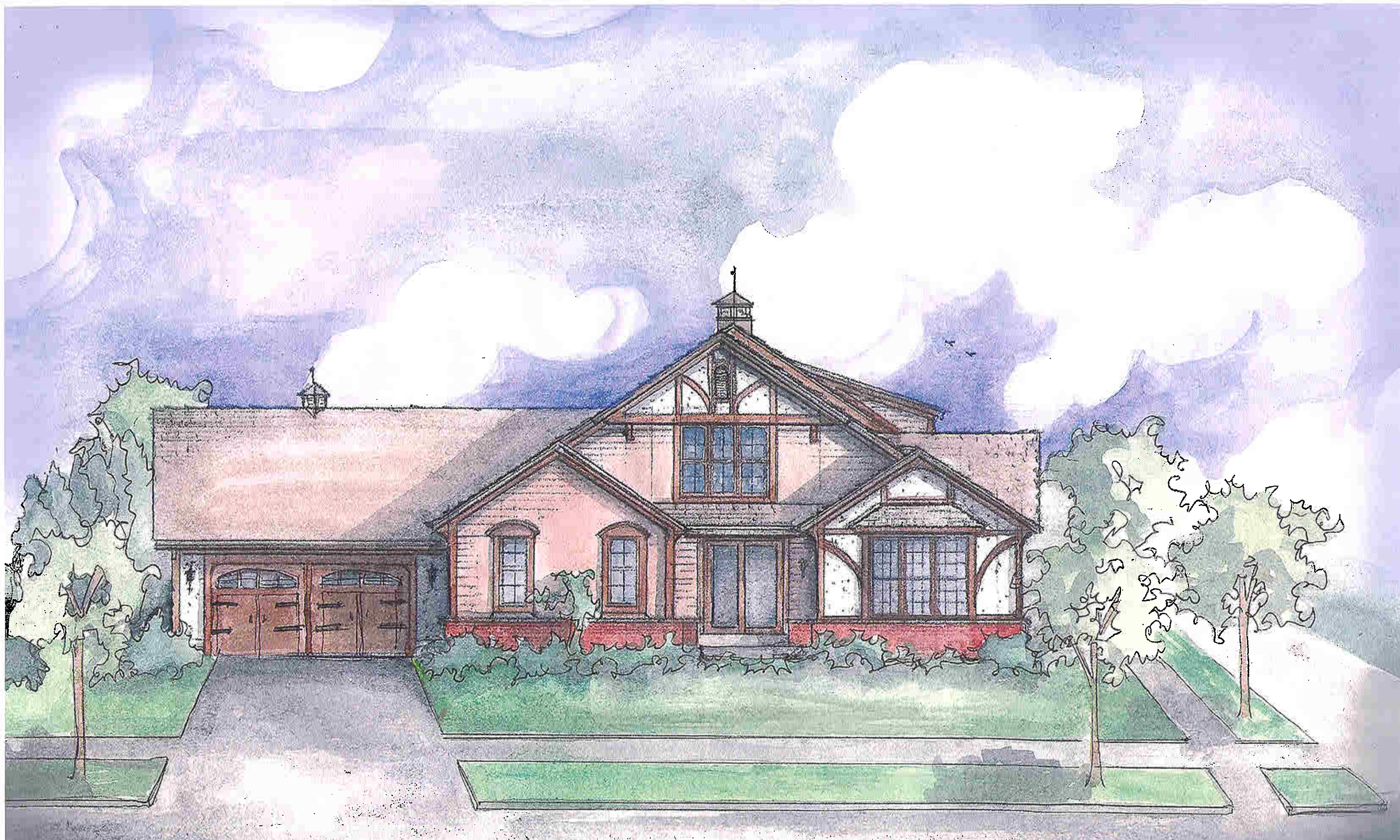


Story Hill Building 1



STORY HILL BUILDING 1 BLUMOUND ELEVATION



Story Hill Building 2



Story Hill Building 3

W. BLUE MOUND ROAD
66' WIDE

OUTLOT
522 SQ. F
0.01 ACRE

CONCRETE
WALL

B1

UNIT 1A

UNIT 1B

B2

UNIT 2A

UNIT 2B

B3

UNIT 3A

UNIT 3B

ALROAD THE
NING WALL

Story Hill

N.

