

234 MULTIFAMILY DEVELOPMENT

234 S WATER STREET
MILWAUKEE, WI 53204

OWNER	GENERAL CONTRACTOR	PROJECT ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER
KAEDING DEVELOPMENT GROUP 7900 INTERNATIONAL DR, STE 910 BLOOMINGTON, MN 55425 P: 952.229.4433 WWW.KAEDING-GROUP.COM	VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWAUKEE, WI 53072 P: 262.542.9000 VJSCS.COM	BRIAN GRIEBL, AIA VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWAUKEE, WI 53072 P: 262.542.9000 VJSCS.COM	PIERCE ENGINEERING, INC 305 N PLANKINTON AVE, STE 101 MILWAUKEE, WI 53203 P: 414.278.90200	KAPUR 7711 N PORT WASHINGTON RD MILWAUKEE, WI 53217 P: 414.751.7200 WWW.KAPURINC.COM



KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF VJS CONSTRUCTION SERVICES. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE DRAWINGS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SOLELY AND SEVERELY FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE PLAN.

ISSUANCE & REVISIONS

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2024
DRAWN BY	BG
CHECKED BY	BG

TITLE SHEET

T1.01

NOT FOR CONSTRUCTION

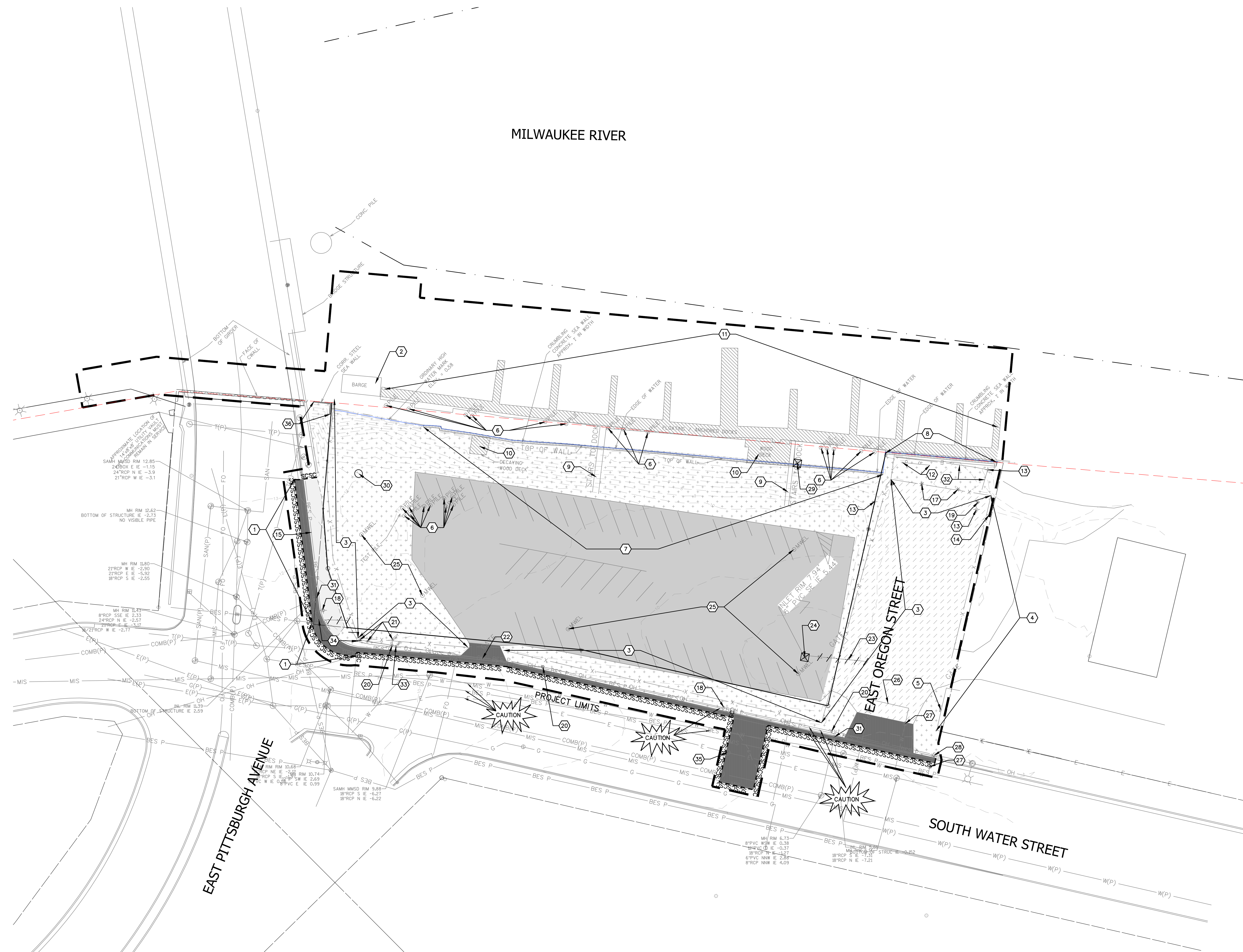
DEMOLITION NOTES

- CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNDESIRABLE & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNDESIRABLE GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION. REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- CAUTION - KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- SAWCUT APPROXIMATELY 2" OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING BARGE AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS.
- COORDINATE EXISTING FENCE REMOVAL WITH ADJACENT PROPERTY OWNER.
- COORDINATE EXISTING SIGN REMOVAL WITH ADJACENT PROPERTY OWNER.
- REMOVE & DISPOSE OF EXISTING PILES.
- REMOVE & DISPOSE OF EXISTING WALL.
- EXISTING DOCKWALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING STAIRS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING DECKS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING DOCKS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE & DISPOSE OF EXISTING GUARDRAIL.
- REMOVE & RELOCATE EXISTING PEDESTAL. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING PEDESTAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING ELECTRICAL LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING FIBER OPTIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING LIGHT POLE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING OVERHEAD POLE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING OVERHEAD POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING OVERHEAD LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & DISPOSE OF EXISTING STORM SEWER.
- REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.
- REMOVE & CLOSE EXISTING MONITORING WELLS PER NR 141.25.
- EXISTING WATER LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING WATER VALVE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO VERIFY VALVE USE PRIOR TO CONSTRUCTION. IF INACTIVE, REMOVE & DISPOSE OF OFFSITE. IF ACTIVE, CONTRACTOR TO CONTACT ENGINEER.
- CONTRACTOR TO LOCATE, OPEN, AND INVESTIGATE UNKNOWN BURIED STRUCTURE.
- EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING ELECTRIC LINE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING UTILITY POST. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING FIBER OPTIC LINE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING ELECTRIC MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING SEA WALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

MILWAUKEE RIVER

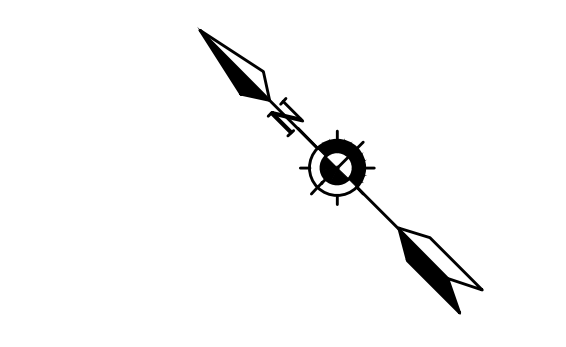
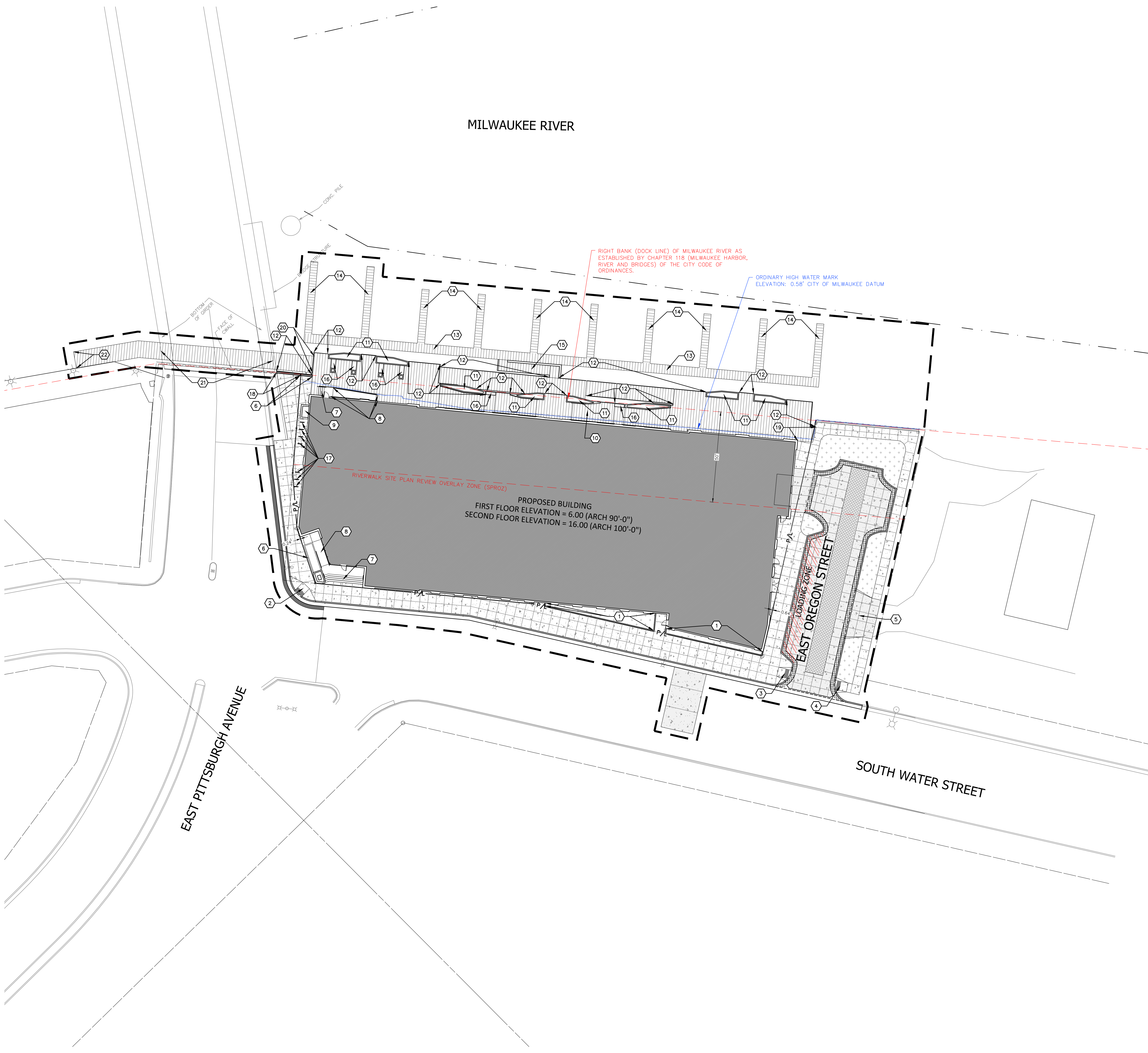


Scale:

Scale: 1" = 20'

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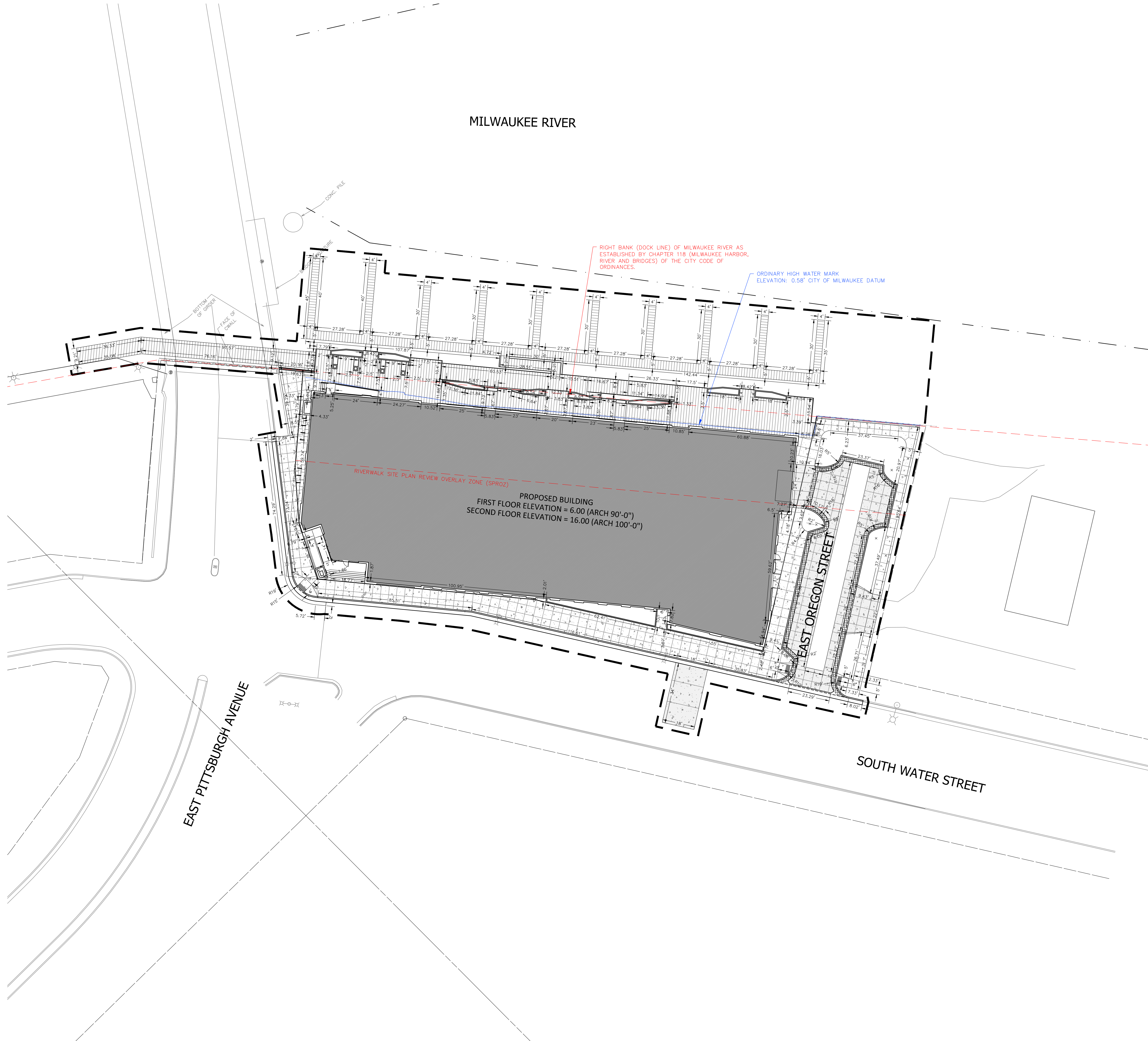
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Scale: 1" = 20'

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KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- EASE
- 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.
- CITY OF MILWAUKEE ASPHALTIC CONCRETE TO MATCH EXISTING ROADWAY SECTION. CONTRACTOR TO VERIFY SECTION PRIOR TO CONSTRUCTION.
- CONCRETE SLAB
5.00" CONCRETE
4.00" AGGREGATE BASE COURSE
- HEAVY DUTY CONCRETE PAVEMENT
7.00" CONCRETE
6.00" AGGREGATE BASE COURSE
- PERMEABLE PAVERS OVER CLEAR WASHED STONE FOR STORM WATER MANAGEMENT
- RIVERWALK, WHARF, AND BOAT DOCK DECKING. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- HIGH-SIDE CONCRETE CURB & GUTTER
31" BARRIER UNLESS OTHERWISE NOTED
- LOW-SIDE CONCRETE CURB & GUTTER
31" BARRIER UNLESS OTHERWISE NOTED
- DEPRESSED CONCRETE CURB & GUTTER
31" DEPRESSED UNLESS OTHERWISE NOTED
- 6" CONCRETE HIGH CURB HEAD
- ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- CONCRETE DRIVEWAY APRON
- RETAINING WALL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- STAIRS AND HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- ACCESSIBLE RAMP AND HANDRAILS. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- AREA WELL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- RIVERWALK. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- PLANTER. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- WHARF. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- BOAT DOCK. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- ACCESSIBLE RAMP TO WHARF. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- BENCH. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- MADRAX "LOFTY" BIKE RACK OR APPROVED EQUAL. INSTALL PER MANUFACTURER DETAILS AND SPECIFICATIONS.
- RETAINING WALL ON TOP OF EXISTING SEA WALL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- RIVERWALK CONNECTION TO EAST OREGON STREET.
- RIVERWALK CONNECTION TO WEST PITTSBURGH AVENUE.
- RIVERWALK UNDER WEST PITTSBURGH AVENUE BRIDGE.
- RIVERWALK CONNECTION TO EXISTING RIVERWALK.

MILWAUKEE RIVER



PROPOSED BUILDING
 FIRST FLOOR ELEVATION = 6.00 (ARCH 90'-0")
 SECOND FLOOR ELEVATION = 16.00 (ARCH 100'-0")

RIGHT BANK (DOCK LINE) OF MILWAUKEE RIVER AS ESTABLISHED BY CHAPTER 118 (MILWAUKEE HARBOR, RIVER AND BRIDGES) OF THE CITY CODE OF ORDINANCES.

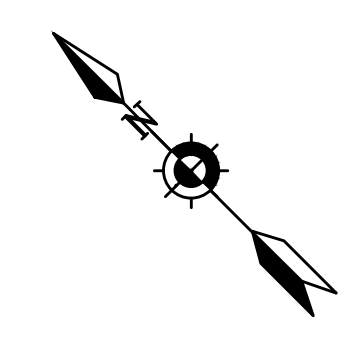
ORDINARY HIGH WATER MARK
 ELEVATION: 0.58' CITY OF MILWAUKEE DATUM

RIVERWALK SITE PLAN REVIEW OVERLAY ZONE (SPROZ)

EAST PITTSBURGH AVENUE

EAST OREGON STREET

SOUTH WATER STREET



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

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KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE

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THE EVERETT - MULTIFAMILY DEVELOPMENT
 234 S WATER STREET
 MILWAUKEE, WI 53204



PE
 PIERCE ENGINEERS, INC.
 222 West Washington Ave, Suite 650
 Madison, WI 53703
 608.256.1344
 www.pierceengineers.com
 PE Project: 240239

DRAWINGS AND SPECIFICATIONS ARE PREPARED BY PIERCE ENGINEERS, INC. FOR THE ARCHITECT/ENGINEER. ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT UNDER THE SPECIFICALLY AUTHORIZED PERMITS AND LICENSES AND IS NOT RESPONSIBLE FOR THE LOCATION IN THE STATE, PROVINCE, OR TERRITORY SHOWN ON THE SEAL.

ISSUANCE & REVISION

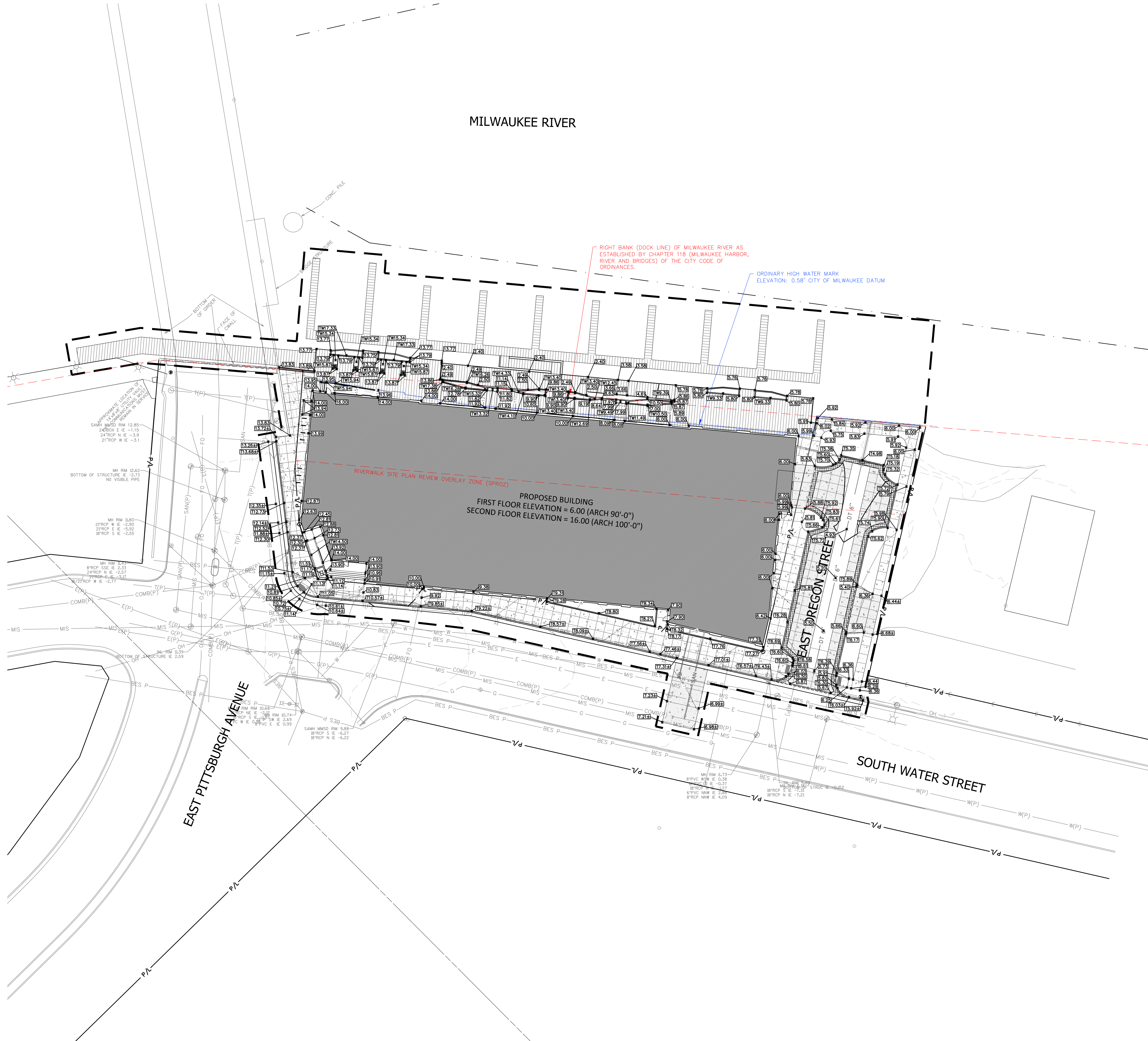
PROJECT NUMBER: 8250079
 PROJECT/ISSUE: 2/16/2026
 DRAWN BY: BG
 CHECKED BY: BG

SITE SIGNAGE & TRAFFIC CONTROL PLAN

C103

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MILWAUKEE RIVER



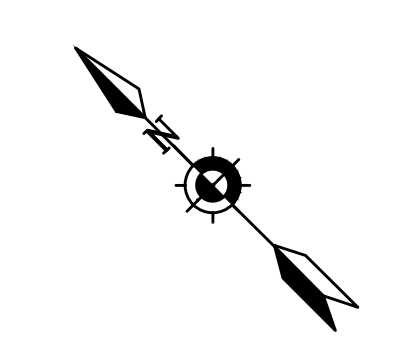
RIGHT BANK (DOCK LINE) OF MILWAUKEE RIVER AS ESTABLISHED BY CHAPTER 118 (MILWAUKEE HARBOR, RIVER AND BRIDGES) OF THE CITY CODE OF ORDINANCES.

ORDINARY HIGH WATER MARK
ELEVATION: 0.58' CITY OF MILWAUKEE DATUM

PROPOSED BUILDING
FIRST FLOOR ELEVATION = 6.00 (ARCH 90'-0")
SECOND FLOOR ELEVATION = 16.00 (ARCH 100'-0")

RIVERWALK SITE PLAN REVIEW OVERLAY ZONE (SPROZ)

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



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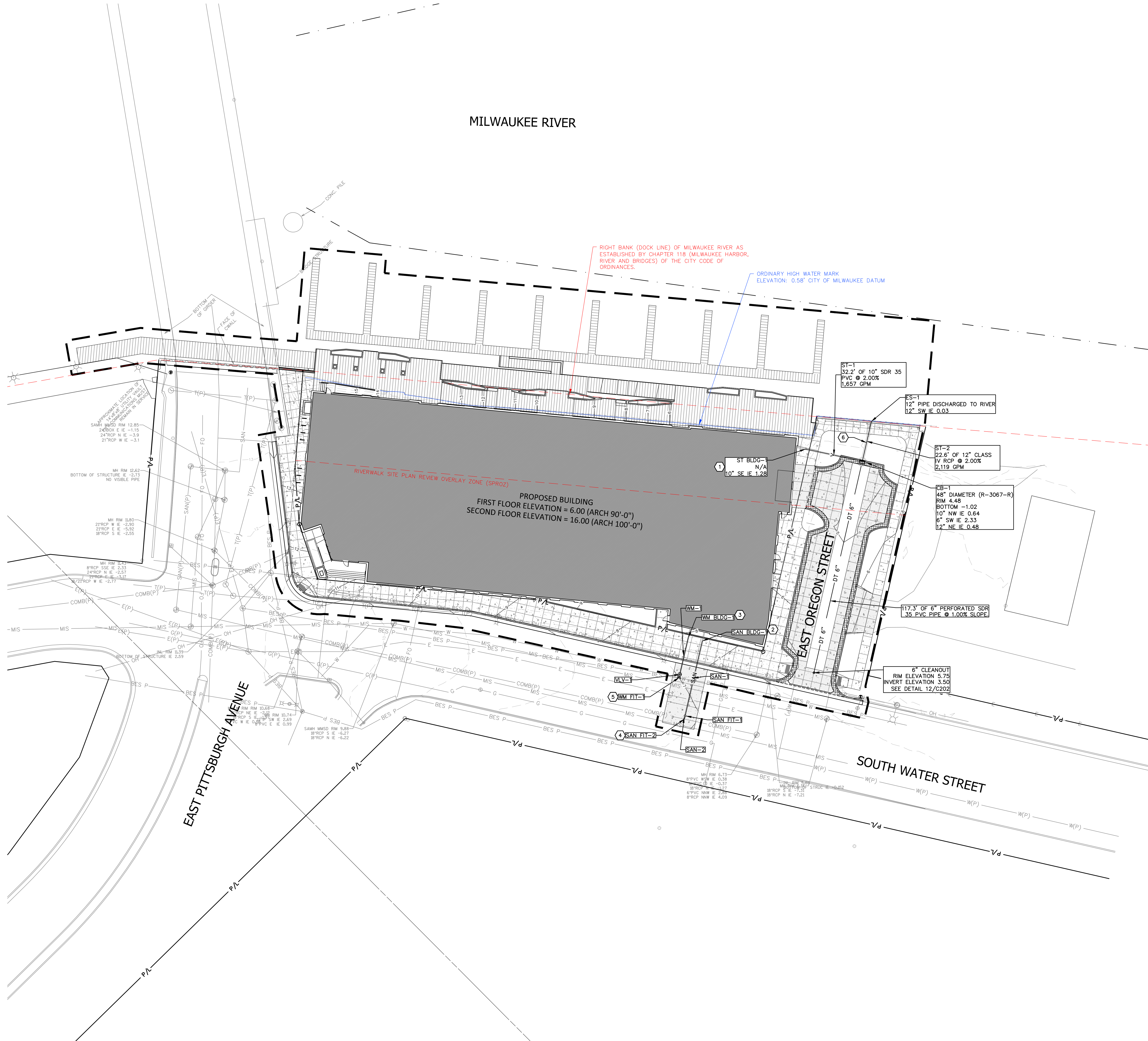
KEY INDEX

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	PROPOSED TOP OF CURB GRADE, REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION, GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
	MATCH EXISTING TOP OF CURB GRADE
	PROPOSED TOP OF WALL

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MILWAUKEE RIVER



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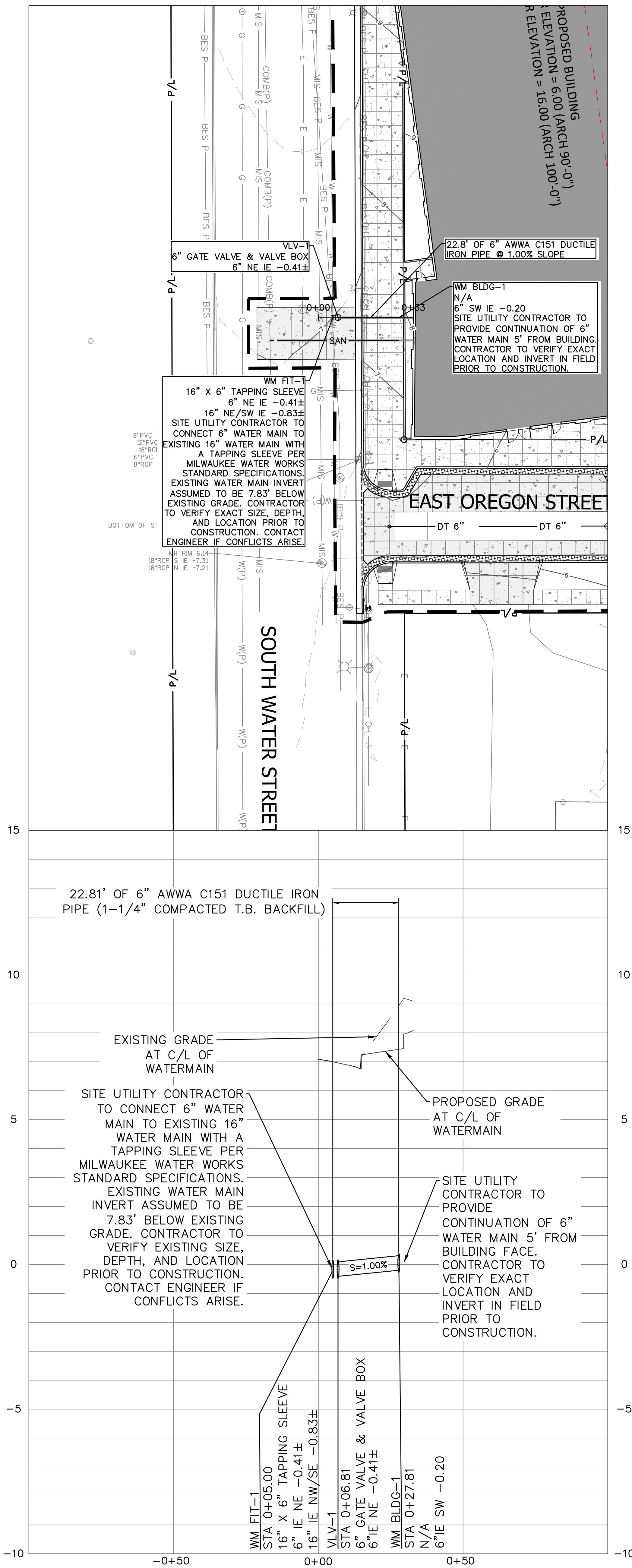
UTILITY NOTES

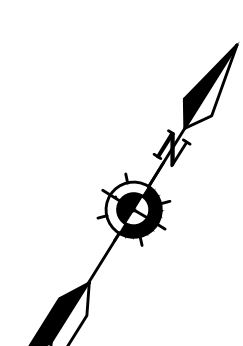
- CAUTION**
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPOUT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
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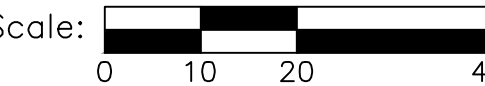
KEY INDEX


- | | | |
|--|--|---------|
| | PROJECT LIMITS | |
| | PROPERTY LINE | |
| | EASEMENT LINE | |
| | STORM CATCH BASIN WITH CURB BOX FRAME & GRATE | 10 C202 |
| | WATER MAIN TAPPING SLEEVE | |
| | WATER MAIN VALVE | |
| | STORM SEWER | |
| | SANITARY SEWER | |
| | WATER MAIN | |
| | CONTRACTOR TO PROVIDE CONTINUATION OF 10" STORM SEWER 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD. | |
| | CONTRACTOR TO PROVIDE CONTINUATION OF 8" SANITARY SEWER 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD. | |
| | CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD. | |
| | CONTRACTOR TO CONNECT 8" SANITARY SEWER TO EXISTING 18" COMBINED SEWER PIPES VIA UPPER QUADRANT CORED TEE CONNECTION PER CITY OF MILWAUKEE STANDARD SPECIFICATIONS. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE, AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE. | 11 C202 |
| | CONTRACTOR TO CONNECT 6" WATER MAIN TO EXISTING 16" WATER MAIN VIA TAPPING SLEEVE PER CITY OF MILWAUKEE WATER WORKS STANDARD SPECIFICATIONS. EXISTING WATER MAIN INVERT ASSUMED TO BE 7.85' UNDER EXISTING GRADE. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE. | |
| | CONTRACTOR TO INSTALL BACKFLOW PREVENTER ON ST-2, 12.6' NORTHEAST OF CB-1. | |

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Scale: 
 Scale: 1" = 20' HOR.
 1" = 2' VERT.



