

File No. 240523
Detailed Planned Development known as The Fifteens at Park East
1524, 1540, 1546 N. Jefferson St., Milwaukee, WI 53202
August 26, 2024

Photos of the Site and Surrounding Context



Existing office structure onsite. View looking east.



Existing vacant land south of the office structure. View looking south.

DPD Existing Site Photos and Surrounding Context



Existing parking lot along existing alley. View looking south.



Existing office structure onsite. View looking northwest.

DPD Existing Site Photos and Surrounding Context



Existing parking lot along existing alley. View looking north.



Existing site conditions. View looking north.

DPD Existing Site Photos and Surrounding Context



Existing site conditions at northeast corner. View looking west.

SURVEY LEGEND

- ⊕ BENCHMARK
- ✕ FOUND CHISELED "X"
- ⊠ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- ✕ SET CHISELED "X"
- ⊙ SET NAIL
- △ SET P.K. NAIL
- ⊕ SET 3/4" Ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- ⊠ EXISTING POST
- ⊠ EXISTING SIGN (TYPE NOTED)
- ⊠ EXISTING CURB INLET
- ⊠ EXISTING FIELD INLET RECTANGULAR
- ⊠ EXISTING FIELD INLET
- ⊠ EXISTING STORM MANHOLE
- ⊠ EXISTING SANITARY MANHOLE
- ⊠ EXISTING FIRE HYDRANT
- ⊠ EXISTING WATER MAIN VALVE
- ⊠ EXISTING CURB STOP
- ⊠ EXISTING GAS VALVE
- ⊠ EXISTING GAS METER
- ⊠ EXISTING ELECTRIC METER
- ⊠ EXISTING LIGHT POLE
- ⊠ EXISTING UTILITY POLE
- ⊠ EXISTING TELEPHONE MANHOLE
- ⊠ EXISTING HANDICAP PARKING
- ⊠ EXISTING DECIDUOUS TREE
- ⊠ EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINework LEGEND

- FO FO EXISTING FIBER OPTIC LINE
- UT UT EXISTING UNDERGROUND TELEPHONE
- — EXISTING RETAINING WALL
- — EXISTING CHAIN LINK FENCE
- * * EXISTING GENERAL FENCE
- — EXISTING WOOD FENCE
- G G EXISTING GAS LINE
- UE UE EXISTING UNDERGROUND ELECTRIC LINE
- OHE OHE EXISTING OVERHEAD ELECTRIC LINE
- SAN SAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST ST EXISTING STORM SEWER LINE (SIZE NOTED)
- WM WM EXISTING WATER MAIN (SIZE NOTED)
- 820 — — EXISTING MAJOR CONTOUR
- 818 — — EXISTING MINOR CONTOUR
- — EXISTING EDGE OF PAVEMENT
- — EXISTING EDGE OF GRAVEL

- ⊠ EXISTING CONCRETE SURFACE
- ⊠ EXISTING ASPHALT SURFACE

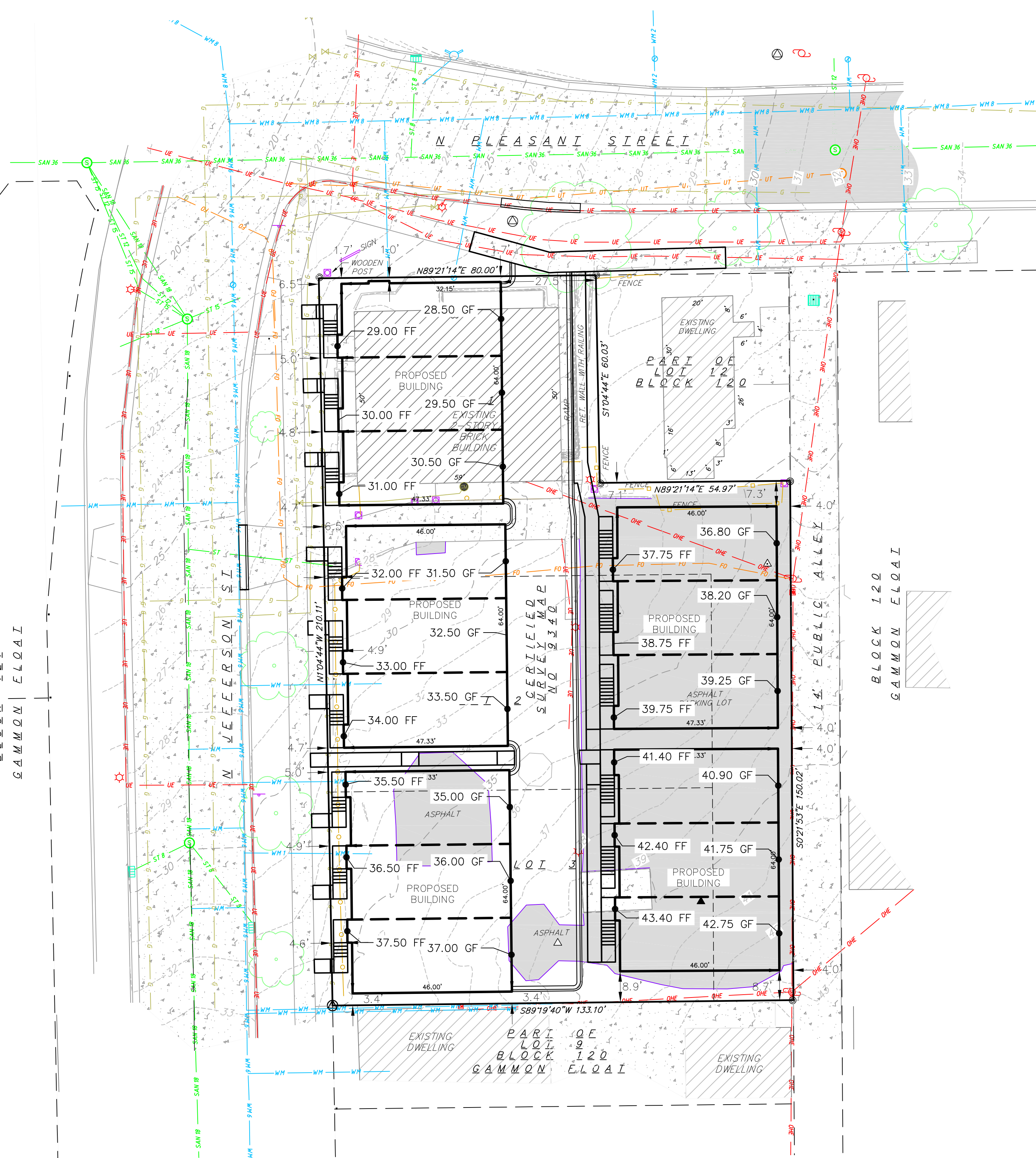
SURVEYED FOR:
 Circus Property Group, LLC
 1661 N Water Street
 Suite 500
 Milwaukee, WI 53202

SURVEYED BY:
 Vierbicher Associates, Inc.
 By: Baiba M. Rozite, PLS
 600 W. Virginia St., Suite 601
 Milwaukee, WI 53204
 (262) 408-5564
 broz@vierbicher.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.



CALL DIGGER'S HOTLINE
 1-800-242-8511



GENERAL SURVEY NOTES:

- 1) Legal Description (per Schedule A of Chicago Title Insurance Company Commitment No. CO-15014, dated April 24, 2024):
 LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 9340 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON AUGUST 13, 2021, AS DOCUMENT NO. 11150917, SAID CERTIFIED SURVEY MAP BEING PART OF LOTS 9 AND 12 AND ALL OF LOTS 10 AND 11 IN BLOCK 120, IN FRACTIONAL WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST OR GAMMON FLOAT, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.
 Tax Key: 3601921000 (Lot 1) Address: 1546 N. Jefferson Street
 Tax Key: 3601922000 (Lot 2) Address: 1540 N. Jefferson Street
 Tax Key: 3601923000 (Lot 3) Address: 1524 N. Jefferson Street
- 2) EXISTING EASEMENTS are shown per (per Schedule B, Part II of Chicago Title Insurance Company Commitment No. CO-15014, dated April 24, 2024):
 10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes. PUBLIC RIGHTS-OF-WAY AS SHOWN ON MAP.
 11. Liability for special charges or assessments which are not shown as existing liens by the records of the City of Milwaukee Treasurer, but which would be disclosed by a City of Milwaukee Department of Neighborhood Services letter. NOT A SURVEY MATTER, NOT PLOTTED.
 12. Restriction as contained on Certified Survey Map No. 9340 recorded on August 13, 2021 as Document No. 11150917, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees:
 a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. AFFECTS ENTIRE PARCEL, NOT PLOTTED.
 13. Matter set forth in Affidavit recorded on November 29, 1991 as Document No. 6546517. RELATES TO USE OF PROPERTY AS DAY CARE CENTER, NOT PLOTTED.
- 3) This survey is based upon field work performed on May 16, 2024. Any changes in site conditions after May 16, 2024 are not reflected by this survey.
- 4) The total area of the parcel surveyed is 24,914 square feet 0.572 acres more or less.
- 5) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 6) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
- 7) Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket numbers 20241909709 & 20241909719. Location of any buried private utilities is not within the scope of this survey. Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

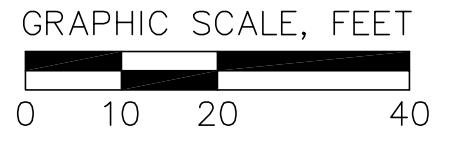
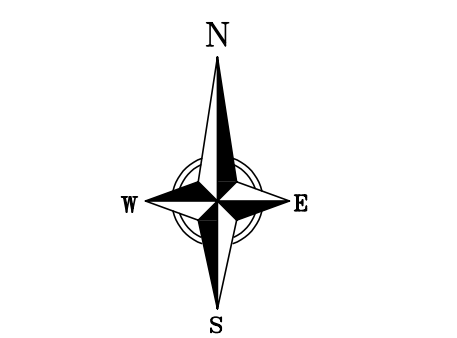
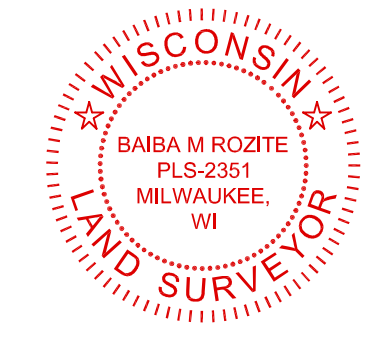
SURVEYOR'S CERTIFICATE

I, Baiba M. Rozite, Professional Land Surveyor No. S-2351, do hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property and its exterior boundaries.

