



3100 West Capitol Drive
Milwaukee, WI 53216
Detailed Plan Development Submittal



KORB TREDO ARCHITECTS

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KORB TREDO ARCHITECTS

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Celebrating 30 Years of Community Reinvestment

Century City Training Center B, LLC
4201 N 27th St. 7th Floor
Milwaukee, WI 53216



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Oregon, WI 53575
(608) 835-3900
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THE CENTURY CITY TRAINING CENTER, located at 3100 West Capitol Drive, is a unique mixed-use project designed to address a multitude of needs of businesses and residents in the surrounding area. The project is a partnership between Gorman & Company, Inc. and the Northwest Side Community Development Corporation. Gorman & Company, Inc. has extensive experience developing affordable housing and mixed use projects in Milwaukee. Recently, Gorman partnered with NWSCDC to develop Villard Square, a mixed-use project containing a library and affordable grandfamily housing.

The Century City Training Center will include four major components:

- 43 units of affordable housing proposed to be financed by WHEDA tax credits;
- An approved MPS charter high school, "Nova Tech," which will focus on a Science, Technology, Engineering and Math ("STEM") curriculum to train students for specific manufacturing trade skills;
- An adult job training center that will be operated to meet the specific training needs of area employers, and;
- Green infrastructure improvements designed to manage stormwater on the site via rain gardens, a green roof, and bioswales.

The Century City Training Center will serve as a tool for area employers to utilize and train employees. The combination of the charter school and training center is part of a strategy to address the skills-gap that has particularly impacted the north side of Milwaukee.

The project complies with the City of Milwaukee's Near North Area Plan adopted in 2009. In particular:

- The Plan includes a Form Policy which encourages the practice of sustainable stormwater management. This project will include green infrastructure, possibly financed by MMSD Grant funds, to effectively manage stormwater on the site.
- The Plan supports redevelopment of underutilized lots as workforce housing for future employment within the 30th Street Corridor. This project includes affordable workforce housing within the mixed-use development on a currently vacant lot.
- A Redevelopment Strategy in the Plan prioritizes redevelopment of industrial districts as a means to generate jobs and economic activity as a catalyst for neighborhood improvement. This newly constructed project will be a sign of investment in the area. It will also provide a training center and charter school to help connect a skilled workforce to jobs in the area.
- The Plan includes a Residential Use Policy that encourages providing a range of housing options close to centers of industrial and commercial employment. This development will provide approximately 43 units of affordable workforce housing for residents in the surrounding community, close to employment opportunities within the Corridor.
- An Industrial Land Use Policy within the Plan emphasizes the integration of business and commercial uses within industrial districts (e.g., workforce training center, business incubator, etc.) if the new uses will support industry or other economic drivers that will encourage the positive revitalization of the neighborhood. A major component of this project is the Training Center, which will integrate workforce training with industrial businesses and other surrounding employers.

The Century City Training Center will provide significant benefits to the City and surrounding community. When completed, this mixed-use development will combine affordable workforce housing with a charter school and Training Center that will help connect newly-trained skilled workers to the area's employers. The project is seeking supplemental funding from MMSD to incorporate sustainable stormwater management practices. Site strategies

being pursued include permeable paving at pedestrian areas as well as on site retention for building roofs and parking areas. Retention areas will include phytoremediation strategies to improve the quality of stormwater leaving the site and entering the MMSD system. Additionally, the project has already received a grant from MMSD to fund a planted roof which will be installed over the training center annex.

Plan of Operations

NOVA Tech, which will be a new non-instrumentality charter high school operated by TransCenter for Youth, Inc. and authorized by the Milwaukee Public Schools, will open in 2014-2015 with 100 students in grades 9-12 who are interested in careers in technical fields, including manufacturing and the trades. NOVA Tech's lower division (grades 9-10) will have a curriculum that focuses on science, technology, engineering, and math (STEM). The lower division will incorporate teacher-led projects into its curriculum with professional development to the staff provided by the Buck Institute for Education. NOVA Tech's upper division (grades 11-12) will offer students a variety of paths to graduation. Some students will be enrolled in a Second Chance Partners for Education Learning Center. Others will engage in internships and apprenticeships with local businesses. These students will also benefit from learning opportunities linked to MATC. The upper division will incorporate student-led projects into its curriculum with professional development to staff provided by EdVisions Schools. Once the school culture is thriving, NOVA Tech will explore the possibility of replicating the in-house manufacturing program developed by Craig Cegielski in Eleva-Strum High School.

NOVA Tech's normal hours of operation to be 7:30a.m.-4:00 p.m., Monday through Friday. Occasionally there will be evening meetings during the week and perhaps workshops on Saturdays.

NOVA Tech's students will get to and from school in varied ways. Roughly a third would walk, a third would either drive or be driven to school (by a parent, relative, etc.), and a third would ride public transportation.

Adjacent to NOVA Tech will be an independent Training Center which will operate during business hours with supplemental programs operating into the evenings.

Detailed Plan Project Description

Gross land area:	192,465 SF
Maximum amount of land covered by principal buildings:	23,521 SF
Maximum amount of land devoted to parking, drives and parking structures:	51,715 SF (Including Basement)
Minimum amount of land devoted to landscaped open space:	128,810 SF
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Residential: 51,664 SF White Box: 19,132 SF
Proposed number of buildings:	1
Maximum number of dwelling units per building:	43
Bedrooms per unit:	1-3 Bedrooms
Parking spaces provided, whether surface or in structures:	130
Ratio per unit:	1.5 / Unit

















KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.4117 Fax: 414.351.4117
 www.kapurengineers.com

PROJECT:
3100 W. CAPITOL DR.

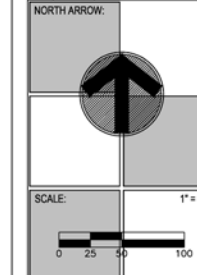
LOCATION:
MILWAUKEE, WI

CLIENT:
GORMAN & COMPANY, INC.

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION



SHEET:
PLAT OF SURVEY / WITH TOPOGRAPHY

PROJECT MANAGER: S.Z.
 PROJECT NUMBER: 13.0191.01
 DATE: APRIL 10, 2013

SHEET NUMBER:
S100

PLAT OF SURVEY/ WITH TOPOGRAPHY

That part of the SW 1/4 of the SE 1/4 of Section 1, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION: (PER LETTER REPORTS PROVIDED BY HERITAGE TITLE SERVICES, INC.)

PARCEL A
 Lands in the Southeast 1/4 of Section 1, Township 7 North, Range 21 East commencing at the East line of railroad right of way and North line Resubdivision Capitol Development Subdivision; thence East along the North line of said Subdivision 52.75 feet to point of beginning; thence East along the North line of said Subdivision 207.40 feet; thence Northwesterly and parallel to East line of said railroad right of way 547.84 feet; thence Northwesterly 300.66 feet to point 240 feet measured at right angles to East line of said railroad right of way; thence Northwesterly and parallel to East line of said railroad right of way 181.20 feet to West-West 1/8 line in said 1/4 Section; thence West along said 1/8 line to point 1060 feet East of West line of said 1/4 Section; thence Southwesterly to point of beginning except Least No. 83731 and subject to railroad track easement.

Report No.: ML-235139
 Tax Key No.: 246-9886-211-0
 Property Address: 4131 North 31st Street, Milwaukee, Wisconsin
 Owner: City of Milwaukee

PARCEL B
 Lands in the Southeast 1/4 of Section 1, Township 7 North, Range 21 East commencing 10 feet West of centerline spur track 1344C and North line resubdivision Capitol Development Subdivision; thence Northerly and parallel with said spur 450 feet; thence West 55 feet; thence South 370 feet; thence West 35 feet; thence South 80 feet; thence East 135 feet to point of commencement.

Report No.: ML-235138
 Tax Key No.: 246-9886-220-X
 Property Address: 4101 North 31st Street, Milwaukee, Wisconsin
 Owner: City of Milwaukee

PARCEL C
 That part of Blocks 2 and 3 and vacated North 32nd Street and vacated alley, in Resubdivision of Capitol Development Subdivision, a Subdivision of a part of the Southeast 1/4 of Section 1, in Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the southeast corner of Lot 14 in Block 2 in said Subdivision; running thence North along the East line of Lot 14 aforesaid 125.66 feet to a point; thence North 19°25'11" West 85.89 feet to a point; thence North 45°33'30" West 21.34 feet to a point; thence North 30.00 feet to a point in the north line of said Subdivision; thence South 88°53'00" West along the North line of said Subdivision 207.40 feet to a point; thence South 01°13'00" West 173.32 feet to a point on the Southwesterly line of Block 3 of said Subdivision; thence South 36°01'00" East 94.04 feet to a point in the North line of West Capitol Drive; thence North 89°29'00" feet East along the North line of West Capitol Drive 199.70 feet to the place of beginning.

Report No.: ML-235137
 Tax Key No.: 246-0412-100-7
 Property Address: 3100-3120 West Capitol Drive, Milwaukee, Wisconsin
 Owner: SMS Investment Group, LLC

- NOTE:**
- PARCEL B IS SHOWN FOR GRAPHICAL PURPOSES ONLY. THE POINT OF BEGINNING IN THE RECORDED DOCUMENTS CALLS FOR THE INTERSECTION OF A SPUR TRACK LINE WITH THE NORTH LINE OF THE RESUBDIVISION OF CAPITOL DEVELOPMENT SUBDIVISION. THE TRACK NO LONGER EXISTS. THE DIMENSIONS OF THE PARCEL ARE DERIVED FROM THE LEGAL DOCUMENTS. ITS LOCATION IS BASED ON MILWAUKEE COUNTY GIS PARCEL MAPPING. THE PARCEL IS ALSO KNOWN AS LEASE 83731.
 - EASEMENTS OF RECORD INCLUDED IN THE TITLE REPORT HAVE NOT BEEN PLOTTED.

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the Surveyor does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. Underground utilities shown herein were located via Digger's Hotline.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owners.

