

ARC=320.59'
 RAD=2191.80'
 CHD BRG=S86°57'39"E
 CHD L= 320.31'
 DELTA=08°22'50'

S82°46'14"E 320.00'

N 01°16'52" W 180.00'

N 01°16'52" W 60.00'

N 88°43'08" W 420.00'

GENERAL NOTES

- Bearings are referenced to Quit Claim Deed, recorded in Milwaukee County Register of Deeds on March 3, 2013 as Document No. 10227980. The south line of the Southwest 1/4 of Section 1-8-21 was described and used as S88°43'08"W.
- Vertical Datum: Milwaukee Metropolitan Sewer District. Concrete monument with brass cap at the southwest wall of bridge, Elevation=81.97
- Original on the Ground Survey performed by JSD Professional Services, Inc., on October 24, 2013.
- Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket No. 2013-42-00121 with a clear date of October 23, 2013. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.
- This Plat of Survey was prepared and based on Quit Claim Deed, recorded in Milwaukee County Register of Deeds on March 3, 2013 as Document No. 10227980.
- Refer to said Quit Claim Deed for land restrictions, if any.

LEGAL DESCRIPTION:

(Based on Quit Claim Deed, recorded in Milwaukee County Register of Deeds on March 3, 2013 as Document No. 10227980.)

That part of the Southwest 1/4 of the Section 1 and the Northwest 1/4 of Section 12, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, State of Wisconsin, described as follows:

Commence at the South 1/4 corner of said Section 1, also being the North 1/4 corner of said Section 12; thence South 88° 43' 08" West 1004.91 feet along the South line of said Section 1 to the point of beginning of this description; thence North 01° 16' 52" West 180.00 feet to a point on a curve of Northerly convexity, whose radius is 2191.83 feet and whose chord bears, South 86° 57' 39" East 320.31 feet; thence Easterly along on the arc of said curve 320.59 feet parallel with and 100.00 feet Southerly of the Reference line of State Trunk Highway 100; thence South 82° 46' 14" East 320.00 feet more or less, parallel with said reference to the Westerly shore of the Milwaukee River; thence southwesterly 270.00 feet, more or less, along said shoreline to a point located 60.00 feet South of, as measured normal to, the North line of said Section 12; thence South 88° 43' 08" West 420.00, more or less, parallel with the North line of said Section 12 to a point that bears South 01° 16' 52" East 60.00 from the point of beginning; thence Northerly to the point of beginning.

This parcel contains 2.7 acres, more or less

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Registered Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided.

Rizal W. Iskandarsjach, R.L.S.
 Registered Land Surveyor, S-2738
 JSD Professional Services, Inc.
 N22 W22931 Nancy's Court, Suite 3
 Waukesha, WI 53186
 262-513-0666

Date: _____

LEGEND

- | | | | | | |
|---|------------------------|------|-----------------------|-------|-------------------------|
| ⊕ | STORM SEWER MANHOLE | ⊗ | LIGHT POLE | —W— | WATER MAIN |
| ⊙ | SANITARY SEWER MANHOLE | ⊕ | COMMUNICATION MANHOLE | —ST— | STORM SEWER |
| ⊕ | CATCH BASIN ROUND | ⊕ | ELECTRICAL MANHOLE | —SAN— | SANITARY SEWER |
| ⊕ | CATCH BASIN SQUARE | ⊕ | POWER POLE | —MIS— | MMSD INTERCEPTOR SEWER |
| ⊕ | CURB INLET | ⊕ | GUY WIRE | —G— | UNDERGROUND GAS |
| ⊕ | FIRE HYDRANT | ⊕ | SIGN | —E— | UNDERGROUND ELECTRIC |
| ⊕ | WATER VALVE | ⊕ | TRAFFIC SIGNAL POST | —FIB— | UNDERGROUND FIBER OPTIC |
| ⊕ | GAS VALVE | —OH— | | —OH— | OVERHEAD UTILITY |

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SERVICES PROVIDED TO:

VILLAGE OF BROWN DEER

PROJECT:
MILWAUKEE RIVER PARK IMPROVEMENTS

PROJECT LOCATION:
 VILLAGE OF BROWN DEER
 MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 13-5875

SEAL/SIGNATURE:

SE CORNER OF SW 1/4 OF SEC. 1-8-21 CONC. MON. W/ BRASS CAP

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN BY: RWI 03-15-14
 DRAWN BY: RWI 03-15-14
 CHECKED BY: RKW 03-15-14

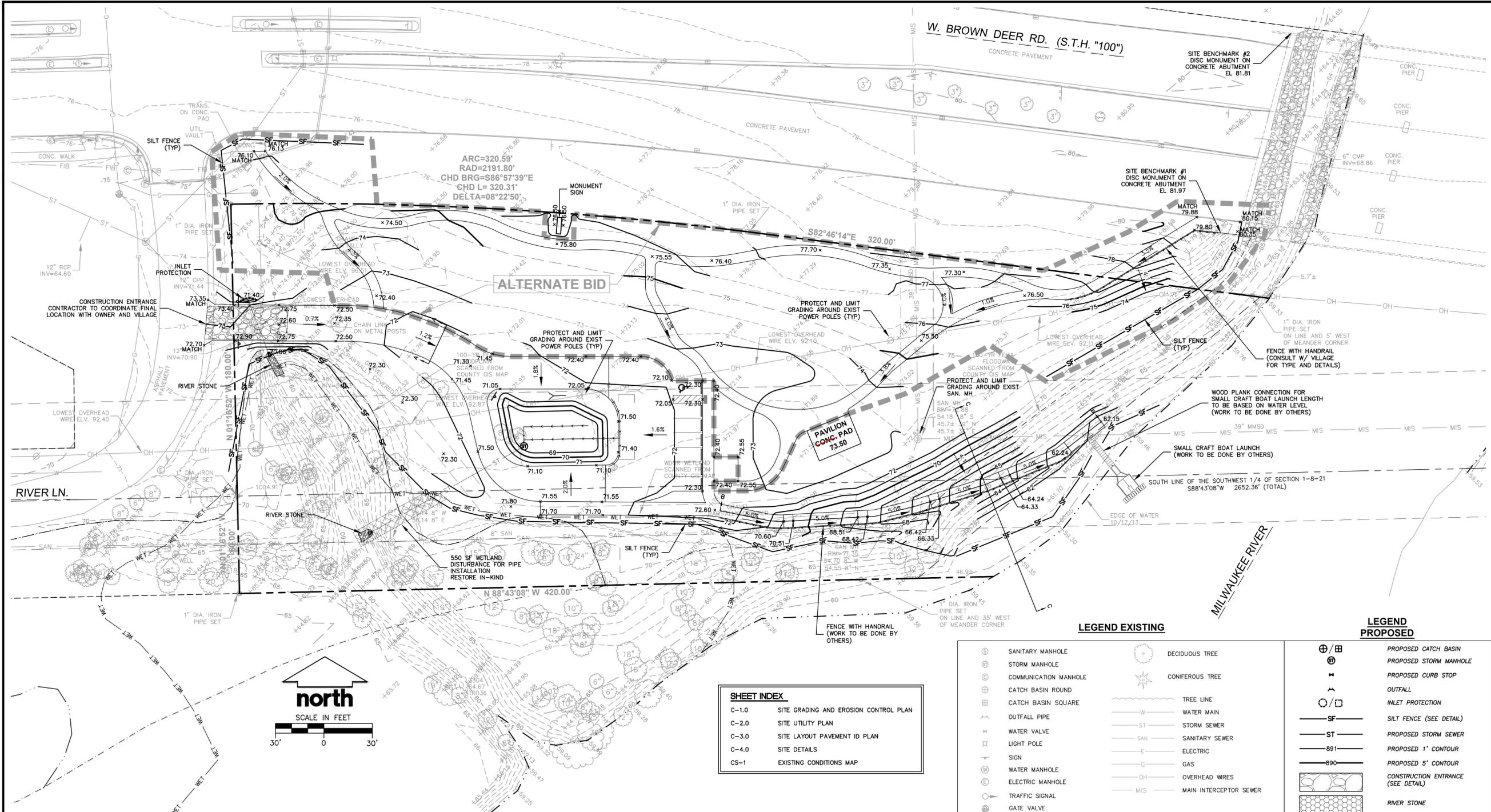
| PLAN MODIFICATIONS: | DATE: |
|---------------------|-------|
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| | |

Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
CS-1

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| C-3.0 | SITE LAYOUT PAVEMENT ID PLAN |
| C-4.0 | SITE DETAILS |
| CS-1 | EXISTING CONDITIONS MAP |

LEGEND EXISTING

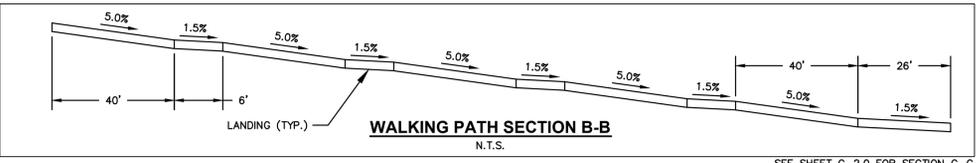
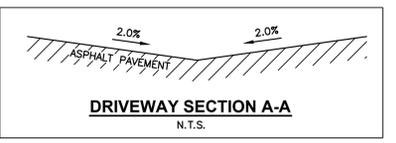
| | | | | |
|---|-----------------------|---|-----------------|------------------------|
| ⊙ | SANITARY MANHOLE | ⊙ | DECIDUOUS TREE | |
| ⊕ | STORM MANHOLE | ⊙ | CONIFEROUS TREE | |
| ⊙ | COMMUNICATION MANHOLE | — | TREE LINE | |
| ⊕ | CATCH BASIN ROUND | — | WATER MAIN | |
| ⊕ | CATCH BASIN SQUARE | — | ST | STORM SEWER |
| — | OUTFALL PIPE | — | SAN | SANITARY SEWER |
| — | WATER VALVE | — | E | ELECTRIC |
| — | LIGHT POLE | — | G | GAS |
| — | SIGN | — | OH | OVERHEAD WIRES |
| ⊙ | WATER MANHOLE | — | MIS | MAIN INTERCEPTOR SEWER |
| ⊙ | ELECTRIC MANHOLE | | | |
| ⊙ | TRAFFIC SIGNAL | | | |
| ⊙ | GATE VALVE | | | |
| — | GUY WIRE | | | |

LEGEND PROPOSED

| | |
|-----|------------------------------------|
| ⊕/⊕ | PROPOSED CATCH BASIN |
| ⊕ | PROPOSED STORM MANHOLE |
| — | PROPOSED CURB STOP |
| — | OUTFALL |
| — | INLET PROTECTION |
| — | SILT FENCE (SEE DETAIL) |
| — | PROPOSED STORM SEWER |
| — | PROPOSED 1' CONTOUR |
| — | PROPOSED 5' CONTOUR |
| — | CONSTRUCTION ENTRANCE (SEE DETAIL) |
| — | RIVER STONE |

STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH.

- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF BROWN DEER.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.



CONSTRUCTION SITE SEQUENCING

- INSTALL CONSTRUCTION BARRIERS, PERIMETER SILT FENCE, INLET PROTECTION IN EXISTING INLETS, AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- INSTALL LANDSCAPING, PLACE TOPSOIL, AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
- 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.

GENERAL GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ALL PROPOSED GRADES SHOWN ARE FINISHED SURFACE GRADES, PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES. SPOT GRADES ALONG CURB REFERENCE FLOWLINE GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE SPECIFICALLY NOTED.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD, WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND VILLAGE OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS. ENGINEER OF RECORD AND VILLAGE MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES TO DETERMINE IF RELOCATION OF UTILITY POLES, TELEPHONE AND FIBER OPTICS BOXES, AND/OR OTHER UTILITIES WILL BE REQUIRED. CONTRACTOR SHALL NOTIFY OWNER FOR APPROVAL PRIOR TO RELOCATION OF SAID UTILITIES.

CONSTRUCTION SITE EROSION CONTROL:

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND VILLAGE OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. ENGINEER OF RECORD AND APPROPRIATE VILLAGE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF BROWN DEER ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE VILLAGE OF BROWN DEER AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT LOCATION OF VEHICLE INGRESS/EGRESS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND AT EXISTING INLETS IN STONE RIDGE DRIVE. STRAW BALES OR WATTLE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATting SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION. ANY TEMPORARY DIVERSION SWALES SHALL BE TOPSOILED, SEEDING AND STABILIZED WITH EROSION CONTROL MATting PRIOR TO USE.
- CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF ALL STOCKPILES.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF BROWN DEER ORDINANCE.
- IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER." STOCKPILED SOILS RESULTING FROM EXCAVATION OF FOOTINGS/BUILDING SHALL BE SEEDING AND MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT A RATE OF 2 TO 3 TONS PER ACRE. MULCHING SHALL BE DONE WITHIN 24 HOURS OF STOCKPILING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. SOIL STABILIZER TYPE A OR EROSION CONTROL BLANKETS MAY BE USED IN LIEU OF MULCH.
- ALL DISTURBED SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS 1, TYPE A EROSION MATting OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. ALL DISTURBED SLOPES LESS THAN 4:1 SHALL BE MULCHED AND ANCHORED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1058. ANCHORING SHALL BE IN ACCORDANCE WITH METHOD 2 OR 3.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO ACROSS A STABILIZED VEGETATIVE FILTER IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO RELEASE INTO THE

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BROWN DEER

PROJECT:
MILWAUKEE RIVER PARK IMPROVEMENTS

PROJECT LOCATION:
VILLAGE OF BROWN DEER
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 13-5875

SEAL/SIGNATURE:

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| | | |
|-------------|-----|----------|
| DESIGN BY: | RWJ | 03-15-14 |
| DRAWN BY: | RWJ | 03-15-14 |
| CHECKED BY: | RKW | 03-15-14 |

| | |
|-----------------------------|--------------|
| PLAN MODIFICATIONS: | DATE: |
| VILLAGE COMMENTS | 03-31-14 |
| VILLAGE COMMENTS | 04-08-14 |
| VILLAGE COMMENTS | 04-24-14 |
| PHASE I (2014 Construction) | 06-10-14 |
| RE-BID (2015 Construction) | 01-08-15 |

