

EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

06/28/2021

DDEVIATION SUBMITTAL



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

CAP PROJECT #: 210502

**OWNER:
RULE ENTERPRISES**

1023 SOUTH 26TH STREET
MILWAUKEE, WI 53204

**CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS, S.C.**

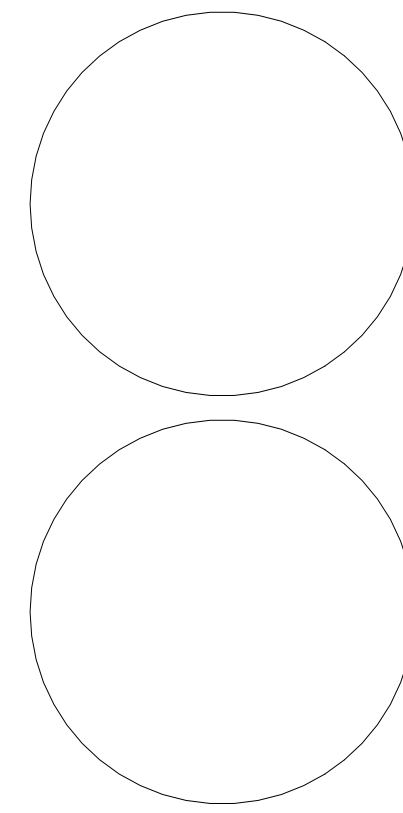
751 N JEFFERSON ST - SUITE 200
MILWAUKEE, WI 53202
TEL. (414) 220-9640

**CONSULTING CIVIL ENGINEER:
THE SIGMA GROUP**

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

SHEET INDEX:

- T000 TITLE SHEET - DEVIATION
PLAT OF SURVEY
- C002 EROSION CONTROL
- C200 GRADING PLAN
- L100 LANDSCAPE OVERVIEW
- EX-1 RIVERWALK SITE PLAN EXHIBIT
- A100 RIVERWALK PERSPECTIVES
- A103 RIVERWALK PERSPECTIVES



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EIGHTEEN87 ON WATER

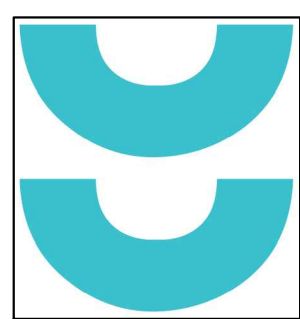
1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
TITLE SHEET - DEVIATION

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	06/28/2021
SHEET NUMBER	T000

