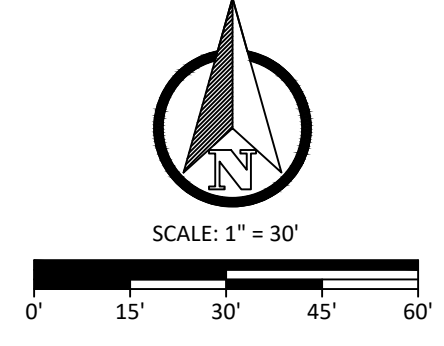


SYMBOL LEGEND

- ⊙ EXISTING TREE
- ⊙ TREE STUMP
- ⊙ BOLLARD
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ STORM FLARED END SECTION
- ⊙ STORM CULVERT
- ⊙ SIGN
- ⊙ HYDRANT
- ⊙ VALVE
- ⊙ MAILBOX
- ⊙ FLOW DIRECTION ARROW
- ⊙ COMMUNICATION STRUCTURE
- ⊙ ELECTRICAL
- ⊙ SECTION CORNER
- ⊙ PROPERTY CORNER - SET
- ⊙ PROPERTY CORNER - FOUND
- ⊙ BENCHMARK/CONTROL POINT
- ⊙ SOIL BORING
- ⊙ WELL



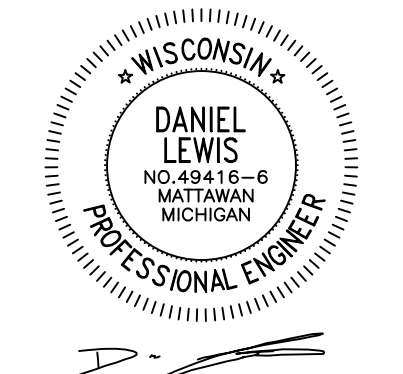
LINE AND HATCH LEGEND

- LANDSCAPING
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- GAS
- EXISTING GAS
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING WATERMAIN
- EXISTING HOT MIXED ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED

REMOVAL NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 12) ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

TREE COUNT:  
REMOVAL: 12 TREES & 2 SHRUBS  
PROPOSED: 14 TREES & 11 SHRUBS (SEE LANDSCAPE PLAN L100)



FROEDTERT SARGEANT HEALTH CENTER

840 N 87th St, Milwaukee, WI 53226

PROJ. NO.: 2023-11-037

6.28.2024	ISSUED FOR BID AND PERMIT
7.17.2024	ADDENDUM 1
9.23.2024	ADDENDUM 2
10.01.2024	REVISED PER SESC
12.13.2024	PROPOSAL REQUEST 3
1.6.2025	REVISED TREE SPECIES PER DRB



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WEB: www.eckert-wordell.com  
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REMOVALS PLAN

NO.	DATE	REVISION	BY
1	06/28/2024	ISSUED FOR BID PERMIT	MDS
2	07/17/2024	ADDENDUM 1	MDS
3	9/23/2024	ADDENDUM 2	CIW
4	10/01/2024	REVISED PER SESC	CIW
5	12/13/2024	PROPOSAL REQUEST 3	MDS
6	01/06/2025	REVISED TREE SPECIES PER DRB	MDS

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Vriesman & Korhorn  
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Byron Center, MI Kalamazoo, MI (269) 687-7120	1234 CHECKED ZB Sheet No.
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C200



N 87TH STREET

WEST AND NORTH PROPERTY LINE OF OVERALL PARCEL TOO FAR AWAY TO BE SHOWN ON PLAN

FROEDTERT PARKING STRUCTURE #6

DOYNE AVE

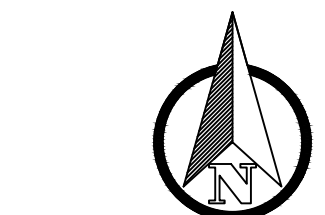
DOYNE AVE

SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- BOLLARD
- LIGHT POLE
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- CLEANOUT
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- STORM CATCH BASIN
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LINE AND HATCH LEGEND

- LANDSCAPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
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- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
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- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FOREMAN
- PROPOSED FOREMAN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING DRAIN



SCALE: 1" = 30'

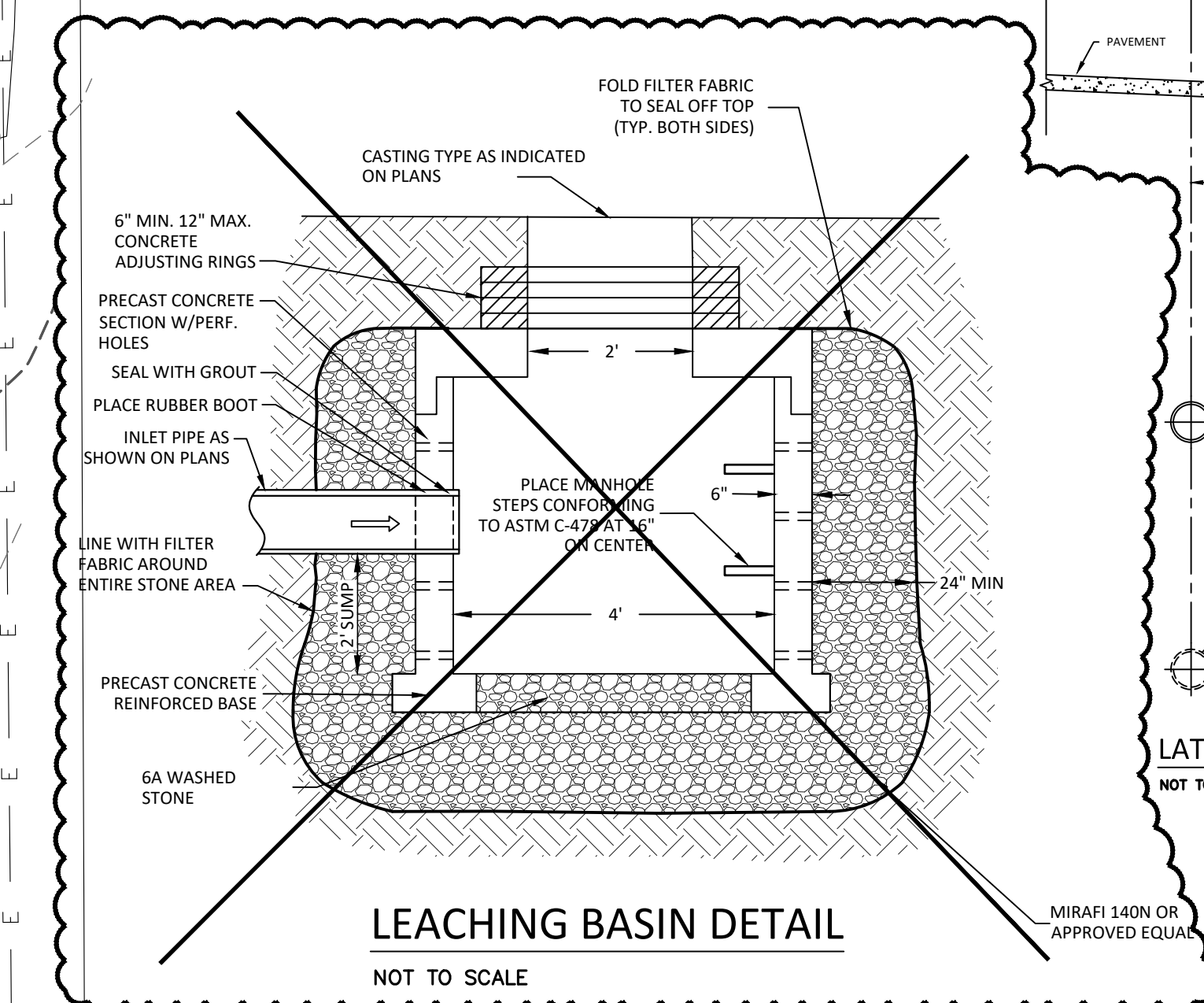
SITE LAYOUT NOTES:

- ALL WORK SHALL BE DONE TO ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS.
- ALL WORK WITHIN ROW SHALL BE DONE IN ACCORDANCE WITH LOCAL ROADWAY JURISDICTION REQUIREMENTS.
- CONTRACTOR SHALL RESTORE ALL STREET SURFACES, DRIVEWAYS, CURBS, ROADSIDE DRAINAGE, AND OTHER INFRASTRUCTURE DISTURBED OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES TO MATCH EXISTING CONDITIONS.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY OWNER.
- THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST.
- CONTRACTOR SHALL CONTACT MISS DIG THREE WORKING DAYS BEFORE YOU DIG. CALL MISS DIG AT 1-800-482-7171 OR 811.
- ALL WORK SHALL BE DONE TO THE AMERICANS WITH DISABILITIES ACT.
- ADA PARKING SPACES SHALL BE MARKED WITH APPROVED PAVEMENT SYMBOL. MARK ADA SPACES WITH 4" BLUE PAINT AND SIGNS PER WISCONSIN CURVED ADA STANDARDS. IF IT IS DISCOVERED THAT ANY ITEMS WILL NOT MEET ADA STANDARDS IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
- CONTRACTOR SHALL ENSURE ALL ADA RAMPS AND ACCESS MEET CURRENT ADA STANDARDS. IF IT IS DISCOVERED THAT ANY ITEMS WILL NOT MEET ADA STANDARDS IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, DEMOLITION PERMITS, TAP FEES, ASSESSMENTS, UTILITY PERMITS, ROW PERMITS, BONDS, INSURANCE, OR OTHER FEES ASSOCIATED WITH CONSTRUCTION.
- SITE CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF A MINIMUM 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE A 4-6% AIR ENTRAINMENT WITH A BROOK FINISH.
- INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE CONCRETE ABUTS HMA PAVEMENT.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL AND ENVIRONMENTAL REPORTS FOR THE SITE AND INCORPORATE INTO THEIR CONSTRUCTION MEANS AND METHODS.
- THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD SURVEY LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
- THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.
- THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY MARKERS AND BENCHMARKS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES, AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND CONTROLLING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE LOCAL POLICE DEPARTMENT AND MUNICIPALITY.
- NO PARKING OF CONTRACTOR OR SUBCONTRACTORS SHALL BE ALLOWED ON PUBLIC STREETS WITHOUT PRIOR APPROVAL.
- NO BUILDING MATERIAL, EQUIPMENT, VEHICLES, OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE OF THE LIMITS OF DISTURBANCE.
- CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH LOCAL MUNICIPAL ORDINANCES.

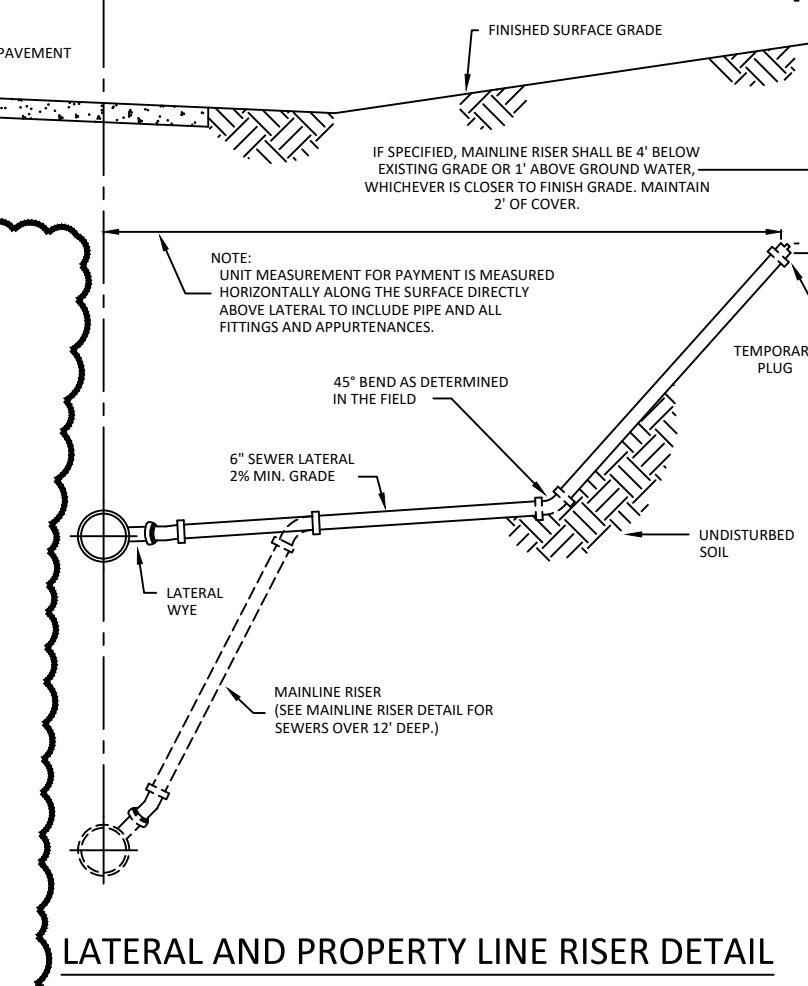
UTILITY PLAN NOTES:

- CONTRACTOR SHALL CONTACT PRIVATE AND PUBLIC UTILITY COMPANIES IF ANY COORDINATION IS NEEDED BETWEEN PROPOSED WORK AND EXISTING UTILITIES.
- UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITY INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION, AND CONDITION.
- ALL WATERMAIN TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL WATER UTILITY STANDARDS.
- ALL SANITARY SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL SANITARY SEWER UTILITY STANDARDS.
- ALL 6" UNDERDRAIN TO BE CORRUGATED PLASTIC PIPE WITH SOCK, ADS N-12 OR APPROVED.
- ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED PLASTIC PIPE, ADS N-12 OR APPROVED. UNLESS OTHERWISE LABELED ON THE PLAN, THE CONTRACTOR SHALL VERIFY THE GRADE SHALL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACEMENT.
- ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACEMENT.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CATCH BASINS WITHIN CONCRETE HEAD CURB SHALL HAVE EJ 7045 CASTINGS.
- CATCH BASINS WITHIN BIT VALLEY CURB SHALL HAVE EJ 7065 CASTINGS WITH M1 GRADE.
- CATCH BASINS WITHIN PAVED AREAS SHALL HAVE EJ 1020M1 RADIAL FLAT GRADE CASTINGS.
- STORM SEWER MANHOLES SHALL HAVE EJ 1020 CASTINGS WITH SOLID COVERS.
- STORM SEWER YARD DRAINS SHALL HAVE EJ 6508 CASTINGS.
- ROOF DRAINS SHALL BE PVC SCH-40.
- ALL PIPE ENDS SHALL HAVE FLARED END SECTIONS AND HAVE GRATES.
- CONTRACTOR IS TO UNCOVER AND VERIFY ALL TAP LOCATIONS AND INVERTS. LOCATION AND INVERT DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION PRIOR TO CONTINUING WORK.
- SANITARY AND STORM STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- COORDINATE WITH ELECTRICAL PLANS FOR CONDUIT SIZING, SPACING & EXACT LOCATION FOR BUILDING TIE-INS.