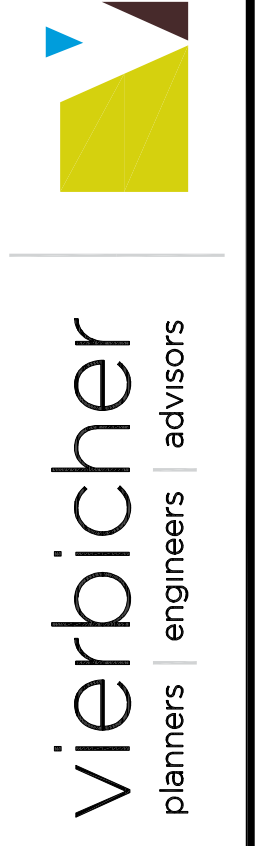
Vierbicher Associates, Inc.
 By: Baiba M. Rozite

Dated this 22nd day of August, 2024.

BMA
 Baiba M. Rozite, P.L.S. No. S-2351



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83(2011). THE NORTH LINE OF E. PLEASANT STREET MEASURES N89° 21' 14"E



Plat of Survey
 1524, 1540 & 1546 N. Jefferson Street, Milwaukee, WI
 Lots 1-3, Certified Survey Map No. 9340 Doc. 11150917
 Frac. W 1/2 - SW 1/4 Section 21, T 7 N, R 22 E

NO.	DATE	REVISIONS	REMARKS

DATE
 ####

DRAFTER
 broz

CHECKED
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PROJECT NO.
 240217

SHEET
 1 OF 1

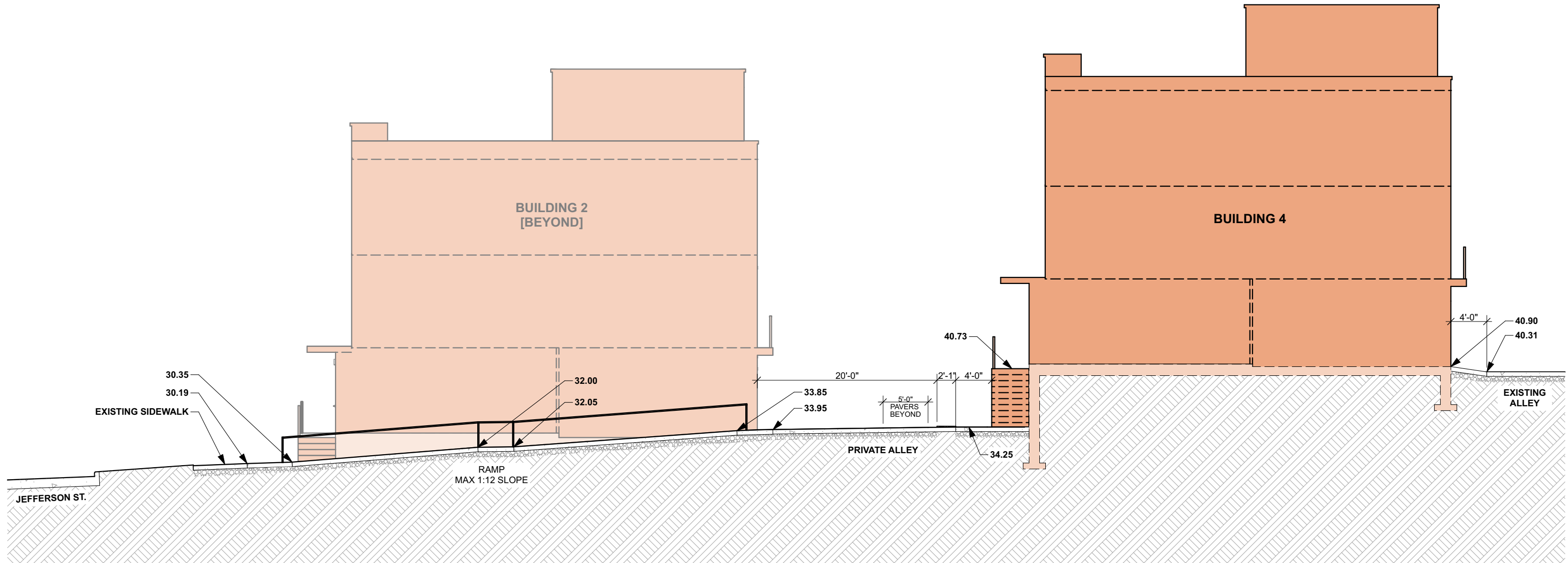


1
SD100

ARCHITECTURAL SITE PLAN

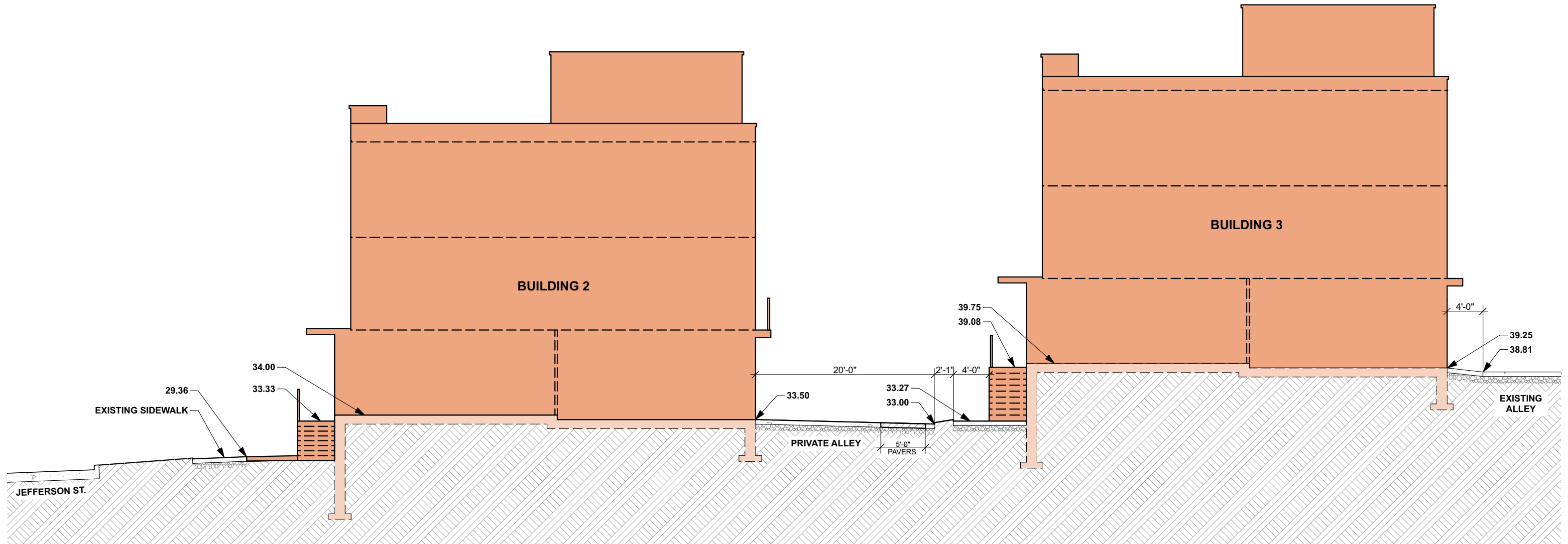
SCALE: 1" = 20'





1 SITE SECTION DIAGRAM
SD101 SCALE: 3/32" = 1'-0"





1 SITE SECTION DIAGRAM
SD102 SCALE: 3/32" = 1'-0"





NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.





NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.





NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.





