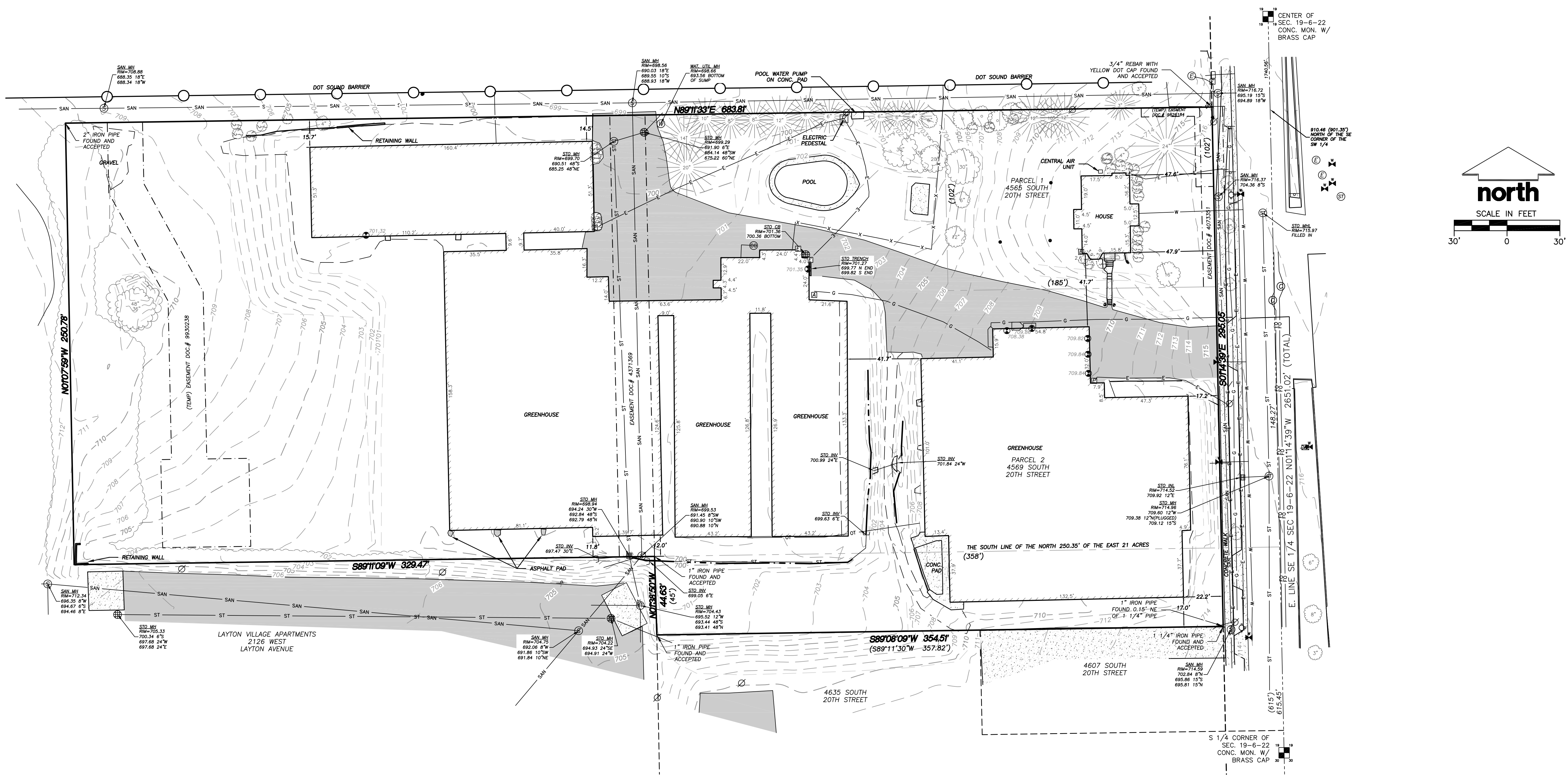
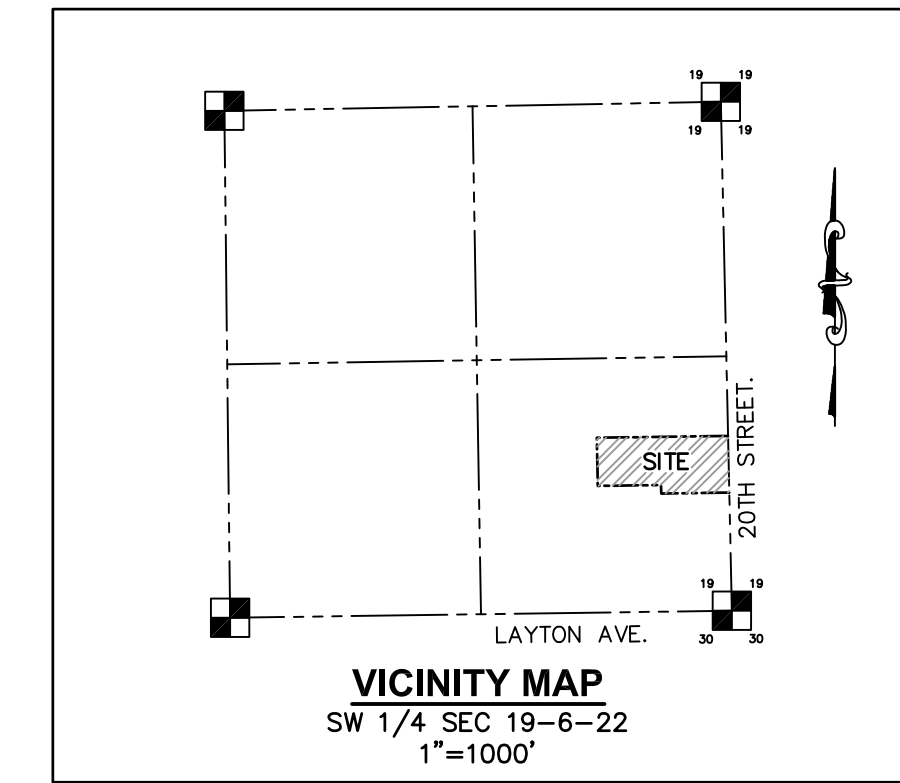


