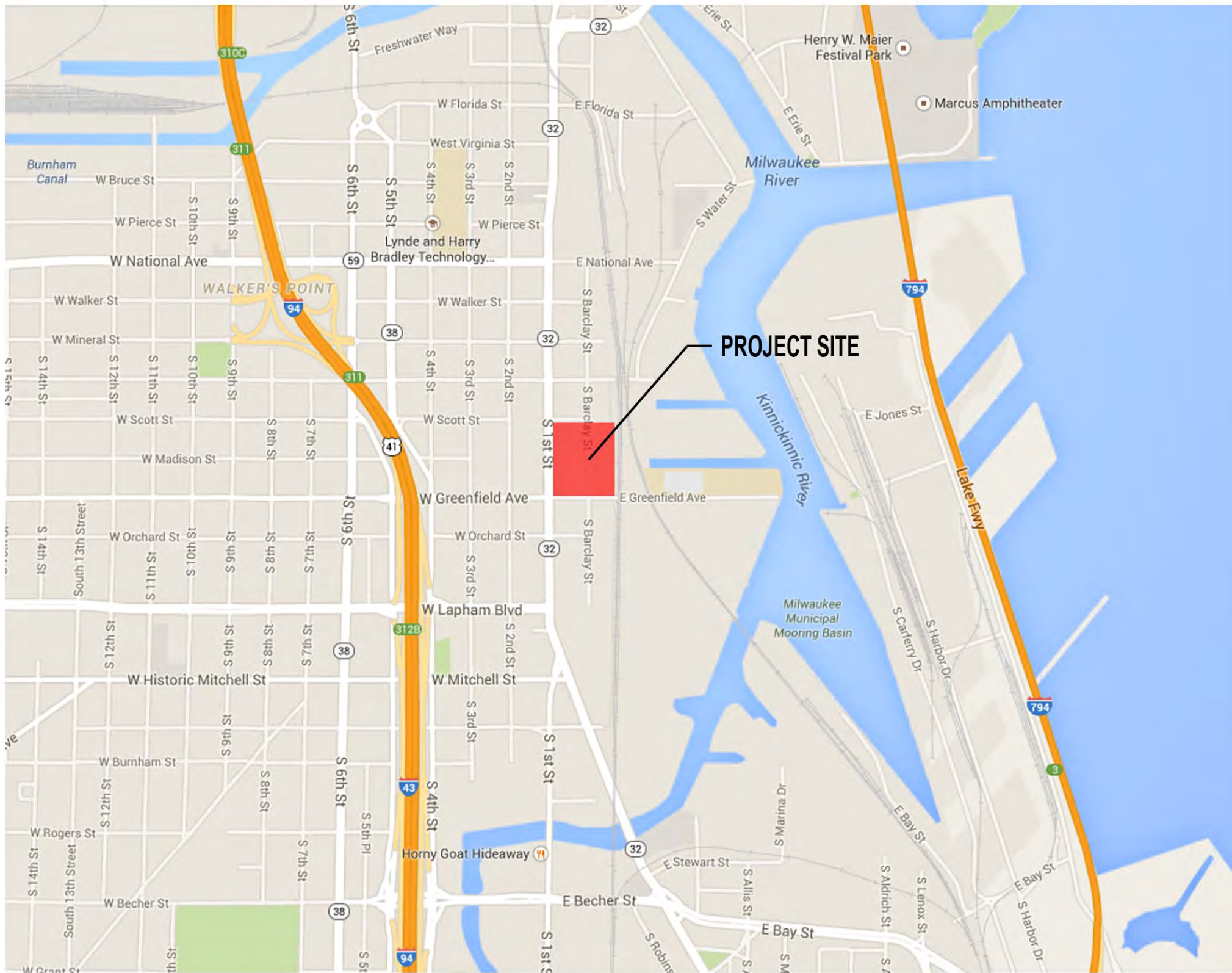




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FRESHWATER PLAZA
1ST & GREENFIELD





eppstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680



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DPD SUBMITTAL FILE NUMBER: 150462
AMENDMENT DATED: 7/8/2015



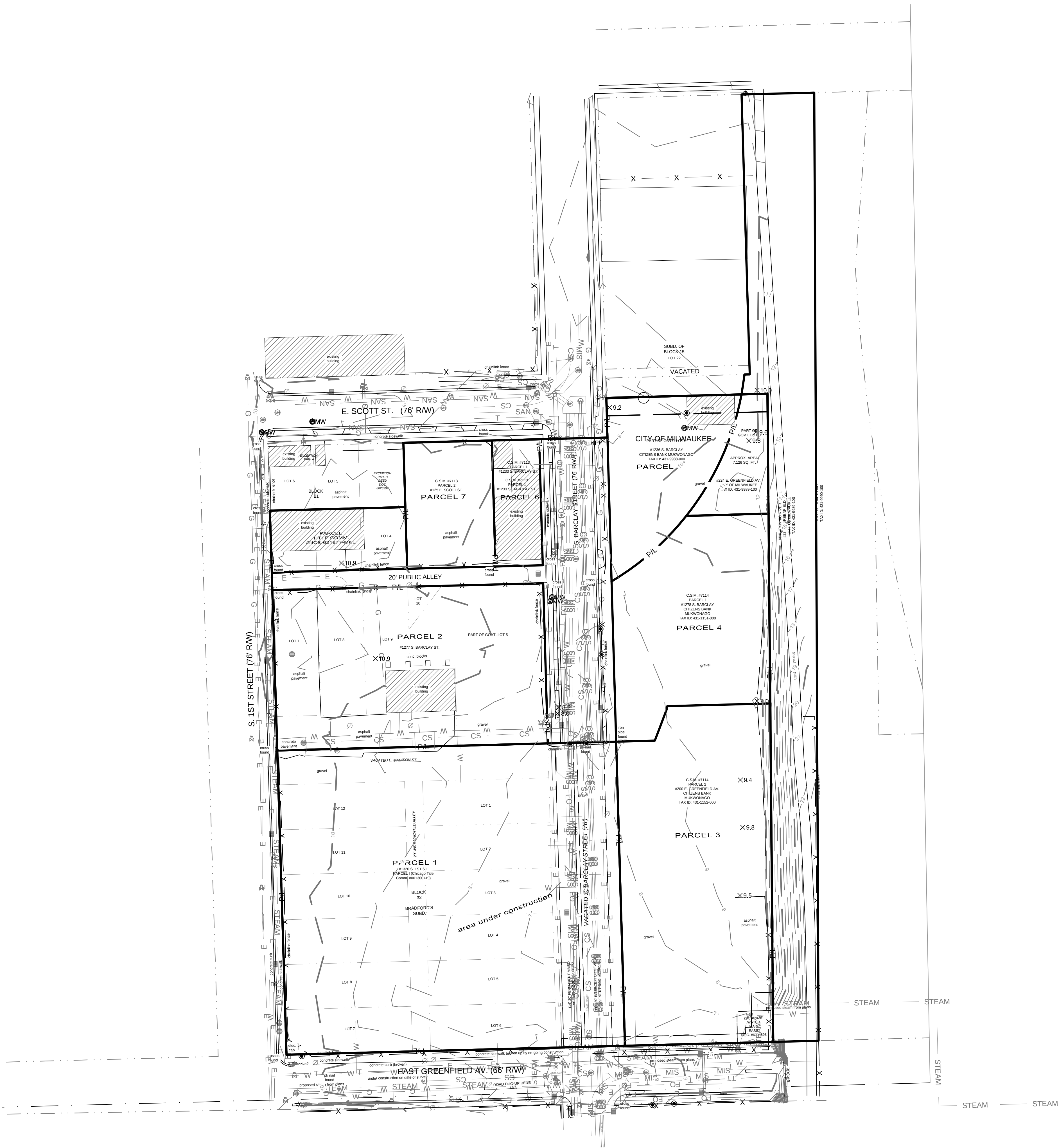


CALL DIGGERS HOTLINE
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TOLL FREE

WE STATUTE 182.07(7)(b)4
REQUIRES 141.1 WORK DAYS
NOTICE BEFORE YOU DIGGATE

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.



- LEGEND:**
- | | |
|---------|--------------------------|
| --- | SECTION 1/4 SECTION LINE |
| --- | PROPERTY LINE |
| --- | EASEMENT |
| -X-X-X- | CHAIN LINK FENCE |
| ~~~~~ | TREE LINE |
| OH | OVERHEAD UTILITY LINE |
| E | ELECTRIC |
| T | TELEPHONE |
| FO | FIBER OPTIC |
| CTV | CABLE TV |
| SAN | SANITARY SEWER |
| FM | FORCE MAIN |
| ST | STORM SEWER |
| W | WATER MAIN |
| G | GAS |
| --- | EXISTING CONTOUR |
| ○ | MANHOLE |
| ⊗ | CATCH BASIN |
| ⊗ | CATCH BASIN (ROUND) |
| ● | ROOF DRAIN |
| ⊗ | HYDRANT |
| ⊗ | WATER VALVE |
| ⊗ | GAS VALVE |
| ⊗ | UTILITY POLE |
| ⊗ | GUY WIRE |
| ⊗ | GAS METER |
| ⊗ | ELECTRIC METER |
| ⊗ | UTILITY PEDESTAL |
| ⊗ | TRAFFIC SIGNAL |
| ⊗ | LIGHT POLE |
| ⊗ | SOIL BORING |
| ⊗ | MONITORING WELL |
| ○ | IRON PIPE FOUND/SET |
| ● | REBAR FOUND/SET |
| ⊗ | CHISELED CROSS FOUND/SET |
| ⊗ | PK NAIL FOUND/SET |
| ⊗ | SPIKE/NAIL |
| ⊗ | MONUMENT |
| ⊗ | BENCHMARK |
| ⊗ | SIGN |
| ⊗ | DECIDUOUS TREE |
| ⊗ | CONIFEROUS TREE |
| ⊗ | BUSH |
| ⊗ | POST |

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON OCTOBER 15, 2013.
 4. THE VERTICAL DATUM FOR THE PROJECT SURVEY IS CITY OF MILWAUKEE DATUM. THE BENCHMARK FOR THE PROJECT SURVEY IS THE CITY STANDARD BENCHMARK 503 AT S. BARCLAY & E. WASHINGTON ST. AT ELEVATION=8.574

1ST & GREENFIELD
MILWAUKEE, WISCONSIN

SITE SURVEY

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C001-SURVEY.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 001

File: I:\Wardard Partners\14160 1st & Greenfield\060 CAD\C - Civil\500 Production - Civil Plans\501-Site Preparation & Erosion Control\002-EROSION.dwg

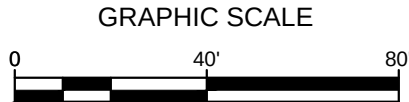
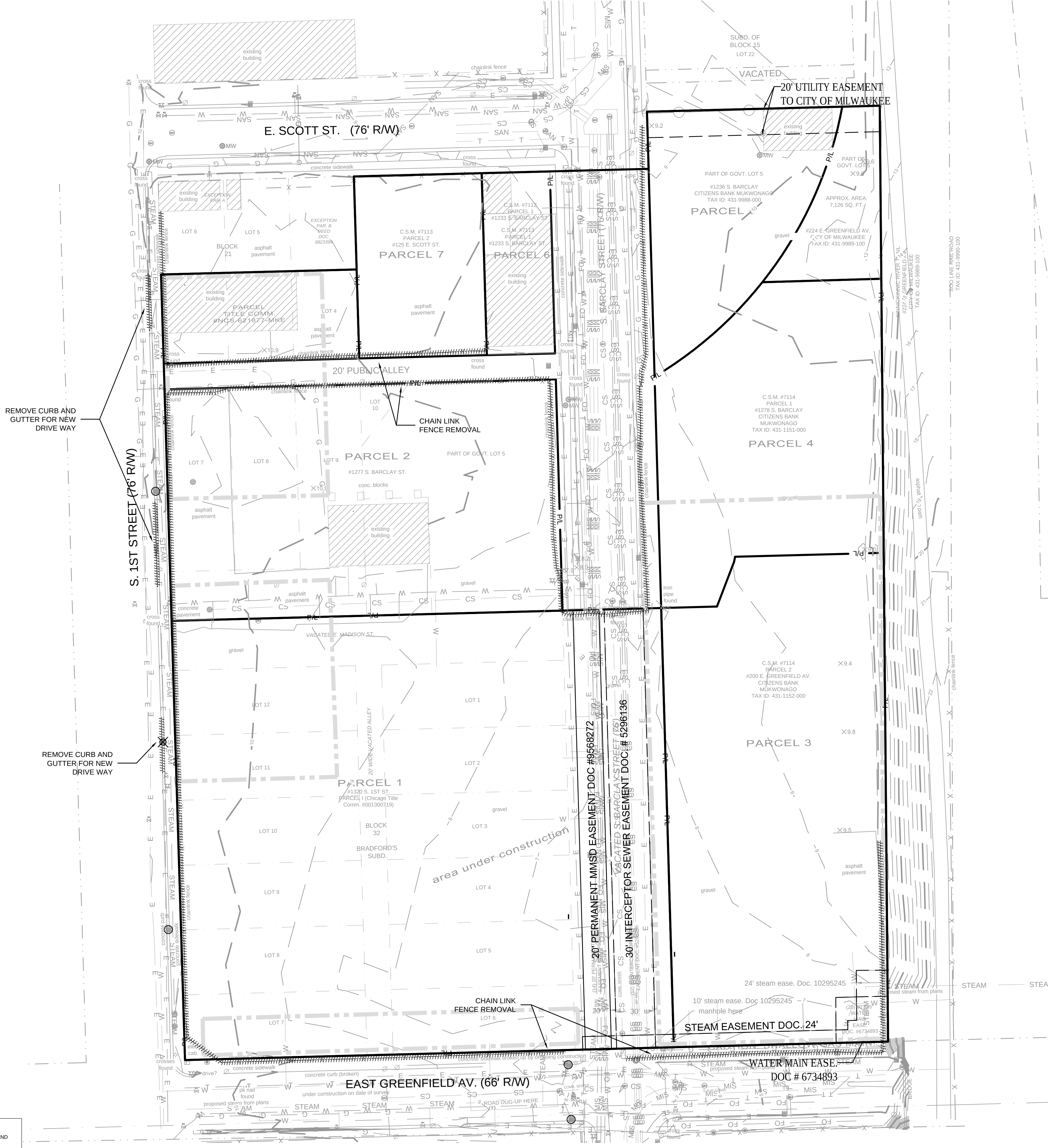


CALL DIGGERS HOTLINE
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TOLL FREE
NO DEBATE 10/10/10
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIG
MILW. AREA 259-1181

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REMOVE CURB AND GUTTER FOR NEW DRIVE WAY

REMOVE CURB AND GUTTER FOR NEW DRIVE WAY



LEGEND:

- PROPOSED SILT FENCE (A C400)
- PROPOSED INLET PROTECTION (B C400)
- PROPOSED TRACKING PAD (C C400)
- EXISTING CONTOUR (5)
- PROPOSED CONTOUR (5)
- OBJECT REMOVAL (diagonal lines)
- STRUCTURE REMOVAL (X)
- PAVEMENT REMOVAL (solid grey)

GENERAL NOTES:

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- 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.
- 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.
- DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

1ST & GREENFIELD
MILWAUKEE, WISCONSIN

SITE PREPARATION AND EROSION
CONTROL PLAN

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C002-EROSION.dwg

DRAWN BY: VMS/TPM

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 002

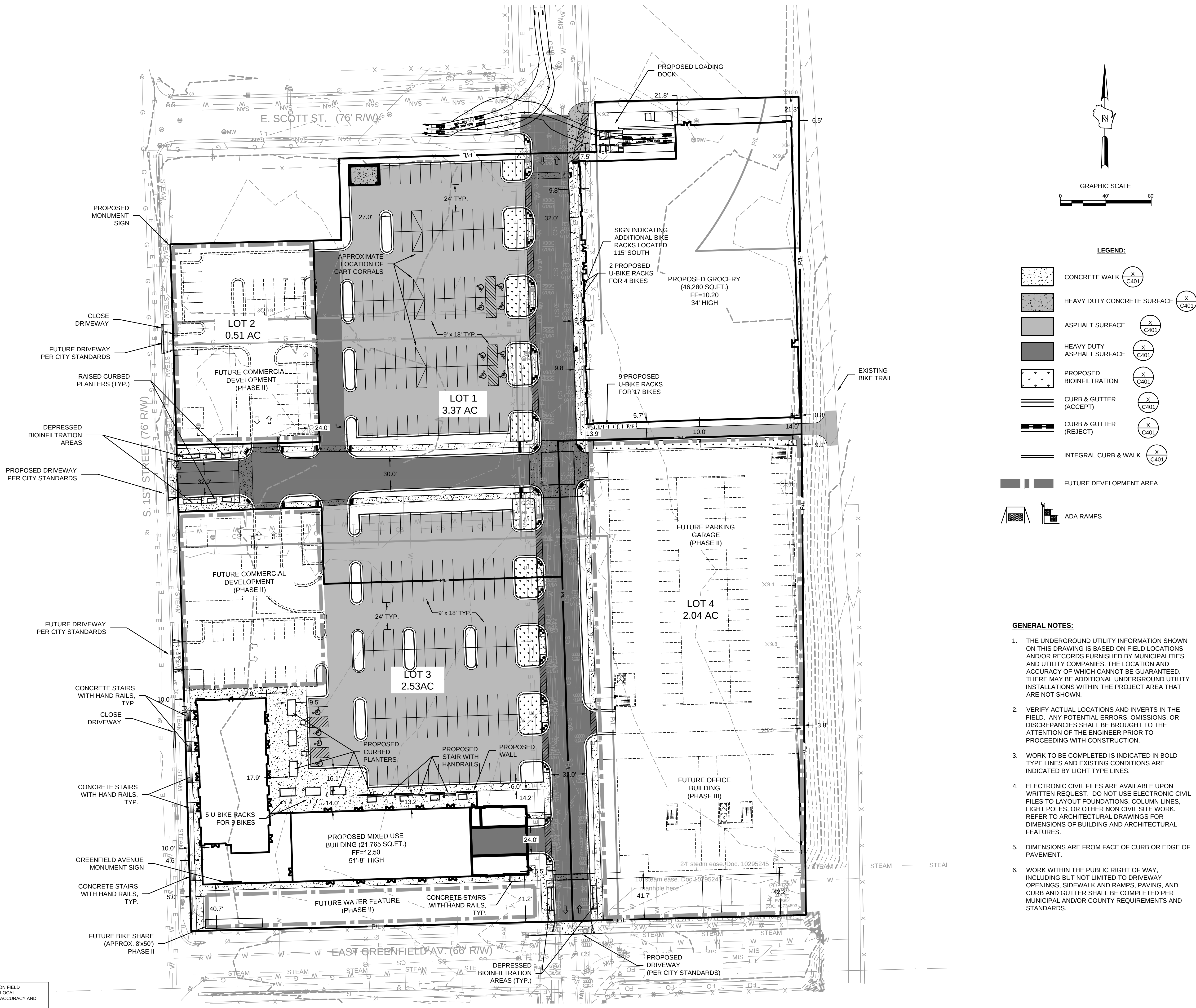
SITE INFORMATION:

TOTAL SITE = 8.46 ACRES

TOTAL DISTURBED AREA = 8.46 ACRES

EXISTING IMPERVIOUS AREA = 8.32 ACRES

PROPOSED IMPERVIOUS AREA = 6.96 ACRES



1ST & GREENFIELD
MILWAUKEE, WISCONSIN

SITE PLAN

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C100-SITE.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 100



