

# JOHNSON CONTROLS, INC

## CITY OF GLENDALE, WISCONSIN

### OAK LEAF TRAIL CONNECTOR PATH

### BID PACKAGE



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www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

JOHNSON CONTROLS, INC  
OAK LEAF TRAIL CONNECTOR

5757 N GREEN BAY AVE  
GLENDALE, WISCONSIN

ISSUE:  
NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 20151011.00  
DATE: 9/24/15  
DRAWN BY: AGT  
CHECKED BY: PJK  
APPROVED BY: JMH  
SCALE: AS SHOWN  
FILE PATH: C\_00\_C000\_COVER-011

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

# C001

#### UTILITY CONTACTS:

MILWAUKEE COUNTY DEPT. OF PARKS,  
RECREATION & CULTURE  
9480 WATERTOWN PLANK RD.  
WAUWATOSA, WI 53226  
ATTN: MR. KEVIN HALEY  
PHONE: (414) 257-6242  
KEVIN.HALEY@MILWAUKEECOUNTYWI.GOV

CITY OF GLENDALE  
5909 N. MILWAUKEE RIVER PARKWAY  
GLENDALE, WI 53209  
ATTN: MR. DAVE EASTMAN  
PHONE: (414) 228-1746  
D.EASTMAN@GLENDALE-WI.ORG

AMERICAN TRANSMISSION COMPANY  
PO BOX 47 WAUKESHA, WI  
53187-0047  
ATTN: MS. TONY MARCINIAK  
PHONE: (262) 506-6814 (OFFICE)  
AMARCINIAK@ATCLLC.COM

#### AMERICAN TRANSMISSION COMPANY (ATC) NOTES:

1. THERE ARE MULTIPLE 138,000 VOLT TRANSMISSION LINES WITHIN THE EASEMENT. MAINTAIN A SAFE WORKING CLEARANCE TO THE CONDUCTORS AT ALL TIMES BASED ON THE LATEST OSHA REQUIREMENTS.
2. EXERCISE CAUTION WHEN WORKING AND DRIVING NEAR TRANSMISSION LINE STRUCTURES TO AVOID DAMAGE. ANY DAMAGE TO ATC FACILITIES BY THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPAIRS AND MUST BE REPORTED IMMEDIATELY TO CHRIS DAILEY (MAINTENANCE DEPARTMENT) BY CALLING (262) 506-6884.
3. UNOBSTRUCTED ATC ACCESS TO THE TRANSMISSION LINES AND TOWERS MUST BE MAINTAINED AT ALL TIMES.
4. NO STOCKPILING OR STAGING OF EQUIPMENT OR MATERIALS UNDER OR NEAR THE ATC TRANSMISSION LINES AND STRUCTURES.
5. CONTACT DIGGERS HOTLINE AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION WITHIN THE EASEMENT.
6. NO EXCAVATION WITHIN 20-FEET OF THE FACE OF ANY STRUCTURE EXCEPT FOR MINOR SURFACE EXCAVATION FOR TRAIL CONSTRUCTION. FILL MAY NOT BE PLACED AGAINST ANY STRUCTURE.
7. TRANSMISSION LINE STRUCTURES MAY HAVE MULTIPLE GROUND RODS. THESE GROUND RODS COULD BE LOCATED A SIGNIFICANT DISTANCE FROM THE STRUCTURE. ALL GROUND RODS ARE CONNECTED TO THE STRUCTURE VIA A GROUND WIRE AND COULD BE BURIED UP TO A DEPTH OF EIGHTEEN (18) INCHES OR MORE. IF THE GROUND RODS ARE DISTURBED THROUGH CONSTRUCTION ACTIVITIES, THE LOCATION MUST BE NOTED AND PROMPTLY REPORTED TO THE ATC MAINTENANCE DEPARTMENT. THE COST OF ALL REPAIRS TO GROUND RODS/WIRES IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. ELECTRIC FIELDS FROM TRANSMISSION LINES CAN CAUSE INDUCED VOLTAGE AND CURRENT ON INSUFFICIENTLY GROUNDED EQUIPMENT THAT IS NEAR THE LINE (SUCH AS LARGER VEHICLES). THIS CAN BE UNCOMFORTABLE TO PEOPLE AND LIVESTOCK WHO COME IN CONTACT WITH IT, AND CAUSE INTERFERENCE TO CERTAIN ELECTRICAL DEVICES. THE CONTRACTOR WOULD BE RESPONSIBLE FOR INSTALLING ANY GROUNDING OR MITIGATION DEVICES NECESSARY ON THEIR EQUIPMENT TO MINIMIZE THIS ISSUE.
9. GRADE CHANGES IN EXCESS OF ONE FOOT SHALL BE REVIEWED AND APPROVED BY T-LINE SERVICES. TRANSITION SLOPES FOR GRADE CHANGES SHOULD BE 4' TO 1' VERTICAL FOR STEEL TOWERS AND POLES; 3' HORIZONTAL TO 1' VERTICAL FOR WOOD POLES AND WOOD H-FRAME STRUCTURES.
10. SIGNS AND MARKERS MAY NOT BE ATTACHED TO ATC STRUCTURES. SMALL SIGNS OR MARKERS MAY NOT BE PLACED ON THE GROUND WITHIN 10 FEET OF ANY STRUCTURE. THE LARGE BILLBOARD TRAIL SIGNS MAY NOT BE PLACED WITHIN 30- FEET OF ANY TRANSMISSION STRUCTURE AND MAY NOT OBSTRUCT ACCESS TO THE WE ENERGIES ROW.
11. THREE FEET OF SPACE BETWEEN THE PAVED PORTION OF THE TRAIL AND THE BASE OF THE ATC STRUCTURE.

