




SITE CONTEXT MAP



-  Amenities within 1,000 ft
-  Traffic Connection Points
-  Site Entrance

1,000 feet



File: I:\Milhaus Development\15155 - Bay View Residential\060 CAD\C - Civil\500 Production - Civil Plans\500-Site Survey\15155-SITE SURVEY.dwg



CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

WS STATUTE 182.01(2)(974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 259-1181

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



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

- GENERAL NOTES:**
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  - 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.
  - DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON MARCH 9, 2015.
  - VERTICAL DATUM FOR THE PROJECT SURVEY IS NGVD 1929. BENCHMARK FOR THE PROJECT SURVEY IS CONC. MONUMENT AT THE SOUTHWEST CORNER OF SECTION 4-6-22 WITH AN ELEVATION OF 585.66, AS PUBLISHED BY SEWRPC.
  - BEARINGS BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927, WITH THE WEST LINE OF THE SW 1/4 OF SECTION 4-6-22 BEARING N 0°32'33" W.

BAY VIEW RESIDENTIAL  
E. WARD ST. & S. ROBINSON AVE.  
MILWAUKEE, WISCONSIN

## SITE SURVEY

CITY  
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155-SITE SURVEY.dwg

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 001

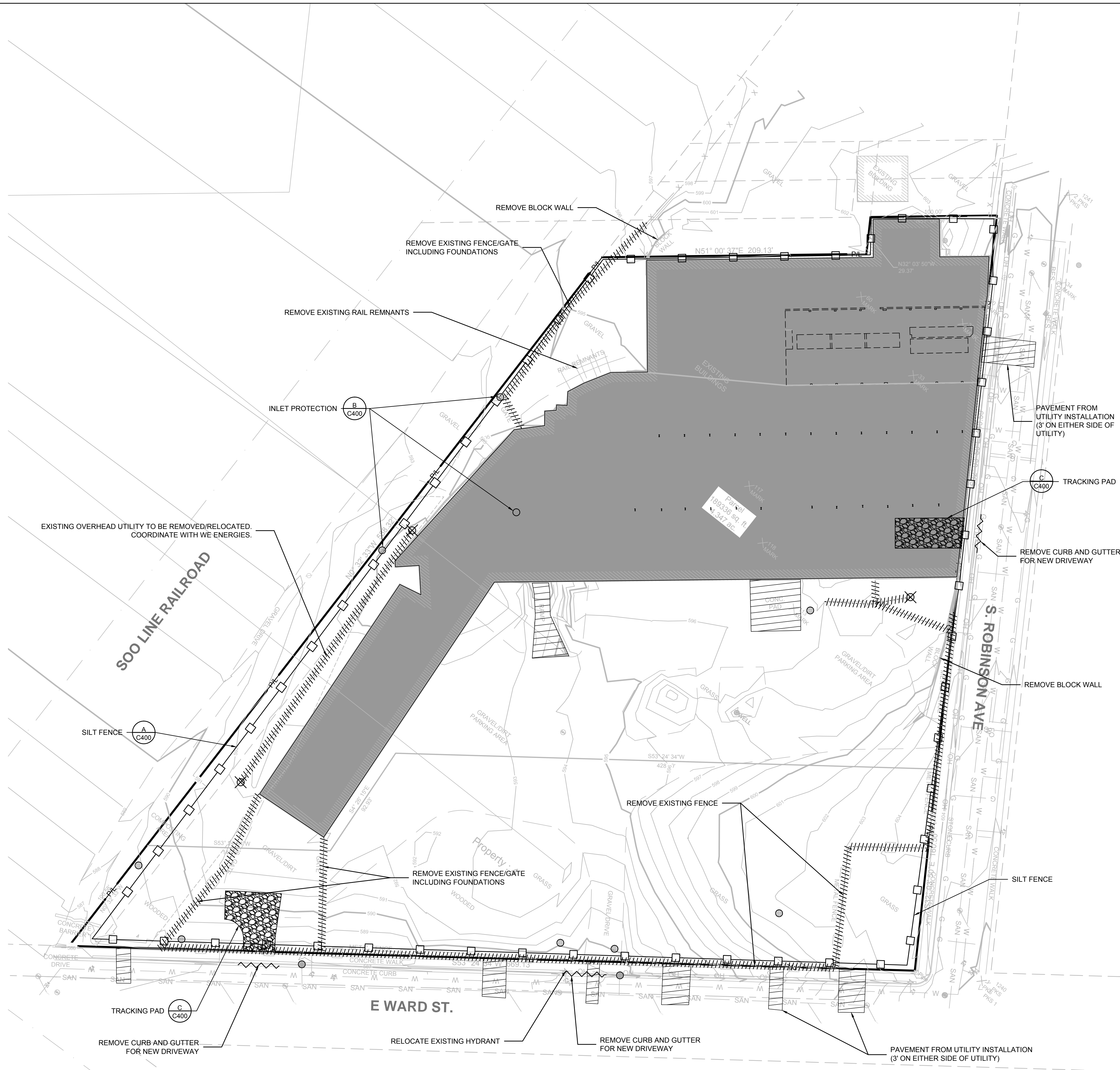


File: I:\Milhaus Development\15155 - Bay View Residential\060 CAD\G - Civil\500 Production - Civil Plans\501-Site Preparation & Erosion Control\15155 EROS.dwg



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WI STATUTE 182.07(2)(1974)  
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- LEGEND:**
- PROPOSED SILT FENCE (A C400)
  - PROPOSED INLET PROTECTION (B C400)
  - PROPOSED TRACKING PAD (C C400)
  - EXISTING CONTOUR (5)
  - PROPOSED CONTOUR (5)
  - UTILITY REMOVAL
  - CURB AND GUTTER REMOVAL
  - STRUCTURE REMOVAL
  - BUILDING REMOVAL (SEE ARCH. FOR DETAILS ON EXISTING STRUCTURE SALVAGE)
  - PAVEMENT REMOVAL

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  - SEE SHEET C 400 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.

**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

**BAY VIEW RESIDENTIAL  
E. WARD ST & S. ROBINSON AVE  
MILWAUKEE, WISCONSIN**

**EROSION CONTROL AND SITE  
PREPARATION PLAN**

**CITY  
SUBMITTAL**

**7/31/2015**

NO. REVISION DATE BY

DRAWING NO. 15155 EROS.dwg

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

APPROVED BY:

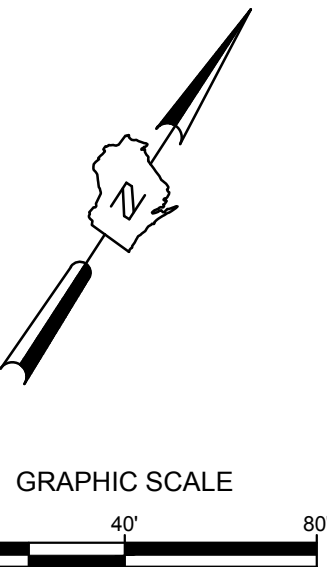
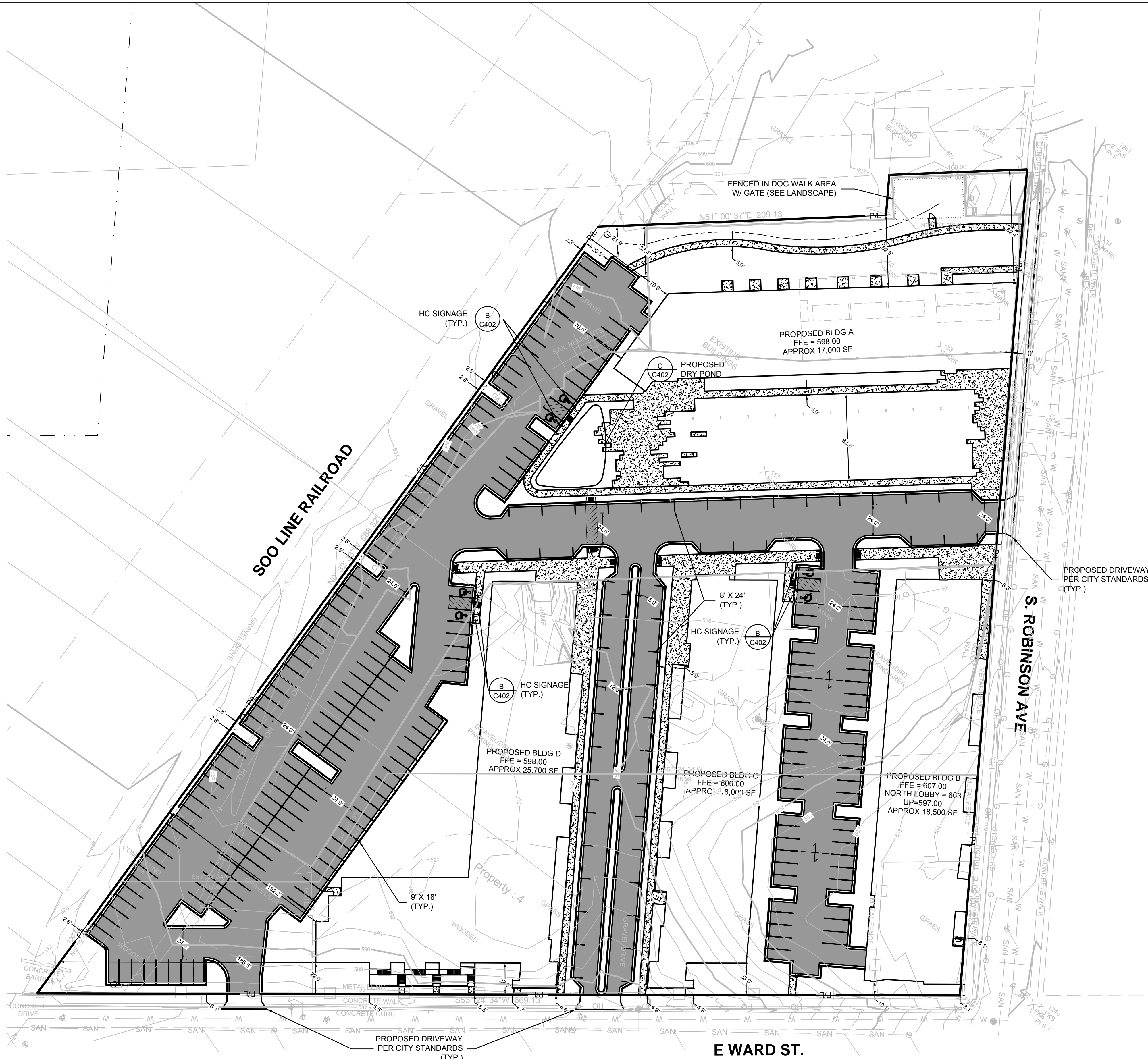
SHEET NO:

**C 002**



SITE INFORMATION:

TOTAL SITE = 6.36 ACRES  
TOTAL DISTURBED AREA = 6.36 ACRES  
EXISTING IMPERVIOUS AREA = 4.77 ACRES  
PROPOSED IMPERVIOUS AREA = 4.59 ACRES  
TOTAL SURFACE PARKING STALLS = 270  
TOTAL STRUCTURED PARKING STALLS = 88



LEGEND:

- 5" THICK CONCRETE WALK (C401)
- ASPHALT SURFACE (B C401)
- CURB & GUTTER (ACCEPT) (A C401)
- CURB & GUTTER (REJECT) (A C401)
- ADA RAMP (F C401)

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CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WS STATUTE (162.076(1)(b))  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU LOCATE  
MILW. AREA 259-1181

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E. WARD ST & S. ROBINSON AVE  
MILWAUKEE, WISCONSIN

SITE PLAN

CITY  
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155 Site Dim Plan.dwg

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 100



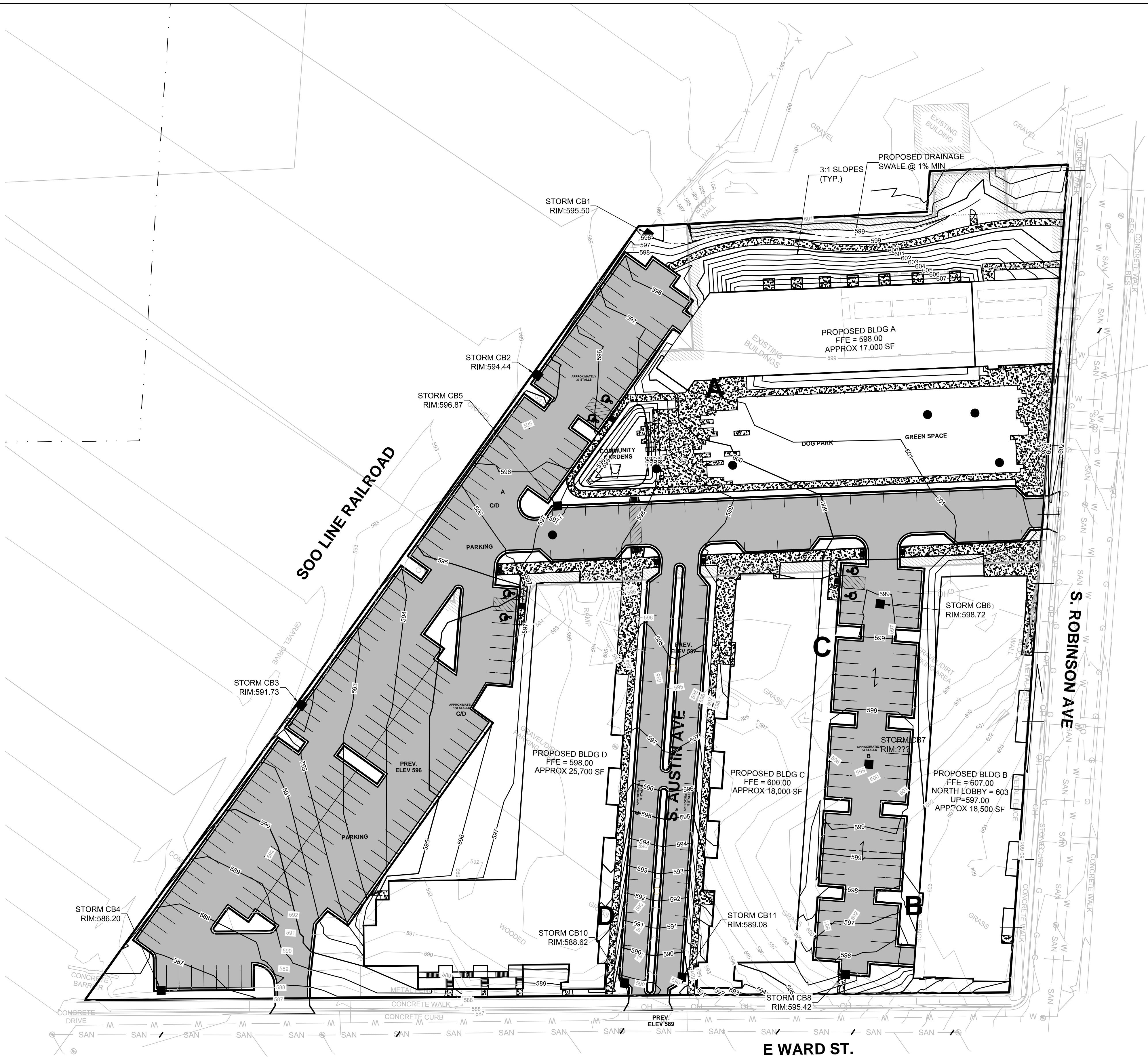
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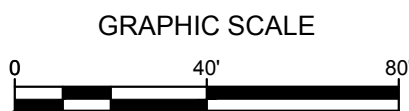
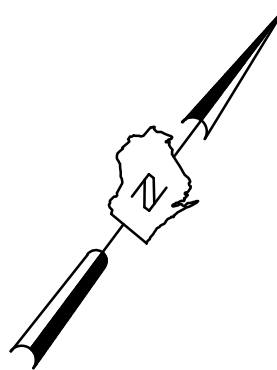
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DRAFT