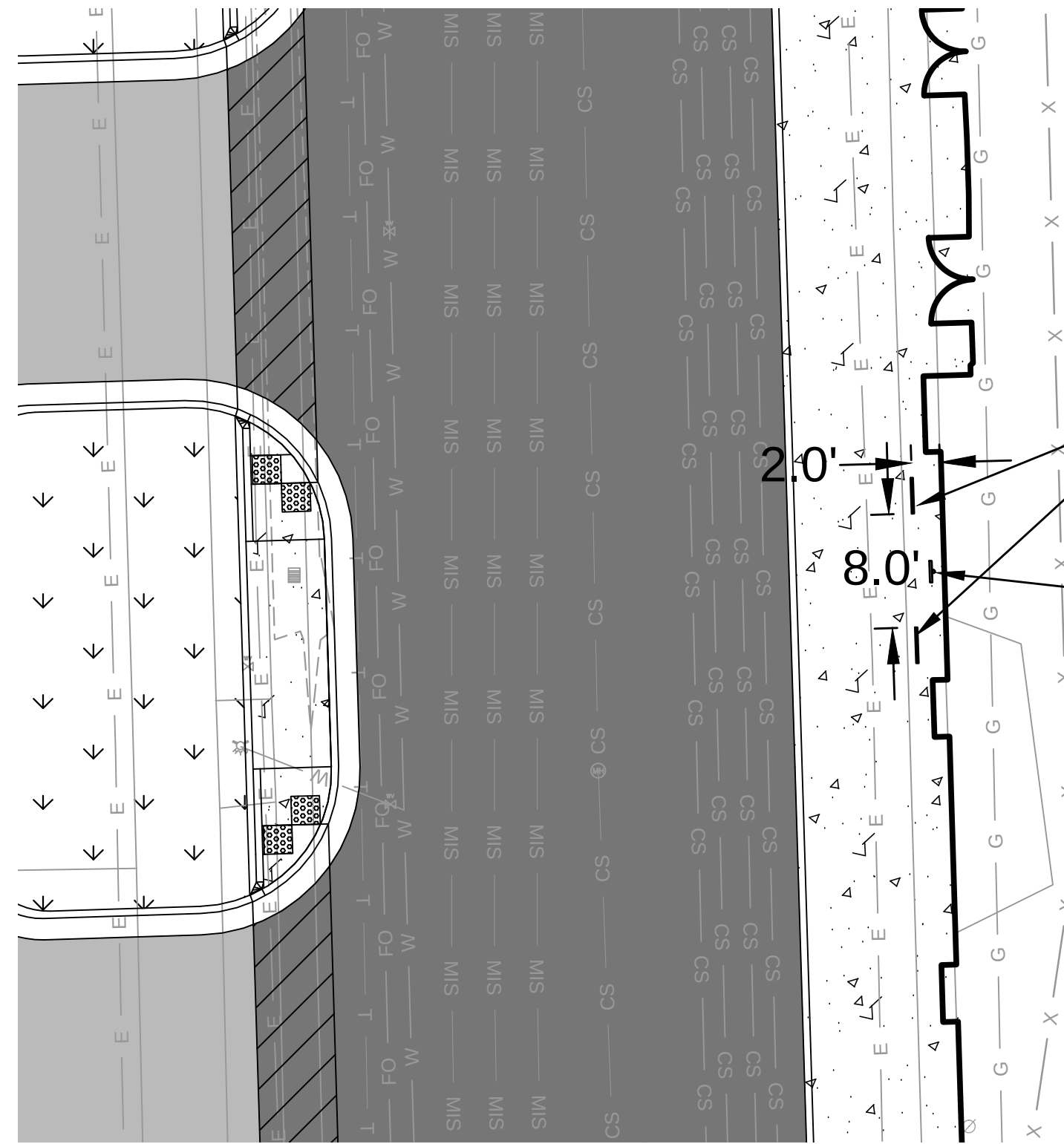
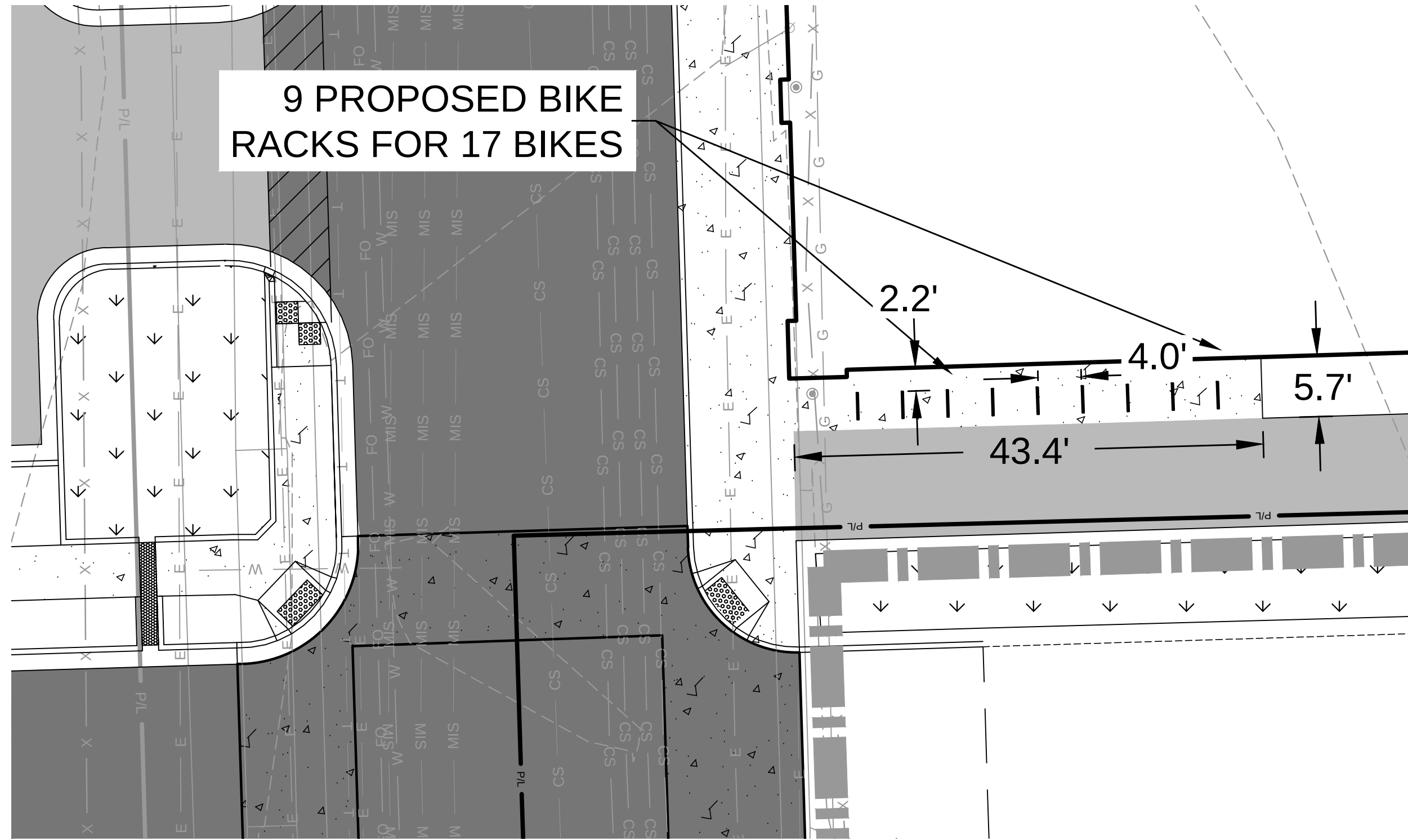
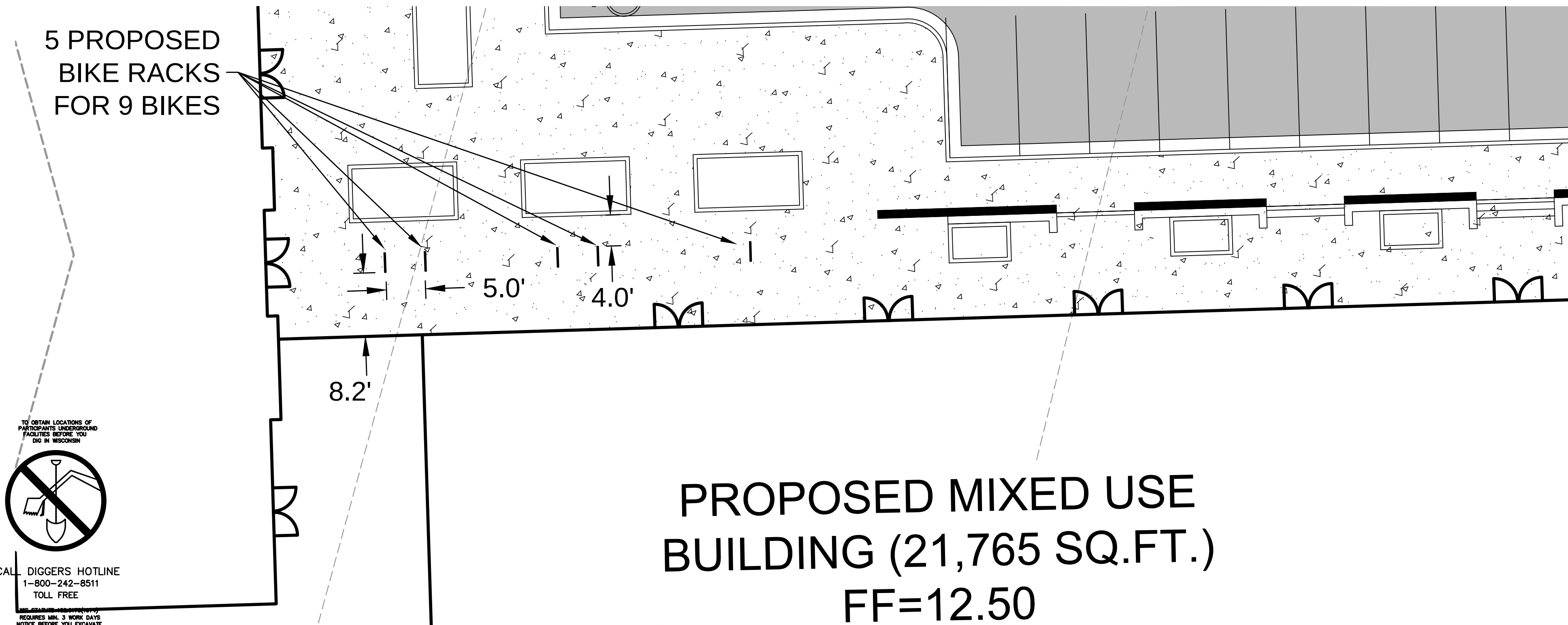
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
NO SEPARATE 150462/0140
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU LOCATE
MILW. AREA 259-1181

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File: I:\Ward Partners\14160 1st & Greenfield\060 CAD/C - Civil\500 Production - Civil Plans\503-Site Dimension Plan\C100-SITE.dwg

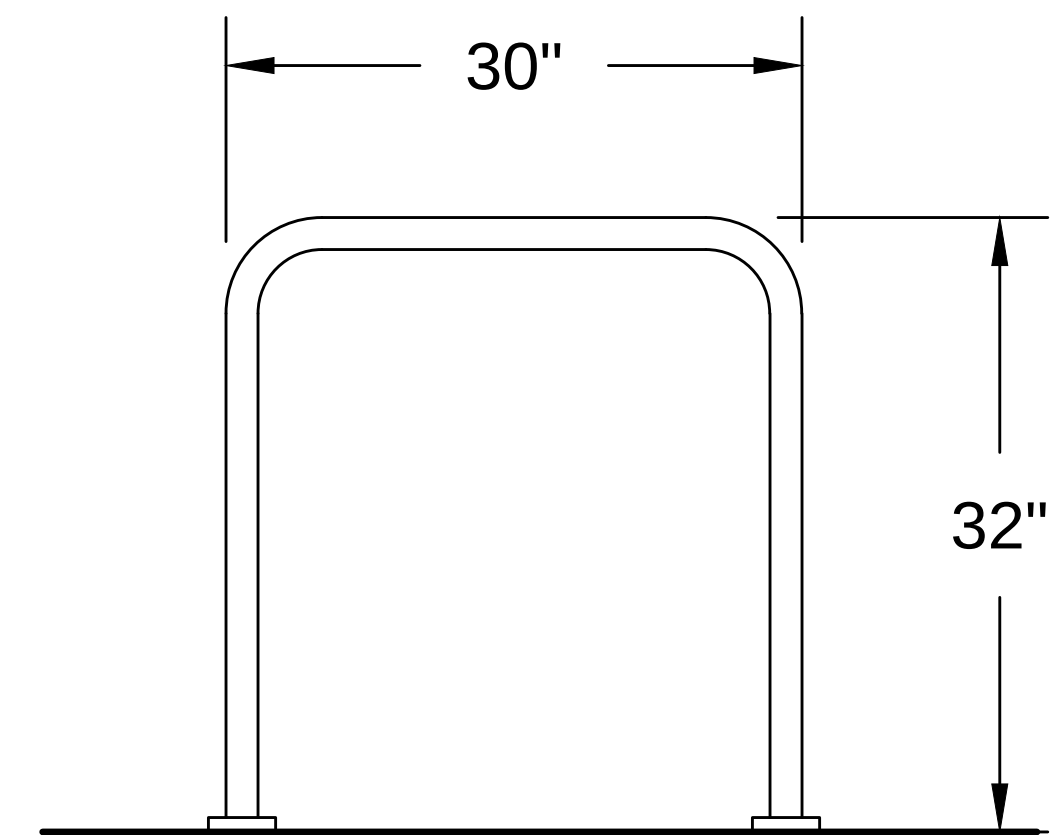


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MILW. AREA 259-1181

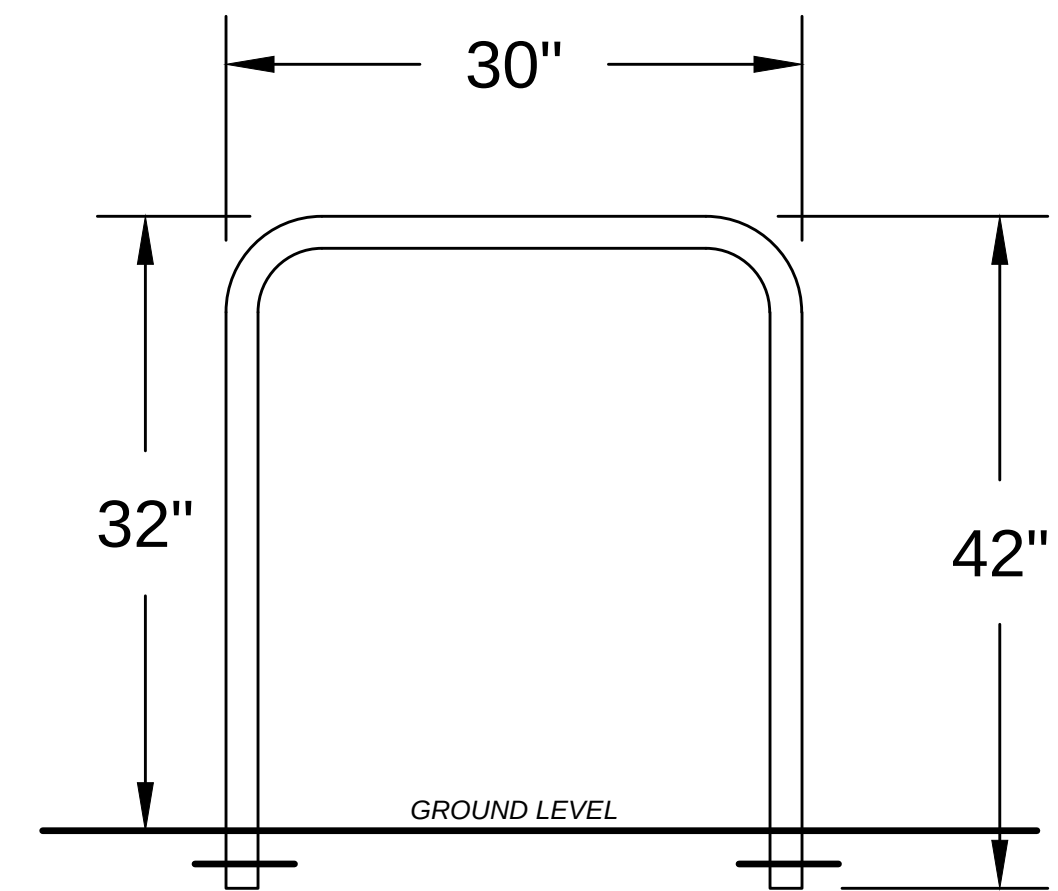


2 PROPOSED BIKE RACKS FOR 4 BIKES

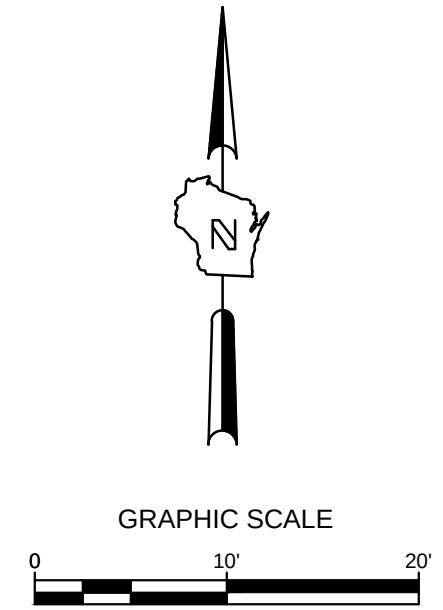
SIGN INDICATING ADDITIONAL BIKE RACKS LOCATED 115' SOUTH



A SURFACE MOUNTED SINGLE INVERTED U
NOT TO SCALE



B SUB-SURFACE MOUNTED SINGLE INVERTED U
NOT TO SCALE



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Milwaukee, WI 53233
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Fax: 414-643-4210

1ST & GREENFIELD
MILWAUKEE, WISCONSIN

SITE PLAN-BIKE RACKS

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C100-SITE.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

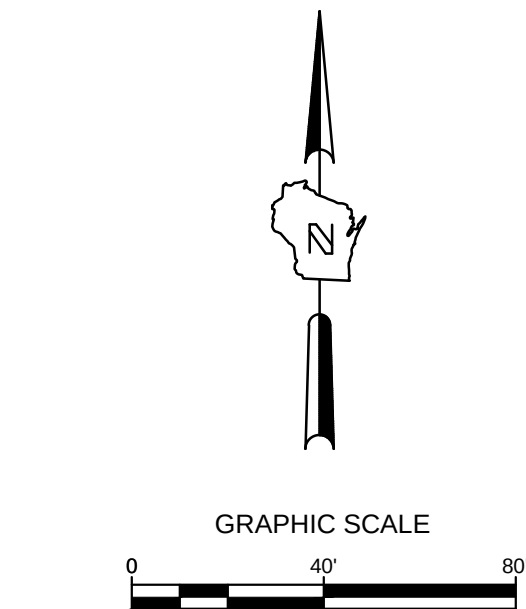
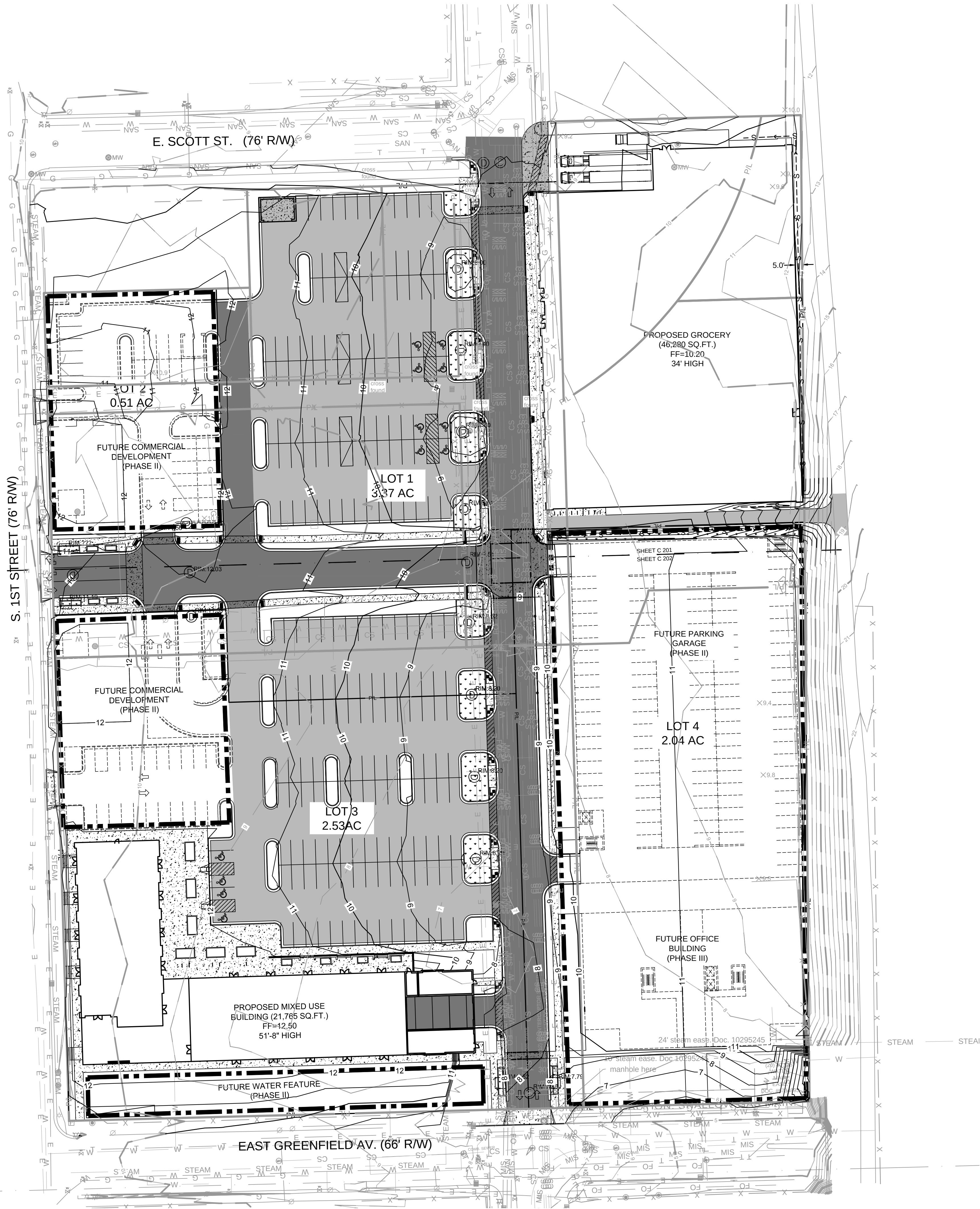
C 101

File: I:\Ward Partners\14160 1st & Greenfield\060 CAD\C - Civil\500 Production - Civil Plans\505-Grading Plan\C200-GRADING.dwg



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NOTICE BEFORE YOU DIG!
MILW. AREA 259-1181

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- LEGEND:**
- 5" THICK CONCRETE WALK
 - ASPHALT SURFACE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER
SPOT GRADE
T/C: TOP OF CURB GRADE
BTC: BOTTOM OF CURB GRADE
 - PROPOSED ASPHALT
SPOT GRADE

GENERAL NOTES:

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- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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Fax: 414-643-4210

1ST & GREENFIELD
MILWAUKEE, WISCONSIN

OVERALL GRADING PLAN

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C200-GRADING.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 200

File: I:\Ward Partners\14160 1st & Greenfield\060 CAD\ - Civil\500 Production - Civil Plans\505-Grading Plan\200-GRADING.dwg

STREET 76' R/W

TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND UTILITIES, CONTACT THE LOCAL UTILITY COMPANIES. DO NOT RECORDED.

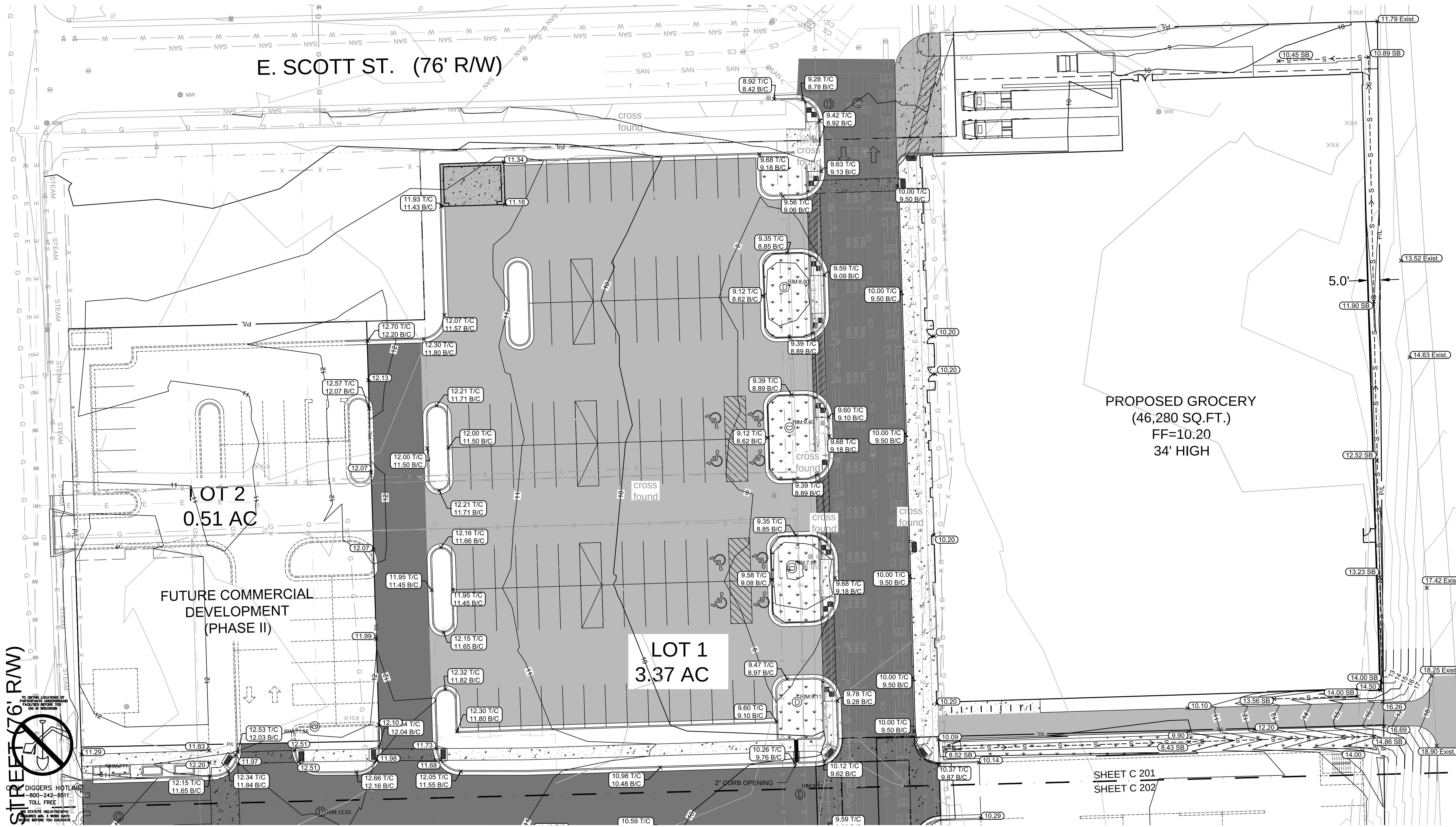
CRACK DIGGERS HOTLINE 800-242-8811

TOLL FREE

RELATIVE ELEVATIONS SHOWN ARE 3 WORK DAYS BEFORE THE DATE OF THE PROJECT.

