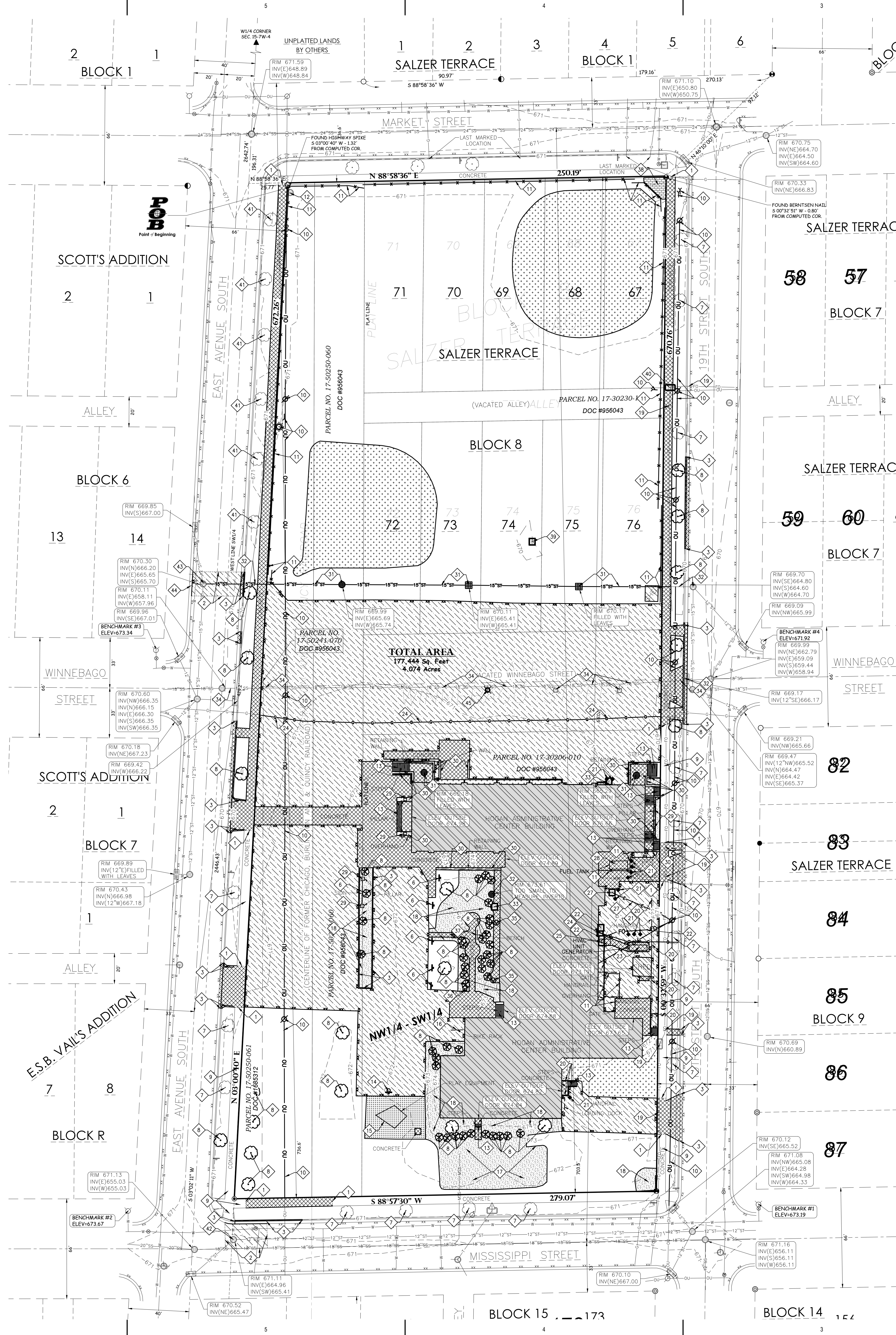




GENERAL NOTES:

- 1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- 2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- 3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- 4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- 5. ANY EXISTING PUBLIC & PRIVATE UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- 6. COORDINATE ALL PRIVATE & PUBLIC UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
- 7. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
- 8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
- 9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- 10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- 11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- 12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

KEYNOTES:

- | | | |
|--|---|--|
| 1. SAWCUT EXISTING CONCRETE WALK | 17. REMOVE EXISTING GARDEN AREA | 31. REMOVE EXISTING STORM SEWER MANHOLE AND/OR STORM PIPE |
| 2. SAWCUT EXISTING ASPHALT PAVEMENT | 18. REMOVE EXISTING LANDSCAPE AREA, INCLUDING, NOT LIMITED TO PLANTINGS, MULCH, EDGING, FABRIC, ETC. | 32. MAINTAIN EXISTING STORM SEWER MANHOLE AND/OR STORM PIPE |
| 3. SAWCUT & REMOVE EXISTING CONCRETE CURB & GUTTER | 19. MAINTAIN EXISTING FIBER OPTIC SERVICE & BOX. ADJUST TOP OF BOX TO FINISH GRADE ELEVATION. SEE SHEET C3.0. COORDINATE ANY ADJUSTMENT WITH UTILITY COMPANY. | 33. REMOVE AC UNIT |
| 4. SAWCUT EXISTING CONCRETE CURB HEAD ONLY | 20. REMOVE EXISTING HANDRAIL | 34. MAINTAIN EXISTING SANITARY SEWER PIPE AND/OR CLEANOUT |
| 5. MAINTAIN EXISTING SIGN | 21. REMOVE EXISTING BOLLARD | 35. REMOVE EXISTING VENT PIPE |
| 6. REMOVE EXISTING SIGN | 22. REMOVE EXISTING FIBER OPTIC SERVICE. COORDINATE REMOVAL WITH UTILITY COMPANY. | 36. REMOVE EXISTING BIRD HOUSE |
| 7. MAINTAIN & PROTECT EXISTING SIGN | 23. REMOVE EXISTING GENERATOR | 37. REMOVE EXISTING BENCH |
| 8. CLEAR & GRUB EXISTING TREE/VEGETATION | 24. REMOVE EXISTING GAS SERVICE AND/OR METER. COORDINATE WITH UTILITY COMPANY. | 38. REMOVE EXISTING BRICK AREA |
| 9. MAINTAIN EXISTING CONCRETE WALK | 25. REMOVE EXISTING HVAC UNIT | 39. REMOVE EXISTING CABLE BOX--COORDINATE REMOVAL WITH UTILITY COMPANY |
| 10. REMOVE EXISTING OVERHEAD POWER, POWER POLE, GUY WIRE. COORDINATE REMOVALS WITH UTILITY COMPANY. | 26. REMOVE EXISTING ELECTRICAL SERVICE. COORDINATE REMOVAL WITH UTILITY COMPANY. | 40. REMOVE EXISTING FIBER OPTIC BOX--COORDINATE REMOVAL WITH UTILITY COMPANY |
| 11. REMOVE EXISTING FENCE & GATE | 27. REMOVE EXISTING ELECTRICAL TRANSFORMER. COORDINATE REMOVAL WITH UTILITY COMPANY. | 41. MAINTAIN & PROTECT EXISTING TREE |
| 12. MAINTAIN EXISTING UTILITY MANHOLE. ADJUST RIM TO FINISH GRADE ELEVATION. SEE SHEET C3.0. COORDINATE ADJUSTMENT WITH UTILITY COMPANY. | 28. REMOVE EXISTING TANK | 42. MAINTAIN EXISTING SANITARY MANHOLE--ADJUST RIM AS NEEDED TO FINISH GRADE ELEVATION |
| 13. REMOVE EXISTING CONCRETE STAIRS | 29. REMOVE EXISTING PILLAR | 43. MAINTAIN EXISTING STORM MANHOLE--ADJUST RIM AS NEEDED TO FINISH GRADE ELEVATION |
| 14. REMOVE EXISTING BASKETBALL HOOP | 30. REMOVE EXISTING RETAINING WALL | 44. MAINTAIN EXISTING CONCRETE CURB & GUTTER |
| 15. REMOVE EXISTING PLAYGROUND EQUIPMENT | | 45. REMOVE & RELOCATE EXISTING SANITARY CLEANOUT |
| 16. REMOVE EXISTING BIKE RACK | | |

DEMOLITION HATCH PATTERNS:

- | | |
|--------------------|--|
| BITUMINOUS REMOVAL | |
| CONCRETE REMOVAL | |
| GRAVEL REMOVAL | |
| BUILDING REMOVAL | |

CIVIL SHEET INDEX:

- C1.0 DEMOLITION PLAN
- C2.0 LAYOUT PLAN
- C3.0 GRADING PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 DETAILS
- C6.1 DETAILS
- C6.2 DETAILS
- L1.0 LANDSCAPE PLAN

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH. ELEVATION = 673.19.

