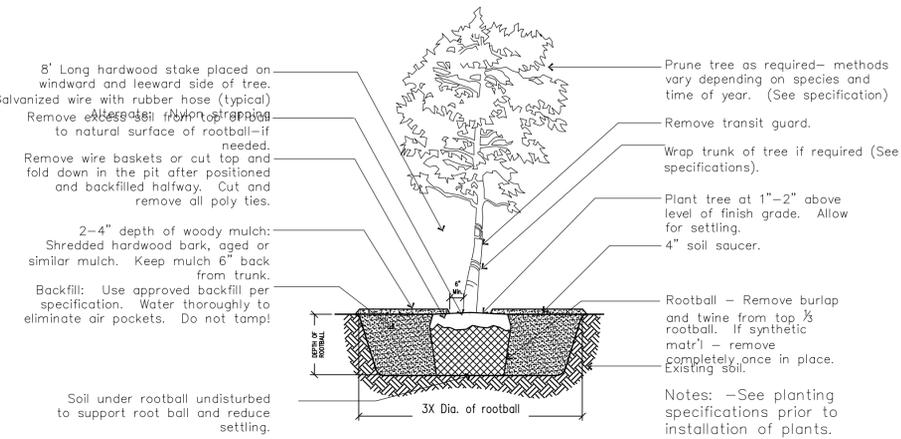
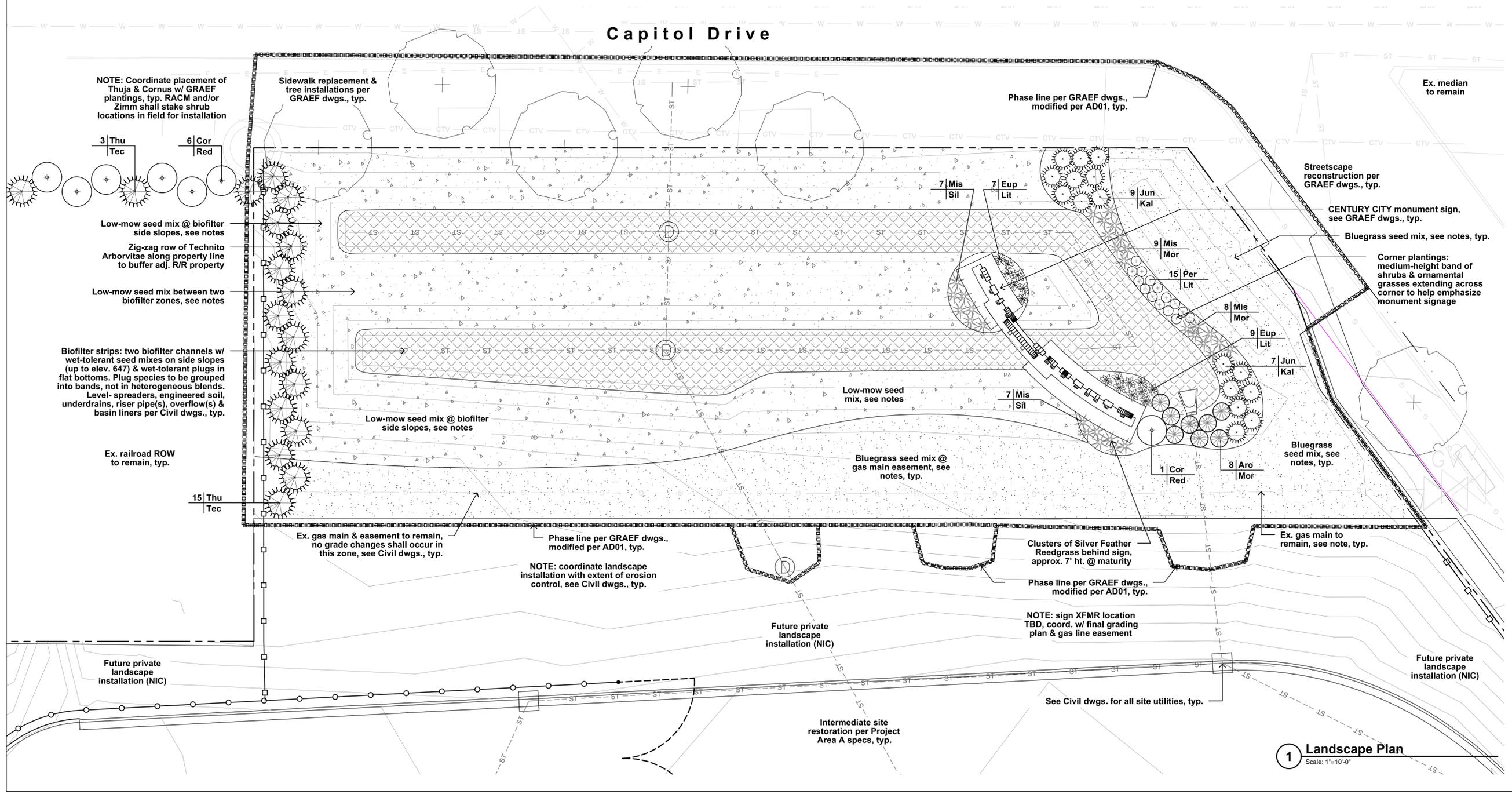


