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Programming Campus + Master Planning Interior Design Sustainable Design Historic Preservation/ Renovation Project Management

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## EIGHTEEN87 ON WATER

## 1887 N. WATER STREET MILWAUKEE, WI 53202

06/28/2021

CAP PROJECT #: 210502

**OWNER:** RULE ENTERPRISES 1023 SOUTH 26TH STREET MILWAUKEE, WI 53204

CONSULTING ARCHITECT: CONTINUUM ARCHITECTS + PLANNERS, S.C. 751 N JEFFERSON ST - SUITE 200 MILWAUKEE, WI 53202 TEL. (414) 220-9640

**CONSULTING CIVIL ENGINEER:** THE SIGMA GROUP

1300 W. CANAL STREET MILWAUKEE, WI 53233 TEL. (414) 643-4163



SHEE T000 C001 C002 C100 C200 C300 C400 C401 C500 L100 L200 A201 A201 A202 A-400 A-401 A402 A500	T IN E TITLE SHE PLAT OF S SITE SURV EROSION ( SITE PLAN GRADING I UTILITY PL DETAILS DETAILS SPECIFICA LANDSCAF SITE PLAN FIRST & SE THIRD, FOU SOUTH AN NORTH AN MATERIAL SOUTH PE
L100 L200 A200 A201 A202 A-400 A-401	LANDSCAF
A402 A500 A501 A502 A503 A504 A505	MATERIAL SOUTH PE SOUTH PE WEST PER NORTH PE EAST PERS RIVERWAL



## **DPD SUBMITTAL**

IDEX: HEET - DPD SURVEY VEY

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Legal description per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021:

Water Lots 10, 11, 12, and 13 in Hubbard and Pearson's Addition to Milwaukee, in the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 354-0913-110-5

Address: 1887 N. Water Street

Per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021, the following items appear in Schedule B II as exceptions:

9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.

10. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, pond, lake or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to the land cut off by a change in course of the water body (avulsion); or ownership of artificially filled land. DOCK LINE SHOWN PER CH. 118-1 CITY OF MILWAUKEE ORDINANCE.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Plat of Hubbard and Pearson's Addition recorded December 27, 1838 as Document No. PL001009 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **BLANKET IN NATURE, NOT PLOTTABLE.** 

12. Sewer Easement to City of Milwaukee, a municipal corporation, dated April 26, 1915, recorded/filed January 18, 1963 in Reel 64, Image 908 as Document No. 4000144. SHOWN ON MAP.

13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated April 05, 1963, recorded/filed April 19, 1963 in Reel 95, Image 868 as Document No. 4017101. SHOWN ON MAP.

14. Sewer Easement to Milwaukee Metropolitan Sewerage District (MMSD), dated July 25, 1988, recorded/filed October 31, 1988 in Reel 2269, Image 1078 as Document No. 6222410. SHOWN ON MAP.

15. Terms, provisions, restrictions, obligations as set forth in Redevelopment Plan for the Beer Line Redevelopment Project "B" Area adopted on May 03, 1993 by the Redevelopment Authority of the City of Milwaukee recorded on August 17, 1993 in Reel 3099, Image 1747 as Document No. 6813328. Modification and/or amendment by instrument: Redevelopment Plan Amendment No. 1 Recording Information: August 25, 2000 as Document No. 7953564 BLANKET IN NATURE, NOT PLOTTABLE.

NOTES:

1. Bearings are referenced to the East line of the NW 1/4 of Section 21-7-22, bearing North 0°18'59" West.

2. Flood Zone classification: Part of the property lies within flood Zone AE. The Zone AE line is shown per FEMA FIRM Panel 55079C0092E, dated 9/26/08 with a Base Flood Elevation determined to be 584.55 NGVD.

3. Parcel Area: 41,104 SQUARE FEET OR 0.944 ACRES.

4. Vertical Datum: Elevations referenced to the City of Milwaukee Datum with the City Standard Benchmark located 180' north of the north curb of E. Kane Place and 5' west of the west curb of N. Warren St. having a published elevation of 67.824.

5. No Zoning Report provided.

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MAPON.