CAUTION NATURAL & PETRO GAS LINES

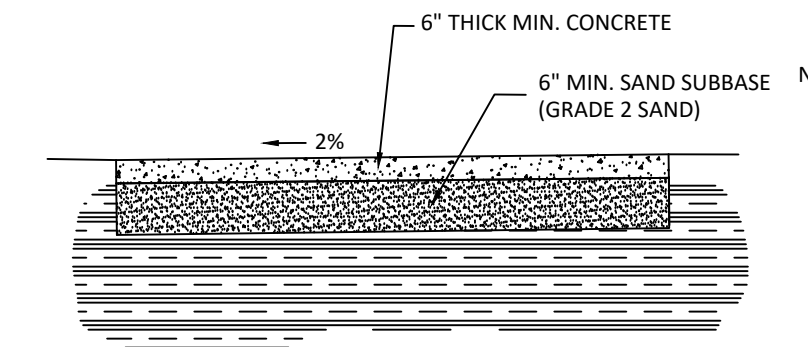


LEACHING BASIN DETAIL NOT TO SCALE



LATERAL AND PROPERTY LINE RISER DETAIL NOT TO SCALE

SLOPING TRENCH MAINLINE RISER DETAIL FOR SEWERS OVER 12" DEEP NOT TO SCALE



CONCRETE SIDEWALK DETAIL NOT TO SCALE

BENCHMARKS

BM #2 - CHISELED CROSS ON TOP NORTHWEST FLANGE BOLT OF FIRE HYDRANT #102 ON NORTH SIDE OF SARGENT BUILDING. ELEVATION - 123.49	SANITARY MANHOLE 26 RIM EL. 117.91 18' N. I.E. 110.73 18' S. I.E. 110.73
BM #3 - CHISELED CROSS ON TOP NORTHEAST BOLT OF LIGHT POLE AT THE SOUTHWEST CORNER OF S. 87TH ST. AND WILLIAM COFFEY DR. ELEVATION - 139.52	SANITARY MANHOLE 27 RIM EL. 122.53 8' E. I.E. 118.49 (CAPPED) 8' E. I.E. 112.29 18' N. I.E. 111.29 18' S. I.E. 111.29
BM #4 - CHISELED CROSS ON TOP NORTHWEST BURY TAG BOLT OF FIRE HYDRANT #16 AT THE NORTHWEST CORNER OF THE PARKING STRUCTURE. ELEVATION - 150.14	STORM INLET 26 RIM EL. 120.91 10' NE. I.E. 117.59 10' SW. I.E. 117.59

STRUCTURE TABLE

CATCH BASIN 3 RIM EL. 120.91 6' NE. I.E. 116.59 8' S. I.E. 113.79 8' W. I.E. 113.39 10' W. I.E. 116.19 18' N. I.E. 107.69 18' SE. I.E. 103.99	STORM MANHOLE 25 RIM EL. 149.53 12' N. I.E. 104.49 12' SW. I.E. 104.49 18' NW. I.E. 103.09 24' S. I.E. 101.99
STORM INLET 28 RIM EL. 122.09 10' N. I.E. 118.69	STORM INLET 29 RIM EL. 122.03 10' S. I.E. 118.49 10' NE. I.E. 118.39
STORM INLET 5 RIM EL. 123.34 10' NE. I.E. 117.59 10' SW. I.E. 117.59	STORM INLET 24 RIM EL. 110.61 12' SE. I.E. 108.29 12' NE. I.E. 108.09

PARKING NOTE: THE SARGENT SITE IS PART OF THE OVERALL FROEDTERT PARKING SYSTEM. EMPLOYEES ARE INSTRUCTED TO USE PARKING STRUCTURE 6 AND THE EXISTING ON-SITE PARKING LOT IS FOR PATIENTS. THERE ARE TYPICALLY 15-20 OPEN SPACES DAILY AT THE SARGENT CENTER. FROEDTERT DOES NOT ANTICIPATE ADDITIONAL PARKING NEEDS WITH THE PROPOSED ADDITION. ADDITIONALLY, THERE IS AVAILABLE PARKING IN THE RAMP ACROSS 87TH FOR OVERFLOW IF NEEDED.

PROJECT SITE INFORMATION:

- PARCEL ADDRESS 840 N 87TH ST, MILWAUKEE, WI 53226
- PARCEL NUMBER 381014000
- TOTAL ACRES 48.83 ACRES PER GRAEF SURVEY DATED 3/14/2018
- ZONING SP-MED
- FLOODPLAIN - THIS PROJECT NOT IN THE 100 YEAR FLOOD PLAIN, BASED ON THE FEMA NATIONAL FLOOD MAPS.
- ADJACENT ZONING - NORTH SP-MED, EAST R1-6, SOUTH SP-MED, WEST SP-MED
- SETBACKS - FRONT 25', SIDES 25', REAR 25'
- BUILDING HEIGHT MAXIMUM NO MAX, BUILDING HEIGHT PROPOSED MATCH EXISTING
- PARKING - EXISTING PARKING = 130 SPACES, NO PROPOSED PARKING BEING ADDED
- 10) LOT COVERAGE FOR LEASE LAND
- 10) EXISTING: 15,931 SF PERVIOUS, 61,424 SF IMPERVIOUS
- 10) PROPOSED: 12,789 SF PERVIOUS, 64,566 SF IMPERVIOUS
- 10) TOTAL PROPOSED ADDITIONAL IMPERVIOUS = 3,442 SF
- 11) SIGNAGE, LIGHTING, AND LANDSCAPING SHALL MEET MUNICIPAL REQUIREMENTS.



FROEDTERT SARGENT HEALTH CENTER

840 N 87th St, Milwaukee, WI 53226

PROJ. NO.: 2023-11-037

6.28.2024	ISSUED FOR BID AND PERMIT
7.17.2024	ADDENDUM 1
8.23.2024	ADDENDUM 2
10.02.2024	REVISED PER SEC
12.13.2024	PROPOSAL REQUEST 3

**ECKERT WORDELL**  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN

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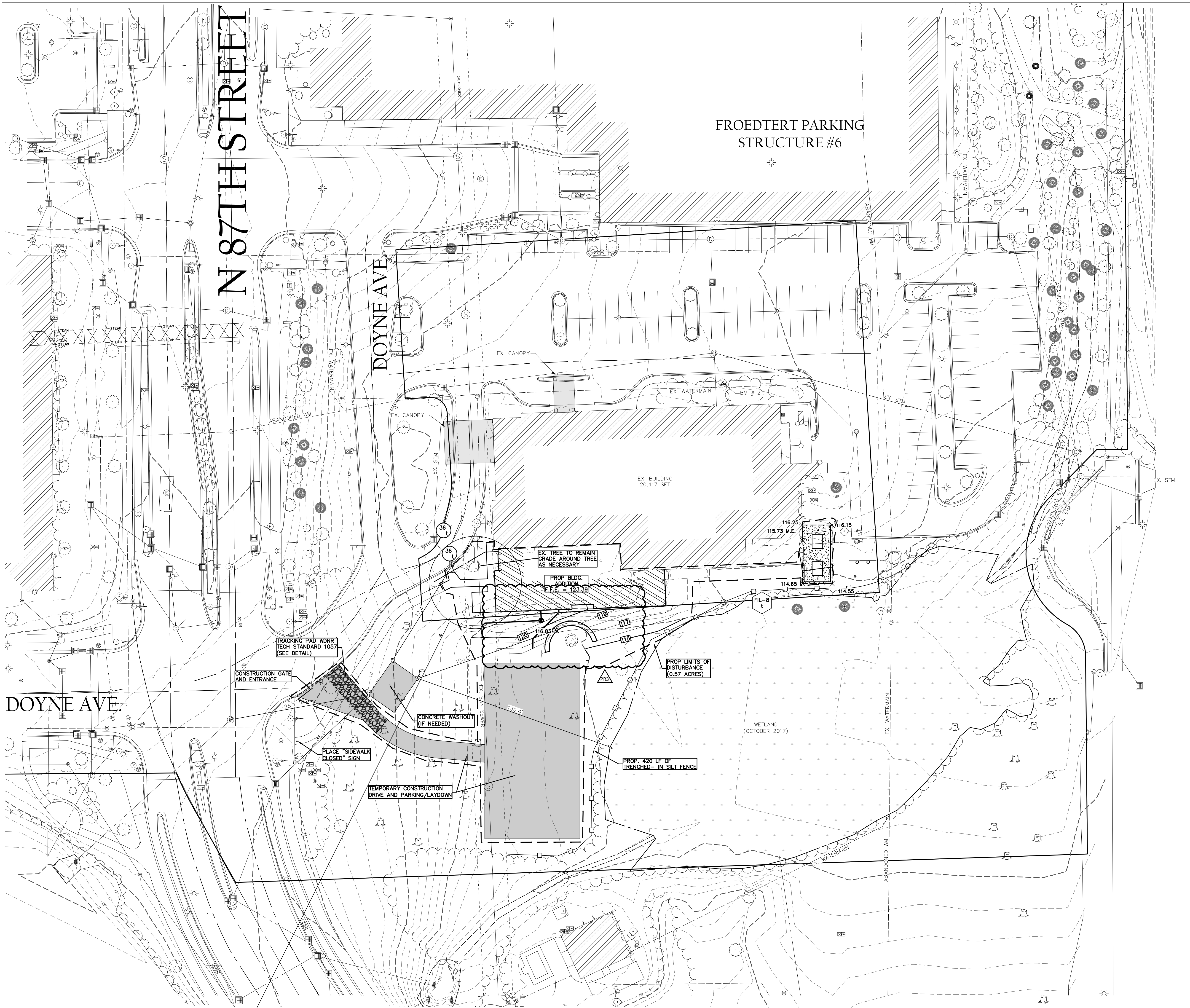
Byron Center, MI  
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SITE PLAN

FILE NO. 1234	CHECKED ZB
Sheet No.	