MILW. AREA 259-1181

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SHEET C 201
SHEET C 202

- LEGEND:**
- CONCRETE WALK (X C401)
 - HEAVY DUTY CONCRETE SURFACE (X C401)
 - ASPHALT SURFACE (X C401)
 - HEAVY DUTY ASPHALT SURFACE (X C401)
 - EXISTING CONTOUR (5)
 - PROPOSED CONTOUR (5)
 - PROPOSED CURB & GUTTER SPOT GRADE (X 100.50 T/C, 100.00 B/C)
 - PROPOSED ASPHALT SPOT GRADE (X 100.00)
 - PROPOSED SWALE BOTTOM SPOT GRADE (X 100.00 SB)

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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

GRADING PLAN

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C200-GRADING.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

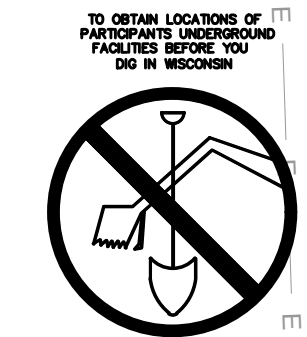
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APPROVED BY:

SHEET NO.:

C 201

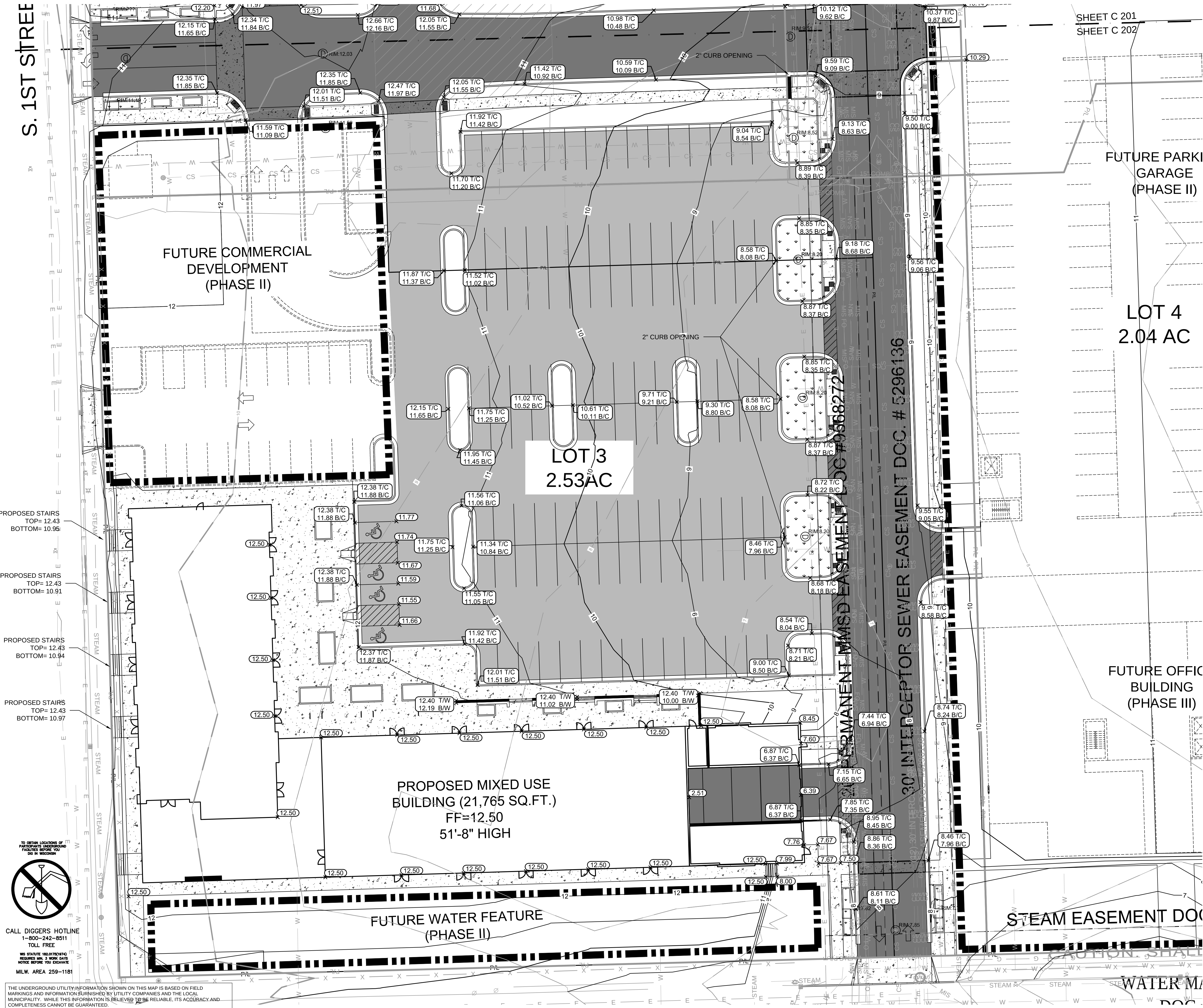
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TOLL FREE

WE REQUEST YOU ADVISE US 3 WORK DAYS
BEFORE YOU BEGIN ANY WORK IN THIS AREA.
MILW. AREA 259-1181

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- LEGEND:**
- CONCRETE WALK (X C401)
 - HEAVY DUTY CONCRETE SURFACE (X C401)
 - ASPHALT SURFACE (X C401)
 - HEAVY DUTY ASPHALT SURFACE (X C401)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER
SPOT GRADE
T/C: TOP OF CURB GRADE
B/C: BOTTOM OF CURB GRADE
 - PROPOSED ASPHALT
SPOT GRADE

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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

GRADING PLAN

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C200-GRADING.dwg

DRAWN BY: VMS

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 202

File: I:\Wardgarn Partners\14160 1st & Greenfield\060 CAD\C - Civil\500 Production - Civil Plans\506-Utility Plan\C300-UTILITY.dwg

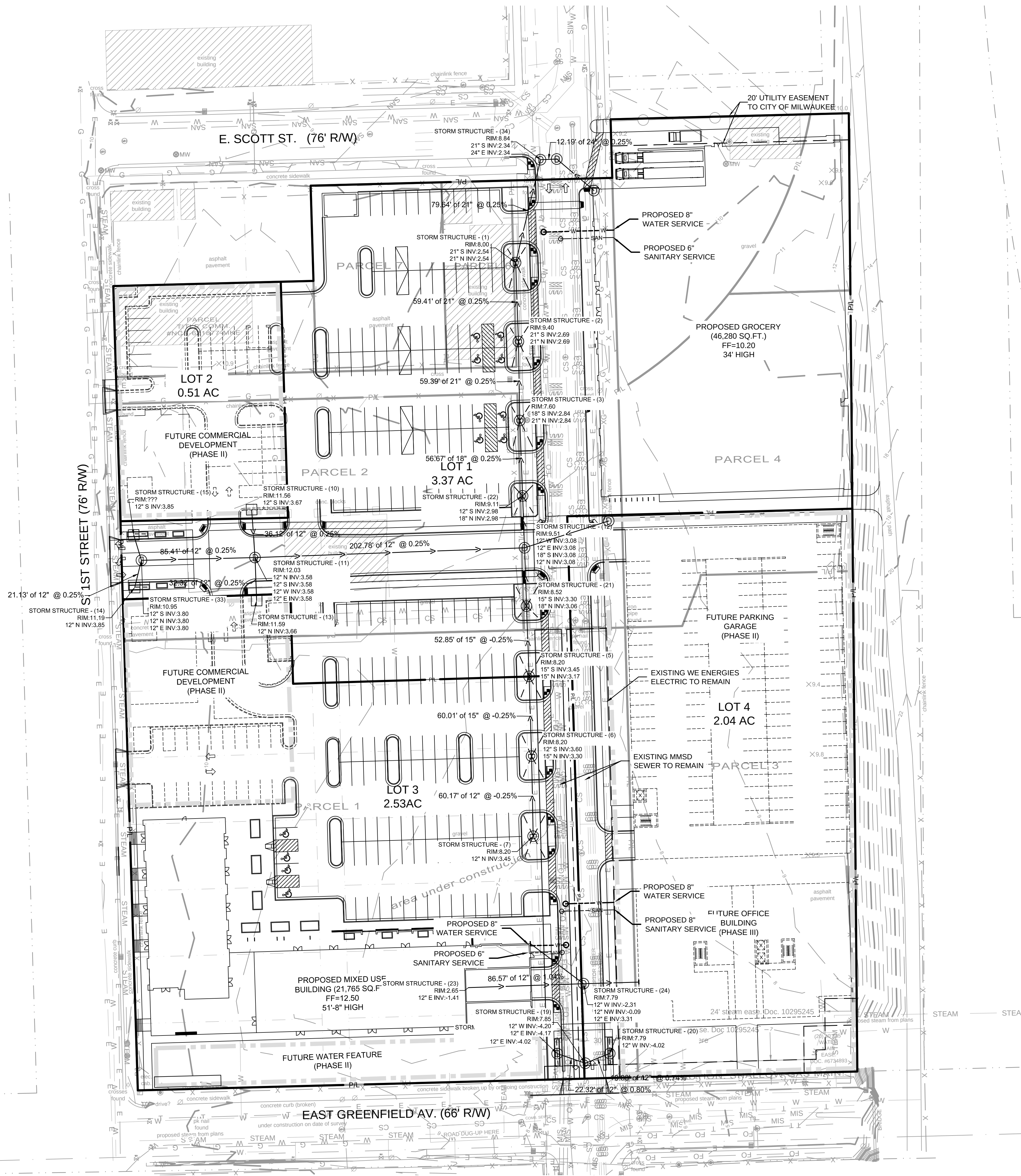


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TOLL FREE

WE REQUEST INSPECTION
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIG.

MILW. AREA 259-1181

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- ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
- PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
- WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
- PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
- COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.

FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. C300-UTILITY.dwg

DRAWN BY: VMS/TPM

DATE: 12/2/2014

PROJECT NO: 14160

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 300

1ST & GREENFIELD
MILWAUKEE, WISCONSIN

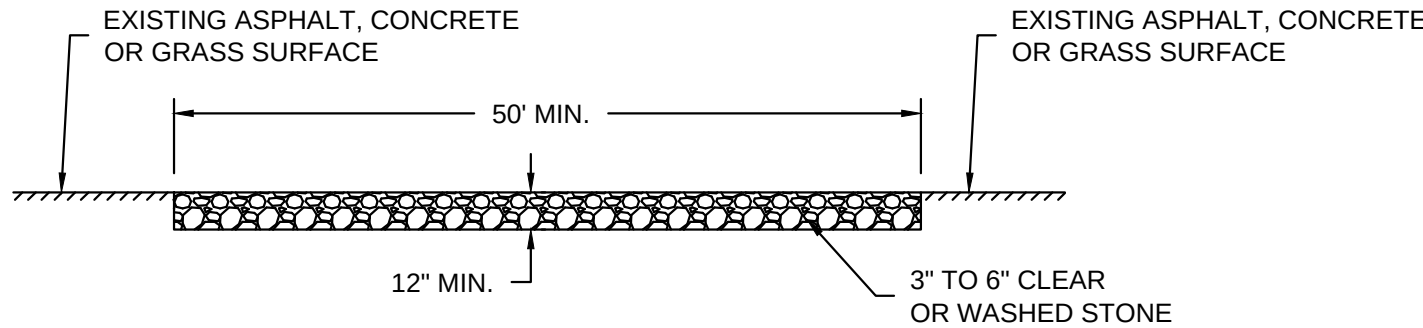
UTILITY PLAN

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Phone: 414-643-4200
Fax: 414-643-4210

File: I:\Wangard Partners\14160 1st & Greenfield\060 CAD\C - Civil\500 Production - Civil Plans\507-Details\DETAILS.dwg

EROSION CONTROL NOTES:

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE VILLAGE, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
- WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
- CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.

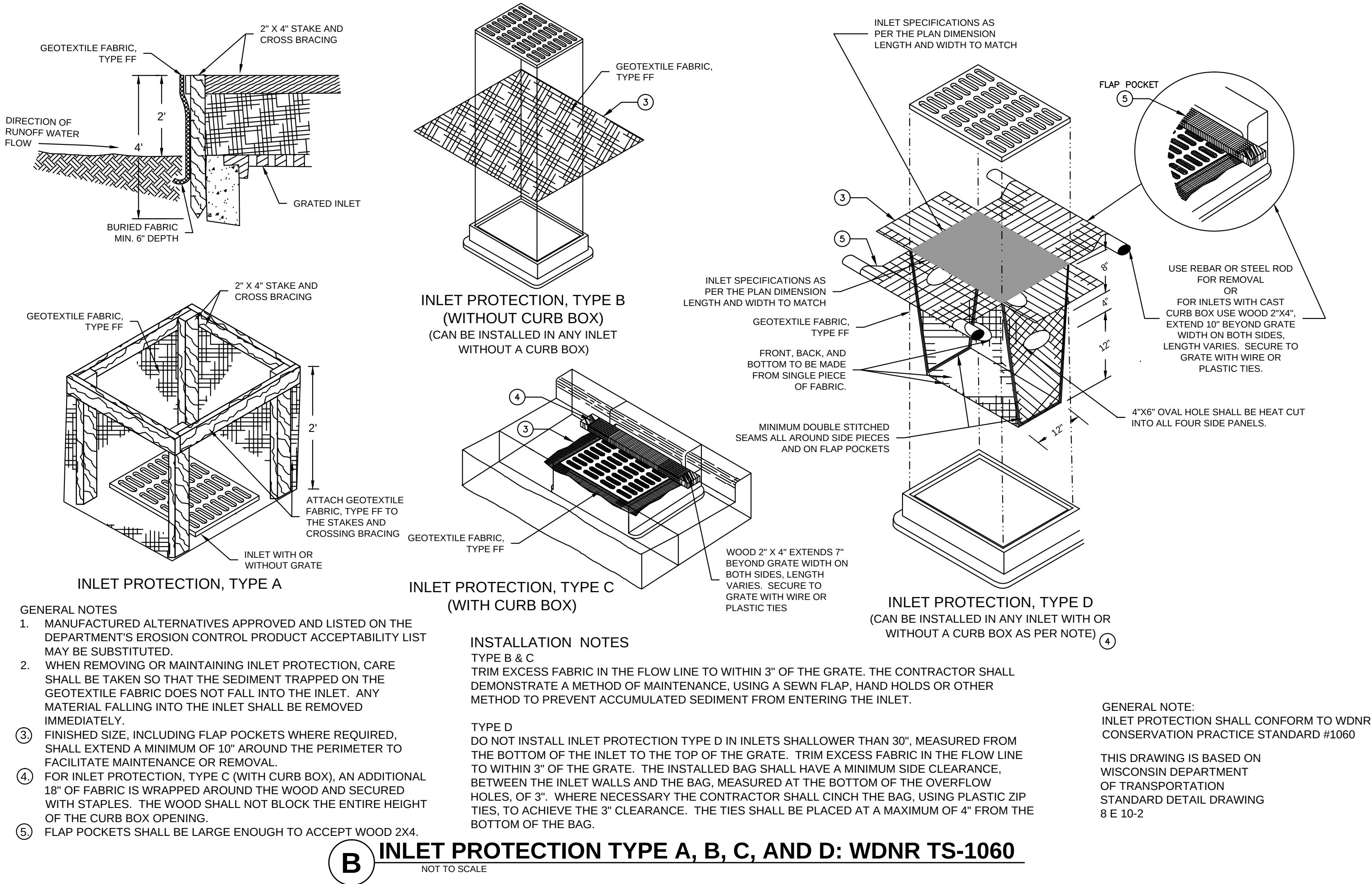
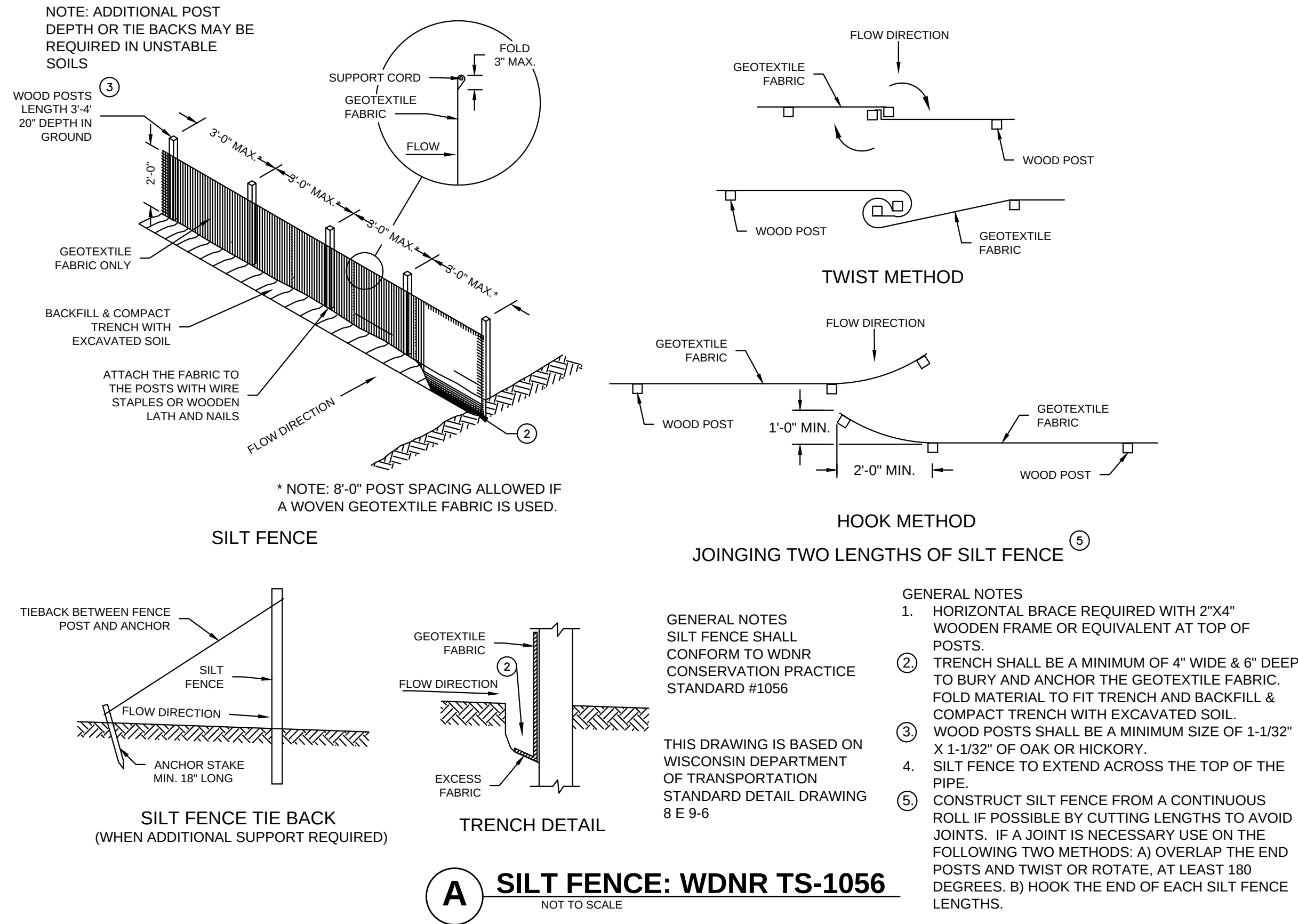


GENERAL NOTE:
STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

C CONSTRUCTION ENTRANCE/
EXIT DETAIL: WDNR TS-1057
NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
- CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
- CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
- INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
- STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
- REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.