4.97

7.00

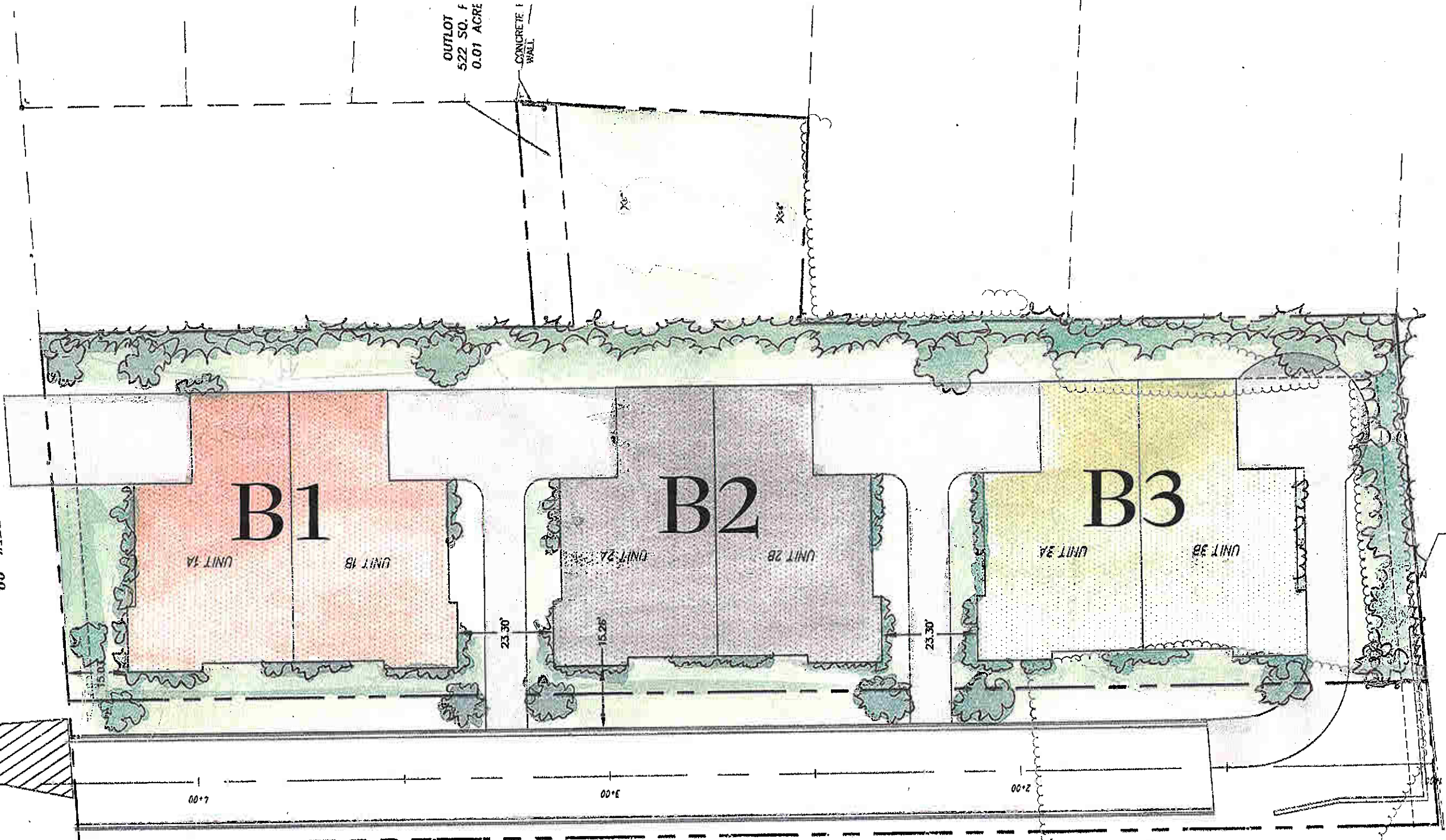
3.00

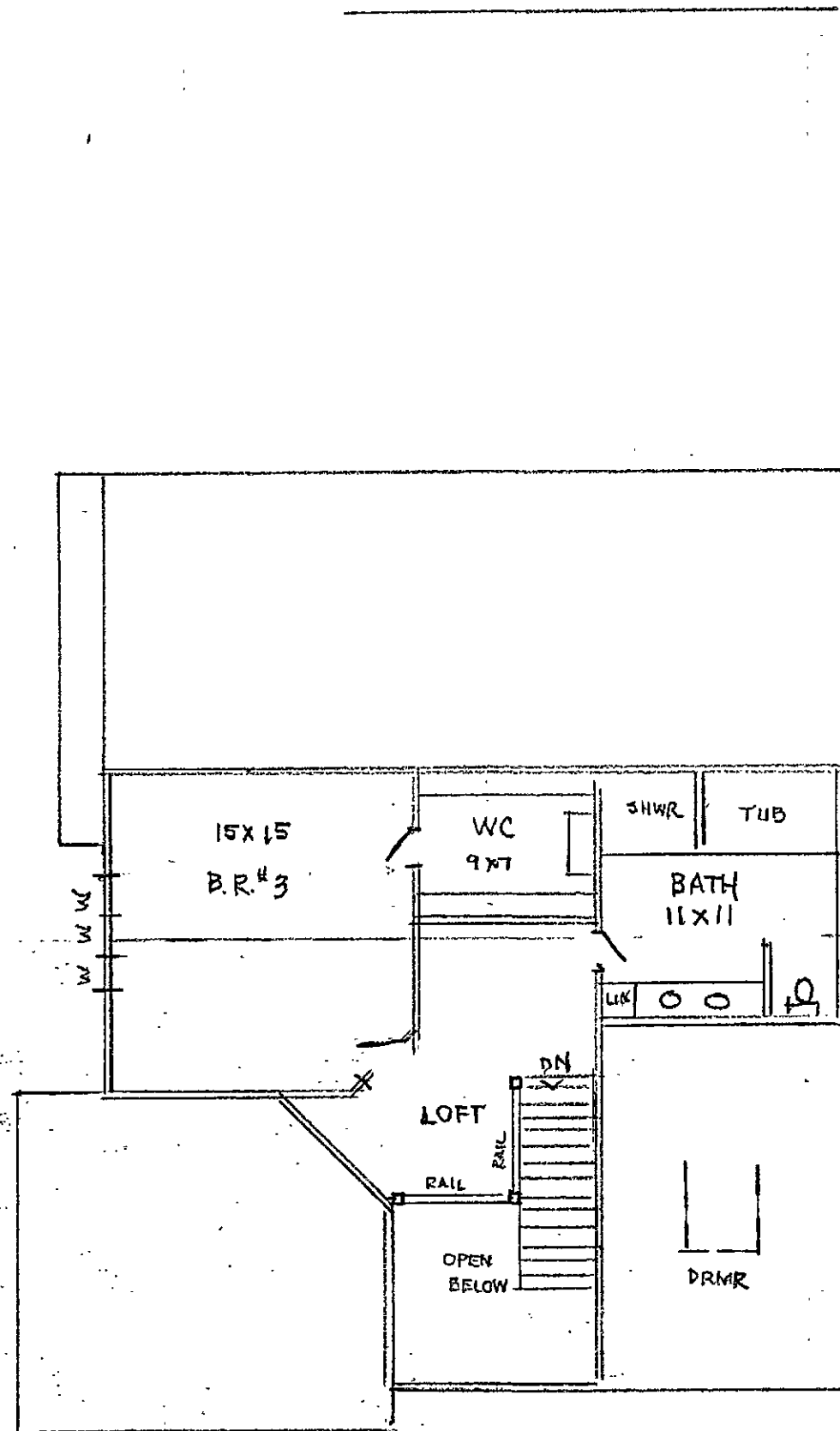
2.00

