

11601 W BRADLEY ROAD VICINITY MAP

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

05/10/2020
PEGJOB# 1426.00

PARK PLACE TECHNOLOGY CENTER



 allume
architects

SOUTH EAST CORNER

 allume
architects

11601 W. BRADLEY ROAD
NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT

 LUTHER GROUP

PARK PLACE TECHNOLOGY CENTER



SOUTH EAST CORNER

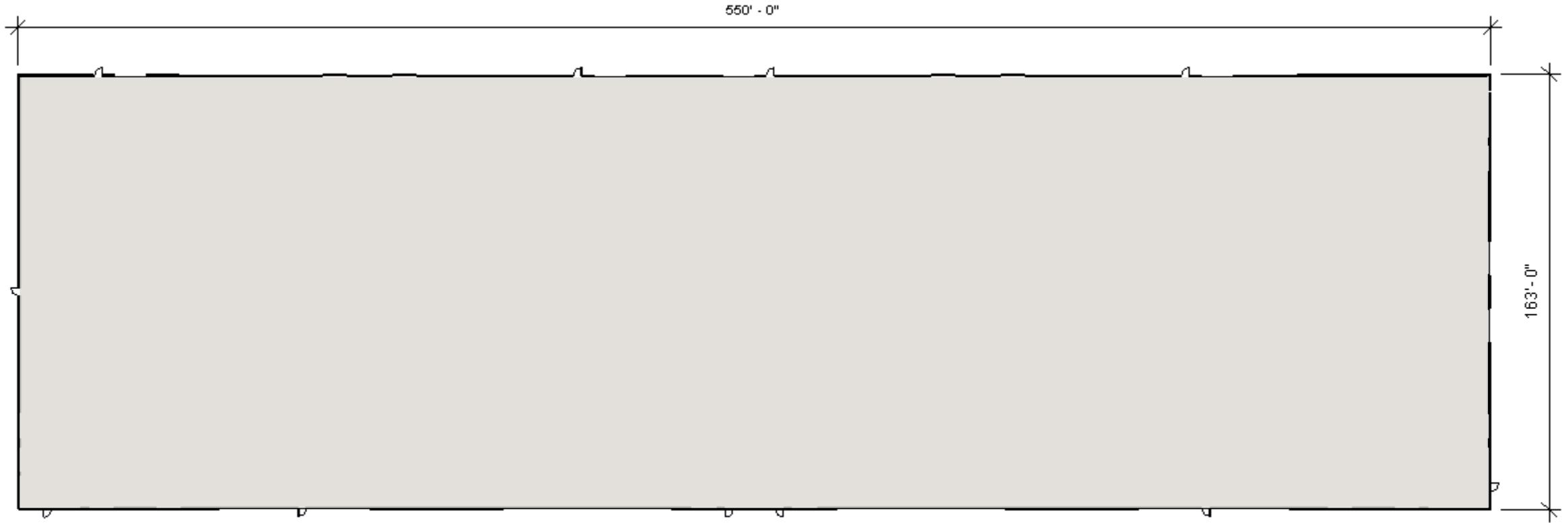


11601 W. BRADLEY ROAD
NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT

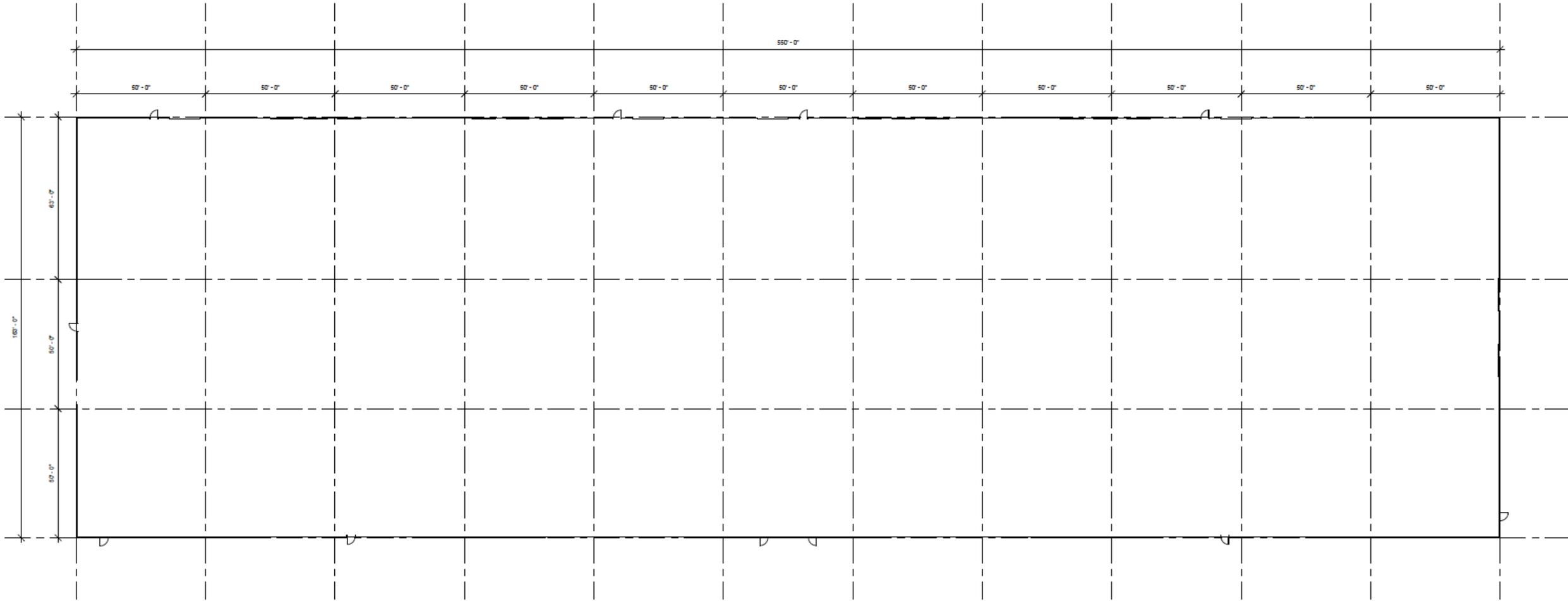




SITE PLAN



 PROPOSED FIRST FLOOR PLAN



 PROPOSED FIRST FLOOR PLAN

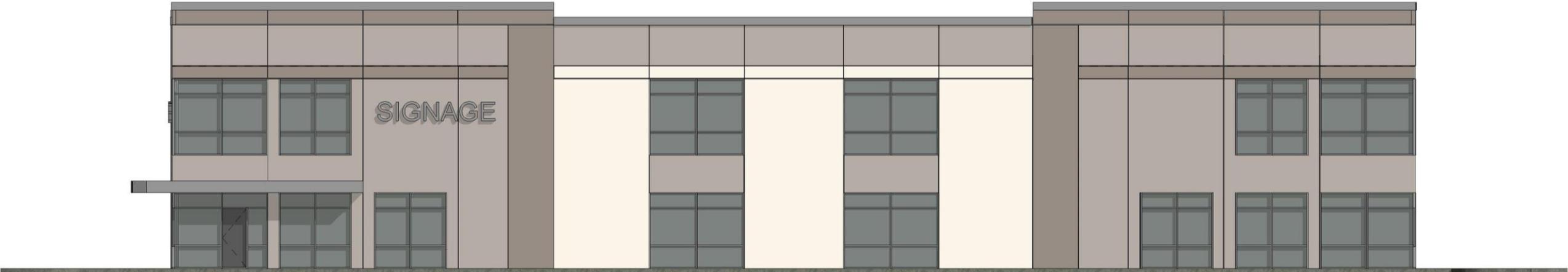


PROPOSED NORTH & SOUTH ELEVATION



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NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT