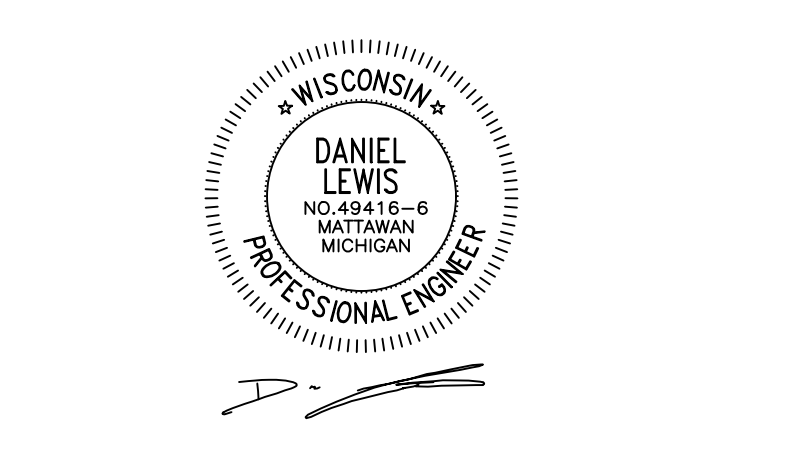
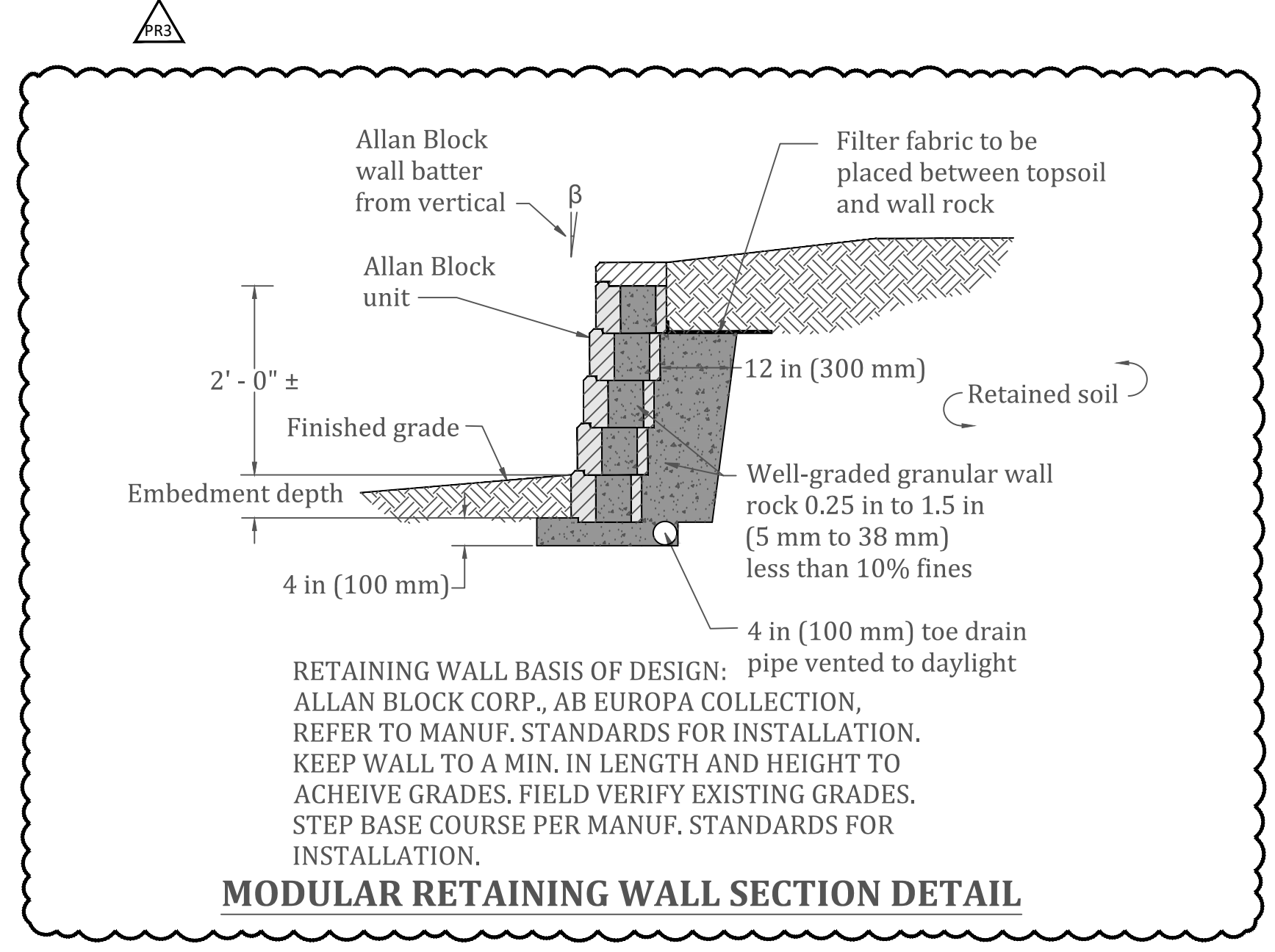
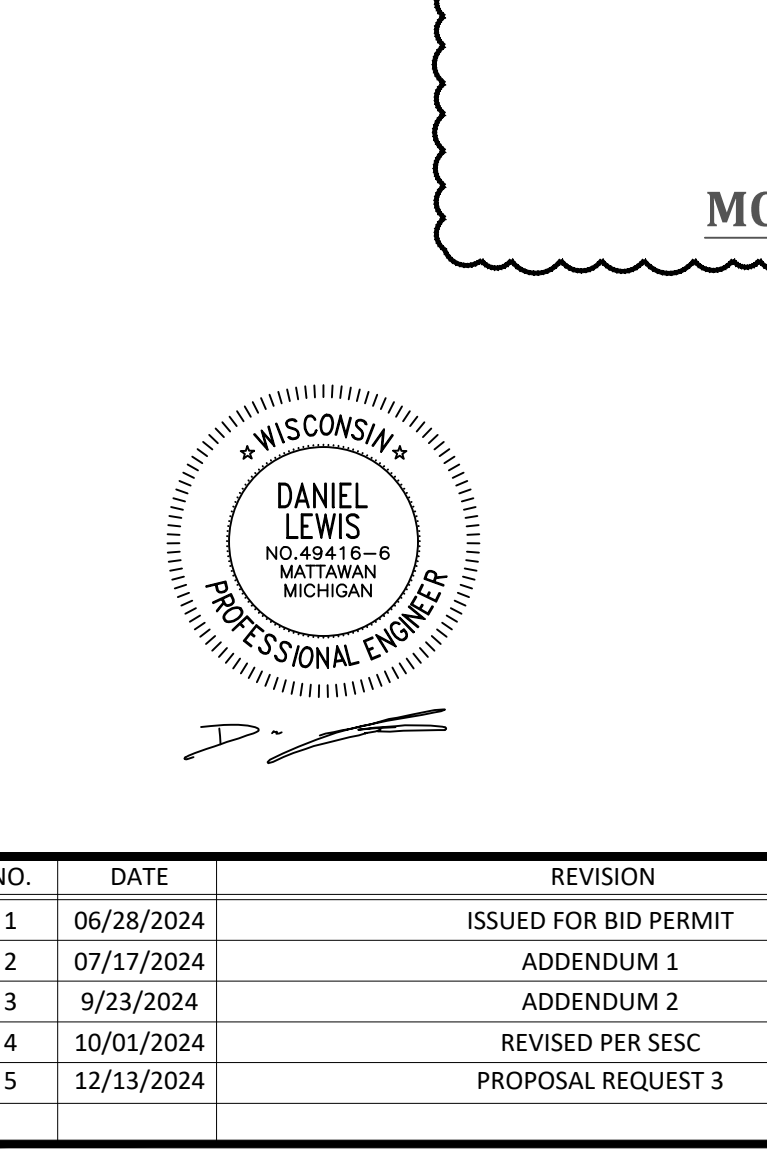