## SHEET INDEX

C001	TITLE SHEET
C100	TOPOGRAPHIC SURVEY
C200	SITE DEMOLITION AND EROSION CONTROL PLAN
C300	SITE LAYOUT, GRADING AND DRAINAGE PLAN
C900	SITE CONSTRUCTION DETAILS
C901	SITE CONSTRUCTION DETAILS



#### LEGEND

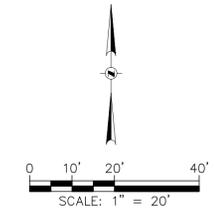
- ▲ TRAVERSE POINT
- R BAR REBAR
- ⊗ LIGHT POLE
- ⊗ EL ELECTRIC TRANSFORMER
- ⊗ CONTROL BOX
- ⊗ PULL BOX
- GATE GATE POST
- CO CLEANOUT
- ⊕ CATCH BASIN
- ⊗ EL R ELECTRIC RISER
- FLAG FLAG POLE
- SIGN
- ⊗ FIRE HYDRANT
- METAL METAL POST
- ⊗ 2" DECIDUOUS TREE
- ⊗ 2" CONIFEROUS TREE
- BUSH LINE BUSH LINE
- BURIED ELECTRIC LINE BURIED ELECTRIC LINE
- SW BURIED STORM SEWER BURIED STORM SEWER

NOTICE:  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

## LEGEND

- ▲ TRAVERSE POINT
- CONCRETE MONUMENT W/BRASS CAP
- 1"IP 1" IRON PIPE FOUND
- SET 1" IRON PIPE
- R BAR REBAR
- ⊗ WV WATER VALVE
- ⊗ FIRE HYDRANT
- MANHOLE
- ⊠ STORM INLET
- ⊕ CATCH BASIN
- ⊙ EMH ELECTRIC MANHOLE
- ⊙ TMH TELEPHONE MANHOLE
- YL YARD LIGHT
- ≡ SIGN
- ⊙ TRAFFIC SIGNAL
- ⊗ LIGHT POLE
- ⊠ CONTROL BOX
- ⊠ MAIL BOX
- ⊗ BUSH
- ⊗ DECIDUOUS TREE
- ⊗ CONFEROUS TREE
- ⊗ STUMP
- BRUSH LINE
- TREE LINE
- - - BURIED ELECTRIC LINE
- - - BURIED TELEPHONE LINE
- - - BURIED STORM SEWER
- - - BURIED SANITARY SEWER



## GENERAL NOTES

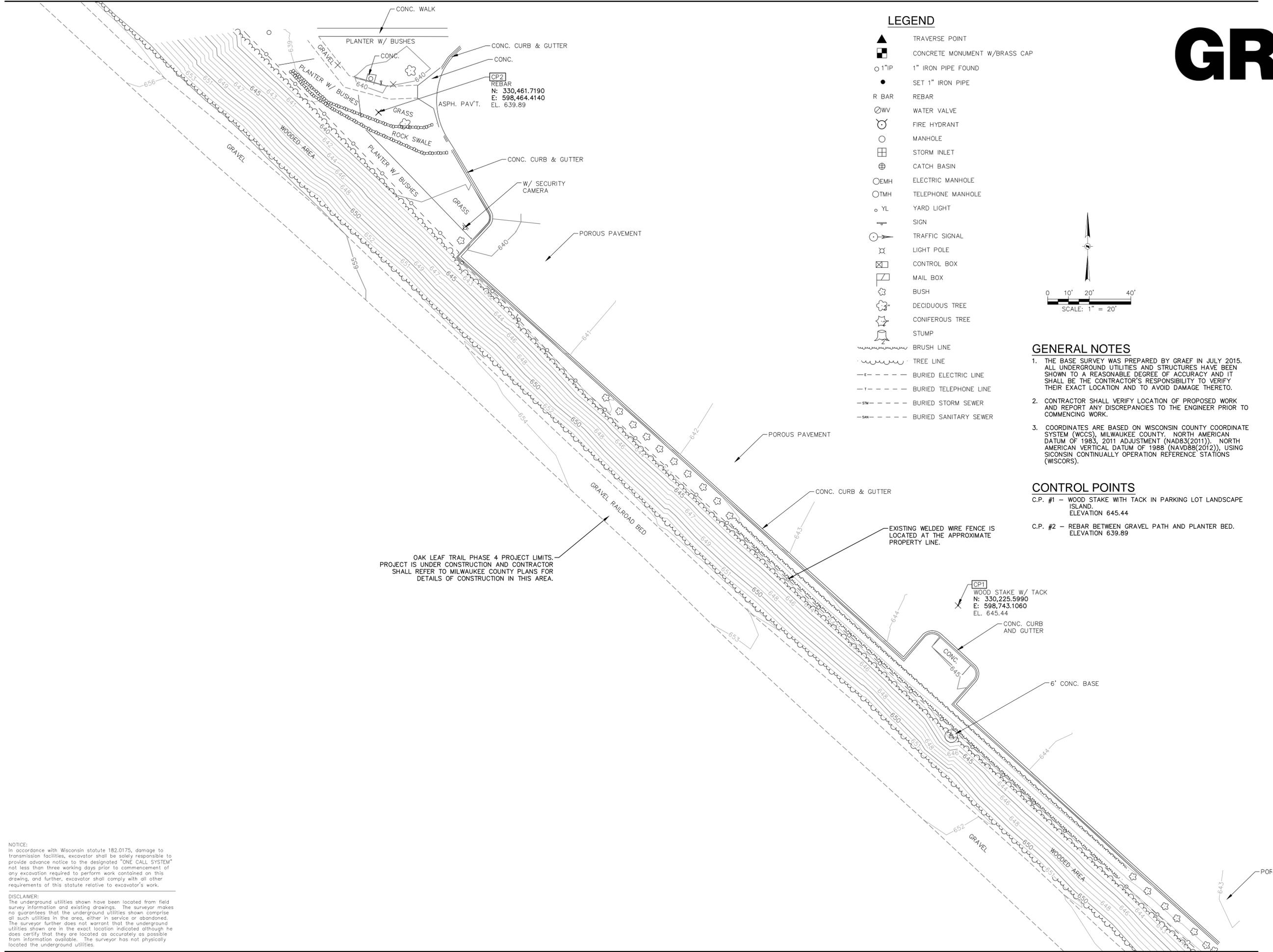
- THE BASE SURVEY WAS PREPARED BY GRAEF IN JULY 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- COORDINATES ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING SICONSIN CONTINUALLY OPERATION REFERENCE STATIONS (WISCORS).

## CONTROL POINTS

- C.P. #1 - WOOD STAKE WITH TACK IN PARKING LOT LANDSCAPE ISLAND.  
ELEVATION 645.44
- C.P. #2 - REBAR BETWEEN GRAVEL PATH AND PLANTER BED.  
ELEVATION 639.89

OAK LEAF TRAIL PHASE 4 PROJECT LIMITS. PROJECT IS UNDER CONSTRUCTION AND CONTRACTOR SHALL REFER TO MILWAUKEE COUNTY PLANS FOR DETAILS OF CONSTRUCTION IN THIS AREA.

EXISTING WELDED WIRE FENCE IS LOCATED AT THE APPROXIMATE PROPERTY LINE.



