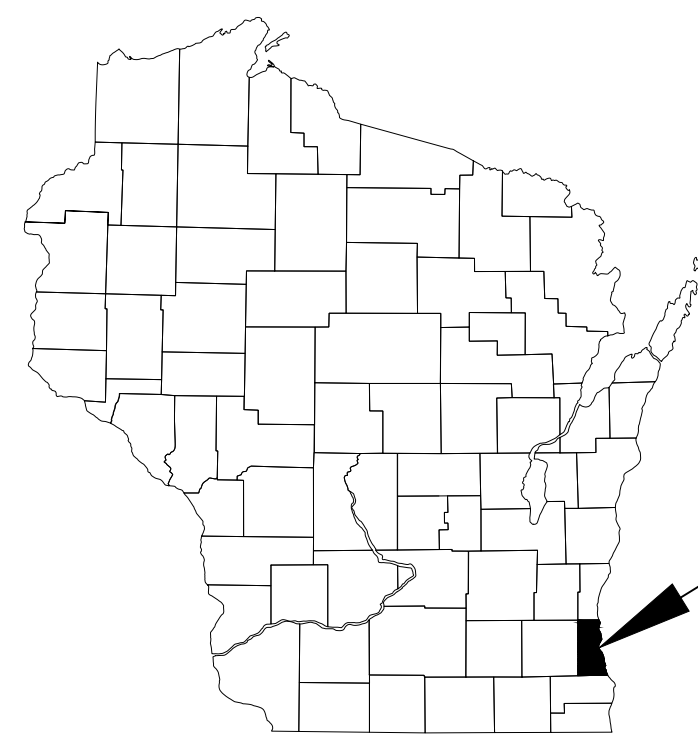


# PROPOSED DEVELOPMENT 2900 N. OAKLAND AVE. KLEIN REAL ESTATE DEVELOPMENT, INC. CITY OF MILWAUKEE MILWAUKEE COUNTY WISCONSIN



MILWAUKEE COUNTY,  
WISCONSIN

SITE LOCATION



SITE LOCATION AERIAL MAP

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C-3	PROPOSED GRADING PLAN
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C-5	STANDARD DETAILS

## LEGEND

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>- SET IRON STAKE</li> <li>- FOUND IRON PIPE</li> <li>P/L- PROPERTY LINE</li> <li>x 100.00- EXISTING SPOT ELEVATION</li> <li>⊙ - SEWER MANHOLE</li> <li>⊕ - COMMUNICATION MANHOLE</li> <li>⊖ - ELECTRIC MANHOLE</li> <li>⊗ - CATCH BASIN</li> <li>⊙ - TRAFFIC MANHOLE</li> <li>EM - ELECTRIC METER</li> <li>GM - GAS METER</li> <li>⊗ - WATER VALVE</li> <li>⊗ - GAS VALVE</li> <li>⊗ - HYDRANT</li> <li>△ - TRAFFIC SIGNAL</li> <li>⊖ - UTILITY BOX</li> <li>⊙ - UTILITY POLE</li> <li>▼ - FLOOD LIGHT</li> <li>☆ - LIGHT POLE</li> <li>⊙ - WELL</li> </ul> | <ul style="list-style-type: none"> <li>Ⓞ - CURVE TABLE ITEM</li> <li>Ⓟ - SCHEDULE "B" ITEM</li> <li>Ⓜ - ENCROACHMENT ITEM</li> <li>B-4 - BORING</li> <li>⊗ - CLEAN OUT</li> <li>⊗ - TRANSFORMER</li> <li>⊗ - AIR CONDITIONER</li> <li>⊙ - BOLLARD</li> <li>▨ - CONCRETE SURFACE</li> <li>▨ - NO VEHICULAR ACCESS</li> <li>--- - UNDERGROUND WATER</li> <li>--- - UNDERGROUND ELECTRIC</li> <li>--- - UNDERGROUND TELECOMMUNICATIONS</li> <li>--- - OVERHEAD ELECTRIC</li> <li>--- - UNDERGROUND GAS</li> <li>--- - SANITARY SEWER</li> <li>--- - STORM SEWER</li> <li>--- - CHAIN LINK FENCE</li> <li>--- - WOOD FENCE</li> <li>--- - HAND RAIL</li> </ul> |
|--|--|

