Planning Application

Project Name WEST ALLIS DEVELOPMENT - 7030 W NATIONAL AVE

Applicant or Agent for Applicant

Name DAVID M RASCHKA
Company THRIVE ARCHTIECTS
Address 259 SOUTH STREET, SUITE A
City WAUKESHA State WI Zip 53186
Daytime Phone Number 833-380-6180
E-mail Address DMR@THRIVE-ARCHITECTS.COM
Fax Number

Agent is Representing (Tenant/Owner)

Name MAX MEINERZ
Company GG 003 LLC
Address 7315 W WISCONSIN AVE
City WAUWATOSA State WI Zip 53213
Daytime Phone Number 414-218-8312
E-mail Address LEASING@GANGLIONGROUP.COM
Fax Number

Property Information

Property Address 7030 W NATIONAL AVE
Tax Key No. 4530272001 & 4530270001
Aldermanic District
Current Zoning
Property Owner
Property Owner's Address

Existing Use of Property VACANT
Previous Occupant

Total Project Cost Estimate $2,200,000

Application Type and Fee

(Check all that apply)

- ☐ Special Use: (Public Hearing Required) $500
- ☐ Level 1: Site, Landscaping, Architectural Plan Review $100 (Project Cost $0-$1,999)
- ☐ Level 2: Site, Landscaping, Architectural Plan Review $250 (Project Cost $2,000-$4,999)
- ☑ Level 3: Site, Landscaping, Architectural Plan Review $500 (Project Cost $5,000+)
- ☐ Site, Landscaping, Architectural Plan Amendment $100
- ☐ Extension of Time $250
- ☐ Signage Plan Appeal $100
- ☐ Request for Rezoning $500 (Public Hearing Required) Existing Zoning: _____ Proposed Zoning: _____
- ☐ Request for Ordinance Amendment $500
- ☐ Planned Development District $1,500 (Public Hearing Required)
- ☐ Subdivision Plats $1,700
- ☐ Certified Survey Map $725
- ☐ Certified Survey Map Re-approval $75
- ☑ Street or Alley Vacation/Dedication $500
- ☐ Transitional Use $500 (Public Hearing Required)
- ☐ Formal Zoning Verification $200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- ☑ Completed Application
- ☑ Corresponding Fees
- ☑ Project Description
- ☑ One (1) set of plans (24" x 36") - check all that apply
  - ☑ Site/Landscaping/Screening Plan
  - ☑ Floor Plans
  - ☑ Elevations
  - ☐ Certified Survey Map
  - ☐ Other
- ☑ One (1) electronic copy of plans
- ☑ Total Project Cost Estimate

Please make checks payable to: City of West Allis

FOR OFFICE USE ONLY

Plan Commission _____
Common Council Introduction _____
Common Council Public Hearing _____

Applicant or Agent Signature _____ Date 06/26/2020

Property Owner Signature _____ Date _____

City of West Allis | 7525 W. Greenfield Ave. | West Allis, WI 53214
(414) 302-8460 | (414) 302-8401 (Fax) | www.westalliswi.gov/planning

THRIVE ARCHITECTS

PROJECT NARRATIVE

06-26-2020
7030 W National Ave Development #20033

Project Narrative

The attached proposal is for a two-story wood frame building and site redevelopment at both the 7030 W National Ave parcel and the 15 71st St parcel. The proposed new construction occupies a 8,900 s.f. building footprint directly abutting the property lines along National Ave and 71 St. The building proposed is white-box space, intended for leasing to Business occupancies. The owner has a dental office tenant for the 3,500 s.f. space on the East side first floor space. The architectural façade of the building will consist of a combination of brick, fiber cement panel siding, and aluminum storefront. These materials have been carried around the three main elevations of the building, with a slight reduction in the amount of storefront along the North Façade. The East façade is proposed as fiber cement siding, as it faces the neighboring building in that direction and will not present much to the public or in the way of views out of the building. The elimination of brick and storefront on the East Façade allows for more of those materials to be used on the primary street frontage. LED wall wash lighting is being proposed around the brick façade, washing onto the composite panel siding, as well as sunshade devices along the two main street facades. The balance of the site is being proposed as parking to the North of the building. There are 45 proposed parking stalls, which is short of the 60 required by zoning, but additional street parking is available along National Ave and the adjacent side streets. Part of the proposal is to absorb the current alley between the parcels to accommodate the parking and site layout.

PLAT OF SURVEY

LOTS 18, 19, 20, 21, 22, 23 BLOCK 2, OF LEFEBERS SUBDIVISION, AND LOT 24 AND THE WEST 5 FEET OF LOT 25, BLOCK 2 OF CONT OF LEFEBERS SUBDIVISION NO 3 BEING PART OF THE NW 1/4 OF SECTION 3, T6N., R21E., IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

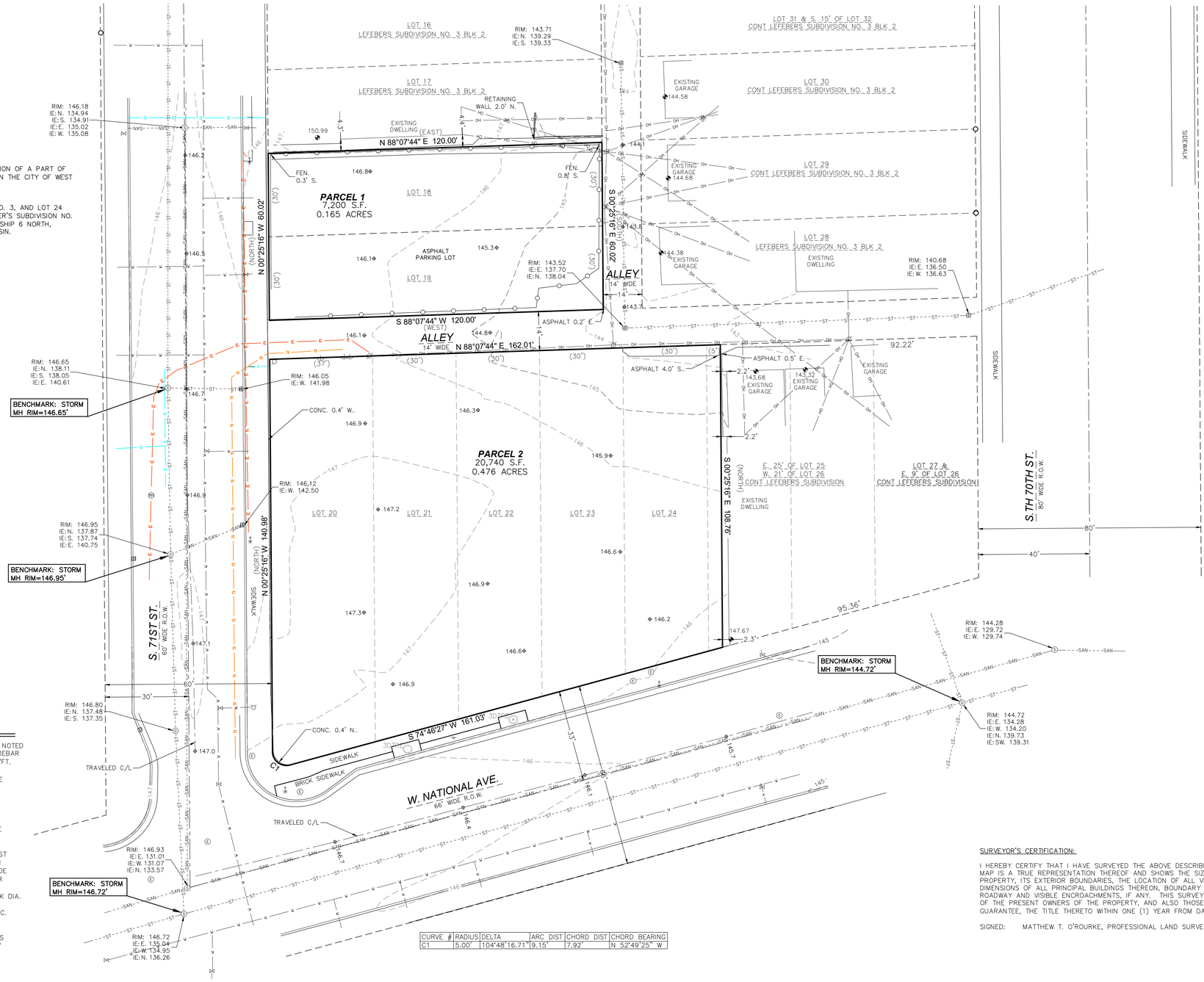
LEGAL DESCRIPTION PER DOC #8689043

PARCEL 1:

LOTS 18 AND 19, IN BLOCK 2, IN LEFEBER'S SUBDIVISION NO. 3, A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCOSNSIN.