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**EROSION CONTROL NOTES**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GLENDALE, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC SWEEPING SHALL BE COMPLETED TO MAINTAIN THE OAK LEAF TRAIL FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF GLENDALE OF ANY NEW STOCKPILE LOCATIONS.
- CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
  - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
  - INSTALL SILT FENCE.
  - STRIP TOPSOIL FROM SITE.
  - PERFORM ROUGH GRADING.
  - INSTALL PAVEMENTS AND RETAINING WALLS.
  - INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
  - REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF GLENDALE FOR CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
- PERMANENT SEED MIX SHALL BE WISDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
- USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS 1 TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS. PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
- NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
- OBTAIN PERMISSION IN WRITING FROM THE CITY OF GLENDALE ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE. INTERSECTING DIRECTIONS.
- SHORT-TERM DURATION EROSION MATTING SHALL BE INSTALLED ON ALL SLOPES 4:1 OR STEEPER.

**REMOVAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL ORDINANCES FOR DUST CONTROL.
- CONTRACTOR SHALL REPLACE/REPAIR ANY ITEMS THAT IS DAMAGED DURING CONSTRUCTION AND NOTED TO REMAIN. ALL REPAIRS OR REPLACEMENTS WILL BE AT THE COST OF THE CONTRACTOR AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL PROTECT CONCRETE CURB AND GUTTER SCHEDULED TO REMAIN OUTSIDE OF CONCRETE APRON. ANY CONCRETE CURB AND GUTTER DAMAGED SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AS INDICATED ON THE CONSTRUCTION PLANS.

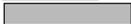
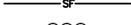
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**GENERAL NOTES**

- THE BASE SURVEY WAS PREPARED BY GRAEF IN JULY 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND OAK LEAF TRAIL CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR ACCESS SHALL BE FROM THE JOHNSON CONTROLS PARKING LOT. THE OWNER IS REQUESTING AN ALTERNATE ACCESS FROM THE OAK LEAF TRAIL, WHICH WILL BE CONFIRMED AT A LATER DATE.

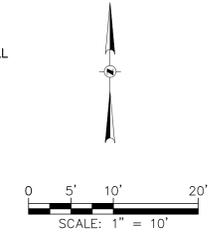
**LEGEND**

-  -PAVEMENT REMOVAL
-  -CLEARING AND GRUBBING
-  -CURB AND GUTTER REMOVAL
-  -FENCE REMOVAL
-  -STONE CONSTRUCTION ENTRANCE
-  -SILT FENCE
-  -TEMPORARY DITCH CHECKS



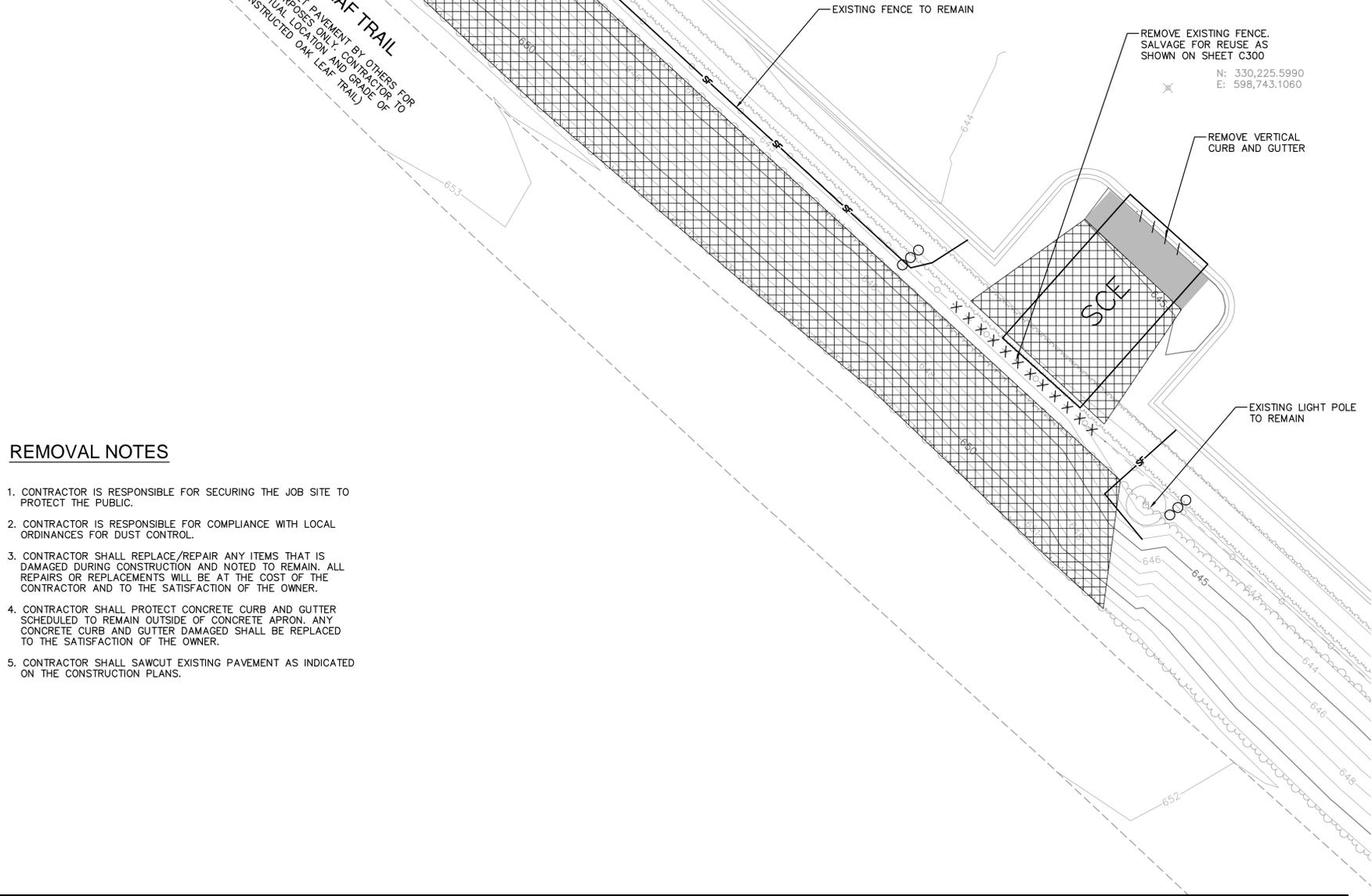
One Honey Creek Corporate Center  
125 South 84th Street, Suite 401  
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414 / 259 0037 fax

[www.graef-usa.com](http://www.graef-usa.com)



CONSULTANTS:

(10' WIDE ASPHALT PAVEMENT BY OTHERS FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO VERIFY ACTUAL LOCATION AND GRADE OF CONSTRUCTED OAK LEAF TRAIL)



PROJECT TITLE:

JOHNSON CONTROLS, INC  
OAK LEAF TRAIL CONNECTOR

5757 N GREEN BAY AVE  
GLENDALE, WISCONSIN

ISSUE:

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FILE PATH: C:\00\_C200\_DEMO-EC-011

SHEET TITLE:

SITE DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER:

**C200**

### GENERAL NOTES

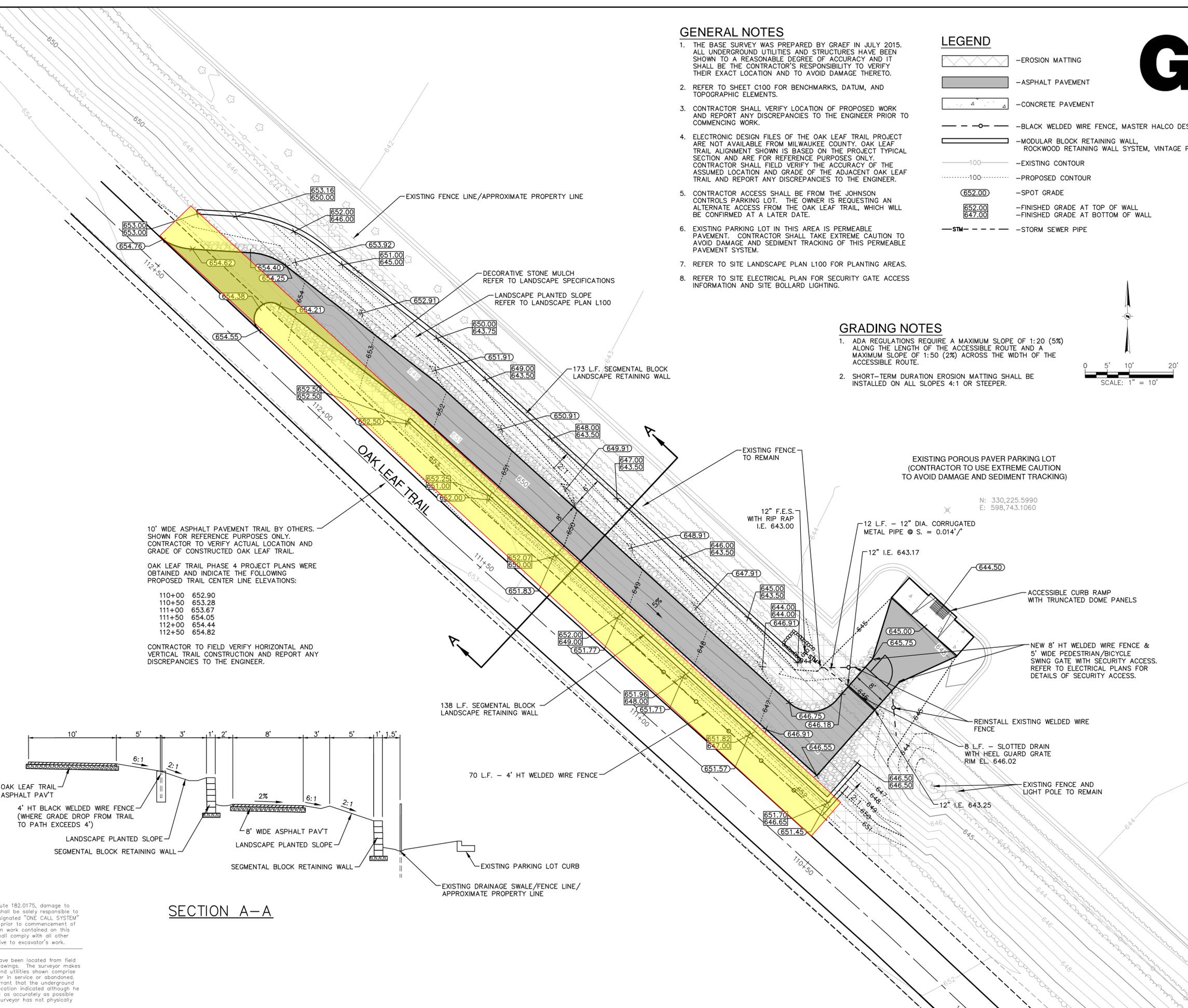
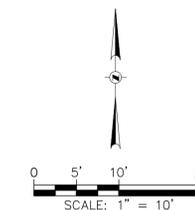
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- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- ELECTRONIC DESIGN FILES OF THE OAK LEAF TRAIL PROJECT ARE NOT AVAILABLE FROM MILWAUKEE COUNTY. OAK LEAF TRAIL ALIGNMENT SHOWN IS BASED ON THE PROJECT TYPICAL SECTION AND ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY THE ACCURACY OF THE ASSUMED LOCATION AND GRADE OF THE ADJACENT OAK LEAF TRAIL AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR ACCESS SHALL BE FROM THE JOHNSON CONTROLS PARKING LOT. THE OWNER IS REQUESTING AN ALTERNATE ACCESS FROM THE OAK LEAF TRAIL, WHICH WILL BE CONFIRMED AT A LATER DATE.
- EXISTING PARKING LOT IN THIS AREA IS PERMEABLE PAVEMENT. CONTRACTOR SHALL TAKE EXTREME CAUTION TO AVOID DAMAGE AND SEDIMENT TRACKING OF THIS PERMEABLE PAVEMENT SYSTEM.
- REFER TO SITE LANDSCAPE PLAN L100 FOR PLANTING AREAS.
- REFER TO SITE ELECTRICAL PLAN FOR SECURITY GATE ACCESS INFORMATION AND SITE BOLLARD LIGHTING.