### CONTACT LIST

**KEY ENGINEERING**  
 KEN W. WEIN - kwein@keyengineering.com - 414-224-8300 ext. 210  
 ROB NEWELL - newell@keyengineering.com - 414-224-8300 ext. 205



"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				RJN	9/29/2017
				RJN	9/29/2017
				KWW	9/29/2017
				CADFILE	
				AREF	
				LMAN	

**OAKLAND AVE & LOCUST ST  
2900 N. OAKLAND AVE  
KLEIN REAL ESTATE DEVELOPMENT, INC.  
MILWAUKEE, WI**



KEY PROJECT NUMBER 1608-0975-0004
PROJECT SCALE
SHEET NUMBER <b>C-0</b>

**LEGAL DESCRIPTION**

LOTS 31, 32 AND 33, BLOCK 3, FORSTER AND BRAND'S SUBDIVISION AND LOT 2 OF CERTIFIED SURVEY MAP NO. 7872, all in the Northwest 1/4 of the Northwest 1/4 of Section 15, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 2900 - 2914 N. Oakland Avenue

**NOTES**

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15-7-22, HAVING A RECORDED BEARING OF SOUTH 00°50'54" EAST.
- BENCHMARK FOR ELEVATIONS: CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15-7-22. ELEVATION: 77.09' CITY OF MILWAUKEE DATUM. ADD 580.6' TO CONVERT TO NGVD 1929
- SITE BENCHMARKS:  
 BM-1 = CHISELED CROSS: ELEV. 67.51'  
 BM-2 = SEWER MANHOLE: ELEV. 69.27'  
 BM-3 = CHISELED CROSS: ELEV. 71.34'
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 AS INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DIGGERS HOTLINE TICKET NO. 20164604551

