

48" COMBINED SEWER

W. CAPITOL DRIVE

CONC. CURB

12" SAN

8" WATER

ZONE #1

(ZONE #2)

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE "STREET CONSTRUCTION SPECIFICATIONS", DATED JULY 1, 1992, WITH REVISIONS DATED JULY 2014, AS MODIFIED BY THE GENERAL SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS DATED JANUARY 31, 1992 WITH SUBSEQUENT REVISIONS.
- BASE SURVEY PREPARED BY OTHERS. 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.
- ELEVATION SHOWN ON CIVIL AND LANDSCAPE PLANS ARE CITY OF MILWAUKEE. MEAN SEA LEVEL. NGVD29 CAN BE OBTAINED BY ADDING 580.6 TO CITY OF MILWAUKEE ELEVATIONS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

TRAFFIC NOTES

- MAINTAIN ACCESS AT ALL TIMES.
- PAVEMENT MARKINGS DISTURBED DUE TO CONSTRUCTION MUST BE RETURNED TO ORIGINAL MATERIAL AND CONDITION.
- PROVIDE SEVEN (7) DAYS ADVANCED NOTICE TO TRAFFIC ENGINEERING AT 414-286-3632 FOR THE TEMPORARY CLOSURE OF TRAFFIC LANES, INSTALLATION OF TEMPORARY "NO PARKING" SIGNS, OR IF THERE ARE ANY QUESTIONS CONCERNING THESE COMMENTS.
- ANY PERSON WORKING IN THE PUBLIC WAY SHALL COMPLY WITH THE CITY OF MILWAUKEE, DEPARTMENT OF PUBLIC WORKS BOOKLET "TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK", AND PART VI OF THE STATE OF WISCONSIN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

STREET LIGHT NOTES

- STREET LIGHTING HAS CONDUITS AND CABLES WITHIN THE PROJECT LIMITS. THESE CONDUITS AND CABLES SHALL BE SUPPORTED IF IMPACTED BY TRENCHING ACTIVITIES. DAMAGES SHALL BE REPORTED TO THE STREET LIGHTING SHOP AT 414-286-3015.
- IF THERE ARE ANY IMPACTS TO CITY OF MILWAUKEE STREET LIGHTING EQUIPMENT, THE CONTRACTOR SHALL CONTACT ENG-KIE LEE IN ENGINEERING AT 414-286-2174 FOR NECESSARY ALTERATIONS.
- IF THERE ARE ANY IMPACTS TO CITY OF MILWAUKEE TRAFFIC SIGNALS OR TRAFFIC CONTROL EQUIPMENT, THE CONTRACTOR SHALL CONTACT JOSEPH BONDOWSKI IN ENGINEERING AT 414-286-5162 FOR NECESSARY ALTERATIONS.

SURVEY: NO CITY OF MILWAUKEE SURVEY. SURVEY COMPLETED AND EXECUTED BY CONSULTANT.

BENCH MARKS
 BM1: NORTHEAST BOLT ON TOP FLANGE OF FIRE HYDRANT ON THE WEST SIDE OF HOPKINS ST. JUST NORTH OF GATE "E" ELEVATION = 85.4
 BM2: NORTHEAST BOLT ON TOP FLANGE OF FIRE HYDRANT ON THE WEST SIDE OF HOPKINS ST. AT WISCONSIN ST. EXTENDED WEST. ELEVATION = 76.6

LINE CODE LEGEND

GAS	G	COMMUNICATIONS	COM	SEWER/WATER 24" & OVER	CS
ELECTRIC	E	SANITARY SEWER	SAN	STREET LIGHTING	ST
TELEPHONE	T	STORM SEWER	STD	PAVING LIMITS	PL
CABLE TELEVISION	TV	COMBINED SEWER	CWB	STRUCTURE / BUILDING	SB
FIBER OPTICS	FO	SEW. DISTRICT SEWER	SDS	FENCE	FW
CITY UNDERGROUND CONDUIT	CUC	WATER MAIN	WM	STEAM	ST



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.05 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



One Honey Creek Corporate Center
 125 South 84th Street,
 Suite 401
 Milwaukee, WI 53214-1470
 414 / 259 1500
 414 / 259 0037 fax
 www.graef-usa.com