PARCEL 2:
ALL OF LOTS 20, 21, 22 AND 23, IN BLOCK 2, IN LEFEBER'S SUBDIVISION NO. 3, AND LOT 24 AND THE WEST 5 FEET OF LOT 25, IN BLOCK 2 IN CONTINUATION OF LEFEBER'S SUBDIVISION NO. 3, A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCOSNSIN.

NOTES:
- BEARINGS ARE REFERENCED TO THE EAST RIGHT OF WAY OF SOUTH 71ST. STREET, MEASURED AS N00°25'16"W.
- VERTICAL DATUM IS CITY OF WEST ALLIS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20202219833, 20202219856, 20202219952, 20202219968.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
C1	5.00'	104°48'16.71"	9.15'	7.92'	N 52°49'25" W

LEGEND

- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- STORM MANHOLE
- SANITARY MANHOLE
- MANHOLE
- CURB INLET
- FIELD INLET
- WATER VALVE
- HYDRANT
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHTPOLE WITH MAST
- 800.0 FLOOR ELEVATION
- 800 EXISTING SPOT GRADE
- EXISTING CONTOUR
- SIGN
- DECID. TREE WITH TRUNK DIA.
- CHAINLINK FENCE
- E UNDERGROUND ELEC.
- TV UNDERGROUND TV
- W WATERMAIN
- G UNDERGROUND GAS
- OH OVERHEAD UTILITY
- SAN SANITARY SEWER
- ST STORM SEWER

0' 20' 40'
1 INCH = 20 FEET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND 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, ROADWAY AND VISIBLE ENCROACHMENTS, 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 DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

LandTech
SURVEYING & PLANNING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. REV. REV. REV. REV.

LOCATION: 7030 W. NATIONAL AVE. WEST ALLIS WISCONSIN
DRAWN BY: LJS
CHECKED BY: MTO

CLIENT: DAVID WOOD
PROJECT: BOUNDARY
LAYOUT: PLAT OF SURVEY
DRAWING: 20122_SURVEY.DWG

SEAL: WISCONSIN LAND SURVEYOR MATTHEW T. O'ROURKE S-2771 HARTFORD, WI

SCALE: 1:20
DATE: 06/18/2020
JOB NO: 20122
SHEET: 1 OF 1

WEST ALLIS DEVELOPMENT - NEW CONSTRUCTION

7030 W NATIONAL AVENUE | WEST ALLIS, WI 53214

SHEET INDEX

SHEET	DESCRIPTION
T1.0	TITLE AND CODE SHEET
	CIVIL
C-1	EXISTING CONDITIONS
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	DETAILS
	LANDSCAPE
L-1	LANDSCAPE OVERVIEW
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE GENERAL NOTES & DETAILS
	ARCHITECTURAL
SP1.0	SITE PLAN AND SITE DETAILS
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
	STRUCTURAL

PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR

PROJECT NOTES

ELECTRICAL NOTES:
1) ALL WORK TO BE BY DESIGN–BUILD ELECTRICAL CONTRACTOR.

HVAC NOTES:
1) ALL WORK TO BE BY DESIGN–BUILD HVAC CONTRACTOR.

PLUMBING NOTES:
1) ALL WORK TO BE BY DESIGN–BUILD PLUMBING CONTRACTOR.

BUILDING CODE SUMMARY

BASED ON THE	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/ WI AMENDMENTS) 2015 INTERNATIONAL EXISTING BUILDING CODE 2009 ANSI A117.1 ACCESSIBILITY CODE ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES
BUILDING AREA	TOTAL AREA: 8,900 SF
FIRE ALARM:	—
OCCUPANCY	(B) BUSINESS
OCCUPANCY SEPARATION	—
CONSTRUCTION TYPE	V-B
SPRINKLER SYSTEM	FULLY SPRINKLERED, NFPA-13
CODE EXCEPTION	___

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2. ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS. SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3. GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPPERATION UPON OCCUPANCY.
7. THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAT 5'–0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'–6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9. ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

PROJECT CONTACT INFO

OWNER:
MAX MEINERZ
OWNER ADDRESS
CITY, WI #####
P: ###-###-####

ARCHITECT:
THRIVE ARCHITECTS
259 SOUTH STREET, SUITE A
WAUKESHA, WI 53186
P: 833-380-6180
ATTN: JEREMY BARTLETT, ARCHITECT OF RECORD

SITE

VICINITY MAP
SCALE: N.T.S.

TYPICAL ABBREVIATIONS

ABV: Above
ACOUS: Acoustical
ADDL: Additional
ADH: Adhesive
ADJ: Adjustable
AFF: Above Finish Floor
AGG: Aggregate
AHJ: Authority Having Jurisdiction
A/C: Air Conditioning
ALT: Alternate
ALUM: Aluminum
ANC: Anchor, Anchorage
AB: Anchor Bolt
ANOD: Anodized
APX: Approximate
APT: Apartment
ARCH: Architect (architectural)
ASPH: Asphalt
AUTO: Automatic
AVE: Avenue
AVR: Average
AWN: Awning

BSMT: Basement
BM: Beam
BVL: Beveled
BITUM: Bituminous
BLK: Block
BLKG: Blocking
BLW: Below
BLDV: Boulevard
BTW: Between
BD: Board
BOT: Bottom
BLDG: Building
BUR: Built Up Roofing

B/O: By Others
BO: Bottom Of
BR: Bedroom

CAB: Cabinet
CALC: Calculation
CD: Cabinet Door
CG: Corner Guard
CIP: Cast–in–Place (Concrete)
CL: Centerline
CO: Clean Out
CONTR: Contract (or)
COORD: Coordinate
CRPT: Carpet
CIP: cast–in–place
CLK: Caulking
CAS: Casement
CB: Catch Basin
CLG: Ceiling
CT: Ceramic Tile
CIR: Circle
CLR: Clear
COL: Column
CONC: Concrete
CMU: Concrete Masonry Unit
CONST: CONSTruction
CONT: Continuous
CJT: Control Joint
CORR: Corrugated
CUFT: Cubic Foot
CUYD: Cubic Yard

DP: Dampproofing
DTL: Detail
DIA: Diameter
DIM: Dimension

DW: Dishwasher
DIV: Division
DR: Door
DH: Double Hung
DS: Downspout
DRWR: Drawer
DT: Drain Tile
DWG: Drawing
D: Nail Size

EW: Each Way
E: East
EL: Elevation
ELEV: Elevation
EQ: Equal
EQP: Equipment
EXCV: Excavate
EXH: Exhaust
EXIST: Existing
EXT: Exterior

FOC: Face of Concrete
FOF: Face of Finish
FOM: Face of Masonry
FOS: Face of Studs
FOW: Face of Wall
FBD: Fiberboard
FCB: Fiber Cement Board
FGL: Fiberglass
FIN: Finish
FFE: Finished Floor Elevation
FA: Fire Alarm
FE: Fire Extinguisher
FPL: Fireplace
FLSH: Flashing
FLR: Floor
FLUOR: Fluorescent
FT: Foot, Feet

FTG: Footing
FND: Foundation
FRM: Fram(d), (ing)
FBO: Furnished by Others
FUR: Furred

GA: Gage, Gauge
GAL: Gallon
GL: Glass, Glazing
GI: Galvanized Iron
GLBK: Glass Block
GLB: Glue Laminated Beam
GT: Grout
GRD: Grade, Grading
GWB: Gypsum Wall Board

HWD: Hardware
HDR: Header
HTG: Heating
HVAC: Heating, Ventilation–Air Conditioning
HT: Height
HC: Hollow Core
HOR: Horizontal
HB: Hose Bib

IN: Inch
INCL: Include
ID: Inside Diameter
INS: Insulate
INT: Interior
INV: Invert

JNT: Joint
JST: Joist

KD: Kiln Dried
KIT: Kitchen

LB: Pound
LAM: Laminate(d)
LAV: Lavatory
LH: Left Hand
L: Length
LOA: Length Overall
LT: Light
LF: Lineal Feet
LL: Live Load
LVL: Laminated Veneer Lumber
LVR: Louver

MFR: Manufacturer
MO: Masonry Opening
MAX: Maximum
MAS: Masonry
MECH: Mechanic(al)
MC: Medicine Cabinet
MED: Medium
MDF: Medium Density Fiberboard
MDO: Medium Density Overlay
MBR: Member
MMB: Membrane
MTL: Metal
MWK: Millwork
MIN: Minimum
MIR: Mirror
MISC: Miscellaneous
MOD: Module
MLD: Moulding
MLB: Micro Laminate Beam

NOM: Nominal
N: North
NIC: Not in Contract
NTS: Not To Scale

NO, #: Number

O: Non–Operable Window Section
OBS: Obscure
OC: On Center
OP: Opaque
OPG: Opening
OSB: Orientated Strand Board
OD: Outside Diameter

