



Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, June 18, 2026

7:00 PM

Committee Room #1

ROLL CALL

NEW BUSINESS

1249 Dewey Avenue - St. Johns Church - Addition Re-Review

[26-1156](#)

7501 W North Avenue - BMO Bank - New Construction

[26-1157](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-1156

Agenda Date: 6/18/2026

Agenda #:

1249 Dewey Avenue - St. Johns Church - Addition Re-Review



LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

MSI General
St. John's Lutheran

PLAT OF SURVEY

LOCATION: 7827 Harwood Avenue, Wauwatosa, Wisconsin

LEGAL DESCRIPTION:

West 50 feet of Lot 1, in DOUGLAS HEIGHTS, being in the Southeast 1/4 of Section 21 and the Northeast 1/4 of Section 28, in Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Survey No. 113429

PLAT OF SURVEY

LOCATION: 1249 Dewey Avenue, Wauwatosa, Wisconsin

LEGAL DESCRIPTION:

Lot 9 of ASSESSOR'S PLAT NO. 26 and Lots 1 and 2 of CHARLES FINGADO'S SUBDIVISION and the East 31.3 feet of Lot 1 of DOUGLAS HEIGHTS SUBDIVISION, being part of the Southeast 1/4 of Section 21, Town 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Survey No. 113427

PLAT OF SURVEY

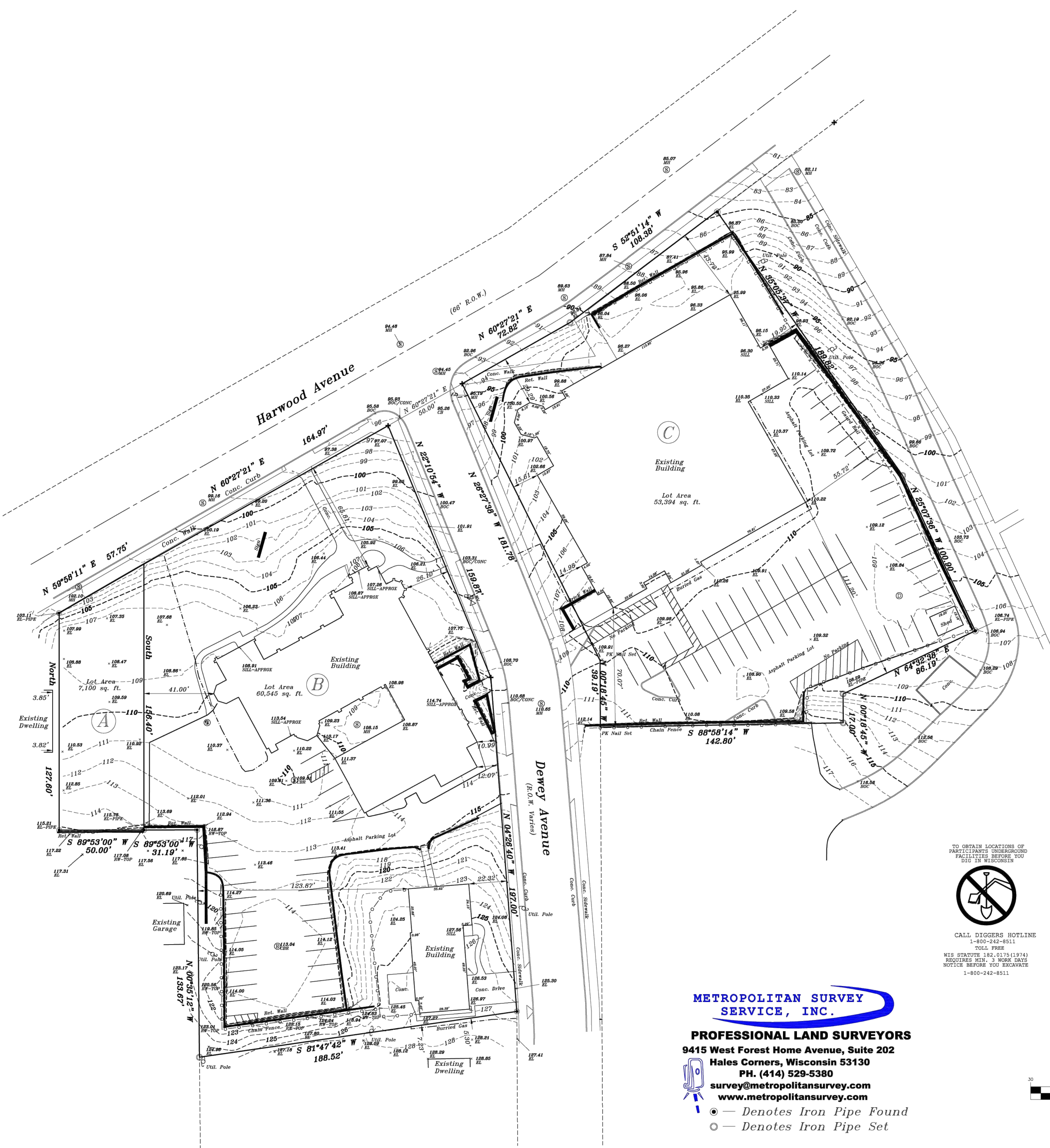
LOCATION: 1278 Dewey Avenue, Wauwatosa, Wisconsin

LEGAL DESCRIPTION:

Lot 22 in FINGADO'S SUBDIVISION, of 9.66 Acres of land in the Southeast 1/4 of Section 21, in the Township 7 North, of Range 21 East, in the Third Ward of the City of Wauwatosa, excepting therefrom that portion thereof conveyed by deed recorded in Volume 598 of Deeds, on page 34 (#647352) to the Milwaukee Sanitarium Association and further excepting therefrom that portion of said Lot 22, conveyed by deed recorded in Volume 556 of Deeds, on page 289 (#591009) to Johanna Habenicht, also excepting therefrom the premises described in Deed Document #2343040.

Survey No. 113428

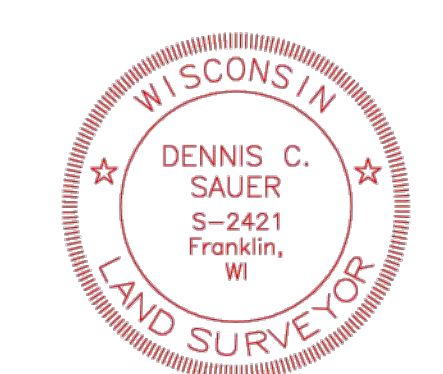
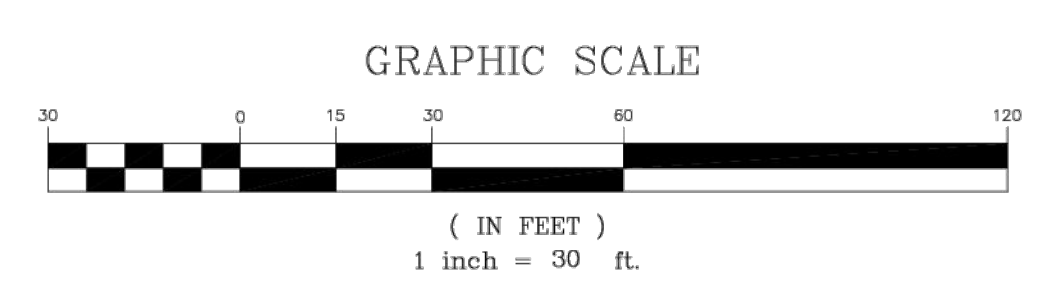
May 10, 2022
February 9, 2023 Revised Elevations / Added Topography



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
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survey@metropolitansurvey.com
www.metropolitansurvey.com

- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 192.017(1)(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
1-800-242-8511



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED
Dennis C. Sauer
Professional Land Surveyor S-2421

MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7590

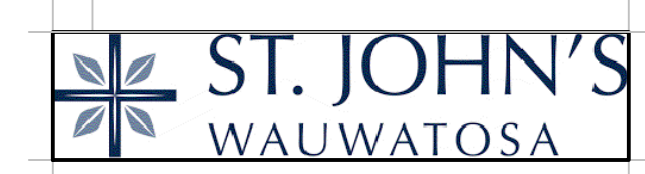
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ISSUE DATES:

City Submittal	06/07/2023
Proposal:	03/09/2024
Bid:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	8/18/2025
LOCAL DESIGN REVIEW BOARD	06/11/2026

REVISIONS:

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PROJECT ADDRESS:
PROJECT NAME
St. John's Evangelical Lutheran Church
STREET ADDRESS
7809 Harwood Ave.
CITY / STATE / ZIP
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH
Engineer: --
Reviewed By: --
Sheet Title:
SURVEY/EXISTING SITE PLAN
Sheet Number:
C-001
Project Number:
P13586



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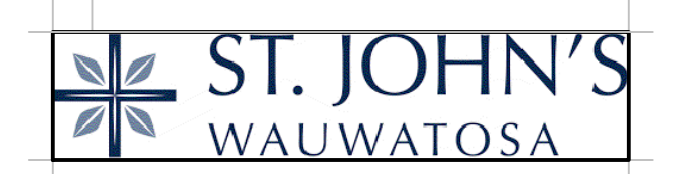
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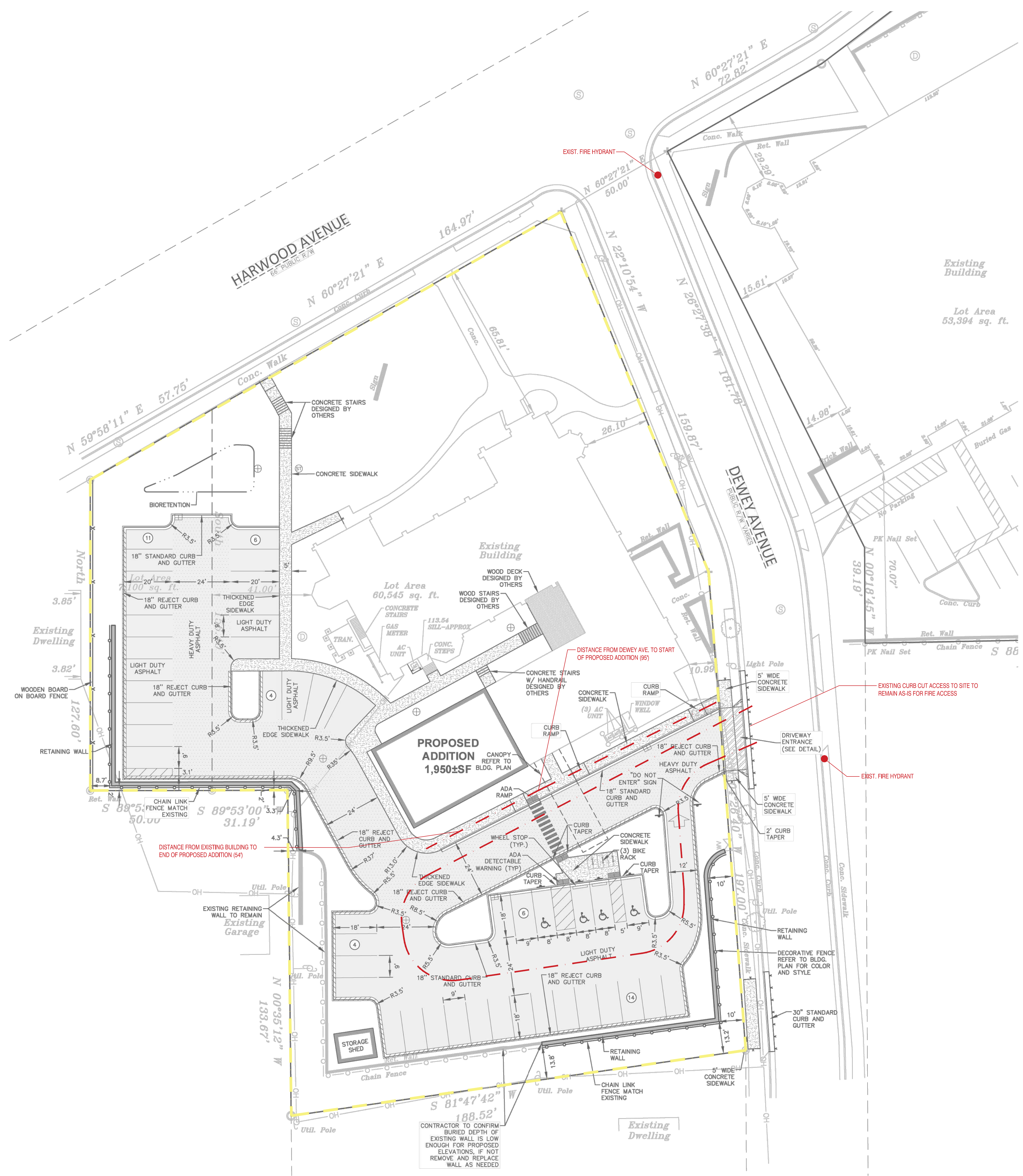
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Architect:	Engineer:	Reviewed By:
AMH		
Sheet Title: FIRE ACCESS SITE PLAN		
Sheet Number: C-002		
Project Number: P13586		



FIRE ACCESS SITE PLAN 1" = 20'-0"

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:
Proposal: 03/09/2024
Contract: XX/XX/XXXX
State Submittal / Permit: 01/19/2025
City Submittal: 06/07/2023
City Resubmittal #1: 10/20/2023
City Resubmittal #2: 02/02/2024
LOCAL DESIGN REVIEW BOARD: 06/11/2026

Table with 2 columns: REVISIONS, and a list of revision numbers 1 through 41.



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Architect: AMH
Engineer: PSM
Reviewed By: APM
Sheet Title:
DEMOLITION PLAN
Sheet Number:
C-100
Project Number:
P13586

DEMOLITION NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL...
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES...
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION...
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED...
5. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES...
6. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED...
7. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT...
8. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY...
9. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE...
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT...
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
11.1. EXAMINE ALL SITE CONDITIONS...
11.2. VERIFYING UTILITY ELEVATIONS...
11.3. NOTIFYING ALL UTILITIES...
11.4. NOTIFYING THE DESIGN ENGINEER...
11.5. PERFORMING UTILITY LOCATE OBSERVATIONS...
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED...
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES...
14. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS...
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY...
16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY...
17. ANY CONTAMINATED SOILS SHALL BE REMOVED...
18. EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED...
19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE/CONDUITS...
20. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL...
21. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS...
22. PROPOSED REMOVALS AND WORK IS SHOWN IN THE CITY RIGHT OF WAY...
23. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT...

DEMOLITION LEGEND/KEY

- EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED
EXISTING CONCRETE AND BASE TO BE REMOVED
EXISTING CURB TO BE REMOVED
REMOVE/ABANDON EXISTING UTILITIES
EXISTING STRUCTURE TO BE REMOVED
SAWCUT EXISTING PAVEMENT
PROTECT UTILITY STRUCTURE
EXISTING VEGETATION TO BE REMOVED
REMOVE UTILITY STRUCTURE
REMOVE TREE

LEGEND

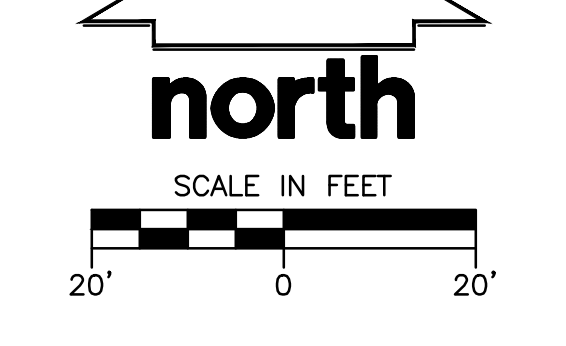
- LIGHT POLE
TELEPHONE PEDESTAL
ELECTRICAL MANHOLE
SIGN
POWER POLE
GUY WIRE
SANITARY SEWER MANHOLE
STORM MANHOLE
CATCH BASIN ROUND
CATCH BASIN SQUARE
FIRE HYDRANT
WATER VALVE
GAS VALVE
SANITARY SEWER
WATER MAIN
STORM SEWER
ROOF DRAIN
UNDERGROUND GAS
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTICS
OVERHEAD UTILITY
SILT FENCE
CONFEROUS TREE
DECIDUOUS TREE

CIVIL SHEET INDEX
C-100 DEMOLITION PLAN
C-200 SITE PLAN
C-300 GRADING AND EROSION CONTROL PLAN
C-400 SITE UTILITY PLAN
C-500 DETAILS
C-601 DETAILS

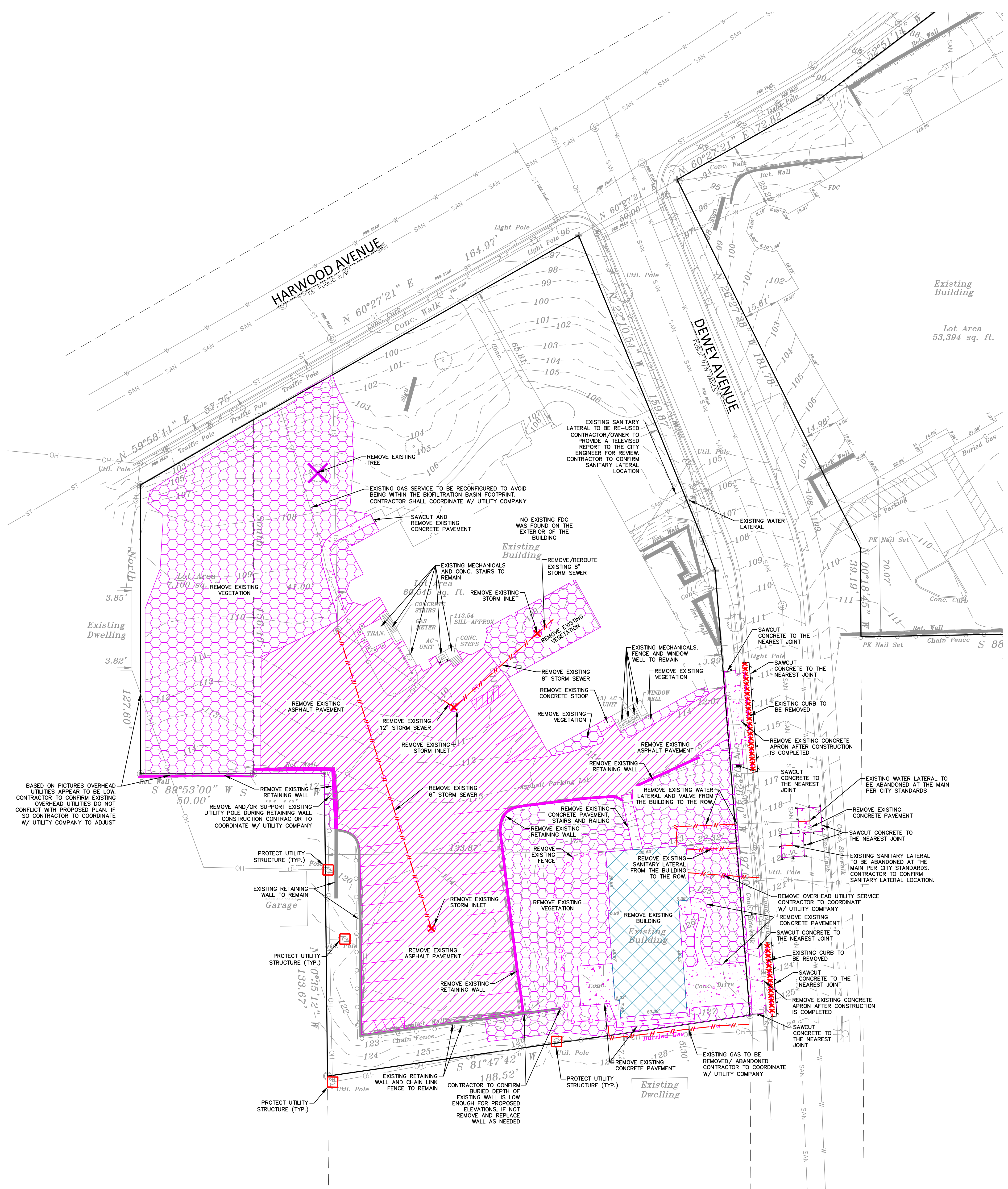
THE EXISTING CONDITIONS SURVEY PROVIDED BY CLIENT, JSD PROFESSIONAL SERVICES, MAKES NO GUARANTEE ON THE ACCURACY OF THE SURVEY



DIGGERS HOTLINE
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JSD
MILWAUKEE REGIONAL OFFICE
2028 N19101BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 13-2211640
JSD PROJ. MGR.: APM





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PRE-DEVELOPMENT (PROPERTY) LIMITS:

PERVIOUS -	34,691 SF (51.3% GREEN SPACE)
IMPERVIOUS -	32,954 SF

POST-DEVELOPMENT (PROPERTY) LIMITS:

PERVIOUS -	28,311 SF (41.9% GREEN SPACE)
IMPERVIOUS -	39,334 SF

* PROPERTY BASED ON SURVEY BY OTHER.

PRE-DEVELOPMENT ONSITE PARKING STALLS:

TOTAL PARKING STALLS -	30
ADA PARKING STALLS -	4
STANDARD PARKING STALLS -	21
NON-STANDARD PARKING STALLS -	5

POST-DEVELOPMENT ONSITE PARKING STALLS:

TOTAL PARKING STALLS -	45
ADA PARKING STALLS -	4
STANDARD PARKING STALLS -	41
BIKE PARKING STALLS -	6



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Architect: AMH
Engineer: PSM
Reviewed By: APM

Sheet Title:
SITE PLAN

Sheet Number:
C-200

Project Number:
P13586

GENERAL NOTES AND SPECIFICATIONS

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES, CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC. PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.
- ALL WORK WITHIN CITY RIGHT-OF-WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. CONTRACTOR TO NOTIFY CITY ENGINEERING DEPT. 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.
- LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.
- PROPOSED PAVEMENT RESTORATION LIMITS IN CITY STREET FOR DRIVEWAY APPROACH REMOVALS ARE SHOWN ARE MINIMUM AREAS. THE CITY REQUIRES PAVEMENT PATCHES TO BE WIDTH TO MATCH LENGTH OR TO CENTERLINE OF STREET.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.

PAVING NOTES

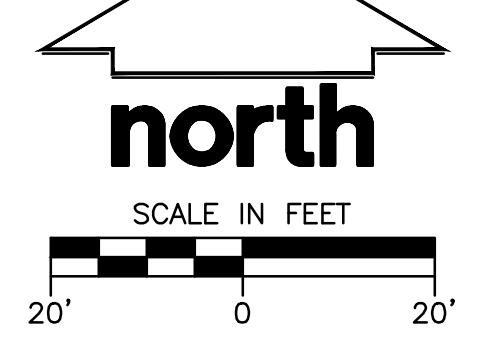
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUWATOSA ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS-
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
ASPHALTIC CONCRETE PAVING SPECIFICATIONS-
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE COURSE WHEN AMBIENT TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- PAVEMENT STRIPING NOTES
1. PARKING STALL PAVEMENT MARKINGS SHALL BE (4) INCH WIDE SOLID WHITE STRIPES.
2. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6
- PAVEMENT THICKNESS NOTES
ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF WAUWATOSA ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY CCG INC., DATED MARCH 8, 2023.
** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

HEAVY DUTY ASPHALT PAVEMENT	4-1/2" ASPHALTIC CONCRETE (2 LIFTS, 3" BINDER, 1-1/2" SURFACE) UPPER LAYER (1.75" SURFACE, S/LT 58.28 S) LOWER LAYER (2.25" BINDER, 4LT 58.28 S)
LIGHT DUTY ASPHALT PAVEMENT	3" ASPHALTIC CONCRETE (2 LIFTS, 1-1/2" BINDER, 1-1/2" SURFACE) UPPER LAYER (1.5" SURFACE, S/LT 58.28 S) LOWER LAYER (1.5" BINDER, 4LT 58.28 S)
CONCRETE SIDEWALK AND STOOPS	5" CONCRETE 5" CRUSHED AGGREGATE BASE COURSE CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
CONCRETE PAVEMENT (DRIVEWAY APPROACH)	7" CONCRETE 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

LEGEND

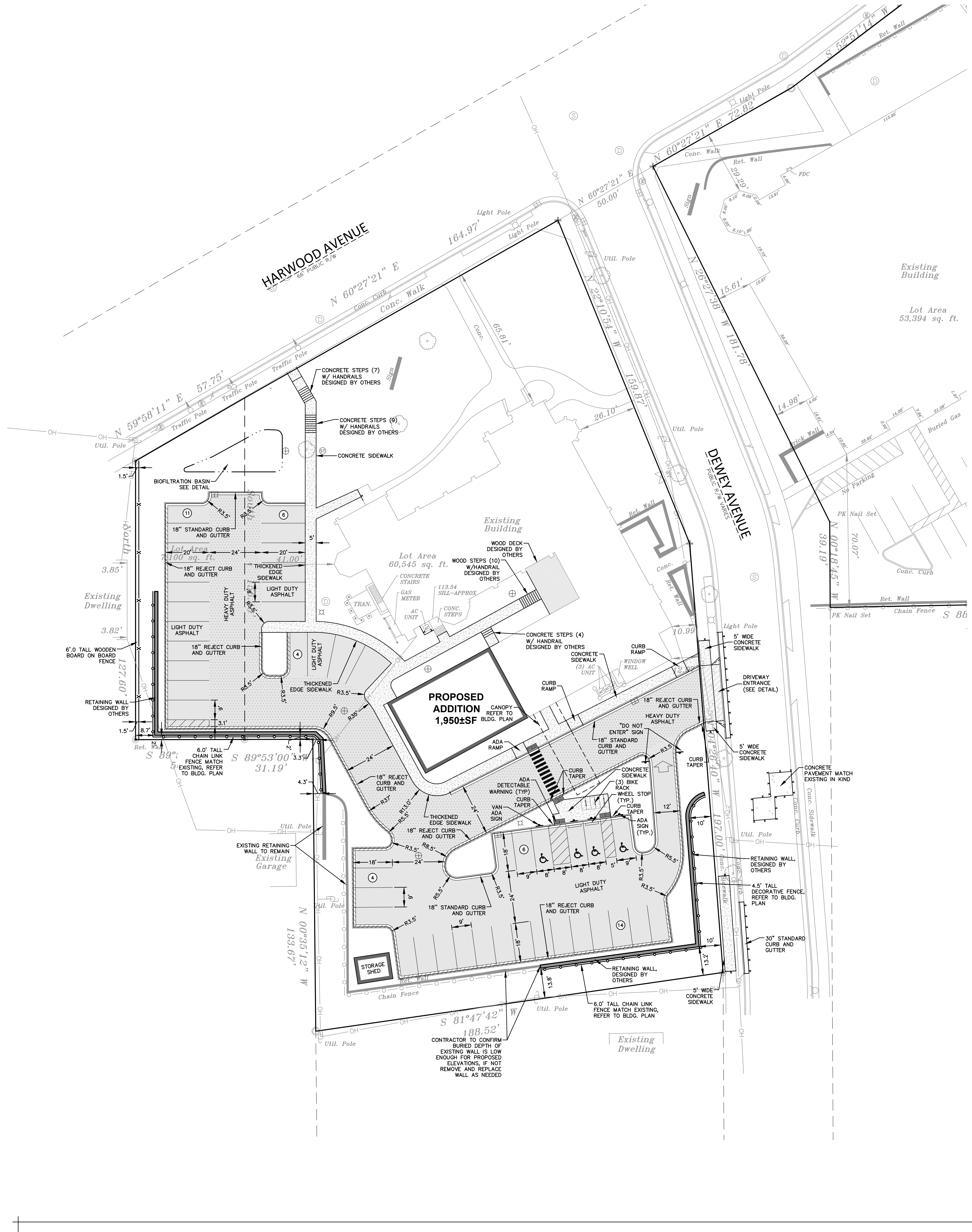
⊙	SANITARY SEWER MANHOLE	— SAN —	SANITARY SEWER
⊕	STORM MANHOLE	— W —	WATER MAIN
⊕	CATCH BASIN ROUND	— ST —	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD —	ROOF DRAIN
⊕	FIRE HYDRANT	— G —	UNDERGROUND GAS
⊕	WATER VALVE	— E —	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T —	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB —	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH —	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF —	SILT FENCE
⊕	SIGN	—	18" STANDARD CURB AND GUTTER
⊕	POWER POLE	—	18" HIGH SIDE CURB AND GUTTER
⊕	GUY WIRE	—	CONFERRUS TREE
⊕		—	DEIDOUJUS TREE

