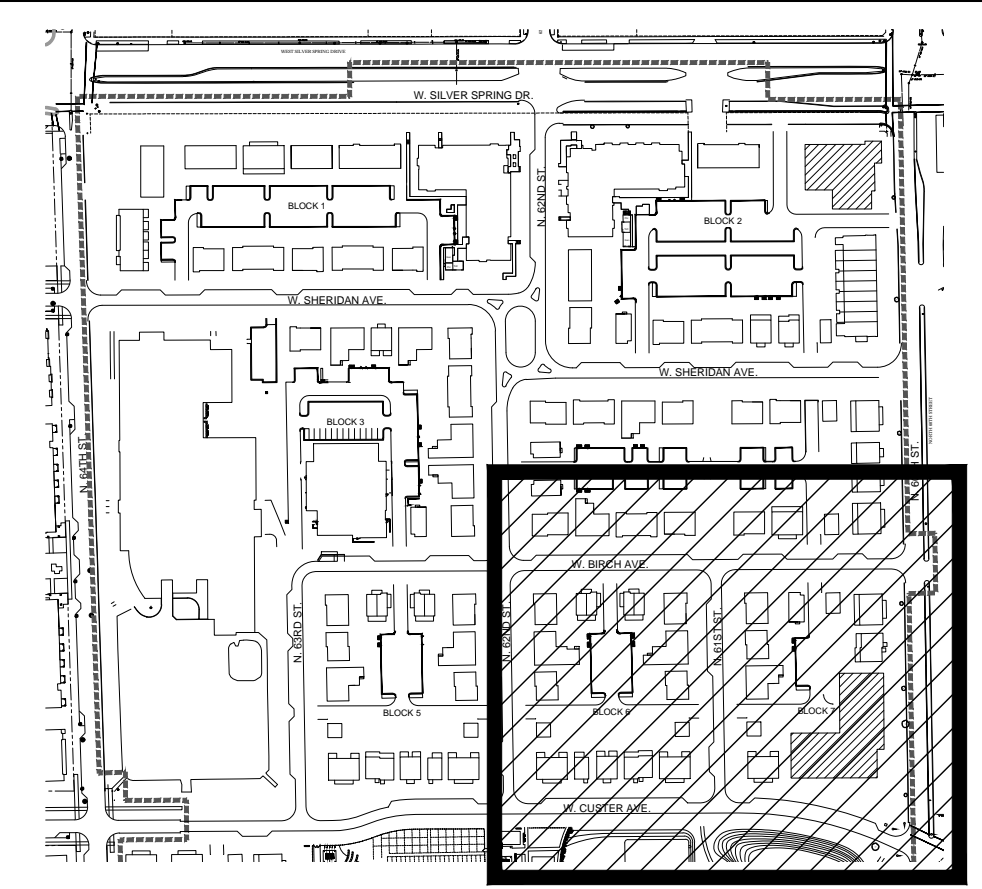
Landscape Architect:
AYRES ASSOCIATES
608.443.1200



LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT ROADWAY / ALLEY
- PROPOSED CONCRETE ROADWAY / ALLEY
- PROPOSED BIOSWALE / BIORETENTION AREA
- PROJECT LIMITS - PHASE ONE
- PROPOSED PROPERTY LINE / PUBLIC R.O.W.
- PROPOSED BUILDING SETBACK
- 679 PROPOSED CONTOUR - MINOR
- 680 PROPOSED CONTOUR - MAJOR
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LOCATION MAP



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DPD SUBMISSION (EAST)

Issue	
No.	Date

Revisions	
No.	Date

GRADING DETAIL SE

Date
11/04/2016
Principal In Charge
M.A.

Project Planner
M.A., S.V.
Project Architect
M.A.

Project Manager
W.F.
Drawn
W.F., B.C., A.D.

Job No.
15371.00
Scale
1" = 40'

Drawing No.
C304

TORTI GALLAS AND PARTNERS, INC. WESTLAWN gardens, phase II

WESTLAWN GARDENS PHASE II

6331 W Silver Spring Dr
MILWAUKEE WI 53218

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Housing Authority of the City of Milwaukee
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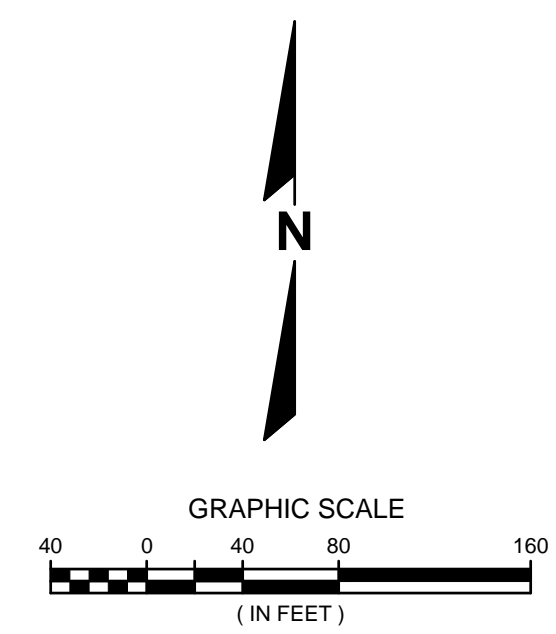
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Landscape Architect:
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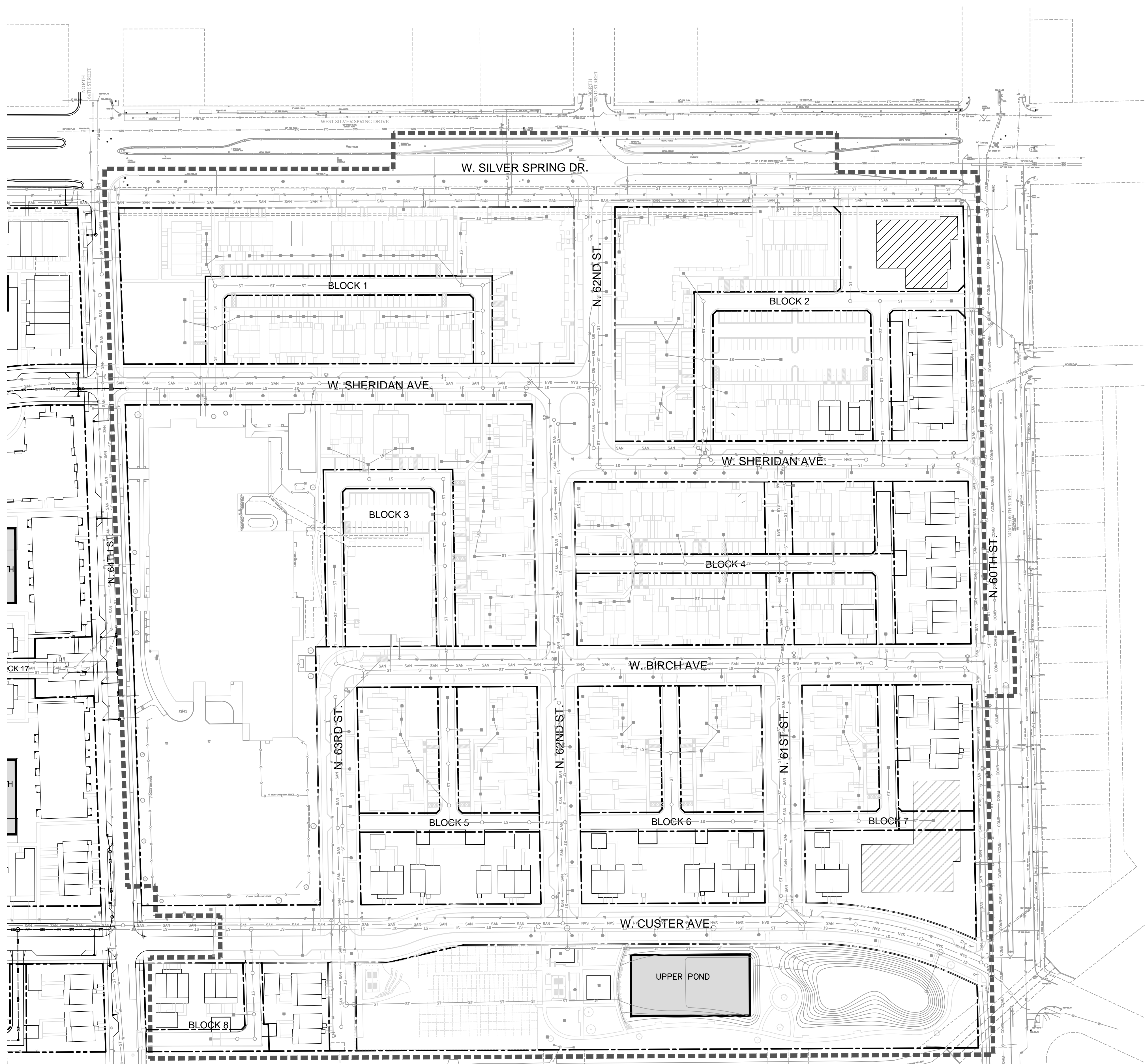


LEGEND

- PROJECT LIMITS - PHASE TWO
- W EXISTING WATERMAIN
- SAN EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- W- PROPOSED WATERMAIN
- S- PROPOSED SANITARY SEWER
- STO PROPOSED STORM SEWER
- +++++ ABANDON OR REMOVE EXISTING UTILITY
- █ PROPOSED UNDERGROUND DETENTION AREA

NOTES

BUILDING LATERALS (SANITARY, STORM, AND WATER) ARE NOT SHOWN ON THESE PLANS FOR DRAWING CLARITY. EACH MULTI-FAMILY BUILDING WILL HAVE BUILDING LATERALS FOR SANITARY, STORM, AND WATER. EACH TOWNHOME WILL HAVE BUILDING LATERALS FOR SANITARY AND WATER.



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DPD SUBMISSION (EAST)

Issue

No. Date

Revisions

No. Date

OVERALL UTILITY PLAN

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

Drawn W.F., B.C., A.D.