PMT: Paint(ed)
PBD: Particle Board
PRT: partition
PVMT: Pavement
PERF: Perforate(d)
PLAS: Plaster
PLAM: Plastic Laminate
PLT: Plate
PLYWD: Plywood
PCC: Precast Concrete
PCF: Pounds Per Cubic Foot
PLF: Pounds Per Linear Foot
PSF: Pounds Per Square Foot
PSI: Pounds Per Square Inch
PBF: Prefabricated
PRF: Preformed
PT: Pressure Treated
PL: Property Line
PH: Toilet Paper Hanger

QTY: Quantity
QT: Quarry Tile

RAD: Radius
REF: Reference
RFL: Reflect(ed),(ive),(or)

REFR: Ref
REG: Register
RE: Reinforced
REQ'D: Required
RA: Return Air
REV: Revision
R: Riser
RD: Rod
R&S: Rod and Shelf
RFG: Roofing
RM: Room
RO: Rough Opening

SCH: Schedule
SCN: Screen
SECT: Section
SGD: Sliding Glass Door
SHTH: Sheathing
SHT: Sheet
SH: Shelf, Shelving
SIM: Similar
SKL: Skylight
S: South
SLB: Slab
SLD: Slider(ing)
SPEC: Specification
SQ: Square
STD: Standard
STV: Stove
STL: Steel
STR: Structural
SA: Supply Air
SC: Solid Core
SW: Shear Wall
SS: Stainless Steel
SYS: System

TEL: Telephone

TEMP: Tempered
TK: Tight Knot
T&G: Tongue and Groove
T/O: Top of
TOC: Top of Concrete
TOW: Top of Wall
TB: Towel Bar
T: Tread
TS: Tubular Steel
TYP: Typical

UL: Underwriters Laboratory
UNF: Unfinished
UNO: Unless Noted Otherwise

VB: Vapor Barrier
VAR: Varnish
VIF: Verify In Field
VRN: Veneer
VERT: Vertical
VG: Vertical Grain
VIN: Vinyl Sheet

WL: Wall
WC: Water Closet
WH: Water Heater
WP: Water Proofing
WR: Weather Resistant
WRB: Weather Resistive Barrier
WWF: Welded Wire Fabric
WWM: Welded Wire Mesh
W: West
WIN: Window
W/O: Without
W/: With
WD: Wood

X: Operable Window Section

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. 20033
West Allis Development
NEW CONSTRUCTION

7030 W National Avenue
WEST ALLIS, WI 53214

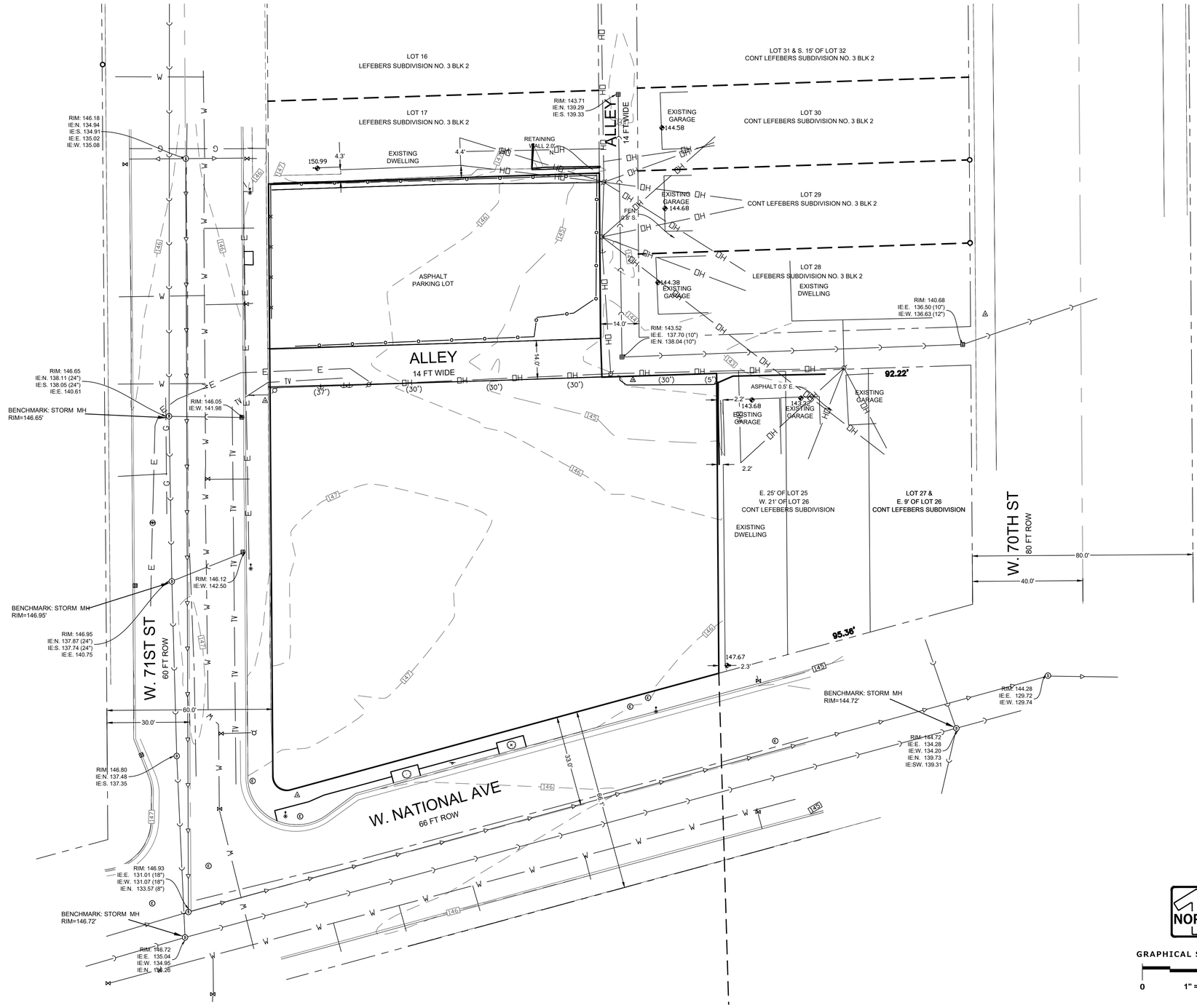
Sheet Title
TITLE AND CODE SHEET

Revisions

No.	Date	Description
	06-26-20	P.C. Submittal

NOT FOR CONSTRUCTION

Sheet No.
T1.0



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	FOUND 3/4" IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL.	=CENTERLINE
LIGHT POLE	DUMPSTER	CONC.	=CONCRETE
TRAFFIC SIGNAL	HANDICAP STALL	EL.	=ELEVATION
UTILITY POLE	SPOT ELEVATION	EXT.	=EXISTING
GUY WIRE		INV.	=INVERT
EMERGENCY FIRE SERVICE		MON.	=MONUMENT
SANITARY SEWER		P.O.B.	=POINT OF BEGINNING
STORM SEWER		P.O.C.	=POINT OF COMMENCEMENT
W — WATER MAIN		R.O.W	=RIGHT OF WAY
FO — FIBER OPTIC LINE		SEC.	=SECTION
T — TELEPHONE LINE		SQ. FT.	=SQUARE FEET
E — ELECTRIC LINE		W/	=WITH
OHW — OVERHEAD WIRES		(R)	=RECORDED AS
CATV — CABLE TELEVISION		(D)	=DEEDED AS
G — GAS MAIN			
WET — WETLANDS			
TREE LINE			
NO ACCESS			