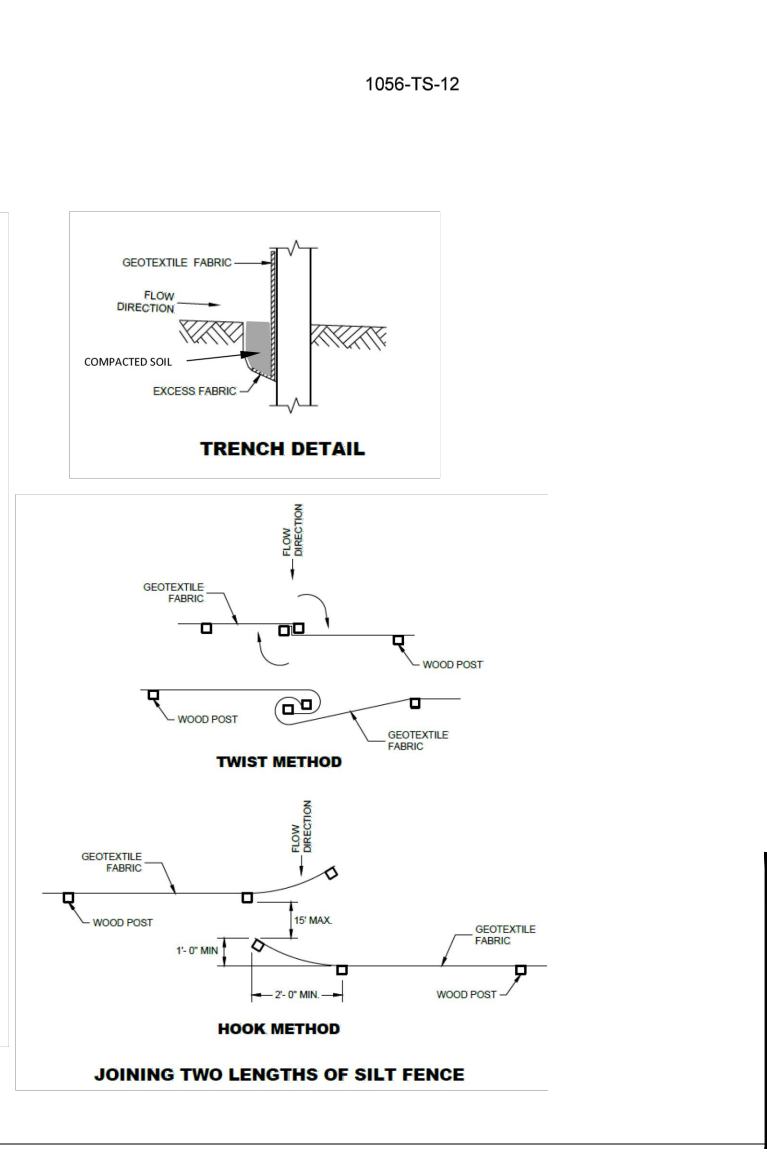
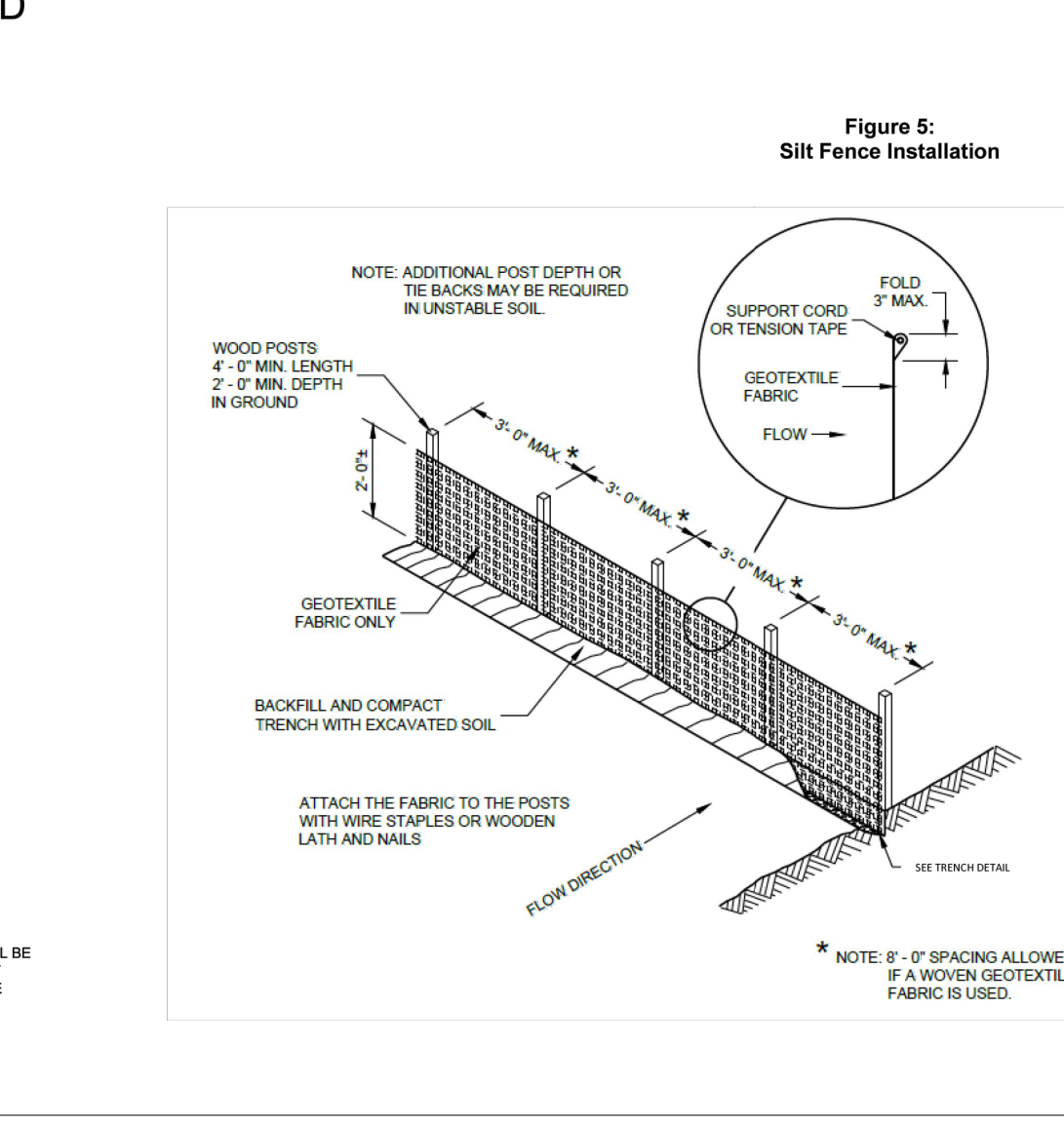
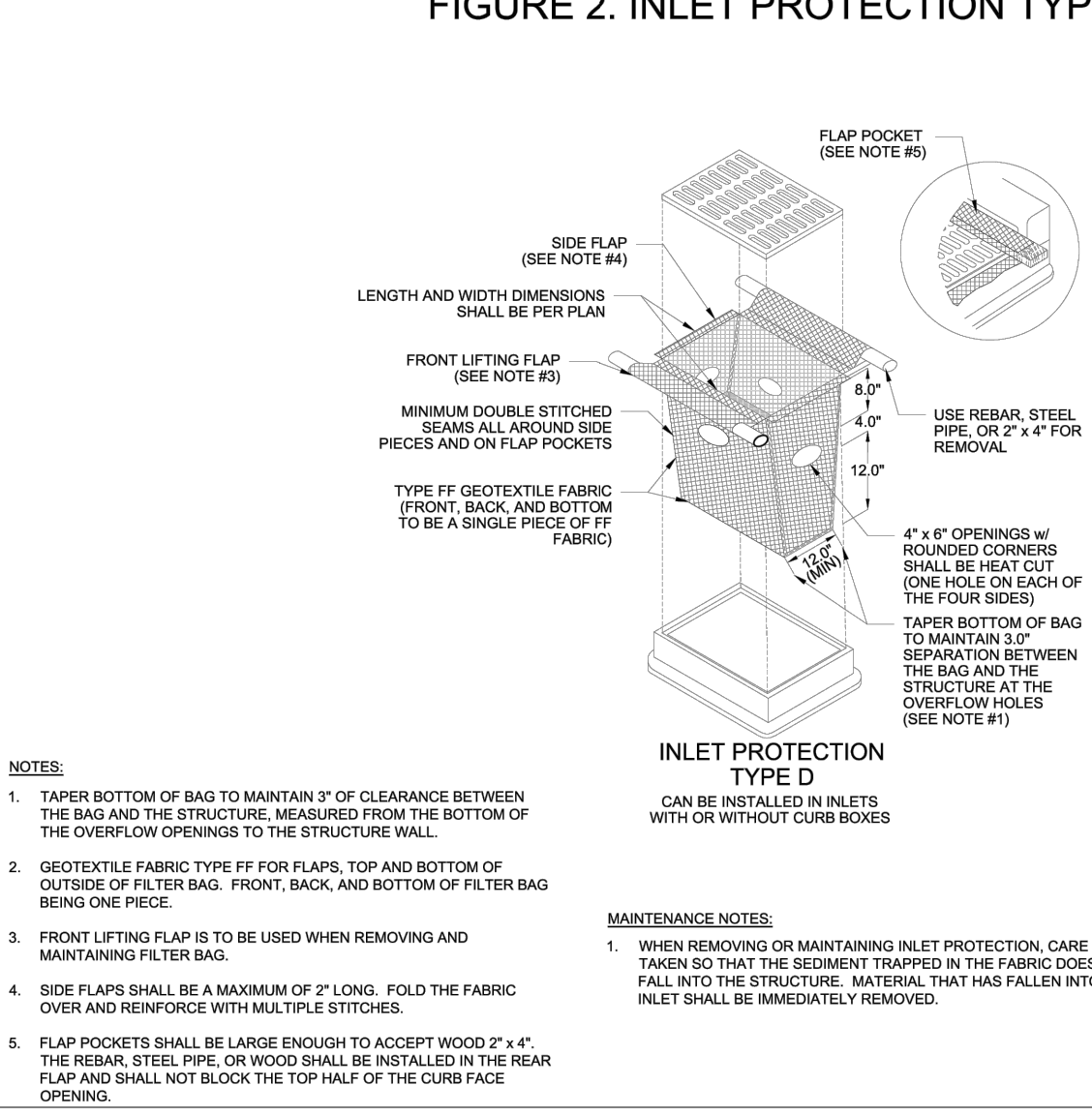