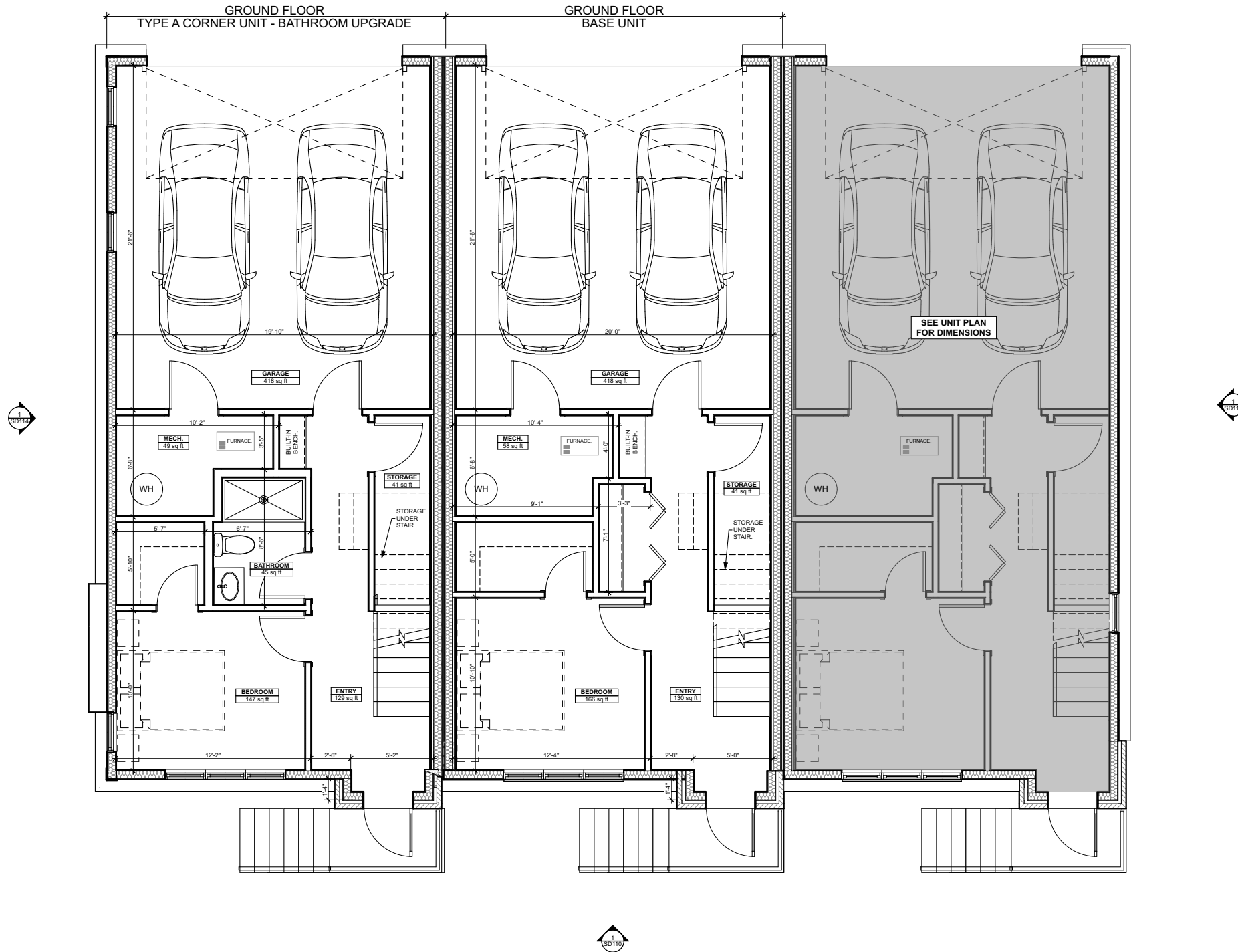
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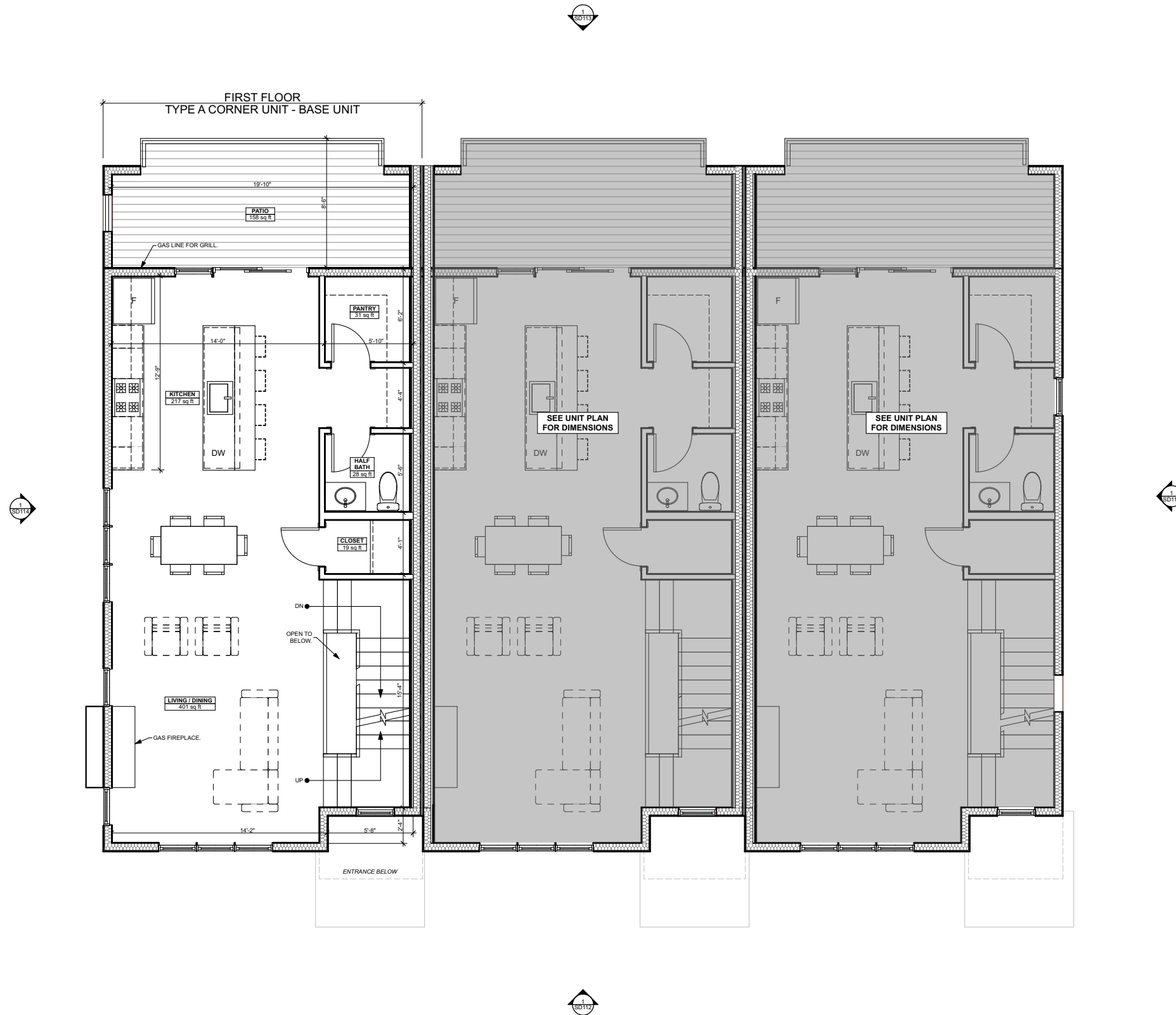
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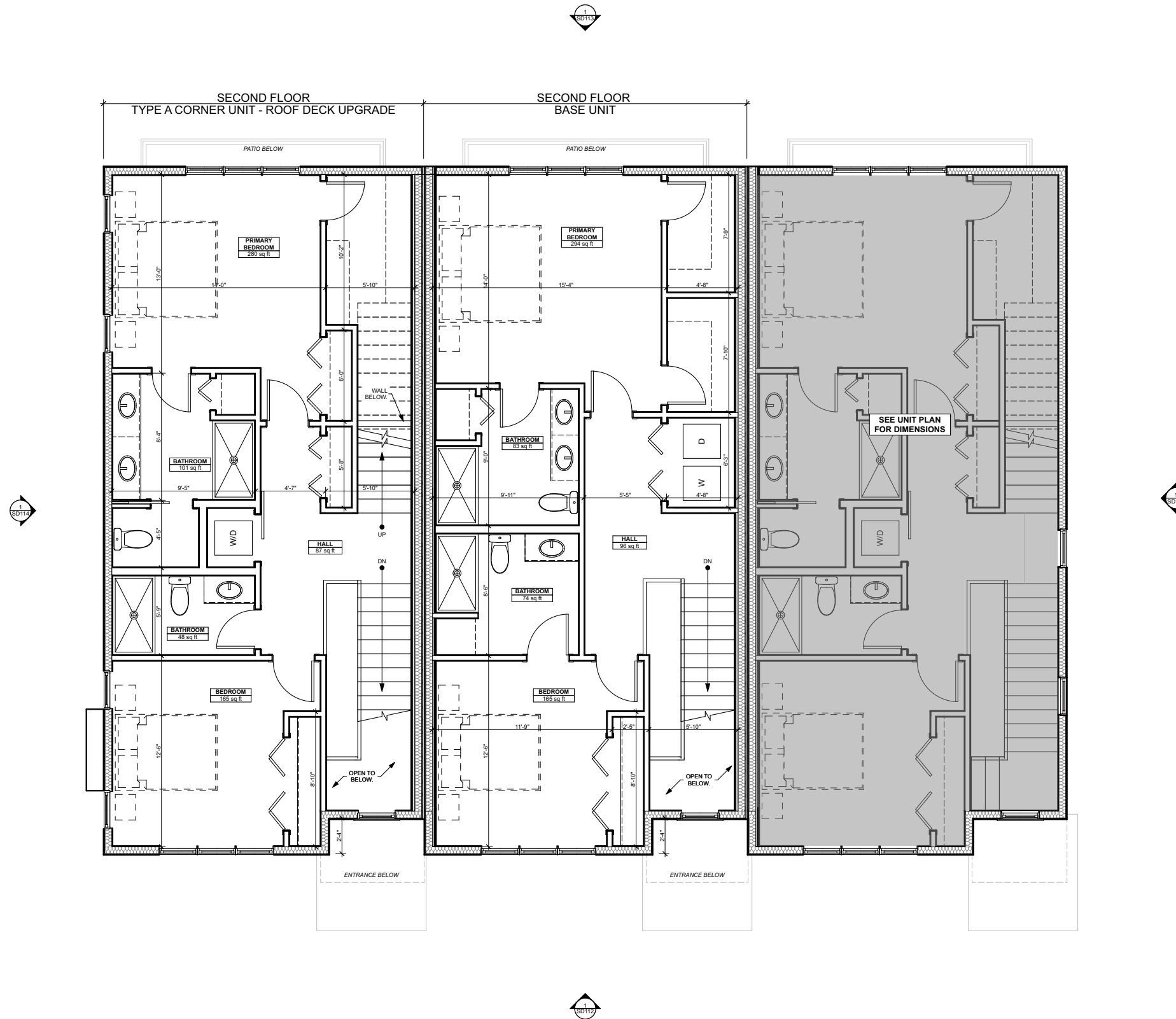
1
SD108 GROUND FLOOR
SCALE: 1/8" = 1'-0"