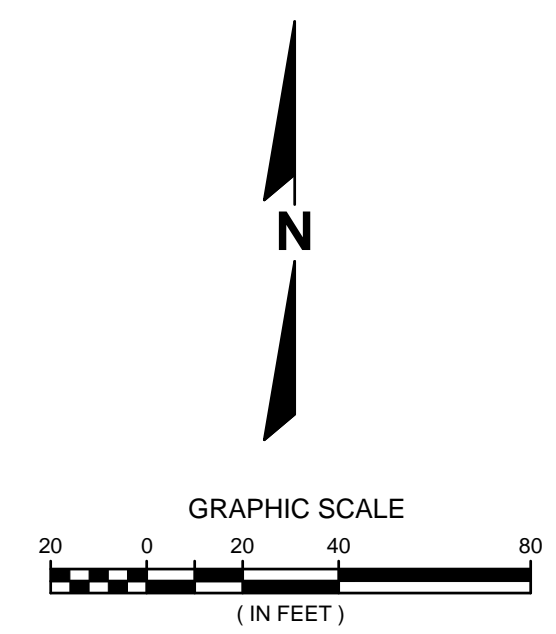
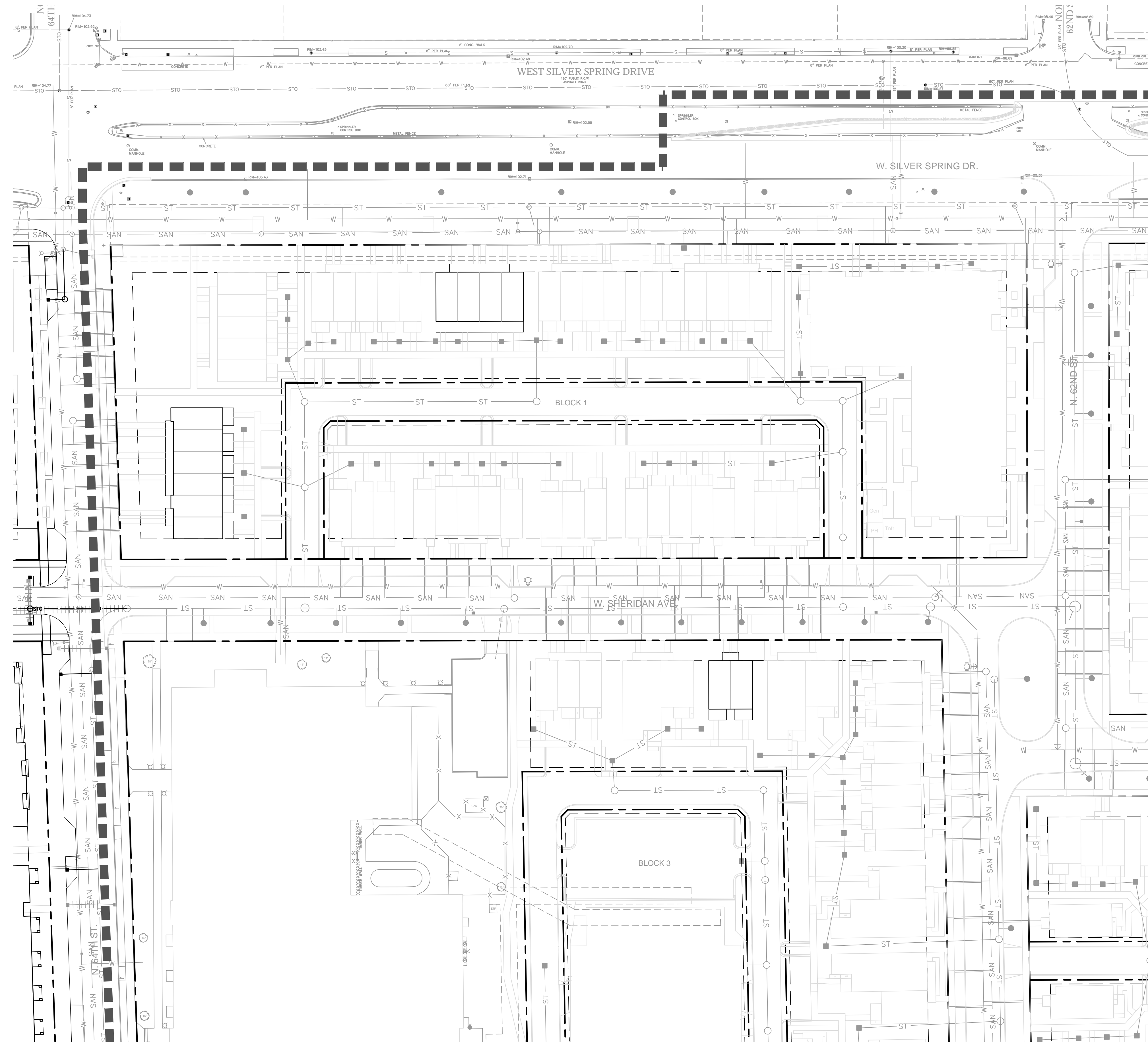
Job No. 15371.00

Scale 1" = 80'

Drawing No.

C400

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.



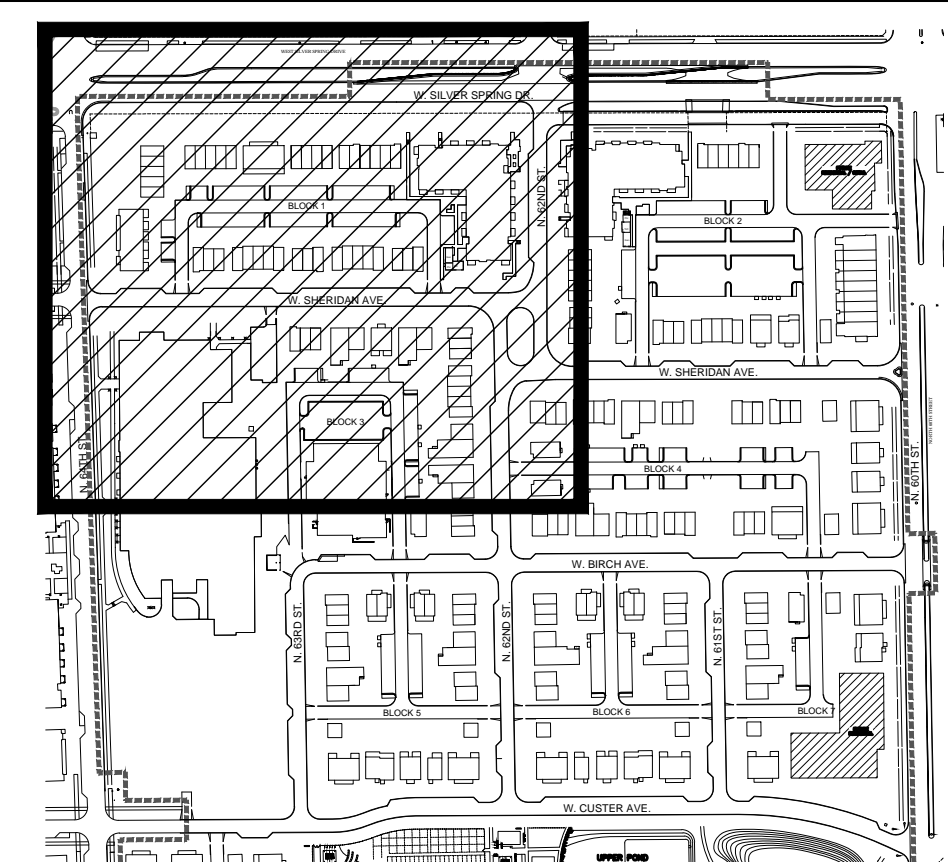
LEGEND

- ■ ■ ■ ■ PROJECT LIMITS - PHASE TWO
- W — EXISTING WATERMAIN
- SAN — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- - - W - - - PROPOSED WATERMAIN
- - - S - - - PROPOSED SANITARY SEWER
- - - ST - - - PROPOSED STORM SEWER
- ||||| ABANDON OR REMOVE EXISTING UTILITY
- PROPOSED UNDERGROUND DETENTION AREA

NOTES

BUILDING LATERALS (SANITARY, STORM, AND WATER) ARE NOT SHOWN ON THESE PLANS FOR DRAWING CLARITY. EACH MULTI-FAMILY BUILDING WILL HAVE BUILDING LATERALS FOR SANITARY, STORM, AND WATER. EACH TOWNHOME WILL HAVE BUILDING LATERALS FOR SANITARY AND WATER.

LOCATION MAP



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

TOPOGRAPHIC SURVEY PROVIDED BY JAHNKE & JAHNKE ASSOCIATES, INC. DATED JULY 7, 2010.

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R.A. SMITH NATIONAL INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL INC.