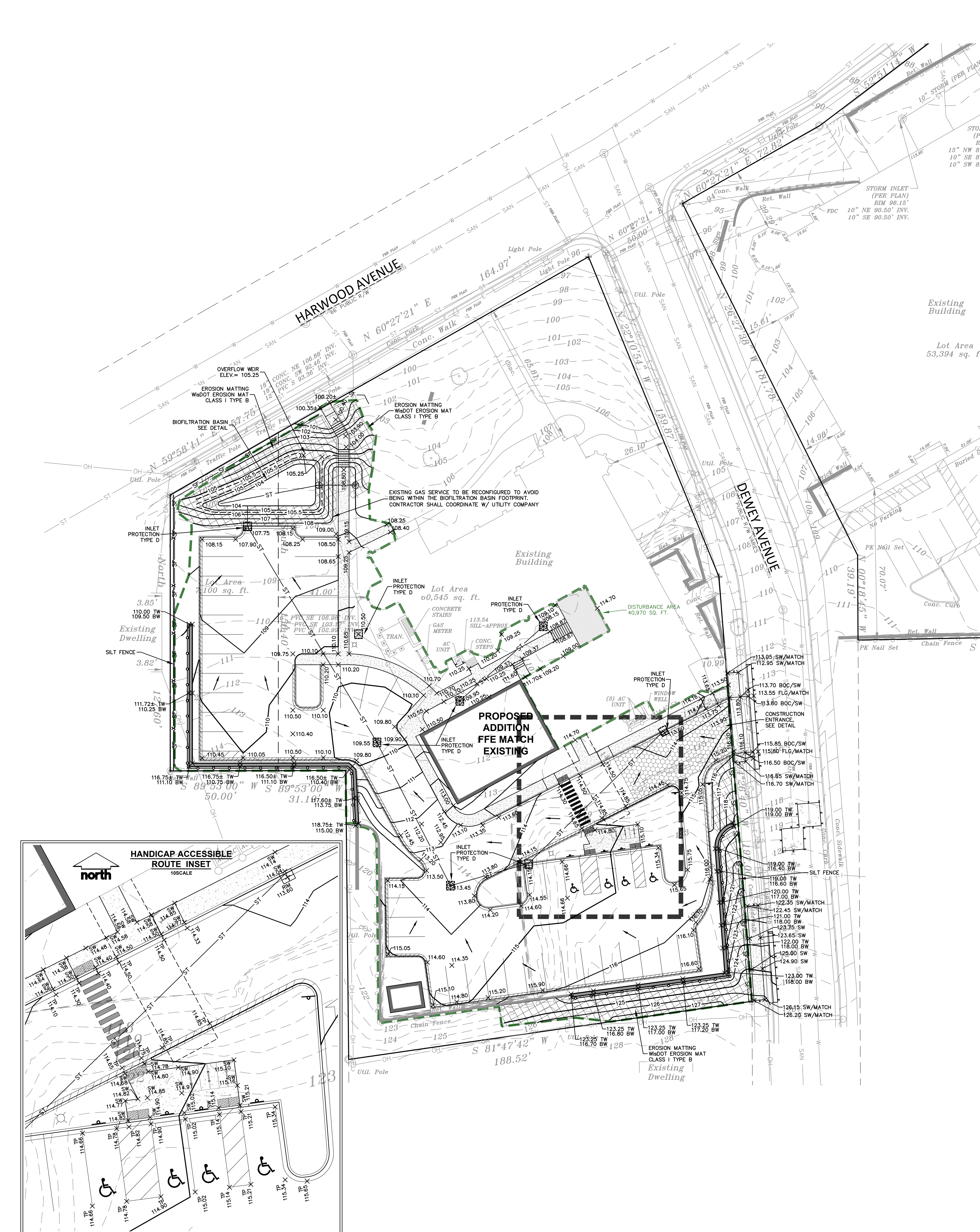


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JSD PROJ. NO. 22-11640
JSD PROJ. MGR. APM

SITE PLAN 1"=20'-0"





EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF WAUWATOSA ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER, ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. THE CONTRACTOR SHALL NOT STOCKPILE SOIL. ALL SOIL TO BE HAULED OFF THE SITE IMMEDIATELY.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE PROTECTION FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN STYEN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN STYEN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED, EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. INSPECTIONS SHALL BE CONDUCTED WITH PART 14 (6)-(g), OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN, UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR EACH MEASURE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DITCH CHECK (EXISTING BALLES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO MAINTAIN PROPER LOW STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALES.
 - EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - SEDIMENT BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONE BAG BETWEEN ONE-HALF FULL OF SEDIMENT.

- ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.**
- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE, VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPULIN TO PREVENT BLOWING DEBRIS.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND.
 - C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.
- LEGEND**
- | | | | |
|---|------------------------|-------|-------------------------------|
| ⊙ | SANITARY SEWER MANHOLE | — SAN | SANITARY SEWER |
| ⊙ | STORM MANHOLE | — W | WATER MAIN |
| ⊙ | CATCH BASIN ROUND | — ST | STORM SEWER |
| ⊙ | CATCH BASIN SQUARE | — RD | ROOF DRAIN |
| ⊙ | FIRE HYDRANT | — G | UNDERGROUND GAS |
| ⊙ | WATER VALVE | — E | UNDERGROUND ELECTRIC |
| ⊙ | GAS VALVE | — T | UNDERGROUND TELEPHONE |
| ⊙ | LIGHT POLE | — FIB | UNDERGROUND FIBER OPTICS |
| ⊙ | TELEPHONE PEDESTAL | — OH | OVERHEAD UTILITY |
| ⊙ | ELECTRICAL MANHOLE | — SF | SILT FENCE |
| ⊙ | SIGN | — | 18" STANDARD CURB AND GUTTER |
| ⊙ | POWER POLE | — | 18" HIGH SIDE CURB AND GUTTER |
| ⊙ | GUY WIRE | — | CONIFEROUS TREE |
| ⊙ | | — | DECIDUOUS TREE |

CITY OF WAUWATOSA EROSION CONTROL NOTES

1. SITE BENCHMARKING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
2. 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.
3. 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 CITY, BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLABLE BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE BMP HANDBOOK.
4. 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 WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT VEGETATION, TEMPORARY SEEDING AND MULCHING, SOODING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SOODING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
7. 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 SEVEN DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
8. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
9. NOTIFY THE CITY ENGINEERING DEPARTMENT (479-8934) WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
10. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
11. OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUWATOSA ENGINEERING DEPARTMENT PRIOR TO WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT FLOODING, AND IF NECESSARY PUMPING TO ALLEVIATE FLOODING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
12. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY AND DATED 2022 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
13. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND THE FAILED AREA AT NO COST TO THE OWNER.
14. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WEAK TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
15. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
16. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
17. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE CONSTRUCTION TOPSOIL PLAN. CONTRACTOR IS ENCOURAGED TO CONSIDER TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
18. CONTRACTOR SHALL CONTACT "DIGGERS' HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
19. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGES SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
21. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ITEMS SUCH AS: RESTORE RIGHT-OF-WAY TO ORIGINAL CONDITION INCLUDING LANDSCAPING.
22. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
23. THE STORM WATER FACILITY SHALL BE INSPECTED BY A CITY OF WAUWATOSA INSPECTOR AT LEAST ONCE DURING CONSTRUCTION AND ONCE AFTER FINAL SITE STABILIZATION OF THE SITE.
24. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE. (APRIL 2024 TO APRIL 2024)
2. DEMOLISH EXISTING PAVEMENT, RETAINING WALLS, BUILDING, STRIP AND HAUL OFF TOPSOIL. (APRIL 2024 TO MAY 2024)
3. CONSTRUCT PROPOSED BUILDING, CONDUCT ROUGH GRADING EFFORTS, AND INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION. (MAY 2024 TO AUGUST 2024)
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC. (AUGUST 2024 TO SEPTEMBER 2024)
5. PLACE IMPORTED TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS. (SEPTEMBER 2024 TO NOVEMBER 2024)
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF "FINAL STABILIZATION". (NOVEMBER 2024)

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

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 Wauwatosa, WI

north
 SCALE IN FEET
 20' 0 20'

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ISSUE DATES:
 Proposal: 3/29/2024
 Contract: XX/XX/XXXX 8/19/2025
 State Submittal / Permit: 06/07/2023
 City Submittal: 06/07/2023
 City Resubmittal #1: 10/20/2023
 City Resubmittal #2: 02/02/2024
 LOCAL DESIGN REVIEW BOARD: 06/11/2026

REVISIONS:
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PROJECT ADDRESS:
 PROJECT NAME
 St. John's Evangelical Lutheran Church
 STREET ADDRESS
 7809 Harwood Ave.
 CITY/STATE / ZIP
 Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH
 Engineer: PSM
 Reviewed By: APM

Sheet Title:
GRADING & EROSION CONTROL PLAN
 Sheet Number:
C-300
 Project Number:
P13586

JSD
 ARCHITECTS

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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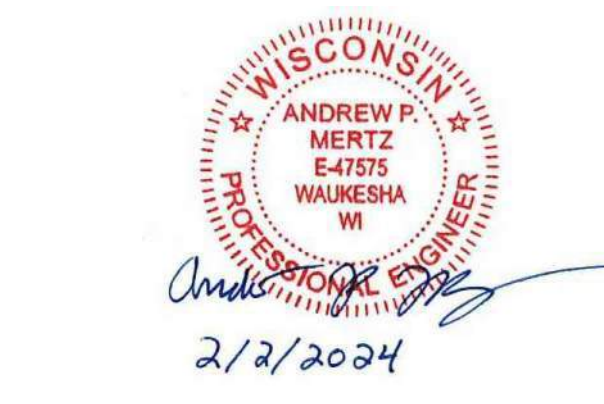
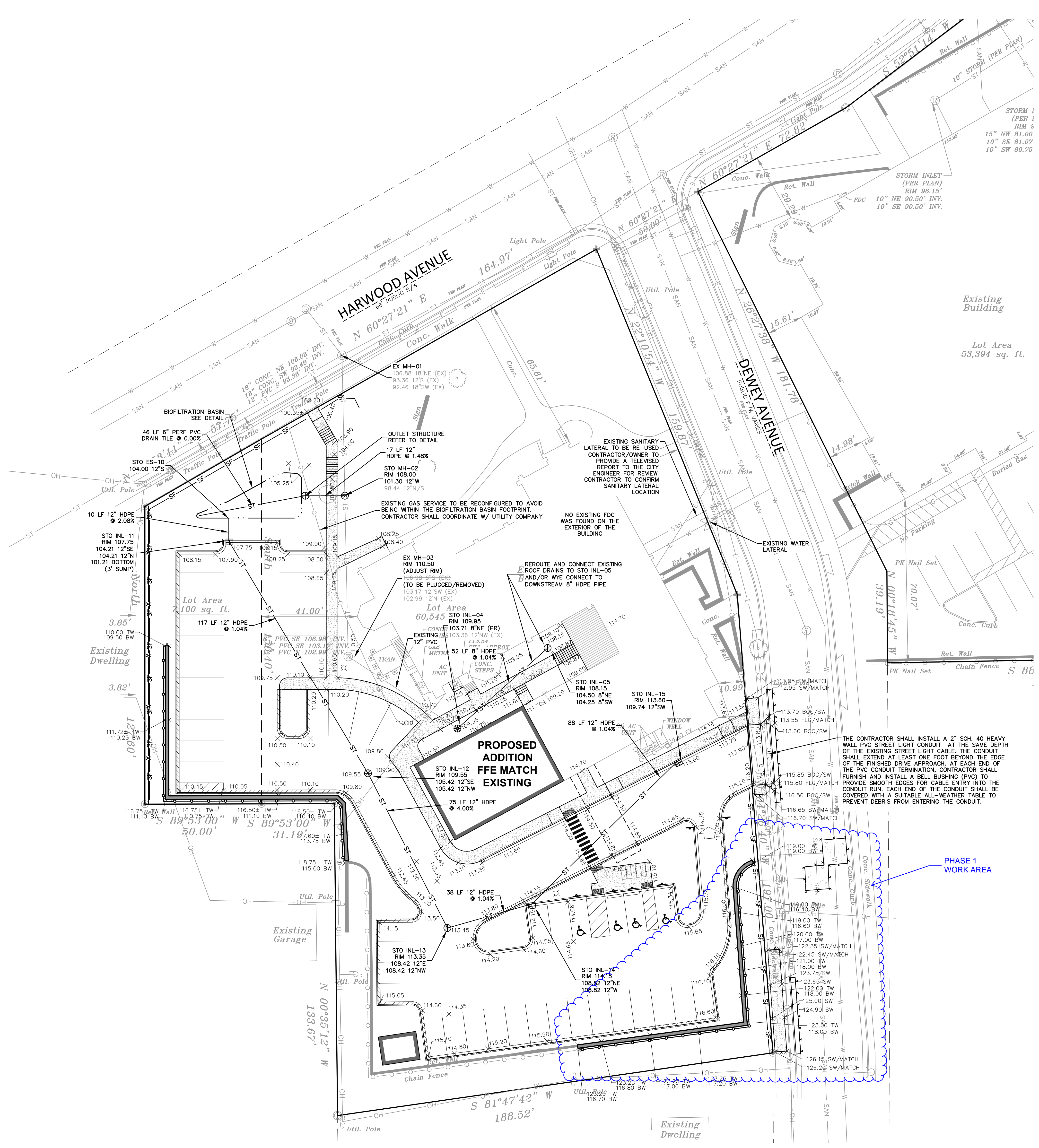
Architect: AMH
Engineer: PSM
Reviewed By: APM
Sheet Title:
SITE UTILITY PLAN
Sheet Number:
C-400
Project Number:
P13586

UTILITY NOTES

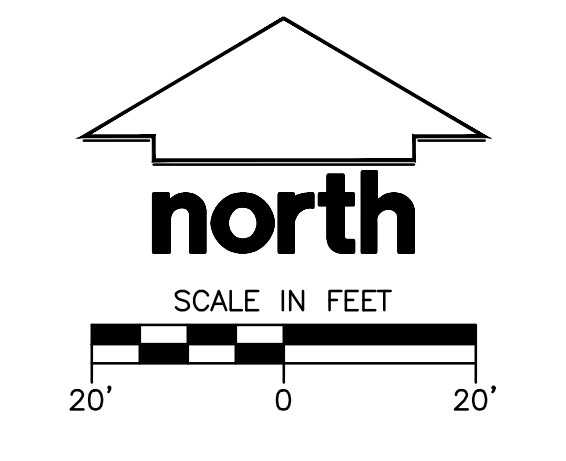
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THEREOF. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUWATOSA MUNICIPAL CODE AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF WAUWATOSA REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTO CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTO C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2504 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-33228 WITH TYPE G GRATE, OR EQUAL.
BACKFILL AND BEDDING - STORM 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 REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH-1713 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER TILE LINES. TRENCHES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
9. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
10. NOTIFY CITY PRIOR TO ANY UTILITY WORK IN THE RIGHT OF WAY AND ALL SANITARY SEWER CONNECTION.
11. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
12. THE PROPOSED STORM SEWER MANHOLE INSTALLATION WITHIN THE CITY RIGHT OF WAY REQUIRES FULL-TIME INSPECTION. ALL REQUIRED INSPECTION SHALL BE PAID FOR BY THE DEVELOPER.