NO.	BY	REVISION	DATE

AS BUILT CONTRACT NO. _____ DATE ENT'D. _____
 ENT'D. BY _____

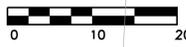
ESTIMATE OF QUANTITIES

ITEM NO.	QUANTITY	DESCRIPTION
1	160 LF	REMOVE CONC. RETAINING WALL
2	205 LF	REMOVE FENCE
3	2,350 SF	REMOVE CONC. SIDEWALK
4	475 SF	REMOVE STAMPED CONC. SIDEWALK
5	6 LF	SAWCUT CONCRETE
6	11 LF	REMOVE CONC. CURB AND GUTTER
7	124 SF	REMOVE CONC. PAVEMENT W/ CURB

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
 MILWAUKEE, WISCONSIN

DEMOLITION PLAN
 IN W. CAPITOL DRIVE
 FROM RAILROAD TRACKS
 TO N. 31ST STREET

HORIZONTAL SCALE	1" = 10'	APPROVED	DATE
VERTICAL SCALE	NA	DESIGN ENGINEER	
14 SEC. NO.		ENGINEER IN CHARGE	
PLAN DATE	03-12-15		
DESIGNED BY			
DRAWN BY			
CHECKED BY			
SYSTEM NO.			
EASEMENT NO.			
CONTRACT NO.		CITY ENGINEER & SPECIAL DEPUTY COMMISSIONER OF PUBLIC WORKS	
PROJ. ID. XXX		PROJECT NO. NA	C.C. FILE NO. NA
		OFF. NOTICE NO. NA	DATE ADOPTED NA



48" COMBINED SEWER

W. CAPITOL DRIVE

CONC. CURB

12" SAN

8" WATER

PROPOSED STAMPED CONC. SIDEWALK 5" THICK, PATTERN TO MATCH SIDEWALK AT INTERSECTION (TYP.)

PROPOSED CONC. SIDEWALK 5" THICK (TYP.)

PROPOSED STAMPED CONC. SIDEWALK 5" THICK (TYP.)

PROPOSED CONC. PAVEMENT 7" THICK WITH INTEGRAL CURB

PROPOSED CONC. CURB AND GUTTER

HANDICAP RAMP

SOD RESTORATION TO SIDEWALK LIMITS, SEE LANDSCAPE PLANS

ZONE #1

(ZONE #2)
N. 31ST STREET

EX. 72" STORM SEWER (ABANDONED)

CAUTION EX. HIGH-PRESSURE NATURAL GAS MAIN

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- CONTRACTOR SHALL VERIFY LOCATIONS OF PROPOSED WORK AND REPORT AND DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

TRAFFIC NOTES

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- COORDINATE WITH MILWAUKEE COUNTY TRANSIT SYSTEM (MCTS) AS NEEDED. IF ACCESS TO BUS SHELTERS OR BUS STOPS WILL BE AFFECTED, COORDINATE TEMPORARY LOCATIONS AND REINSTALLATION. MCTS WILL LOCATE TEMPORARY BUS STOPS AND SIGNS. CONTACT MCTS AT (414) 343-1764 AS LEAST 5 WORKING DAYS BEFORE WORK IS STARTED.

STREET LIGHT NOTES

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ESTIMATE OF QUANTITIES

ITEM NO.	QUANTITY	DESCRIPTION
1	685 SF	INSTALL CONC. SIDEWALK
2	556 SF	INSTALL STAMPED CONC. SIDEWALK
3	124 SF	INSTALL CONC. PAVEMENT W/ CURB
4	11 LF	INSTALL CONC. CURB AND GUTTER

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
MILWAUKEE, WISCONSIN

SITE PLAN

IN **W. CAPITOL DRIVE**
FROM RAILROAD TRACKS
TO N. 31ST STREET

HORIZONTAL SCALE	1" = 10'	APPROVED	DATE
VERTICAL SCALE	NA		
14 SEC. NO.			DESIGN ENGINEER
PLAN DATE	03-12-15		
DESIGNED BY			
DRAWN BY			
CHECKED BY			ENGINEER IN CHARGE
SYSTEM NO.			
EASEMENT NO.			
CONTRACT NO.		CITY ENGINEER & SPECIAL DEPUTY COMMISSIONER OF PUBLIC WORKS	
PROJ. ID. XXX		PROJECT NO. NA	C.C. FILE NO. NA
		OFF. NOTICE NO. NA	DATE ADOPTED NA
SHEET NO. 4 OF 14 PLAN FILE NO. 000-00			

SURVEY: NO CITY OF MILWAUKEE SURVEY. SURVEY COMPLETED AND EXECUTED BY CONSULTANT.