Dated this 12th day of April 2013

Matthew T. O'Rourke
 Matthew T. O'Rourke S-2771



HORIZONTAL/VERTICAL CONTROL POINT TABLE

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 100	404988.29	254854.40	647.60	MAG NAIL
CP 101	404952.99	254893.09	648.86	MAG NAIL
CP 102	404644.22	254876.97	651.16	MAG NAIL
CP 103	404375.97	254872.18	651.91	MAG NAIL
CP 104	404123.30	254872.05	649.48	MAG NAIL
CP 105	404080.00	254891.05	647.75	MAG NAIL
CP 106	403963.42	254708.18	647.83	MAG NAIL
CP 107	403950.60	254670.51	645.58	PK
BM A	404025	2548705	650.21	MARKER X ONE E. SIDE OF CONCRETE LP BASE

The Horizontal control in this table was set on March 26, 2013. Kapur and Associates is not responsible for the perpetuation of these monuments.

Note:
 Underground Utilities Located by:
DIGGERS HOTLINE
 Toll Free (800)242-8511
 Milwaukee Area (414)259-1811
 Hearing Impaired TDD (800)542-2289
 www.DiggersHotline.com
 REGISTER HOTLINE TICKETS:
 201010798-2010104807

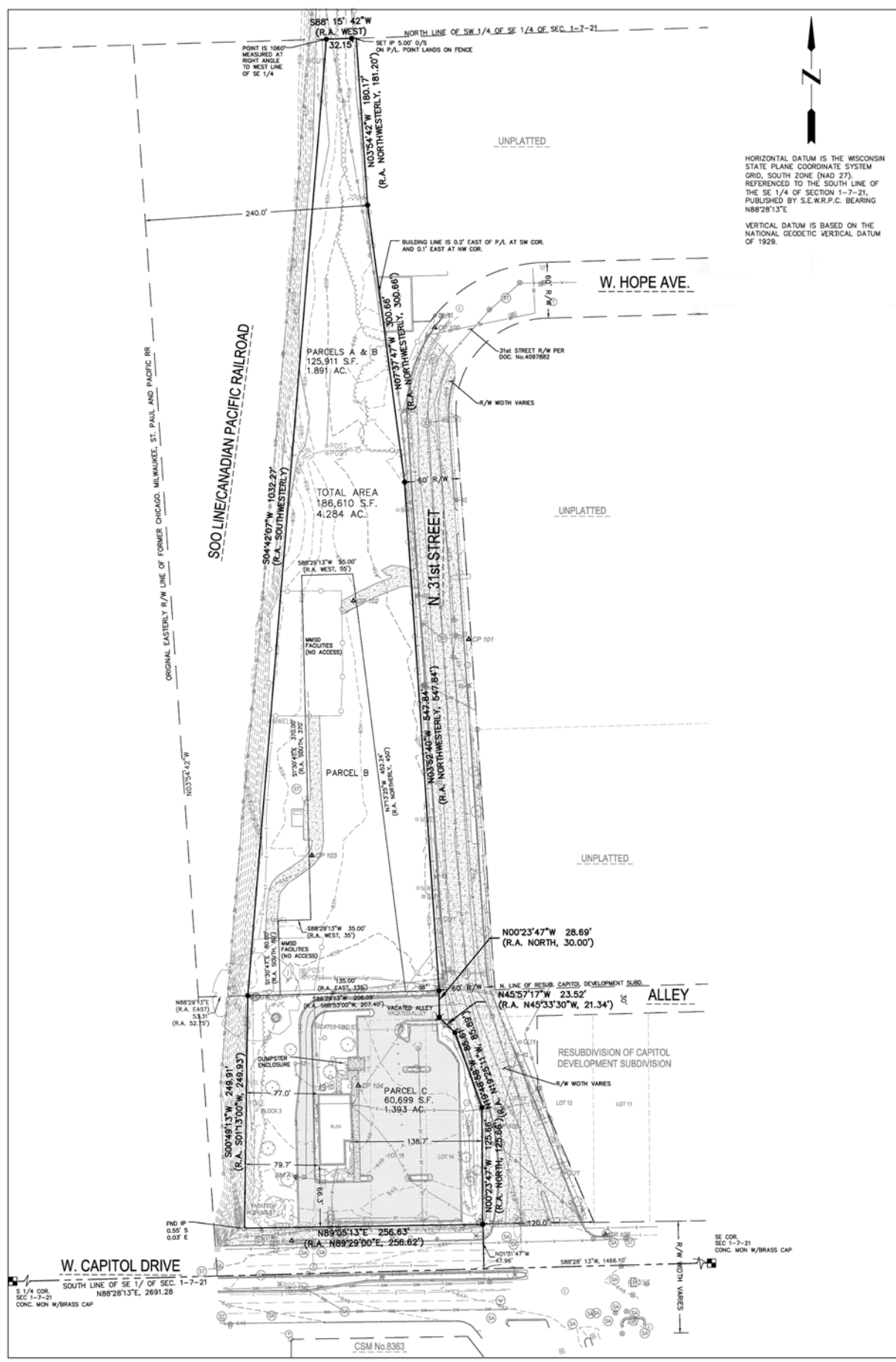
LEGEND:

<ul style="list-style-type: none"> ○ = GUY WIRE POLE ⊙ = LIGHT POLE ⊕ = PEDESTAL ⊖ = POWER POLE ⊗ = POWER/LIGHT POLE ⊘ = CURB STOP ⊙ = CATCH BASIN OR INLET ⊙ = FIRE HYDRANT ⊙ = WATER VALVE ⊙ = UTILITY METER ⊙ = LIGHT POLE WITH MAST ⊙ = SOIL BORING ⊙ = SPRINKLER SYSTEM VALVE BOX, CONNECTIVITY LINES NOT SHOWN 	<ul style="list-style-type: none"> ⊙ = BENCH MARK ⊙ = CONTROL POINT ⊕ = CHISELED + FOUND ⊕ = 1" IRON PIPE FOUND (UNLESS NOTED) ⊙ = 1-1/4" O.D. x 24" LONG. IRON PIPE SET, WEIGHING 1.66 LBS./FT. ⊙ = FOUND PK NAIL ⊙ = SECTION CORNER MON. ⊙ = CLEANOUT ⊙ = FLAG POLE ⊙ = WELL 	<ul style="list-style-type: none"> ⊙ = POST, TYPE VARIES ⊙ = SIGN ON POST ⊙ = SPOT ELEVATION ⊙ = BUSH, SHRUB ⊙ = TREE (CONIFEROUS) & TRUNK SIZE ⊙ = TREE (DECIDUOUS) & TRUNK SIZE ⊙ = TREE STUMP ⊙ = ASPHALT SURFACE ⊙ = CONCRETE SURFACE ⊙ = SET MAG NAIL ⊙ = PEA GRAVEL ⊙ = BUILDING OUTLINE (R.A.) = RECORDED AS P.O.B. = POINT OF BEGINNING
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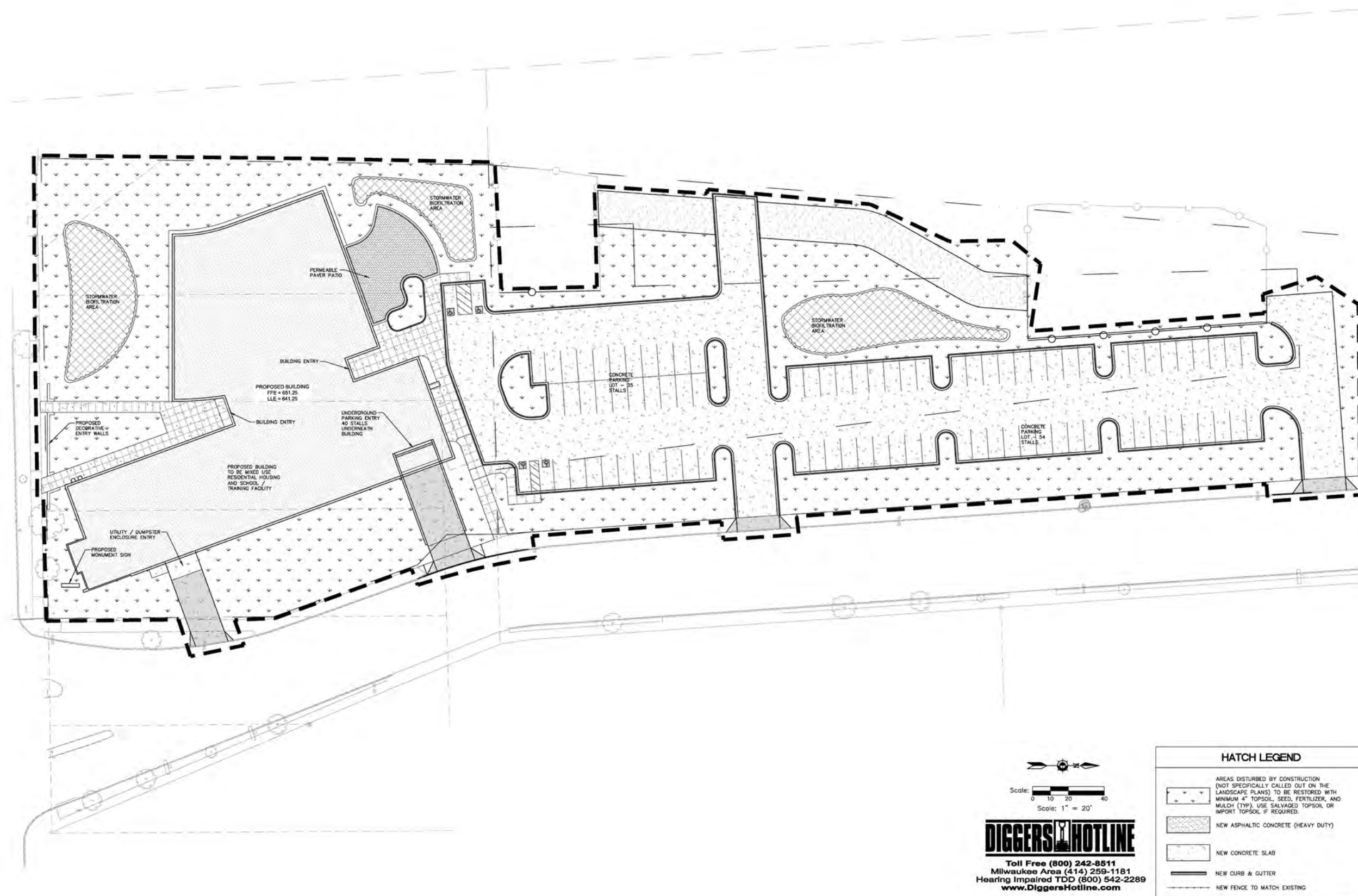
LINE STYLES AND DEFINITIONS

