3100 West Capitol Drive

Milwaukee, WI 53216

Detailed Plan Development Submittal - 4.12.2013

Minor Modification - 9.20.2013

30 NORTHWEST SIDE COMMUNITY DEVELOPMENT CORPORATION

Celebrating 30 Years of Community Reinvestment

KORB TREDO ARCHITECTS

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KORB TREDO ARCHITECTS

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30 NORTHWEST SIDE COMMUNITY DEVELOPMENT CORPORATION
Celebrating 30 Years of Community Reinvestment

Century City Training Center B, LLC
4201 N 27th St. 7th Floor
Milwaukee, WI 53216

GORMAN & COMPANY, INC.

200 N. Main Street
Oregon, WI 53575
(608) 835-3900
Fax: (608) 835-3922

THE CENTURY CITY TRAINING CENTER, located at 3100 West Capitol Drive, is a unique mixed-use project designed to address a multitude of needs of businesses and residents in the surrounding area. The project is a partnership between Gorman & Company, Inc. and the Northwest Side Community Development Corporation. Gorman & Company, Inc. has extensive experience developing affordable housing and mixed use projects in Milwaukee. Recently, Gorman partnered with NWSCDC to develop Villard Square, a mixed-use project containing a library and affordable grandfamily housing.

The Century City Training Center will include four major components:

- 43 units of affordable housing proposed to be financed by WHEDA tax credits;
- An approved MPS charter high school, "Nova Tech," which will focus on a Science, Technology, Engineering and Math ("STEM") curriculum to train students for specific manufacturing trade skills;
- An adult job training center that will be operated to meet the specific training needs of area employers, and;
- Green infrastructure improvements designed to manage stormwater on the site via rain gardens, a green roof, and bioswales.

The Century City Training Center will serve as a tool for area employers to utilize and train employees. The combination of the charter school and training center is part of a strategy to address the skills-gap that that has particularly impacted the north side of Milwaukee.

The project complies with the City of Milwaukee's Near North Area Plan adopted in 2009. In particular:

- The Plan includes a Form Policy which encourages the practice of sustainable stormwater management. This project will include green infrastructure, possibly financed by MMSD Grant funds, to effectively manage stormwater on the site.
- The Plan supports redevelopment of underutilized lots as workforce housing for future employment within the 30th Street Corridor. This project includes affordable workforce housing within the mixed-use development on a currently vacant lot.
- A Redevelopment Strategy in the Plan prioritizes redevelopment of industrial districts as a means to generate jobs and economic activity as a catalyst for neighborhood improvement. This newly constructed project will be a sign of investment in the area. It will also provide a training center and charter school to help connect a skilled workforce to jobs in the area.
- The Plan includes a Residential Use Policy that encourages providing a range of housing options close to centers of industrial and commercial employment. This development will provide approximately 43 units of affordable workforce housing for residents in the surrounding community, close to employment opportunities within the Corridor.
- An Industrial Land Use Policy within the Plan emphasizes the integration of business and commercial uses within industrial districts (e.g., workforce training center, business incubator, etc.) if the new uses will support industry or other economic drivers that will encourage the positive revitalization of the neighborhood. A major component of this project is the Training Center, which will integrate workforce training with industrial businesses and other surrounding employers.

The Century City Training Center will provide significant benefits to the City and surrounding community. When completed, this mixed-use development will combine affordable workforce housing with a charter school and Training Center that will help connect newly-trained skilled workers to the area's employers. The project is seeking supplemental funding from MMSD to incorporate sustainable stormwater management practices. Site strategies being pursued include permeable paving at pedestrian areas as well as on site retention for building roofs and parking areas. Retention areas will include phytoremediation strategies to improve the quality of stormwater leaving the site and entering the MMSD system. Additionally, the project has already received a grant from MMSD to fund a planted roof which will be installed over the training center annex.

Plan of Operations

NOVA Tech, which will be a new non-instrumentality charter high school operated by TransCenter for Youth, Inc. and authorized by the Milwaukee Public Schools, will open in 2014-2015 with 100 students in grades 9-12 who are interested in careers in technical fields, including manufacturing and the trades. NOVA Tech's lower division (grades 9-10) will have a curriculum that focuses on science, technology, engineering, and math (STEM). The lower division will incorporate teacher-led projects into its curriculum with professional development to the staff provided by the Buck Institute for Education. NOVA Tech's upper division (grades 11-12) will offer students a variety of paths to graduation. Some students will be enrolled in a Second Chance Partners for Education Learning Center. Others will engage in internships and apprenticeships with local businesses. These students will also benefit from learning opportunities linked to MATC. The upper division will incorporate student-led projects into its curriculum with professional development to staff provided by EdVisions Schools. Once the school culture is thriving, NOVA Tech will explore the possibility of replicating the in-house manufacturing program developed by Craig Cegielski in Eleva-Strum High School.

NOVA Tech's normal hours of operation to be 7:30a.m.-4:00 p.m., Monday through Friday. Occasionally there will be evening meetings during the week and perhaps workshops on Saturdays.

NOVA Tech's students will get to and from school in varied ways. Roughly a third would walk, a third would either drive or be driven to school (by a parent , relative, etc.), and a third would ride public transportation.

Adjacent to NOVA Tech will be an independent Training Center which will operate during business hours with supplemental programs operating into the evenings.

Gross land area:	**192,465 SF**
Maximum amount of land covered by principal buildings:	**23,521 SF**
Maximum amount of land devoted to parking, drives and parking structures:	**39,139 SF**
Minimum amount of land devoted to landscaped open space:	**128,810 SF**
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	**Residential: 51,664 SF** **MMSD White Box: 7,480 SF** **Novatech White Box: 9,294 SF**
Proposed number of buildings:	**1**
Maximum number of dwelling units per building:	**43**
Bedrooms per unit:	**1-3 Bedrooms**
Parking spaces provided, whether surface or in structures:	**89**
Ratio per unit:	**.48 / Unit**


W. Hope Ave.
N. 31st St.
W. Capitol Dr.


W. Hope Ave.
N. 31st St.
W. Capitol Dr.

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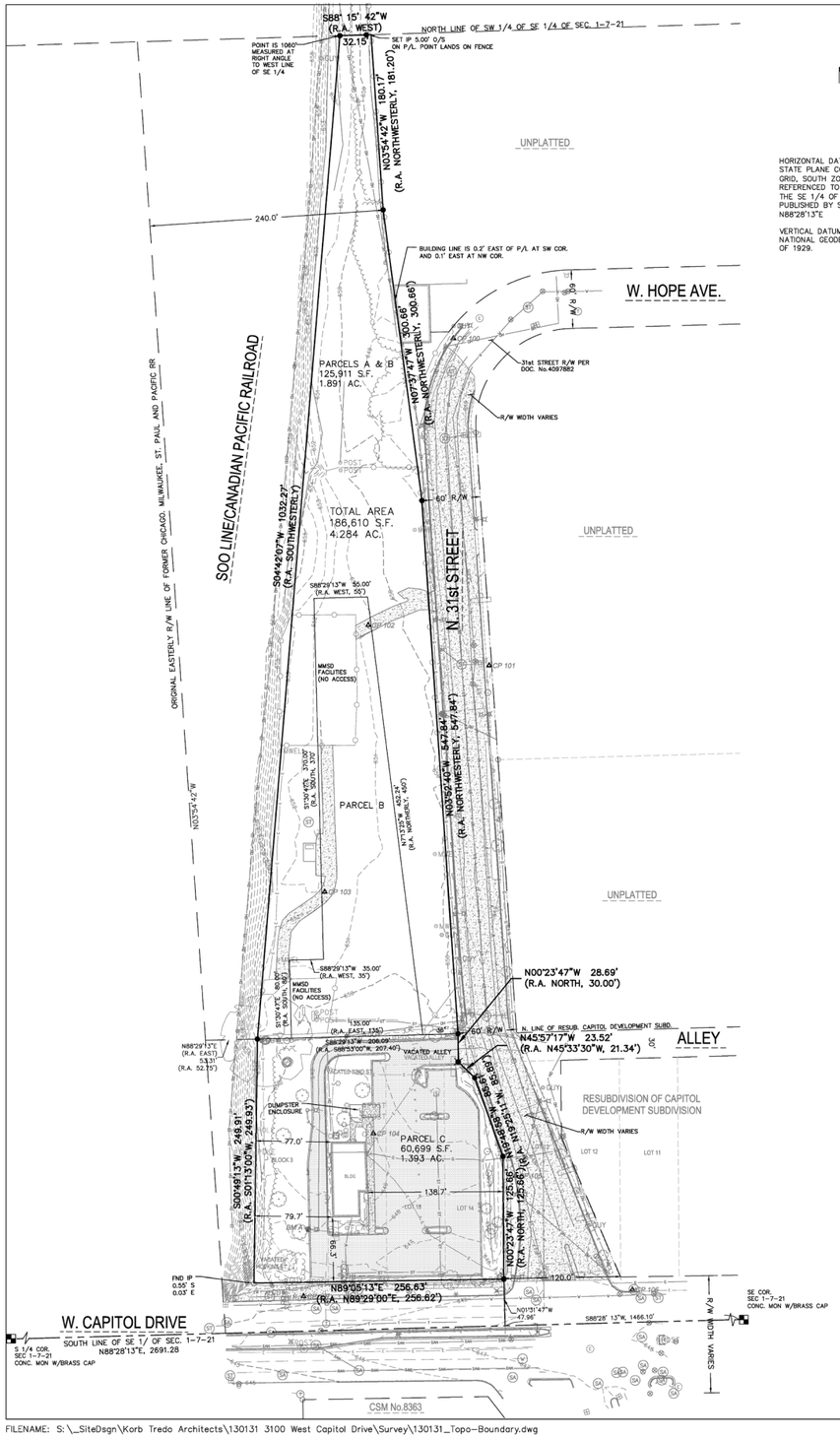


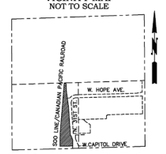
HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 27), REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 1-7-21, PUBLISHED BY S.E.W.R.P.C. BEARING N88°28'13"E

VERTICAL DATUM IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

PLAT OF SURVEY/ WITH TOPOGRAPHY

That part of the SW 1/4 of the SE 1/4 of Section 1, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

VICINITY MAP
NOT TO SCALE



SE 1/4, SEC. 1, T.7N., R.21E.