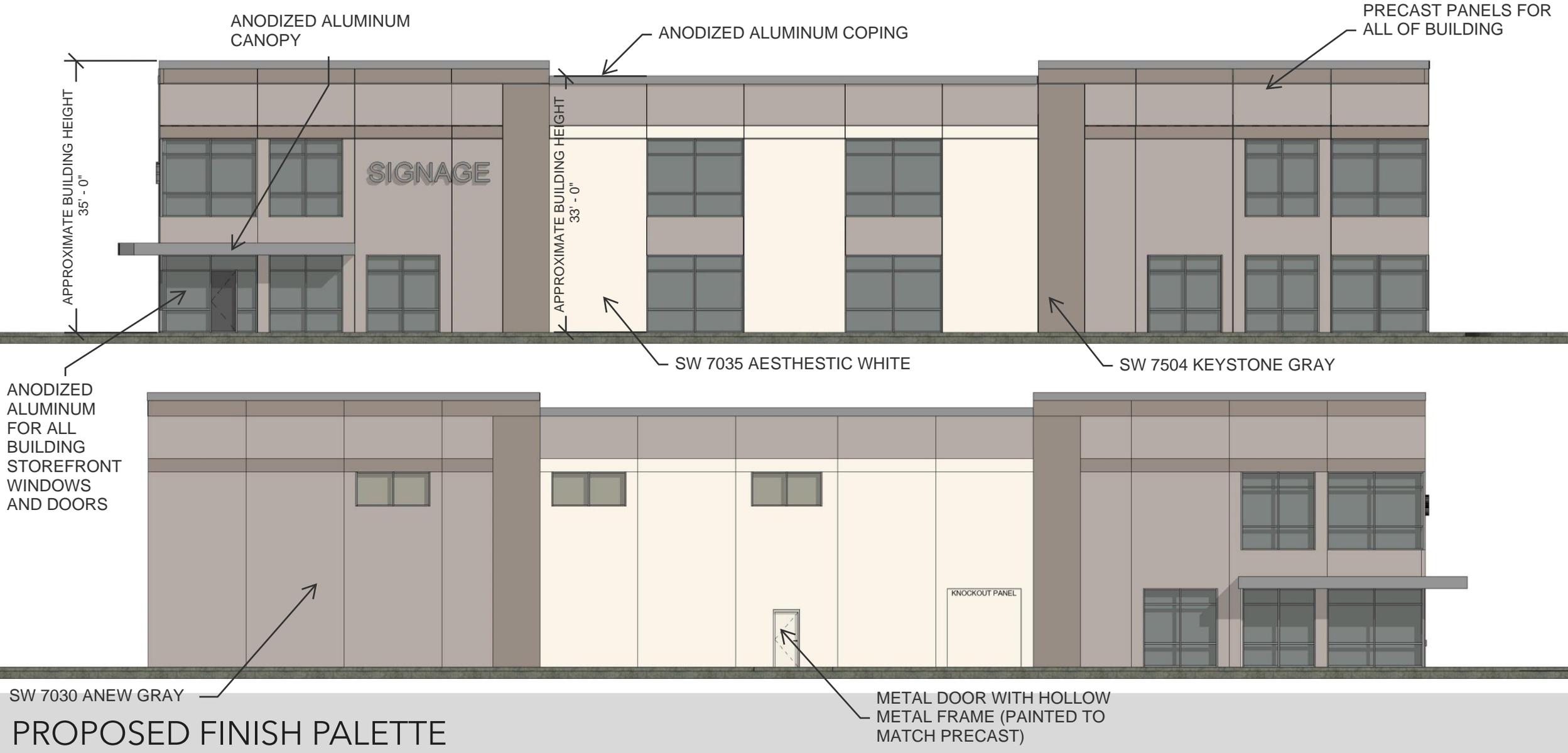


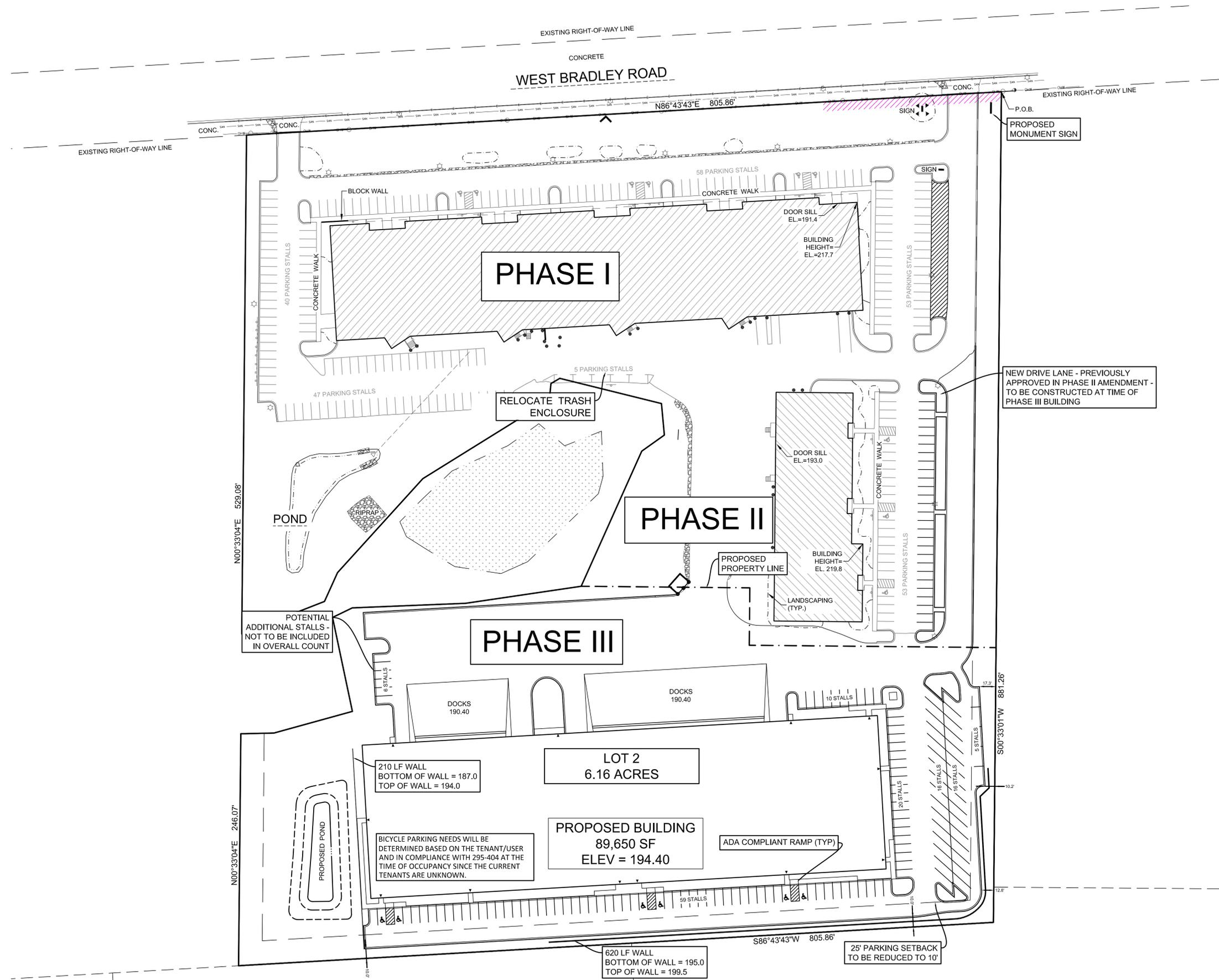
PROPOSED EAST & WEST ELEVATION



11601 W. BRADLEY ROAD
NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT







P.O.B.
PROPOSED MONUMENT SIGN

NEW DRIVE LANE - PREVIOUSLY APPROVED IN PHASE II AMENDMENT - TO BE CONSTRUCTED AT TIME OF PHASE III BUILDING

POTENTIAL ADDITIONAL STALLS - NOT TO BE INCLUDED IN OVERALL COUNT

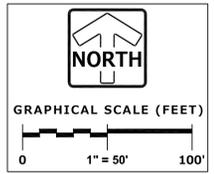
BICYCLE PARKING NEEDS WILL BE DETERMINED BASED ON THE TENANT/USER AND IN COMPLIANCE WITH 295-404 AT THE TIME OF OCCUPANCY SINCE THE CURRENT TENANTS ARE UNKNOWN.