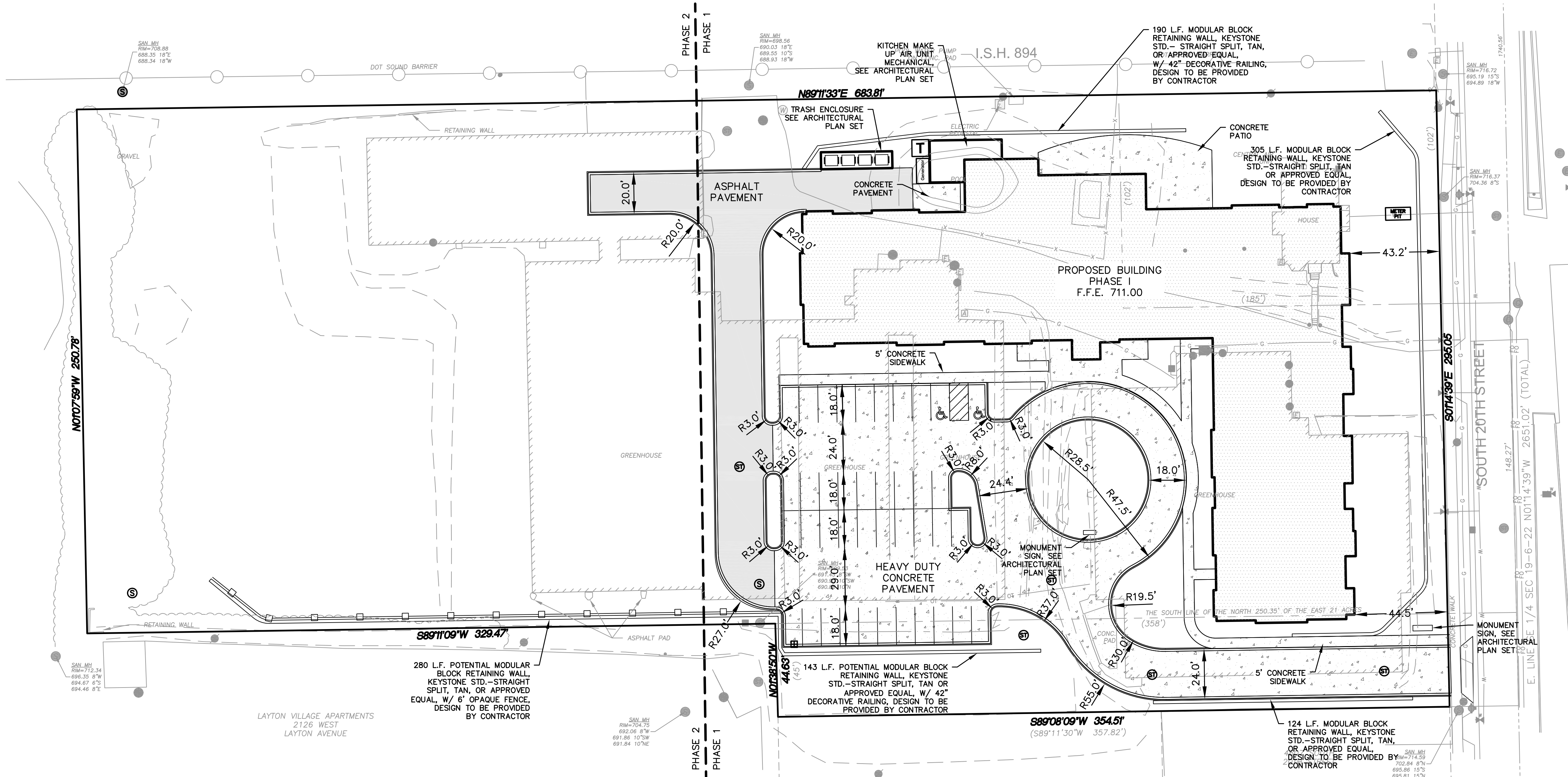
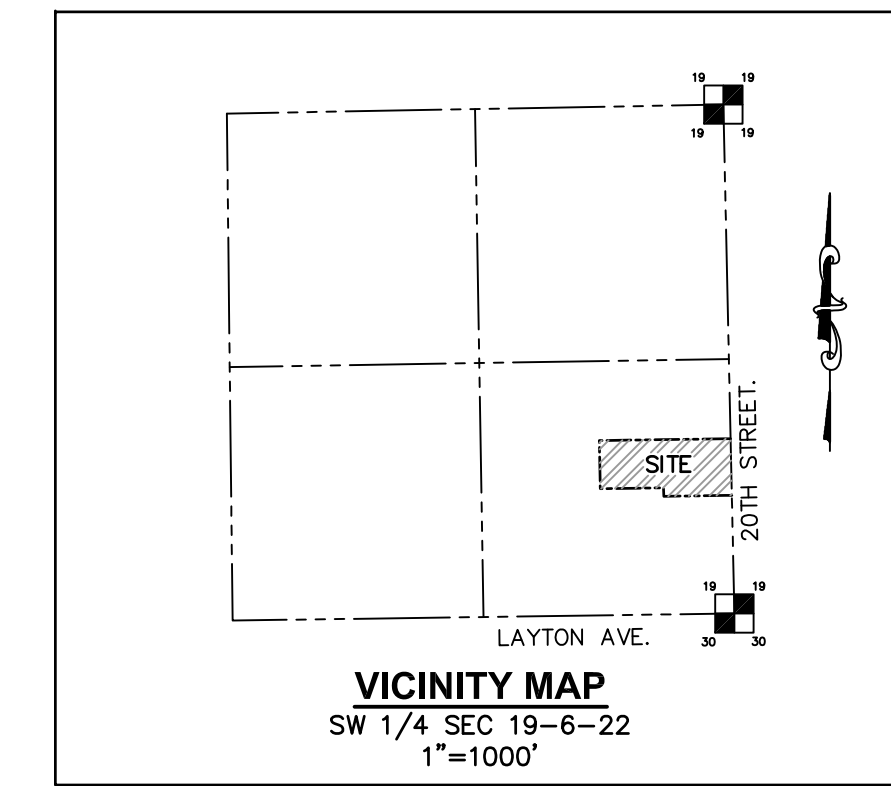
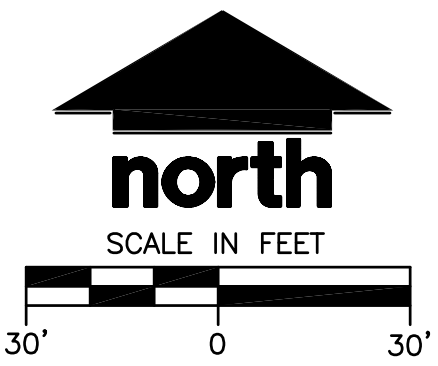
NOT FOR CONSTRUCTION