TRAFFIC PROVISIONS:

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ANY PERSON WORKING IN THE PUBLIC WAY SHALL COMPLY WITH THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS BOOKLET "TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK" AND PART VI OF THE STATE OF WISCONSIN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DPD SUBMISSION (EAST)

WESTLAWN GARDENS PHASE II
6331 W Silver Spring Dr
MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
414.286.3629

Local Architect
Quorum Architects
414.265.9265

Local Architect
Eppstein Uhen Architects
414.271.5350

Structural Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

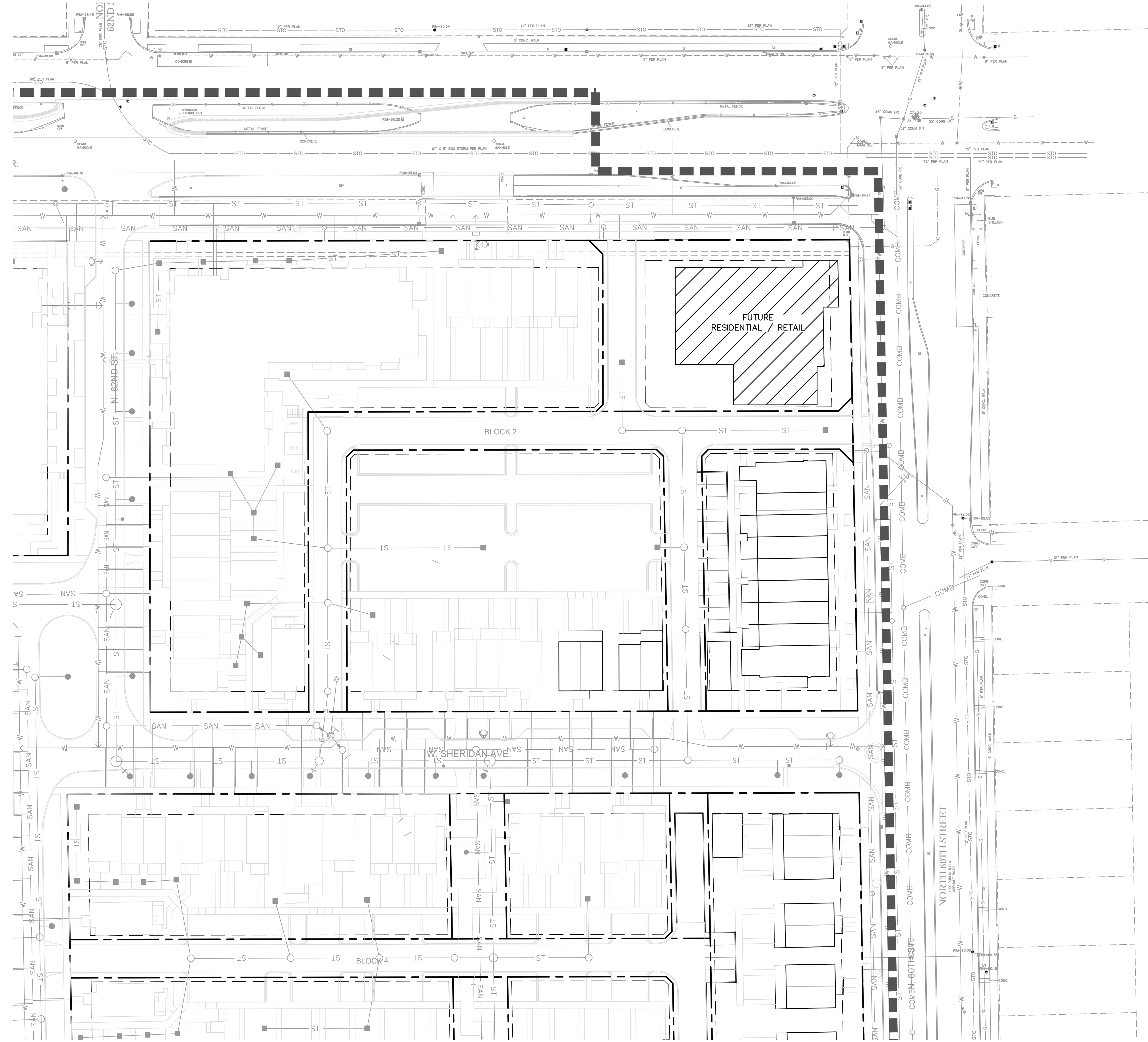
Issue	
No.	Date

Revisions	
No.	Date

UTILITY DETAIL NW

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
1" = 40'
Drawing No.

C401



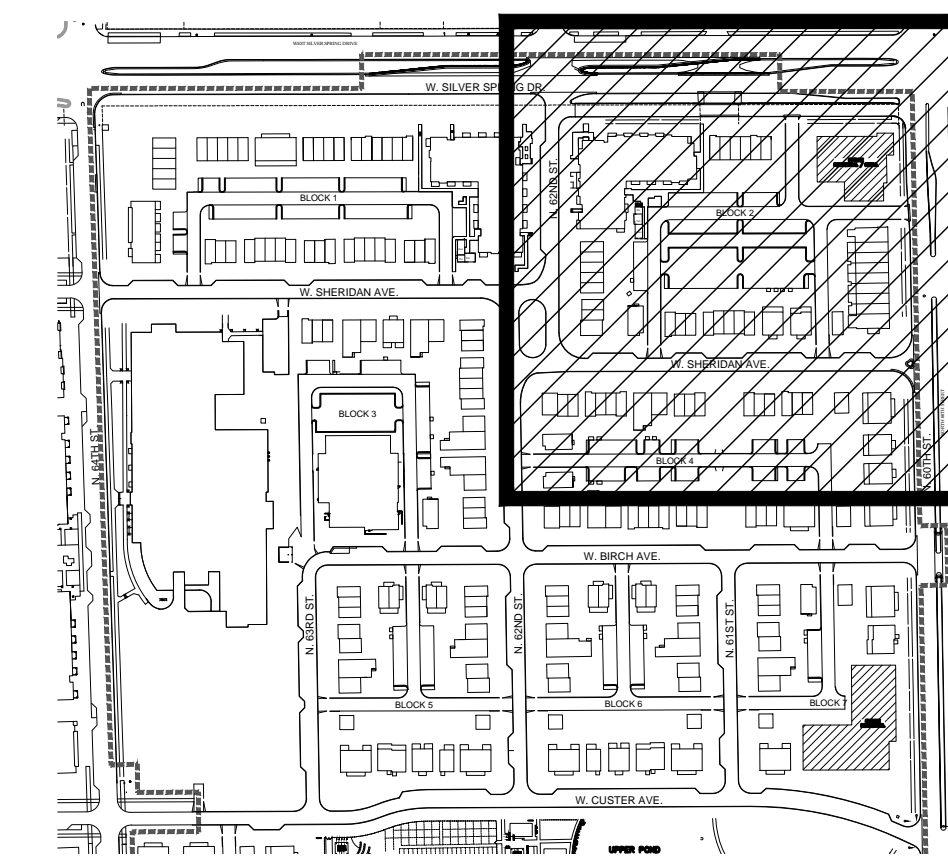
LEGEND

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DPD SUBMISSION (EAST)

WESTLAWN GARDENS PHASE II

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Housing Authority of
the City of Milwaukee
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NATIONAL
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Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. _____ Date _____

Revisions

No. _____ Date _____

UTILITY DETAIL NE

Date
11/04/2016
Principal In Charge
M.A.

Project Planner
M.A., S.V.
Project Architect
M.A.

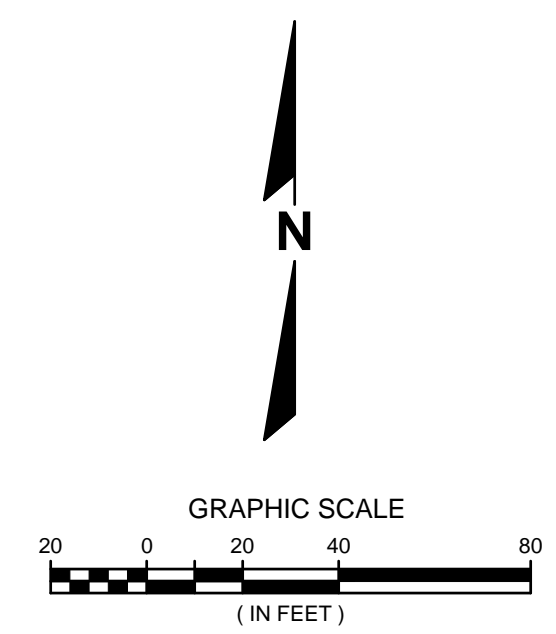
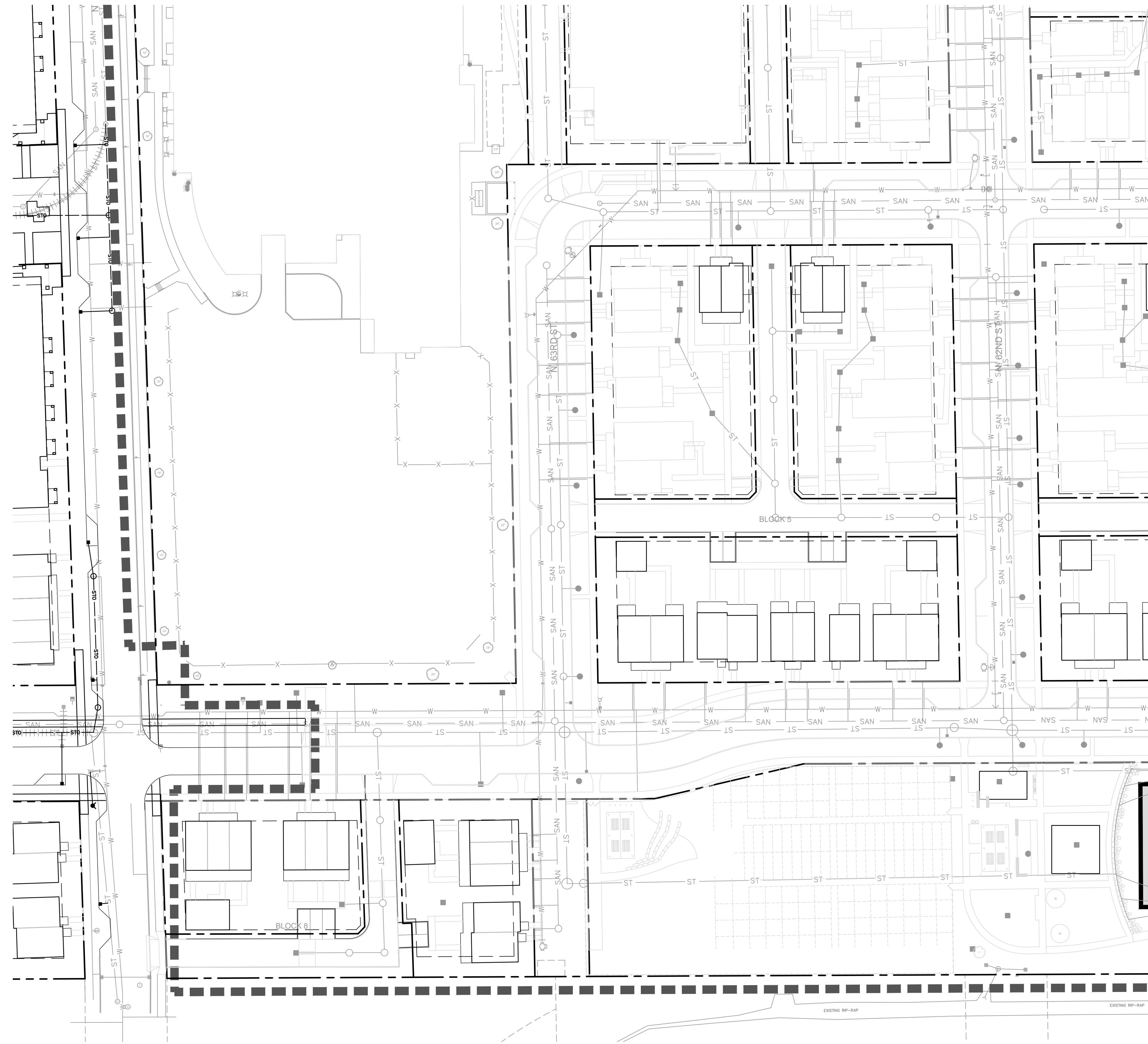
Project Manager
W.F.
Drawn
W.F., B.C., A.D.