620 LF WALL
BOTTOM OF WALL = 195.0
TOP OF WALL = 199.5

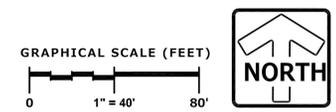
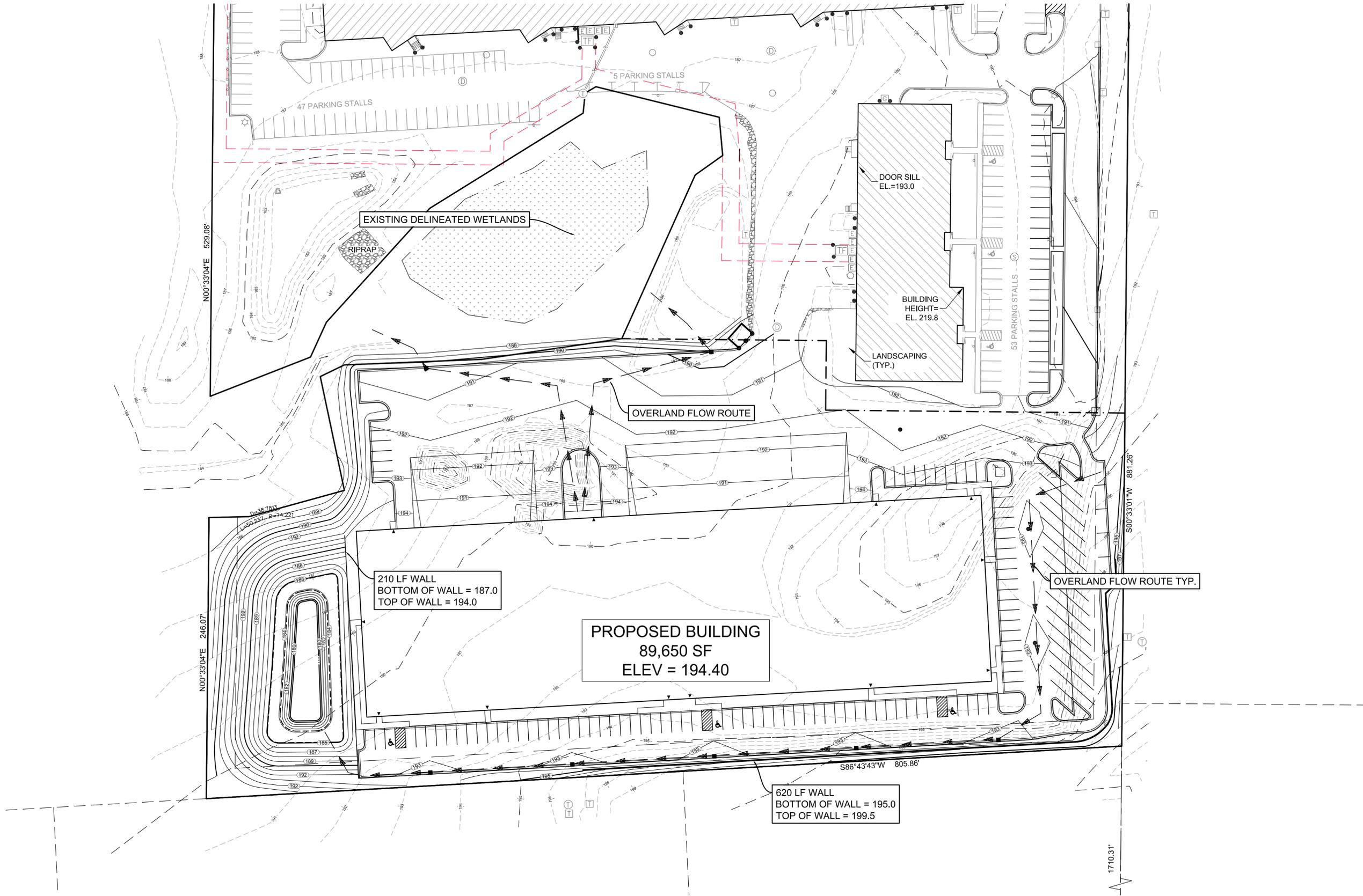
25' PARKING SETBACK TO BE REDUCED TO 10'

DATA TABLE

PROPOSED PARKING:	132 STALLS
SITE AREA (NEW PARCEL FOR PHASE III):	6.16 ACRES
BUILDING AREA:	2.05 ACRES
PAVED AREA:	2.61 ACRES
LANDSCAPE AREA:	1.49 ACRES



11601 W BRADLEY ROAD SITE PLAN EXHIBIT



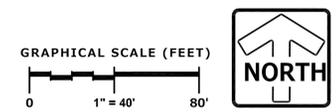
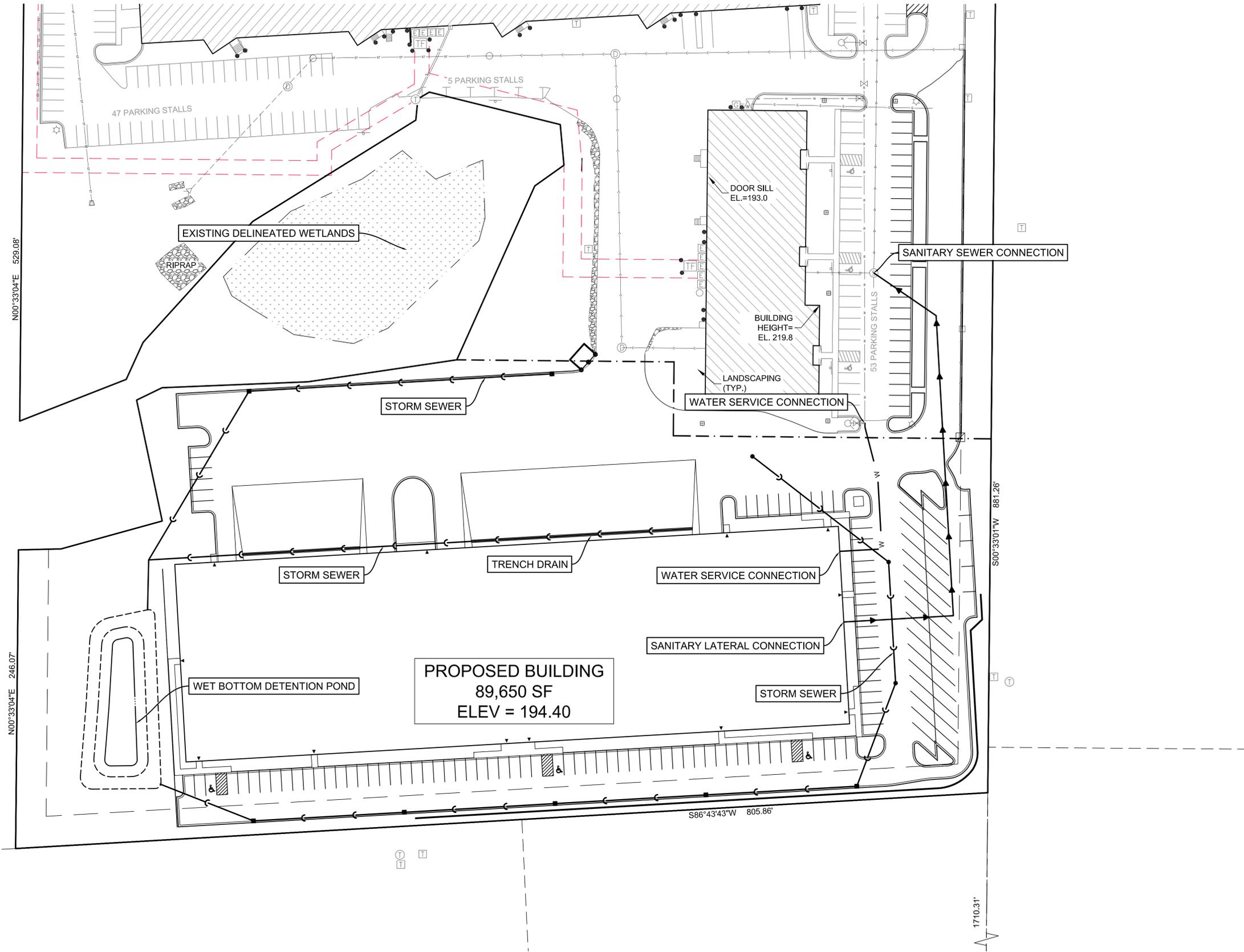
11601 W BRADLEY ROAD GRADING PLAN EXHIBIT