LEGEND

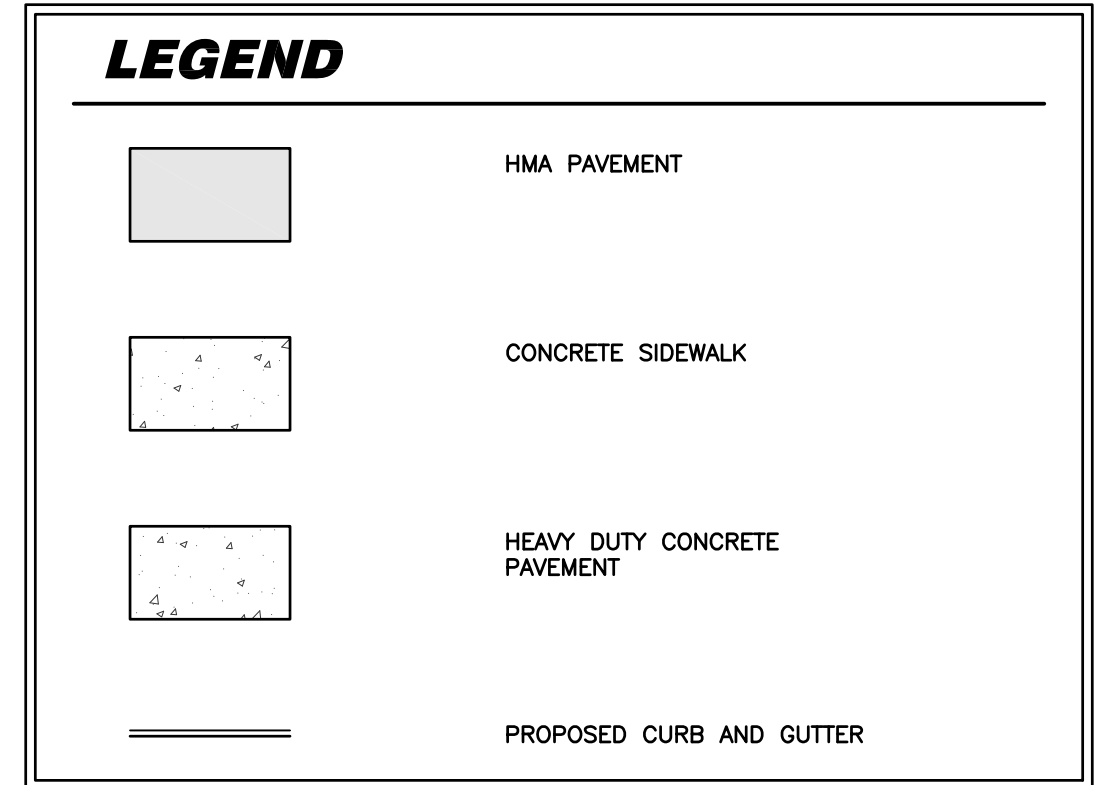
- | | | | |
|---|------------------------|-----|------------------------------|
| ⊙ | SANITARY SEWER MANHOLE | ⊙ | POWER POLE |
| ⊙ | STORM MANHOLE | — | GUY WIRE |
| ⊙ | CLEAN-OUT MANHOLE | — | SANITARY SEWER |
| ⊙ | CATCH BASIN ROUND | — | WATER MAIN |
| ⊙ | CATCH BASIN SQUARE | — | STORM SEWER |
| ⊙ | FIRE HYDRANT | — | UNDERGROUND ELECTRIC |
| ⊙ | WATER VALVE | — | UNDERGROUND FIBER OPTICS |
| • | BOLLARD | — | OVERHEAD UTILITY |
| ⊙ | LIGHT POLE | ⊙ | DECIDUOUS TREE |
| ⊙ | SIGN | (R) | RECORDED BEARING OR DISTANCE |
| ⊙ | GAS METER | | |
| ⊙ | ELECTRIC METER | | |





PAVING NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
 - THE CITY OF MILWAUKEE MUNICIPAL CODE, CURRENT EDITION.
 - ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE ENGINEER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511).
 - THE CITY OF MILWAUKEE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
 - FENCE REMOVALS SHALL BE CONSIDERED AS INCIDENTAL TO THE PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
 - EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
 - PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
 - SEPARATE ARCHITECTURAL PLANS WILL BE PRODUCED FOR ALL BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 - ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
 - MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS -
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 OF THE STATE OF "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS".
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (-1°C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO THE 1-1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE (LOWER LAYER PAVEMENT) - THE BINDER COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 460-2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE (UPPER LAYER PAVEMENT) - THE SURFACE COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 460-2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
17. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
- ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - THE LOCATION AND ELEVATION OF EXISTING:
 - PIPE INVERTS
 - FLOOR ELEVATIONS
 - CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL ANGLES FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE 90° UNLESS NOTED OTHERWISE.
 - DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
 - SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 - ALL RADII ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - ALL CURB AND GUTTER IS WSDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
 - SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
 - ALL COSTS SHALL BE INCLUDED IN THE BID.
 - PAVEMENT MARKING:
 - ALL ON-SITE PAINTING SHALL BE 4" TRAFFIC WHITE.
 - ROADWAY CENTERLINE SHALL BE 4" HIGH-VISIBILITY EPOXY YELLOW DOUBLE LINE.
 - ALL ROADWAY DIAGONAL CENTER DIRECTIONAL MARKING SHALL BE 4" HIGH-VISIBILITY EPOXY YELLOW.
 - ROADWAY LANE LINES SHALL BE 4" HIGH-VISIBILITY EPOXY WHITE.
 - STOP LINES SHALL BE 24" HIGH-VISIBILITY EPOXY WHITE.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.



