

Phase 1 – BMO Bank Construction Staging Plan

1. Construction Fencing and Construction Limits

Temporary construction fencing will be installed around the Phase 1 work area on the east side of the site, generally surrounding the proposed BMO Bank building footprint, drive aisle work, and associated construction staging area.

The fenced construction limits will include:

- Proposed BMO Bank building area
- Immediate building perimeter work zone
- Drive aisle and site work areas serving the bank
- Construction material storage area
- Dumpster area
- Contractor parking area
- Controlled construction entrance and exit points

The Phase 1 logistics plan shows the temporary construction fencing wrapping the proposed bank building and extending south toward Watson Avenue while maintaining separation from existing site areas outside the active construction zone.

2. Construction Access, Gates, and Haul Routes

Construction access for Phase 1 will be provided through controlled gate locations shown on the logistics plan.

The primary construction access points are:

- Construction entrance gate from W. North Avenue
- Construction exit gate near W. North Avenue
- Supplemental site circulation through the fenced construction area as needed

Temporary construction signage will be provided at the construction entrance and exit gates. Truck traffic will be directed to use approved routes and avoid unnecessary circulation through adjacent residential or non-construction areas.

Haul routes will generally utilize W. North Avenue and Watson Avenue for delivery access, depending on the type of delivery and site condition at the time of work.

3. Dumpster Location

The construction dumpster will be located within the fenced construction area, near the Phase 1 building and site work limits. The dumpster will remain inside the secured construction limits and will be positioned to allow service access without blocking public streets, sidewalks, or adjacent drive aisles.

Dumpster haulers will enter and exit through the designated construction gate locations.

4. Material Storage

Material storage will occur within the fenced Phase 1 construction limits. Materials will be staged near the proposed bank building and within designated areas shown on the logistics plan.

Stored materials will be kept clear of:

- Public sidewalks
- Public streets
- Adjacent travel lanes
- Required emergency access routes
- Existing utility access points where feasible

5. Contractor Parking Plan

Contractor parking for Phase 1 will be located within the designated construction parking area shown on the logistics plan, generally south and southwest of the proposed bank construction area.

Contractors will be instructed to park within the designated on-site construction parking area only. Contractor parking will not be allowed to block public streets, sidewalks, drive aisles, fire lanes, or neighboring properties.

6. Impacts to Travel Lanes, Parking, and Adjacent Streets

Phase 1 work is intended to be maintained within the project site limits. Based on the logistics plan, no long-term closure of Watson Avenue, 76th Street / N. Wauwatosa Avenue, or W. North Avenue is anticipated.

Potential short-term impacts may occur for:

- Material deliveries
- Dumpster servicing
- Crane or large equipment setup
- Utility tie-ins
- Concrete pours
- Site work adjacent to public right-of-way

Any activity requiring temporary occupation of the public right-of-way, sidewalk, curb lane, parking lane, or travel lane along Watson Avenue, 76th Street / N. Wauwatosa Avenue, or W. North Avenue will be coordinated in advance with the City of Wauwatosa, and the contractor will obtain the required occupancy permit prior to the work.

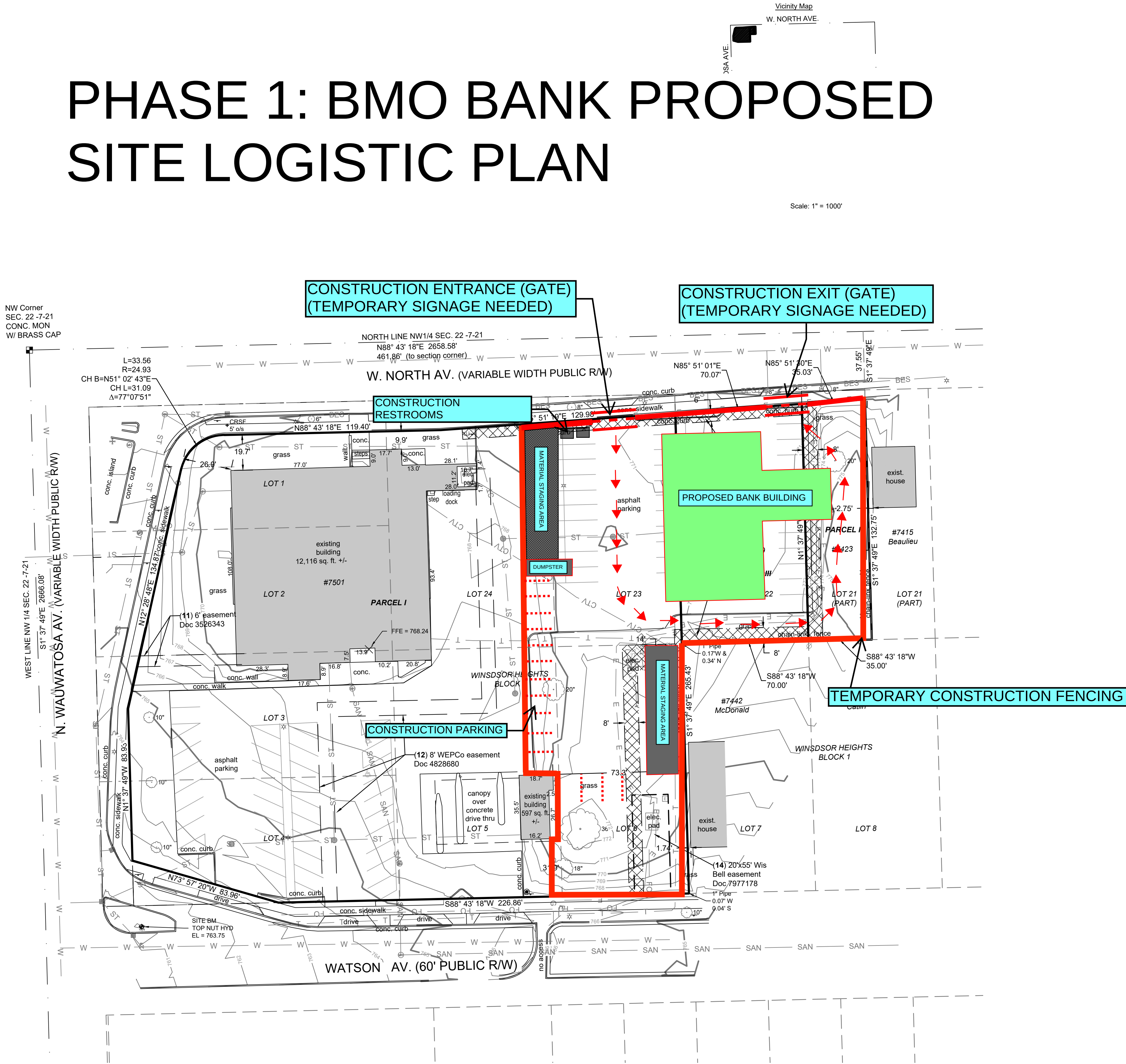
7. Preliminary Private Utility Relocation and Service Plan