#1801

WATER STREET REALTY

107 17

PARTNERS LLC

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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



### LEGEND:

	· · · · ·		SECTION 1/4 SECTION LINE
			PROPERTY LINE
			EASEMENT
	—x ——x —— x —		CHAIN LINK FENCE
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		TREE LINE
	ОН ——— ОН ———		OVERHEAD UTILITY LINE
	E E		ELECTRIC
	т ——— т ———		TELEPHONE
	FO ——— FO ———		FIBER OPTIC
	CTV———CTV———		CABLE TV
	SAN		SANITARY SEWER
	FM ——— FM ———		FORCE MAIN
	STST		STORM SEWER
	W		WATER MAIN
	G G		GAS
	670		EXISTING CONTOUR
)	MANHOLE		IRON PIPE FOUND/SET
	CATCH BASIN		REBAR FOUND/SET
)	CATCH BASIN (ROUND)		$\otimes$ CHISELED CROSS FOUND/SET
I	ROOF DRAIN		<sup>⊙</sup> PK PK NAIL FOUND/SET
	HYDRANT		SPIKE/NAIL
			MONUMENT
			🕀 BENCHMARK
 /	GAS VALVE	_	SIGN
)		۶	
- •		كر	
1	GAS METER	_	
	ELECTRIC METER		
	UTILITY PEDESTAL	{	BUSH
$\Box$	TRAFFIC SIGNAL		
Ś	LIGHT POLE		
)	SOIL BORING		

MONITORING WELL

### **GENERAL NOTES:**

- 1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA <u>GROUP</u> ON <u>11-08-12</u>.
- DATUM FOR THE PROJECT SURVEY IS <u>REFERENCED TO THE CITY</u> OF <u>MILWAUKEE DATUM</u>. BENCHMARK FOR THE PROJECT SURVEY IS LOCATED 180' NORTH OF THE NORTH CURB OF E. KANE PLACE AND 5' WEST OF THE WEST CURB OF N. WARREN ST. HAVING A PUBLISHED ELEVATION OF 67.824.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.







CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

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- FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED.
- POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE
- 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR
- 5. SEE SHEET <u>C400</u> FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.





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## OLD MARKINGS

## SITE INFORMATION

SITE AREA = 41,104 SF (0.944 AC) SITE DISTURBED AREA = 34,108 SF (0.783 AC) EXISTING IMPERVIOUS AREA = 26,223 SF (0.602 AC) PROPOSED IMPERVIOUS AREA = 26,267 SF (0.603 AC) PROPOSED RIVERWALK DECK = 3,580 SF (0.082 AC) TOTAL PARKING SPACES = 53 SPACES (ALL INSIDE PROPOSED BUILDING)



**GENERAL NOTES:** 

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- 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.







MILW. AREA 259-1181

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LEGEND:

5" THICK CONCRETE WALK (A) C401
CONCRETE PAVEMENT
RAISED RIVER WALK (SEE ARC PLAN

------- 5 ------- PROPOSED CONTOUR

EXISTING CONTOUR

PROPOSED CURB & GUTTER 100.50 T/C SPOT GRADE 100.00 FL T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE

PROPOSED ASPHALT SPOT GRADE EXISTING SURFACE \_\_\_\_\_\_100.00 SPOT GRADE (MATCH)

\_\_\_\_\_5 \_\_\_\_\_

(50' LANDWARD OF EXISTING DOCK WALL) EXTENTS OF PROPOSED RIVERWALK

**GENERAL NOTES:** 

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- 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.









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## LEGEND:

	PROPOSED WATER SERVICE
——————————————————————————————————————	PROPOSED SANITARY SERVICE
>	PROPOSED STORM SEWER
——————————————————————————————————————	PROPOSED ELECTRICAL SERVICE
———— T —	PROPOSED TELEPHONE SERVICE
——————————————————————————————————————	PROPOSED GAS SERVICE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE

## **GENERAL NOTES:**

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- 5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
- 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
- 7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
- 8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
- 9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
- 10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
- 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
- 12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.







![](_page_7_Figure_2.jpeg)

![](_page_7_Picture_10.jpeg)

Г	EXIST OR G	TING RAS	ASF S SL	PHAL JRF#
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![](_page_7_Picture_23.jpeg)

	(2)	TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP
	Ŭ	TO BURY AND ANCHOR THE GEOTEXTILE FABRIC.
		FOLD MATERIAL TO FIT TRENCH AND BACKFILL &
		COMPACT TRENCH WITH EXCAVATED SOIL.
ON	(3.)	WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32"
	$\cup$	X 1-1/32" OF OAK OR HICKORY.
Г	4.	SILT FENCE TO EXTEND ACROSS THE TOP OF THE
		BIDE

NOTES:

DO NOT DRIVE POSTS INTO ANY STRUCTURAL ROOT OR ROOTS OVER  $\frac{1}{2}$ " DIAM.