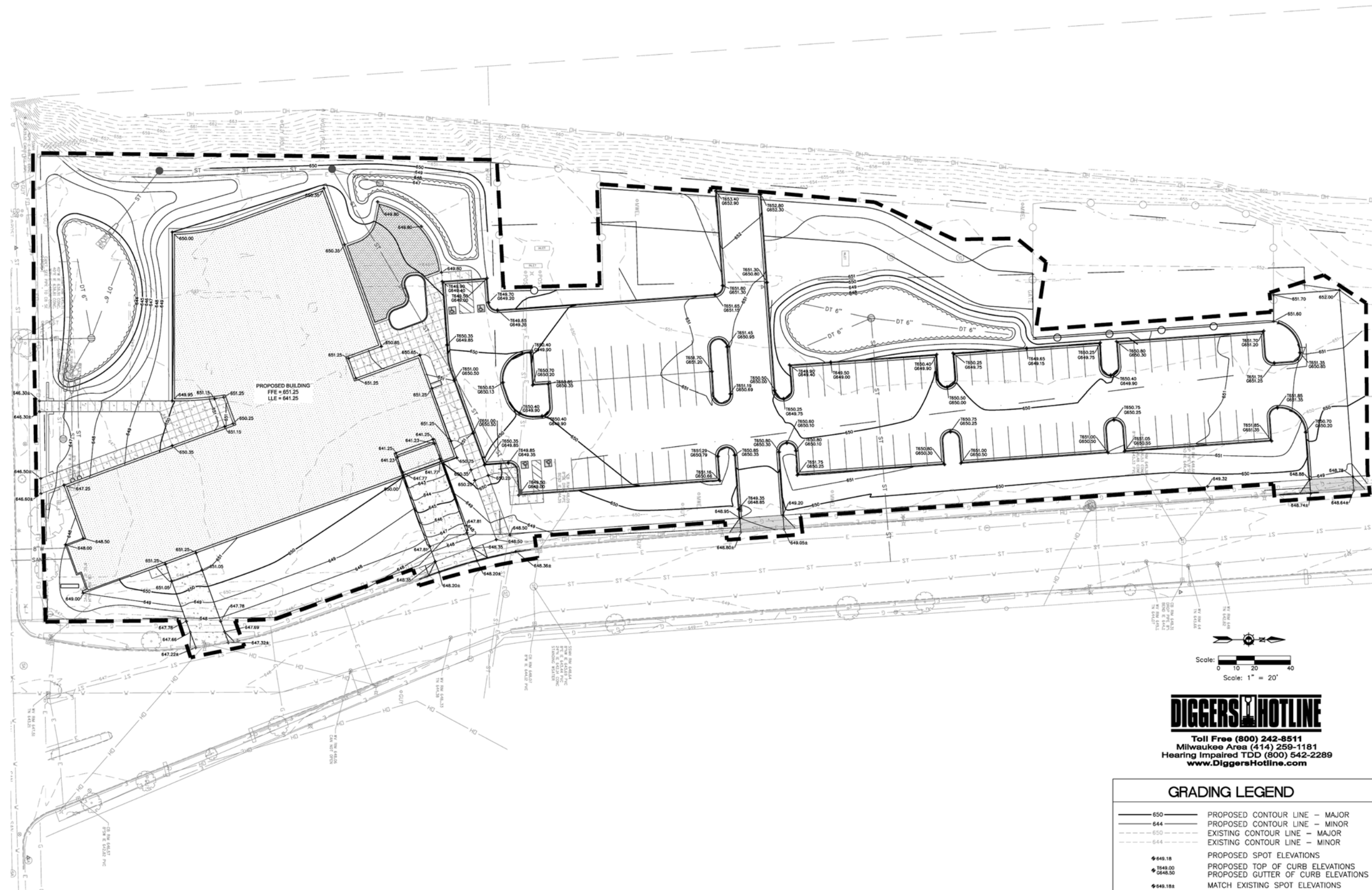
<ul style="list-style-type: none"> — = WATER MAIN (SIZE), HYDRANT & VALVE — = STORM SEWER (SIZE) & MANHOLE — = SANITARY SEWER (SIZE) & MANHOLE — = NATURAL GAS MAIN & VALVE — = UNDERGROUND TELEPHONE CABLE & MANHOLE — = UNDERGROUND ELECTRIC CABLE & MANHOLE — = OVERHEAD UTILITY LINES — = UNDERGROUND FIBER OPTIC — = UNDERGROUND CABLE TV 	<ul style="list-style-type: none"> --- = MINOR CONTOUR --- = MAJOR CONTOUR --- = FENCE --- = BEAM GUARD --- = WOODED AREA --- = HEDGE
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(P) IN LIFESTYLE INDICATES, DRAIN PER EXISTING PLANS AND ARE APPROXIMATE



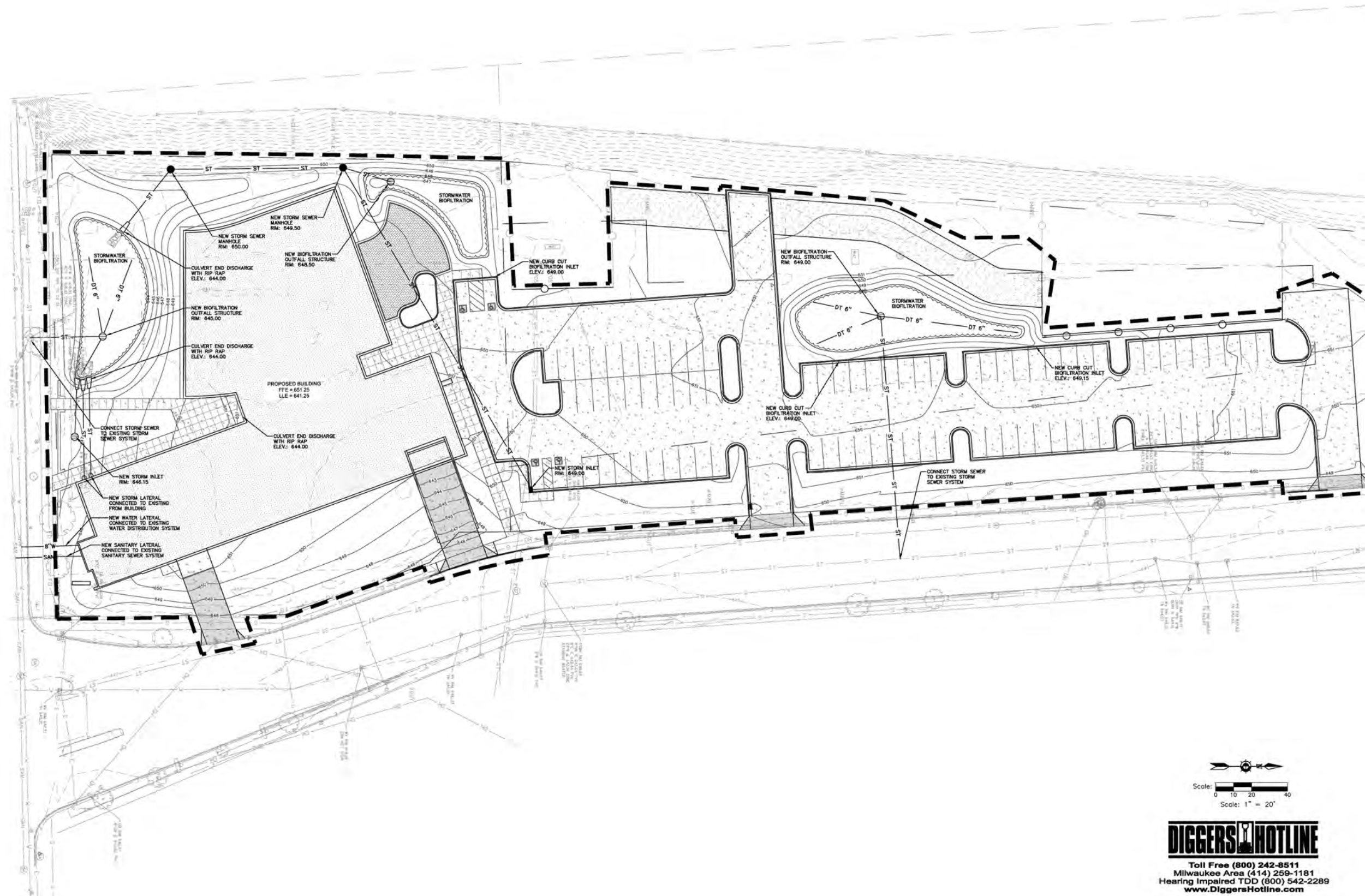
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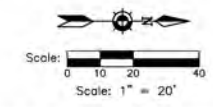
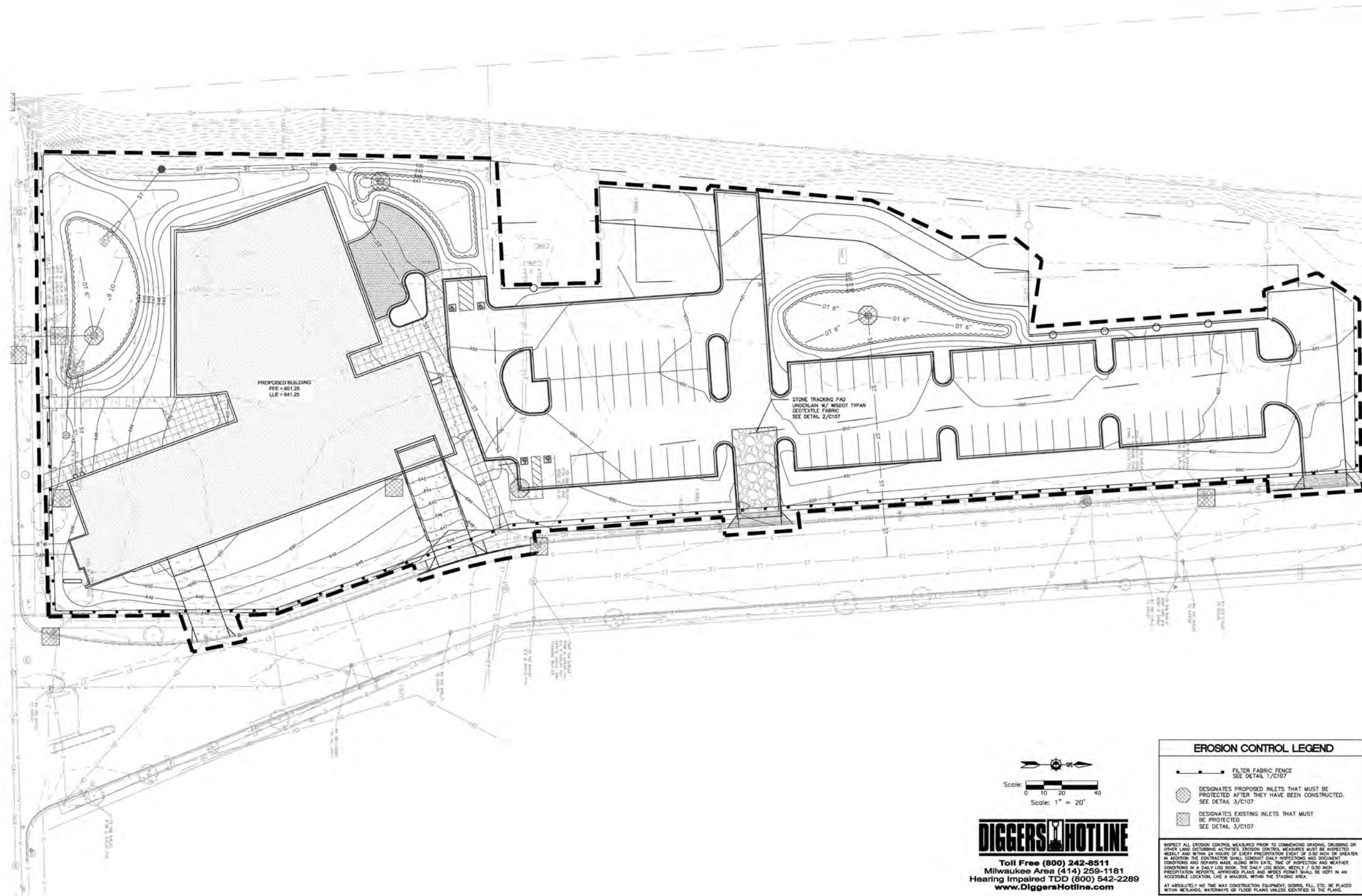




DIGGERSHOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

GRADING LEGEND	
— 650 —	PROPOSED CONTOUR LINE - MAJOR
— 644 —	PROPOSED CONTOUR LINE - MINOR
- - - 650 - - -	EXISTING CONTOUR LINE - MAJOR
- - - 644 - - -	EXISTING CONTOUR LINE - MINOR
⊕ 649.18	PROPOSED SPOT ELEVATIONS
⊕ 649.00	PROPOSED TOP OF CURB ELEVATIONS
⊕ 648.50	PROPOSED GUTTER OF CURB ELEVATIONS
⊕ 649.18x	MATCH EXISTING SPOT ELEVATIONS



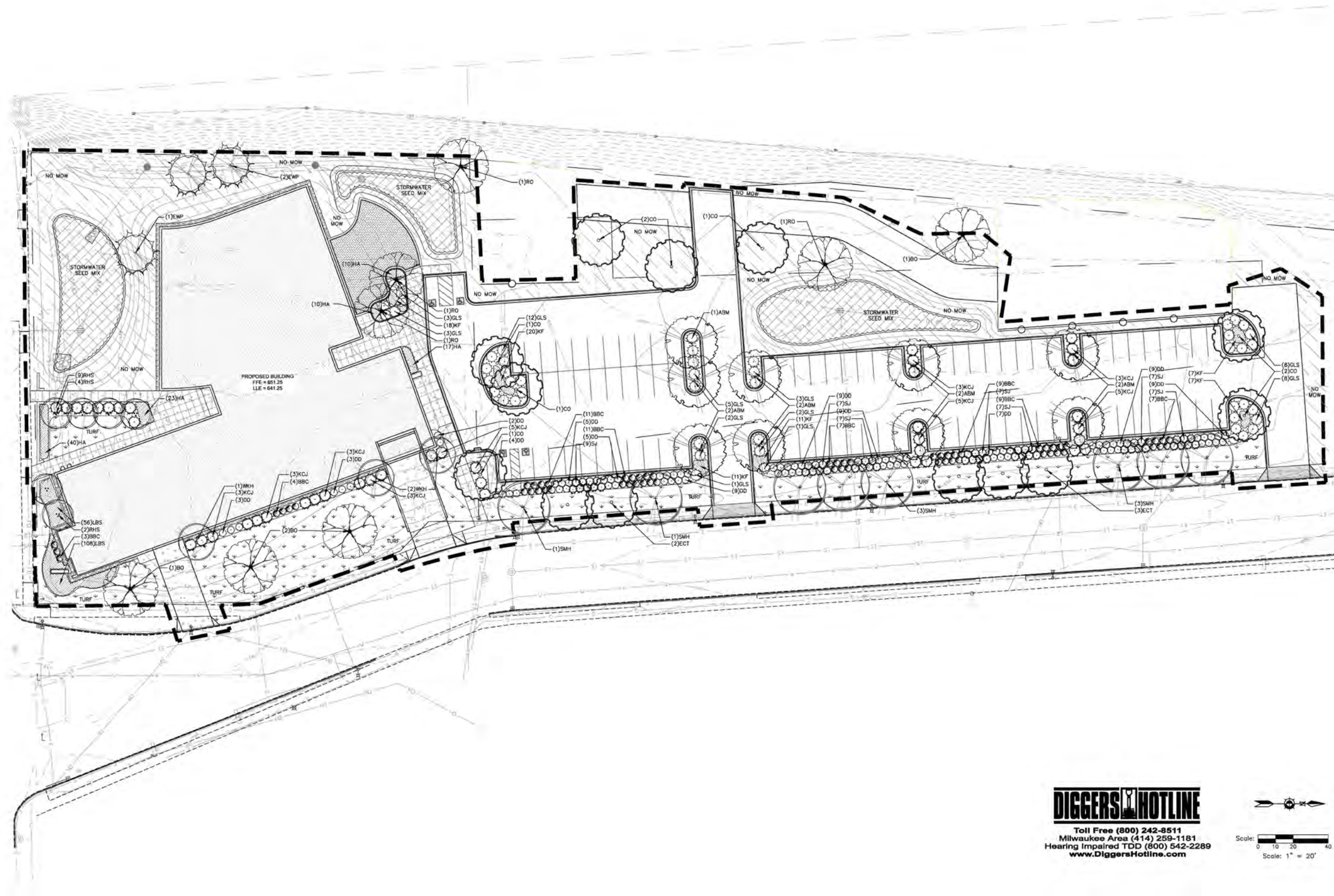


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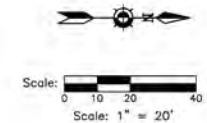
EROSION CONTROL LEGEND	
	FILTER FABRIC FENCE SEE DETAIL 1/C107
	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL 3/C107
	DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED. SEE DETAIL 3/C107

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / ALSO HIGH PRECIPITATION REPORTS, APPROVED PLANS AND SPICES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A HALLWAY, WITHIN THE TRADING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.