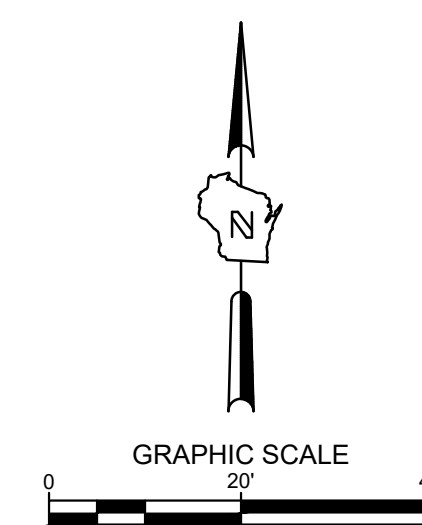
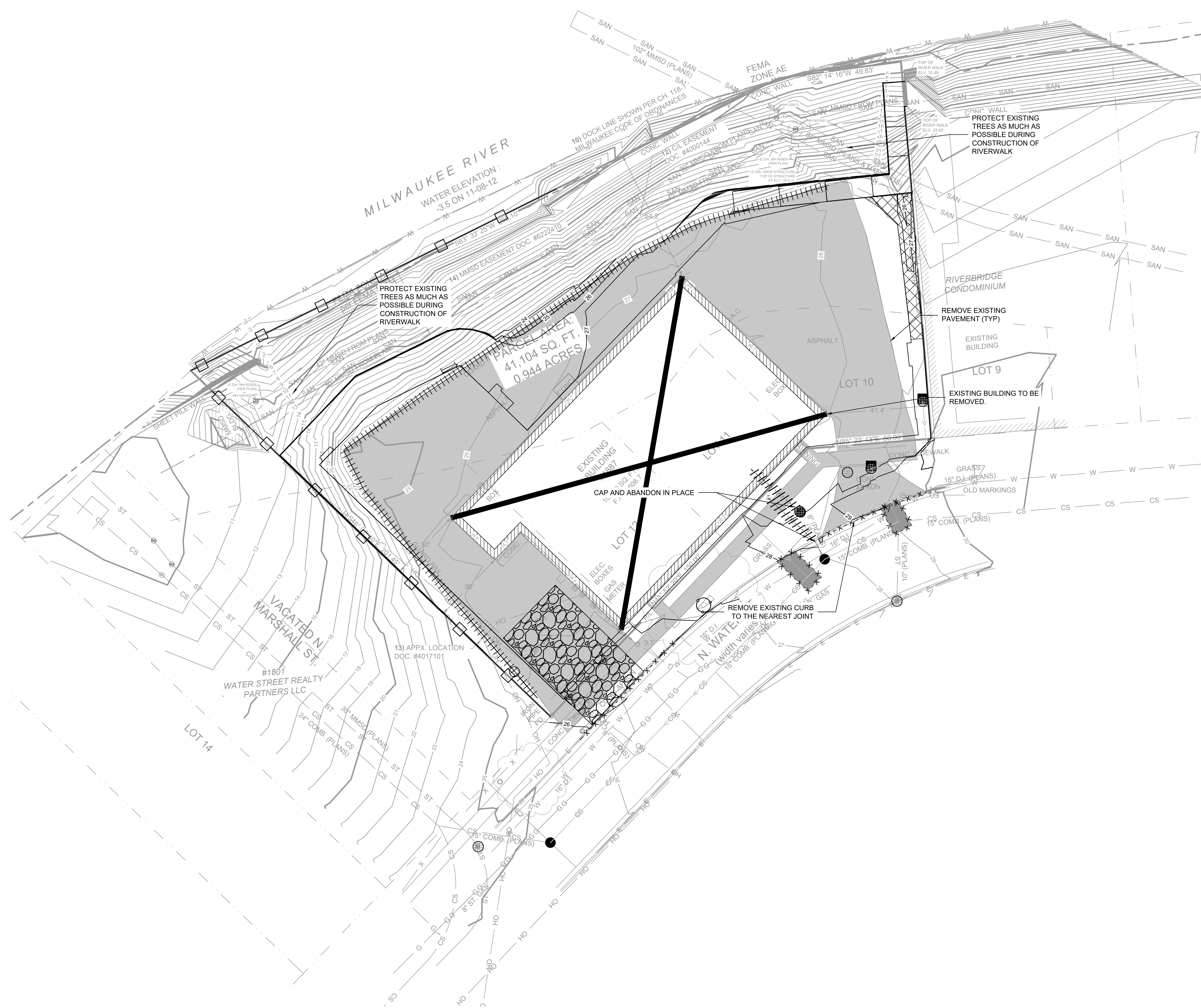
Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management



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LEGEND:

- PROPOSED SILT FENCE (B/C400)
- PROPOSED INLET PROTECTION (A/C400)
- PROPOSED TRACKING PAD (E/C400)
- SEDIMENT LOG/ SILT SOCK (D/C400)
- PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (C/C400)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- GUARD RAIL REMOVAL
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL
- TREE PROTECTION (F/C400)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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EIGHTEEN87 ON WATER

1827 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
EROSION CONTROL

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/18/2021
SHEET NUMBER	C002

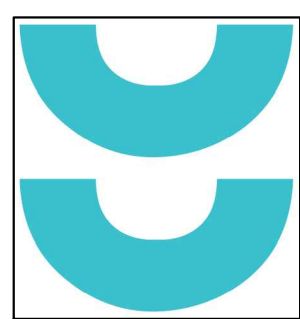
SIGMA PROJECT NUMBER 19863

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TOLL FREE
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REQUIRED AND 2 HOUR DAILY
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