Job No.
15371.00

Scale
1" = 40'

Drawing No.

C402



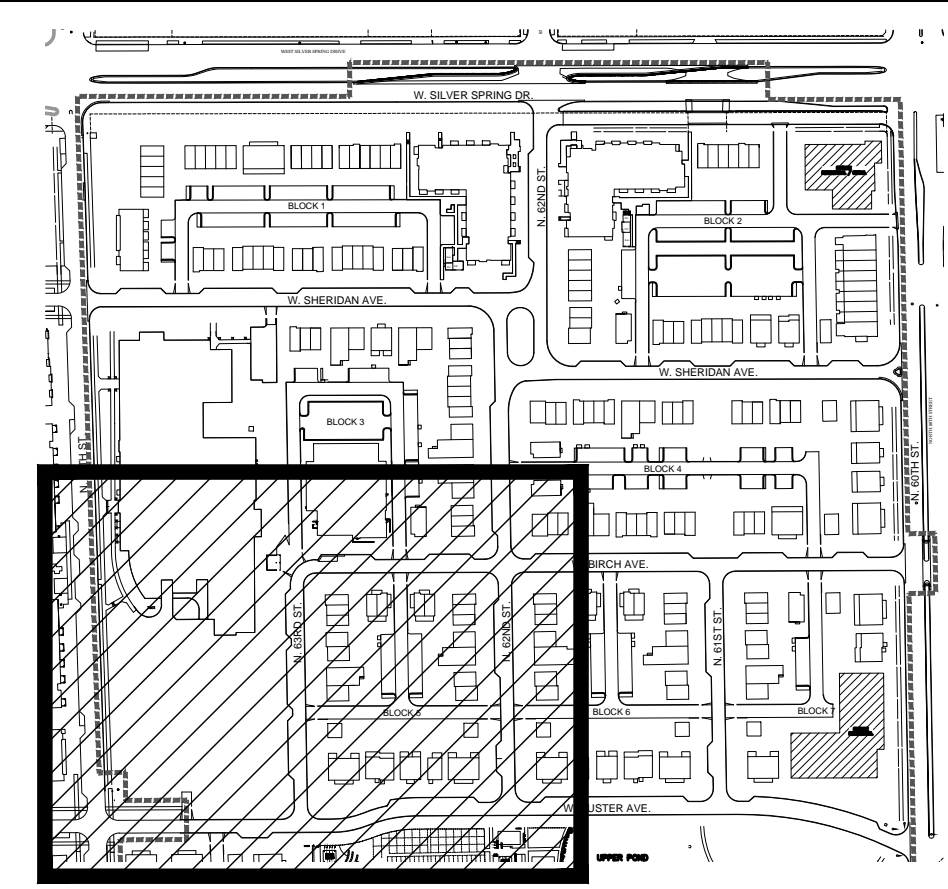
LEGEND

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DPD SUBMISSION (EAST)

WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

Owner
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262.522.4416

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Civil Engineer:
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262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. _____ Date _____

Revisions

No. _____ Date _____

UTILITY DETAIL SW

Date
11/04/2016
Principal In Charge
M.A.

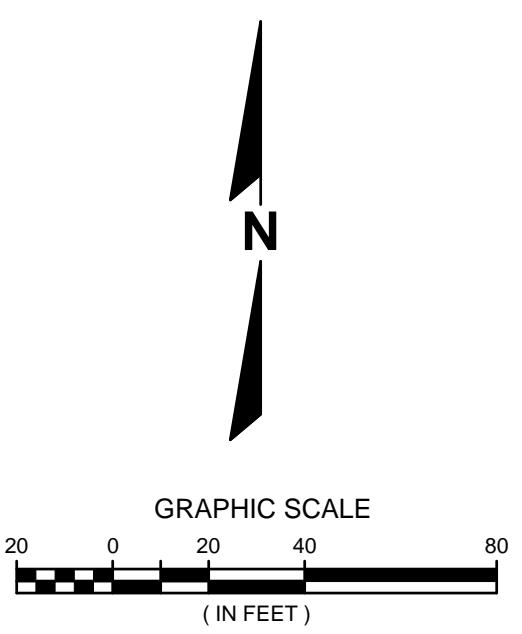
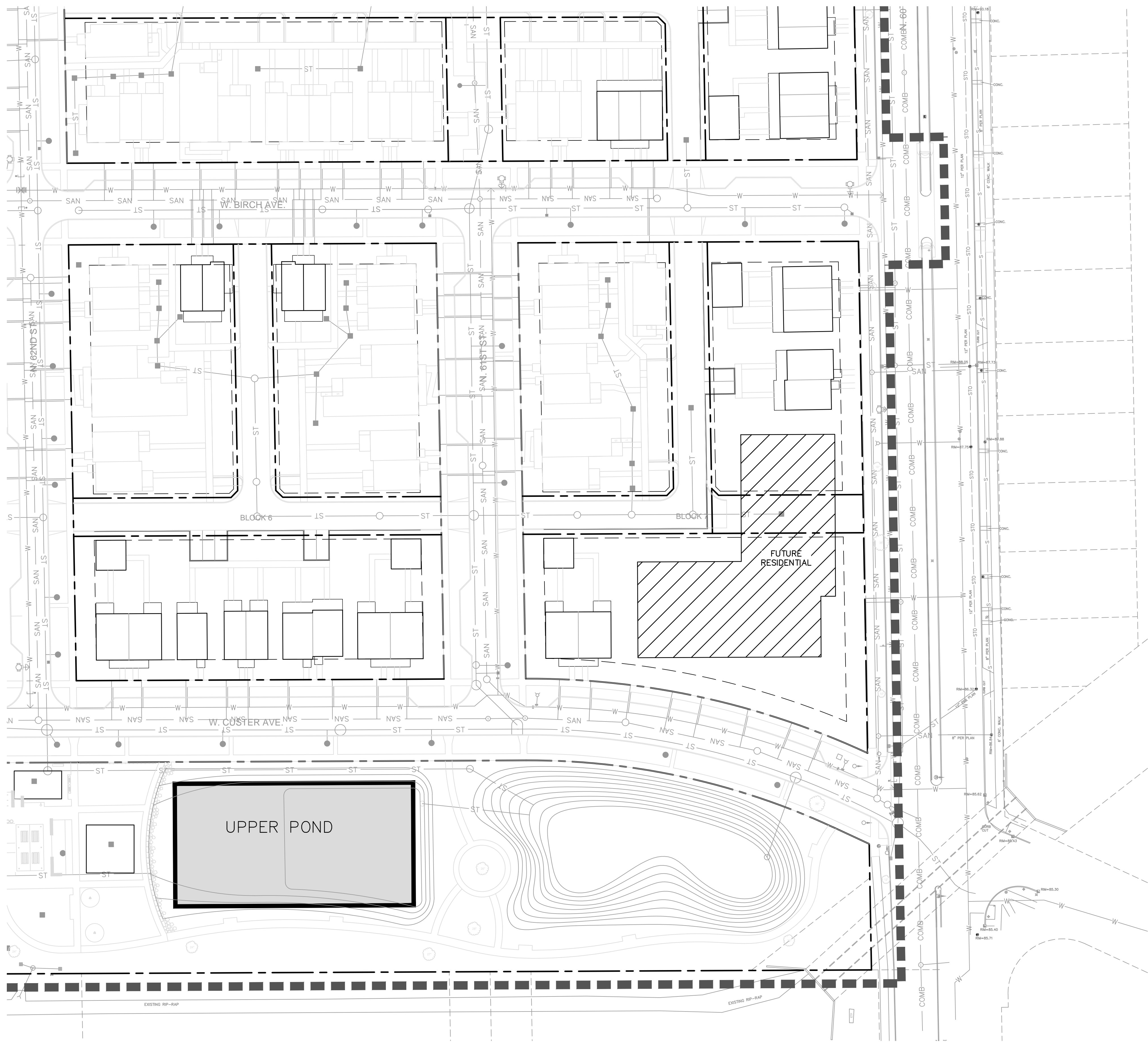
Project Planner
M.A., S.V.
Project Architect
M.A.

Project Manager
W.F.
Drawn
W.F., B.C., A.D.

Job No.
15371.00
Scale
1" = 40'

Drawing No.
C403

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.