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UTILITY NOTES

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	PROPERTY LINE
	EASEMENT LINE
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
	WATER MAIN TAPPING SLEEVE
	WATER MAIN VALVE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN

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KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT

234 S WATER STREET
 MILWAUKEE, WI 53204

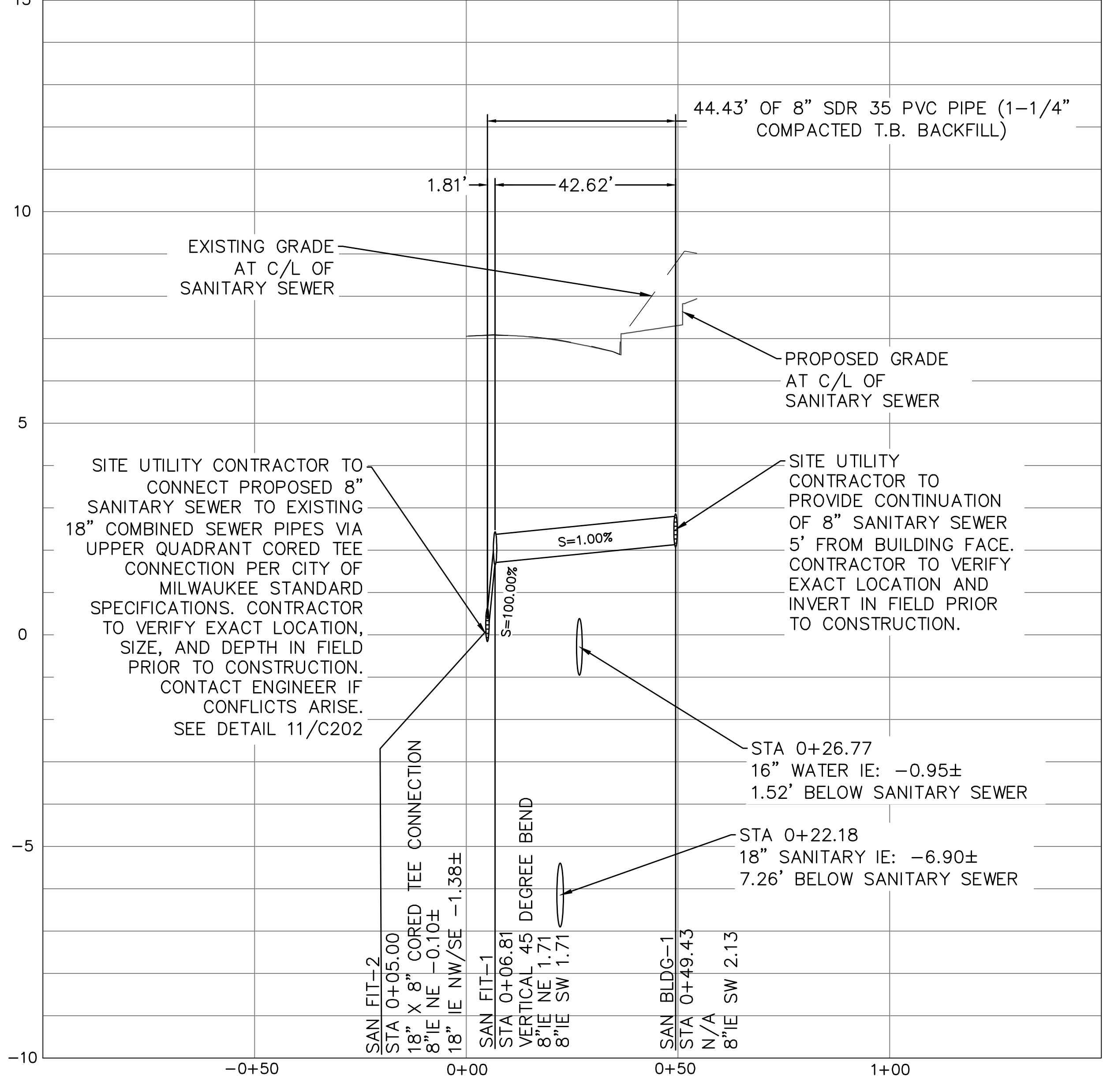
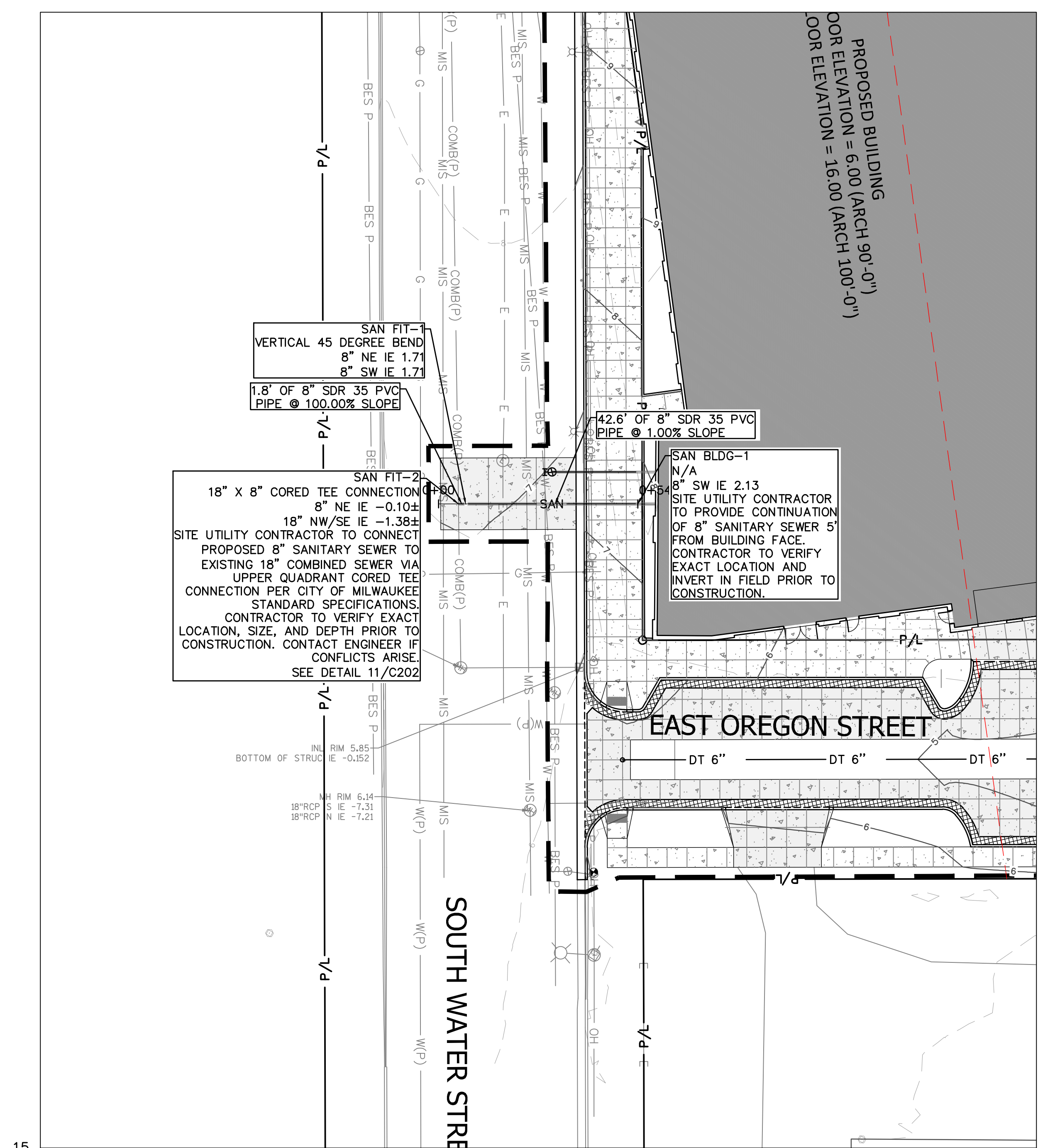


PE
 PIERCE ENGINEERS, INC.
 222 West Washington Ave, Suite 650
 Madison, WI 53703
 608.256.3344
www.pierceengineers.com
 PE Project: 240239

PROJECT NUMBER	8250079
PROJECT/ISSUE	2/16/2026
DESIGN BY	BC
CHECKED BY	BC

WATERMAIN PLAN & PROFILE

C105A



Scale: 0 10 20 40
Scale: 1" = 20' HOR.
1" = 2' VERT.

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

- UTILITY NOTES**
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPOUT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE. POINTING UPGRADE - WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
 - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
 - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

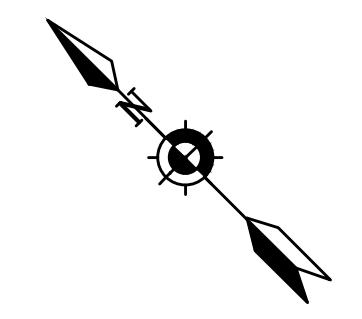
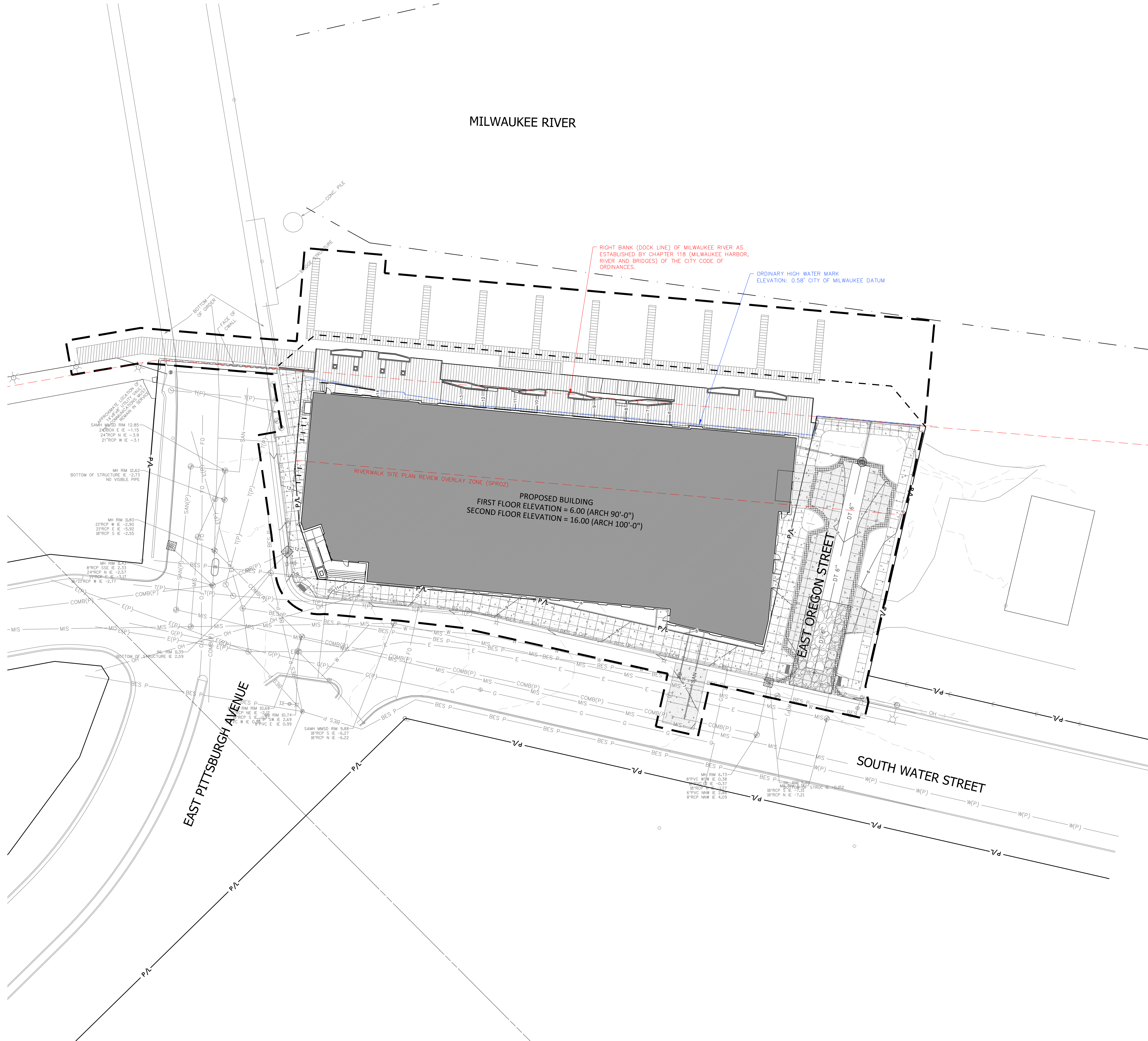
KEY INDEX

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
	WATER MAIN TAPPING SLEEVE
	WATER MAIN VALVE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN

NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT/ISSUE	2/16/2026
DESIGN BY	BC
CHECKED BY	BC

MILWAUKEE RIVER



Scale: 40
Scale: 1" = 20'

DIGGERSHOTLINE
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EROSION NOTES

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.

POINTS OF CONTACT

LAND OWNER:
----- PRESIDENT
----- STREET
----- W
PHONE: (-----) -----

PROJECT ENGINEER:
RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC.
788 N. JEFFERSON ST., SUITE 800
MILWAUKEE, WI 53202
PHONE: (262) 758-2080

CONSTRUCTION MANAGER:
BRIAN GREB
VJS CONSTRUCTION SERVICES
W233 N 2847 ROUNDY CIRCLE WEST
FENWAUKEE, WI 53072
PHONE: (262) 446-6409

KEY INDEX

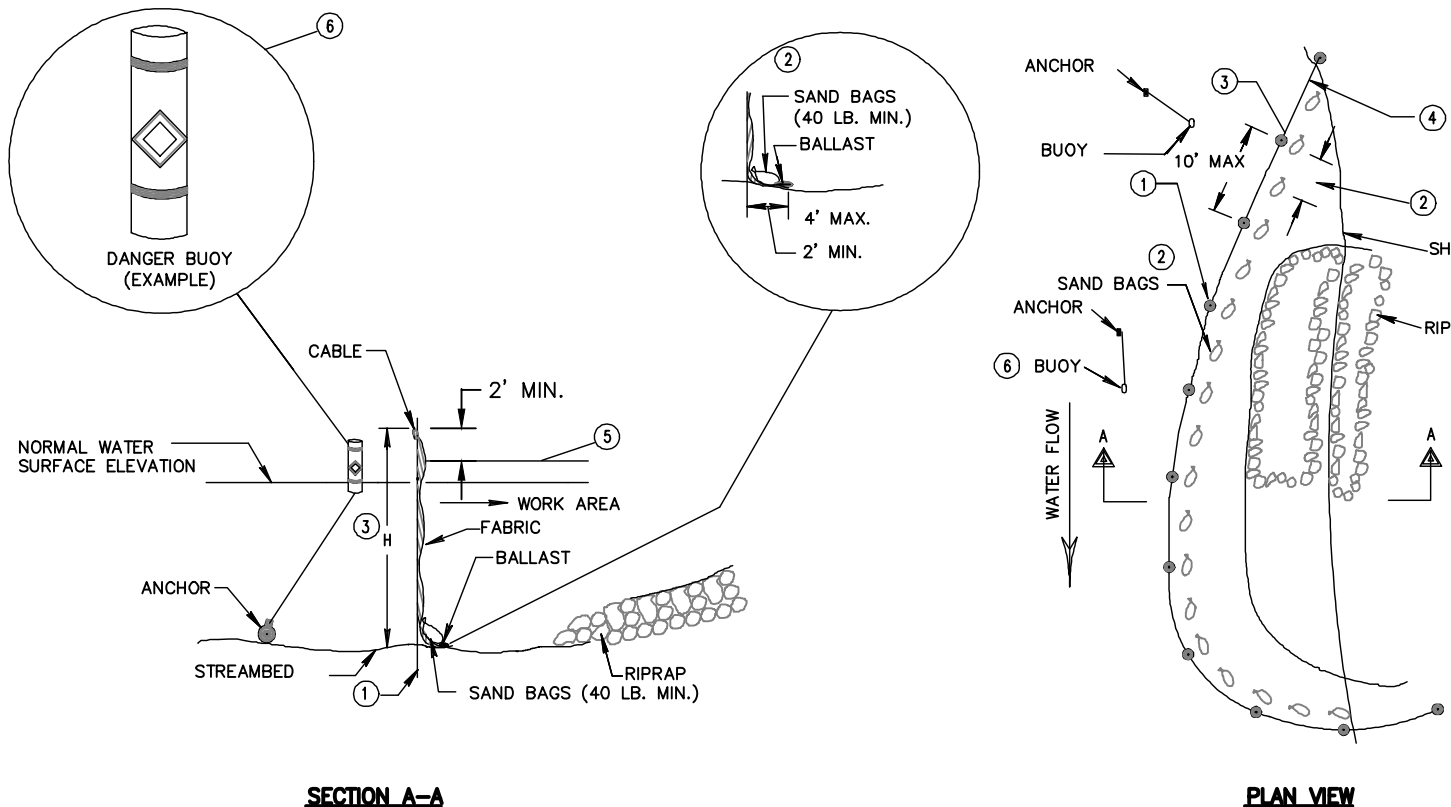
- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- SILT CURTAIN
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

- 1 C201
- 2 C201
- 3 C201
- 3 C201

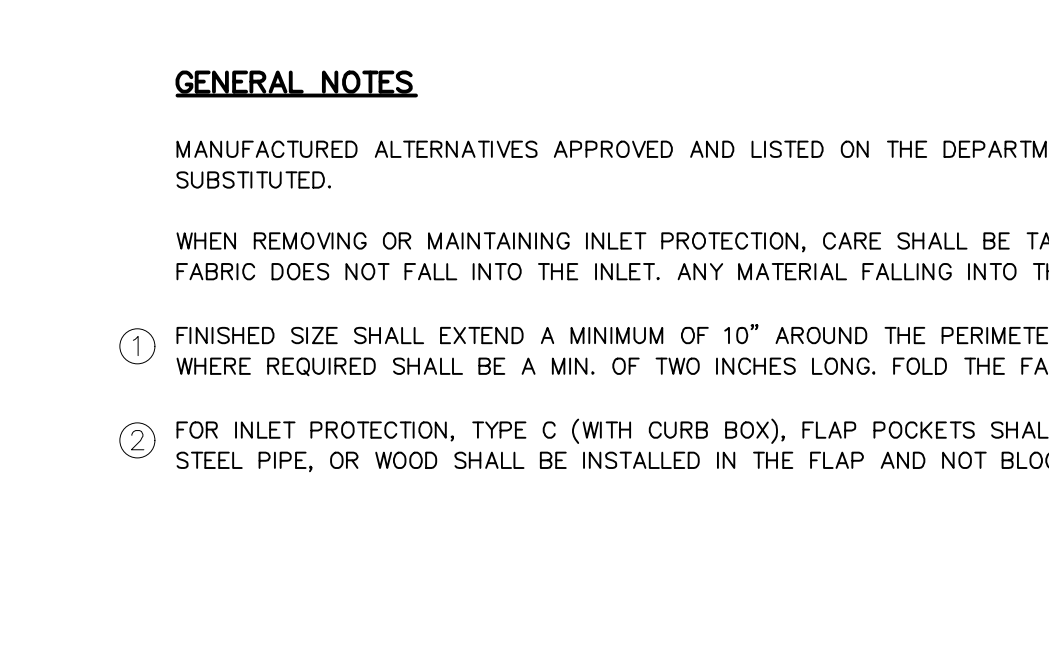
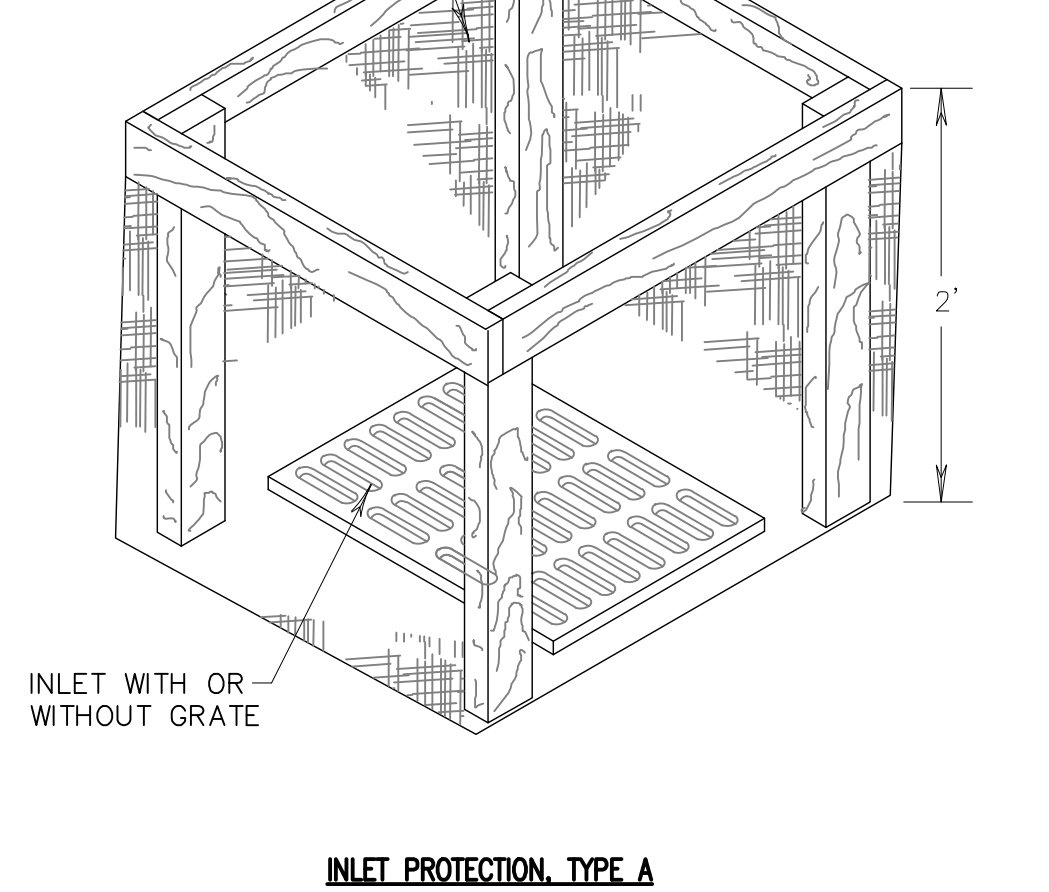
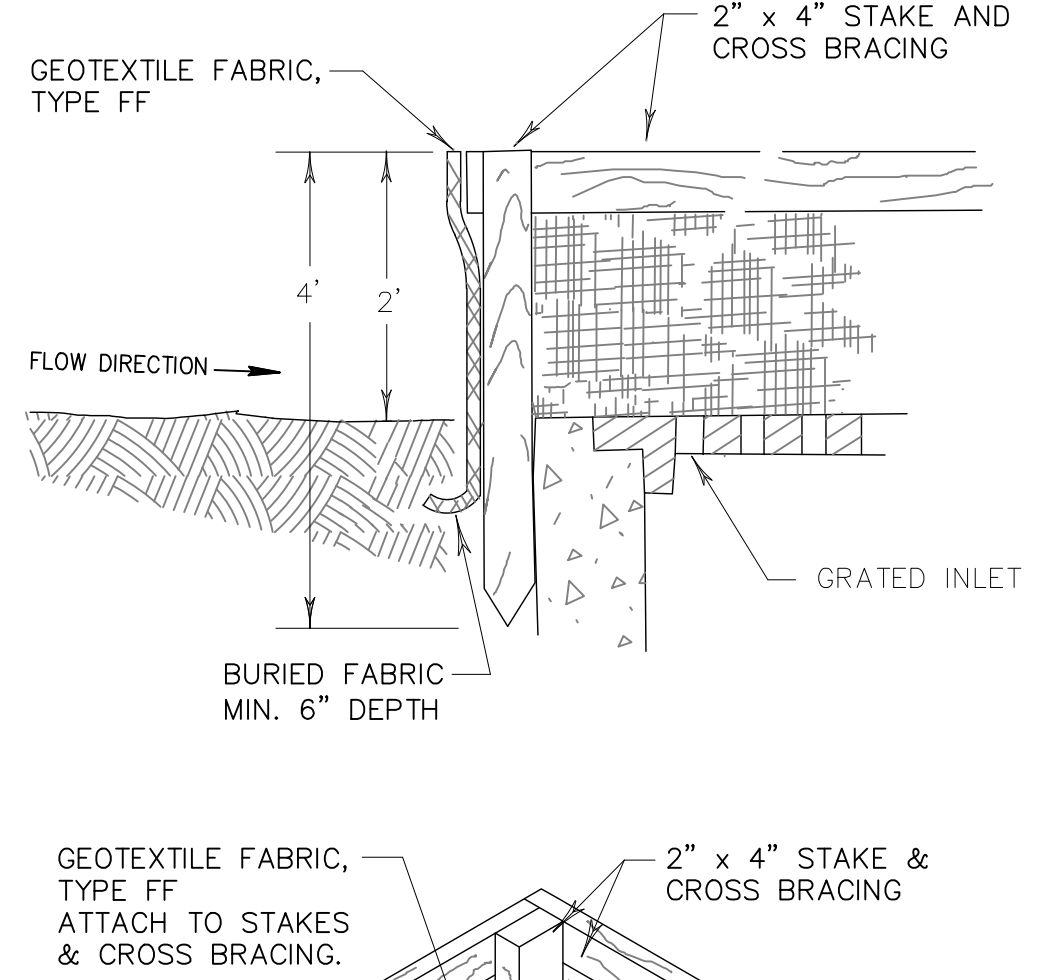
NOT FOR CONSTRUCTION

EROSION CONTROL MEASURES

- CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS NOTED ON THIS PLAN AND PER THE WDMR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: https://dnr.wi.gov/topic/StormWater/standards/const_standards.htm
- INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDMR TECHNICAL STANDARD 1050 AS FOLLOWS:
 - ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS LISTED FOR INLET PROTECTION DEVICE FABRIC TYPE FF IN THE CURRENT EDITION OF THE WISCONSIN PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <https://wisconsin.gov/Documents/dnrc-bus-eng-consultants-environmental-services/Forms/pal/pal-1-16.pdf>
 - INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.
 - PLACEMENT OF SOIL MATERIAL, DEBRIS, SOLIDS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
 - SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C. WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, 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.
 - 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 C ABOVE.
 - 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 WDMR.
- 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 WDMR TECHNICAL STANDARD 1057 AS FOLLOWS:
 - AGGREGATE USED FOR TRACKING PADS SHALL BE 3/4" TO 6" INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.
 - THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK, ON STIES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC.
 - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.
 - VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
 - ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.
 - THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- THE CONSTRUCTION SITE PERMETER 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 WDMR TECHNICAL STANDARD 1055 AS FOLLOWS:
 - SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
 - INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 - SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
 - THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
 - SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
 - WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. 1/2" POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
 - A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 - 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.
 - ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
 - GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
 - SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
 - WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 15 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
 - THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
 - SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- TEMPORARY SEEDING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF PERMANENT VEGETATION APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON AREAS OF CONSTRUCTION TO INTERCEPT AND REDUCE EROSION PER WDMR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:
 - TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
 - FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
 - THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
 - ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NONWOVEN WHEED SEED CONTENT AND LABELING.
 - SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
 - 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 OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 15 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC FIBER SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDMR.
 - SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
 - CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
 - DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDING AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AN WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOIL IS LAID, REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
 - CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDING AS MUCH AS POSSIBLE. RE-SEED OVER AREAS AS NEEDED.
 - MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
 - MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
 - MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
 - WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1056 SHALL BE FOLLOWED.
 - WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
 - 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.

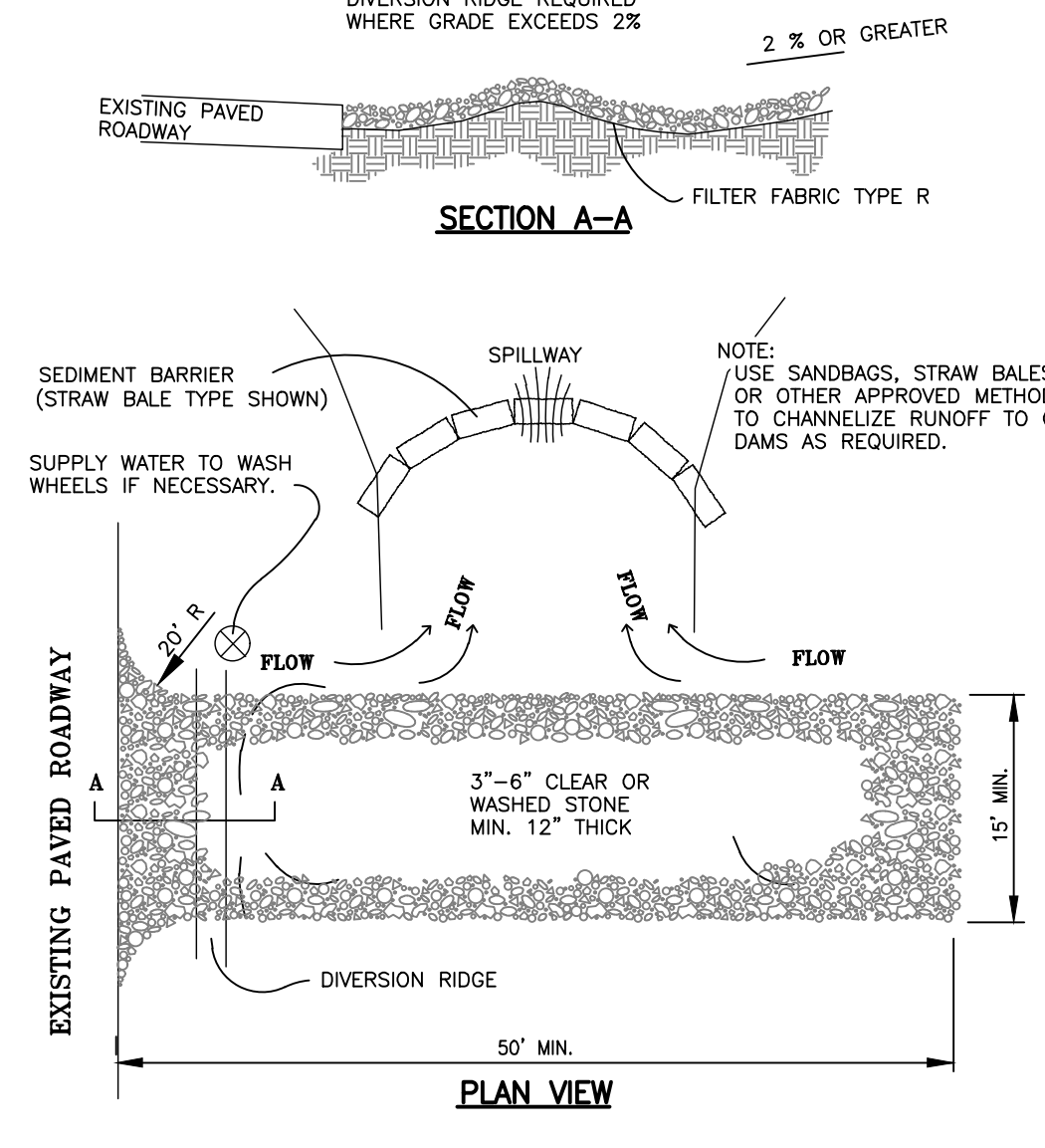


1 SILT CURTAIN
N.T.S.

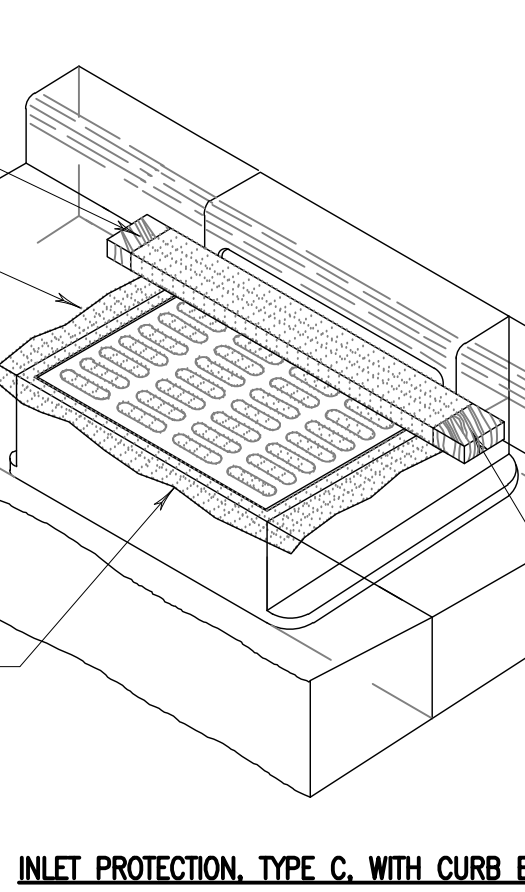
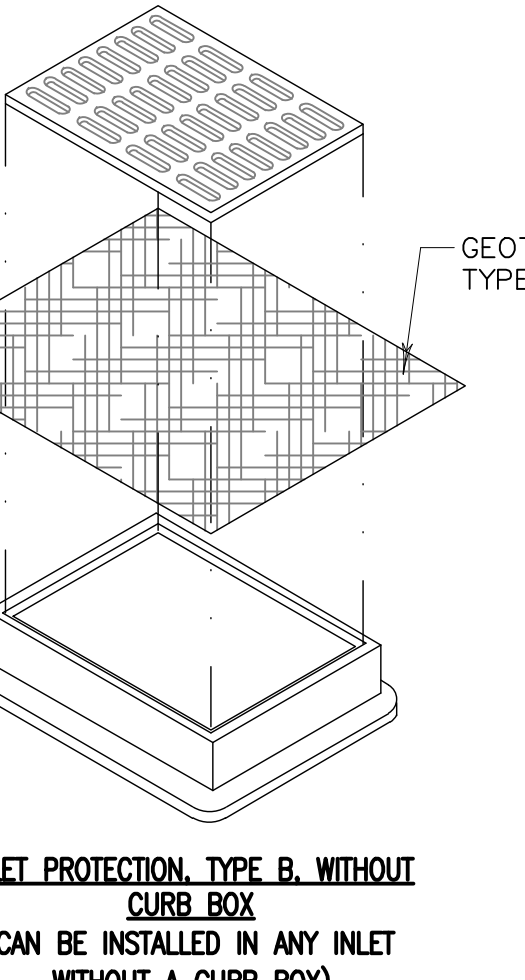