**3 Shrub Planting Detail**  
 Not To Scale



**2 Tree Planting Detail**  
 Not To Scale



**1 Landscape Plan**  
 Scale: 1"=10'-0"

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE  
 CENTURY CITY NORTH END IMPROVEMENTS  
 ZONE #1 AND BIOFILTRATION AREA

**BIOFILTRATION AREA  
 LANDSCAPE PLAN**

03-30-15 ADD. #1 O.N. 45



Scale: As Shown @ 36x24"

DRAWING NO.	14021000 L10.dwg
DRAWN BY:	TED
DATE:	03-12-15
PROJECT NO:	14506 (140210.02)
CHECKED BY:	TED
APPROVED BY:	
SHEET NO.:	

**L100**

## General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of City of Milwaukee Municipal Code Ch. 295-405 "Landscaping."
- 1.02 See Civil dwgs. for work limits, scope of construction, grading, stormwater management, site utilities, erosion control, hardscape, dimensions &/or construction notes. See Landscape dwgs. for landscape plans, details, schedules, notes.
- 1.03 Contractor shall provide shop drawings and material submittals of all hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction, including (but not limited to) ornamental fencing & all access control equipment.
- 1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.
- 1.09 Any work done in the public right-of-way shall require an encroachment & maintenance agreement with the City of Milwaukee. Owner, LA & contractor to coordinate.

## Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and ornamental planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys. Forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 2.06 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All lawn areas shall have min. 6". Suitable existing soil may be used & mixed if previously approved. Contractor shall be responsible for obtaining soil tests if existing topsoil is reused. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
- 2.07 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.08 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix to be provided by Liesener Soils, Cedarburg WI, or approved equal.
- 2.09 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.10 All perennial areas shall receive a 1-2" layer of shredded hardwood bark mulch. Groundcover beds do not receive a cover of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise shown in the plans, no landscape fabric or weed barrier is to be installed.
- 2.11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 All edging to be 3/16" x 4" alum. mill-finish. Permaloc "CleanLine" or "ProSlide", or approved equal.
- 2.13 Stone mulch areas to contain 2-3" of decorative stone installed over poly weed barrier. Stone to be decomposed/rotted granite or approved equal. Coordinate final material selection with LA.
- 2.14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for the durations indicated. Prior to beginning installation, the contractor shall submit maintenance calendar(s) for review/approval including all anticipated maintenance activities. Schedules shall be based on the plug supplier's maintenance requirements, modified as needed for site-specific conditions:
  - Woody materials (trees & shrubs): 12 months
  - Herbaceous materials (perennials & grasse): one full growing season
  - Bluegrass turf areas: 12 months
  - All other areas (non-bluegrass seeding, slopes, biofilters, et al): 24 months

## Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting shall be installed by others (see 3.09); installation coordination will be required. In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect.
- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Contractor is responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.10 Seed mix substitutions will be considered only if submitted for approval 7 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications. For all seeding other than Bluegrass, contractor shall apply a cover crop of Canada Wild Rye (15-30 lbs per AC), Common Oats (20-30 lbs per AC) or Winter Wheat (12 lbs per AC) depending on season & preference. Discuss with LA prior to application.