LEGEND:

- 5" THICK CONCRETE WALK (C C401)
- ASPHALT SURFACE (B C401)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
- TIC: TOP OF CURB GRADE
- BTM: BOTTOM OF CURB GRADE
- PROPOSED ASPHALT SPOT GRADE

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BAY VIEW RESIDENTIAL  
E. WARD ST & S. ROBINSON AVE  
MILWAUKEE, WISCONSIN

OVERALL GRADING PLAN

CITY  
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155 GRADING.dwg

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

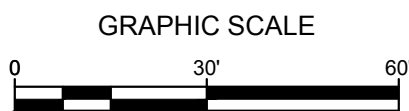
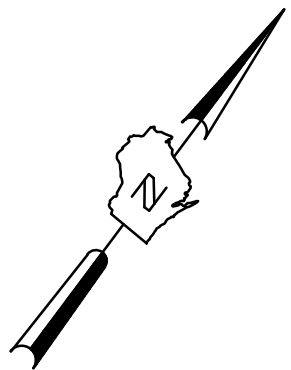
APPROVED BY:

SHEET NO:

C 200



DRAFT



LEGEND:

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

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DETAILED GRADING PLAN

CITY  
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155 GRADING.dwg

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 201

SOO LINE RAILROAD

S. ROBINSON A

PROPOSED BLDG A  
FFE = 598.00  
APPROX 17,000 SF

PROPOSED DRAINAGE  
SWALE @ 1% MIN

3:1 SLOPES  
(TYP.)

STORM CB1  
RIM:595.50

STORM CB2  
RIM:594.44

STORM CB5  
RIM:596.87

STORM CB6  
RIM:598.72

MATCH LINE - SEE SHEET C202  
STORM CB3  
RIM:591.73



CALL DIGGERS HOTLINE  
1-800-242-8511  
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WIS. STATUTE (HS.07/01/04)  
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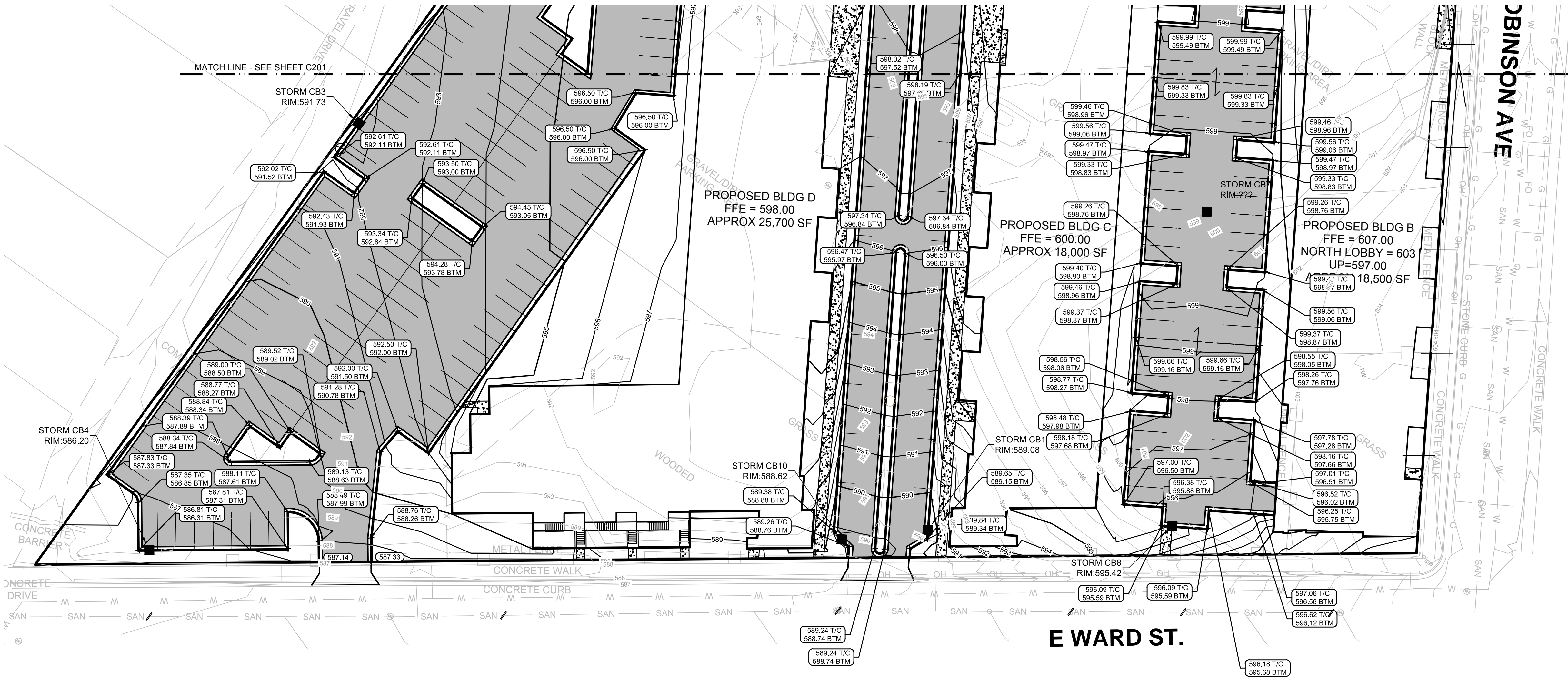
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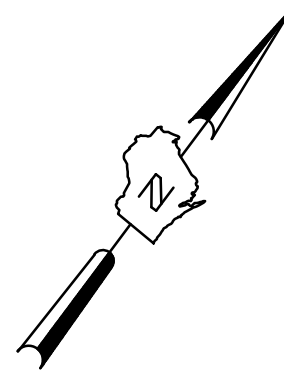
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NE STATE 182.07(187A)  
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DRAFT



LEGEND:

- 5" THICK CONCRETE WALK
- ASPHALT SURFACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
- T/C: TOP OF CURB GRADE
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BAY VIEW RESIDENTIAL  
E. WARD ST & S. ROBINSON AVE  
MILWAUKEE, WISCONSIN

DETAILED GRADING PLAN

CITY  
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155 GRADING.dwg

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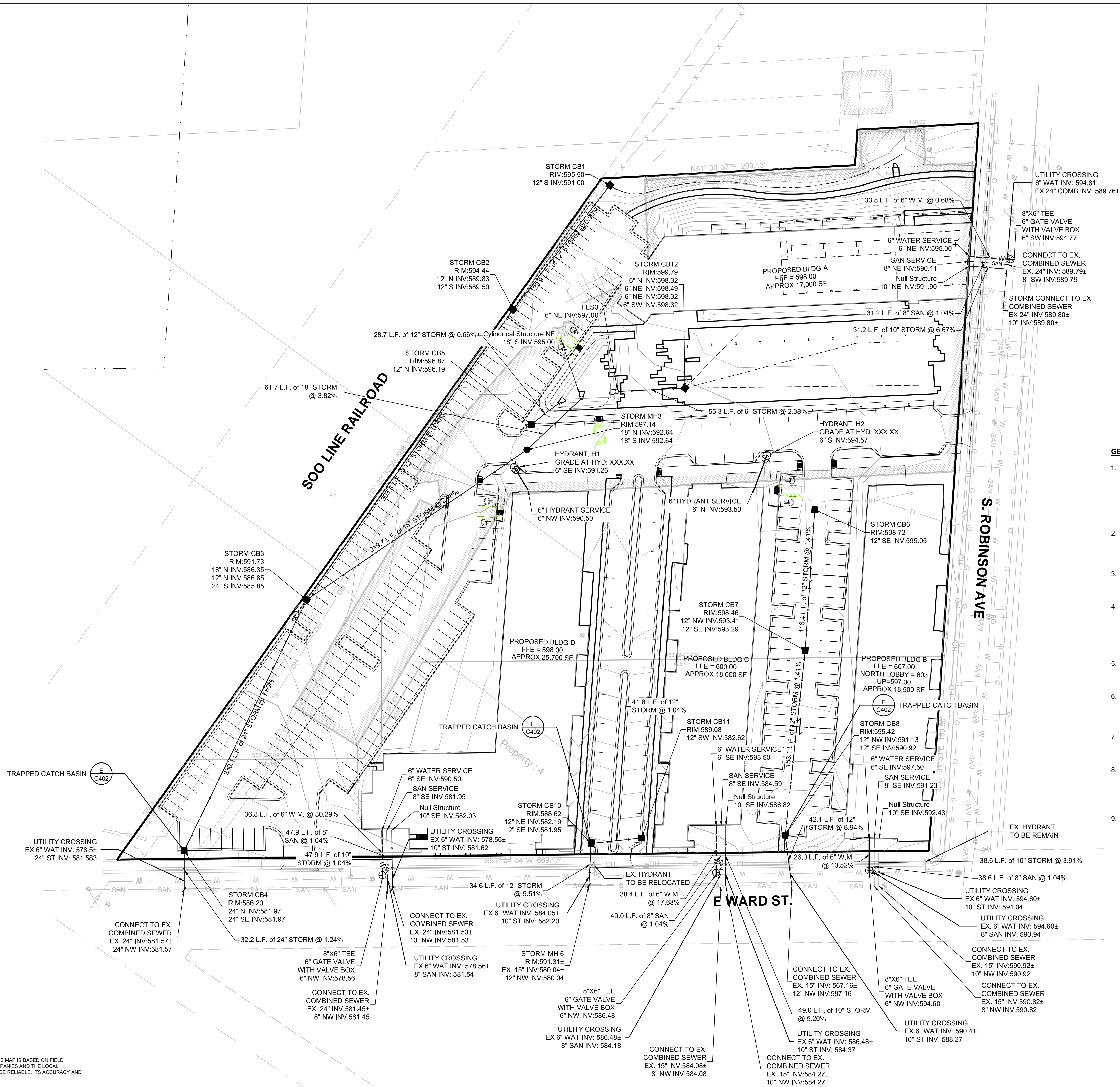
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- LEGEND:**
- W --- PROPOSED WATER SERVICE
  - SAN --- PROPOSED SANITARY SERVICE
  - ST --- PROPOSED STORM SEWER
  - E --- PROPOSED ELECTRICAL SERVICE
  - T --- PROPOSED TELEPHONE SERVICE
  - G --- PROPOSED GAS SERVICE
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE
  - PROPOSED SANITARY MANHOLE