Existing private and public utilities are shown on the survey and logistics plan, including electric, gas, water, sanitary sewer, storm sewer, telecommunications, and utility easements. The contractor will coordinate private utility relocations, temporary utility support, and permanent service connections with the appropriate utility providers before work begins.

Known utility considerations include:

- Existing electric service and electric pads
- Existing gas, water, sanitary, and storm sewer locations
- Existing telecommunications / fiber / cable routes
- Utility easements shown across portions of the property
- Continued protection of utilities serving properties or facilities not immediately within the active Phase 1 construction limits

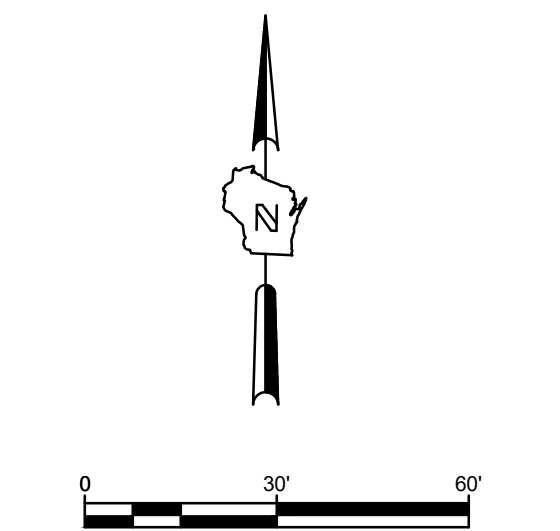
Any private utility relocation or service work with potential impact to adjacent properties, existing bank service, off-site service, or sites not immediately adjacent to the subject property will be reviewed and coordinated with the utility provider, owner, design team, and City as required.



LEGEND	
SECTION 1/4 SECTION LINE	PROPERTY LINE
EASEMENT	CHAIN LINK FENCE
GUARD RAIL	METAL FENCE
WOOD FENCE	TREE LINE
OVERHEAD UTILITY LINE	E
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
ST	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
EXISTING MAJOR CONTOUR	EXISTING MINOR CONTOUR
MANHOLE	IRON PIPE FOUNDSET
CATCH BASIN	REBAR FOUNDSET
CATCH BASIN (ROUND)	CHISELED CROSS FOUNDSET
ROOF DRAIN	PK NAIL FOUNDSET
HYDRANT	MONUMENT
WATER VALVE	BENCHMARK
GAS VALVE	SIGN
UTILITY POLE	DECIDUOUS TREE (Diameter)
GUY WIRE	CONIFEROUS TREE (Diameter)
GUY POLE	SOIL BORING
TRAFFIC SIGNAL	MONITORING WELL
	CULVERT END
	LIGHT POLE

7501 W. NORTH AVE.
WAUWATOSA, WISCONSIN

ALTANSPS LAND TITLE SURVEY



2) revise bldg areas 6/14/2021 KAS			
1) New title referenced, site visit, ALTA update, 5/07/2021, BMR			
NO. REVISION	DATE	BY	
DRAWING NO.	20140 ALTA.dwg		
DRAWN BY:	BMR		
DATE:	9/01/2017		
PROJECT NO:	#20146		
CHECKED BY:	KAS		
APPROVED BY:	BMR		
SHEET NO.:			