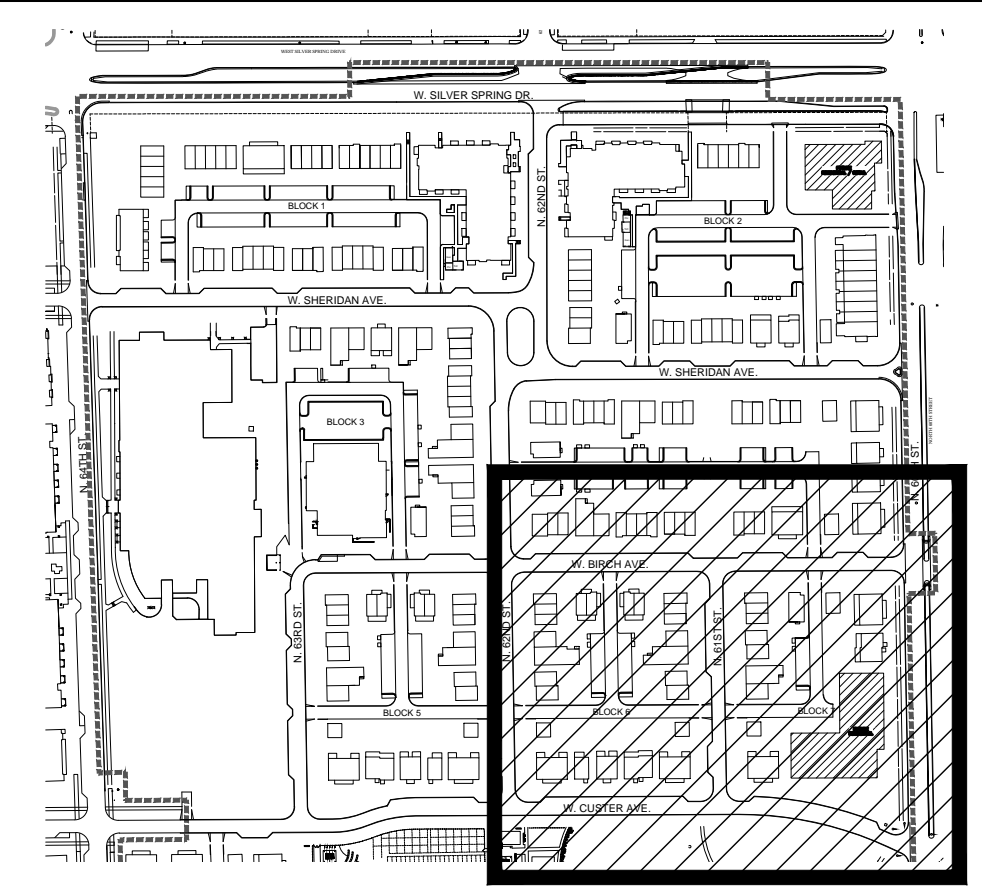
LEGEND

- PROJECT LIMITS - PHASE TWO
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
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DPD SUBMISSION (EAST)

WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

Owner
Housing Authority of the City of Milwaukee
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414.265.9265

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414.271.5350

Structural Engineer:
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262.317.3279

MEP Engineer:
IBC Engineering Services, Inc.
262.522.4416

MEP Engineer:
Thunderbird Engineering, Inc.
414.352.2211

Civil Engineer:
R.A. Smith National R.A. SMITH NATIONAL
262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue

No. _____ Date _____

Revisions

No.	Date
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UTILITY DETAIL SE

Date 11/04/2016

Principal In Charge M.A.

Project Planner M.A., S.V.

Project Architect M.A.

Project Manager W.F.

Drawn W.F., B.C., A.D.

Job No. 15371.00

Scale 1" = 40'

Drawing No.

C404

WESTLAWN gardens, phase II
TORTI GALLAS AND PARTNERS, INC.

WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

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262.317.3279

Landscape Architect:
AYRES ASSOCIATES
608.443.1200

Issue No. Date

Revisions

No.	Date

TYP. SECTIONS ROAD

Date
11/04/2016
Principal In Charge
M.A.
Project Planner
M.A., S.V.
Project Architect
M.A.
Project Manager
W.F.
Drawn
W.F., B.C., A.D.
Job No.
15371.00
Scale
NTS
Drawing No.