1 FIRST FLOOR PLAN
SD109 SCALE: 1/8" = 1'-0"





1 SECOND FLOOR PLAN
SD110 SCALE: 1/8" = 1'-0"





1 ROOF PLAN
SD111 SCALE: 1/8" = 1'-0"





1 WEST ELEVATION
SD112 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.





1 EAST ELEVATION
SD113 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.

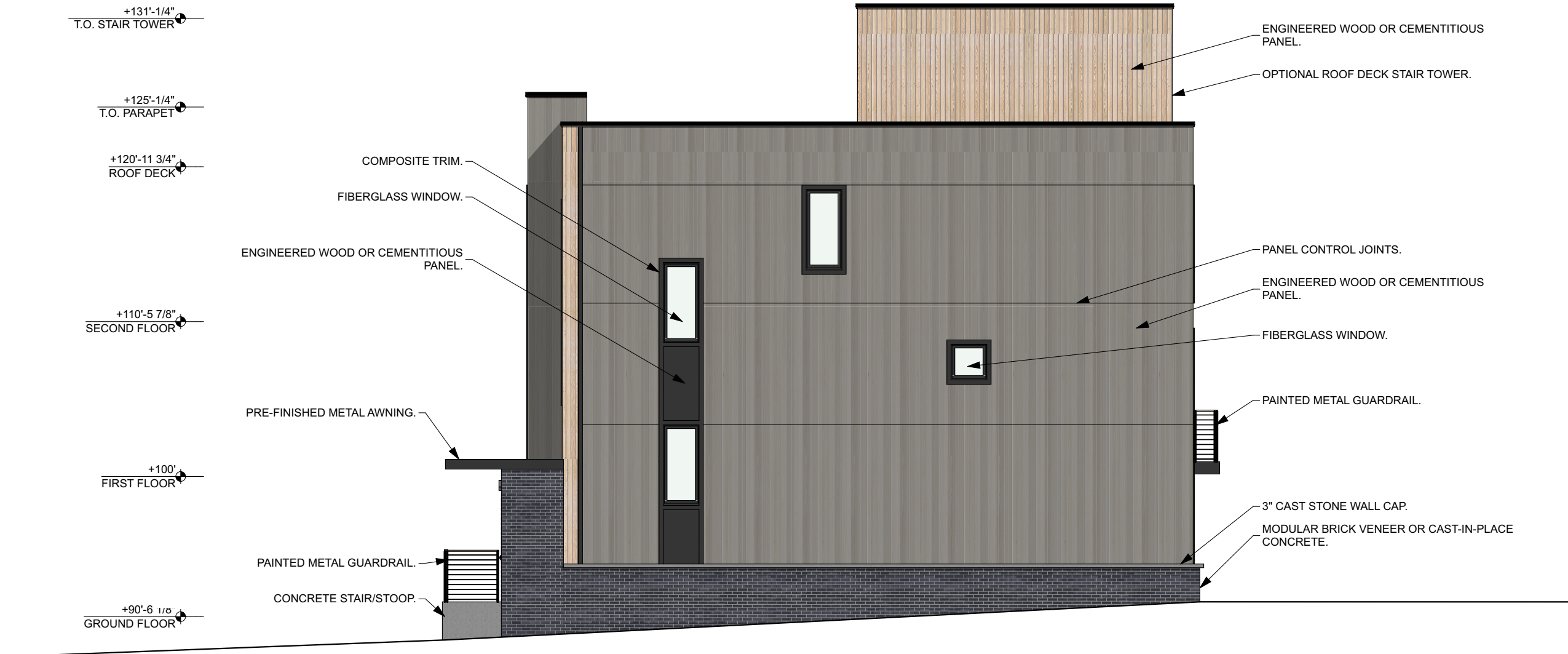




1 NORTH ELEVATION
SD114 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.

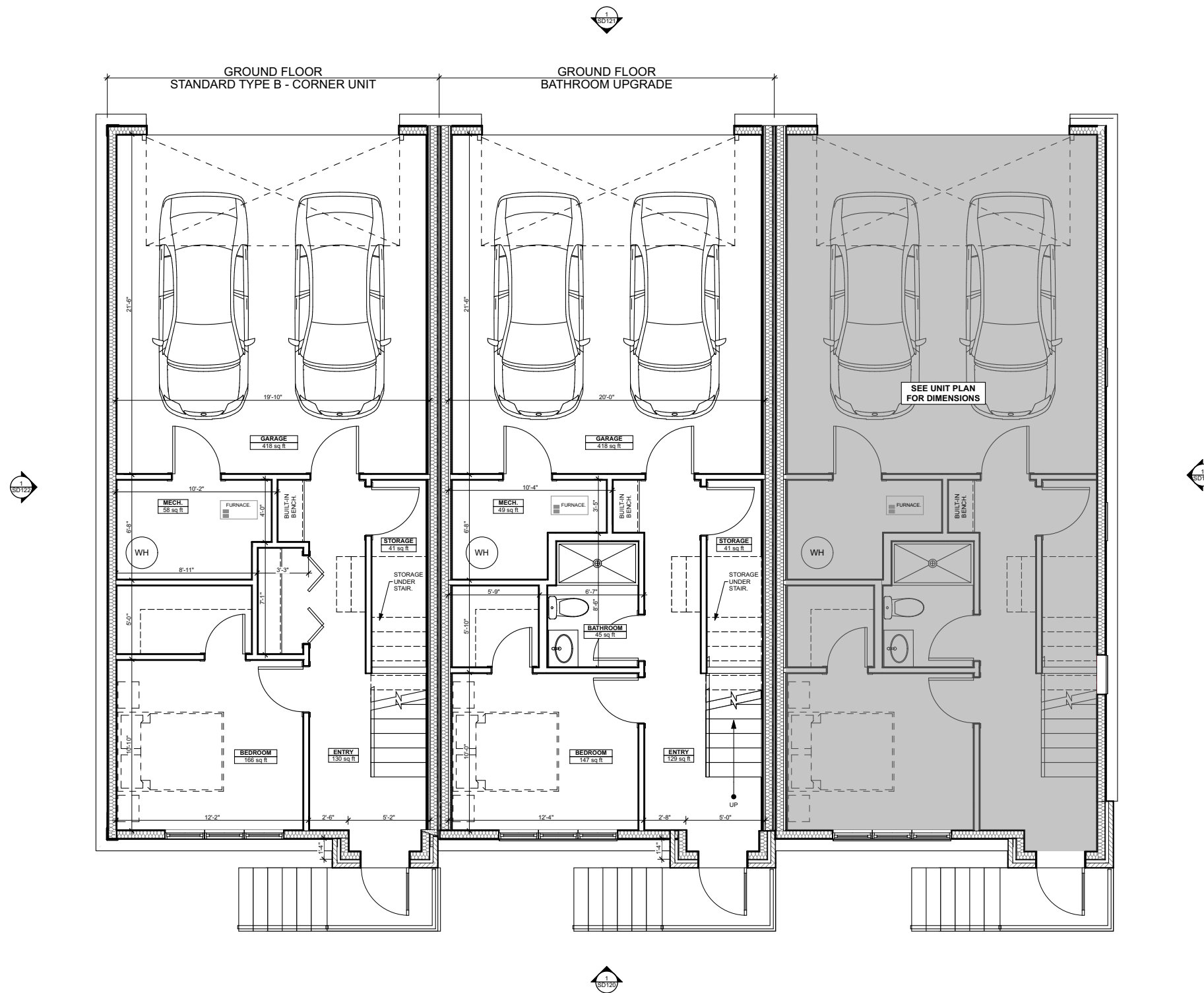




1 SOUTH ELEVATION
SD115 SCALE: 1/8" = 1'-0"

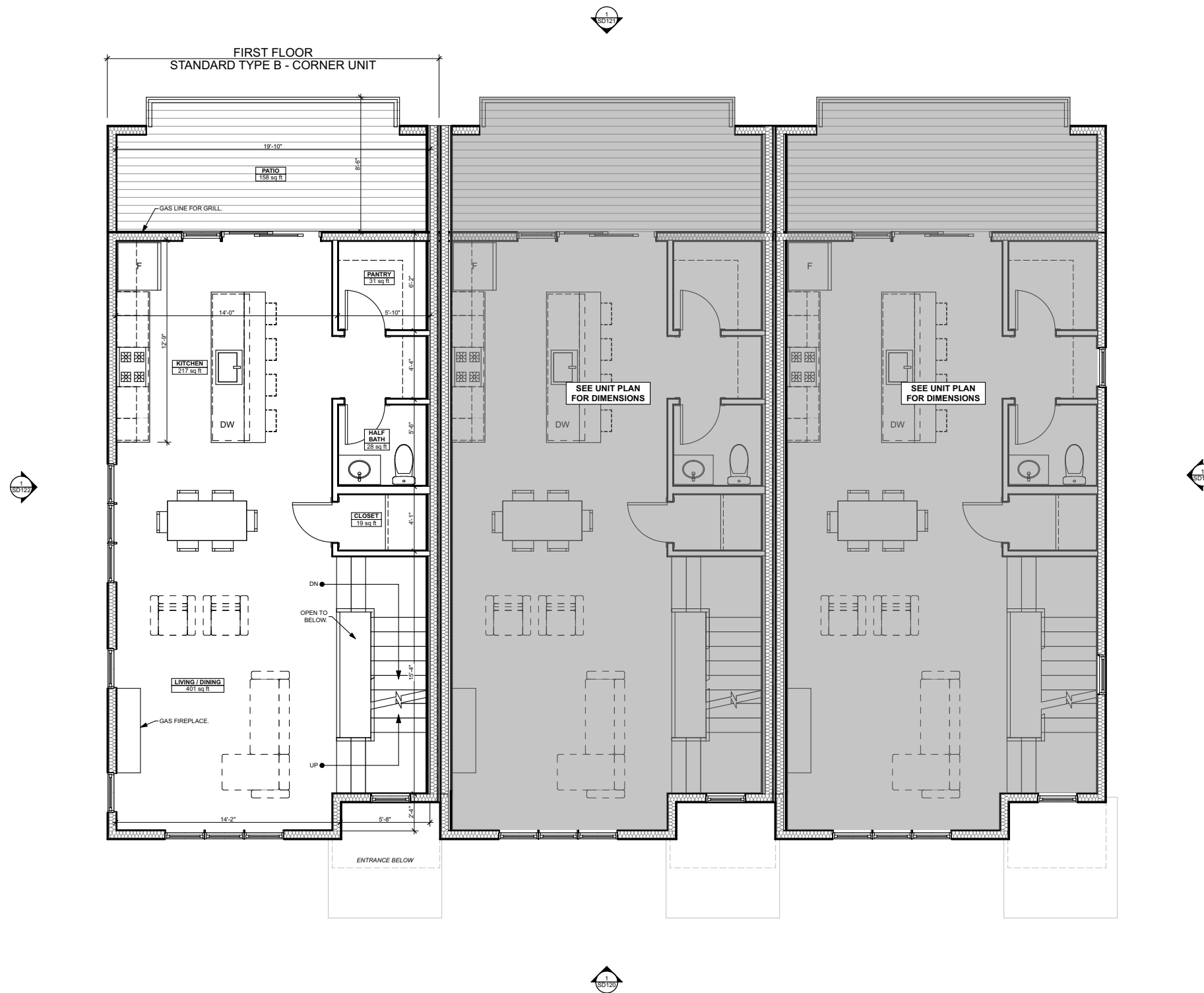
NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.