Project:
The Sanctuary at Milwaukee

Owner:
LaSalle Group
2857 Timberview Trail
Chaska, MN 55318

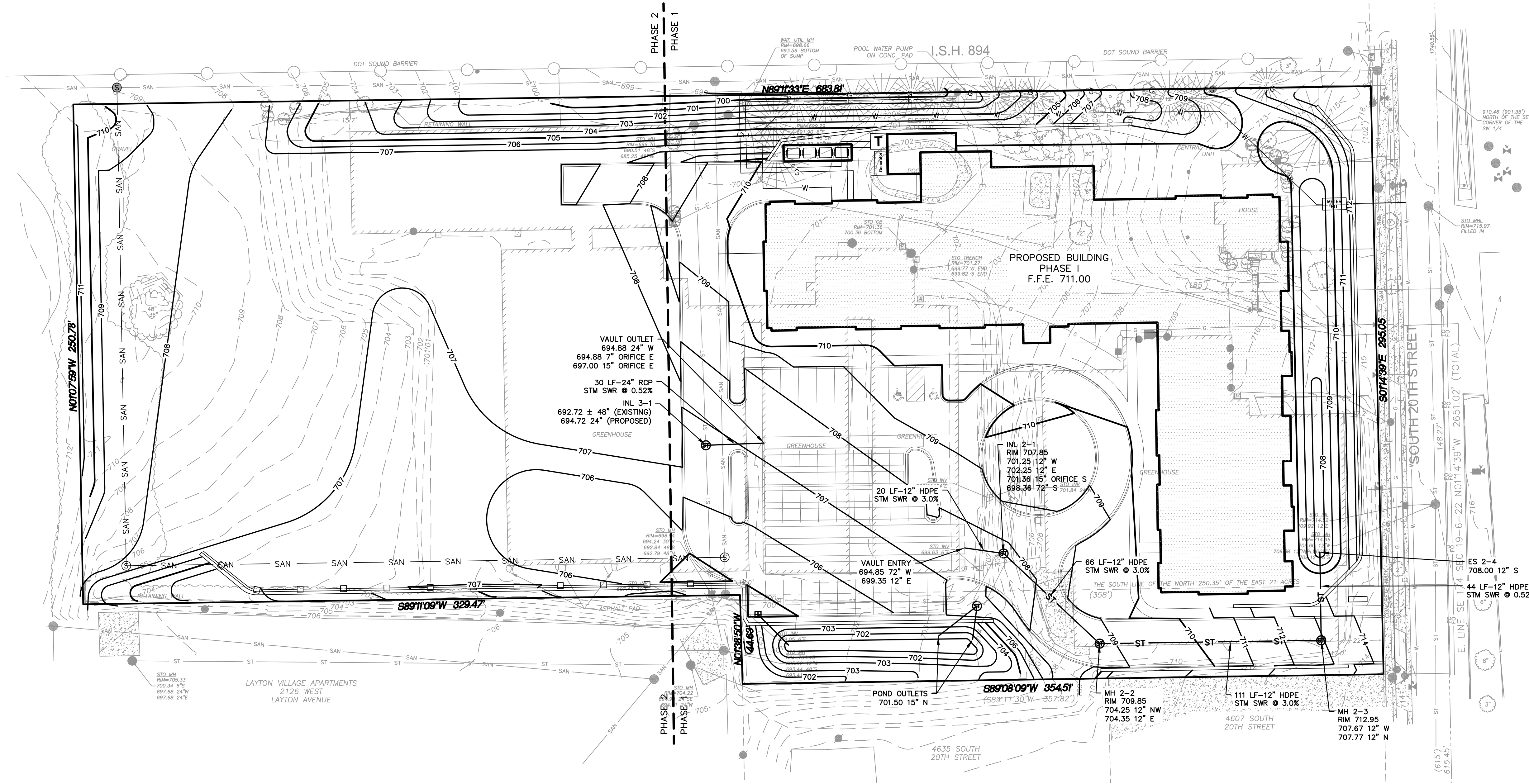
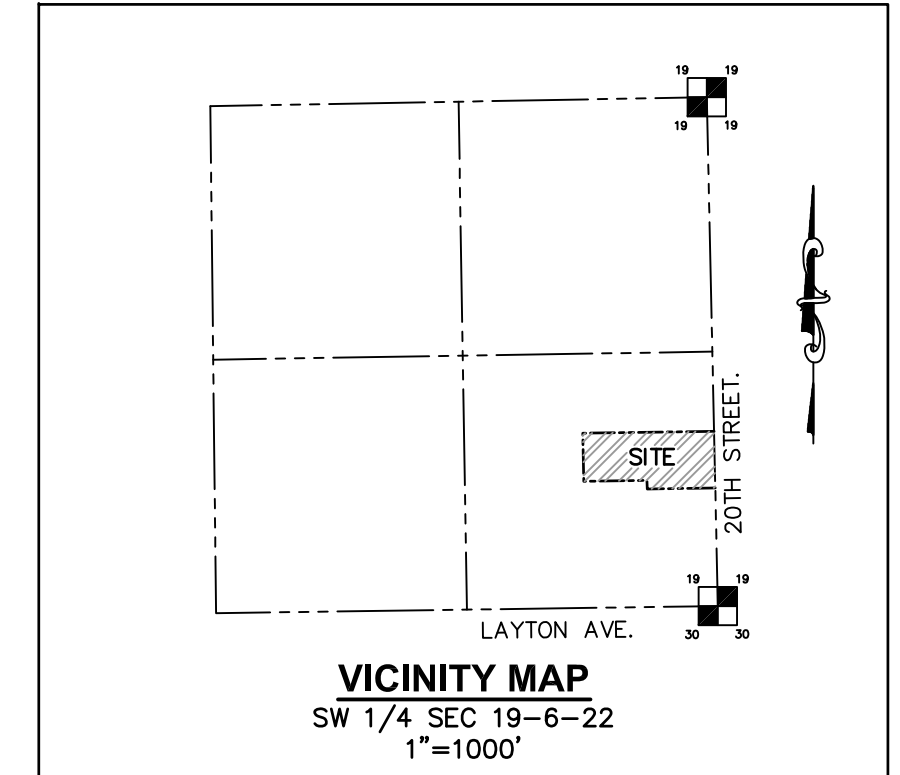
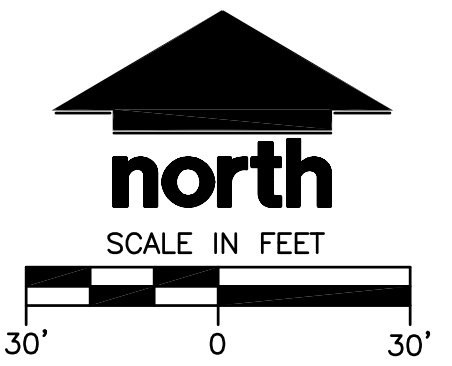
Project Number	15C6961
Date	3/31/16
Drawn By	APM
Checked By	JLJ

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date
1.	REVISED PER NEW BLDG. SHELL	05-03-16
2.	REVISED PER DFW COMMENTS	06-15-16

**SITE PLAN
PHASE 1**

C2.0



GENERAL GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - LOCATION AND ELEVATION OF:
 - EXISTING PIPE INVERTS
 - FLOOR ELEVATIONS
 - CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THIS GRADING PLAN IS BASED ON AN TOPOGRAPHIC SURVEY BY JSD PROFESSIONAL SERVICES, INC. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE CITY OF MILWAUKEE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

CONSTRUCTION SITE SEQUENCE NOTES

- 4565 NORTH 20TH STREET
 MILWAUKEE, WISCONSIN
- ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- STAGED OPERATIONS**
- INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
 - INSTALL SILT PERIMETER CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
 - CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
 - CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
 - INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
 - THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
 - ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF MILWAUKEE.