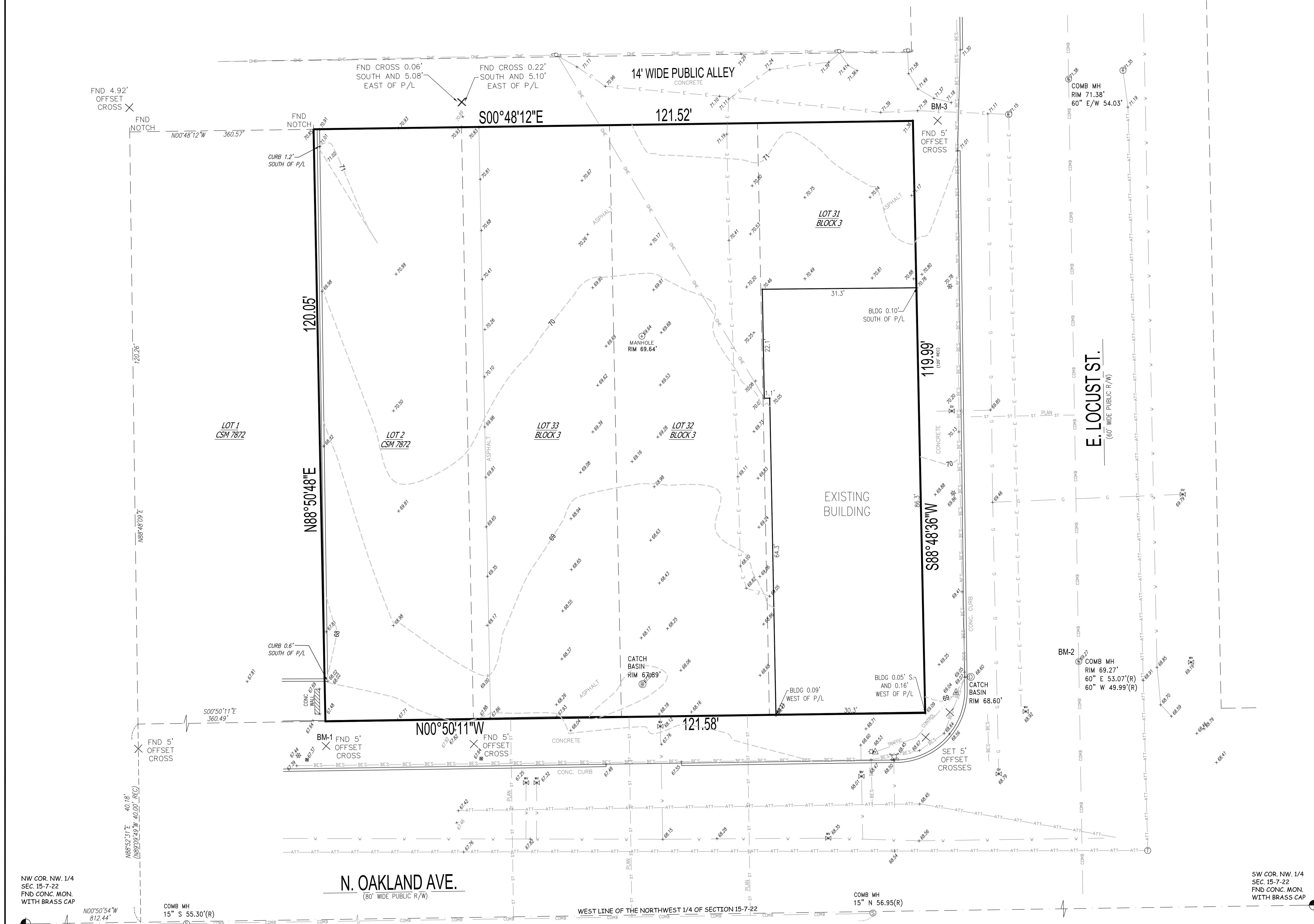
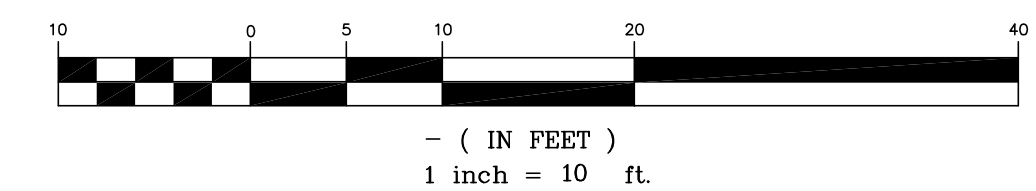
**LEGEND**

- - SET IRON STAKE
- - FOUND IRON PIPE
- P/L - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- (R) - RECORDED
- (M) - MEASURED
- ⊙ - SEWER MANHOLE
- ⊕ - COMMUNICATION MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊙ - CATCH BASIN
- ⊕ - UTILITY MANHOLE
- EM - ELECTRIC METER
- GM - GAS METER
- ⊕ - WATER VALVE
- ⊖ - GAS VALVE
- ⊕ - UTILITY POLE
- △ - TRAFFIC LIGHT
- ⊙ - PARKING METER
- ⊕ - HYDRANT
- △ - TRAFFIC LIGHT
- ⊕ - UTILITY BOX
- ⊕ - STAND PIPE
- ⊕ - TRANSFORMER
- ⊕ - AIR CONDITIONER
- ⊕ - BOLLARD
- ⊕ - FLOOD LIGHT
- ⊕ - LIGHT POLE
- ⊕ - MONITORING WELL
- — — — — CHAIN LINK FENCE
- — — — — WOOD FENCE
- — — — — GUARD RAIL