23.30

15.26

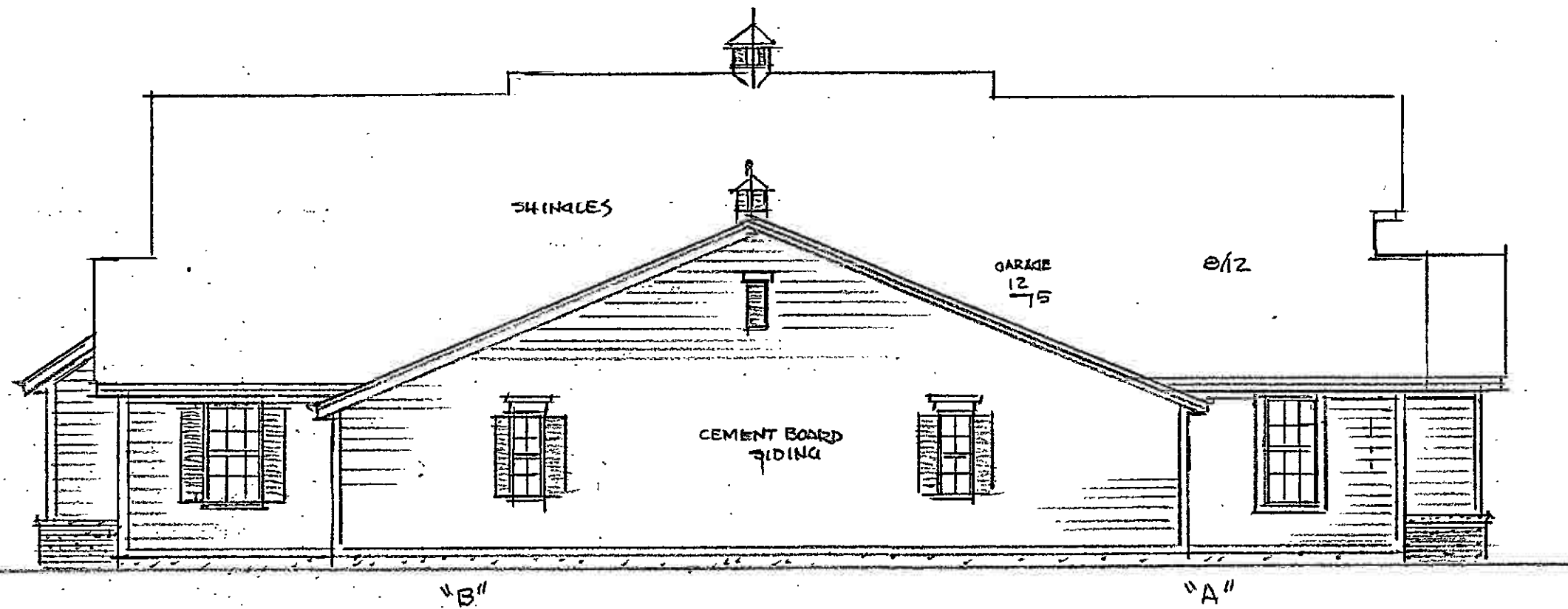
23.30





36x16 = 576

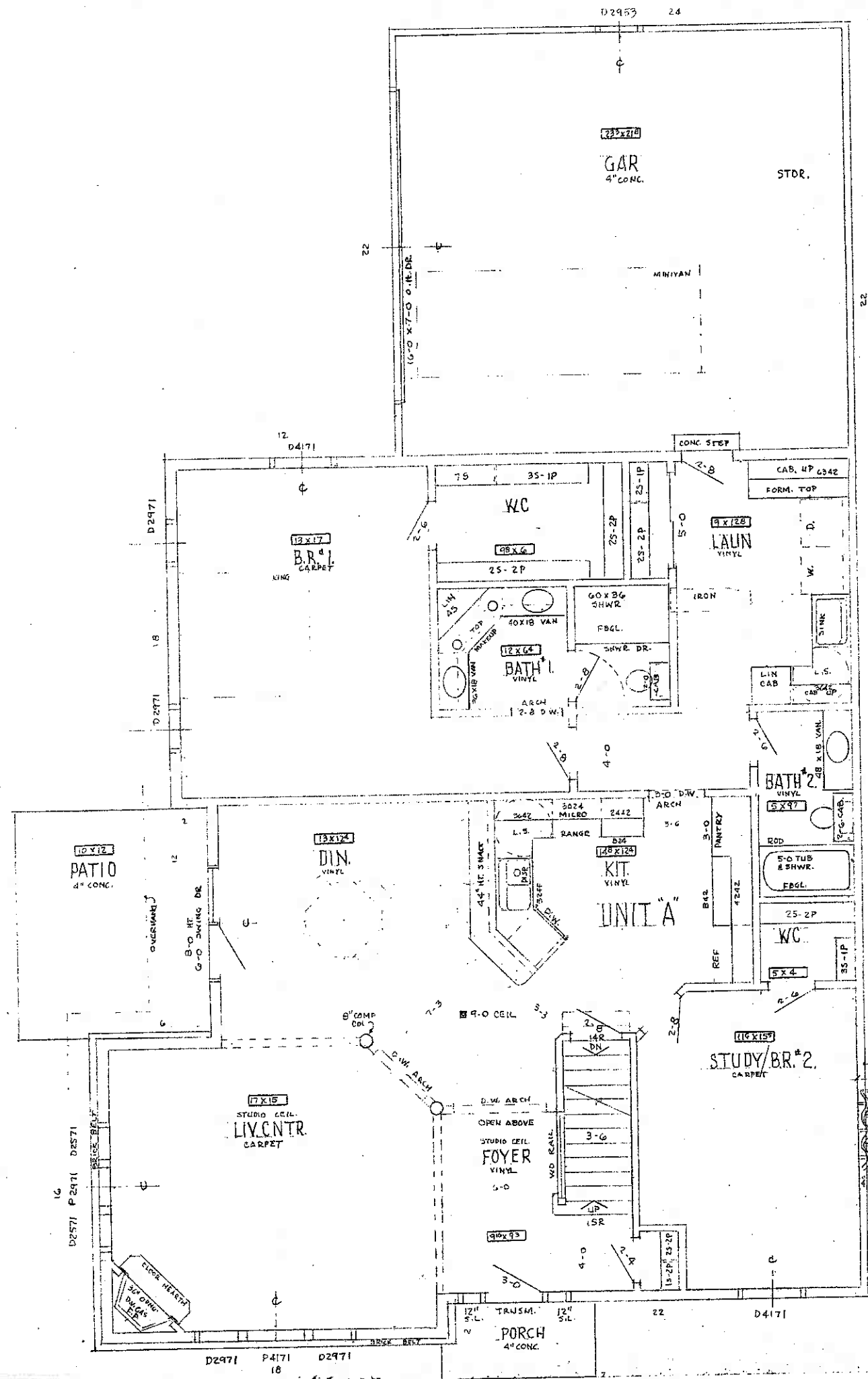