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

BAY VIEW RESIDENTIAL  
E. WARD ST. & S. ROBINSON AVE.  
MILWAUKEE, WISCONSIN

**UTILITY PLAN**

CITY  
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155 UTILITY.dwg

DRAWN BY: TPM

DATE: 6-24-15

PROJECT NO: 15115

CHECKED BY: CTC

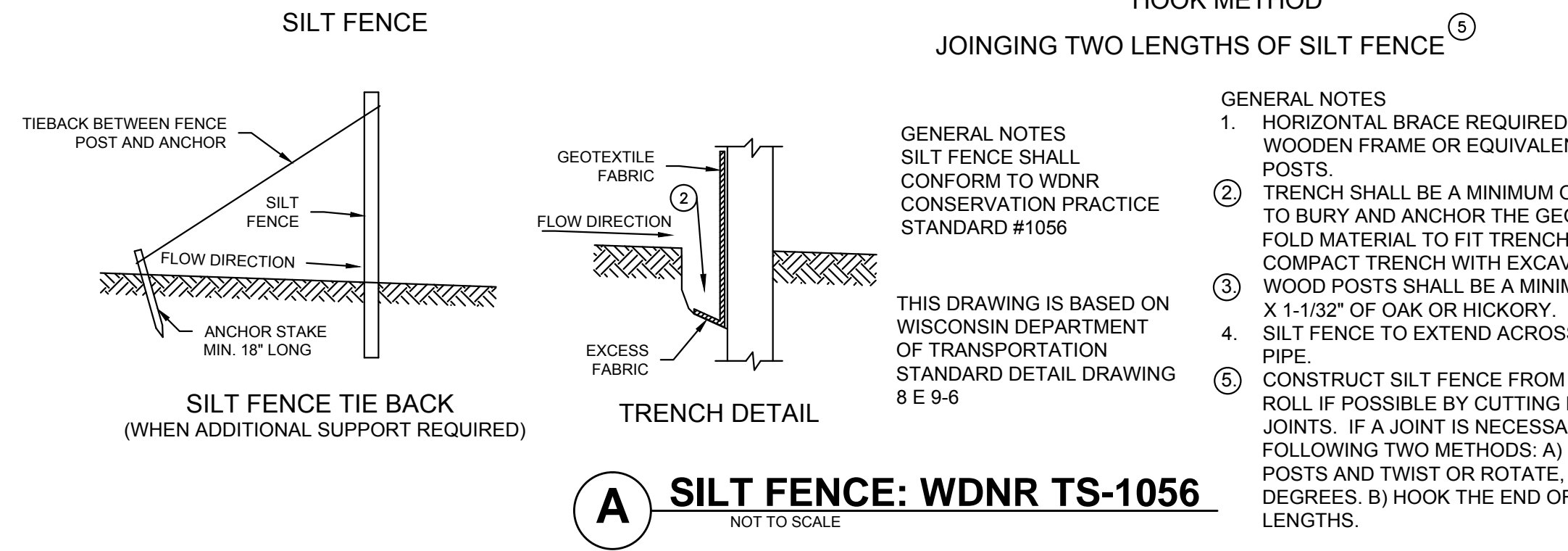
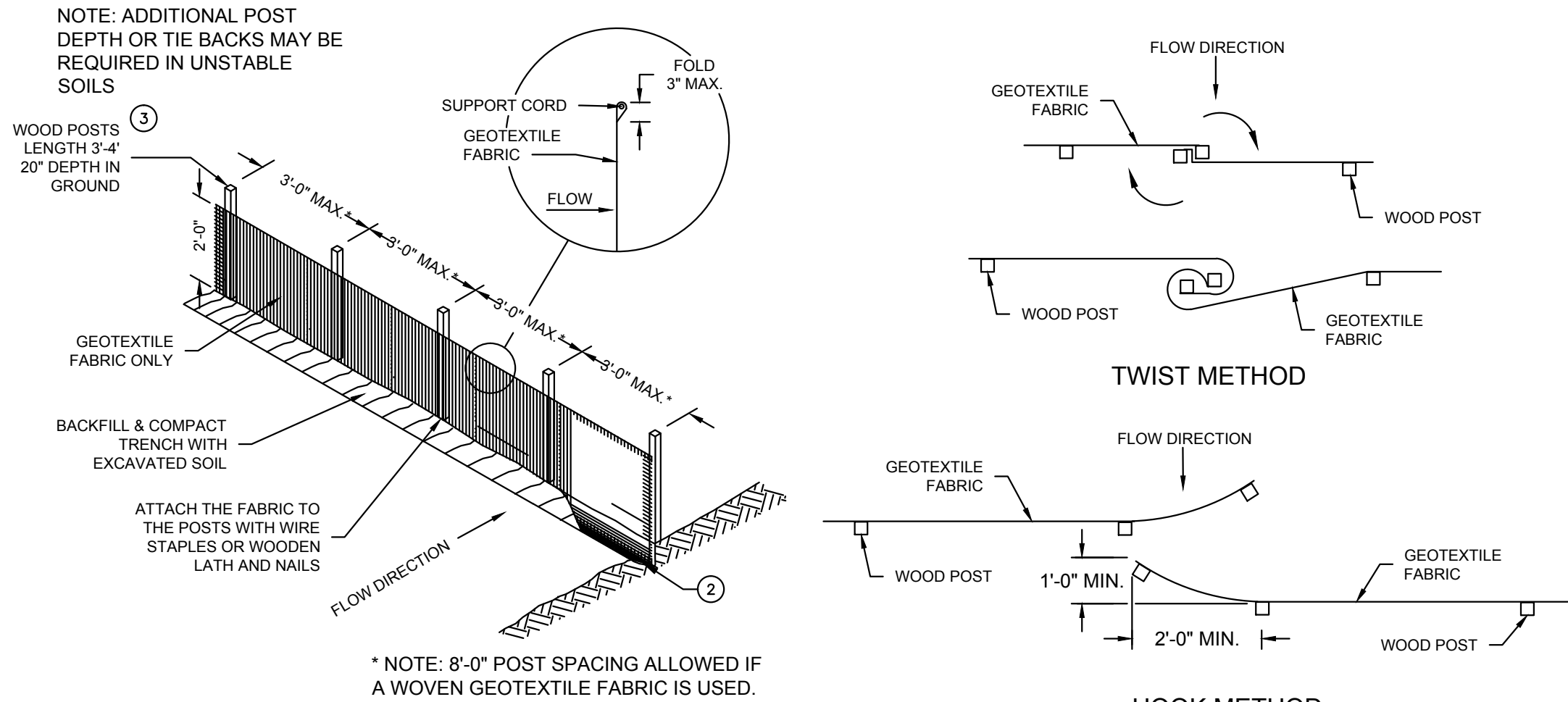
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**C 300**

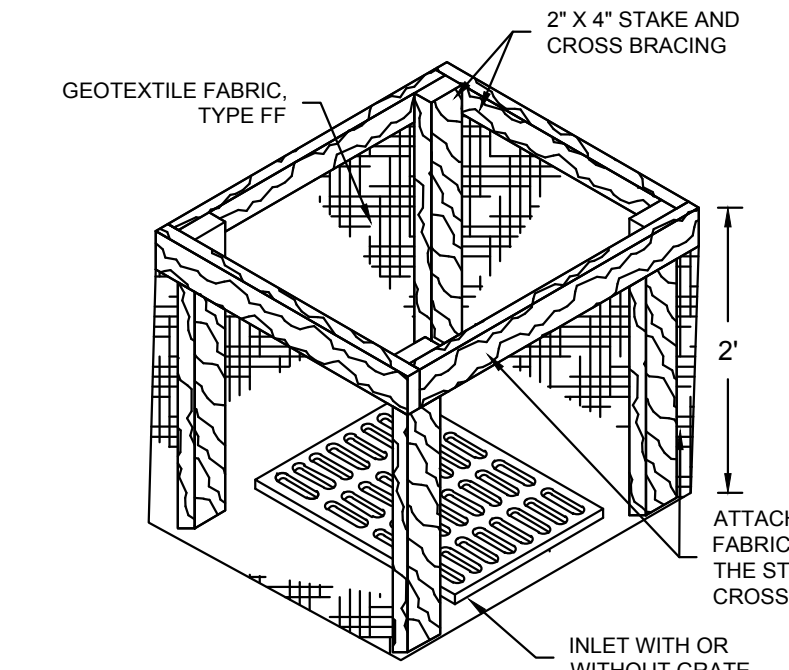
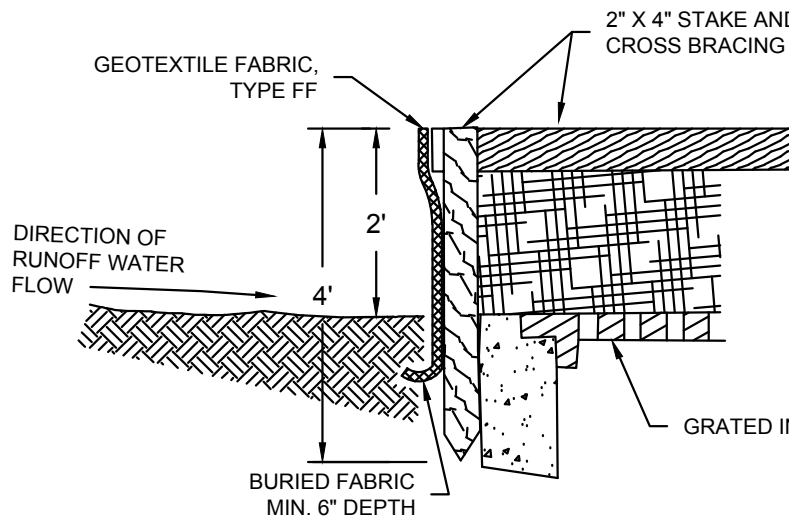


File: I:\Milhaus Development\15155 - Bay View Residential\060 CAD\G - Civil\500 Production - Civil\Plans\507-Details\15155-DETAILS.dwg



**EROSION CONTROL NOTES:**

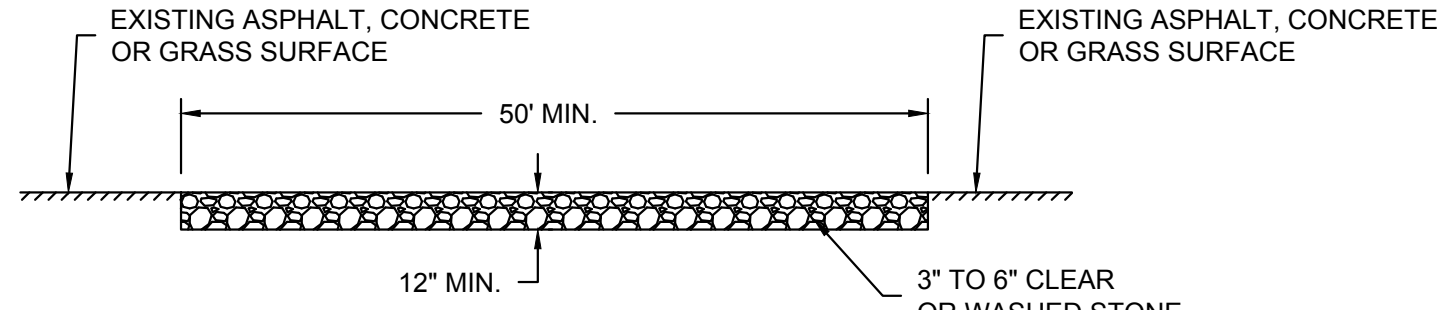
- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED 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 **MUNICIPALITY**, 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 BALES 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.
- PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
- IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.



**INLET PROTECTION, TYPE A**

- GENERAL NOTES
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
  - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
  - FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

**B INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060**  
NOT TO SCALE



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

**C**

**CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:**

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL, AS REQUIRED. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM 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.
- FINE GRADE AND INSTALL STONE. INSTALL PAVEMENTS.
- LANDSCAPE AND STABILIZE AREAS REMAINING WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

**CITY SUBMITTAL**

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155-DETAILS.dwg

DRAWN BY:

DATE:

PROJECT NO:

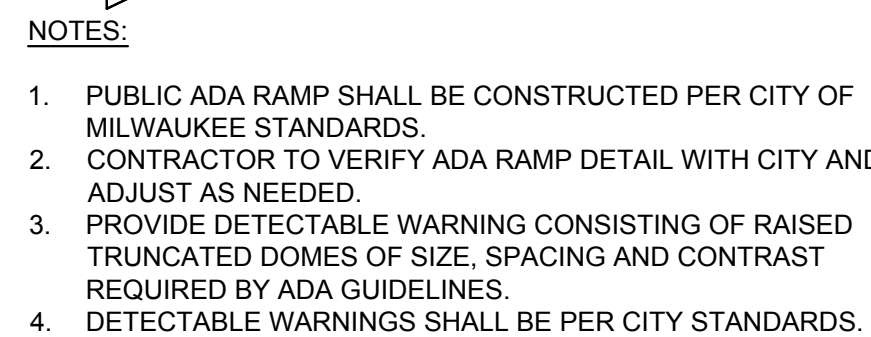
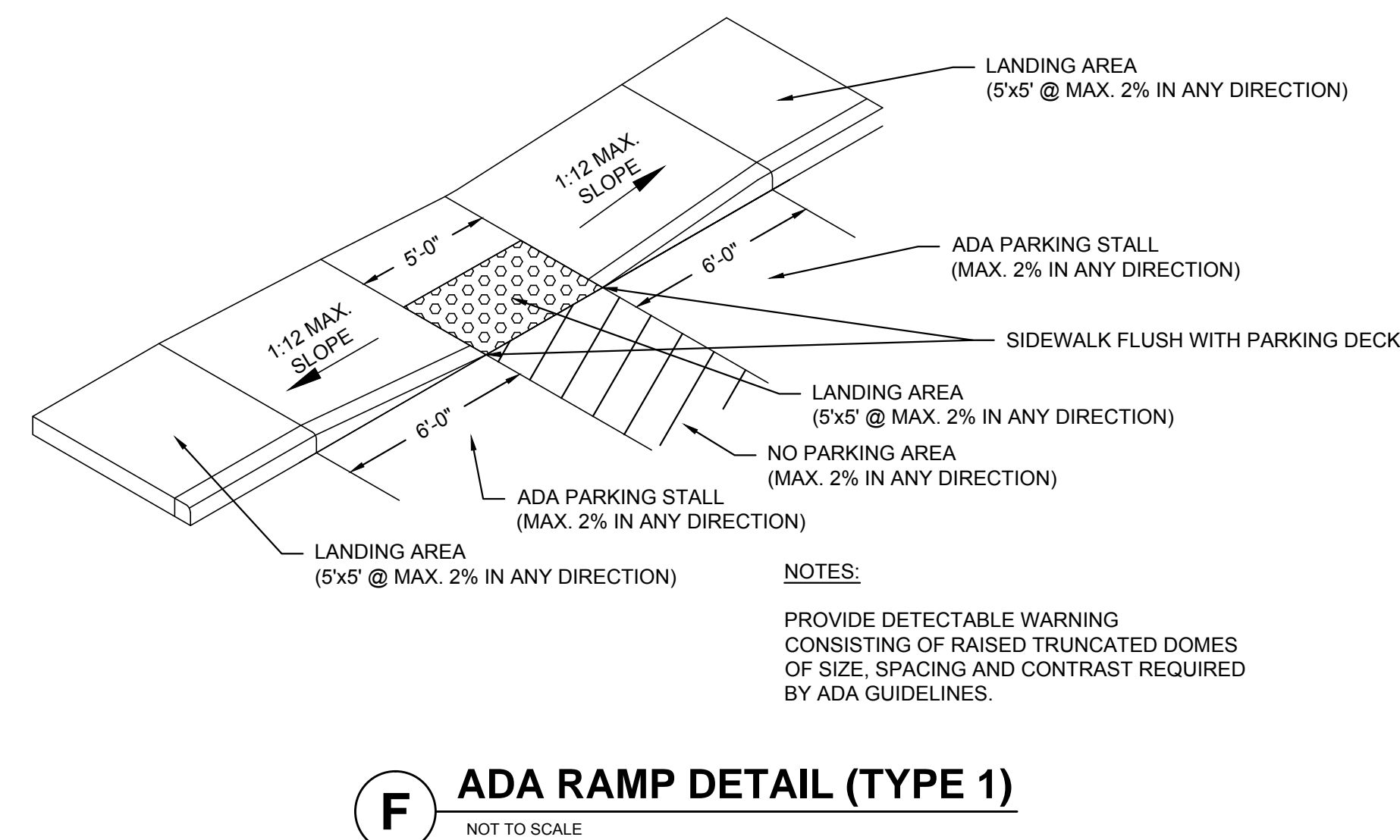
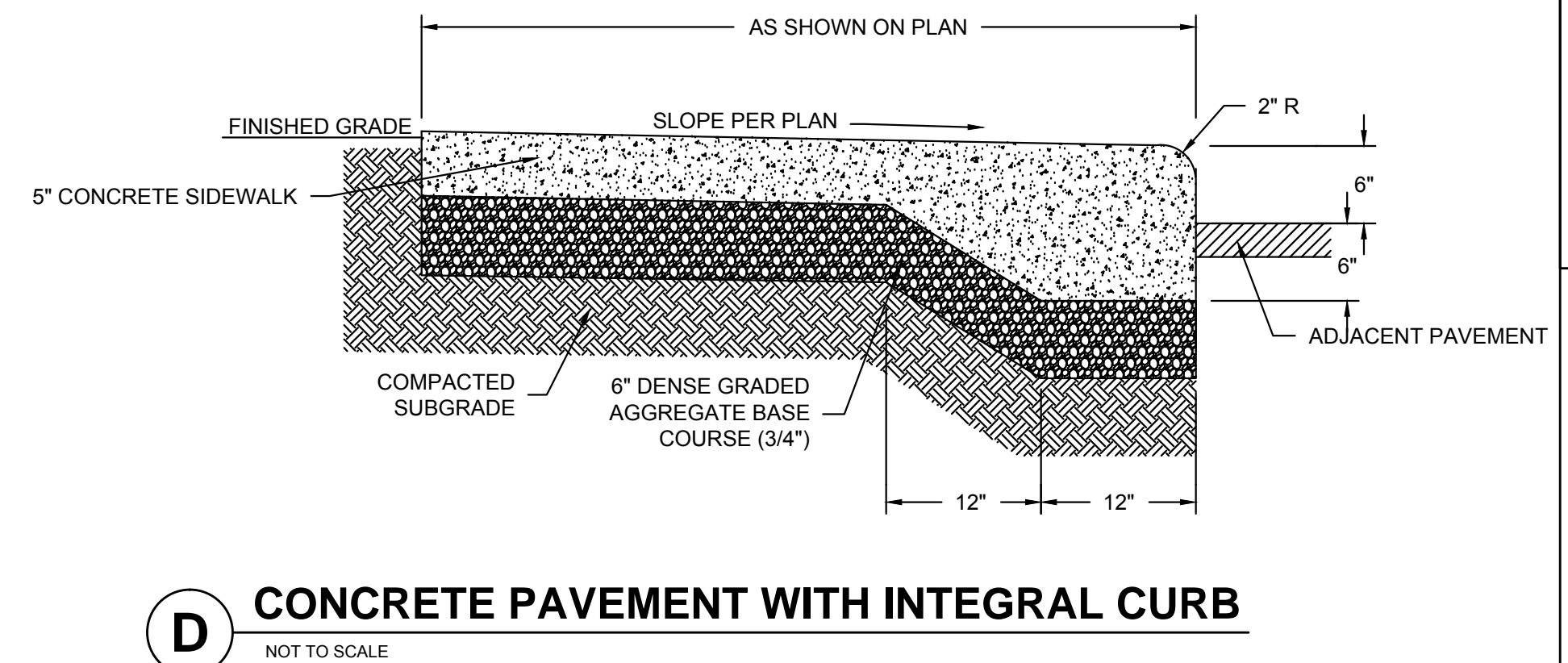
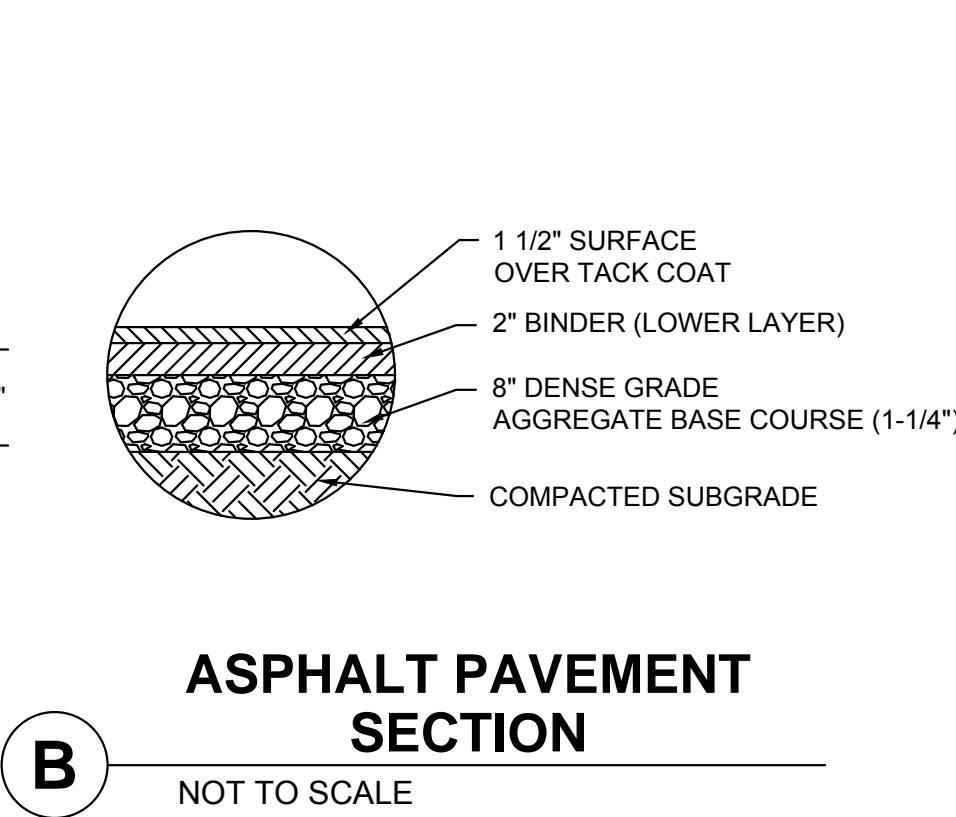
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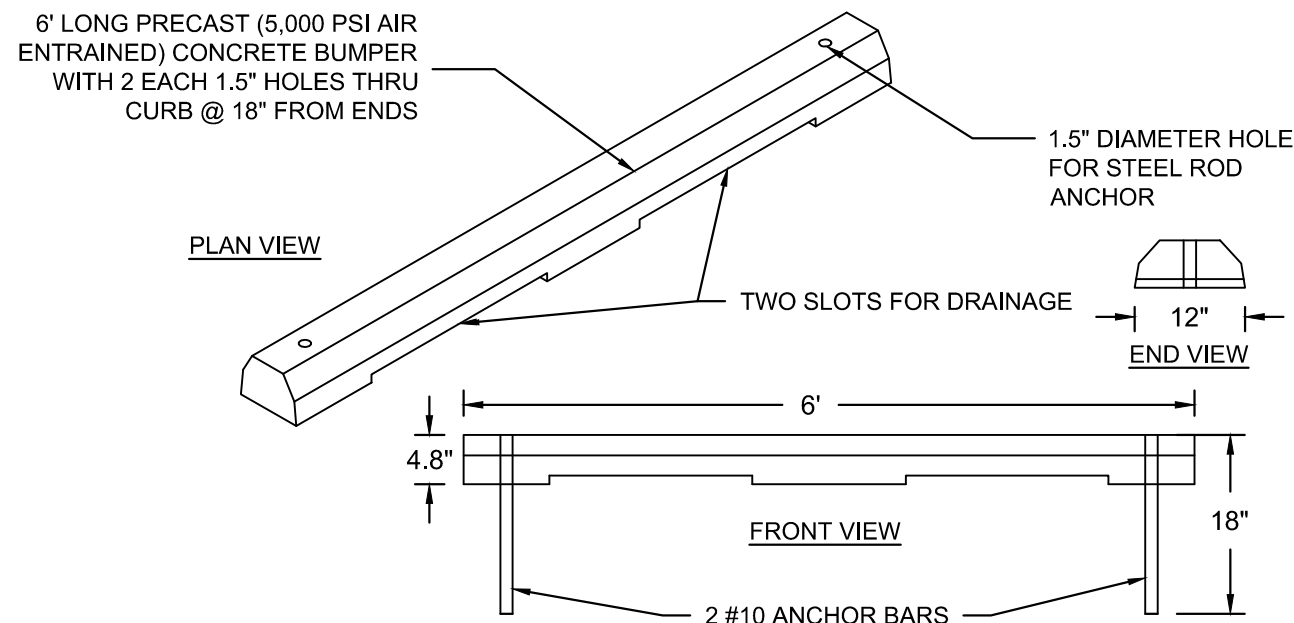
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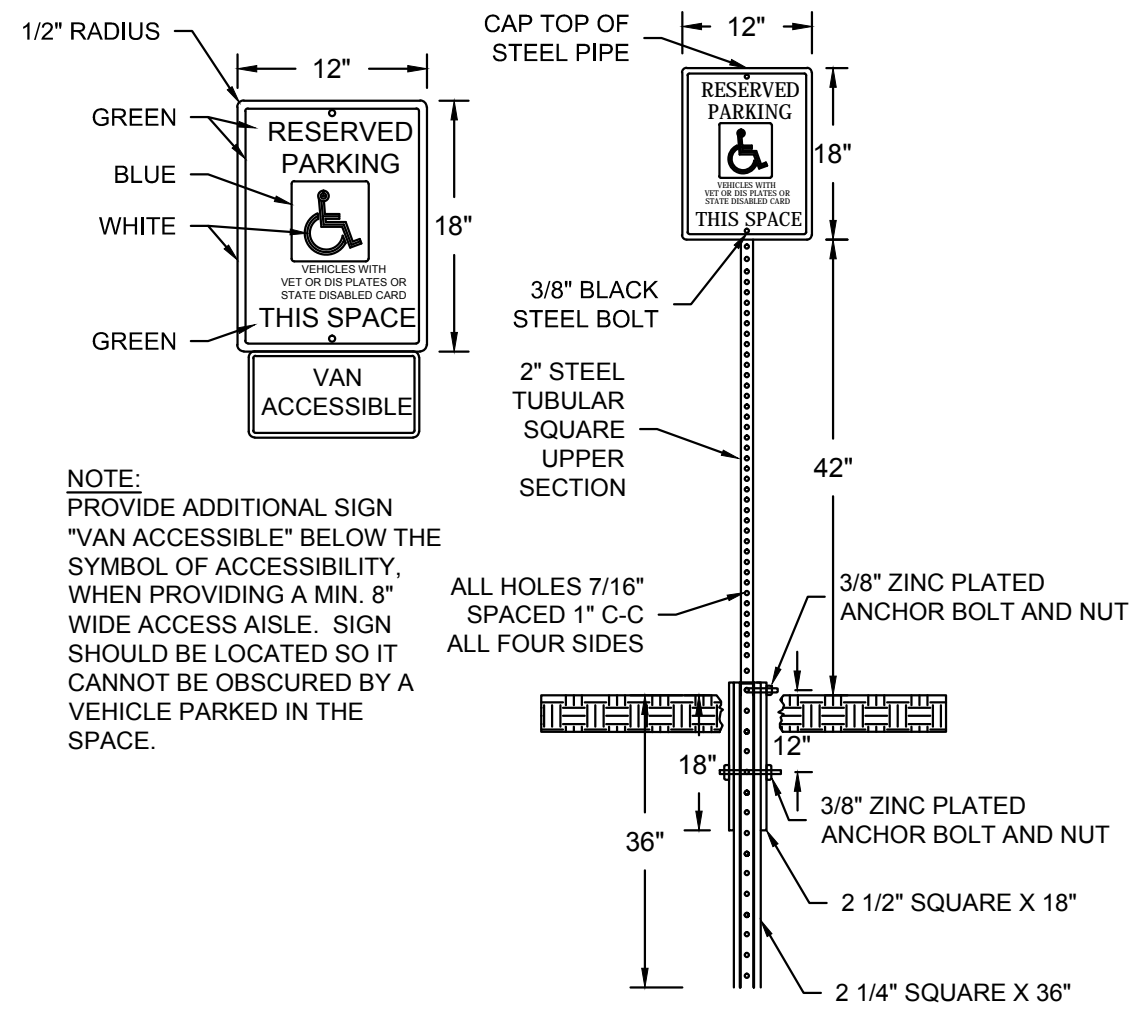




