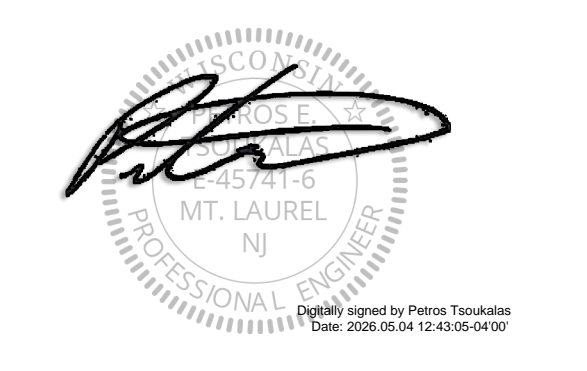




REV	DATE	DESCRIPTION

**PROTECT YOURSELF**  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

**BANK OF AMERICA**  
CONSTRUCTION DOCUMENTS  
**W14-300 HISTORIC MITCHELL**  
1300 W. HISTORIC MITCHELL ST.  
MILWAUKEE, WI 53204



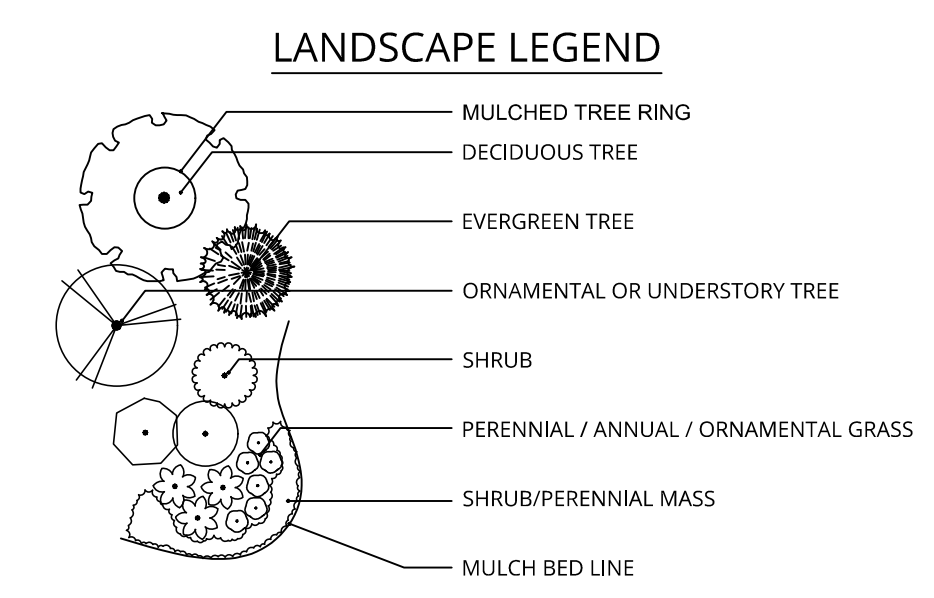
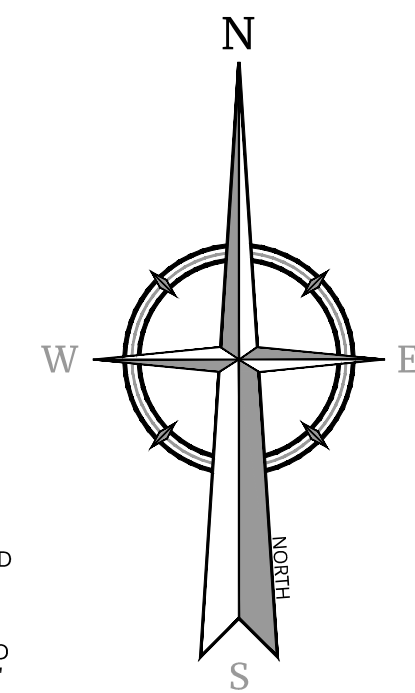
**Petros E. Tsoukalas**  
WISCONSIN PROFESSIONAL ENGINEER  
LICENSE NUMBER: 45741-6  
COLLIERS ENGINEERING & DESIGN, INC.  
WI, C.O.#: 4388-11

**PHILADELPHIA**  
2 Penn Center, Suite 700  
1500 JFK Boulevard  
Philadelphia, PA, 19102  
Phone: 215.861.9021  
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:	DRAWN BY:
AS SHOWN	EMB
DESIGNED BY:	REVIEWED BY:
EMB	MKB
DATE ISSUED:	PROJECT NUMBER:
04/27/26	25013241A
SHEET NAME:	

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

- GENERAL NOTES**
- THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
  - REFER TO CIVIL SITE PLANS FOR ADDITIONAL GENERAL NOTES.
- LANDSCAPE PLAN NOTES**
- REFER TO SHEET C-2.1 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
  - REFER TO SHEET **THIS SHEET** FOR PLANT SCHEDULES.
  - PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
  - THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
  - LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN; REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
  - ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
  - CONTRACTOR TO SUPPLY AND INSTALL DEEP ROOT ROOT BARRIER WHEN TREE ROOT BALLS ARE WITH 5' OF UNDERGROUND UTILITIES.