LEGEND

⊙	GAS VALVE	---	EASEMENT LINE
⊕	SANITARY MANHOLE	---	SETBACKLINE
⊗	STORM MANHOLE	---	EXTERIOR PROPERTY LINE
⊕	CATCH BASIN ROUND	—W—	EXISTING WATER MAIN
⊕	CATCH BASIN SQUARE	—G—	EXISTING GAS
⊕	PARKING METER	—COMB—	EXISTING COMBINED SEWER
⊗	LIGHT POLE	—OH—	EXISTING OVERHEAD UTILITIES
⊗	POWER POLE	—T—	EXISTING UNDERGROUND TELEP.
⊗	TELEPHONE PEDESTAL	—E—	EXISTING UNDERGROUND ELEC.
⊕	SIGN	—710—	PROPOSED 5' CONTOUR
⊕	ELECTRICAL PEDESTAL/TRANSFORMER	—711—	PROPOSED 1' CONTOUR
⊕	CONIFEROUS TREE	—ST—	PROPOSED STORM SEWER
⊕	DECIDUOUS TREE	—SAN—	PROPOSED SANITARY SEWER
⊕	BUSH	—W—	PROPOSED WATERMAIN
⊕	PROPOSED COMBINED CATCH BASIN	—G—	PROPOSED GAS SERVICE
⊕	PROPOSED COMBINED MANHOLE	—X X—	PROPOSED SAWCUT
⊕	PROPOSED CLEANOUT		

Project:
**The Sanctuary at
 Milwaukee**

Owner:
LaSalle Group
 2857 Timberview Trail
 Chaska, MN 55318

Project Number: 15C6961
 Date: 3/31/16
 Drawn By: APM
 Checked By: JLJ

**NOT FOR
 CONSTRUCTION**

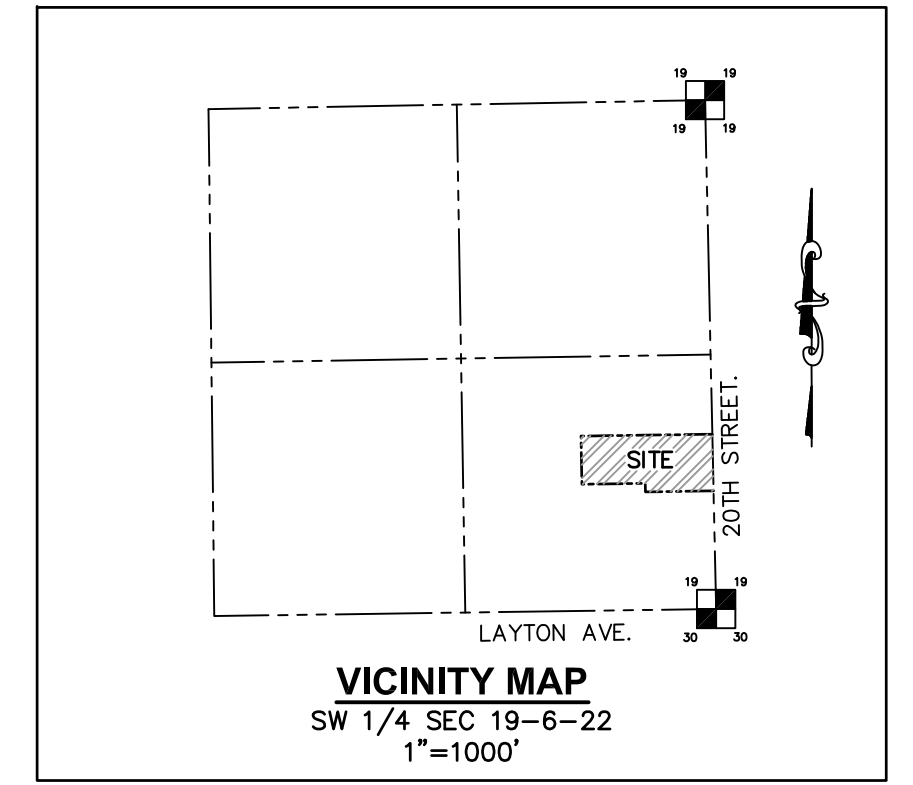
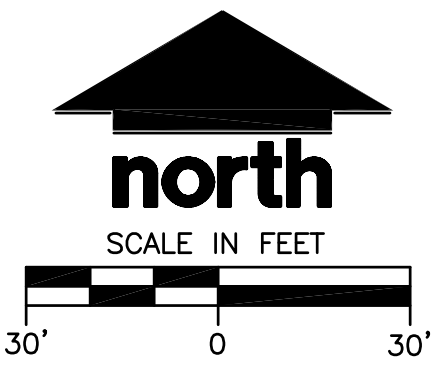
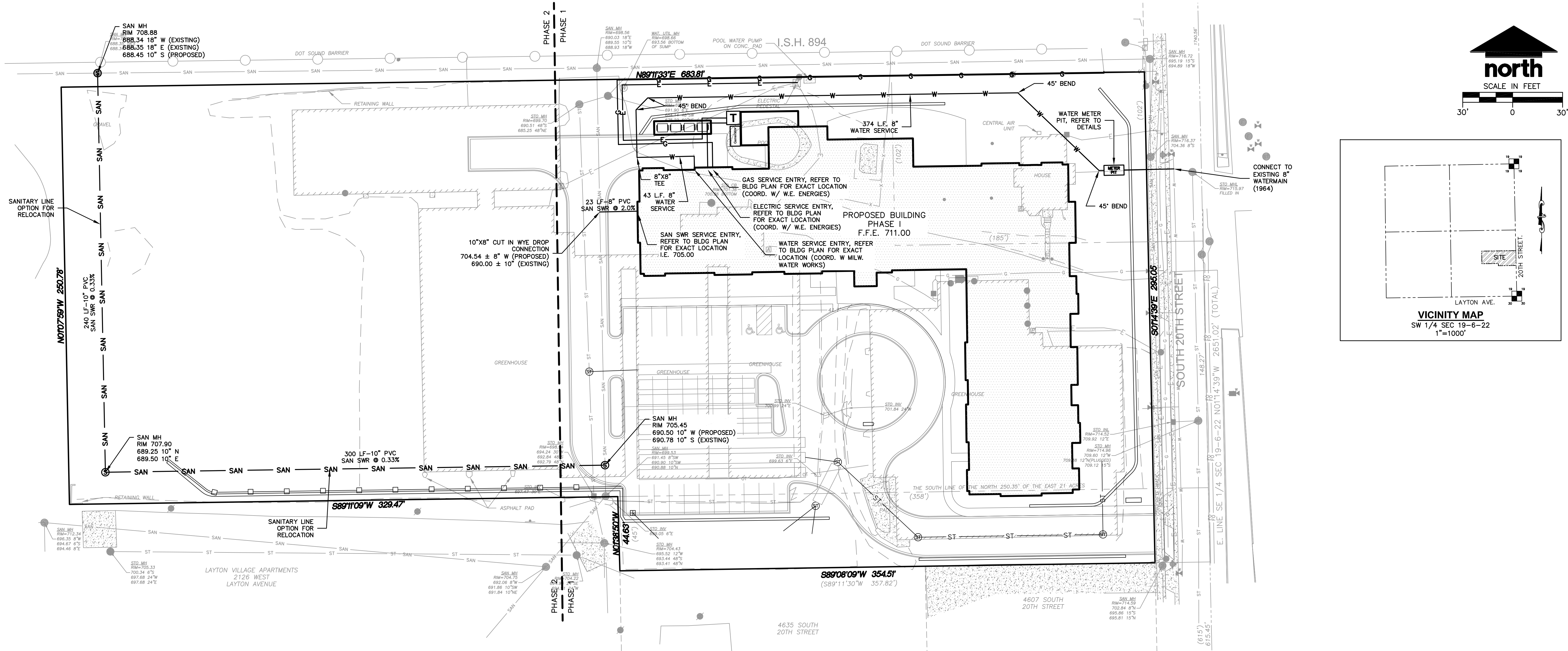
Date: 05-03-16
 06-15-16