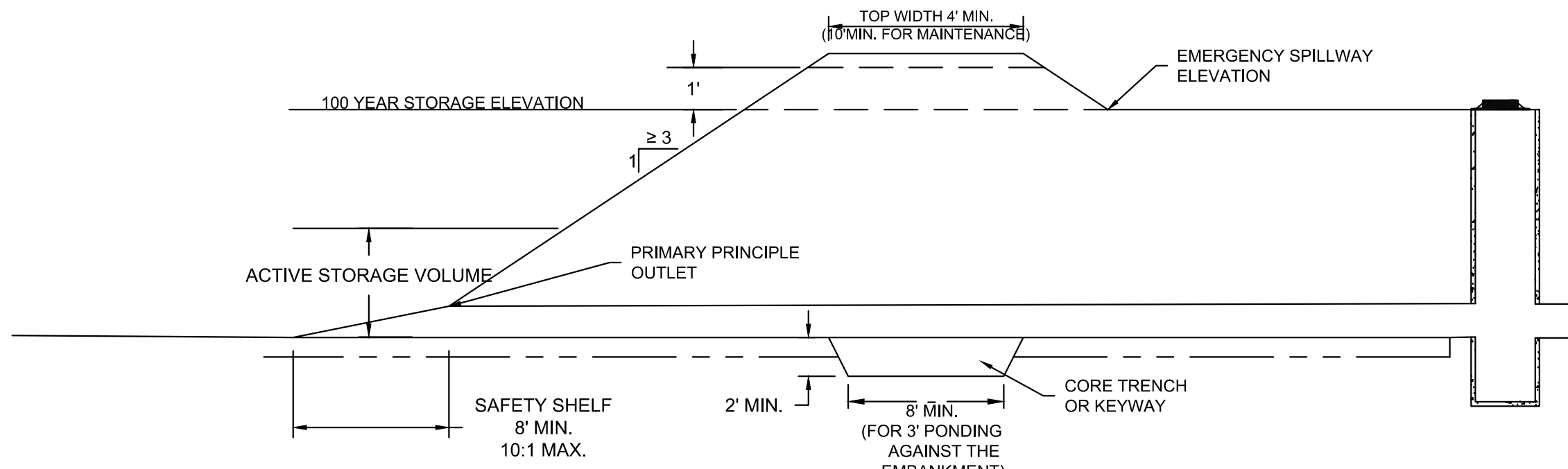
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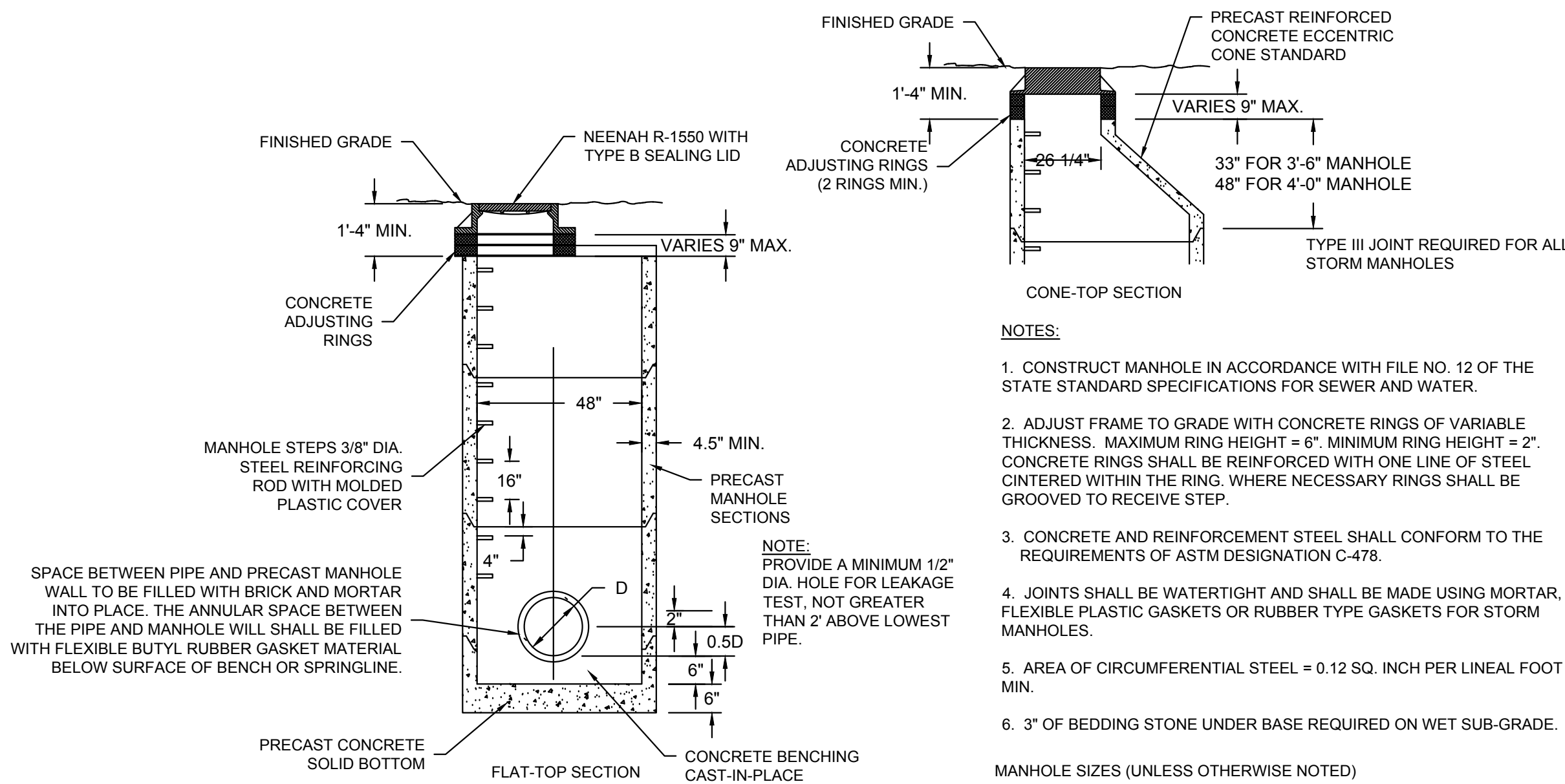
**A PRECAST CONCRETE PARKING BUMPER**  
NOT TO SCALE



**B HANDICAP SIGN & POST**  
NOT TO SCALE



**C TYP. EMBANKMENT CROSS SECTION FOR DRY DETENTION POND**  
NOT TO SCALE

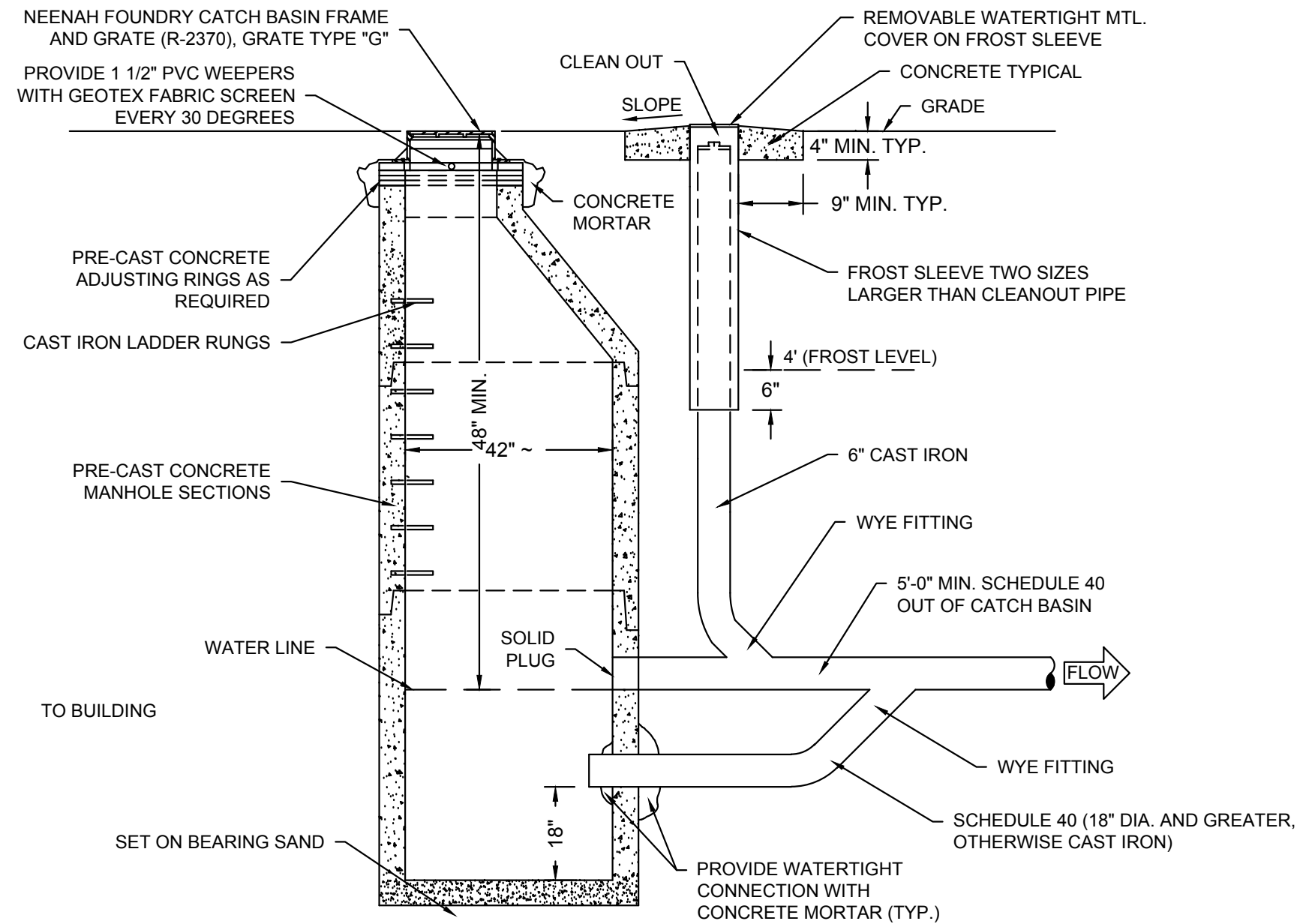


**D PRECAST STORM MANHOLE**  
NOT TO SCALE

- NOTES:**
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
  2. 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 RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
  3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
  4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, FLEXIBLE PLASTIC GASKETS OR RUBBER TYPE GASKETS FOR STORM MANHOLES.
  5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
  6. 3" OF BEDDING STONE UNDER BASE REQUIRED ON WET SUB-GRADE.

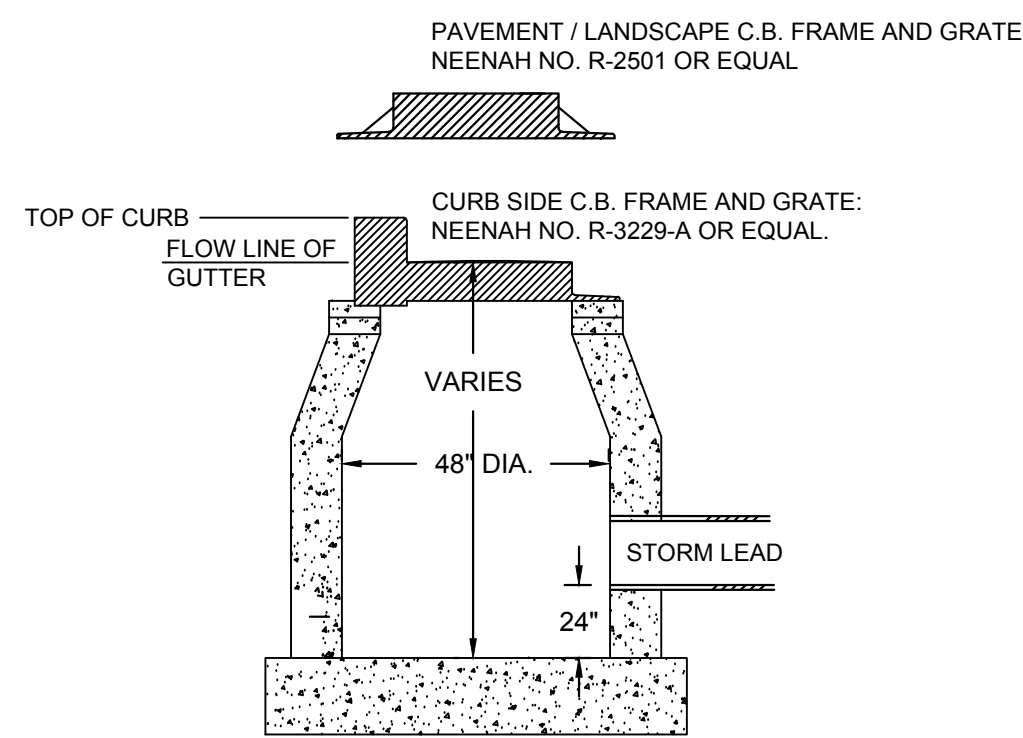
MANHOLE SIZES (UNLESS OTHERWISE NOTED)		
PIPE DIA. [D]	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

\* ALL PUBLIC MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER.

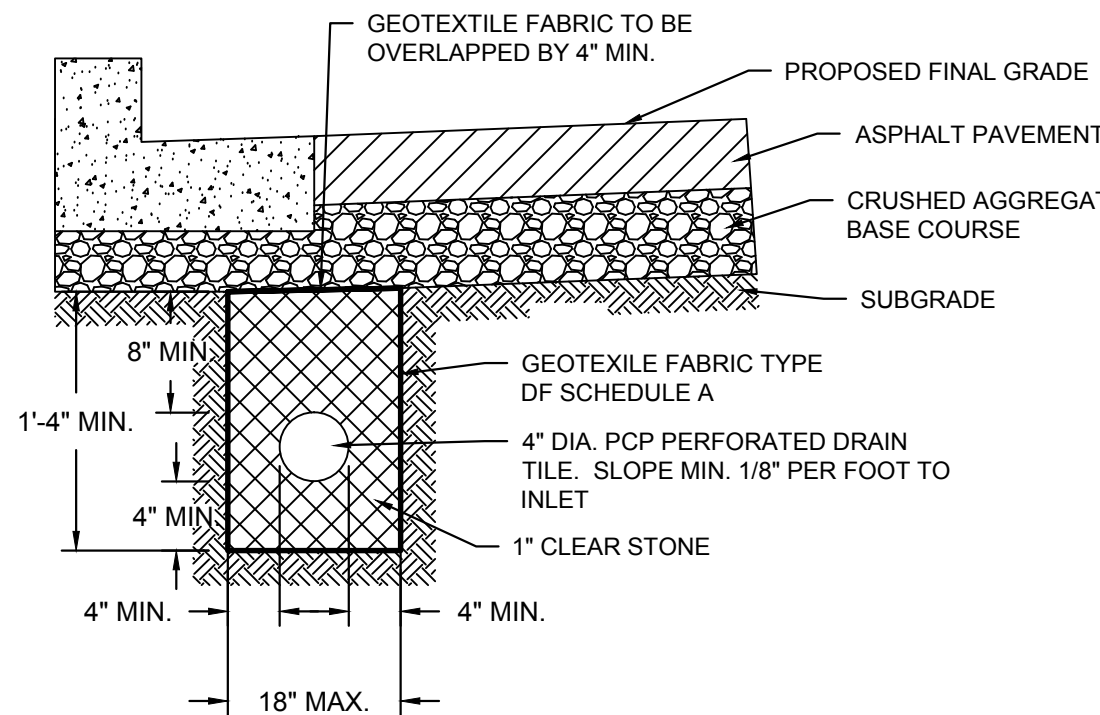


NOTE: FOR SEWER PIPE SIZES AND INVERT ELEVATIONS SEE SITE PLAN.