**BLUEGRASS MIX:**  
"Deluxe 50 Mix" shall be supplied by Reinders, Elm Grove WI, 262-786-3300. Apply @ 6 lbs per 1000 GSF.

**LOW-MOW MIX:**  
"No-Mow Low-Grow Seed Mix" shall be supplied by Reinders. Apply @ 250 lbs per AC.

**WET-TOLERANT MIX:**  
"Short Prairie for Dry Soils" shall be supplied by Prairie Nursery, Westfield WI, 800-476-9453. Apply @ 10 lbs per AC.
- 3.11 Contractor shall be responsible for providing comprehensive seed area establishment, maintenance and warranty care for all seeded areas for the durations outlined in note #2.15.

## Wet Tolerant Plug Notes

- 4.01 This work shall consist of preparing the plug areas and furnishing, installing and mulching the required wet-tolerant perennial plugs on the various seeded areas, as outlined in the site plans and specifications.
- 4.02 Rough grading, drainage work & engineered soil spreading shall be completed by others before installing the plugs. See the Civil plans for the areas of engineered soil and its placement.
- 4.03 Install plugs during the respective plug supplier's approved calendar. Installations completed outside of acceptable install dates shall be the performed at the sole responsibility and expense of the contractor. Plugs shall be installed & maintained per supplier's specifications.
- 4.04 See Civil dwgs for erosion control req's. Plugs are to be installed into the engineered soil via slits cut through the mat. See Civil dwgs for balance of site erosion control measures.
- 4.05 Install all plugs @ 12-15" o.c. with staggered / triangular spacing. Species shall be organized in linear clusters of 5-7 plugs each. Plug area layout shall be staked on-site, then inspected by Owner & LA for approval prior to installation.
- 4.06 Plug kit / source substitutions will only be considered if submitted & approved prior to 7 days before the close of bidding.
- 4.07 Rain Garden Plugs: Shall be based on "Rain Garden For Sandy Soil in Full Sun." Materials shall be provided by Prairie Nursery, or approved equal. PN hort staff shall modify species & percentages to increase overall drought tolerance / upland species and reduce the number of floodplain-loving varieties. Final species & density information to be provided to LA for approval prior to ordering.

## Plant Schedule

Contractor shall be responsible for calculating all plant quantities, typ.

Symbol	Qty Prop.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
<b>Deciduous Shrubs</b>							
Aro Ela		Aronia melanocarpa var. elata	Glossy Black Chokeberry	18-24" Ht.	2 Gal.	48" o.c.	
Cor Red		Cornus sericea 'Red Feather'	Red Feather Dogwood	48" Ht.	B/B	72" o.c.	
<b>Evergreen Shrubs</b>							
Jun Kal		Juniperus pfitz. 'Kallay Compact'	Kallay Compact Juniper	24" Sprd.	7 Gal.	60" o.c.	
Thu Tec		Thuja occidentalis 'Technito'	Technito Dwarf Techny Arborvitae	5' Ht.	B/B	As Shown	
<b>Perennials &amp; Grasses</b>							
Eup Lit		Eupatorium mac. 'Little Joe'	Little Joe Pye Weed	1 Gal.	Cont.	30-36" o.c.	
Mis Mor		Miscanthus 'Morning Light'	Morning Light Maidenhair Grass	1 Gal.	Cont.	30" o.c.	
Mis Sil		Miscanthus 'Silberfeder'	Silver Feather Maidenhair Grass	1 Gal.	Cont.	36-42" o.c.	
Per Lit		Perovskia atr. 'Little Spire'	Little Spire Russian Sage	1 Gal.	Cont.	24" o.c.	