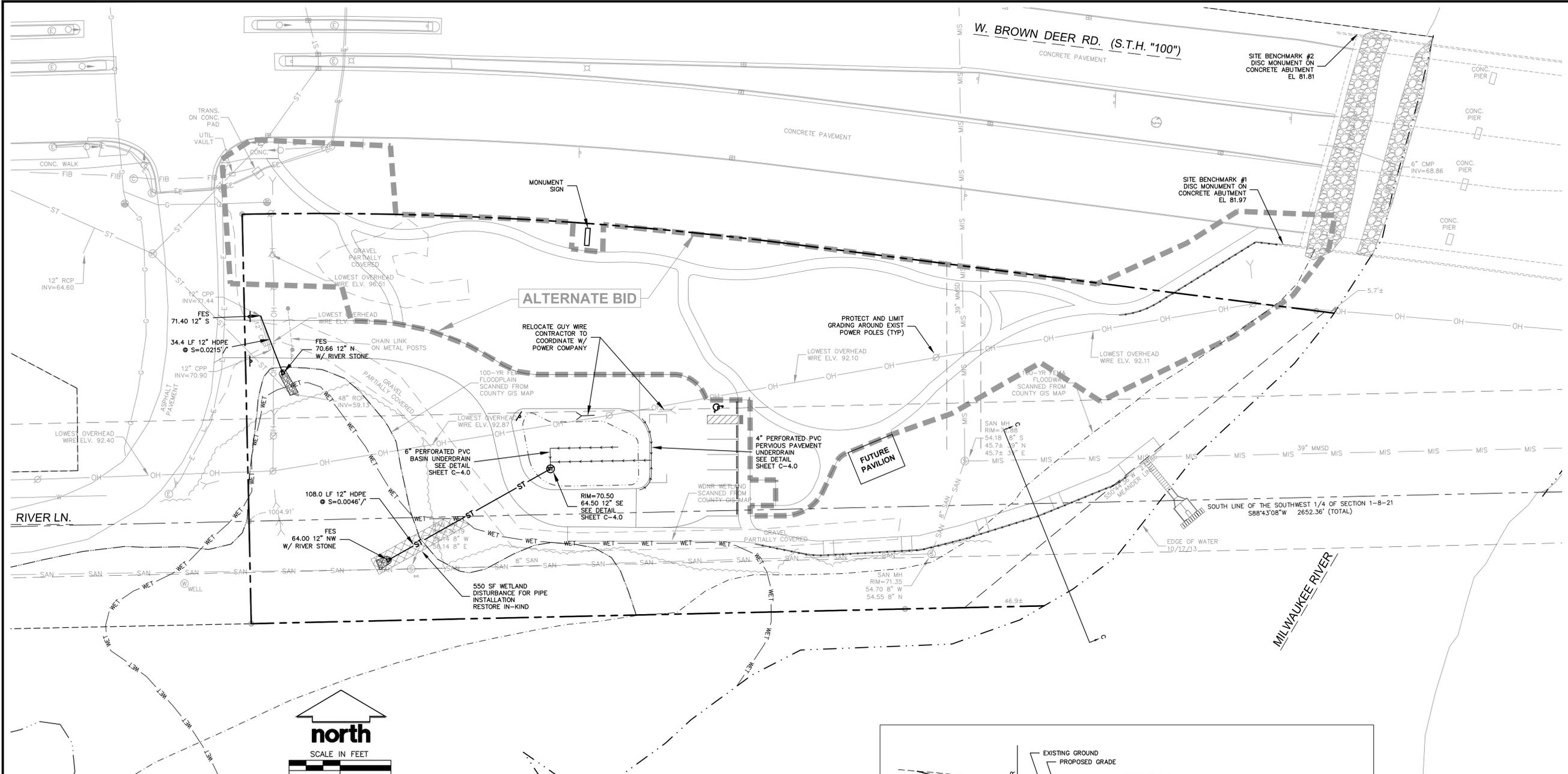
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Milwaukee Area (262) 432-7910
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SHEET TITLE:
SITE GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C-1.0

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UTILITY NOTES

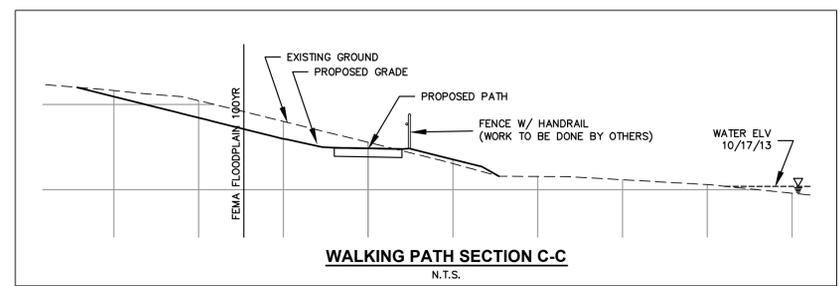
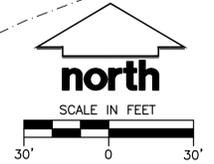
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS44 MEETING ASHTO M278. AS NOTED, IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

 INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SLUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN.

 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

 FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.



| LEGEND EXISTING | | LEGEND PROPOSED | |
|-----------------|------------------------|-----------------|------------------------|
| ⊙ | SANITARY MANHOLE | ⊕/⊞ | PROPOSED CATCH BASIN |
| ⊙ | STORM MANHOLE | ⊙ | PROPOSED STORM MANHOLE |
| ⊙ | COMMUNICATION MANHOLE | ⋈ | OUTFALL |
| ⊞ | CATCH BASIN ROUND | ○/□ | INLET PROTECTION |
| ⋈ | CATCH BASIN SQUARE | —ST— | PROPOSED STORM SEWER |
| ⋈ | OUTFALL PIPE | ⊞ | RIVER STONE |
| ⋈ | WATER VALVE | | |
| ⋈ | LIGHT POLE | | |
| ⋈ | SIGN | | |
| ⊙ | WATER MANHOLE | | |
| ⊙ | ELECTRIC MANHOLE | | |
| ⊙ | TRAFFIC SIGNAL | | |
| ⊙ | GATE VALVE | | |
| ⋈ | GUY WIRE | | |
| ⊙ | DECIDUOUS TREE | | |
| ⊙ | CONIFEROUS TREE | | |
| — | TREE LINE | | |
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JSD PROJECT NO.: 13-5875

SEAL/SIGNATURE:

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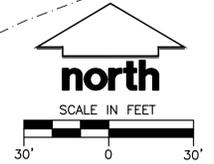
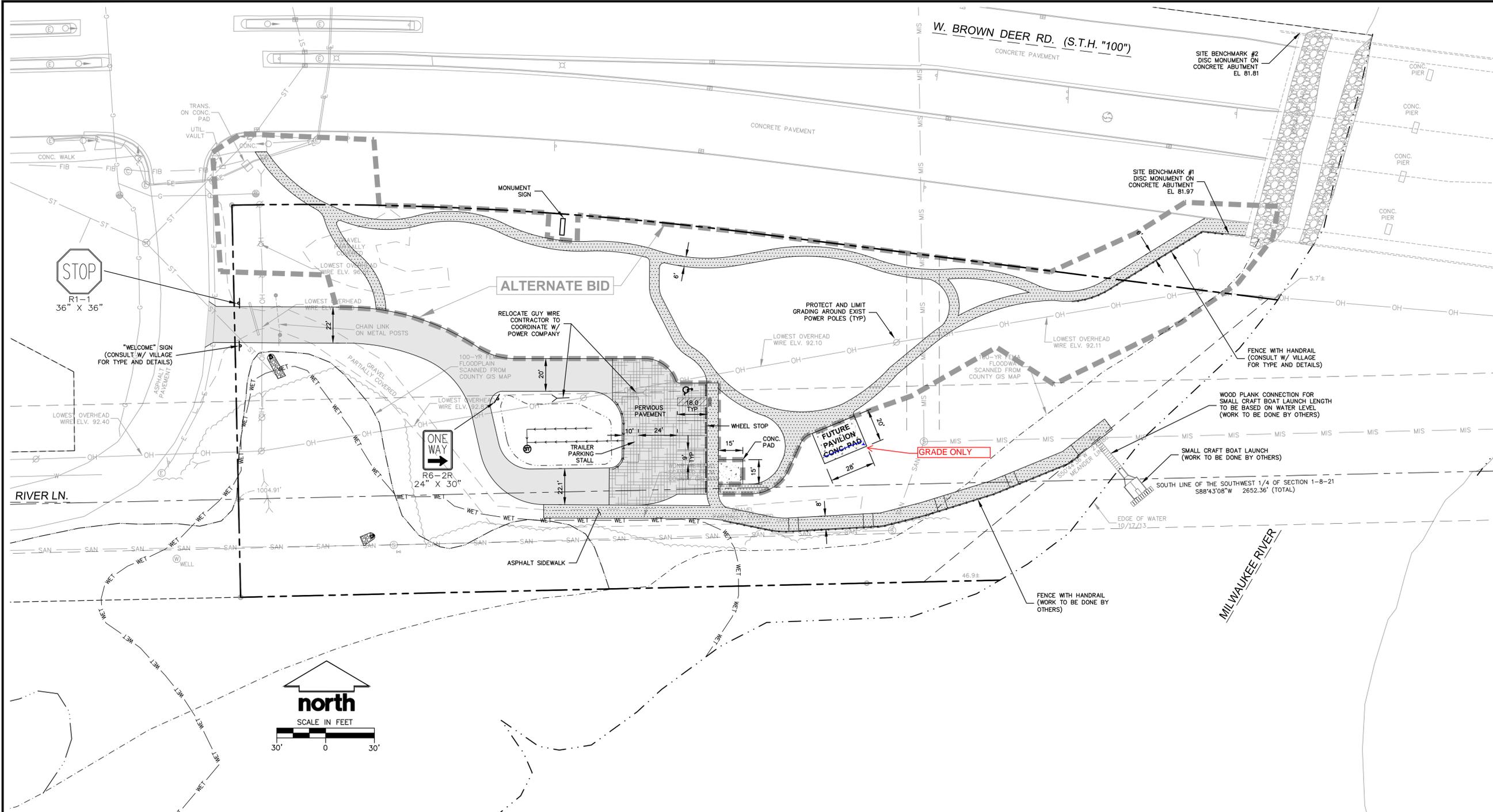
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|-----------------------------|----------|
| DESIGN BY: RWI | 03-15-14 |
| DRAWN BY: RWI | 03-15-14 |
| CHECKED BY: RWK | 03-15-14 |
| PLAN MODIFICATIONS: | DATE: |
| VILLAGE COMMENTS | 03-31-14 |
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SHEET TITLE:
SITE UTILITY PLAN

SHEET NUMBER:
C-2.0

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PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF BROWN DEER ORDINANCES."

PAVEMENT STRUCTURE

 - ASPHALT PAVEMENT
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - 3.5" ASPHALTIC CONC. (2 LIFTS)
 - LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE)
 - UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE)
 - ASPHALT SIDEWALK
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - 2" ASPHALTIC CONC. (1 LIFT)
 - (E-0.3 MIX; 12.5 mm NOMINAL SIZE)
 - PERVIOUS PAVEMENT
 - 12" STONE RESERVOIR (1"-3" OPEN-GRADED CLEAN-WASHED AGGREGATE)
 - 2" PERVIOUS ASPHALT SURFACE COURSE
 - 2" PERVIOUS ASPHALT BINDER COURSE
 - 1" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - CONCRETE PAVEMENT*
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - 6" CONCRETE (CONSULT OWNER FOR REINFORCEMENT, IF ANY, AND MIX DESIGN)

*REFER TO PAVILION MANUFACTURER FOR RECOMMENDED PAVEMENT THICKNESS
- CONCRETE PAVING SPECIFICATIONS-

CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2009. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

- ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

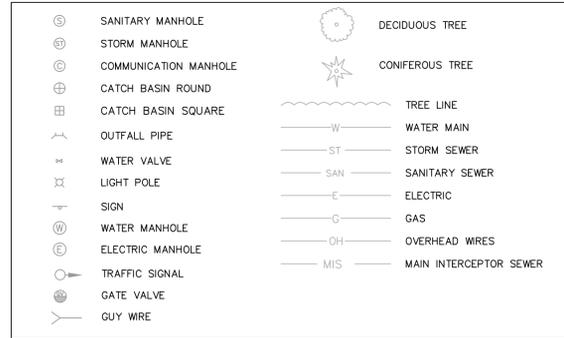
BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

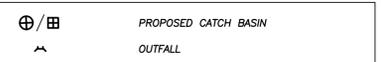
ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

LEGEND EXISTING



LEGEND PROPOSED



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 WAUKESHA, WISCONSIN 53186
 262.513.0666 PHONE | 262.513.1232 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON

www.jsdinc.com



PROJECT:
MILWAUKEE RIVER PARK IMPROVEMENTS

PROJECT LOCATION:
 VILLAGE OF BROWN DEER
 MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 13-5875

SEAL/SIGNATURE:

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| DESIGN BY: RWI | 03-15-14 |
| DRAWN BY: RWI | 03-15-14 |
| CHECKED BY: RWK | 03-15-14 |

| | |
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| PHASE I (2014 Construction) | 06-10-14 |
| RE-BID (2015 Construction) | 01-08-15 |