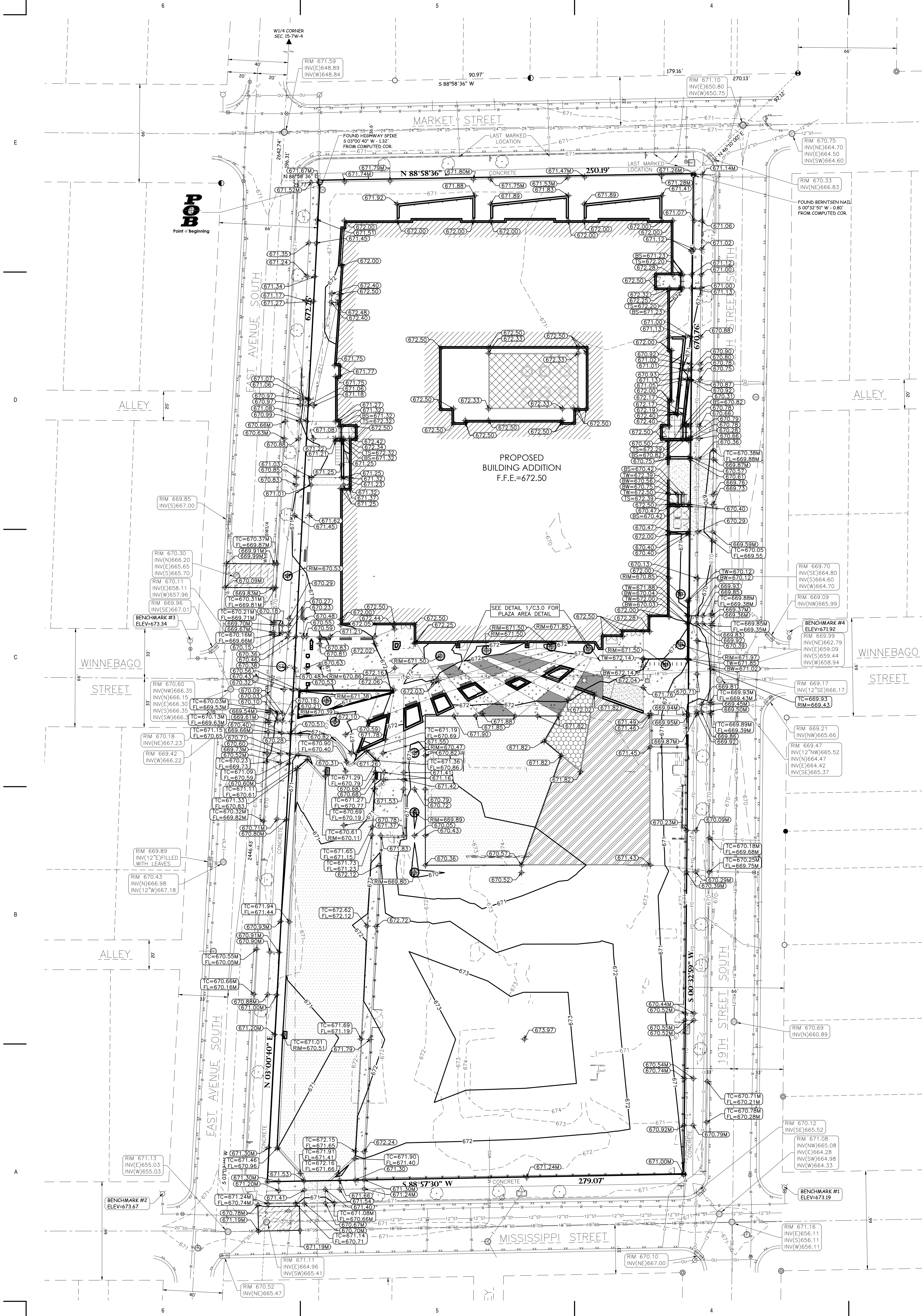
BENCHMARK #2
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH. ELEVATION = 673.67.

BENCHMARK #3
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST AVENUE SOUTH AND WINNEBAGO STREET. ELEVATION = 673.34.

BENCHMARK #4
BURN BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET. ELEVATION = 671.92.

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION, UPON THIS SITE, MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

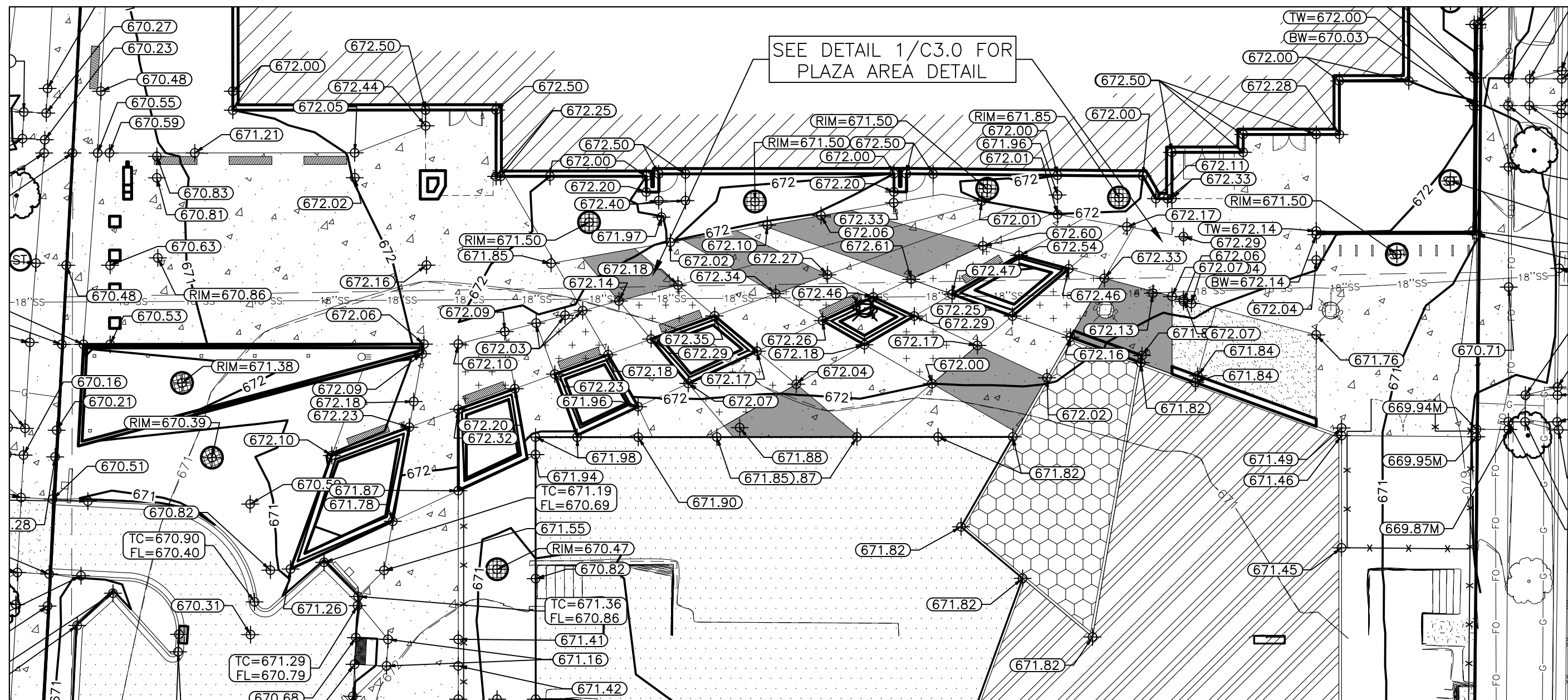


GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 672.50 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. INSTALL W8DOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
10. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
14. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	---	712	---
PROPOSED CONTOUR	---	712	---
PROPOSED SPOT ELEVATION		672.50	
PROPOSED RIM ELEVATION		670.50	
PROPOSED TOP OF CURB ELEVATION		670.50	
PROPOSED FLOW LINE ELEVATION		670.50	
PROPOSED TOP OF STAIR ELEVATION		670.50	
PROPOSED BOTTOM OF STAIR ELEVATION		670.50	
PROPOSED TOP OF WALL ELEVATION		670.50	
PROPOSED BOTTOM OF WALL ELEVATION		670.50	
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)		672.00	
PROPOSED STORM SEWER MANHOLE		2 C6.1	
PROPOSED STORM SEWER INLET		2 C6.1	
PROPOSED STORM SEWER CURB INLET		1 C6.1	
PROPOSED SANITARY MANHOLE		3 C6.2	