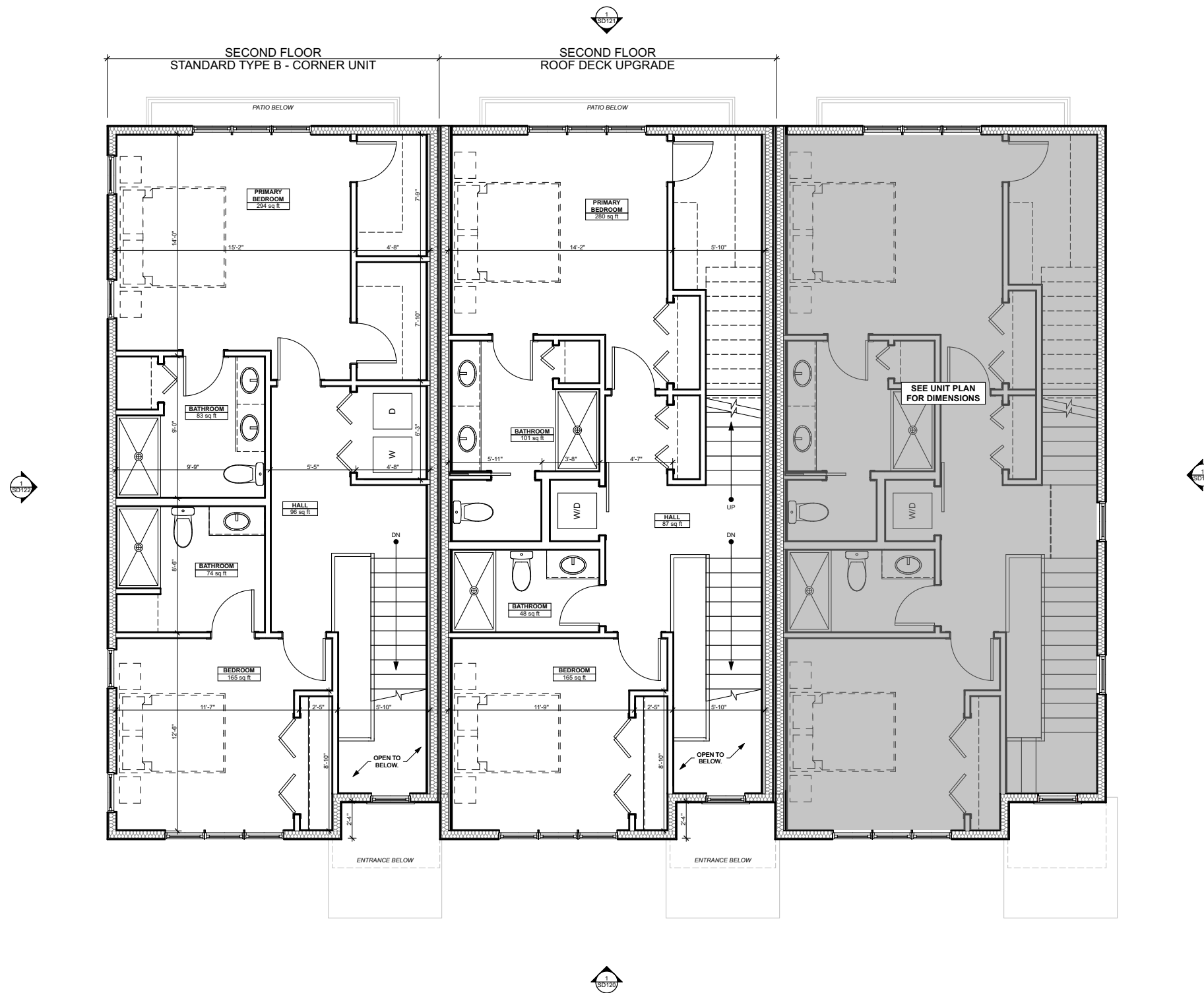
1 GROUND FLOOR
SD116 SCALE: 1/8" = 1'-0"





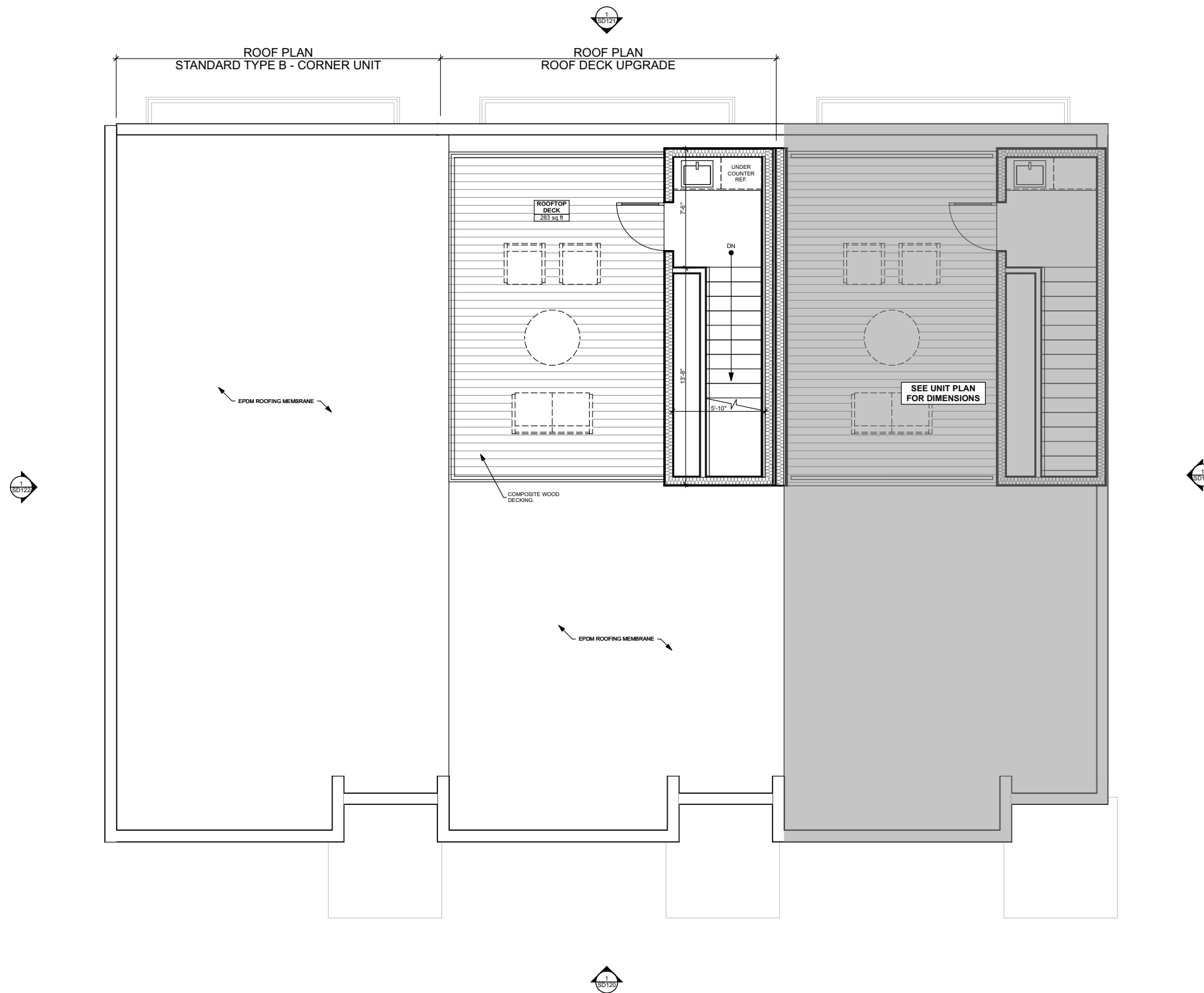
1 FIRST FLOOR PLAN
SD117 SCALE: 1/8" = 1'-0"