Revision:
 REVISED PER NEW BLDG. SHELL
 REVISED PER DFW COMMENTS

Rev. No. 1, 2

Grading Plan
 Phase 1

C3.0



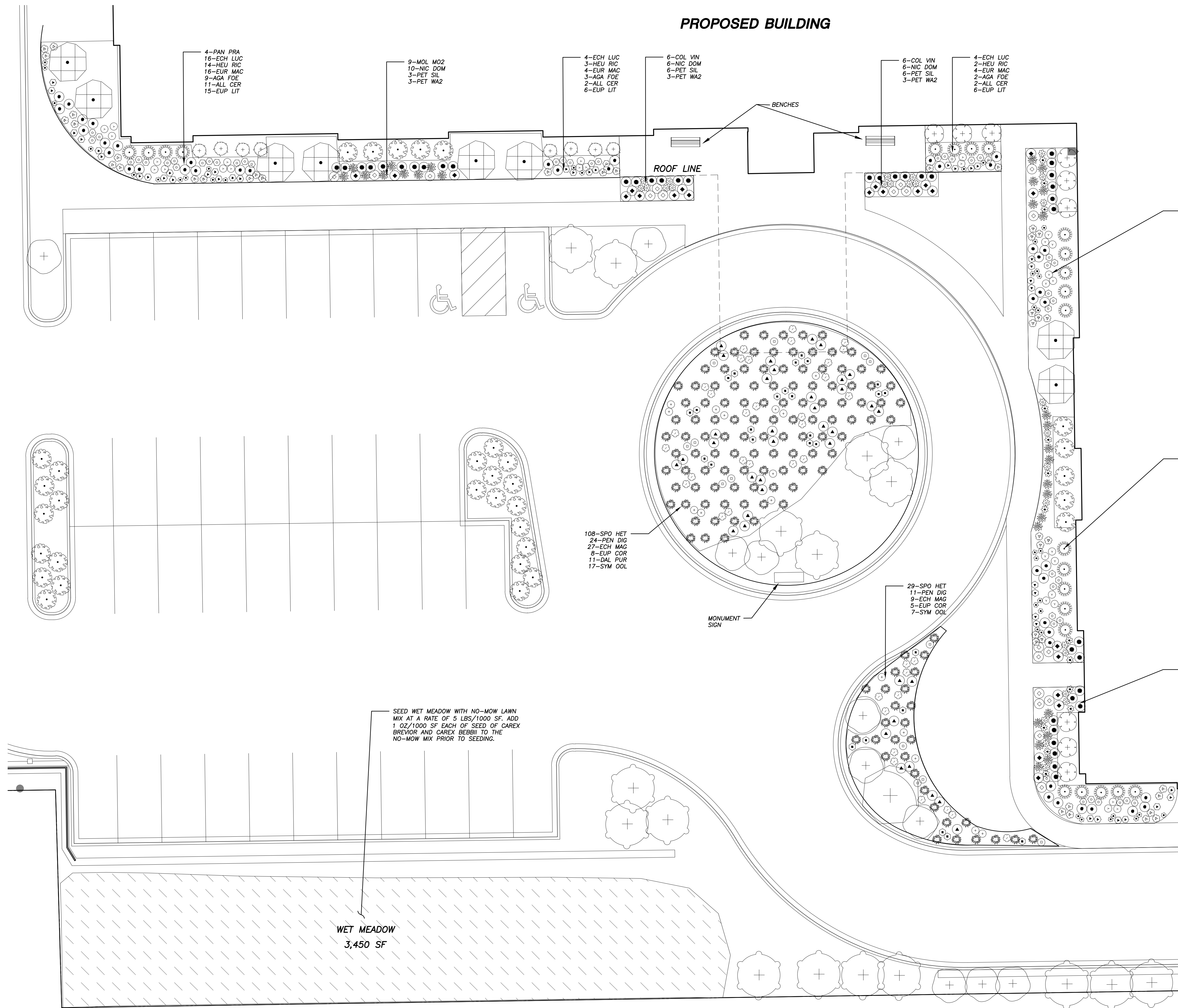
GENERAL UTILITY NOTES

- SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
- EXISTING UTILITY INFORMATION IS BASED ON FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
- CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - ELEVATION AND SIZE OF EXISTING UTILITIES
 - FLOOR ELEVATIONS
 - CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK.
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER(S) ARE LOCATED WITHIN THE BUILDING(S). REFER TO BUILDING PLANS.
- REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
- ALL PROPOSED UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE SPECIFICATIONS.
- ALL NON-METALIC PIPE SHALL HAVE 18 GAUGE TRACER WIRE ATTACHED PER COMM 82.
- WATERMAIN SPECIFICATIONS -
 - PIPE - WATERMAIN SHALL BE AWWA STANDARD C900 POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ASTM D1785 AND ASTM D2241. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 - HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF CITY OF MILWAUKEE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
 - BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
- SANITARY SEWER SPECIFICATIONS
 - PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE SDR-26 POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 - BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION:
COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 6.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
 - MANHOLES AND FRAMES
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM. 82.35(8).b.
 - MANHOLE FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CRETEX SPECIALTY PRODUCTS, OR EQUAL.
 - CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER COMM 82.35 (5)(A)2. (REFER TO DETAIL).
- FOR LOCATIONS WHERE THERE IS LESS THEN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH COMM. 82.30(11).c.3. THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.
- ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, EXFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE PER THE STANDARD SPECIFICATIONS.
- WATER SERVICES SHALL BE AWWA C-900 PVC MEETING THE REQUIREMENTS OF ASTM D1785 AND ASTM D2241.
- ALL UTILITY SERVICE CLEANOUTS ARE LOCATED WITHIN THE BUILDING. REFER TO BUILDING PLUMBING PLANS.

