

TREE IDENTIFICATION TABLE							
Pt. #	DBH (in.)	Type	Condition	Pt. #	DBH (in.)	Type	Condition
300	15	Hawthorn	Fair	383	12	Box Elder	Poor
301	15	Ash	Dead	384	30	Box Elder	Dead
302	12	Hawthorn	Fair	385	12	Elm	Good
303	20	Ash	Dead	386	12	Box Elder	Poor
304	12	Ash	Dead	387	12	Box Elder	Poor
305	30	Elm	Fair	388	12	Box Elder	Poor
306	15	Ash	Dead	389	12	Box Elder	Poor
307	24	Ash	Dead	390	12	Box Elder	Poor
308	15	Box Elder	Fair	391	22	Box Elder	Poor
309	12	Box Elder	Fair	392	12	Box Elder	Poor
310	15	Box Elder	Poor	393	18	Box Elder	Poor
311	18	Box Elder	Poor	394	22	Box Elder	Poor
312	18	Ash	Dead	395	12	Quaking Aspen	Good
313	12	Ash	Dead	396	15	Quaking Aspen	Good
314	12	Ash	Dead	397	12	Quaking Aspen	Good
315	12	Ash	Dead	398	12	Silver Maple	Good
316	12	Ash	Dead	399	15	Silver Maple	Good
317	12	Ash	Dead	400	12	Elm	Poor
318	15	Ash	Dead	401	12	Ash	Dead
319	12	Ash	Dead	402	30	Ash	Dead
320	30	Ash	Dead	403	15	Box Elder	Fair
321	15	Ash	Dead	404	22	Silver Maple	Good
322	12	Box Elder	Poor	405	24	Elm	Poor
323	18	Box Elder	Poor	406	12	Quaking Aspen	Good
324	28	Ash	Dead	407	15	Ash	Dead
325	15	Ash	Dead	408	12	Quaking Aspen	Dead
326	20	Ash	Dead	409	12	Quaking Aspen	Good
327	36	Ash	Dead	410	20	Elm	Poor
328	15	Box Elder	Poor	411	15	Elm	Poor
329	12	Box Elder	Poor	412	12	Elm	Poor
330	12	Box Elder	Poor	413	12	Box Elder	Poor
331	15	Box Elder	Poor	414	12	Elm	Poor
332	12	Ash	Dead	415	12	Elm	Poor
333	12	Ash	Dead	416	12	Elm	Poor
334	12	Ash	Dead	417	24	Box Elder	Poor
335	15	Ash	Dead	418	15	Box Elder	Poor
336	12	Box Elder	Poor	419	12	Box Elder	Poor
337	15	Box Elder	Poor	420	12	Elm	Good
338	12	Box Elder	Poor	421	12	Box Elder	Fair
339	15	Box Elder	Poor	422	36	Black Walnut	Dead-Stump
340	12	Ash	Dead	423	30	Linden	Good
341	48	Ash	Dead	424	18	Locust	Good
342	40	Ash	Dead	425	18	Spruce	Fair
343	12	Box Elder	Poor	426	36	Linden	Good
344	18	Box Elder	Poor	427	12	Box Elder	Poor
345	12	Box Elder	Poor	428	12	Box Elder	Poor
346	12	Box Elder	Poor	429	12	Linden	Good
347	15	Box Elder	Poor	430	12	Linden	Good
348	15	Ash	Dead	431	36	Linden	Good
349	12	Ash	Dead	432	12	Linden	Good
350	15	Ash	Dead	433	12	Linden	Good
351	12	Ash	Dead	434	12	Box Elder	Poor
352	18	Elm	Good	435	12	Box Elder	Poor
353	12	Buckthorn	Fair	436	16	Spruce	Poor
354	15	Box Elder	Fair	437	16	Spruce	Poor
355	15	Box Elder	Fair	438	36	Apple	Dead-Fallen
356	15	Box Elder	Fair	439	12	Ash	Dead
357	15	Box Elder	Fair	440	12	Silver Maple	Fair
358	12	Elm	Good	441	12	Silver Maple	Fair
359	20	Box Elder	Fair	442	14	Box Elder	Poor
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361	15	Box Elder	Poor	444	18	Box Elder	Poor
362	12	Box Elder	Poor	445	12	Box Elder	Poor
363	15	Box Elder	Poor	446	18	Box Elder	Poor
364	20	Box Elder	Poor	447	16	Box Elder	Poor
365	18	Box Elder	Poor	448	12	Box Elder	Poor
366	12	Box Elder	Poor	449	16	Box Elder	Poor
367	15	Box Elder	Poor	450	60	Ash	Dead
368	12	Box Elder	Poor	451	24	Ash	Dead
369	20	Box Elder	Poor	452	24	Ash	Dead
370	12	Box Elder	Poor	453	18	Box Elder	Poor
371	12	Box Elder	Poor	454	32	Elm	Fair
372	15	Box Elder	Fair	455	12	Box Elder	Poor
373	12	Box Elder	Fair	456	12	Box Elder	Poor
374	18	Box Elder	Poor	457	24	Box Elder	Poor
375	12	Box Elder	Poor	458	12	Quaking Aspen	Good
376	12	Box Elder	Poor	459	30	Elm	Poor
377	20	Box Elder	Poor	460	24	Elm	Fair
378	24	Ash	Dead	461	12	Elm	Fair
379	96	Ash	Dead	462	16	Elm	Poor
380	15	Elm	Fair	463	24	Elm	Poor
381	15	Elm	Fair	464	12	Catalpa	Poor-Dead
382	15	Elm	Fair	465	18	Catalpa	Poor-Dead