FILE NUMBER: 150462

NO. REVISION DATE BY

DRAWING NO. DETAILS.dwg

DRAWN BY: VMS/TPM

DATE: 12/2/2014

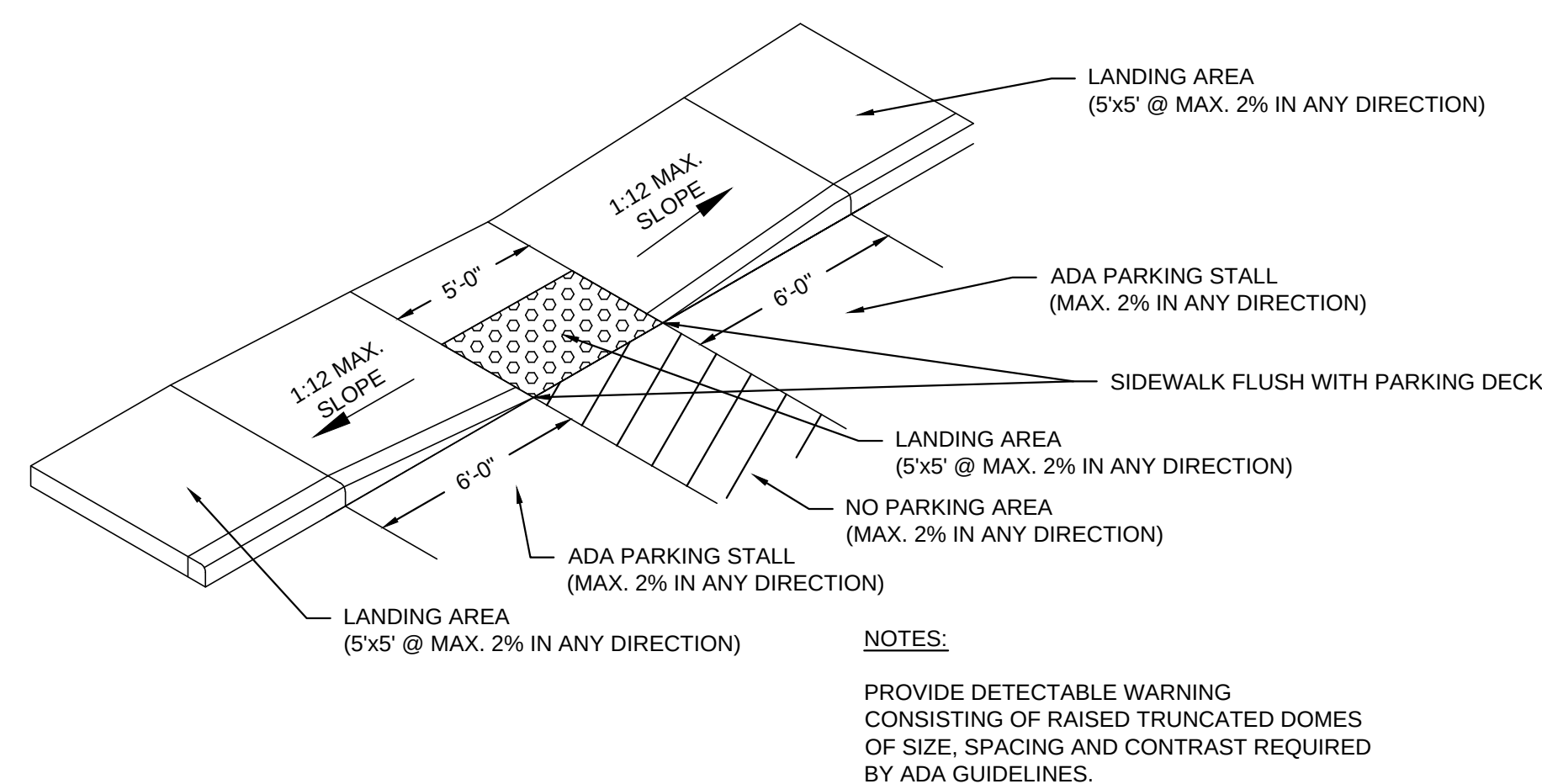
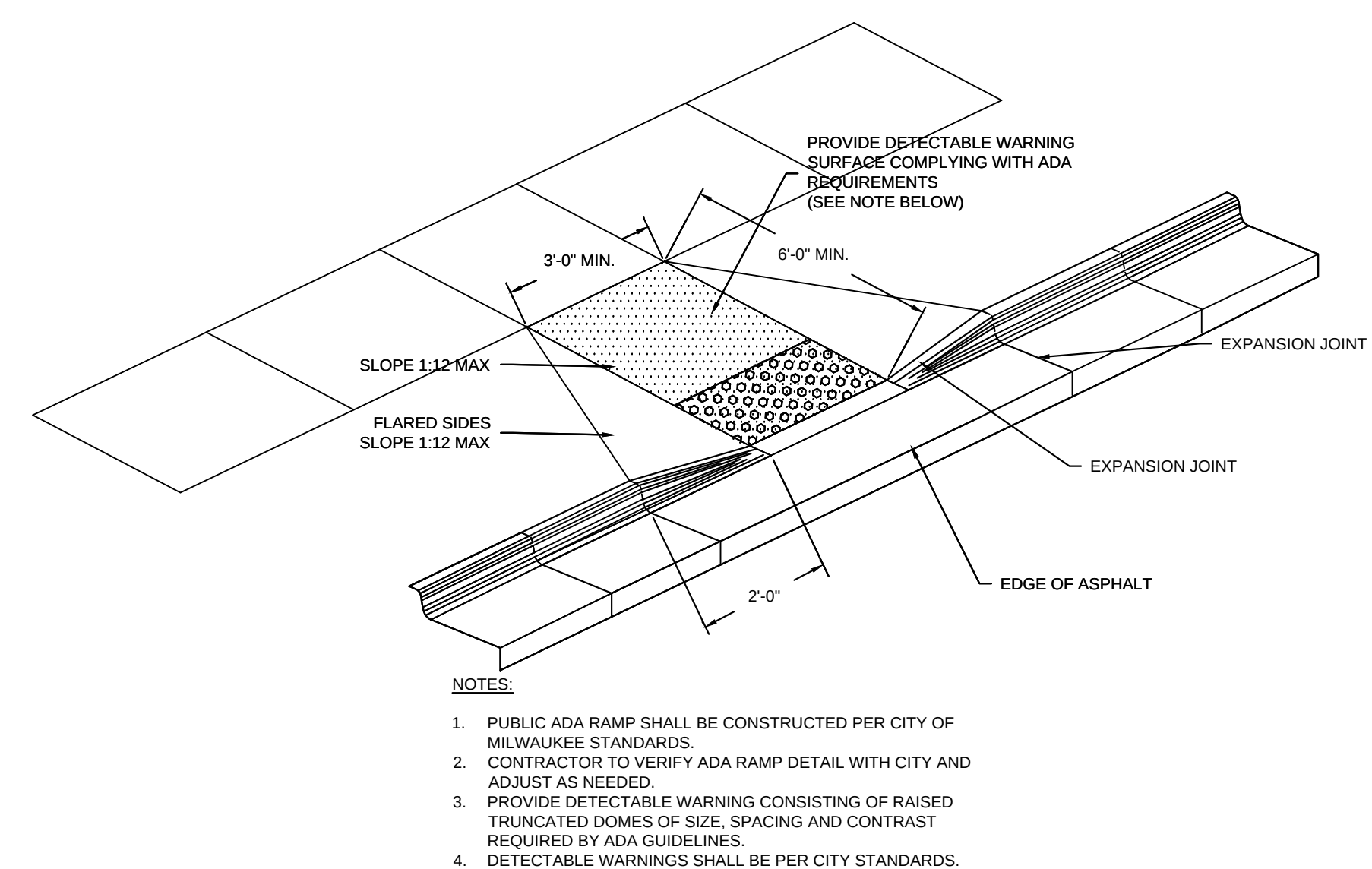
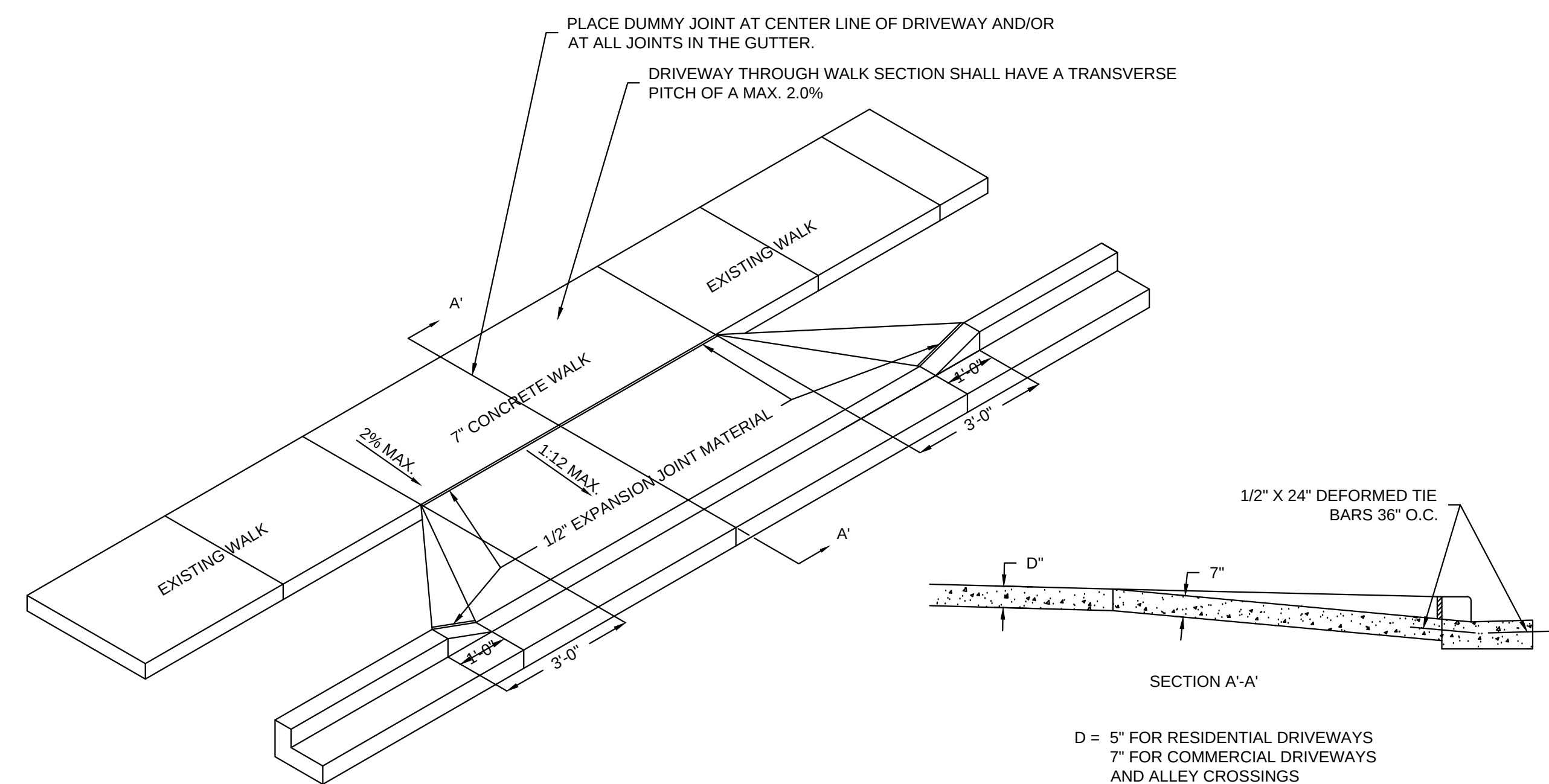
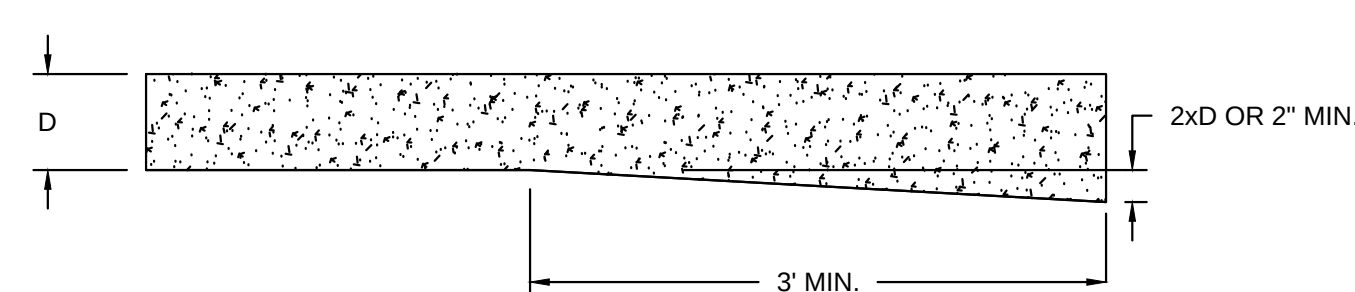
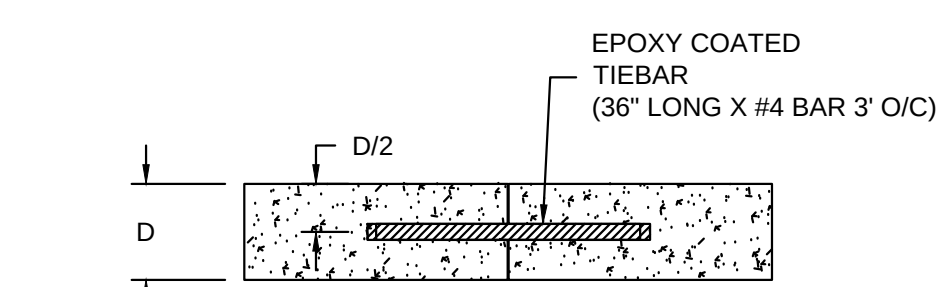
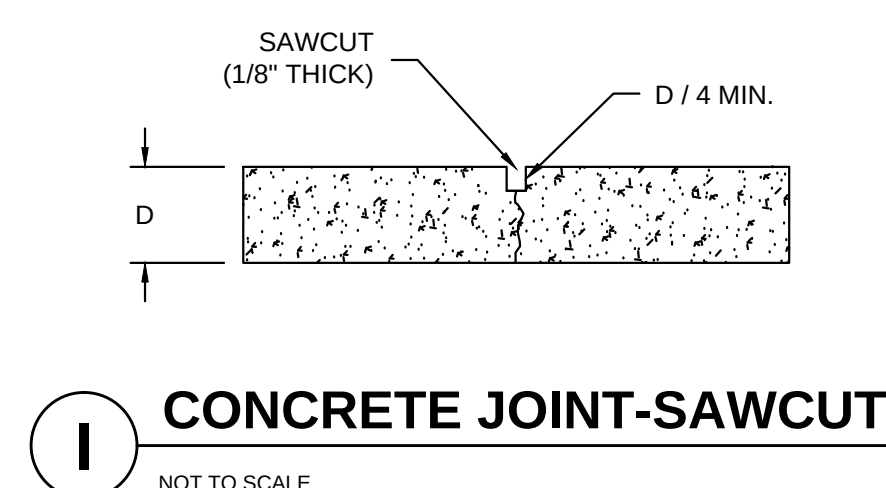
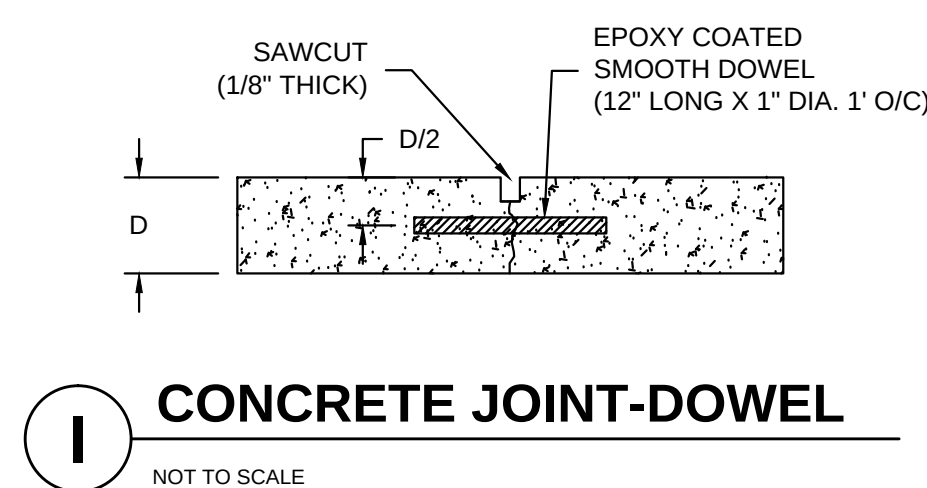
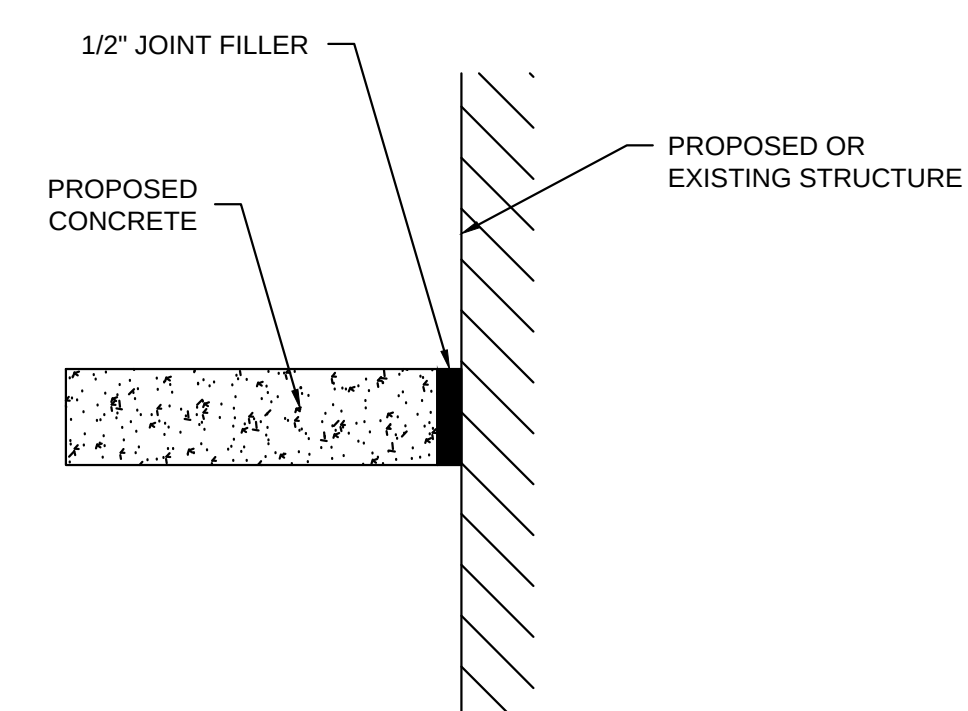
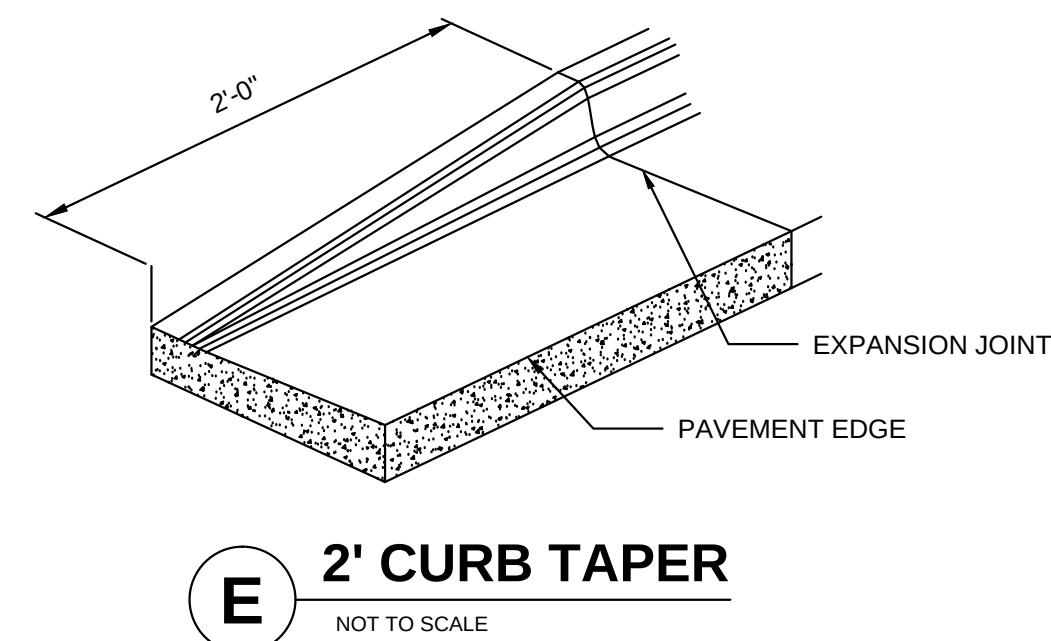
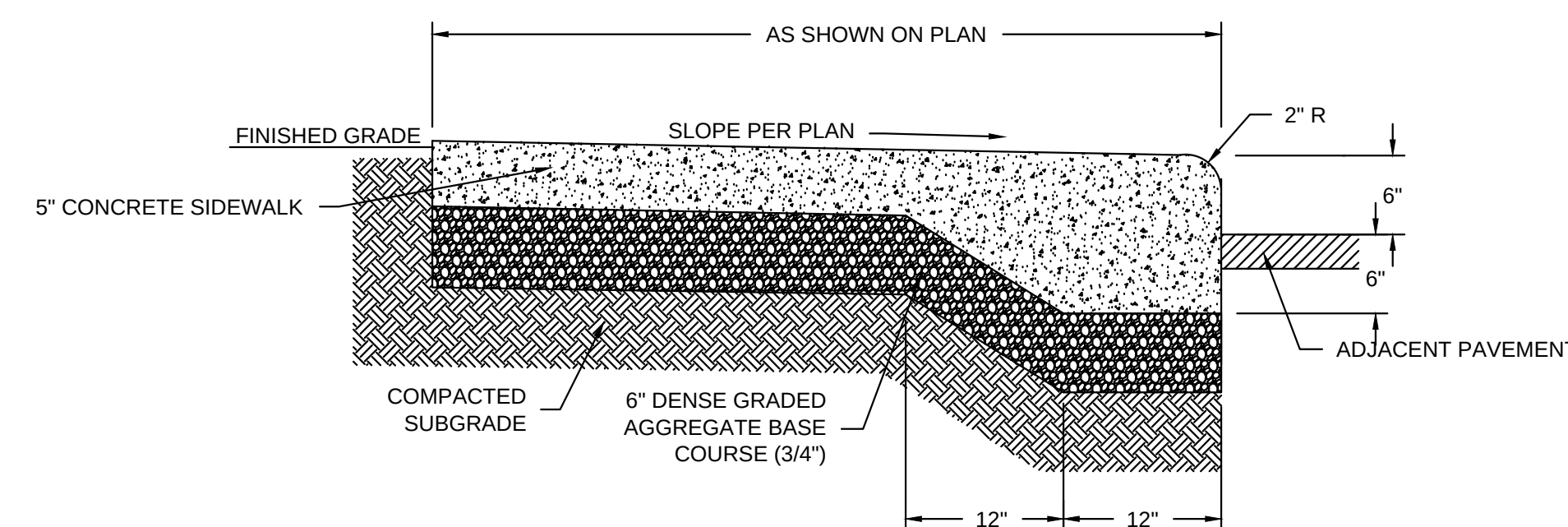
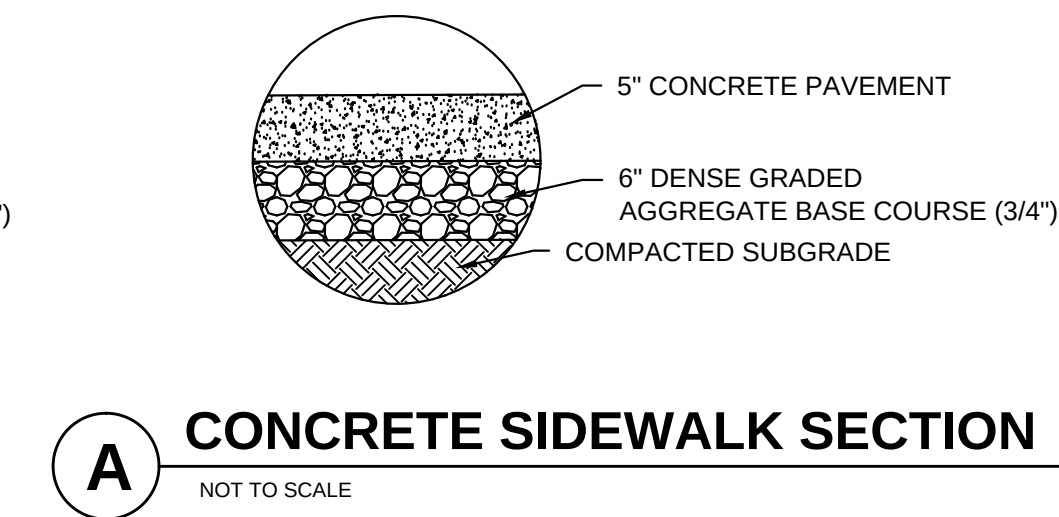
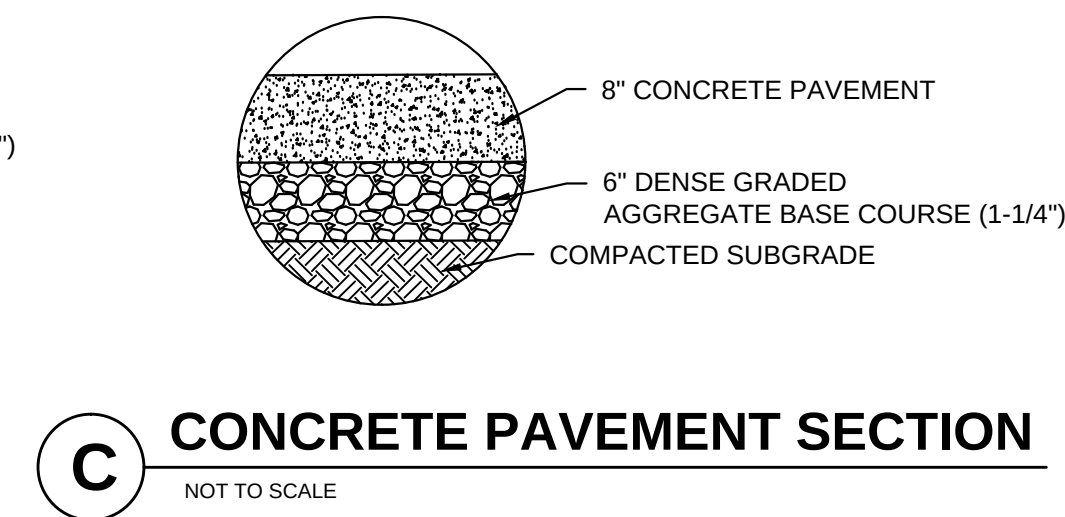
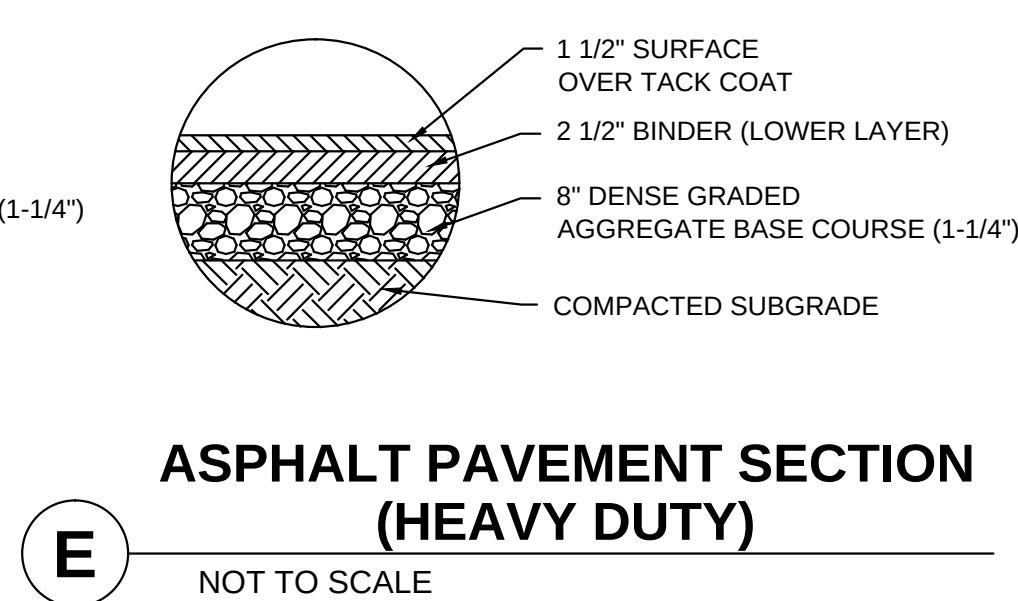
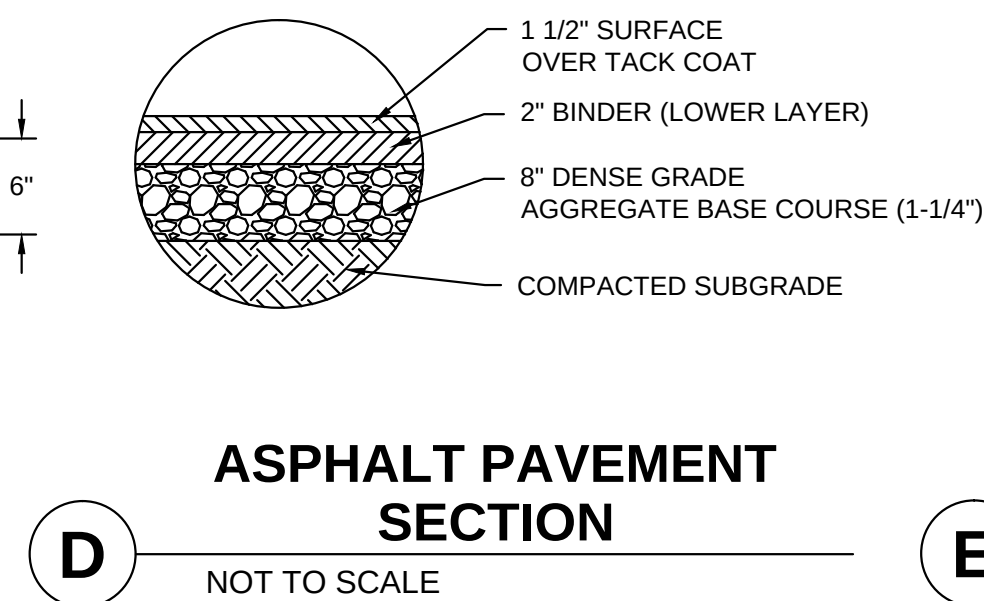
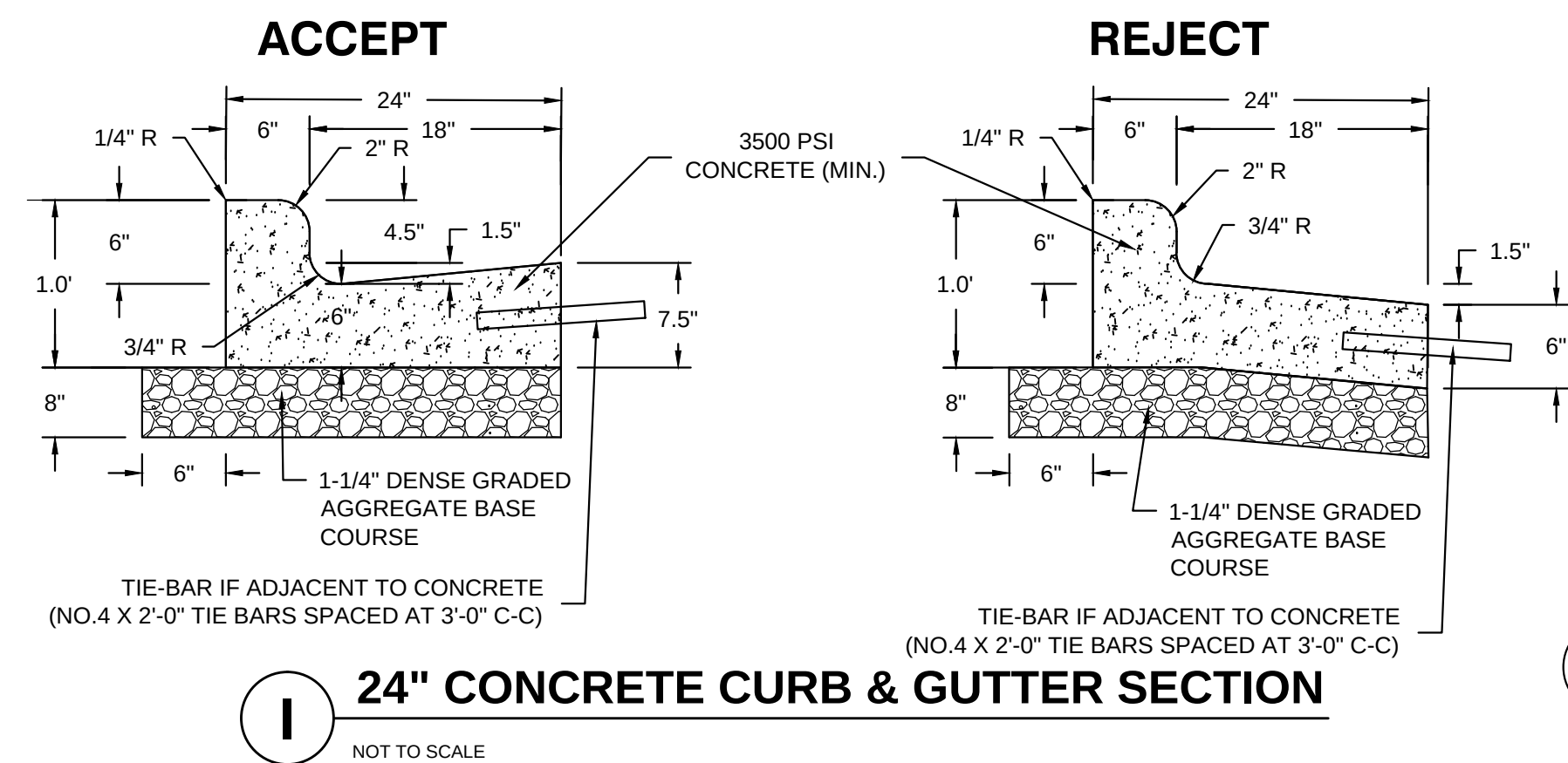
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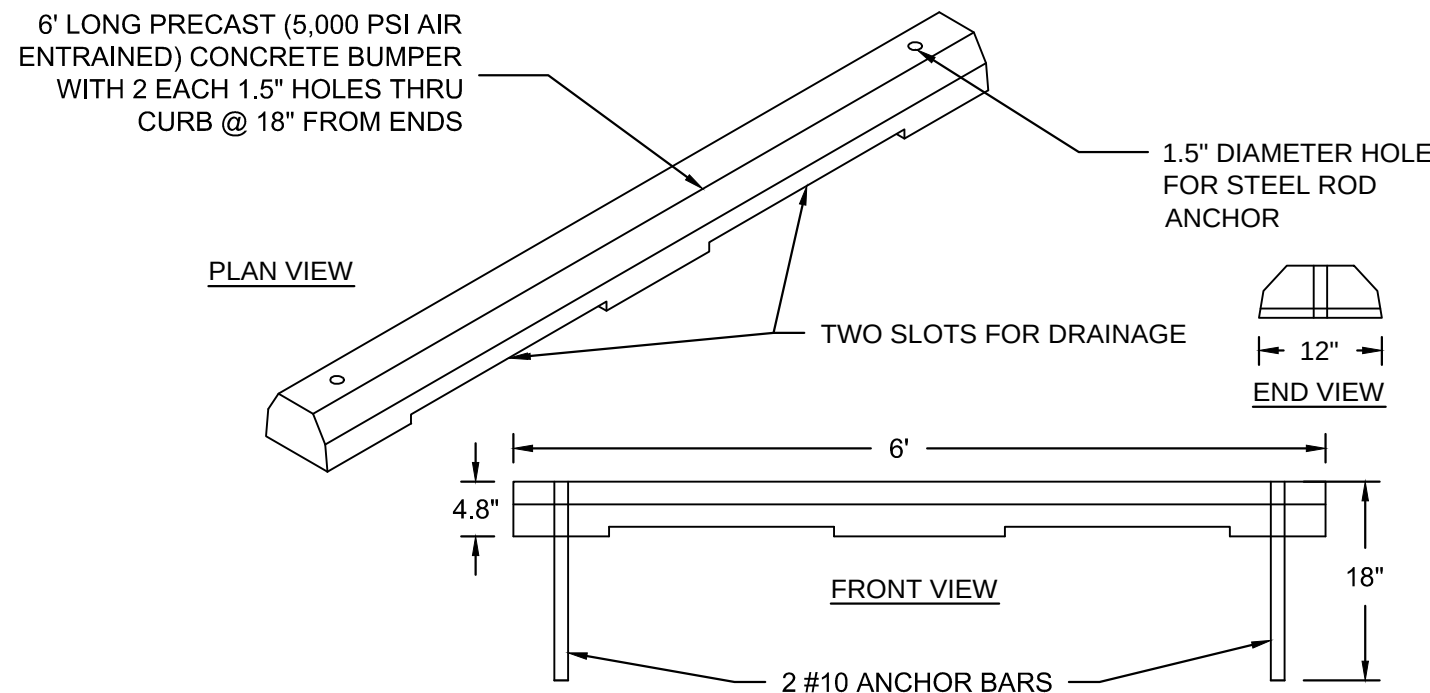
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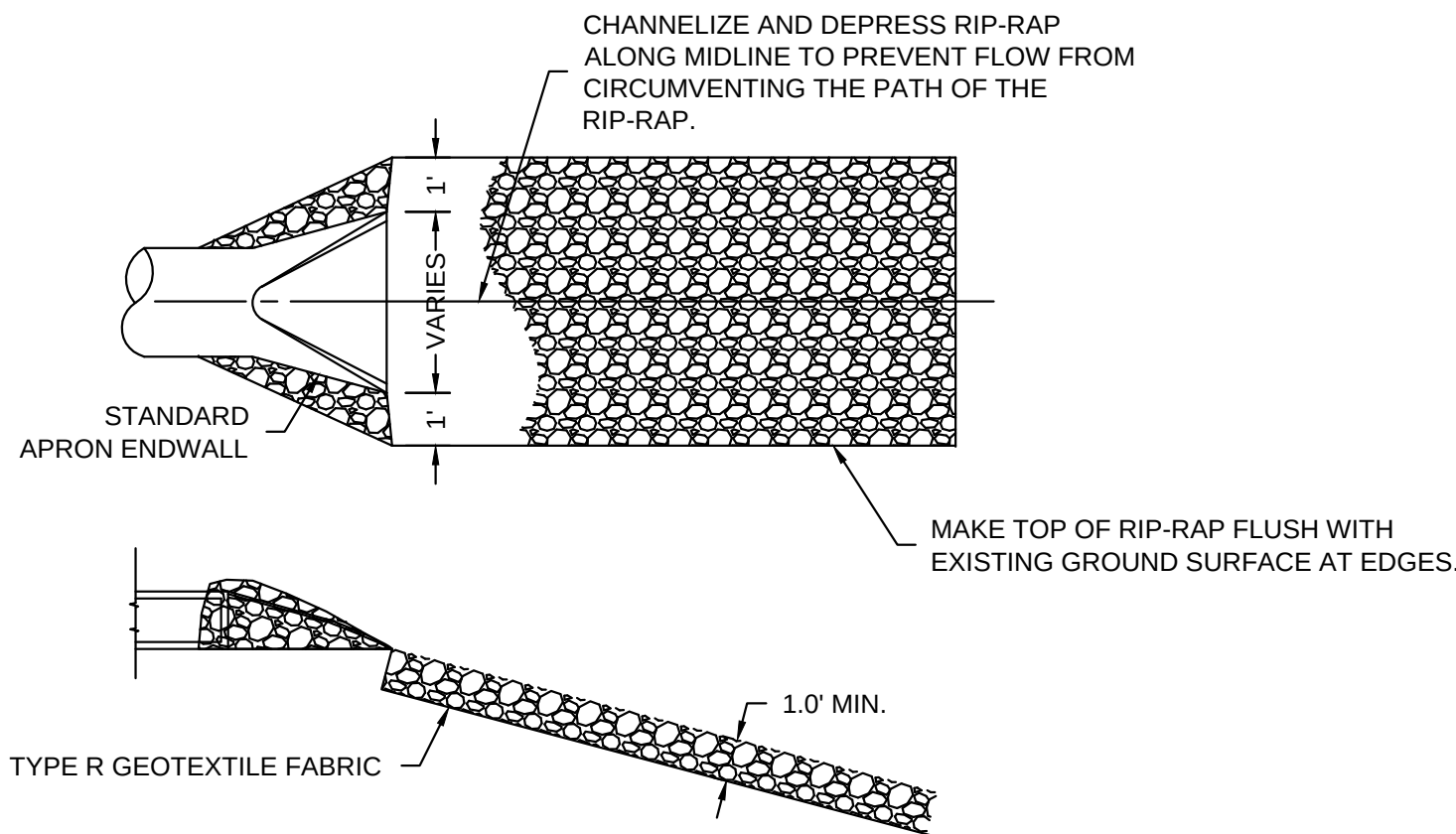
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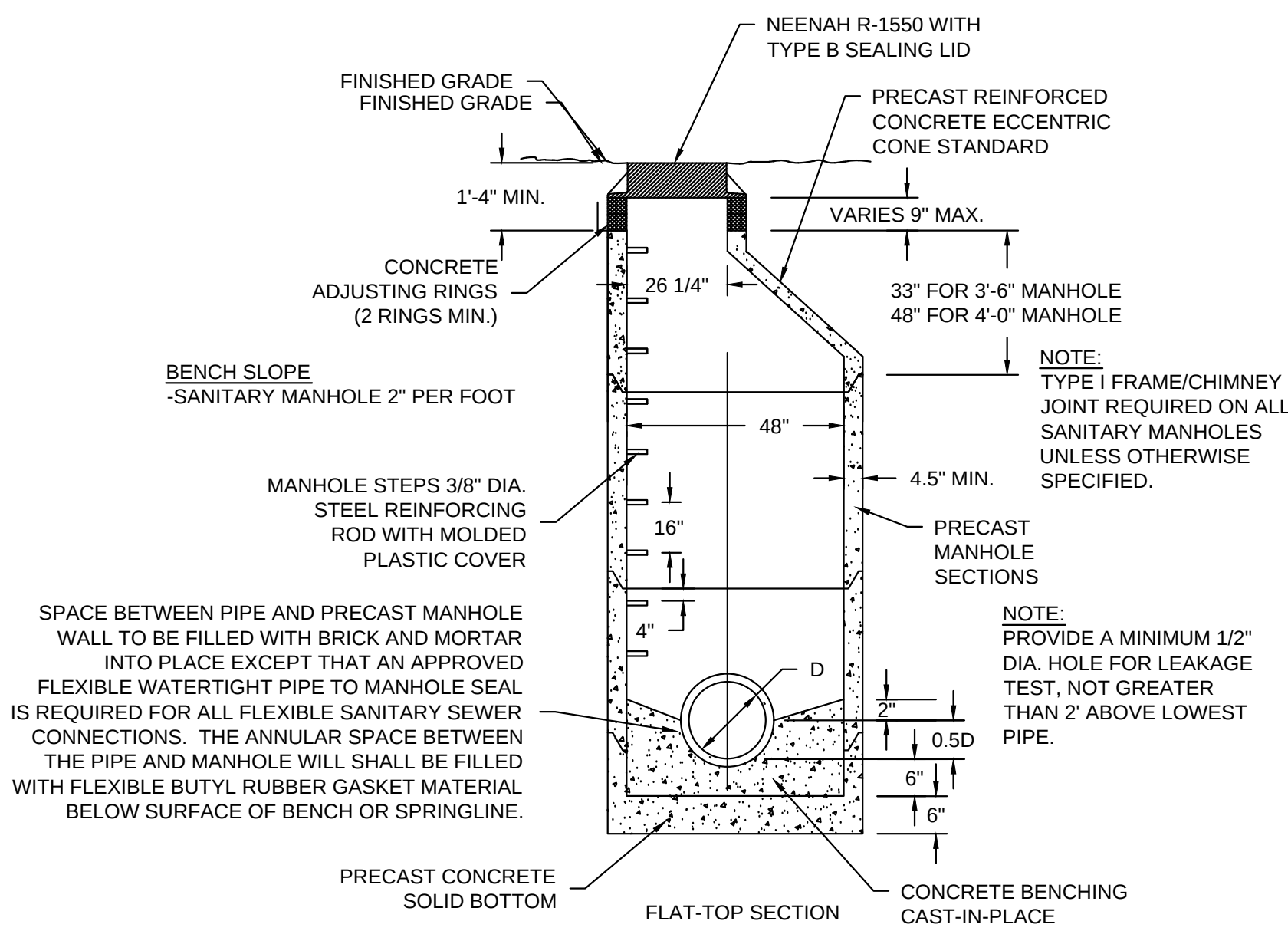