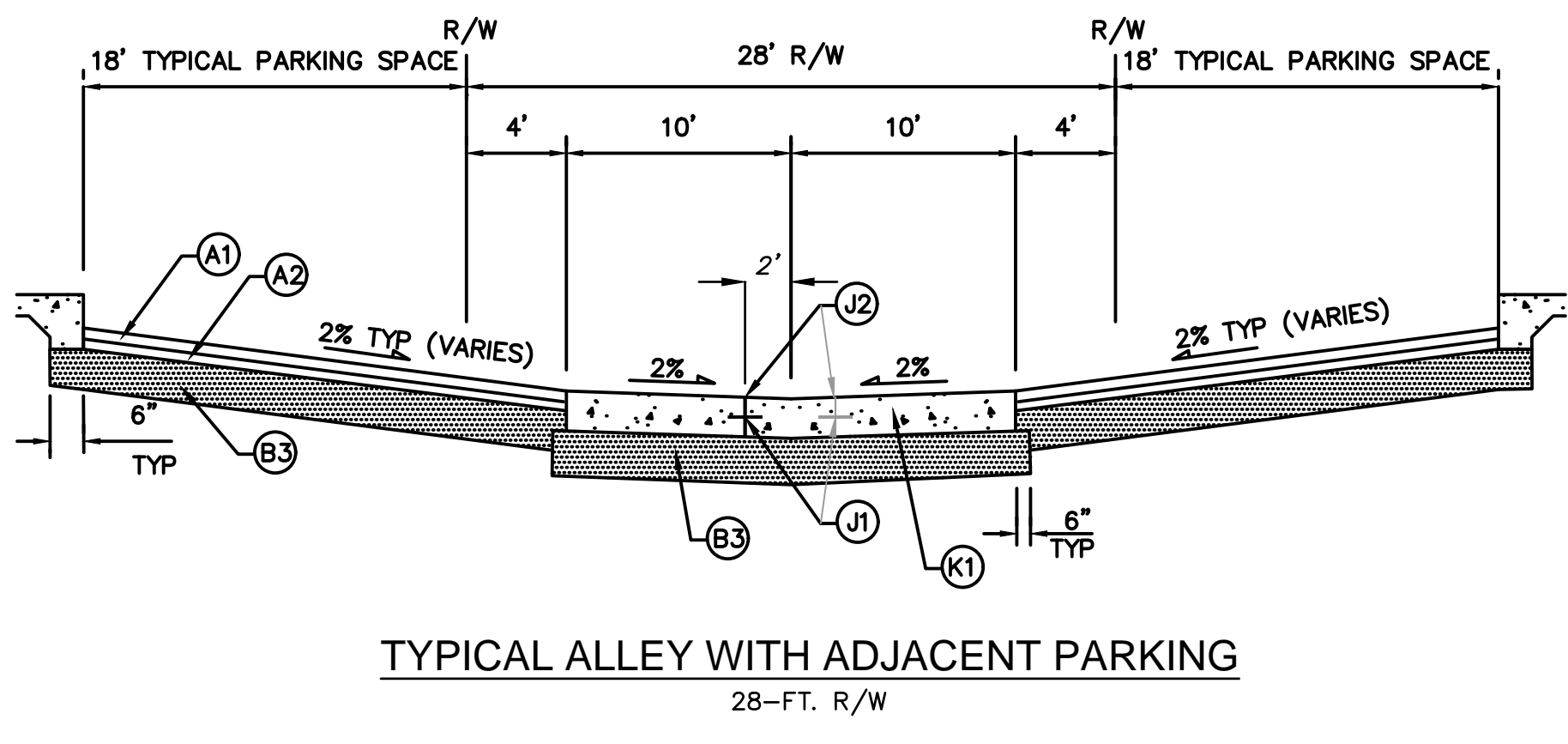
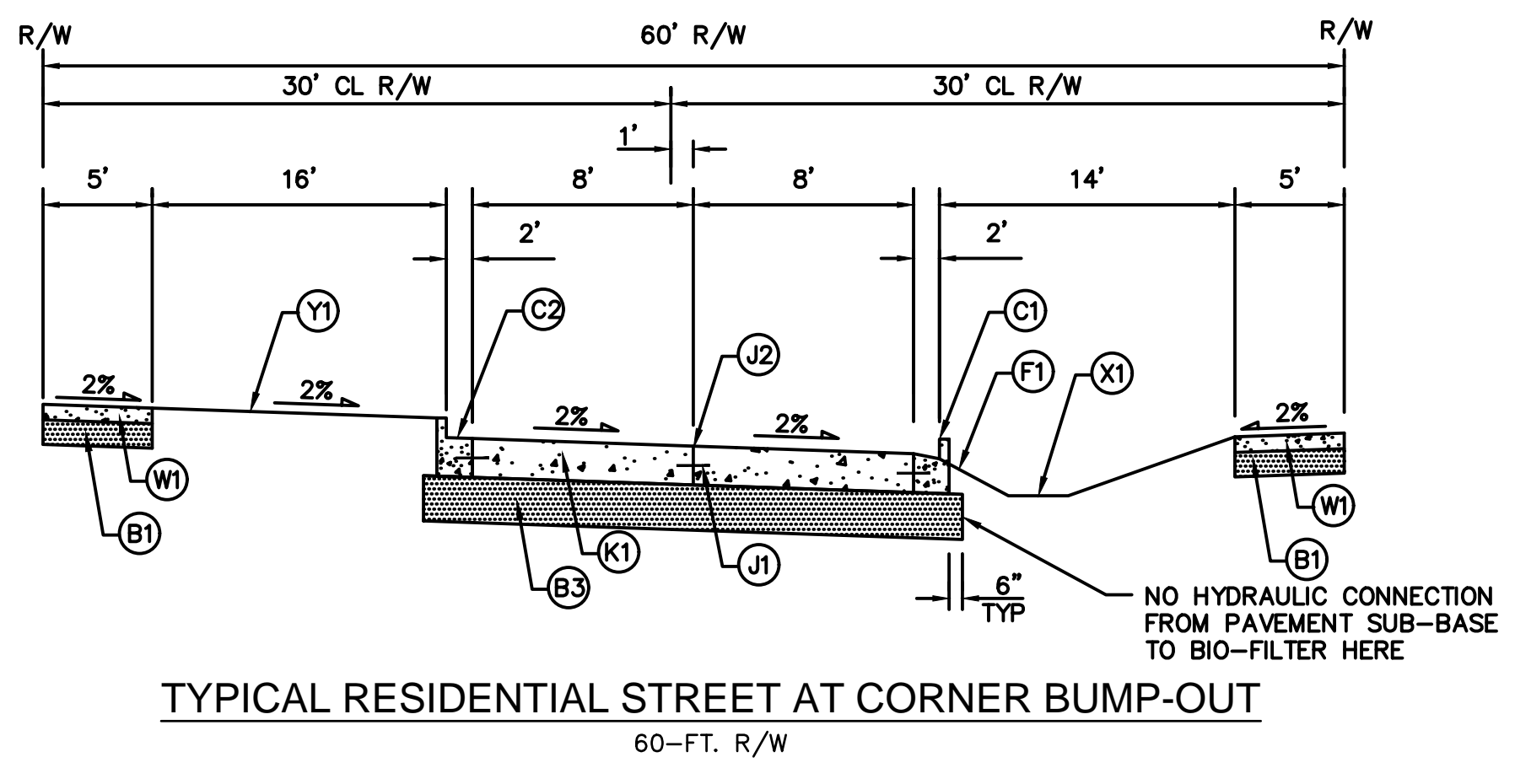
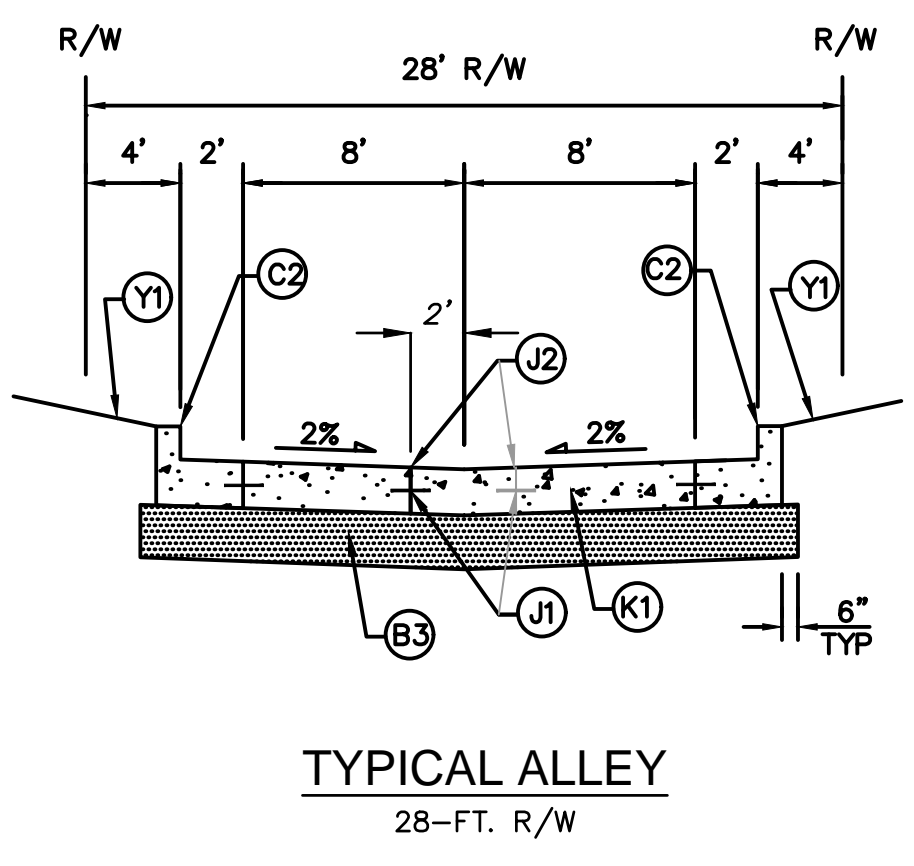
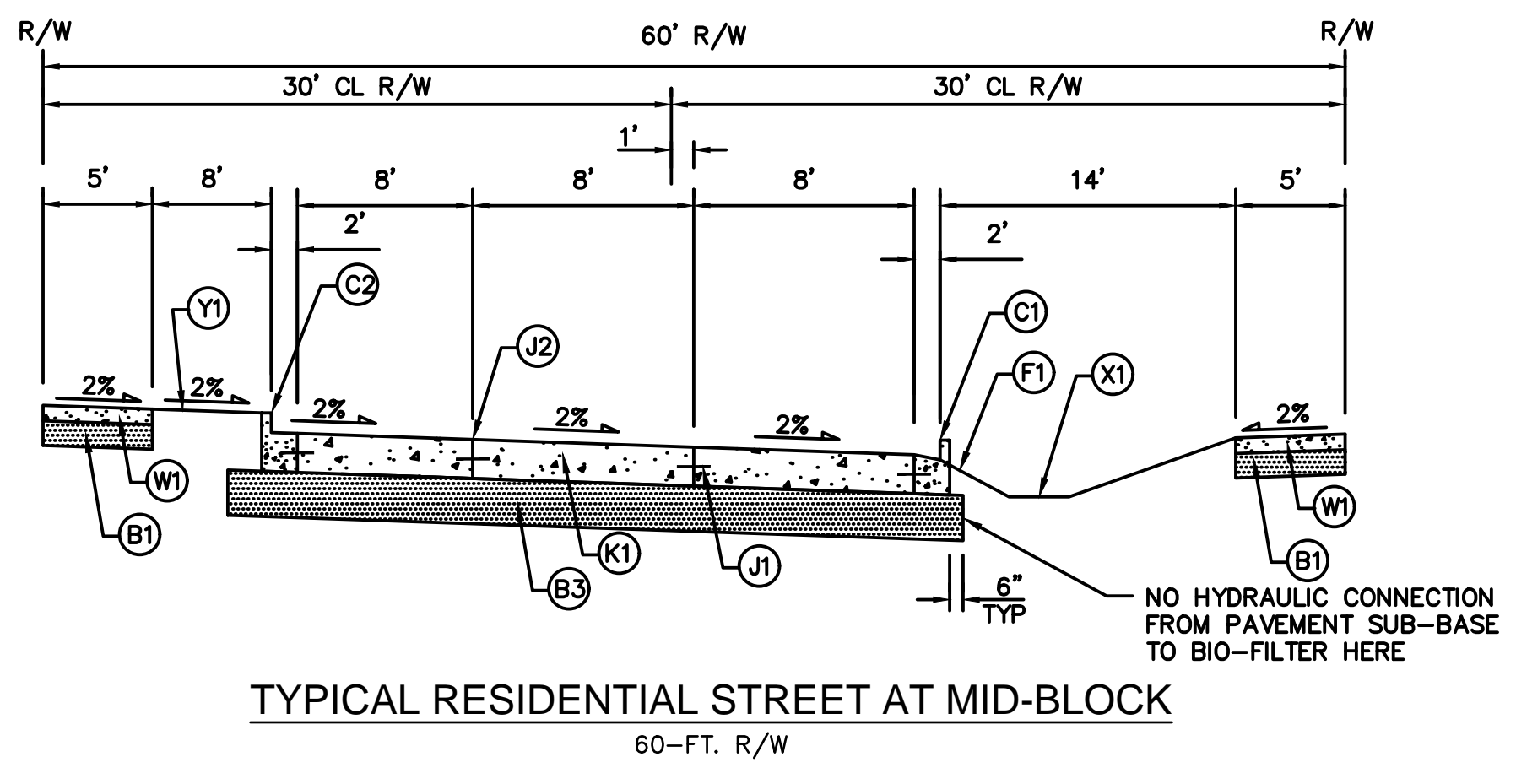
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DPD SUBMISSION (EAST)

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LEGEND

- (A1) 1.5" ASPHALT SURFACE COURSE
- (A2) 3.5" ASPHALT BINDER COURSE
- (B1) CRUSHED AGGREGATE BASE COURSE, 4-INCH TYP
3/4" COMPACTED TB
- (B3) CRUSHED AGGREGATE BASE COURSE, 8-INCH TYP
- (C1) REINFORCED CONCRETE CURB AND GUTTER, 31-INCH, TYP
- (C2) REINFORCED CONCRETE CURB AND GUTTER, REVERSE PITCH, TYP
- (J1) PAVEMENT TIES, TYP
- (J2) LONGITUDINAL JOINT, TYP
- (F1) DRAINAGE FLUME, WHERE SHOWN ON PLANS - SEE DETAIL
- (K1) CONCRETE PAVEMENT, 7-INCH, DOWELED, TYP
- (W1) CONCRETE SIDEWALK, 5-INCH
- (X1) BIOSWALE / BIORETENTION AREA, SEE DETAIL, SEE UTILITY AND LANDSCAPING PLANS
- (Y1) SALVAGED TOPSOIL, SEED, MULCH AND FERTILIZER SEE LANDSCAPING PLANS



WESTLAWN gardens, phase II

TORTI GALLAS AND PARTNERS, INC.

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WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

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Landscape Architect:
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608.443.1200

Issue
No. Date

Revisions
No. Date

TYP. SECTIONS STORM WATER DETENTION

Date
11/04/2016
Principal In Charge
M.A.

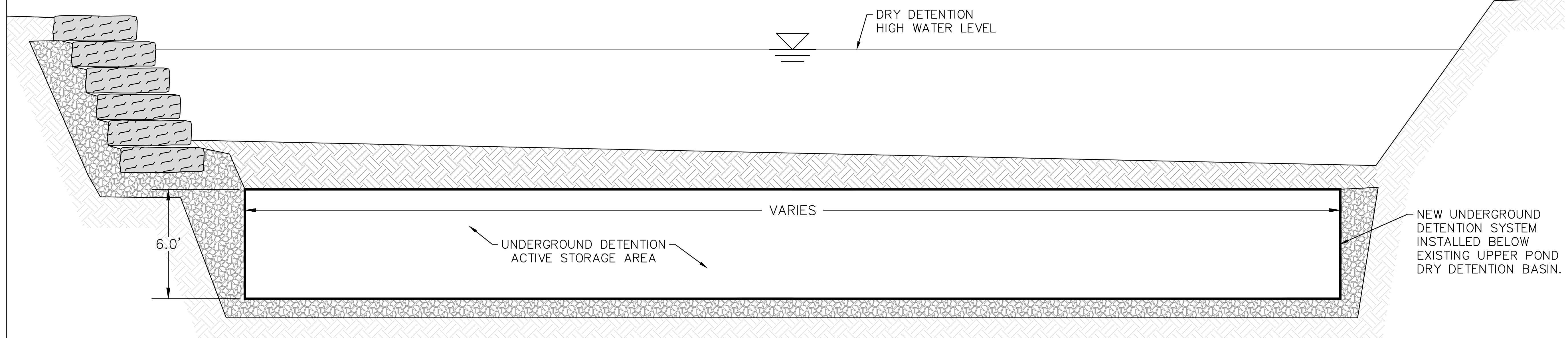
Project Planner
M.A., S.V.
Project Architect
M.A.