NOTES:

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The west line of the Northwest 1/4 of Section 8, Township 5 North, Range 22 East, was used as North 00°05'25" E.
- Vertical Datum: City of Oak Creek Datum NGVD1929 = 580.56 = City Datum
Reference Benchmark: Southwest corner of the Northwest 1/4 of Section 8, Township 5 North, Range 22 East, Concrete monument w/ SEWRPC brass cap, Elevation=141.72
- Site Benchmark: Benchmark #51 Chiseled "A" on top of concrete walk, east side of 13th Street near site former residential entrance, Elevation=152.32
- Field survey by JSD Professional Services, Inc on May 23, 2022.
- Tree survey and identification by Kevin Byrne, WI - Professional Landscape Architect, of JSD Professional Services on June 13, 2022. Trees identified are 12 inch Diameter at Breast Height (DBH) or greater.
- Boundary based on proposed Certified Survey Map.

BOUNDARY DESCRIPTION:

Lot 2 of Certified Survey Map No. _____, recorded in Milwaukee County Register of Deeds Office on _____, 2022, as Document No. _____, is a subdivision of all of Lot 1 of Certified Survey Map No. 8710, located in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-E7 of the Wisconsin Statutes, the Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

Rizal W. Iskandarsjach
Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

6/27/2022
Date

LEGEND

○	SANITARY SEWER MANHOLE	□	LIGHT POLE	— SAN —	SANITARY SEWER
⊕	STORM MANHOLE	□	MAIL BOX	— W —	WATER MAIN
⊙	CLEAN OUT	□	TELEPHONE PEDESTAL	— ST —	STORM SEWER
⊕	CATCH BASIN ROUND	⊕	ELECTRICAL MANHOLE	— C —	UNDERGROUND GAS
⊕	CATCH BASIN SQUARE	⊕	SIGN	— E —	UNDERGROUND ELECTRIC
⊕	CURB INLET	⊕	POWER POLE	— T —	UNDERGROUND TELEPHONE
⊕	FIRE HYDRANT	⊕	GUY WIRE	— FIB —	UNDERGROUND FIBER OPTICS
⊕	WATER VALVE			— OH —	OVERHEAD UTILITY
⊕	GAS VALVE				

JSD

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT: **BROHN**

PROJECT: **OAK CREEK PARTNERS 13TH STREET**

PROJECT LOCATION: **CITY OF OAK CREEK MILWAUKEE COUNTY**

PLAN MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Surveyed By: JPA 05-23-2022
Drawn By: RWH 05-31-2022
Approved By: RWH 05-31-2022

EXISTING CONDITION SURVEY W/ TREE SURVEY

SHEET NUMBER: **CS-1**

JSD PROJECT NO: 22-1149

DIGGERS HOTLINE



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SHEET INDEX

C1.0	SITE DEMOLITION PLAN
C2.0	SITE DIMENSION AND PAVEMENT TO PLAN
C2.1	FIRE DEPARTMENT EXHIBIT
C3.0	SITE GRADING PLAN
C3.1	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN
C5.0	SITE DETAILS
C5.1	SITE DETAILS