PLAZA AREA DETAILS

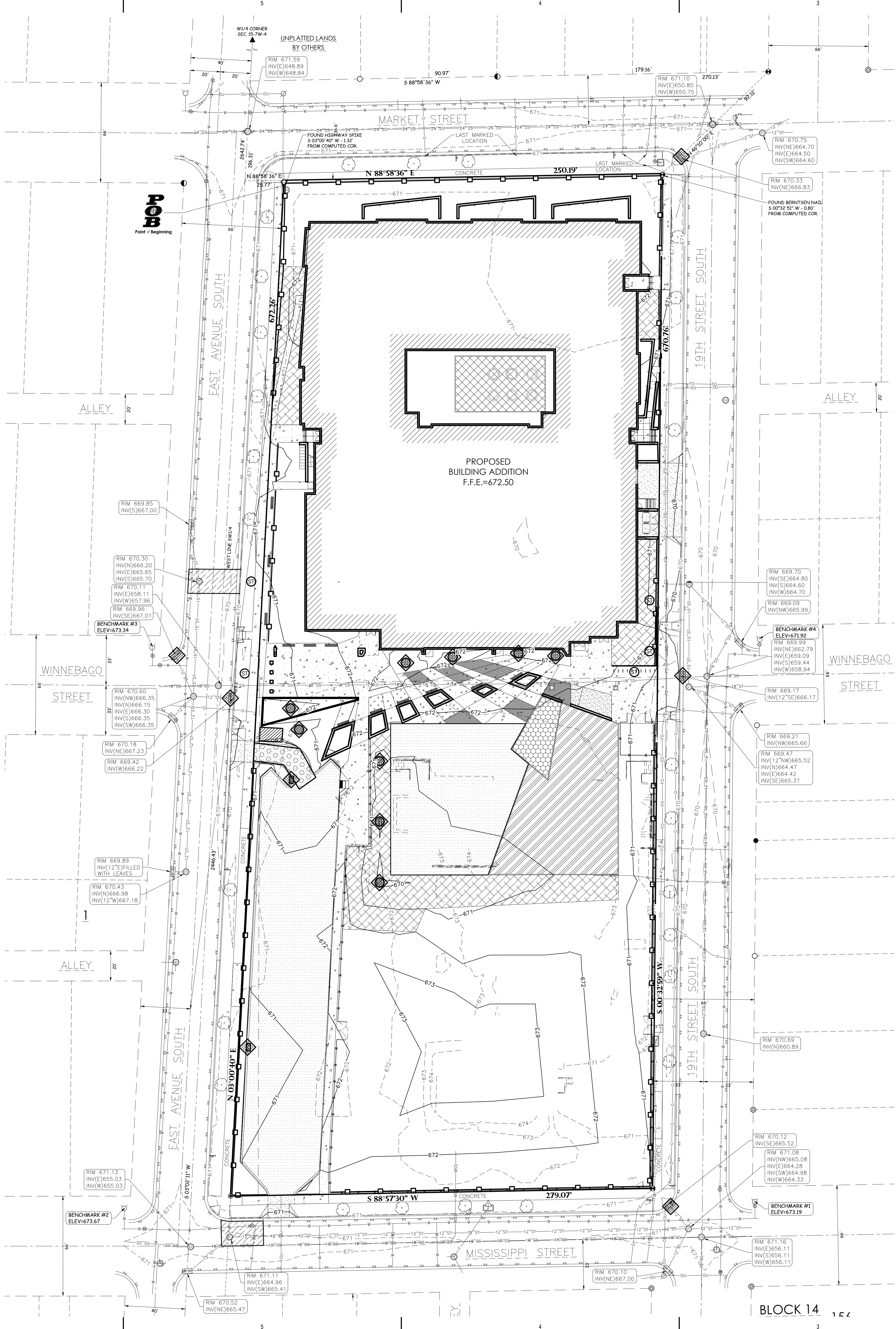
BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

- BENCHMARK #1**
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF MISSISSIPPI STREET AND
19TH STREET SOUTH.
ELEVATION = 673.19
- BENCHMARK #2**
NORTHEAST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST CORNER OF THE
INTERSECTION OF MISSISSIPPI STREET AND
19TH STREET SOUTH.
ELEVATION = 673.67
- BENCHMARK #3**
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF EAST AVENUE SOUTH AND
WINNEBAGO STREET.
ELEVATION = 673.34
- BENCHMARK #4**
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF 19TH STREET SOUTH AND
WINNEBAGO STREET.
ELEVATION = 671.92

UTILITY DISCLAIMER:

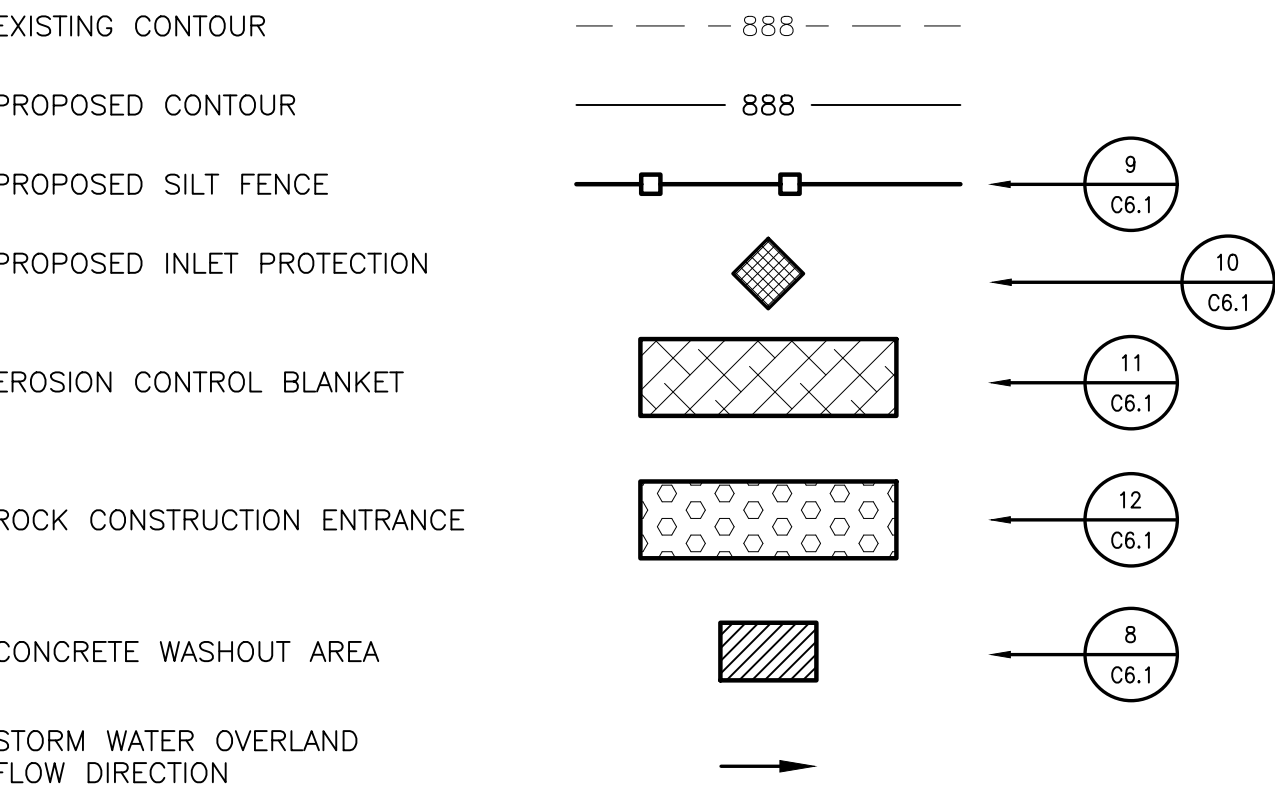
THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. GENERAL UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.



GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEEP MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE IMMINENT RAINFALL.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

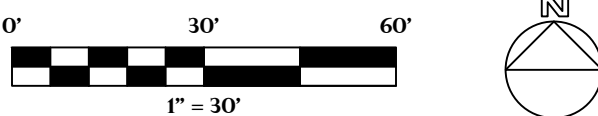
BENCHMARK:

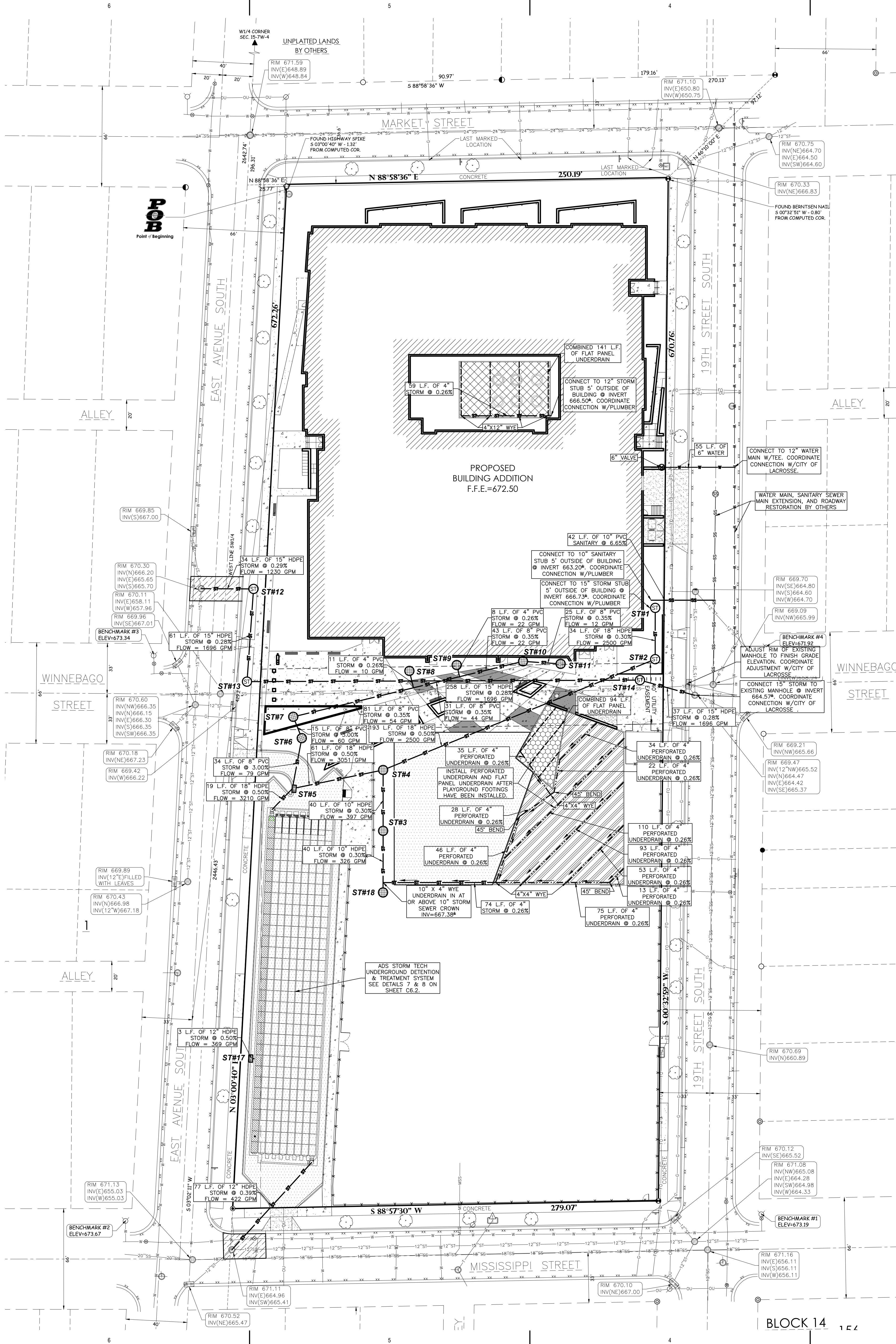
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