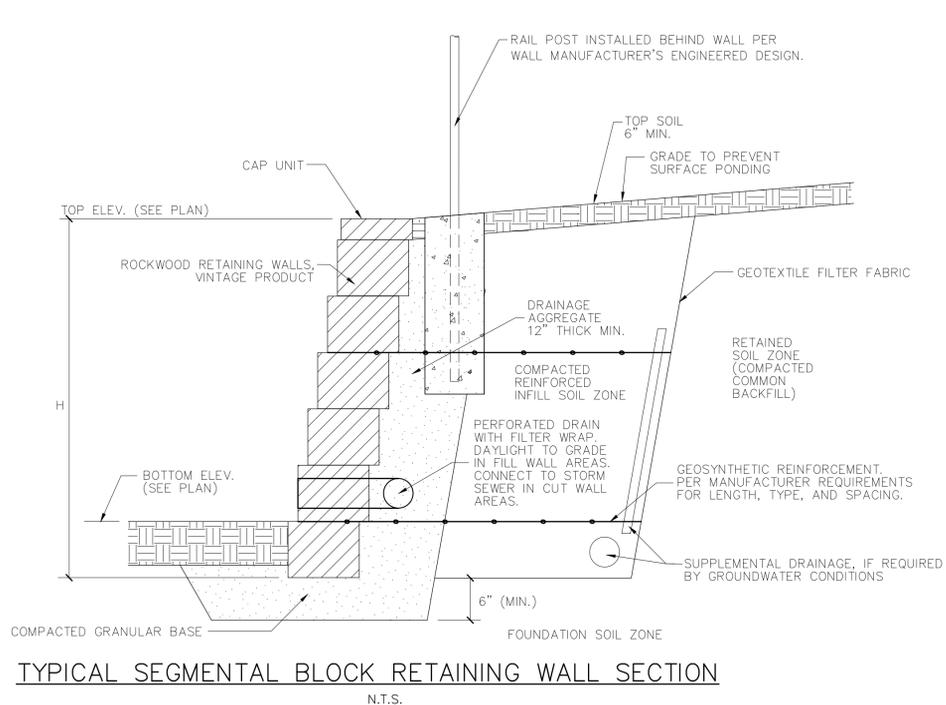
### LEGEND

- EROSION MATTING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BLACK WELDED WIRE FENCE, MASTER HALCO DESIGNMASTER
- MODULAR BLOCK RETAINING WALL, ROCKWOOD RETAINING WALL SYSTEM, VINTAGE PRODUCT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- FINISHED GRADE AT TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL
- STORM SEWER PIPE

### GRADING NOTES

- ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE.
- SHORT-TERM DURATION EROSION MATTING SHALL BE INSTALLED ON ALL SLOPES 4:1 OR STEEPER.

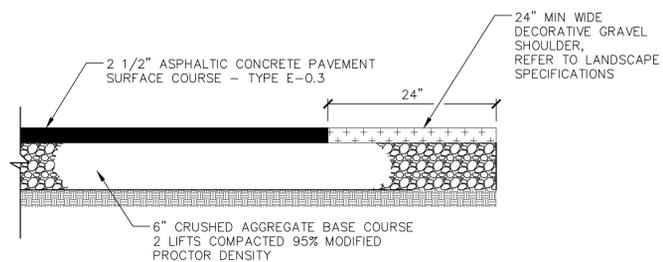




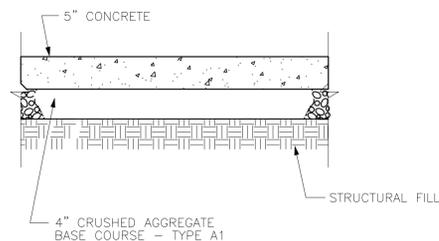
### RETAINING WALL NOTES

THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, DRAWINGS, DETAILS, SPECIFICATIONS AND SHOP DRAWINGS FOR THE INTERLOCKING BLOCK RETAINING WALLS AND ADJACENT RAILING IN ACCORDANCE WITH THE SPECIFICATIONS. MANUFACTURER SHOP DRAWINGS SHALL SPECIFY THE BLOCK AND GRID MATERIALS USED IN THE DESIGN. MANUFACTURED SHOP DRAWINGS SHALL BE USED FOR THE DETAILED INSPECTION UPON RETAINING WALL AND RELATED MATERIAL DELIVERY PRIOR TO CONSTRUCTION. THE RETAINING WALL MANUFACTURER REPRESENTATIVE SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION. A GLOBAL STABILITY REVIEW OF THE EXISTING SOILS SHALL BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE THAT THE ALLOWABLE BEARING CAPACITY OF THE FOUNDATION SOILS EXCEED THE DESIGN REQUIREMENTS. THE COST OF PROVIDING THESE ITEMS SHALL BE INCLUDED IN THE BID. A GEOTECHNICAL INVESTIGATION OF THIS AREA HAS NOT BEEN CONDUCTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND PAY FOR A GEOTECHNICAL INVESTIGATION AND THE COST SHALL BE INCLUDED IN THEIR BID.

ELEVATIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO INDICATE WALL LOCATIONS, LENGTHS, HEIGHTS AND DETAILS COMMON TO ALL WALL SYSTEMS.

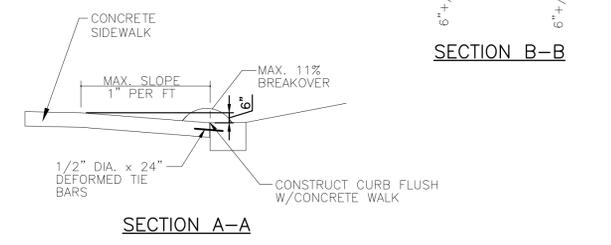
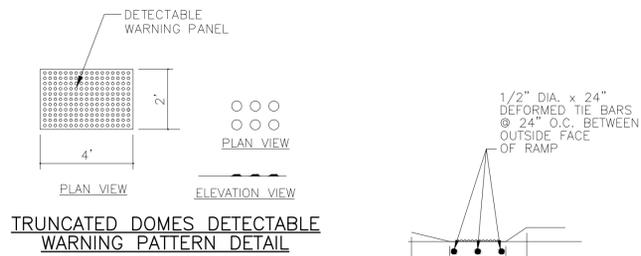