3 INLET PROTECTION
N.T.S.

- GENERAL NOTES**
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERMITS REQUIREMENTS OF THE STANDARD AND THE APPLICABLE SPECIAL PROVISIONS. SILT CURTAIN WARE REQUIRED BY THE ENGINEER OR PERMITS MANAGER. CONSTRUCTION OF EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.
 - DRIVEN STEEL POSTS, PIPES, OR CHANNELS LENGTH SHALL BE SUFFICIENT TO SECURELY SUPPORT BARRIER AT HIGH WATER ELEVATIONS.
 - SANDBAGS TO BE USED AS ADDITIONAL BALLAST WHEN ORDERED BY THE ENGINEER OR PROJECT MANAGER TO MEET ADVERSE FIELD CONDITIONS. SPACE AS APPROPRIATE FOR SITE CONDITIONS.
 - WHEN BARRIER HEIGHT, H, EXCEEDS 8 FT., POST SPACING MAY NEED TO BE DECREASED.
 - IN WATERWAYS SUBJECT TO FLUCTUATING WATER LEVELS, APPROVED SANDS BE MADE TO ALLOW FOR PROPER INSTALLATION. EACH SIDE OF THE BARRIER THIS MUST BE ACCOMPLISHED BY LEAVING A PORTION OF THE BARRIER OPEN ON THE UPSTREAM END.
 - ESTIMATE HIGH WATER ELEVATION DURING CONSTRUCTION PERIOD. MINIMUM BARRIER HEIGHT SHALL BE 2\"/>



2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



3 INLET PROTECTION
N.T.S.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

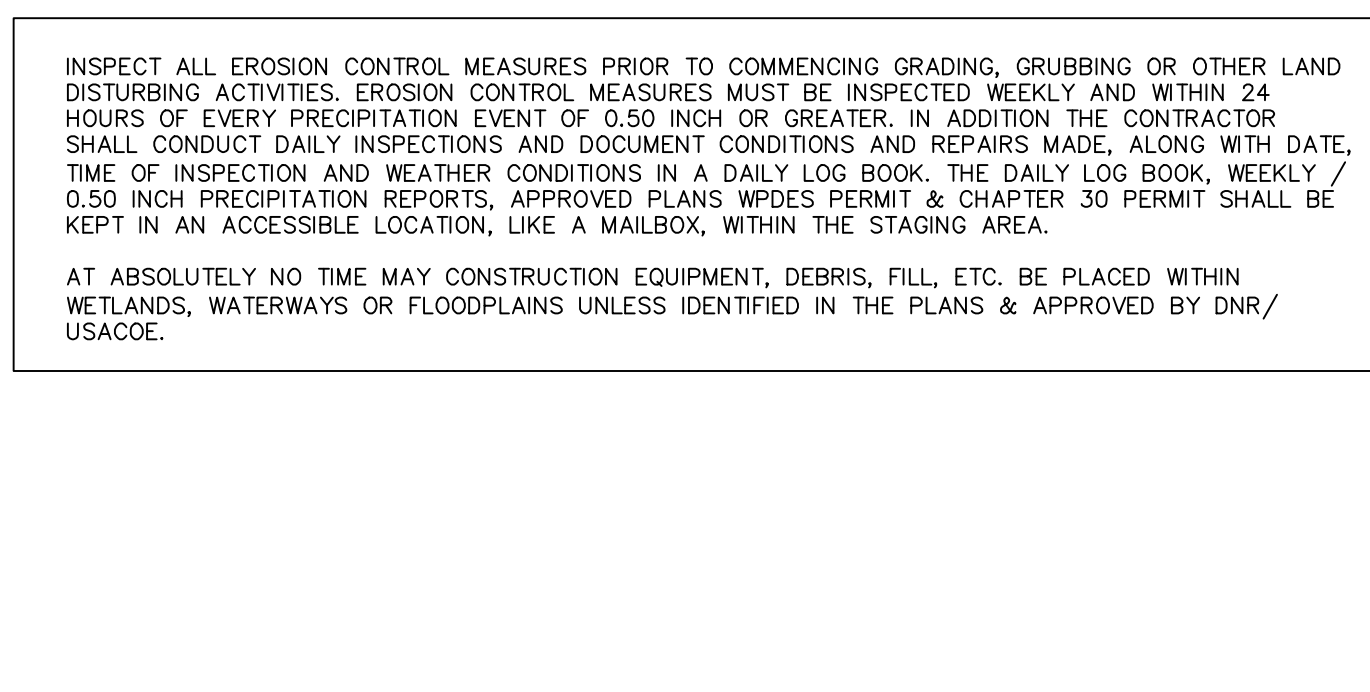
- AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE. THE GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2 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:**
- OBTAIN PLAN APPROVAL FROM THE CITY OF MILWAUKEE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
 - CONSTRUCTION IS SCHEDULED TO BEGIN IN FALL 2026, DEPENDING ON WEATHER & GROUND CONDITIONS.
 - A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS.
 - SILT CURTAIN & INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS.
 - SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
 - CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
 - TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
 - UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
 - AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/GRASSING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
 - FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDMR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDMR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
 - AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
 - THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT CURTAIN & INLET FILTER PROTECTION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - IF REQUIRED, FINAL AS-BUILT SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
 - BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDMR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
 - 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 WDMR.**

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

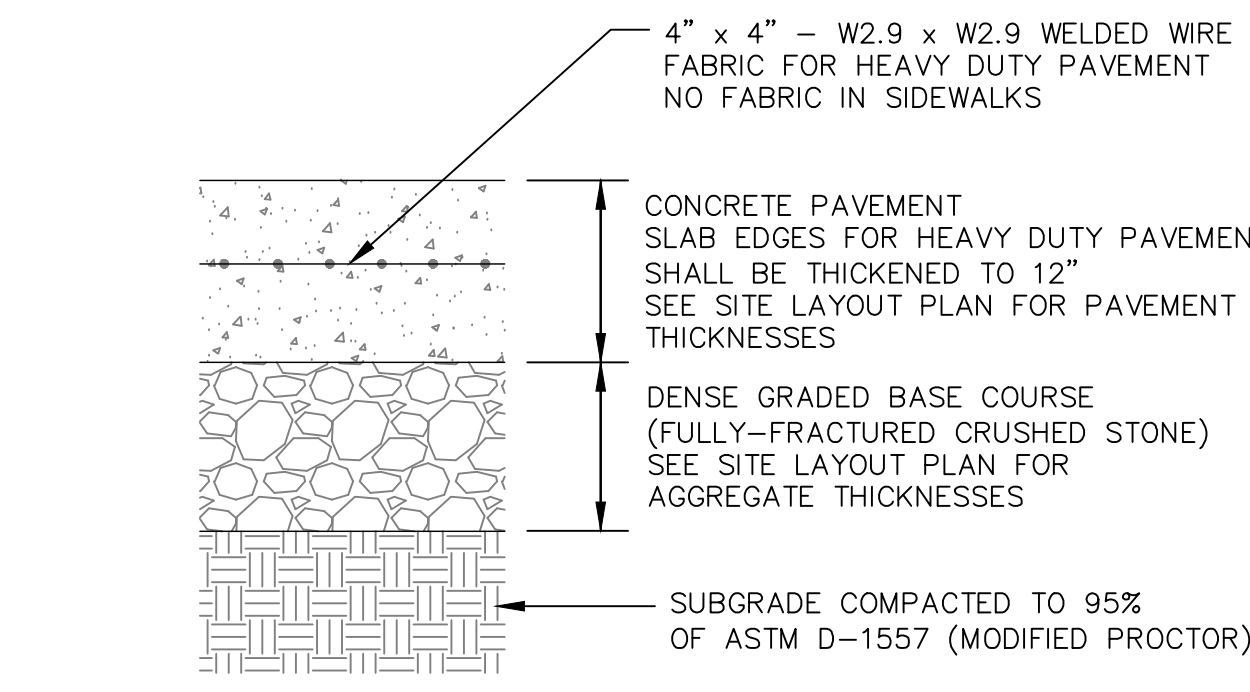
TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06

DEWATERING PLAN

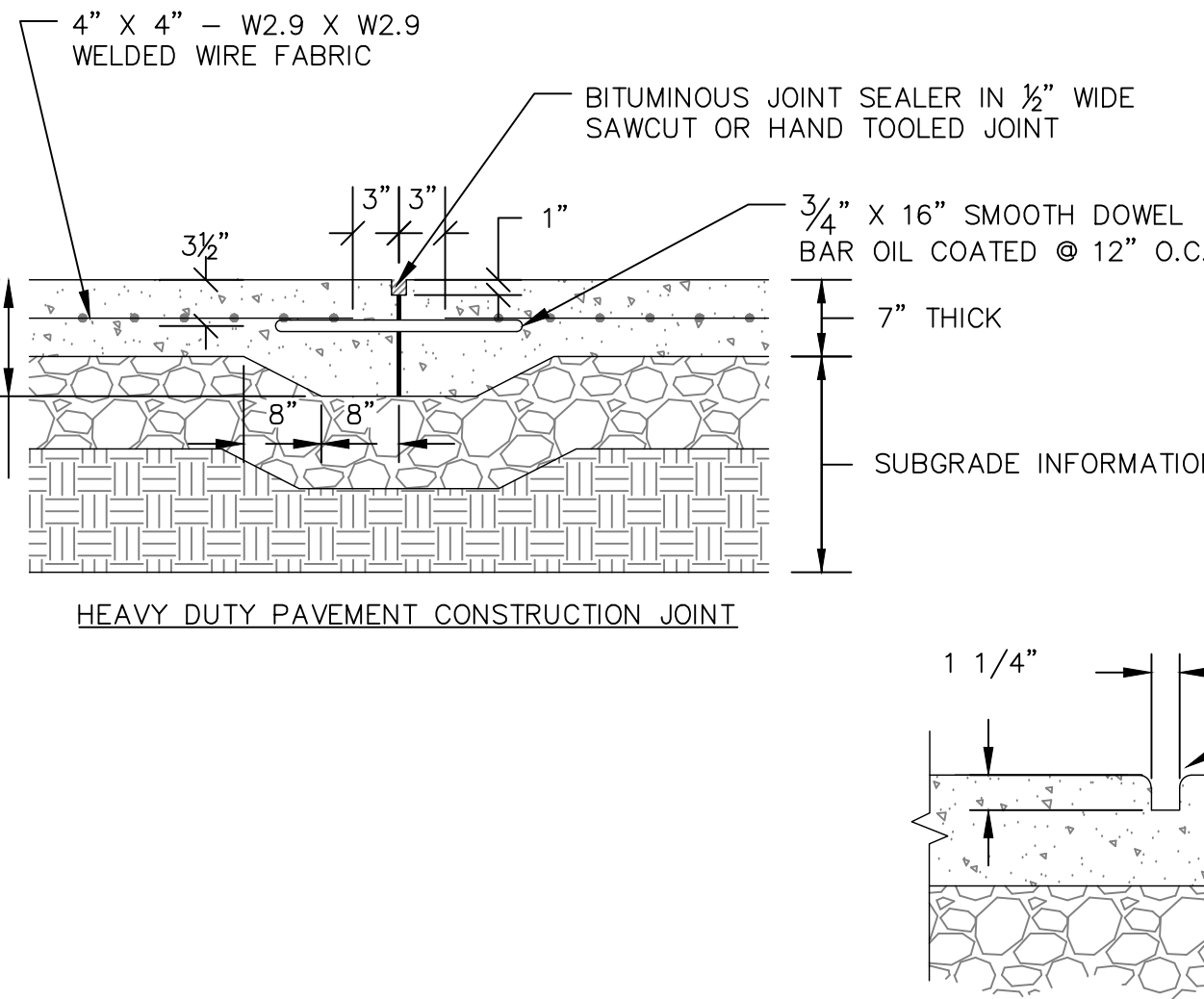
- TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR FOLLOWING THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 12 OF THE EROSION CONTROL OPERATION SEQUENCE.
- 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 BY THE WDMR.
- THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDMR TECHNICAL STANDARD NUMBER 1061.
 - A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WELLS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
 - A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.252 MM; HAS A TENSILE STRENGTH OF 300 LBS MILLIN BURST OF 580 PSF; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNDRAPE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
 - POLYMER APPROVED BY THE WDMR MEETING WDMR 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 WDMR BEFORE USE ON-SITE FOR WDMR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDMR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1050) AND KEEP THEM ON SITE. THE CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDMR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDMR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
 - A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
 - A FLOATING SUCTION NOSE OR OTHER FLotation METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
 - 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.
 - DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - MAINTENANCE ACTIVITIES
 - NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED, WEATHER CONDITIONS DURING APPLICATION, METHOD OF APPLICATION.
- THIS LOG NEEDS TO BE KEPT ON SITE FOR WDMR 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:
 WDMR TECHNICAL STANDARD 1061 FOR DEWATERING - https://dnr.wi.gov/topic/StormWater/Documents/DeWATERING_1061.pdf
 WDMR TECHNICAL STANDARD 1051 FOR POLYMER - <https://dnr.wi.gov/topic/StormWater/Documents/nr1051.pdf>



4 CONCRETE SIDEWALK/SLAB
N.T.S.



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



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

- GENERAL NOTES:**
- THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3/4\"/>

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 AS BE REQUIRED, BUT NOT LESS THAN 50 FEET.

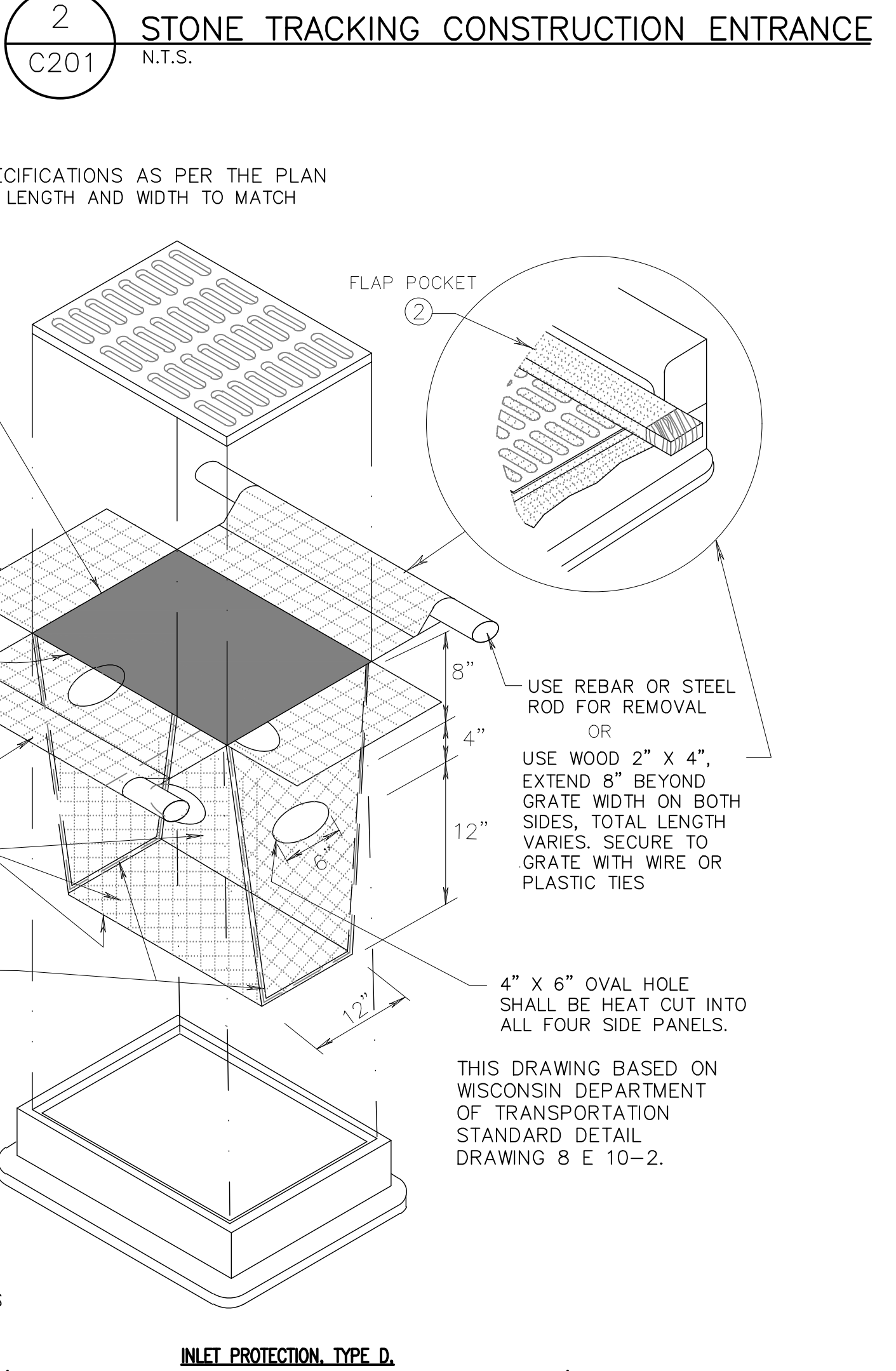
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

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

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

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

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



3 INLET PROTECTION
N.T.S.

NOT FOR CONSTRUCTION

KAEDING DEVELOPMENT GROUP

THE EVERETT - MULTIFAMILY DEVELOPMENT

234 S WATER STREET
MILWAUKEE, WI 53204

kapur

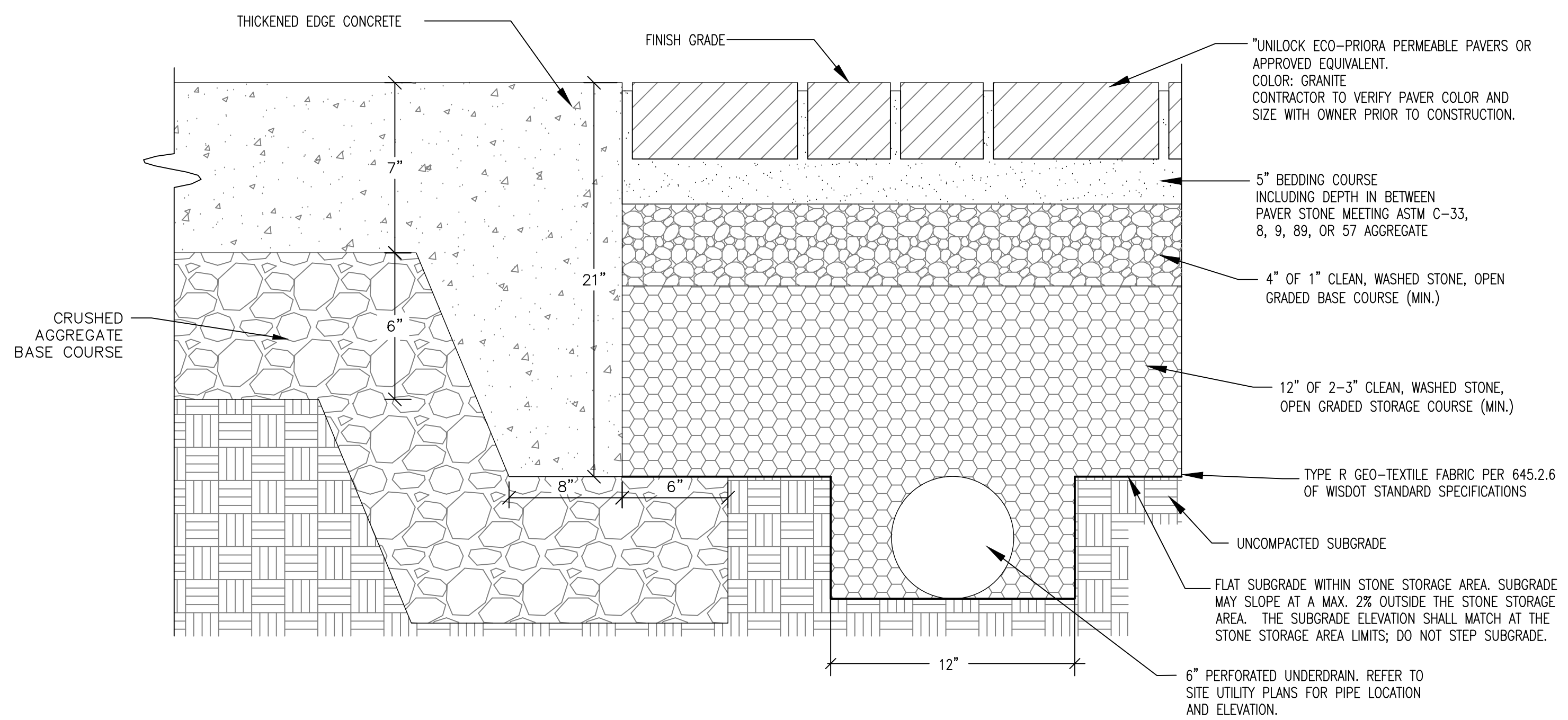
PIERCE ENGINEERS, INC.
222 West Washington Ave, Suite 650
Madison, WI 53703
608.256.1504
www.pierceengineers.com
PE Project - 240239

PROJECT NUMBER: 8250079
PROJECT/ISSUE: 2/18/2026
DRAWN BY: BG
CHECKED BY: BG

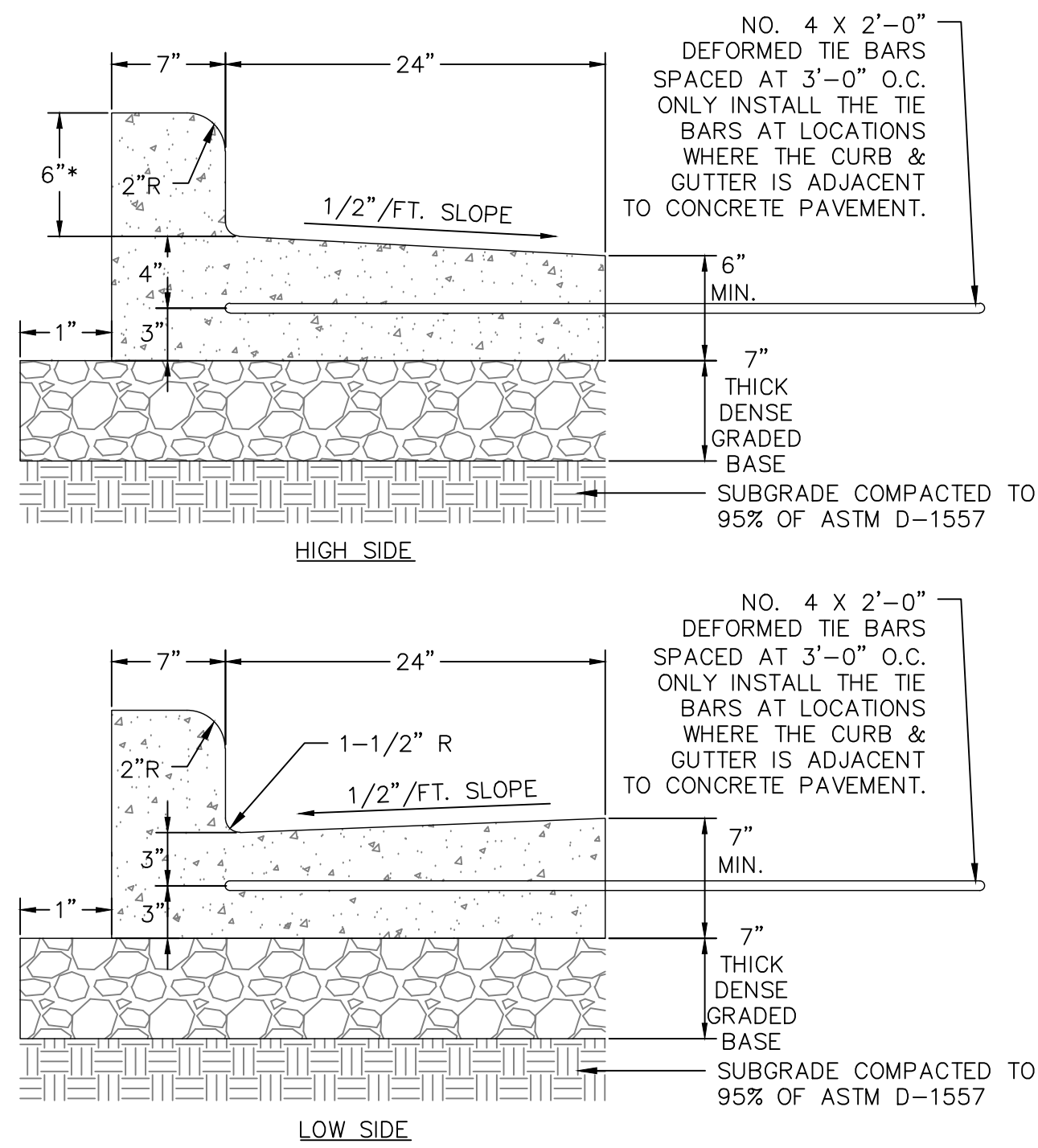
EROSION CONTROL DETAILS

C201

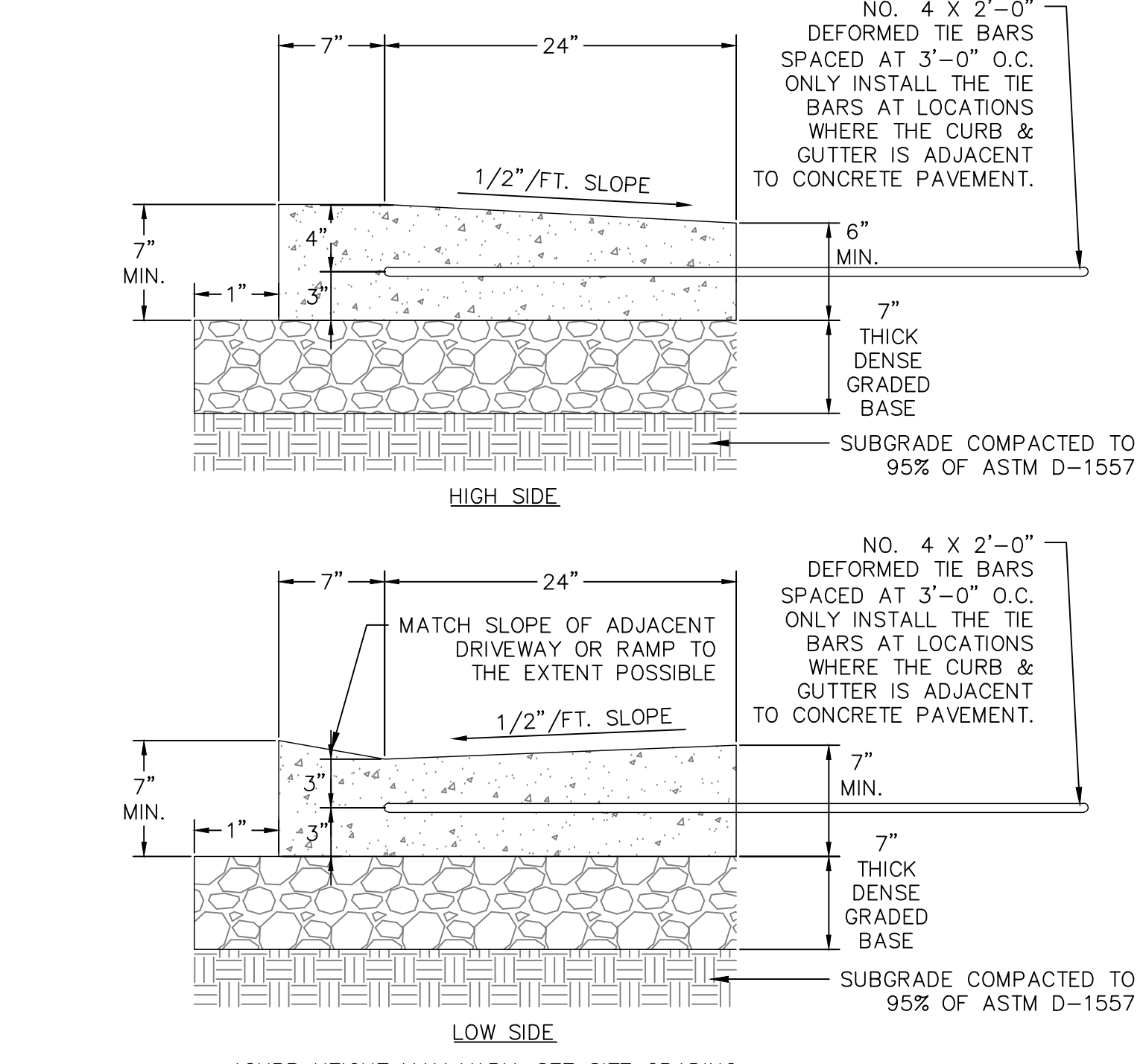
NOTE: PAVEMENT BLOCK SURFACE COMPOSITION PERCENT Voids SHALL BE LESS THAN 25%.
 SEE UTILITY PLAN FOR LOCATION AND INVERTS OF 6" PVC UNDERDRAIN.
 TYPICAL INSTALLATION: FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALLATION MUST MEET WDR TECHNICAL STANDARD 1008 - PERMEABLE PAVEMENT



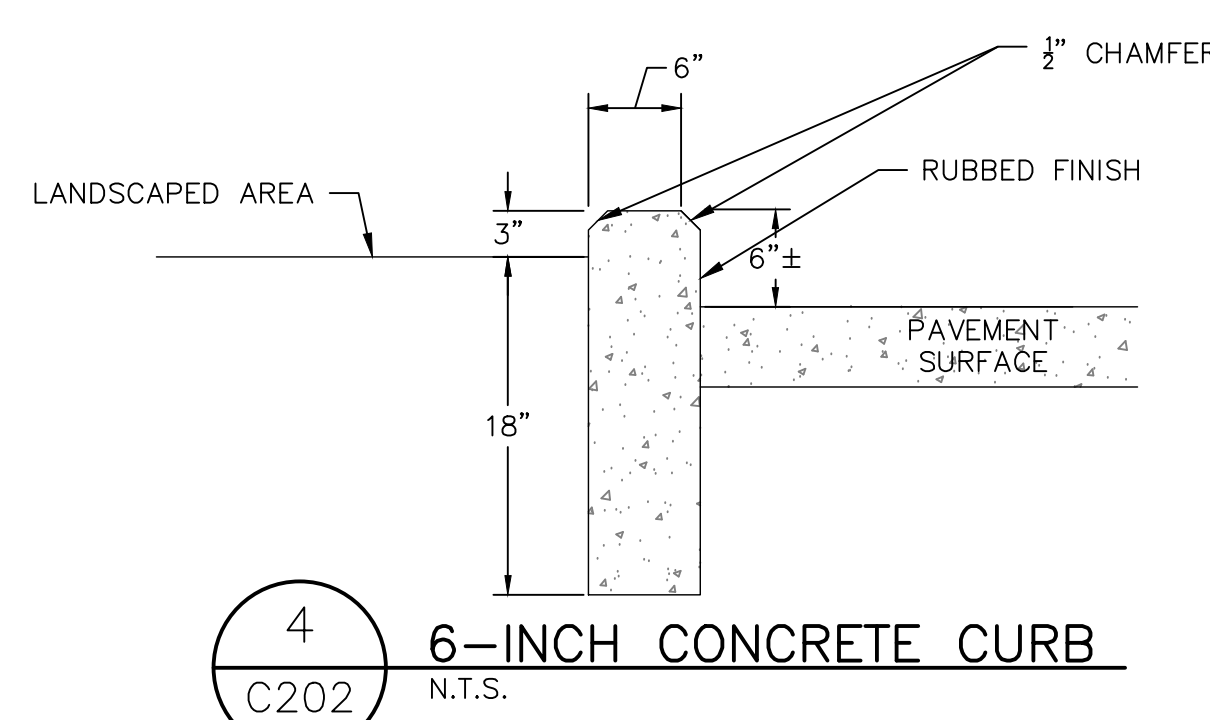
1 PERMEABLE INTERLOCKING PAVERS ON GRAVEL STORAGE LAYER
 C202 N.T.S.