LEGEND

⊕	GAS VALVE	----	EASEMENT LINE
⊙	SANITARY MANHOLE	----	SETBACKLINE
⊙	STORM MANHOLE	----	EXTERIOR PROPERTY LINE
⊕	CATCH BASIN ROUND	----	ADJACENT LOT LINE
⊕	CATCH BASIN SQUARE	----	EXISTING WATERMAIN
⊕	PARKING METER	—G—	EXISTING GAS
⊕	LIGHT POLE	—COMB—	EXISTING COMBINED SEWER
⊕	POWER POLE	—OH—	EXISTING OVERHEAD UTILITIES
⊕	TELEPHONE PEDESTAL	—T—	EXISTING UNDERGROUND TELEP.
⊕	SIGN	—E—	EXISTING UNDERGROUND ELEC.
⊕	ELECTRICAL PEDESTAL/TRANSFORMER	—W—	PROPOSED WATER SERVICE
⊕	CONIFEROUS TREE	—ST—	PROPOSED STORM SEWER
⊕	DECIDUOUS TREE	—SAN—	PROPOSED SANITARY SEWER
⊕	BUSH	—E—	PROPOSED ELECTRIC
⊕	PROPOSED COMBINED CATCH BASIN	—G—	PROPOSED GAS
⊕	PROPOSED COMBINED MANHOLE	—X—X—	SAWCUT
⊕	PROPOSED CLEANOUT	XXXXXXXXXXXX	ABANDON EXISTING SERVICE LINE
⊕	PROPOSED FIRE HYDRANT		

PERENNIAL PLANTING PLAN CENTER



PROPOSED BUILDING

ROOF LINE

BENCHES

MONUMENT SIGN

WET MEADOW
3,450 SF

SEED WET MEADOW WITH NO-MOW LAWN MIX AT A RATE OF 5 LBS/1000 SF. ADD 1 OZ/1000 SF EACH OF SEED OF CAREX BREVIOR AND CAREX BEBBII TO THE NO-MOW MIX PRIOR TO SEEDING.

LEGEND		
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME
(circle with dot)	AGA FOE	Agastache foeniculum / Blue Giant Hyssop
(circle with cross)	AL2	Allium caernum / Nodding Wild Onion
(circle with vertical lines)	COL VIN	Coleus x hybridus 'Vino' / Vino Coleus
(circle with horizontal lines)	COL WA2	Coleus x hybridus 'Wasabi' / Wasabi Coleus
(circle with diagonal lines)	DAL PUR	Dalea purpurea / Purple Prairie Clover
(circle with triangle)	ECH LUC	Echinacea purpurea 'Lucky Star' / White Coneflower
(circle with square)	ECH MAG	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower
(circle with diamond)	EUP LIT	Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed
(circle with circle)	EUP COR	Euphorbia corollata / Flowering Spurge
(circle with star)	EUR MAC	Eurybia macrophylla / Big-leaf Aster
(circle with plus)	HEU RIC	Heuchera richardsonii / Prairie Alum Root
(circle with asterisk)	IMP WH	Impatiens x 'White' / White Impatiens
(circle with dot)	NIC DOM	Nicotiana x 'Domino White' / White Annual Nicotiana
(circle with vertical lines)	PEN DIG	Penstemon digitalis / Beard-tongue
(circle with triangle)	PET SIL	Petunia x hybrida 'Silver Tidal Wave' / Silver Tidal Wave Petunia
(circle with square)	PET WA2	Petunia x hybrida 'Wave Lavender' / Lavender Wave Petunia
(circle with diamond)	PHY ALB	Physostegia virginiana 'Alba' / Obedient Plant White
(circle with star)	SYM OOL	Symphotrichum oolentangiense / Azure Aster
GRASSES		
CODE	BOTANICAL NAME / COMMON NAME	
(circle with dot)	MOL MO2	Molinia caerulea 'Moorhexe' / Moor Grass
(circle with cross)	PAN PRA	Panicum virgatum 'Prairie Sky' / Prairie Sky Switch Grass
(circle with vertical lines)	SPO HET	Sporobolus heterolepis / Prairie Dropseed

NOTE: TREES NOT SHOWN FOR CLARITY.



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JSD Professional Services, Inc.
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Project:
**The Sanctuary at
Milwaukee**

Owner:
LaSalle Group
2857 Timberview Trail,
Chaska, MN 55318

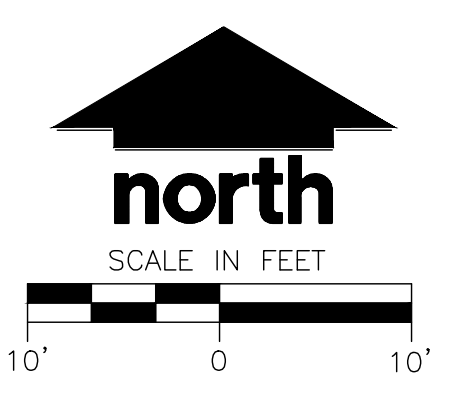
Project Number 15C6961
Date 3/31/16
Drawn By APM
Checked By JLJ