**E TRAPPED CATCH BASIN DETAIL W/ CLEANOUT (12\"/>**

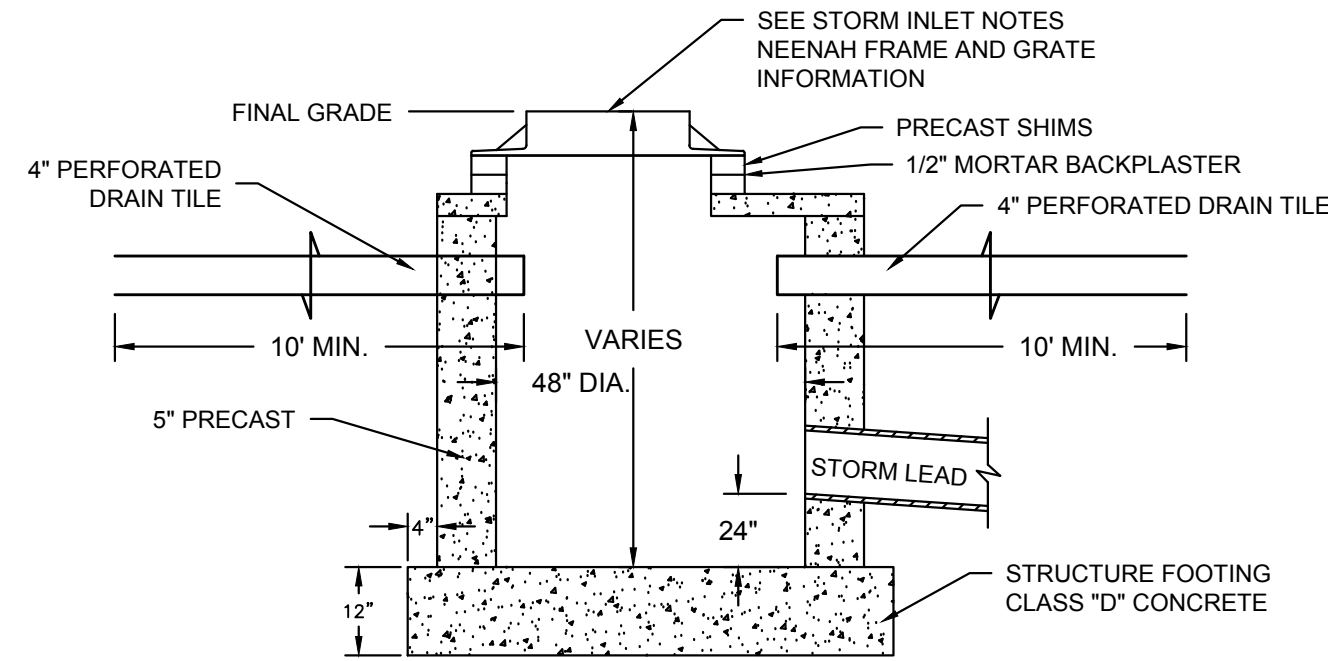


- NOTES:**
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
  2. CONCRETE AND REINFORCEMENT 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 LINEAR FOOT MIN.
  5. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.

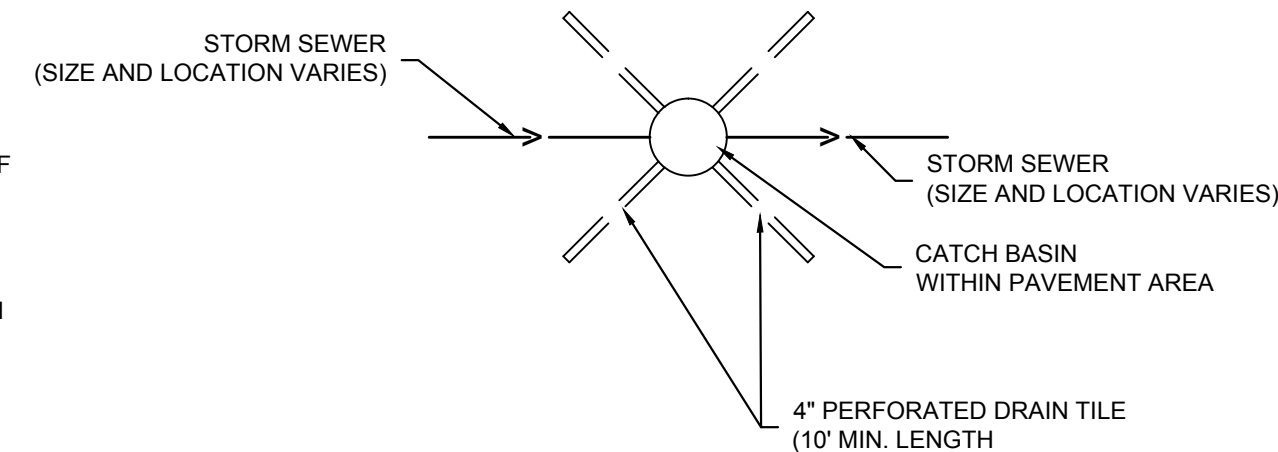


**F CURB INLET LOCATION SECTION**

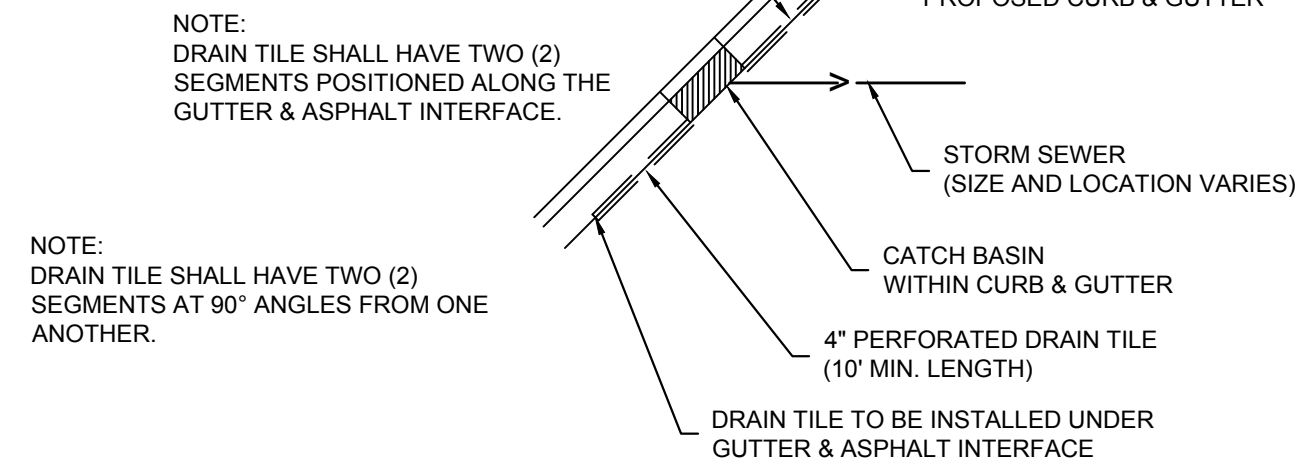
**F CATCH BASIN**  
NOT TO SCALE



- 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.



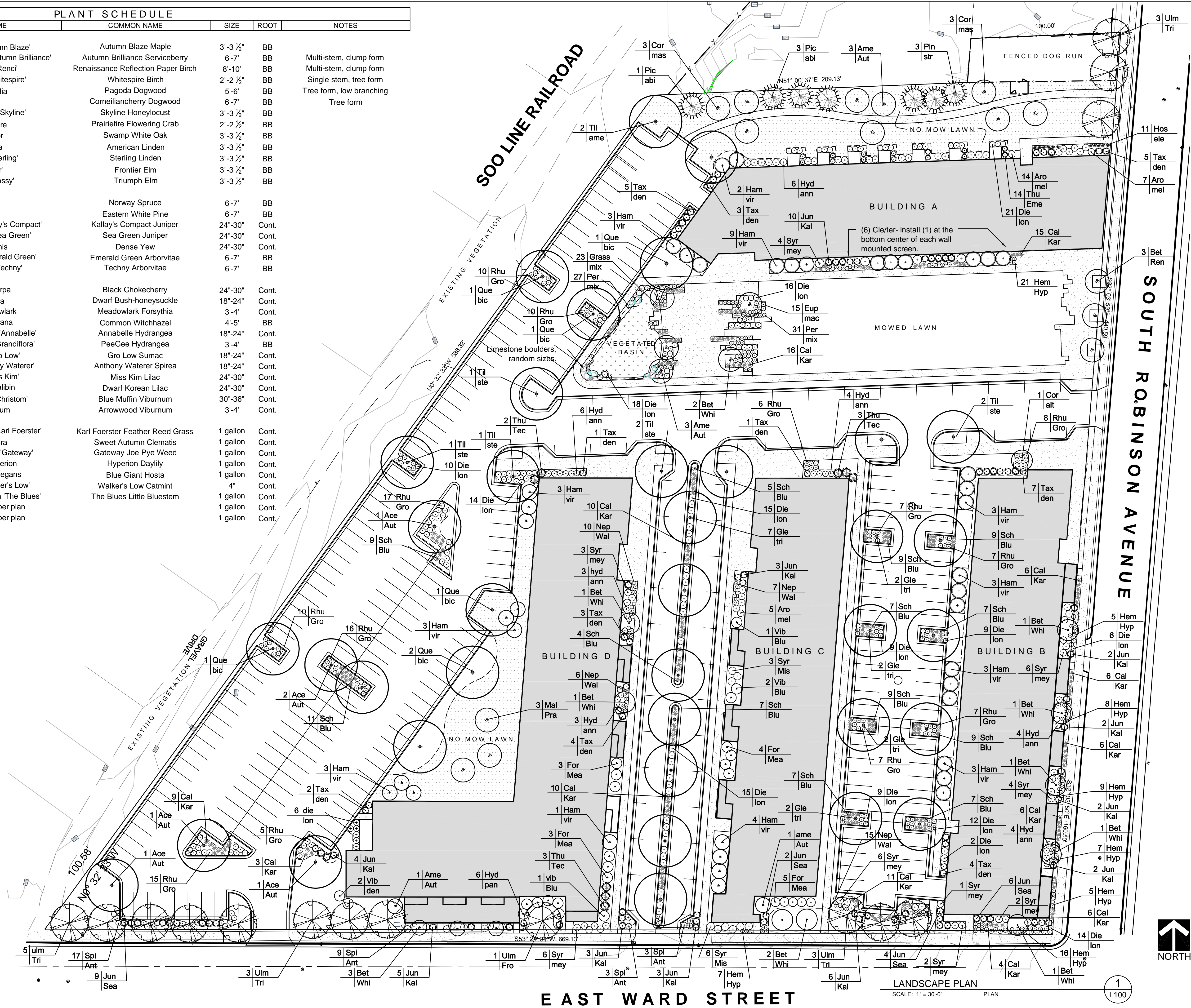
**CATCH BASIN WITHIN PAVEMENT AREA**



**CATCH BASIN WITHIN CURB & GUTTER**



PLANT SCHEDULE					
CODE	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees					
Ace / Aut	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3"-3 1/2"	BB
Ame / Aut	8	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'-7'	BB
Bet / Ren	3	Betula papyrifera 'Renci'	Renaissance Reflection Paper Birch	8'-10'	BB
Bet / Whi	14	Betula populifolia 'Whitespire'	Whitespire Birch	2"-2 1/2"	BB
Cor / alt	1	Cornus alternifolia	Pagoda Dogwood	5'-6'	BB
Cor / mas	6	Cornus mas	Corneliancherry Dogwood	6'-7'	BB
Gle / tri	15	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"-3 1/2"	BB
Mal / Pra	3	Malus x Prairiefire	Prairiefire Flowering Crab	2"-2 1/2"	BB
Que / bic	7	Quercus bicolor	Swamp White Oak	3"-3 1/2"	BB
Til / ame	2	Tilia americana	American Linden	3"-3 1/2"	BB
Til / ste	7	Tilia tomentosa 'Sterling'	Sterling Linden	3"-3 1/2"	BB
Ulm / Fro	1	Ulmus 'Frontier'	Frontier Elm	3"-3 1/2"	BB
Ulm / Tri	14	Ulmus 'Morton Glossy'	Triumph Elm	3"-3 1/2"	BB
Shrubs					
Pic / abi	4	Picea abies	Norway Spruce	6'-7'	BB
Pin / str	3	Pinus strobus	Eastern White Pine	6'-7'	BB
Jun / Kal	38	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	24"-30"	Cont.
Jun / Sea	21	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"-30"	Cont.
Tax / den	35	Taxus densiformis	Dense Yew	24"-30"	Cont.
Thu / eme	14	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6'-7'	BB
Thu / Tec	8	Thuja occidentalis 'Techny'	Techny Arborvitae	6'-7'	BB
Perennials					
Cal / Kar	108	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.
Cle / ter	6	Clematis temiflora	Sweet Autumn Clematis	1 gallon	Cont.
Eup / mac	15	Eupatorium maculatum 'Gateway'	Gateway Joe Pye Weed	1 gallon	Cont.
Hem / Hyp	78	Hyperocalis x Hyperion	Hyperion Daylily	1 gallon	Cont.
Hos / ele	11	Hosta sieboldiana elegans	Blue Giant Hosta	1 gallon	Cont.
Nep / Wal	38	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	4"	Cont.
Sch / Blu	100	Schizachyrium scorparium 'The Blues'	The Blues Little Bluestem	1 gallon	Cont.
Grass/mix	23	Variety in groupings per plan		1 gallon	Cont.
Per / mix	58	Variety in groupings per plan		1 gallon	Cont.