1 SECOND FLOOR PLAN
SD118 SCALE: 1/8" = 1'-0"





1 ROOF PLAN
SD119 SCALE: 1/8" = 1'-0"





1 WEST ELEVATION
SD120 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.

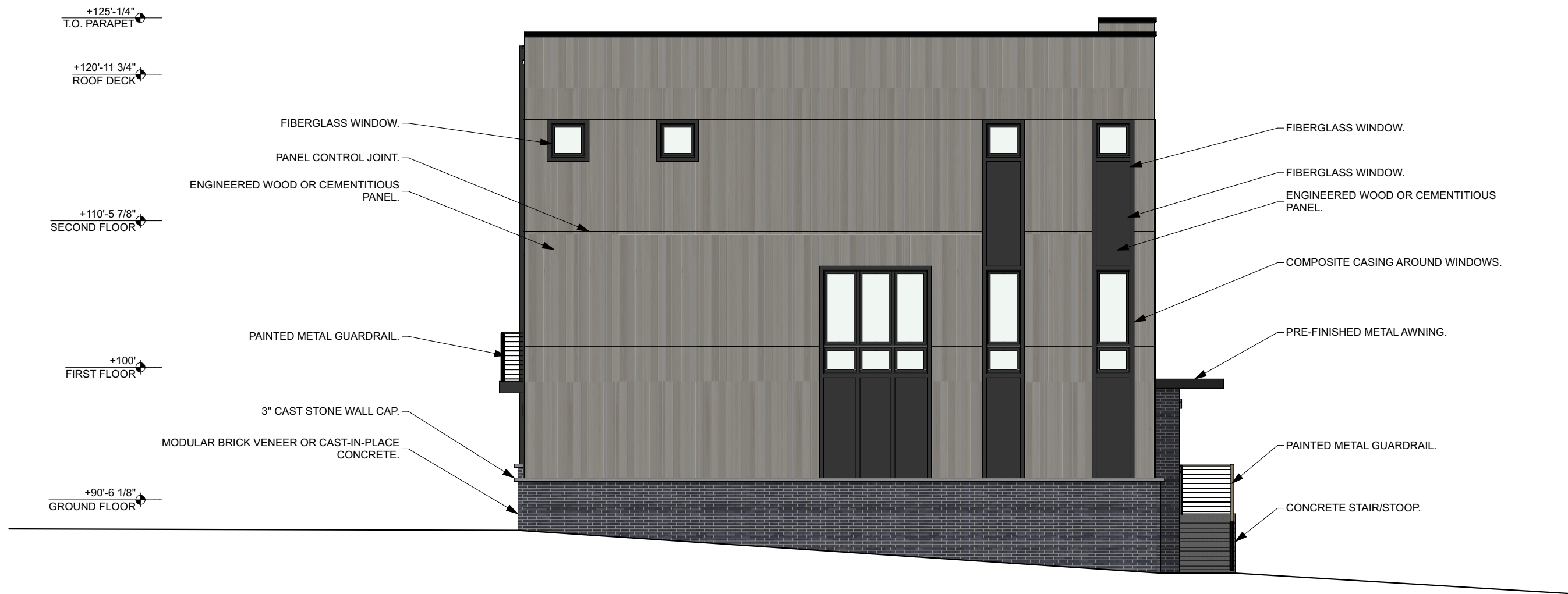




1 EAST ELEVATION
SD121 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.



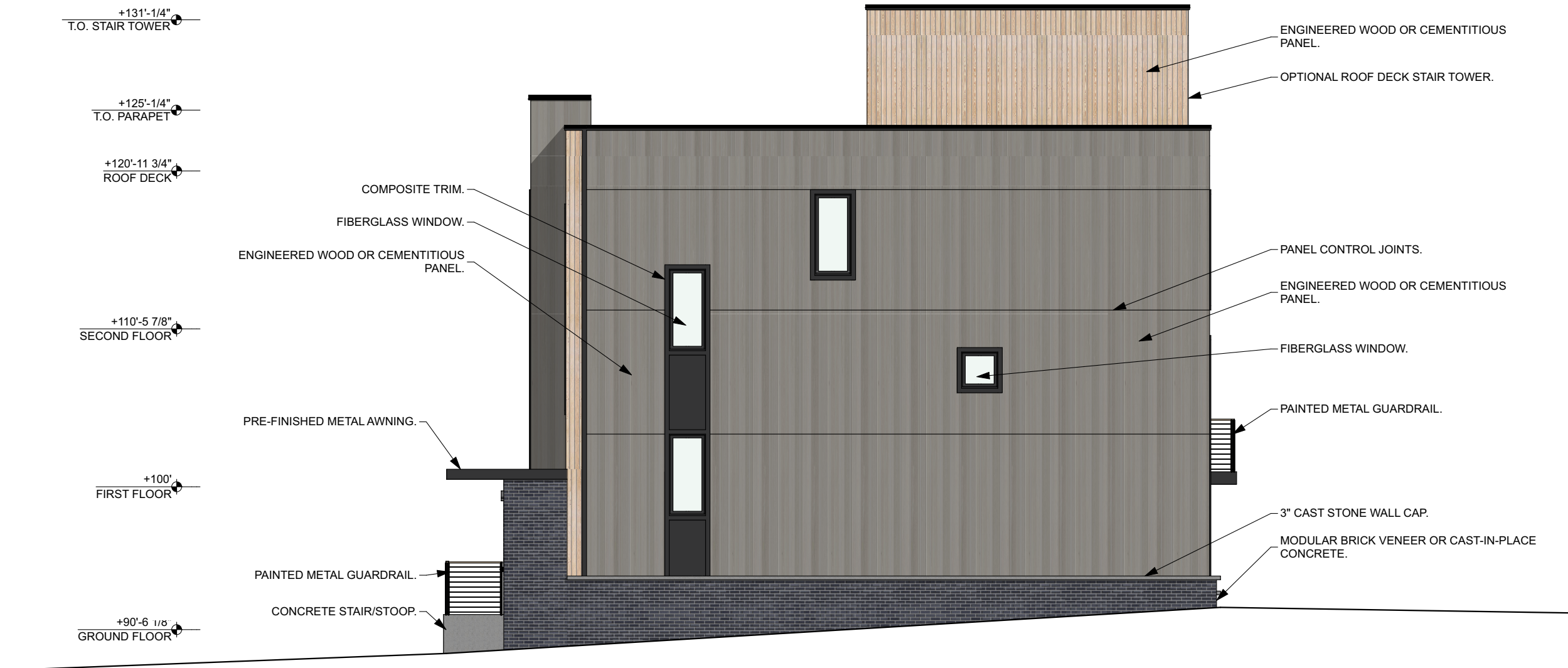


1 NORTH ELEVATION
SD122 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.

NOTE: MIRRORED TYPE B UNITS WILL RESEMBLE THIS ELEVATION AS THEIR "SOUTH" ELEVATION.



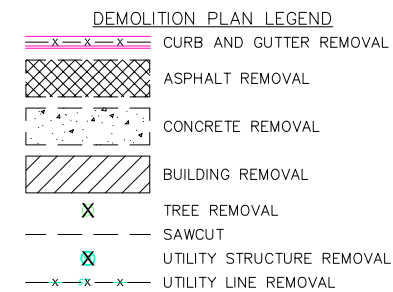
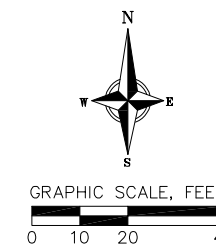
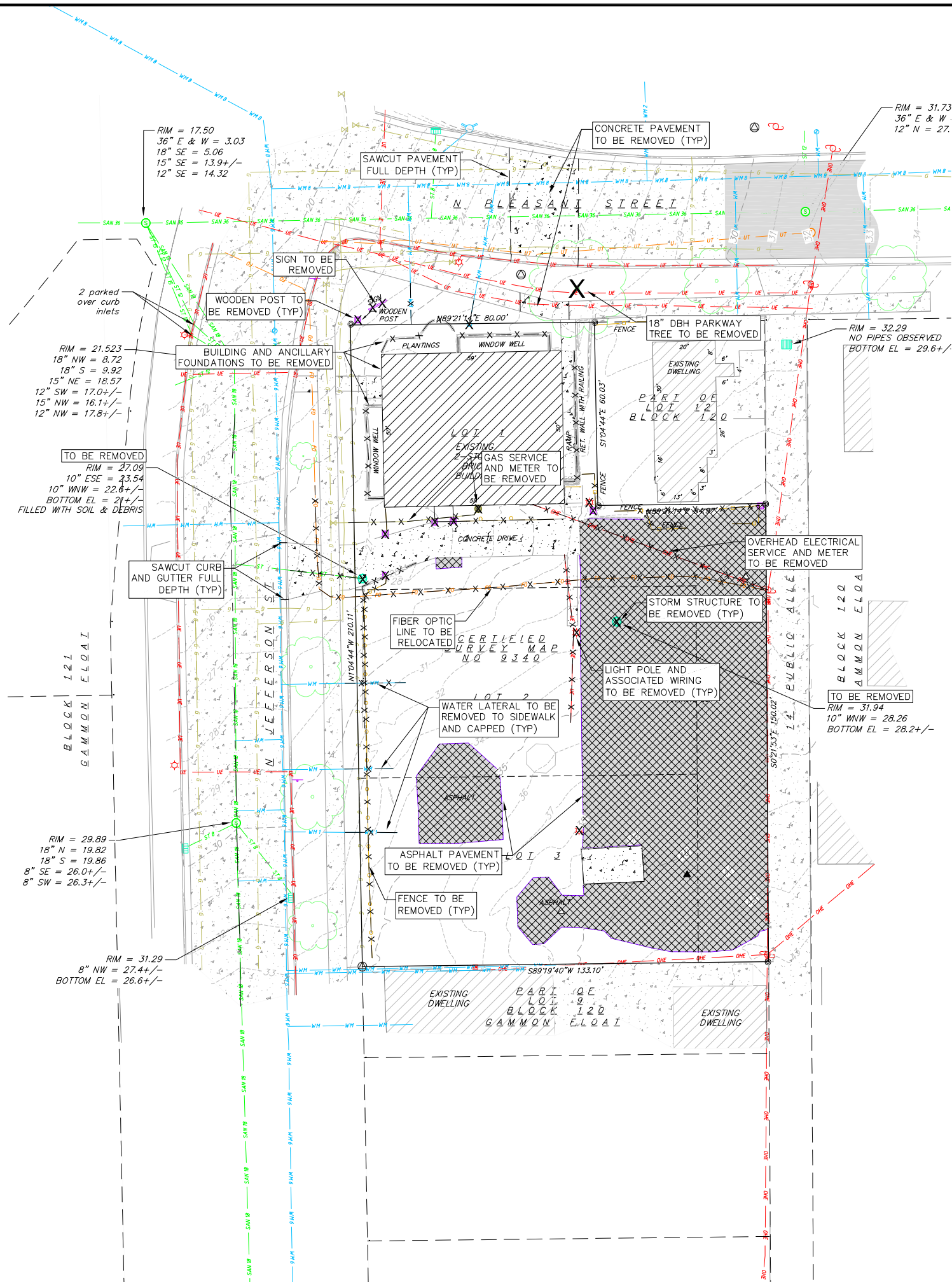


1 SOUTH ELEVATION
SD123 SCALE: 1/8" = 1'-0"

NOTE: COLORS SELECTED MAY VARY FROM WHAT IS SHOWN.

NOTE: MIRRORED TYPE B UNITS WILL RESEMBLE THIS ELEVATION AS THEIR "NORTH" ELEVATION.





GENERAL NOTES:

1. CONTRACTOR SHALL KEEP ALL PUBLIC STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY. TRAFFIC CONTROL SHOWN IS MINIMAL. CONTRACTOR SHALL EVALUATE ADDITIONAL MEASURES AS THE SITE DICTATES.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
6. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER OF SAID UTILITY PRIOR TO DEMOLITION.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MILWAUKEE AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF CITY OF MILWAUKEE ENGINEERING DEPARTMENTS.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
9. ANY DAMAGE TO PUBLIC PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MILWAUKEE ENGINEERING PAVEMENT PATCHING CRITERIA.

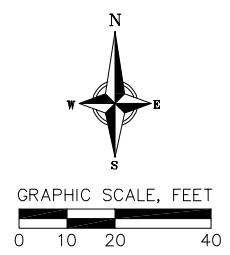
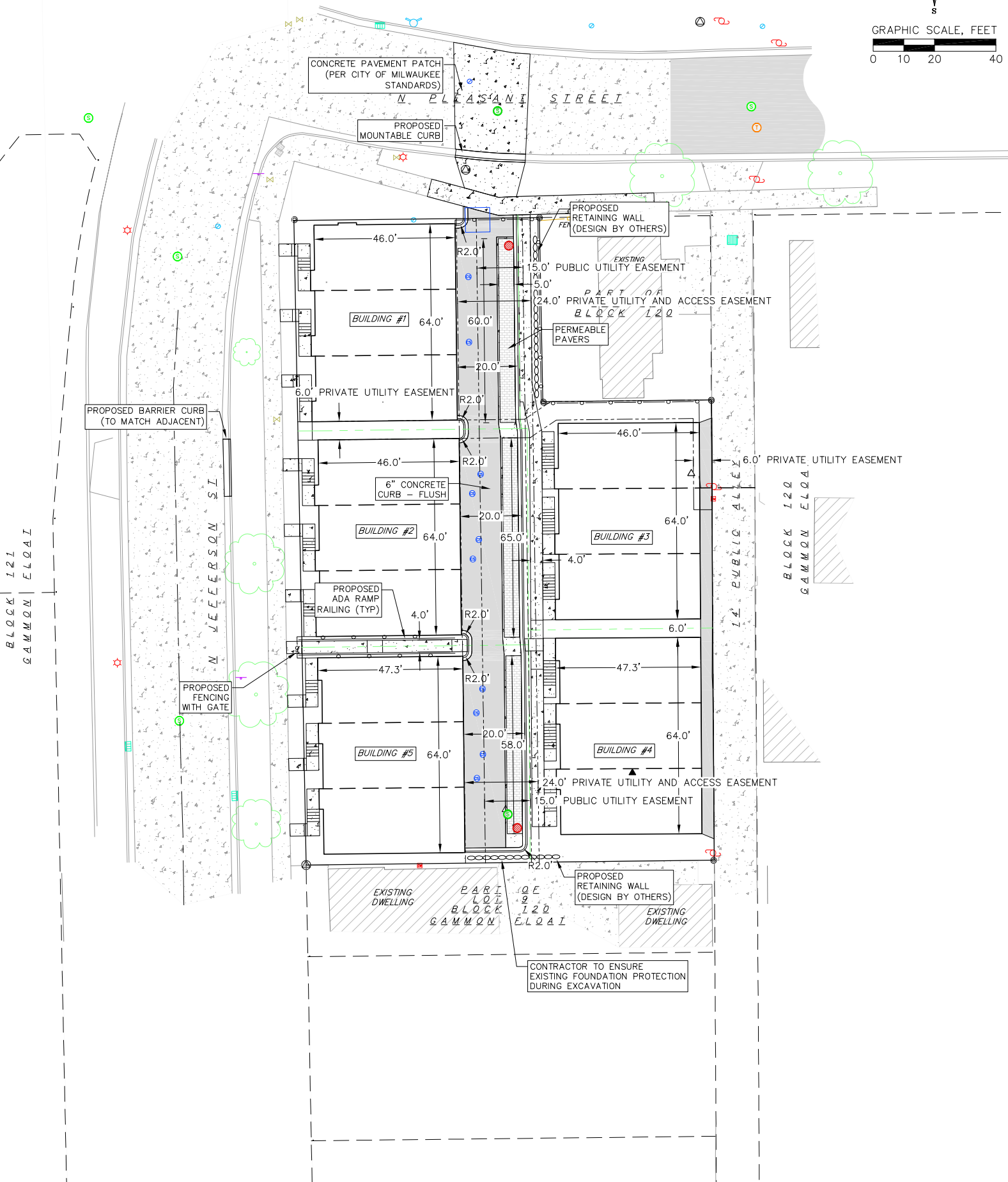
Demolition Plan
 The Fifteens at Park East
 1540 North Jefferson Street, City of Milwaukee
 Milwaukee County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 6/3/2024
 DRAFTER: ZFL
 CHECKED: KJEN
 PROJECT NO.: 240217