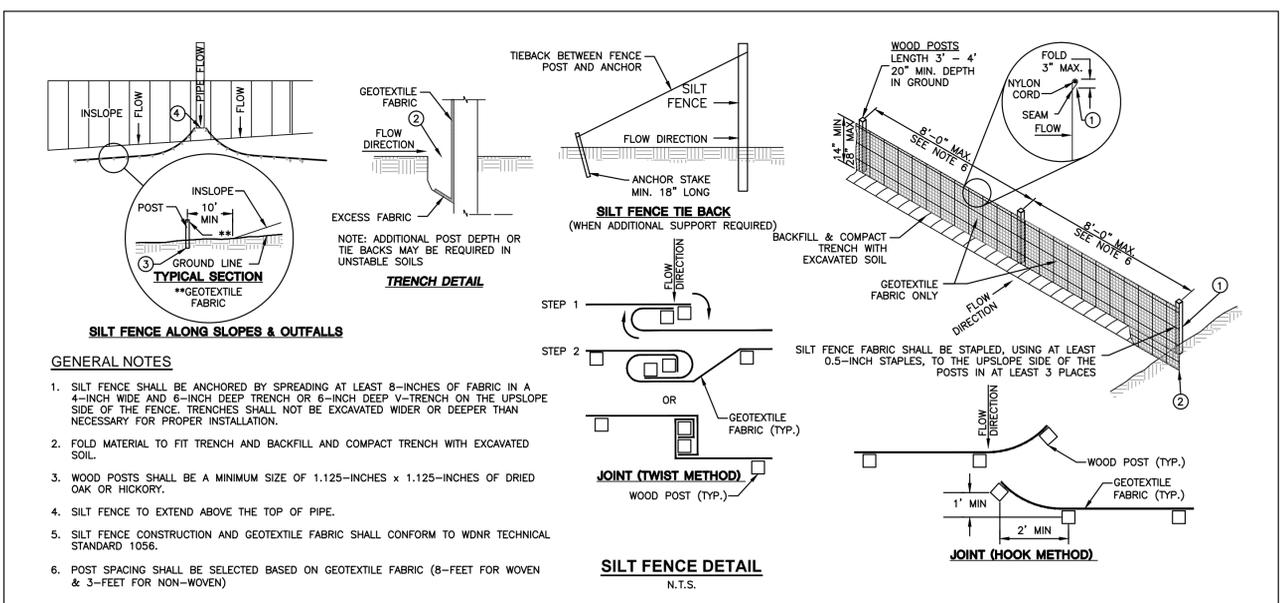
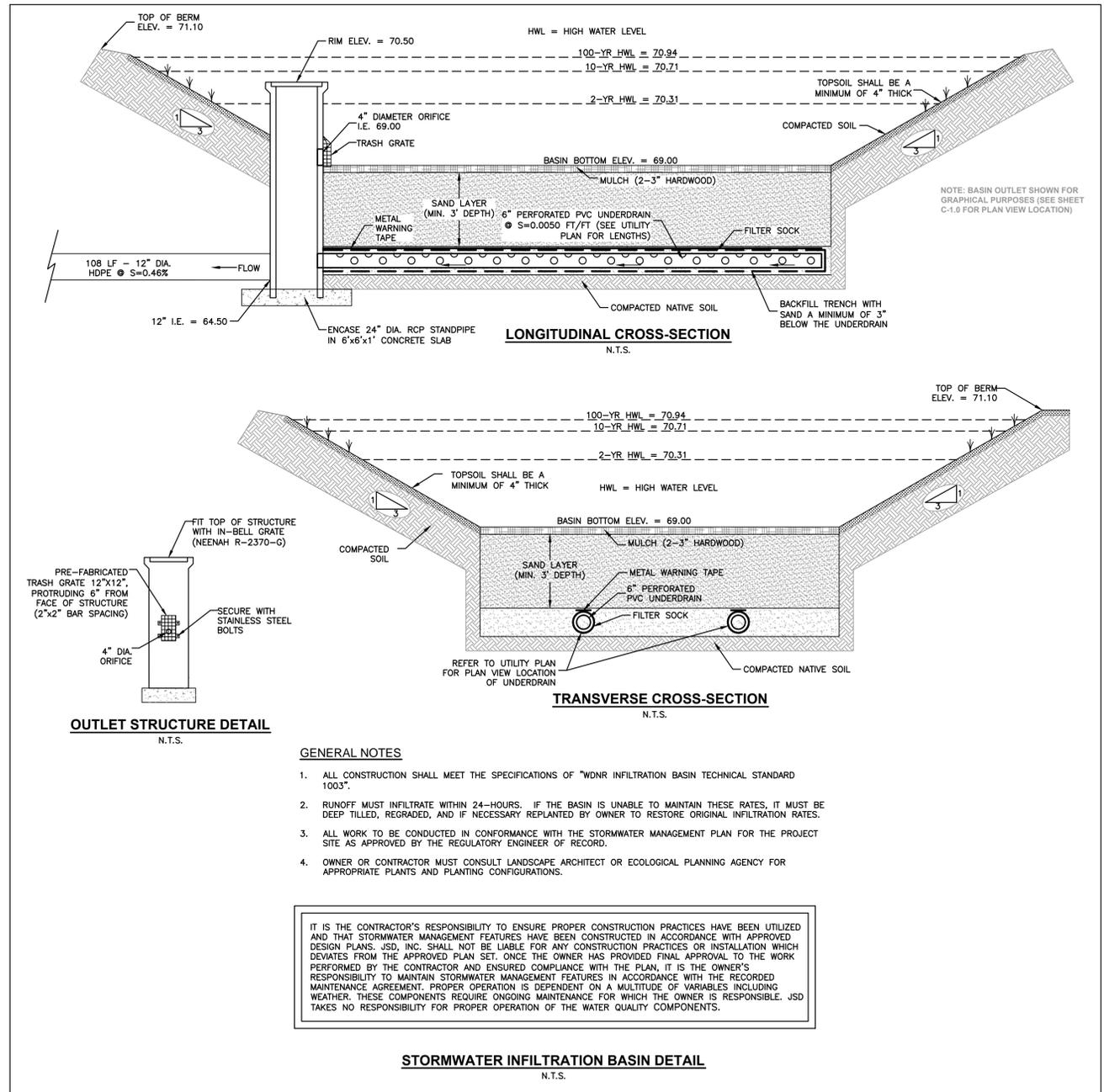
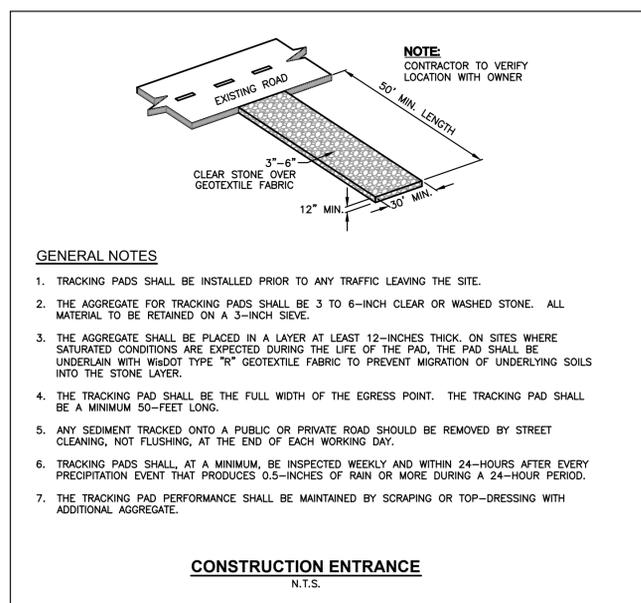
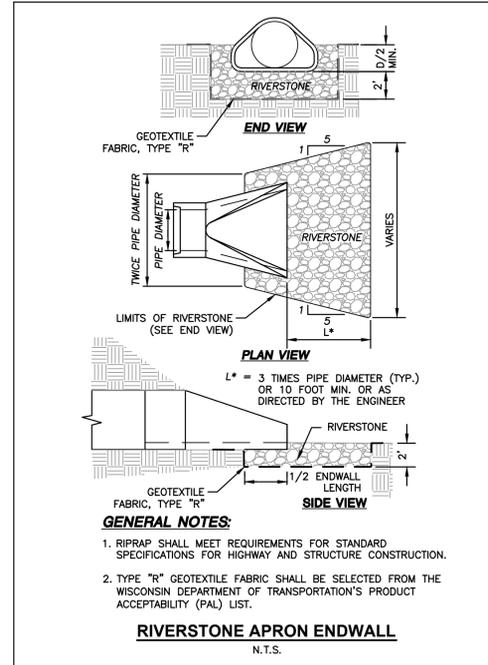
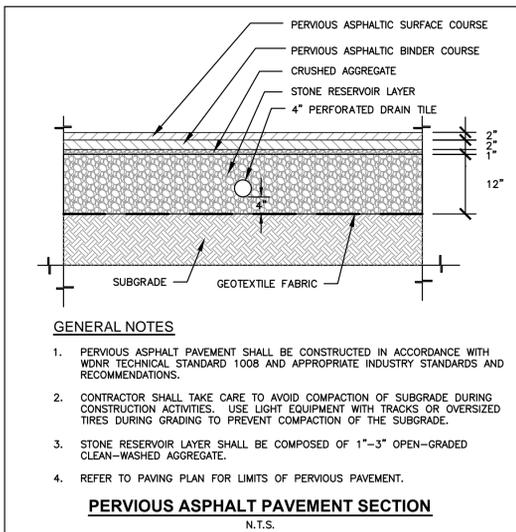
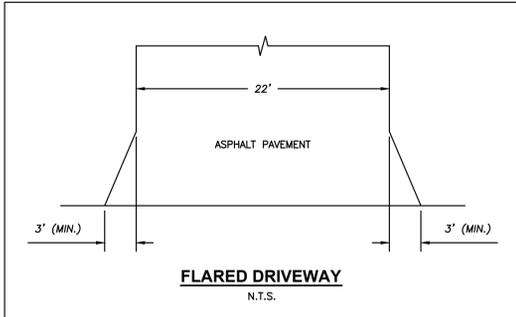
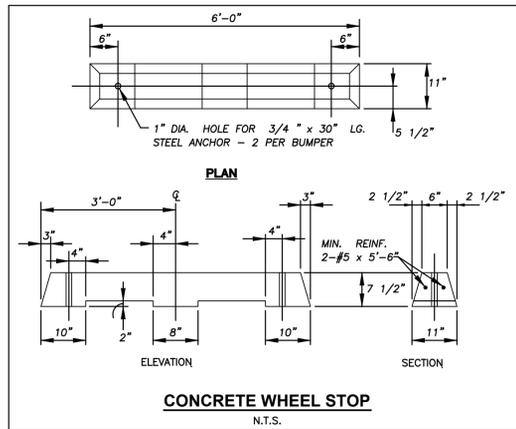
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SHEET TITLE:
SITE LAYOUT PAVEMENT ID PLAN