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	PAVEMENT TO BE SAWCUT
XXXXXX	CURB AND GUTTER TO BE REMOVED
12"	TREE TO REMAIN
12"	TREE TO BE REMOVED
12"	DEAD/DYING TREE TO BE REMOVED
---	CONCRETE SIDEWALK AND BASE TO BE REMOVED
---	SILT FENCE

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7919
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
WEST NORTH ROSS ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
P. 262.513.0666
JSD PROJ. NO. 22-11684
JSD PROJ. MGR. RWI

BRIORN
DESIGN GROUP
SUITE 400 WILSON ROAD, SUITE 200
RECONSTRUCTION, SUITE 100
1000 750-0000 PHONE
(262) 790-0000 FAX

SHEET TITLE
SITE DEMOLITION PLAN

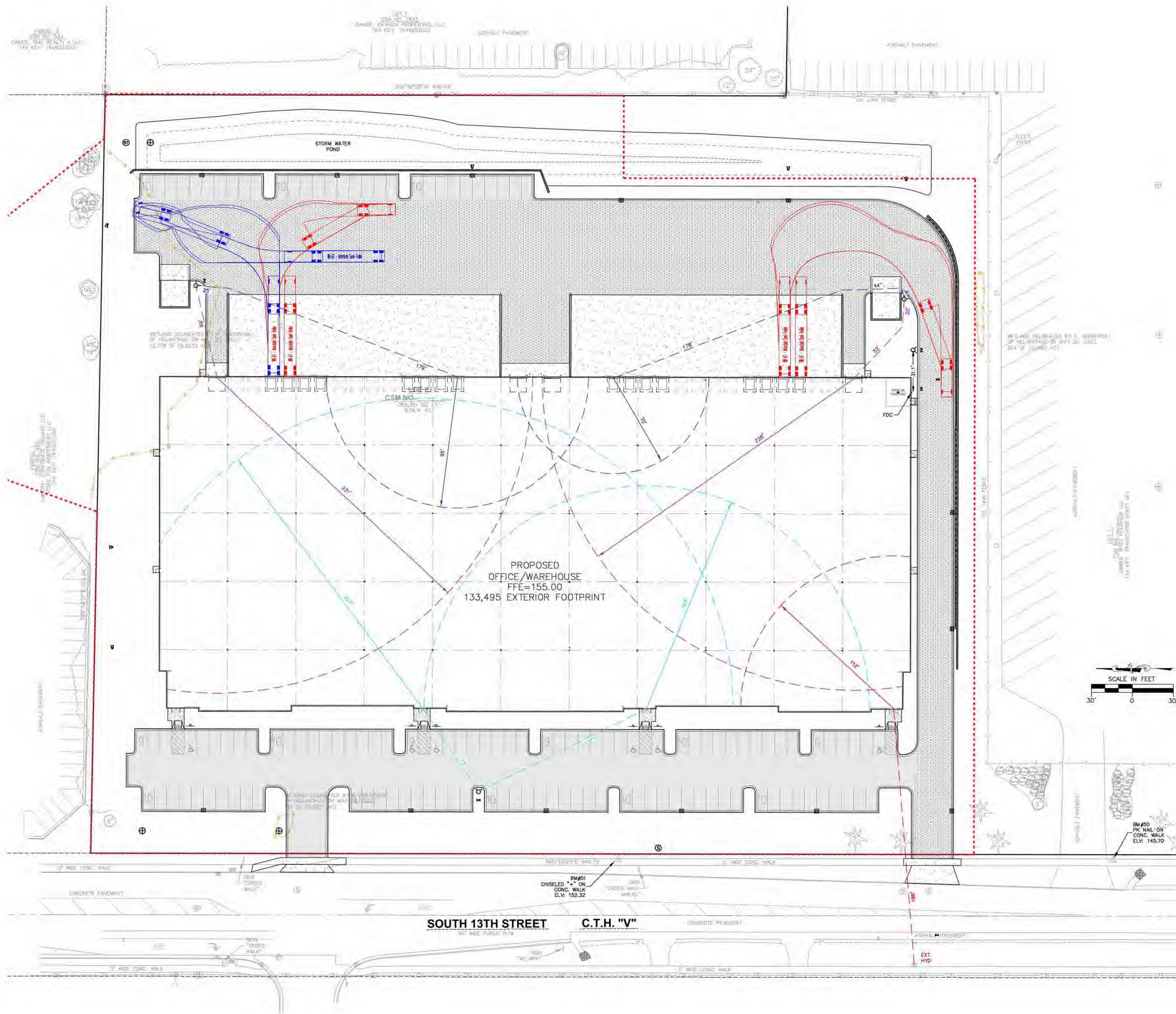
NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