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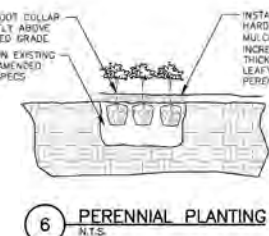
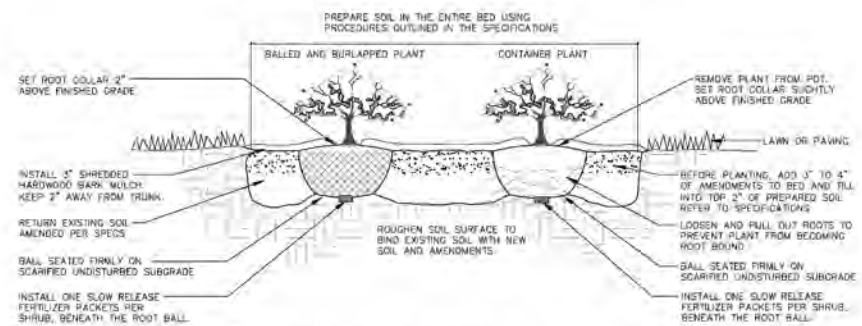
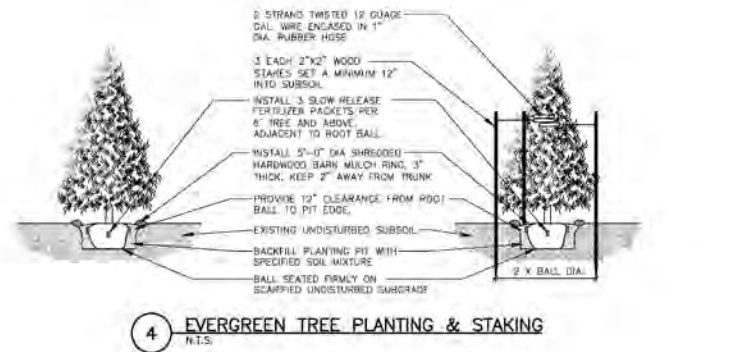
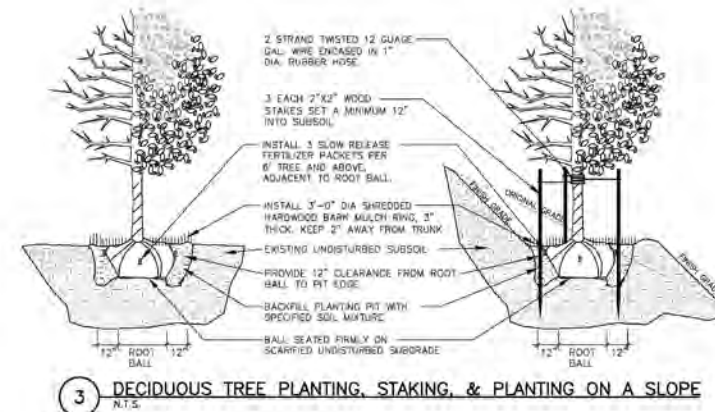
Plant Schedule					
	Scientific Name	Common Name	Quantity	Spacing	Size
					Install
Deciduous Trees					
ABM	Acer x freemanii 'Jeffersd'	Autumn Blaze Maple	9	Per Plan	2.5" caliper B&B
BO	Quercus macrocarpa	Bur Oak	4	Per Plan	2.5" caliper B&B
CO	Quercus muehlenbergii	Chinkapin Oak	8	Per Plan	2.5" caliper B&B
ECT	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree	5	Per Plan	2.5" caliper B&B
SMH	Gleditsia triacanthos 'Shademaster' PP 1515	Shademaster Honeylocust: Male speices	8	Per Plan	2.5" caliper B&B
RHS	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	6	Per Plan	2.5" caliper B&B
RO	Quercus rubra	Red Oak	3	Per Plan	2.5" caliper B&B
WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	3	Per Plan	2.5" caliper B&B
Evergreen Trees					
EWP	Pinus strobus	Eastern White Pine	3	Per Plan	10' B&B
Evergreen Shrubs					
KCJ	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay's Compact Juniper	42	Per Plan	#5 Cont.
SJ	Juniperus chinensis 'Shimpaku'	Shimpaku Juniper	51	Per Plan	#5 Cont.
Deciduous Shrubs					
BBC	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	61	Per Plan	#5 Cont.
DD	Cornus pumila	Dwarf Dogwood	74	Per Plan	#5 Cont.
GLS	Rhus Aromatica 'Gro-low'	Gro-low Sumac	48	Per Plan	#5 Cont.
Perennials					
HA	Amsonia hubertii x illustris	Hybrid Amsonia	100	Per Plan	#3 Pot
KF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	74	Per Plan	#3 Pot
LBS	Schizachyrium scorparium	Little Bluestem Grass	164	Per Plan	#3 Pot

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

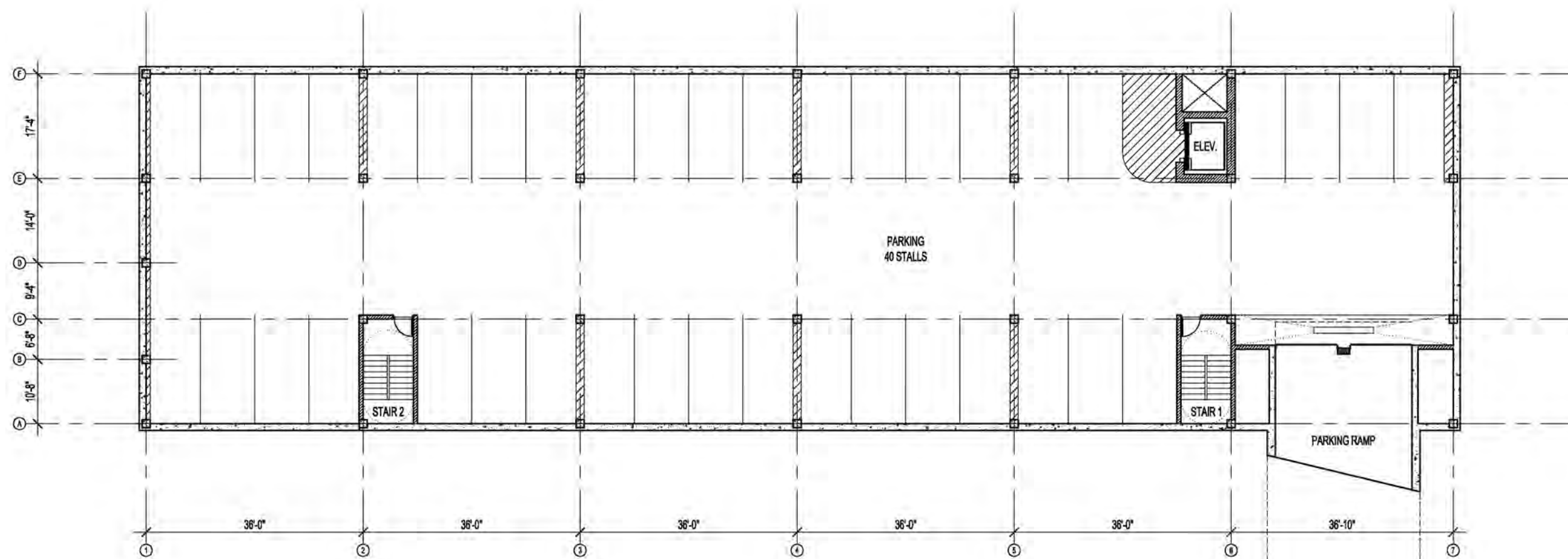
1 LANDSCAPE PLANTING SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. EXCESSIVE DIRT AND DUST-LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. ALL PLANTING BEDS TO RECEIVE MULCH AS SPECIFIED OVER TYFAR WEED FABRIC WITH POLY EDGING AS DISPLAYED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT MULCH FROM SPILLING ONTO PAVEMENT.
5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED TURF AREAS FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED. ADDITIONAL TRIMMING SHOULD BE ONLY FOR SHAPING PURPOSES.
7. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
8. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
9. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
10. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
11. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
12. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
13. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
14. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE).
15. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS; 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
16. STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. ATTACH WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISELOGGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
17. 24-INCH STONE MAINTENANCE STRIP AROUND BUILDING. INSTALL 1-1/2-INCH TO 2-INCH MISSISSIPPI RIVER STONE OR EQUIVALENT 3-INCHES DEEP OVER WEED FABRIC WITH POLY EDGING BETWEEN MAINTENANCE STRIP/PLANTING AREAS/TURF. REFER TO SPECIFICATIONS.
18. STORMWATER SEED MIX TO BE AGRECOL INFILTRATION SWALE MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, IN 47536 TELEPHONE: 808-223-3571 FAX: 808-884-4840 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
19. NO MOW AREAS TO BE NO MOW TESSIE QUACK SEED MIX. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: W77262 DOVER CT. WESTFIELD, IN 47384 TELEPHONE: 1-800-876-8453 FAX: 808-296-2741 EMAIL: USOPRAIRIE@NURSERY.COM.
20. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

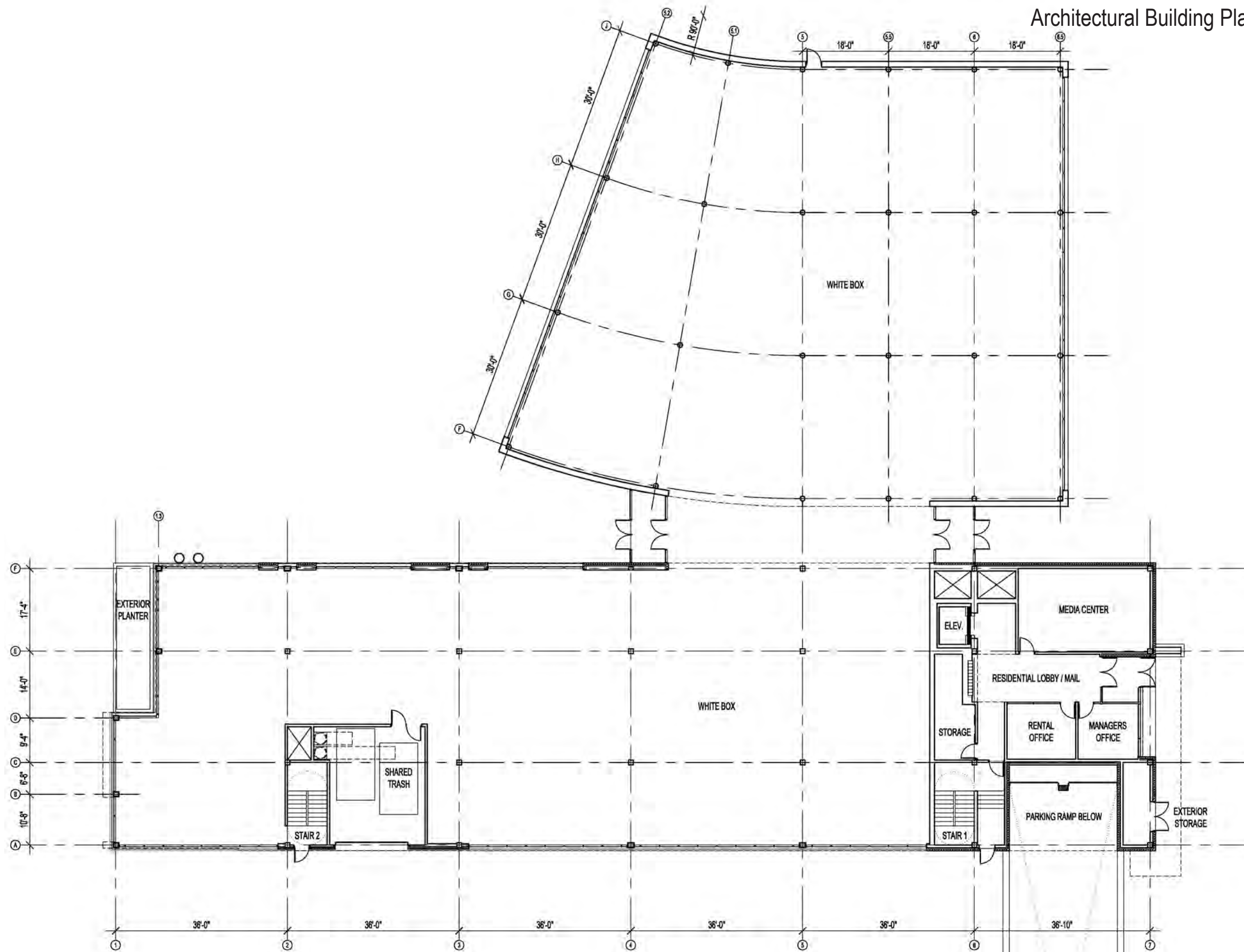
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