LEGAL DESCRIPTION: (PER LETTER REPORTS PROVIDED BY HERITAGE TITLE SERVICES, INC.)

PARCEL A

Lands in the Southeast 1/4 of Section 1, Township 7 North, Range 21 East commencing at the East line of railroad right of way and North line Resubdivision Capitol Development Subdivision; thence East along the North line of said Subdivision 52.75 feet to point of beginning; thence East along the North line of said Subdivision 207.40 feet; thence Northwesterly and parallel to East line of said railroad right of way 547.84 feet; thence Northwesterly 300.66 feet to point 240 feet measured at right angles to East line of said railroad right of way; thence Northwesterly and parallel to East line of said railroad right of way 181.20 feet to East–West 1/8 line in said 1/4 Section; thence West along said 1/8 line to point 1060 feet East of West line of said 1/4 Section; thence Southwesterly to point of beginning except Least No. 83731 and subject to railroad track easement.

Report No.: ML–235139
Tax Key No.: 246–9886–211–0
Property Address: 4131 North 31st Street, Milwaukee, Wisconsin
Owner: City of Milwaukee

PARCEL B

Lands in the Southeast 1/4 of Section 1, Township 7 North, Range 21 East commencing 10 feet West of centerline spur track 1344C and North line resubdivision Capitol Development Subdivision; thence Northerly and parallel with said spur 450 feet; thence West 55 feet; thence South 370 feet; thence West 35 feet; thence South 80 feet; thence East 135 feet to point of commencement.

Report No.: ML–235138
Tax Key No.: 246–9886–220–X
Property Address: 4101 North 31st Street, Milwaukee, Wisconsin
Owner: City of Milwaukee

PARCEL C

That part of Blocks 2 and 3 and vacated North 32nd Street and vacated alley, in Resubdivision of Capitol Development Subdivision, a Subdivision of a part of the Southeast 1/4 of Section 1, in Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the southeast corner of Lot 14 in Block 2 in said Subdivision; running thence North along the East line of Lot 14 aforesaid 125.66 feet to a point; thence North 19°25'11" West 85.89 feet to a point; thence North 45°33'30" West 21.34 feet to a point; thence North 30.00 feet to a point in the north line of said Subdivision; thence South 88°53'00" West along the North line of said Subdivision 207.40 feet to a point; thence South 01° 13' 00" West 173.32 feet to a point on the Southwesterly line of Block 3 of said Subdivision; thence South 36°01'00" East 94.04 feet to a point in the North line of West Capital Drive; thence North 89°29'00" east East along the North line of West Capitol Drive 199.70 feet to the place of beginning.

Report No.: ML–235137
Tax Key No.: 246–0412–100–7
Property Address: 3100–3120 West Capitol Drive, Milwaukee, Wisconsin
Owner: SMS Investment Group, LLC

NOTE:

- PARCEL B IS SHOWN FOR GRAPHICAL PURPOSES ONLY. THE POINT OF BEGINNING IN THE RECORDED DOCUMENTS CALLS FOR THE INTERSECTION OF A SPUR TRACK LINE WITH THE NORTH LINE OF THE RESUBDIVISION OF CAPITOL DEVELOPMENT SUBDIVISION. THE TRACK NO LONGER EXISTS. THE DIMENSIONS OF THE PARCEL ARE DERIVED FROM THE LEGAL DOCUMENTS. ITS LOCATION IS BASED ON MILWAUKEE COUNTY GIS PARCEL MAPPING. THE PARCEL IS ALSO KNOWN AS LEASE 83731.
- EASEMENTS OF RECORD INCLUDED IN THE TITLE REPORT HAVE NOT BEEN PLOTTED.

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantees that the underground utilities shown compromise all such utilities in the area, either in–service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the Surveyor does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.
Underground utilities shown hereon were located via Digger's Hotline.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this 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 knowiege and belief. This survey is made for the exclusive use of the present owners.

Dated this 12th day of April, 2013

Matthew T. O'Rourke S–2771

WISCONSIN MATTHEW T. O'ROURKE S-2771 HARTFORD, WI LAND SURVEYOR

HORIZONTAL/VERTICAL CONTROL POINT TABLE

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 100	404938.29	2546854.40	647.60	MAG NAIL
CP 101	404602.99	2546891.05	648.86	MAG NAIL
CP 102	404644.22	2546766.97	651.16	MAG NAIL
CP 103	404370.97	2546722.18	651.91	MAG NAIL
CP 104	404123.30	2546772.05	649.48	MAG NAIL
CP 105	404080.06	2546918.05	647.75	MAG NAIL
CP 106	403963.42	2547038.18	647.83	MAG NAIL
CP 107	403956.60	2546700.51	645.58	PK
BM A	404025	2546705	650.21	MARKER X ON E. SIDE OF CONCRETE LP BASE

The Horizontal control in this table was set on March 26, 2013. Kapur and Associates is not responsible for the perpetuation of these monuments.

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:
20131047 60-20131048 07

LEGEND:

SYMBOLS AND PATTERNS

- GUY WIRE POLE
- LIGHT POLE
- PEDESTAL
- POWER POLE
- POWER/LIGHT POLE
- CURB STOP
- CATCH BASIN OR INLET
- GAS VALVE
- SAN. MANHOLE W/ COVER
- FIRE HYDRANT
- WATER VALVE
- UTILITY METER
- LIGHT POLE WITH MAST
- SOIL BORING
- SPRINKLER SYSTEM, VALVE BOX, CONNECTIVITY LINES NOT SHOWN
- BENCH MARK
- CONTROL POINT
- =CHISELED + FOUND
- CUT CROSS SET
- 1" IRON PIPE FOUND (UNLESS NOTED)
- 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- FOUND PK NAIL
- SET MAG NAIL
- SECTION CORNER MON.
- CLEANOUT
- FLAG POLE
- WELL
- POST, TYPE VARIES
- SIGN ON POST
- 970.90 = SPOT ELEVATION
- BUSH, SHRUB
- 2" = TREE (CONIFEROUS) & TRUNK SIZE
- 2" = TREE (DECIDUOUS) & TRUNK SIZE
- TREE STUMP
- ASPHALT SURFACE
- CONCRETE SURFACE
- PEA GRAVEL
- BUILDING OUTLINE
- (R.A.) = RECORDED AS
- P.O.B. = POINT OF BEGINNING

LINE STYLES AND DEFINITIONS

- WATER MAIN (SIZE), HYDRANT & VALVE
- STORM SEWER (SIZE) & MANHOLE
- SANITARY SEWER (SIZE) & MANHOLE
- NATURAL GAS MAIN & VALVE
- UNDERGROUND TELEPHONE CABLE & MANHOLE
- UNDERGROUND ELECTRIC CABLE & MANHOLE
- OVERHEAD UTILITY LINES
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- MINOR CONTOUR
- MAJOR CONTOUR
- FENCE
- BEAM GUARD
- WOODED AREA
- HEDGE

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

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6688 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
3100 W. CAPITOL DR.

LOCATION:
MILWUKEE, WI

CLIENT:
GORMAN & COMPANY, INC.

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 50'
0 25 50 100

SEAL:
WISCONSIN MATTHEW T. O'ROURKE S-2771 HARTFORD, WI LAND SURVEYOR
we listen. we innovate. we turn your vision into reality

SHEET:
PLAT OF SURVEY / WITH TOPOGRAPHY

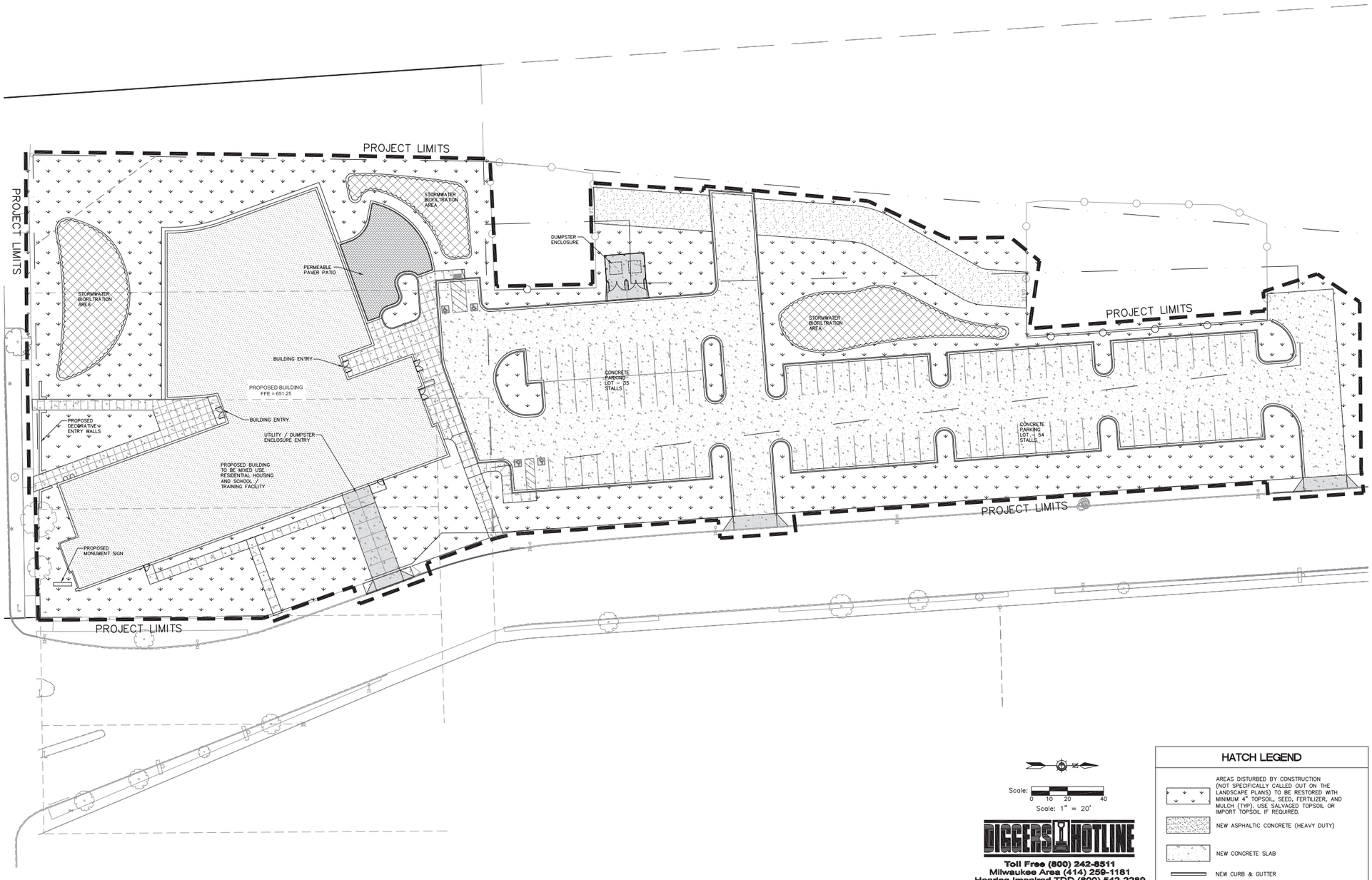
PROJECT MANAGER:	S.Z
PROJECT NUMBER:	13.0131.01
DATE:	APRIL 10, 2013

SHEET NUMBER:
S100

FILENAME: S:_SiteDsgn\Korb Tredo Architects\130131 3100 West Capitol Drive\Survey\130131_Topo–Boundary.dwg