SEE PLAN FOR TREE PROTECTION LOCATIONS AND ADDITIONAL NOTES

COVER ANY EXPOSED ROOTS W/ COMPOST AND WOOD MULCH TO PROTECT FROM FURTHER DAMAGE DURING CONSTRUCTION

CALIPER MEASURED 4.5' FROM GROUND. SEE PLANS FOR TREE PROTECTION BOUNDARIES AS THEY MAY VARY FROM THE CRR\* INDICATED DUE TO SURROUNDING SITE CONDITIONS.

TREE PROTECTION FENCING - CHAIN LINK METAL FENCE POSTS, TYP.

EXISTING TURF GRASS OR 2" THICK LAYER OF MULCH IF THERE IS NO EXISTING TURF GRASS. UNDISTURBED TREE ROOTS AND SOIL

![](_page_7_Picture_35.jpeg)

![](_page_7_Picture_36.jpeg)

![](_page_7_Picture_38.jpeg)

![](_page_8_Figure_0.jpeg)

NOTES:

![](_page_8_Picture_10.jpeg)

1. IF LOCAL JURISDICTION HAS A TYPICAL DRIVEWAY DETAIL THAT DIFFERS FROM STANDARD DETAIL, LOCAL JURISDICTION SHALL OVERRIDE STANDARD DETAIL

![](_page_8_Picture_12.jpeg)

![](_page_8_Picture_14.jpeg)

GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OW ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.

- UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HO SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL

- CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGRO
- ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOS CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISC
- TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. 3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGT
- BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

## SITE CLEARING:

- 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARE
- SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- 2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACIL SITE-CLEARING OPERATIONS.
- 3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREM INDICATED.
- 4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE 5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEAS
- PLACE.
- 6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- 7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED. 8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IM
- TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. 9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILIT
- TO SHUT OFF INDICATED UTILITIES. 10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS P
- THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
- 11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLI EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSI
- INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
- 12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL
- 13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLY OR OTHER WASTE MATERIALS.
- 14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRAD
- STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. 15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FAC CONSTRUCTION.
- 16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDIC PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
- 17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WAST
- INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. 18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

## SITE WATER SERVICE:

- 1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND S AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIA APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATION PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL REQUIREMENTS GOVERN.
- 2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SU AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
- 3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WA 4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTI CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF TH SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- a. CLASS 52 b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AV c. PUSH-ON GASKET PIPE
- d. PLAIN RUBBER GASKETS e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
- 5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA LATEST EDITION)
- 6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCT GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICA FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBB FLANGES, AND BOLTS.
- 7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQU CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION II MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND I C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
- 8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION SUITABLE FOR DIRECT BURY.
- 9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR WATER CONSTRUCTION IN WISCONSIN.
- 10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
- 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCA UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FRO CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDIN PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
- 12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR WATER CONSTRUCTION IN WISCONSIN.
- 13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SP FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE W 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
- 15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

## SITE WATER SERVICE CONT.

VNER OR	<u></u>	
DUND DTLINE AND _ VERIFY	17.	BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
SED REPANCIES	18.	INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
HS SHALL	19.	DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
	20. 21.	SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER
D MATERIALS	22.	CONSTRUCTION IN WISCONSIN. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.
LITIES DURING		
MISES WHERE	<u>SA</u>	NITARY SEWERAGE:
CLEARING.	1.	ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
SURES ARE IN	2. 3.	ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN
		ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
IPROVEMENTS	4.	MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
Y COMPANIES	5.	MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS
PERMITTED BY	6.	STANDARD SPECIFICATIONS. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED.
ESS FURTHER E DEPTH OF 8	7.	INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D). PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE
YING SUBSOIL	7.	COUPLINGS PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY,
E AND SHAPE		TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
CILITATE NEW	8.	CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
ular and/or	9.	TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
E MATERIALS	10.	MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
S. STORE OR	11.	AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.
TANDARDS OF LS, FITTINGS,	<u>ST</u>	ORM DRAINAGE:
L AUTHORITY	1.	ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
CH FACILITIES	2.	ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
ATER UTILITY. ILE IRON PIPE,	3.	PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
IE STANDARD	4.	REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
WWA C151.	5.	HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
OF AMERICAN A C111/A21.11,	6.	CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
	7.	FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
BER GASKETS,	8.	MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENCINEER FOR DEVIEW PRIOR TO ORDERING STRUCTURES.
S SHALL BE IN N WISCONSIN. BOLTS: AWWA	9.	MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
IN WISCONSIN	10	. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
R SEWER AND	11	. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
OM PUSH-ON AND	12	. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
NG WALL MEGA-LUG AT	13	TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH I ANDSCAPE AREAS
R SEWER AND	14	. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS
PECIFICATIONS	15	CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN
VITH CHAPTER		EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.