LEGEND

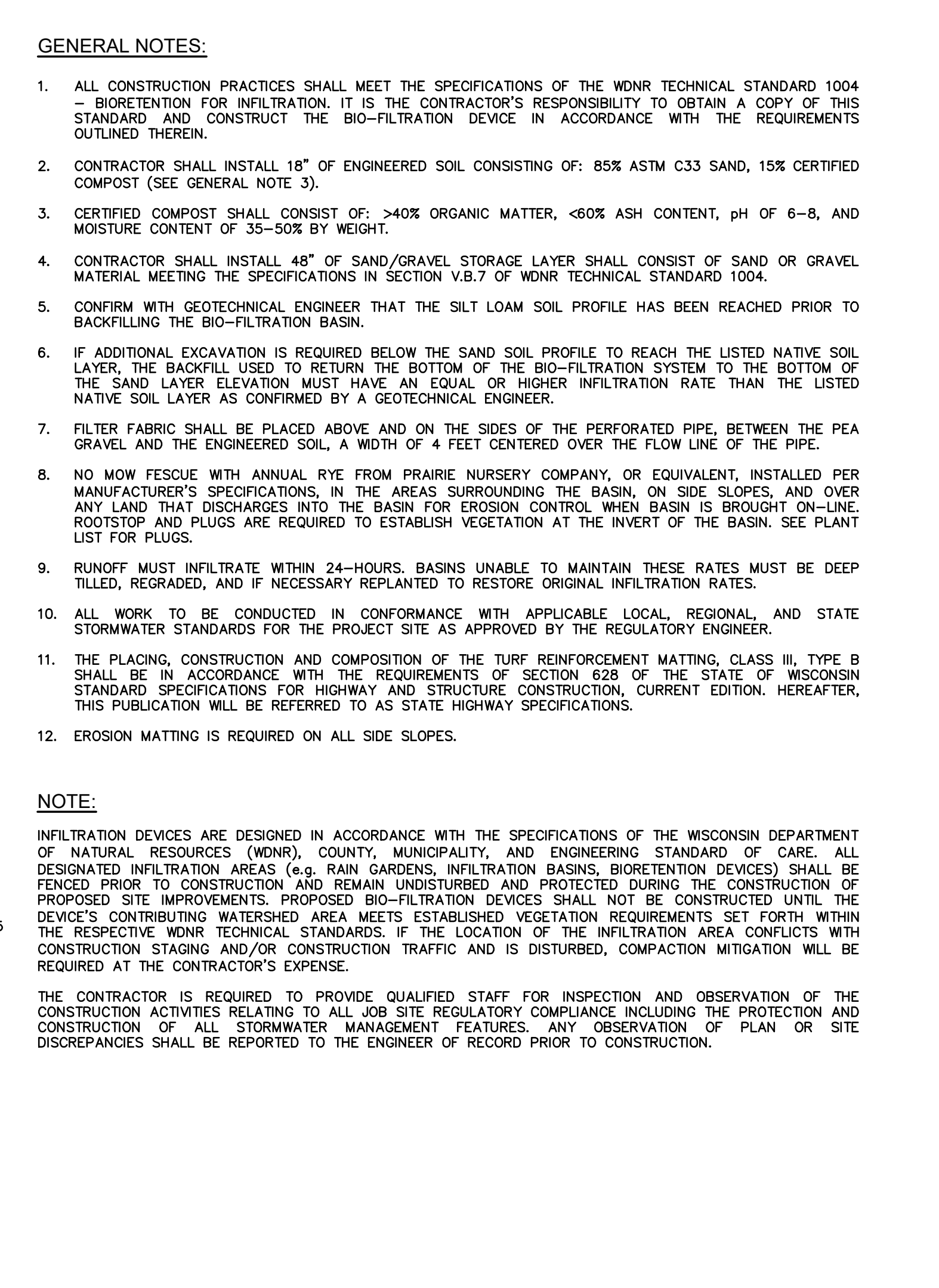
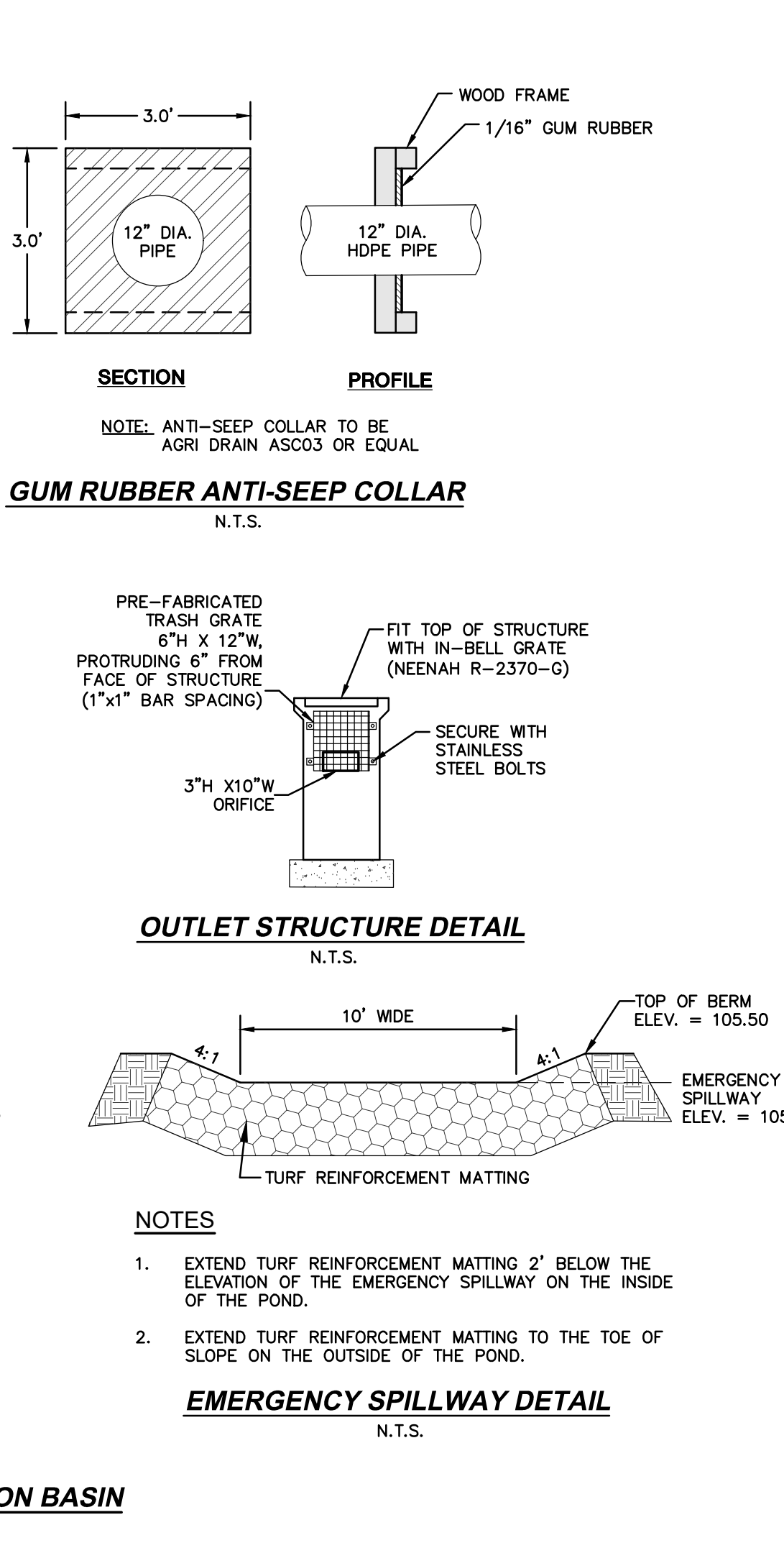
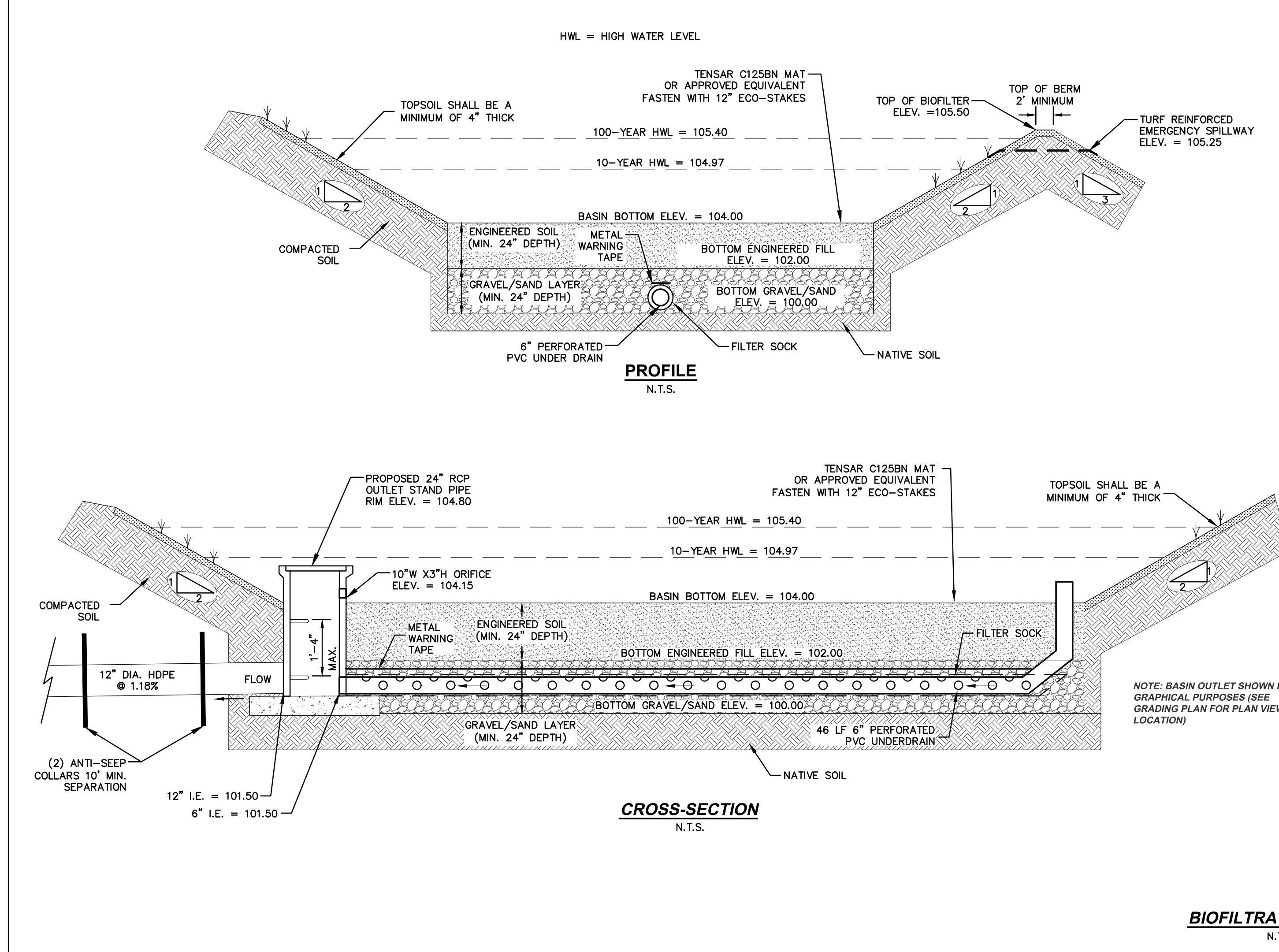
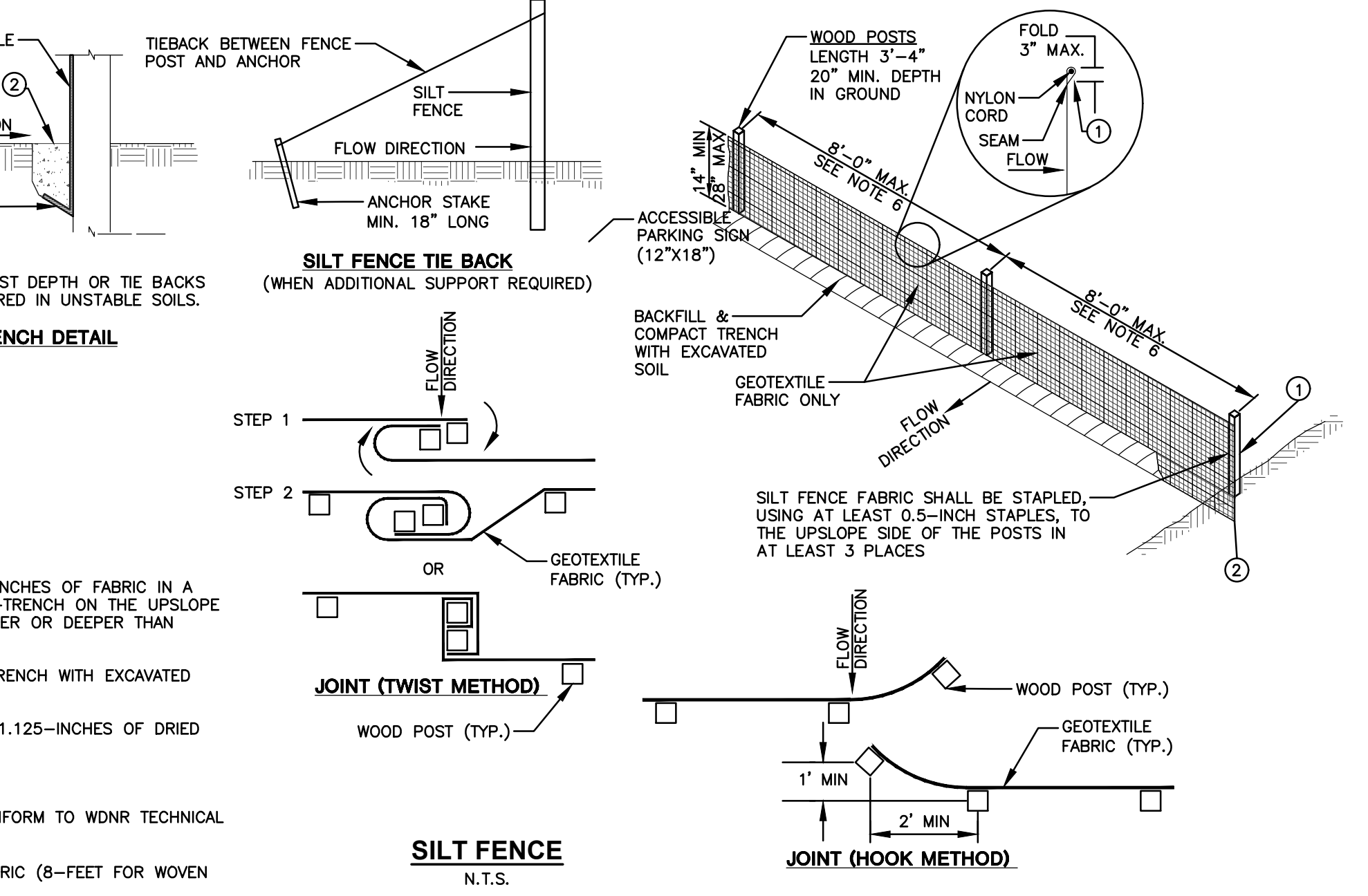
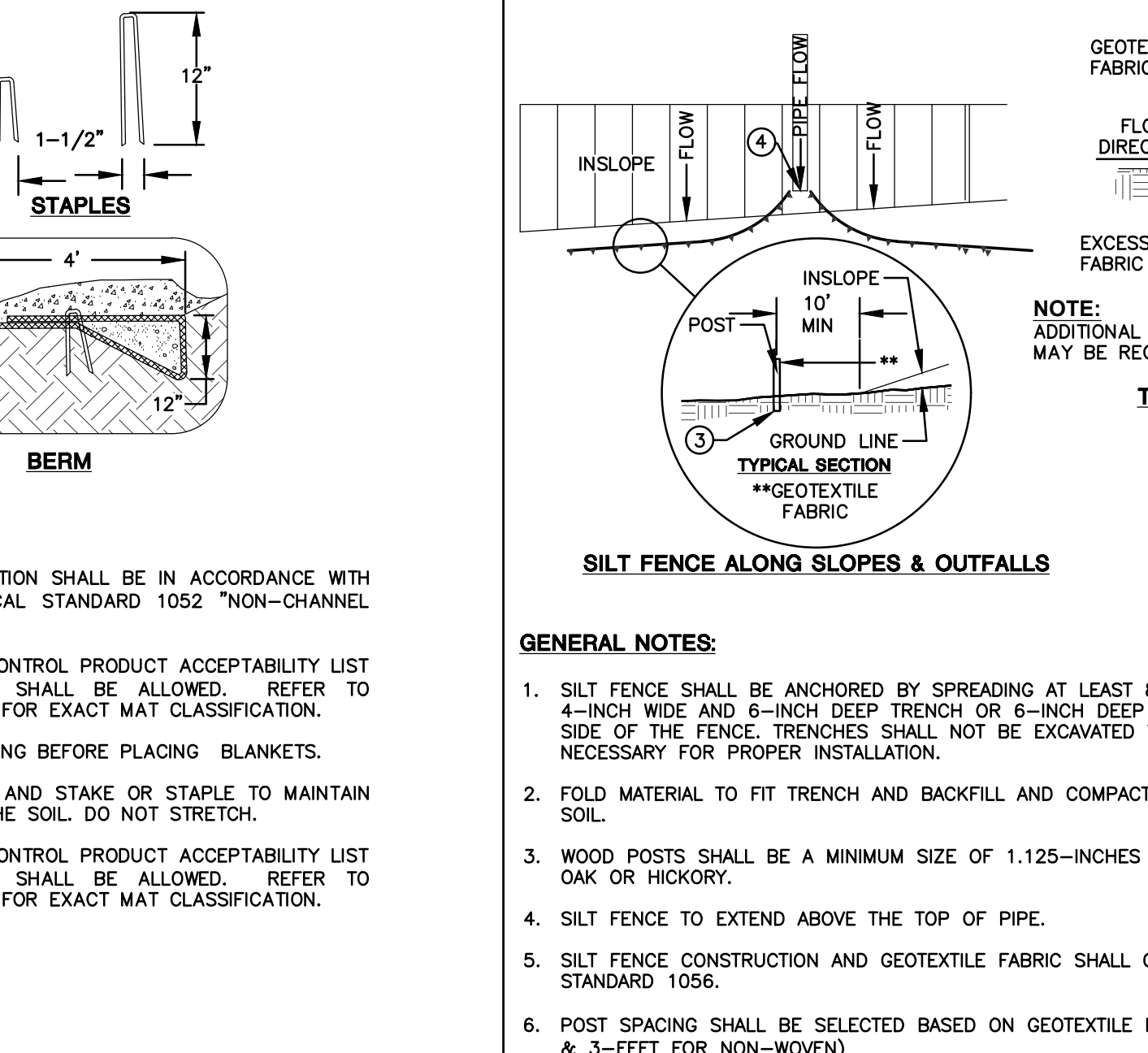
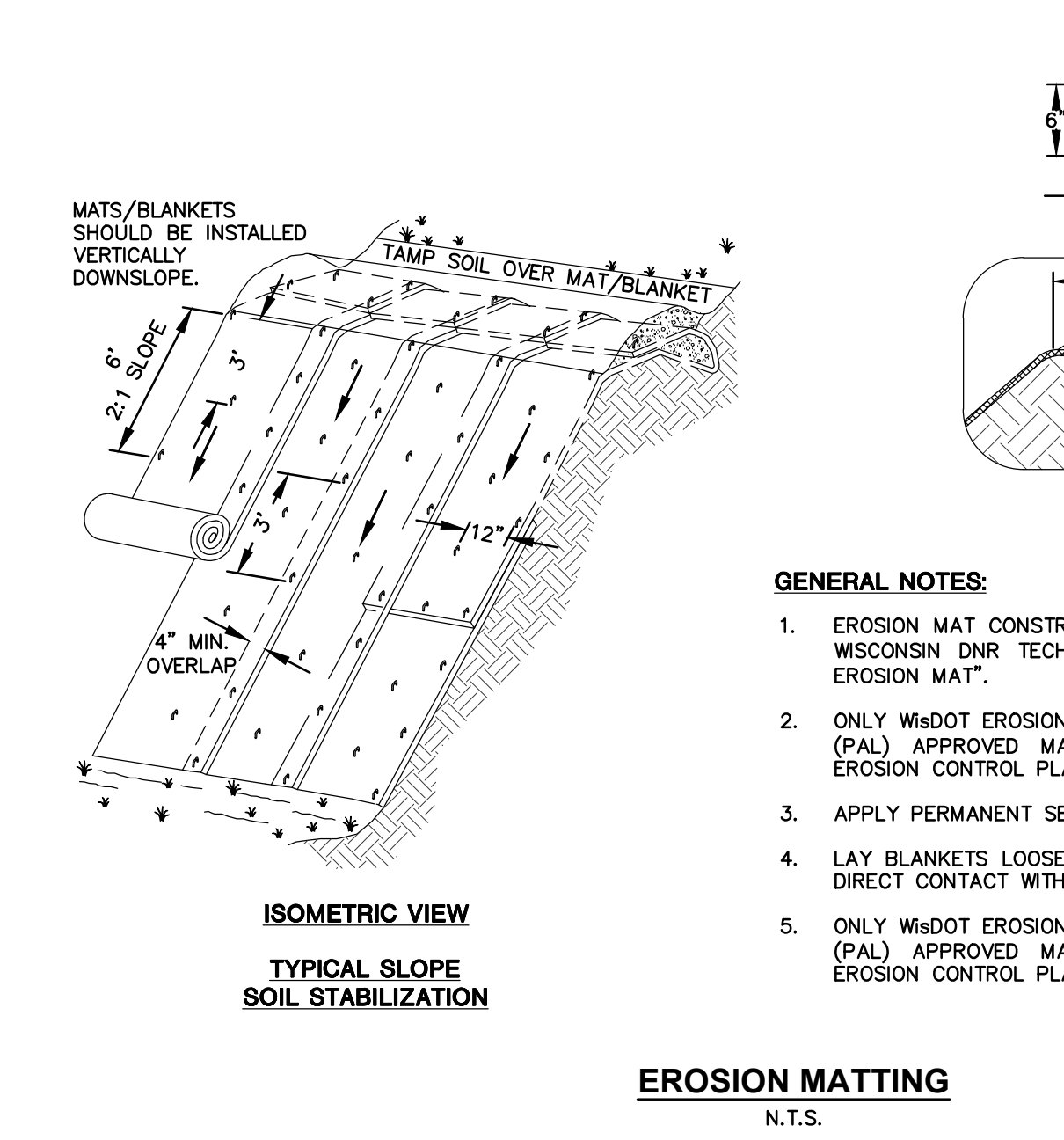
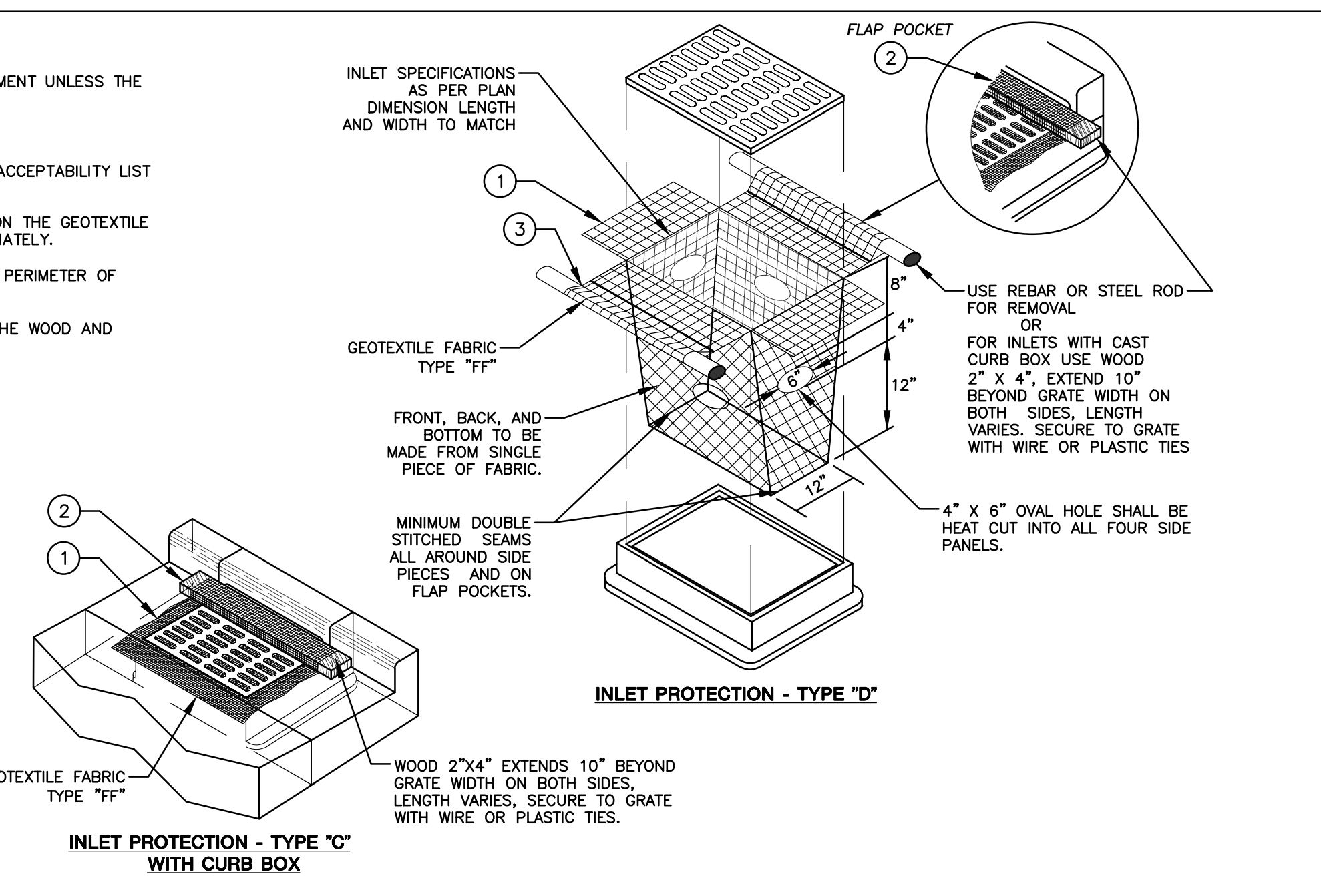
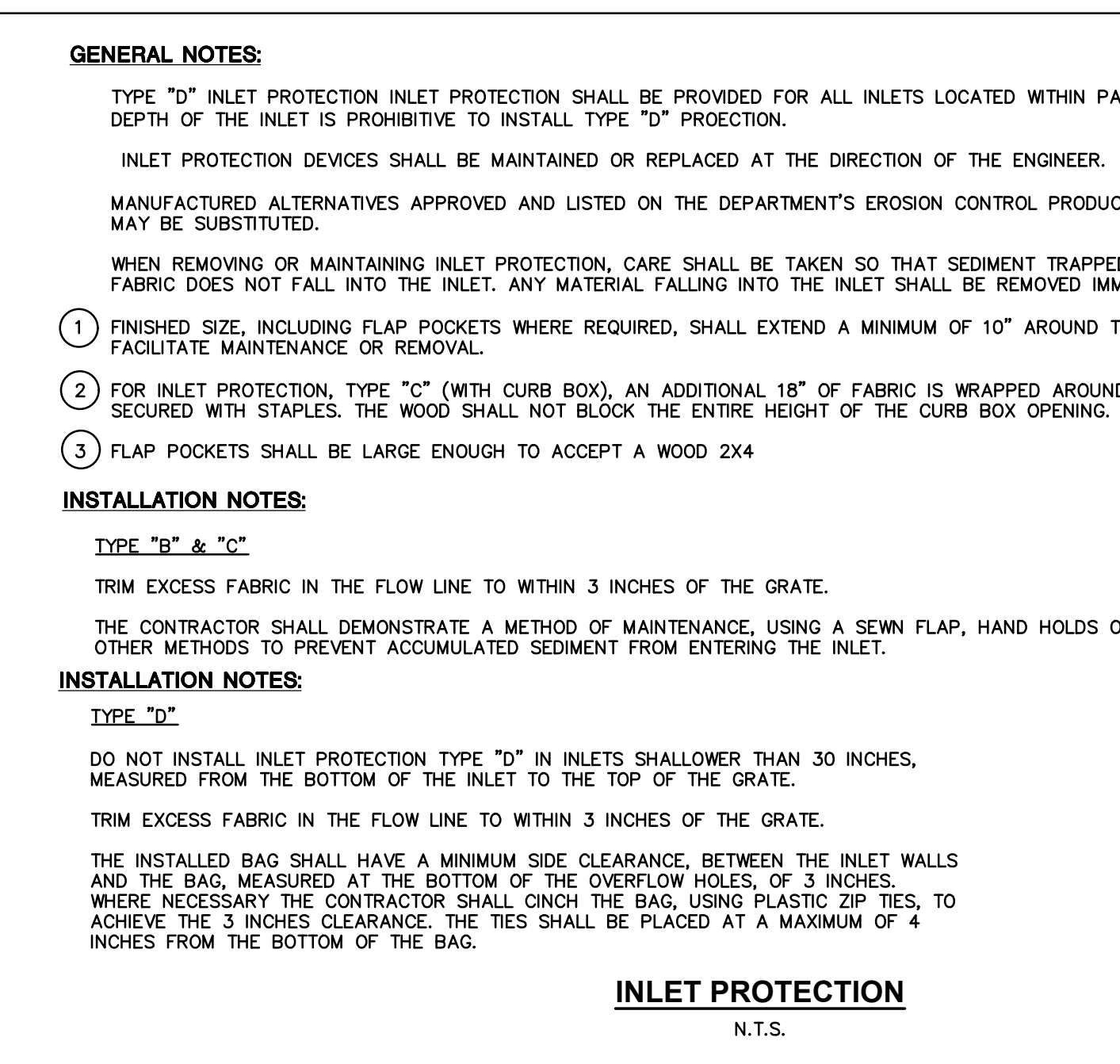
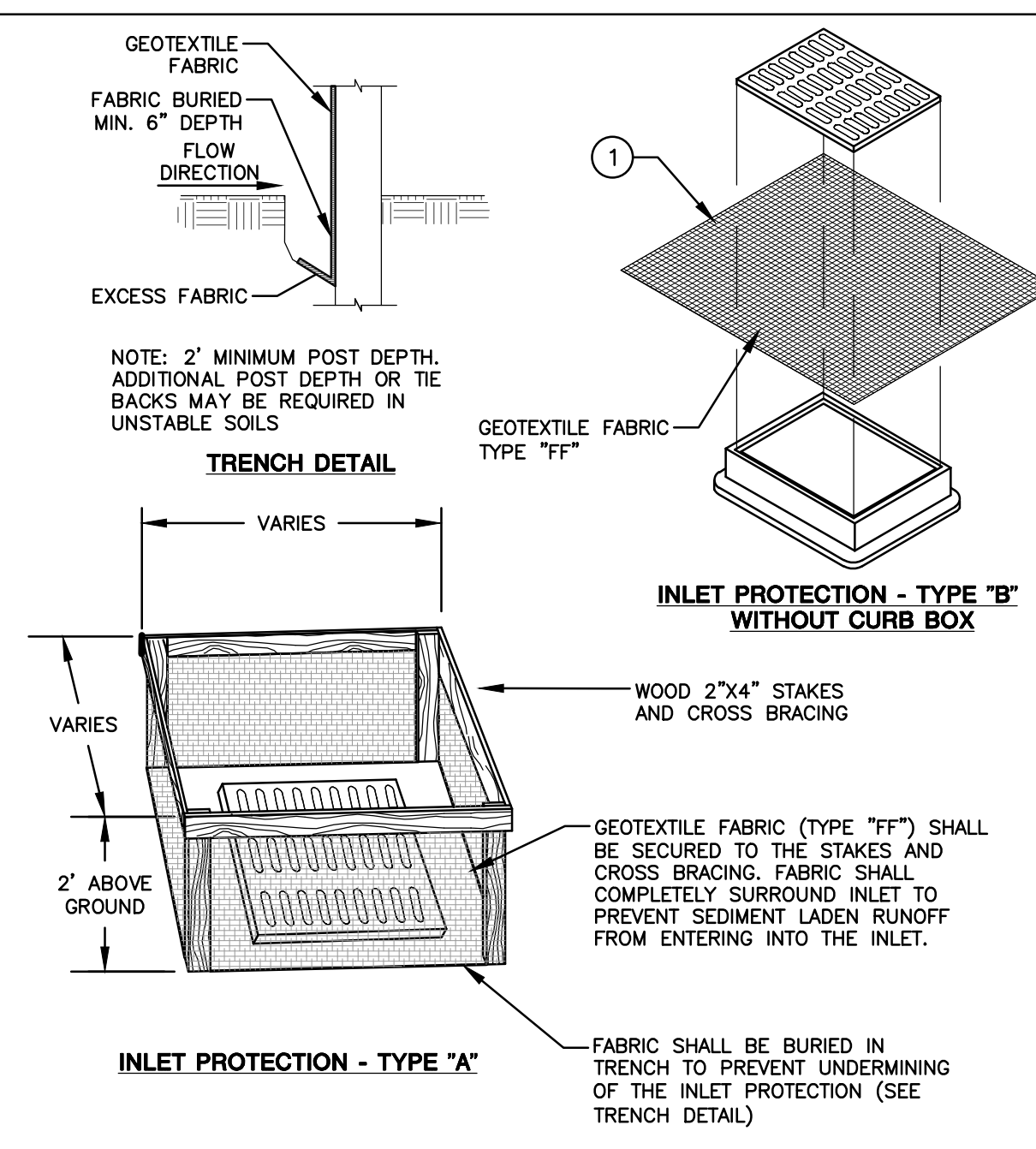
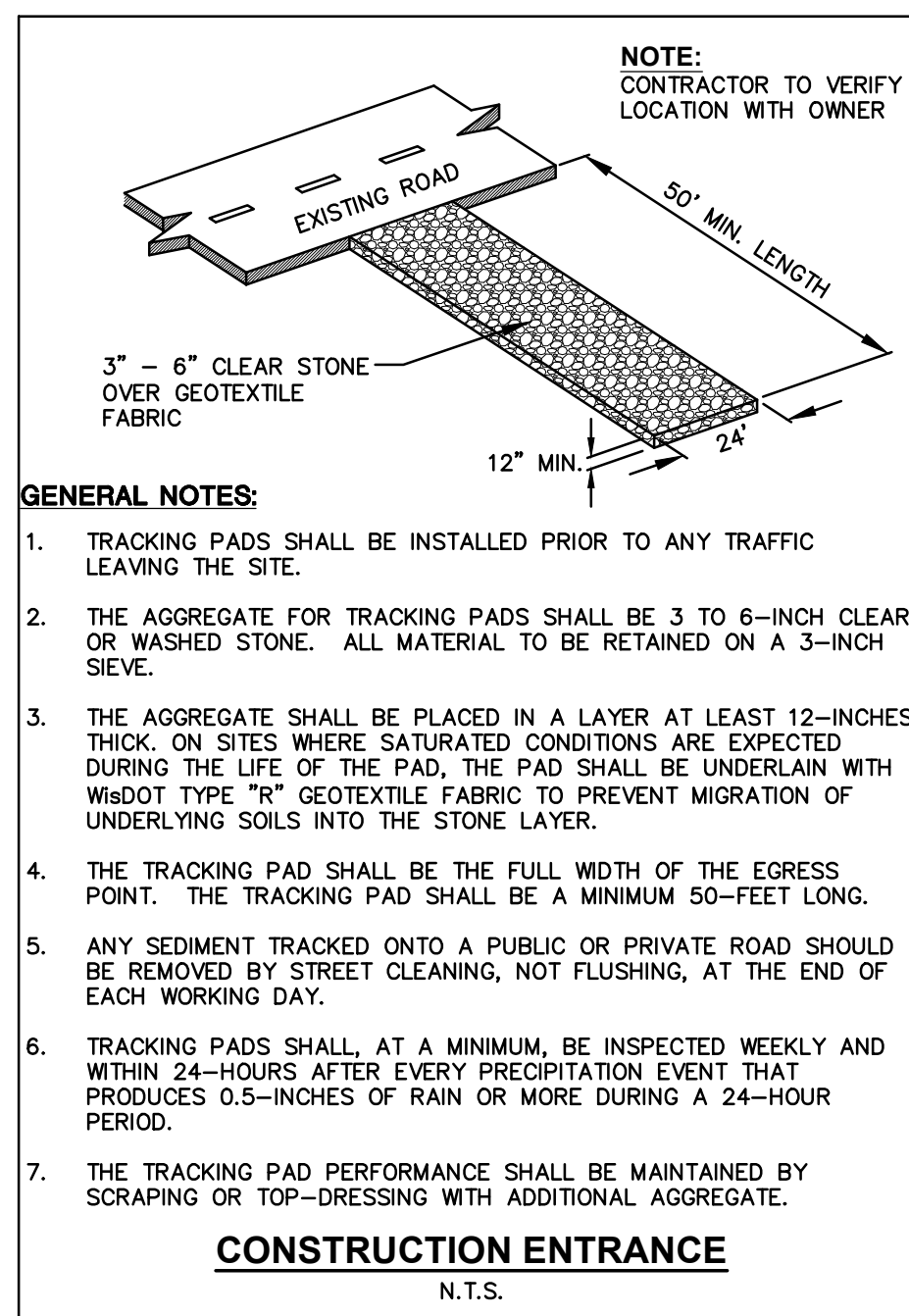
⊙	SANITARY SEWER MANHOLE	— SAN	SANITARY SEWER
⊕	STORM MANHOLE	— W	WATER MAIN
⊕	CATCH BASIN ROUND	— ST	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD	ROOF DRAIN
⊕	FIRE HYDRANT	— G	UNDERGROUND GAS
⊕	WATER VALVE	— E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF	SILT FENCE
⊕	SIGN	—	18" STANDARD CURB AND GUTTER
⊕	POWER POLE	—	18" HIGH SIDE CURB AND GUTTER
⊕	GUY WIRE	—	CONIFEROUS TREE
⊕		—	DECIDUOUS TREE