**HATCH & SEED MIX KEY**

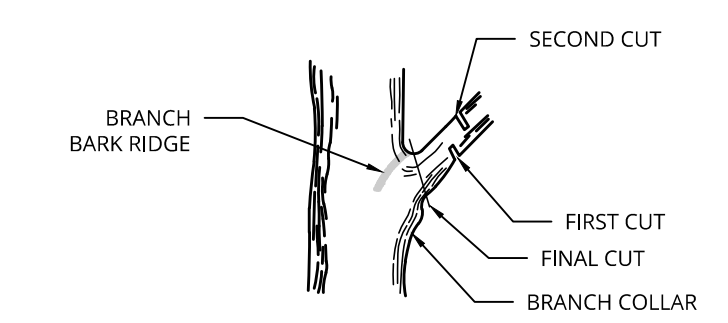


**EXISTING TREES NOTES**

- PER §295-405-2-a-4. AN EXISTING CANOPY TREE ON THE PREMISES MAY BE COUNTED TOWARDS THE MINIMUM TREE REQUIREMENTS PROVIDED IT COMPLIES WITH THE STANDARDS OF THIS SUBSECTION AND NO SOIL WITHIN 5 FEET OF THE TREE IS DISTURBED. IN ADDITION:  
§295-405-2-a-4-a-3: AN EXISTING CANOPY TREE GREATER THAN 12-INCH-CALIPER SIZE MAY BE COUNTED AS 2 TREES IF NO SOIL WITHIN 10 FEET OF THE TREE IS DISTURBED.
- PER §295-405-3-a-6. CANOPY TREES REQUIRED ALONG STREETS MAY BE PLANTED AT REGULAR OR IRREGULAR INTERVALS BUT IN NO CASE MAY TREES BE SPACED MORE THAN 50 FEET APART AS MEASURED ALONG THE STREET FRONTAGE. TREES PLANTED ADJACENT TO THE PARKING LOT RATHER THAN BETWEEN THE PARKING LOT AND THE STREET MAY ALSO BE COUNTED AS PART OF REQUIRED SCREENING PROVIDED THEY ARE WITHIN 20 FEET OF THE STREET LOT LINE AND WITHIN 20 FEET OF THE PARKING LOT.

**TREE PRUNING NOTES**

- ALL PRUNING OF EXISTING TREES SHALL BE PERFORMED BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST, UTILIZING THE NATURAL TARGET PRUNING METHOD.
- ALL PRUNING SHALL FOLLOW ISA'S TREE PRUNING GUIDELINES OR THE MOST RECENT ANSI A300 PRUNING STANDARDS, AND ANSI Z133.1 SAFETY STANDARDS.
- SELECTIVE DIRECTIONAL PRUNING SHALL BE UTILIZED AND TOPPING OR DEADHEADING OF TREES SHALL BE PROHIBITED.
- ANY TREES LOCATED UNDER OR ADJACENT TO OVERHEAD UTILITY WIRES SHALL BE PRUNED BY AN ISA CERTIFIED ARBORIST WHO MEETS ANSI AND OSHA STANDARDS IN THE SPECIAL TECHNIQUES NEEDED TO WORK SAFELY AROUND ENERGIZED LINES.
- IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT A UTILITY COMPANY REPRESENTATIVE, PRIOR TO PERFORMING ANY TREE PRUNING WORK NEAR AN OVERHEAD POWER LINE.