BENCH MARKS
BM1: NORTHEAST BOLT ON TOP FLANGE OF FIRE HYDRANT ON THE WEST SIDE OF HOPKINS ST. JUST NORTH OF GATE "E" ELEVATION = 85.4
BM2: NORTHEAST BOLT ON TOP FLANGE OF FIRE HYDRANT ON THE WEST SIDE OF HOPKINS ST. AT WISCONSIN ST. EXTENDED WEST. ELEVATION = 76.6

LINE CODE LEGEND

GAS	G	COMMUNICATIONS	COM	SEWER/WATER 24" & OVER	CS
ELECTRIC	E	SANITARY SEWER	SAN	STREET LIGHTING	SL
TELEPHONE	T	STORM SEWER	STD	PAVING LIMITS	PL
CABLE TELEVISION	TV	COMBINED SEWER	CS	STRUCTURE / BUILDING	SB
FIBER OPTICS	FO	SEW. DISTRICT SEWER	SDS	FENCE	F
CITY UNDERGROUND CONDUIT	CUC	WATER MAIN	WM	STEAM	ST

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE REQUIRES MIN. OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



One Honey Creek Corporate Center
125 South 84th Street,
Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

NO.	BY	REVISION	DATE
AS BUILT CONTRACT NO.			DATE ENT'D.
			ENT'D. BY

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. THE LANDSCAPE CONTRACTOR SHALL 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.
- CONFIRM FIELD LOCATION OF ALL PUBLIC UNDERGROUND UTILITY LINES, INCLUDING DEPTHS OF SAID, WITHIN THE LIMITS OF CONSTRUCTION.
- IF IT IS APPARENT THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN, CONTACT OWNER'S REPRESENTATIVE FOR CLARIFICATION.
- 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.
- 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.
- 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, AND 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.
- FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PLANTING BEDS.
- MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND ALL TREES IN MANICURED TURF AREAS. MULCH TREE RING WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH. SEE PLANTING DETAILS.
- PROVIDE PROPER POSITIVE DRAINAGE THROUGHOUT THIS CONTRACT AREA. VERIFY FIELD CONDITIONS IN CONJUNCTION WITH THE PROPOSED ELEVATIONS TO ENSURE THAT ADEQUATE DRAINAGE IS PROVIDED. REPORT DEVIATIONS OR CONFLICTS TO OWNER'S REPRESENTATIVE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES AND SLOPES.
- FINE GRADE, RAKE AND BE RESPONSIBLE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION. 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.
- RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. AREAS DISTURBED SHALL BE RESTORED WITH NEW SOD, EXCEPT IN THE SEEDED AREAS SHOWN ON THE PLAN, WHERE SEED IS THE PREFERRED RESTORATIVE.
- TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
- ALL PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH AS DEFINED IN WRITTEN SPECIFICATIONS.
- ALL PLANTING BEDS ARE TO BE SEPARATED FROM ADJACENT TURF AREAS WITH SHOVEL CUT EDGE. INSTALL PER LANDSCAPE DETAILS.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS IT CAN BE VERIFIED 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.
- DETERMINE THE NEED FOR TREE STAKING. IF DETERMINED NECESSARY, PROVIDE TREE STAKING AS DESCRIBED IN WRITTEN SPECIFICATIONS.

PLANT LIST					
12/18/2014					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
ULR	Ulmus x 'Regal'	Regal Elm	2.5" BB	as shown	55'-65'h x 45'w

SURVEY: NO CITY OF MILWAUKEE SURVEY, SURVEY COMPLETED AND EXECUTED BY CONSULTANT.

BM-1: CHISELED CROSS IN CONC. EL. 48.23
 BM-2: CHISELED CROSS ON SSE UPPER FLANGE BOLT EL. 47.49
 BM-3: CUT CROSS ON NW UPPER FLANGE BOLT OF HYD. EL. 44.27
 BM-4: NW UPPER HYD. FLANGE BOLT EL. 34.29

LINE CODE LEGEND

GAS	ELECTRIC	TELEPHONE	CABLE TELEVISION	FIBER OPTICS	CITY UNDERGROUND CONDUIT	COMMUNICATIONS	SANITARY SEWER	STORM SEWER	COMBINED SEWER	SEW. DISTRICT SEWER	WATER MAIN	SEWER/WATER 24" & OVER	STREET LIGHTING	PAVING LIMITS	STRUCTURE / BUILDING	FENCE	STEAM
G	E	T	TV	FO	CUC	COM	SAN	STD	CMB	MSD	W	SW	SL	X	X	X	X

SEE FILE NO. 234-41 FOR SPECIAL PROVISIONS

SHEET NO. 1 OF 3 IS PLAN FILE NO. 234-40
 SHEET NO. 2 OF 3 IS PLAN FILE NO. 234-41
 SHEET NO. 3 OF 3 IS PLAN FILE NO. 234-42