2/2/2024
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JSD
MILWAUKEE REGIONAL OFFICE
W228 N1910 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11640
JSD PROJ. MGR.: APM



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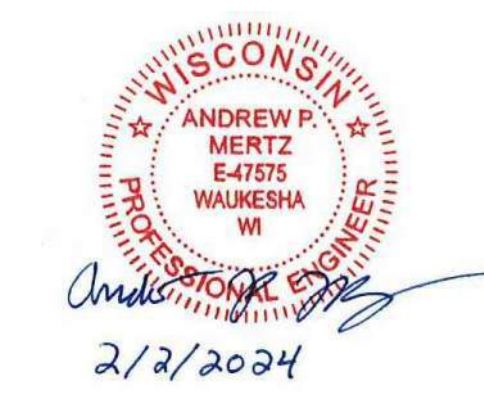
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Architect: AMH
Engineer: PSM
Reviewed By: APM

Sheet Title:
DETAILS

Sheet Number:
C-500

Project Number:
P13586

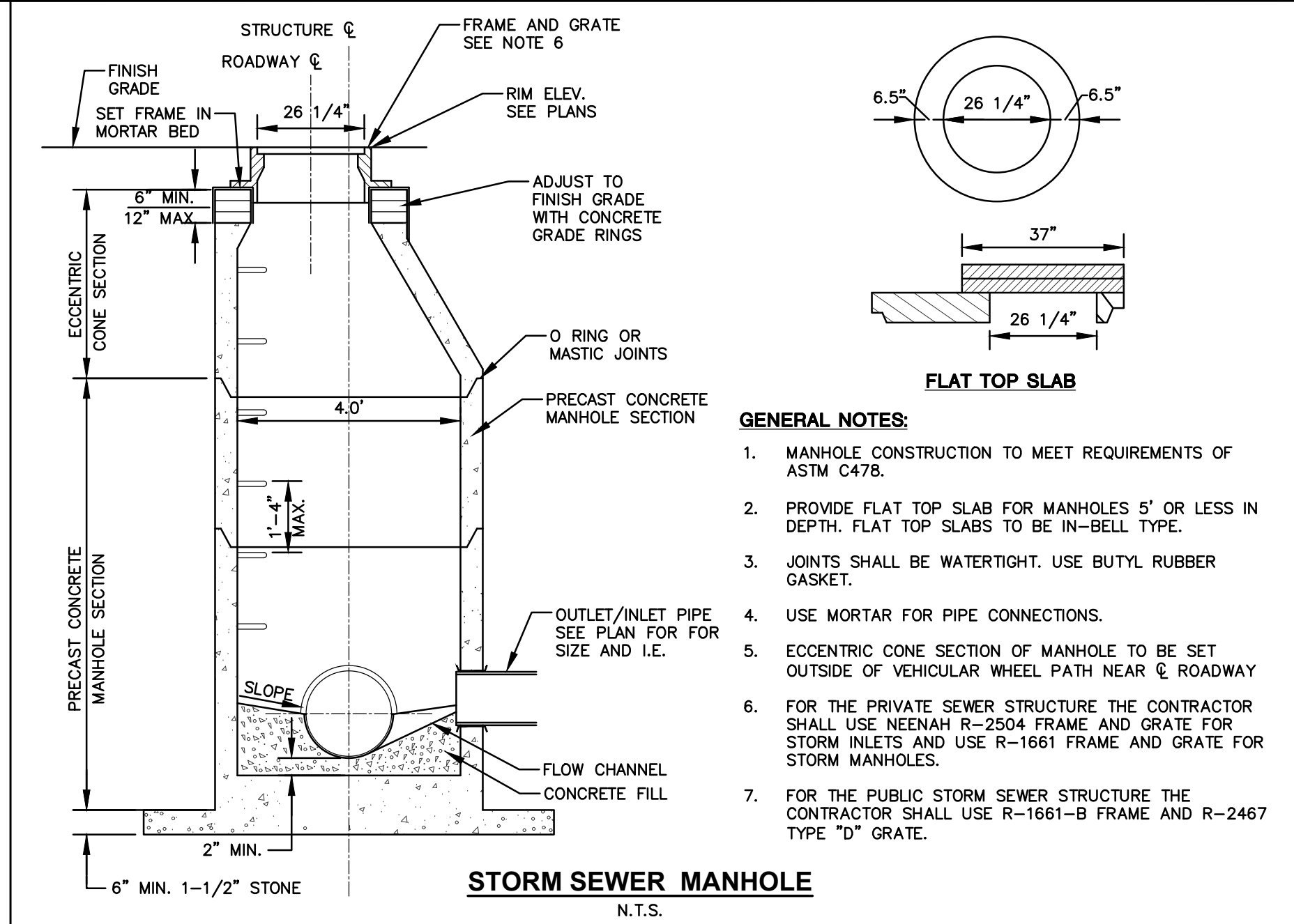
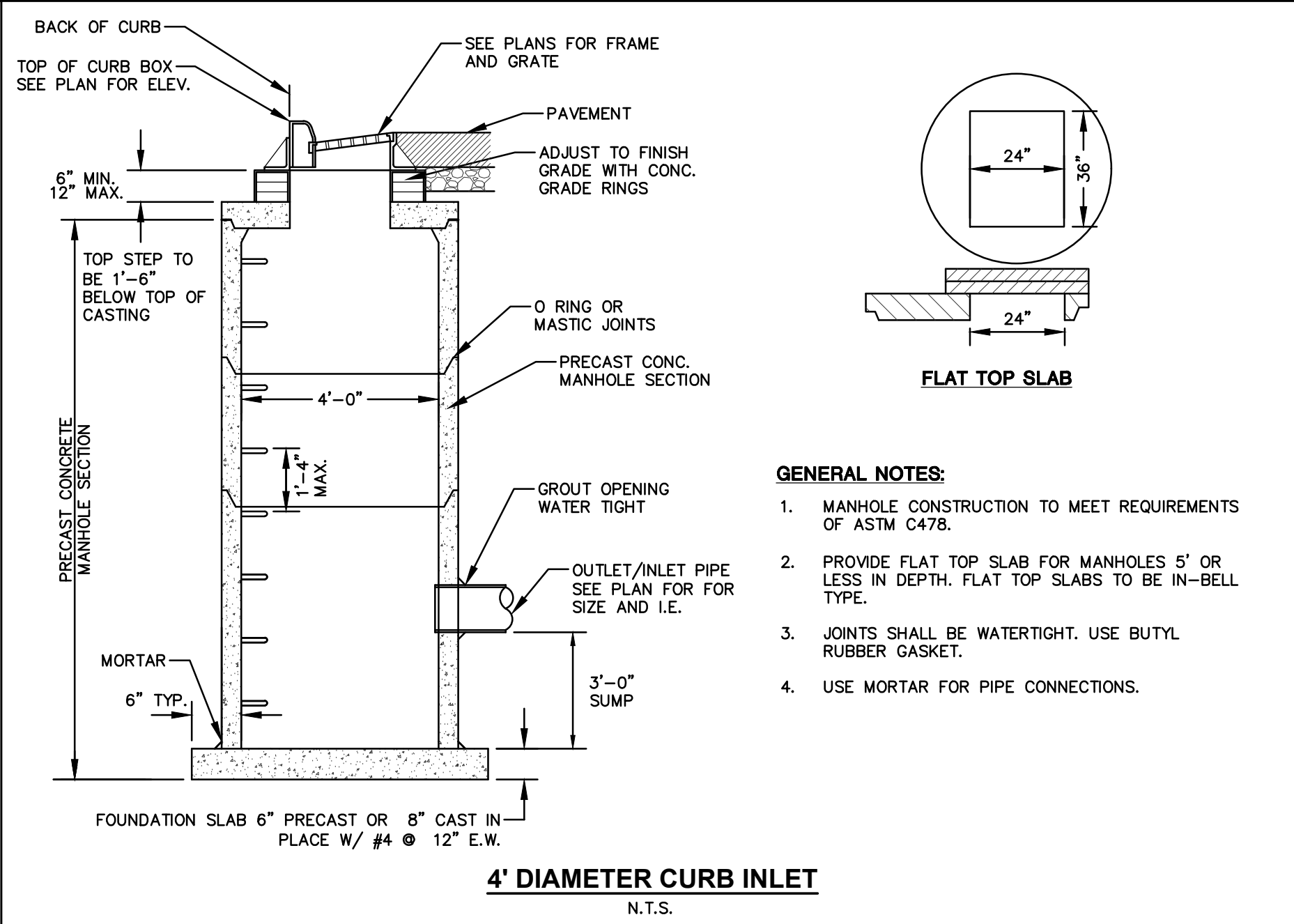
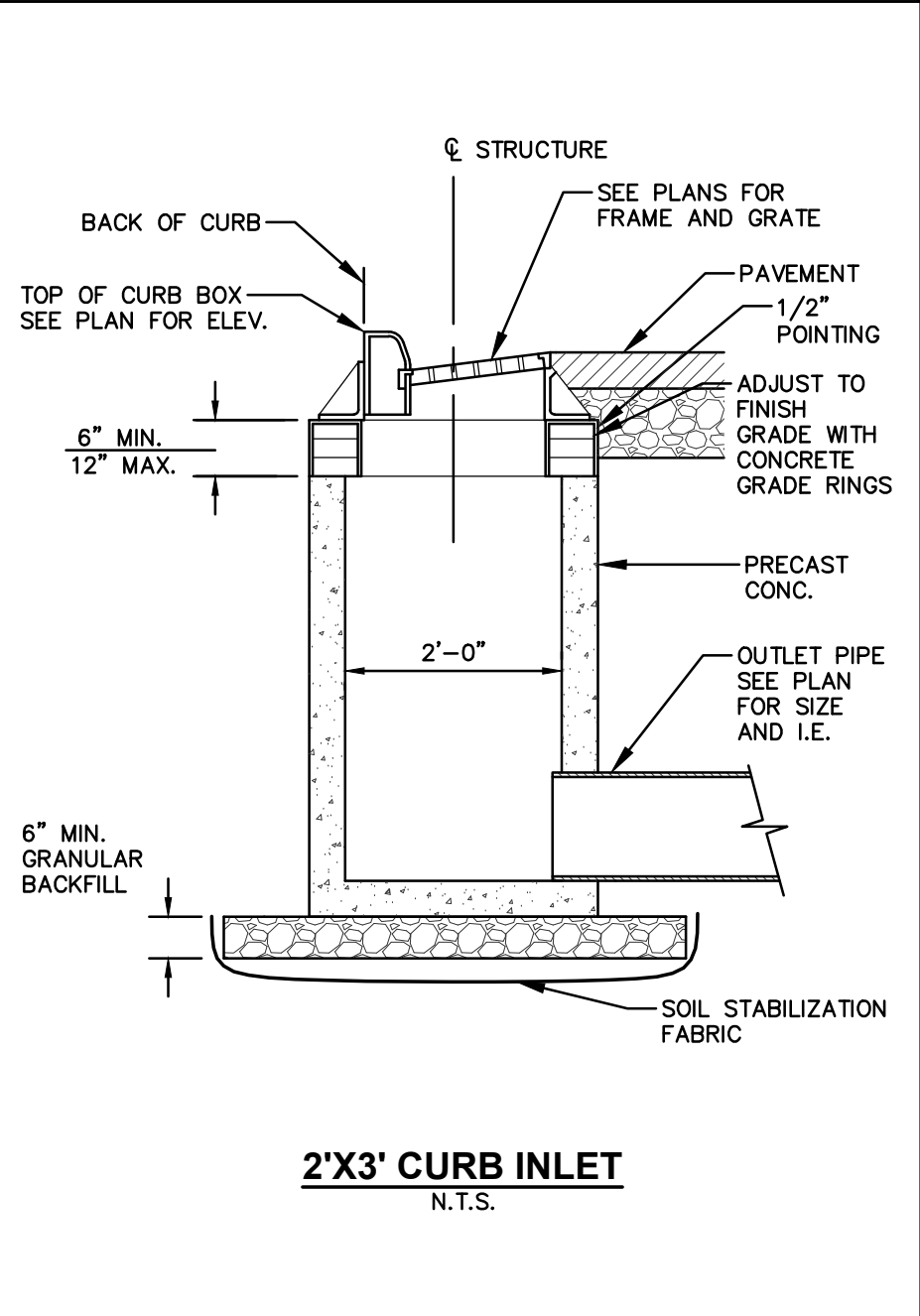
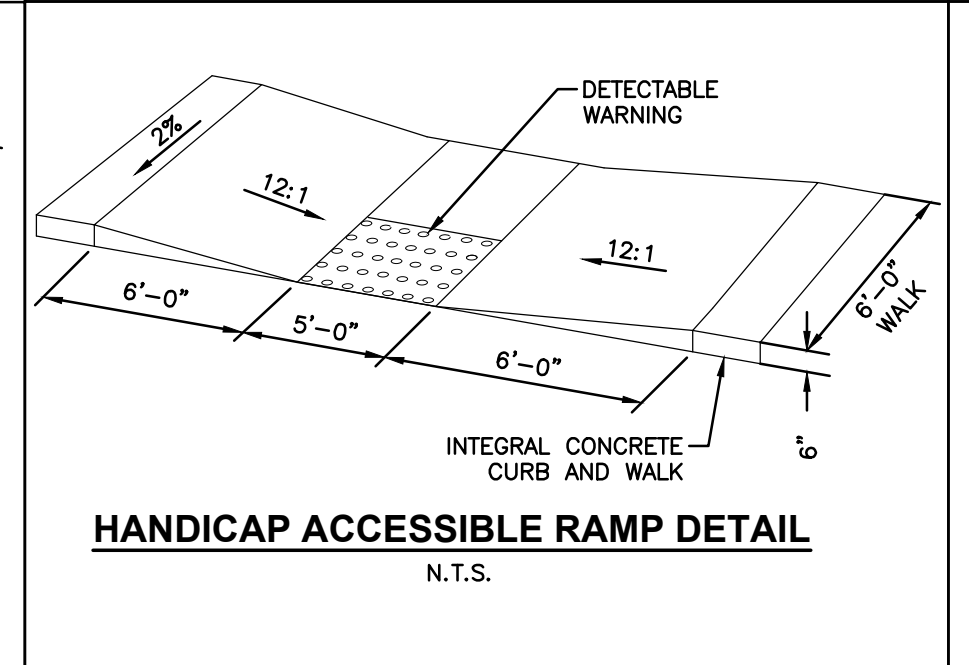
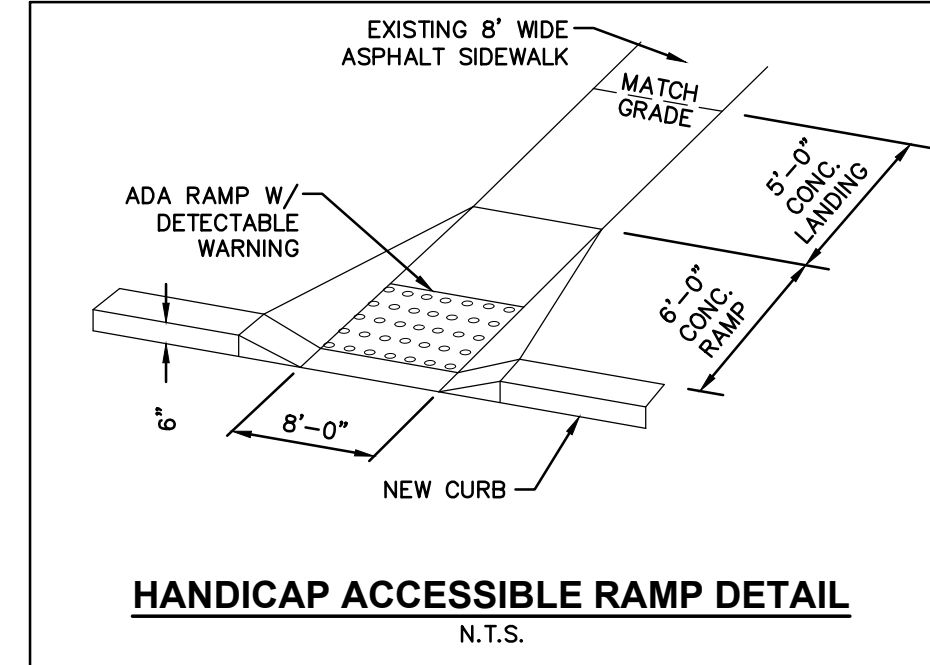
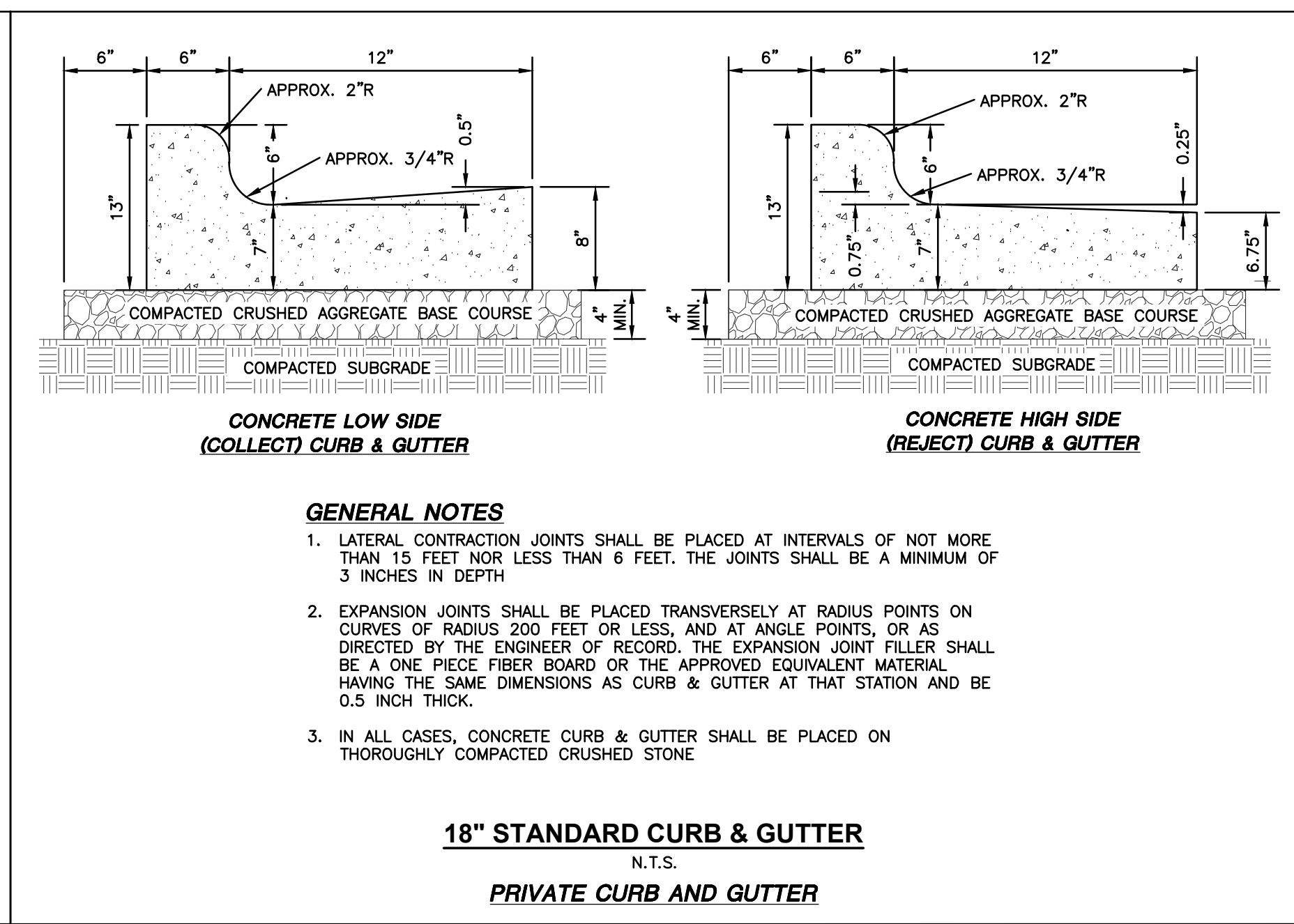
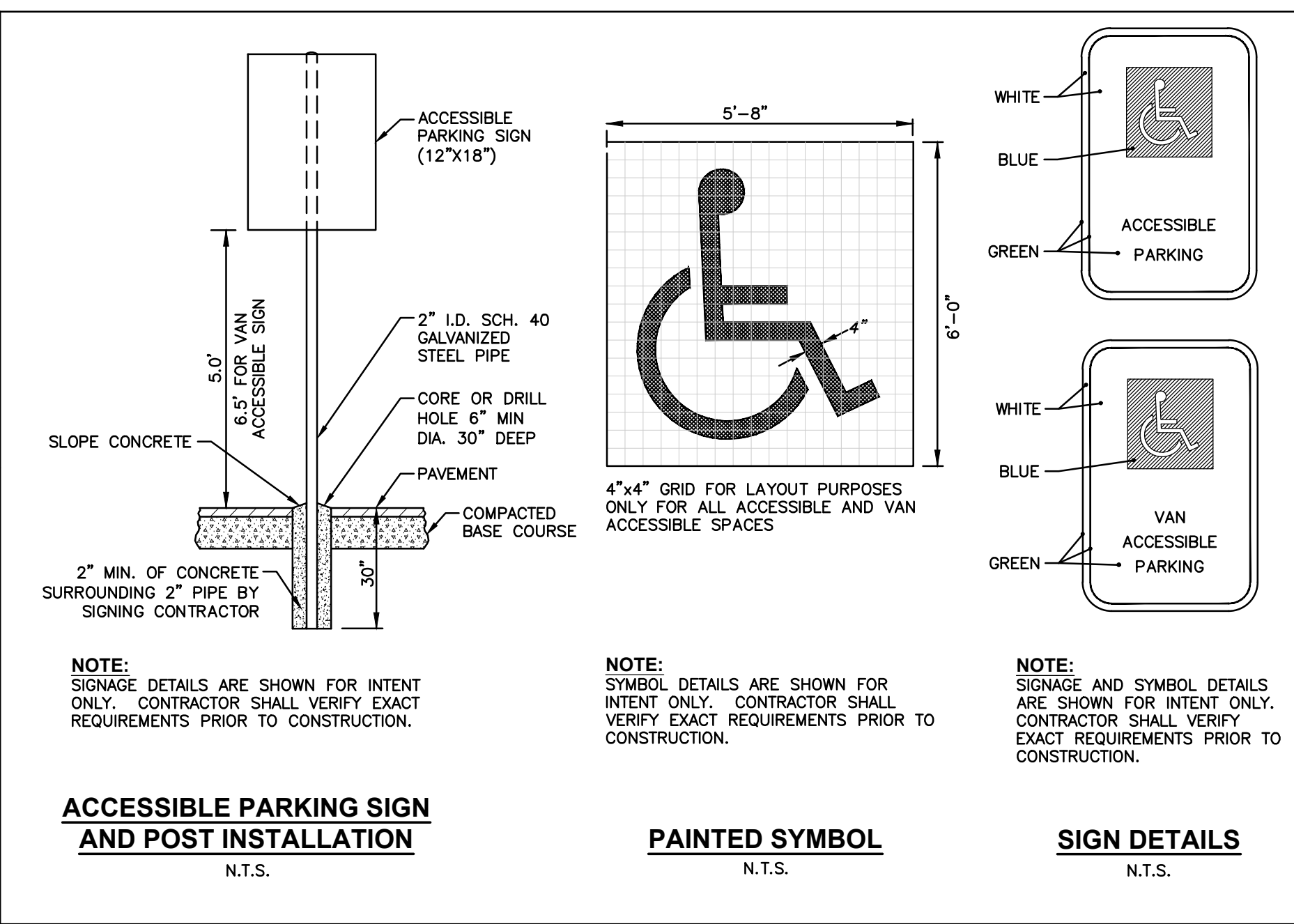
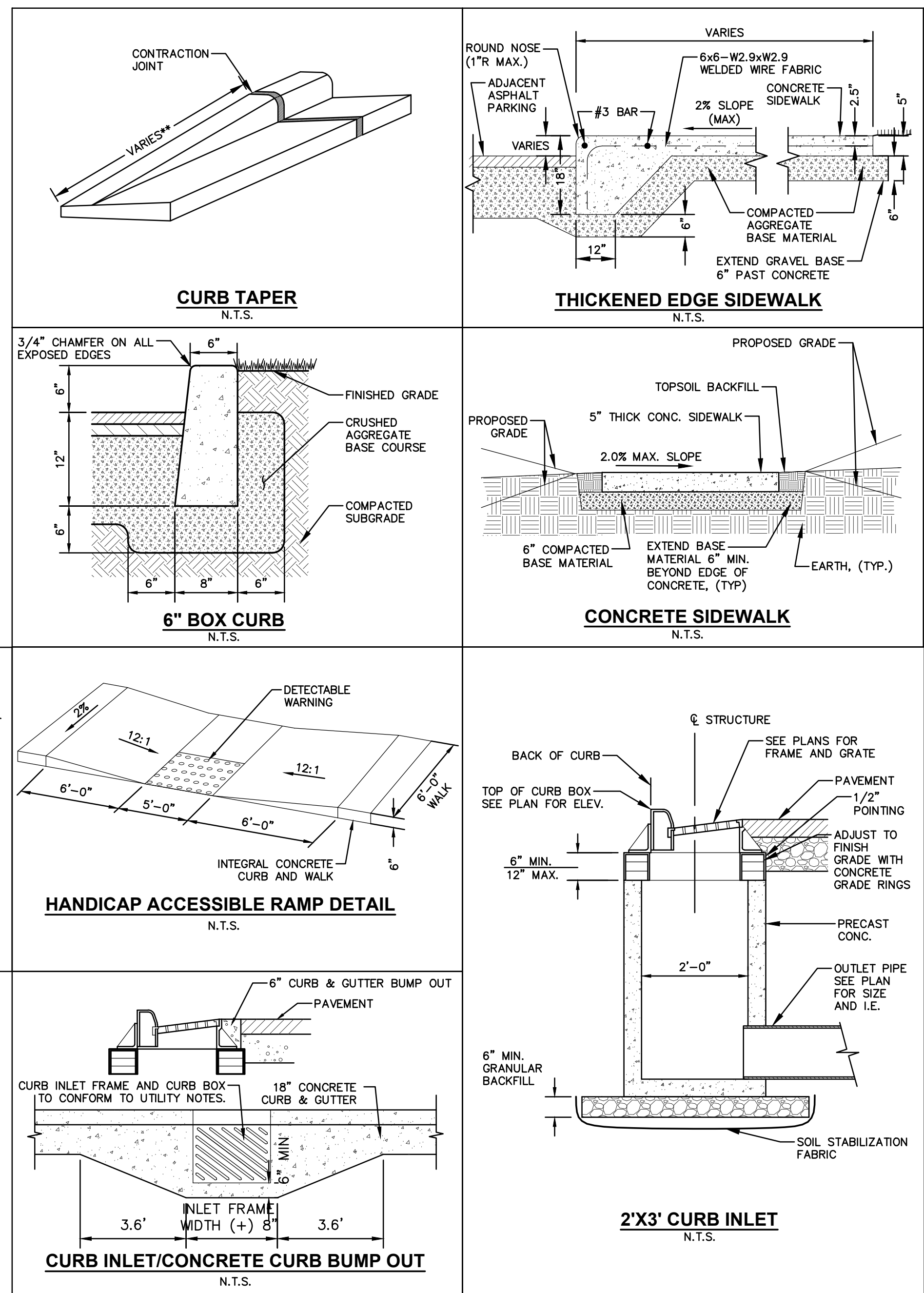