SHEET NUMBER:
C-3.0

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SERVICES PROVIDED TO:

VILLAGE OF BROWN DEER

PROJECT:
MILWAUKEE RIVER PARK IMPROVEMENTS

PROJECT LOCATION:
VILLAGE OF BROWN DEER
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 03-5875

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DESIGN BY: JJS 03-15-14
DRAWN BY: JJS 03-15-14
CHECKED BY: RWI 03-15-14

PLAN MODIFICATIONS: DATE:
VILLAGE COMMENTS 03-31-14
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VILLAGE COMMENTS 04-24-14
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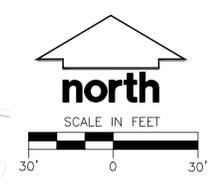
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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C-4.0

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W. BROWN DEER RD. (S.T.H. "100")



LEGEND

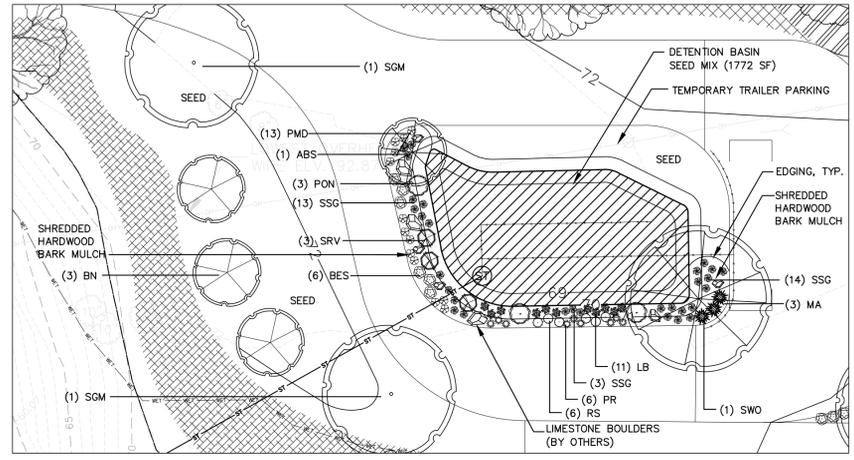
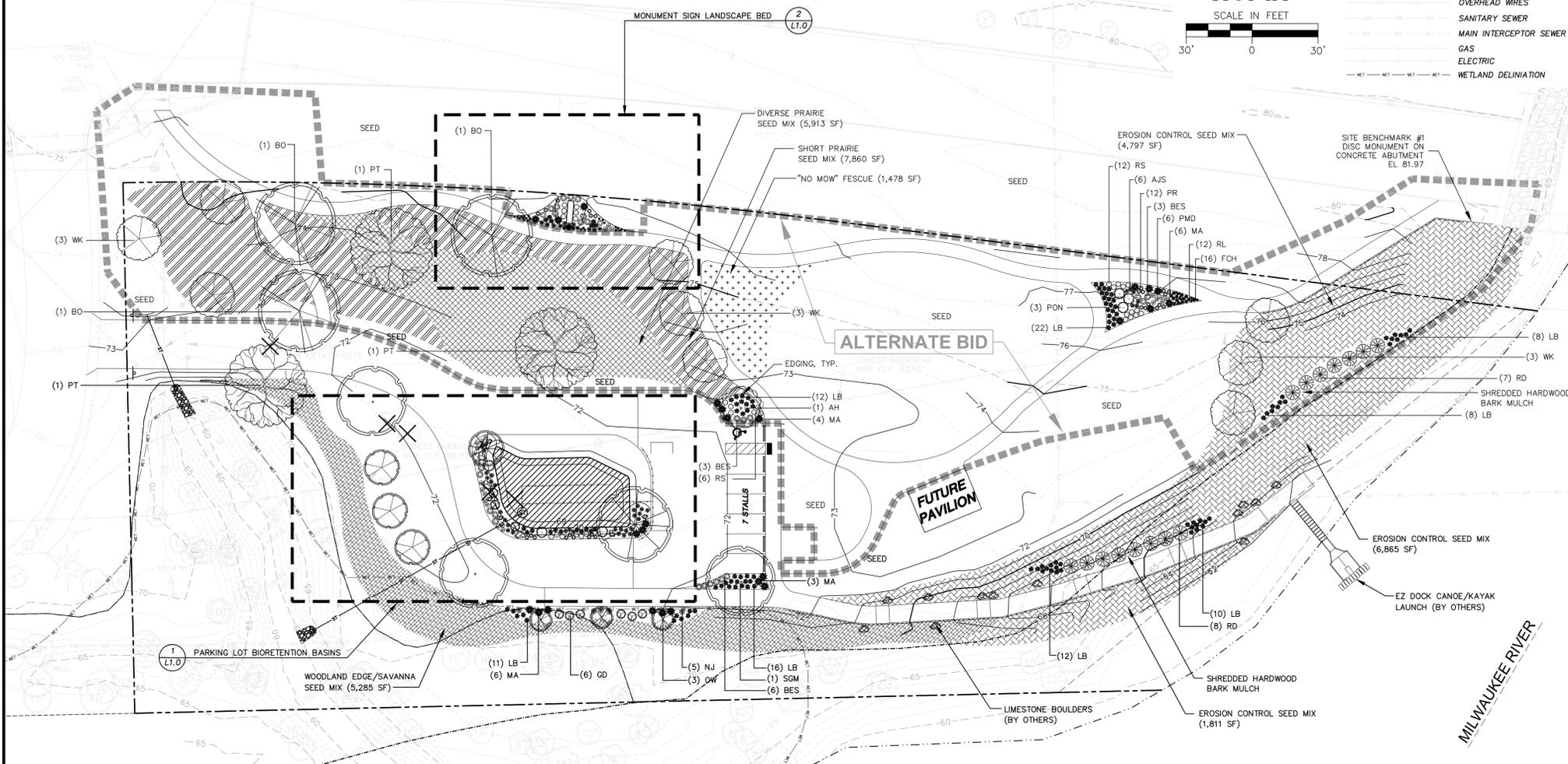
| | |
|-----|--------------------------|
| --- | PROPERTY LINE |
| --- | 100 YEAR FEMA FLOODPLAIN |
| --- | 100 YEAR FEMA FLOODWAY |
| --- | EDGE OF WATER 10/17/13 |
| --- | OVERHEAD WIRES |
| --- | SANITARY SEWER |
| --- | MAIN INTERCEPTOR SEWER |
| --- | GAS |
| --- | ELECTRIC |
| --- | WETLAND DELINEATION |