**WEST HISTORIC MITCHELL STREET BUFFER COMPLIANCE CHART**

CITY OF MILWAUKEE, WI ORDINANCE § 295-405-3-a

OPTIONS FOR SCREENING PARKING LOTS AND VEHICLE OPERATING AREAS FROM STREETS - **OPTION B**

MINIMUM WIDTH OF LANDSCAPED AREA SHALL BE 5 FT.	COMPLIANT
4 LOW SHRUBS OR 8 PERENNIALS/ORNAMENTAL GRASSES PER 20 LINEAR FT. LOW-LEVEL SHRUBS: 4 MAX. MATURE HEIGHT, 1.5' MIN. PLANTING HEIGHT, MIN. CONTAINER SIZE OF 3 GAL. PERENNIALS/ORNAMENTAL GRASSES: 4 MAX. MATURE HEIGHT, 1' MIN. PLANTING HEIGHT, MIN. CONTAINER SIZE OF 1 GAL. REQUIRED: 193.5 FT. / 20 FT. = 9.675 FT X 4 = 38.7 (39) LOW-LEVEL SHRUBS PROVIDED: (36) LOW-LEVEL SHRUBS & (6) ORNAMENTAL GRASSES	COMPLIANT
1 CANOPY TREE PER 20 LINEAR FT. CANOPY TREE: 2.5' MIN. CALIPER AT PLANTING, MIN. 100 SQ. FT. OF PLANTING AREA. REQUIRED: 193.5 FT. / 20 FT. = 9.675 X 1 = 9.675 (10) CANOPY TREES PROVIDED: (10) CANOPY TREES 2 PROPOSED & 8 EXISTING	COMPLIANT
MIN. 3' TALL ORNAMENTAL METAL FENCE IS REQUIRED. PORTIONS ABOVE 4' SHALL BE AT LEAST 50% OPEN.	COMPLIANT EXISTING FENCE TO REMAIN

**SOUTH 14TH STREET BUFFER COMPLIANCE CHART**

CITY OF MILWAUKEE, WI ORDINANCE § 295-405-3-a

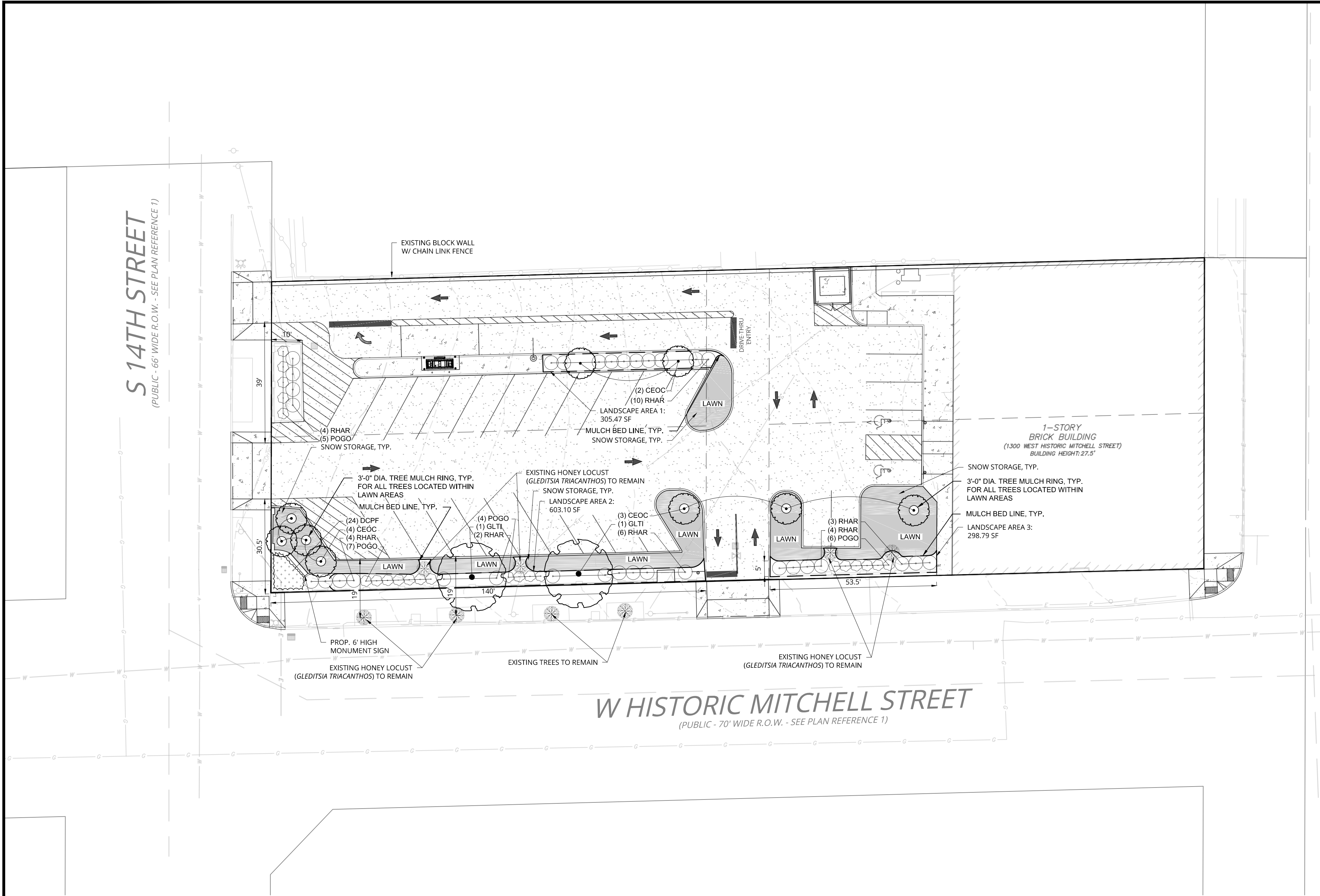
OPTIONS FOR SCREENING PARKING LOTS AND VEHICLE OPERATING AREAS FROM STREETS - **OPTION A**