Civil: Site Plan

[Minor Modification - 9.20.2013]



Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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 (HEAVY DUTY)
- NEW CONCRETE SLAB
- NEW CURB & GUTTER
- NEW FENCE TO MATCH EXISTING

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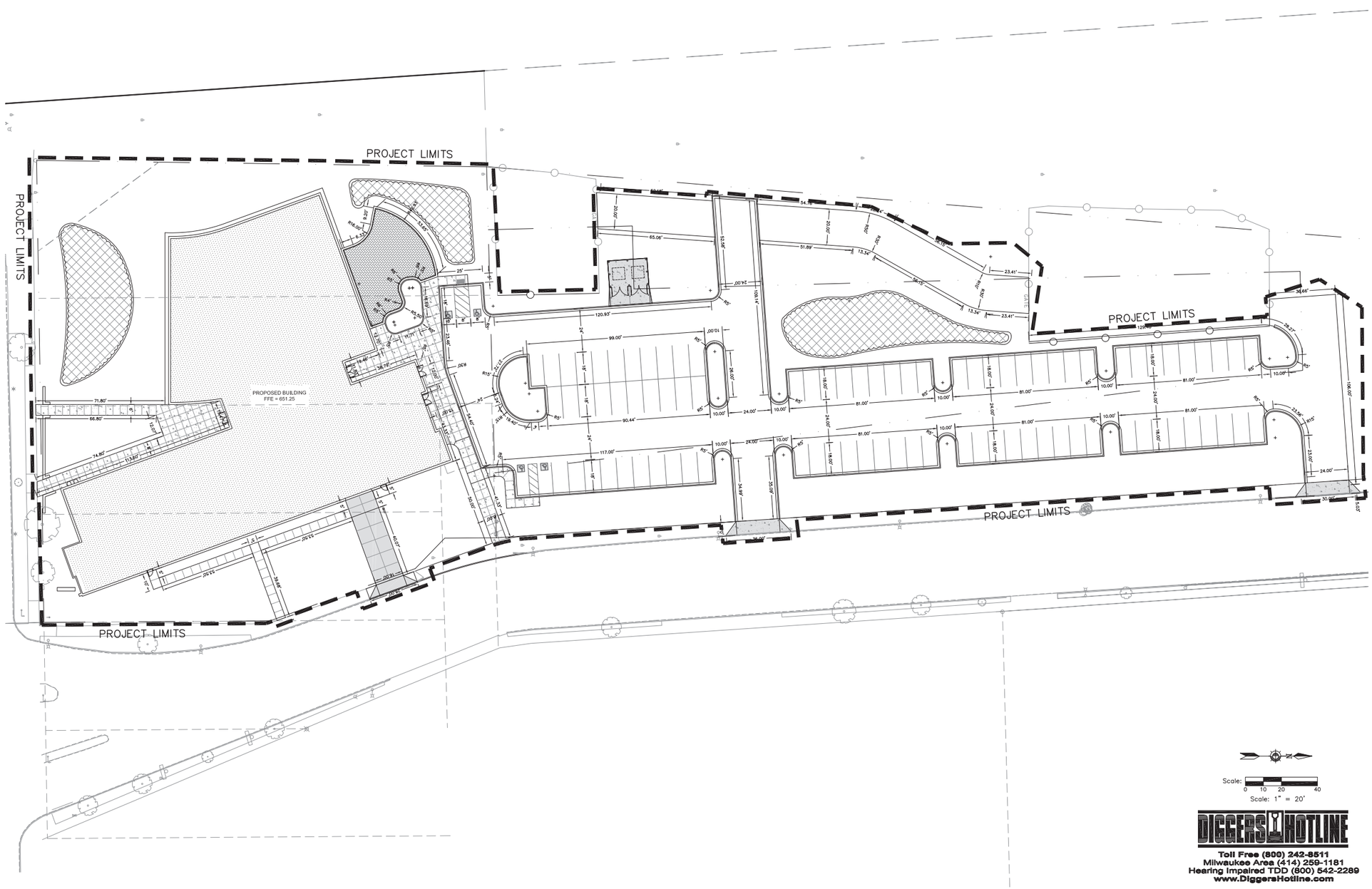
Civil: Site Geometric Plan

[Minor Modification - 9.20.2013]



DIGGERS HOTLINE
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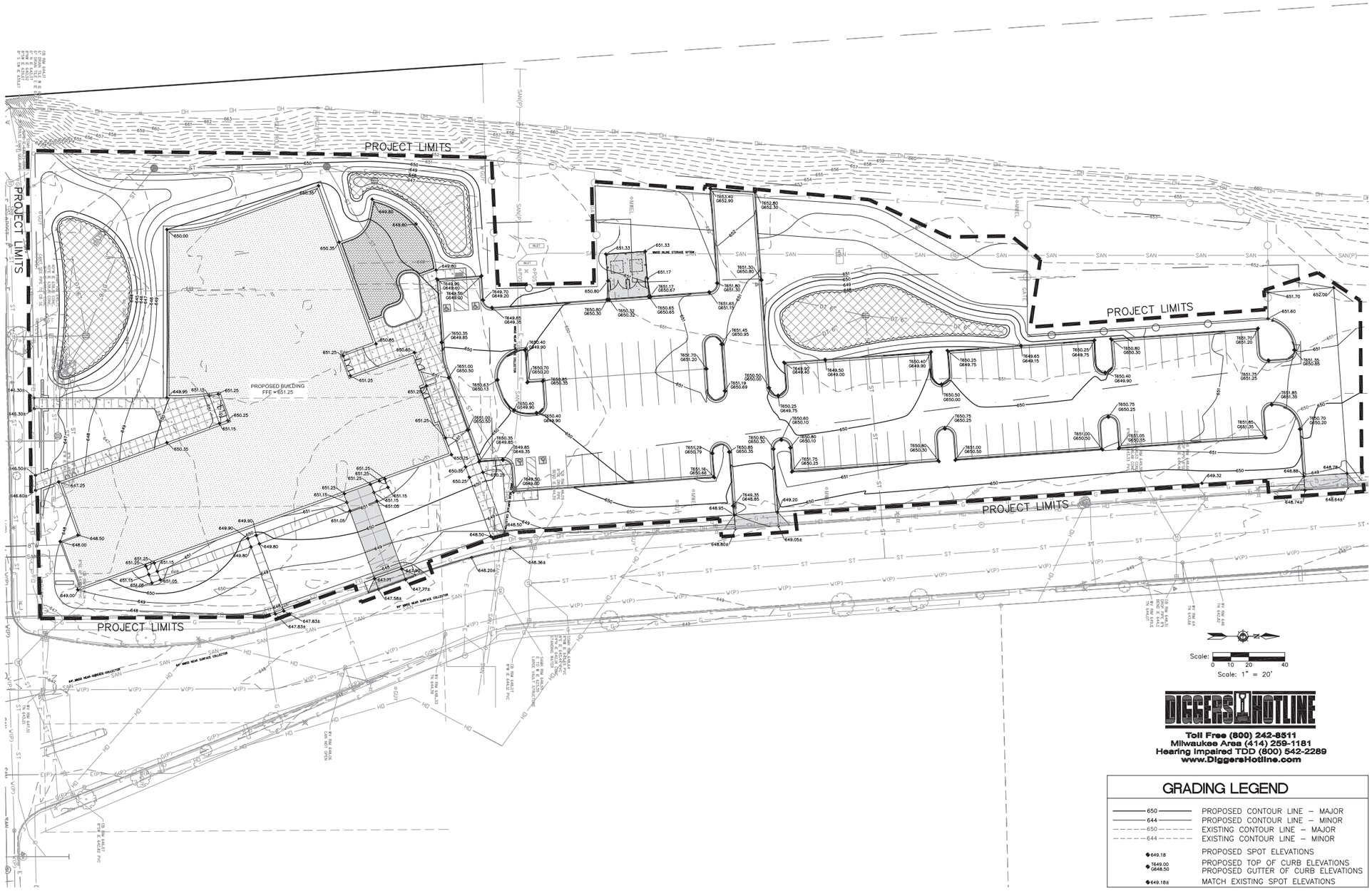
Civil: Site Grading Plan

[Minor Modification - 9.20.2013]



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www.DiggersHotline.com

GRADING LEGEND

650	PROPOSED CONTOUR LINE – MAJOR
644	PROPOSED CONTOUR LINE – MINOR
650	EXISTING CONTOUR LINE – MAJOR
644	EXISTING CONTOUR LINE – MINOR
649.18	PROPOSED SPOT ELEVATIONS
T649.00 G648.50	PROPOSED TOP OF CURB ELEVATIONS PROPOSED GUTTER OF CURB ELEVATIONS
649.18±	MATCH EXISTING SPOT ELEVATIONS