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE  
CENTURY CITY NORTH END IMPROVEMENTS  
ZONE #1 AND BIOFILTRATION AREA

BIOFILTRATION AREA LANDSCAPE  
SCHEDULES & NOTES

 03-30-15 ADD. #1 O.N. 45



Scale: As Shown @ 36x24"

DRAWING NO. 14021000 L10.dwg

DRAWN BY: TED

DATE: 03-12-15

PROJECT NO: 14506 (140210.02)

CHECKED BY: TED

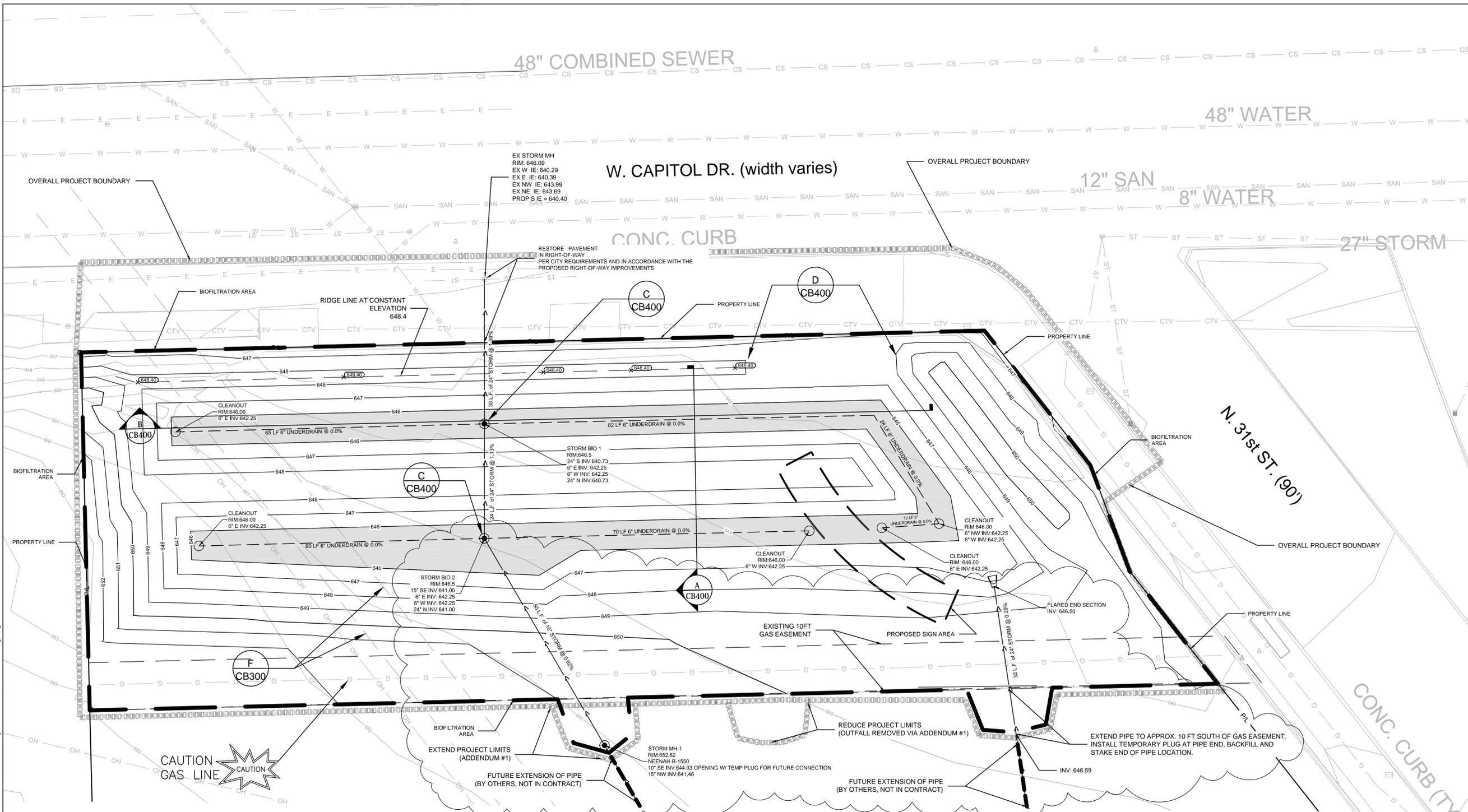
APPROVED BY:

SHEET NO.:

**L500**



**SIGMA** GROUP  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210



File: I:\milwch14506 - Cent City EAP\060 CAD\BIOfiltration Area\C - Civil Plans\CB200-Grading\Plan\14506-CB200-PL Grading.dwg

TO OBTAIN LOCATIONS OF  
 PARTICIPATE'S INSPECTION  
 FACILITIES BEFORE YOU  
 DIG IN RECORD

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 1-800-242-8511  
 TOLL FREE

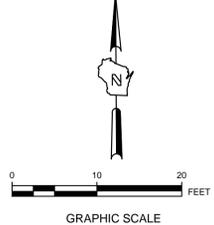
MS STATUTE 182.07(1)(2)(3)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

**GENERAL NOTES:**

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER CITY MILWAUKEE.
6. REMOVE EXISTING ABOVE AND BELOW GRADE IMPROVEMENTS AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
7. VERTICAL DATUM FOR THE PROJECT IS NGVD 29. SUBTRACT 580.6 TO CONVERT TO CITY OF MILWAUKEE VERTICAL DATUM.
8. REFER TO DETAIL "E" SHEET CB300 FOR EROSION MATTING REQUIREMENTS
9. REFER TO LANDSCAPE PLANS AND DETAILS FOR PLANTING REQUIREMENTS.

**LEGEND:**

- PROPOSED SURFACE ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ENGINEERED SOIL AREA



REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE  
 CENTURY CITY NORTH END IMPROVEMENTS  
 ZONE #1 AND BIOFILTRATION AREA

**BIOFILTRATION AREA  
 GRADING & UTILITY PLAN**

03-30-15 ADD. #1 O.N. 45 ABH

DRAWING NO.	14506-CB200-PL Grading.dwg
DRAWN BY:	ABH
DATE:	03-12-15
PROJECT NO.:	14506
CHECKED BY:	ABH
APPROVED BY:	ABH
SHEET NO.:	

**CB 200**



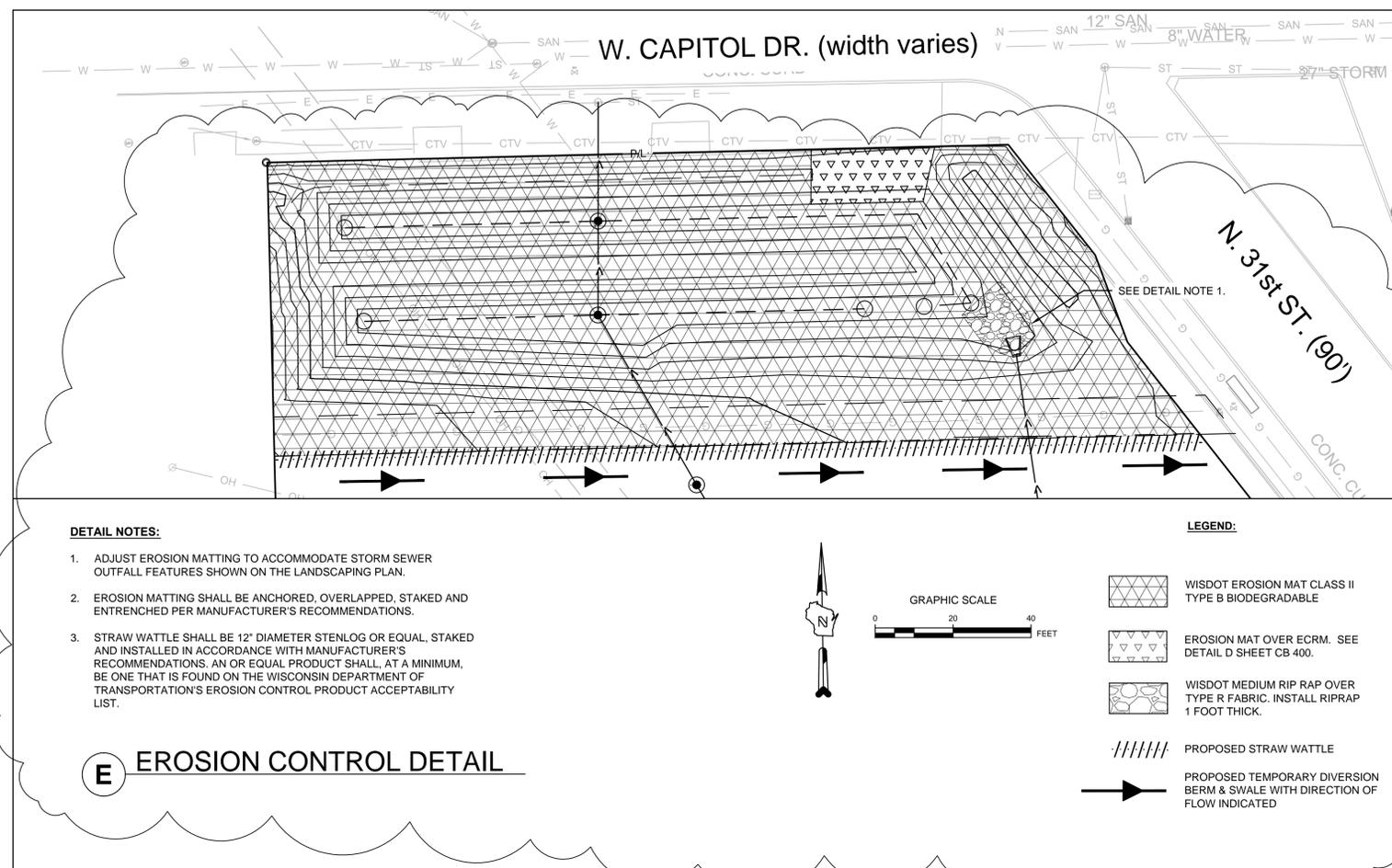
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 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER CITY MILWAUKEE.
6. VERTICAL DATUM FOR THE PROJECT IS NGVD 29. SUBTRACT 580.6 TO CONVERT TO CITY OF MILWAUKEE VERTICAL DATUM.
7. REFER TO LANDSCAPE PLANS AND DETAILS FOR PLANTING REQUIREMENTS.
8. REFER TO "SOIL MANAGEMENT PLAN FOR BIOFILTRATION AREA" FOR HANDLING OF SOILS.