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

WEST ALLIS DEVELOPMENT

7030 W NATIONAL AVE
WEST ALLIS, WI

EXISTING CONDITIONS

REVISIONS

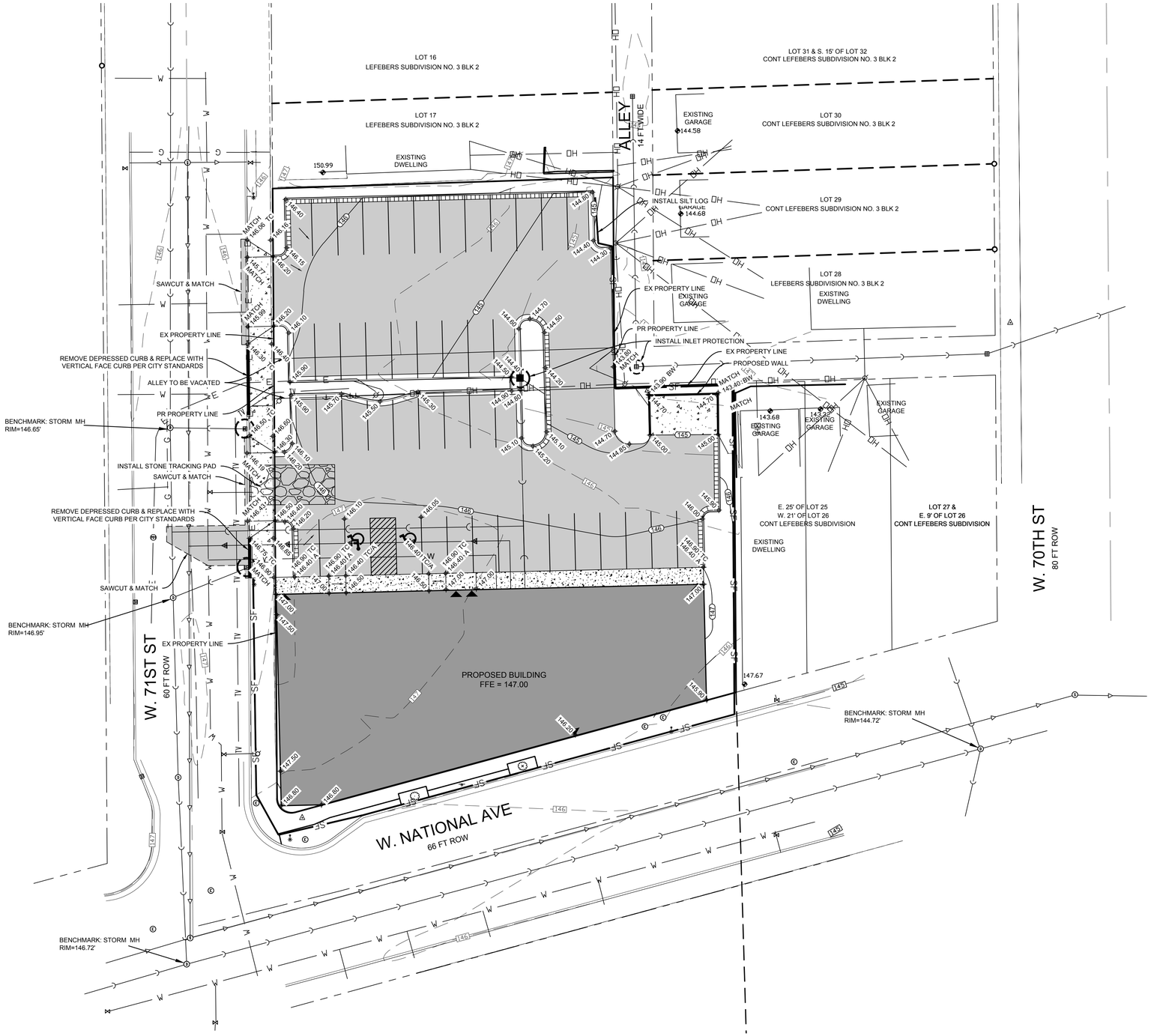
PEG JOB No. 2011.00 AEK
PEG PM
START DATE 06/19/20
SCALE 1"=20'

SHEET
C-1
C-4

EXISTING_CONDITIONS

REVIEW

Z:\PROJECTS\2020\2029.00-WI\CAD\SHEETS\01-EX.DWG



LEGEND

- EXISTING CONTOUR (749)
- PROPOSED CONTOUR (749)
- SPOT ELEVATION (750.00)
- PROPOSED STORM SEWER
- REGULAR DUTY ASPHALT PAVING
- CONCRETE
- INLET PROTECTION
- SILT FENCE/SILT LOG
- CONSTRUCTION ENTRANCE
- REVERSE CURB & GUTTER

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

WEST ALLIS DEVELOPMENT

7030 W NATIONAL AVE
WEST ALLIS, WI

GRADING PLAN

REVISIONS

PEG JOB No.	2011.00
PEG PM	AEK
START DATE	06/19/20
SCALE	1" = 20'

SHEET C-2 C-4

GRADING_PLAN

REVIEW

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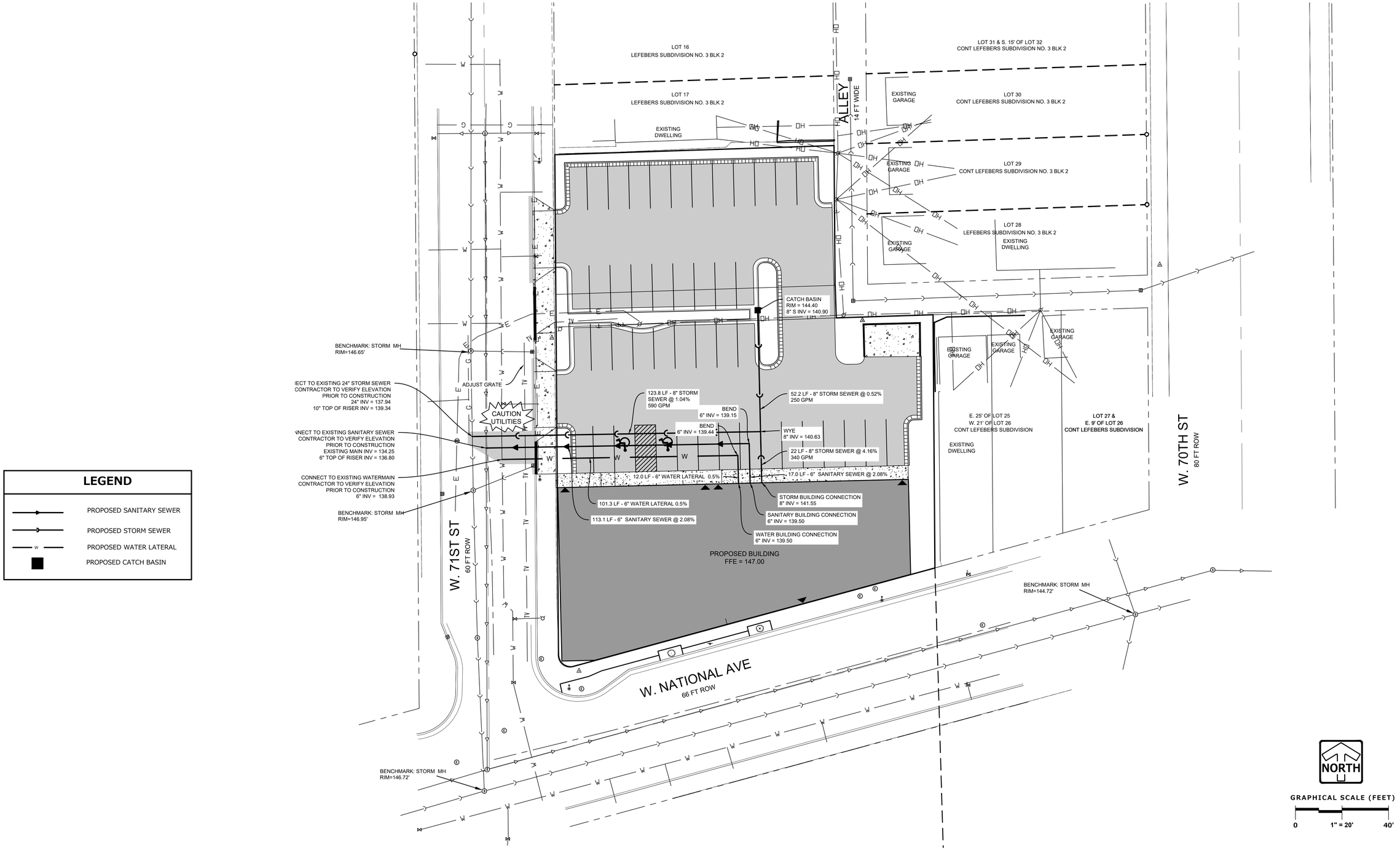

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- w PROPOSED WATER LATERAL
- PROPOSED CATCH BASIN

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UTILITY PLAN

REVISIONS

PEG JOB No. 2011.00 AEK
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SHEET
C-3
C-4

REVIEW

UTILITY_PLAN

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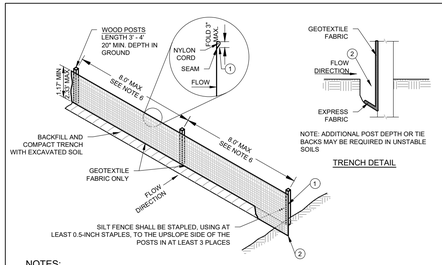
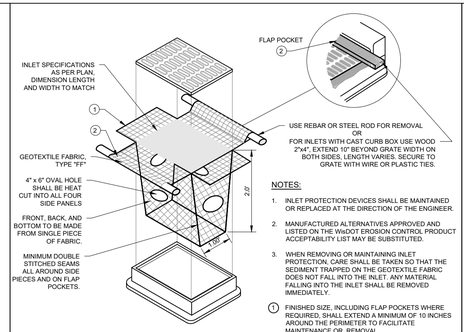


TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FICE



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

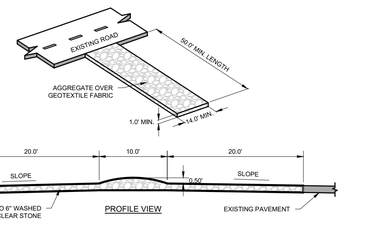
(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

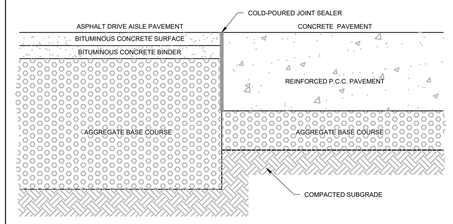
INLET PROTECTION



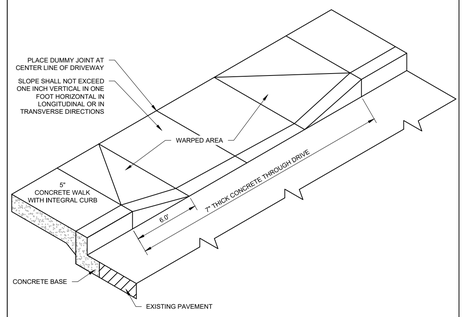
NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
2. THE AGGREGATE FOR TRACKING PADS SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATIONS 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

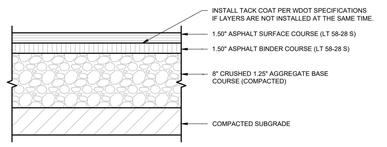
CONSTRUCTION ENTRANCE



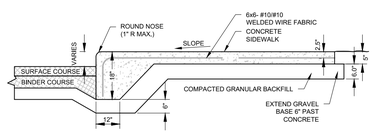
ASPHALT/CONCRETE INTERFACE



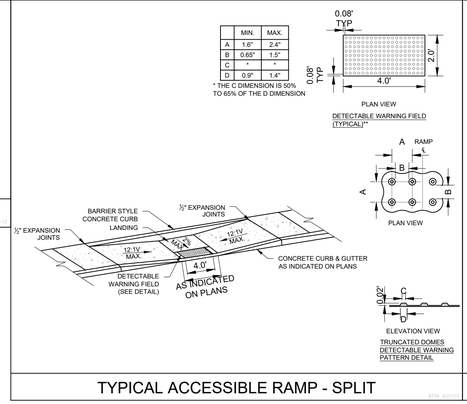
CONCRETE DRIVEWAY TYPE IIA (DEPRESSED, INTEGRAL CURB)



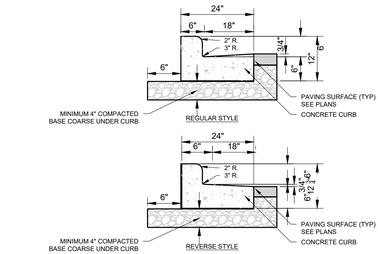
REGULAR DUTY PAVEMENT SECTION



INTEGRAL CURB AND SIDEWALK



TYPICAL ACCESSIBLE RAMP - SPLIT



NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

24" VERTICAL FACE CURB

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER, THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL WATER LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ¼" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7, 602.3.2.5, AND 601.3.4-5, OF THE STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE SPACED NOT FURTHER THAN 10' FOR PAVEMENT, 10' FOR SIDEWALKS (OR THE WIDTH OF THE WALK), AND 15' FOR CURB. EXPANSION JOINTS SHALL BE SPACED NO FURTHER THAN 50' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

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DETAILS

REVISIONS

PEG JOB No. 2011.00
PEC PM AEK
START DATE 06/19/20
SCALE 1"=20'

SHEET
C-4
C-4

DETAILS

REVIEW

Z:\PROJECTS\2020\2029.00-WI\CAD\SHEETS\04-DET.DWG

71st ST

W NATIONAL AVE

PROPOSED BUILDING
FFE = 147.00

EXISTING EXISTING TREE, TYP.

PROPOSED CONTOUR MINOR, TYP.

PROPOSED CONTOUR MAJOR, TYP.

EXISTING CONTOUR MAJOR, TYP.

EXISTING CONTOUR MINOR, TYP.

TURF

TRASH ENCLOSURE

EXISTING DWELLING

EXISTING GARAGE

EXISTING GARAGE

EXISTI DWELL

EXISTIN GARAG

SITE DATA

SITE GROSS AREA	29,650 SQ FT
TOTAL PARKING AREA	15,330 SQ FT
GREEN SPACE	4,155 SQ FT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

REVIEW

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LANDSCAPEOVERVIEW

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

WEST ALLIS DEVELOPMENT

7030 W NATIONAL AVE
WEST ALLIS, WI

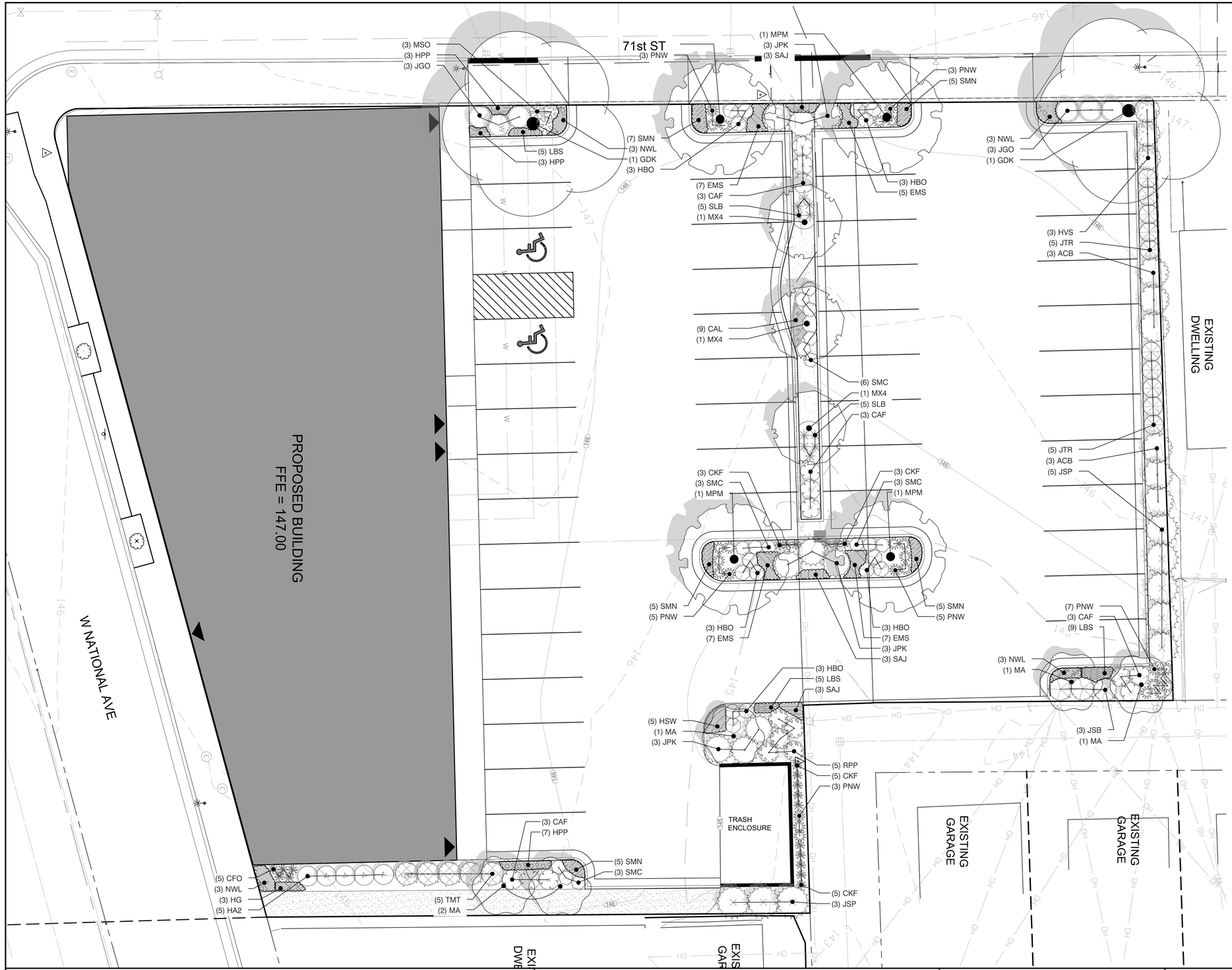
LANDSCAPE OVERVIEW

REVISIONS

PEG JOB No. 2011.00 AEK
PEG PM
START DATE 06/19/20
SCALE 1"=10'