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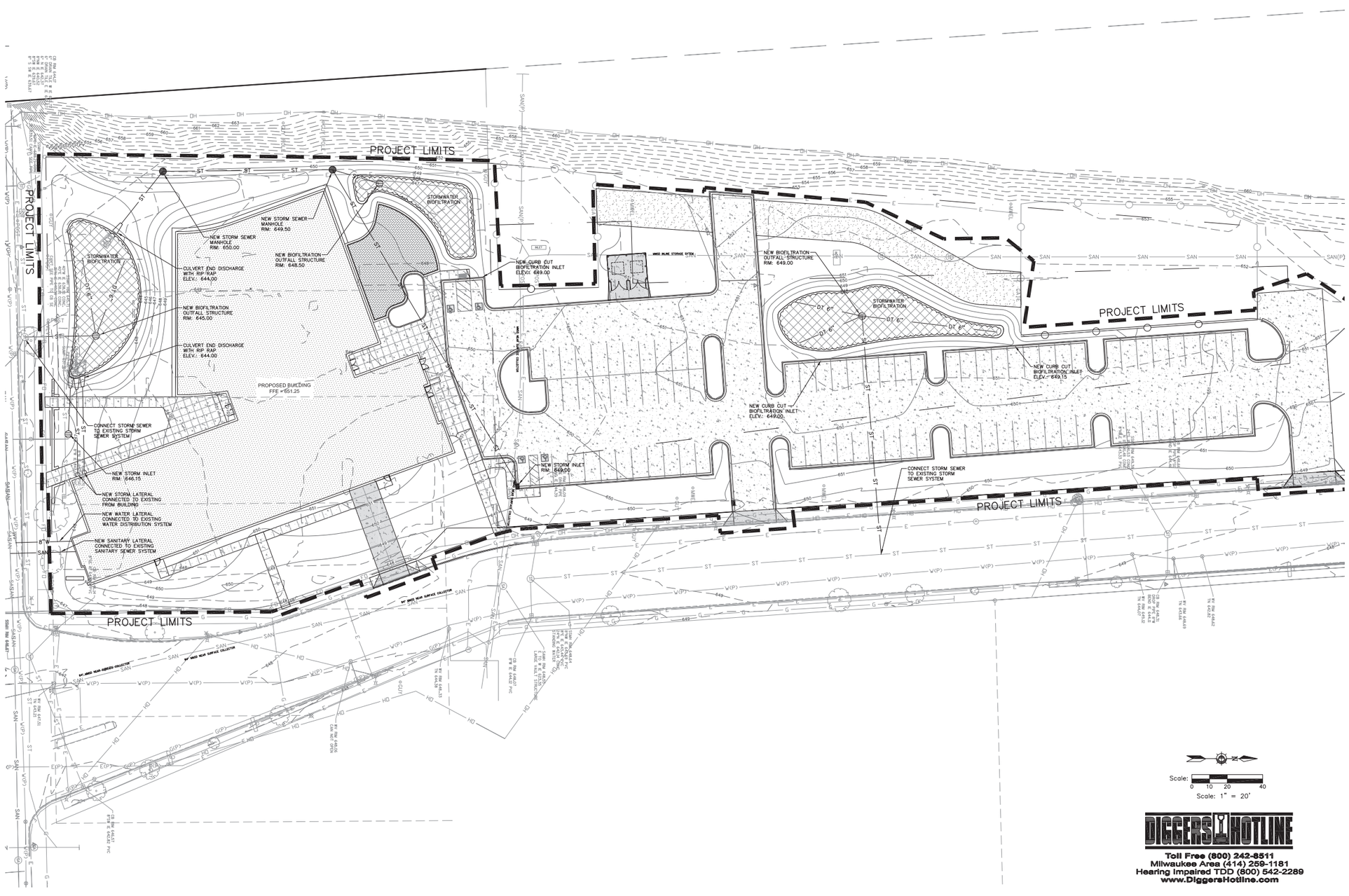
Civil: Site Utility Plan

[Minor Modification - 9.20.2013]



Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Toll Free (800) 242-8511
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Hearing Impaired TDD (800) 542-2289
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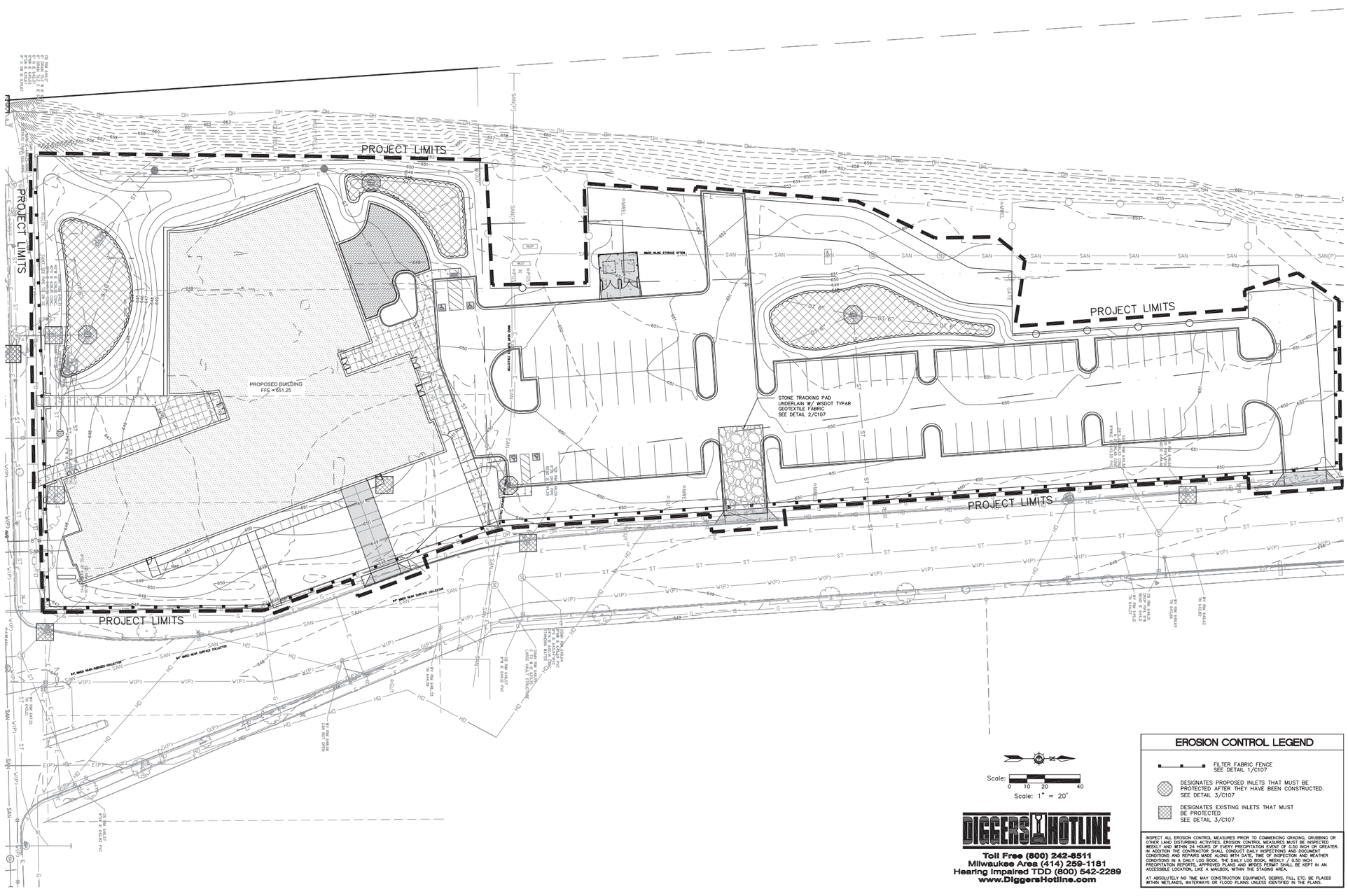
Civil: Site Erosion Control Plan

[Minor Modification - 9.20.2013]



EROSION CONTROL LEGEND

- FILTER FABRIC FENCE SEE DETAIL 1/C107
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL 3/C107
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAIL 3/C107

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 WPDES 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.

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Civil: Site Erosion Control Details

[Minor Modification - 9.20.2013]

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 2013, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS.
5. IMMEDIATELY CONSTRUCT THE BIO-FILTRATION BASIN TO SUBGRADE ELEVATIONS (BOTTOM OF ENGINEERED SOIL) TO FUNCTION AS A SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT POND OUTLET STRUCTURE AS SHOWN ON THE PLANS FOR USE DURING CONSTRUCTION AS A SEDIMENT BASIN OUTLET. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE. IN ADDITION, CONTRACTOR SHALL ALSO CONSTRUCT DIVERSION SWALES PER THE PROJECT PLANS TO DIRECT AS MUCH STORM WATER RUNOFF AS POSSIBLE TO THE SEDIMENT BASIN.
6. THE 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. SEDIMENT MAY NEED TO BE REMOVED MORE FREQUENTLY. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. 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.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. 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.
12. 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.
13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND OTHER EROSION CONTROL MEASURES INCLUDING ANY ACCUMULATED SEDIMENT SHALL REMOVED AND PROPERLY DISPOSED OF.
15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. 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.
17. 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.

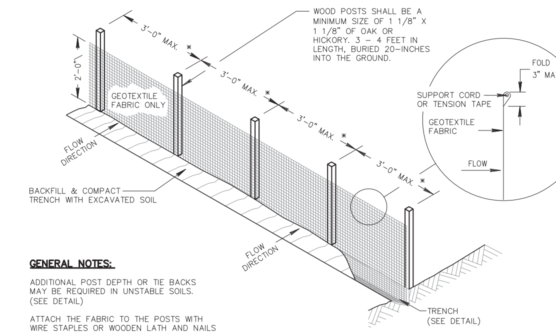
REVIEW THE FOLLOWING FOR MORE INFORMATION:

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:

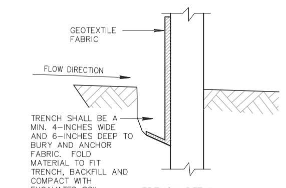
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

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

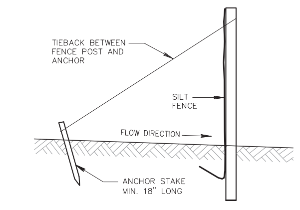
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

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.

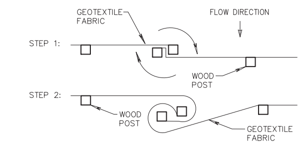
AXONIMETRIC VIEW



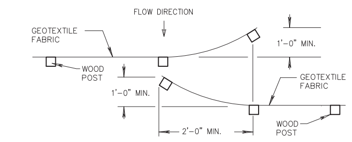
TRENCH DETAIL



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



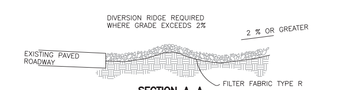
TWIST METHOD



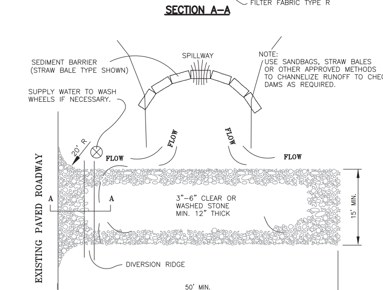
HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

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



SECTION A-A



PLAN VIEW

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.