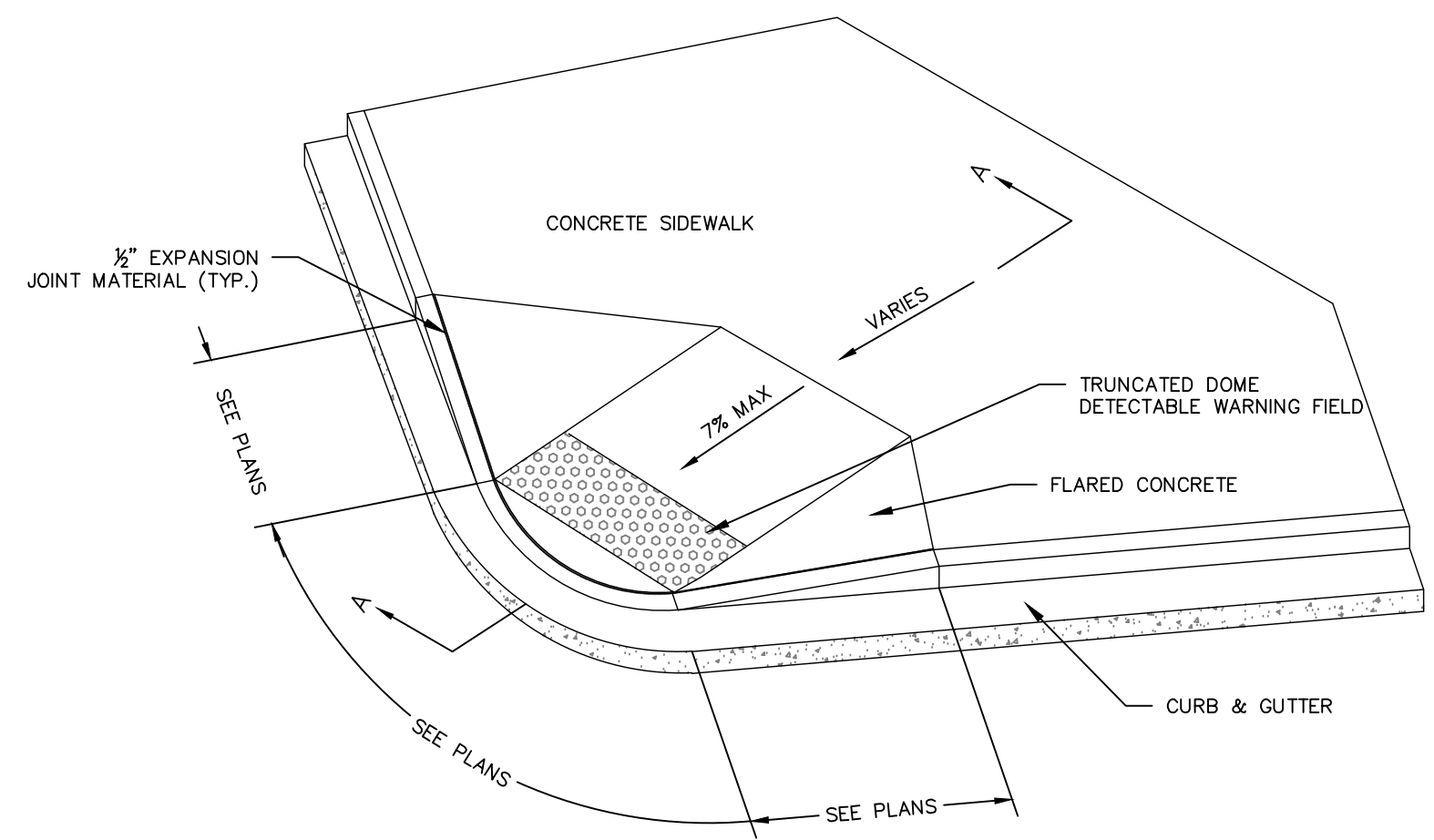
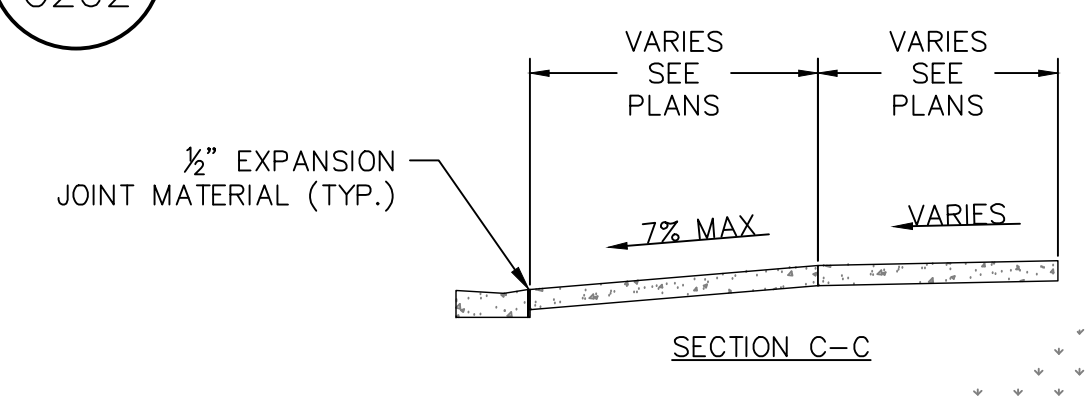
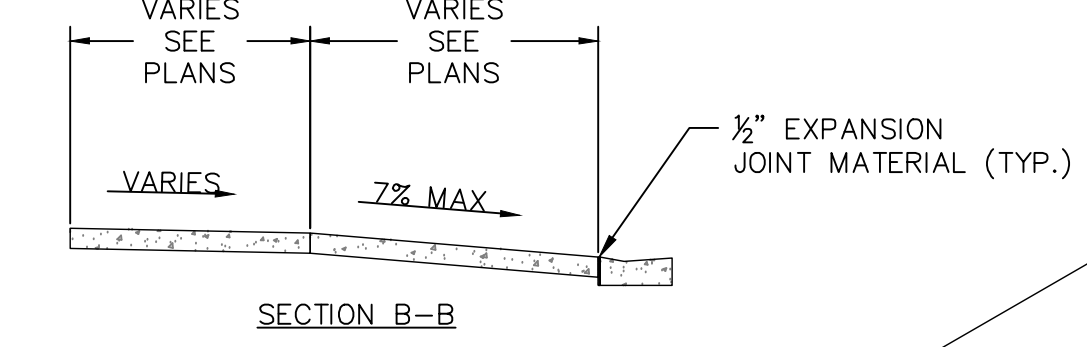
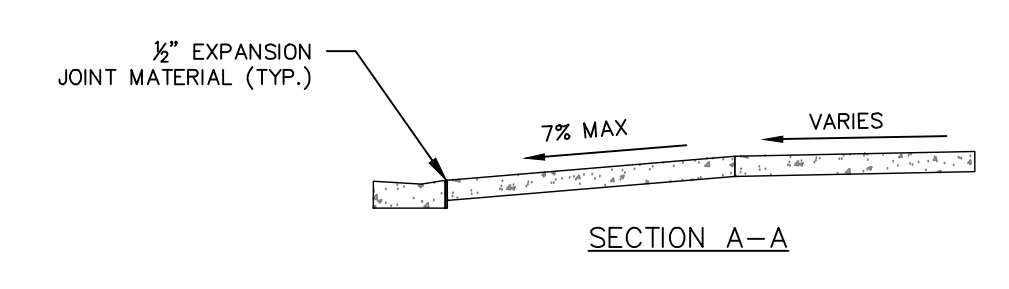
2 31-INCH BARRIER CONCRETE CURB & GUTTER
 C202 N.T.S.



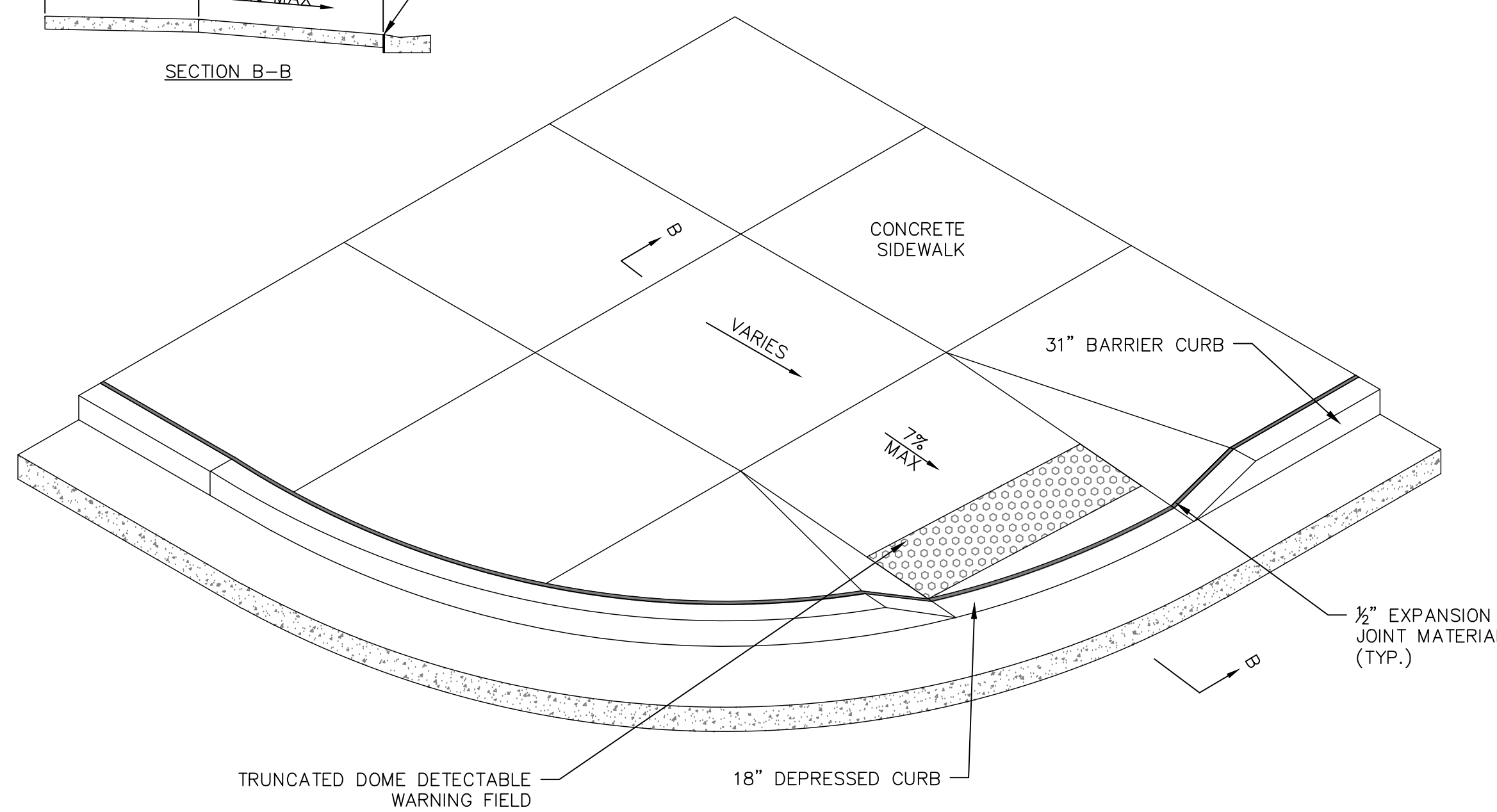
3 31-INCH DEPRESSED CONCRETE CURB & GUTTER
 C202 N.T.S.



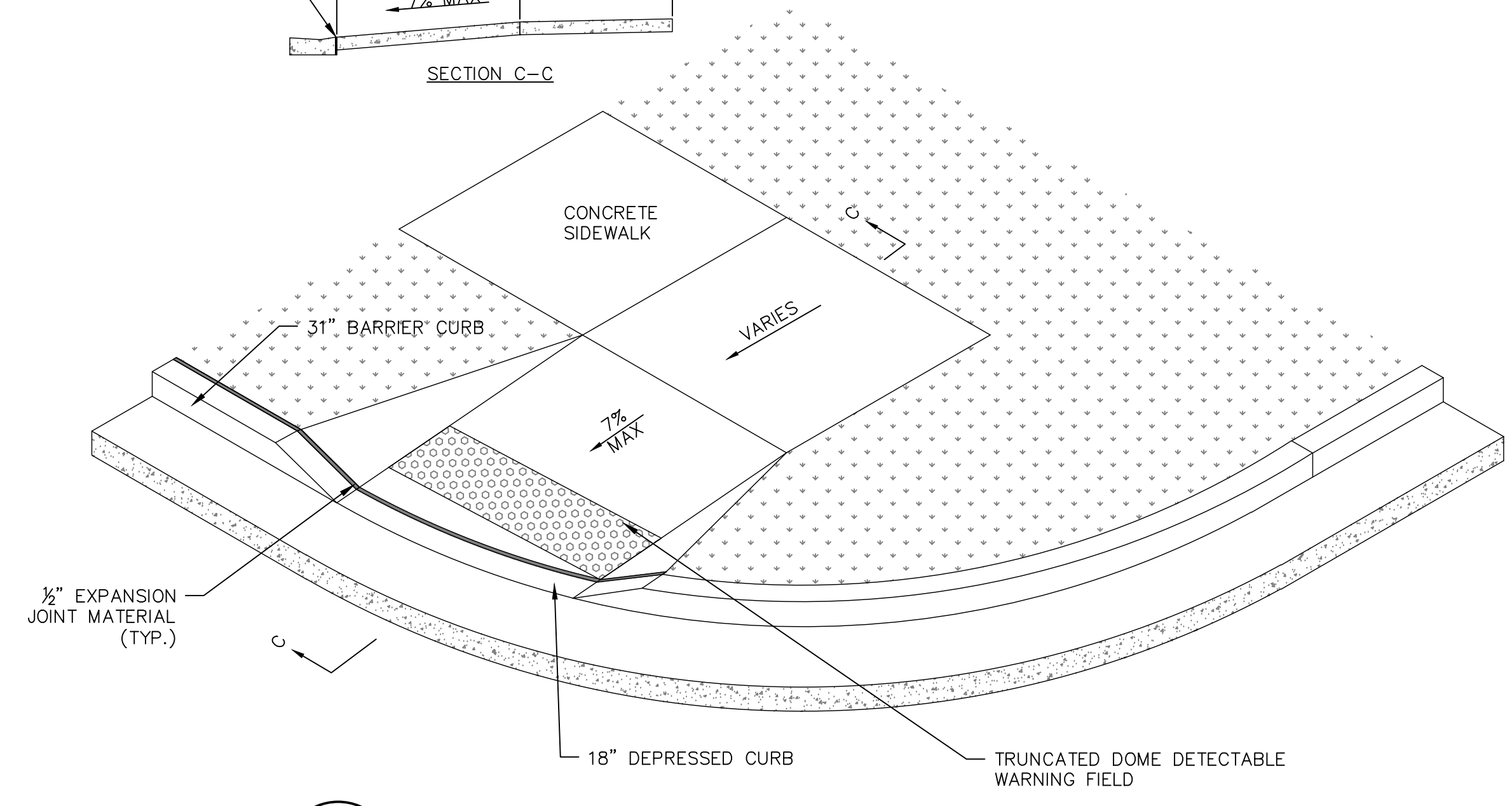
4 6-INCH CONCRETE CURB
 C202 N.T.S.



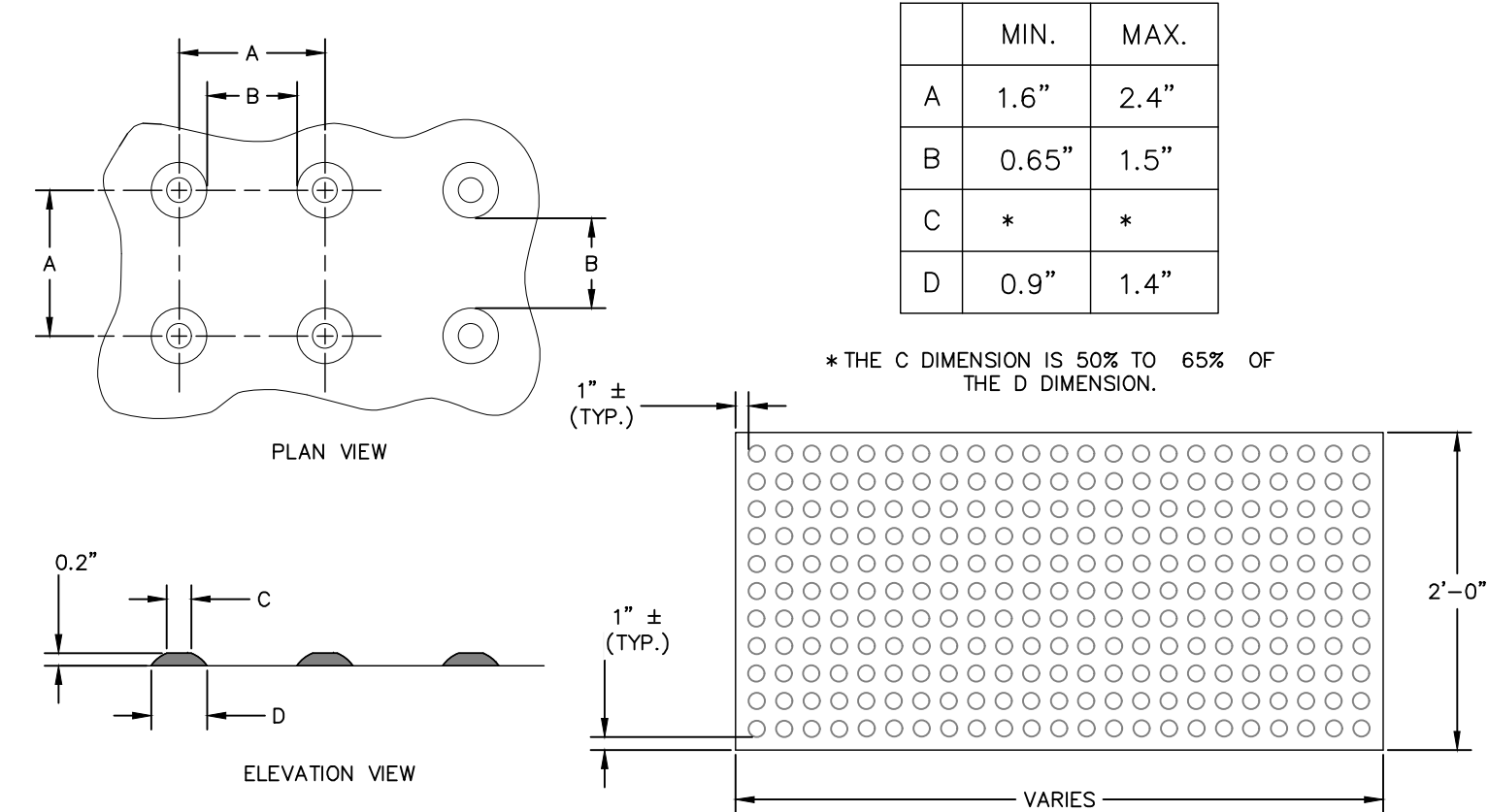
5 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
 C202 N.T.S.



6 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
 C202 N.T.S.

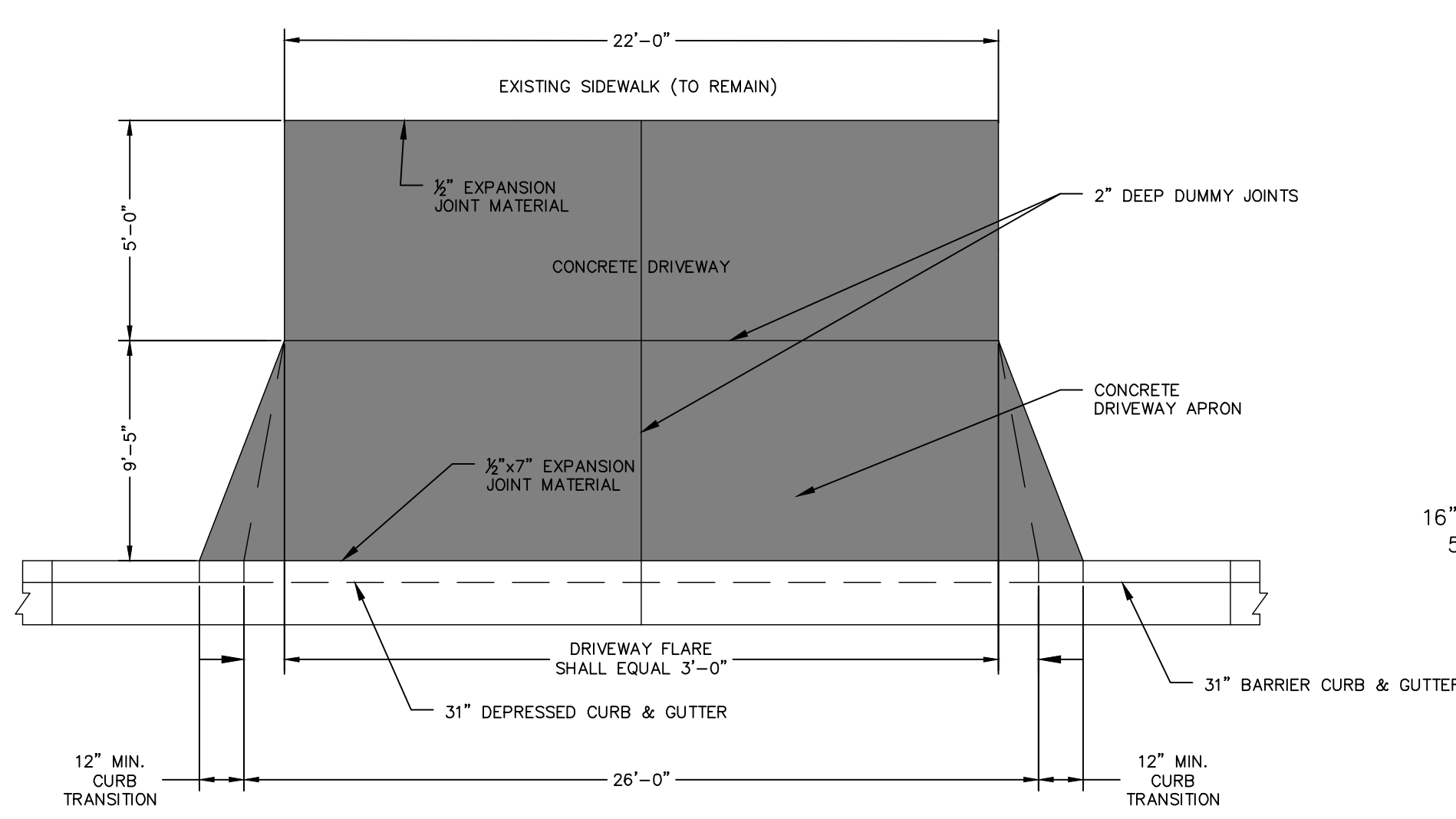


7 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
 C202 N.T.S.

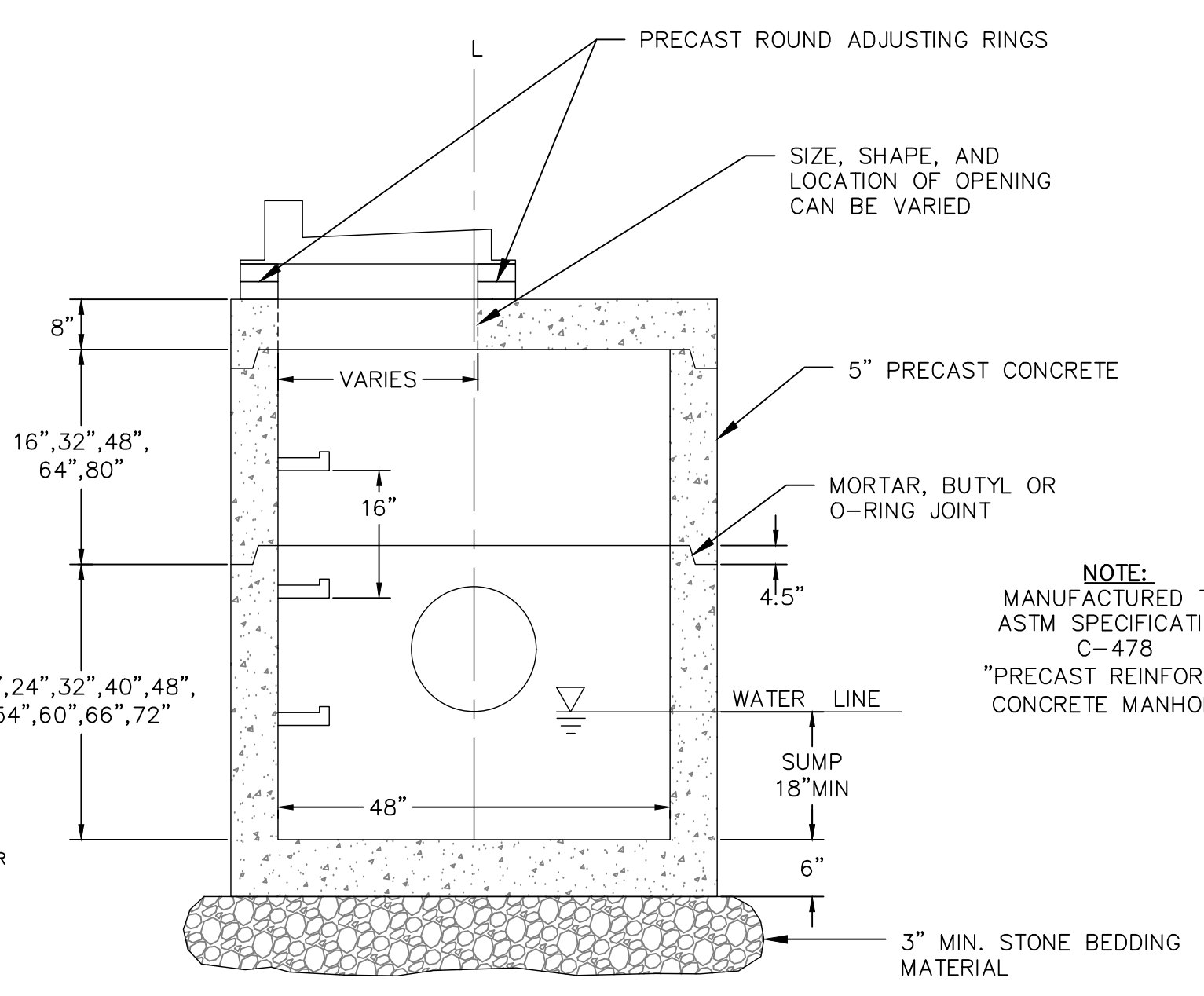


GENERAL NOTES
 TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE TYPICAL SIZE OF DWF PANEL IN CAST IRON IS 2 FT X 2 FT. OTHER CAST IRON PANEL SIZES AVAILABLE INCLUDE 2 FT X 1 FT, 2 FT X 1.5 FT, 2 FT X 2.5 FT, AND 2 FT X 3 FT. COVER THE ENTIRE CURB RAMP WIDTH (EXCLUDING CONCRETE FLARES) WITH DETECTABLE WARNING FIELDS. DO NOT LEAVE GAPS BETWEEN ADJACENT WARNING PLATES. THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4\"/>

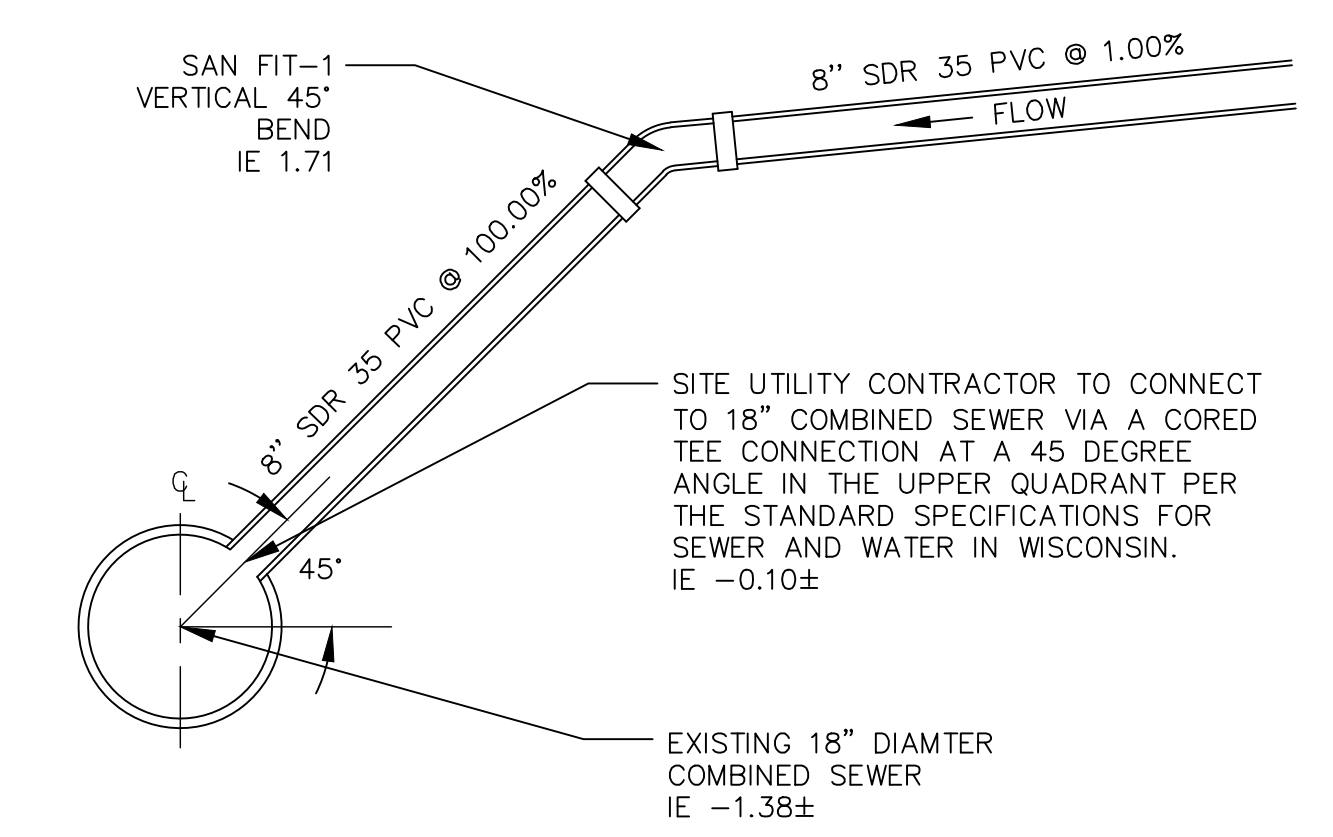
8 CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD
 C202 N.T.S.



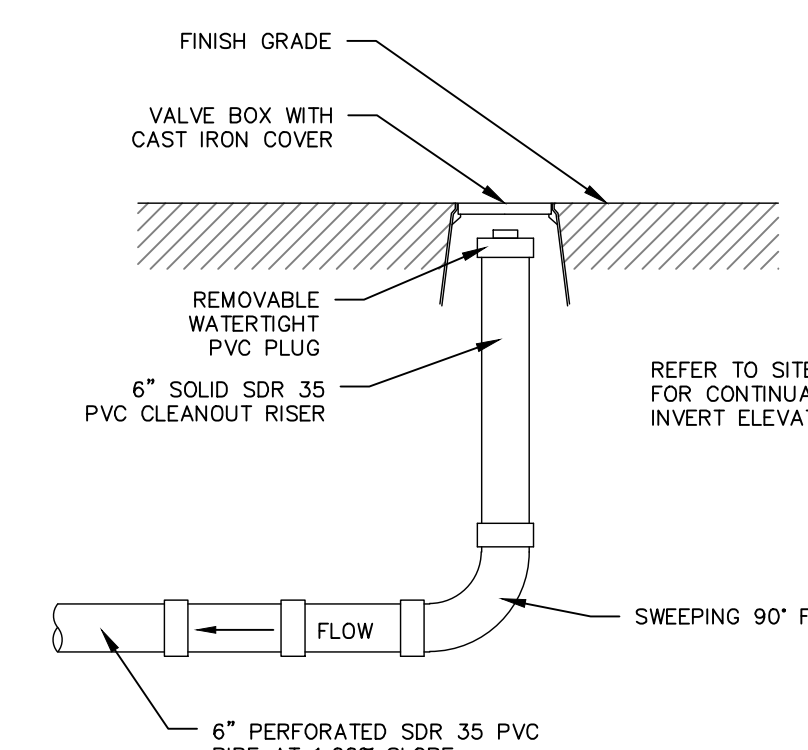
9 STANDARD CONCRETE DRIVEWAY
 C202 N.T.S.



10 48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
 C202 N.T.S.



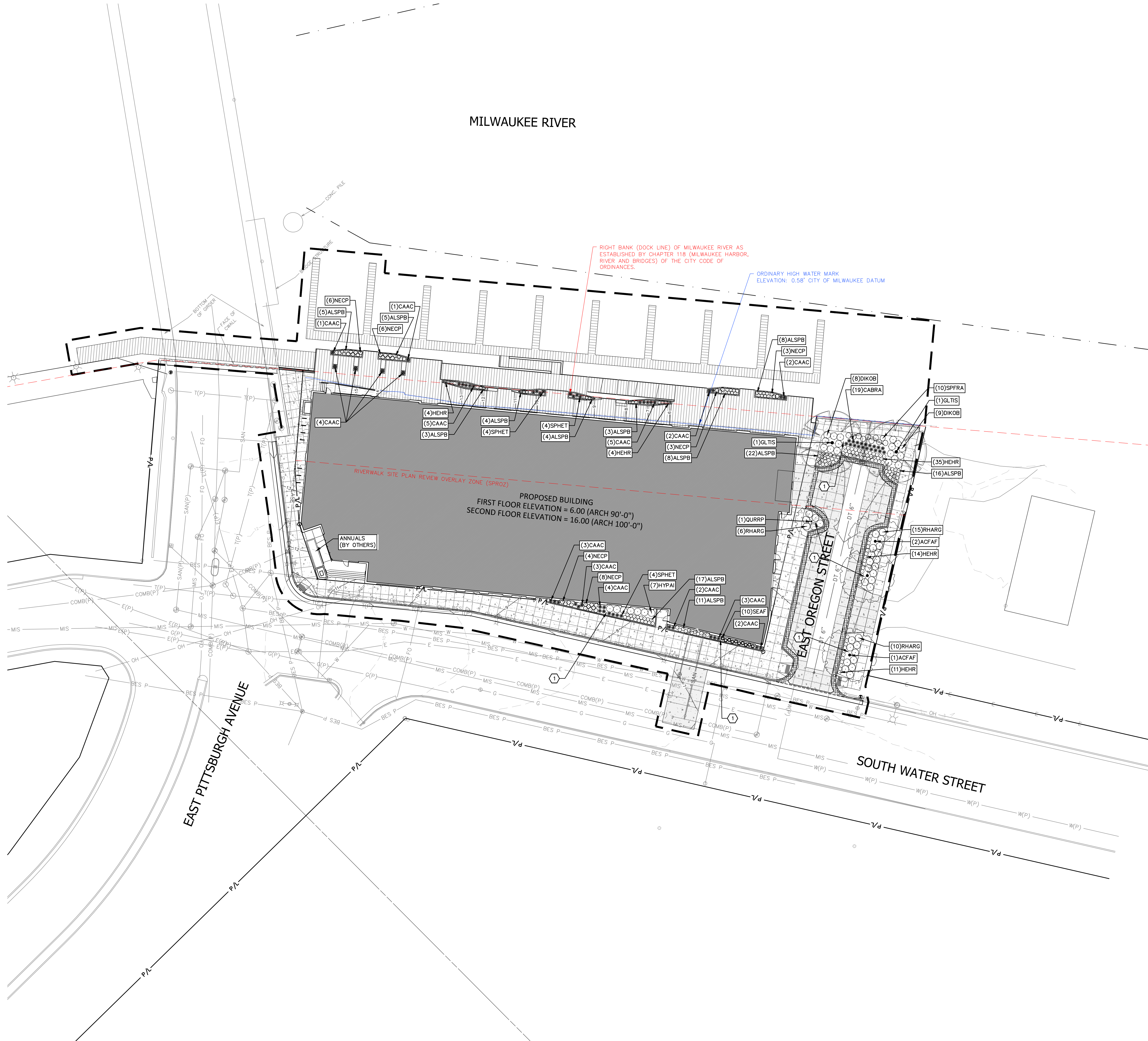
11 SANITARY SEWER LATERAL CONNECTION
 C202 N.T.S.