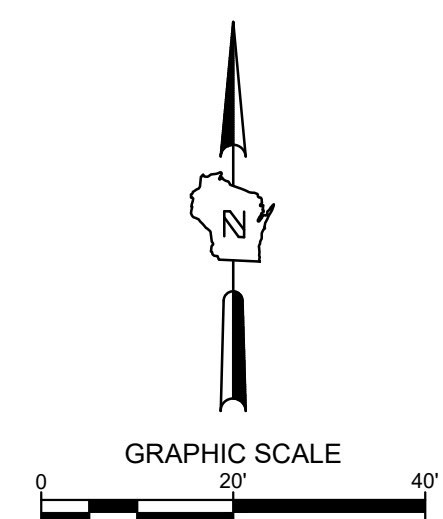
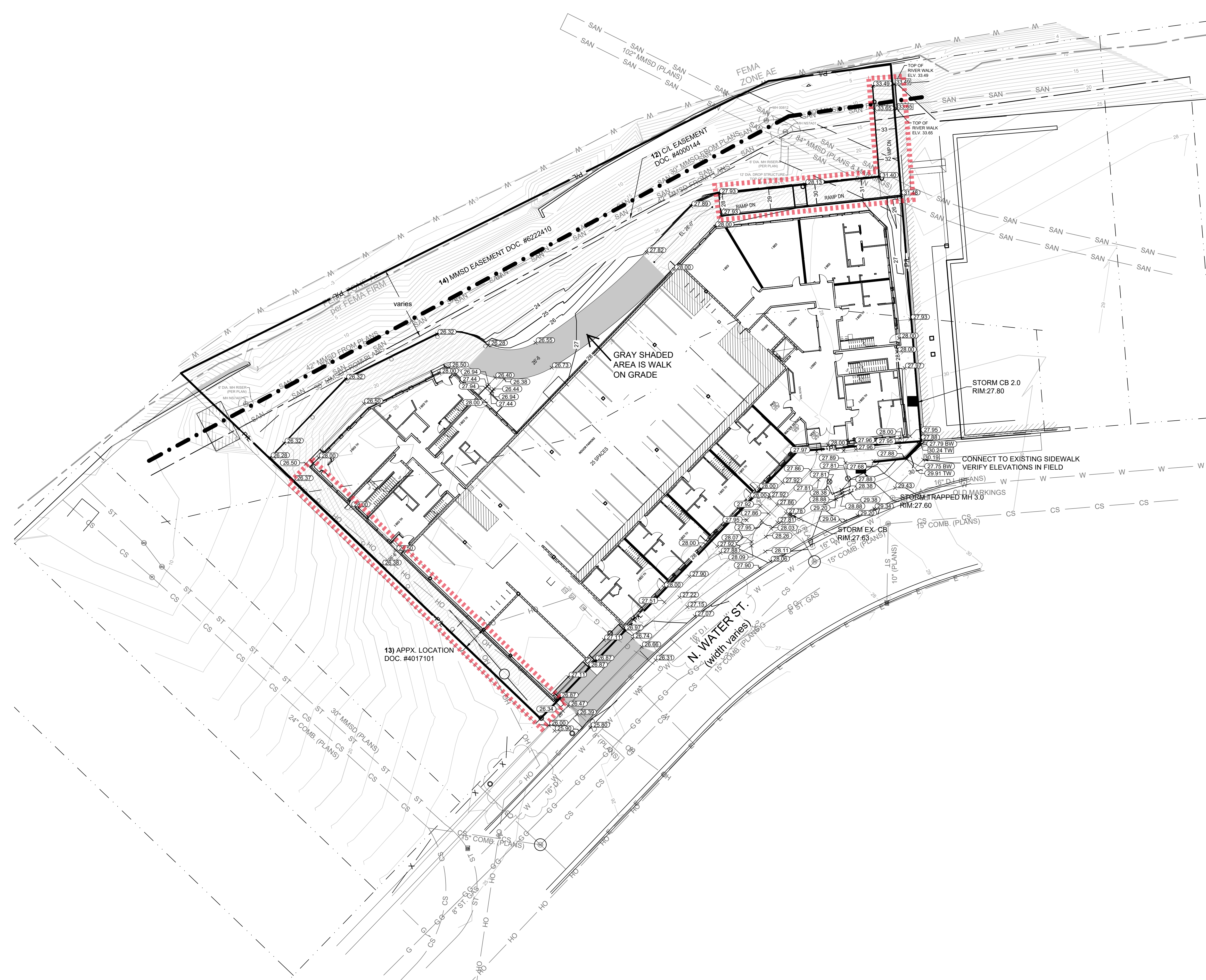
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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LEGEND:

- 5' THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RIVER WALK (SEE ARC PLANS)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
F/L: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)

GENERAL NOTES:

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED BY BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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EIGHTEEN87 ON WATER
1887 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **GRADING PLAN**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/18/2021
SHEET NUMBER	C200