2ND FLR



BLUEMOUND AVE

ALL REAR VIEWS
 UNITS A, B, C, D, E, F

SCALE 1" = 10'-0"



36x44 = 1584
 4x16 = 64
 14x2 = 28
 2x12 = 24

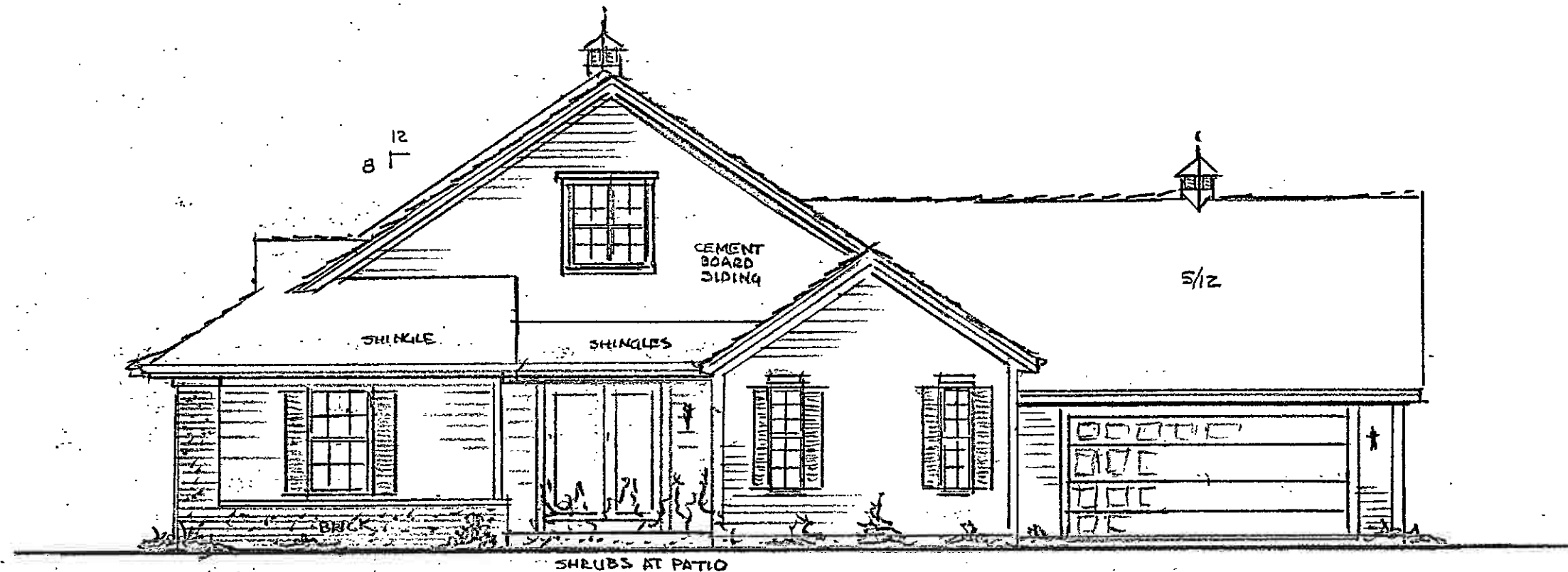
1652 1ST. FLR.