12 STORM SEWER END RUN 6\"/>
 C202 N.T.S.

NOT FOR CONSTRUCTION

MILWAUKEE RIVER



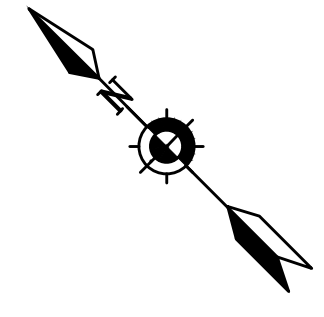
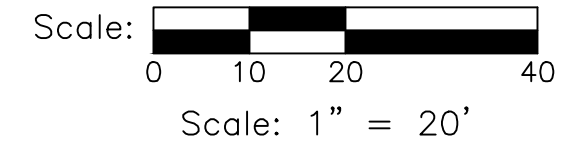
RIGHT BANK (DOCK LINE) OF MILWAUKEE RIVER AS ESTABLISHED BY CHAPTER 118 (MILWAUKEE HARBOR, RIVER AND BRIDGES) OF THE CITY CODE OF ORDINANCES.

ORDINARY HIGH WATER MARK ELEVATION: 0.58' CITY OF MILWAUKEE DATUM

PROPOSED BUILDING
FIRST FLOOR ELEVATION = 6.00 (ARCH 90'-0")
SECOND FLOOR ELEVATION = 16.00 (ARCH 100'-0")

RIVERWALK SITE PLAN REVIEW OVERLAY ZONE (SPROZ)

ANNUALS (BY OTHERS)



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

HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- SHREDDED HARDWOOD MULCH
- L201

NOT FOR CONSTRUCTION

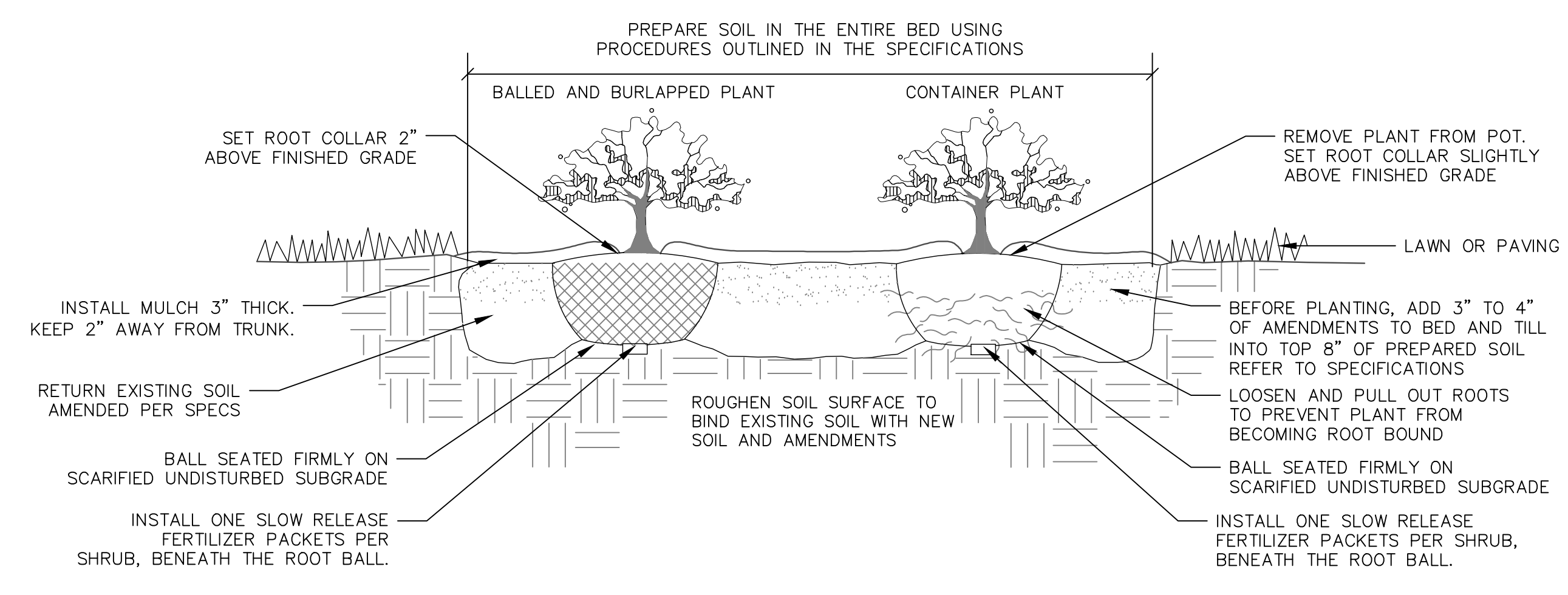
Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 3/L201)						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	Per Plan	2.5" caliper / B&B	50/40'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	2	Per Plan	2.5" caliper / B&B	60/35'
QURRP	Quercus robur x bicolor 'Long' PP12,673	Regal Prince Oak	1	Per Plan	2.5" caliper / B&B	45/18'
Deciduous Shrubs: (Install in accordance with detail 4/L201)						
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	17	Per Plan	18" tall / pot	3'-4/3'-4'
HYPAL	Hydrangea paniculata 'LVOBO' PP22,782	Bobo Hydrangea	7	Per Plan	18" tall / pot	3/3'-4'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	31	Per Plan	18" spread / pot	2'-3/6'-8'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	10	Per Plan	18" tall / pot	2'-3/2'-3'
Perennials: (Install in accordance with detail 5/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	106	Per Plan	#1 container	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	37	Per Plan	#1 container	4'-5/18"-24"
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	19	Per Plan	#1 container	36"-60"/24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	68	Per Plan	#1 container	12"-18"/16"-24"
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	36	Per Plan	#1 container	12"-14"/18"-20"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	10	Per Plan	#1 container	18"-24"/24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	12	Per Plan	#1 container	18"-24"/18"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

1 PLANT SCHEDULE

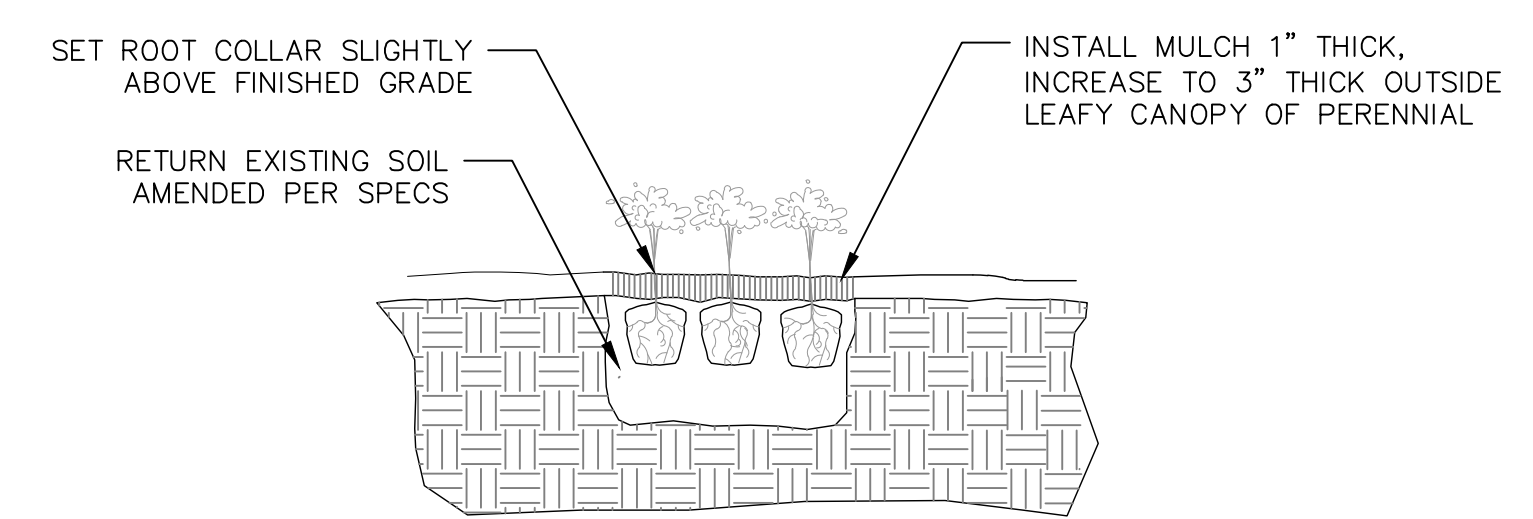
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



4 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- 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.
- HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- SHRUB PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 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.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- 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.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- 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.
- 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)
- 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.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHALL BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

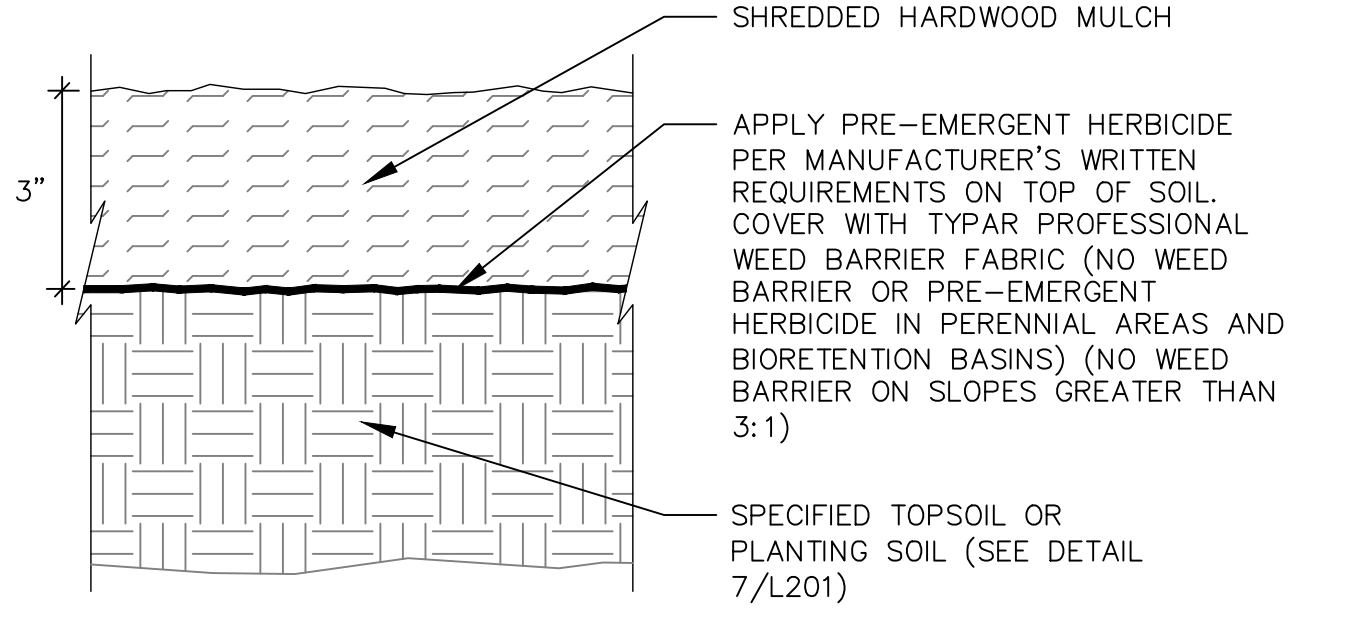


5 PERENNIAL AND ORNAMENTAL GRASSES PLANTING

N.T.S.

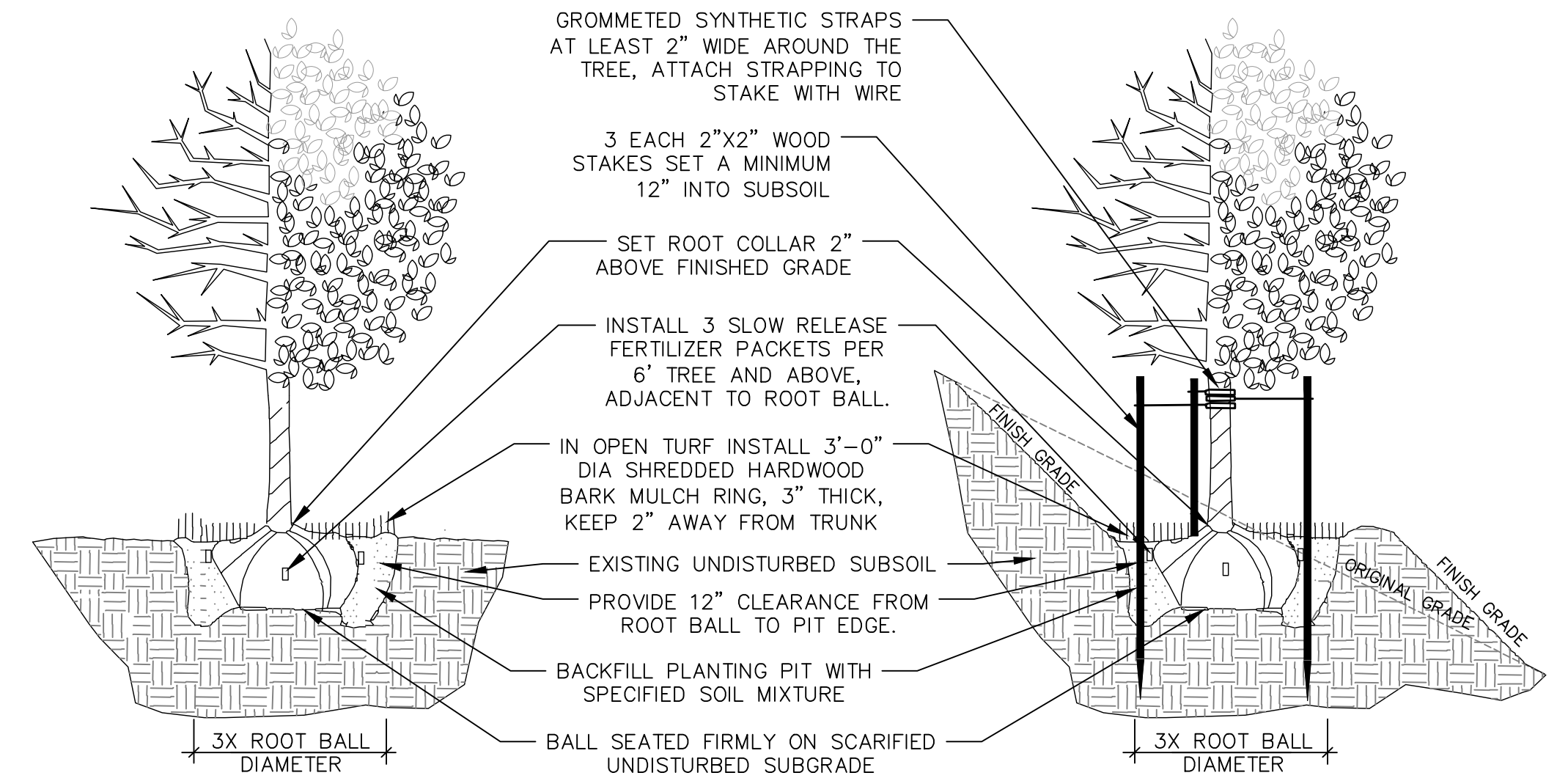
2 LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



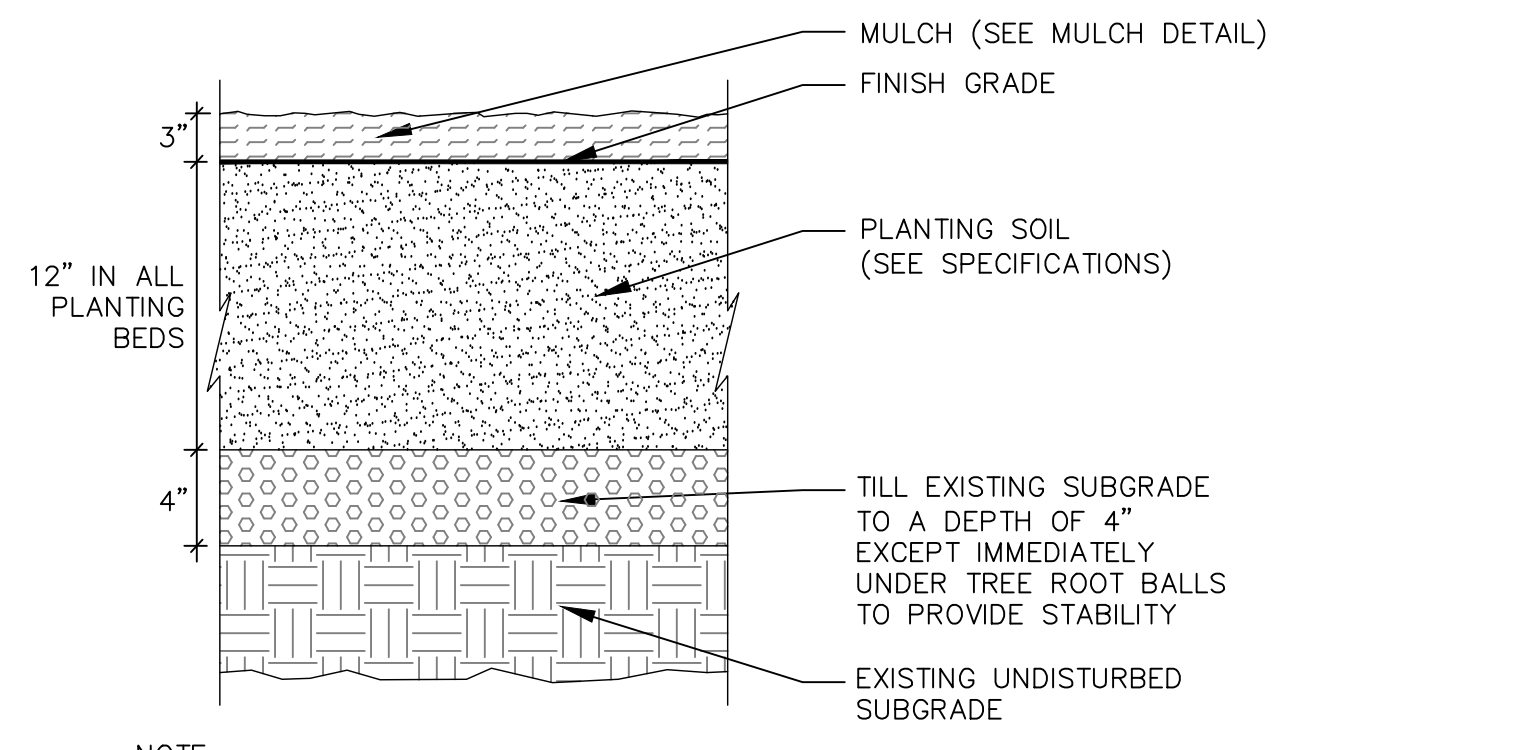
6 SHREDDED HARDWOOD MULCH SECTION

N.T.S.



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.

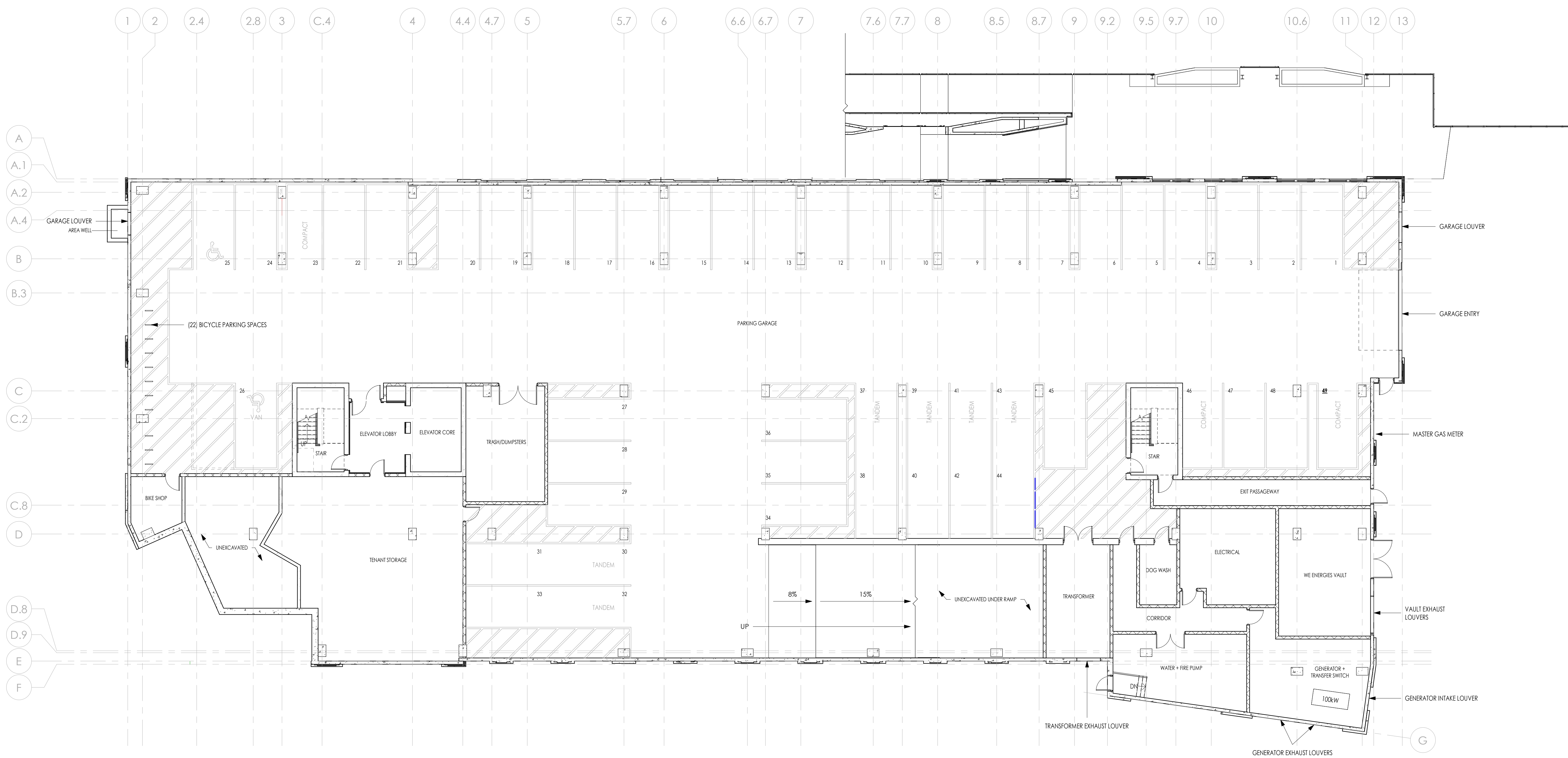


7 SOIL FOR PLANTING BED AREAS SECTION

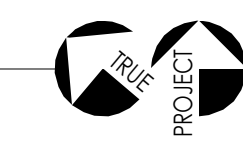
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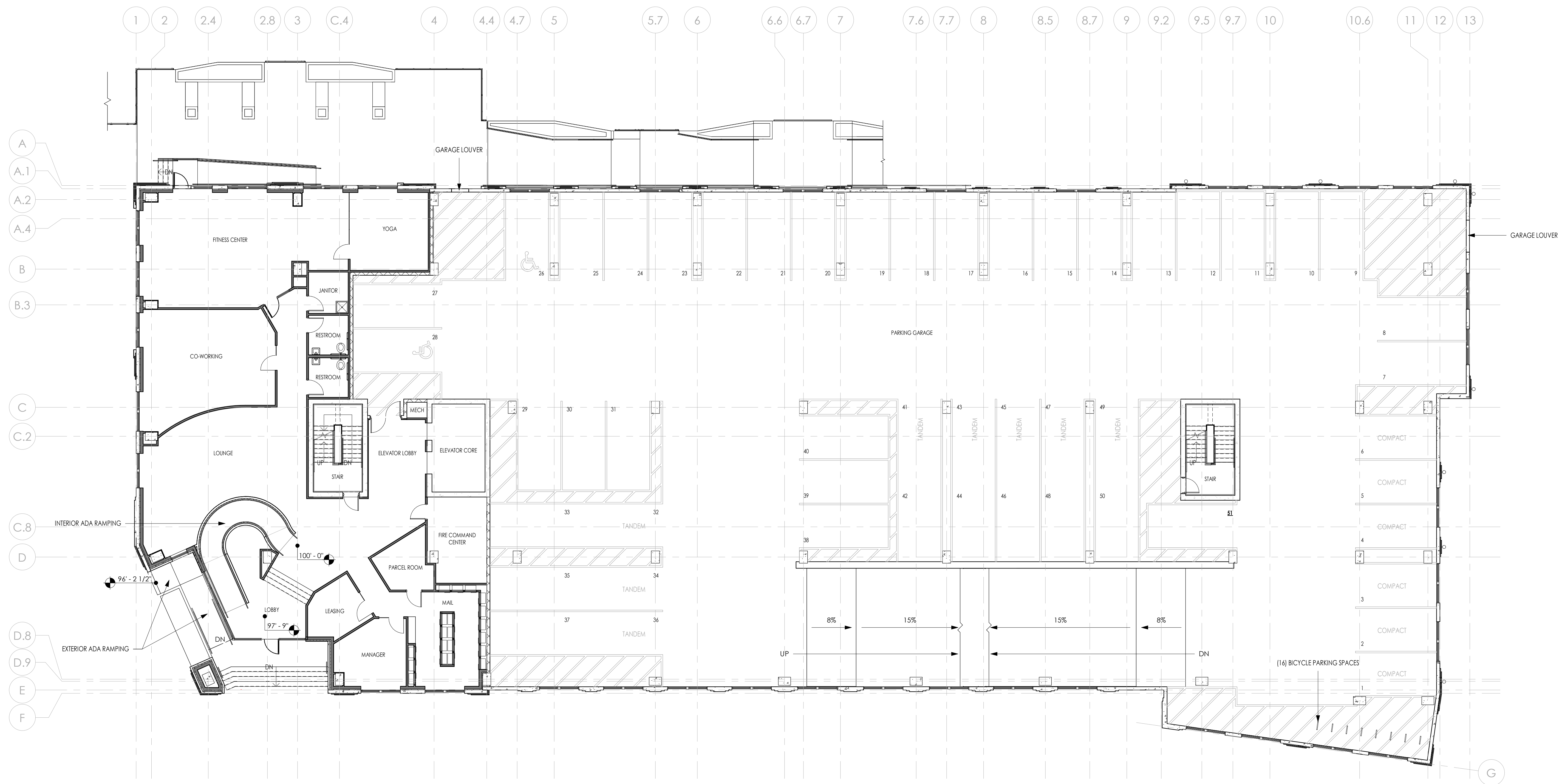
NOTE:
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

NOT FOR CONSTRUCTION



1 LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

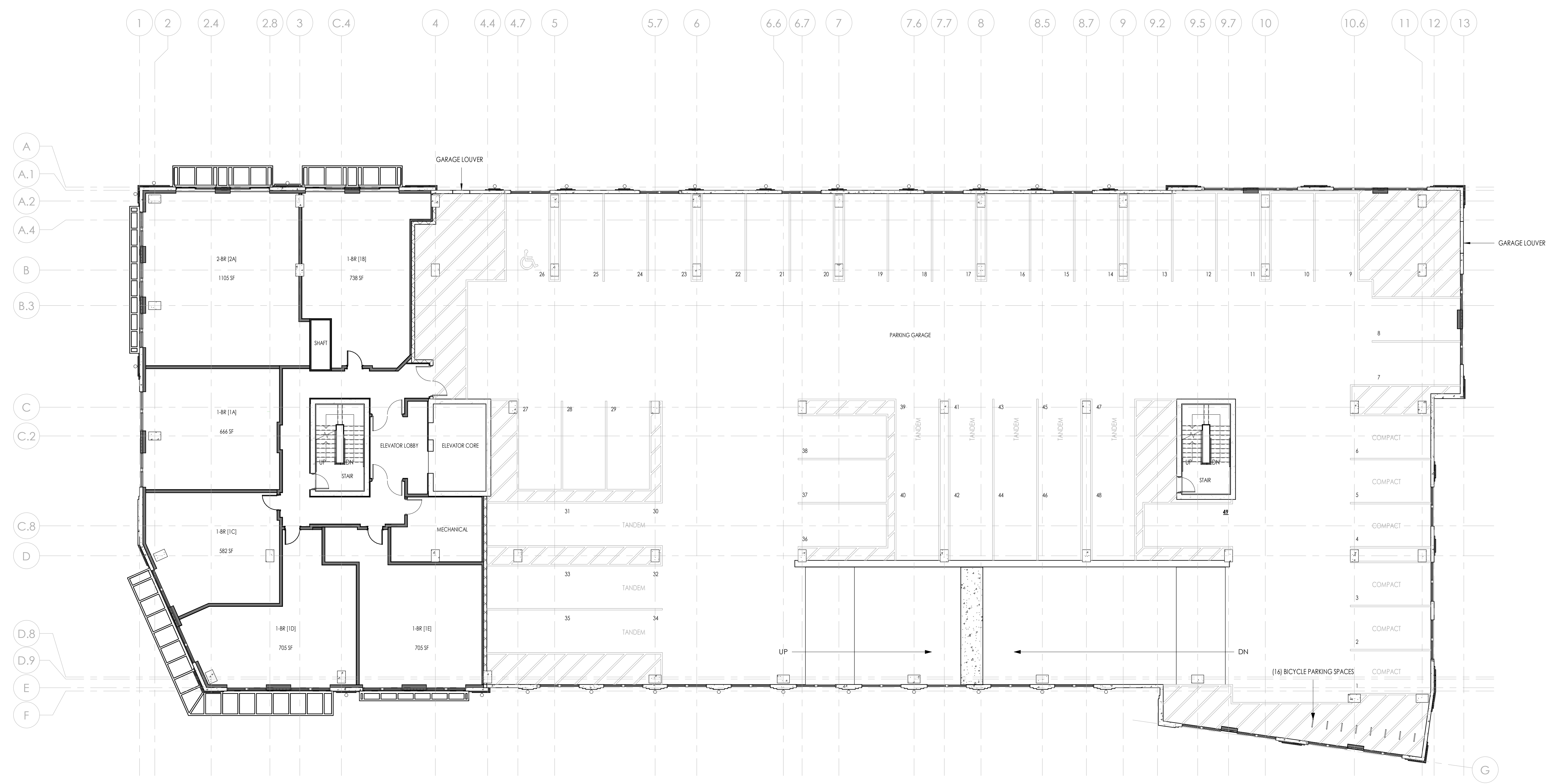
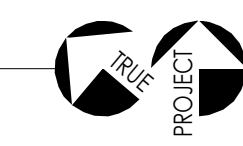




1 LEVEL 02 FLOOR PLAN
3/32' = 1" = 0'



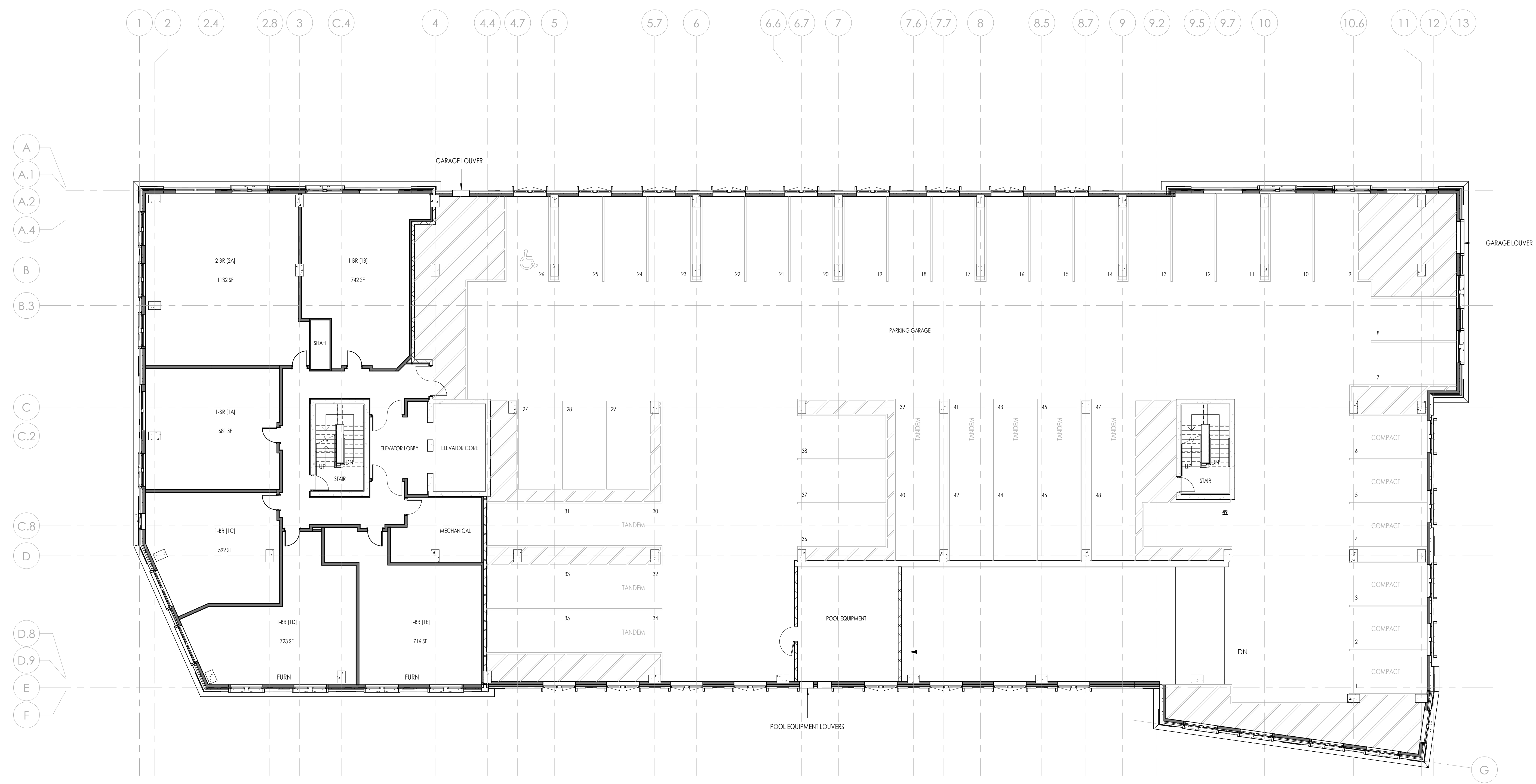
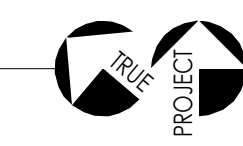
NOT FOR CONSTRUCTION