NOT FOR CONSTRUCTION C200

BLOCK 121
GAMMON ELOAI



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED LOT LINE
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED FENCING
- PROPOSED RAMP RAILING
- ▒ PROPOSED CONCRETE
- ▒ PROPOSED LIGHT-DUTY ASPHALT
- ▒ PROPOSED PERVIOUS PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- ▒ PROPOSED ADA DETECTABLE WARNING FIELD
- ♿ PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
4. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
5. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
6. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
7. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
8. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.

SITE PLAN INFORMATION

SITE AREA = 24,912 SF

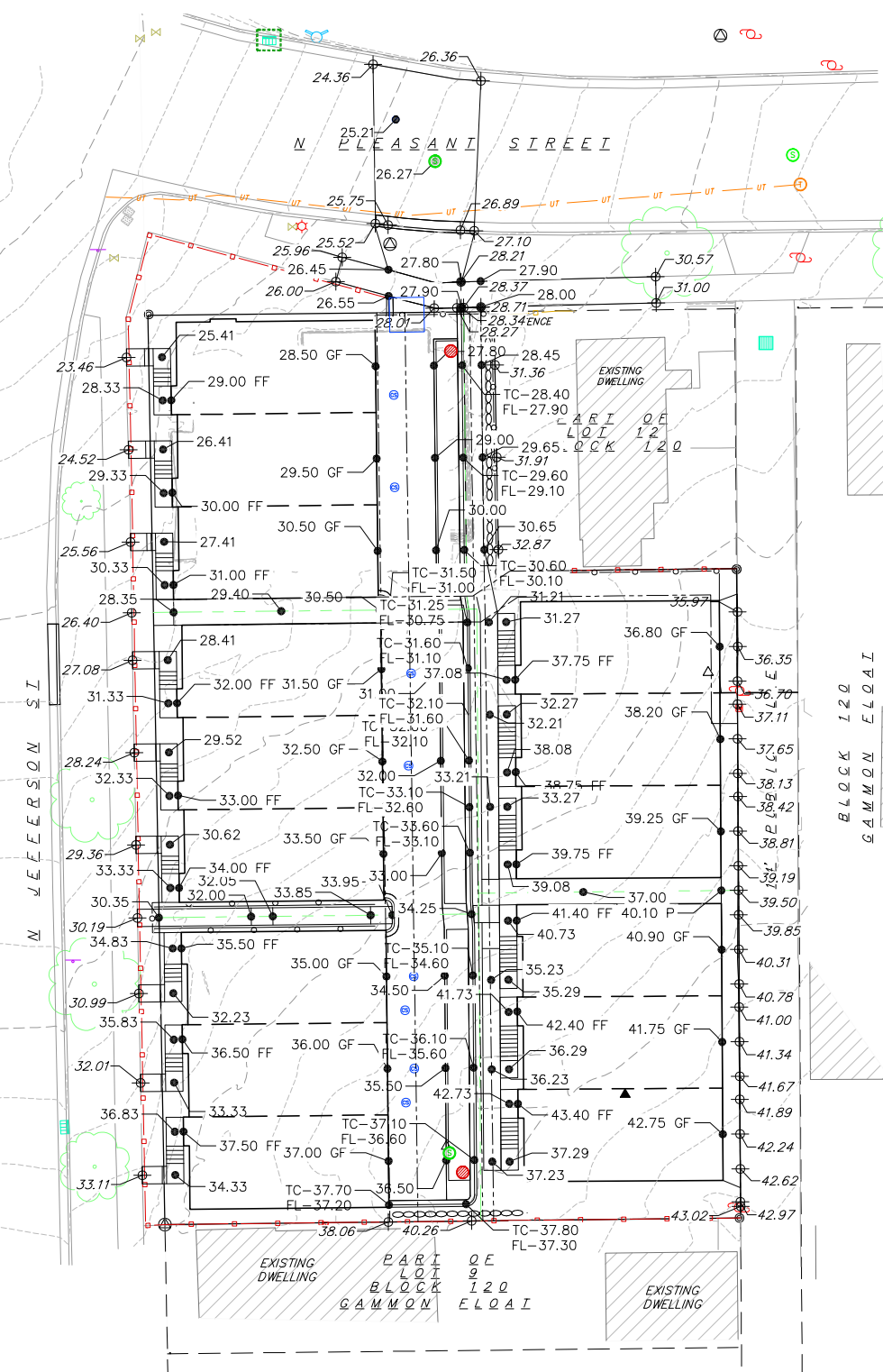
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NO.	DATE	NO.	DATE
8-23-24			

DATE: 6/3/2024
DRAFTER: ZFL
CHECKED: KJEN
PROJECT NO.: 240217

NOT FOR CONSTRUCTION

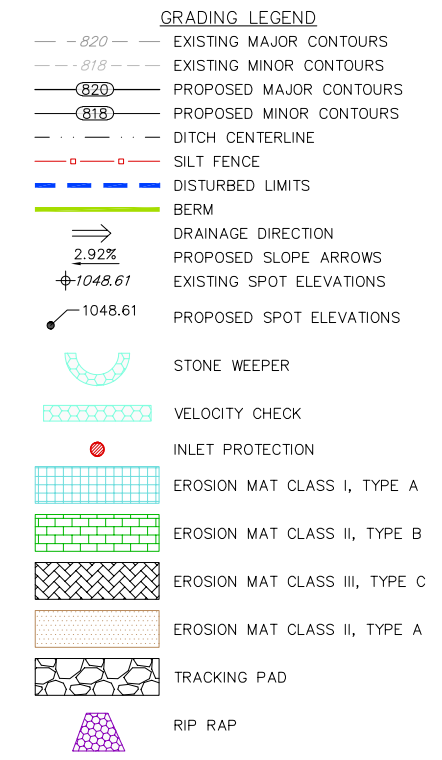
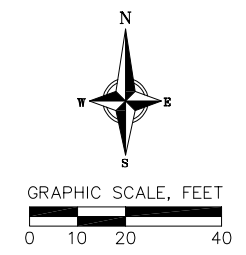
C300

BLOCK 121
GAMMON ELQAI



GENERAL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
3. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
5. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
6. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
7. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
8. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
9. ADJUST ALL EXISTING MANHOLE AND VALVE BOX RIMS TO FINAL GRADE.
10. ALL INLETS ACCEPTING SURFACE STORMWATER FROM PARKING AREAS SHALL HAVE OIL AND GREASE FILTERS INSTALLED.
11. PRIOR TO TOPSOIL RESPREAD AND FINAL RESTORATION, ALL DISTURBED AREAS THAT ARE TO BE SEEDED SHALL BE DEEP CHISEL PLOWED TO MAINTAIN EXISTING SOIL INFILTRATION CHARACTERISTICS.



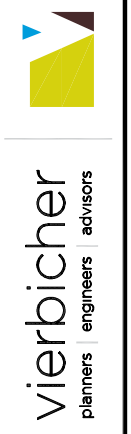
NOT FOR CONSTRUCTION

Grading and Erosion Control Plan
 The Fifteens at Park East
 1540 North Jefferson Street, City of Milwaukee
 Milwaukee County, Wisconsin