Project Manager
W.F.
Drawn
W.F., B.C., A.D.

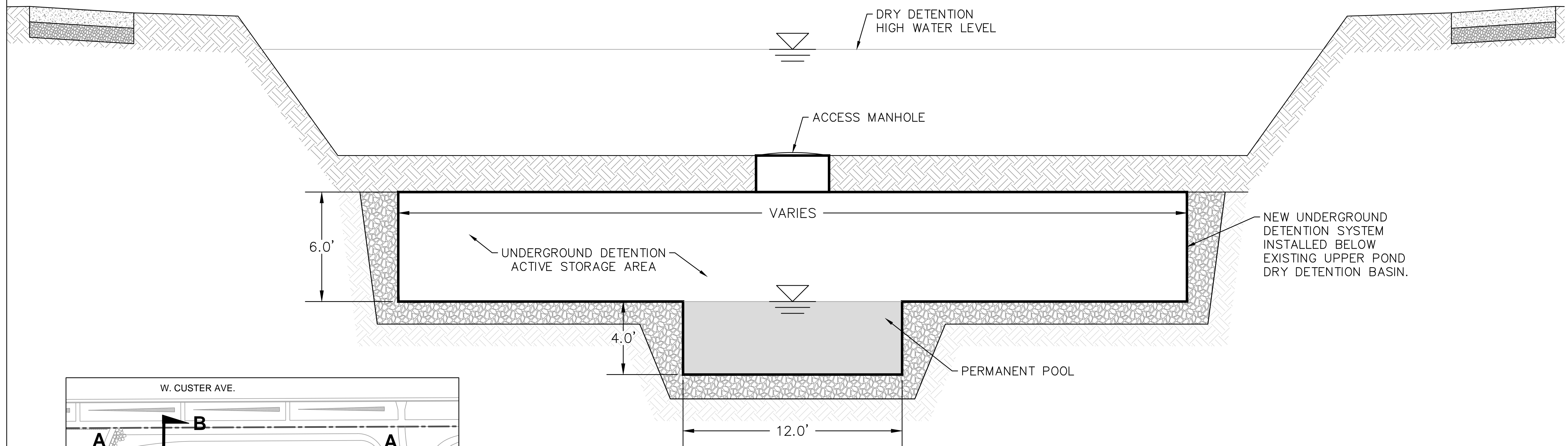
Job No.
15371.00
Scale
NTS

Drawing No.
C501

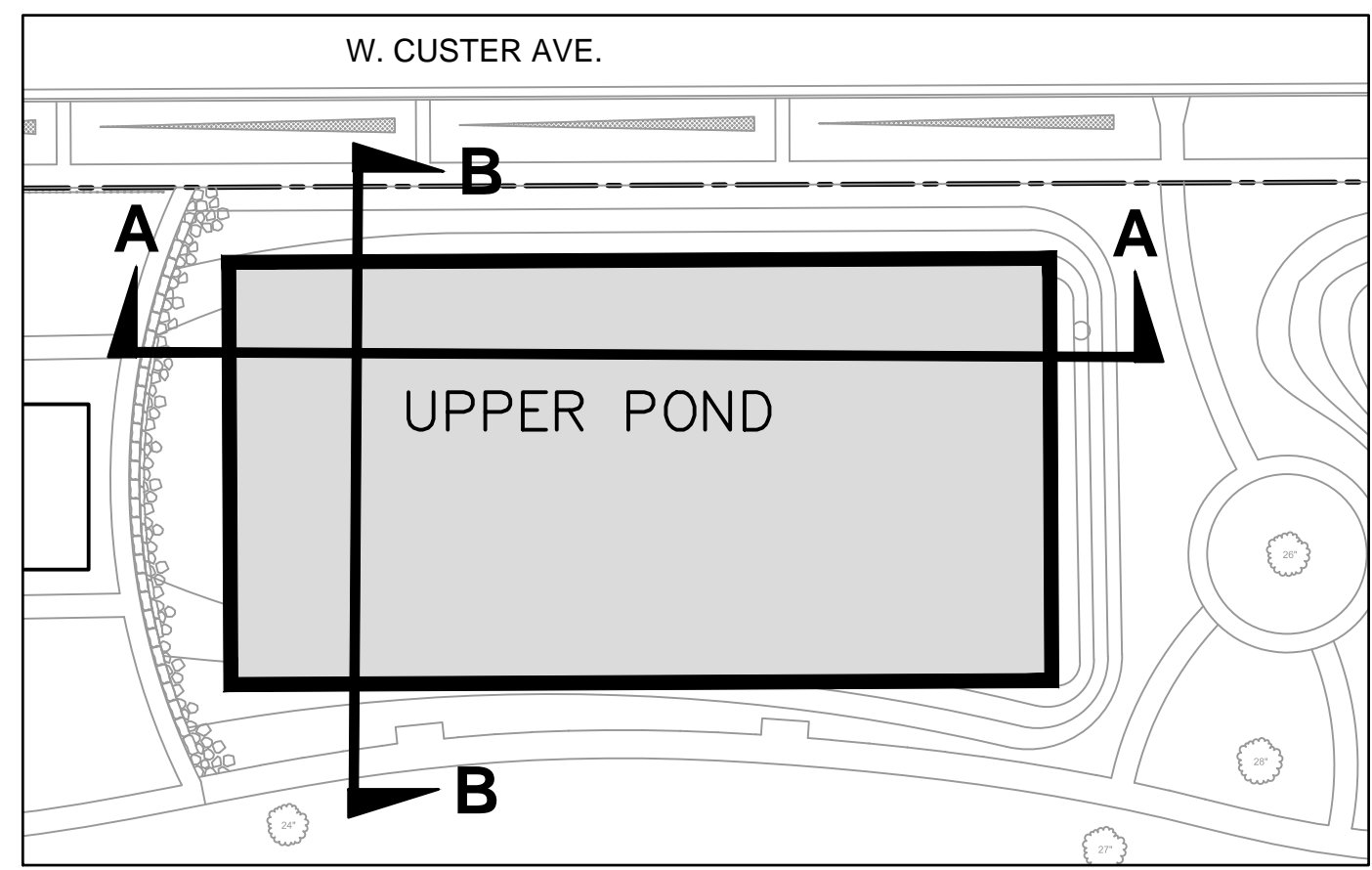
TORTI GALLAS AND PARTNERS, INC.



UNDERGROUND DETENTION TYPICAL SECTION A-A



UNDERGROUND DETENTION TYPICAL SECTION B-B



PLAN VIEW

NOTES

TYPICAL UNDERGROUND DETENTION SYSTEM SHOWN IS A PREFABRICATED MODULAR CONCRETE VAULT SYSTEM, DESIGNED TO HOLD AND DETAIN PEAK RUNOFF DIVERTED FROM WESTLAWN STORM SEWER. THE OVERALL STORM WATER MANAGEMENT SYSTEM IS DESIGNED TO SATISFY STORM WATER REQUIREMENTS OF THE STATE OF WISCONSIN, MMSD CHAPTER 13 AND THE CITY OF MILWAUKEE.

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DPD SUBMISSION (EAST)

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WESTLAWN GARDENS PHASE II

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MILWAUKEE WI 53218

Owner
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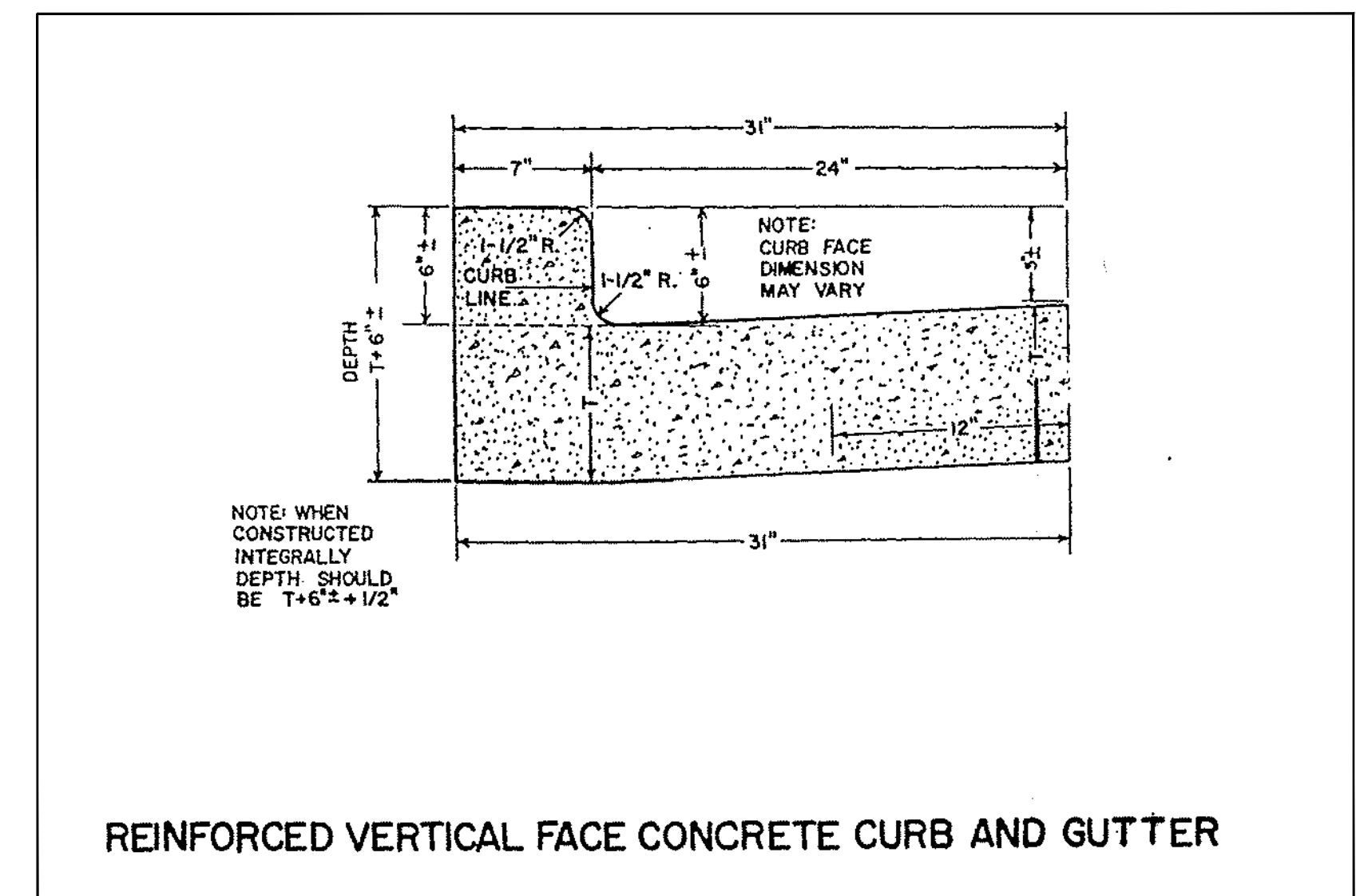
Issue No. _____ Date _____