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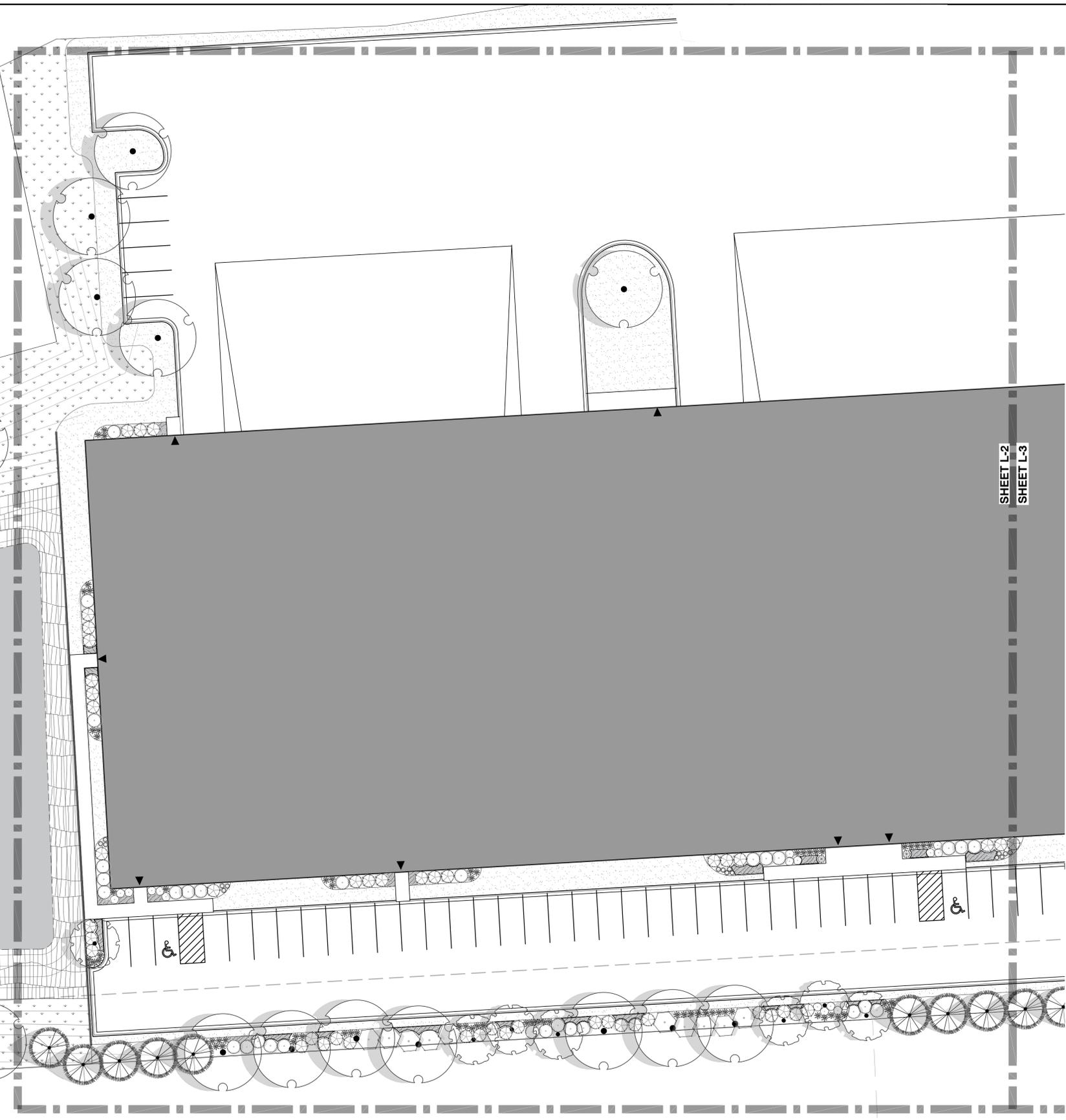
PLAN | DESIGN | DELIVER

05/17/2020
PEGJOB# 1426.00



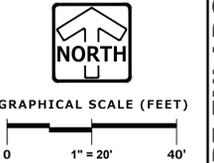
11601 W BRADLEY ROAD UTILITY PLAN EXHIBIT

DESIGNED: JSJ
DRAWN: JSJ
CHECKED: DUB
REVIEWED: DUB
DATE: 08/28/2024
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PLANT KEY: SHRUBS & PERENNIALS

SHRUBS	BOTANICAL / COMMON NAME
	LARGE EVERGREEN SHRUB Juniperus chinensis 'Iowa' / Iowa Juniper Juniperus chinensis 'J.N. Select Blue' / Star Power Juniper Juniperus chinensis 'Mountbatten' / Mountbatten Juniper Juniperus communis depressa / Oldfield Common Juniper
	LARGE DECIDUOUS SHRUB Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry Cephalanthus occidentalis 'Ping Pong' / Ping Pong Buttonbush Hamamelis virginiana / Common Witch Hazel Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
	MEDIUM EVERGREEN SHRUB Juniperus chinensis 'Sea Green' / Sea Green Juniper Juniperus chinensis 'Sea of Gold' / Sea of Gold Juniper Juniperus horizontalis 'Youngstown' / Andorra Juniper Juniperus virginiana 'Grey Owl' / Eastern Redcedar Juniper Picea abies 'Pumila' / Pumila Spruce Taxus x media 'Densiformis' / Dense Yew Taxus x media 'Everlow' / Everlow Yew Taxus x media 'Tauntonii' / Taunton Yew
	MEDIUM DECIDUOUS SHRUB Aronia melanocarpa 'Elata' / Glossy Black Chokeberry Hydrangea p 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose Sambucus nigra 'Black Lace' / Black Lace Elderberry Spiraea japonica 'Anthony Waterer' / Anthony Waterer Spiraea Syringa meyeri 'Palibin' / Dwarf Korean Lilac
	SMALL EVERGREEN SHRUB Pinus mugo 'Slowmound' / Slowmound Mugo Pine
	SMALL DECIDUOUS SHRUB Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood Diervilla lonicera / Dwarf Bush Honeysuckle Hydrangea paniculata 'Bobo' / Bobo Hydrangea Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea
	TALL ORNAMENTAL GRASS Andropogon gerardii 'Dancing Wind' / Dancing Wind Big Blue Stem Calamagrostis x a 'Karl Foerster' / Karl Foerster Reed Grass Calamagrostis x a 'Overdam' / Overdam Reed Grass Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus Panicum virgatum 'Northwind' / Northwind Switch Grass
	SHORT ORNAMENTAL GRASS Deschampsia cespitosa / Tufted Hair Grass Eragrostis spectabilis / Purple Love Grass Sporobolus heterolepis 'Tara' / Prairie Dropseed
PERENNIAL	BOTANICAL / COMMON NAME
	PERENNIALS Allium x 'Summer Beauty' / Summer Beauty Allium Ansonia c 'Halfway to Arkansas' / Halfway to Arkansas Blue-star Aruncus dioicus / Goatsbeard Astilbe chinensis 'Vision in Red' / Vision in Red Astilbe Astilbe x 'Deutschland' / Deutschland False Spiraea Astilbe x 'Rhineland' / Rhineland Astilbe Brunnera macrophylla 'Jack Frost' / Jack Frost Brunnera Calamintha nepeta / Calamint Chelone lyonii 'Hot Lips' / Pink Turtlehead Coreopsis verticillata 'Zagreb' / Zagreb Coreopsis Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower Geranium x cantabrigiense 'Blokovo Carmina' / Blokovo Carmina Cranesbill Geum x 'Mai Tai' / Mai Tai Grecian Rose Helenium a 'Ruby Tuesday' / Ruby Tuesday Helen's Flower Hemerocallis 'Stella De Oro' / Stella De Oro Daylily Hemerocallis 'Summer Wine' / Summer Wine Daylily Hemerocallis x 'Purple D'oro' / Purple D'oro Daylily Hosta x 'Big Daddy' / Big Daddy Hosta Hosta x 'Frances Williams' / Frances Williams Hosta Hosta x 'Gold Standard' / Gold Standard Hosta Nepeta x 'Walker's Low' / Walker's Low Catmint Rudbeckia f 'Viette's Little Suzy' / Viette's Little Suzy Showy Coneflower Salvia nemorosa 'May Night' / May Night Sage Sedum 'Autumn Joy' / Autumn Joy Sedum
GROUND COVERS	BOTANICAL / COMMON NAME
	RAINWATER RENEWAL MIX Rain Garden / AGRECOL RAINWATER RENEWAL MIX
	TURF Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
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 CHICAGO | MILWAUKEE | NATIONWIDE