K PRECAST CONCRETE PARKING BUMPER
NOT TO SCALE

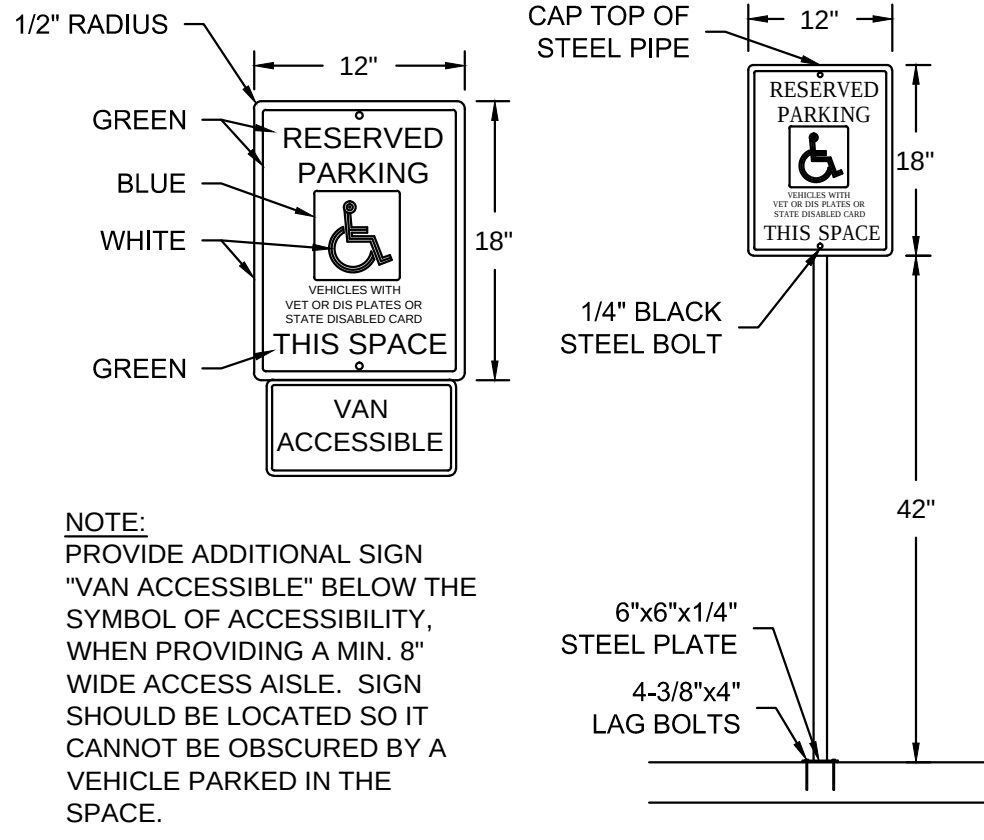


- NOTES:**
1. INSTALL RIPRAP WHERE SHOWN ON PLANS.
 2. FOR PERMANENT POOL (WET) DETENTION BASINS: EXTEND RIP-RAP FROM OUTFALL TO AT LEAST 5 FEET BEYOND THE NORMAL WATER LEVEL.
 3. INSTALL MEDIUM RIPRAP PER DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
 4. INSTALL TYPE R GEOTEXTILE FABRIC PER DOT STANDARD SPECIFICATIONS PER HIGHWAY AND STRUCTURE CONSTRUCTION
 5. WHERE RIP-RAP IS REQUIRED AT AN AREA PER PLAN, AND THERE IS NO OUTFALL PIPE, THE RIP-RAP SHALL BE PLACED A MINIMUM 6 FEET WIDE.