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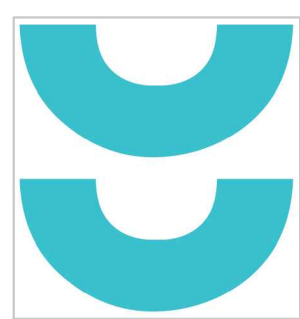
SIGMA PROJECT NUMBER 19863



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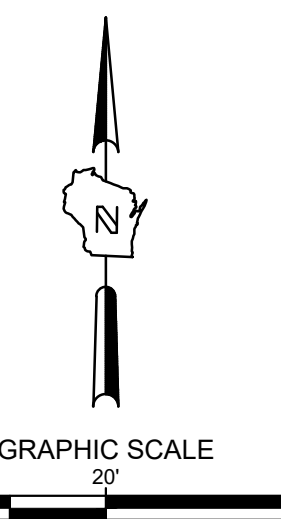
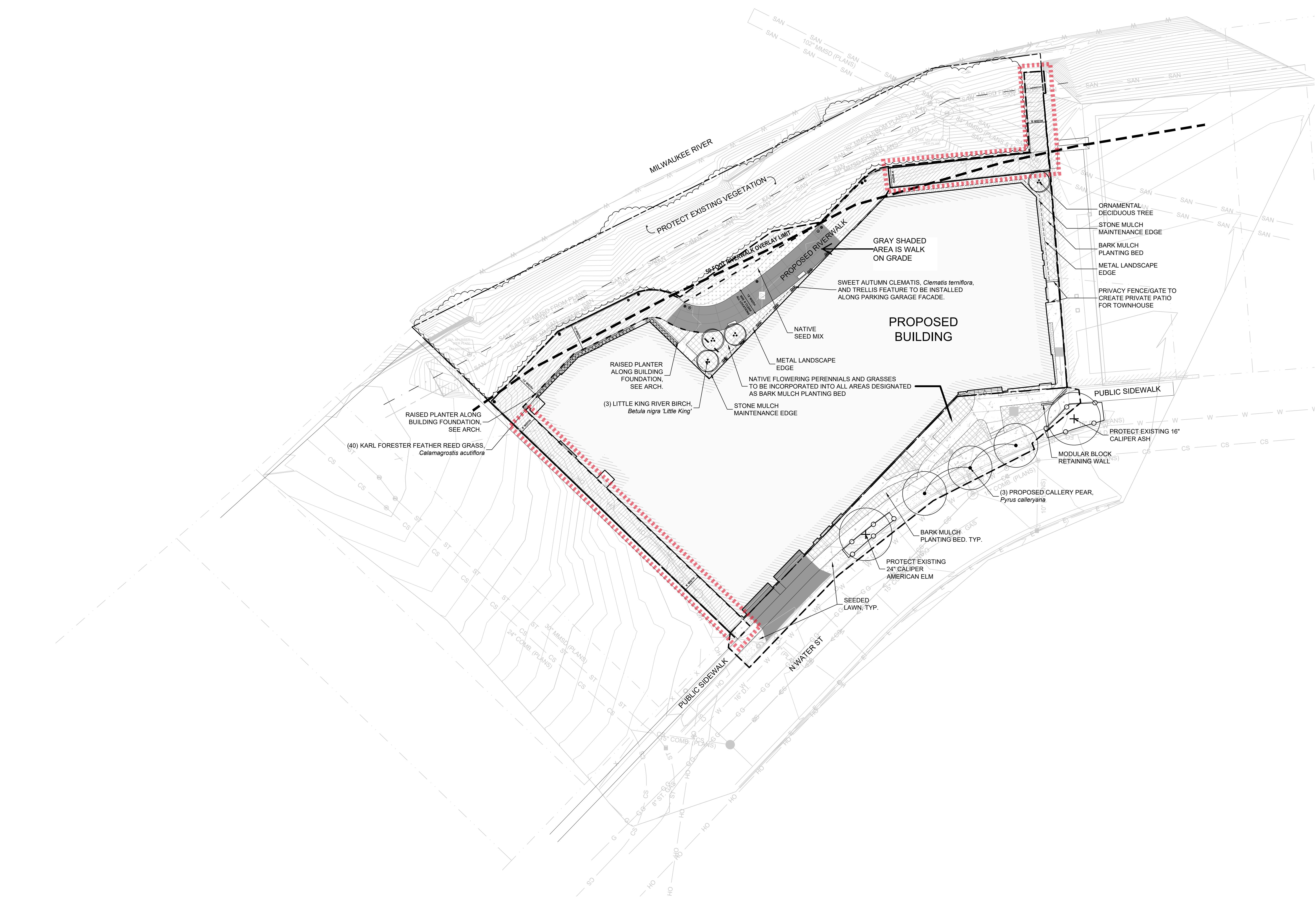
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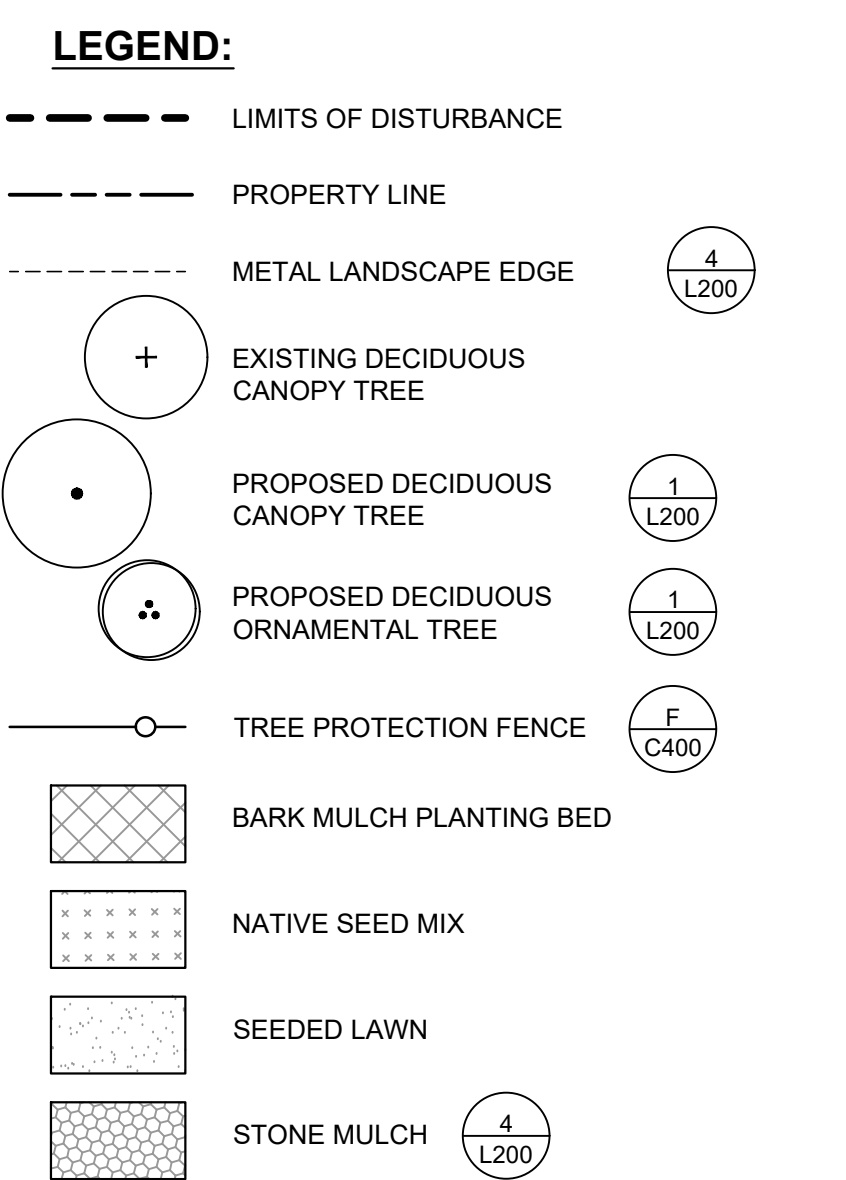
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- GENERAL NOTES:**
- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE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