### CONCRETE PAVEMENT SECTION

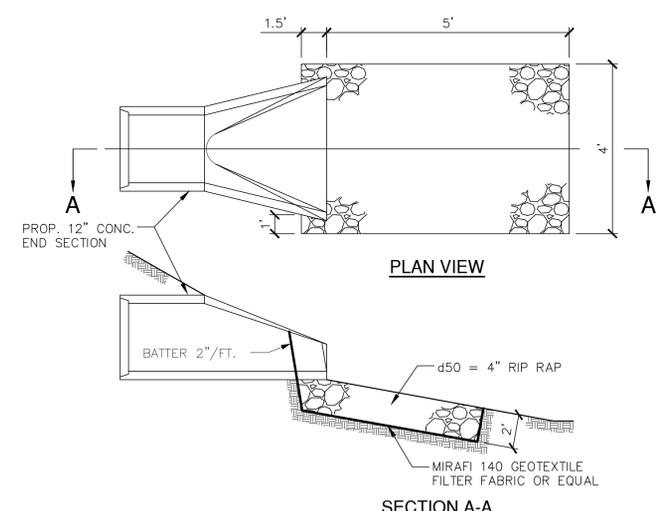


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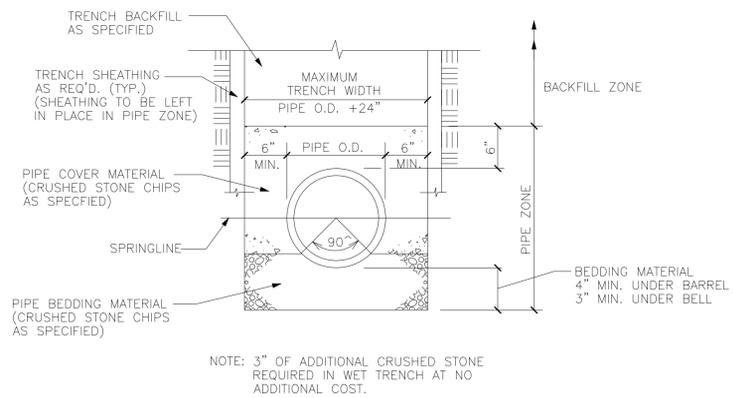
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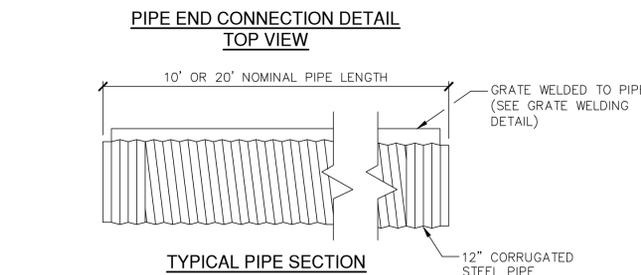
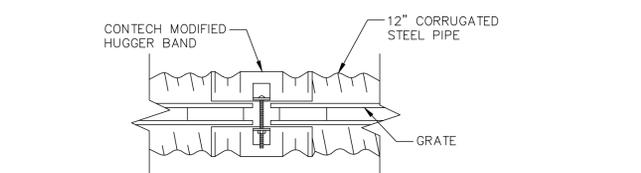
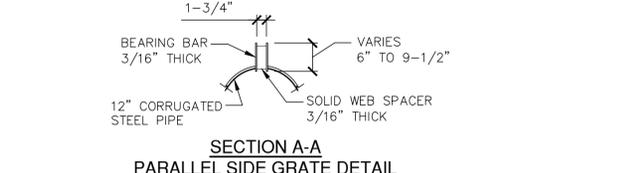
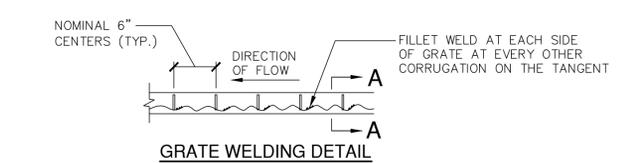
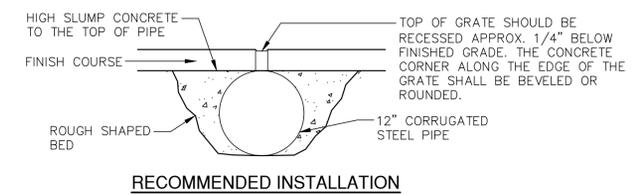
### CURB AND SIDEWALK RAMP WHERE PEDESTRIANS CAN CROSS



### PROPOSED RIP RAP AT 12" STORM SEWER OUTFALL



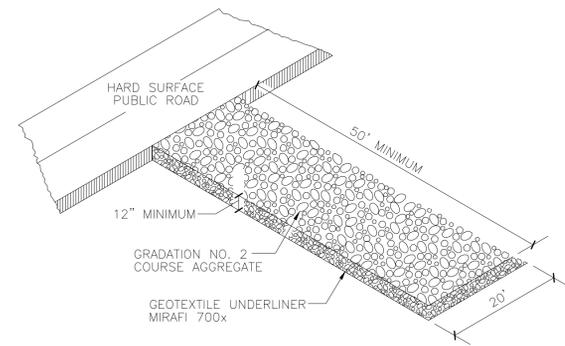
### CLASS "C" BEDDING DETAIL FOR STORM SEWER



NOTES: SLOTTED DRAIN SHALL BE CONTECH OR EQUAL AND SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.  
GRATE SHALL INCLUDE EXPANDED WIRE MESH HEEL GUARD.

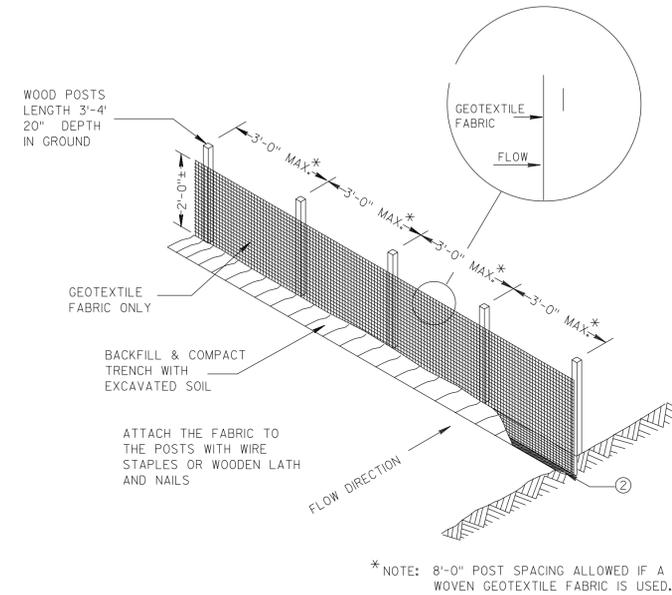
### SLOTTED DRAIN DETAIL

N.T.S.



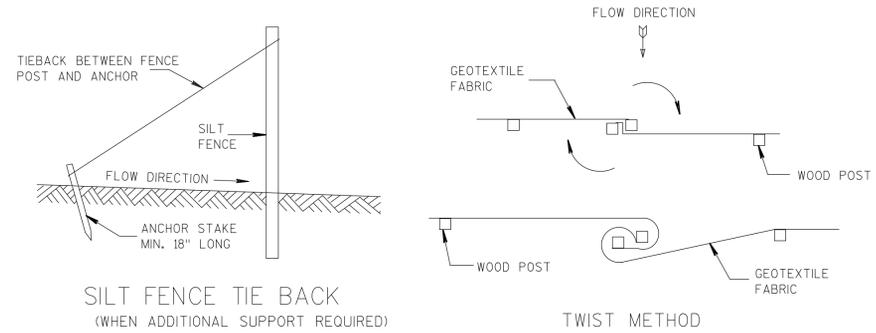
**STONE CONSTRUCTION ENTRANCE**

N.T.S.