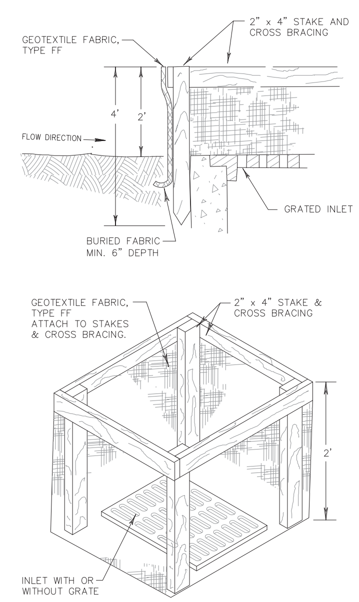
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

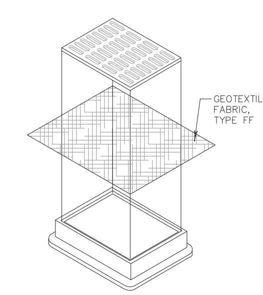
PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OULET.

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.

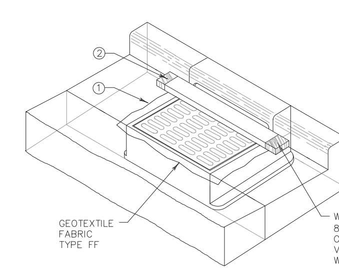
2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



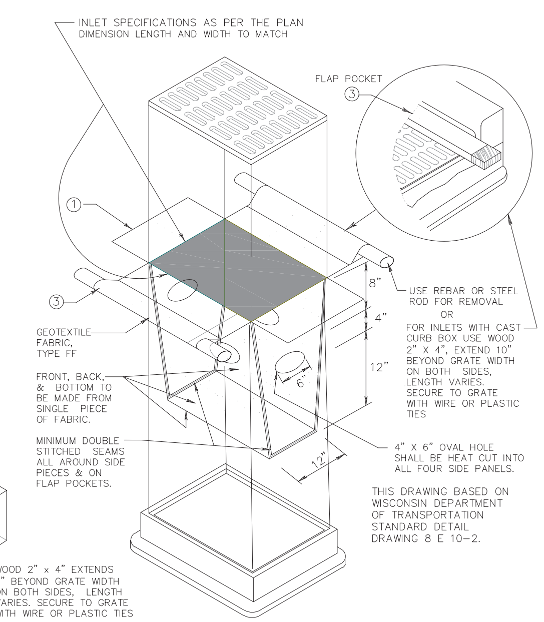
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C, WITH CURB BOX



INLET PROTECTION, TYPE D. (CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

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, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

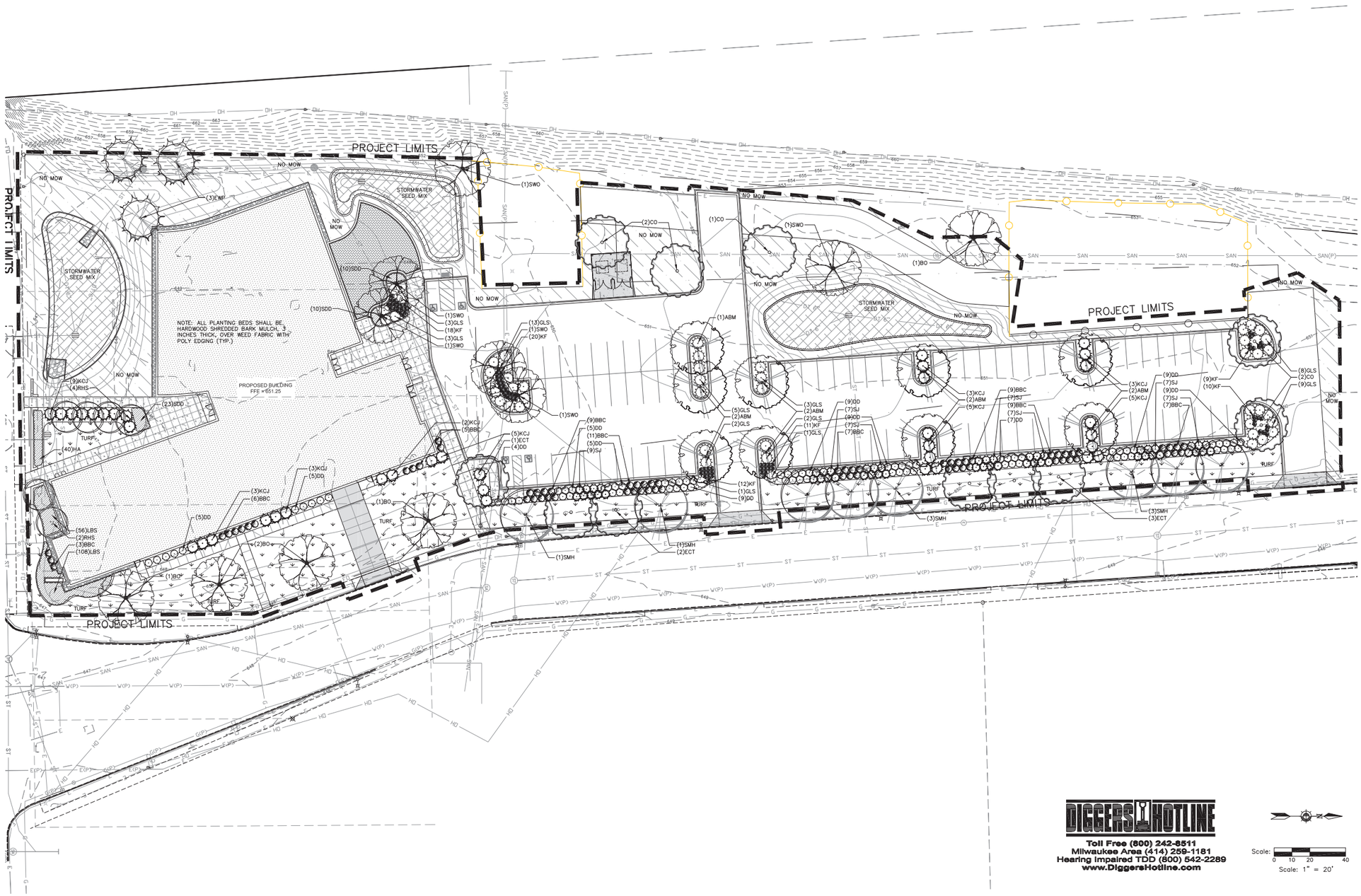
TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

3 INLET PROTECTION DETAIL
N.T.S.

Civil: Site Landscape Plan

[Minor Modification - 9.20.2013]



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www.DiggersHotline.com

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

Plant Schedule

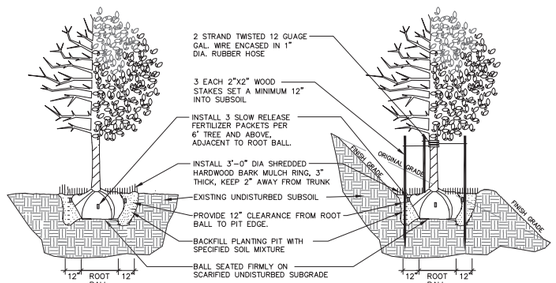
	Scientific Name	Common Name	Quantity	Spacing	Size
					Install
Deciduous Trees					
ABM	Acer x freemanii 'Jeffersed'	Autumn Blaze Maple	9	Per Plan	2.5" caliper B&B
BO	Quercus macrocarpa	Bur Oak	5	Per Plan	2.5" caliper B&B
CO	Quercus muehlenbergII	Chinkapin Oak	5	Per Plan	2.5" caliper B&B
ECT	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree: Male species	6	Per Plan	2.5" caliper B&B
SMH	Gleditsia triacanthos 'Shademaster' PP 1515	Shademaster Honeylocust: Male species	8	Per Plan	2.5" caliper B&B
SWO	Quercus bicolor	Swamp White Oak	6	Per Plan	2.5" caliper B&B
RHS	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	6	Per Plan	2.5" caliper B&B
Evergreen Trees					
EWP	Pinus strobus	Eastern White Pine	3	Per Plan	10' B&B
Evergreen Shrubs					
KCJ	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay's Compact Juniper	38	Per Plan	#5 Cont.
SJ	Juniperus chinensis 'Shimpaku'	Shimpaku Juniper	51	Per Plan	#5 Cont.
Decidduous Shrubs					
BBC	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	66	Per Plan	#5 Cont.
DD	Cornus pumila	Dwarf Dogwood	76	Per Plan	#5 Cont.
GLS	Rhus Aromatica 'Gro-low'	Gro-low Sumac	50	Per Plan	#5 Cont.
Perennials					
HA	Amsonia hubrectII x illustris	Hybrid Amsonia	40	2' o.c.	#3 Pot
KF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	80	Per Plan	#3 Pot
LBS	Schizachyrium scorparium	Little Bluestem Grass	164	2' o.c.	#3 Pot
SDD	Hemerocallis 'Stella D' Oro'	Stella D' Oro Daylily	43	2' o.c.	#3 Pot

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

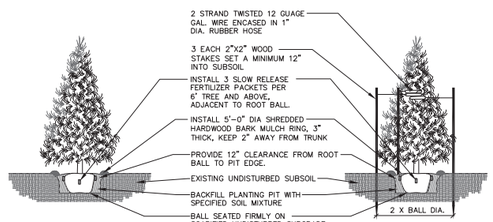
1 LANDSCAPE PLANTING SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, 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. EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. ALL PLANTING BEDS TO RECEIVE MULCH AS SPECIFIED OVER TYPAR WEED FABRIC WITH POLY EDGING AS DISPLAYED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT MULCH FROM SPILLING ONTO PAVEMENT.
5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED TURF 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.
6. 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. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
7. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
8. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
9. 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.
10. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
11. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
12. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
13. 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.
14. 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)
15. 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.
16. 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. ATTACH WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. 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.
17. 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-INCH TO 2-INCH MISSISSIPPI RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH POLY EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.
18. STORMWATER SEED MIX TO BE AGRECOL INFILTRATION SWALE MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536 TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
19. NO MOW AREAS TO BE NO NOW WITH ANNUAL RYE NURSE CROP SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: W77262 DOVER CT. WESTFIELD, WI 53964 TELEPHONE: 1-800-476-9453 FAX: 608-296-2741 EMAIL: CS@PRAIRIENURSERY.COM
20. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

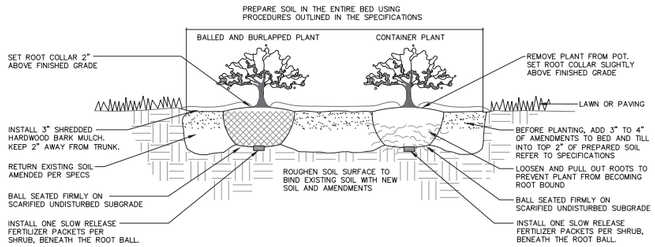
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



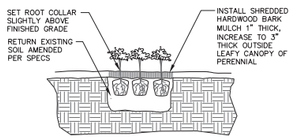
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
N.T.S.