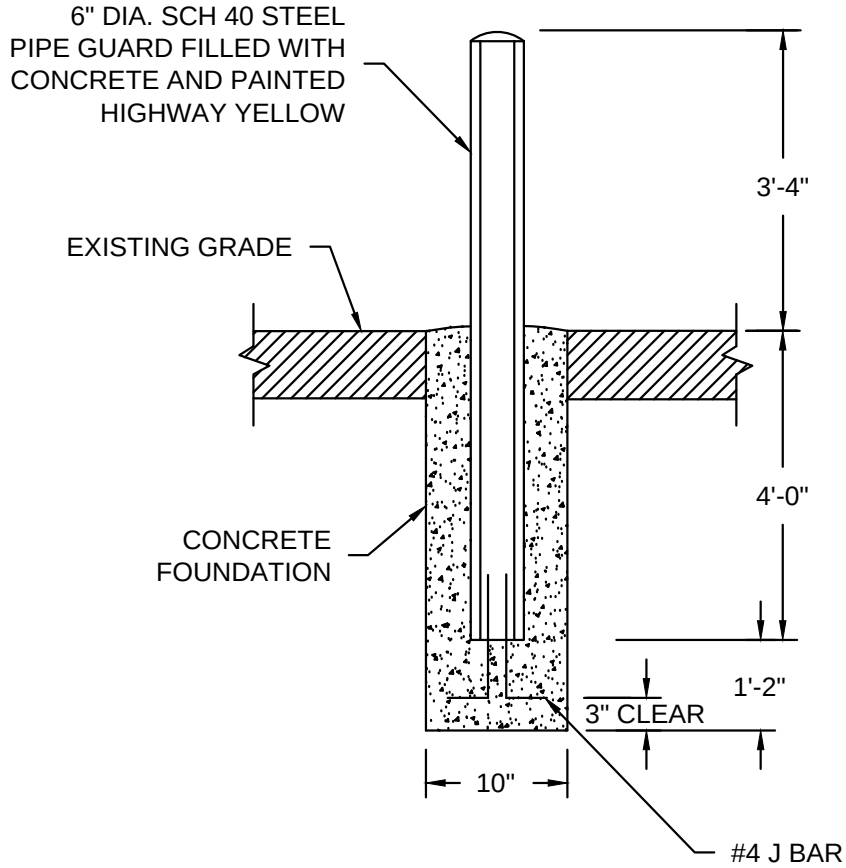
X RIP-RAP DISCHARGE APRON
NOT TO SCALE



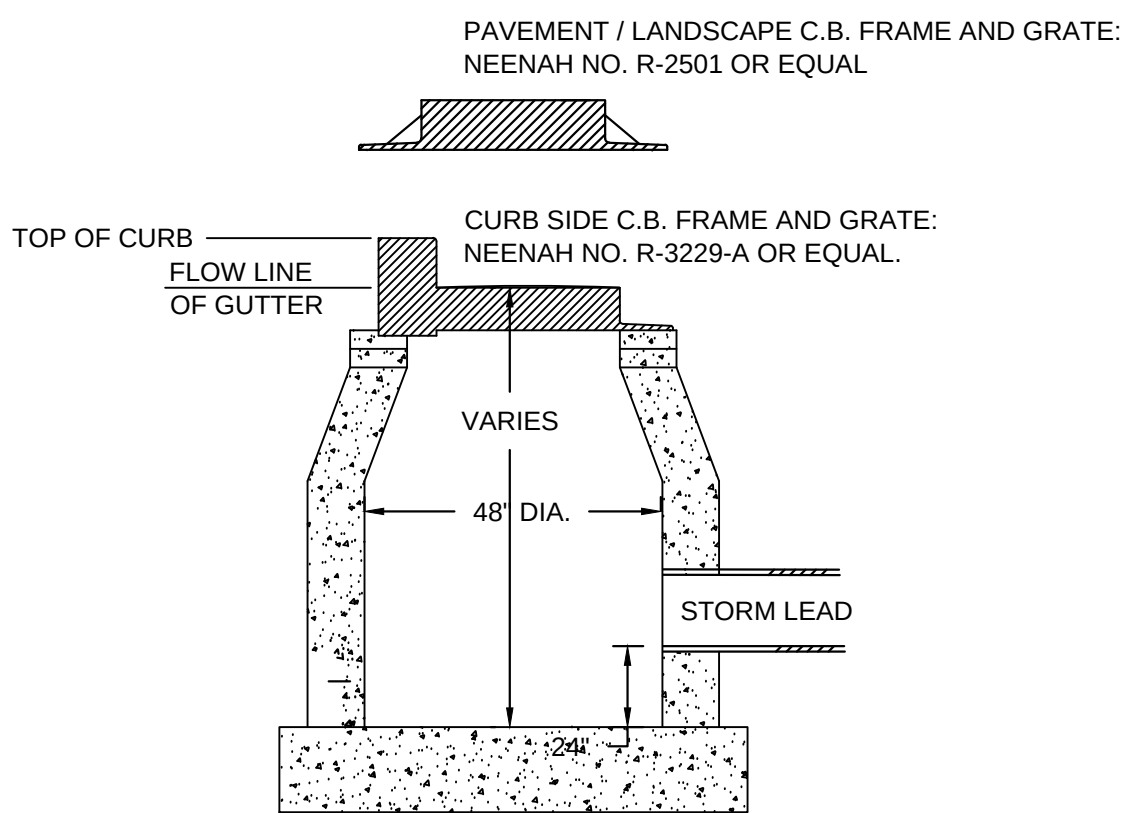
F PRECAST SANITARY MANHOLE
NOT TO SCALE



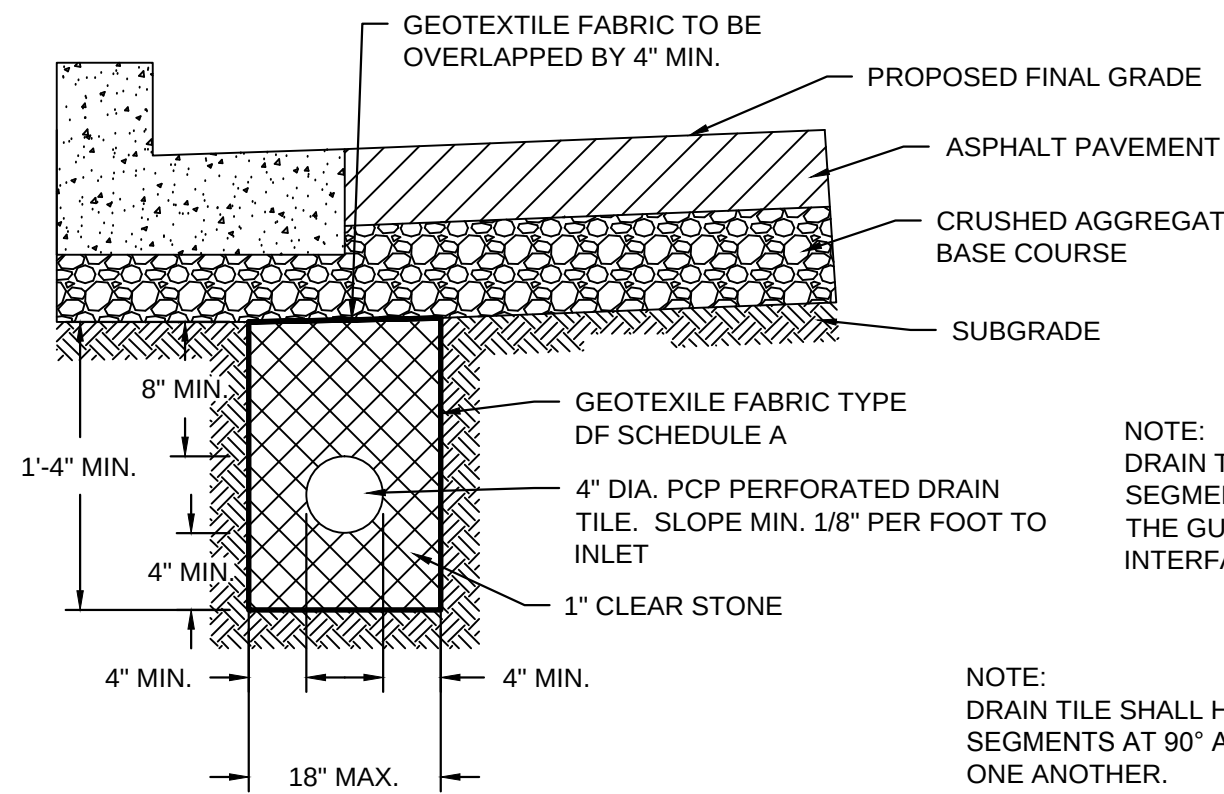
E HANDICAP SIGN & POST
NOT TO SCALE



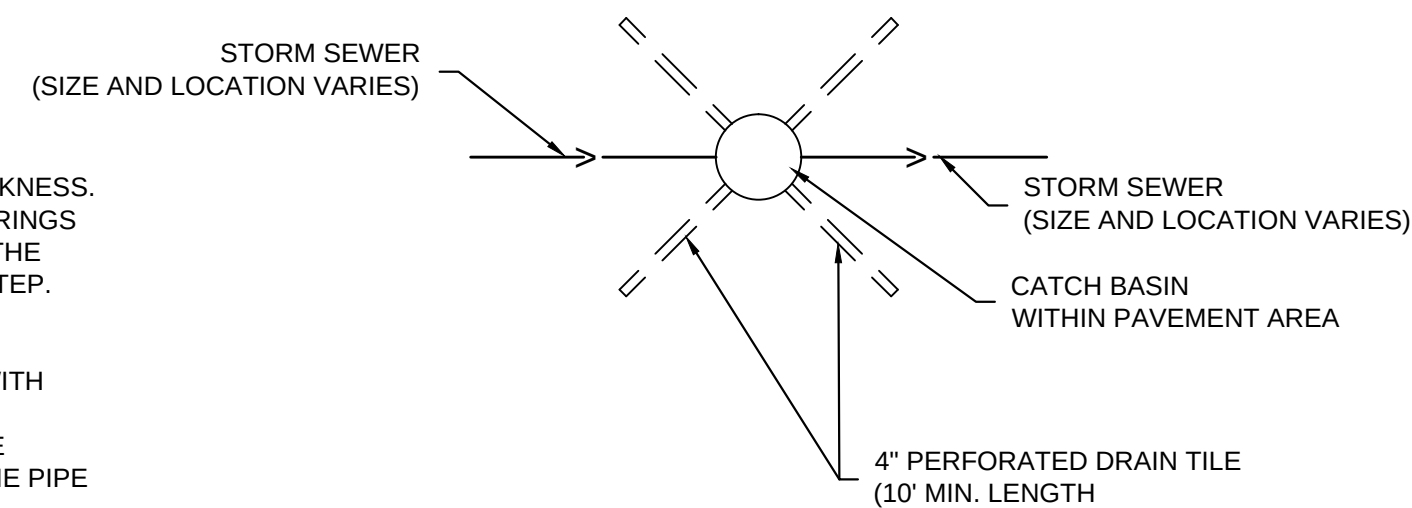
V BOLLARD
NOT TO SCALE



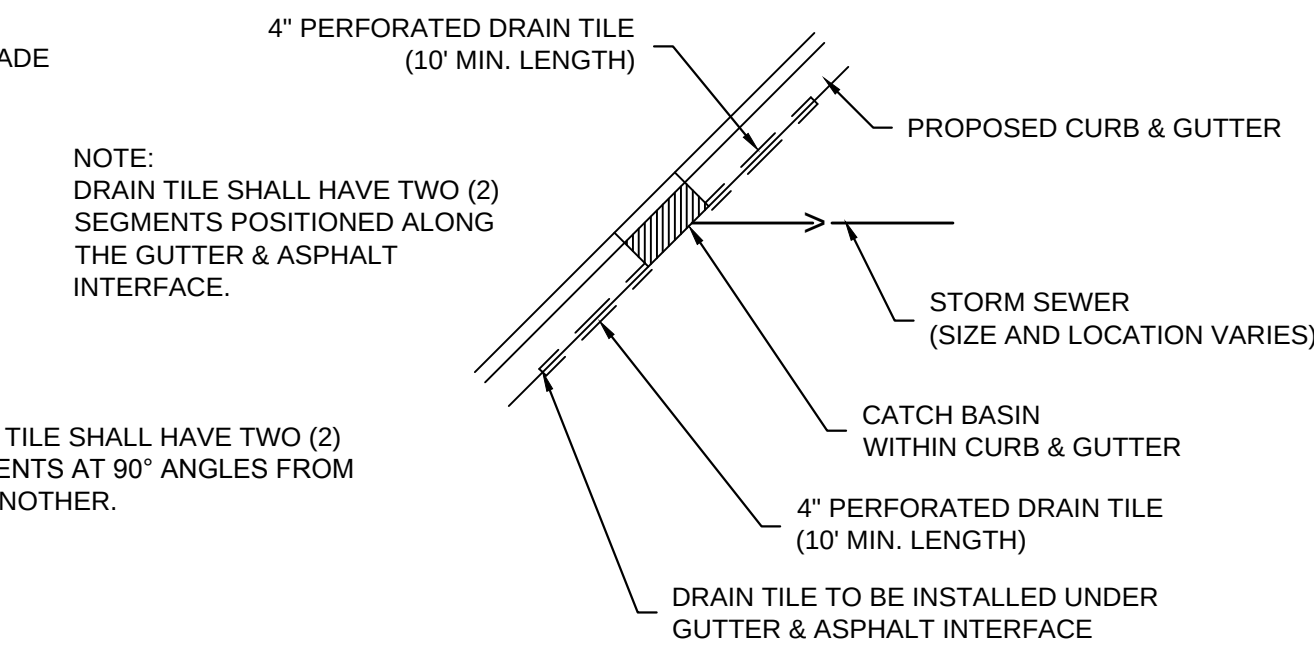
- NOTES:**
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RINGS. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
 2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 3. SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.
 4. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
 5. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.



CURB INLET LOCATION SECTION

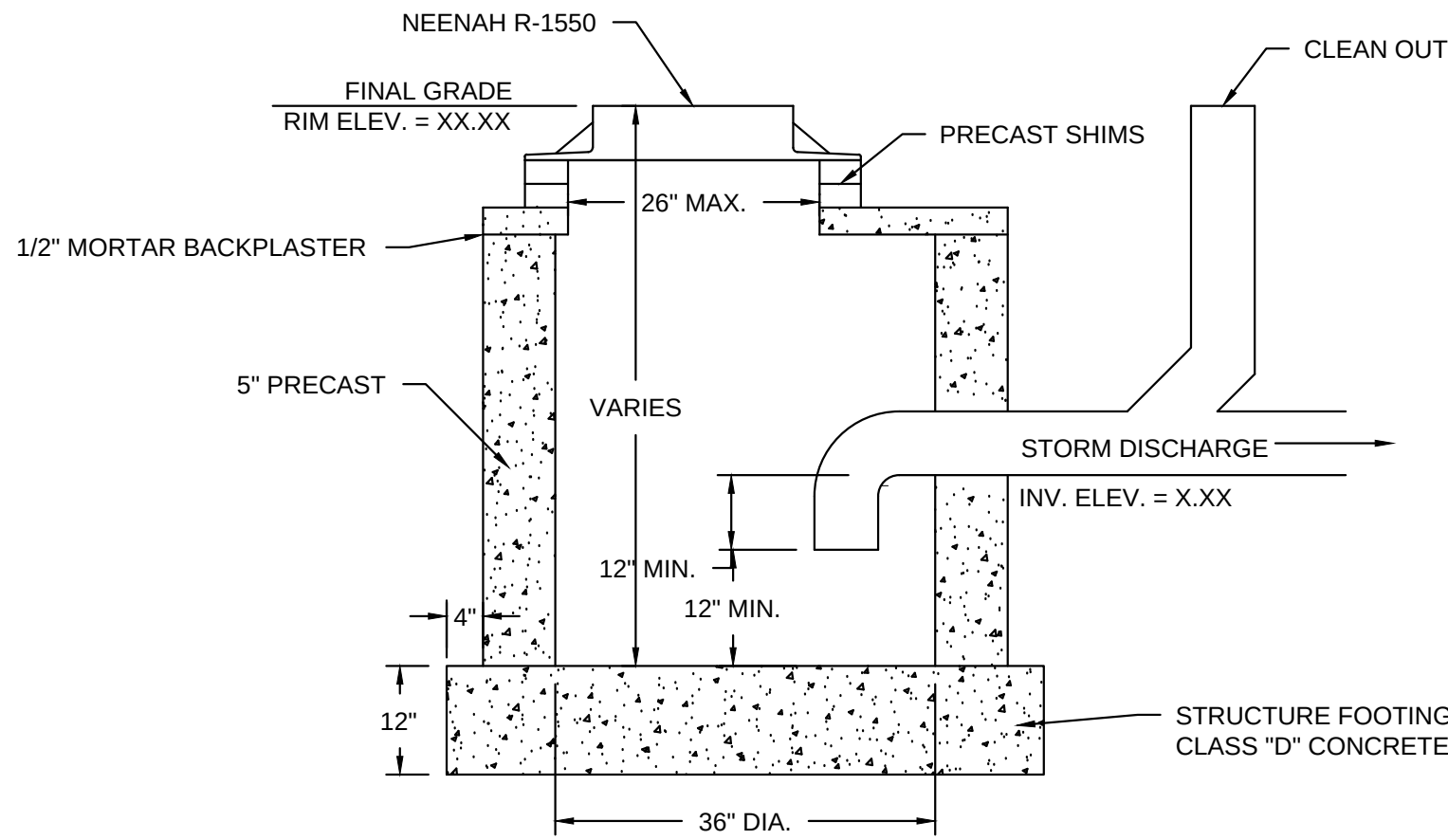


CATCH BASIN WITHIN PAVEMENT AREA

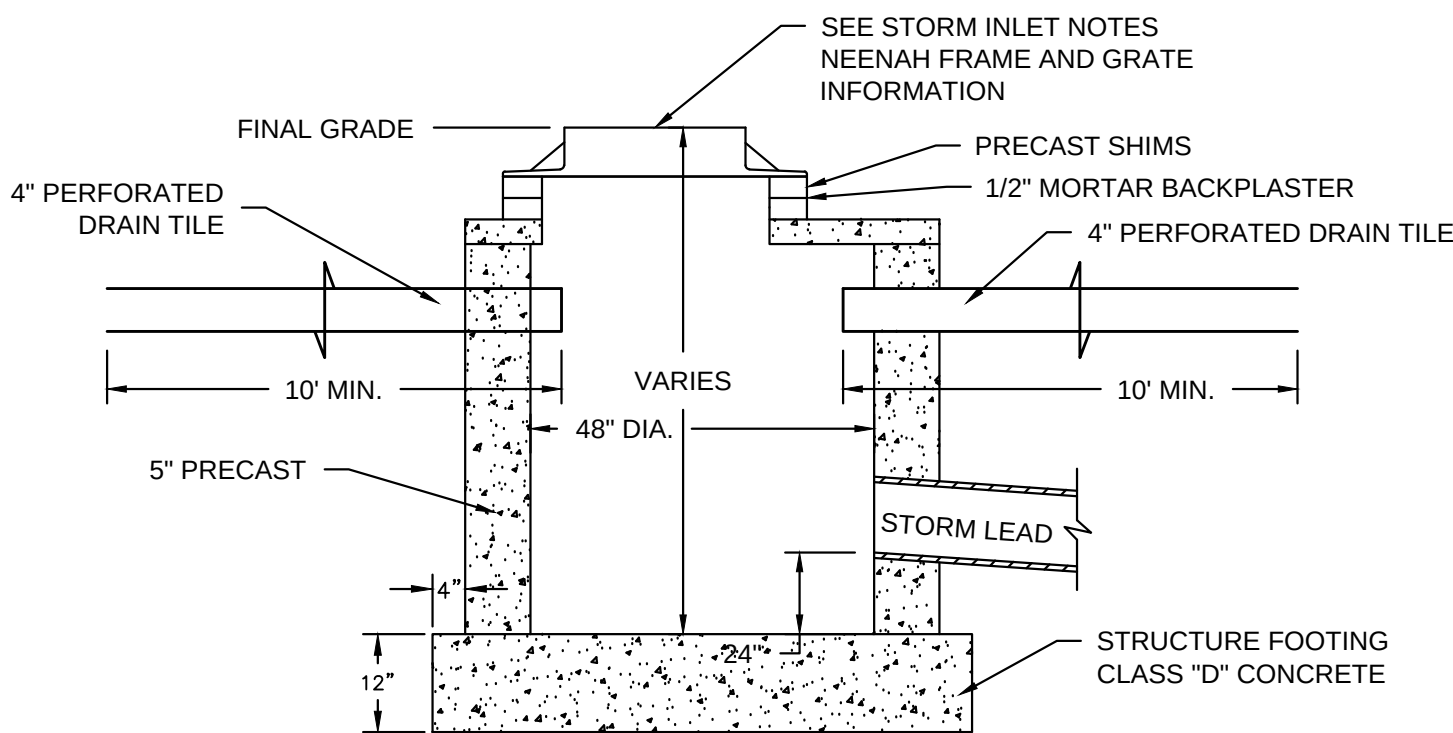


CURB INLET WITHIN CURB & GUTTER

M CATCH BASIN
NOT TO SCALE



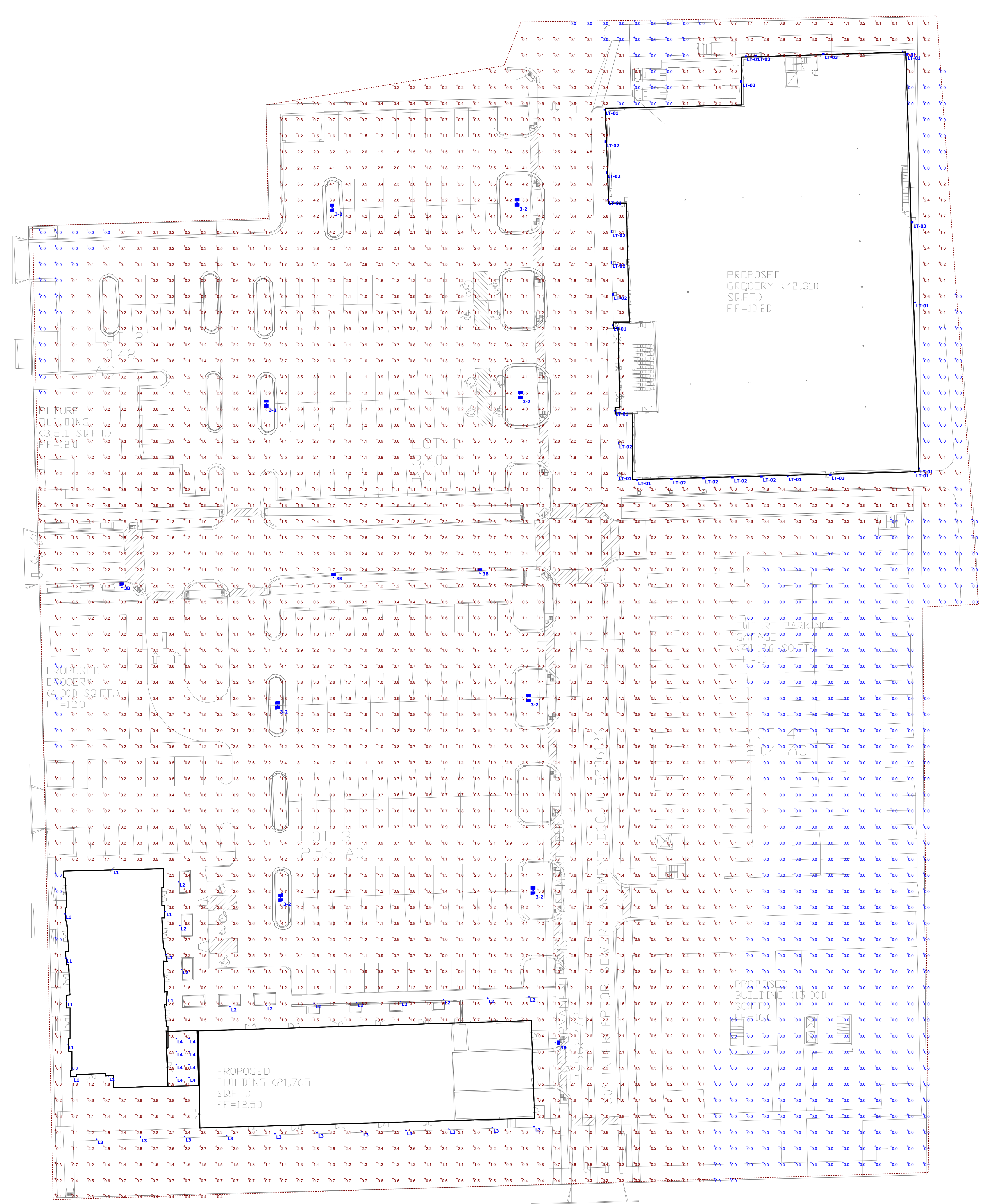
M TRAPPED MANHOLE WITH SUMP
NOT TO SCALE



- STORM INLET NOTES:**
1. PROPOSED STORM CURB INLET SHALL BE NEENAH R-3229-A, R-3015, OR R-3228-H.
 2. PROPOSED STORM AREA INLET SHALL BE NEENAH R-2502-D, R-2501.