LEGEND (PROPOSED)

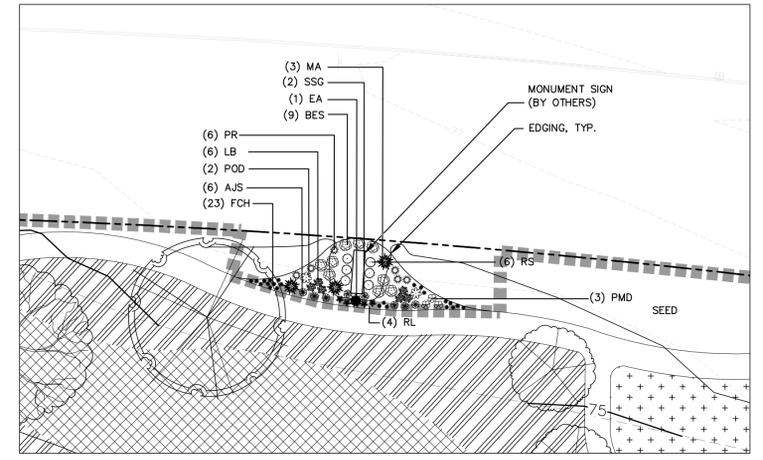
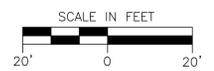
| | |
|-----|---|
| --- | STORM UTILITY |
| --- | WATER UTILITY |
| --- | EDGE OF PAVEMENT |
| --- | PROPOSED 1 FOOT CONTOUR |
| --- | PROPOSED 5 FOOT CONTOUR |
| --- | SHORT PRAIRIE FOR DRY SOILS SEED MIX (ITEM #50003) BASE BID: 0 SF; ALT. BID: 7,860 SF |
| --- | DIVERSE PRAIRIE FOR DRY SOILS SEED MIX (ITEM #50011) BASE BID: 0 SF; ALT. BID: 5,913 SF |
| --- | DETENTION BASIN WET PRAIRIE SEED MIX (ITEM #50062) BASE BID: 1,772 SF; ALT. BID: 0 SF |
| --- | EROSION CONTROL FOR DRY SOILS SEED MIX (ITEM #50064) BASE BID: 8,046 SF; ALT. BID: 4,797 SF |
| --- | WOODLAND EDGE/SAVANNA FOR MEDIUM SOILS SEED MIX (ITEM #50015) BASE BID: 5,285 SF; ALT. BID: 0 SF |
| --- | "NO MOW" FESCUE SEED MIX BASE BID: 0 SF; ALT. BID: 1,478 SF |
| ✕ | TREE REMOVAL |
| ○ | LIMESTONE BOULDER (BY OTHERS) |

LEGEND (PROPOSED)

| | |
|---|-------------------------------------|
| ○ | TALL DECIDUOUS TREES (CANOPY TREES) |
| ○ | MEDIUM DECIDUOUS TREES |
| ○ | LOW DECIDUOUS TREES |
| ● | LOW EVERGREEN TREES |
| ○ | TALL DECIDUOUS SHRUBS |
| ○ | MEDIUM DECIDUOUS SHRUBS |
| ○ | LOW DECIDUOUS SHRUBS |
| ● | LOW EVERGREEN SHRUBS |
| ○ | PERENNIALS |
| ○ | ORNAMENTAL GRASSES |



1 PARKING LOT BIORETENTION BASINS
L-10



2 MONUMENT SIGN LANDSCAPE BED
L-10



- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE VILLAGE OF BROWN DEER STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO SHEET L-2.0 FOR ADDITIONAL DETAILS AND NOTES INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - CONTRACTOR TO STAKE THE LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION AND OBTAIN APPROVAL FROM OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE IMPLEMENTING THE DESIGN

LANDSCAPE PLANT LIST

| SYM | TOTAL PLAN QTY. | BASE BID QTY. | ALT. BID QTY. | COMMON NAME | BOTANICAL NAME | SIZE | ROOT |
|--|-----------------|---------------|---------------|---------------------------------------|---|----------------|-----------|
| TALL DECIDUOUS TREES (CANOPY TREES) | | | | | | | |
| SGM | 3 | 3 | 1 | Sienna Glen Maple | ACER x freemanii 'Sienna' (PPI1322) | 2" Cal. | B&B |
| SWO | 1 | 1 | 0 | Swamp White Oak | QUERCUS bicolor | 2" Cal. | B&B |
| PT | 3 | 1 | 2 | Prairie Titan Kentucky Coffeetree | GYMNOCLADIS dioica 'Prairie Titan' | 2" Cal. | B&B |
| BO | 3 | 0 | 0 | Burr Oak | QUERCUS macrocarpa | 2" Cal. | B&B |
| MEDIUM DECIDUOUS TREES | | | | | | | |
| WK | 9 | 0 | 9 | Winter King Hawthorn | CRATAEGUS viridis 'Winter King' | 1 1/2" Cal. | B&B |
| AH | 1 | 0 | 1 | American Hornbeam | CARPINUS caroliniana | 1 1/2" Cal. | B&B |
| LOW DECIDUOUS TREES | | | | | | | |
| BN | 3 | 3 | 0 | Fox Valley Dwarf River Birch | BETULA nigra 'Little King' | 1 1/2" Cal. | B&B |
| ABS | 1 | 1 | 0 | Autumn Brilliance Serviceberry | AMELANCHIER x grandiflora 'Autumn Brilliance' | 1 1/2" Cal. | B&B |
| LOW EVERGREEN TREES | | | | | | | |
| EA | 1 | 1 | 0 | Emerald Arborvitae | THUJA occidentalis 'Smaragd' | 3-4' Ht. | B&B |
| TALL DECIDUOUS SHRUBS | | | | | | | |
| OW | 3 | 3 | 0 | Ozark Witch Hazel | HAMAMELIS vernalis | 18-24" Mn. Ht. | # 3 Cont. |
| RD | 15 | 8 | 7 | Redosier Dogwood | CORNUS sericea | 18-24" Mn. Ht. | # 3 Cont. |
| GD | 6 | 6 | 0 | Gray Dogwood | CORNUS racemosa | 18-24" Mn. Ht. | # 3 Cont. |
| MEDIUM DECIDUOUS SHRUBS | | | | | | | |
| SRV | 3 | 3 | 0 | Spring Red Compact Cranberrybush Vib. | VIBURNUM trilobum 'Spring Red' | 18-24" Mn. Ht. | # 3 Cont. |
| PON | 6 | 3 | 3 | Dwarf Common Ninebark | PHYSOCARPUS opulifolius 'Nanus' | 18-24" Mn. Ht. | # 3 Cont. |
| LOW DECIDUOUS SHRUBS | | | | | | | |
| POD | 2 | 2 | 0 | First Editions Little Devil Ninebark | PHYSOCARPUS opulifolius 'Donna May' | 15-18" Mn. Ht. | # 2 Cont. |
| NJ | 5 | 5 | 0 | New Jersey Tea | CEANOTHUS americanus | 15-18" Mn. Ht. | # 2 Cont. |
| LOW EVERGREEN SHRUBS | | | | | | | |
| MA | 25 | 15 | 10 | Mni Arcade Juniper | JUNIPERUS sabinia 'Mni Arcade' | 12" Mn. Ht. | # 3 Cont. |
| PERENNIALS | | | | | | | |
| PMD | 22 | 16 | 6 | Pardon Me Daylily | HEMEROCALLIS 'Pardon Me' | 10-12" Ht. | # 1 Cont. |
| RS | 30 | 12 | 18 | Russian Sage | PEROVSKIA atriplicifolia | 10-12" Ht. | # 1 Cont. |
| BES | 27 | 21 | 6 | Black-Eyed Susan | RUDIBECKIA fulgida var. fulgida | 10-12" Ht. | # 1 Cont. |
| FCH | 39 | 23 | 16 | Firewitch Cheddar Pink | Dianthus gratianopolitanus 'Firewitch' | 3" Flat | CONT. |
| RL | 16 | 4 | 12 | Little Goldstar Black-Eyed Susan | RUDIBECKIA fulgida var. sullivantii 'Little Goldstar' | 10-12" Ht. | # 1 Cont. |
| AUS | 12 | 6 | 6 | Autumn Joy Sedum | SEDUM 'Autumn Joy' | 10-12" Ht. | # 1 Cont. |
| ORNAMENTAL GRASSES | | | | | | | |
| LB | 116 | 66 | 50 | The Blues Little Bluestem | SCHIZACHYRIUM scoparium 'The Blues' | 10-12" Ht. | # 1 Cont. |
| PR | 24 | 12 | 12 | Prairie Dropseed | SPOROBOLUS heterolepis | 4 1/2" | CONT. |
| SSG | 32 | 32 | 0 | Northwind Switch Grass | PANICUM virgatum 'Northwind' | 10-12" Ht. | # 1 Cont. |