- BENCHMARK #1**
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST QUADRANT OF THE
INTERSECTION OF MISSISSIPPI STREET AND
19TH STREET SOUTH.
ELEVATION = 673.19
- BENCHMARK #2**
NORTHEAST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST QUADRANT OF THE
INTERSECTION OF MISSISSIPPI STREET AND
EAST AVENUE SOUTH.
ELEVATION = 673.67
- BENCHMARK #3**
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF EAST AVENUE SOUTH AND
WINNEBAGO STREET.
ELEVATION = 673.34
- BENCHMARK #4**
BOLT BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST CORNER OF THE
INTERSECTION OF 19TH STREET SOUTH AND
WINNEBAGO STREET.
ELEVATION = 671.92

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION, THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION, UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. GENERAL UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. NO POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.





GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS.
7. MINIMIZE DISRUPTION TO THE MAXIMUM EXTENT PRACTICAL.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
10. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS	STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 670.85 INV (S) = 666.73 DEPTH = 4.11' 48" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER	ST#9	RIM = 671.50 INV (S) = 668.40 DEPTH = 3.10' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#2	RIM = 671.97 INV (W) = 666.63 INV (N) = 666.63 DEPTH = 5.34' 48" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER	ST#10	RIM = 671.50 INV (W) = 668.20 DEPTH = 3.31' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#3	RIM = 669.89 INV (N) = 666.45 INV (S) = 666.45 DEPTH = 3.44' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#11	RIM = 671.85 INV (W) = 668.28 DEPTH = 3.57' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#4	RIM = 670.47 INV (S) = 666.33 INV (W) = 665.66 INV (E) = 665.66 DEPTH = 4.81' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#12	RIM = 670.53 INV (S) = 665.55 INV (W) = 665.55 DEPTH = 4.98' 48" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER
ST#5	RIM = 670.11 INV (N) = 666.19 INV (E) = 665.36 INV (SW) = 665.36 DEPTH = 4.76' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE	ST#13	RIM = 670.28 INV (E) = 665.38 INV (N) = 665.38 DEPTH = 4.90' 48" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER
ST#6	RIM = 670.39 INV (N) = 667.20 INV (S) = 667.20 DEPTH = 3.19' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#14	RIM = 671.50 INV (E) = 664.67 INV (W) = 664.67 DEPTH = 6.83' 48" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER
ST#7	RIM = 671.38 INV (E) = 667.65 INV (S) = 667.65 DEPTH = 3.73' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#17	RIM = 670.51 INV (E) = 665.28 DEPTH = 5.00' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#8	RIM = 671.50 INV (S) = 668.30 DEPTH = 3.20' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#18	RIM = 669.80 INV (N) = 666.57 DEPTH = 3.23' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF MISSISSIPPI STREET AND
19TH STREET SOUTH.
ELEVATION = 673.19

BENCHMARK #2
NORTHEAST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF MISSISSIPPI STREET AND
EAST AVENUE SOUTH.
ELEVATION = 673.67

BENCHMARK #3
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF EAST AVENUE SOUTH AND
WINNEBAGO STREET.
ELEVATION = 673.34

BENCHMARK #4
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF 19TH STREET SOUTH AND
WINNEBAGO STREET.
ELEVATION = 671.92

UTILITY LEGEND:

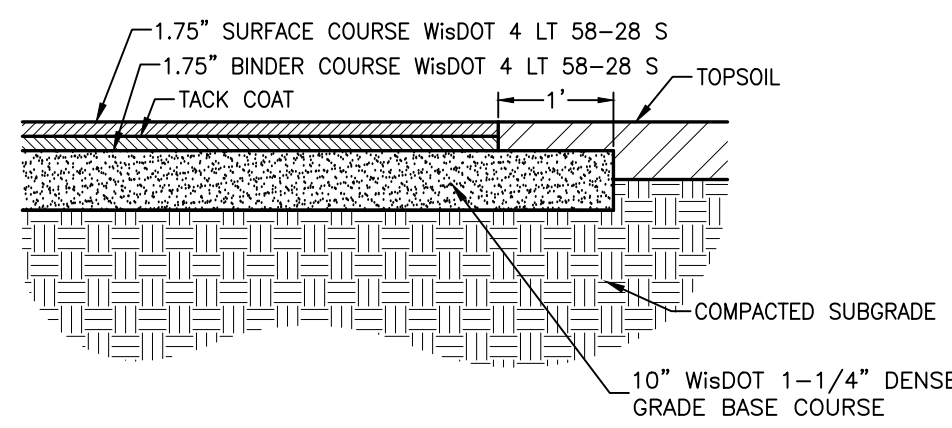
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED WATER MAIN	
PROPOSED STORM SEWER MANHOLE	
PROPOSED STORM SEWER INLET	
PROPOSED STORM SEWER CURB INLET	
PROPOSED WATER VALVE	
PROPOSED 4" UNDERDRAIN	
PROPOSED FLAT PANEL UNDERDRAIN	
PROPOSED SANITARY MANHOLE	

UTILITY DISCLAIMER:

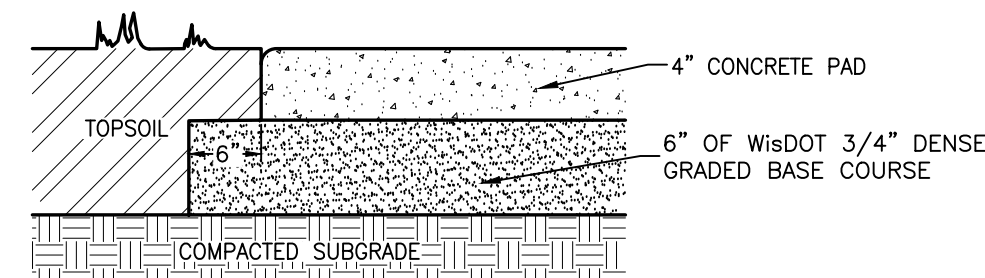
THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES. GENERAL UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