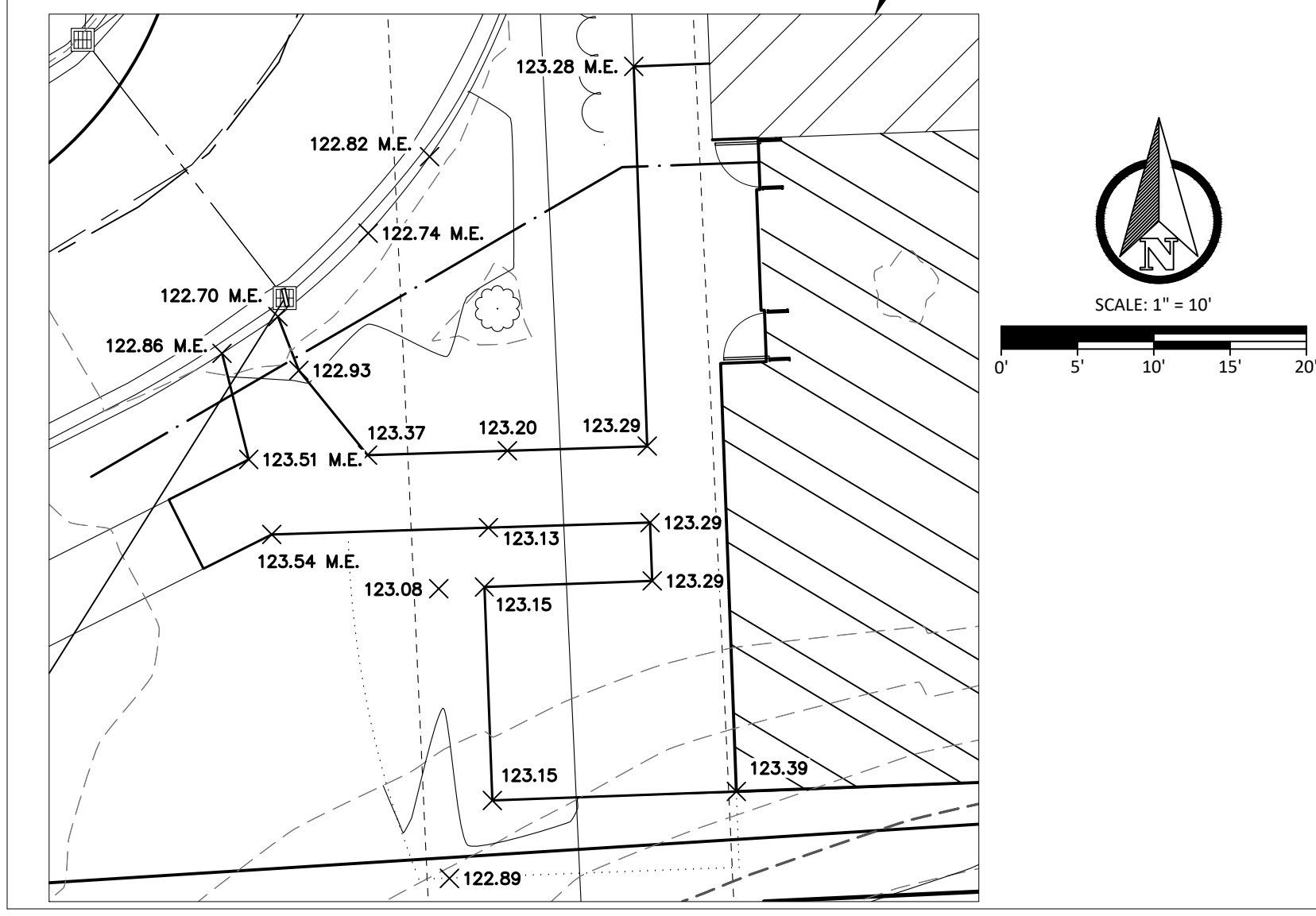
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**EROSION CONTROL NOTES**