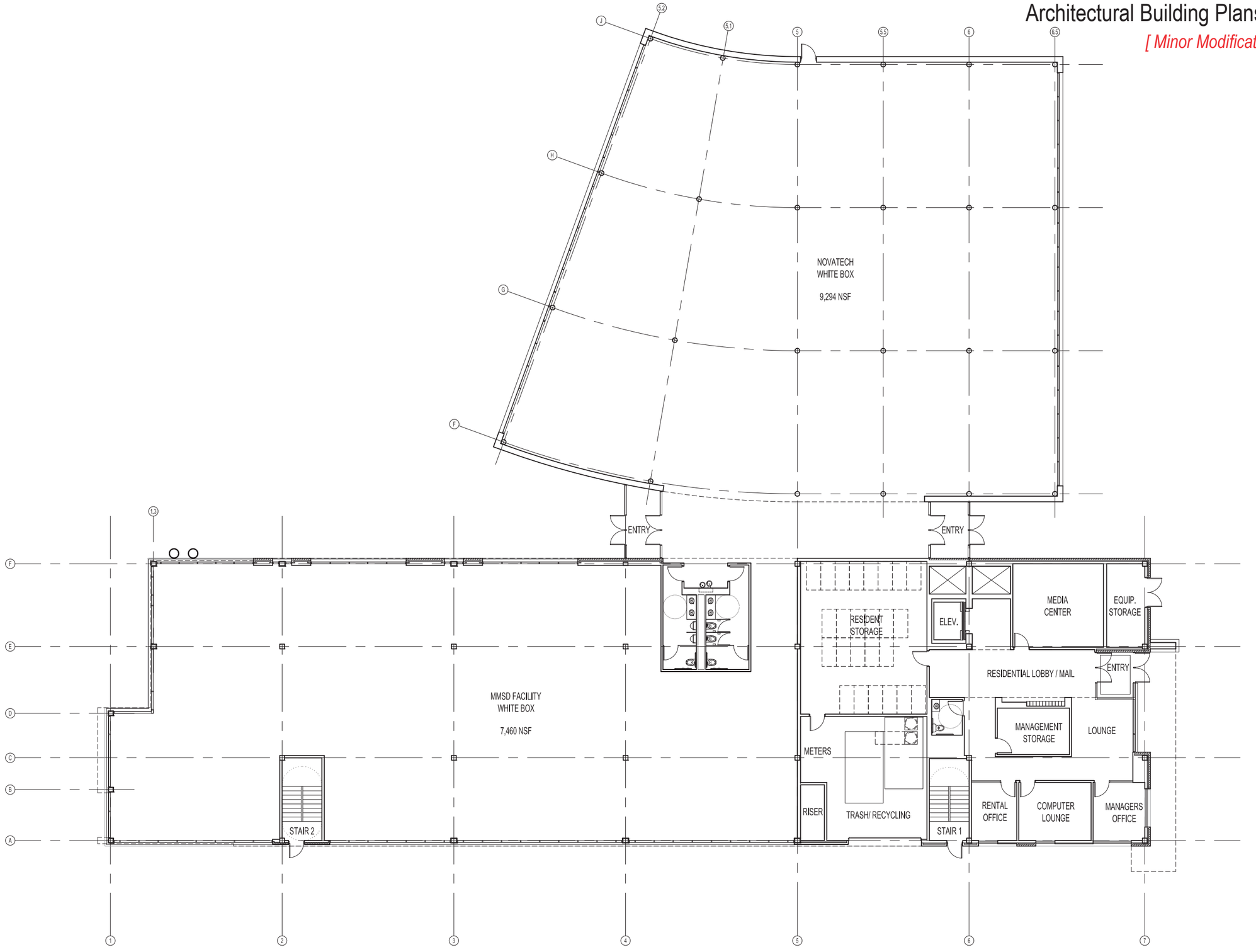
5 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 PERENNIAL PLANTING
N.T.S.

Architectural Building Plans: First Floor

[Minor Modification - 9.20.2013]



Scale: 1" = 20'-0"

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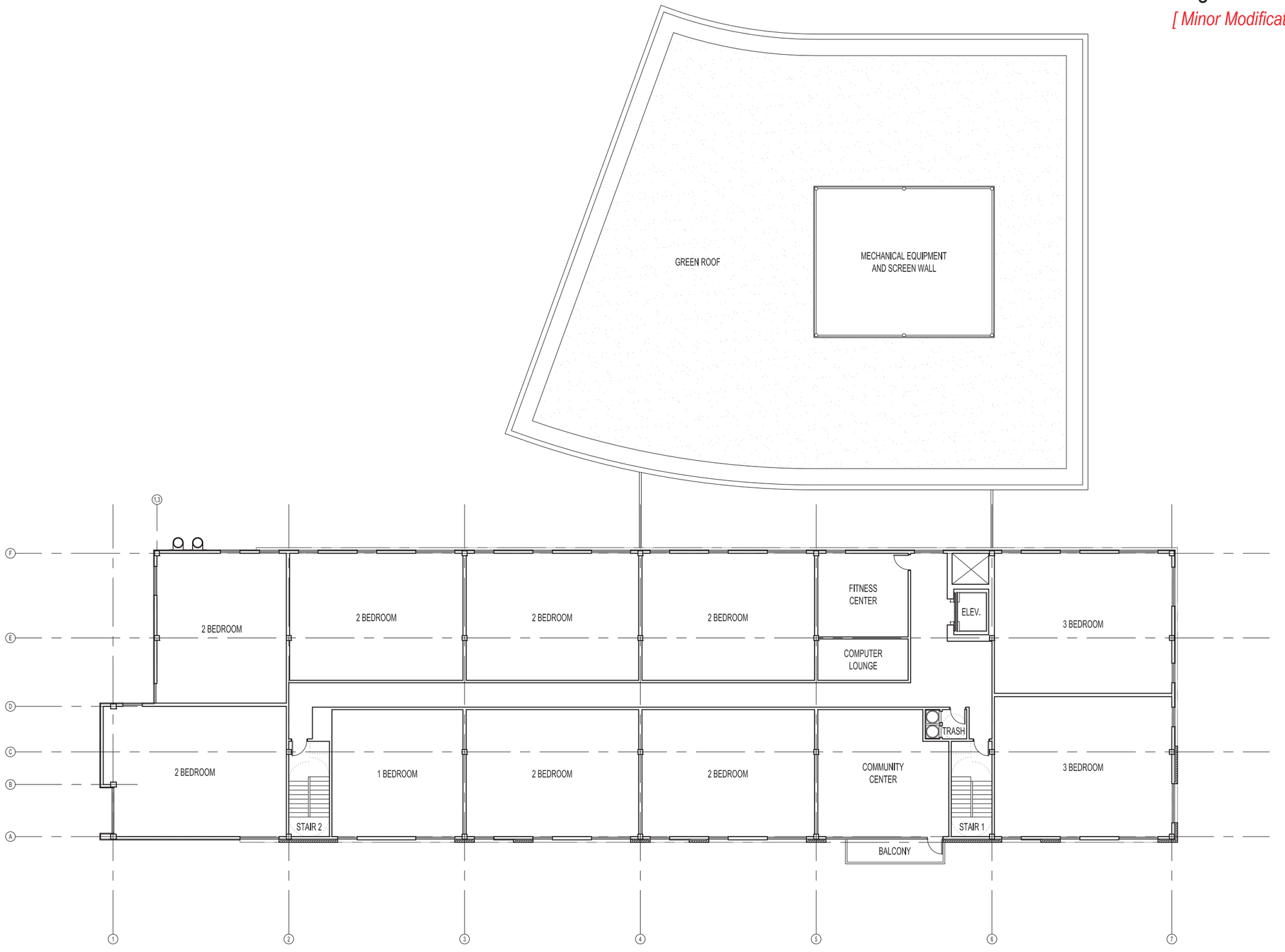
Architectural Building Plans: Second Floor

[Minor Modification - 9.20.2013]



Scale: 1” = 20’-0”