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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **LANDSCAPE OVERVIEW**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	L100

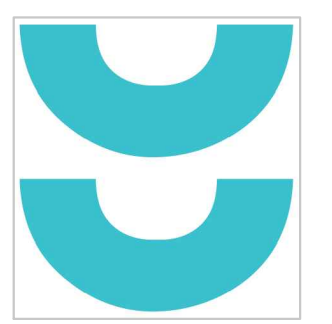
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SIGMA PROJECT NUMBER 19863



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WE EXISTE 18.07.2019
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MILWAUKEE, WI 53202

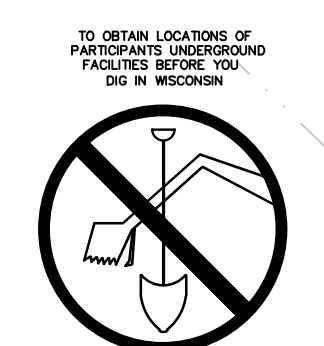
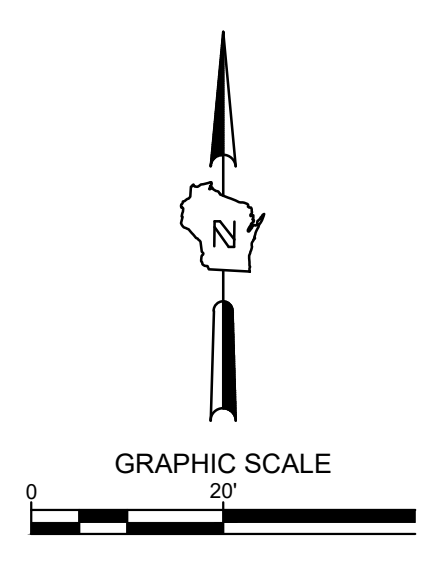
SHEET TITLE:
RIVERWALK SITE PLAN EXHIBIT