ROOM SIZE IN BOX APPROX

**UNIT "B"
REVERSE PLAN**

SOUND BOARD
 SOUND WALL
 STAGGER STUDS
 & INSUL. R19

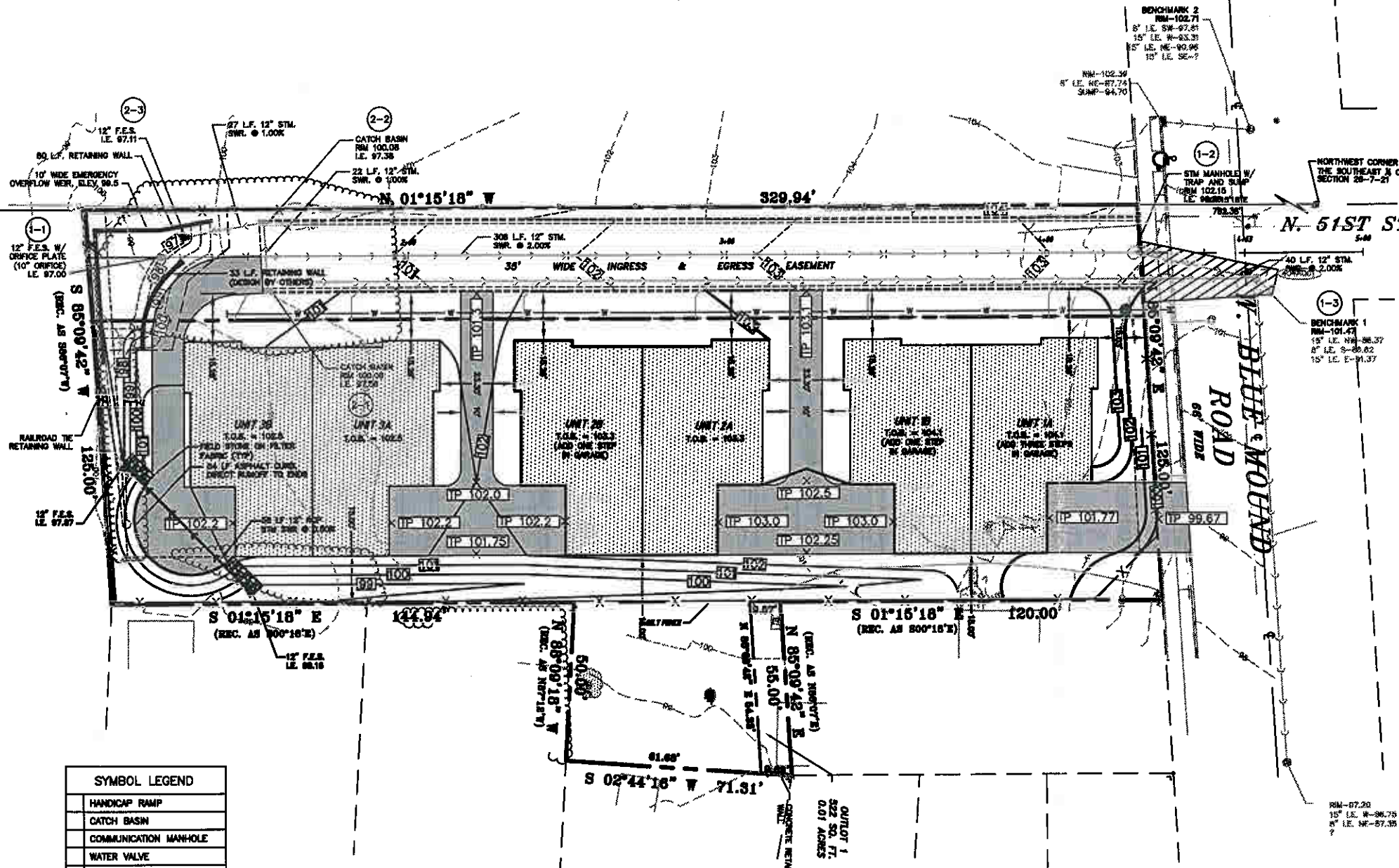
D2971 P4171 D2971
18



RIGHT SIDE UNIT "B"

ALL OTHER SIDES UNITS C, D, E, F
TO REPEAT THIS SIDE RIGHT & LEFT

SCALE 1" = 10'-0"



EROSION CONTROL NOTES

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SUBSECTION 107.30 AND SECTION 656 OF THE "STATE SPECIFICATIONS" AND THE DETAILS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL USE THE PROVISIONS OF THE APPROPRIATE TECHNICAL STANDARDS FOR EROSION AND SEDIMENT CONTROL AS PREPARED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AS A REFERENCE AND GUIDE FOR EROSION CONTROL PRACTICES.
- EROSION CONTROL PLAN
 - PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE EMPLOYED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
 - IMPLEMENTATION
 - THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 - EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - CONSTRUCT SEDIMENTATION BASINS (IF REQUIRED).
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWN-SLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF GRAVEL ACCESS ROADS TO CONSTRUCTION SITES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT STREETS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TEMPORARY RESTORATION OF DAMAGED SURFACE AREAS.
 - TEMPORARY SEDIMENT BARRIERS: ALL AREAS THAT WILL REMAIN DISTURBED AFTER REPAIRS, MUST BE TEMPORARILY SEEDING AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THESE SECTIONS OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEDIMENT OR SOILING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED BY CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS (INCLUDING CITY OF MILWAUKEE EROSION CONTROL PERMIT) PRIOR TO COMMENCING WITH WORK.