C 403



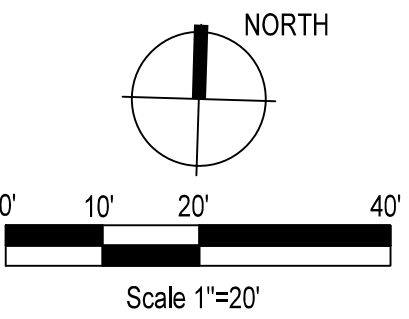
Plan View
Scale: 1" = 20'

Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	3-2	8	CREE INC.	ARE-EDG-3M-**-12-E-UL-325-40K (3250mA)	CONFIGURED FROM Cree Edge Area, Type III Medium, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	120	139,9106	404
	3B	4	CREE, INC.	ARE-EDG-3MB-**-12-E-UL-325-40K (3250mA)	CONFIGURED FROM ARE-EDG-3M-**-12-E-UL-325-40K (3250mA)	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP	120	103,4628	202
	L1	10	Delta Light NV	223 L1 4102	MONO LED WW	LED ARRAY	1	525	9
	L2	11	FORMS & SURFACES	BOLLARD	LB600	IES File - F52FTLED	4	1000	40
	L3	11	FORMS & SURFACES	PEO POLE	LP600	IES File - F54FTLED	4	2400	112
	L4	8	Delta Light NV	2022028122	CARREE X LED 3033	LED ARRAY	1	660	9
	LT-01	13	PHILIPS GARDCO	300-D-L-100PSMH	CYLINDERS	CLEAR VERTICAL 100PSMH/MED RATED FOR 8400 LUMENS	1	3400	129
	LT-02	10	COOPER LIGHTING - INVUE	ENC-70-MP-XX-MB-3S	ARCHITECTURAL WALL LUMINAIRE - TYPE 3 DISTRIBUTION	70 WATT MP CLEAR T-6	1	6600	86
	LT-03	5	PHILIPS STONCO	WTM60WLU-MC3	PHILIPS WTM/WRM/WM LED MEDIUM FULL CUTOFF WALL LIGHT WITH MEDIUM OPTICS AND CLEAR GLASS LENS	60WLED	1	2575,487	62

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site all	+	1.3 fc	20.7 fc	0.0 fc	N/A	N/A	0.1:1

FRESHWATER PLAZA
1st & Greenfield
Milwaukee, WI

FILE NUMBER: 150462

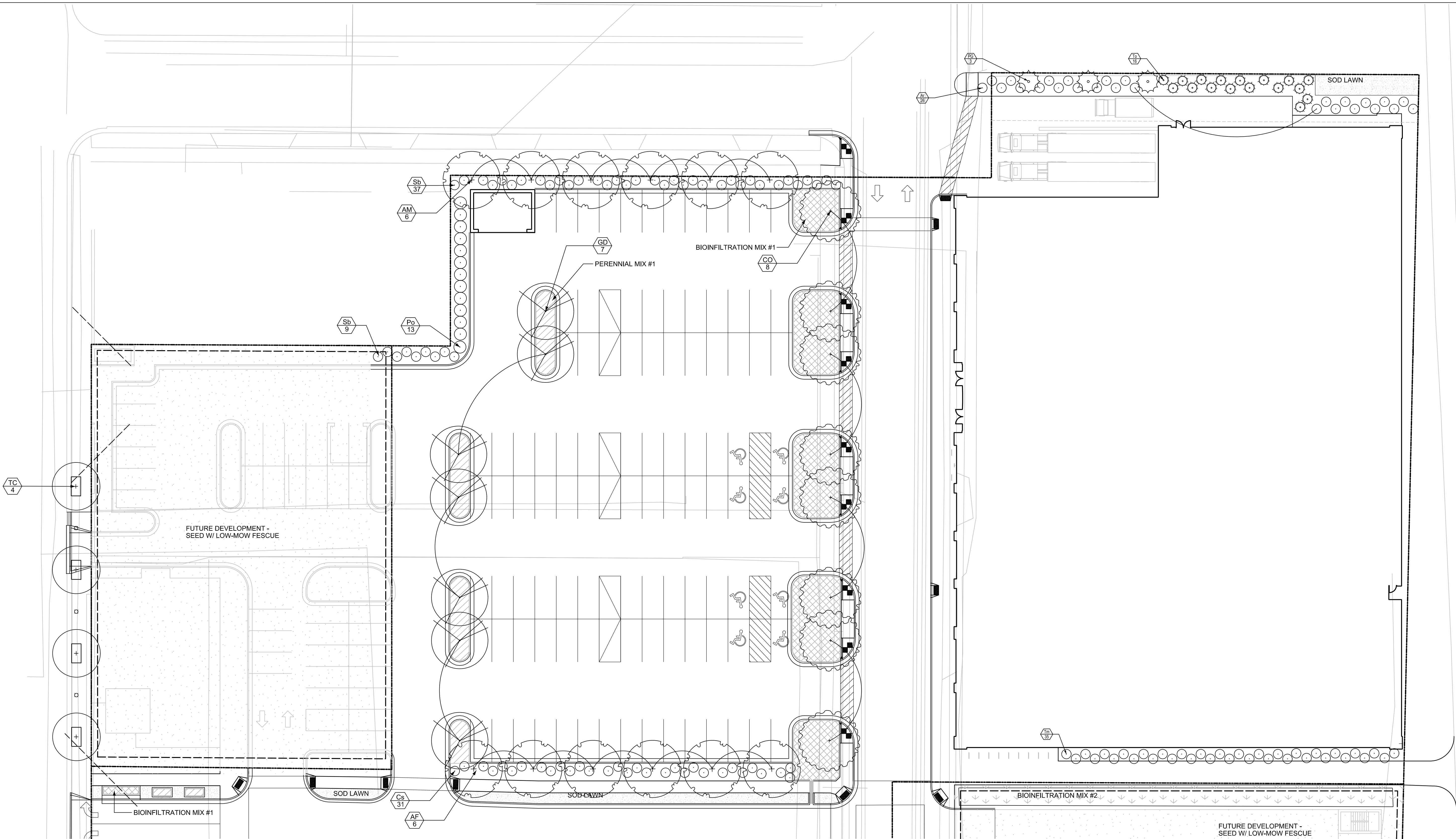


Issuance/Revision	Date

KSD Project No.	2014-054
Drawn By	SRK
Checked By	ARM
Date	12-02-2014
Sheet Title	

LANDSCAPE PLAN

Sheet No.
L100

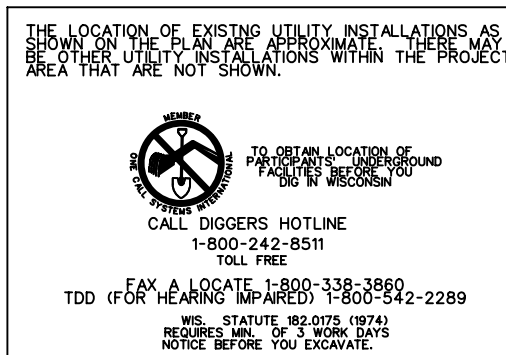


1 PLANTING PLAN

LEGEND:

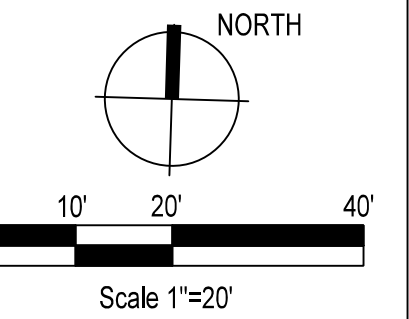
	BIOINFILTRATION MIX #1		LOW-MOW FESCUE SEED		BIOINFILTRATION MIX #2		PERENNIAL MIX #1
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NOTE:
See L200 for plant schedule, planting details, general notes, and city landscape requirements.



FRESHWATER PLAZA
1st & Greenfield
Milwaukee, WI

LE NUMBER: 150462



Issuance/Revision	Date

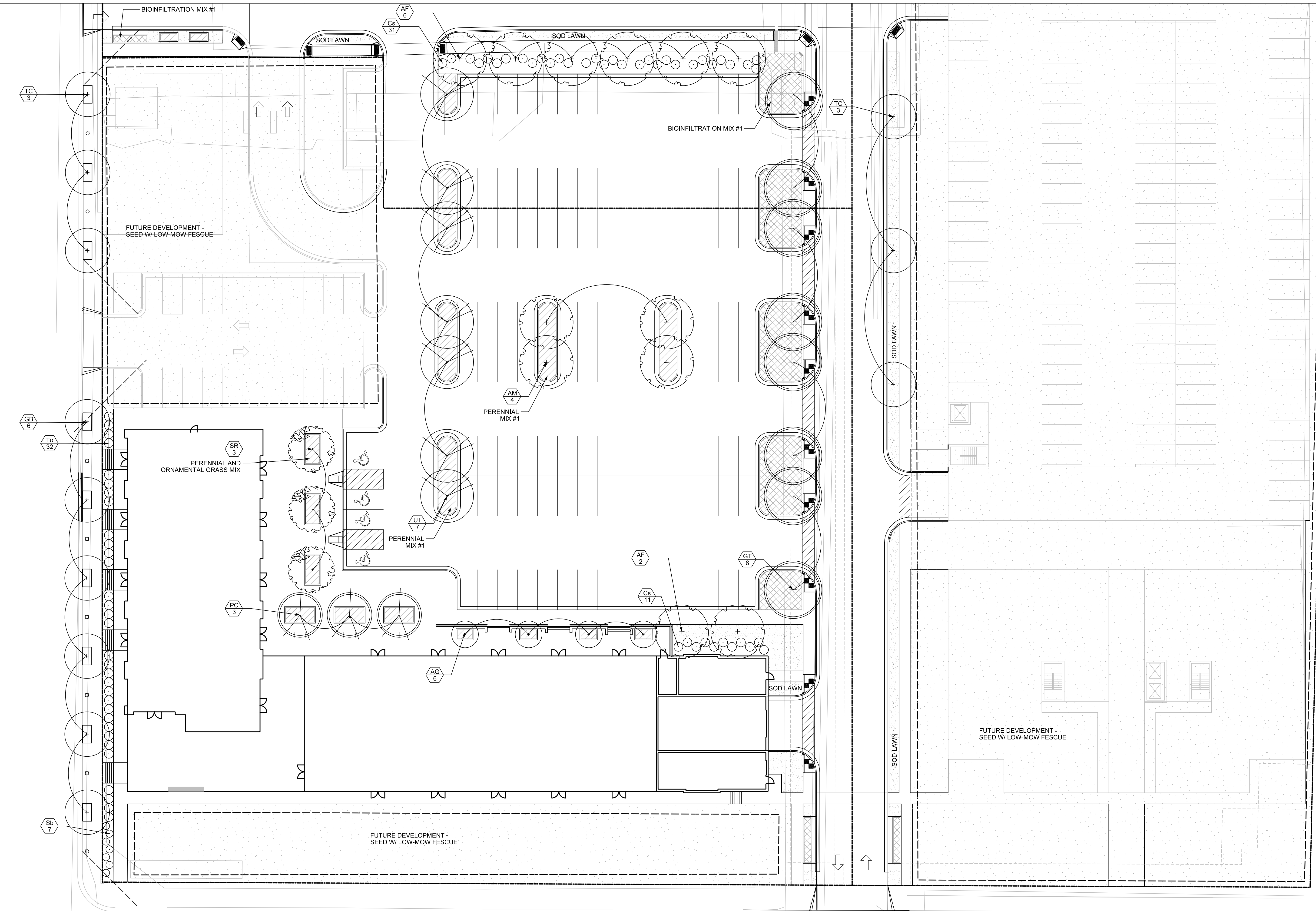
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Drawn By	SRK
Checked By	ARM
Date	12-02-2014

Sheet Title

LANDSCAPE PLAN

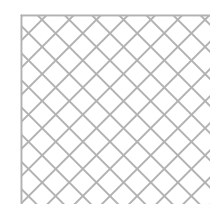
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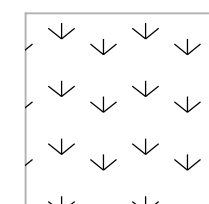
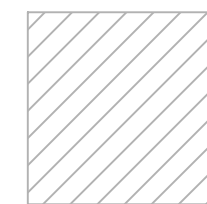


1) PLANTING PLAN

LEGEND:

BIOINFILTRATION
MIX #1

LOW-MOW FESCUE
SEED

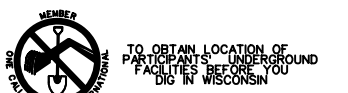
BIOINFILTRATION
MIX #2

PERENNIAL MIX #1

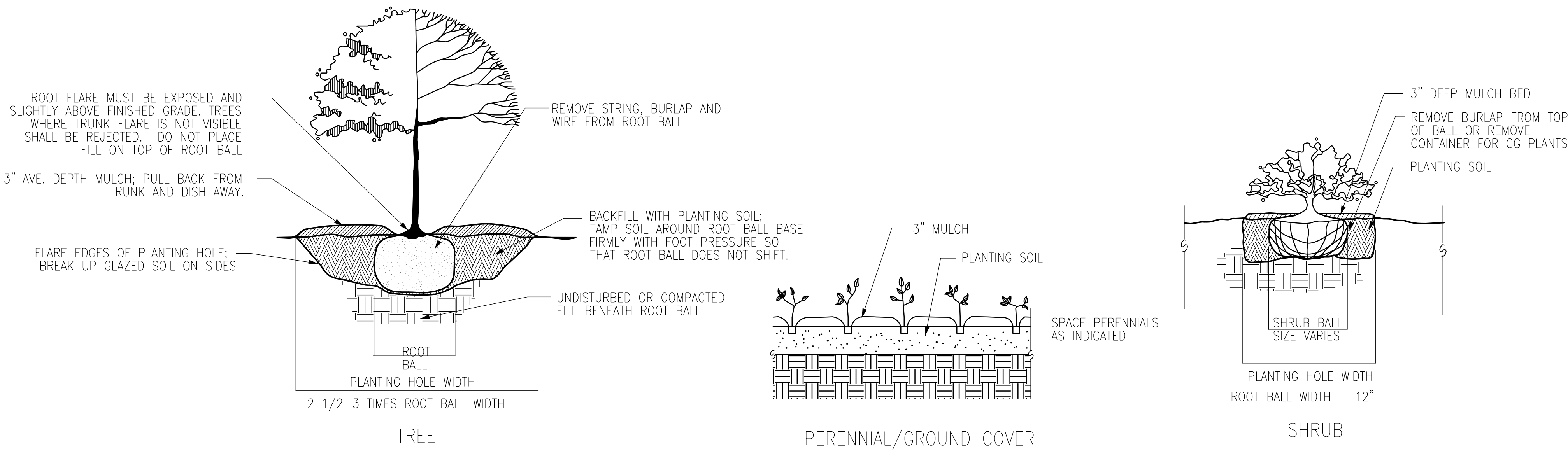
NOTE:

See L200 for plant schedule, planting details, general notes, and city landscape requirements.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
ADVANCE NOTICE



1 PLANTING DETAILS

PLANT SCHEDULE		12/1/2014					
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Canopy Trees							
AM	<i>Acer miyabei</i> 'Morton'	State Street Maple		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	25-40' ht x 20-40' sp
AF	<i>Acer x freemanii</i> 'Sienna Glen'	Sienna Glen Maple		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	60' ht x 40' sp
CO	<i>Celtis occidentalis</i>	Hackberry		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	40-60' ht x 40-60' sp
GB	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	50' ht x 30' sp
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honeylocust		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	50-60' ht x 35-45' sp
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	60' ht x 50' sp
TC	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	50' ht x 35' sp
UT	<i>Ulmus</i> 'Morton Glossy'	Triumph Elm		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	55' ht x 45' sp
Ornamental Trees							
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry		8' Ht.	B&B	Multistem, min. 3 leaders; well-developed crown; no overlapping leaders	20-25' ht x 20-25' sp
PC	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	35' ht x 15' sp
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac		3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	25' ht x 15-20' sp
Evergreen Trees							
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce		6' Ht.	B&B	Single, straight leader; match specimens	20-45' ht x 15-30' sp
Evergreen Shrubs							
Jk	<i>Juniperus chinensis</i> 'Pfitzeriana Kallay'	Kallay's Compact Juniper		5 gal.	Cont.	Space 4'-0" o.c.	2-3' ht x 3-6' sp
Tm	<i>Taxus x media</i> 'Taunton'	Taunton Yew		5 gal.	Cont.	Space 4'-6" o.c.	3-5' ht x 3-6' sp
To	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae		5' ht.	Cont.	Space 4'-0" o.c.	7-15' ht x 3-5' sp
Deciduous Shrubs & Vines							
Ar	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry		3 gal.	Cont.	Space 3'-0" o.c.	2-3' ht x 3-4' sp
Cs	<i>Comus sericea</i> 'Alleman's Compact'	Alleman's Compact Dogwood		5 gal.	Cont.	Space 4'-0" o.c.	4-5' ht x 4-5' sp
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summerwine Ninebark		5 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
Sp	<i>Salix purpurea</i> 'Nana'	Arctic Willow		5 gal.	Cont.	Space 5'-0" o.c.	3-6' ht x 3-6' sp
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Spirea		3 gal.	Cont.	Space 3'-0" o.c.	2-3' ht x 2-3' sp
Perennial Mix #1							
	<i>Asclepias tuberosa</i>	Butterfly Weed		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster		2 1/2" x 5"	Plug		1.5-2' ht x 2-3' sp
	<i>Bouteloua curtipendula</i>	Side Oats Grama		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Dalea purpurea</i>	Purple Prairie Clover		2 1/2" x 5"	Plug		2-3' ht x 8-12" sp
	<i>Echinacea pallida</i>	Pale Purple Coneflower		2 1/2" x 5"	Plug		2-3' ht x 1-1.5' sp
	<i>Schizachyrium scoparium</i>	Little Bluestem		2 1/2" x 5"	Plug	Mix species randomly & space 12" o.c.	3-4' ht x 1.5-2' sp
	<i>Sporobolus heterolepis</i>	Prairie Dropseed		2 1/2" x 5"	Plug	Note: alternate 2-year equivalent bare root plants are also acceptable	1.5-2' ht x 1.5' sp
Bioinfiltration Mix #1							
	<i>Carex bebbii</i>	Bebb's Oval Sedge		2 1/2" x 5"	Plug		1.5-2' ht x 2-3' sp
	<i>Carex bicknellii</i>	Prairie Sedge		2 1/2" x 5"	Plug		3-4' ht x 2' sp
	<i>Carex vulpinoidea</i>	Brown Fox Sedge		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris		2 1/2" x 5"	Plug		2.5-3' ht x 1-1.5' sp
	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Blazingstar		2 1/2" x 5"	Plug	Mix species randomly & space 12" o.c.	2-4' ht x 1-2' sp
	<i>Sesleria autumnalis</i>	Autumn Moor Grass		2 1/2" x 5"	Plug	Note: alternate 2-year equivalent bare root plants are also acceptable	1.5-2' ht x 1.5-2' sp
Bioinfiltration Mix #2							
	<i>Asclepias incarnata</i>	Swamp Milkweed		2 1/2" x 5"	Plug		3-5' ht x 1.5-2' sp
	<i>Carex bicknellii</i>	Prairie Sedge		2 1/2" x 5"	Plug		3-4' ht x 2' sp
	<i>Carex vulpinoidea</i>	Brown Fox Sedge		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Eupatorium rugosum</i> 'Chocolate'	Chocolate Joe Pye Weed		2 1/2" x 5"	Plug		2.5-3' ht x
	<i>Iris virginica</i> shrevei	Blue Flag Iris		2 1/2" x 5"	Plug		2-3' ht x 1.5-2' sp
	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass		2 1/2" x 5"	Plug	Mix species randomly & space 12" o.c.	3-5' ht x 2-3' sp
	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Showy Coneflower		2 1/2" x 5"	Plug	Note: alternate 2-year equivalent bare root plants are also acceptable	2-3' ht x 1.5-2' sp

GENERAL NOTES:

1. Protect all pavements, curbs, utilities and other improvements during planting.

2. All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.

3. All plant beds not adjacent to pavement shall have black aluminum edging unless otherwise noted.
4. Contractor shall verify that a minimum of 6" of topsoil has been spread in seeded areas and a minimum of 18" of topsoil has been spread in plant bed areas. See Civil plans for engineered soil details and specifications for the bioretention areas.

5. All disturbed areas shall be repaired as noted.

6. Lawn seed shall be by EarthCarpet and shall be installed per EarthCarpet's specifications.
7. All work in the terrace shall be coordinated with City of Milwaukee Engineering and Forestry departments.

8. See sheets L100 and L101 for planting plans.

FRESHWATER PLAZA

1st & Greenfield
Milwaukee, WI

FILE NUMBER: 150462

Issuance/Revision	Date

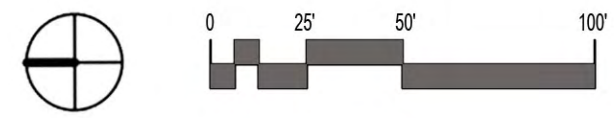
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Drawn By	SRK
Checked By	ARM
Date	12-02-2014

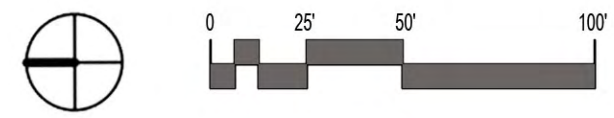
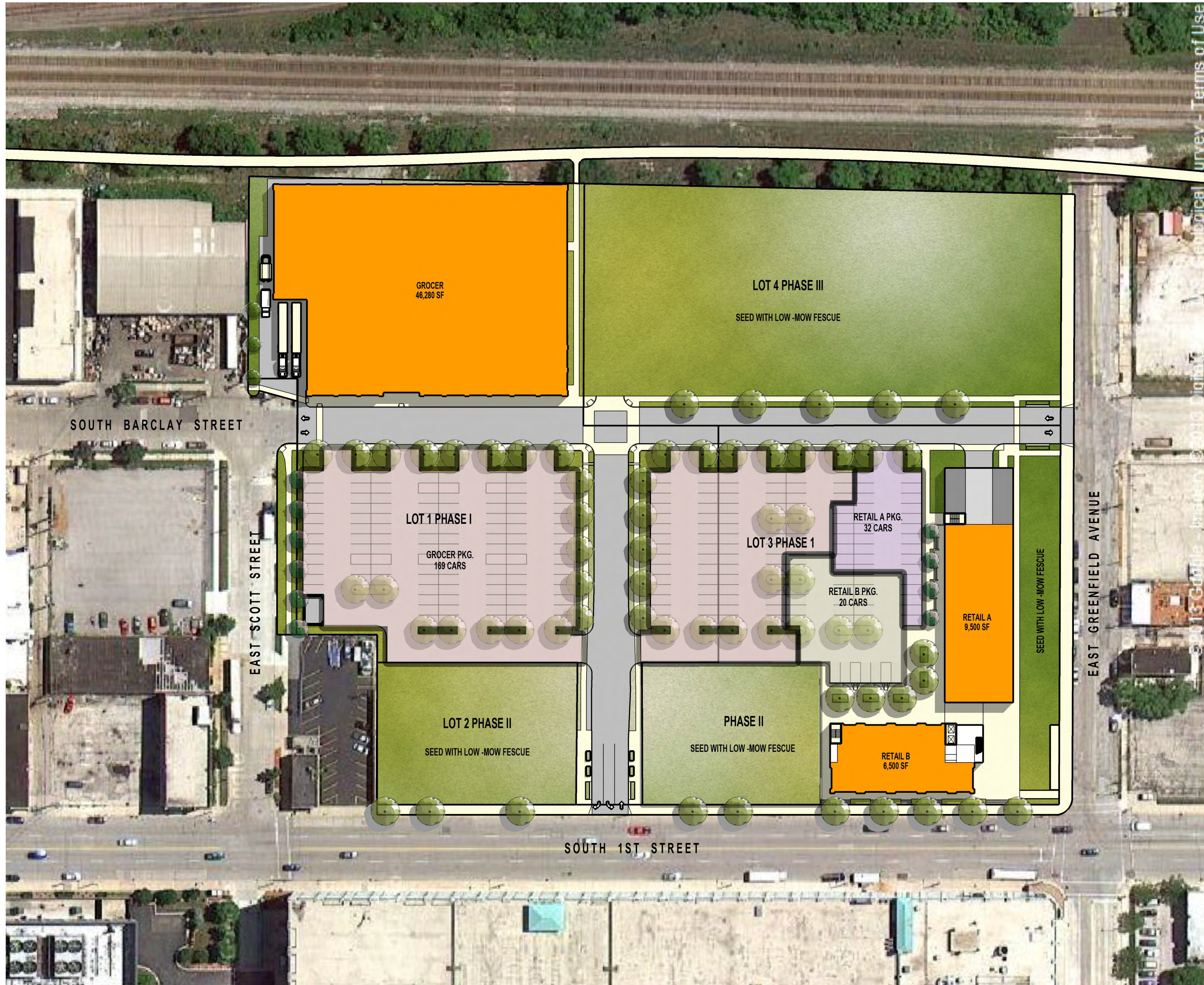
Sheet Title

LANDSCAPE DETAILS

Sheet No.