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Phone (414)530-1080 rosheen@newedenlandscape.com

Bay View Residential  
Milwaukee, Wisconsin

## LANDSCAPE PLAN

NO. REVISION DATE BY  
#1 REVISION 08-26-2015 - rms

DRAWING NO.  
DRAWN BY: R. Styczinski  
DATE: 07-31-2015  
PROJECT NO:  
CHECKED BY: rms  
APPROVED BY:  
SHEET NO.:



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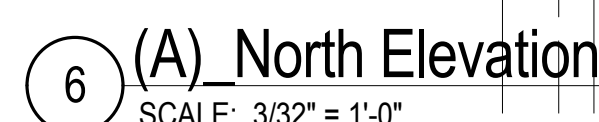
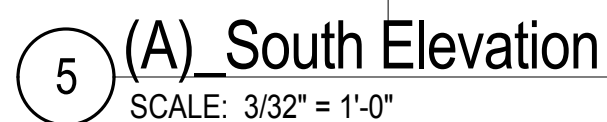
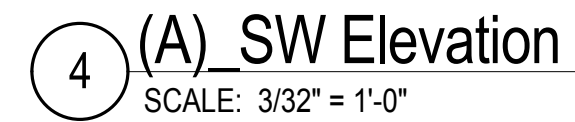
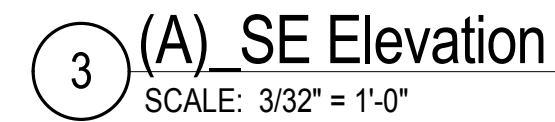
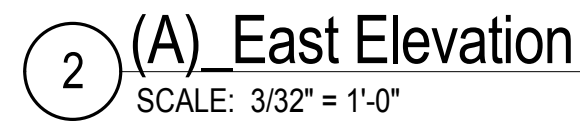
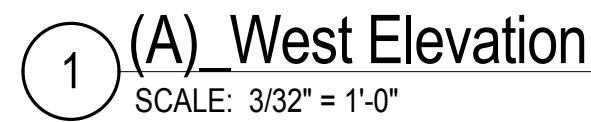
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Owner Name  
Owner Street  
MILHAUSE DEVELOPMENT

PROJECT NUMBER	142377.00
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**9.9.2015**

## ELEVATIONS

# A400-A





Bay View Development

BUILDING - B

E. Ward St. & S. Robinson Ave.  
Milwaukee, Wisconsin

Owner  
Owner Name  
Owner Street  
MILHAUSE DEVELOPMENT

PROJECT NUMBER 142377.00

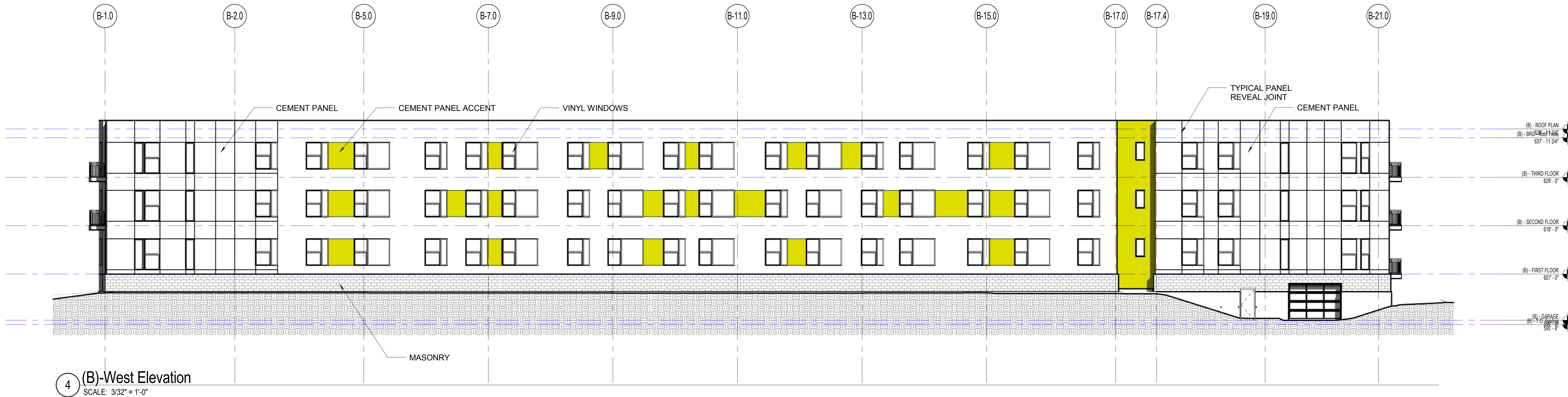
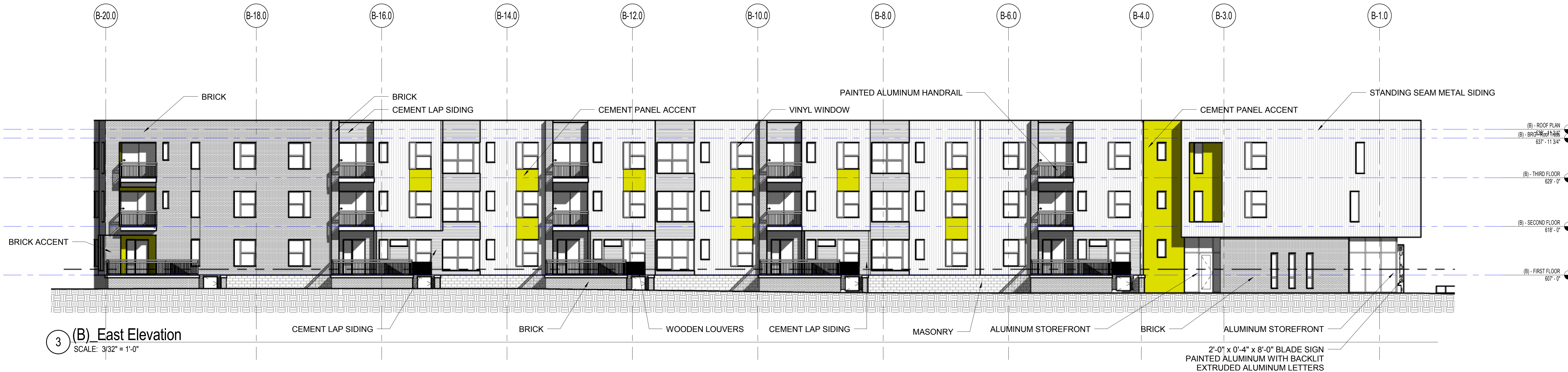
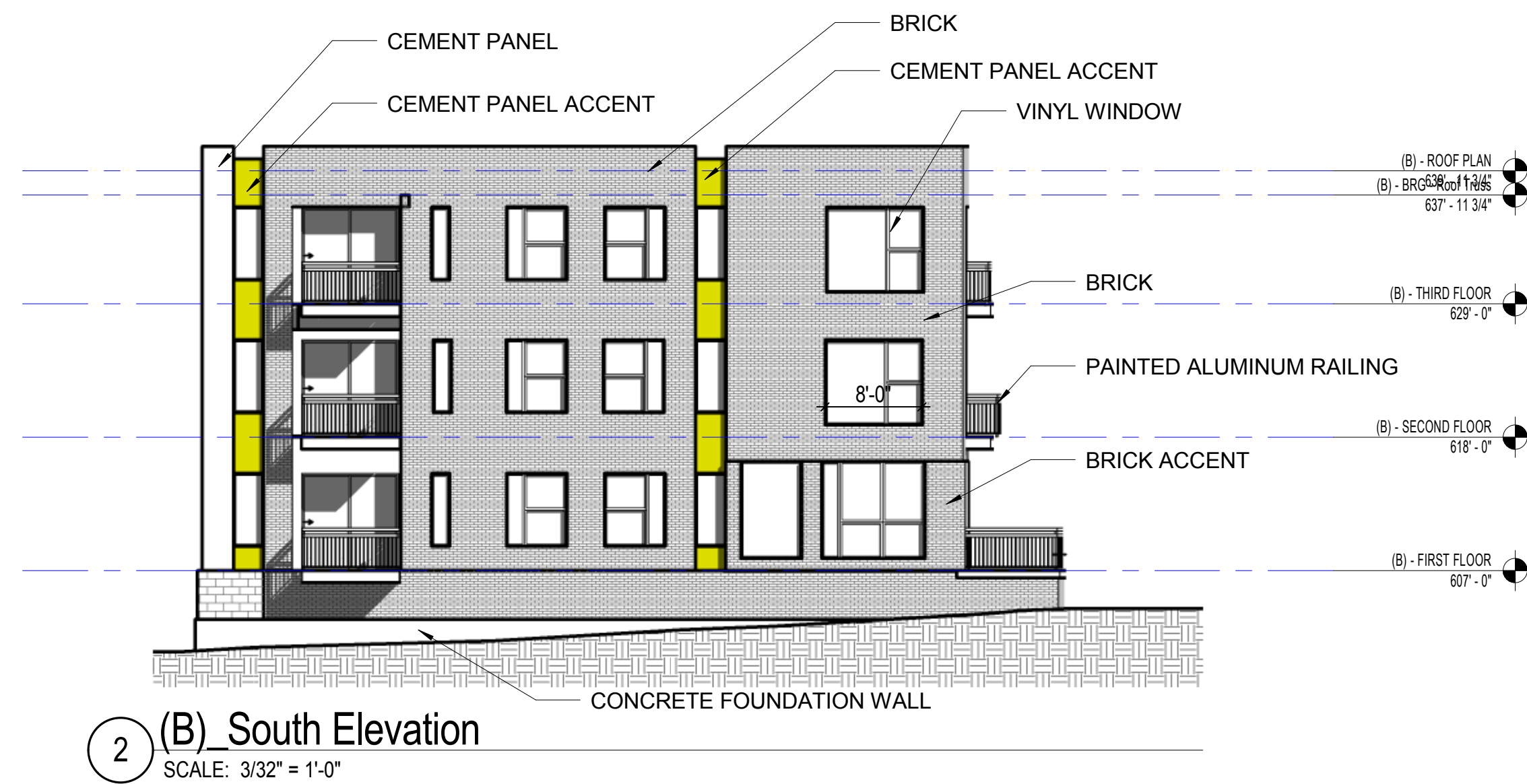
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DESCRIPTION Issue Date