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CONSTRUCTION**

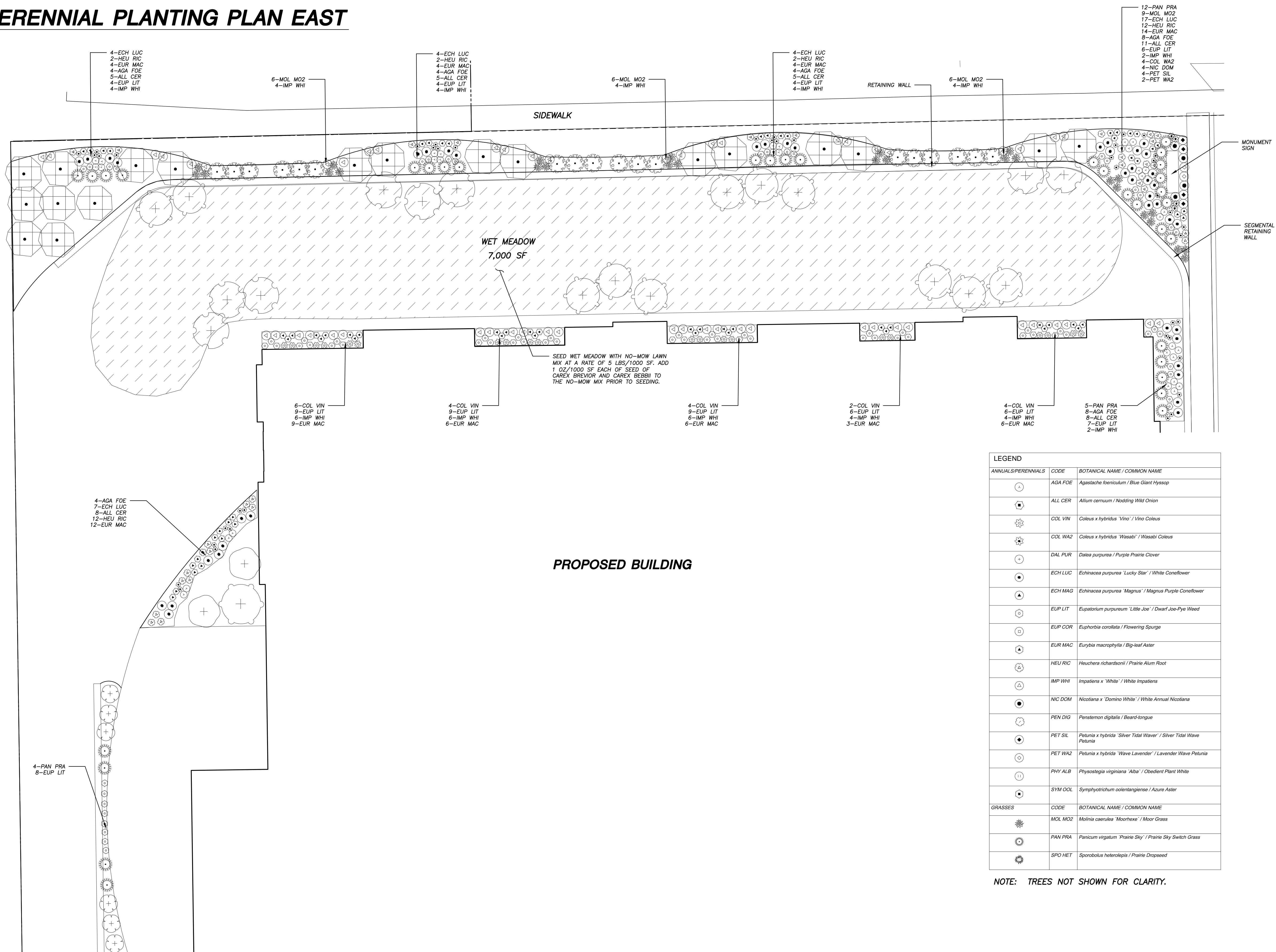
Date
Revision
Rev. No.

Landscaping
Plan Center

L101

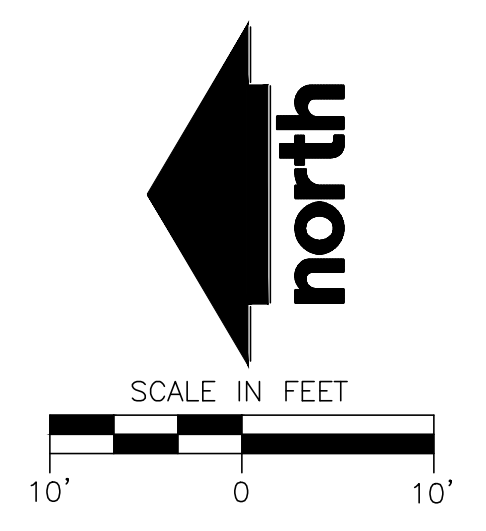


PERENNIAL PLANTING PLAN EAST



LEGEND		
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME
○	AGA FOE	Agastache foeniculum / Blue Giant Hyssop
⊕	ALL CER	Allium cernuum / Nodding Wild Onion
⊙	COL VIN	Coleus x hybridus 'Vino' / VINO Coleus
⊙	COL WA2	Coleus x hybridus 'Wasabi' / Wasabi Coleus
⊕	DAL PUR	Dalea purpurea / Purple Prairie Clover
⊙	ECH LUC	Echinacea purpurea 'Lucky Star' / White Coneflower
⊙	ECH MAG	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower
⊙	EUP LIT	Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed
⊙	EUP COR	Euphorbia corollata / Flowering Spurge
⊙	EUR MAC	Eurybia macrophylla / Big-leaf Aster
⊙	HEU RIC	Heuchera richardsonii / Prairie Alum Root
⊙	IMP WHI	Impatiens x 'White' / White Impatiens
⊙	NIC DOM	Nicotiana x 'Domino White' / White Annual Nicotiana
⊙	PEN DIG	Penstemon digitalis / Beard-tongue
⊙	PET SIL	Petunia x hybrida 'Silver Tidal Waver' / Silver Tidal Wave Petunia
⊙	PET WA2	Petunia x hybrida 'Wave Lavender' / Lavender Wave Petunia
⊙	PHY ALB	Physoclogia virginiana 'Alba' / Obedient Plant White
⊙	SYM OOL	Symphoricarichum oolentangiense / Azure Aster
GRASSES		
CODE	BOTANICAL NAME / COMMON NAME	
⊙	MOL MQ2 Molinia caerulea / Moorhexe / Moor Grass	
⊙	PAN PRA Panicum virgatum 'Prairie Sky' / Prairie Sky Switch Grass	
⊙	SPO HET Sporobolus heterolepis / Prairie Dropseed	

NOTE: TREES NOT SHOWN FOR CLARITY.



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Project Number: 15C6961
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Drawn By: APM
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NOT FOR CONSTRUCTION

Date: 05-03-16
Revision: REVISED PER NEW BLDG. SHELL
Rev. No. 1.

Landscaping Plan East
L102

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATION BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND VARIETY SPECIFIED AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 A. PLANTING AREAS = 2"
 B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE SHREDDED, WEED-FREE HARDWOOD BARK MULCH INSTALLED TO A CONSISTENT DEPTH OF 4" OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD MULCH TREE RING. SPREAD MULCH TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE SHOULD BE MIXED WITH MULCH WHEN INSTALLING TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED AND DELINEATED ON PLAN SHALL BE SEEDED WITH "NO MOW" FESCUE OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S FERTILIZER AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. THE LISTED SEED SPECIES SHALL BE ADDED TO THE "NO MOW" SEED MIX FOR THE AREAS LABELED "WET MEADOW" ON THE PLAN PRIOR TO SEEDING.
- MATERIALS: SOD ALL AREAS LABELED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGING TURFGRASS SOD. SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