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	6/25/2021
SHEET NUMBER	EX1

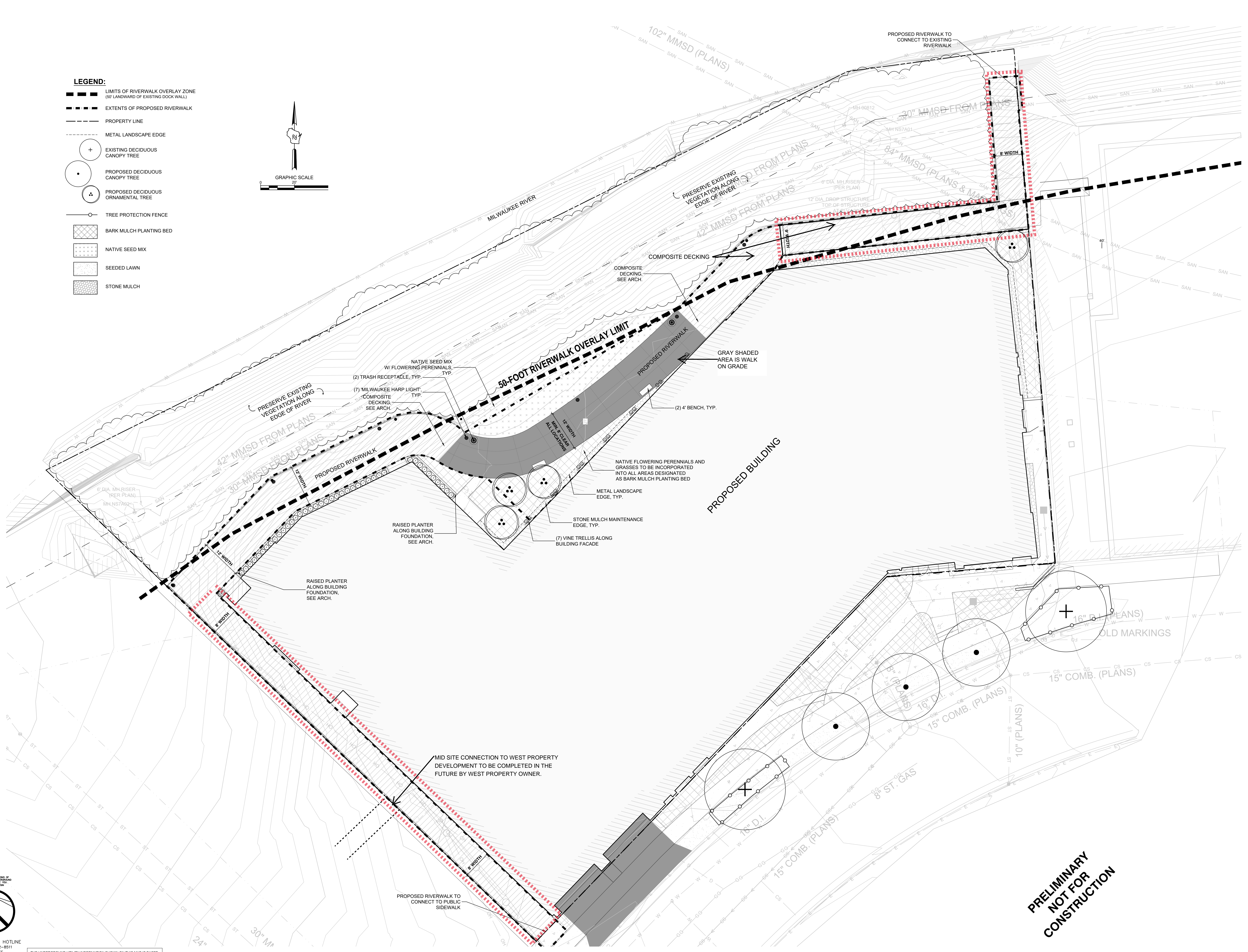
SIGMA PROJECT NUMBER 19863

- LEGEND:**
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
 - - - - EXTENTS OF PROPOSED RIVERWALK
 - PROPERTY LINE
 - METAL LANDSCAPE EDGE
 - + EXISTING DECIDUOUS CANOPY TREE