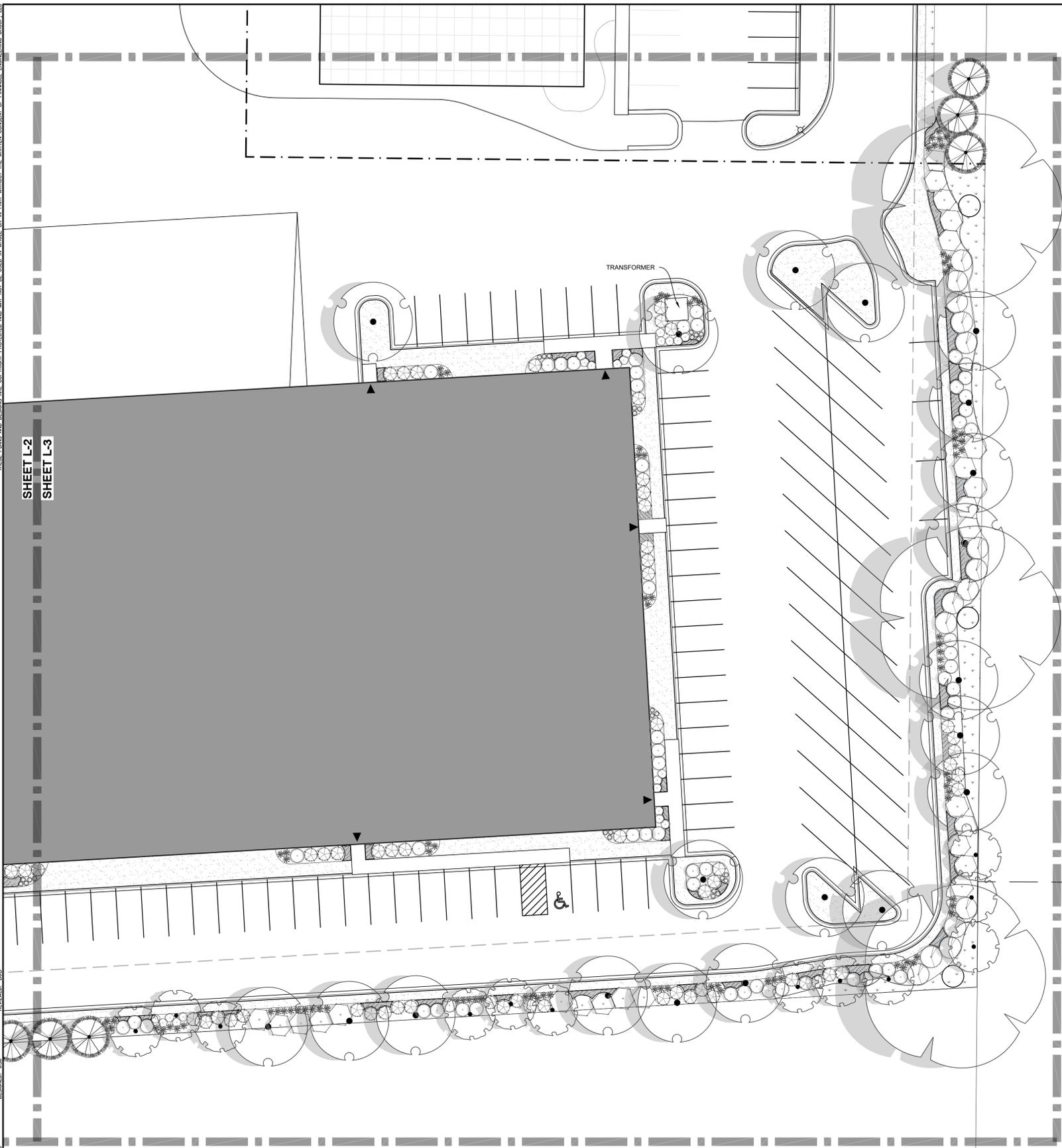
BRADLEY RD
11601 BRADLEY RD, MILWAUKEE, WI

LANDSCAPE ENLARGEMENT

REVISIONS	

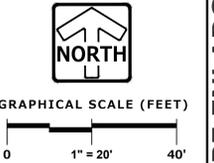
REG JOB No. 1426.00-WI A/E/C START DATE 1/28/2024 SCALE VARIABLES	SHEET L-2 L-5
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DESIGNED: JSJ
 DRAWN: JSJ
 CHECKED: JSJ
 REVIEWED: DUB
 DATE: 11/18/2021
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LANDSCAPE ENLARGEMENT