BRAY
ARCHITECTS

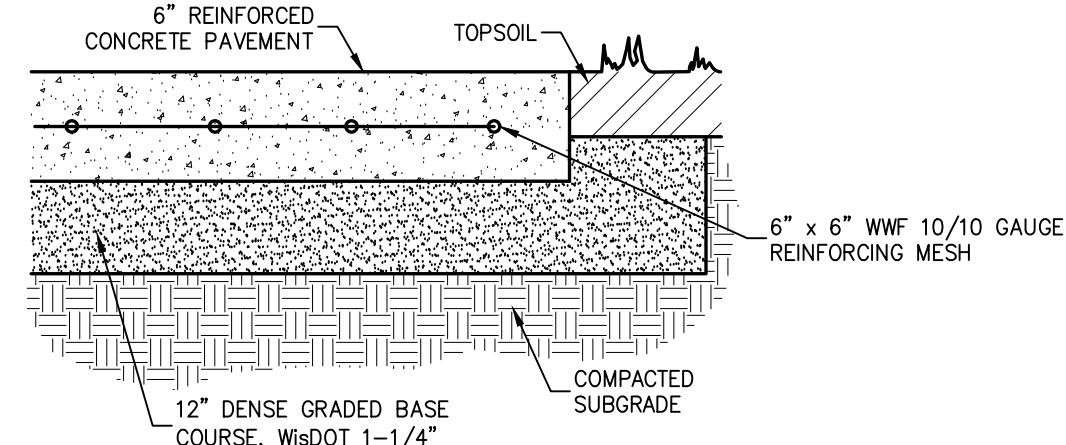
Milwaukee
8



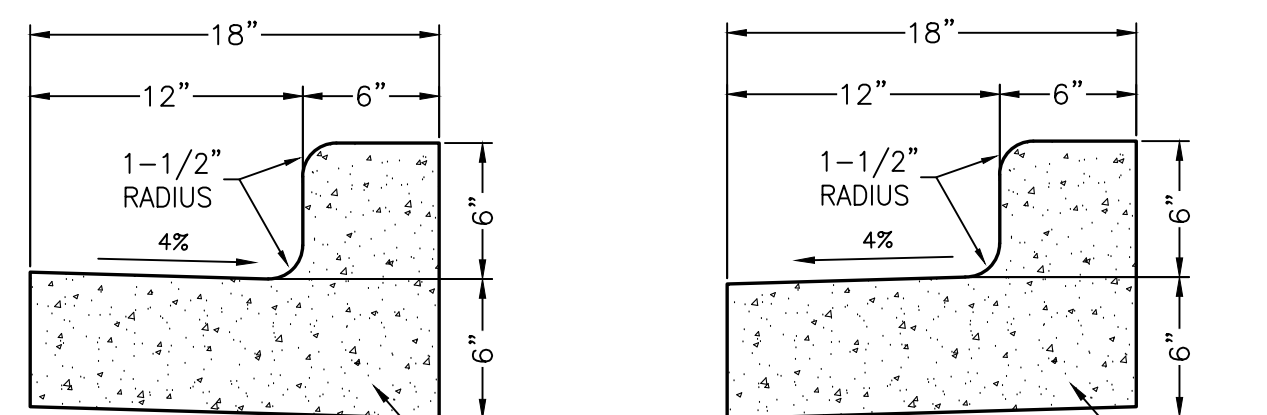
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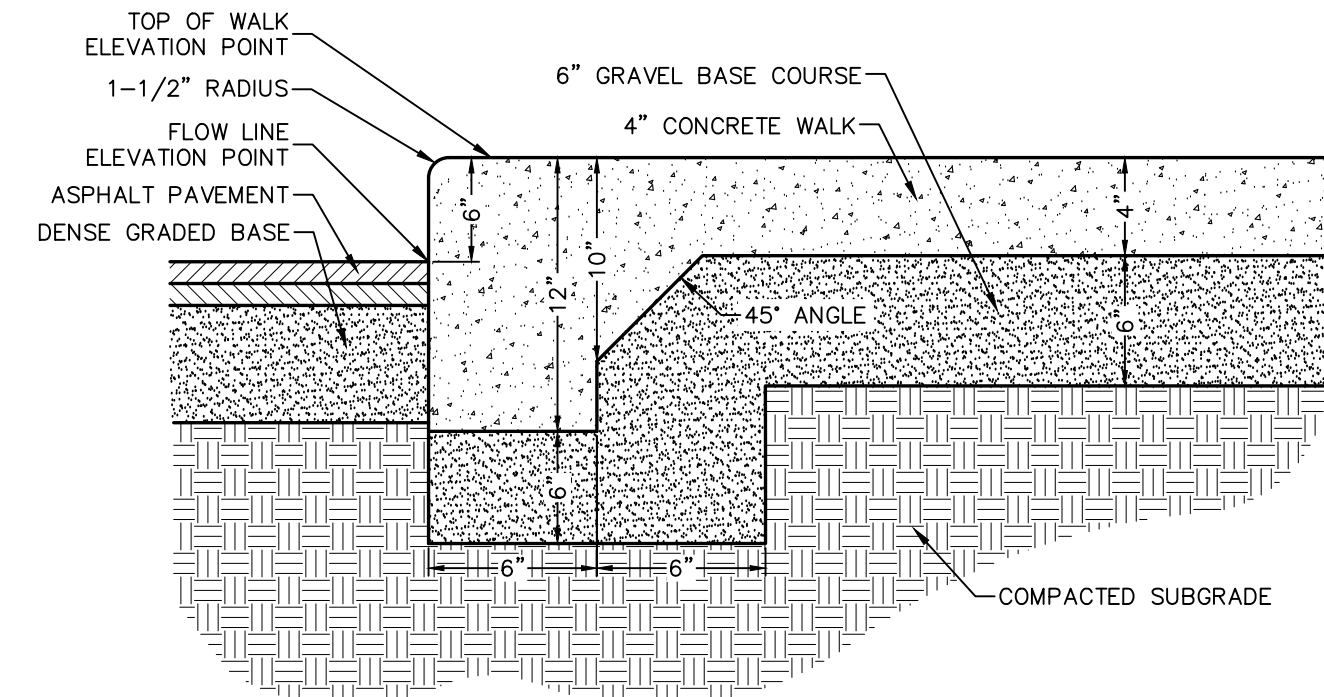
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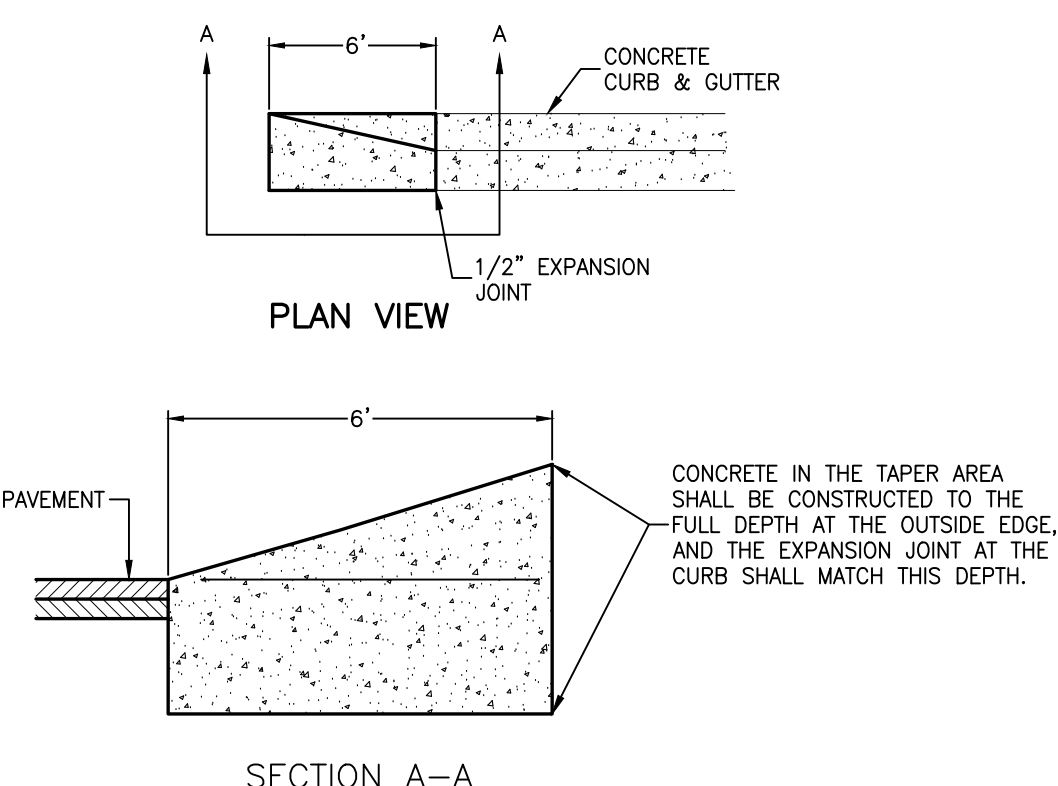