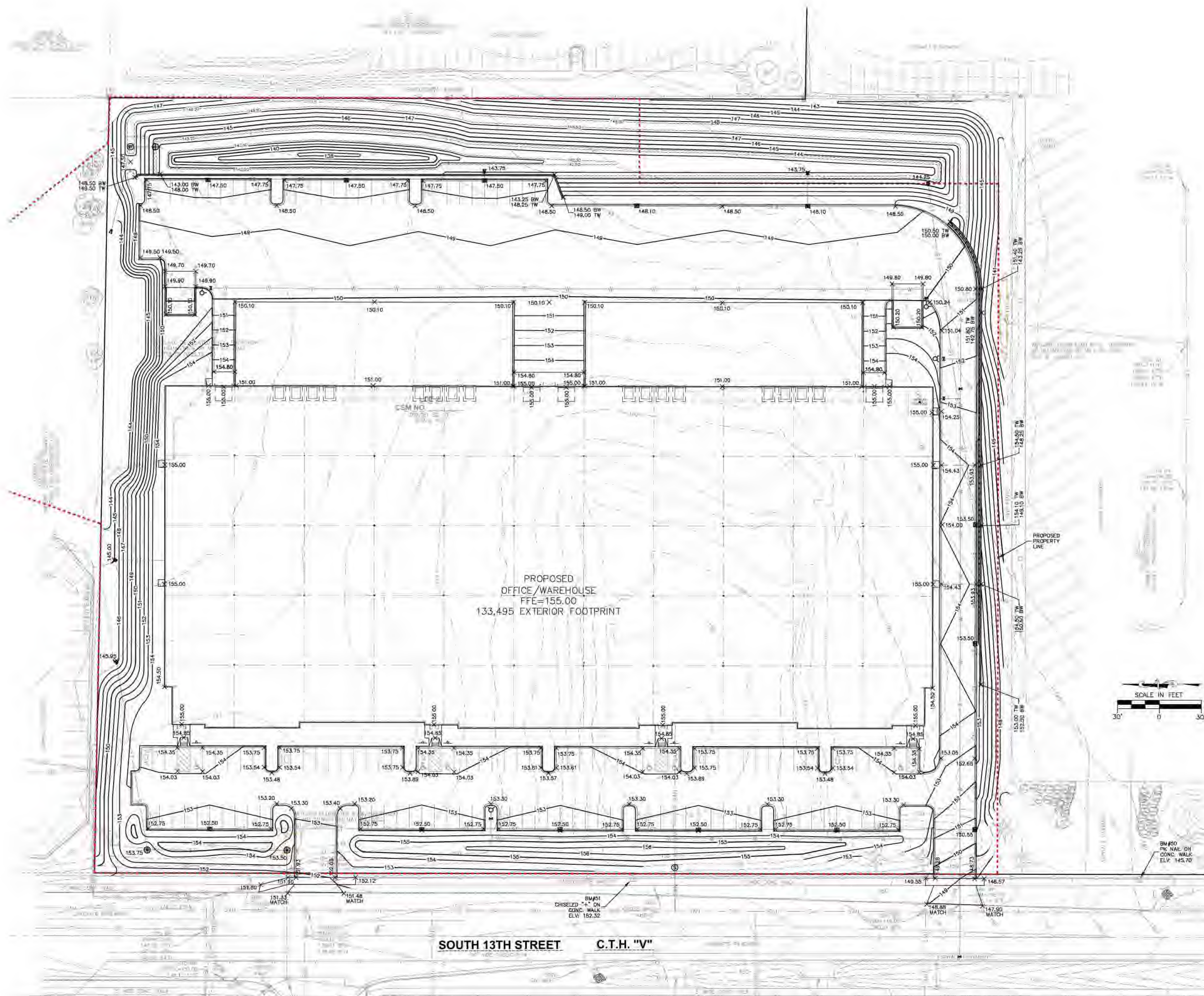
JOB: 3409
DRAWN: JJS
CHECKED: RWI
DATE: 08-18-2022
SHEET:
C1.0

DRAFT - NOT FOR CONSTRUCTION

DOB:	3409
DRAWN:	JJS
CHECKED:	RWJ
DATE:	08-16-2022
SHEET:	

C2.0





GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED; ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) 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.
 - THE CONTRACTOR MAY SOLELY APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY JSD AND DATED 2/20/20 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL, OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGERS' HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REMEDIATED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
 - STRIP 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.
 - 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 THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF FINAL STABILIZATION.
- 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.