**LAND AREA**

14,588 SQ. FT.  
0.335 ACRES

**GRAPHIC SCALE**



NW COR. NW. 1/4 SEC. 15-7-22  
FND CONC. MON. WITH BRASS CAP

SW COR. NW. 1/4 SEC. 15-7-22  
FND CONC. MON. WITH BRASS CAP

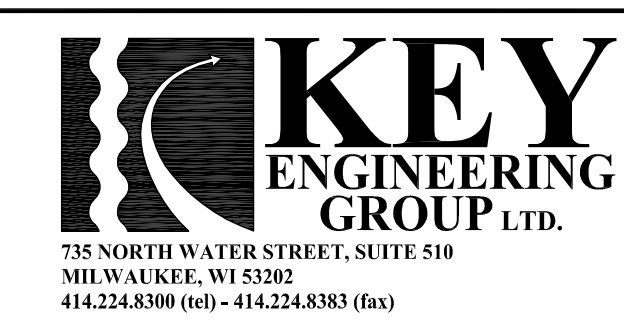
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				JTY	12/01/2016
				MCP	12/01/2016
	CADFILE				
	DREF				
	LMAN				

**BOUNDARY SURVEY**  
**2900-2914 N. Oakland Ave.**

Milwaukee, Wisconsin

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

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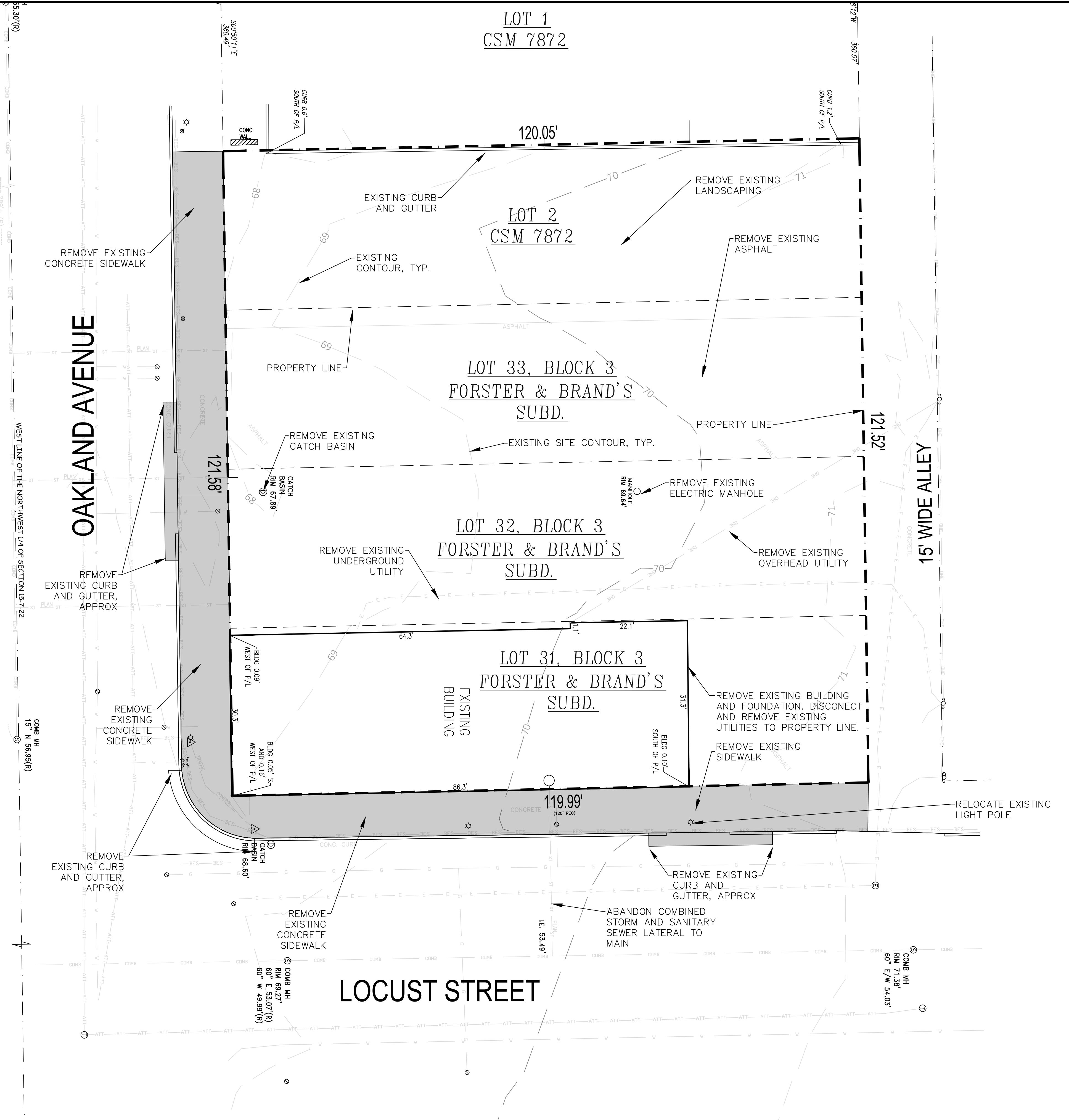