REVISIONS	

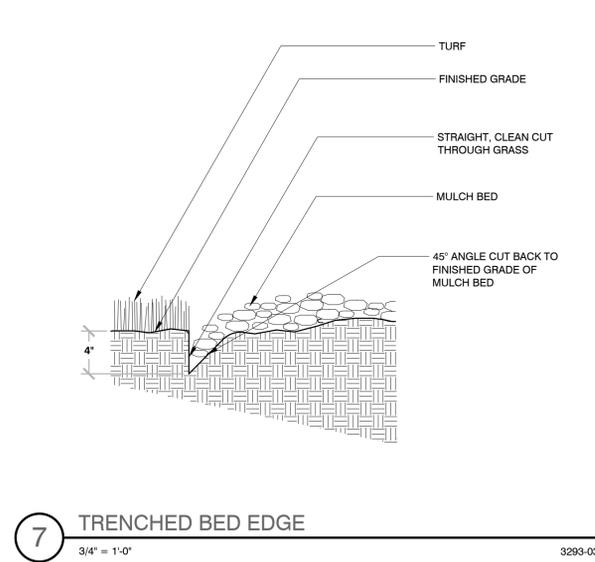
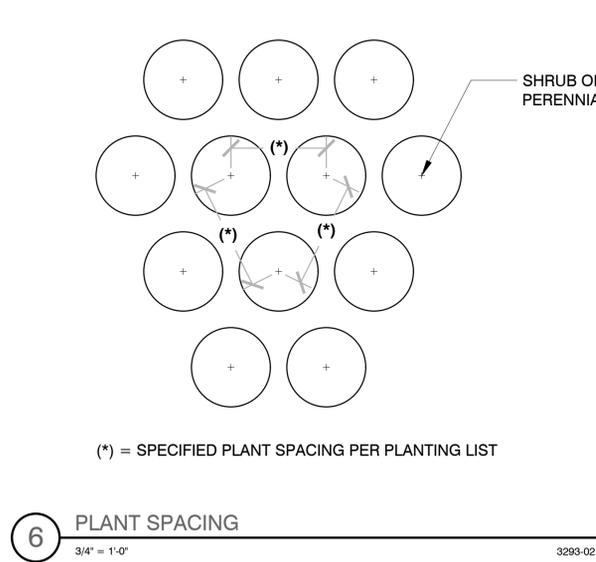
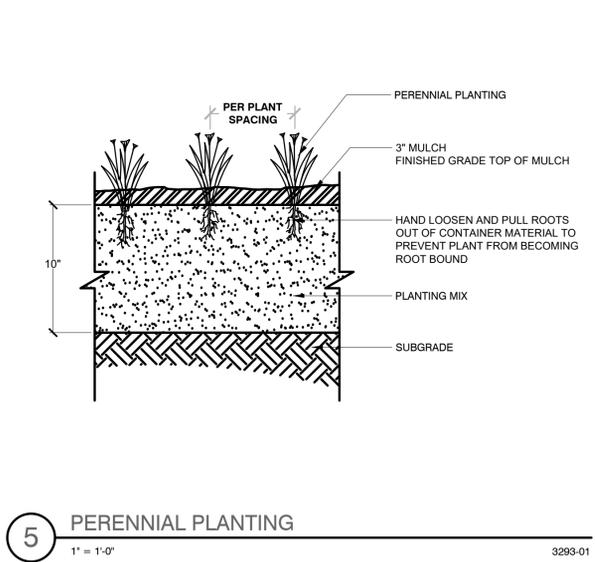
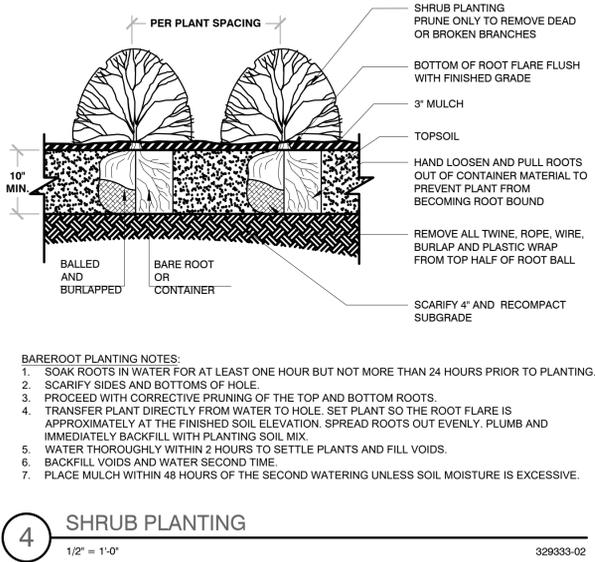
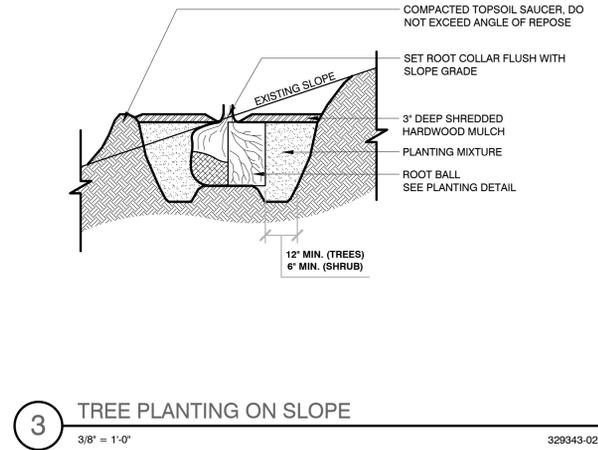
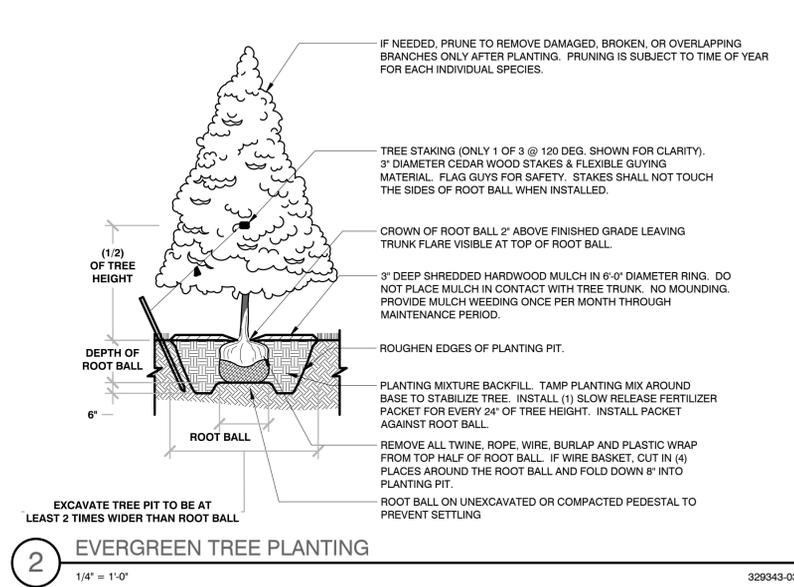
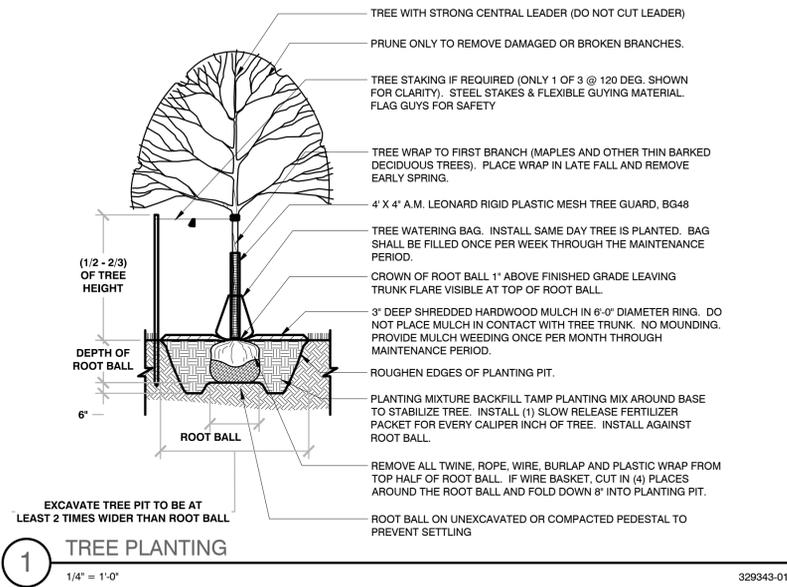
PEG JOB NO: 1426.00-WI A/E/C START DATE: 1/28/2021 SCALE: VARIES	SHEET L-3 L-5
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DESIGNED: JSJ
DRAWN: JSJ
REVIEWED: DUB

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LANDSCAPE DETAILS



BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

REVISIONS	

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REVISIONS - 018

DESIGNED - 051

DRAWN - 051

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL ¼ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENE TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENE SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE PLANTINGS AND PRAIRIE

Specifications for Hand Broadcasting:

Seeding shall be conducted in late fall (September 1- Soil Freeze) so that seeds may lie dormant during the winter, allowing for stratification, or spring (March 1-June 1) to allow a complete growing season to become established.