SHEET
L-1
OF
L-3

Z:\PROJECTS\2020\2029.00-WI\CAD\SHEETS\05-LANDSCAPE.DWG



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
GDK	Gymnocladus dioica Kentucky Coffee Tree	2.5" Cal.	2
MA	Malus x `Adirondak` Adirondak Crab Apple	2.5" Cal.	5
MPM	Malus x `Prairie Maid` Prairie Maid Crabapple	2.5" Cal.	4
MX4	Malus x `Royal Raindrops` Royal Raindrops Crabapple	2.5" Cal.	3

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
ACB	Aronia arbutifolia `Brilliantissima` Brilliant Red Chokeberry	2` Ht.	6
CAF	Cornus stolonifera `Arctic Fire` Arctic Fire Dogwood	2` Ht.	12
HA2	Hydrangea arborescens `Annabelle` Annabelle Smooth Hydrangea	2` Ht.	5
HVS	Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea	2` Ht.	3
HBO	Hydrangea paniculata `Bobo` Bobo Hydrangea	2` Ht.	15
RPP	Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose	2` Ht.	5
SMC	Spiraea japonica `Magic Carpet` Magic Carpet Spirea	2` Ht.	15

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
JSP	Juniperus chinensis `J.N. Select Blue` Star Power Juniper	4` Ht.	8
JPK	Juniperus chinensis `Pfitzeriana Kallays` Kallay Compact Juniper	2` Ht.	9
JTR	Juniperus chinensis `Trautman` Trautman Juniper	4` Ht.	10
JSB	Juniperus sabina `Buffalo` Buffalo Juniper	2` W	3
JGO	Juniperus virginiana `Grey Owl` Eastern Redcedar Juniper	2` Ht.	6
TMT	Taxus x media `Tauntonii` Tauton Yew	2` Ht.	5

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
CKF	Calamagrostis x a `Karl Foerster` Karl Foerster Reed Grass	1 gal.	16
CFO	Calamagrostis x a `Overdam` Overdam Reed Grass	1 gal.	5
MSO	Miscanthus sinensis `Oktoberfest` Oktoberfest Miscanthus	1 gal.	3
PNW	Panicum virgatum `Northwind` Northwind Switch Grass	1 gal.	26
SLB	Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass	1 gal.	10

PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
CAL	Calamintha nepeta Calamint	4.5" cont.	9
EMS	Echinacea purpurea `Magnus Superior` Magnus Superior Coneflower	4.5" Cont.	26
HSW	Hemerocallis `Summer Wine` Summer Wine Daylily	4.5" Cont.	5
HPP	Heuchera m `Palace Purple` Palace Purple Coral Bells	4.5" Cont.	13
HG	Hosta x `Gold Standard` Gold Standard Hosta	4.5" cont.	3
LBS	Leucanthemum x `Becky` Becky Shasta Daisy	4.5" Cont.	19
NWL	Nepeta x `Purrsian Blue` Purrsian Blue Catmint	4.5" Cont.	12
SMN	Salvia nemorosa `May Night` May Night Sage	4.5" Cont.	27
SAJ	Sedum `Autumn Joy` Autumn Joy Sedum	4.5" Cont.	9

GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	Turf Hydroseed Drought Tolerant Fescue Blend	595 sf

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

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REVIEW

LANDSCAPEPLAN

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LANDSCAPE PLAN

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SHEET L-2 OF L-3

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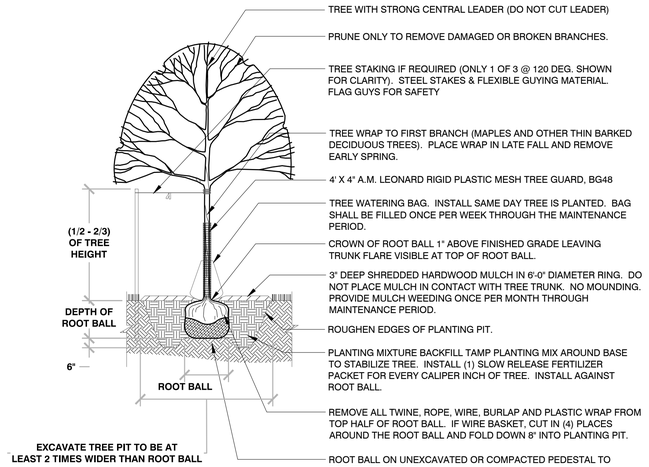
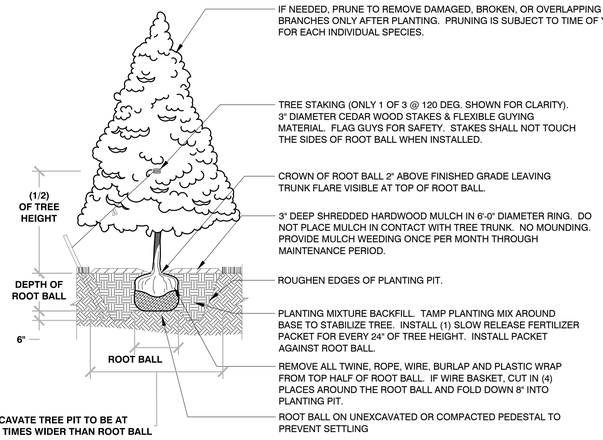
GENERAL PLANTING NOTES

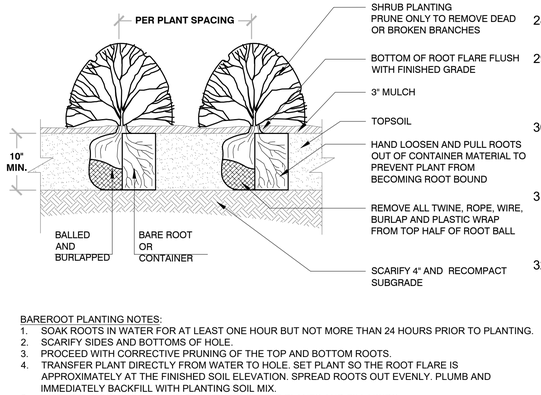
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.



1 TREE PLANTING
1/4" = 1'-0"

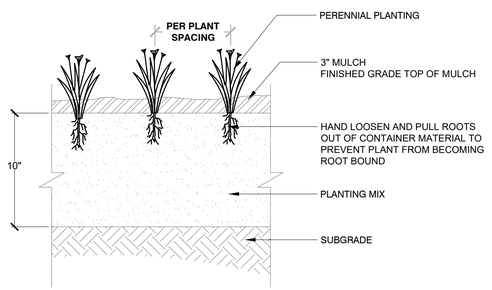


2 EVERGREEN TREE PLANTING
1/4" = 1'-0"

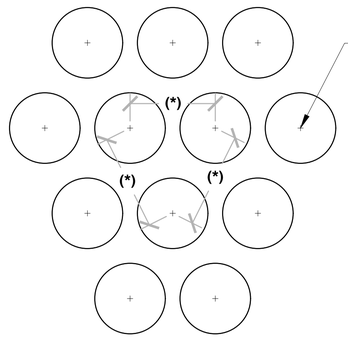


3 SHRUB PLANTING
1/2" = 1'-0"

BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

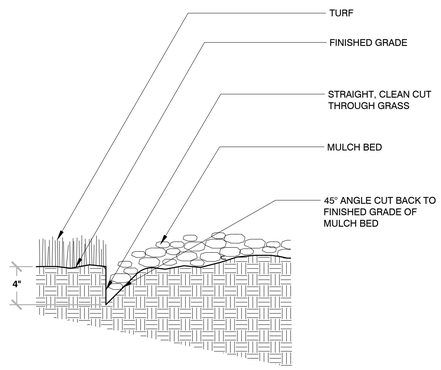


4 PERENNIAL PLANTING
1" = 1'-0"



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

5 PLANT SPACING
3/4" = 1'-0"



6 TRENCHED BED EDGE
3/4" = 1'-0"

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

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SHEET L-3 OF L-3

REVIEW

LANDSCAPE-GENERAL-NOTES&DETAILS

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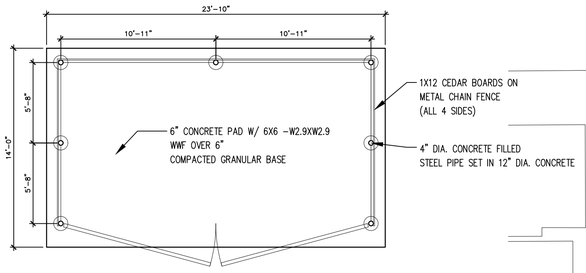
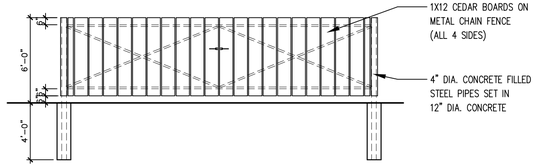