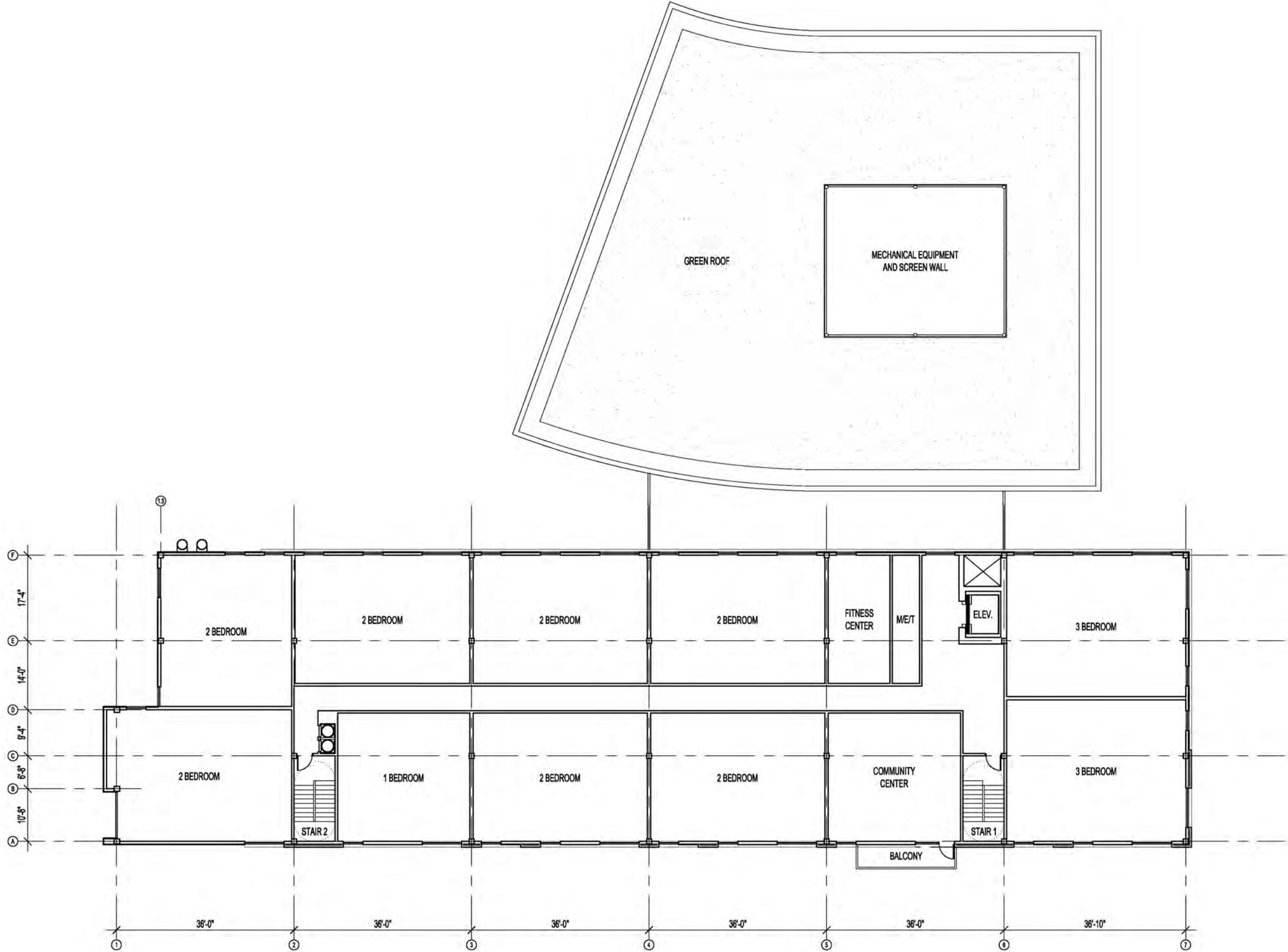
DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