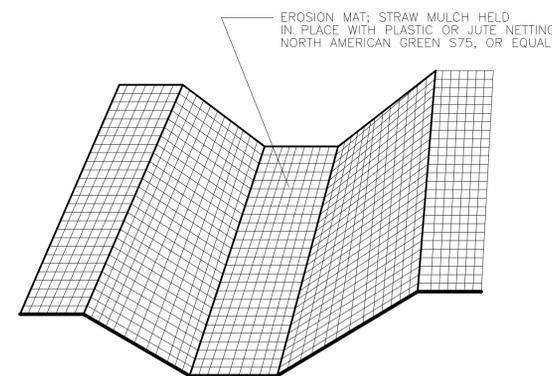
\*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

**JOINING TWO LENGTHS OF SILT FENCE**



**SILT FENCE**

N.T.S.

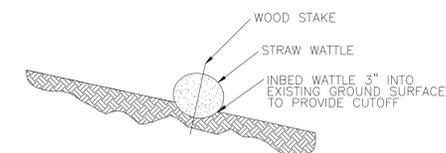
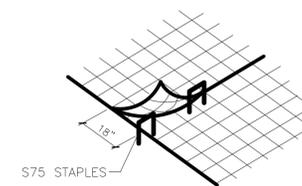


ROLL OUT STRIPS OF NETTING PARALLEL TO THE DIRECTION OF FLOW

**EROSION MATTING**

N.T.S.

JOIN STRIPS BY ANCHORING AND OVERLAPPING

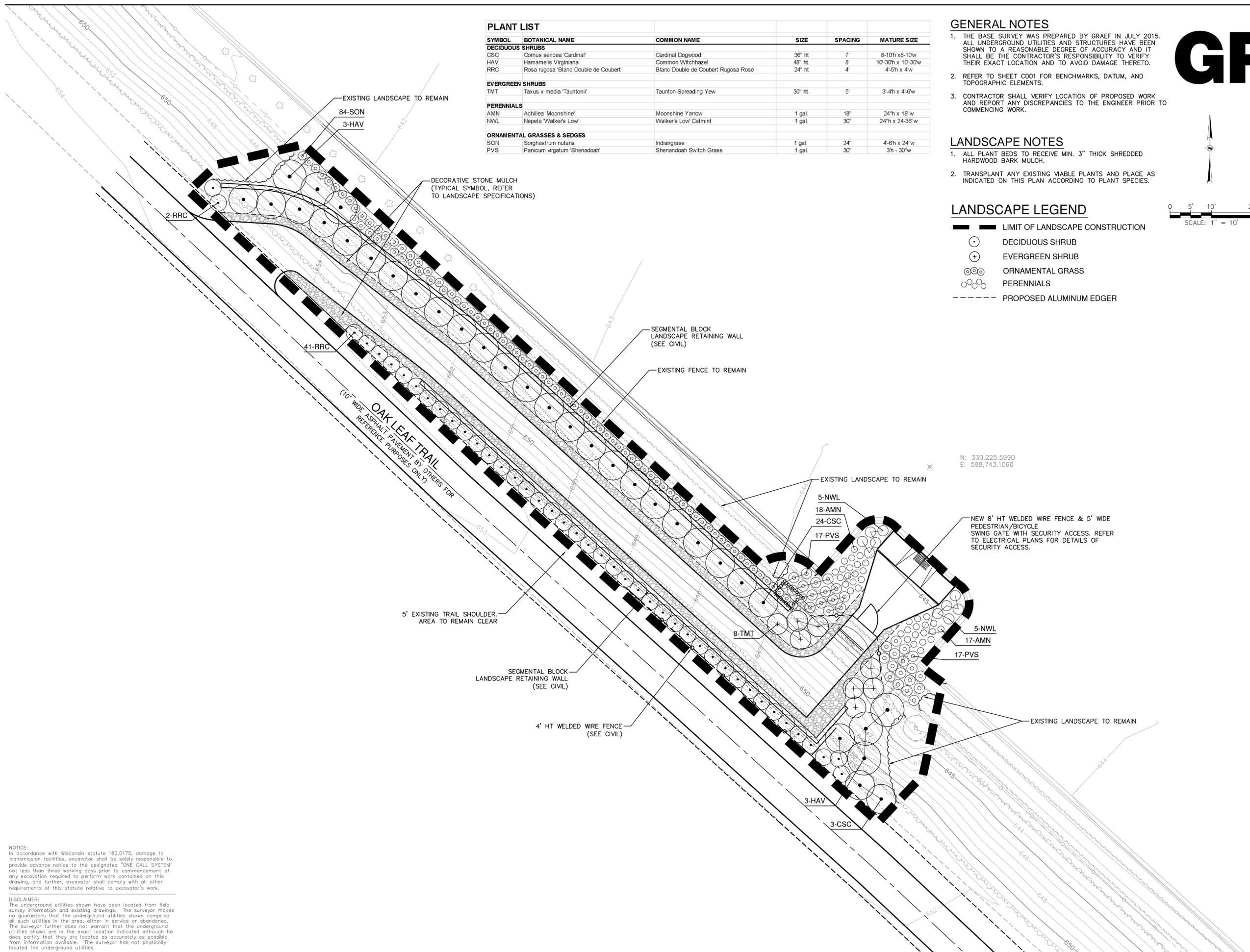


**WATTLE DITCH CHECK**

N.T.S.

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### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
<b>DECIDUOUS SHRUBS</b>					
CSC	Cornus sericea 'Cardinal'	Cardinal Dogwood	36" ht	7'	8-10h x 8-10w
HAV	Hamamelis Virginiana	Common Witchhazel	48" ht	8'	10-30h x 10-30w
RRC	Rosa rugosa 'Blanc Double de Coubert'	Blanc Double de Coubert Rugosa Rose	24" ht	4'	4-5h x 4w
<b>EVERGREEN SHRUBS</b>					
TMT	Taxus x media 'Tauntonia'	Taunton Spreading Yew	30" ht	5'	3-4h x 4-6w
<b>PERENNIALS</b>					
AMN	Achillea 'Moonshine'	Moonshine Yarrow	1 gal.	18"	24"h x 18"w
NWL	Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal.	30"	24"h x 24-36"w
<b>ORNAMENTAL GRASSES &amp; SEDGES</b>					
SON	Sorghastrum nutans	Indiangrass	1 gal.	24"	4-6h x 24"w
PVS	Panicum virgatum 'Shenadoah'	Shenadoah Switch Grass	1 gal.	30"	3h - 30"w

### GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN JULY 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C001 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

### LANDSCAPE NOTES

1. ALL PLANT BEDS TO RECEIVE MIN. 3" THICK SHREDDED HARDWOOD BARK MULCH.
2. TRANSPLANT ANY EXISTING VIABLE PLANTS AND PLACE AS INDICATED ON THIS PLAN ACCORDING TO PLANT SPECIES.

### LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- DECIDUOUS SHRUB
- ⊕ EVERGREEN SHRUB
- ⊙ ORNAMENTAL GRASS
- ⊗ PERENNIALS
- - - PROPOSED ALUMINUM EDGER

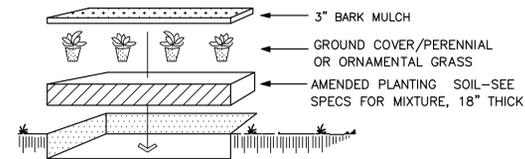


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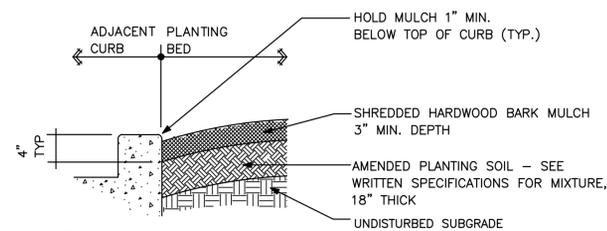
## LANDSCAPING AND PLANTING NOTES:

- BECOME AWARE OF ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH ALL EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO, THE LIMITS OF CONSTRUCTION. DIGITAL COPIES OF PHOTOGRAPHS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL PUBLIC UNDERGROUND UTILITY LINES, INCLUDING DEPTHS OF SAID, WITHIN THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S REPRESENTATIVE FOR FIELD LOCATION OF ALL PRIVATE UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES, ETC.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS APPARENT THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION. THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL LIABILITIES, INCLUDING NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF SITE CONDITIONS, BOTH SURFACE AND SUBSURFACE. NO EXTRA PAYMENT SHALL ACCRUE BY VIRTUE OF UNKNOWN CONDITIONS FOR DIFFICULTIES IN PERFORMING THE CONTRACTED SCOPE OF WORK.
- COORDINATE WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH LANDSCAPE WORK, PLANTING WORK, AND RELATED OPERATIONS WITHIN THE CONTRACTED SCOPE.
- REFER TO GEOTECHNICAL REPORT FOR INFILTRATION AND SOIL TYPES / CONDITIONS.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
- THE ACCEPTABLE TOLERANCES FOR THIS PROJECT ARE MINIMAL AND SPECIFIC LAYOUT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER PLANS. PLANTS SHALL BE SPACED AS PER PLANS.
- PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
- FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. MAINTAIN AND WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS FOR ONE COMPLETE GROWING SEASON FOLLOWING INSTALLATION AND OWNER'S ACCEPTANCE. ALL PLANTS SHALL BE SUBJECT TO OWNER'S ACCEPTANCE PRIOR TO INSTALLATION.
- FINE GRADE, RAKE AND BE RESPONSIBLE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. NO LOW SPOTS OR PONDING OF SURFACE WATER WILL BE ACCEPTED IN THE FINAL WORK. NO ROCKS OR DEBRIS WILL BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. THE PLANS (PLANT SYMBOLS) TAKE PRECEDENCE IN CASE OF ANY DISCREPANCIES BETWEEN CALLOUTS, THE PLANT LIST, AND THE PLANS.
- COORDINATE WITH OTHER TRADES THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ALL ADJACENT PAVEMENTS, DRAINAGE CURB AND RELATED STRUCTURES. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- UNLESS OTHERWISE INDICATED: SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES SHALL BE PLACED IN STRAIGHT ROWS, EQUALLY SPACED; AND ALL PLANTING AREAS, INCLUDING PLANTING BEDS, SHALL RECEIVE SOIL AMENDMENTS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
- "RESTORE" ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED.
- TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
- ALL PLANT BEDS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH AS DEFINED IN WRITTEN SPECIFICATIONS.
- ALL PLANTING BEDS ARE TO BE INSTALLED PER LANDSCAPE DETAILS.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS IT CAN BE VERIFIED UNEQUIVOCALLY THAT THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED A REASONABLE DISTANCE FROM THE PROJECT SITE. IF THIS SHOULD HAPPEN, ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT.

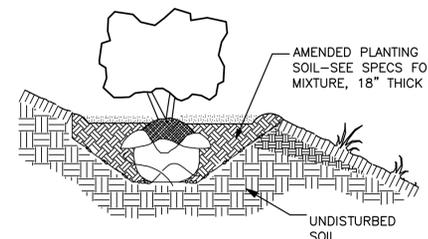


- LANDSCAPE CONTRACTOR SHALL AMEND TOPSOIL FOR PLANT BED AREAS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
- HAND BROADCAST UNIFORM 3" HARDWOOD MULCH THROUGHOUT GROUND COVER / PERENNIAL / ORNAMENTAL GRASS BED
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

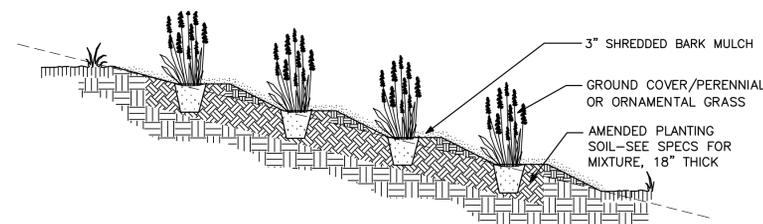
### 2 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL



- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH.
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP.
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT.
- UNWRAP TOP HALF OF ROOT BALL.
- BACKFILL TO FINISHED GRADE WITH AMENDED PLANTING MIX & TAMP
- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" SHREDDED BARK MULCH.
- WATER IMMEDIATELY & FREQUENTLY AS DESCRIBED IN WRITTEN SPECIFICATION.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE



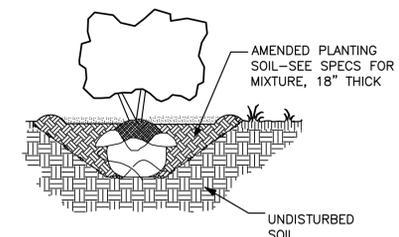
### 4 SHRUB PLANTING ON SLOPE DETAIL



- LANDSCAPE CONTRACTOR SHALL AMEND TOPSOIL FOR PLANT BED AREAS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE.
- HAND BROADCAST UNIFORM 3" HARDWOOD MULCH THROUGHOUT GROUND COVER / PERENNIAL / ORNAMENTAL GRASS BED.
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

### 5 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING ON SLOPE DETAIL

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- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" SHREDDED BARK MULCH
- WATER IMMEDIATELY & FREQUENTLY AS DESCRIBED IN WRITTEN SPECIFICATION
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE



### 1 SHRUB PLANTING DETAIL

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