A. Preparation of Soil Prior to Seeding

- Refer to civil plans for soil mix.
- All foreign materials larger than 1-inch shall be removed from the soil prior to seeding or planting.
- Area should be free from unsightly variations, ridges, and depressions.
- Avoid driving over the specified area with machinery.

B. Cover Crop

- Annual rye shall be spread at a density of 20 pounds per acre during the planting or seeding of the native plant species to stabilize the soil and reduce the growth of unwanted vegetation. This annual grass grows rapidly without competing with the wildflowers and grasses that are planted in the target areas.
- Winter wheat or perennial rye shall not be used as a cover crop. These grasses may out compete prairie seedlings, leading to a reduction in the success of the plantings.
- All seeding shall be covered with 1-inch of clean, non-invasive straw (no marsh hay, or reed canary grass) without seeds, within seven days. Wheat, rye, oats, or barley are acceptable forms of straw. Those areas of slopes steeper than 8:1 (eight feet horizontal to one foot vertical) shall be planted no later than October 1 and staked with an erosion control blanket to prevent erosion.

C. Seed Mix

Mix all prairie seed with vermiculite according to Agrecol recommendations and installation guidelines.

- Broadcast half the seed over the entire site or target area.
- Broadcast the other half of seed perpendicular to the direction that the first half of the seed was broadcast.
- Cover seed with ¼ -inch to ½ -inch of soil (use any excess soil from the site) with rake or drag.
- Roll site to ensure firm seed-to-ground contact.
- Keep seed constantly wet through germination period. Generally 3 weeks.

All seeding shall be covered with 1-inch of clean, non-invasive straw (no marsh hay, or reed canary grass) without seeds, within seven days. Wheat, rye, oats, or barley are acceptable forms of straw. Those areas of slopes steeper than 8:1 (eight feet horizontal to one foot vertical) shall be planted no later than October 1 and staked with an erosion control blanket to prevent erosion.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - IN PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTING AREAS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

PLANT SCHEDULE

TREES	SIZE	CONTAINER	QTY	MATURE SIZE
CANOPY TREE			40	
Acer freemanii 'Autumn Fantasy' / Autumn Fantasy Maple	2" Cal.			50' T x 40' W
Acer saccharum / Sugar Maple	2" Cal.			60' T x 45' W
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust	2" Cal.			60' T x 50' W
Gymnocladus dioica / Kentucky Coffee Tree	2" Cal.			70' T x 45' W
Quercus rubra / Red Oak	2" Cal.			65' T x 65' W
Quercus x schuetti / Swamp Bur Oak	2" Cal.			70' T x 65' W
Tilia tomentosa 'Sterling' / Sterling Silver Linden	2" Cal.			45' T x 25' W
Tilia x 'Redmond' / Redmond Linden	2" Cal.			50' T x 35' W
EVERGREEN TREE			19	
Abies concolor / White Fir	5" Ht.			40' T x 23' W
Juniperus virginiana 'Canaerti' / Canaerti Juniper	5" Ht.			25' T x 13' W
Picea abies / Norway Spruce	5" Ht.			60' T x 28' W
Picea glauca 'Densata' / Black Hills Spruce	5" Ht.			30' T x 15' W
Pinus strobus / White Pine	5" Ht.			65' T x 30' W
ORNAMENTAL TREE			19	
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5" Cal.			20' T x 20' W
Carpinus caroliniana 'JN Strain' / Fire King Musclemwood	1.5" Cal.			30' T x 30' W
Cercis canadensis / Eastern Redbud Multi-stem	8" Ht.			25' T x 25' W
Crataegus viridis 'Winter King' / Winter King Hawthorn	1.5" Cal.			25' T x 30' W
Malus x 'Prairie Maid' / Prairie Maid Crabapple	1.5" Cal.			20' T x 25' W
Malus x 'Royal Raindrops' / Royal Raindrops Crabapple - Multi-Stem	8" Ht.			20' T x 15' W
Malus x 'Sugar Tyme' / Sugar Tyme Crabapple	1.5" Cal.			25' T x 25' W
Syringa reticulata 'Ivory Silk' / Ivory Silk Tree Lilac	1.5" Cal.			25' T x 15' W
NATIVE TREES	SIZE	CONTAINER	QTY	MATURE SIZE
Quercus rubra / Red Oak (EX)	23-36"	Existing	3	65' T x 65' W
SHRUBS	SIZE	CONTAINER	QTY	MATURE SIZE
LARGE EVERGREEN SHRUB			15	
Juniperus chinensis 'Iowa' / Iowa Juniper	4' Ht.			13' T x 5' W
Juniperus chinensis 'J.N. Select Blue' / Star Power Juniper	4' Ht.			16' T x 8' W
Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	4' Ht.			15' T x 7' W
Juniperus communis depressa / Oldfield Common Juniper	3 gal.			4' T x 8' W
LARGE DECIDUOUS SHRUB			35	
Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	3 gal.			7' T x 6' W
Cephalanthus occidentalis 'Ping Pong' / Ping Pong Buttonbush	3 gal.			8' T x 8' W
Hamelis virginiana / Common Witch Hazel	5 gal.			12' T x 12' W
Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	3 gal.			8' T x 8' W
MEDIUM EVERGREEN SHRUB			102	
Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal.			5' T x 5' W
Juniperus chinensis 'Sea of Gold' / Sea of Gold Juniper	3 gal.			3' T x 4' W
Juniperus horizontalis 'Youngstown' / Andorra Juniper	2 gal.			10' T x 60" W
Juniperus virginiana 'Grey Owl' / Eastern Redcedar Juniper	2 gal.			3' T x 5' W
Picea abies 'Pumila' / Pumila Spruce	3 gal.			3' T x 4' W
Taxus x media 'Densiformis' / Dense Yew	3 gal.			5' T x 6' W
Taxus x media 'Everlow' / Everlow Yew	3 gal.			3' T x 5' W
Taxus x media 'Tauntonii' / Tauntou Yew	3 gal.			4' T x 5' W
MEDIUM DECIDUOUS SHRUB			86	
Aronia melanocarpa 'Elate' / Glossy Black Chokeberry	3 gal.			5' T x 5' W
Hydrangea p 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea	3 gal.			7' T x 5' W
Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose	2 gal.			5' T x 4' W
Sambucus nigra 'Black Lace' / Black Lace Elderberry	3 gal.			7' T x 7' W
Spiraea japonica 'Anthony Waterer' / Anthony Waterer Spiraea	2 gal.			3' T x 4' W
Syringa meyeri 'Palibin' / Dwarf Korean Lilac	3 gal.			5' T x 6' W
SMALL EVERGREEN SHRUB			2	
Pinus mugo 'Slowmound' / Slowmound Mugo Pine	3 gal.			3' T x 3' W
SMALL DECIDUOUS SHRUB			39	
Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	2 gal.			3' T x 3' W
Diervilla lonicera / Dwarf Bush Honeysuckle	2 gal.			3' T x 4' W
Hydrangea paniculata 'Bobo' / Bobo Hydrangea	2 gal.			3' T x 4' W
Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	2 gal.			2' T x 3' W
PERENNIALS	SIZE	CONTAINER	QTY	MATURE SIZE
TALL ORNAMENTAL GRASS			164	
Andropogon gerardii 'Dancing Wind' / Dancing Wind Big Blue Stem	1 gal.			36" T x 30" W
Calamagrostis x a 'Karl Foerster' / Karl Foerster Reed Grass	1 gal.			36" T x 24" W
Calamagrostis x a 'Overdam' / Overdam Reed Grass	1 gal.			24" T x 24" W
Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus	1 gal.			48" T x 36" W
Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.			42" T x 28" W
SHORT ORNAMENTAL GRASS			39	
Deschampsia cespitosa / Tufted Hair Grass	1 gal.			24" T x 30" W
Eragrostis spectabilis / Purple Love Grass	1 gal.			24" T x 18" W
Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal.			15" T x 20" W
PERENNIALS			922 sf	
Allium x 'Summer Beauty' / Summer Beauty Allium	4.5" Cont.			18" T x 12" W
Amsonia c 'Halfway to Arkansas' / Halfway to Arkansas Blue-star	4.5" cont.			30" T x 30" W
Arnucos dioicus / Goatsbeard	4.5" cont.			40" T x 40" W
Astilbe chinensis 'Vision in Red' / Vision in Red Astilbe	4.5" cont.			15" T x 18" W
Astilbe x 'Deutschland' / Deutschland False Spiraea	4.5" Cont.			21" T x 21" W
Astilbe x 'Rhineland' / Rhineland Astilbe	4.5" Cont.			12" T x 18" W
Brunnera macrophylla 'Jack Frost' / Jack Frost Brunnera	4.5" Cont.			15" T x 15" W
Calamintha nepeta / Calamint	4.5" cont.			12" T x 18" W
Chelone lyonii 'Hot Lips' / Pink Turtlehead	4.5" cont.			18" T x 12" W
Coreopsis verticillata 'Zagreb' / Zagreb Coreopsis	4.5" cont.			20" T x 16" W
Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower	4.5" Cont.			28" T x 16" W
Geranium x cantabrigiense 'Blokovo Carmina' / Blokovo Carmina Cranesbill	4.5" Cont.			10" T x 15" W
Geum x 'Mai Tai' / Mai Tai Grecian Rose	4.5" Cont.			16" T x 12" W
Helenium s 'Ruby Tuesday' / Ruby Tuesday Helen's Flower	4.5" Cont.			24" T x 18" W
Hemerocallis 'Stella De Oro' / Stella De Oro Daylily	4.5" cont.			12" T x 20" W
Hemerocallis 'Summer Wine' / Summer Wine Daylily	4.5" cont.			18" T x 24" W
Hemerocallis x 'Purple D' oro' / Purple D' oro Daylily	4.5" Cont.			16" T x 20" W
Hosta x 'Big Daddy' / Big Daddy Hosta	4.5" cont.			23" T x 60" W
Hosta x 'Frances Williams' / Frances Williams Hosta	4.5" cont.			24" T x 54" W
Hosta x 'Gold Standard' / Gold Standard Hosta	4.5" cont.			20" T x 50" W
Nepeta x 'Walker's Low' / Walker's Low Catmint	4.5" Cont.			20" T x 28" W
Rudbeckia f 'Viette's Little Suzy' / Viette's Little Suzy Coneflower	4.5" Cont.			10" T x 12" W
Salvia nemorosa 'May Night' / May Night Sage	4.5" Cont.			18" T x 18" W
Sedum 'Autumn Joy' / Autumn Joy Sedum	4.5" Cont.			12" T x 24" W
GROUND COVERS	QTY			
RAINWATER RENEWAL MIX	6,933 sf			
Rain Garden / AGRECOL RAINWATER RENEWAL MIX				
TURF	18,363 sf			
Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix				
NO MOW TURF	21,705 sf			
Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix				