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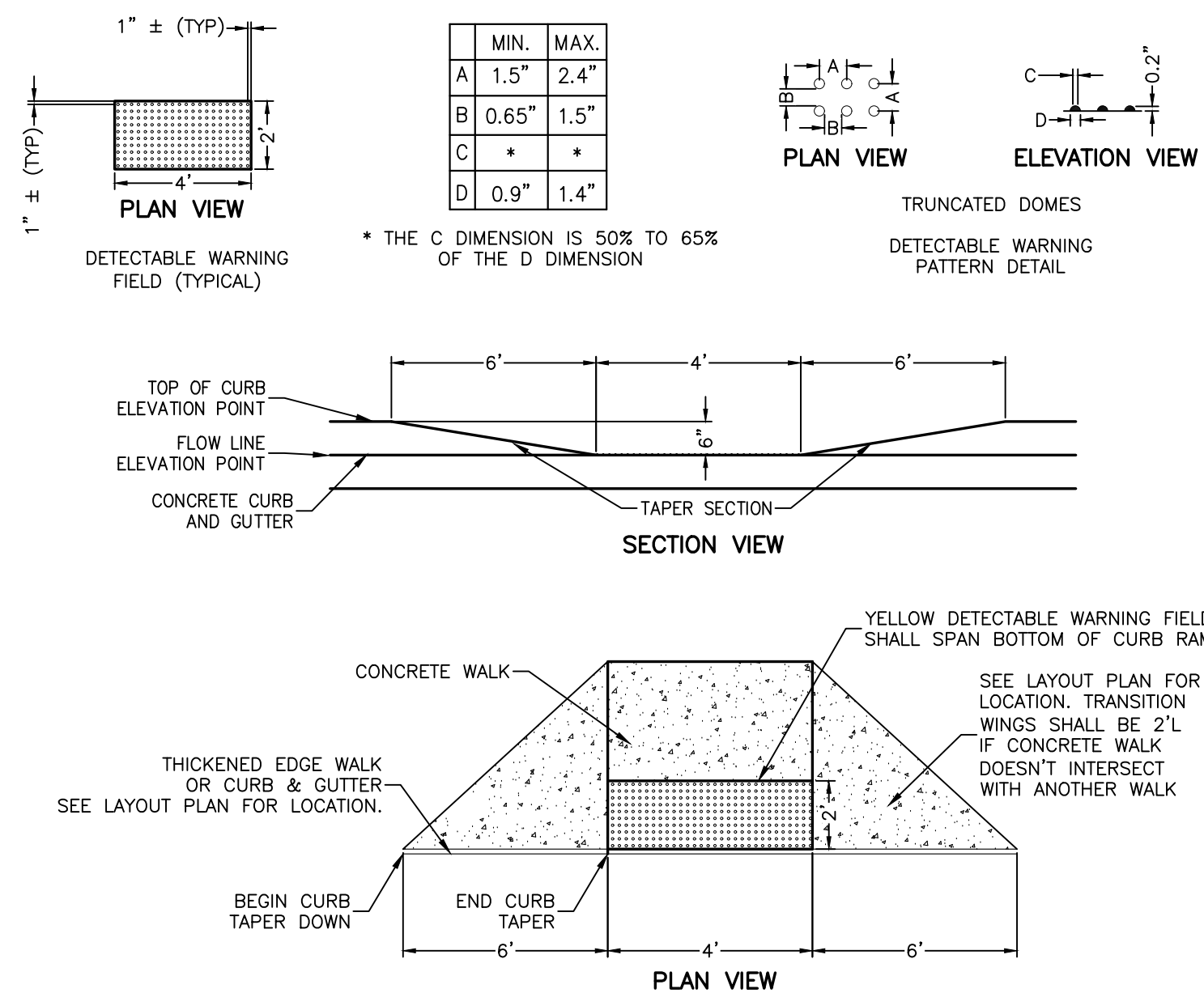
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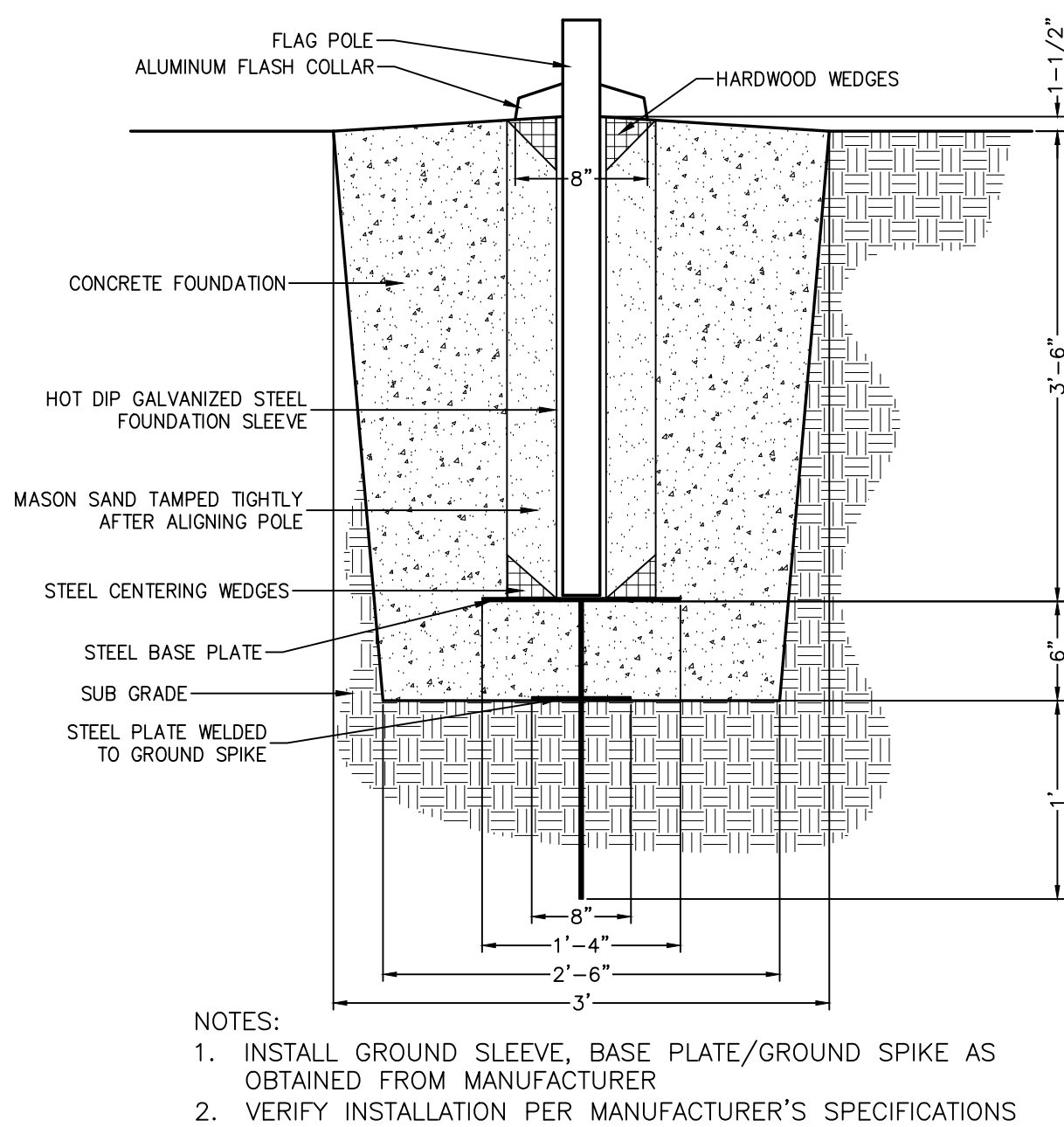
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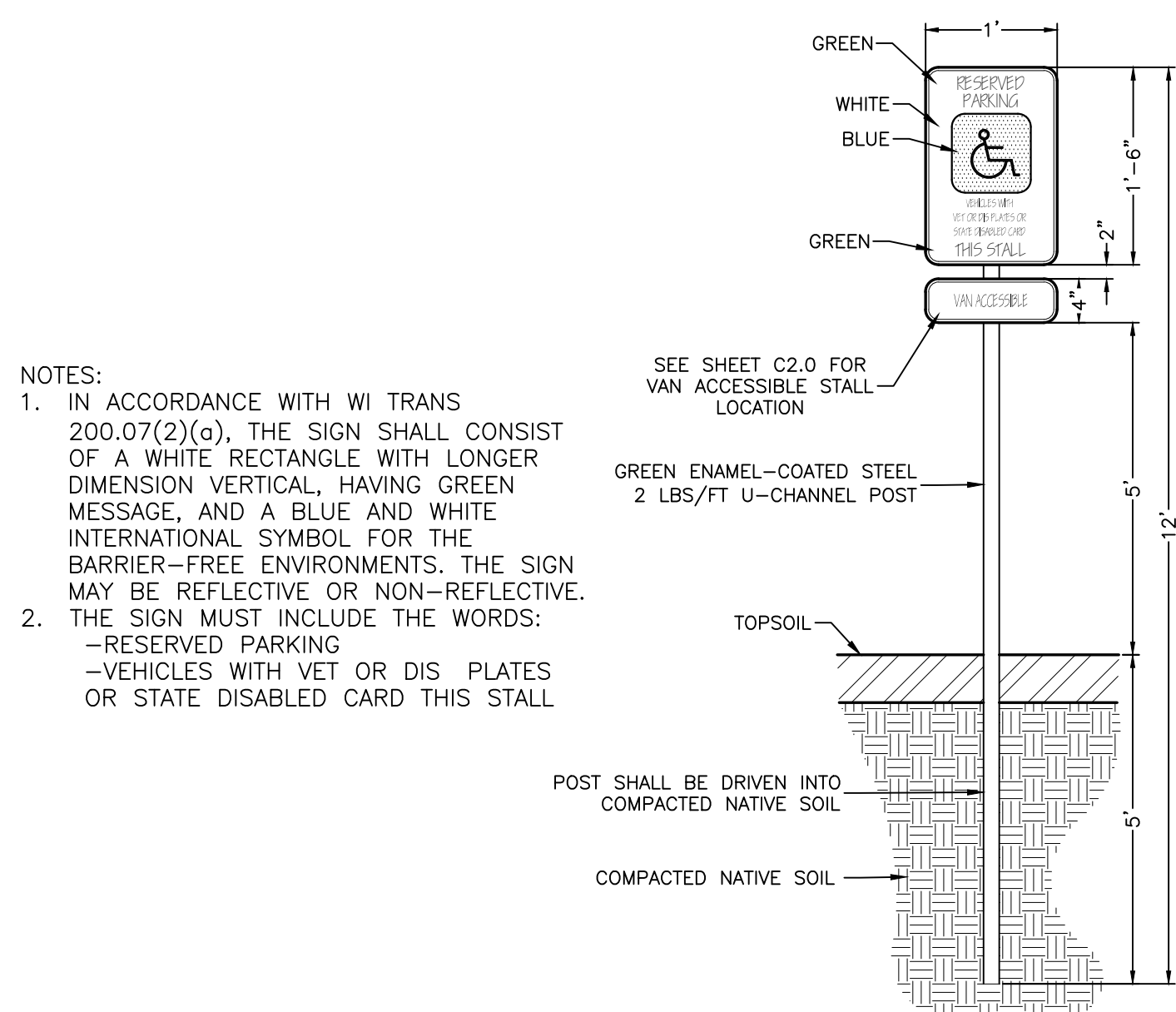
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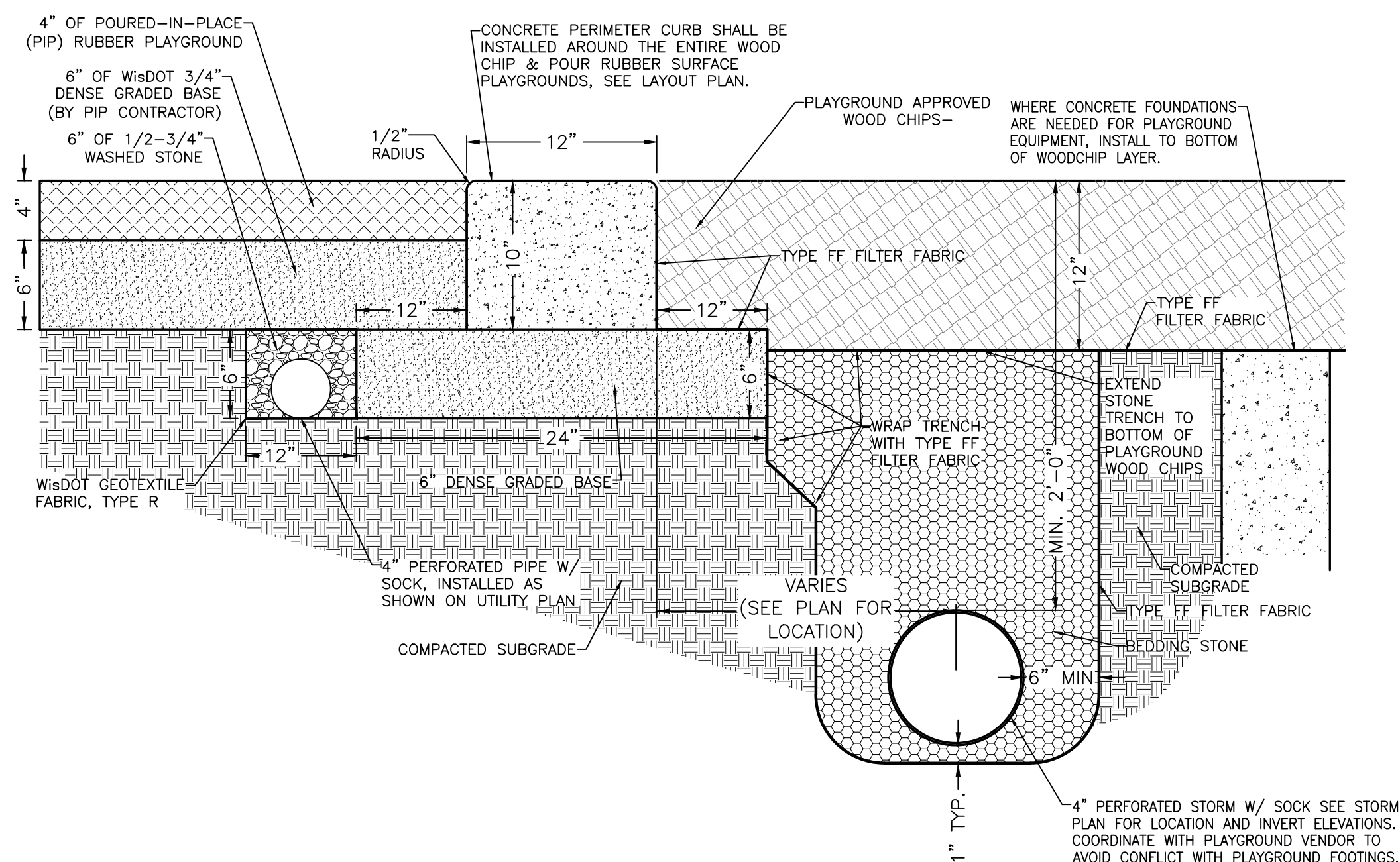
ADA RAMP