REVISIONS		REVISIONS	REMARKS
NO.	DATE	NO.	REMARKS
8-23-24			City Submittal

DATE: 6/3/2024
 DRAFTER: ZFLI
 CHECKED: KJEN
 PROJECT NO.: 240217

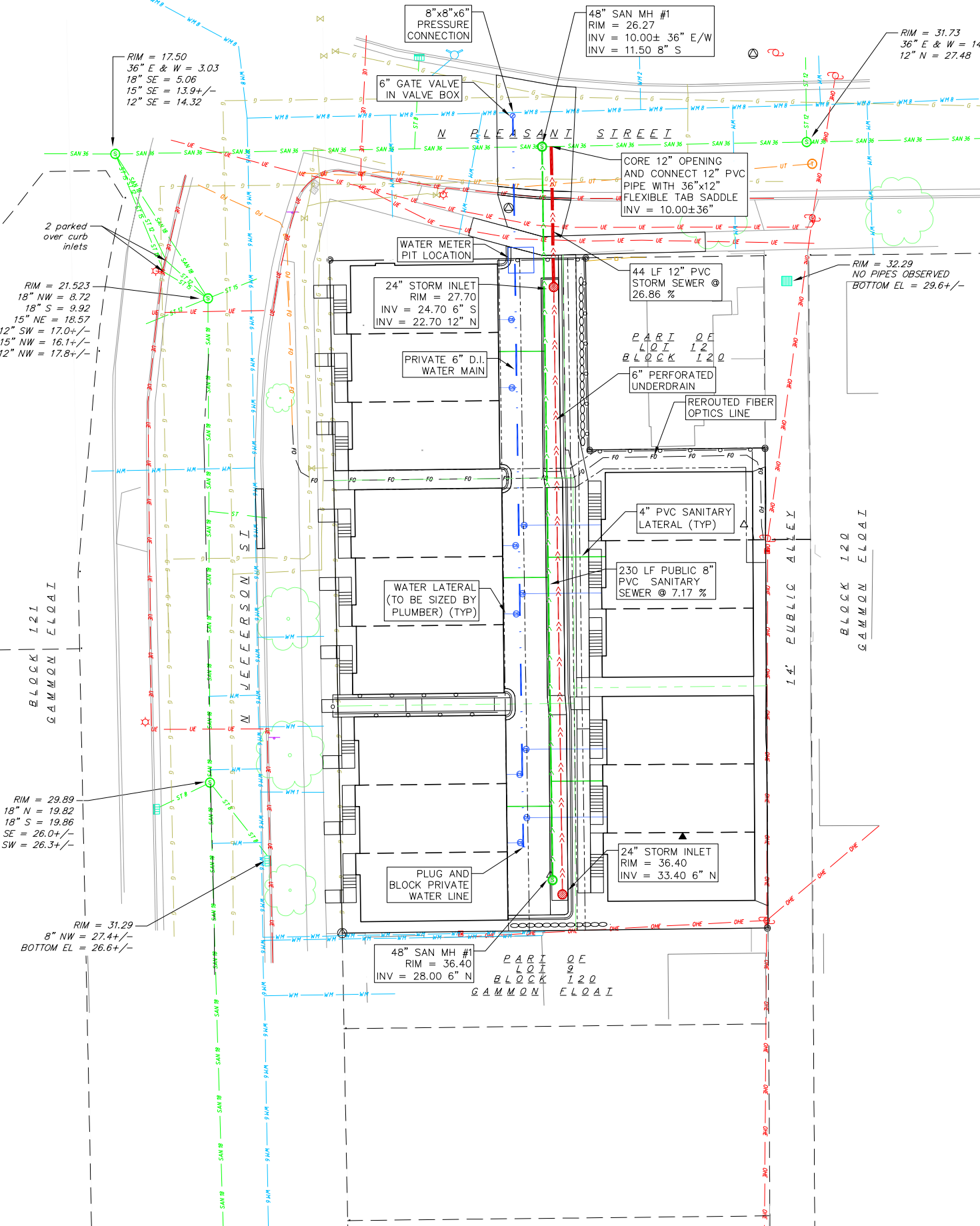
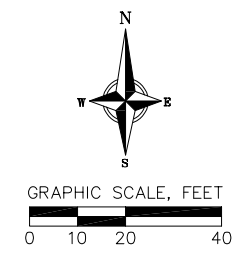
C400



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS
 STMH - STORM MANHOLE
 FI - FIELD INLET
 CI - CURB INLET
 CB - CATCH BASIN
 EW - ENDWALL
 SMH - SANITARY MANHOLE



UTILITY NOTES:

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURING PROPER CLEARANCE OF NEW UTILITIES.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MILWAUKEE AND IS SUBJECT CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

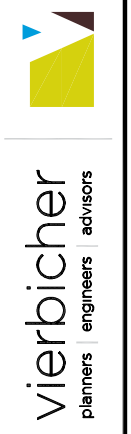
NOT FOR CONSTRUCTION

Utility Plan

The Fifteens at Park East
1540 North Jefferson Street, City of Milwaukee
Milwaukee County, Wisconsin

REVISIONS		REVISIONS		DATE
NO.	DATE	NO.	DATE	
				6/3/2024
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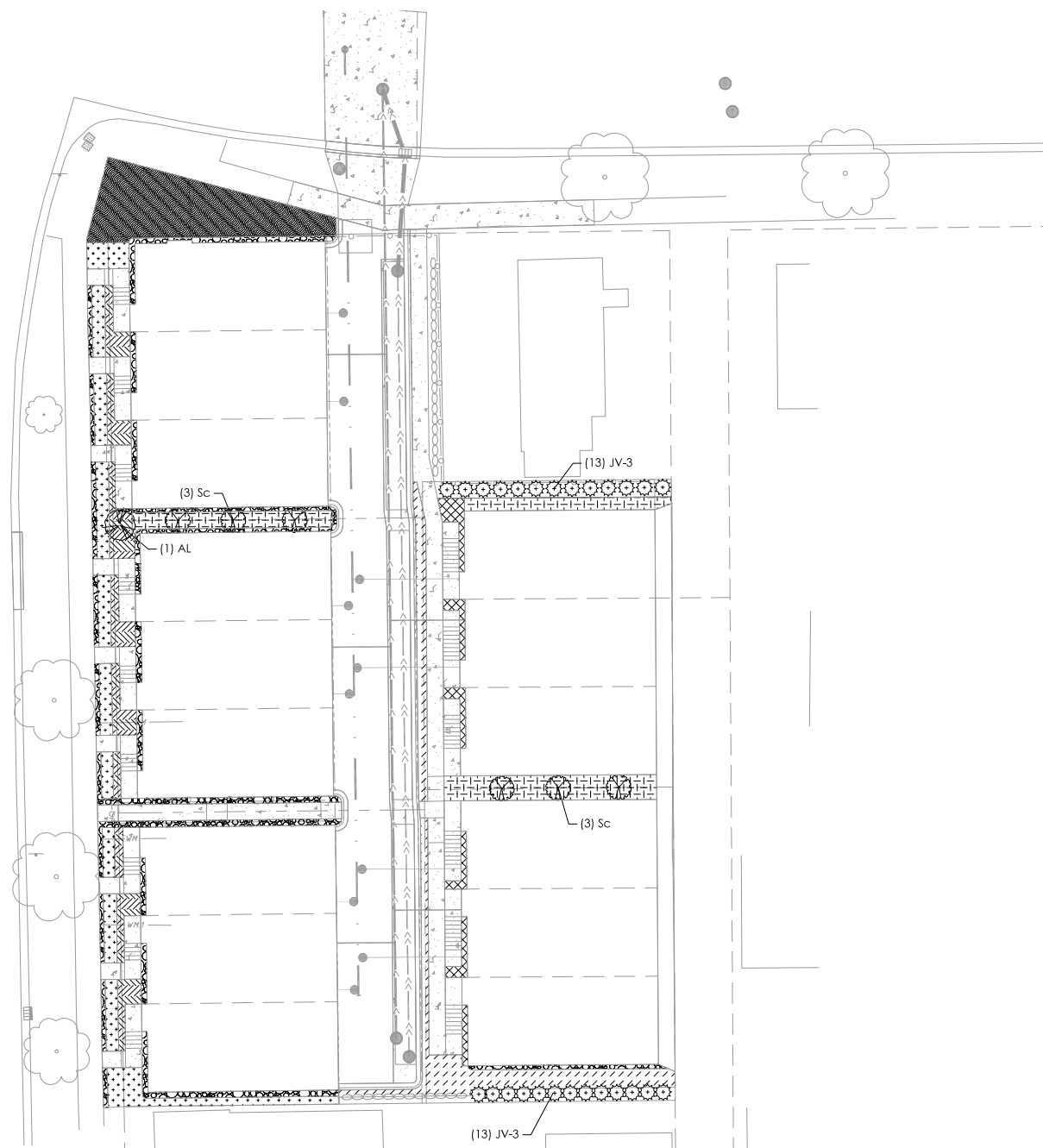
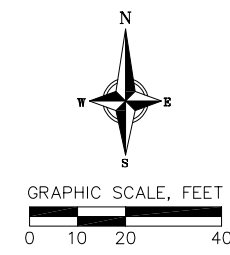


- PLANT MATERIAL NOTES:**
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
 2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
 3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
 4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
 5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

- LANDSCAPE MATERIAL NOTES:**
1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 0225(2) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SOODED.
 2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
 3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO TOUCH STEMS OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
 4. LANDSCAPE BORDERS IDENTIFIED AS STONE BORDERS ARE TO BE INSTALLED USING 1"-2" WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
 5. LANDSCAPE BEDS AND STONE BORDERS ARE SEPARATED FROM SEEDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/4" OR EQUAL, COLOR BLACK ANODIZED.
 6. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULANT SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

- SEEDING AND PLUG PLANTING NOTES:**
1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH "MADISON FARMS" SEED MIX BY LA. CROSSE, SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
 2. INSTALL GROUNDCOVERS (GC #) AS 2" X 2" X 4", 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" ROOT MASS PLUGS OR EQUAL. PLUGS TO BE INSTALLED 14" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN. EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 14" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABOUT WALKWAYS, MAINTAIN A 6" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

- GENERAL LANDSCAPE NOTES:**
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
 2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
 3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
 4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
 5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
 6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
 7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
EVERGREEN TREES					
JV-3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	5' ht.		26
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	Cont.	5 gal	Multi-Stem	1
DECIDUOUS SHRUBS					
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.		6

CONCEPT PLANT SCHEDULE

	STONE #1	800 sf
	GC #1	694 sf
	Allium cernuum / Nodding Onion	53
	Anemone canadensis / Canadian Anemone	53
	Sporobolus heterolepis / Prairie Dropseed	425
	GC #2	462 sf
	Eragrostis spectabilis / Purple Lovegrass	106
	Koeleria macrantha / Prairie Junegrass	106
	Liatris aspera / Rough Blazing Star	72
	Liatris pycnostachya / Prairie Gayleather	72
	GC #3	652 sf
	Carex albicans / White-fingered Sedge	100
	Carex bromoides / Brome-like Sedge	100
	Carex pennsylvanica / Pennsylvania Sedge	150
	Geranium maculatum / Spotted Geranium	74
	Polemonium reptans / Greek Valerian	74
	GC #4	647 sf
	Bouteloua curtipendula / Side Oats Grama	276
	Carex brevior / Oval Sedge	99
	Carex palmata / Sliff Tickseed	59
	Dalea purpurea / Purple Prairie Clover	59
	GC #5	187 sf
	Allium cernuum / Nodding Onion	30
	Schizanthus scarpium / Little Bluestem	116
	GC #6	720 sf
	Asclepias tuberosa / Butterfly Milkweed	27
	Carex brevior / Oval Sedge	82
	Eragrostis spectabilis / Purple Lovegrass	27
	Liatris aspera / Rough Blazing Star	27
	Rudbeckia fulgida / Coneflower	27
	Ruellia humilis / Wild Petunia	27
	Sporobolus heterolepis / Prairie Dropseed	328



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 The Fifteens at Park East
 1540 North Jefferson Street, City of Milwaukee
 Milwaukee County, Wisconsin

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NO.	DATE	NO.	DATE

DATE: 6/3/2024
 DRAFTER: EGOR
 CHECKED: KJEN
 PROJECT NO.: 240217
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