16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

OBTAINED

### EARTH MOVING:

FLOODING PROJECT SITE AND SURROUNDING AREA

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PROVIDED REPORTS. IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.

2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL

3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS. 4. THE SITE IS KNOWN TO CONTAIN ENVIRONMENTALLY CONTAMINATED SOILS INCLUDING FOUNDRY SANDS. REFER TO THE REMEDIAL ACTION

PLAN PREPARED BY THE SIGMA GROUP, INC. AND DATED JUNE 2014 FOR DETAILS. ON-SITE SOILS SHALL BE MANAGED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN. ANY SOILS OR MATERIAL HAULED OFF SITE SHALL BE DISPOSED OF IN A LEGAL FASHION. 5. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED

ENGINEERED FILL 6. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE

ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE. 7. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER. 8. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO

INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION. 9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.

10. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.

11. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

12. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.

13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.

14. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN

WISCONSIN, LATEST EDITION. 15. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM

16. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKWEN, BANKS, ADJACENT PAVING STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

17. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.

18. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.

19. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.

20. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.

21. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.

22. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION. 23. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.

24. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557) 25. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF

THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. 25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.

26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATEERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).

27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR EACH LIFT WITHIN 200 LINEAR FEET OF TRENCH, WHICHEVER IS LESS. 28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A

MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN. 29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION

REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. 30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM

FIELD QUALITY-CONTROL TESTING. 31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.

32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS. 33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY

2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS. 34. UTILITY TRENCH BACKFILL TESTING: ONE TEST FOR EACH 200 CUBIC YARDS OF FILL BACKFILL PLACED OR ONE TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT; WHICHEVER IS LESS.

35. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.

36. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS

### 37. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

![](_page_9_Picture_90.jpeg)

![](_page_9_Picture_92.jpeg)

![](_page_10_Picture_0.jpeg)

CALL DIGGERS HOTLINE 1–800–242–8511 TOLL FREE WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

![](_page_10_Figure_3.jpeg)

RAISED PLANTER ALONG BUILDING FOUNDATION, -

Calamagrostis acutiflora

(40) KARL FORESTER FEATHER REED GRASS,

SEE ARCH.

![](_page_10_Figure_4.jpeg)

PUBLIC SIDEWALK

CALIPER ASH

D PROTECT EXISTING 16"

## **GENERAL NOTES:**

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
- 2. CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
- 3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE. 4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND
- OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- 5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- 6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

## LEGEND:

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\_\_\_\_\_ W \_\_\_\_\_ V \_\_\_\_\_ V

- - - LIMITS OF DISTURBANCE

--------- PROPERTY LINE

![](_page_10_Picture_16.jpeg)

![](_page_10_Picture_17.jpeg)

CANOPY TREE

![](_page_10_Picture_18.jpeg)

- - BARK MULCH PLANTING BED
  - NATIVE SEED MIX

  - STONE MULCH (4 L200)

PRELIMINARY PRELIMINARY PRELIMINARY FORTON FORTON CONSTRUCTION

![](_page_10_Picture_25.jpeg)

![](_page_10_Picture_26.jpeg)

![](_page_10_Picture_27.jpeg)

![](_page_10_Picture_28.jpeg)

![](_page_10_Picture_29.jpeg)

![](_page_10_Picture_30.jpeg)

![](_page_10_Figure_32.jpeg)

![](_page_10_Picture_33.jpeg)

![](_page_11_Figure_0.jpeg)

**TYPICAL TREE PLANTING** 1 NOT TO SCALE

![](_page_11_Figure_2.jpeg)

![](_page_11_Picture_3.jpeg)

## NOTES:

1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. 3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.

4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

5. DO NOT PLACE MULCH IN CONTACT WITH STEMS. 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.

7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN  $\frac{1}{3}$  OF THE ORIGINAL PLANT MASS.

ر **کی** . -NOT SHIFT

BASE OF ANY TREES PLANTED IN LAWN. - PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS

3" DEPTH SHREDDED HARDWOOD BARK MULCH.

PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE

AT BASE OF TREES PLANTED IN LAWNS PLANTING SOIL, PLANTING SOIL SHALL BE
 PLACED IN ONE CONTINUOUS VOLUME FOR
 THE ENTIRE AREA OF ANY GIVEN PLANT BED.

- PREPARED SUBGRADES - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES

NOTE: FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD <sup>1</sup>/<sub>2</sub>" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

![](_page_11_Picture_15.jpeg)

![](_page_11_Picture_16.jpeg)

-PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG, SEE PLANTING PLAN L101 AND L102

3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS

- PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.

-PREPARED SUBGRADES

![](_page_11_Figure_21.jpeg)

**4 STONE MULCH MAINTENANCE EDGE** NOT TO SCALE

NOTES:

1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS. 2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. 3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.

4. DO NOT PLACE MULCH IN CONTACT WITH STEMS. 5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION 7. PRUNE ONLY AS NECESSARY TO REMOVE

UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN  $\frac{1}{3}$  OF THE ORIGINAL PLANT MASS.

- 3" DEPTH SHREDDED HARDWOOD BARK MULCH, CONTIGUOUS ACROSS THE ENTIRE SURFACE OF THE PLANTING BED --PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED. - PREPARED SUBGRADES

- 1" to 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER

NOTE: HOLD TOP OF MULCH MATERIAL 2" MIN. BELOW FLASHING OR MASONRY WEEPS.

BUILDING FACE

4" DEPTH STONE MULCH

FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING

PREPARED SUBGRADE

![](_page_11_Picture_37.jpeg)

![](_page_12_Figure_0.jpeg)

![](_page_12_Picture_2.jpeg)

![](_page_12_Picture_3.jpeg)

![](_page_12_Picture_4.jpeg)

![](_page_12_Picture_5.jpeg)

## 1 BI 2 BI 3 BE 3 BED TOTA STOR/ PARKI BLDG ( PARK (

![](_page_13_Figure_1.jpeg)

![](_page_13_Figure_2.jpeg)

UNIT MATRIX							
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTALS	
BED	2 UNITS	2 UNITS	9 UNITS	8 UNITS	8 UNITS	29 UNITS	
BED	1 UNIT	2 UNITS	10 UNITS	12 UNITS	12 UNITS	37 UNITS	
BED			1 UNIT	1 UNIT	1 UNIT	3 UNITS	
BED TH	10 UNITS	(10 UNITS)				10 UNITS	
DTALS	13 UNITS	4 UNITS	20 UNITS	21 UNITS	21 UNITS	79 UNITS	
ORAGE		16 LOCKERS	22 LOCKERS	22 LOCKERS	22 LOCKERS	82 LOCKERS	
RKING	25 SPACES	28 SPACES				53 SPACES	
DG GSF	21,822 SF	21,822 SF	20,344 SF	20,344 SF	20,344 SF	104,676 SF	
RK GSF	10,492 SF	10,010 SF				20,502 SF	

FIT PLAN - LEVEL 01 SCALE!/16" = 1'-0" -

TRUE NORTH

![](_page_13_Picture_6.jpeg)

UNIT MATRIX							
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTALS	
1 BED	2 UNITS	2 UNITS	9 UNITS	8 UNITS	8 UNITS	29 UNITS	
2 BED	1 UNIT	2 UNITS	10 UNITS	12 UNITS	12 UNITS	37 UNITS	
3 BED			1 UNIT	1 UNIT	1 UNIT	3 UNITS	
3 BED TH	10 UNITS	(10 UNITS)				10 UNITS	
TOTALS	13 UNITS	4 UNITS	20 UNITS	21 UNITS	21 UNITS	79 UNITS	
STORAGE		16 LOCKERS	22 LOCKERS	22 LOCKERS	22 LOCKERS	82 LOCKERS	
PARKING	25 SPACES	28 SPACES				53 SPACES	
BLDG GSF	21,822 SF	21,822 SF	20,344 SF	20,344 SF	20,344 SF	104,676 SF	
PARK GSF	10,492 SF	10,010 SF				20,502 SF	

![](_page_14_Figure_1.jpeg)

![](_page_14_Figure_2.jpeg)

FIT PLAN - LEVELS 04 & 05 SCALE1/16" = 1'-0"

![](_page_14_Picture_6.jpeg)

![](_page_14_Picture_7.jpeg)

![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_1.jpeg)

3 WEST ELEVATION Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'

4 UNIT ENTRY SECTION Scale: 1/4" = 1'-0"

5 WALL FINISHES DEPTHS Scale: 1/4" = 1'-0"

0' 1' 2' 4' 6'