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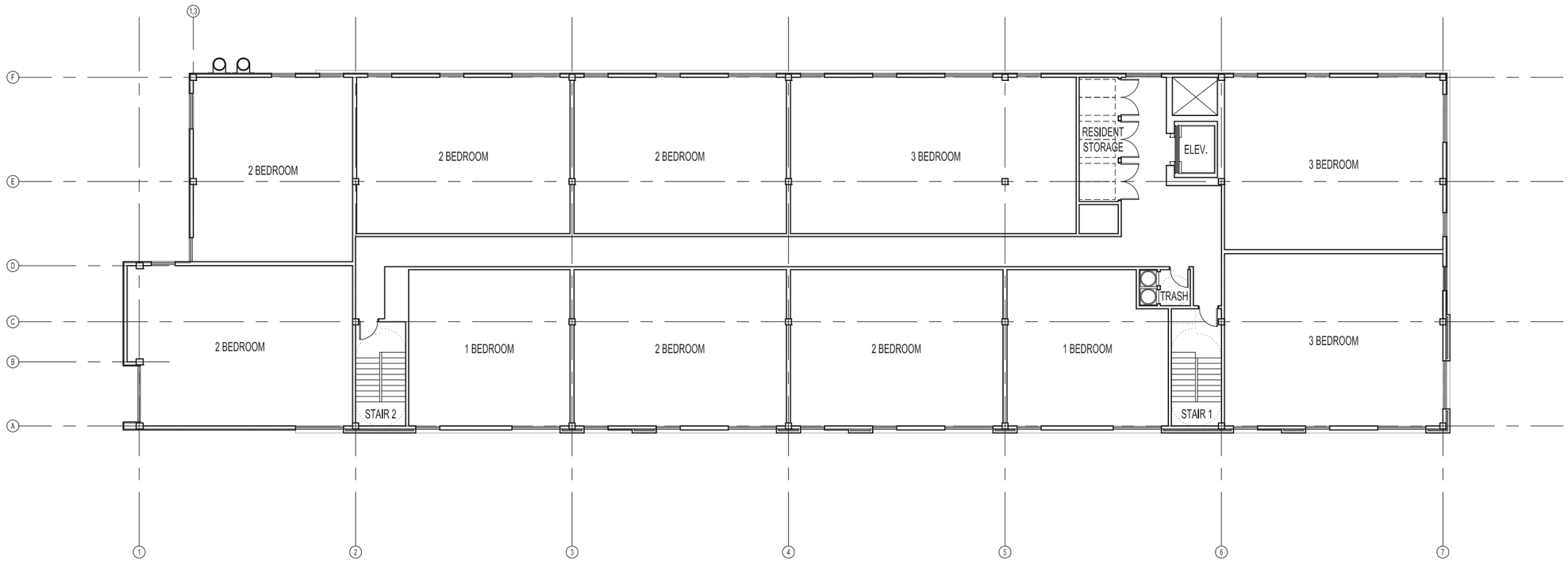
Architectural Building Plans: Third-Fifth Floor

[Minor Modification - 9.20.2013]



Scale: 1” = 20’-0”

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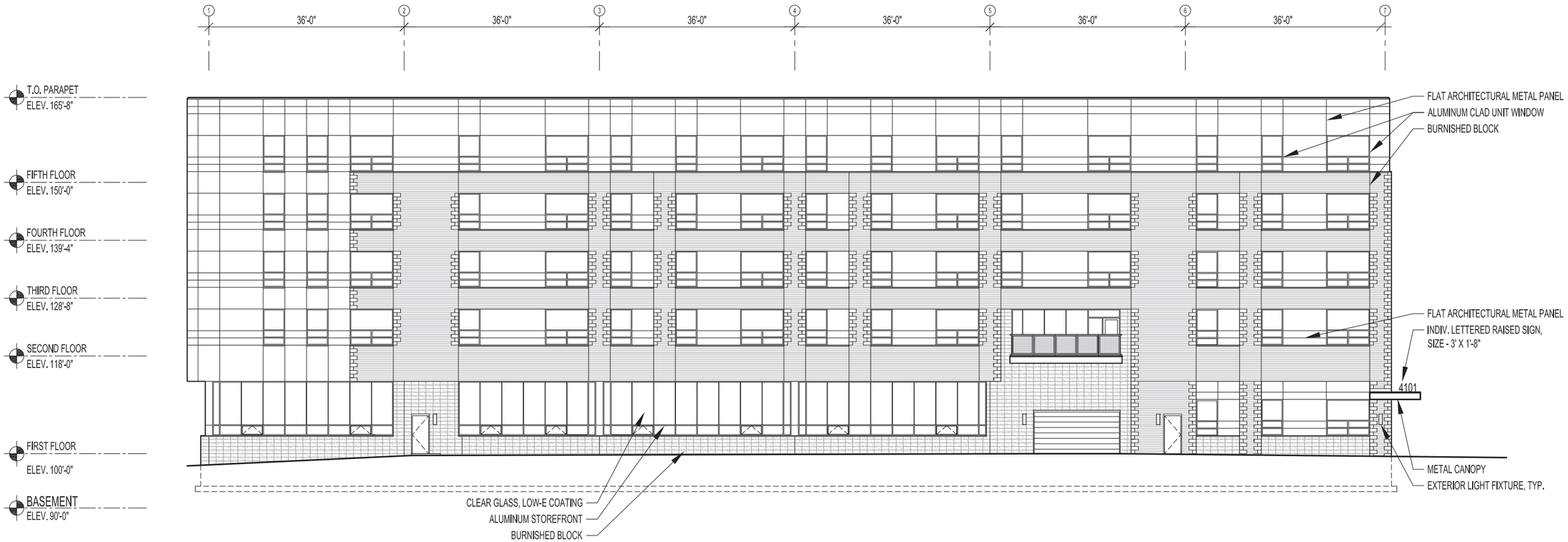
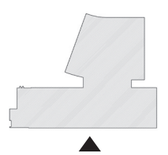
Architectural Building Elevations: East

[Minor Modification - 9.20.2013]





Scale: 1" = 20'-0"

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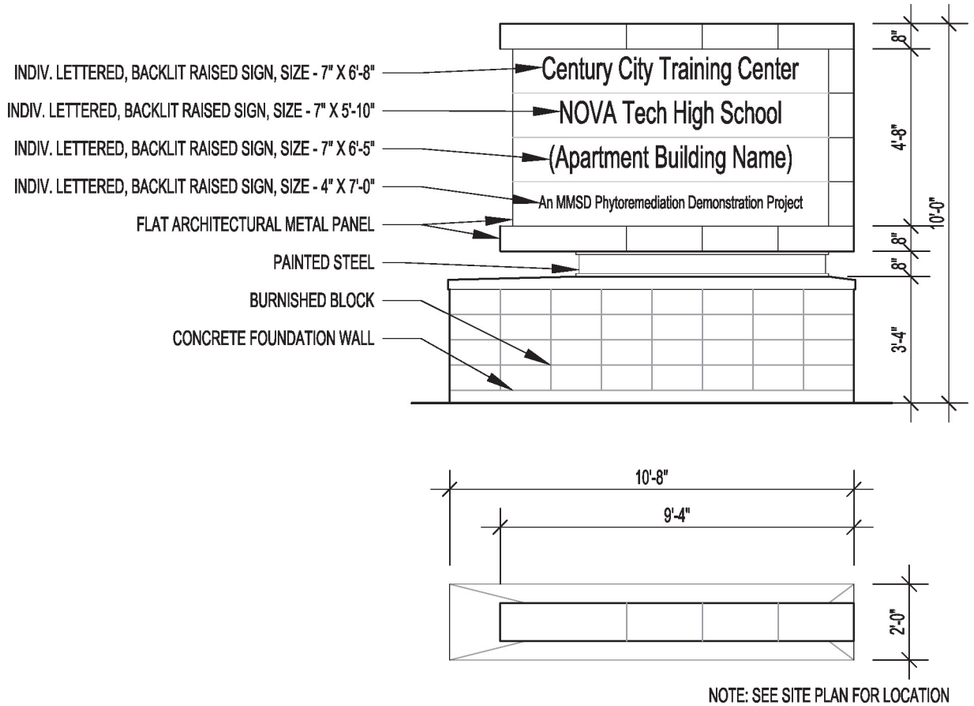
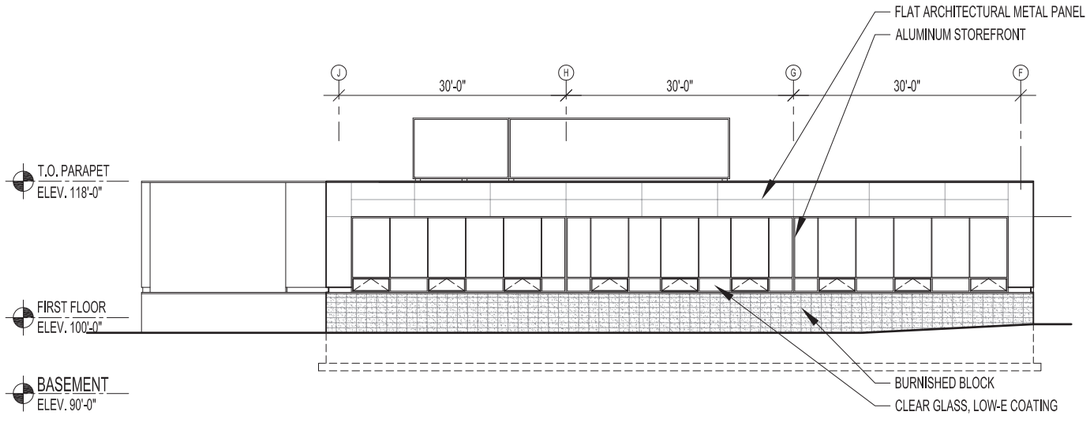
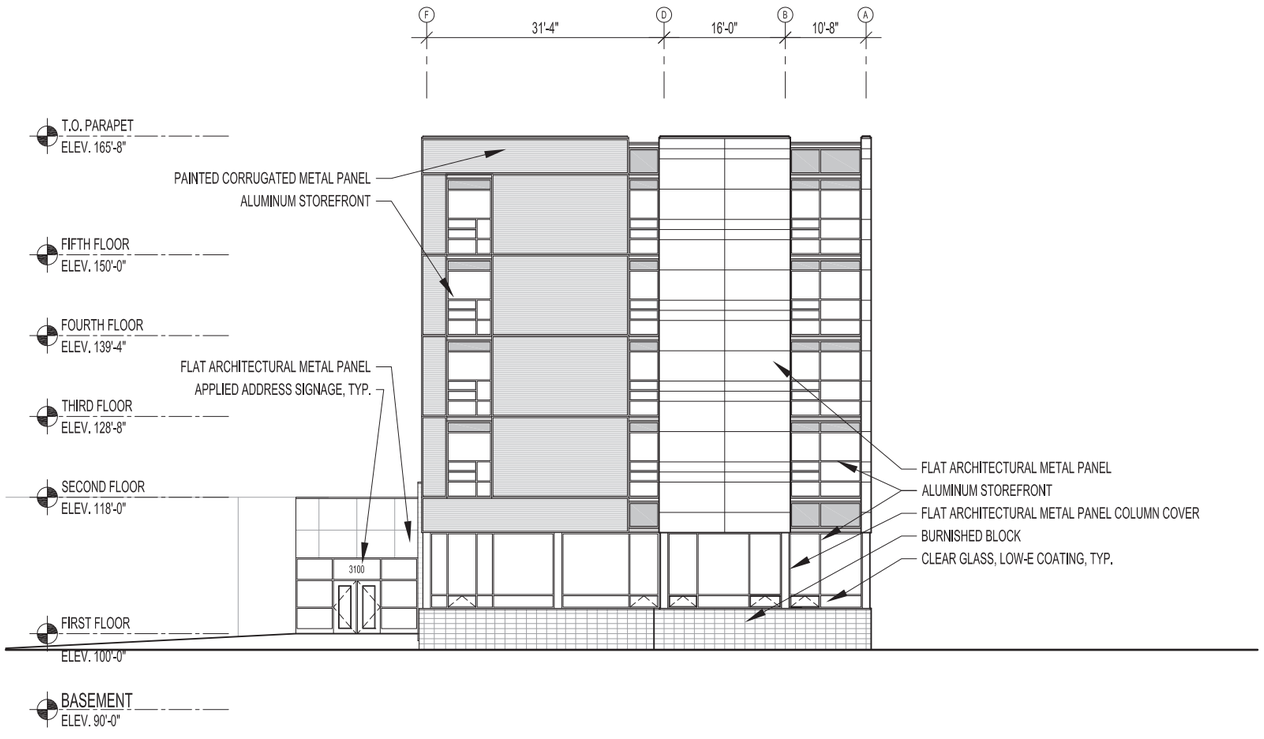
Architectural Building Elevations: South