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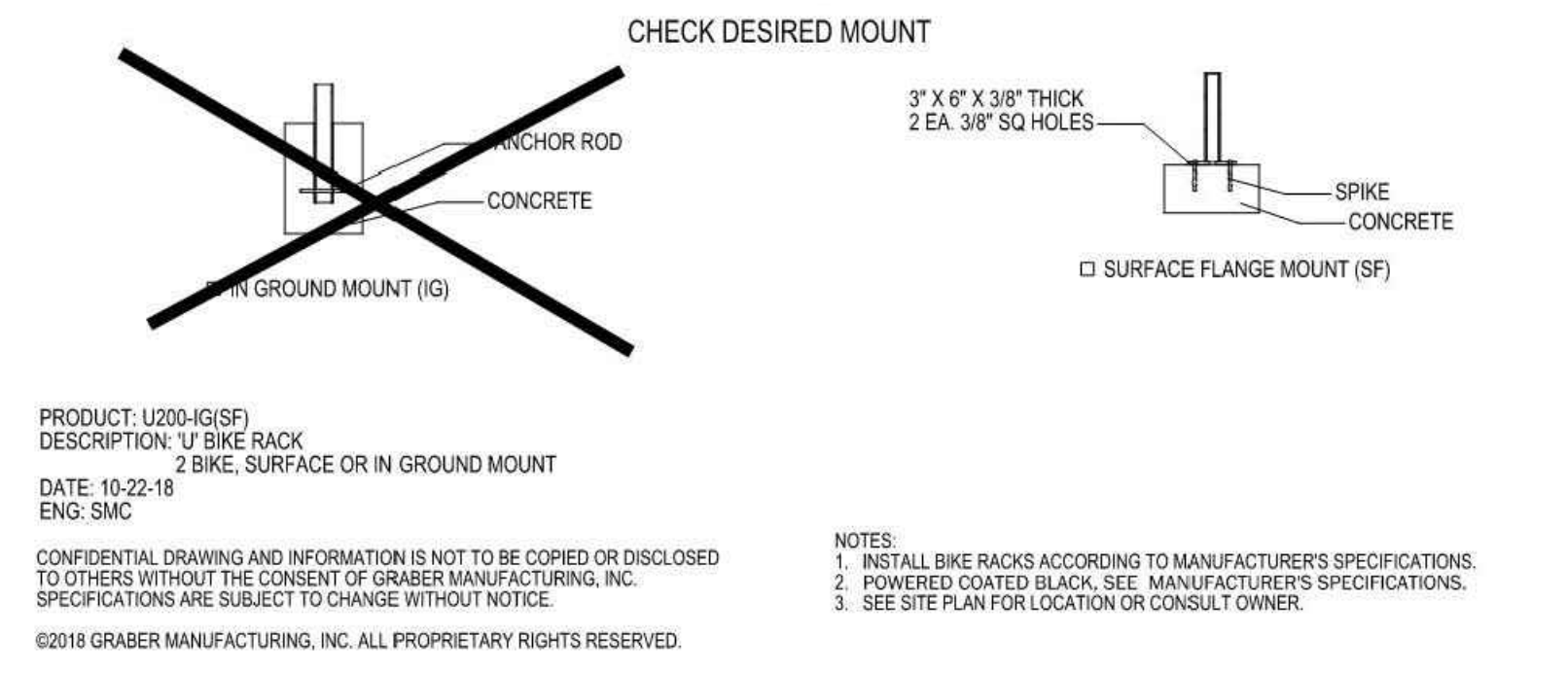
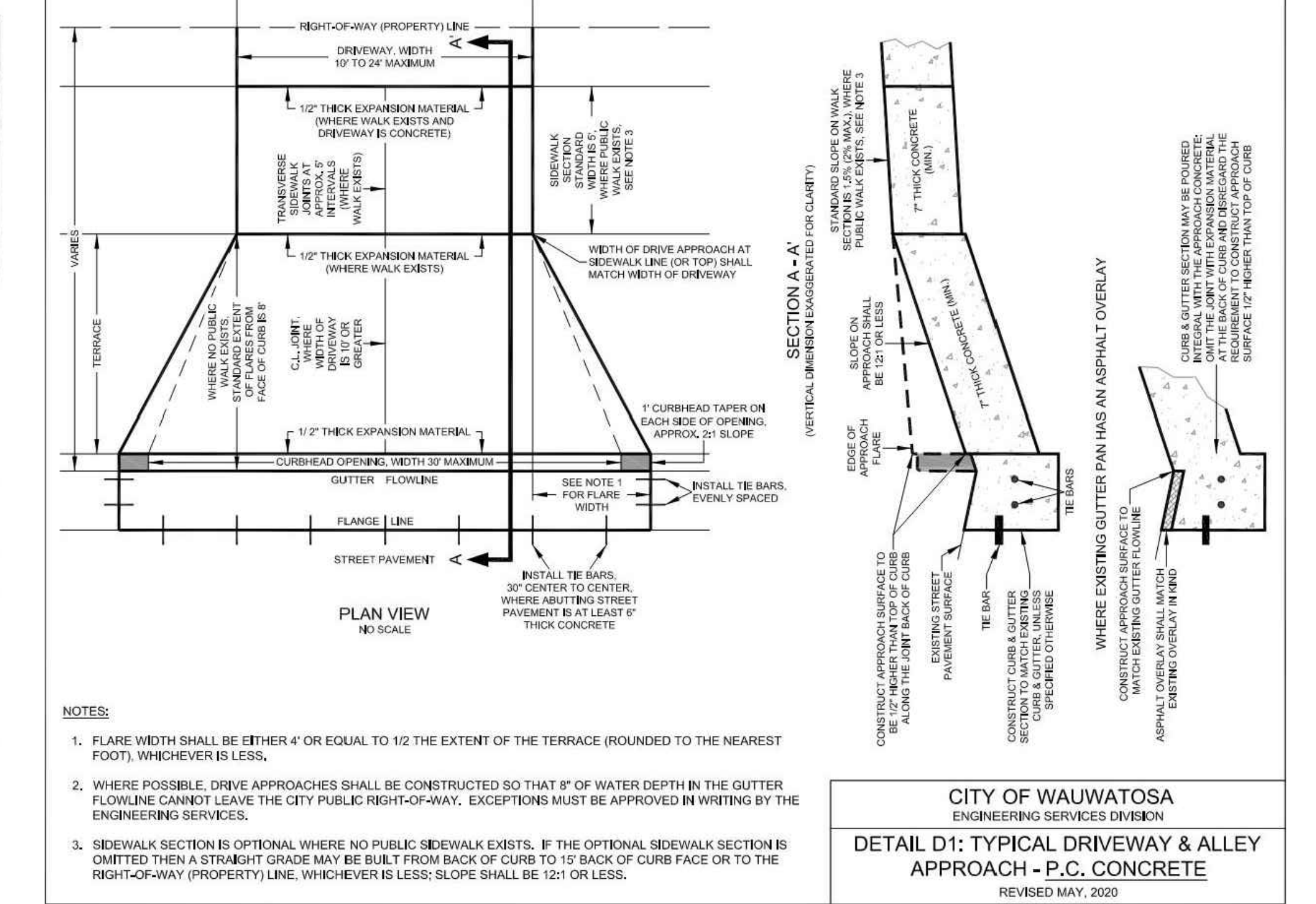
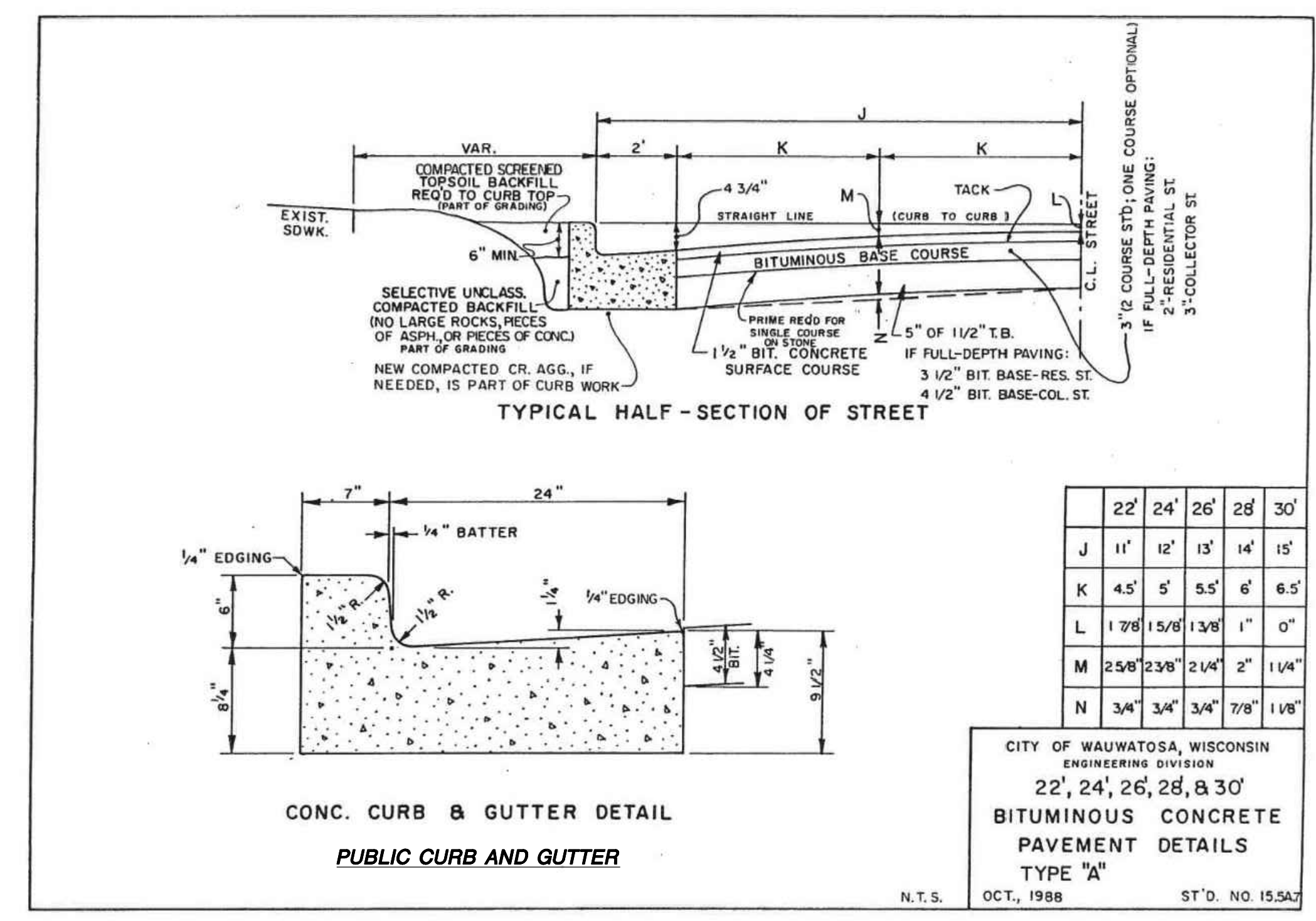
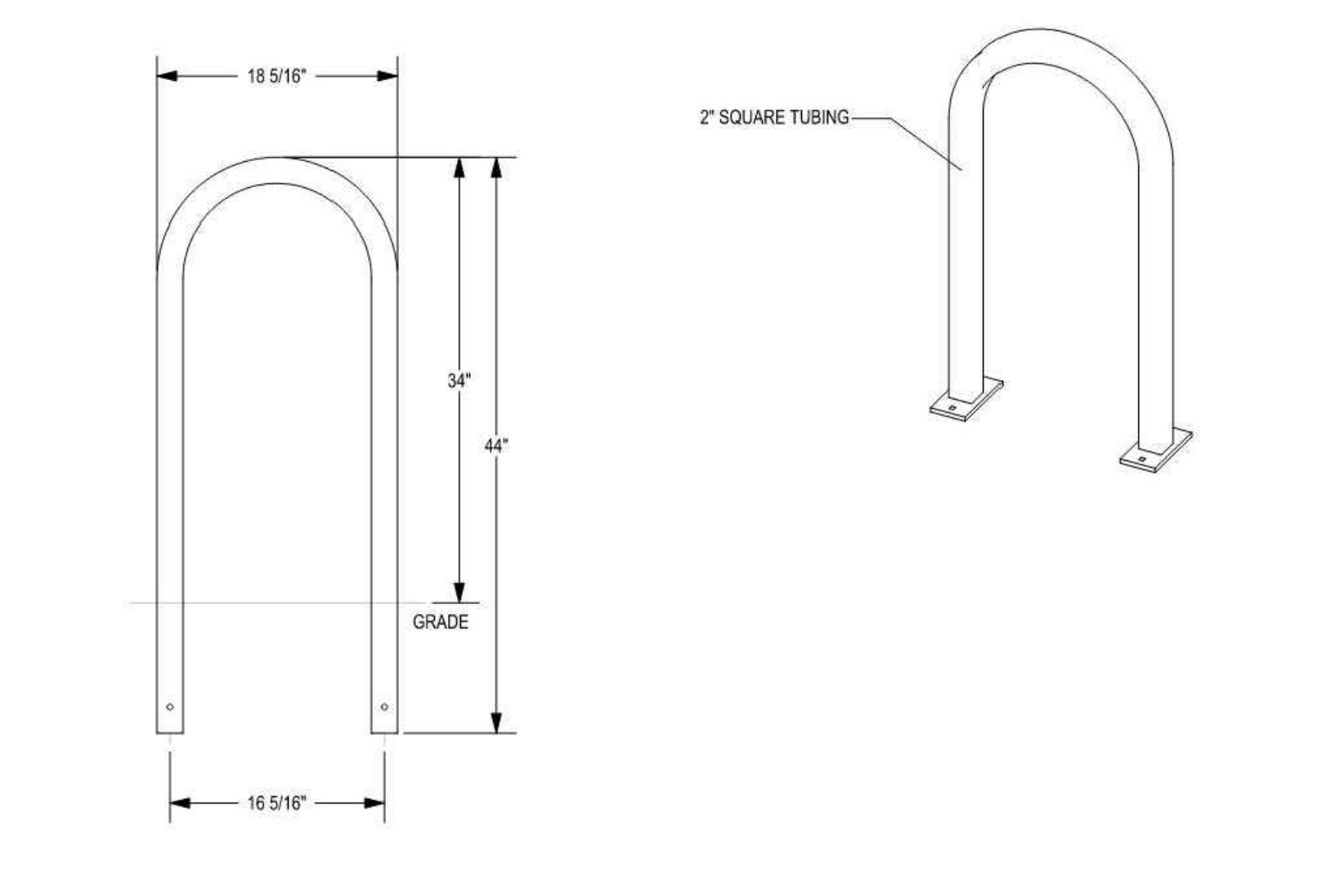
JSD
MILWAUKEE REGIONAL OFFICE
W228 N1910 BUSSE ROAD, SUITE 100
WAUWATOSA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11640
JSD PROJ. MGR. APM

DETAILS

MANAGERS
ENGINEERS
CONTRACTORS
ARCHITECTS



MADRAX
MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINNEK DRIVE
WAUKESHA, WI 53097
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: LOGGERS (SF)
DESCRIPTION: 1\"/>

DATE: 10-22-18
ENG: SAC

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2. POWDERED COATED BLACK, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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CITY OF WAUKESHA, WISCONSIN
ENGINEERING DIVISION
22', 24', 26', 28', & 30'
BITUMINOUS CONCRETE
PAVEMENT DETAILS
TYPE "A"
N.T.S. OCT., 1988 ST.D. NO. 15.5A

	22'	24'	26'	28'	30'
J	11'	12'	13'	14'	15'
K	4.5'	5'	5.5'	6'	6.5'
L	1' 7/8"	1 5/8"	1 3/8"	1"	0"
M	2 5/8"	2 3/8"	2 1/4"	2"	1 1/4"
N	3/4"	3/4"	3/4"	7/8"	1 1/8"



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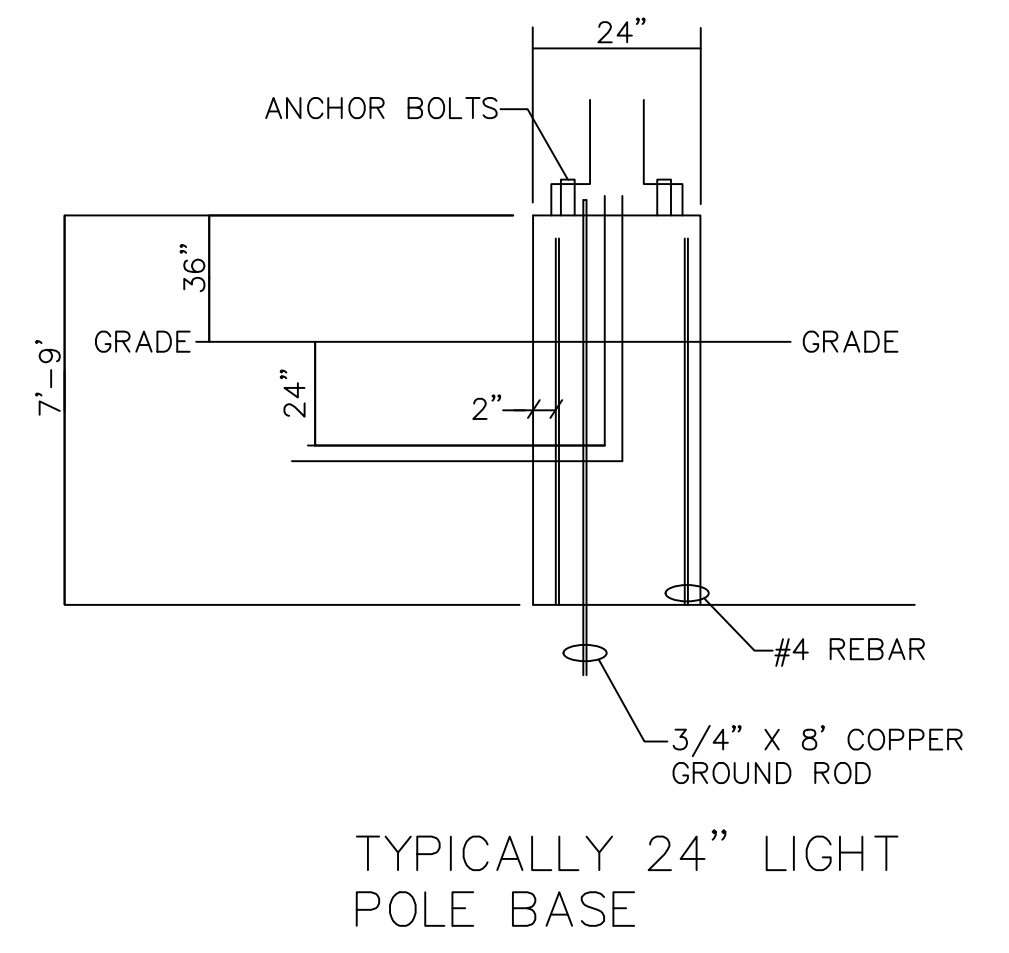
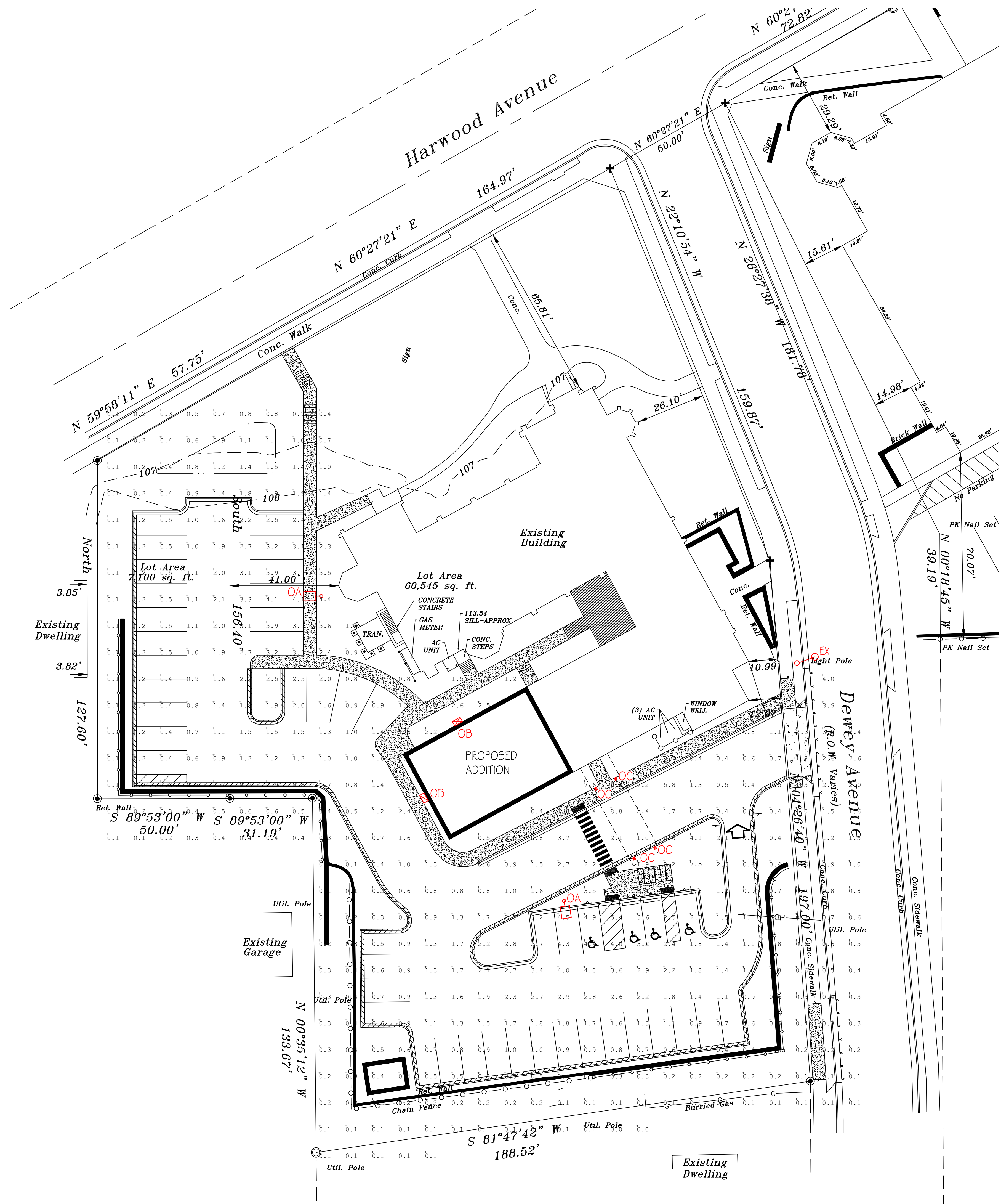
DETAILS

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



QTY	SYMBOL/TYPE	DESCRIPTION	MAKE	FIXTURE SCHEDULE LIGHTING FIXTURE CATALOG NO.	QTY	LAMP DATA TYPE	CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
2	OA + □	LED POLE LIGHT W/ 20' POLE ON A 3" TALL POLE BASE	LITHONIA	FIXTURE: 1590 LED P7 4K 700 12W M1 5W 120V 1200 CI POLE: 335 20' 40 DIMS 1250	171W EACH LED			23'-0" POLE	UNV	1
2	OB □	LED WALL PACK	LITHONIA	W022 LED P3 40K 700R 12M MVOLT P8W DOBND	32W EACH LED			12'-0" AFG	UNV	1
4	OC □	LED WALL LIGHT	AMERLUX	D485 TA AV2 SY 30K 700M CLB W/ WBR04 CLB	38W LED			10'-0" AFG	UNV	
	EX + ○	EXISTING STREET LIGHT								2

LIGHTING NOTES:
 1. MULTIPLE PARTS ARE NEEDED TO ASSEMBLE AS A COMPLETE FIXTURE. SEE INSTALLATION INSTRUCTIONS.
 2. EXISTING POLE LIGHT ADDED INTO CALCULATION FOR REPRESENTATION OF CONTRIBUTED LIGHT.

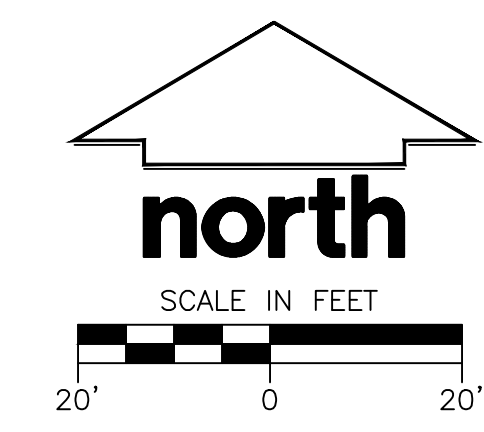
UNDERGROUND NOTES:
 - - - UNDERGROUND ELECTRICAL RACEWAY MIN. DEPTH OF 18" A.F.G.

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Illuminance	Fc	1.31	9.4	0.0	N.A.	N.A.
Site							

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

REVISIONS SCHEDULE		
No.	Revision	Date
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No.	Revision	Date

1 SITE PHOTOMETRIC PLAN
 1" = 20'-0"



GIRAFFE Electric
 ELEC^{INC.}

GIRAFFE ELECTRIC II, INC.

2025 S. WEST AVENUE
 WAUKESHA, WI
 53189
 262-549-6500
 FAX 262-549-6503

PROJECT ADDRESS:
 ST. JOHN'S EV. LUTHERAN CHURCH
 7809 HARWOOD AVE.
 WAUWATOSA, W 53213

DATE: 6/5/23

DRAWN BY: JDG

REVISIONS:
 DATE:

SHEET NUMBER:
 E-5-0

SHEET TITLE:
 SITE LIGHTING PHOTOMETRICS PLAN

PROJECT NUMBER:

SCALE:
 1" = 20'-0"



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Table with 2 columns: Revision Number (1-24) and Description.



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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH
Engineer: PSM
Reviewed By: APM

Sheet Title: LANDSCAPE PLAN

Sheet Number:
L-100
Project Number:
P13586

PLANT SCHEDULE

Main plant schedule table with columns: DECIDUOUS TREES, ORNAMENTAL TREES, UPRIGHT EVERGREEN SHRUB, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, PERENNIALS & GRASSES. Includes botanical names, codes, quantities, and sizes.

SHRUB VARIETIES HERE AT WILL BE UPDATED TO BE 5'-0" MINIMUM HIGH PER MAY 2024 DRB COMMENTS

BIORENTION BASIN PLUGS

BIORENTENTION BASIN PLUG SCHEDULE (528 square feet). Table with columns: Botanical Name, Common Name, Spacing, Quantity. Lists various plants like Carex, Panicum, and Aster.