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURBS OR PAVEMENT SURF ELEVATIONS. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCE TO KNOWN PROPERTY LINE. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- ALL UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL SITE STORM SEWER IS REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
- THIS GRADING PLAN IS BASED ON AN TOPOGRAPHIC SURVEY BY [NAME] AND ALL NECESSARY ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 12, 13 AND 19 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MILWAUKEE. MANHOLE FRAMES SHALL BE AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CUREX SPECIALTY PRODUCTS, OR EQUAL.
- CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST DETECTS IN ACCORDANCE WITH COMM 62.34(0)(A). (REFER TO DETAIL).
- BACKFILL AND BEDDING - SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO INCLUDE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOIL BACKFILL CONFORMING TO SECTION 643.6 OF THE "STANDARD SPECIFICATIONS."
- RIPRAP - AT ALL INLETS AND OUTLET FLARED END SECTIONS A 3' X 6' AREA OF MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATION, SHALL BE INSTALLED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PROCEED FOR STORM SEWER. TILE LINES COVERED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF MILWAUKEE PRIOR TO BACKFILLING.

NOTE: COMBINED SEWER FACILITIES IN N. BLUEMOUND ROAD DOWNSTREAM OF THE PROPOSED ON-SITE FACILITIES ARE USED TO CONVEY A MAXIMUM 10-YEAR STORM EVENT. IT IS RECOMMENDED THAT ALL PROPOSED SANITARY SERVICES BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES TO SAFEGUARD AGAINST POSSIBLE SEWER BACKUPS DURING LARGE RAINFALL EVENTS.