[Minor Modification - 9.20.2013]



Monument Sign Elevation and Plan - Scale: 1/4" = 1'-0"





Scale: 1" = 20'-0"

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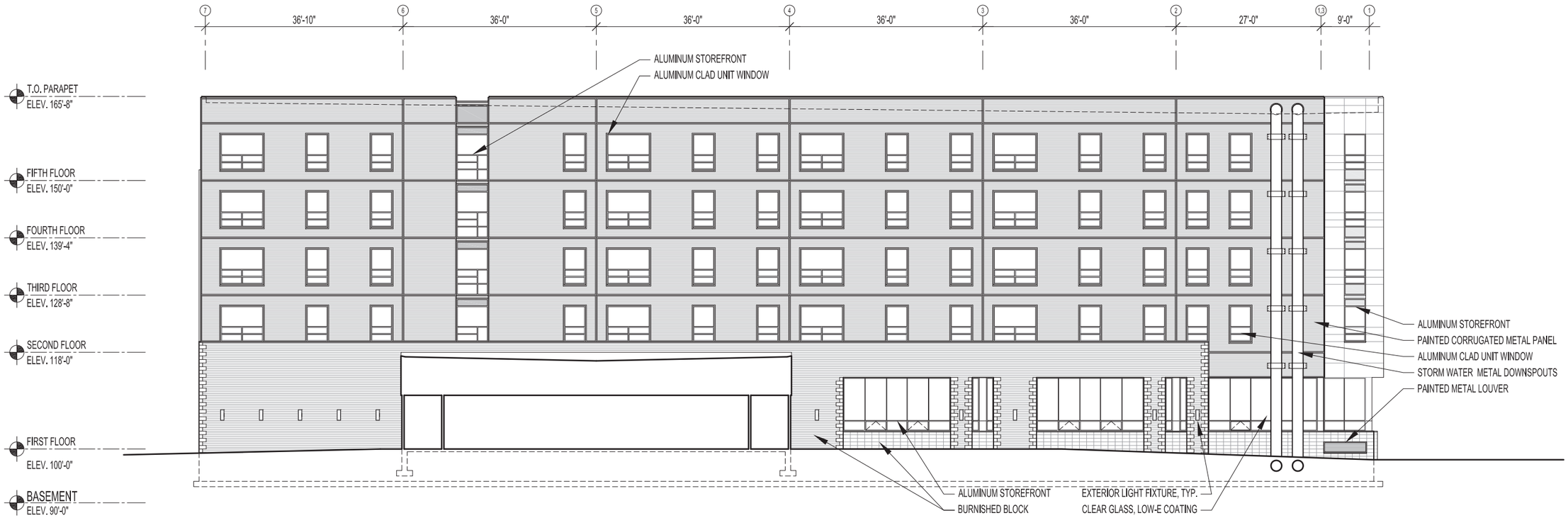
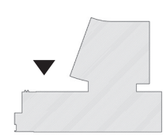
Architectural Building Elevations: West

[Minor Modification - 9.20.2013]





Scale: 1" = 20'-0"

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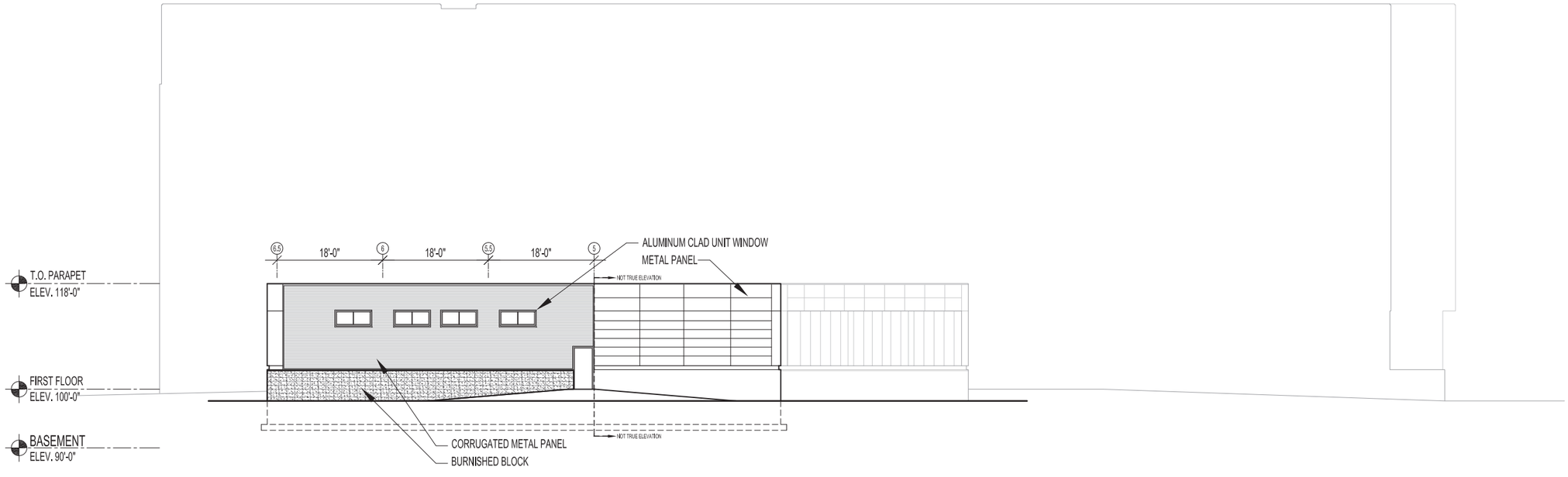
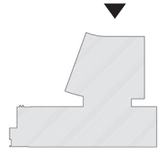
Architectural Building Elevations: West - School

[Minor Modification - 9.20.2013]





Scale: 1" = 20'-0"

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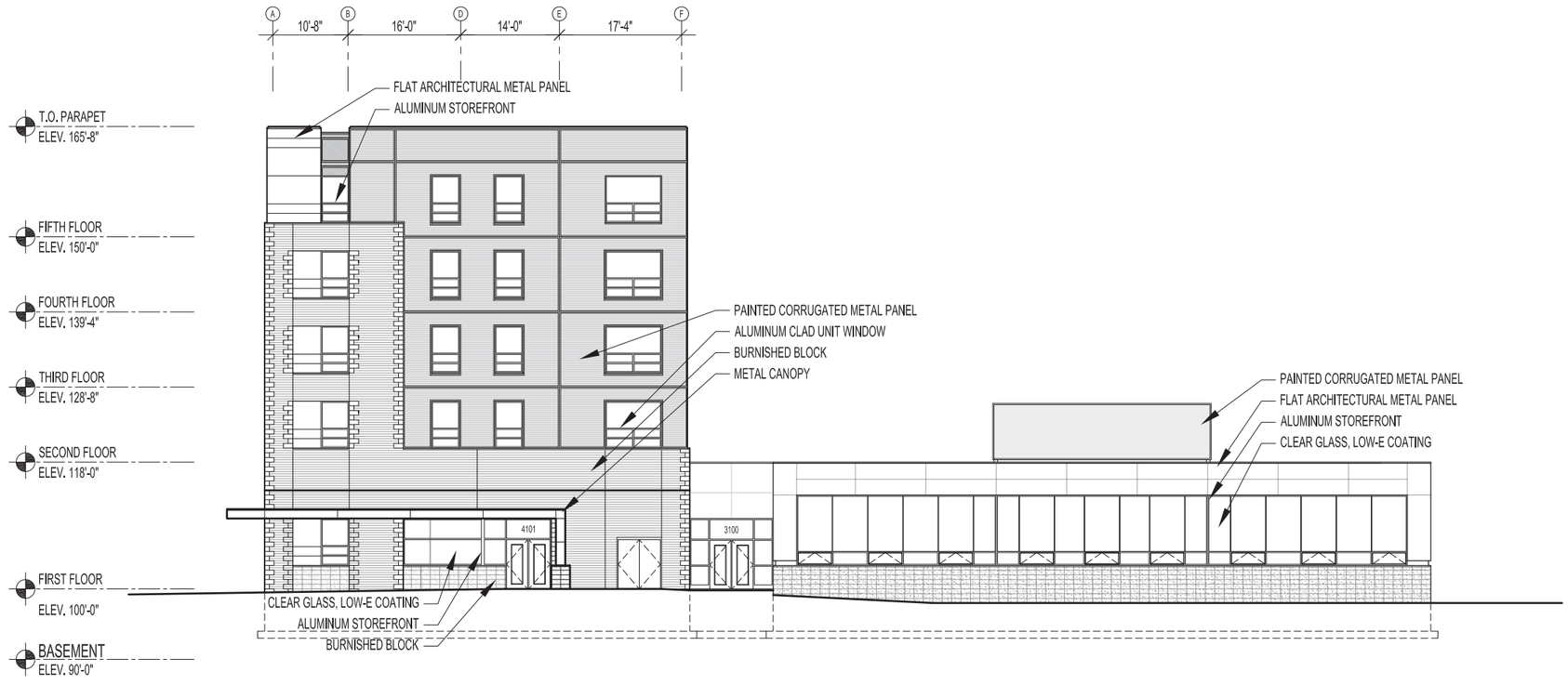
Architectural Building Elevations: North

[Minor Modification - 9.20.2013]



Scale: 1" = 20'-0"

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