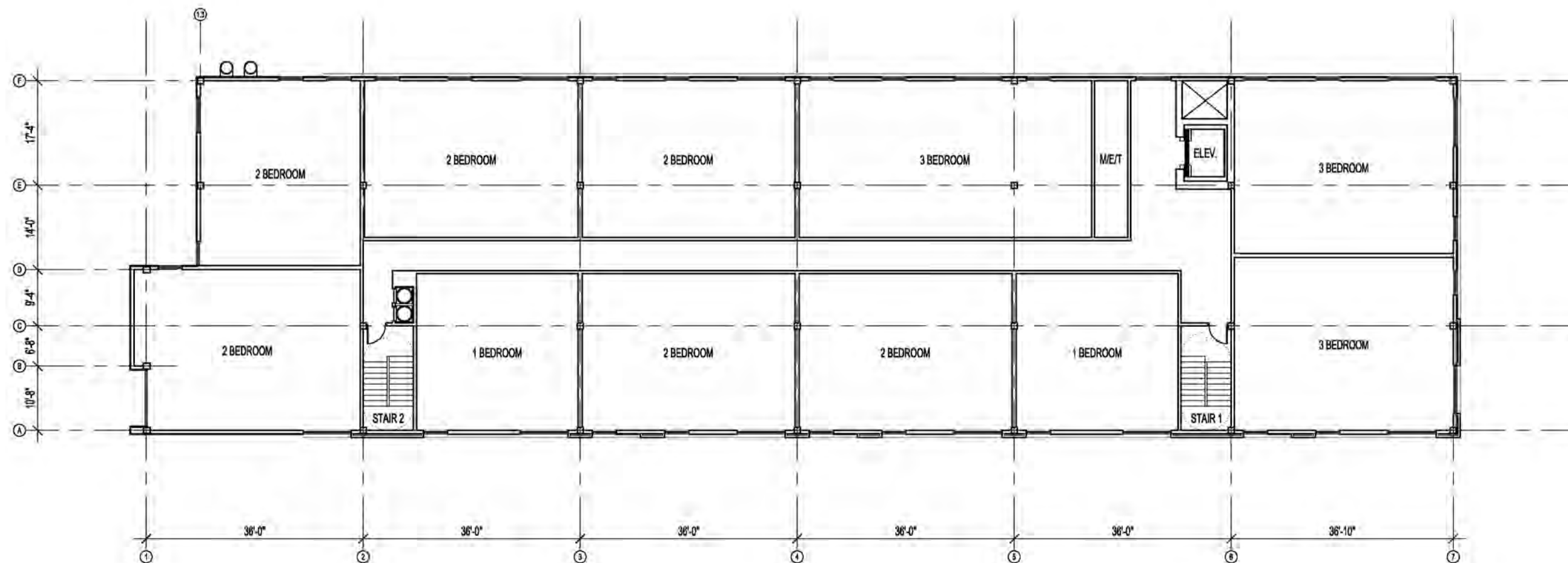
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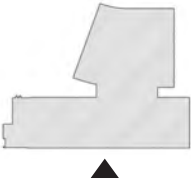
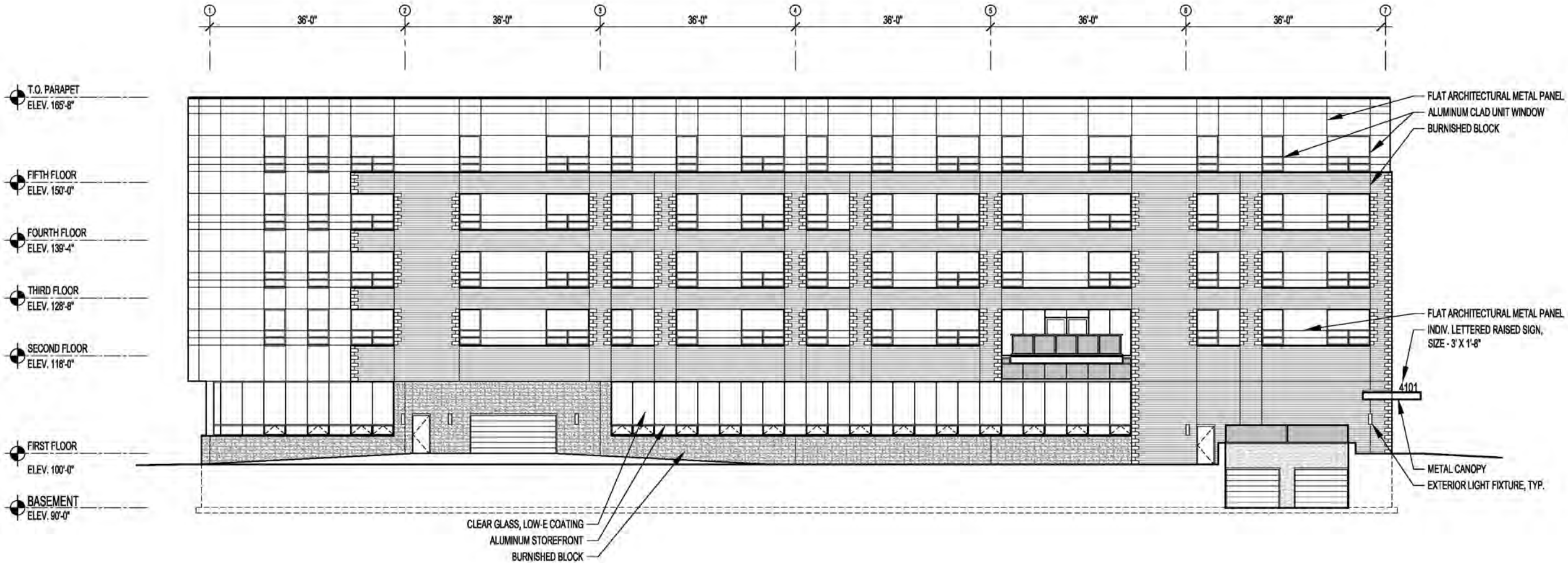
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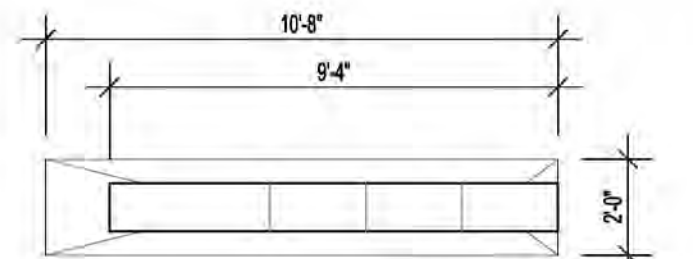
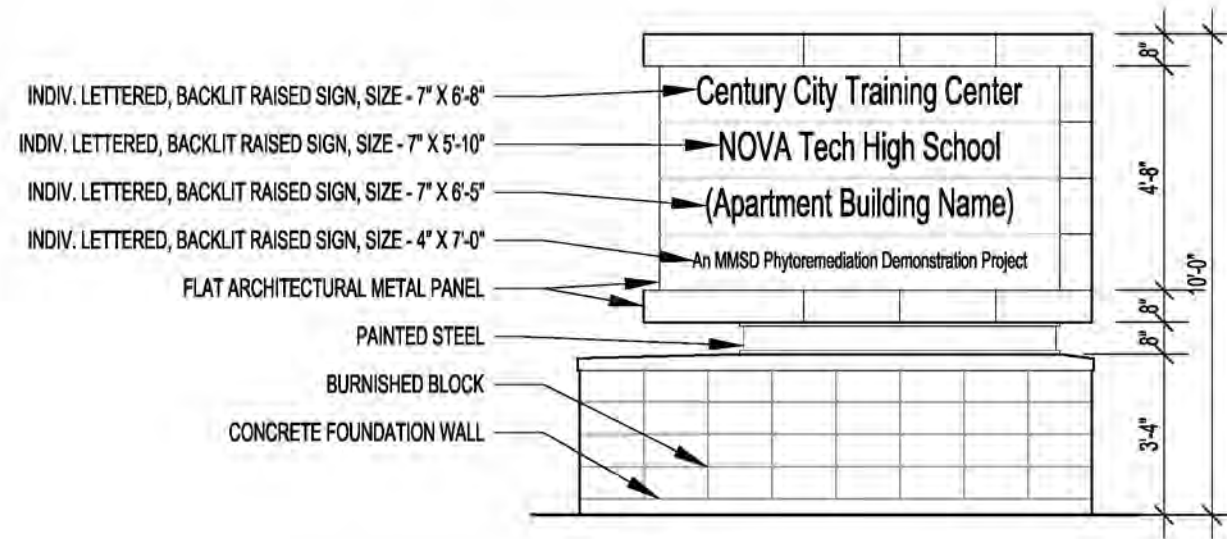
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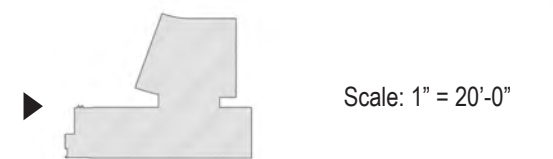
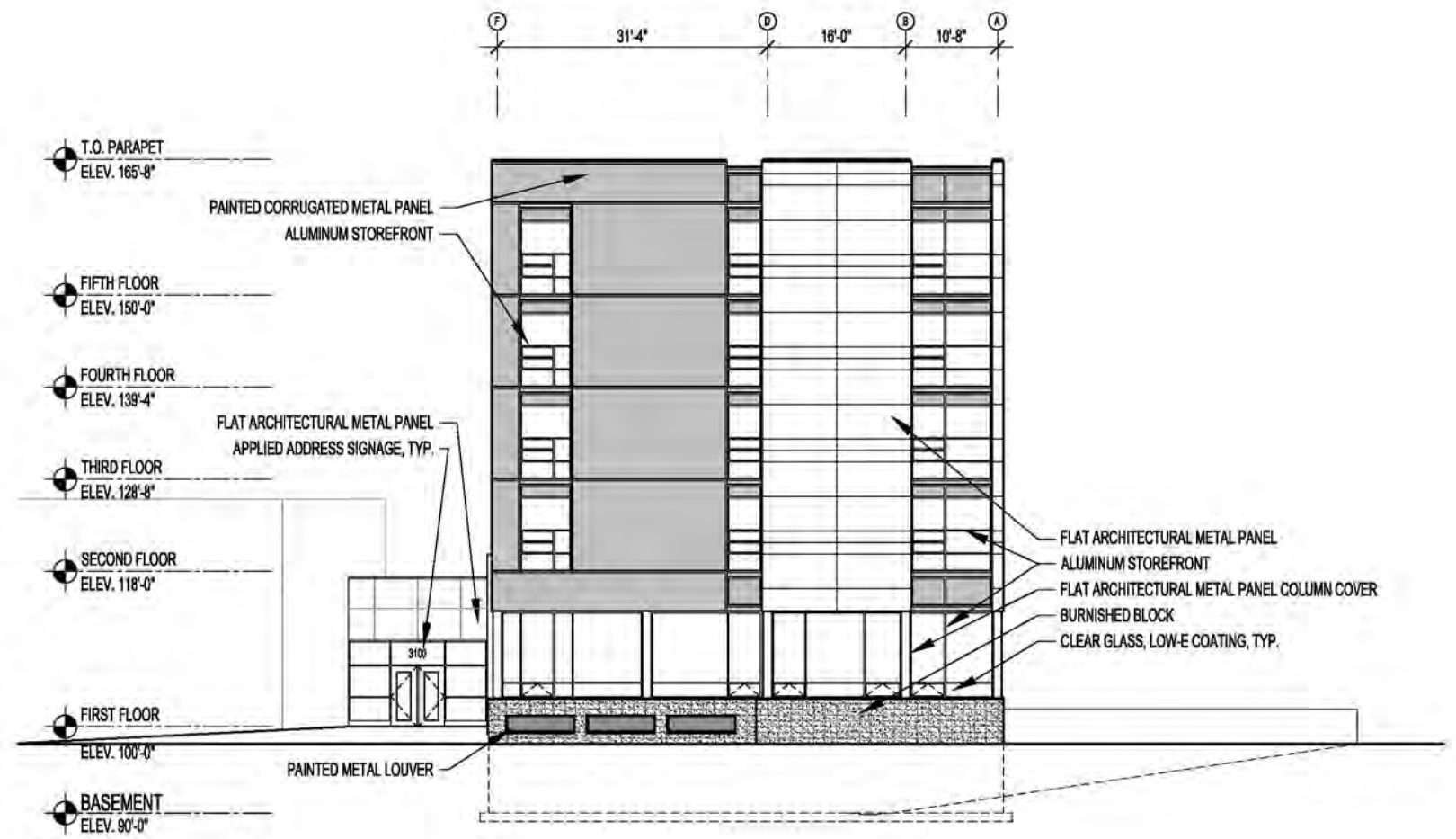
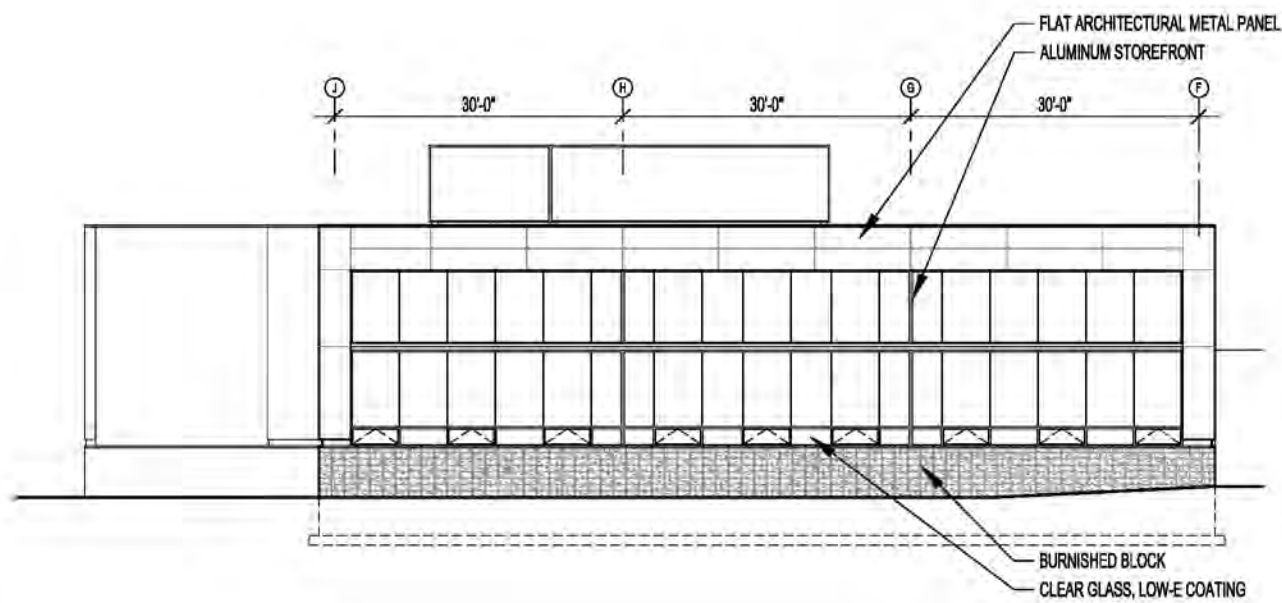
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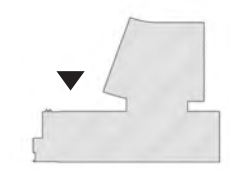
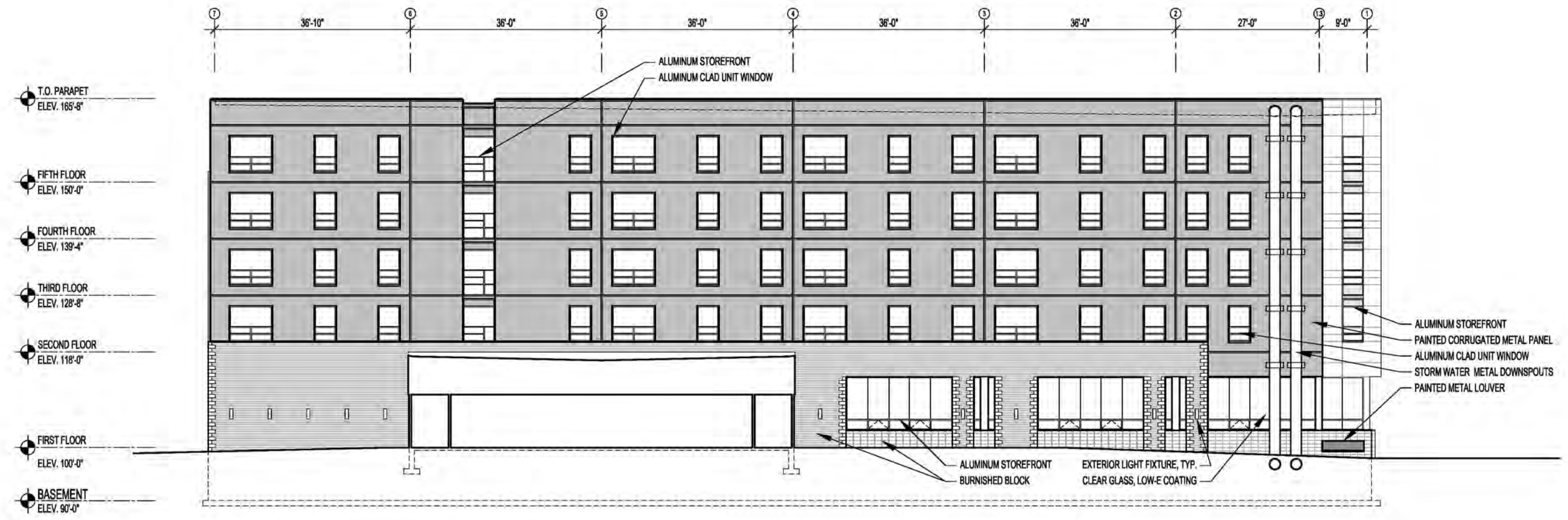