LEGEND

- EXISTING GRADE ELEVATION
- TOP OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALK ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- SILT FENCE
- INLET PROTECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING STORM SEWER
- CONSTRUCTION ENTRANCE TRACKING PAD
- FILTER FABRIC INLET PROTECTION
- INLET PROTECTION

CONSTRUCTION STAGING PLAN

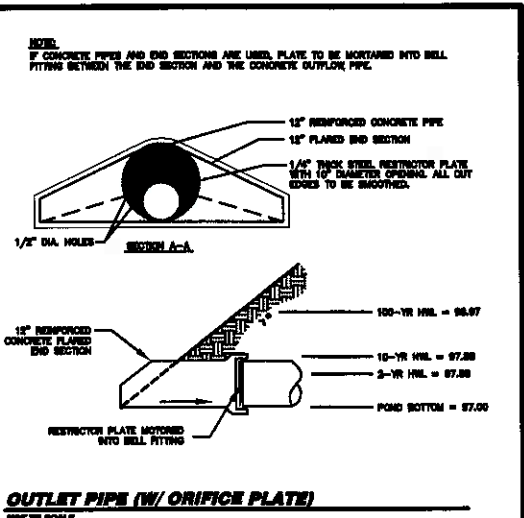
Story Hill Place
Milwaukee, Wisconsin
September 23, 2005

All site grading work and erosion control efforts shall be performed in accordance with the appropriate Erosion and Sediment Control Technical Standards as prepared by the Wisconsin Department of Natural Resources.

- Staged Operations**
- Install Tracking Pad at entrance to site.
 - Install silt fence as shown on the approved Construction Plans.
 - Grade site as shown on the approved Construction Plans complete with dish systems and storm drains to convey stormwater.
 - Seed and water disturbed areas until a healthy stand of grass is established. Place erosion control matting as shown on the plans. Disturbed areas left inactive for seven (7) days shall be stabilized to minimize erosion.
 - The Contractor shall repair and seed disturbed portions of the site as they are completed as is practiced.
- All of the erosion control measures for the entire site must be maintained by the Contractor for the duration of the project in accordance with Wisconsin DNR requirements and as required by the City of Milwaukee.

SYMBOL LEGEND

	HANDICAP RAMP
	CATCH BASIN
	COMMUNICATION MANHOLE
	WATER VALVE
	ELECTRIC MANHOLE
	GAS VALVE
	LIGHT POLE
	MARKED ELECTRIC LINE
	PAINTED TELEPHONE LINE
	ELECTRIC METER
	DOWN SPOUT
	CABLE BOX
	UTILITY POLE
	GUARD POST
	GAS METER
	TELEPHONE PEDESTAL
	GUY WIRE
	FOUND IRON PIPE
	TREE LINE
	DECIDUOUS TREE
	SUPPORT POLE
	CHAIN LINK FENCE
	BARBERED WIRE FENCE
	STORM MANHOLE



DIGGERS HOTLINE
TOLL FREE (800) 242-8333
MILWAUKEE (414) 224-1141
MADISON (608) 242-2444
WWW.DIGGERSHOTLINE.COM

BENCHMARKS

DESCRIPTION	ELEVATION
RM OF SANITARY MANHOLE NEAR CENTERLINE OF N. BLUEMOUND RD, APPROXIMATELY 25' EAST OF N. 51ST ST.	101.47
RM OF SANITARY MANHOLE NEAR CENTERLINE OF N. BLUEMOUND RD, APPROXIMATELY 24' WEST OF N. 51ST ST.	37.37

"SUBJECT TO AGENCY REVIEW"

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

Signature: Justin L. Johnson, P.E.
Date: Reg. No. 20081
My registration renewed date is: 7/31/2009

Original Copy if Stamped in Red

MASTER GRADING PLAN
STORY HILL PLACE
WEST BLUEMOUND ROAD
MILWAUKEE, WISCONSIN
DATE: 09-15-05-118

McCLURE ENGINEERING, INC.
ASSOCIATES, INC.
6417 North 116th Court
Milwaukee, Wisconsin 53222
(414) 816-4300
FAX (414) 816-4885

PLANNING SHEET: 16, 17, 20
V. 1 - 1" = 1/4" = 1/4"

DESIGNED BY	JLL
CHECKED BY	JLL
DATE	NOVEMBER 29, 2005

REVISIONS

NO.	DATE	DESCRIPTION
1	MARCH 13, 2005	DATE CHANGE
2	APRIL 7, 2005	DATE CHANGE
3	AUGUST 14, 2005	DATE CHANGE
4	SEPTEMBER 23, 2005	DATE CHANGE

SHEET NO. **C1**
09-15-05-118