KEY PROJECT NUMBER
PROJECT SCALE 1" = 10'
SHEET NUMBER <b>C-1</b>

"I have surveyed the above described property from the legal description furnished by the client named on this survey. This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

WISCONSIN REGISTERED LAND SURVEYOR

- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
  - 2.) ALL DEMOLITION ACTIVITIES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO MINIMIZE SITE DISTURBANCE.
  - 3.) GENERAL CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS AND REMOVALS WITH PUBLIC UTILITY COMPANIES.
  - 4.) DEMOLITION WORK SHALL ADHERE TO ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.

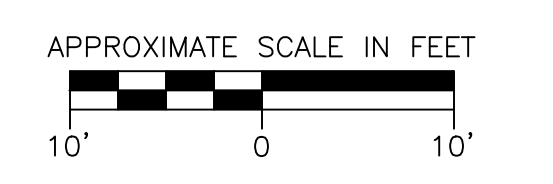


**LOCUST STREET**

**OAKLAND AVENUE**

**15' WIDE ALLEY**

**DEMOLITION PLAN**  
**2900 N OAKLAND AVE**  
**KLEIN REAL ESTATE DEVELOPMENT, INC.**  
**MILWAUKEE, WI**



REVISION NO.	DESCRIPTION	DATE	BY

DESIGNED BY	DATE
RJN	9/29/2017
DRAWN BY	DATE
RJN	9/29/2017
APPROVED BY	DATE
KWW	9/29/2017
CADFILE	
UREF	
LMAN	

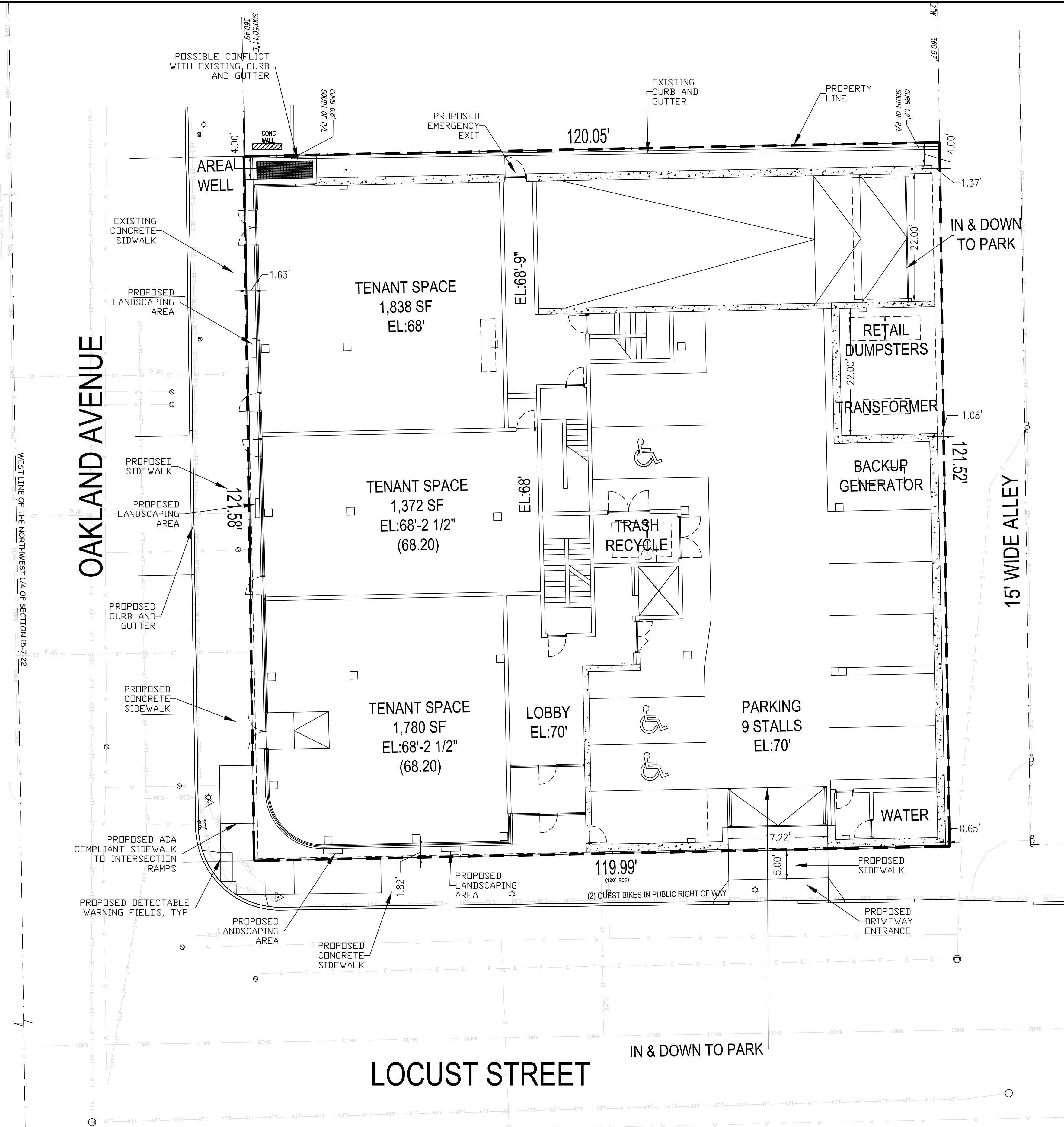
**KEY ENGINEERING GROUP LTD.**  
 735 NORTH WATER STREET, SUITE 510  
 MILWAUKEE, WI 53202  
 414.224.8300 (cell) - 414.224.8383 (fax)

KEY PROJECT NUMBER  
 1608-0975-0004

PROJECT SCALE  
 1" = 10'

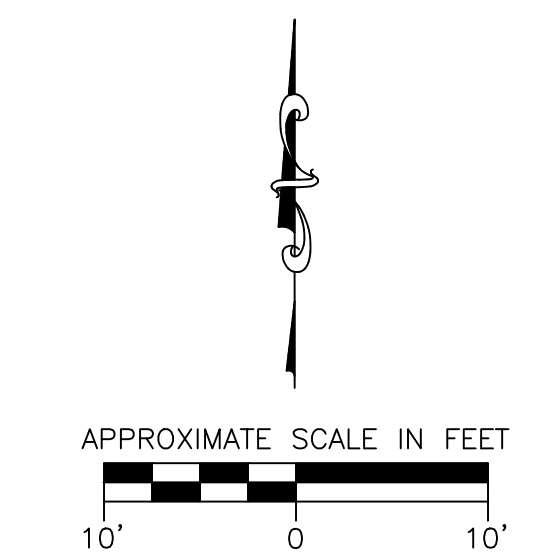
SHEET NUMBER  
**C-1**

- NOTES:
- 1.) MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - 2.) DASHED AREAS TO BE CONSTRUCTED IN A SEPARATE PHASE.