1 LEVEL 03 FLOOR PLAN
3/32" = 1'-0"

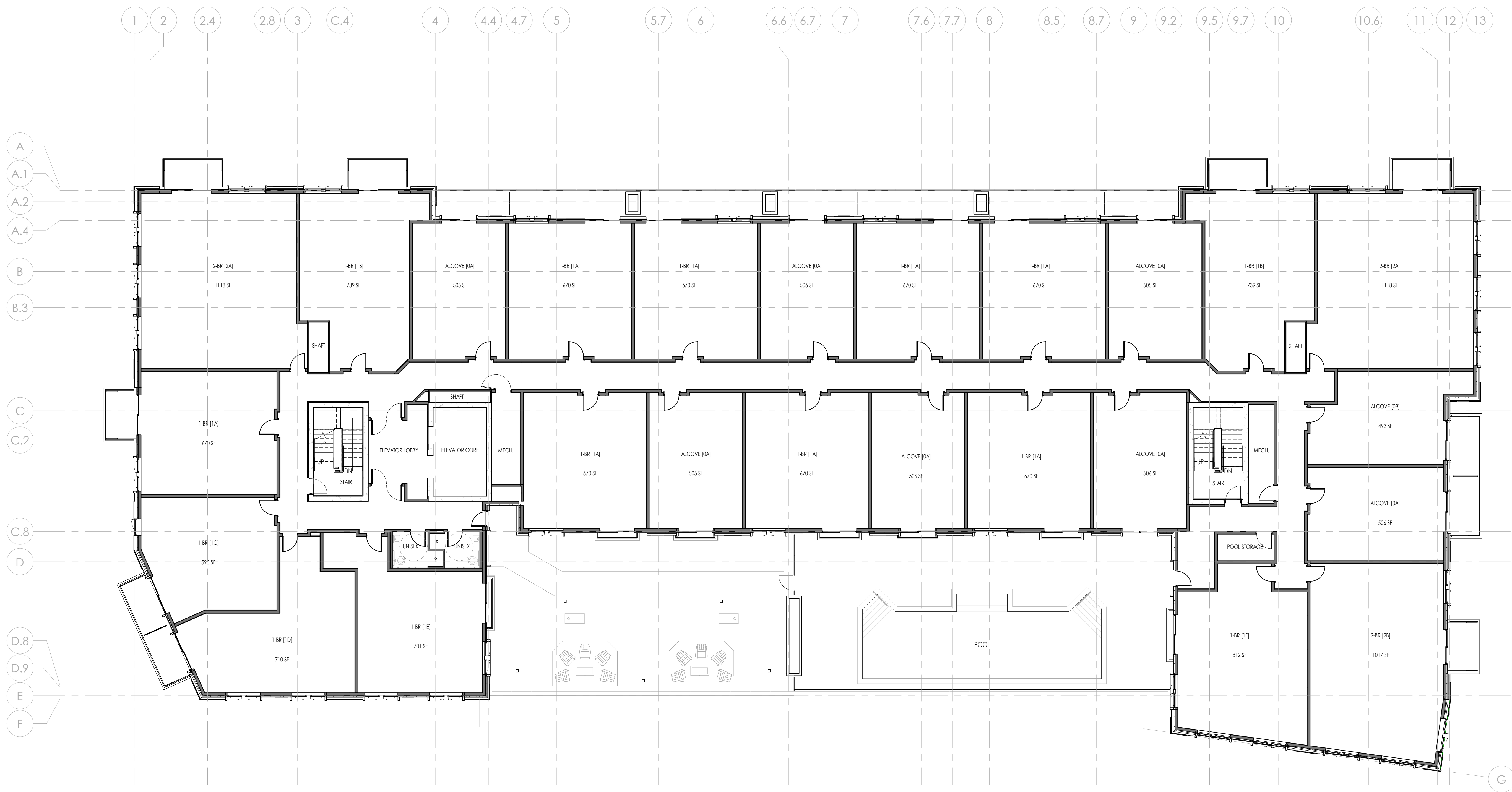
5/17/2024 11:54:01 AM

NOT FOR CONSTRUCTION



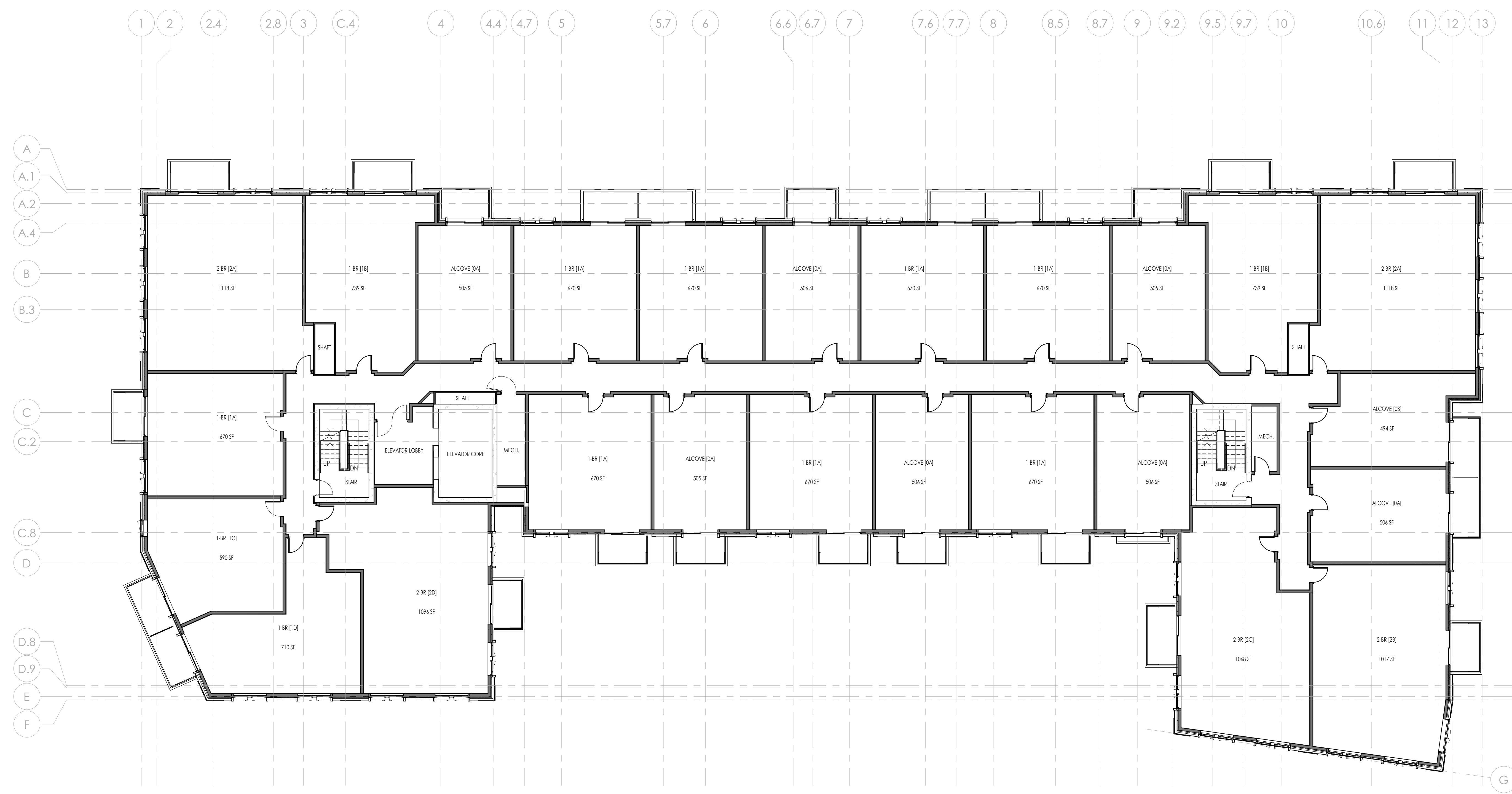
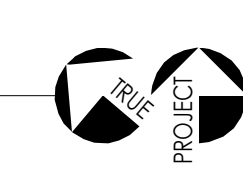
1 LEVEL 04 FLOOR PLAN
3/32" = 1'-0"

NOT FOR CONSTRUCTION



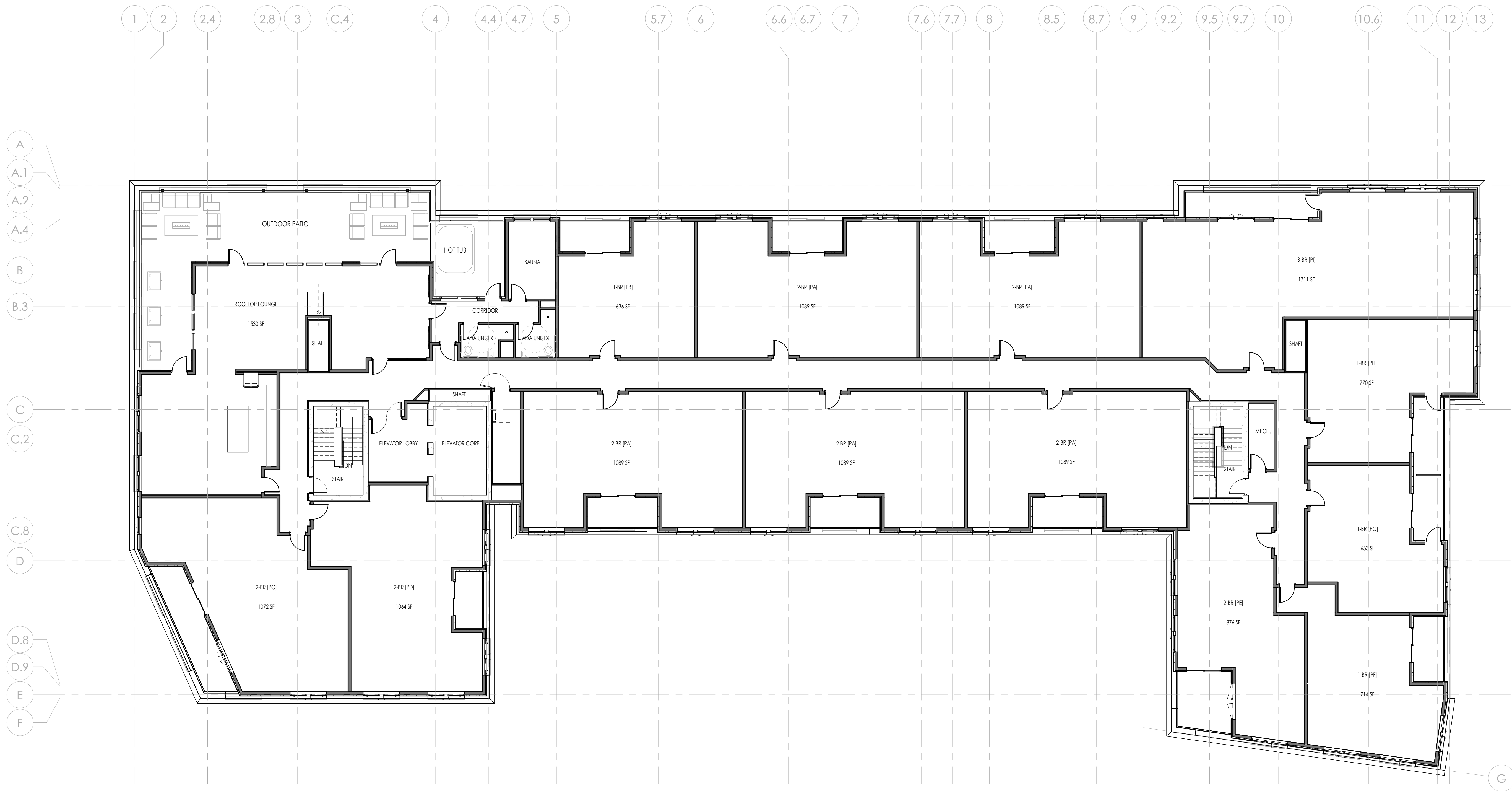
1 LEVEL 05 FLOOR PLAN
3/32" = 1'-0"

NOT FOR CONSTRUCTION

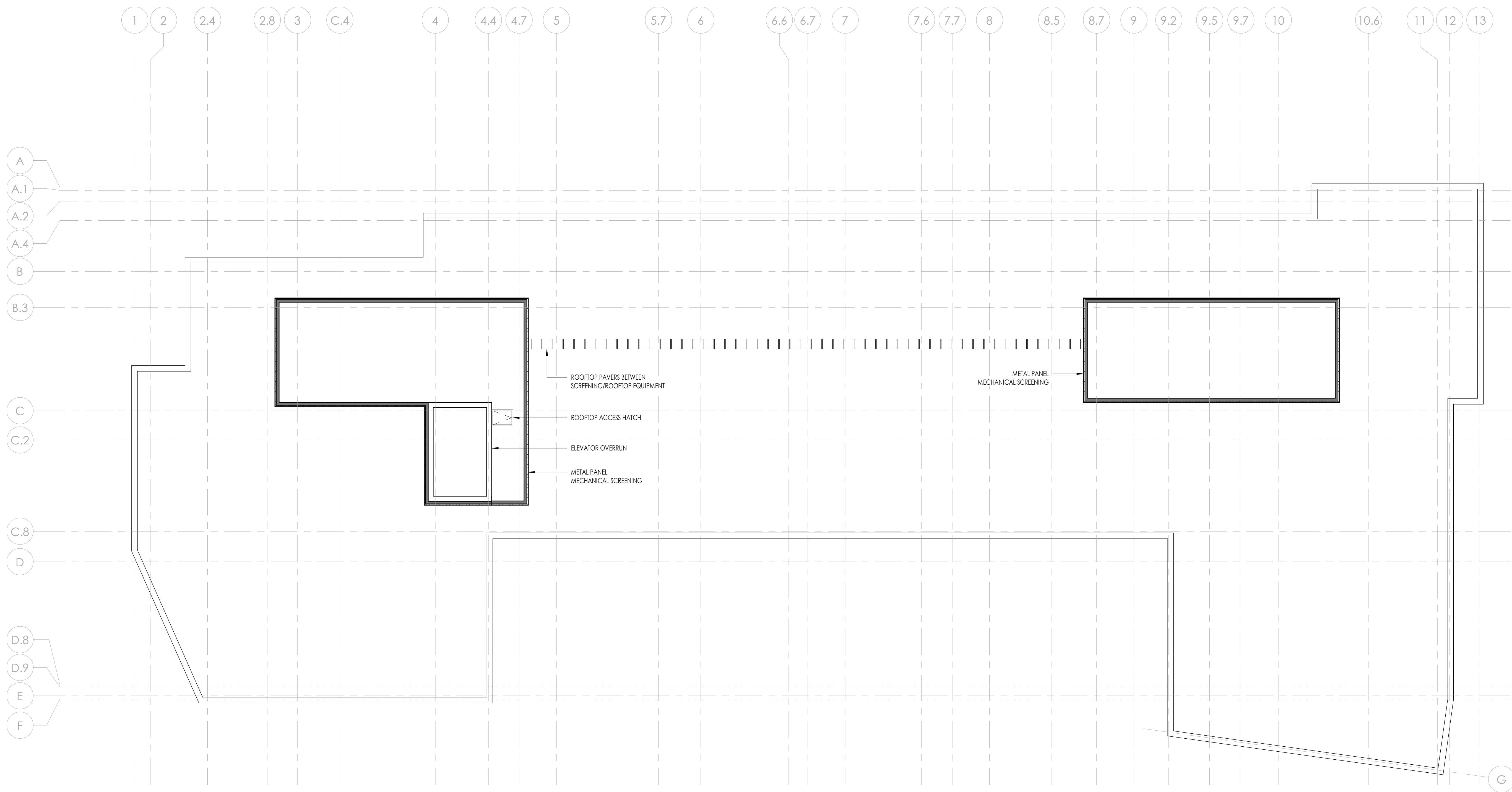


1 LEVEL 06-11 FLOOR PLAN
3/32" = 1'-0"

NOT FOR CONSTRUCTION



1 LEVEL 12 FLOOR PLAN
3/32" = 1'-0"



NOT FOR CONSTRUCTION



1 WATER STREET ELEVATION
3/32" = 1'-0"

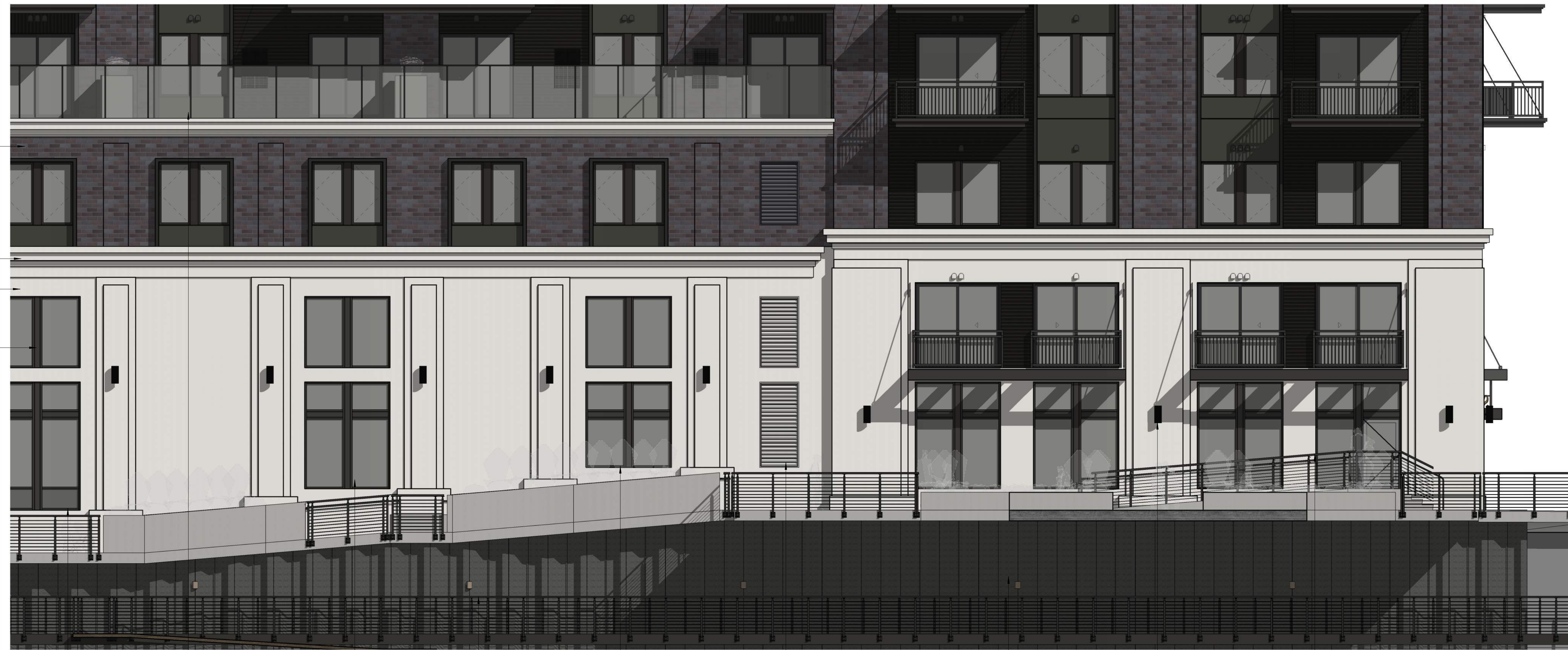
NOT FOR CONSTRUCTION



2 RIVER ELEVATION
3/32" = 1'-0"



① RIVER ELEVATION - SOUTH BAY
3/16" = 1'-0"



UTILITY BRICK, ASHBERRY VELOUR, TYP.

FYPON CORNICE TO MATCH PRECAST

ARCHITECTURAL PRECAST PANEL, FEDERAL WHITE, ACID ETCH, TYP.

STOREFRONT, DARK BRONZE, TYP.

TINTED SPANDREL GLAZING AT FLOOR LINES, TYP.

FRAMELESS GLASS RAILING WITH DARK BRONZE HARDWARE, TYP.

TINTED VISION GLAZING, TYP.

VIVA RAILINGS, CUBE MULTI-LINE STYLE OR EQUAL, DARK BRONZE, TYP.

STOREFRONT ASSEMBLY, DARK BRONZE, TYP.

MECHANICAL LOUVERS TO MATCH ADJACENT MATERIAL, TYP.

SEAWALL LIGHT FIXTURES, DARK BRONZE, TYP. SEE EXHIBIT L-3.

UP/DOWN LIGHT FIXTURES, DARK BRONZE, TYP. SEE EXHIBIT L-1.

VIVA RAILINGS, CUBE MULTI-LINE STYLE OR EQUAL, DARK BRONZE, TYP.

① RIVER ELEVATION - CENTRAL BAY
3/16" = 1'-0"



③ INNER COURTYARD ELEVATION
3/32" = 1'-0"



② ANGLED PITTSBURGH FACADE ELEVATION
3/32" = 1'-0"



① PITTSBURGH ELEVATION
3/32" = 1'-0"



3 INNER COURTYARD ELEVATION 02
3/32" = 1'-0"

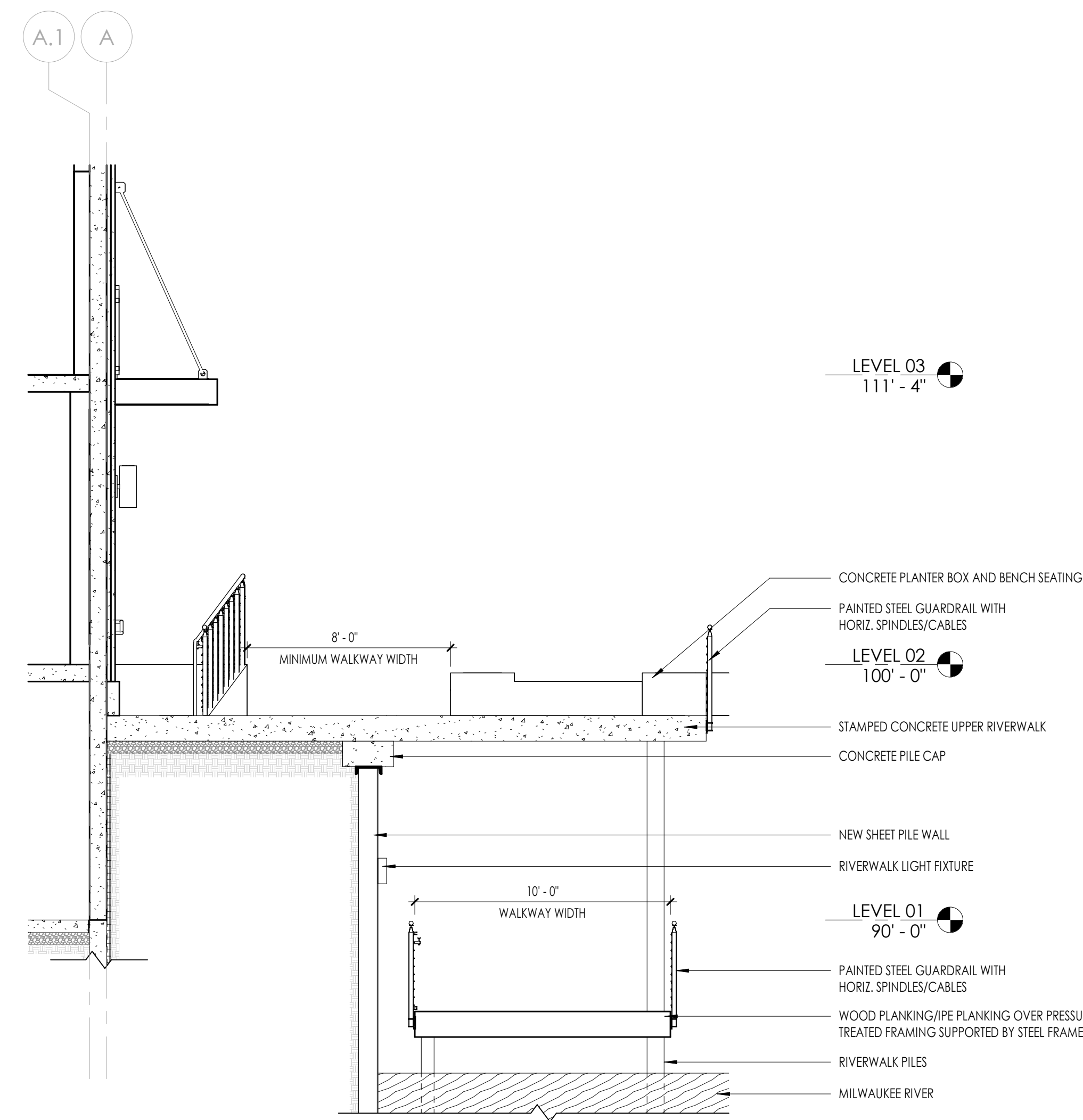


2 S WATER STREET ANGLED FACADE TRUE ELEVATION
3/32" = 1'-0"

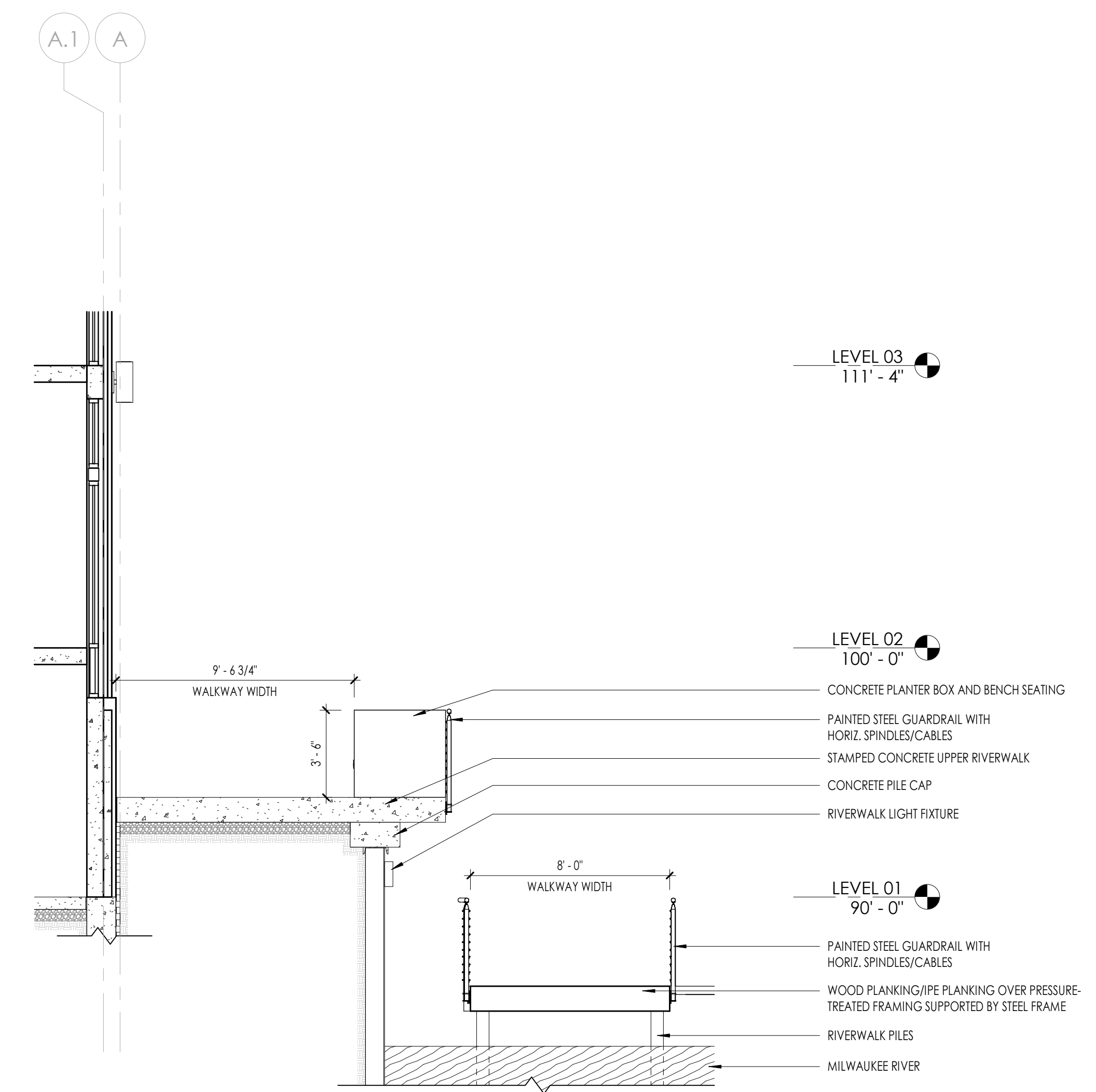


1 OREGON ELEVATION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

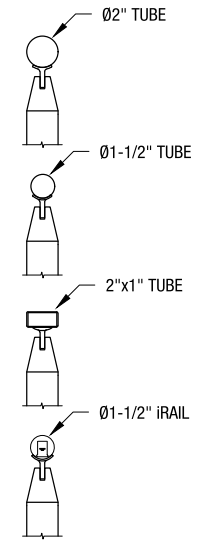
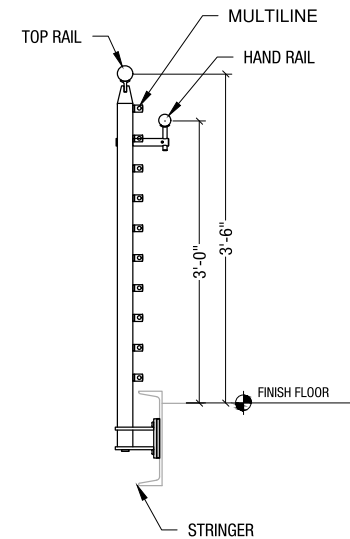
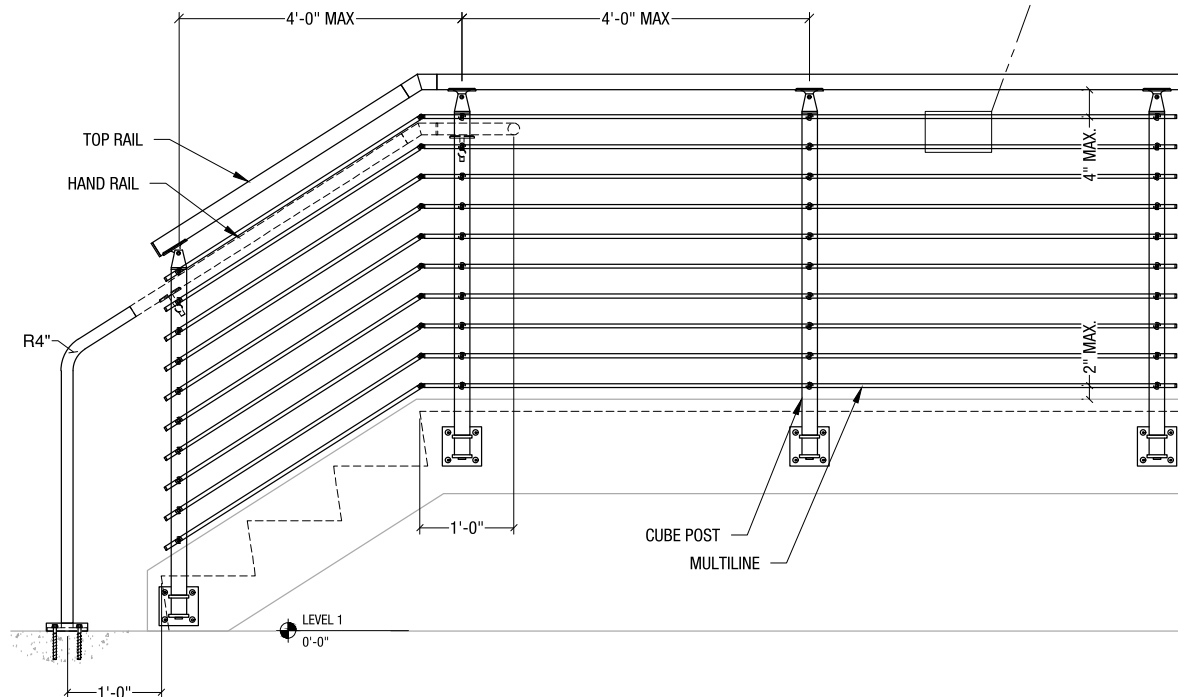


② RIVERWALK SECTION
1/4" = 1'-0"



① RIVERWALK/PIER SECTION
1/4" = 1'-0"

CUBE RAILING SYSTEM MULTILINE INFILL



TOP RAIL OPTIONS

VIVA RAILINGS IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ANY BUILDING SYSTEMS OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. VIVA RAILINGS HAS NO WAY OF KNOWING AND SPECIFICALLY DISCLAIMS WHETHER OR NOT THE BUILDING SYSTEMS TO WHICH VIVA RAILINGS' PRODUCTS ARE TO BE ATTACHED ARE STRUCTURALLY SOUND OR DESIGNED TO PROPERLY SUPPORT VIVA RAILINGS' MATERIALS. ANY SUCH DESIGN RESPONSIBILITY BELONGS TO OTHERS FOR WHOM VIVA RAILINGS IS NOT RESPONSIBLE. THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF VIVA RAILINGS' CUSTOMER AND THEIR AGENTS FOR THE INSTALLATION OF PRODUCTS FURNISHED BY VIVA RAILINGS. VIVA RAILINGS REMAINS THE SOLE OWNER OF ALL DESIGNS AND INTELLECTUAL PROPERTY CONTAINED WITHIN. REPRODUCTION AND USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS FORBIDDEN. SCALES ARE PROVIDED FOR REFERENCE ONLY. FOR PRODUCT INFORMATION AND TECHNICAL SUPPORT, PLEASE CONTACT VIVA RAILINGS.