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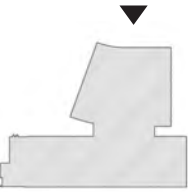
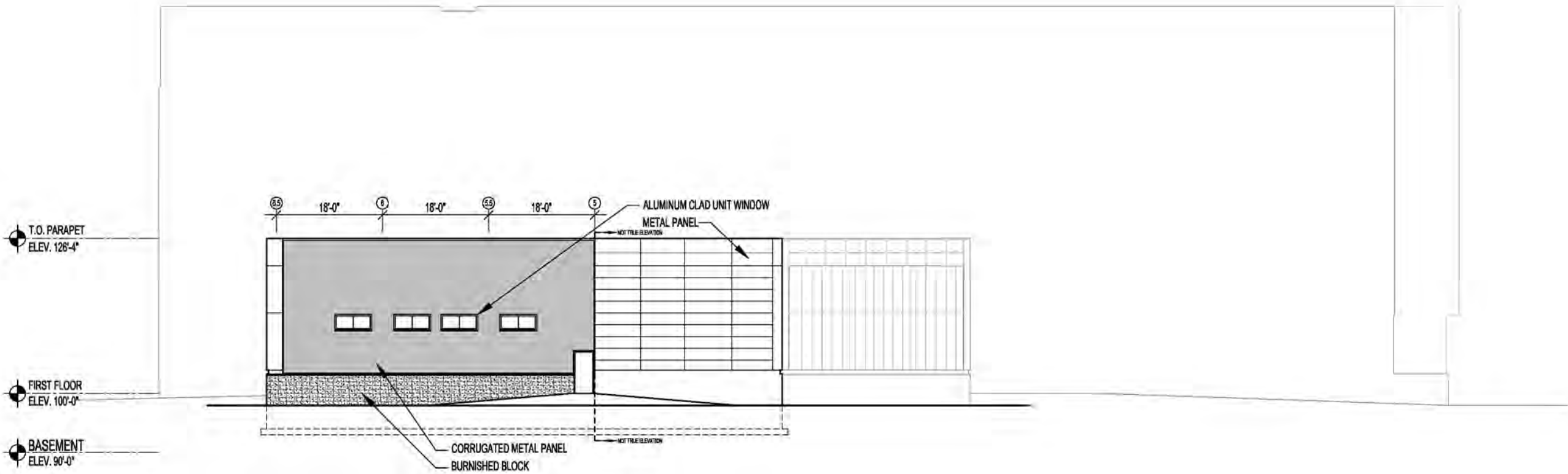


NOTE: SEE SITE PLAN FOR LOCATION
Monument Sign Elevation and Plan - Scale: 1/4" = 1'-0"

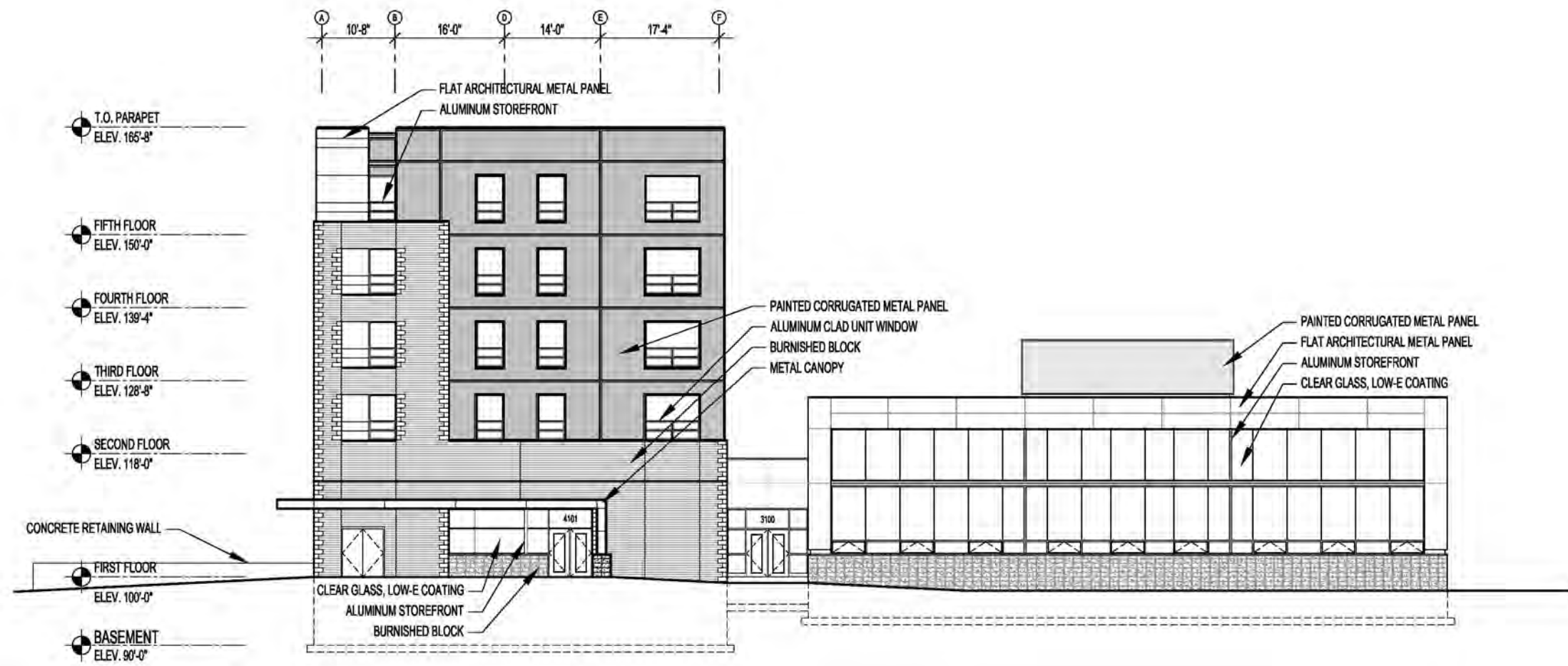




Scale: 1" = 20'-0"



Scale: 1" = 20'-0"



Scale: 1" = 20'-0"