**SITE STATISTICS**

LOT SIZE:	14,589 SF, 0.33 AC
EXISTING BUILDINGS SIZE:	2,639 SF, 0.06 AC
PROPOSED BUILDINGS:	13,058 SF, 0.31 AC
PROPOSED FIRST FLOOR # OF PARKING SPACES:	9
PROPOSED FIRST FLOOR # HANDICAP:	2
EXISTING IMPERVIOUS SURFACE:	10,989 SF, 0.25 AC
PROPOSED IMPERVIOUS SURFACE:	14,235 SF, 0.31 AC
PROPOSED DISTURBANCE AREA:	14,589 SF, 0.33 AC
EXISTING GREEN SPACE:	3,600 SF, 0.08 AC
PROPOSED GREEN SPACE:	354 SF, 0.0081 AC
PROPOSED GREEN SPACE RATIO:	0.024%

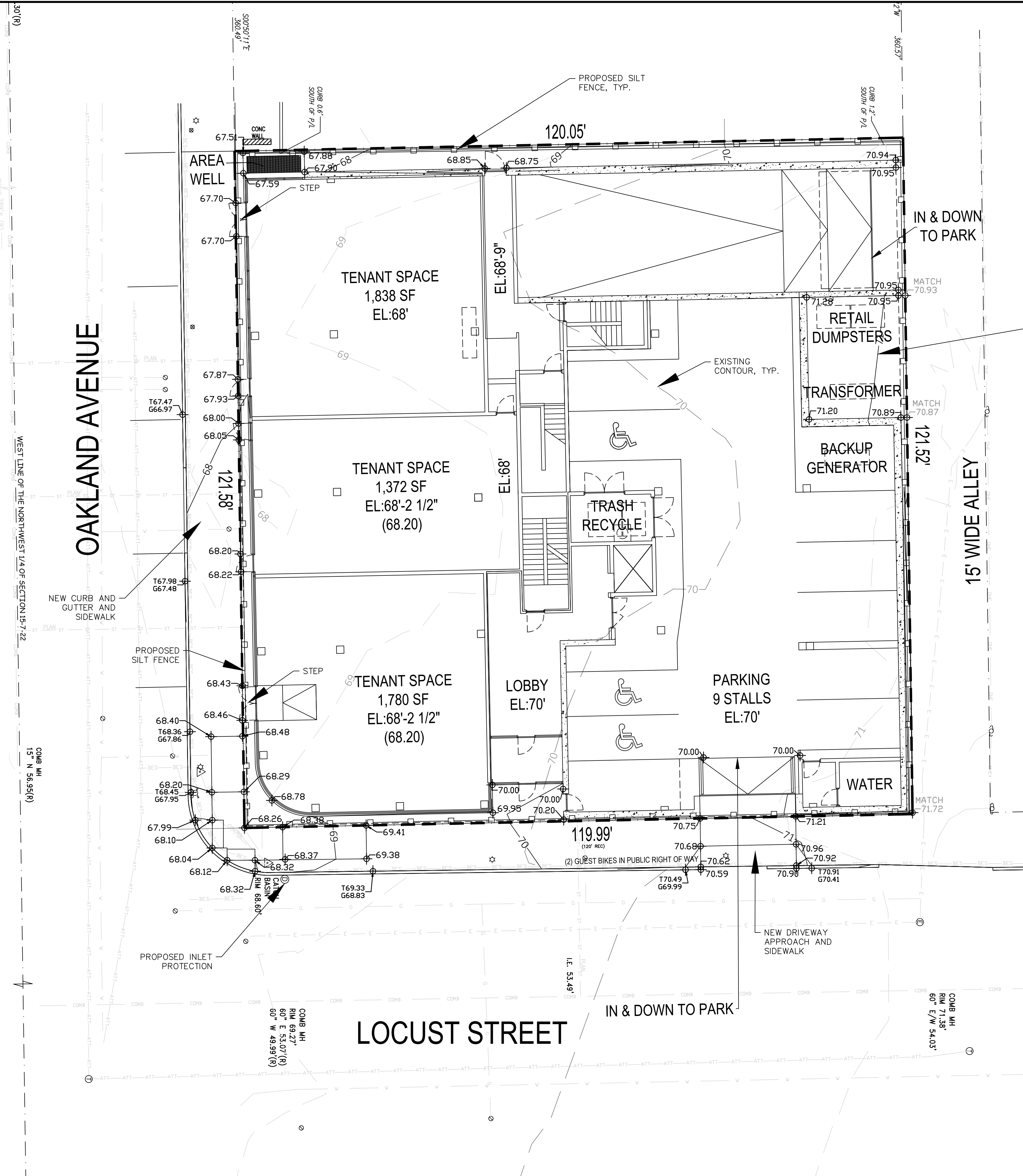


REVISION NO.	DESCRIPTION	DATE	BY

DESIGNED BY	DATE
RJN	9/28/2017
DRAWN BY	DATE
RJN	9/28/2017
APPROVED BY	DATE
KWW	9/28/2017
CADFILE	
AREF	
LMAN	

**PROPOSED SITE PLAN**  
**2900 N. OAKLAND AVE**  
**KLEIN REAL ESTATE DEVELOPMENT, INC.**  
**MILWAUKEE, WI**

 735 NORTH WATER STREET, SUITE 510 MILWAUKEE, WI 53202 414.224.8300 (cell) - 414.224.8383 (fax)	KEY PROJECT NUMBER 1608-0975-0004
	PROJECT SCALE 1" = 10'
	SHEET NUMBER <b>C-2</b>



- MAINTENANCE PLAN**
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
  2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RESEED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
  3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
  4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
  5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXTILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
  6. ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS WHERE STABILIZATION OR EROSION IS PROBLEMATIC DURING INCLIMATIC WEATHER WHEN SEEDING IS NOT LIKELY TO GERMINATE. APPLICATION OF POLYACRYLAMIDE SHALL BE PERFORMED IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1050 (EROSION CONTROL, LAND APPLICATION OF ANIONIC POLYACRYLAMIDE.)