LEGEND

SM	SANITARY SEWER MAINHOLE	SS	SANITARY SEWER
ST	STORM MAINHOLE	W	WATER MAIN
CB	CATCH BASIN ROUND	ST	STORM SEWER
CS	CATCH BASIN SQUARE	RD	ROOF DRAIN
EH	FIRE HYDRANT	GD	UNDERGROUND GAS
EV	WATER VALVE	E	UNDERGROUND ELECTRIC
GV	GAS VALVE	T	UNDERGROUND TELEPHONE
LP	LIGHT POLE	FB	UNDERGROUND FIBER OPTICS
TR	TELEPHONE RODENTIAL	OH	OVERHEAD UTILITY
EM	ELECTRICAL MAINHOLE	SF	SILT FENCE
SN	SIGN	CT	CONFIDENTIAL TREE
PP	POWER POLE	DT	DECIDUOUS TREE
GW	GUY WIRE		

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MILWAUKEE REGIONAL OFFICE
1000 W. KENNEDY BLVD. SUITE 100
WILKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. MARK: HW



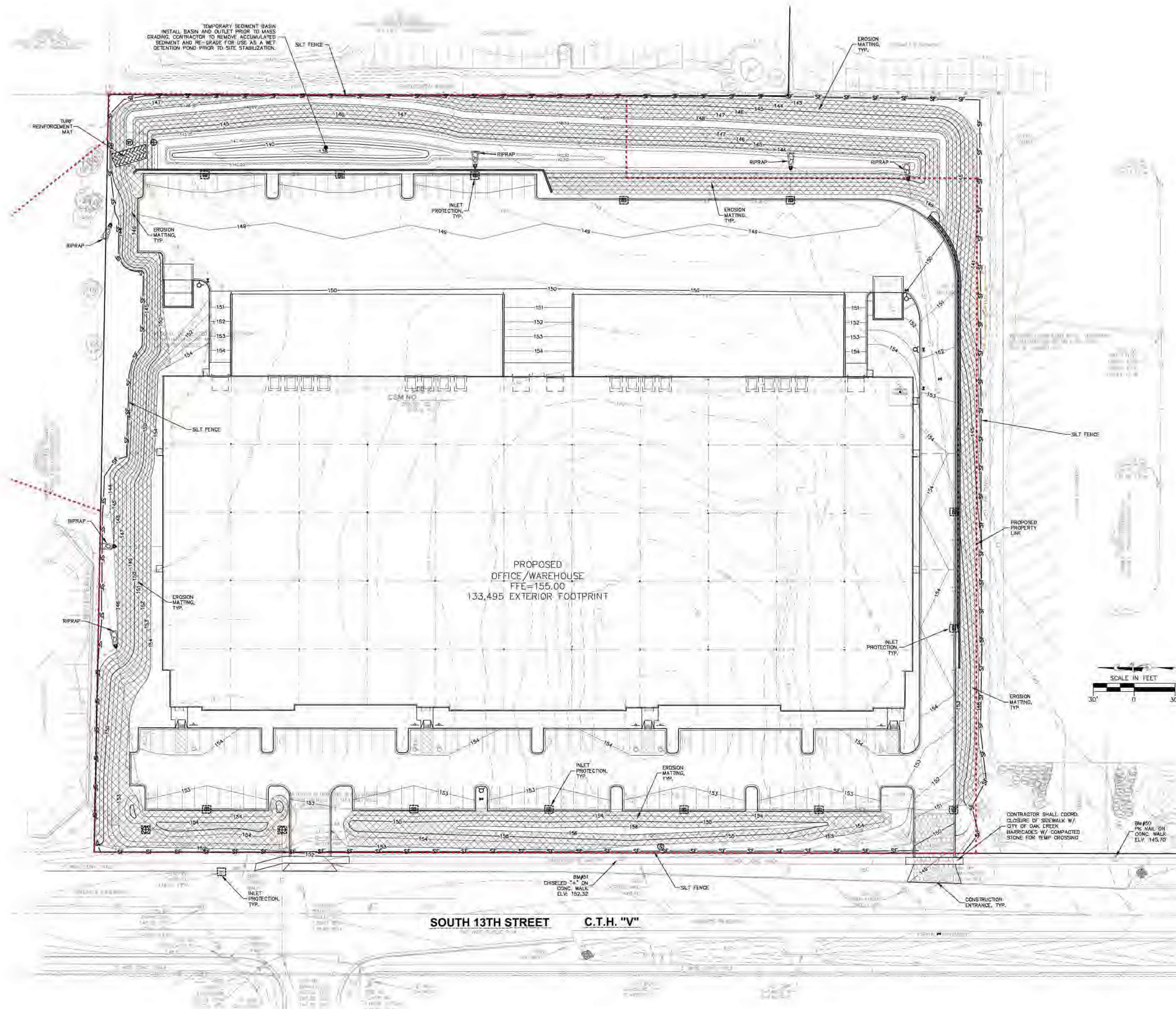
SITE GRADING PLAN

SHEET TITLE

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

JOB:	3409
DRAWN:	JJS
CHECKED:	RWI
DATE:	08-18-2022
SHEET:	
C3.0	

DRAFT - NOT FOR CONSTRUCTION



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF OAK CREEK ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. 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.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OF PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAMLED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR OTHER.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 575BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN CITIZEN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a)-(f) OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
 - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DETAIL CHECK (STREAM BALES) - RE-SECURE STAKES, ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER, AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALES.
 - EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN SIZING

BASIN SURFACE AREA	14,287 S.F.
PARTICLE SETTLING VELOCITY (SOIL CLASS 2)	0.000073 FPS
ALLOWABLE 1-YR STORM EVENT DISCHARGE RATE	0.87 CFS
ACTUAL 1-YR STORM EVENT DISCHARGE RATE	0.78 CFS

NOTES:

1. CONSTRUCT TEMPORARY SEDIMENT BASIN IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1054.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED AS SHOWN ON DETENTION POND DETAIL. AFTER FINAL SITE STABILIZATION, OUTLETS SHALL REMAIN AS PERMANENT DETENTION POND OUTLETS.
3. PRIOR TO FINAL SITE STABILIZATION, SEDIMENT BASIN SHALL BE DREDGED AND RE-GRADED TO ESTABLISH FINISHED NET DETENTION POND DRIVES AS SHOWN.



Call 811 or (800) 242-8511

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Hearing Impaired TDD (800) 542-2259
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MILWAUKEE REGIONAL OFFICE
WISCONSIN
WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO. 22-1184
JSD PROJ. MARK: HW