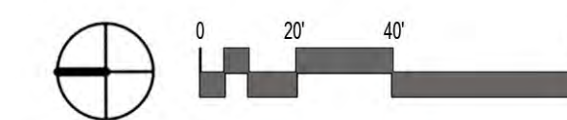
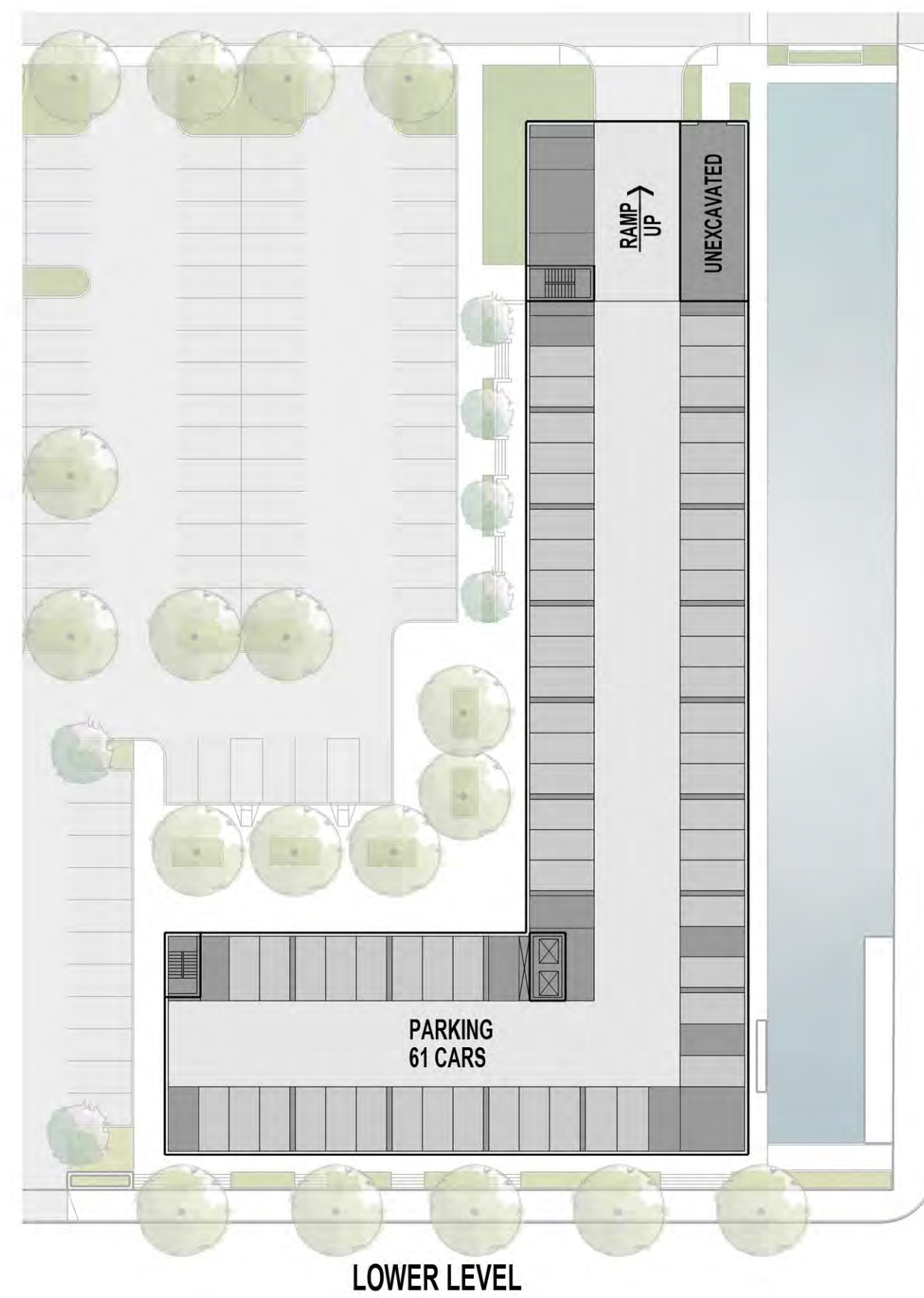
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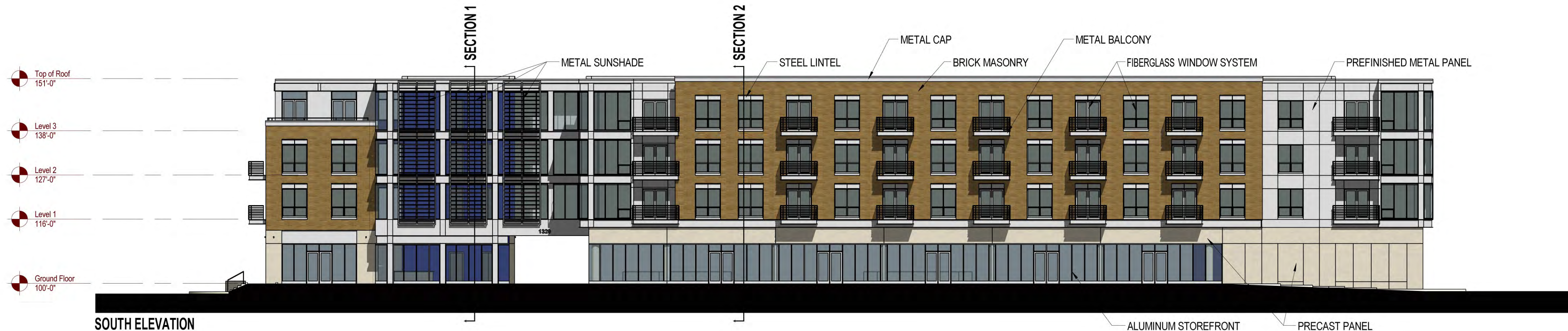
FRESHWATER PLAZA



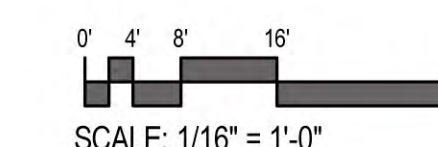
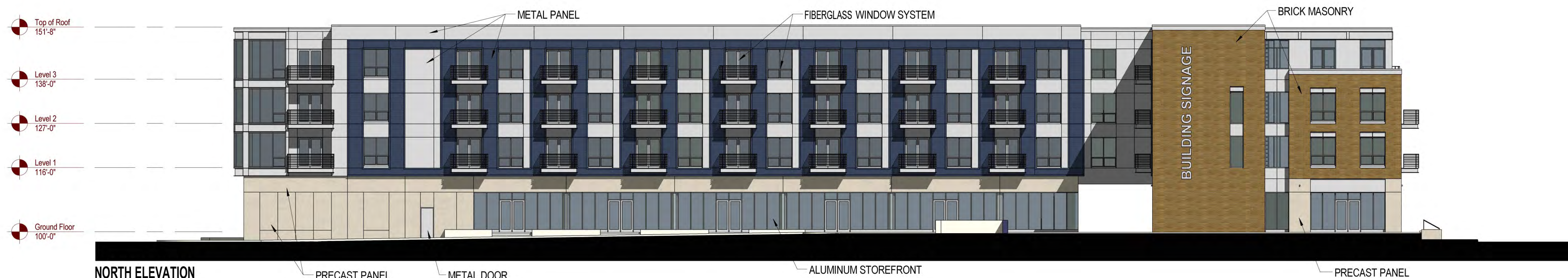
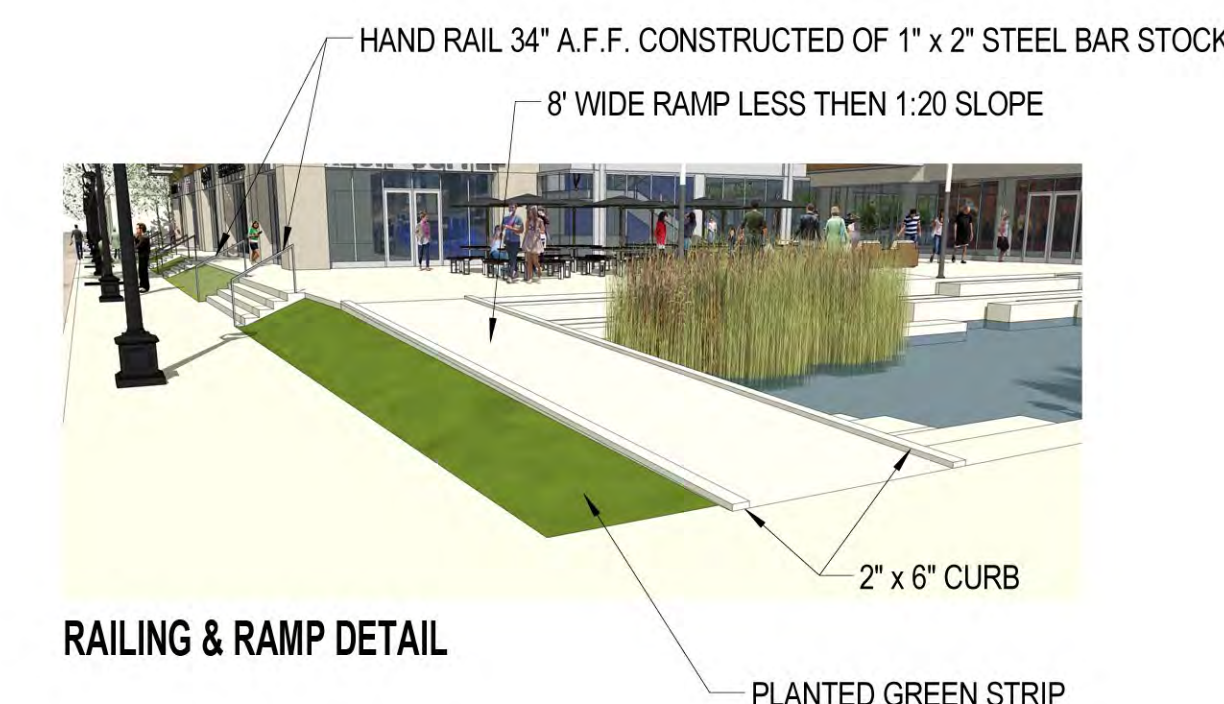
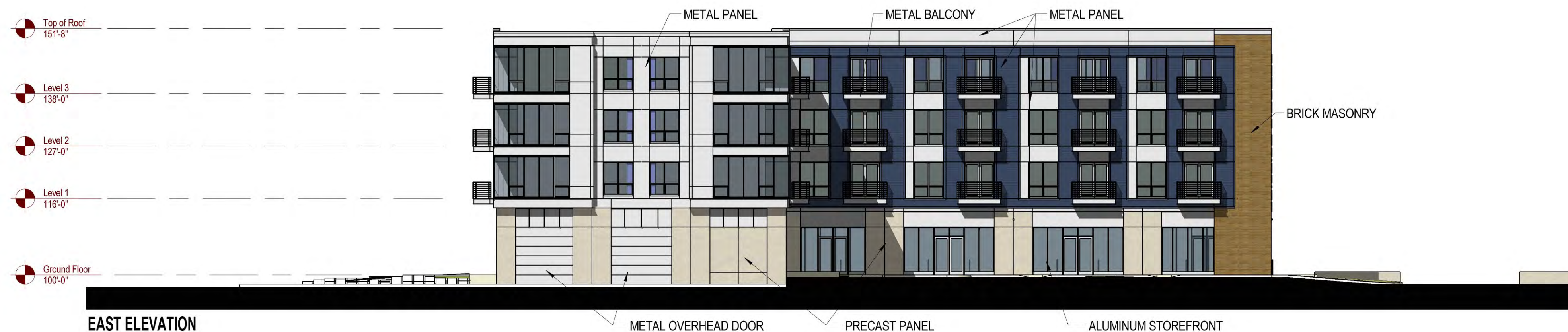
UNIT MIX												
Unit Type		FLOORS								Apartment Data		
size SF	G	2	3	4	5	6	7		total	net sf	ave. size	unit mix
513	0	1	1	4					6	3,078		
	0	0	0	0					0	0		
MICRO subtotal									6	3,078	513	7.9%
556	0	0	0	1					1	556		
560	0	6	6	2					14	7,840		
	0	0	0	0					0	0		
STUDIO subtotal									15	8,396	560	19.7%
625	0	7	7	7					21	13,125		
672	0	9	9	7					25	16,800		
	0	0	0	0					0	0		
1BR subtotal									46	29,925	651	60.5%
1171	0	2	2	2					6	7,026		
1281	0	1	1	1					3	3,843		
	0	0	0	0					0	0		
2BR subtotal									9	10,869	1208	11.8%
TOTALS	0	26	26	24					76	52,268	688	100%

[illegible]

SECTION 1



SECTION 2





AERIAL FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET



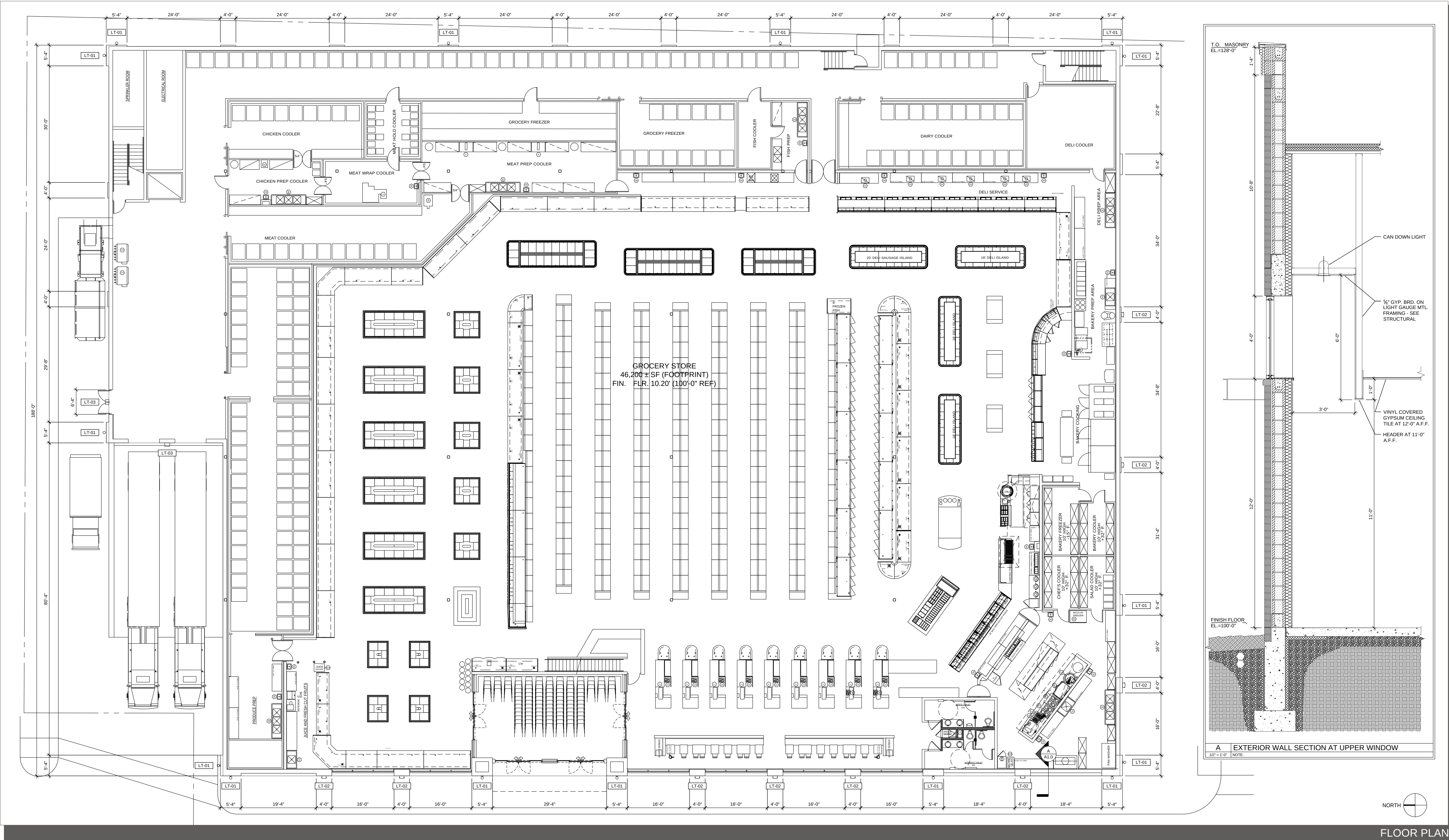
VIEW FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET

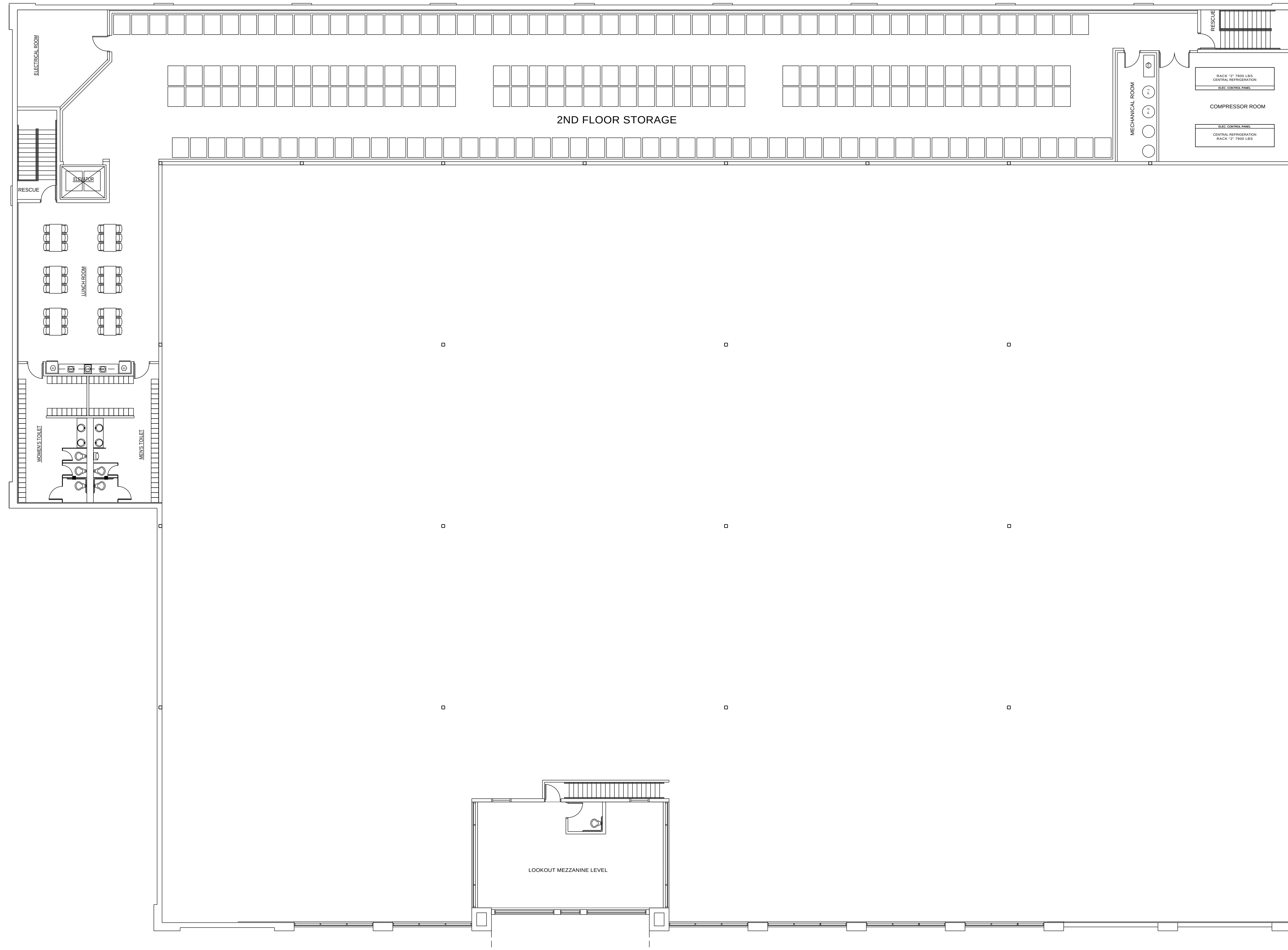


VIEW FROM WATER STREET



VIEW FROM NORTHEAST

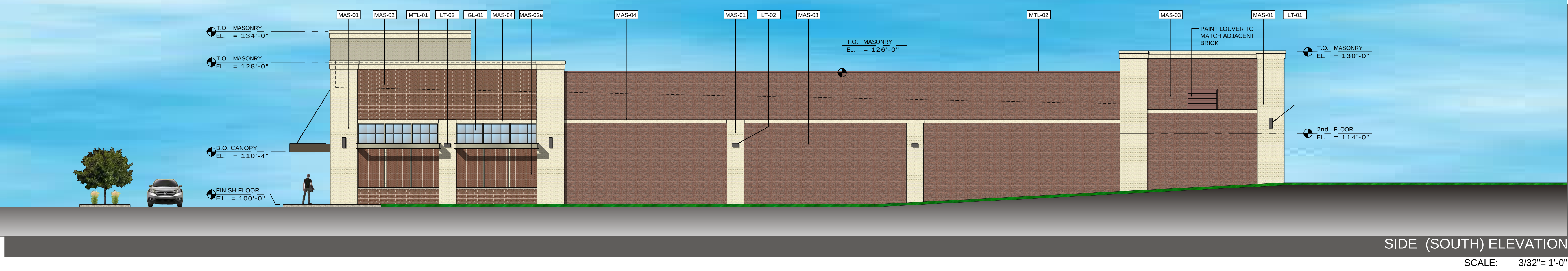




2ND FLOOR PLAN
SCALE: 3/32"= 1'-0"



EXTERIOR FINISH MATERIAL SCHEDULE	
CODE	DESCRIPTION/COLOR
MAS-01	UTILITY SIZE BRICK - COLOR POTOMAC CLEAR BY BELDEN BRICK COMPANY
MAS-02	UTILITY SIZE BRICK - COLOR BRANDYWINE VELOUR BY BELDEN BRICK COMPANY
MAS-02A	UTILITY SIZE BRICK - COLOR BRANDYWINE VELOUR BY BELDEN BRICK COMPANY STACK BOND PATTERN
MAS-03	ULTRA BURNISHED MASONRY UNIT, COLOR MORNING DOVE #209
MAS-04	MASONRY ACCENT BAND - CAST STONE COLOR BUFF
AL-01	ALUMINUM STOREFRONT SYSTEM - KAWNEER 451-T, COLOR KYNAR "CHAMPAGNE METALLIC"
MTL-01	PRE-FINISHED METAL COPING COLOR SANDSTONE
MTL-02	PRE-FINISHED METAL COPING COLOR MEDIUM BRONZE
GL-01	LOW-E, 1", CLEAR INSULATED GLAZING
GL-02	GREY SPANDREL GLAZING
LT-01	EXTERIOR WALL SCONCE - GARDCO 302 UP/DOWN BY PHILIPS
LT-02	EXTERIOR WALL SCONCE - ENTRI SERIES DOWNLIGHT BY COOPER LIGHTING
LT-03	EXTERIOR WALL SCONCE - STONCO DOWNLIGHT BY PHILIPS
WD-1	8' HIGH COMPOSITE WOOD FENCING



1. BUILDING SIGNS SHOWN FOR REFERENCE ONLY. SIGNS TO BE SUBMITTED FOR SEPERATE REVIEW AND APPROVAL
2. LANDSCAPING SHOWN FOR SCALE AND GENERAL LOCATION OF BUILDING FOUNDATION PLANTINGS. REFER TO LANDSCAPE PLANS FOR SPECIFIC LOCATIONS AND PLANT SPECIES
3. COLORS AND MATERIALS SHOWN REPRESENT ARCHITECTS GRAPHIC REPRESENTATION OF FINISHES. REFER TO MATERIAL SAMPLE SUBMITTAL FOR ACTUAL COLORS AND FINISHES.

NOTES



CERMAK AT
FRESHWATER PLAZA

PROJECT NO. 1402
DATE 12-15-14
DRAWING SCALE AS NOTED

SHEET DE-1
FILE NUMBER: 150462



Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROPOSED CERMAK
AT FRESHWATER PLAZA
1st AND GREENFIELD
MILWAUKEE, WI



FRONT VIEW FROM NW

PROJECT NO. 1402
DATE 12-15-14
SHEET

DE-2.0
FILE NUMBER: 150462



Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROPOSED CERMAK
AT FRESHWATER PLAZA
1st AND GREENFIELD
MILWAUKEE, WI



FRONT VIEW FROM NW

PROJECT NO. 1402
DATE 12-15-14
SHEET

DE-2.1

FILE NUMBER: 150462