**STORM DRAINAGE SPECIFICATIONS:**

1. STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND CITY REQUIREMENTS.
2. STORM PIPING SHALL BE PVC. PVC SEWER PIPE AND FITTINGS, ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
3. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(1)(H) AND 382.36(7)(D).
7. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FROM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS.
8. BEDDING AND BACKFILL IN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS AND SPECIFICATIONS.
9. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.



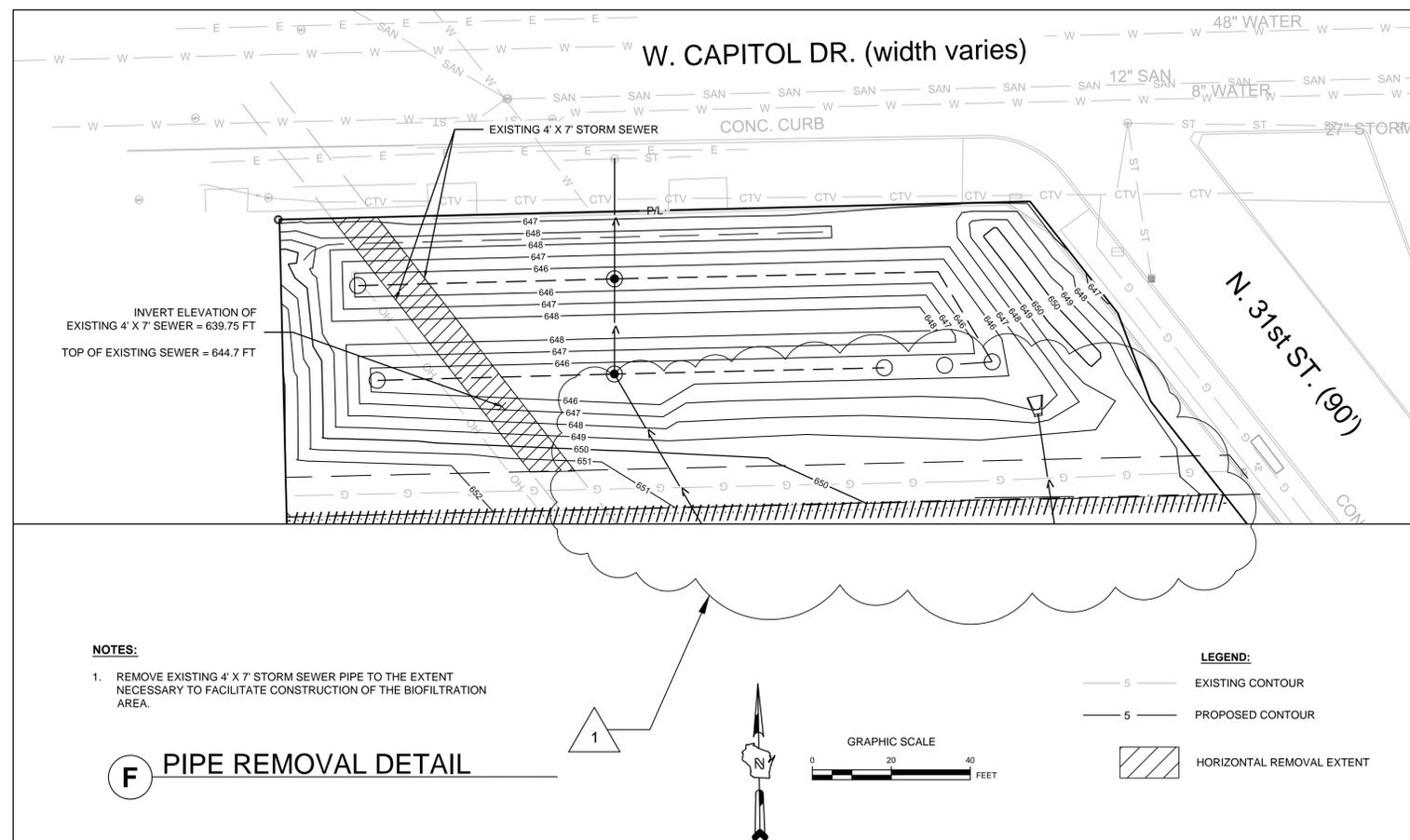
**DETAIL NOTES:**

1. ADJUST EROSION MATTING TO ACCOMMODATE STORM SEWER OUTFALL FEATURES SHOWN ON THE LANDSCAPING PLAN.
2. EROSION MATTING SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER MANUFACTURER'S RECOMMENDATIONS.
3. STRAW WATTLE SHALL BE 12" DIAMETER STENLOG OR EQUAL, STAKED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. AN OR EQUAL PRODUCT SHALL, AT A MINIMUM, BE ONE THAT IS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST.

**LEGEND:**

- WISDOT EROSION MAT CLASS II TYPE B BIODEGRADABLE
- EROSION MAT OVER ECRM. SEE DETAIL D SHEET CB 400.
- WISDOT MEDIUM RIP RAP OVER TYPE R FABRIC. INSTALL RIPRAP 1 FOOT THICK.
- PROPOSED STRAW WATTLE
- PROPOSED TEMPORARY DIVERSION BERM & SWALE WITH DIRECTION OF FLOW INDICATED

**E EROSION CONTROL DETAIL**



**NOTES:**

1. REMOVE EXISTING 4' X 7' STORM SEWER PIPE TO THE EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF THE BIOFILTRATION AREA.

**LEGEND:**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HORIZONTAL REMOVAL EXTENT

**F PIPE REMOVAL DETAIL**

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE  
 CENTURY CITY NORTH END IMPROVEMENTS  
 ZONE #1 AND BIOFILTRATION AREA  
**BIOFILTRATION AREA  
 DETAILS AND SPECIFICATIONS**

03-30-15 ADD. #1 O.N. 45 ABH

DRAWING NO. 14506-300-PL Details Specs.dwg  
 DRAWN BY: TPM  
 DATE: 03-12-15  
 PROJECT NO: 14506  
 CHECKED BY: ABH  
 APPROVED BY: ABH  
 SHEET NO.:

**CB 300**



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