REVISION FOR:  
NO. DESCRIPTION DATE

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ELEVATIONS





Bay View Development

BUILDING - C

E. Ward St. & S. Robinson Ave.  
Milwaukee, Wisconsin

Owner

Owner Name

Owner Street

MILHAUSE DEVELOPMENT

PROJECT NUMBER 142377.00

ISSUED FOR:  
DESCRIPTION Issue Date

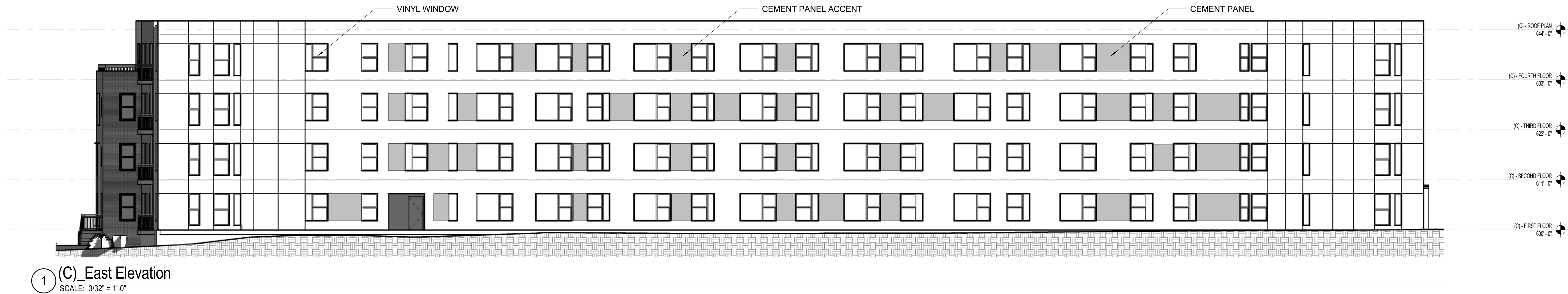
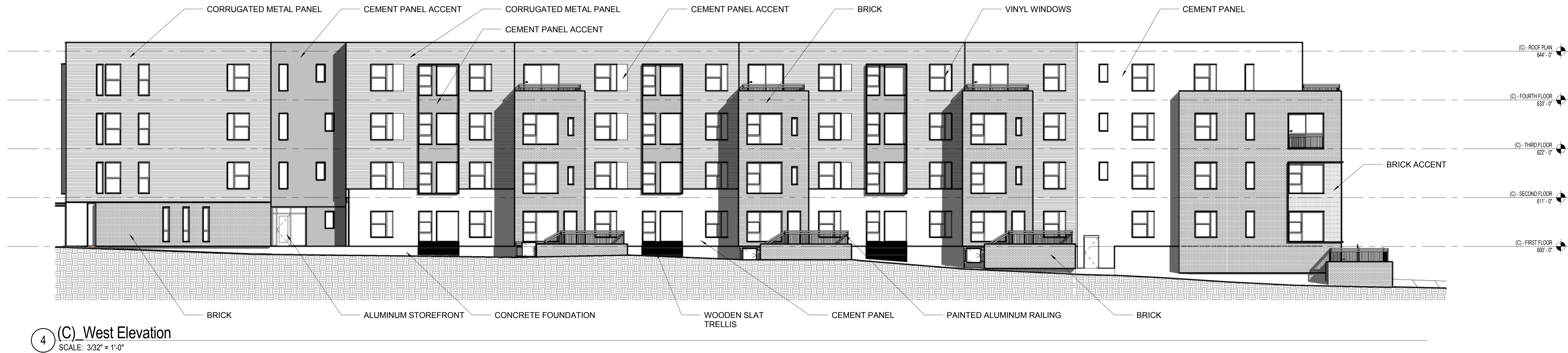
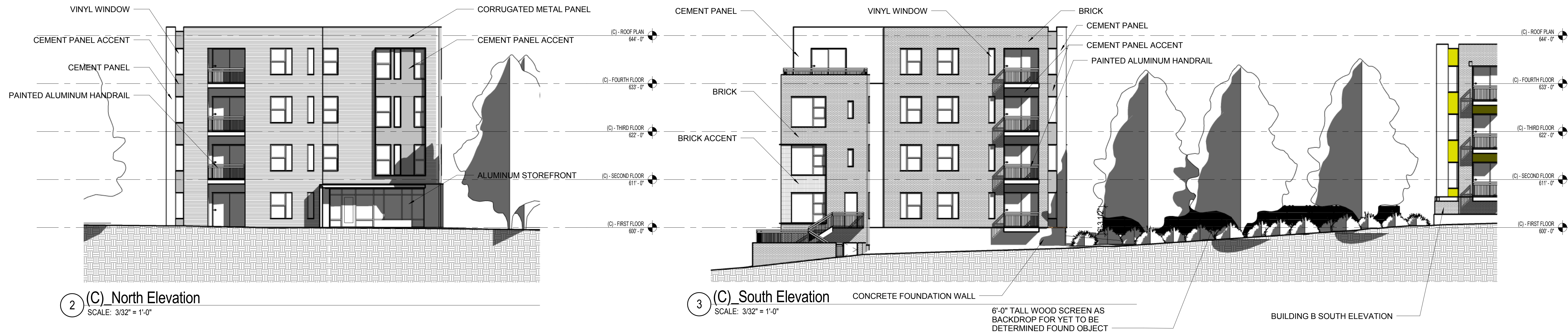
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ELEVATIONS



A400-C



Bay View Development

BUILDING - D

E. Ward St. & S. Robinson Ave.  
Milwaukee, Wisconsin

Owner  
Owner Name  
Owner Street  
MILHAUSE DEVELOPMENT

PROJECT NUMBER 142377.00

ISSUED FOR:	Issue Date
DESCRIPTION	

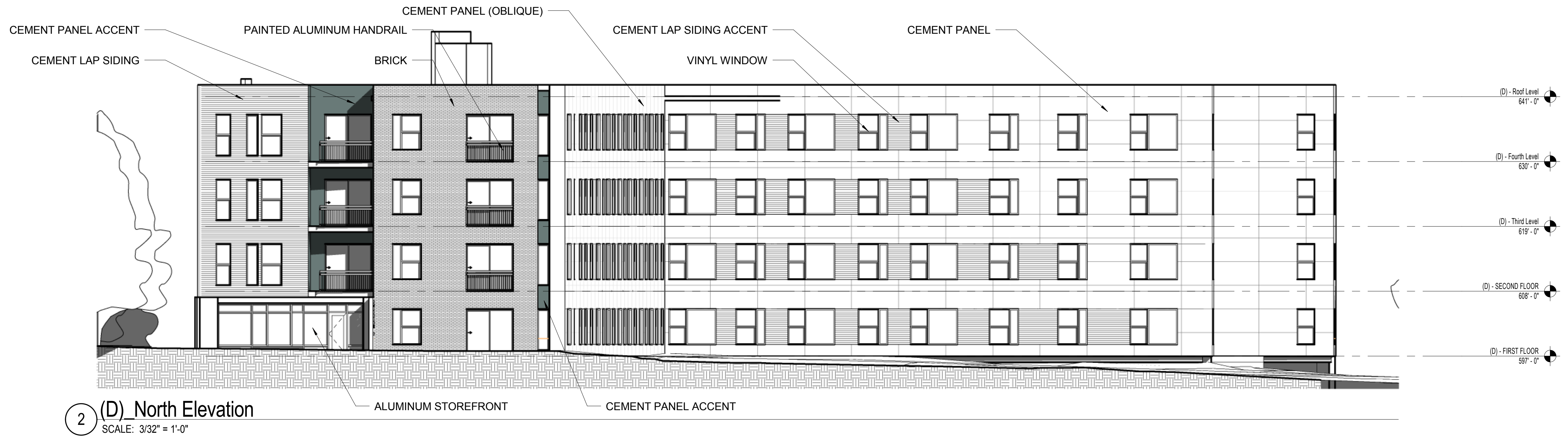
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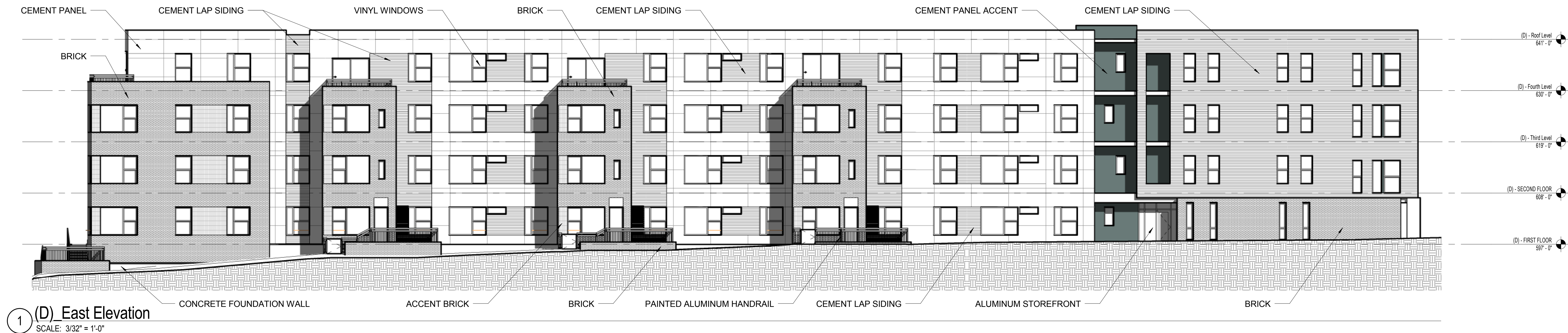
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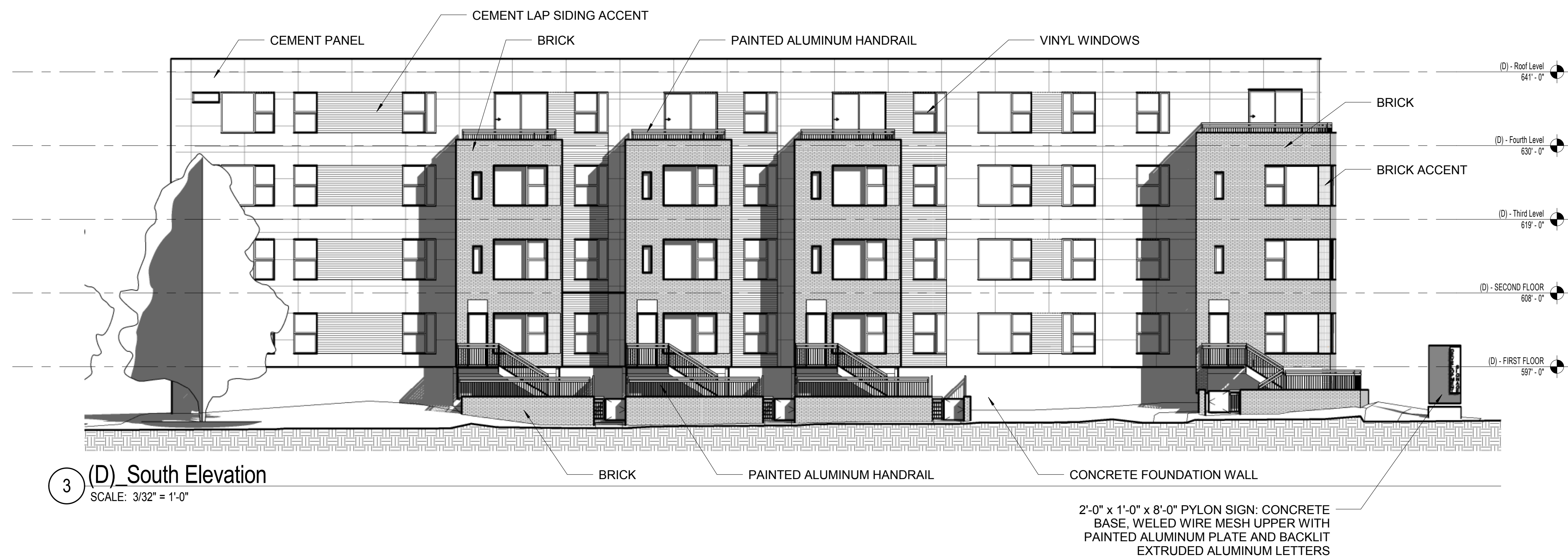
A400-D



2 (D) North Elevation  
SCALE: 3/32" = 1'-0"



1 (D) East Elevation  
SCALE: 3/32" = 1'-0"

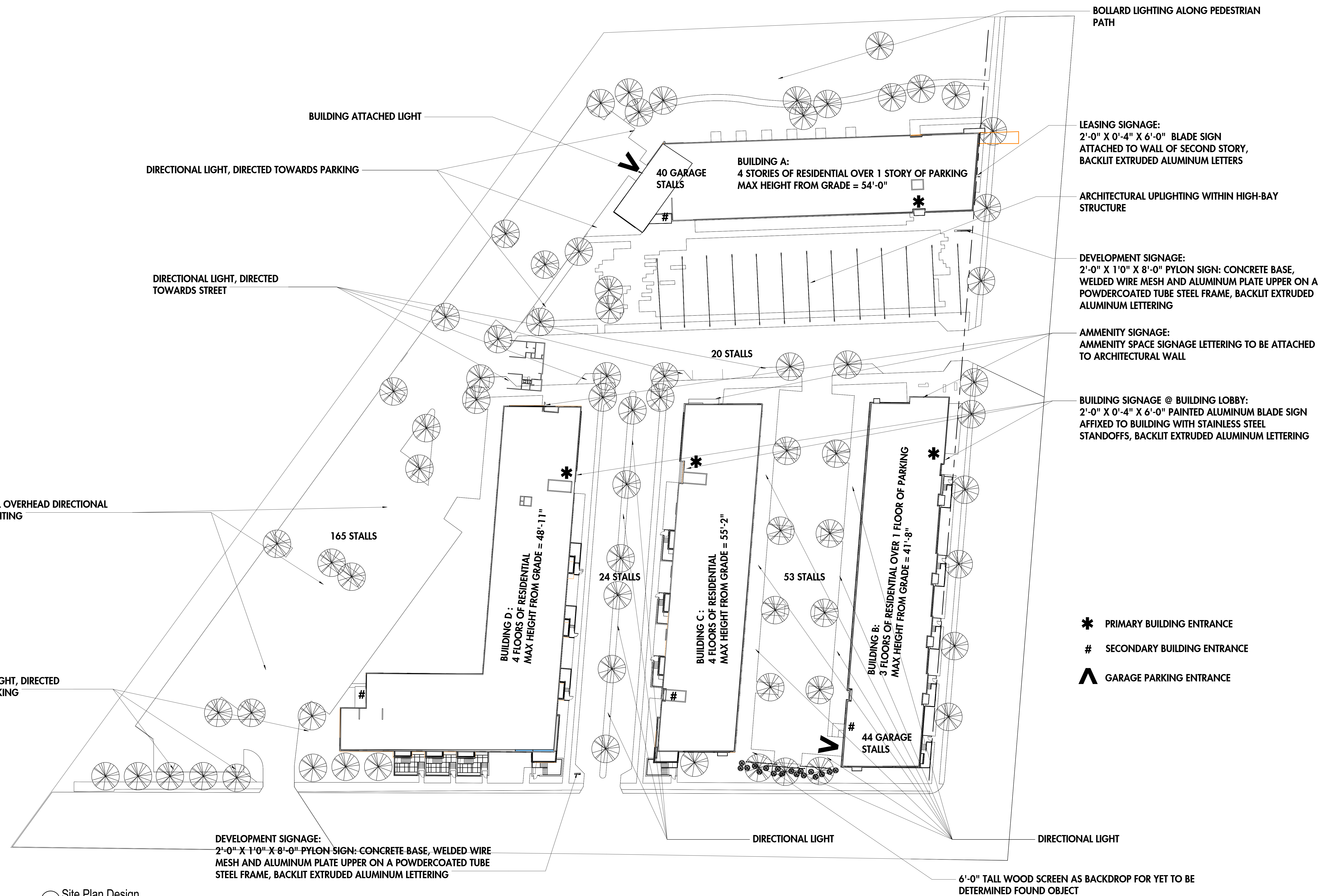


3 (D) South Elevation  
SCALE: 3/32" = 1'-0"



4 (D) West Elevation  
SCALE: 3/32" = 1'-0"





1 Site Plan Design  
SCALE: 1" = 30'-0"

## Bay View Development 9.9.2015

Signage and Lighting Fixture Plan

Scale: 1/8" 1'-0"

Engberg Anderson Project No. 142377.00

























FT

COCKTAIL

NO PARKING  
2 HOUR  
TUESDAY  
THRU  
SATURDAY  
10:00 AM  
-  
6:00 PM

OPEN







+/- 6.3 Acre Redevelopment Opportunity

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