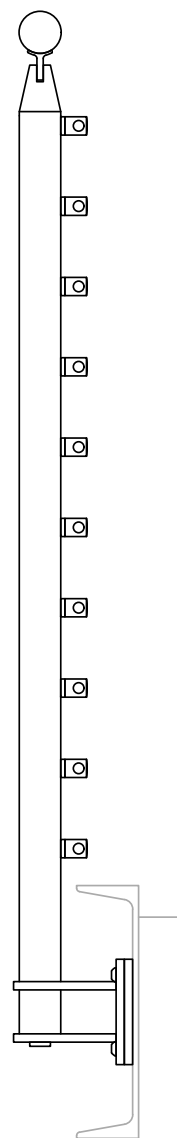
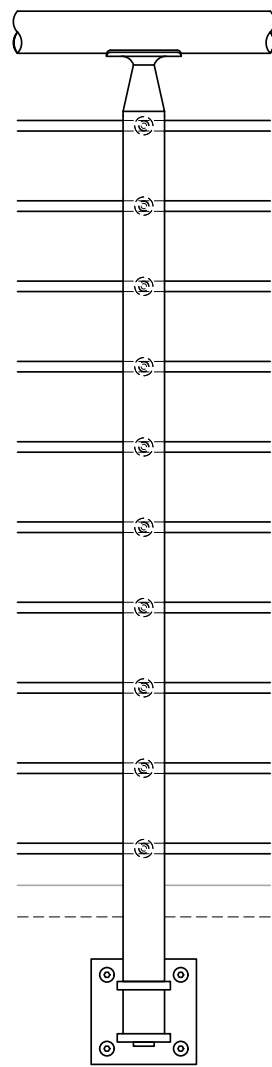
CUBE™ MULTILINE RAILING SYSTEM PRODUCT DATA

CUBE - AVAILABLE INFILLS

- Glass
- Perforated Metal
- Wire Mesh
- Picket Panel
- CableNet
- Multiline**
- Cable
- Laser Cut Panel



CUBE™ MULTILINE RAILING SYSTEM

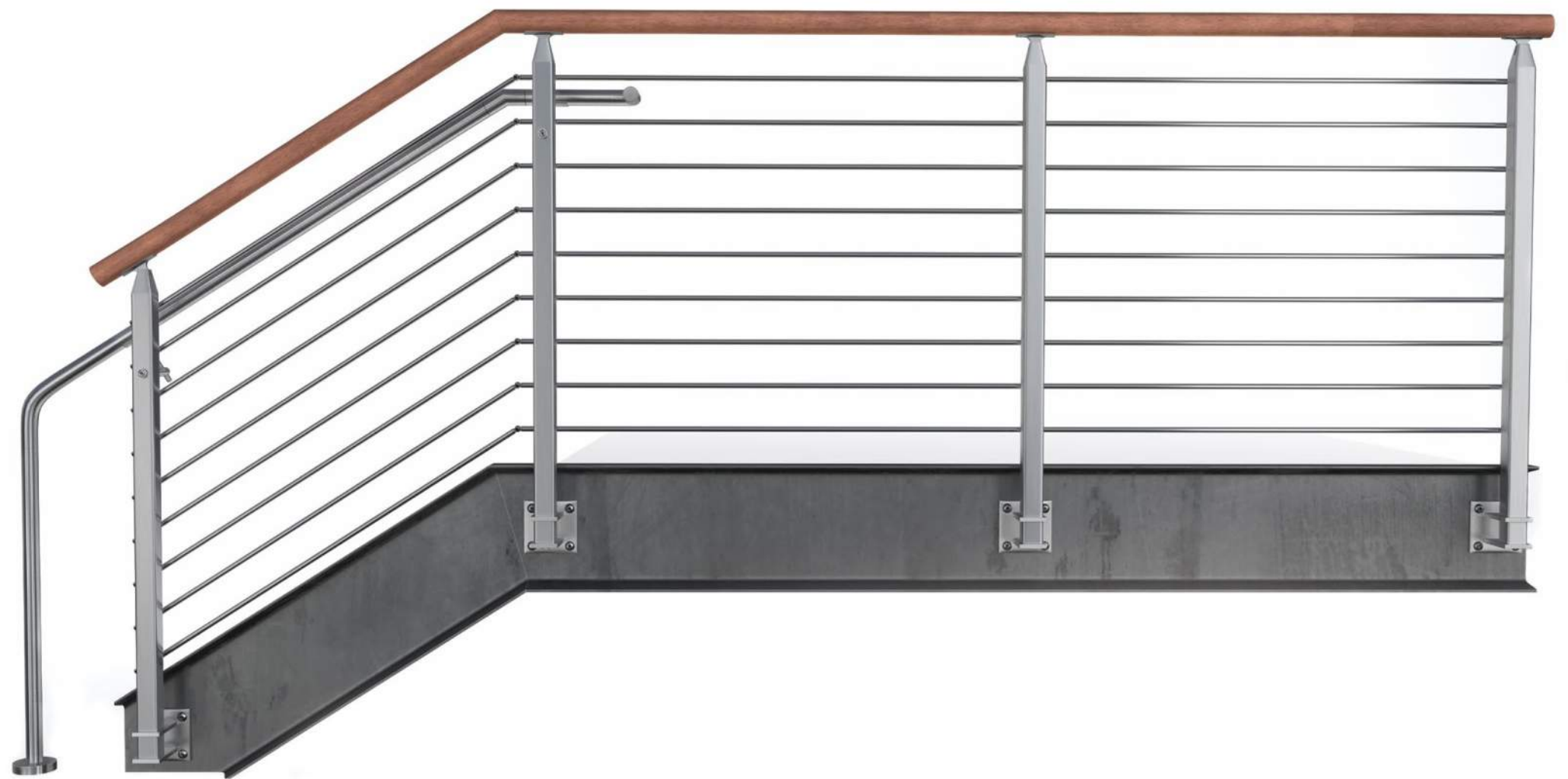


CUBE - AVAILABLE INFILLS

- Glass
- Perforated Metal
- Wire Mesh
- Picket Panel
- CableNet
- Multiline
- Cable
- Laser Cut Panel

Other mounting options available.

Our CUBE Stainless Steel Railing System has a robust contemporary look. The system is made of 2" x 2" square posts, with monolithic pyramid top caps creating continuous clean lines throughout the components. The railing in-fill between the posts is mounted via fixed point holders and can accommodate any in-fill of your choice.



CUBE™ GLASS & METAL SYSTEM - TECHNICAL DATA



	MATERIAL	FINISH	SIZE/SPACING
POST	Stainless Steel (304 or 316) Stainless Steel (201)	#6 Satin CeraShield (Recommended) Powder Coat PVDF <small>VIVA Standard: All brackets, spiders, and accessories are satin finish stainless steel and are not coated. A coated finish is available upon request.</small>	2X2" @ 5'-0" max. O.C. 4'-6" max. for perforated and wire mesh infill. 4'-0" max. for Multiline and cable infill. Fascia, Top or Core mount.
INFILL OPTIONS	Glass	Clear, Digitally Printed, Tinted, Colored Interlayer	Min. 3/8" laminated glass with PVB or SGP interlayer ¹ Glass standard thickness: 3/8", 1/2", 5/8", 3/4" Interlayer standard thickness: SGP: 0.035", 0.06" PVB: 0.035"
	Picket	#6 Satin CeraShield (Recommended) Powder Coat PVDF	Ø1/2" picket
	Perforated Metal	#6 Satin CeraShield (Recommended) Powder Coat PVDF	1" wide frame
	Laser Cut	CeraShield (Recommended) Powder Coat PVDF	1/4" thick aluminum
	Steel Wire Mesh Weld <small>Applies for WM-38ST and WM-50ST wire mesh options.</small>		1" wide frame
	Stainless Steel Wire Mesh Weld <small>Applies for WM-38SS and WM-50SS wire mesh options.</small>		Ø1/2" multiline
	Stainless Steel Wire Mesh Woven <small>Applies for WM-10SS, WM-11SS, WM-13SS and WM-14SS wire mesh options.</small>	#6 Satin	Ø3/16" cable
	Multiline		Ø1" frame, Ø1/16" (1.5mm) cable mesh
	Cable		
Cablenet			
TOP RAIL/HAND RAIL	Stainless Steel Tube	#6 Satin (Recommended) CeraShield Powder Coat PVDF	Ø1-1/2" or Ø2" for Hand Rail
	Stainless Steel Tube with LED ²		Ø1-1/2", Ø2" or 2"x1" Rectangular Tube for Top Rail
	Wood (Red Oak, Cherry or Maple) ³		Ø1-1/2" with LED LINEAR, Ø1-1/2" or Ø2" with LED POD
	Wood (Red Oak, Cherry or Maple) with LED	Unstained	Ø2"
			Ø2" with LED LINEAR

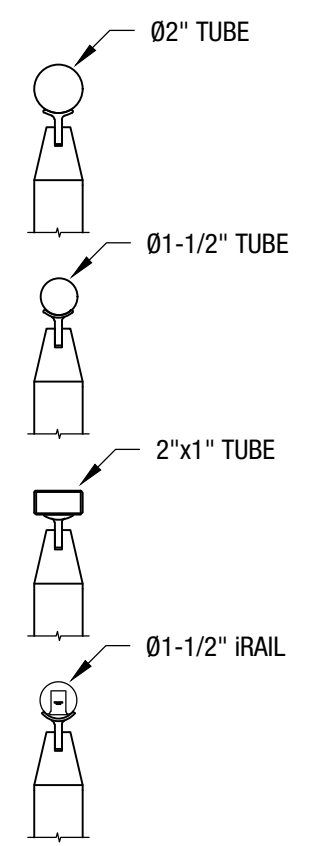
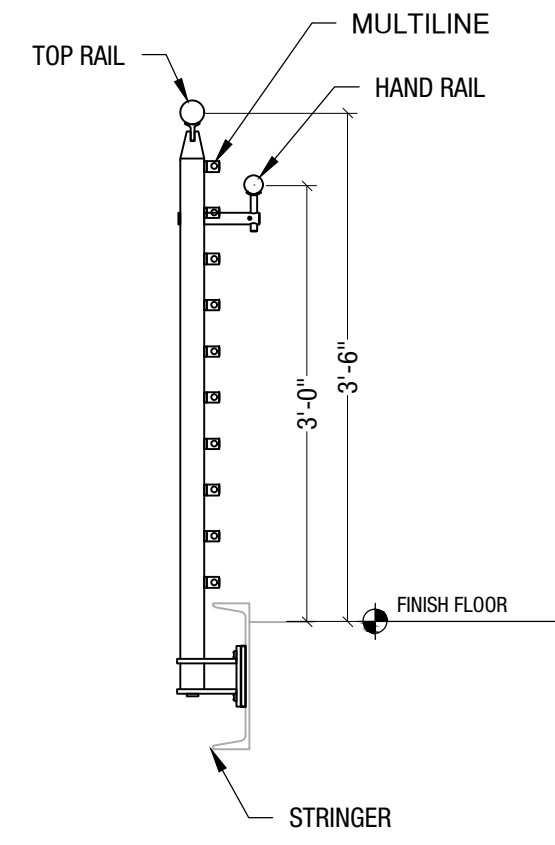
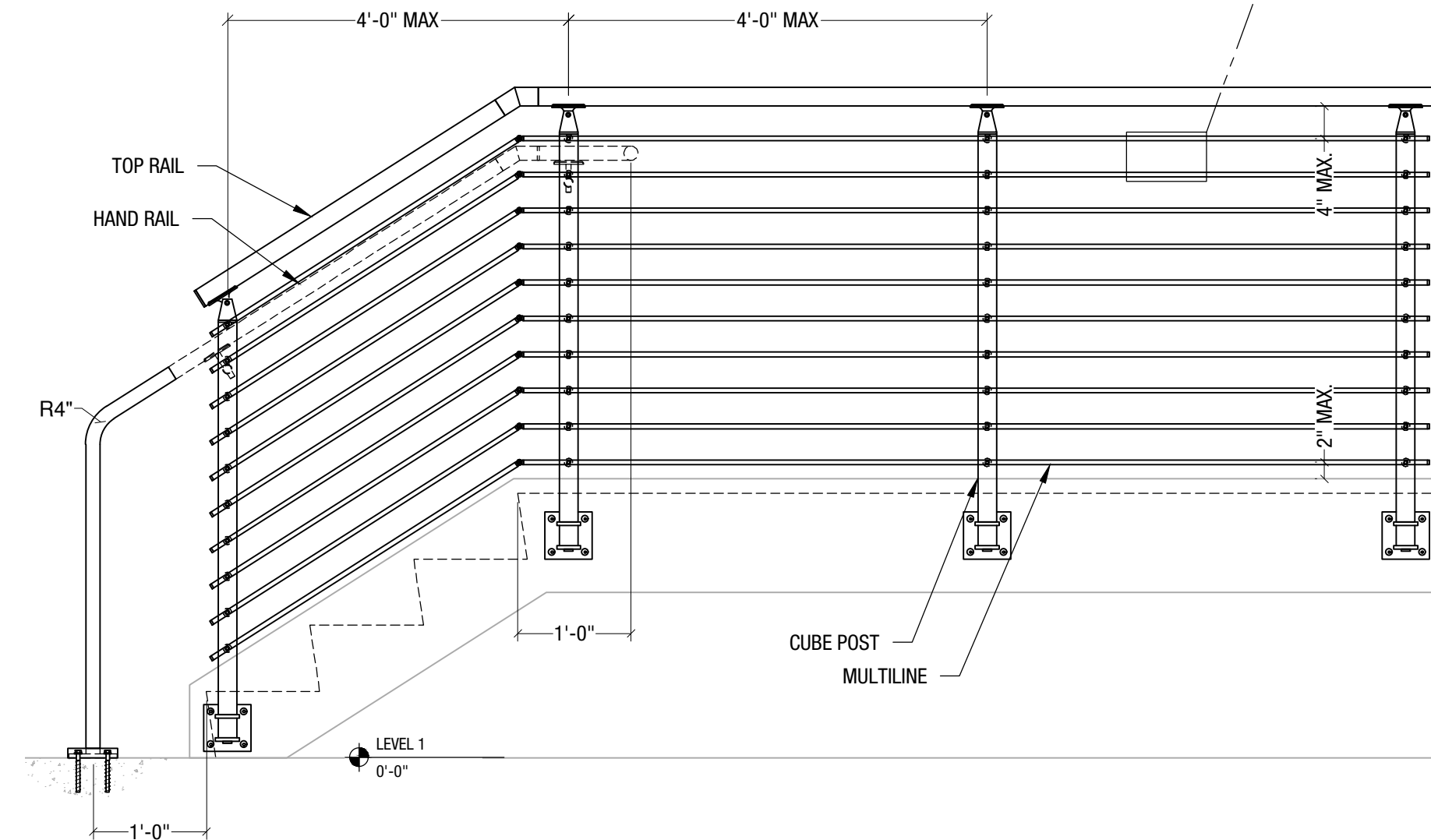
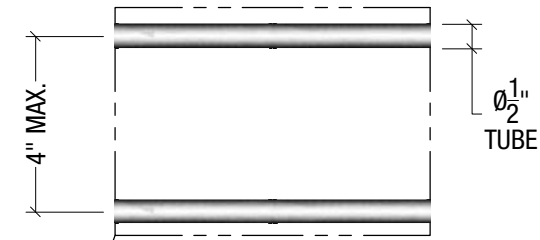


1. IBC 2015 & newer requires railing glass to be laminated. VIVA recommends SGP for exterior applications.
 2. All LED LINEAR products are ETL certified; ETL mark is proof of product compliance to North American safety standard.
 3. Other species available upon request.



CUBE RAILING SYSTEM MULTILINE INFILL

RIVERWALK RAILING EXAMPLE



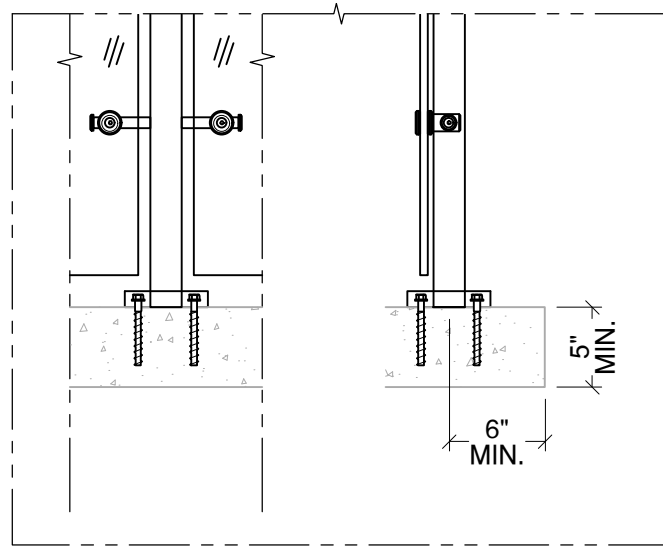
TOP RAIL OPTIONS

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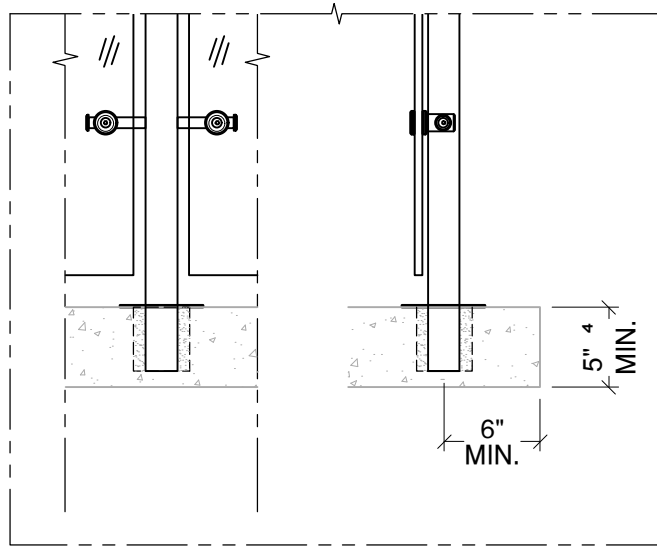
CUBE RAILING SYSTEM

MOUNTING CONDITION, TOP MOUNTED POST



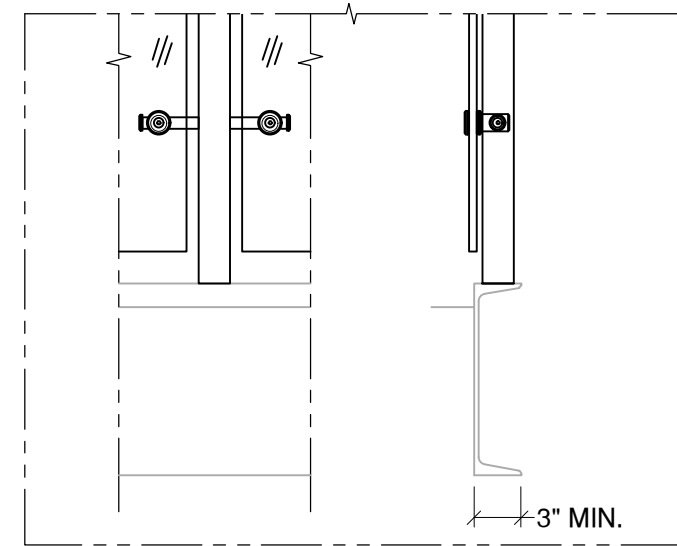
Anchored to Concrete ¹ - \$ ²

Detail# CU-T01 ³



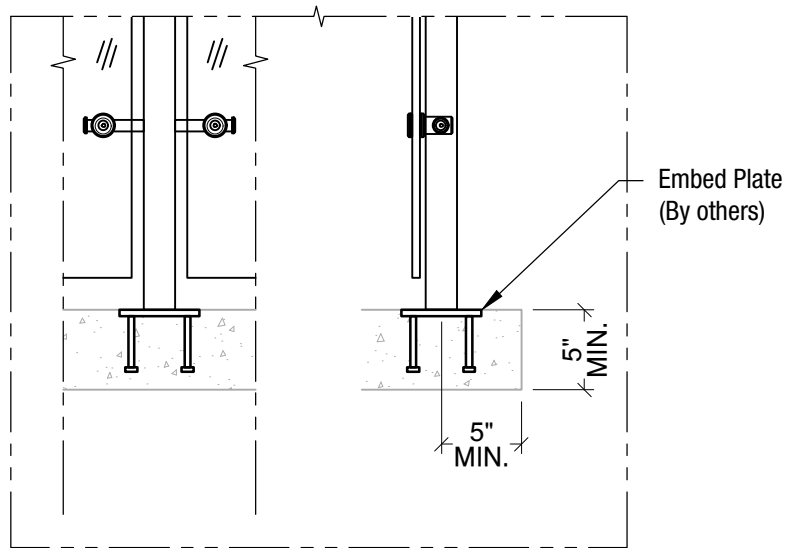
Cored into Concrete - \$\$

Detail# CU-T02



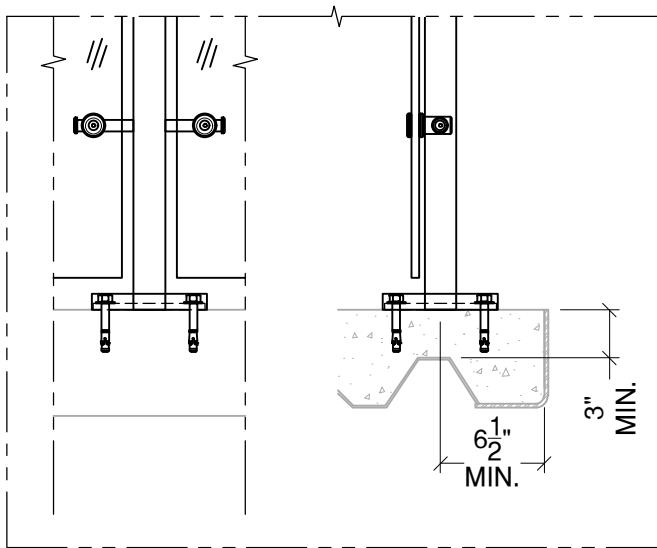
Welded @ Steel Channel - \$

Detail# CU-T03



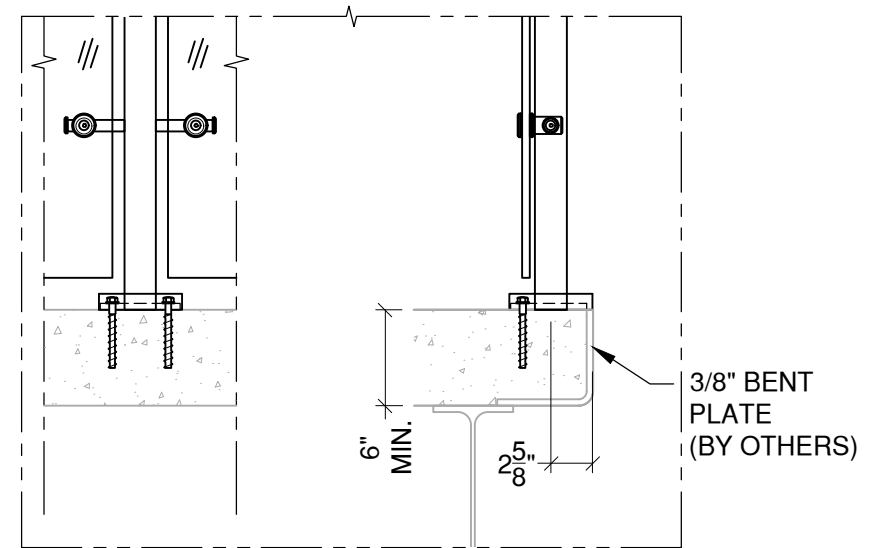
Welded @ Embed Plate - \$

Detail# CU-T04



Anchored to Concrete Slab on Deck - \$\$

Detail# CU-T05



Anchored to Concrete
Welded to Steel Plate - \$

Detail# CU-T06

(1) Min. 4000 PSI concrete, Typ.

(2) \$ to \$\$\$: Indicates mounting type comparative cost

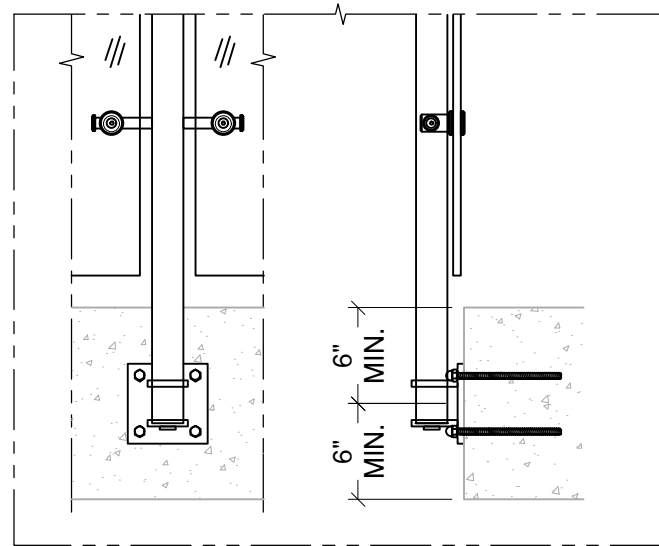
(3) Anchoring is not an available option for top mount with cable infill

(4) 6 1/2" Min. for end post with cable infill



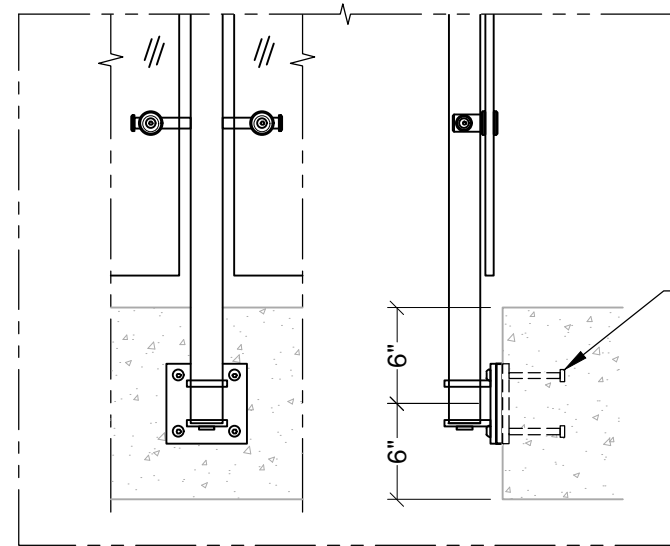
CUBE RAILING SYSTEM

MOUNTING CONDITION, FASCIA MOUNTED POST



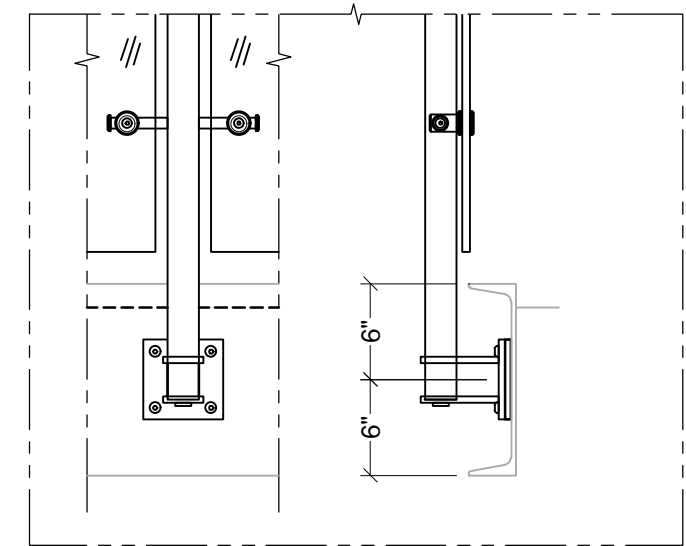
Anchored to Concrete ¹ - \$\$\$

Detail# CU-F01 ²



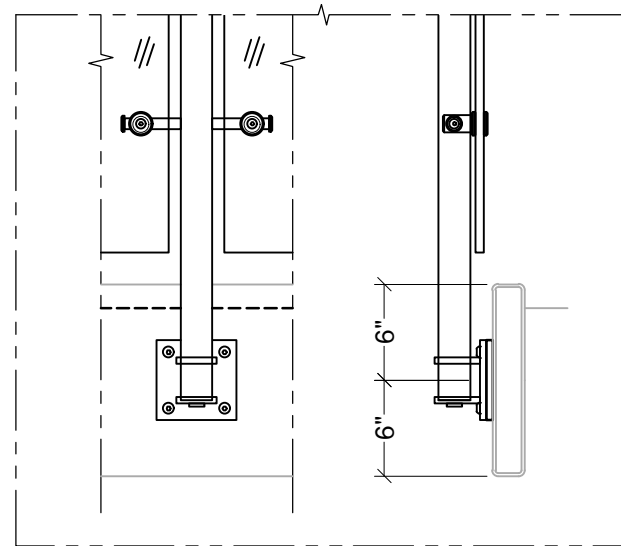
Welded @ Embed Plate - \$\$

Detail# CU-F02



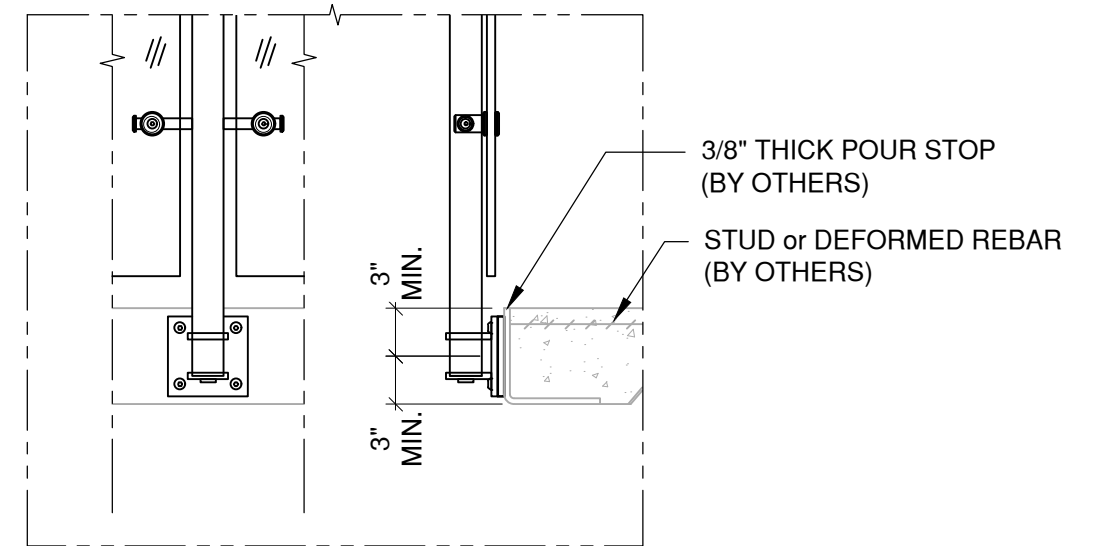
Welded @ Steel Channel - \$\$

Detail# CU-F03



Welded @ Steel Tube - \$\$

Detail# CU-F04



Welded @ Pour Stop - \$\$

Detail# CU-F05

(1) Min. 4000 PSI concrete, Typ.

(2) Anchoring is not a recommended option for cable infill



CUBE RAILING SYSTEM

FINISHING OPTIONS

#6 Satin



CeraShield* Ceramic Coating



Powder Coat



Enhanced durability and superior protection.
Available in a wide range of colors.
(Replaces traditional powder coat finish options.)*

VIVA Railings now proudly offers CeraShield Ceramic Coating (powered by CERAKOTE Technology) as our premium finishing option, providing enhanced durability and superior protection for interior and exterior applications. While CeraShield offers unparalleled advantages in hardness, corrosion resistance, UV stability, and chemical resistance, we will continue to offer standard Powder Coat finishes to meet a variety of aesthetic preferences.

Powder coating is an environmentally-friendly option because it doesn't rely on solvents or chemical carriers. Instead, an electrostatic charge holds the paint to the steel, thus eliminating VOC emissions which will help in regards to LEED requirements. In addition, it meets AAMA specifications. Powder coating is durable and scratch resistant so it weathers and retains its original hue better than conventional liquid coatings.*



[POWDER COAT FINISHING OPTIONS](#)

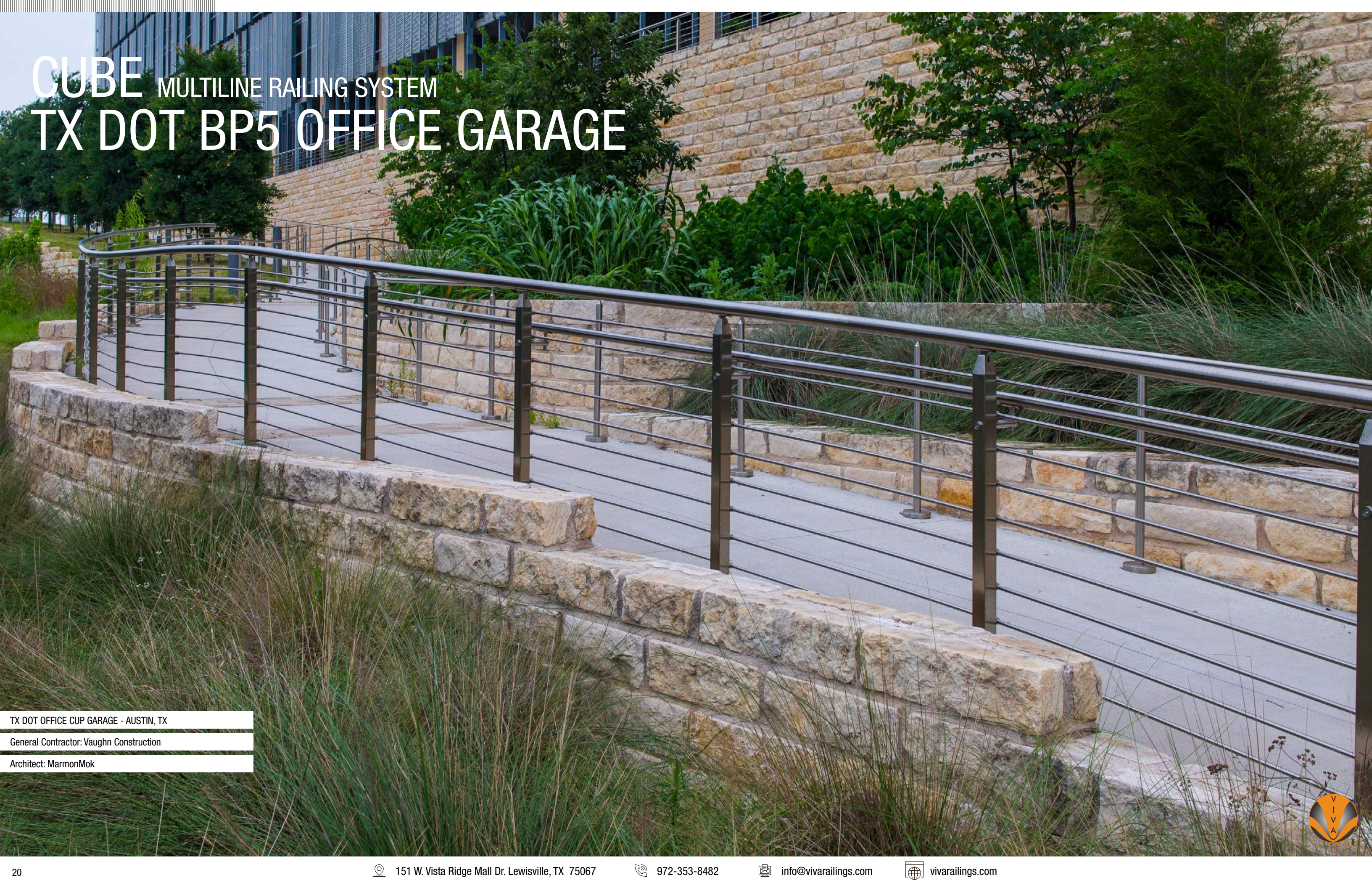
[CERASHIELD FINISHING OPTIONS](#)

The digital swatches of our powder coat colors may not accurately represent the actual real-life samples. Factors such as monitor settings, lighting conditions, and individual perception can affect the colors you see on your screen. We suggest using the swatches as a general reference for color, shade, and hue, rather than expecting an exact match. For the most precise color selection, we recommend requesting physical samples or visiting our office in Lewisville, TX to evaluate the powder coat colors in person.