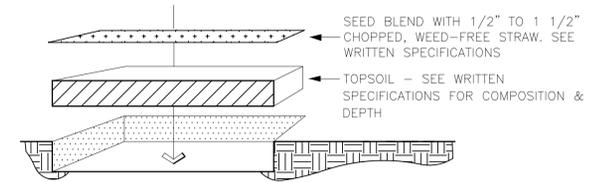


CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 90.025 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



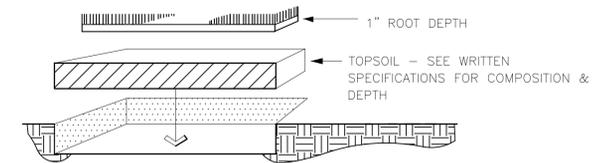
One Honey Creek Corporate Center
 126 South 84th Street,
 Suite 401
 Milwaukee, WI 53214-1470
 414/259-1500
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NO.	BY	REVISION	DATE
AS BUILT CONTRACT NO.			
DATE ENT'D.		ENT'D. BY	



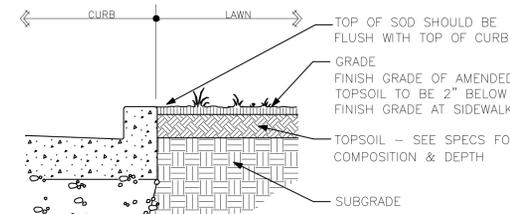
- TOPSOIL SHALL CONFORM TO PROPERTIES AS DESCRIBED IN WRITTEN SPECIFICATION.
- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED. SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION.
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS DESCRIBED IN WRITTEN SPECIFICATION.

3 MANICURED TURF SEEDING

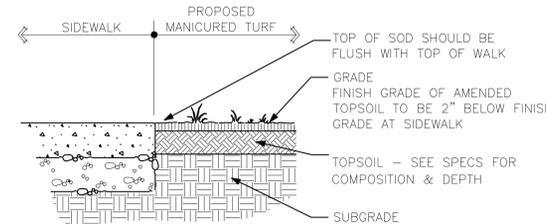


- TOPSOIL SHALL CONFORM TO PROPERTIES AS DESCRIBED IN WRITTEN SPECIFICATION.
- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO LAYING SOD. SOD BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION.
- LAY SOD IN 'RUNNING BOND' FASHION (W/ALTERNATE JOINTS), COMPRESS EACH BUTT JOINT TO REDUCE SHRINKAGE CRACKS. ANCHOR SOD APPLICATIONS ON SLOPES GREATER THAN 1:3 W/10" WOOD PEGS.
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS DESCRIBED IN WRITTEN SPECIFICATION.

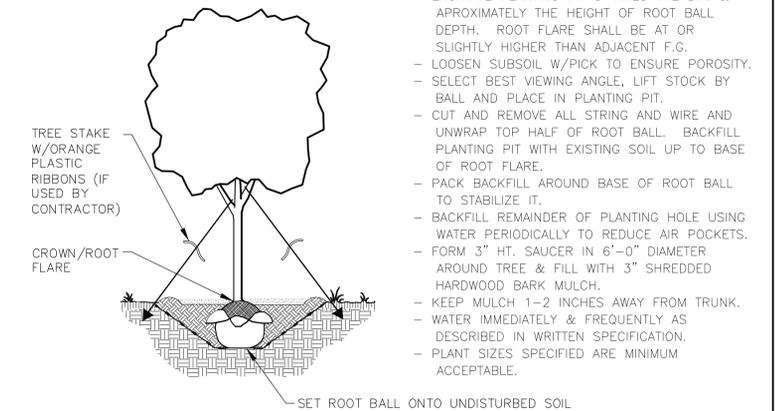
2 MANICURED TURF SOD



5 SOD LAWN EDGE @ CURB



4 SOD LAWN EDGE @ WALK



1 TREE PLANTING DETAIL

ESTIMATE OF QUANTITIES			REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE	
ITEM NO.	QUANTITY	DESCRIPTION	MILWAUKEE, WISCONSIN	
			LANDSCAPE DETAILS	
			IN W. CAPITOL DRIVE	
			FROM RAILROAD TRACKS	
			TO N. 31ST STREET	
SCALE		HORIZONTAL N/A	APPROVED _____ DATE _____	
		VERTICAL N/A		
1/4\"/>				