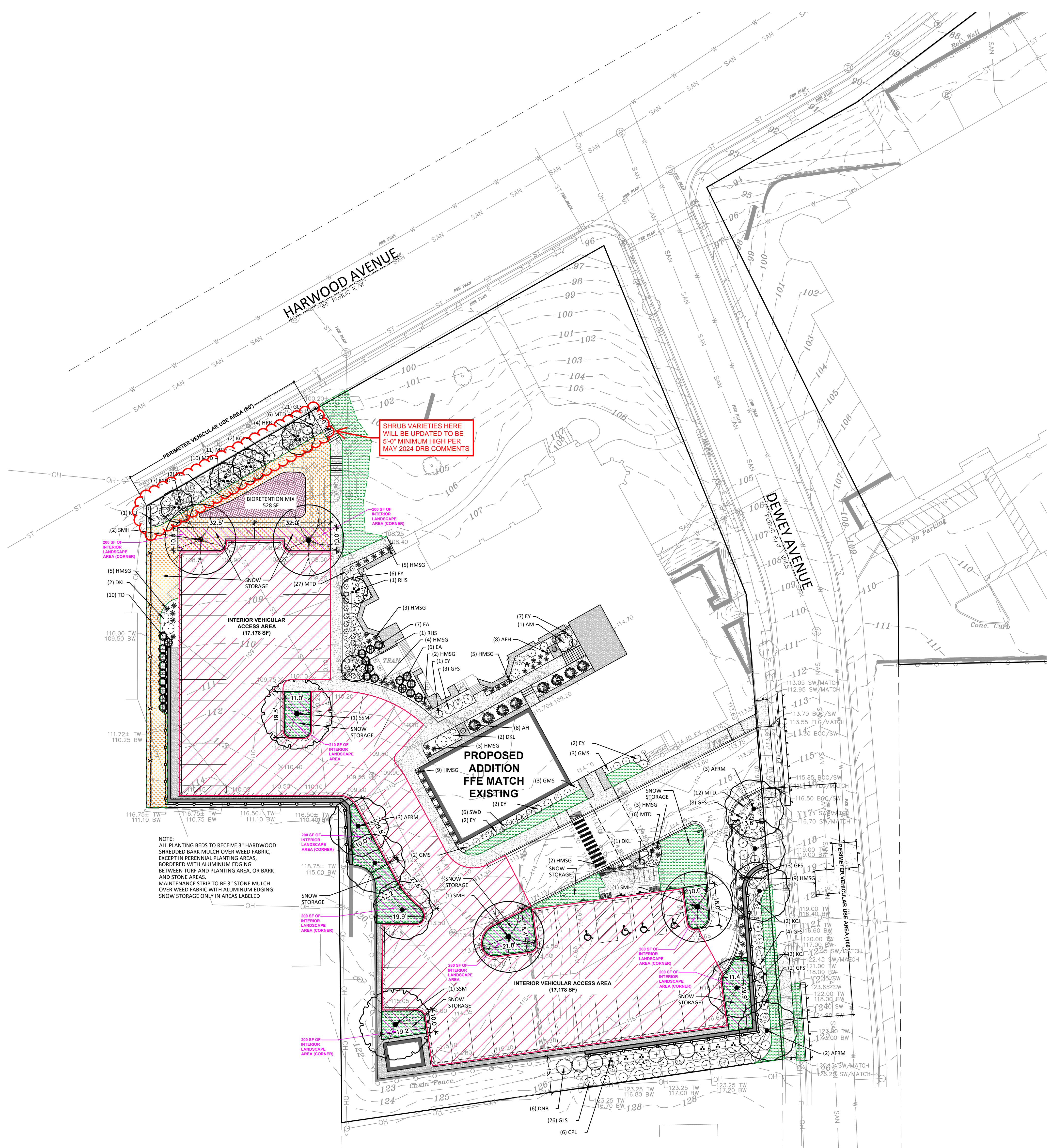
02/02/24

LANDSCAPE REQUIREMENTS

Table detailing landscape requirements for three areas: Sec. 24.12.020 PERIMETER VEHICULAR ACCESS AREA (NORTH) (80 LF), Sec. 24.12.020 PERIMETER VEHICULAR ACCESS AREA (EAST) (100 LF), and Sec. 24.12.030 INTERIOR VEHICULAR ACCESS AREA (17,178 SF).

LEGEND

Legend table mapping symbols to features like Sanitary Sewer Manhole, Storm Manhole, Catch Basin Round, etc.



GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
5. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
6. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
7. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

CONTRACTOR NOTES:

- 1. SHREDDED HARDWOOD BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS UNLESS OTHERWISE DEPICTED.
2. ALL DISTURBED AREAS SHALL RECEIVE BLUEGRASS SEED (TYP) UNLESS OTHERWISE DEPICTED.

DIGGERS HOTLINE logo and JSD MILWAUKEE REGIONAL OFFICE contact information.



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	XX/XX/XXXX
Contract:	3/29/2024
State Submittal / Permit:	8/19/2025
City Submittal:	06/07/2023
City Resubmittal #1:	10/20/2023
City Resubmittal #2:	02/02/2024
LOCAL DESIGN REVIEW BOARD	06/11/2026

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
St. John's Evangelical Lutheran Church
STREET ADDRESS
7809 Harwood Ave.
CITY/ STATE / ZIP
Wauwatosa, WI 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH
Engineer: PSM
Reviewed By: APM

Sheet Title:
LANDSCAPE NOTES & DETAILS
Sheet Number:
L-200
Project Number:
P13586

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND 2601.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES OR LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TRIM THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS IN SEASON. DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF TREE BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE, LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES, QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL-BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE TOPSOIL OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE HERITAGE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM LANDSCAPE EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH, OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG", PRODUCT NO. 98183-R OR APPROVED EQUAL, INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, TURF, & BIORETENTION NOTES

- MATERIALS - MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 4" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .80 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - NO-MOW FESCUE SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDS WITH "NO-MOW FESCUE" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, TEL. 608-291-3179 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMAL TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR MULCHING AND INSTALLATION.
- MATERIALS - BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER, MIXING SPECIES INTEGRALLY IN PLUGS OF SO AT A TIME. REFER TO NDRM PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK INSTALLATION AND MULCHING SPECIFICATIONS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

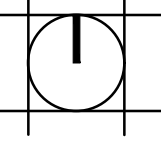
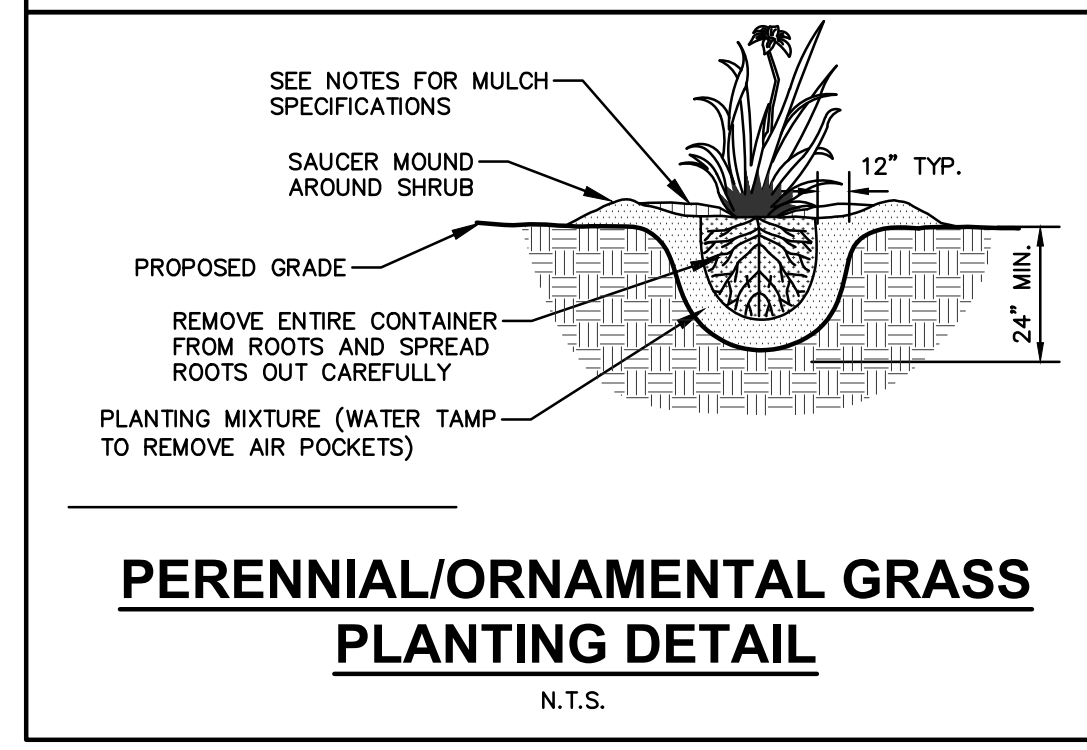
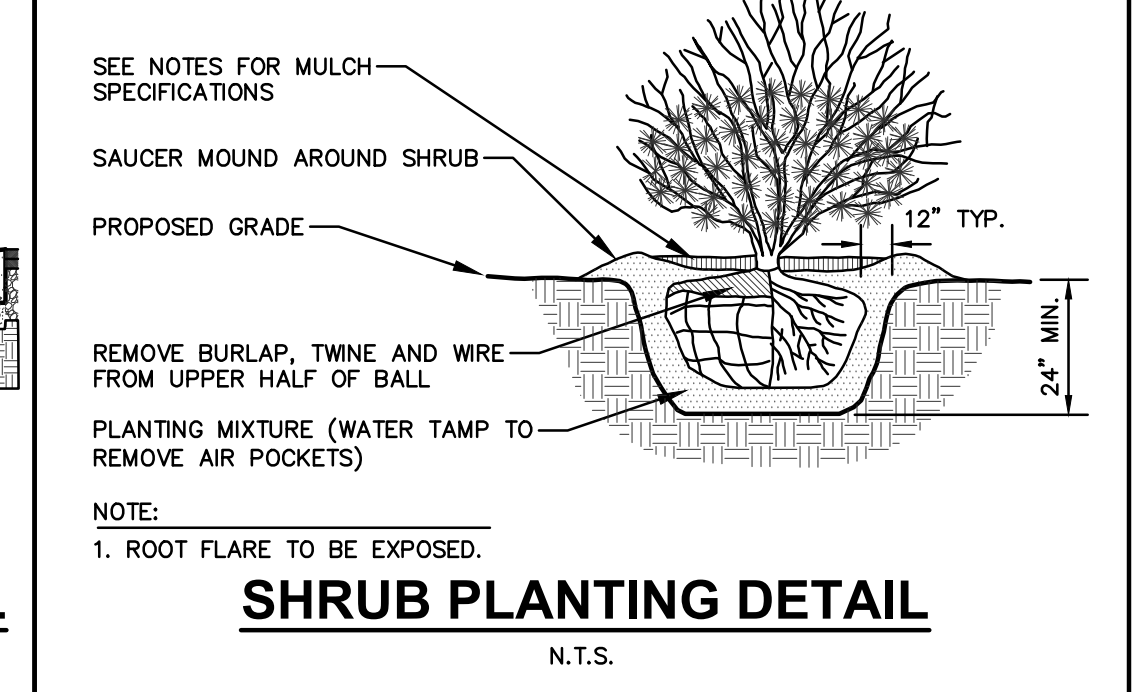
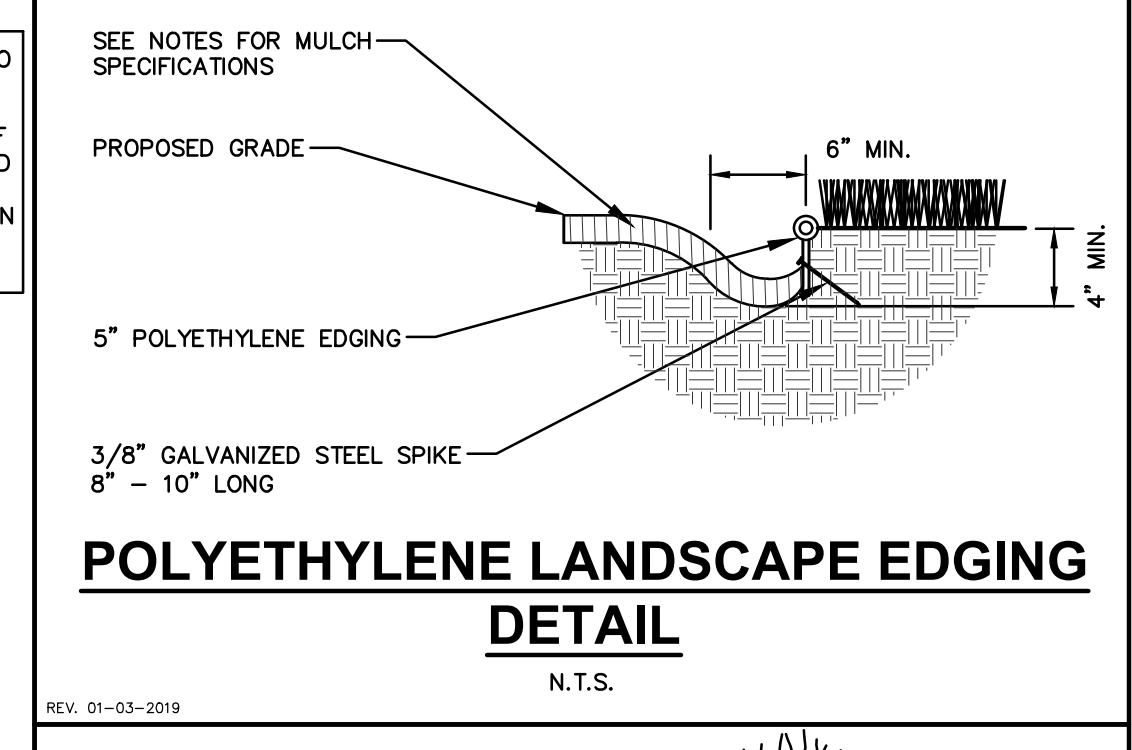
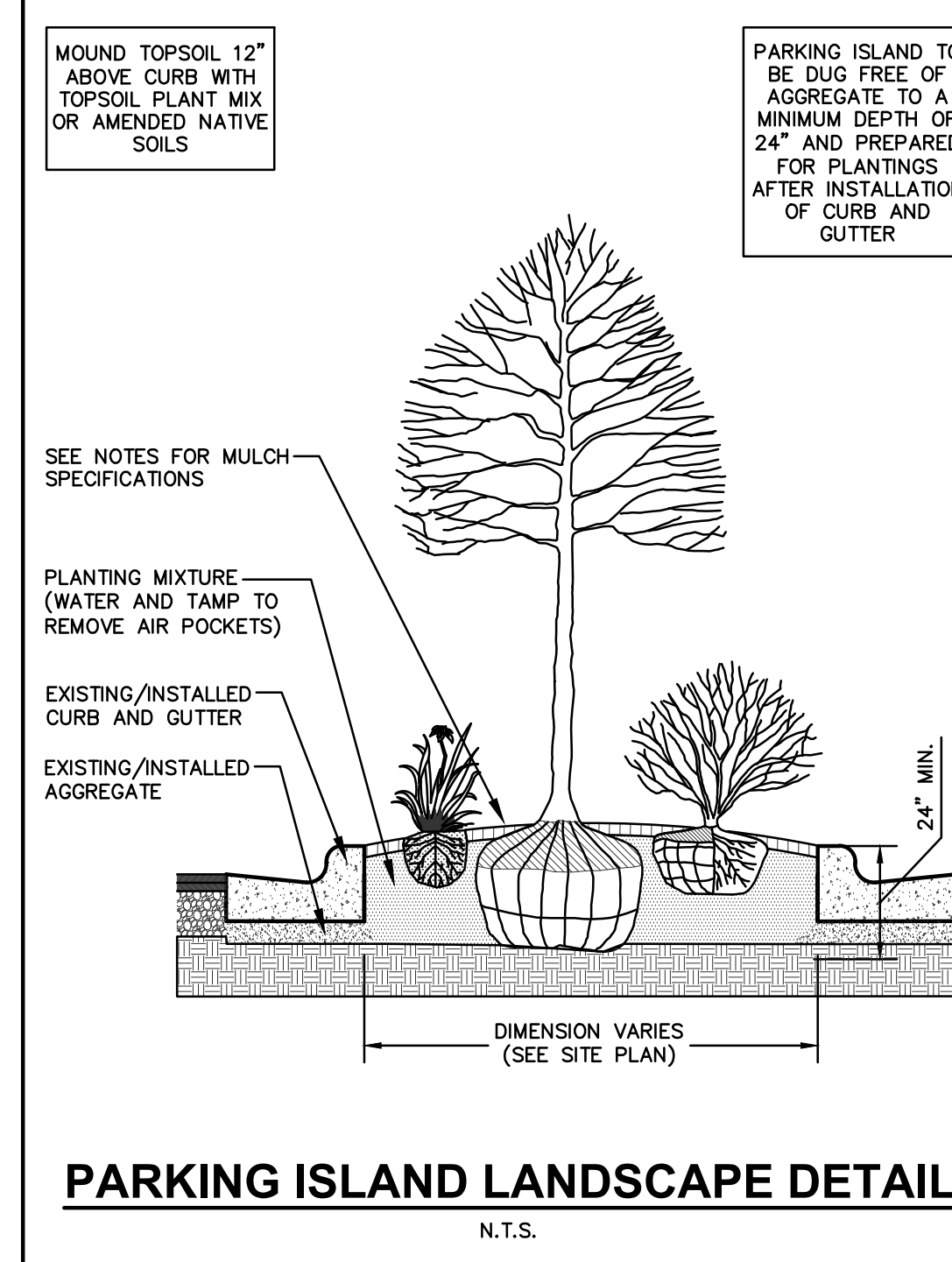
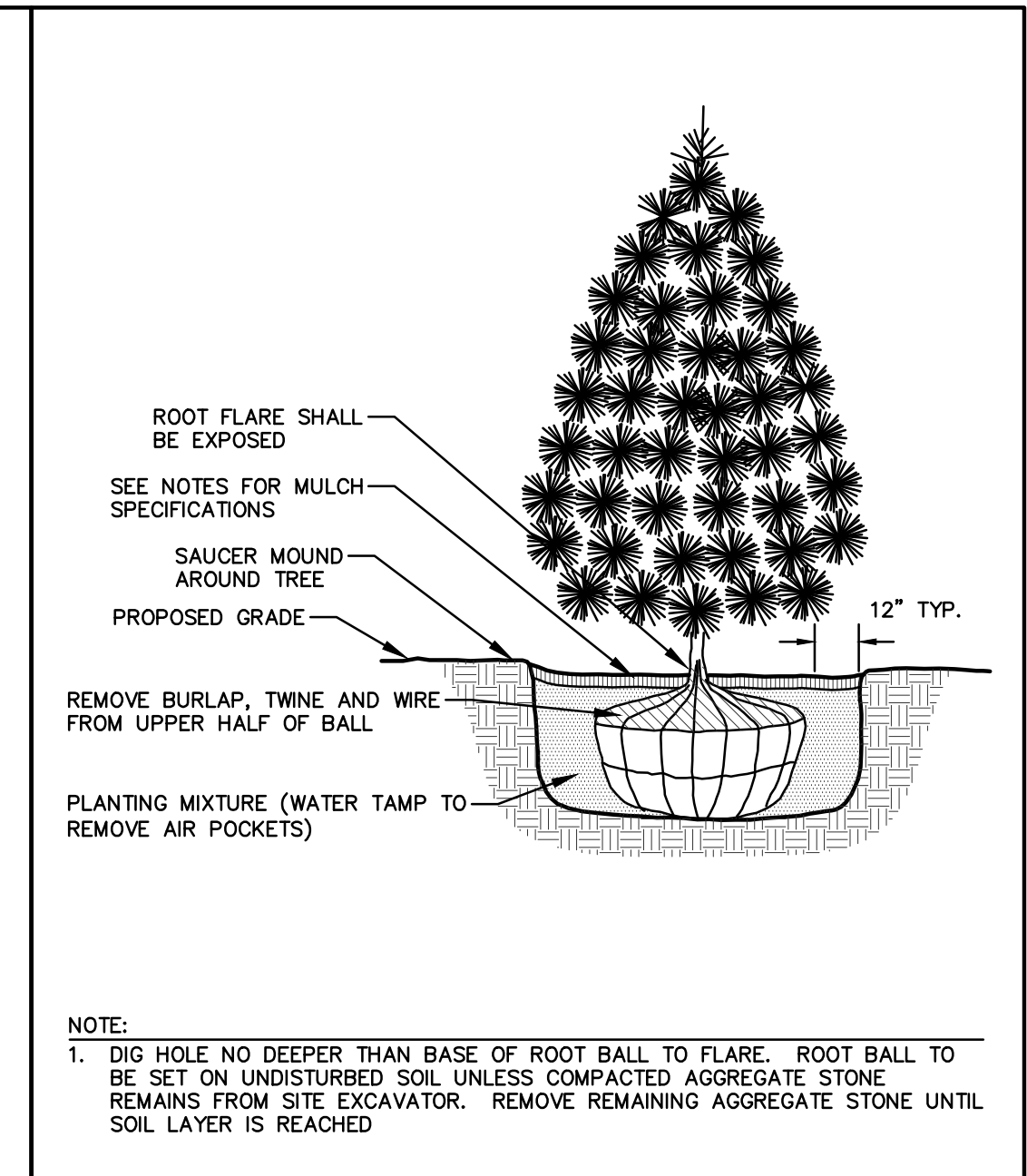
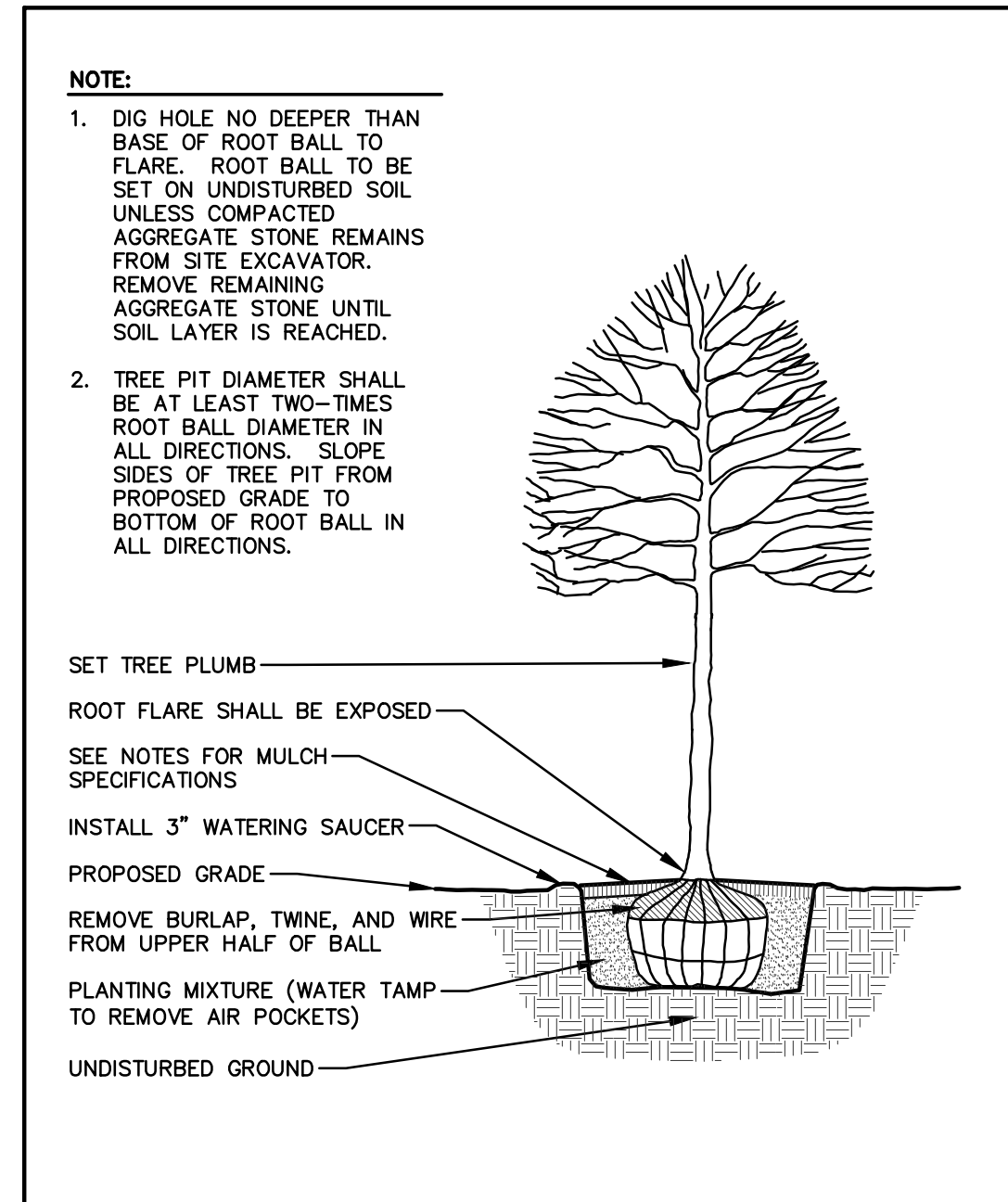
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT ACCEPTANCE, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDS AND/OR SODDED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPING:

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING
INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

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LANDSCAPE NOTES & DETAILS



GENERAL NOTES - FLOOR PLAN(S)

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMBING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)