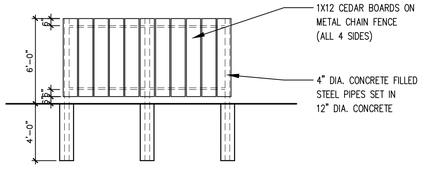
ENLARGED DUMPSTER PLAN

SCALE: 3/16" = 1'-0" @ 34x22 — 4



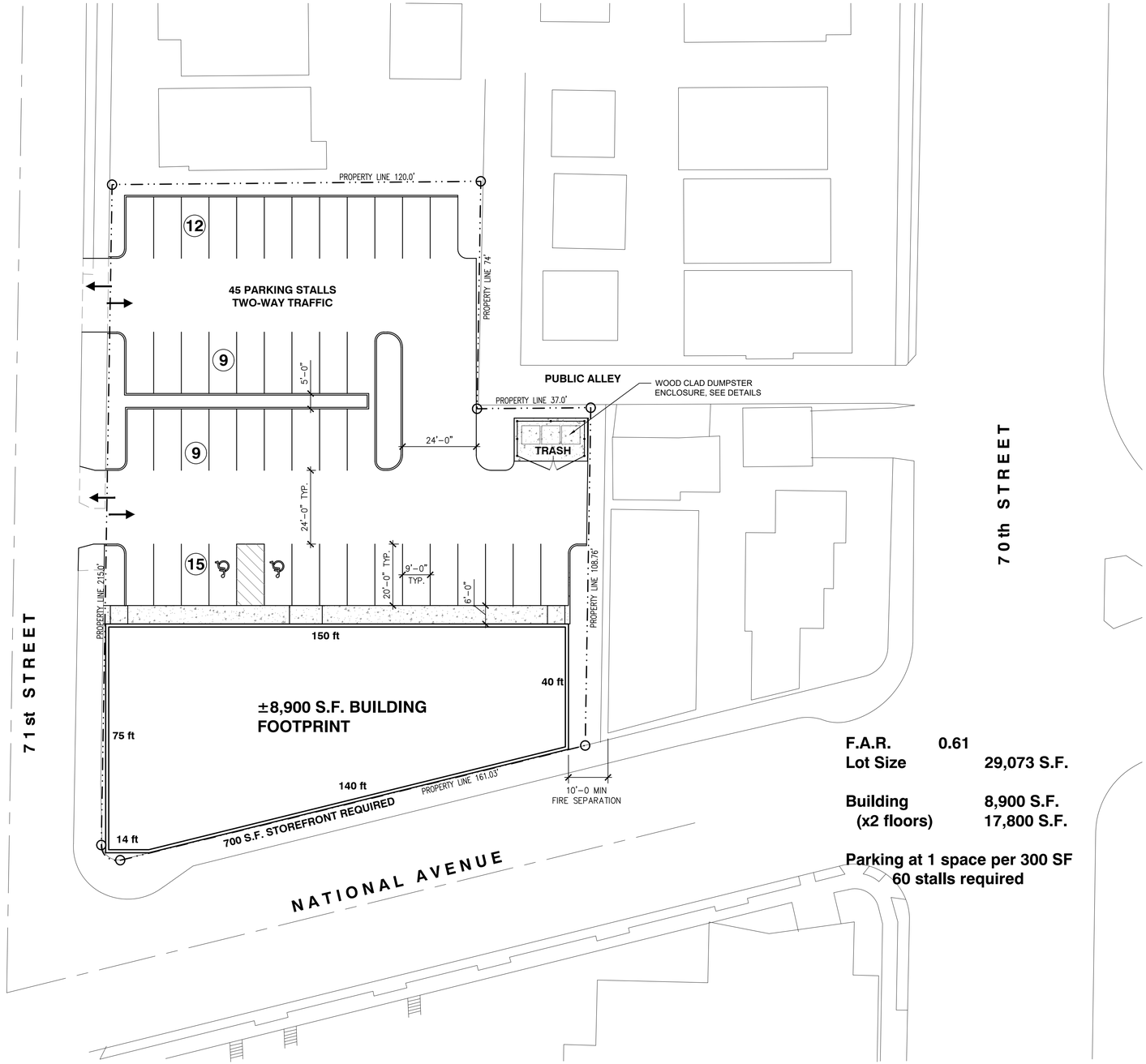
SOUTH DUMPSTER ELEVATION

SCALE: 3/16" = 1'-0" @ 34x22 — 3



EAST/WEST DUMPSTER ELEVATION

SCALE: 3/16" = 1'-0" @ 34x22 — 2



SITE PLAN

SCALE: 1" = 20'-0" @ 34x22 — 1

F.A.R. 0.61
Lot Size 29,073 S.F.

Building 8,900 S.F.
(x2 floors) 17,800 S.F.

Parking at 1 space per 300 SF
60 stalls required

THRIVE ARCHITECTS
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Project Info. 20033

West Allis Development

NEW CONSTRUCTION

7030 W National Avenue
WEST ALLIS, WI 53214

Sheet Title

SITE PLAN

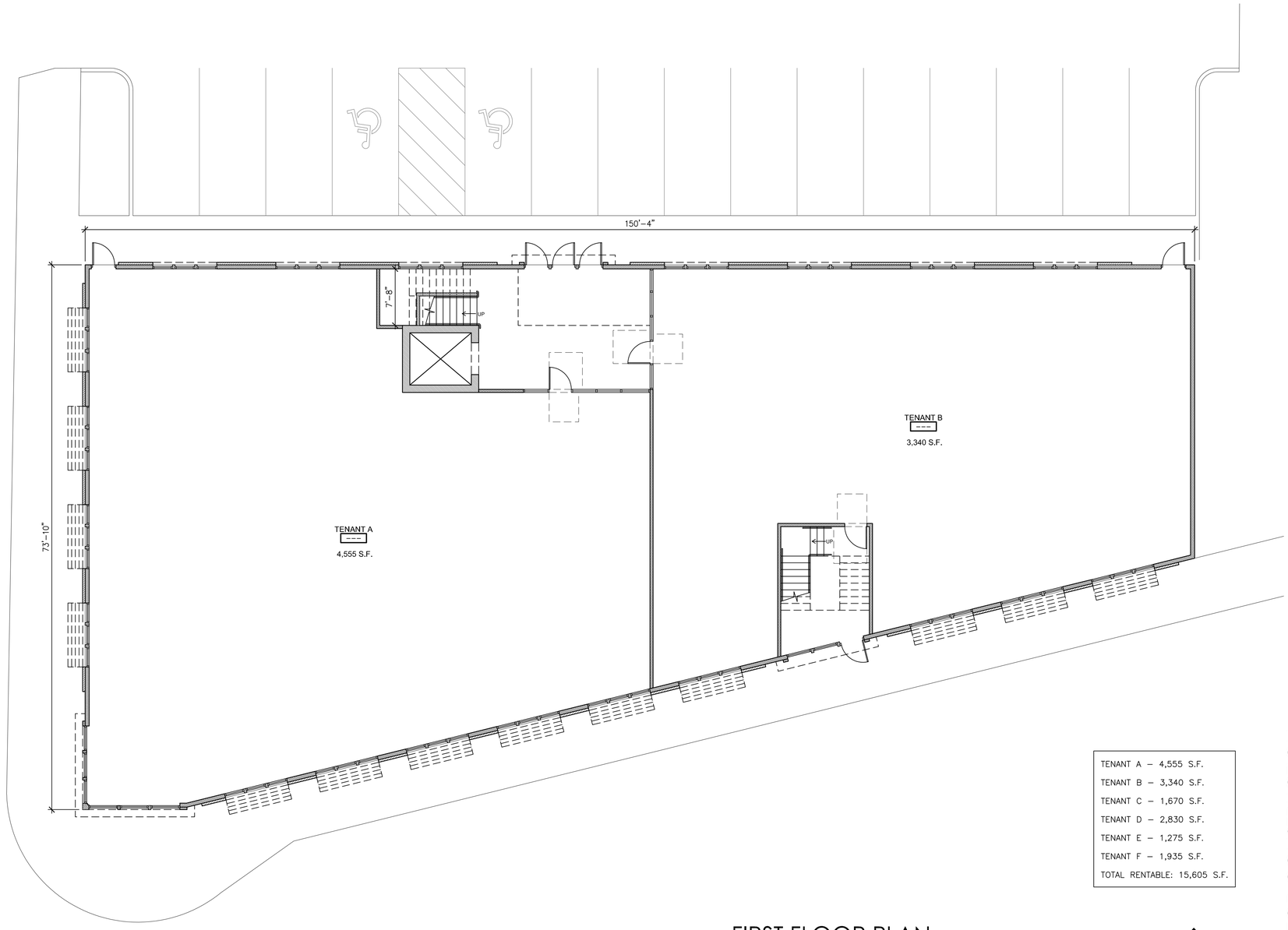
Revisions

No.	Date	Description
	06-26-20	P.C. Submittal

NOT FOR CONSTRUCTION

Sheet No.