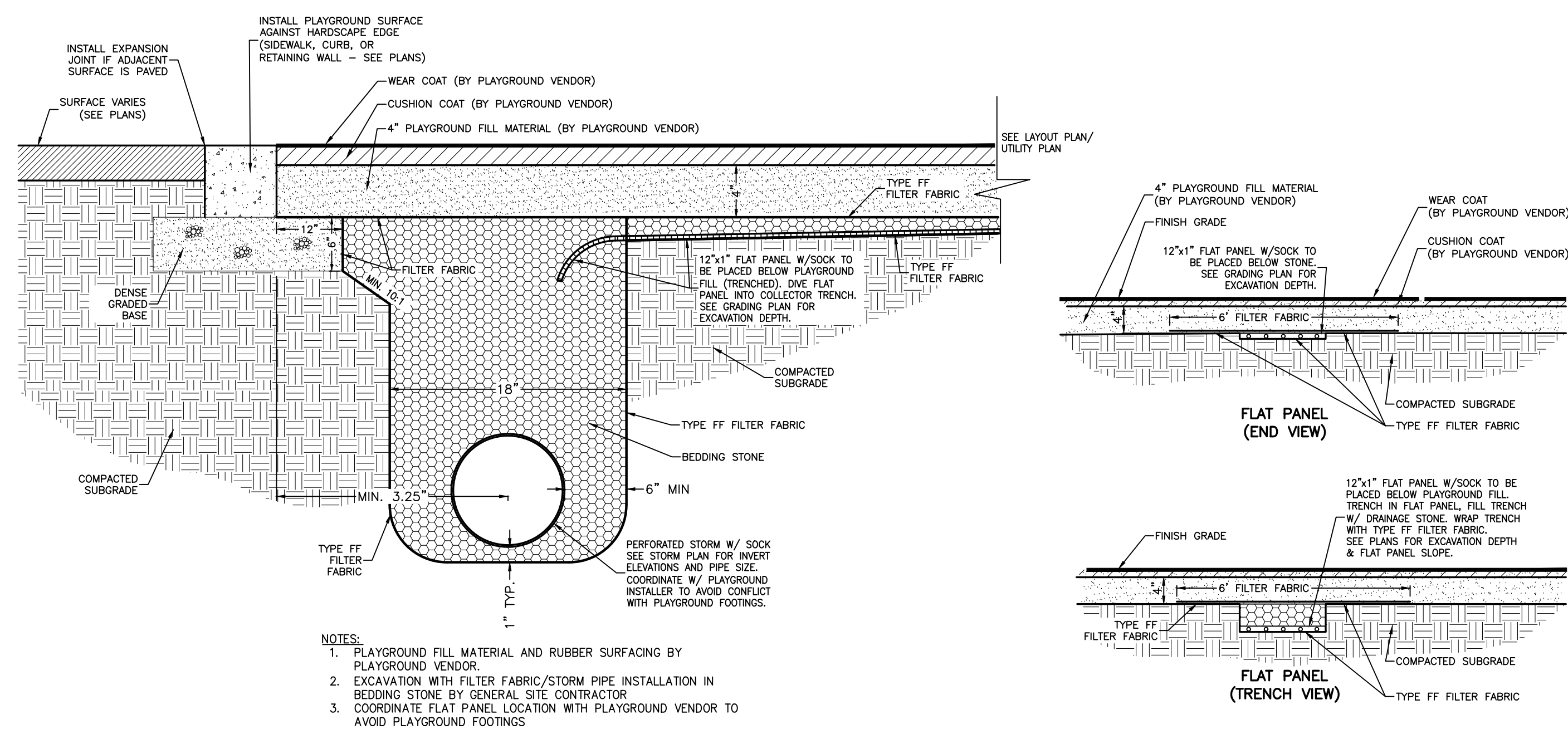
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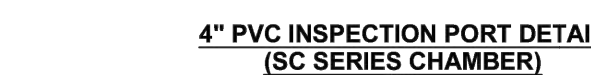
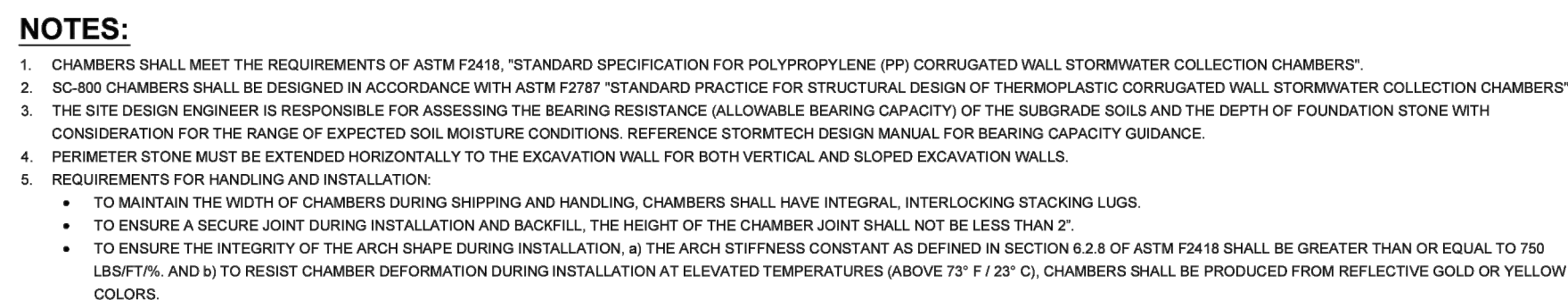
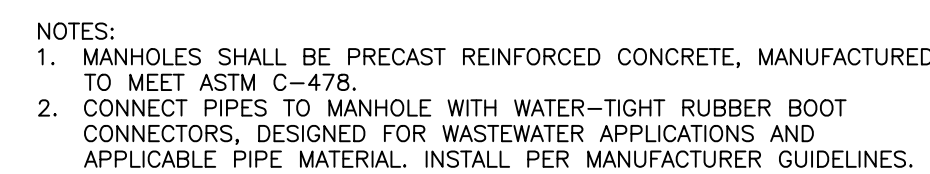
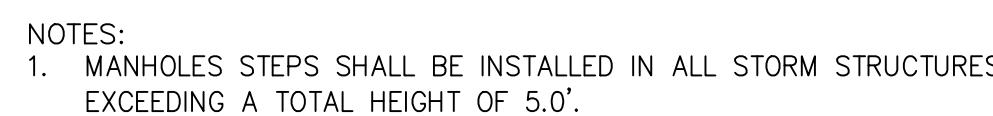
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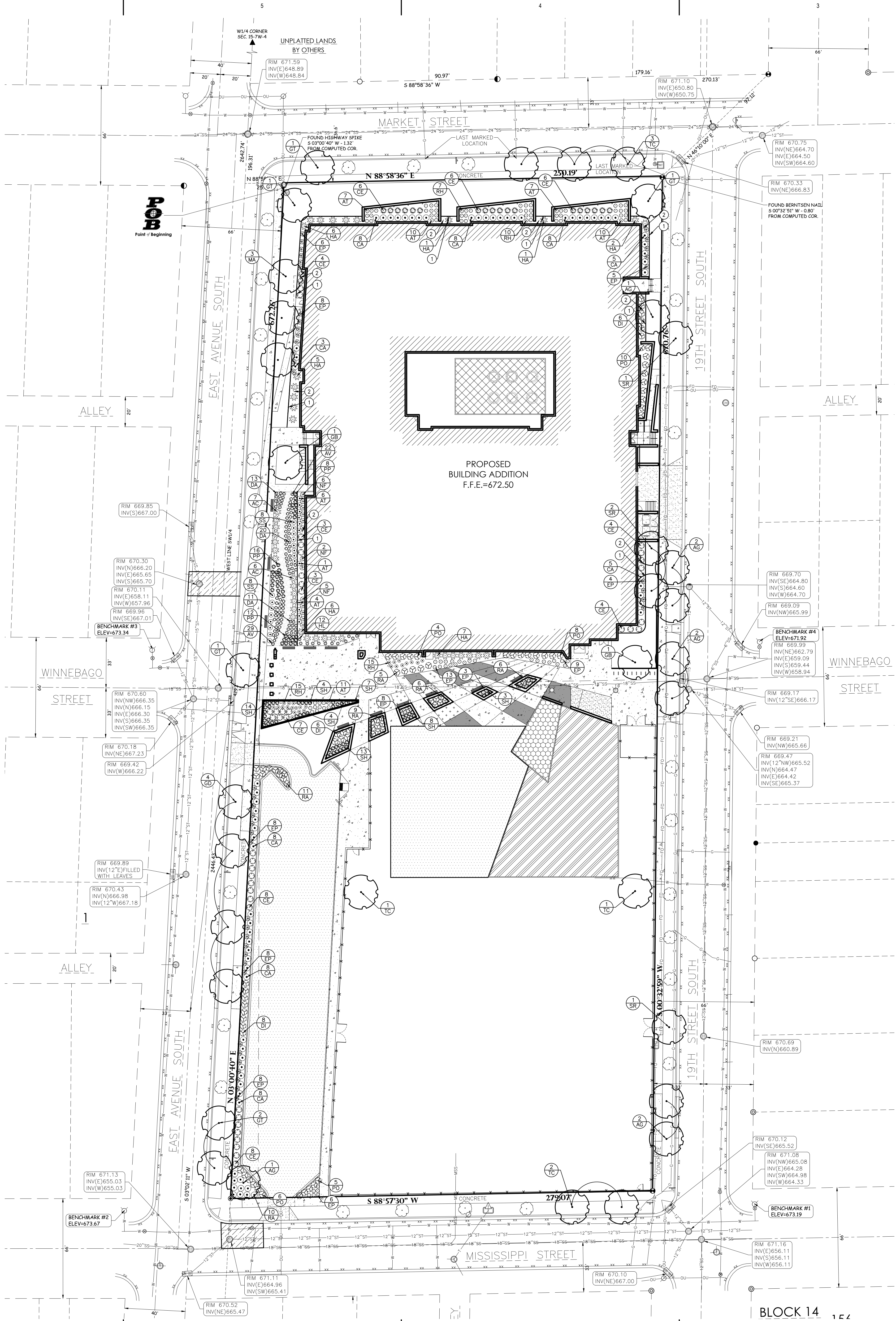