B. REMOVE ALL EXISTING GYP. BD TEXTURE TO BE SMOOTH IN NARTHEX AND COATROOMS



DESIGNBUILD

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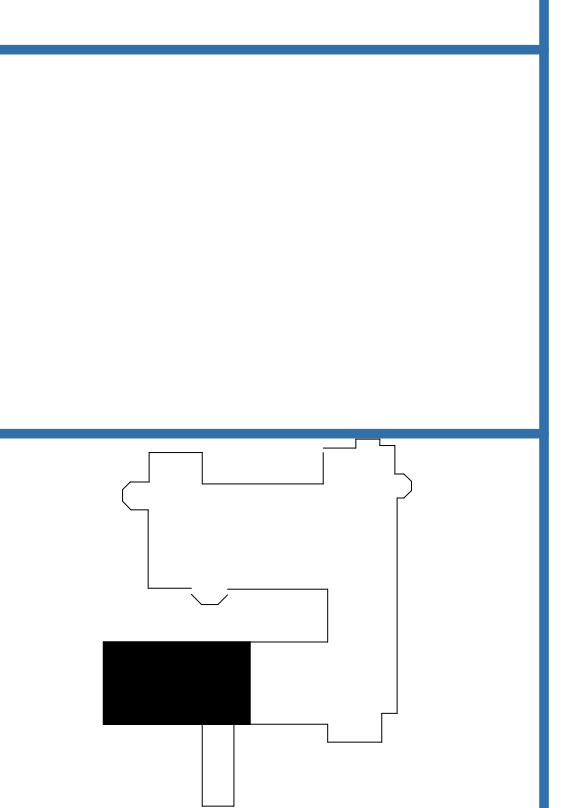
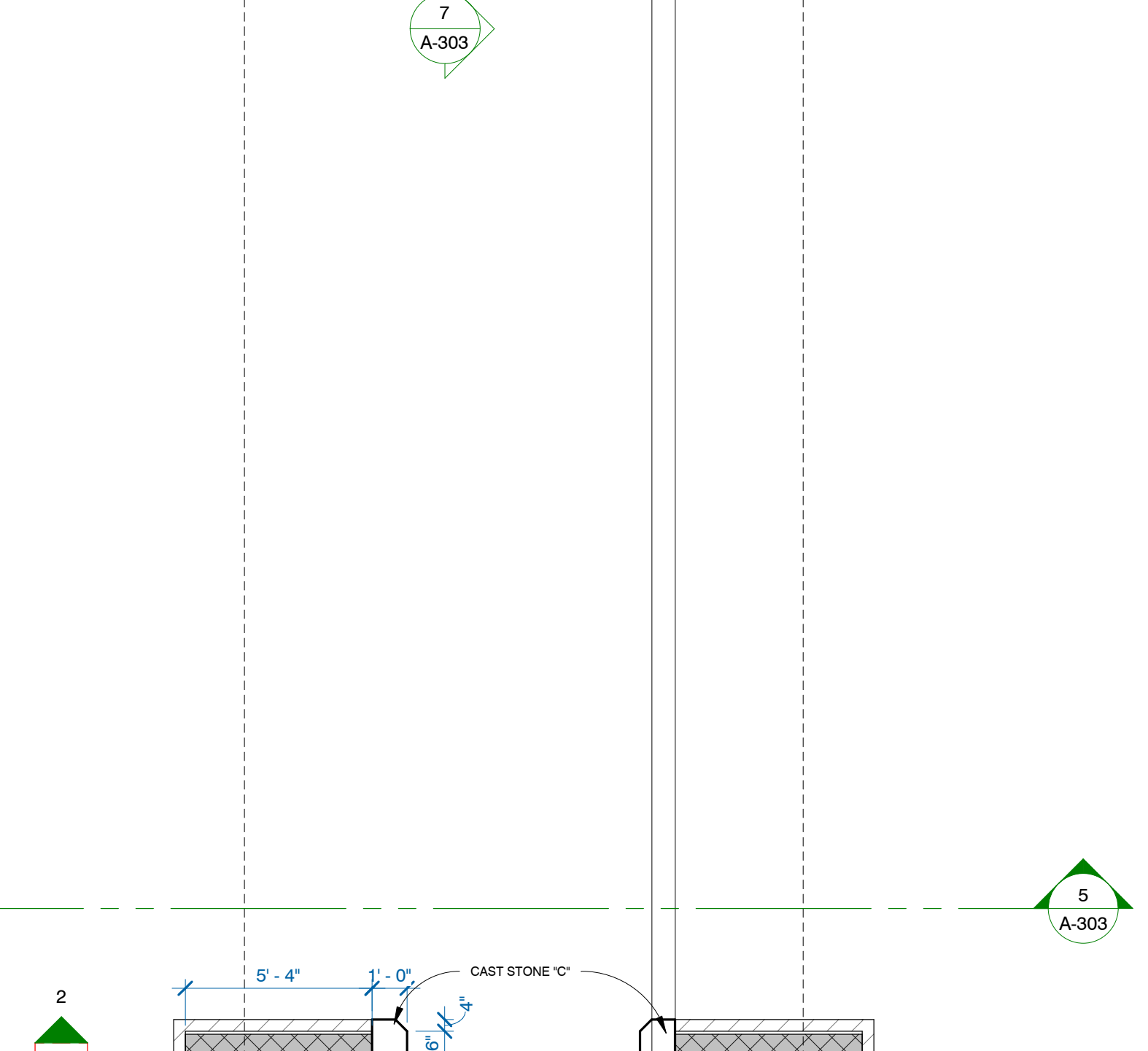
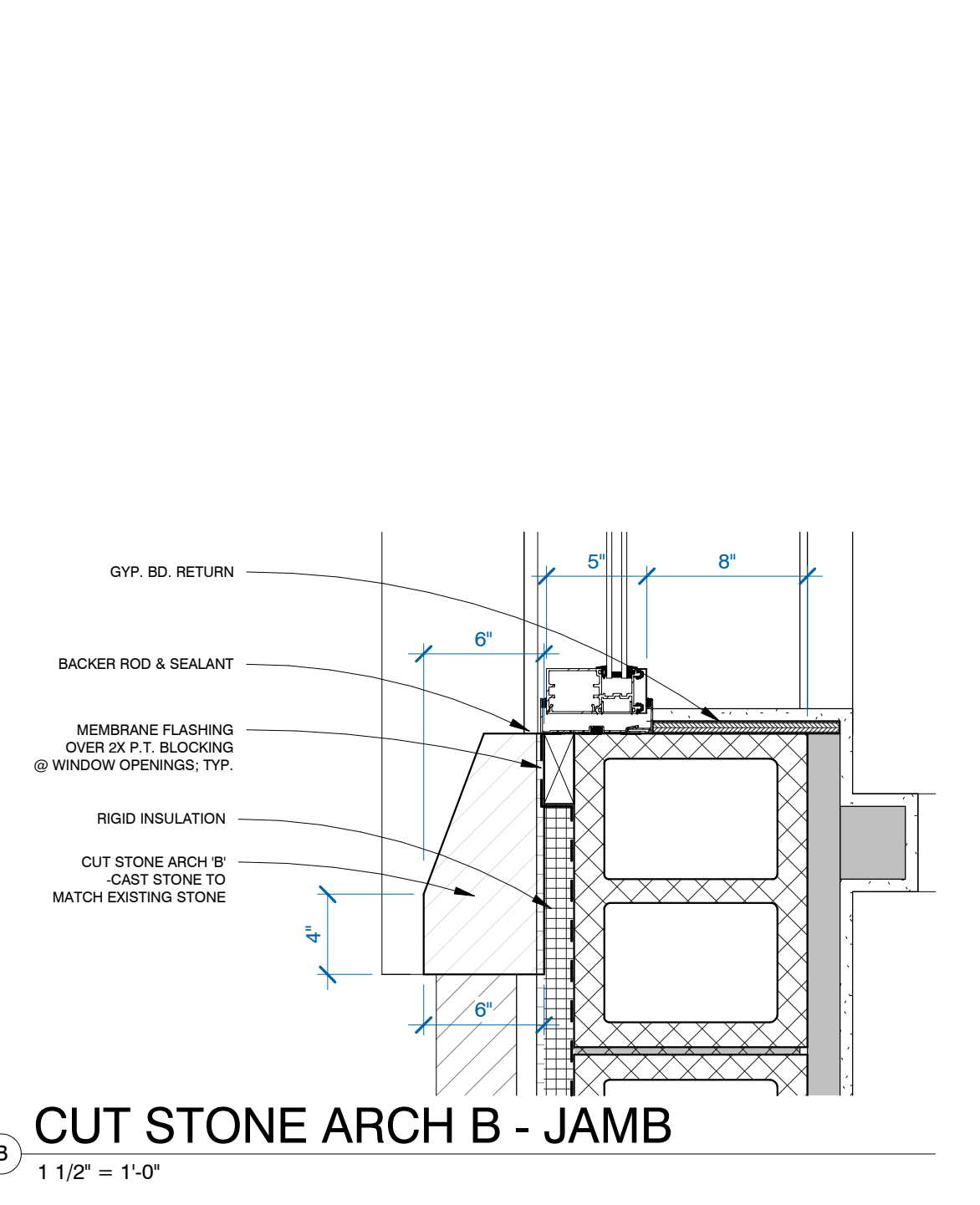
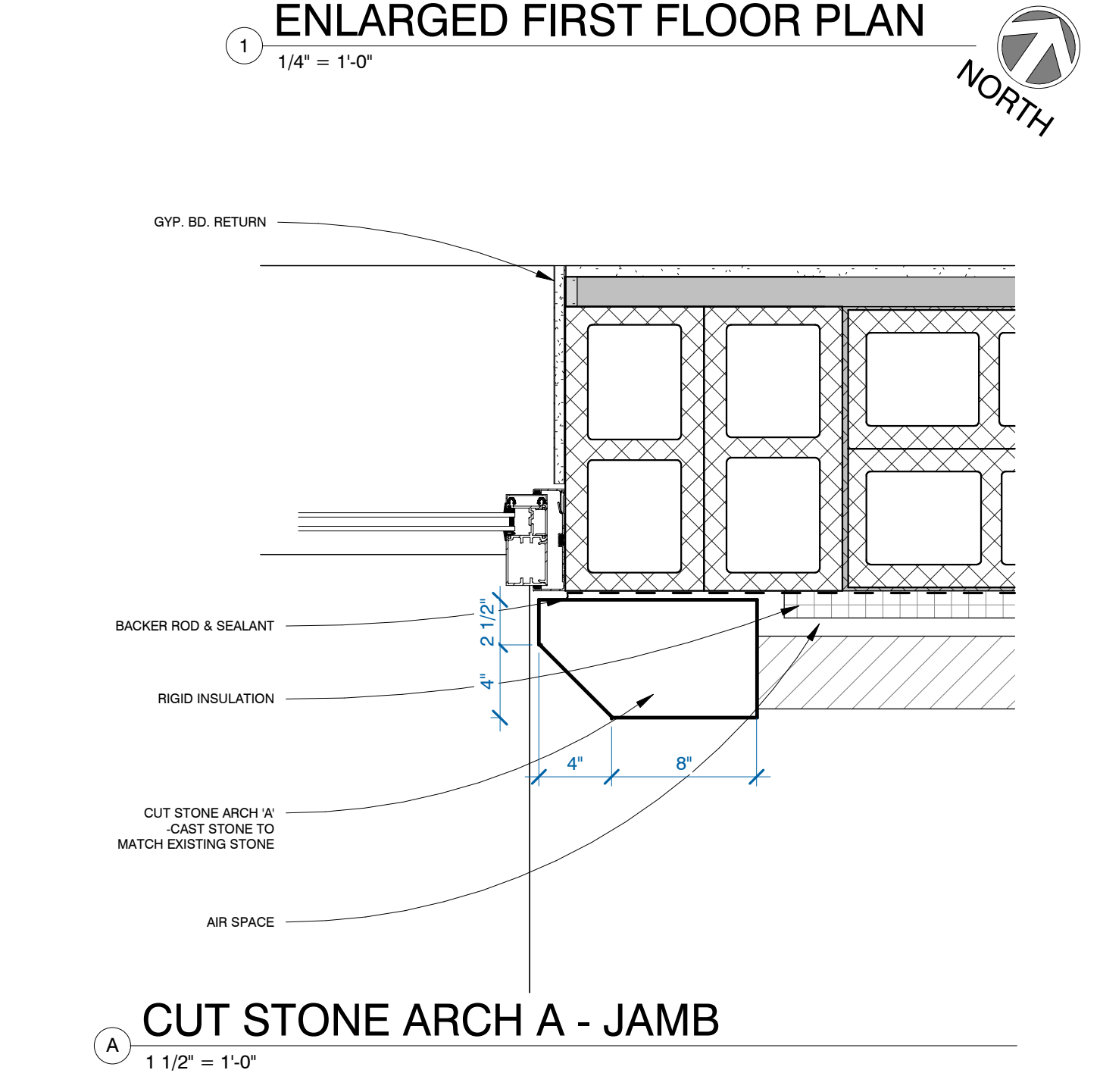
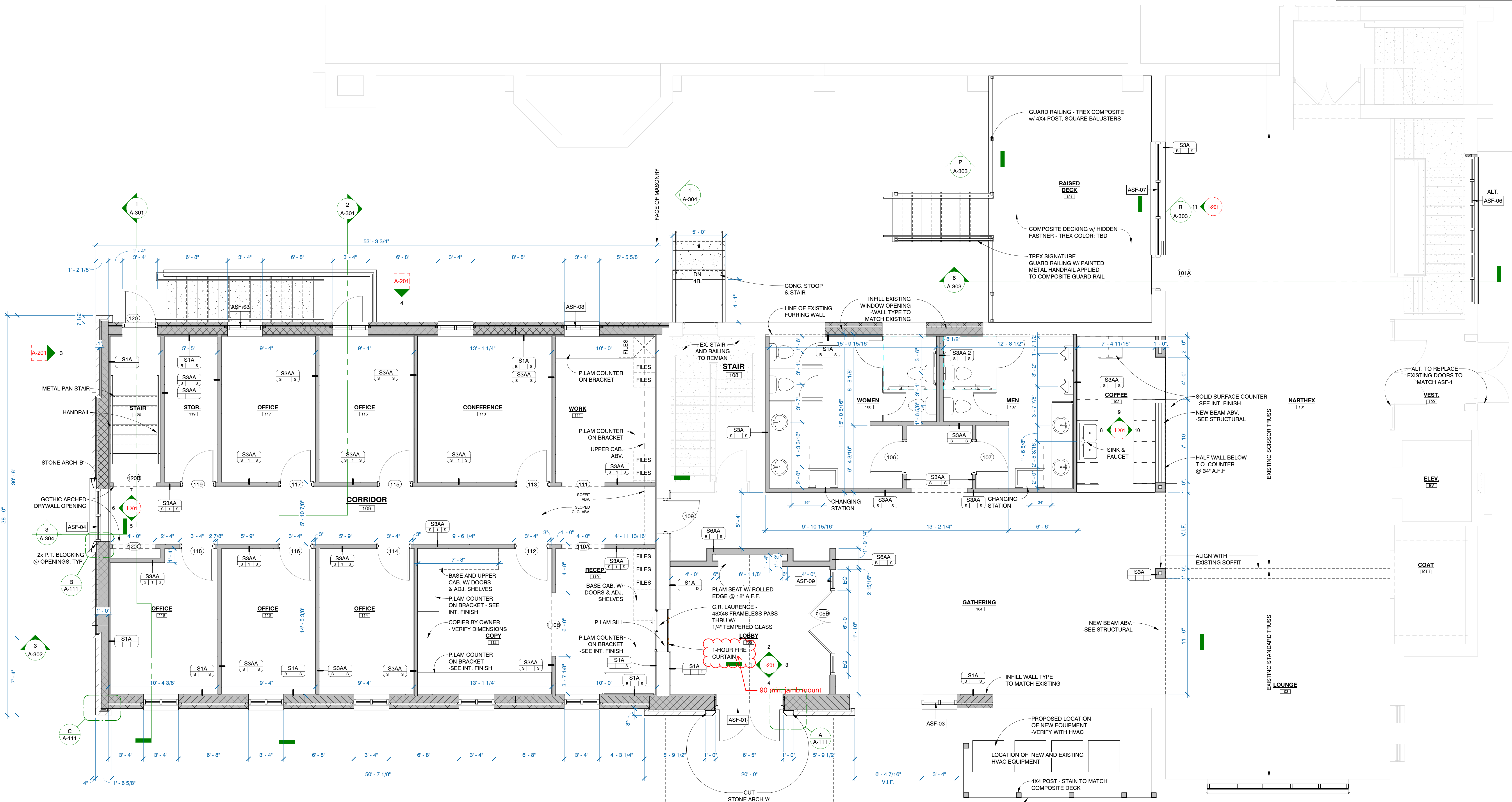
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MILESTONE ISSUE DATES

PRELIMINARY SET: 2/14/2024
BUDGET SET: 2/14/2024
LOCAL DESIGN REVIEW SET: 4/23/2024
PROPOSAL SET: 4/23/2024
PERMIT SET: 8/18/2025
LOCAL DESIGN REVIEW BOARD: 06/11/2026
RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION	DATE



PROJECT NAME:
ST. JOHN'S LUTHERAN CHURCH ADDITION

PROJECT DESCRIPTION:

ADDRESS:
7809 HARWOOD AVE

CITY/STATE/ZIP:
WAUWATOSA, WISCONSIN 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

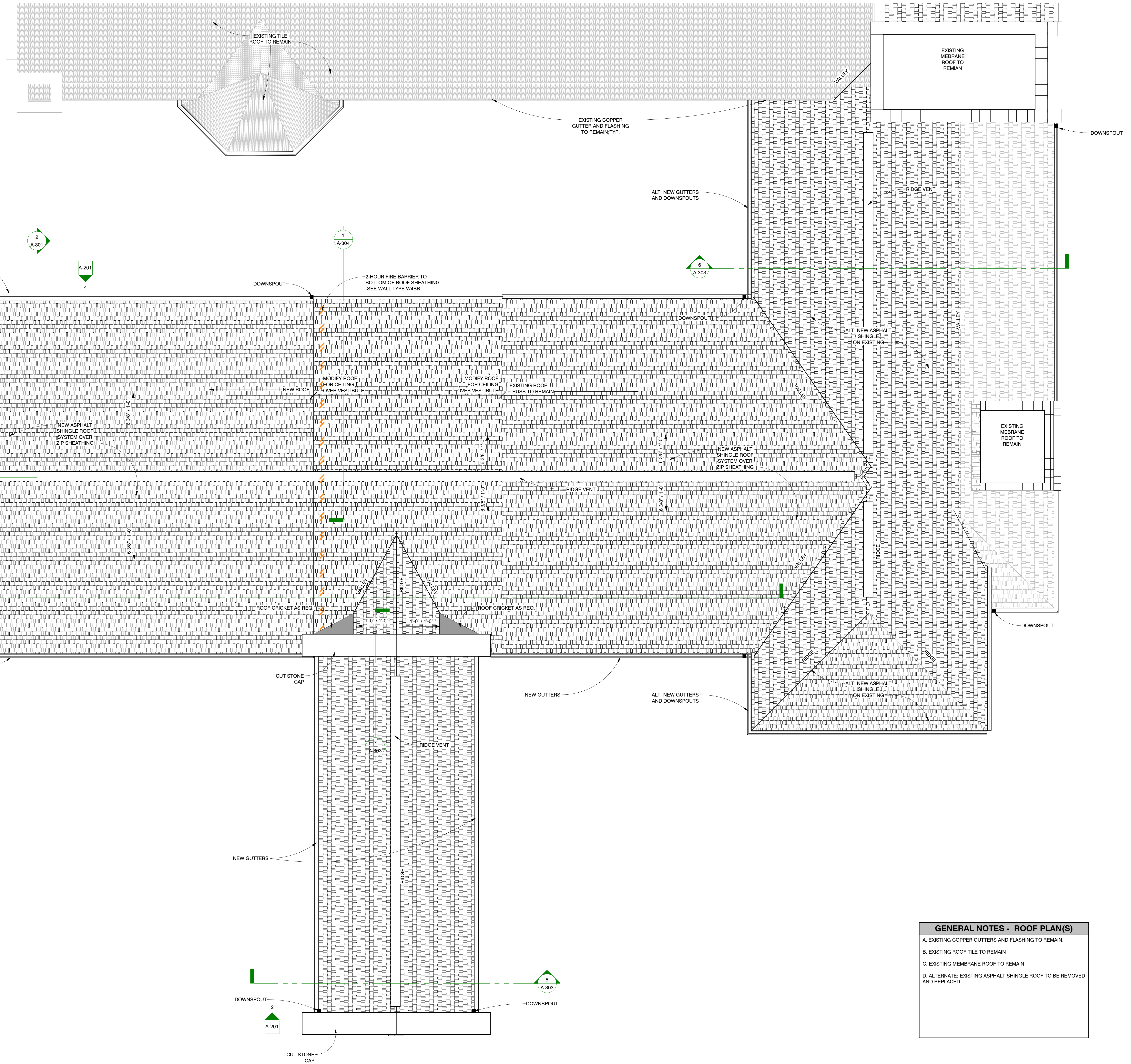
PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGNER
XXX	XXX	XXX
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
XXX	XXX	XXX

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A-111

PROJECT NUMBER:
P13586

COR#1 - 5/6/2026



ROOF PLAN
1/4" = 1'-0"
NORTH

GENERAL NOTES - ROOF PLAN(S)

- A. EXISTING COPPER GUTTERS AND FLASHING TO REMAIN.
- B. EXISTING ROOF TILE TO REMAIN
- C. EXISTING MEMBRANE ROOF TO REMAIN
- D. ALTERNATE: EXISTING ASPHALT SHINGLE ROOF TO BE REMOVED AND REPLACED

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MILESTONE ISSUE DATES

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RECORD DRAWING SET:	

REVISIONS:

NO.	DESCRIPTION	DATE



ST. JOHN'S LUTHERAN CHURCH ADDITION

PROJECT ADDRESS:
7809 HARWOOD AVE
WAUWATOSA, WISCONSIN 53213

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT XXX	STRUCTURAL ENGINEER XXX	LANDSCAPE DESIGNER XXX
DESIGN ARCHITECT XXX	CHAIR ENGINEER XXX	REVIEWER BY XXX

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-141
PROJECT NUMBER:
P13586

COR#1 - 5/6/2026

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-1157

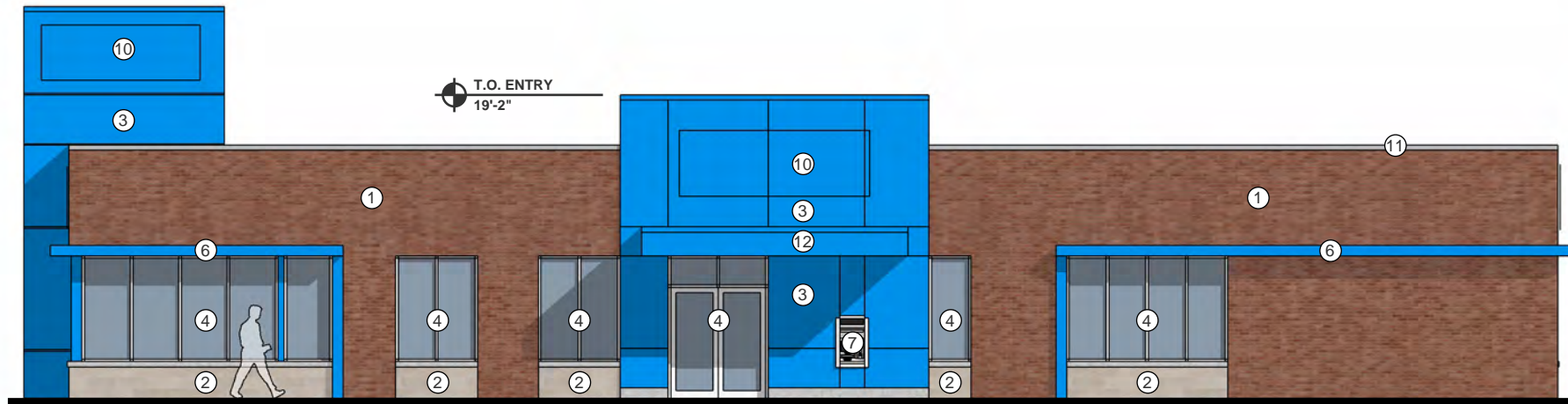
Agenda Date: 6/18/2026

Agenda #:

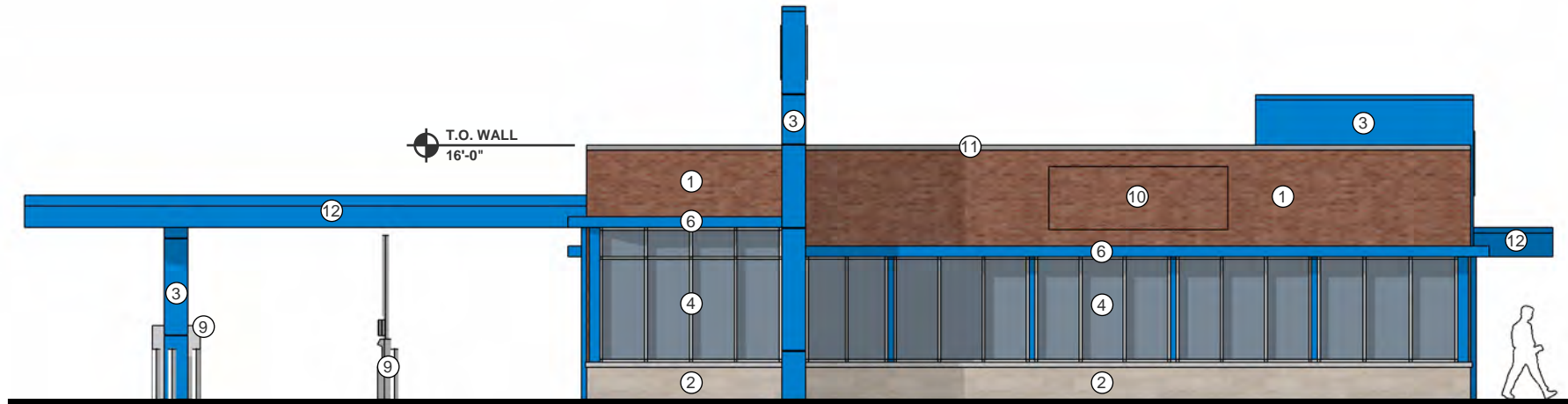
7501 W North Avenue - BMO Bank - New Construction

BUILDING 2

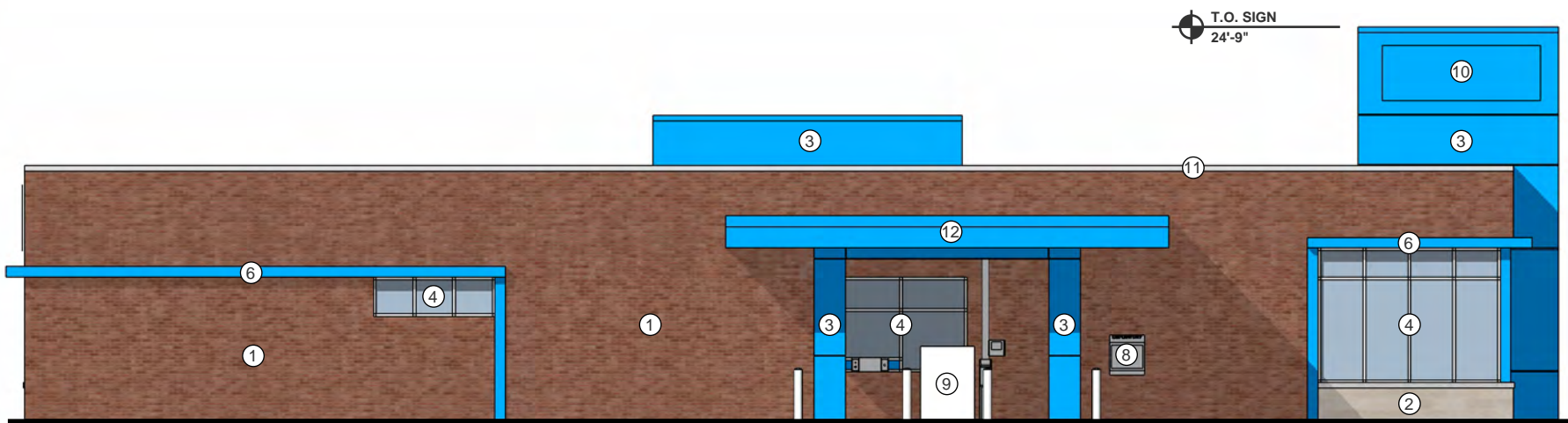
West
3/32" = 1'-0"