PLAN | DESIGN | DELIVER
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BRADLEY RD

11601 BRADLEY RD, MILWAUKEE, WI

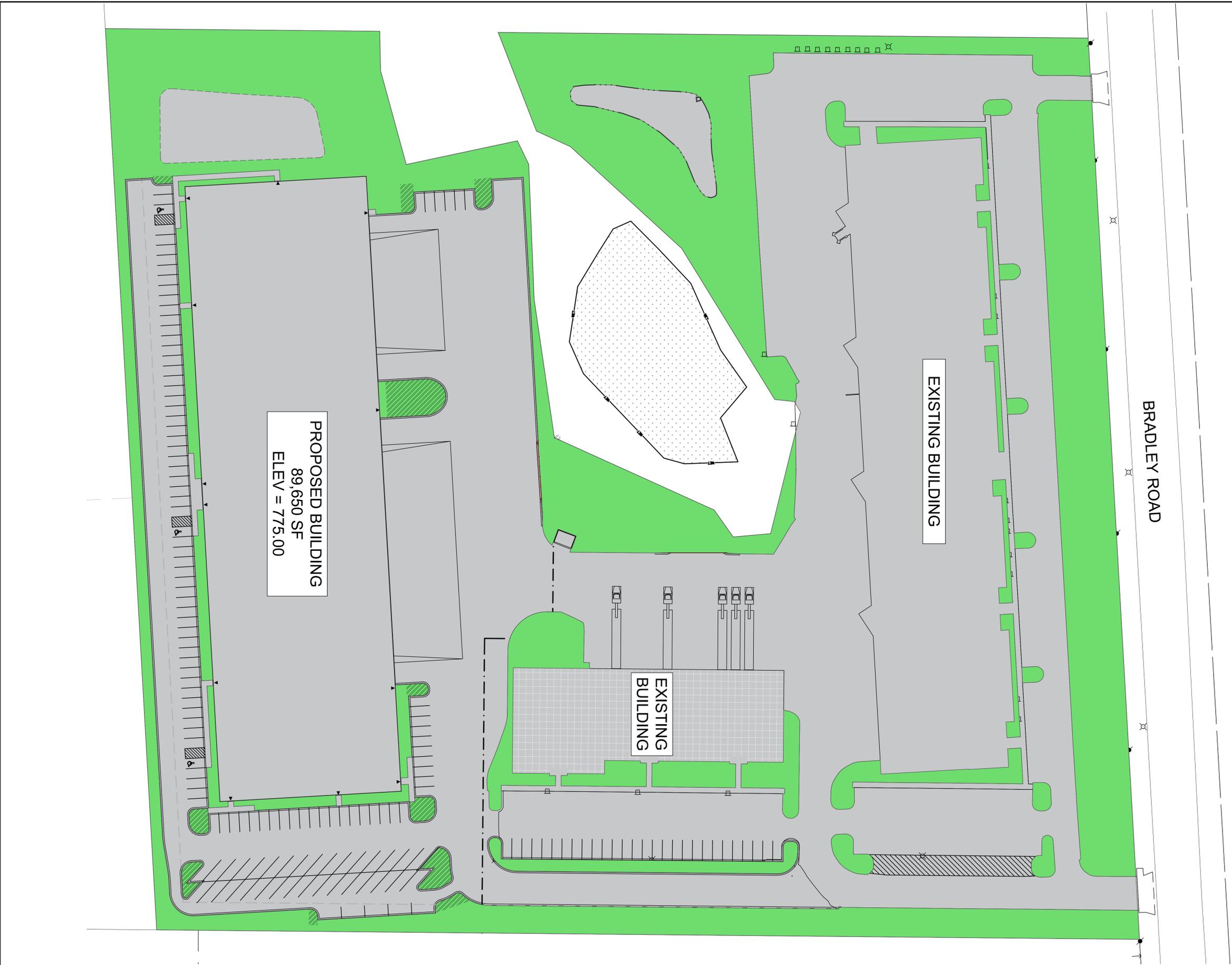
LANDSCAPE GENERAL NOTES

REVISIONS	

PEG JOB NO: 1426.00-WI
REG. PH: ALEK
START DATE: 1/28/2021
SCALE: VARIES

SHEET
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L-5

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PROPOSED BUILDING
89,650 SF
ELEV = 775.00

EXISTING BUILDING

EXISTING BUILDING

BRADLEY ROAD

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	% OF AREA
	GREEN SPACE	176,067 SF	27.2%
	IMPERVIOUS AREA	471,149 SF	72.8%
	TOTAL AREA	647,216 SF	



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

11601 W BRADLEY ROAD - OVERALL GREENSPACE EXHIBIT