MINIMUM WIDTH OF LANDSCAPED AREA SHALL BE 10 FT.	COMPLIANT
4 LOW SHRUBS OR 8 PERENNIALS/ORNAMENTAL GRASSES PER 20 LINEAR FT. LOW-LEVEL SHRUBS: 4 MAX. MATURE HEIGHT, 1.5' MIN. PLANTING HEIGHT, MIN. CONTAINER SIZE OF 3 GAL. PERENNIALS/ORNAMENTAL GRASSES: 4 MAX. MATURE HEIGHT, 1' MIN. PLANTING HEIGHT, MIN. CONTAINER SIZE OF 1 GAL. REQUIRED: 69.5 FT. / 20 FT. = 3.475 X 4 = 13.9 (14) LOW-LEVEL SHRUBS PROVIDED: (9) LOW-LEVEL SHRUBS & (10) ORNAMENTAL GRASSES	COMPLIANT
1 CANOPY TREE PER 20 LINEAR FT. CANOPY TREE: 2.5' MIN. CALIPER AT PLANTING, MIN. 100 SQ. FT. OF PLANTING AREA. REQUIRED: 69.5 FT. / 20 FT. = 3.475 X 1 = 3.475 (4) CANOPY TREES PROVIDED: (4) CANOPY TREES	COMPLIANT

**SITE PARKING COMPLIANCE CHART**

CITY OF MILWAUKEE, WI ORDINANCE § 295-405-3-c-3

A MINIMUM OF ONE CANOPY TREE AND 100 SQUARE FEET OF LANDSCAPED AREA IS REQUIRED FOR EVERY 4 PARKING SPACES OR FRACTION THEREOF, PROVIDED:	COMPLIANT
c-3b. TREES AND LANDSCAPED AREAS USED TO MEET THE SCREENING REQUIREMENTS OF THIS SECTION SHALL BE COUNTED TOWARD TOTAL PARKING LOT LANDSCAPING REQUIREMENTS REQUIRED: 27 PARKING LOTS (4 = 6.75 X 1 = 6.75 (7) CANOPY TREES REQUIRED: 27 PARKING LOTS (4 = 6.75 X 100 = 675 SQUARE FEET OF LANDSCAPE AREA PROVIDED: (6) CANOPY TREES PLUS (2) BUFFER TREES ALONG 14TH STREET IN ACCORDANCE TO §6-3d PROVIDED: 1,207.36 SQUARE FEET OF LANDSCAPE AREA	COMPLIANT



**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	MAT. HT.	MAT. SPRD.	IN STL. HT.	MIN. CAL.	COND.	REMARKS
<b>DECIDUOUS TREES</b>									
CEOC	2	CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL® HACKBERRY	45'	15'	12' - 14'	2.5" - 3" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7'
GLTI	9	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	40' - 60'	30' - 45'	12' - 14'	2.5" - 3" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
<b>DECIDUOUS SHRUBS</b>									
POGO	22	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	2' - 4'	3' - 5'	18" - 24"	18" - 24"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
RHAR	33	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2' - 3'	6' - 8'	18" - 24"	24" - 30"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
<b>GRASSES</b>									
DCPF	24	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	TUFTED HAIR GRASS	24"	18"	12"	10" - 12"	1 GAL.	SPACED 24" O.C., HEAVY, CLUMP, WELL ROOTED

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