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VILLAGE OF BROWN DEER

PROJECT:
MILWAUKEE RIVER PARK IMPROVEMENTS

PROJECT LOCATION:
VILLAGE OF BROWN DEER
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 13-5875

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| DRAWN BY: KJY | 03-15-14 |
| CHECKED BY: MAS | 03-15-14 |

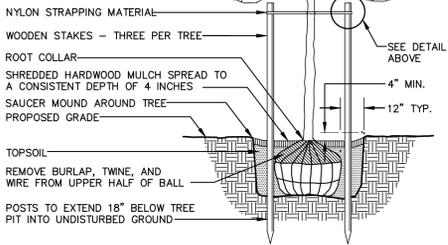
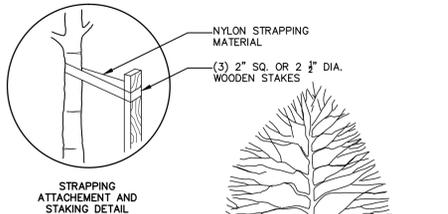
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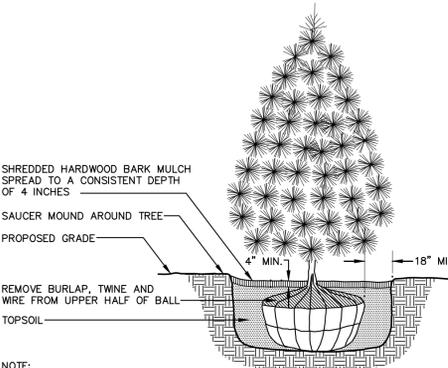
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0



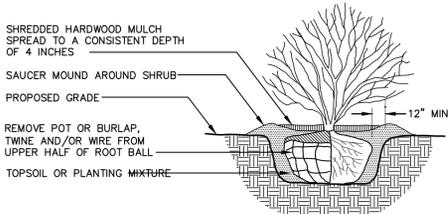
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

1
L-2.0 **DECIDUOUS TREE PLANTING DETAIL**
N.T.S.



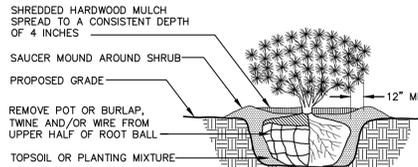
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2
L-2.0 **EVERGREEN TREE PLANTING DETAIL**
N.T.S.



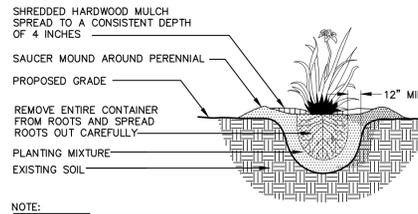
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3
L-2.0 **DECIDUOUS SHRUB PLANTING DETAIL**
N.T.S.



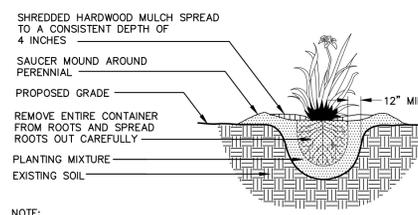
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4
L-2.0 **EVERGREEN SHRUB PLANTING DETAIL**
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL.

5
L-2.0 **ORNAMENTAL GRASS PLANTING DETAIL**
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL.

6
L-2.0 **PERENNIAL PLANTING DETAIL**
N.T.S.

LANDSCAPE NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF BROWN DEER REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 - PLANTING AREAS = 24"
 - TREE PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - ALL PLANTING AREAS SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - SEED: AREAS SPECIFIED ON PLAN TO BE HAND SEEDDED WITH "DIVERSE PRAIRIE FOR DRY SOILS" SEED MIX (ITEM NO. 50011), "SHORT PRAIRIE FOR DRY SOILS" SEED MIX (ITEM NO. 50003), "DETENTION BASIN WET PRAIRIE MIX" SEED MIX (ITEM NO. 50062), "EROSION CONTROL FOR DRY SOILS" SEED MIX (ITEM NO. 50064), AND "WOODLAND EDGE/SAVANNA MIX FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50015) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. "EROSION CONTROL FOR DRY SOILS" SEED MIX (ITEM NO. 50064) SHALL BE INSTALLED USING "EROSION CONTROL BLANKET S31" BY EROSION CONTROL BLANKET FOR SEED AND RIVERBANK STABILIZATION. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - INSTALL COMPACTED LIMESTONE SCREENINGS IN THE AREA OF THE PATH DESIGNATED ON THE PLAN. MATERIAL TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- MATERIALS - INSTALL STONE GRAD IN THE "OROTTO" AREA DESIGNATED ON THE PLAN. MATERIAL TO BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN SHALL BE HAND SEEDDED WITH EARTH CARPET'S 'BOULEVARD' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED AND DELINEATED ON PLAN SHALL BE SEEDDED WITH "NO MOW" FESCUE OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TREE RINGS: ALL TREES PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE. PLANTING A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED ON ADJACENT PRIVATE PROPERTIES.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/PRAIRIE SEED MIX GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/PRAIRIE SEED MIX MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/PRAIRIE SEED MIX AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
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SERVICES PROVIDED TO:



PROJECT:

MILWAUKEE RIVER PARK IMPROVEMENTS

PROJECT LOCATION:
VILLAGE OF BROWN DEER
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 13-5875

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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|-----------------|----------|
| DESIGN BY: KJY | 03-15-14 |
| DRAWN BY: KJY | 03-15-14 |
| CHECKED BY: MAS | 03-15-14 |

| PLAN MODIFICATIONS: | DATE: |
|-----------------------------|----------|
| VILLAGE COMMENTS | 03-31-14 |
| VILLAGE COMMENTS | 04-08-14 |
| VILLAGE COMMENTS | 04-24-14 |
| PHASE I (2014 Construction) | 06-10-14 |
| RE-BID (2015 Construction) | 01-08-15 |



Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER:

L-2.0