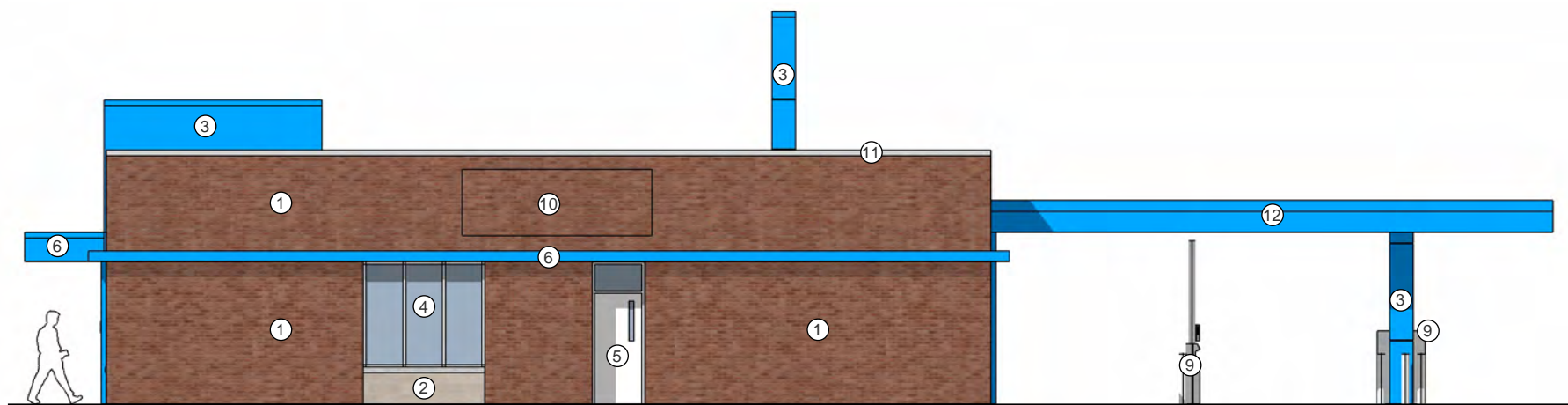
North
3/32" = 1'-0"



East
3/32" = 1'-0"



South
3/32" = 1'-0"



BUILDING 2 - ELEVATION NOTES

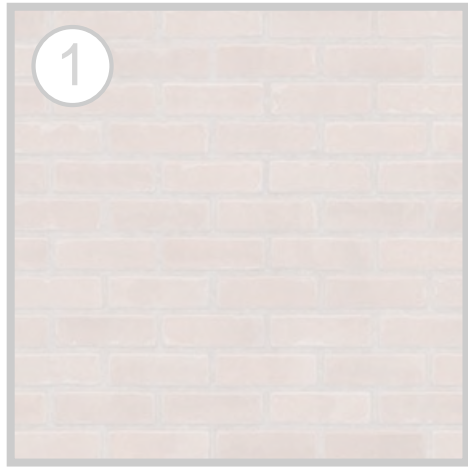
- 1 Brick: color red
- 2 Burnished stone block w/ stone sill: color cream
- 3 Architectural metal panel: color blue
- 4 Aluminum storefront window system w/ clear glass: clear anodized
- 5 Painted hollow metal door w/ vision panel: color white
- 6 Metal accent brow: color blue
- 7 Walk-up ATM
- 8 Depository
- 9 Bank drive-thru equipment by owner
- 10 Tenant signage for approximate location, final approval at later date
- 11 Brake metal coping: color silver
- 12 Metal canopy: color blue

Notes do not align between buildings
Scale does not align between buildings

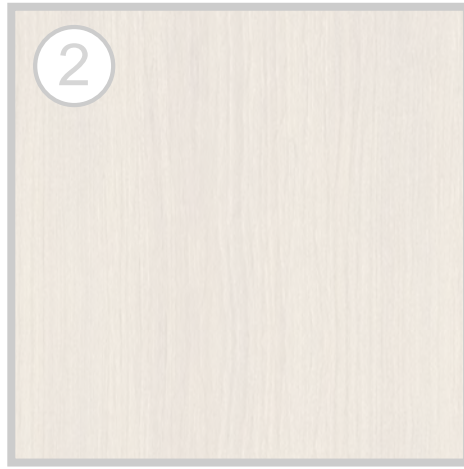
Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

MATERIAL PALETTE

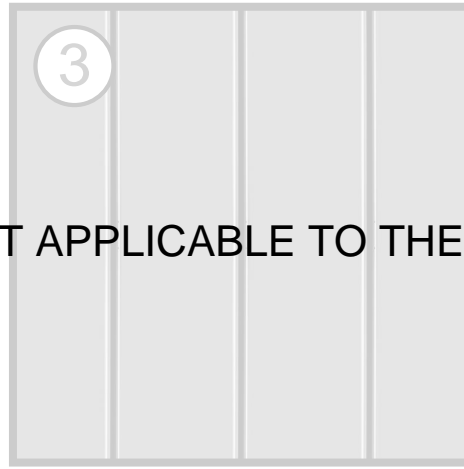
Building 1



Brick: color red



Wood-look phenolic panel



Corrugated metal panel:
color gray



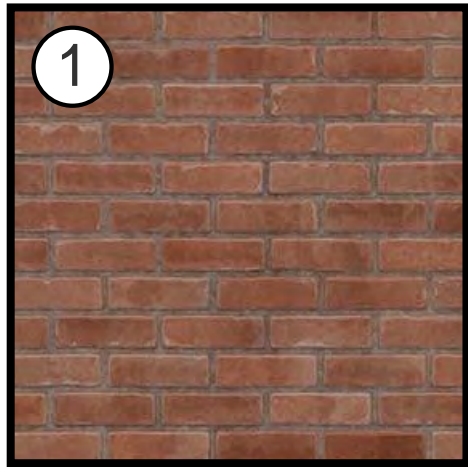
Clear/Spandrel glass in aluminum
storefront: color dark bronze



Painted metal: color dark gray

NOT APPLICABLE TO THE BANK BUILDING

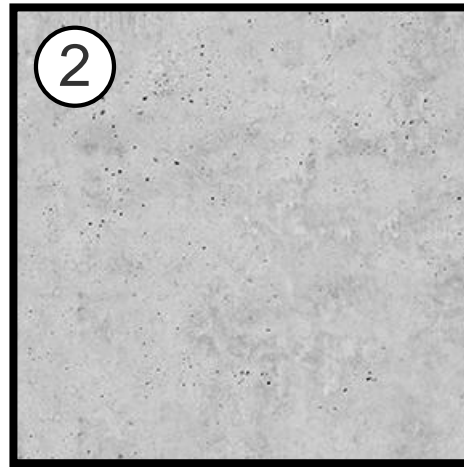
Building 2



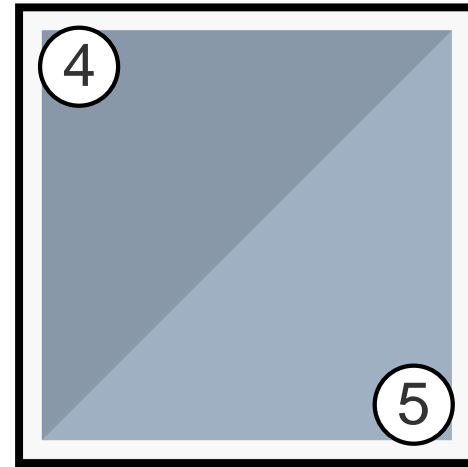
Brick: color red



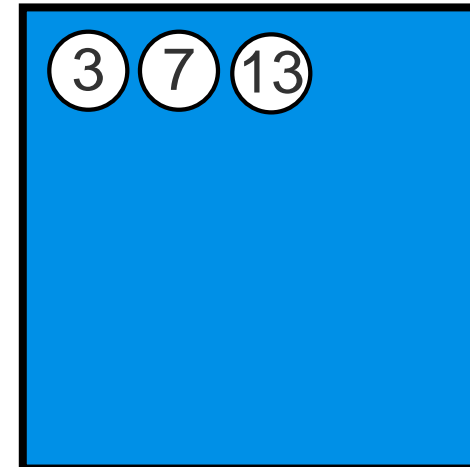
Burnished stone block:
color cream



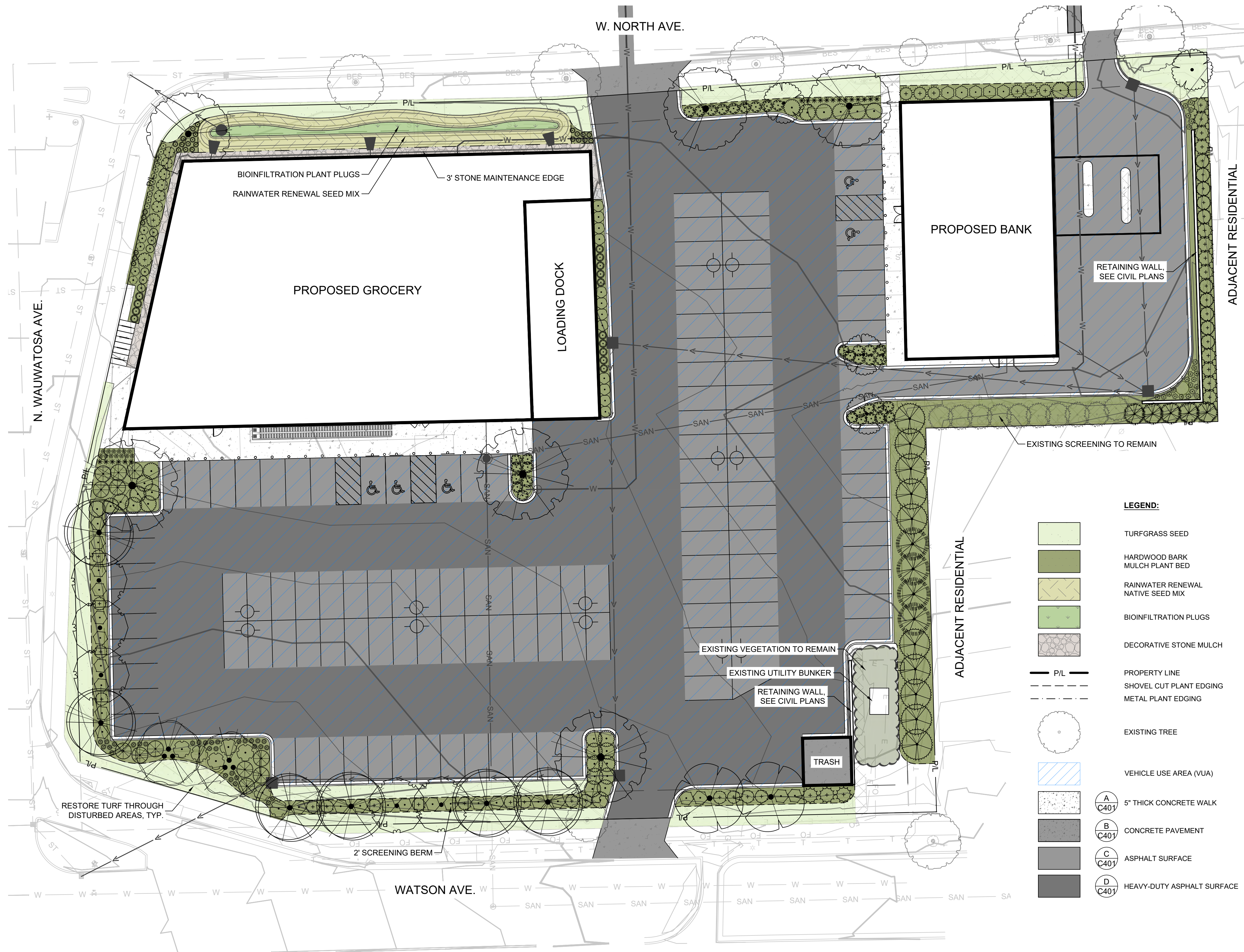
Stone sill



Clear/Spandrel glass in aluminum
storefront: color clear anodized



Architectural metal panel:
color blue



LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- RAINWATER RENEWAL NATIVE SEED MIX
- BIOINFILTRATION PLUGS
- DECORATIVE STONE MULCH
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- EXISTING TREE
- VEHICLE USE AREA (VUA)
- 5" THICK CONCRETE WALK
- CONCRETE PAVEMENT
- ASPHALT SURFACE
- HEAVY-DUTY ASPHALT SURFACE

Site Landscaping Requirements				
Zoning: General Commercial (C2)				
Category	Requirements			
	Requirement	Public VUA Frontage	Quantity Required	Quantity Provided
Perimeter Vehicle Use Area (VUA)	2 Deciduous Trees per 50 LF	444 LF	18 Trees	18 Trees
	8 Shrubs per 50 LF		72 Shrubs	72 Shrubs
Interior Vehicle Use Area (VUA)	10% of Interior VUA Landscaped	Interior VUA	Landscaping Required	Landscaping Provided
	1 Shade Tree per 180 SF of Interior Landscape Area	48,103 SF	4,810 SF	1,659 SF*
		Interior Landscape Area	Quantity Required	Quantity Provided
		4,810 SF	27 Trees	6 Trees*

*NOTE: INTERIOR VUA LANDSCAPING PROVIDED TO GREATEST EXTENT POSSIBLE DUE TO SITE RESTRICTIONS

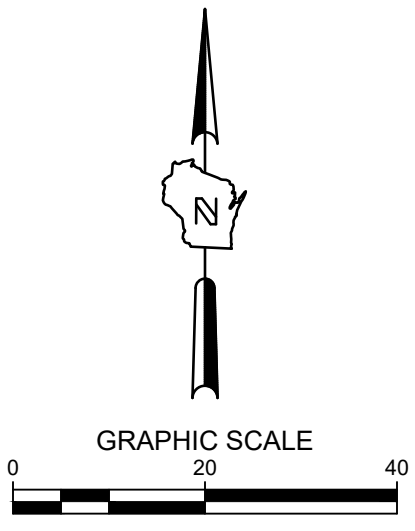
LANDSCAPE GENERAL NOTES:

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	3
	CW	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Muscledwood	2.5" Cal.	B&B	6
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	3
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	5
EVERGREEN TREES					
	JC	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	6' Ht.	B&B	15
	JV	Juniperus virginiana / Eastern Redcedar	6' Ht.	B&B	10
	TB	Thuja occidentalis 'Bail John' / Technit® Arborvitae	6' Ht.	B&B	5
	TN	Thuja occidentalis 'Nigra' / Black Arborvitae	6' Ht.	B&B	10
	TT	Thuja occidentalis 'Techny' / Techny Arborvitae	6' Ht.	B&B	4
ORNAMENTAL TREES					
	CC	Cercis canadensis / Eastern Redbud	8' Ht. (Multi-Stem)	B&B	2
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	4
BROADLEAF EVERGREEN SHRUBS					
	BG	Buxus x 'Green Mountain' / Green Mountain Boxwood	3 gal.	Cont.	6
DECIDUOUS SHRUBS					
	AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	25
	DJ	Diervilla lonicera 'Jewel' / Jewel Bush Honeysuckle	3 gal.	Cont.	34
	FC	Forsythia x 'Courtasol' / Gold Tide® Forsythia	3 gal.	Cont.	5
	HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	5
	HB	Hydrangea macrophylla 'PIIHM-II' / BloomStruck® Hydrangea	3 gal.	Cont.	6
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	28
	RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	12
	SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	3 gal.	Cont.	7
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	17
	PP	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	3 gal.	Cont.	12
	TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	6
	TH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	3 gal.	Cont.	2
ORNAMENTAL GRASSES					
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	23
	DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	26
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	14
	SS	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	Cont.	31
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	19
PERENNIALS					
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	11
	SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	13

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



WAUWATOSA GROCERY
 7501 W. NORTH AVENUE
 WAUWATOSA, WI

LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE DATE
 CONDITIONAL USE SUBMITTAL 05/20/2026

NO. REVISION DATE

PROJECT NO: 25057
 DESIGN DATE: ---
 PLOT DATE: 2026.05.20
 DRAWN BY: AJR
 CHECKED BY: PJI
 APPROVED BY: ---
 SHEET NO:

L100

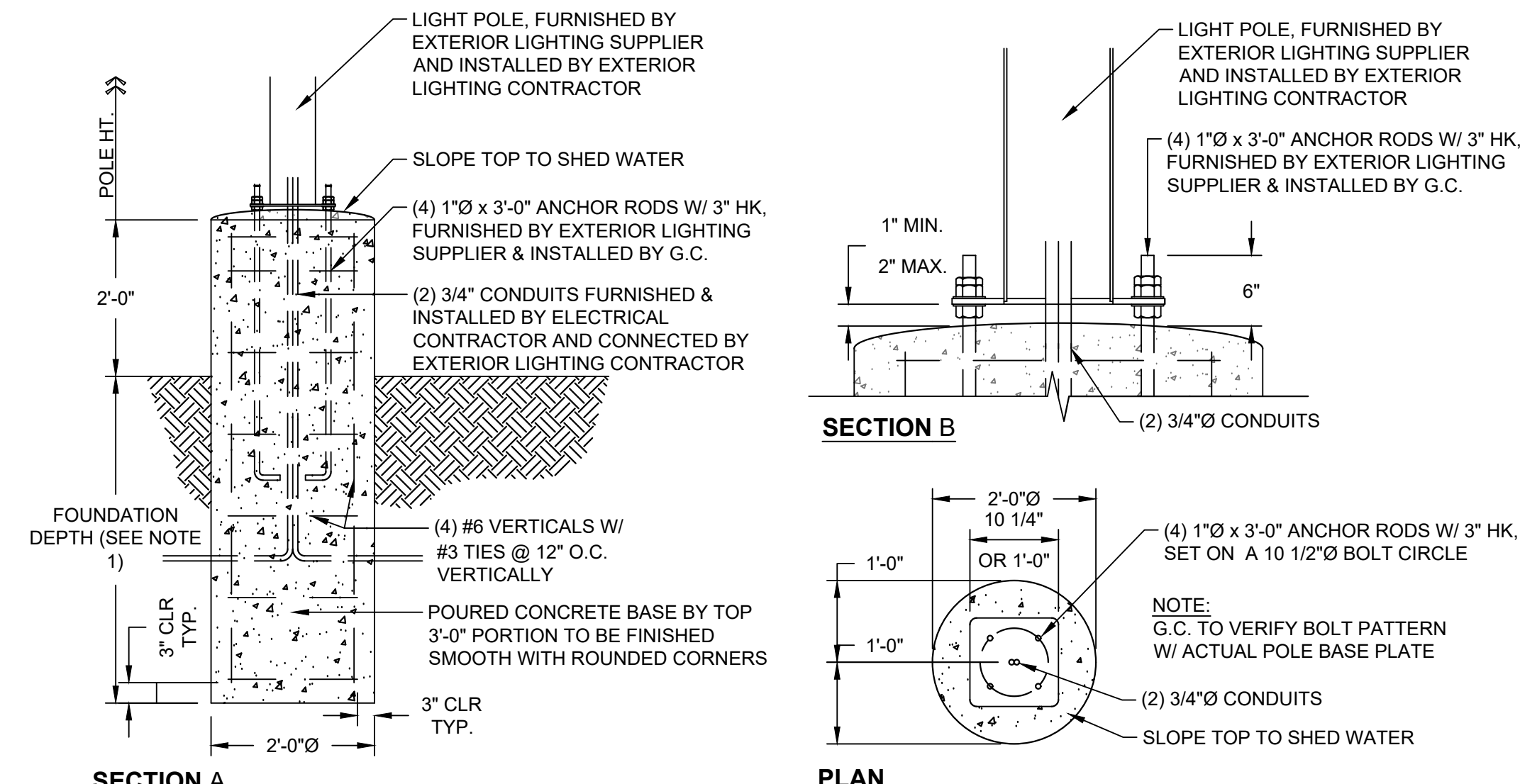
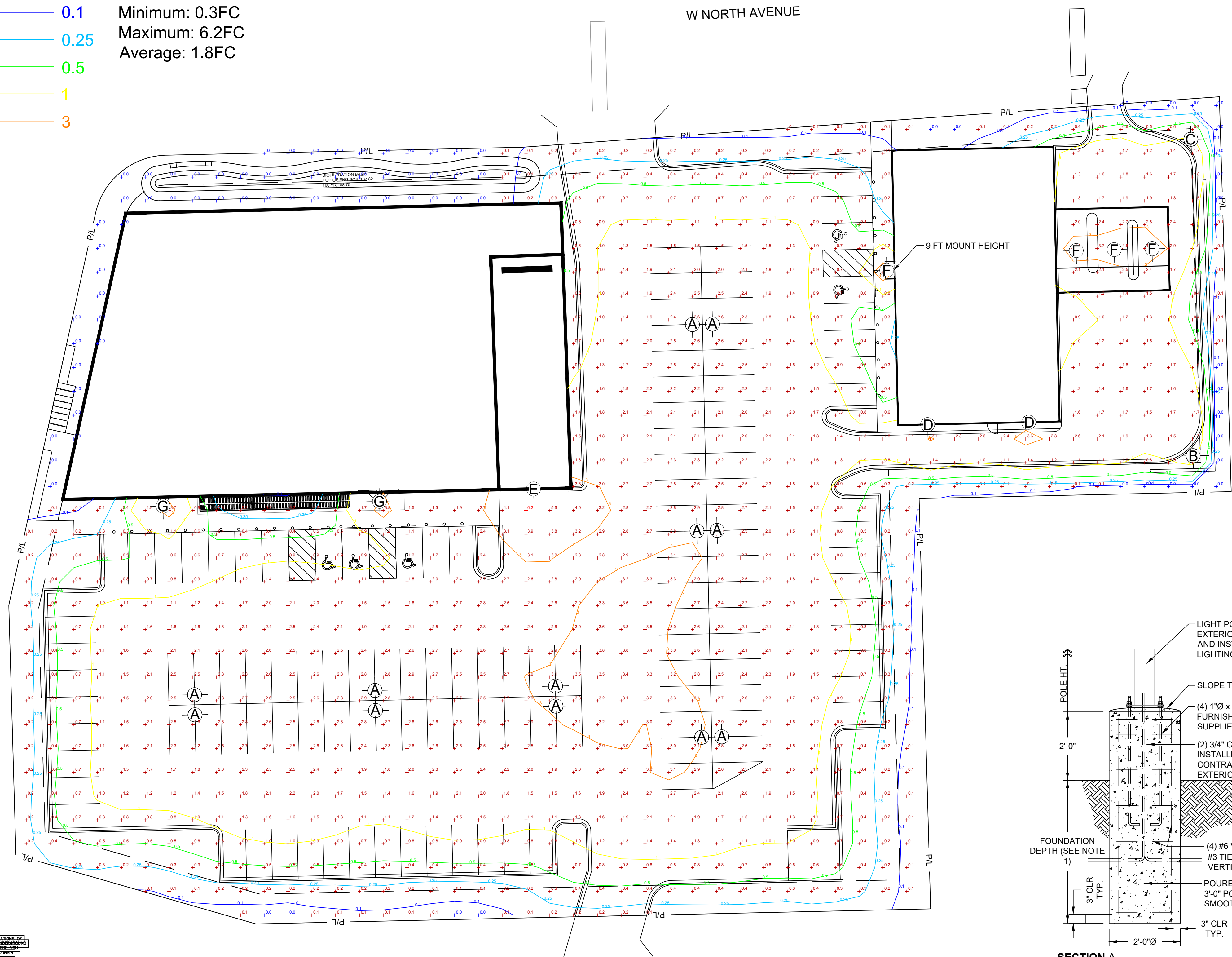


CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WE STATE 182.07(2)(974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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.

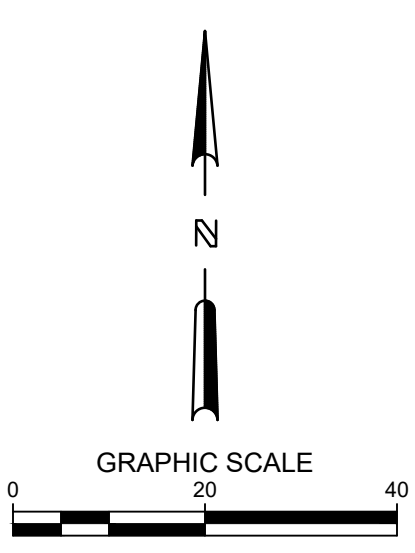
Label	Quantity	Catalog Number	Description	Lamp	Mount Height	Lamp Lumens	Watts
A	12	DSX0 LED P2 40K 70CRI T5LG	D-Series Size 0 Area Luminaire P2 Performance Package Type 5 Low GRating	4000K CCT 70 CRI	23FT Pole, 2FT Base	6472.1	45.1
B	1	DSX0 LED P2 40K 70CRI L000	D-Series Size 0 Area Luminaire P2 Performance Package Left Corner Cutoff Extreme Backlight Control	4000K CCT 70 CRI	23FT Pole, 2FT Base	4535.9	45.1
C	1	DSX0 LED P2 40K 70CRI R000	D-Series Size 0 Area Luminaire P2 Performance Package Right Corner Cutoff Extreme Backlight Control	4000K CCT 70 CRI	23FT Pole, 2FT Base	4535.9	45.1
D	2	WDGE2 LED P1 40K 70CRI T2M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE TYPE2 MEDIUM OPTIC	4000K CCT 70 CRI	8FT	1426.9	11.2
E	1	WDGE3 LED P1 40K 70CRI R4	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE TYPE4 OPTIC	4000K CCT 70 CRI	16FT	7752.9	51.2
F	4	WF4 SMM5 90CRI 4000K	WF 4 SMM5 4in Flat Wafer	4000K 5CCT 90CRI	11FT	693.6	8.9
G	2	WF6 SMM5 90CRI 4000K	WF 6 SMM5 6in Flat Wafer	4000K 5CCT 90CRI	11FT	986.5	13.1

- 0.1 Minimum: 0.3FC
- 0.25 Maximum: 6.2FC
- 0.5 Average: 1.8FC
- 1
- 3



- NOTES:
- FOUNDATION DEPTH AS REQUIRED BY CODE OR TO ACHIEVE ADEQUATE SOIL BEARING CAPACITY AS DETERMINED IN A SOILS REPORT BY A LICENSED GEOTECHNICAL ENGINEER, 5'-0" DEPTH MINIMUM. IF THE EXISTING EARTH IS NON-VIRGIN FILL MATERIAL OR OTHERWISE UNSUITABLE CONSULT A LICENSED GEOTECHNICAL ENGINEER.
 - PROVIDE CONCRETE MIXTURE IN ACCORDANCE WITH ACI301.
 - fc = 3000psi
 - AIR ENTRAINMENT = 6% +/- 1%
 - WATER TO CEMENT RATIO = 0.45 MAX.
 - ANCHOR RODS SHALL BE SET IN ACCORDANCE WITH THE AISC "CODE OF STANDARD PRACTICE"
 - COMPLY WITH THE FOLLOWING ACI GUIDES:
 - ACI304 FOR CONCRETE PLACEMENT
 - ACI306.1 FOR COLD WEATHER PLACEMENT
 - ACI301 FOR HOT WEATHER PLACEMENT
 - ACI308.1 FOR CONCRETE CURING
 - COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" AND ACI318 FOR PLACING REINFORCEMENT.

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 Milwaukee, WI 53233
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 Fax: 414-643-4210



WAUWATOSA GROCERY
7501 W. NORTH AVENUE
WAUWATOSA, WI

LIGHTING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE DATE
 CONDITIONAL USE SUBMITTAL 05/20/2026

NO. REVISION DATE

PROJECT NO: 25057
 DESIGN DATE: ---
 PLOT DATE: 2026.05.20
 DRAWN BY: JMJ
 CHECKED BY: PJI
 APPROVED BY: ---
 SHEET NO:

LT-100

CALL DIGGERS HOTLINE
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