0' 1' 2' 4' 6'

![](_page_15_Figure_5.jpeg)

![](_page_15_Picture_6.jpeg)

![](_page_16_Figure_0.jpeg)

![](_page_16_Figure_1.jpeg)

![](_page_16_Figure_2.jpeg)

0' 2' 4' 8' 12'

![](_page_16_Figure_3.jpeg)

![](_page_16_Figure_4.jpeg)

![](_page_16_Picture_5.jpeg)

![](_page_16_Figure_7.jpeg)

![](_page_16_Figure_9.jpeg)

0' 2' 4' 8' 12'

## 2 TONE OF WHITE FIBER CEMENT PANELS W/

![](_page_16_Picture_11.jpeg)

![](_page_16_Picture_12.jpeg)

![](_page_16_Figure_13.jpeg)

![](_page_16_Figure_14.jpeg)

![](_page_16_Figure_15.jpeg)

0' 2' 4' 8' 12'

![](_page_16_Figure_16.jpeg)

![](_page_16_Figure_17.jpeg)

- FRAME ELEMENT - FIBER CEMENT PANELS

- VERTICAL METAL PANEL

VERTICAL METAL PANEL

WHITE TRIM TERMINATE

BOARD -

يتصحكم

1' - 0"

+

V

![](_page_17_Figure_0.jpeg)

![](_page_17_Figure_1.jpeg)

![](_page_17_Figure_5.jpeg)

![](_page_17_Figure_6.jpeg)

3 SOUTH ELEVATION Scale: 1/8" = 1'-0"

0' 2' 4'

![](_page_17_Picture_9.jpeg)

![](_page_18_Picture_0.jpeg)

![](_page_18_Picture_1.jpeg)

# **PERSPECTIVE VIEW - SOUTH ELEVATION**

![](_page_18_Picture_4.jpeg)

![](_page_18_Picture_5.jpeg)

![](_page_18_Picture_6.jpeg)

![](_page_18_Picture_7.jpeg)

NOT F THESE DRA DESIGN DE ONLY. THE REGULATO CONSTRUC	OR CONSTRU WINGS ARE RELEA VELOPMENT PURF Y ARE NOT TO BE I RY APPROVAL, PE TION PURPOSES .	CTI ASEE POSE JSEE RMIT	DN ) FOR S ) FOR ; OR
EIGHTEEN87 ON WATER	1887 N. WATER STREET MILWAUKEE, WI 53202	SHEET TITLE:	SOUTH PERSPECTIVE
REVISIONS:	VARIES		
	210502		
)ATE SSUED	DPD SUBMIT 06/28/2021	TAL	

SHEET A500

![](_page_19_Picture_0.jpeg)

![](_page_19_Picture_1.jpeg)

![](_page_19_Picture_2.jpeg)

# **PERSPECTIVE VIEWS - SOUTH ELEVATION**

ELEVATION KEY PLAN SCALE1" = 60'-0"

![](_page_19_Picture_6.jpeg)

![](_page_20_Picture_0.jpeg)

# **PERSPECTIVE VIEW - WEST ELEVATION**

![](_page_20_Picture_3.jpeg)

ARCHITECTS + PLANNERS

ELEVATION KEY PLAN
SCALE1" = 60'-0"

![](_page_20_Picture_5.jpeg)

![](_page_20_Picture_6.jpeg)

![](_page_20_Picture_7.jpeg)

![](_page_21_Picture_0.jpeg)

![](_page_21_Picture_1.jpeg)

# **PERSPECTIVE VIEW - NORTH ELEVATION**

![](_page_21_Picture_3.jpeg)

![](_page_21_Picture_4.jpeg)

![](_page_21_Picture_5.jpeg)

![](_page_21_Picture_6.jpeg)

NOT FOR CONSTRUCTION THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

GHTEEN87 ON WATER STREE<sup>-</sup> 153202 ₽₹ NA NA z Ш

REVISIONS:

![](_page_21_Picture_10.jpeg)

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![](_page_22_Picture_0.jpeg)

# **PERSPECTIVE VIEWS - EAST VIEW**

![](_page_22_Picture_2.jpeg)

![](_page_22_Picture_3.jpeg)

ELEVATION KEY PLAN SCALE1" = 60'-0"

![](_page_22_Picture_5.jpeg)

 $\bigvee$ 

![](_page_23_Picture_3.jpeg)