SITE EROSION
CONTROL PLAN

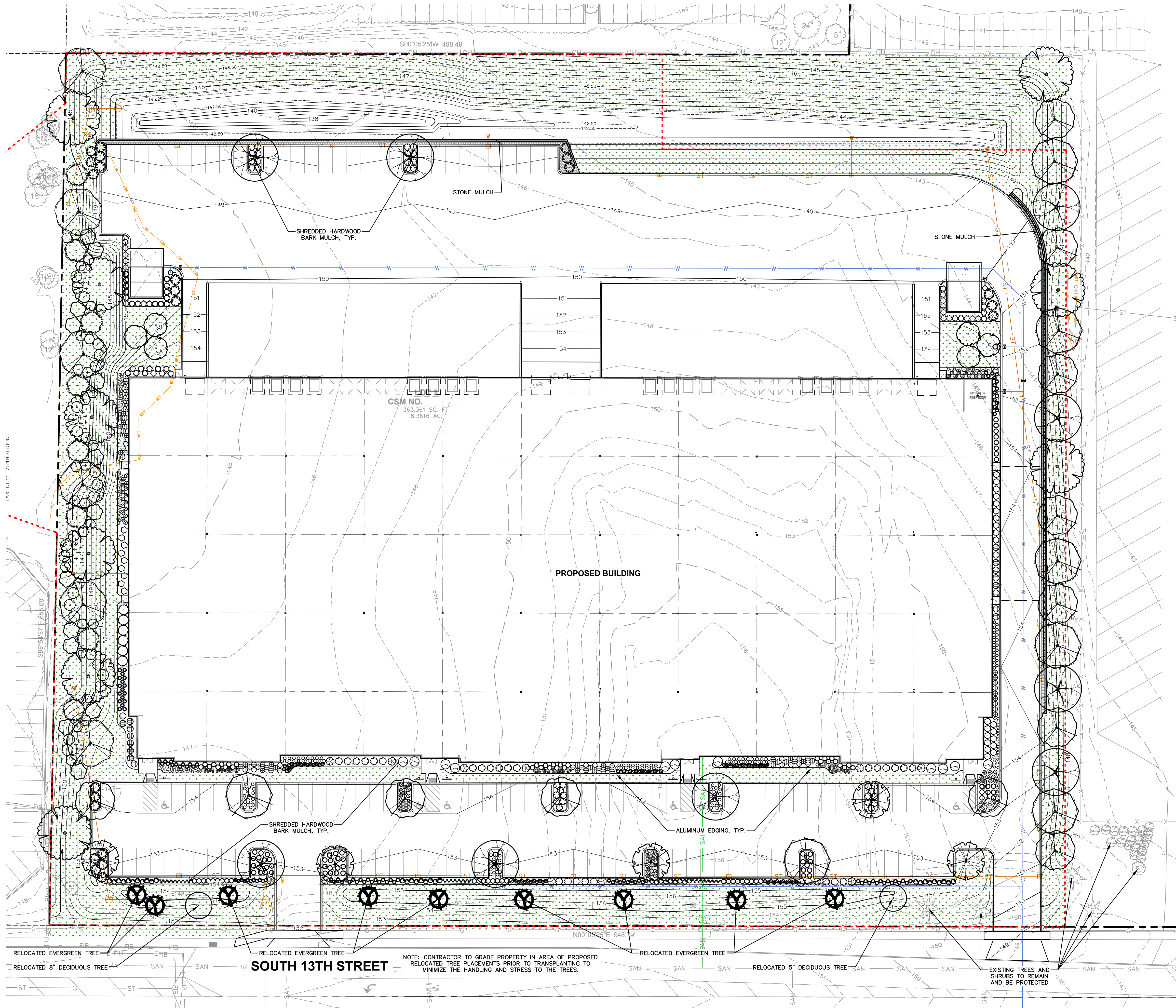
SHEET NO.

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

JOB:	3409
DRAWN:	JJS
CHECKED:	RWJ
DATE:	08-16-2022
SHEET:	

C3.1

DRAFT - NOT FOR CONSTRUCTION



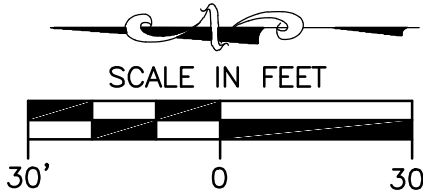
LEGEND

---	PROPERTY LINE	---	SEED, FERTILIZER, AND MULCH
---	RIGHT-OF-WAY	---	STORMWATER MANAGEMENT AREA
---	EASEMENT LINE	---	SANITARY SEWER
---	BUILDING OUTLINE	---	WATERMAIN
---	BUILDING OVERHANG	---	STORM SEWER
---	EDGE OF PAVEMENT	---	EXISTING SANITARY SEWER
---	STANDARD CURB AND GUTTER	---	EXISTING WATERMAIN
---	ASPHALT PAVEMENT	---	EXISTING STORM SEWER
---	HEAVY DUTY ASPHALT PAVEMENT	---	RETAINING WALL
---	CONCRETE PAVEMENT	---	FENCE
---	HEAVY DUTY CONCRETE PAVEMENT	---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	PROPOSED 1 FOOT CONTOUR	---	ADA PARKING SIGN
---	PROPOSED 5 FOOT CONTOUR	---	BOLLARD
---	EXISTING 1 FOOT CONTOUR	---	BOLLARD WITH ADA PARKING SIGN
---	EXISTING 5 FOOT CONTOUR	---	ALUMINUM EDGING