SP1.0



TENANT A	– 4,555 S.F.
TENANT B	– 3,340 S.F.
TENANT C	– 1,670 S.F.
TENANT D	– 2,830 S.F.
TENANT E	– 1,275 S.F.
TENANT F	– 1,935 S.F.
TOTAL RENTABLE:	15,605 S.F.

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

1

N

THRIVE ARCHITECTS

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e: jdb@thrive-architects.com

Project Info. — 20033

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FIRST FLOOR PLAN

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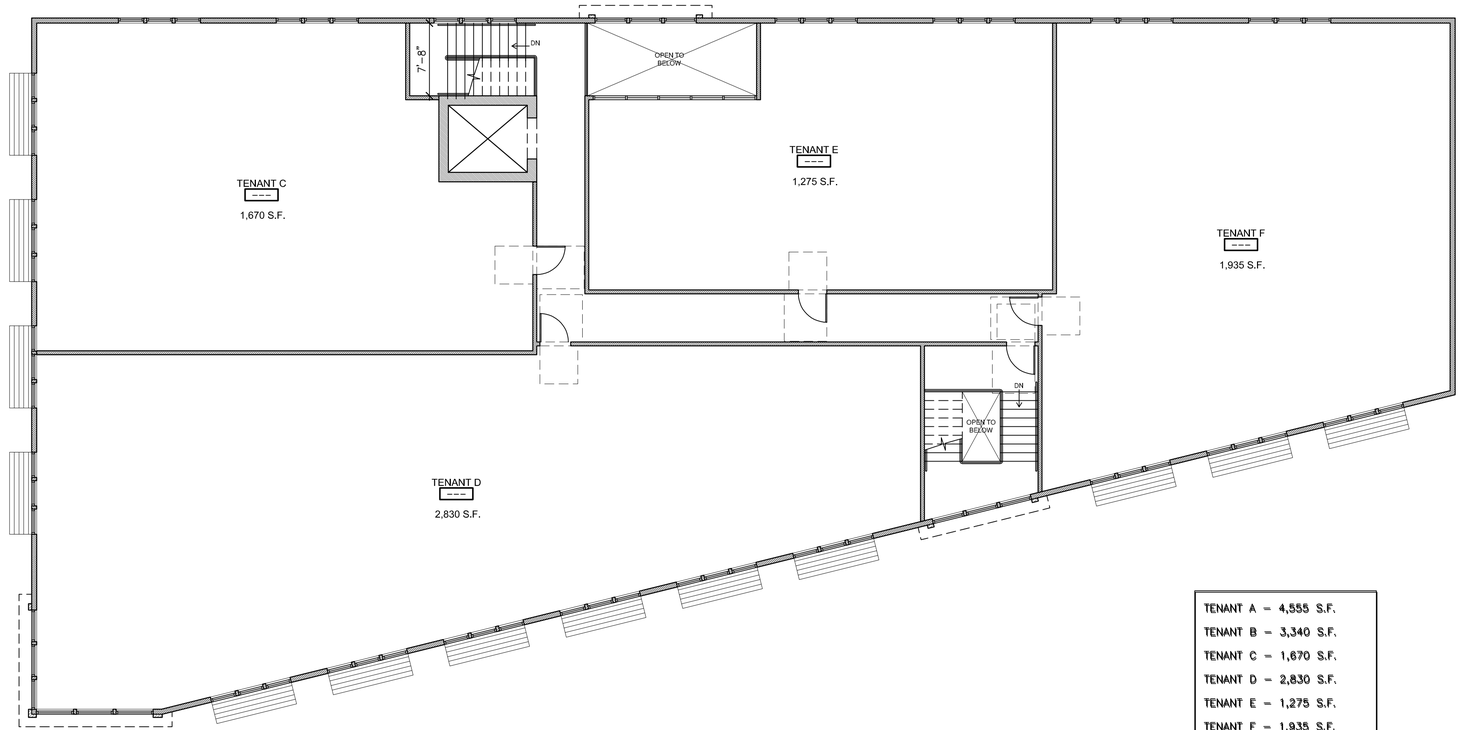
	06-26-20	P.C. Submittal

NOT FOR CONSTRUCTION

Sheet No.

A1.0



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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

1

N

THRIVE ARCHITECTS

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SECOND FLOOR PLAN

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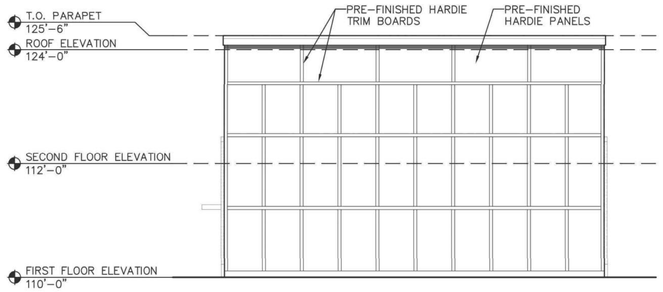
No.	Date	Description
	06-26-20	P.C. Submittal

NOT FOR CONSTRUCTION

Sheet No.

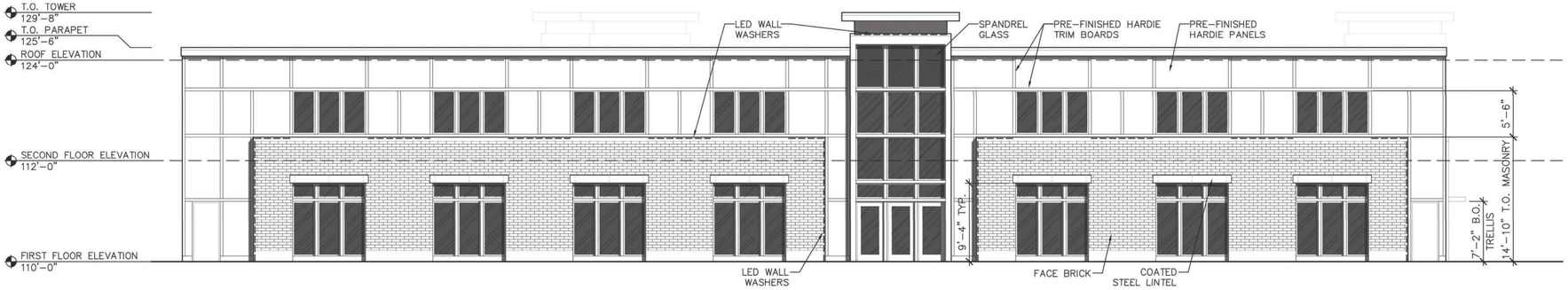
A1.1



EAST ELEVATION

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

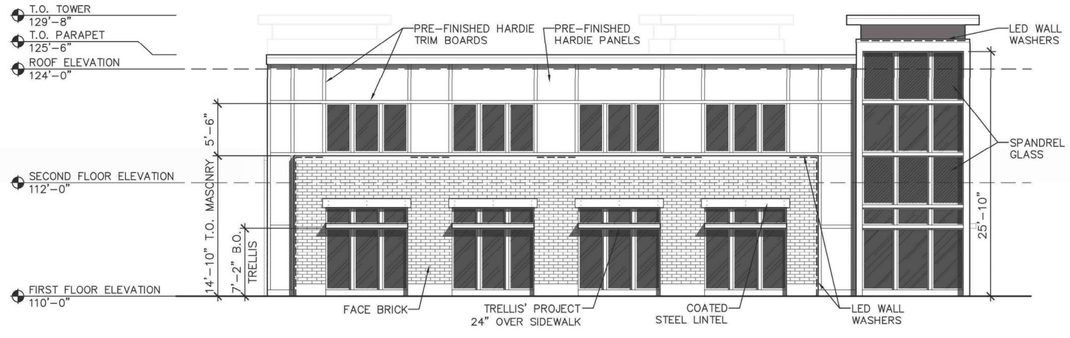
4



NORTH ELEVATION

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

3



WEST ELEVATION

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

2

SOUTH ELEVATION

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

1

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Project Info. 20033

West Allis Development

NEW CONSTRUCTION

7030 W National Avenue
WEST ALLIS, WI 53214

Sheet Title

EXTERIOR ELEVATIONS

Revisions

No.	Date	Description
	06-26-20	P.C. Submittal

NOT FOR CONSTRUCTION

Sheet No.

A2.0