PLAY AREA CURBING & DRAINAGE



COURTYARD POURED IN PLACE RUBBER PLAY AREA

[illegible]



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION EXCEPT AREAS LABELED AS SYNTHETIC TURF.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 5" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
- CURV-RITE LANDSCAPING EDGING (SERIES 3000 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL LANDSCAPE PLANTING BEDS AS NOTED. PROVIDE A SAMPLE TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 20 YEAR WEED BARRIER FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE HARDWOOD BARK MULCH.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AC	AMELANCHIER X GRADIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	2" CAL	25TX20"W	8
GB	GINKGO BILBOA 'PRINCETON SENTRY' (MALE)	GINKGO	2" CAL	50TX25"W	2
GD	GYMNOCLADUS DIOICUS 'STATELY MANOR'	KENTUCKY COFFEE TREE	2" CAL	60TX40"W	4
GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL	45TX35"W	6
MA	MACKIA AMURENSIS	AMUR MACKIA	2" CAL	25TX20"W	3
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL	25TX25"W	4
TC	TILIA CORDATA	LITTLE-LEAF LINDEN	2" CAL	60TX40"W	7

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AT	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	5 GAL	2'T-1'W	56
CE	CEANOTHUS AMERICANUS	NEW JERSEY TEA	5 GAL	4'T-4'W	55
DI	DIERVILLA IONICERA	DWARF BUSH HONEYSUCKLE	5 GAL	3'T-3'W	20
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	5'T-5'W	28
NF	NEPETA FAASSENII 'CAT'S MEOW'	CAT'S MEOW CATMINT	5 GAL	20'T-3'W	13
PO	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	5 GAL	3'T-4'W	34
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	5 GAL	2'T-6'W	47

PERENNIALS AND ORNAMENTAL GRASSES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24"	5'-7'T	61
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	12"	36'T-18"W	87
HL	HEMEROCALLIS X 'LITTLE GRAPETTE'	LITTLE GRAPETTE DWARF DAYLILY	12"	2'T-2'W	12
RH	RUDEBECKIA HIRTA	BLACK-EYED SUSAN	18"	24'T-18"W	41
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	24'T-24"W	53

DRY BASIN GARDEN PLANTINGS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AC	AQUILEGIA CANADENSIS	COLUMBINE	1 GAL	3'T-2'W	13
AV	ANEMONE VIRGINIANA	THIMBLEWEED	1 GAL	2'T-1'W	51
DA	DRYMOCALLIS ARGUTA	PRUNELLA ANGUSTRIFOLIA	1 GAL	3'T-2'W	44
PP	PHLOX PILOSA	PRAIRIE PHLOX	1 GAL	1'T-1'W	36
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	3'T-2'W	16

3'-0" WIDE DRY RIVER ROCK BED
1.5" - 2" MISSISSIPPI RIVER STONE

KEYNOTES:

- LANDSCAPE EDGING - SEE GENERAL NOTES
- LANDSCAPE HARDWOOD MULCH - SEE GENERAL NOTES

LANDSCAPE REQUIREMENTS:

REQUIREMENT: ONE TREE PLACED IN THE BOULEVARD PER 40' LINEAR FEET OF LOT FRONTAGE.
TOTAL LOT FRONTAGE: 1871' LF = 46.7' | 47' TOTAL TREES REQUIRED
PROPOSED: 38 (17 EXISTING TREES AND 21 PROPOSED)
REQUIREMENT: NOT LESS THAN TWO TREES AND EIGHT SHRUBS PER 600' SQUARE FEET OF LANDSCAPED AREA.
TOTAL LANDSCAPE AREA: 18,545' SF / 600' = 31' | 62' TOTAL TREE AND 248' SHRUBS REQUIRED
PROPOSED: 251' SHRUBS AND 14' TREES

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND 19TH STREET SOUTH.
ELEVATION = 673.19
BENCHMARK #2
NORTHEAST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MISSISSIPPI STREET AND EAST AVENUE SOUTH.
ELEVATION = 673.67
BENCHMARK #3
NORTHWEST FLANGE BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET.
ELEVATION = 673.34
BENCHMARK #4
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 19TH STREET SOUTH AND WINNEBAGO STREET.
ELEVATION = 671.92

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