1. POST WDRN CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRN.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATER). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wi.gov/topic/stormwater/standards/consr\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/consr_standards.html).
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND THE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1067.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL # 1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR-HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY 70 GPM OR MORE. (REV. FEBRUARY 2017).
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017).
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO S20). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDRN TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE TRAP BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDRN TECHNICAL STANDARD BARRIERS FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD SILT CHECK #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUNDING STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL GRASS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE CONTRACTOR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1052.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN CONSTRUCTION REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (IBRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>.
29. REFER TO THE SITE PLAN IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
30. REFER TO THE DNR FRAC OUT PLAN IF AN INADVERTENT DISCHARGE OF DRILLING FLUIDS ("FRAC OUTF") OCCURS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www.epa.gov/water/dnr-concrete-washout-basins>. REQUIRE ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.



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1	06/28/2024	ISSUED FOR BID PERMIT	MDS	1234
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3	9/23/2024	ADDENDUM 2	CIW	ZB
4	10/01/2024	REVISED PER SEC	CIW	
5	12/13/2024	PROPOSAL REQUEST 3	MDS	

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 12.13.2024 PROPOSAL REQUEST 3

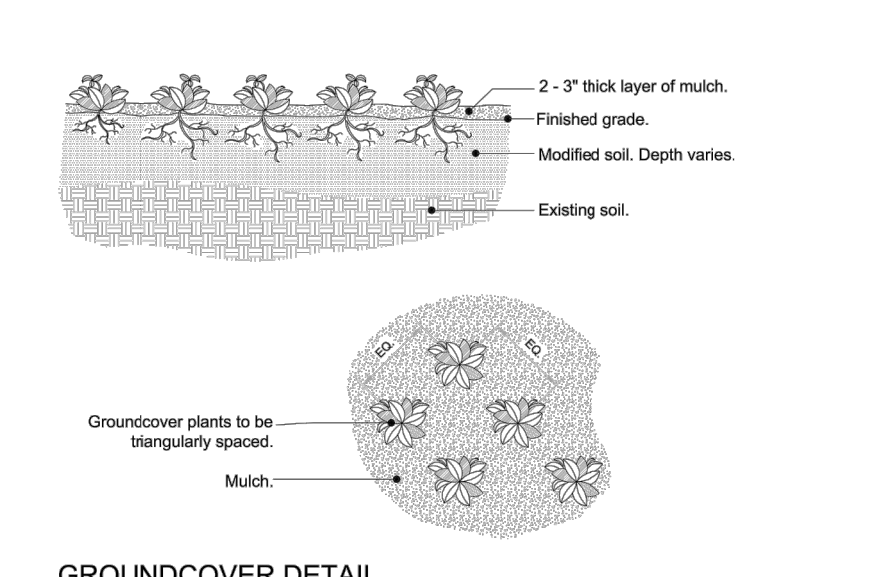
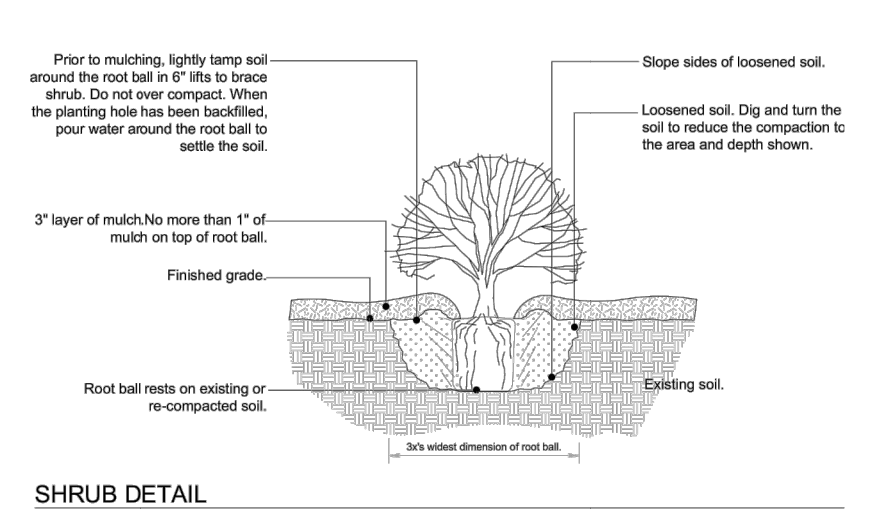
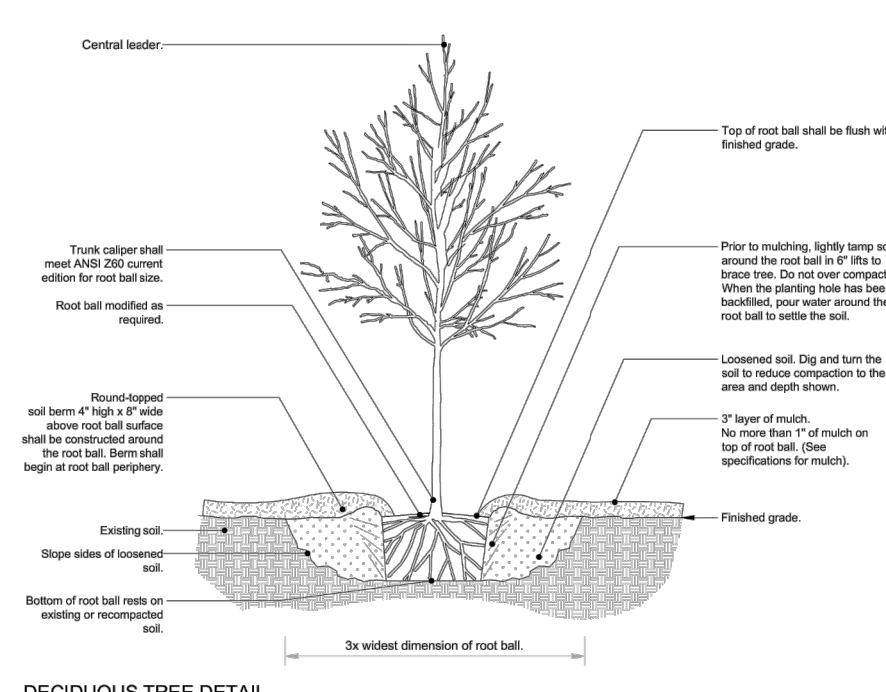
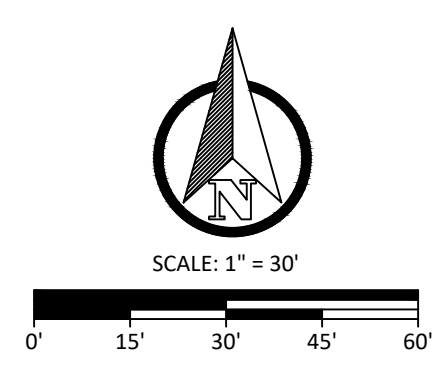
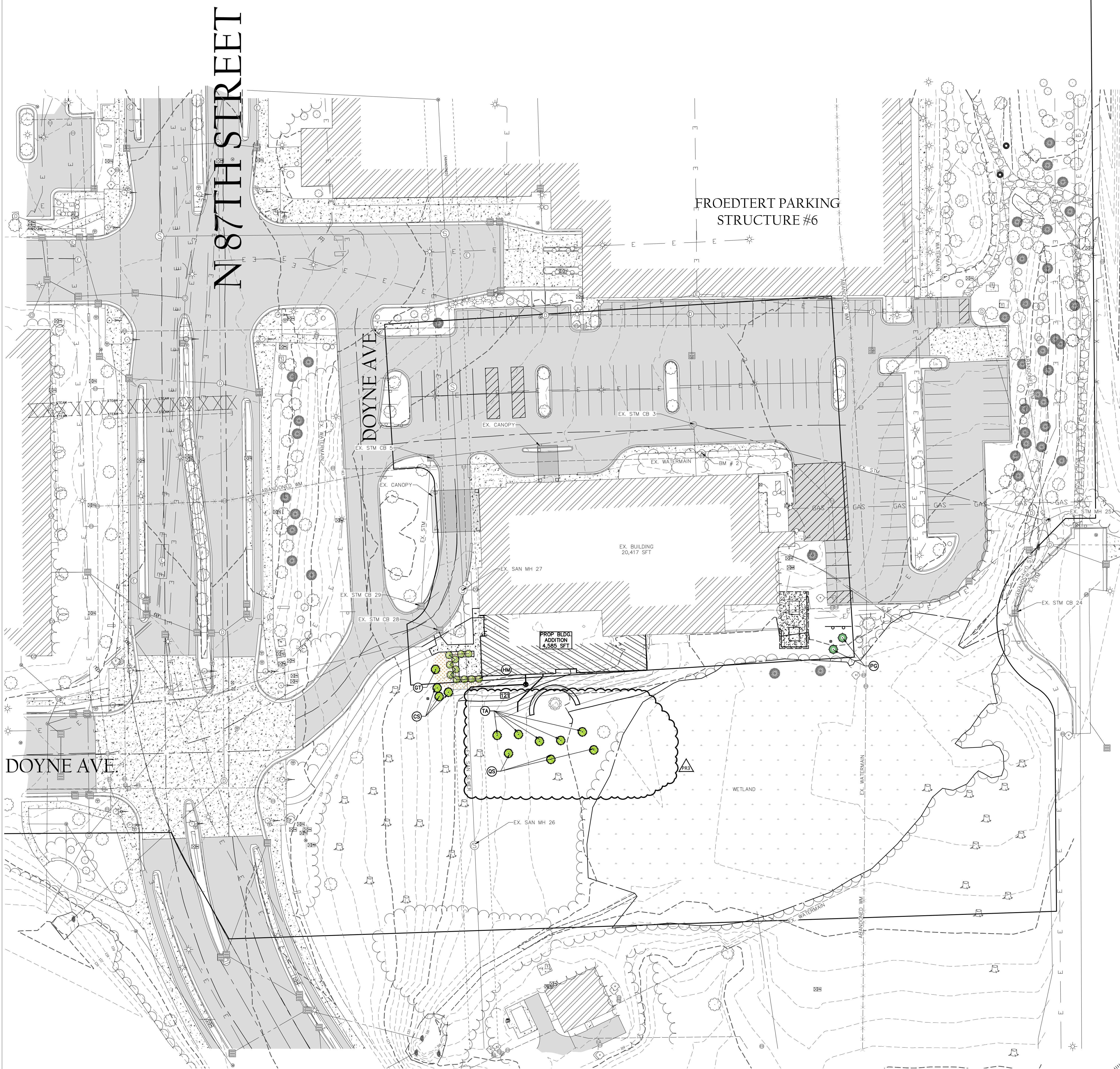
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**GRADING PLAN**