 - PROPOSED DECIDUOUS CANOPY TREE
 - PROPOSED DECIDUOUS ORNAMENTAL TREE
 - TREE PROTECTION FENCE
 - ▨ BARK MULCH PLANTING BED
 - ▨ NATIVE SEED MIX
 - ▨ SEEDED LAWN
 - ▨ STONE MULCH



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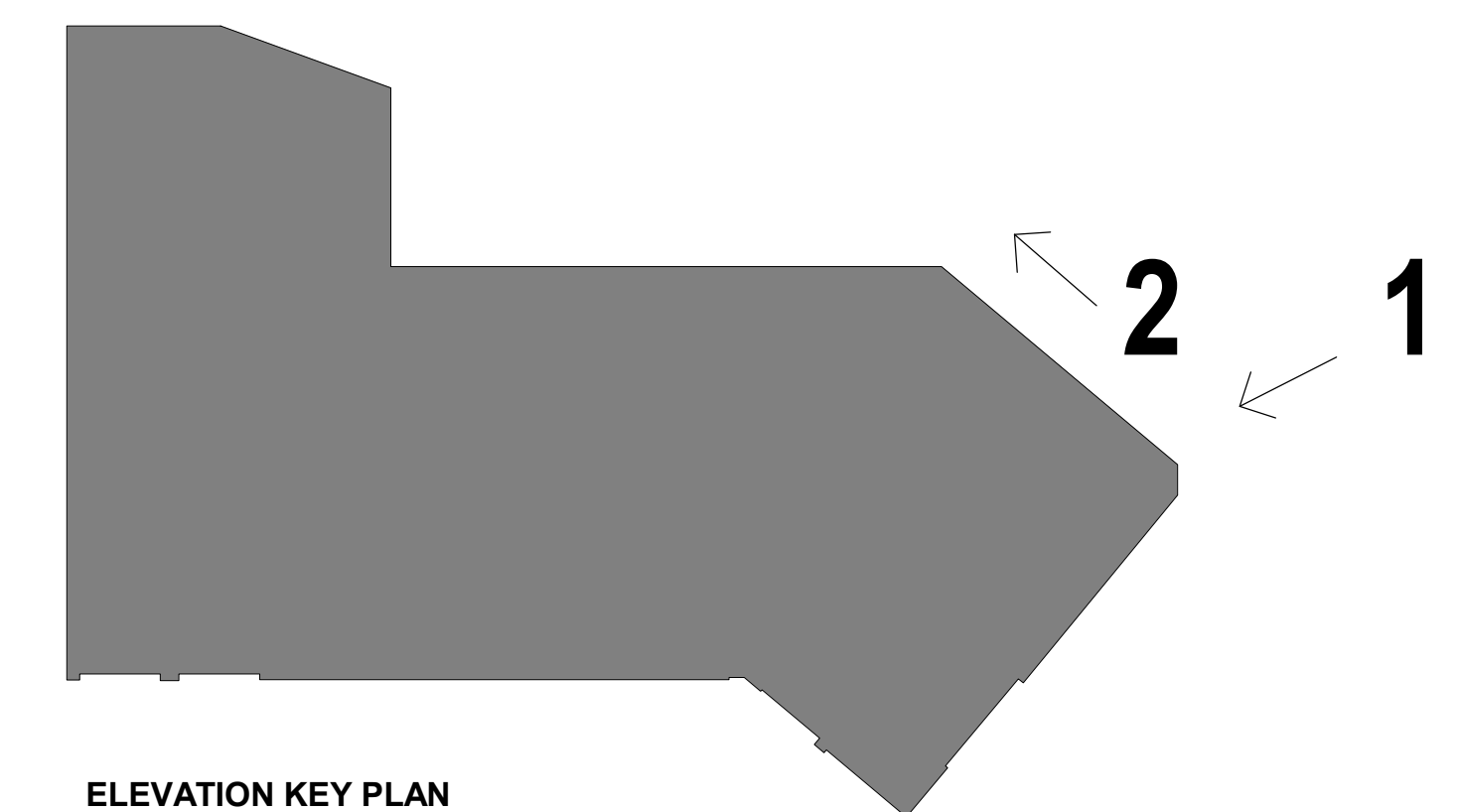
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PERSPECTIVE VIEW 1