PLANT SCHEDULE						
01-DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	AFRM	Acer rubrum 'Autumn Flame' Autumn Flame Red Maple	B & B	2.5"Cal	40'-60'	11
	ABM	Acer x freemanii 'Jeffred' TM Autumn Blaze Freeman Maple	B & B	2.5"Cal	40'-50'	5
	CAR JUP	Carpinus caroliniana 'J.N. Upright' TM Firespire American Hornbeam	B & B	2.5"Cal	20'	13
	PPH	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2.5"Cal	40'-55'	9
	SMH	Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust	B & B	2.5"Cal	50'-60'	9
	SWO	Quercus bicolor Swamp White Oak	B & B	2"Cal	75'	7
	BO	Quercus macrocarpa Burr Oak	B & B	2"Cal	60'-80'	6
02-EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	LAR LAR	Larix laricina Tamarack	B & B	2.5"Cal	30'-50'	8
03-ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	QTY
	CWH	Hamamelis virginiana Common Witch Hazel	B & B	5' Tall	12'-20'	6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	QTY
	CEP OCC	Cephalanthus occidentalis Buttonbush	#5	Min. 24"-36"	6'-8'	30
	COR AMO	Cornus amomum Silky Dogwood	5 gal	Min. 24"-36"	8'	24
	CB	Cornus baileyi Bailey's Red-twig Dogwood	#3	Min. 12"-24"	8'-10'	30
	SL	Diervilla lonicera 'Jewel' Jewel Bush Honeysuckle	5 gal	Min. 12"-24"	3'-5'	32
	HI	Hydrangea arborescens 'Incrediball' Incrediball White Hydrangea	#3	Min. 12"-24"	4'-5'	52
	HYD BUL	Hydrangea paniculata 'Bulk' TM Quick Fire Panicle Hydrangea	#5	Min. 18"-24"	6'-8'	11
	IV	Ilex verticillata 'Jim Dandy' Jim Dandy Winterberry	#5	Min. 24"-36"	3'-6'	12
	IR	Ilex verticillata 'Red Sprite' Red Sprite Winterberry	#5	Min. 24"-36"	3'-5'	28
	PJ	Physocarpus opulifolius 'Jefam' TM Amber Jubilee Ninebark	5 gal	Min. 24"-36"	5'-6'	18
	RG2	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#5	Min. 36" Wide	2'-3'	23
	SY	Syringa x 'SMSDTL' TM Little Daring Lilac	#3	Min. 12"-24"	4'	70
	VC	Viburnum carlesii 'SMVCB' TM Spice Baby Koreanspice Viburnum	#3	Min. 12"-24"	4'-5'	38
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	QTY
	BG	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	Min. 12"-24"	3'-4'	113
	JF	Juniperus chinensis 'Sea Green' Sea Green Juniper	#5	Min. 24"-36"	4'-6'	6
	TM	Taxus x media 'Everlow' Everlow Yew	#3	Min. 12" Wide	2'-3'	49
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	QTY
	AS	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	1.5'	37
	CO2	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	1 gal	Min. 8"-18"	3'-4'	19
	EP	Echinacea x 'CBG Cone 2' TM Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	1.5'	58
	EUP JOE	Eupatorium maculatum Joe Pye Weed	#3	Min. 18"-24"	4'-7'	29
	EM	Eupatorium maculatum 'Phantom' Phantom Joe Pye Weed	#1	Min. 8"-18"	2'-3'	81
	HA	Hemerocallis x 'Chicago Apache' Daylily	#1	Min. 8"-18"	2'-2.5'	77
	PV	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	#1	Min. 8"-18"	4'-5'	90
	RG	Rudbeckia hirta 'Goldlocks' Goldlocks Black-eyed Susan	1 gal	Min. 8"-18"	1'-2'	81
	SC	Schizachyrium scoparium 'Carousel' Carousel Little Bluestem	#1		2'-2.5'	115
	SH	Sporobolus heterolepis 'Tara' Prairie Dropseed	#1	Min. 8"-18"	1.5'	47

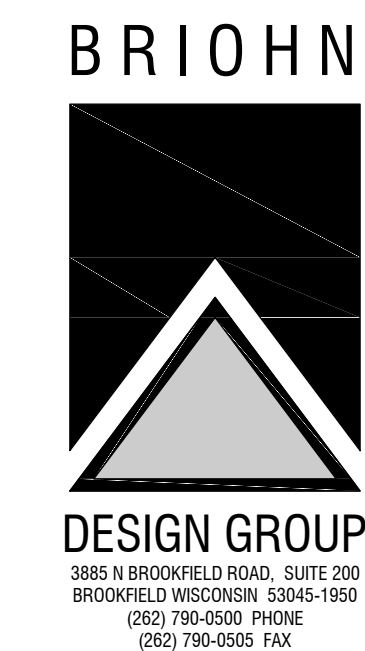
GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL 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 "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.



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WAUKESHA, WISCONSIN 53188
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JSD PROJ. NO. 22-1464
JSD PROJ. MGR.: RWI



SITE LANDSCAPE PLAN

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

JOB: 3409
DRAWN: MA
CHECKED: KB
DATE: 08-16-2022
SHEET:

L1.0

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