Please note that while we offer a diverse range of standard powder coat colors to complement our products, any selections outside of these standard options may incur additional costs. We encourage you to consult with our specialists to explore all available options and make the best decision for your project needs.



CUBE MULTILINE RAILING SYSTEM TX DOT BP5 OFFICE GARAGE



TX DOT OFFICE CUP GARAGE - AUSTIN, TX
General Contractor: Vaughn Construction
Architect: MarmonMok





Properties

Base Construction	Die Cast Aluminum
Lens	Glass
Application	Sconce
Location	Wet
CRI	80
Life Hours	50,000
Light Source	Integrated LED
Light Direction	Up/Down

Standard Selection

Voltage	120V-277V (non dimming)
Finish	Bronze
CCT	3000K

Finish Options

- Black
- Bronze
- Brushed Nickel
- Gold/Brass
- ORB
- White

CCT Options

CCT	2700K/3000K/3500k/4000K/5000K
-----	-------------------------------

Options

Size	Dimensions	Wattage	Voltage	Lumens
CTHB-12	W:4.5" H:12"	18	ND (120V (non dimming)) / TD (120V Triac dimming) / DV (120V-277V (non dimming)) / DVD (120V-277V 0-10 dimming)	2340

Options

- EMG - Emergency
- PC - Photo Control

Not seeing what you're looking for?

Contact us!

info@asllighting.com

WAC LIGHTING

Endurance™ Brick Lights

Opal Step And Wall Light

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-5105 120 VAC	3000K 90	110	ABK Architectural Black ABZ Architectural Bronze AGH Architectural Graphite AWT Architectural White

Example: **WL-5105-30-ABK**

DESCRIPTION

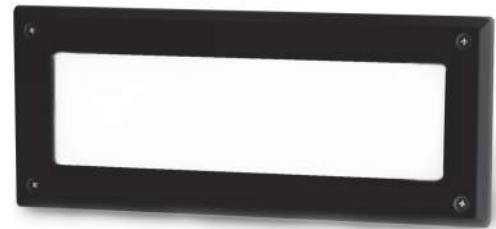
Designed for integration into brick walls or vertical risers. The energy-efficient Endurance™ LED Brick Light features a die-cast aluminum housing and integrated LED light engine with a heat resistant opal glass diffuser for a glare-free even spread of light, making outdoor areas safer and more secure.

FEATURES

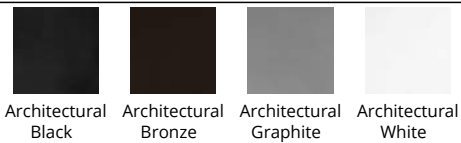
- Frosted tempered glass lens for even illumination
- Factory sealed LED light engine
- 5 year warranty

SPECIFICATIONS

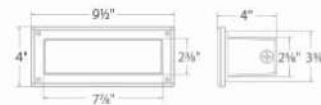
Construction	Die-cast aluminum (K-Alloy)
Power:	5.5W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	80,000 Hours
Mounting:	Mortar into masonry, screw into wood walls, or retrofit into existing brick light installations. Can be mounted on wall vertically or horizontally
Cut Out:	3 1/4" x 8"
Finish:	Electrostatically Powder Coated: Architectural Black, Architectural Bronze, Architectural Graphite, Architectural White
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA



FINISHES:



LINE DRAWING



REPLACEMENT PARTS

- 5005-30 - Replacement Light Engine 3000K
- 5005-PLATE - Light Engine Mounting Plate
- 5105-COV-ABK - Opal Cover Plate ABK
- 5105-COV-ABZ - Opal Cover Plate ABZ
- 5105-COV-AGH - Opal Cover Plate AGH
- 5105-COV-AWT - Opal Cover Plate AWT

Model No :: **20292-BL/FST**
 Name :: **Nauticus**



Project Name :: _____
 Location :: _____
 Type :: _____
 Quantity :: _____
 Notes :: _____

Product Information

Product ID :: 20292
 UPC Code :: 641594115697
 Mounting Type :: Ceiling or Wall
 Finish :: Black (BL)
 Diffuser :: Frosted (FST)
 Alt. Finishes :: Satin (SAT); White (WH)
 Alt. Diffusers :: N/A

Product Dimensions

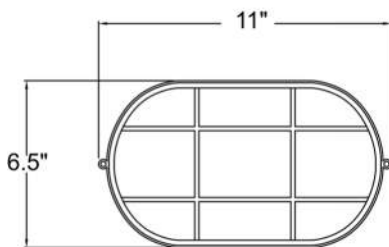
Fixture		Canopy	
Length ::	N/A	Length ::	10.6"
Width ::	11"	Width ::	6.5"
Diameter ::	N/A	Diameter ::	N/A
Extension ::	5"	Height ::	1"
Height ::	6.5"		
Overall Height ::	N/A Max.		



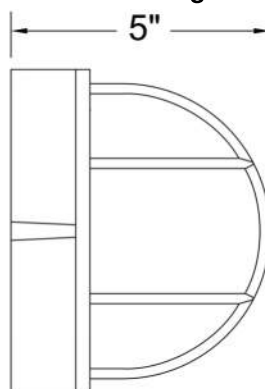
Technical Specifications

Qualifications	Specifications	Photometrics	Recommended Dimmers
Location Rating :: Wet	Frame Material :: Aluminum	CCT :: 2700	(TRIAC) Any Standard Dimmer
Certification :: cULus	Diffuser Material :: Glass	CRI :: N/A	
IES File :: No	Voltage :: 120v	Wattage :: 100 W	
JA8 Compliant :: No	Lamping Type :: Incandescent	Nominal Lumens :: 1600	
Title 20 Compliant :: N/A	Lamping Base :: E-26	Delivered Lumens :: N/A	
Energy Star :: No	Lamp Quantity :: 1		
ADA Compliant :: No	Lamp Wattage :: 100 W		
Marine Grade :: No	Total Wattage :: 100 W		
Emergency Lighting :: No	Lamps Included :: No		
Warranty :: 1 Year Limited	J-Box Type :: Standard		
Custom Options :: N/A; Additional Items :: N/A			

Line Drawing #1



Line Drawing #2



IES File

Image Not Available

Toll Free 800-828-5483 or www.AccessLighting.com

14410 Myford Road, Irvine, CA 92606

The information provided is subject to change without notice. ©2018 Access Lighting Corporation. All Rights Reserved
 Rev. 201901 File name:: 20292-BL_FST.pdf







PCA JEN
NYK
JOB: 224 0.5720
12-20-22 1 12-20-22
1/4 SOLARBAN 60T SOLARGRAY TP ST
12.7M MILL
1/4 CLEAR TP ST 63527 CHARCOAL
5TLBK
SN 0 01/2

Oldcastle makes no warranty by
sample. Samples are for color
evaluation only and are not
intended to be samples of record.



SISTER RAY
FURNITURE CO.
1000 10th Avenue S.E.
Atlanta, GA 30316

DATE: 05/11/11
TIME: 10:00 AM
LOCATION: 1000 10th Avenue S.E.
Atlanta, GA 30316
BY: [unreadable]
[unreadable]



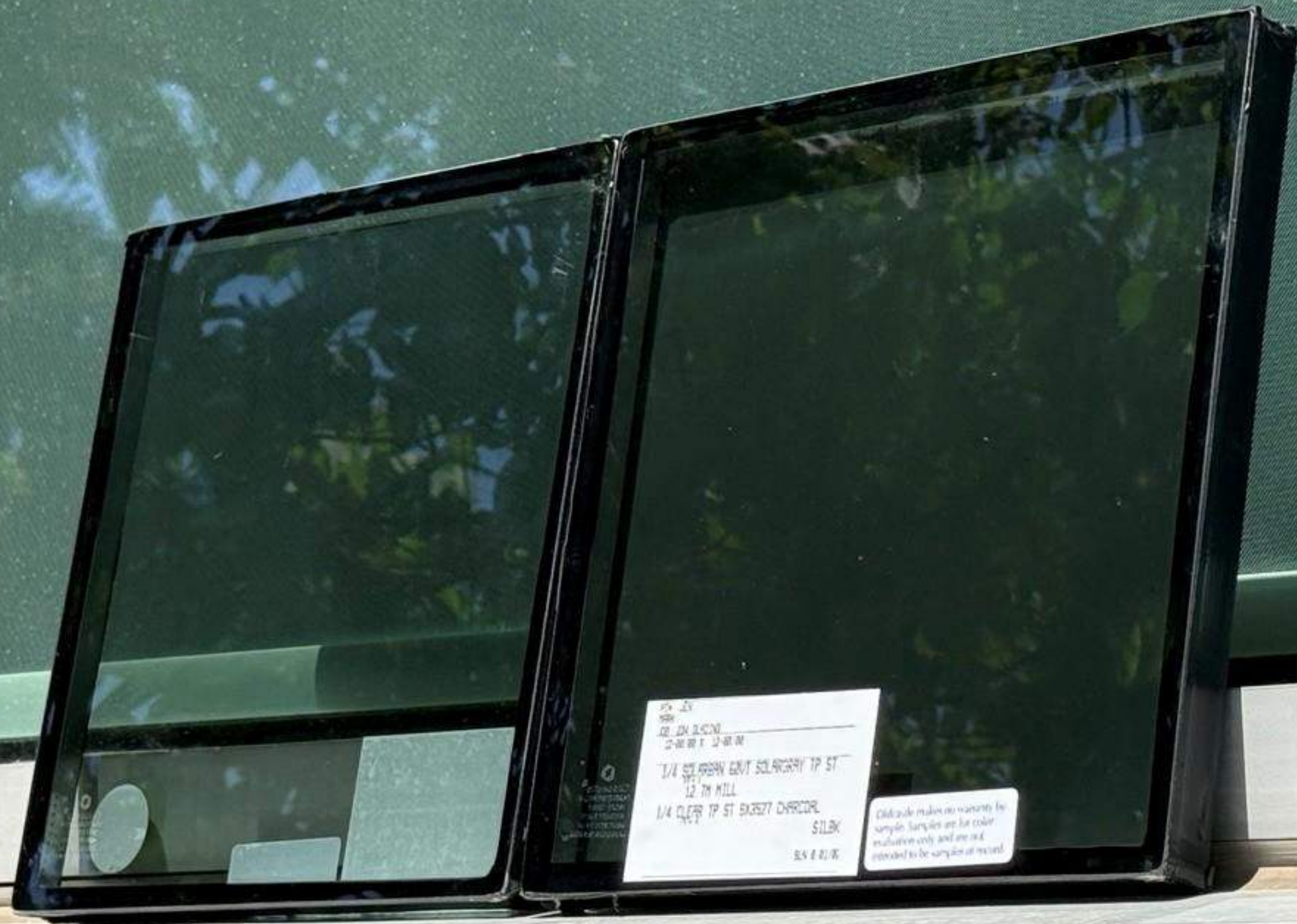
U VALUE
0.18 W/M²K
G VALUE
1.0 W/M²K
14 GLAZING UNIT SOLUTION TO ST
12 IN FULL
14 CLIP UP AT EXIST CHANCE

WARNING
Do not touch the glass surface as it may be hot or cold. Do not touch the glass surface as it may be hot or cold.

WARNING
Do not touch the glass surface as it may be hot or cold. Do not touch the glass surface as it may be hot or cold.



SISTER BAY
furniture co.
1-800-774-6327 - sisterbayfurniture.com
www.sisterbay.com



1/4 CLEAR TP ST
12 IN W/LL
1/4 CLEAR TP ST EXHIBIT CHARCOAL
SILBK
SUN & R/W

This side makes no warranty for
sample. Samples are for color
evaluation only and are not
intended to be a representation of material.

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Forming The Future™

PATTERN 16020 Rough Sawn Plank

Rough Grain Plank

Vac-U-Form™

Styrene - Single Use.
ABS Plastic - Up to 15 reuses.

Wooden Plank

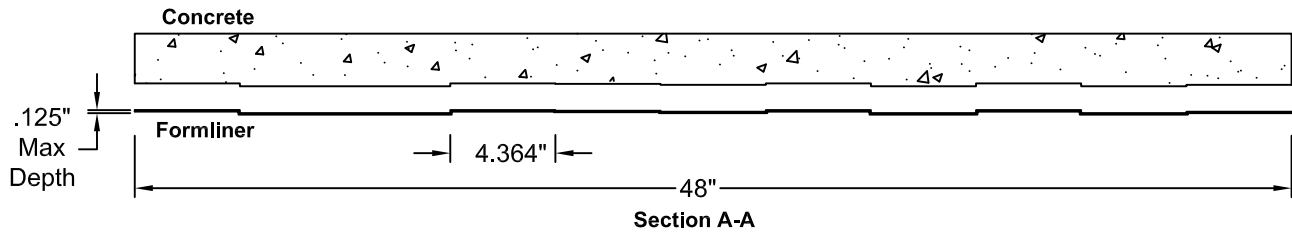
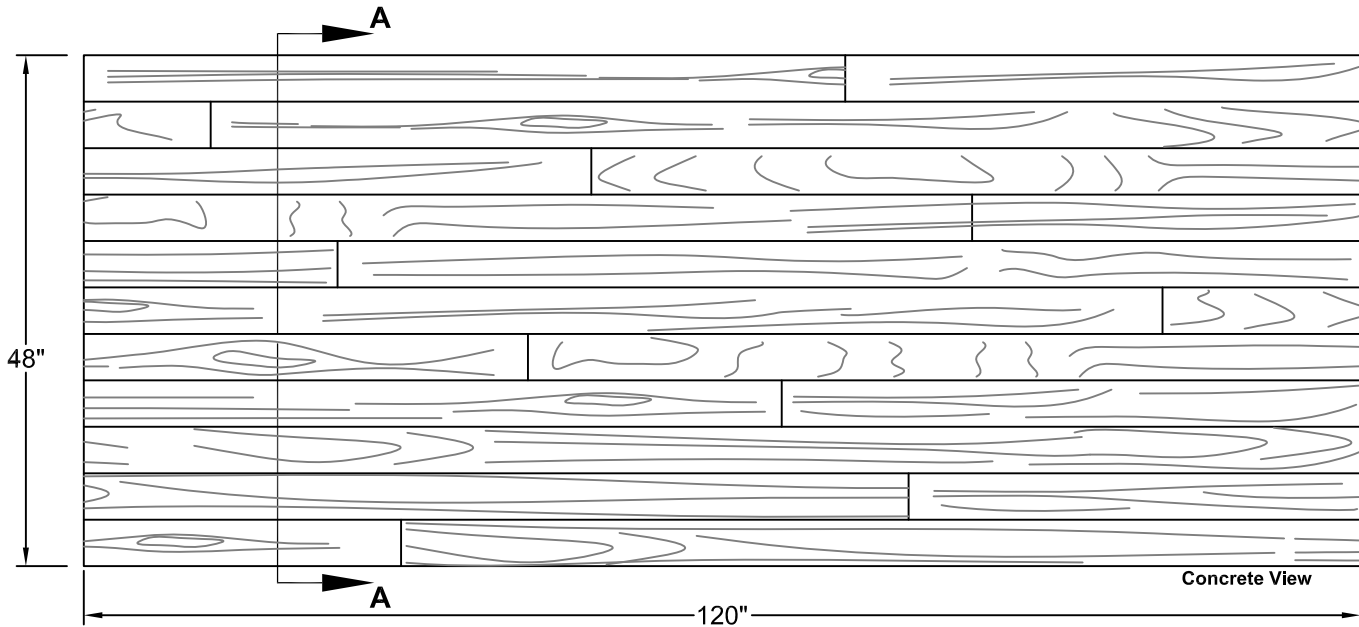
Part Size: 120" W x 48" H

Max Depth: 0.125"

Board Width: 4.364

Grain: Rough

STAMPED CONCRETE RIVERWALK PATTERN



FORMLINER DETAIL

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FITZGERALD FORMLINERS

1500 East Chestnut Avenue • Santa Ana, CA 92701 • Fax (714) 245-9715

Ph: (800) 547-7760 • Ph (714) 547-6710 • www.formliners.com

Pattern can be requested in AutoCad format.

File Name: S-16020-VF-1-29-08

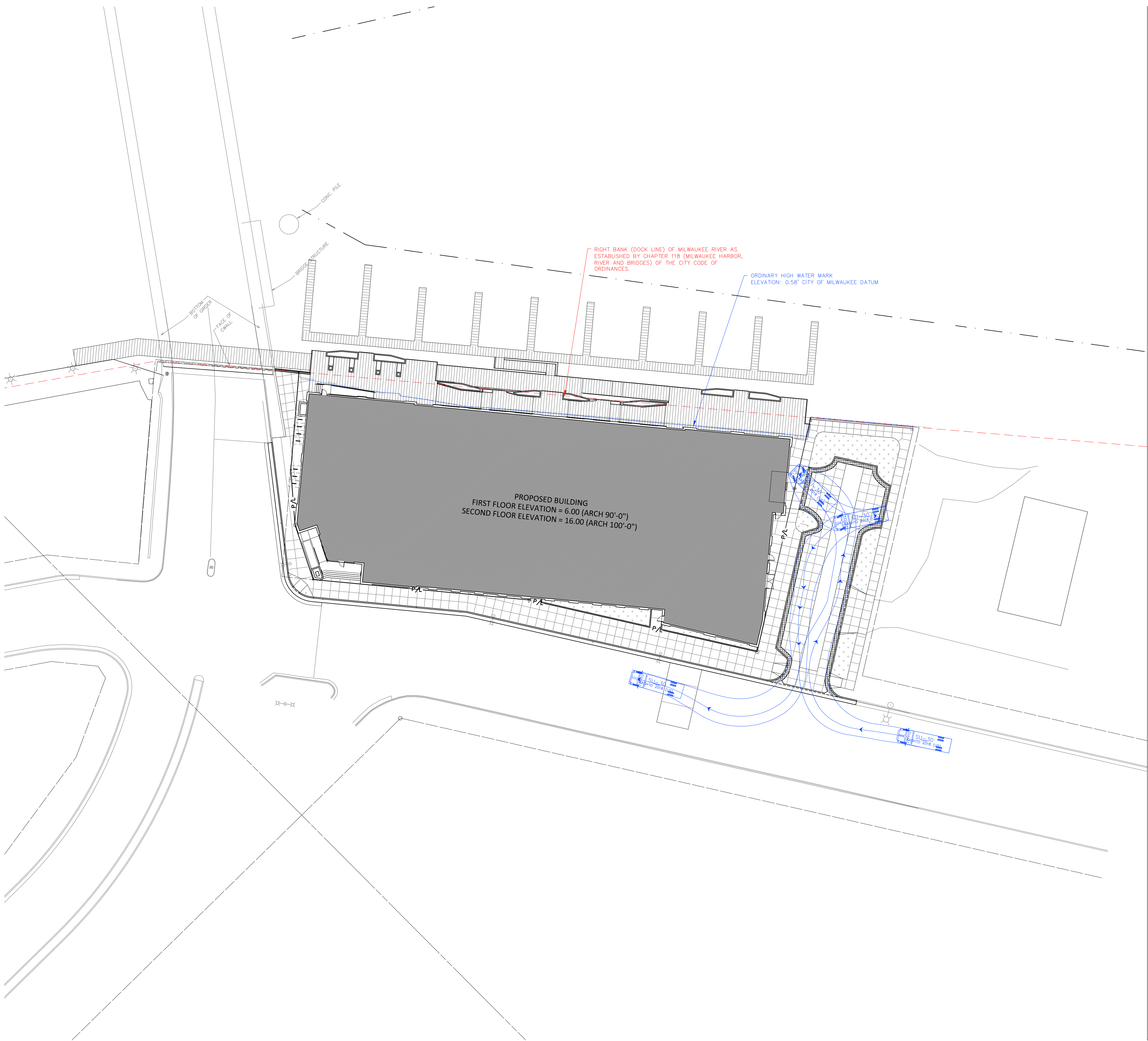
Page 1 of 1





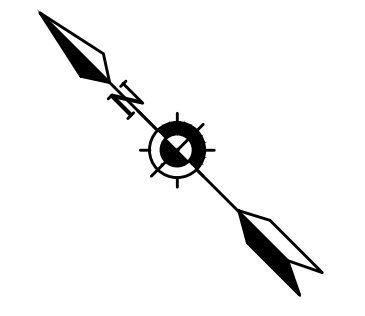
RIVERFRONT Pizzeria

NO DOCKING
SATURDAY
11AM-3PM
RESERVATION ONLY



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

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



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ISSUANCE & REVISIONS

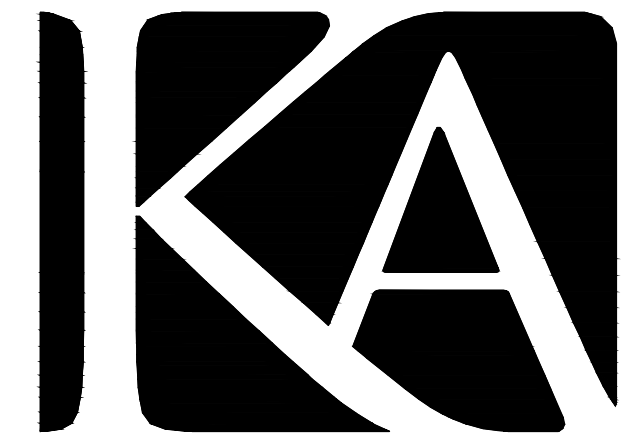
PROJECT NUMBER	8250079
PROJECT/ISSUE	2/16/2026
DRAWN BY	BG
CHECKED BY	BG

VEHICLE MOVEMENTS

NOT FOR CONSTRUCTION

PLAT OF SURVEY

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



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

PROJECT:
234 WATER STREET

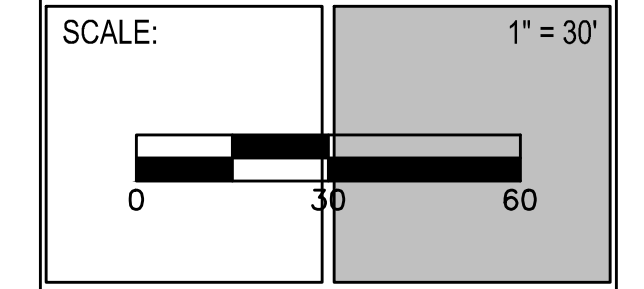
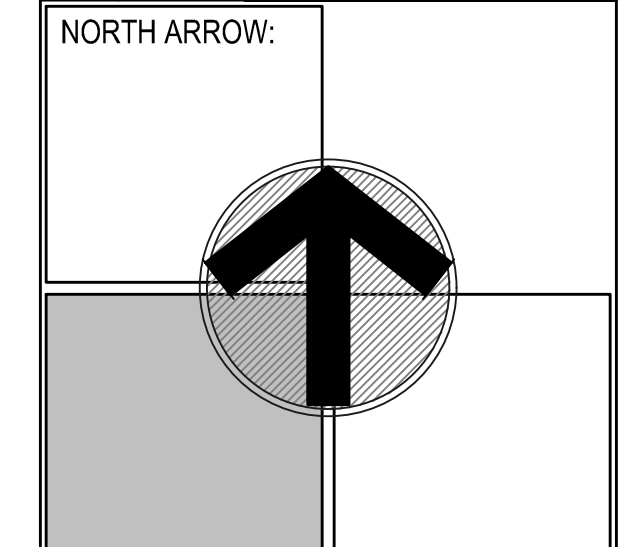
LOCATION:
**234 S. WATER ST.,
MILWAUKEE, WI
53204**

CLIENT:
**ADMIRALS WHARF
LLC**

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION
1	5/4/18	WATER EDGE

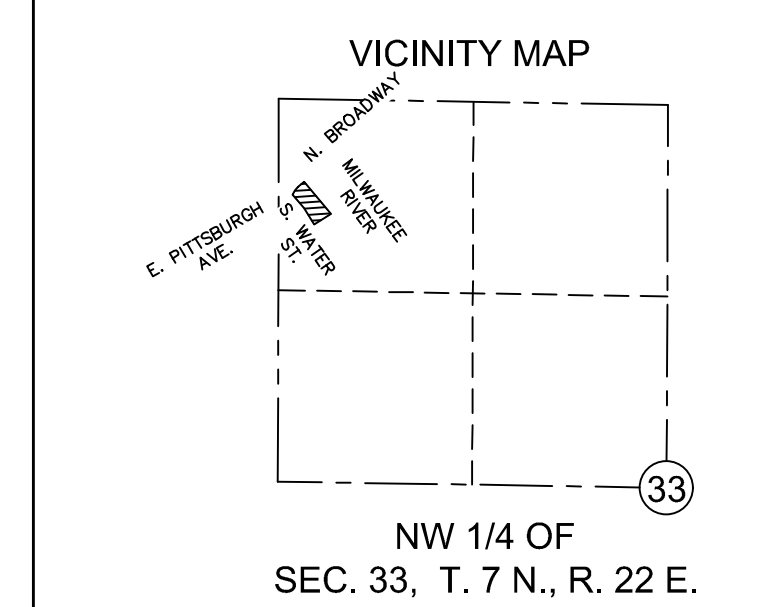


SEAL:

SHEET:
**PROPOSED
SITE PLAN**

DRAWN BY: IM
CHECKED BY: XX
APPROVED BY: BS
PROJECT NUMBER: 190459.01

SHEET NUMBER:
1

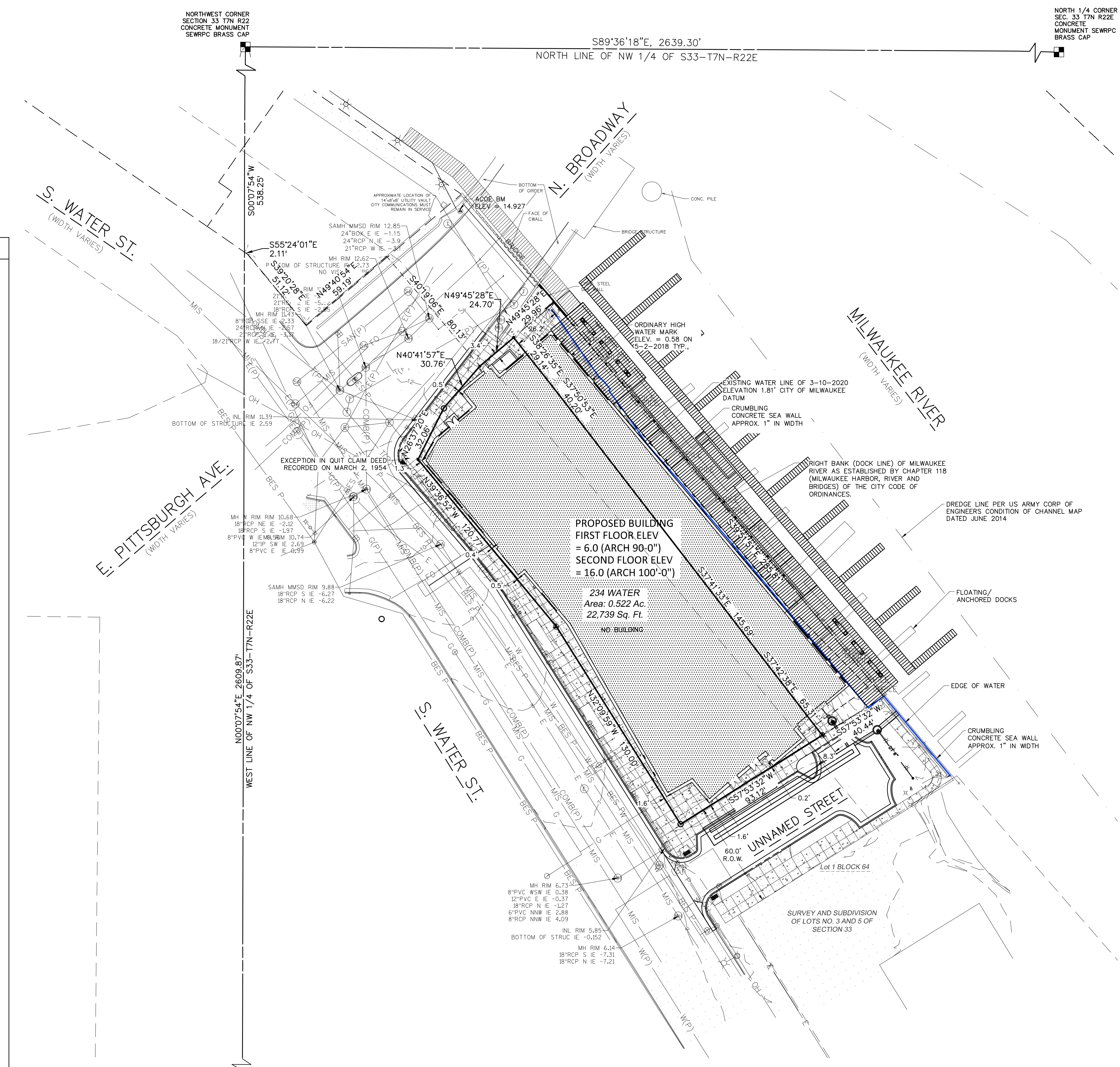


HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 33-7-22 MEASURED AS S00°07'54"W.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM N 1/4 CORNER OF SECTION 32-7-22. ELEV. 5.306 (COMPUTED, APPLYING CONVERSION FACTOR OF 0.80403 TO SEWRPC ELEVATION OF 585.909) SITE BENCHMARK IS ACCE MONUMENT ELEVATION 14.927

LEGEND

- = BENCH MARK
- = CONTROL POINT
- ⊗ = CHISELED MARK FOUND
- ✱ = CUT CROSS SET
- = FOUND 1" IP OR MONUMENTATION AS NOTED
- = 1-1/4" O.D. x 24" LONG. IRON PIPE SET WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- ▲ = FOUND MAG/PIK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- = SOIL BORING
- 970.90 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- WMO = WINDMILL
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- SA = SANITARY SEWER MANHOLE
- (S) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- ⊗ = WATER MANHOLE
- ⊗ = UTILITY METER
- † = SPRINKLER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = POWER/LIGHT POLE
- ⊗ = TRAFFIC SIGNAL
- ⊗ = CURB STOP
- ⊗ = INLET
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊗ = TREE STUMP
- ⊗ = FOUND REBAR
- ⊗ = CLEANOUT
- ⊗ = FLAG POLE
- ⊗ = UTILITY MARKER POST
- ⊗ = WELL
- ⊗ = MONITORING WELL
- ⊗ = SIGN ON POST
- ⊗ = PARKING METER
- ⊗ = UTILITY CONTROL BOX
- ⊗ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 — = MINOR CONTOUR
- 5 — = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- ST — = STORM SEWER
- SAN — = SANITARY SEWER
- COMB — = COMBINED SEWER
- G — = NATURAL GAS MAIN
- T — = UNDERGROUND TELEPHONE
- E — = UNDERGROUND ELECTRIC
- OH — = OVERHEAD UTILITY LINES
- FO — = UNDERGROUND FIBER OPTIC
- TV — = UNDERGROUND CABLE TV
- BES — = BUREAU OF ELEC. SERV. CI. MIL.
- STM — = STEAM LINE
- C — = COMMUNICATION CONDUIT
- (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- ▨ = ASPHALT SURFACE
- ▨ = CONCRETE SURFACE
- ▨ = WETLANDS



WEST 1/4 CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP

WEST 1/4 CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP 20" WESTERLY ON 1/4 SECTION LINE

WITNESS CORNER TO WEST 1/4 CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP 20" WESTERLY ON 1/4 SECTION LINE

WEST 1/4 CORNER FALLS INSIDE BUILDING

S89°44'58"E, DIST = 26.00'

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
REGISTERS HOTLINE TICKETS
20181403130, 20181403137

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PROPOSED BUILDING
FIRST FLOOR ELEV
= 6.0 (ARCH 90'-0")
SECOND FLOOR ELEV
= 16.0 (ARCH 100'-0")

234 WATER
Area: 0.522 Ac.
22,739 Sq. Ft.
NO BUILDING

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-643054-MKE, REVISION NO. 6 DATED FEBRUARY 20, 2020

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

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

ADDRESS: 236 S. WATER STREET
TAX ID NO.: 429-0002-100

SURVEYOR'S CERTIFICATE:
I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 3/09/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
APRIL 27, 2020