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PERSPECTIVE VIEW 2



ELEVATION KEY PLAN
SCALE 1" = 40'-0"



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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	06/28/2021
SHEET NUMBER	A100



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 MILWAUKEE, WI 53202

SHEET TITLE:
 RIVERWALK PERSPECTIVES

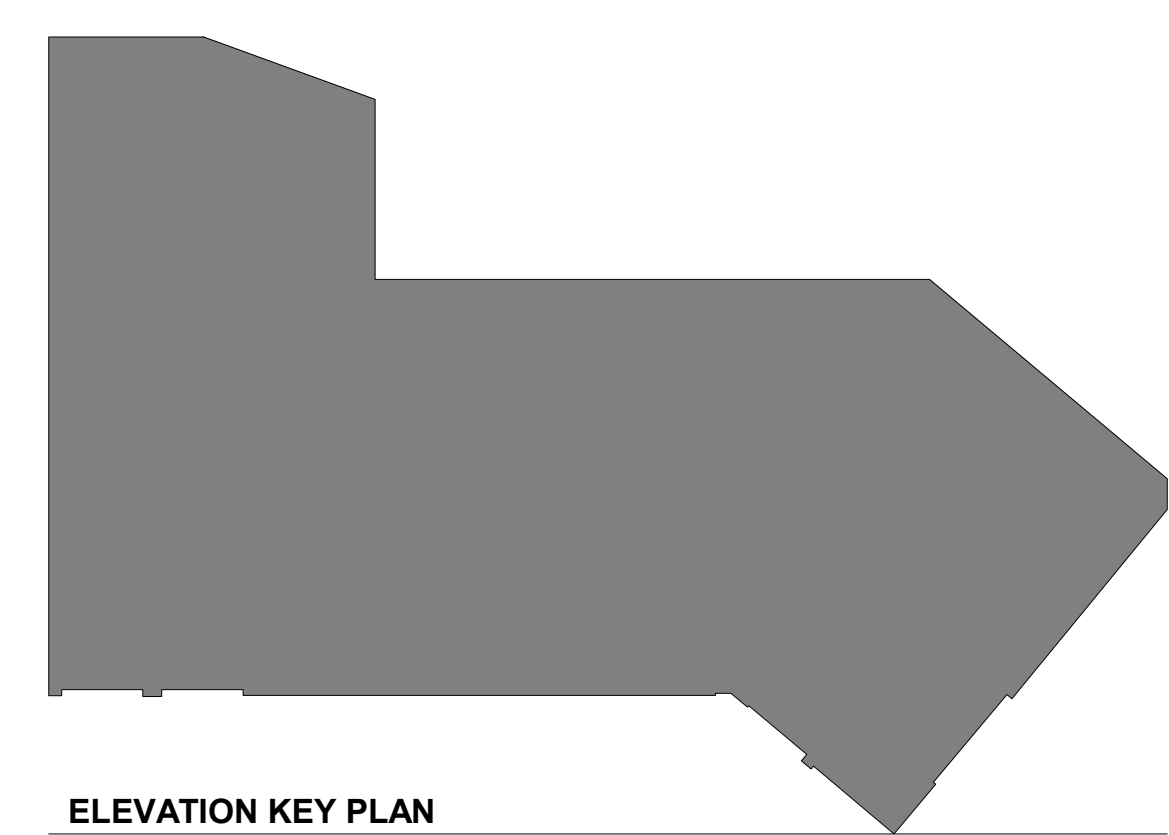
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	06/28/2021
SHEET NUMBER	A103



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7



ELEVATION KEY PLAN
 SCALE: 1" = 40'-0"

PERSPECTIVE VIEW 7

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