**C400**





**LANDSCAPE LEGEND**

- DECIDUOUS SHADE TREES
- CONIFEROUS TREES
- SHRUB
- GROUND COVER PLANT

**PLANTING SCHEDULE**

Plant List:	Quantity:	Sym.	Botanical Name:	Common Name:	Size:	Root:	Com.
Deciduous Trees:							
	5	Ta	<i>Tilia americana</i>	Boulevard American Linden	2.5' cal.	B&B	
	1	Gt	<i>Gleditsia triacanthos inermis</i>	Skyline Honey Locust	2.5' cal.	B&B	
	3	Qs	<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal.	B&B	
Ornamental Tree:							
	3	Cs	<i>Cornus sericea</i>	Red-osier Dogwood	36"	cont.	
Evergreen Tree:							
	2	Pg	<i>Picea glauca</i>	Norway Spruce	8-10'	B&B	
Deciduous Shrubs:							
	11	Hm	<i>Hydrangea mac 'Baller'</i>	Endless Summer Hydrangea	18-24"	cont.	

- LANDSCAPING NOTES:**
1. PLACE SHREDDED HARDWOOD MULCH TO A UNIFORM 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A DEPTH OF 2" IN PERENNIAL/GROUND COVER AREAS.
  2. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
  3. TAKING/GUYING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO DIRECT WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE AFTER WATERING BACKFILL WHEN PLANTING. THIS SHALL BE AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR.
  4. ALL PLANTING BEDS ARE TO HAVE A DEPTH OF 4" (AFTER COMPACTION) OF IMPORTED PLANT MIX AND PRIOR TO PLACEMENT CONTRACTOR IS TO SCARIFY ALL BED AREAS TO A DEPTH OF 4" MIN. TO LOOSEN COMPACTION FROM CONSTRUCTION.
  5. PLANT MIX SHALL BE A BLEND OF 1/3 TOPSOIL, 1/3 SAND, 1/3 PEAT OR COMPOST.
  6. ALL EDGING IS TO BE STANDARD COMMERCIAL EDGING 1/8" X 4" GREEN STEEL EDGING AND INSTALL PER DETAIL. ALL AREAS WHERE TURF/SOD MEETS PLANTING BED OR MAINTENANCE STRIP IS TO HAVE EDGING INSTALLED.
  7. ALL MAINTENANCE STRIP STONE IS TO BE CLEAN WASHED W/CRUSHED NATURAL STONE OR DEWITT WEED BARRIER OR DUPONT TYFAR OR EQUAL HEAVY FABRIC FOR WEED CONTROL.
  8. ALL PLANT MATERIALS HAVE A ONE YEAR WARRANTY WHICH STARTS UPON AGREED UPON SUBSTANTIAL COMPLETION DATE BY OWNER.
  9. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS WHICH INCLUDES BUT IS NOT LIMITED TO WATERING, CONTROLLING WEED GROWTH, FERTILIZING, PRUNING, TRIMMING FOR DURATION OF CONSTRUCTION AND UNTIL AGREED UPON SUBSTANTIAL COMPLETION.
  10. TILL ALL LANDSCAPE PLANTING BEDS TO A DEPTH OF 4" PRIOR TO PLACING AMENDED SOIL.
  11. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND REPEATED AS NECESSARY TO ENSURE HEALTHY NURSERY STOCK.
  12. MAINTAIN ALL PLANT MATERIALS DURING THE ENTIRE DURATION OF CONSTRUCTION THRU SUBSTANTIAL COMPLETION.
  13. CONTRACTOR TO SUBMIT ALTERNATE FULL SEASON MAINTENANCE COST TO MAINTAIN ALL MOWING, PLANT MATERIAL, AND PLANTING BED CARE FOR TWO ADDITIONAL SEASONS.
  14. PLANT MATERIALS SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARDS RECOMMENDED BY THE CITY OF WAUWATOSA.

- SEEDING NOTES:**
1. PRIOR TO ANY SEEDING, CONTRACTOR MUST OBTAIN A MINIMUM OF THREE SOIL SAMPLES OF DIFFERENT TOPSOIL AREAS ON SITE TO DETERMINE IF ANY AMENDMENTS ARE NEEDED FOR SEEDING AREAS.
  2. ALL MOWABLE CLASS A IRRIGATED LAWN AREAS SHALL BE HYDROSEEDING WITH THE FOLLOWING MIXTURE: 50% PERENNIAL TURF TYPE RYEGRASS, 33% CREEPING RED FESCUE AT A RATE OF 8 LBS/1000S.F.
  3. ALL NON-IRRIGATED AREAS SHALL BE SEEDING WITH A MDT EROSION CONTROL MIX 35% CREEPING RED FESCUE, 35% KENTUCKY BLUEGRASS, 15% PERENNIAL RYE GRASS, 15% KENTUCKY BLUEGRASS. (NOTE: SEEDING RATE TO BE 5-6 LBS/1000)
  4. ALL AREAS GREATER THAN 1/4" SHALL BE SEEDING AND MATTED WITH 3075 OR EQUAL EROSION MATTING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
  5. PRIOR TO PLANTING APPLY GLYPHOSATE HERBICIDE TO EXISTING WEED GROWTH IN AREAS TO BE PLANTED WITH NATIVE SEED AND ALL SEED. REPEAT TREATMENT AS NEEDED TO WITHIN FOUR OR FIVE DAYS OF PLANTING FOR ADEQUATE ERADICATION OF WEED GROWTH.
  6. ERADICATION OF EXISTING SOIL WEED GROWTH.
  7. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE ANY STICKS, ROOTS, RUBBISH PRIOR TO SEEDING.
  8. MAINTAIN LAWN AREAS UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90%.
  9. MAINTAIN ALL AREAS FROM EROSION AND RESEED ANY AREAS THAT DO NOT HAVE PROPER GROWTH.



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9.23.2024 ADDENDUM 2  
10.01.2024 REVISED PER SESC  
12.13.2024 PROPOSAL REQUEST 3  
1.6.2025 REVISED TREE SPECIES PER DBR

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6	01/06/2025	REVISED TREE SPECIES PER DBR	MDS	

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**LANDSCAPE PLAN**  
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Retaining Wall Block  
Allan Block - AB Europa  
Collection, Stonecreek