Revisions No. _____ Date _____

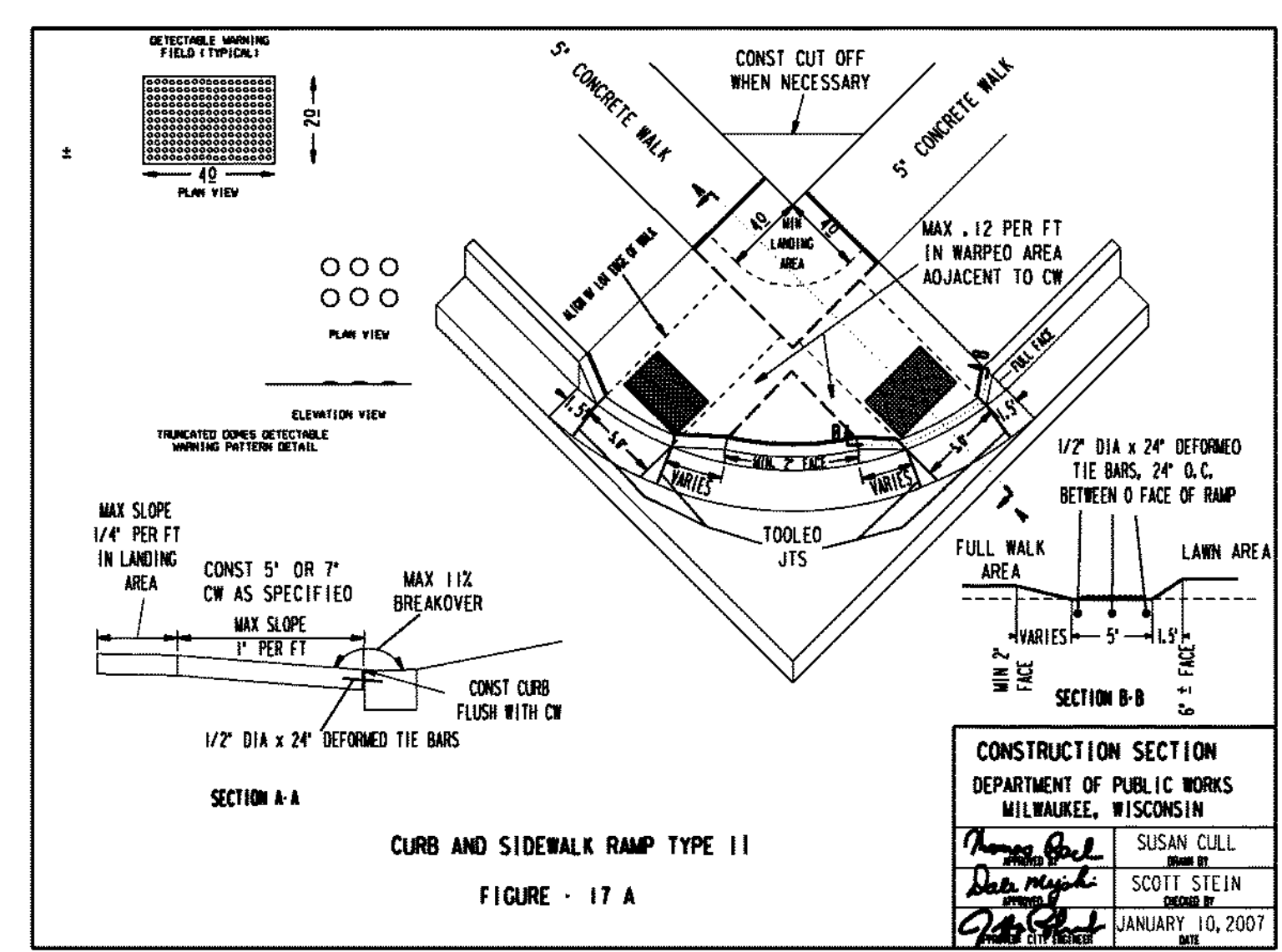
DETAILS

Date 11/04/2016
Principal In Charge M.A.
Project Planner M.A., S.V.
Project Architect M.A.
Project Manager W.F.
Drawn W.F., B.C., A.D.
Job No. 15371.00
Scale NTS
Drawing No. _____

C502

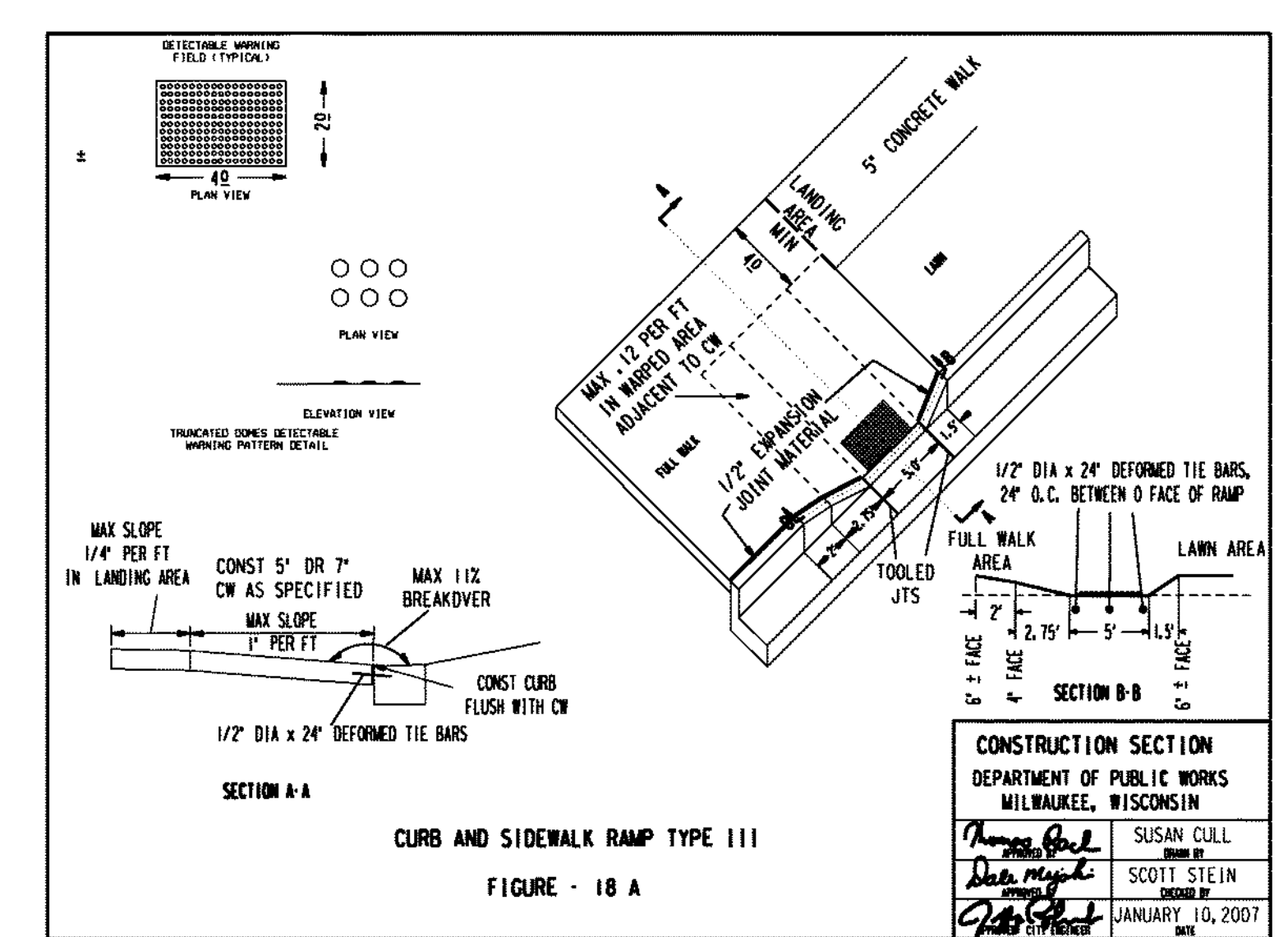


REINFORCED VERTICAL FACE CONCRETE CURB AND GUTTER



CURB AND SIDEWALK RAMP TYPE II
FIGURE - 17 A

CONSTRUCTION SECTION
DEPARTMENT OF PUBLIC WORKS
MILWAUKEE, WISCONSIN
SUSAN CULL
SCOTT STEIN
JANUARY 10, 2007



CURB AND SIDEWALK RAMP TYPE III
FIGURE - 18 A

CONSTRUCTION SECTION
DEPARTMENT OF PUBLIC WORKS
MILWAUKEE, WISCONSIN
SUSAN CULL
SCOTT STEIN
JANUARY 10, 2007

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DPD SUBMISSION (EAST)

WESTLAWN gardens, phase II

TORTI GALLAS AND PARTNERS, INC.