- NOTES:**
1. ALL PROPOSED ELEVATIONS ARE SHOWN AS FINISHED SURFACE GRADES, LOCATED AT GEOMETRY POINTS AND SPOT ELEVATIONS.
  2. THE EROSION CONTROL PLAN MUST COMPLY WITH CITY OF MILWAUKEE AND DNR TECHNICAL STANDARDS.
  3. STREETS SHALL BE KEPT CLEAN WITH STREET SWEEPING DURING CONSTRUCTION.
  4. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
  5. EXCESS TOPSOIL SHALL BE HAULED OFFSITE. NO SALES OF TOPSOIL FROM SITE IS PERMITTED BY THE CITY OF MILWAUKEE.

- CONSTRUCTION SCHEDULE**
1. OBTAIN PLAN APPROVAL AND APPLICABLE PERMITS.
  2. INSTALL PERIMETER EROSION CONTROL WHERE REQUIRED BY SLOPES.
  3. INSTALL CONSTRUCTION EXIT.
  4. REMOVE AND RELOCATE APPLICABLE EXISTING UTILITIES.
  5. COMPLETE DEMOLITION ACTIVITIES.
  6. STRIP AND REMOVE TOPSOIL WITHIN DISTURBANCE LIMITS FROM PROJECT SITE.
  7. TEMPORARY STOCKPILES SHALL BE PROTECTED WITH STRAW BALES, SILT FENCE, INTERCEPTOR SWALES, OR OTHER PERIMETER CONTROL MEASURES.
  8. ROUGH GRADE FOR PROPOSED IMPROVEMENTS.
  9. INSTALL SITE UTILITIES.
  10. INSTALL AND SHAPE BASE COURSE.
  11. CONSTRUCT BUILDING.
  12. COMPLETE 1ST LIFT OF ASPHALT PAVING AND AND CONCRETE SIDEWALKS.
  13. FINAL GRADE, TOPSOIL, INSTALL PLANT MATERIAL, SEED AND STABILIZE ALL DISTURBED AREAS.
  14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS WITH SEED.
  15. ESTIMATED TIME TO FINAL STABILIZATION - 12 MONTHS FROM THE START OF CONSTRUCTION ACTIVITIES.

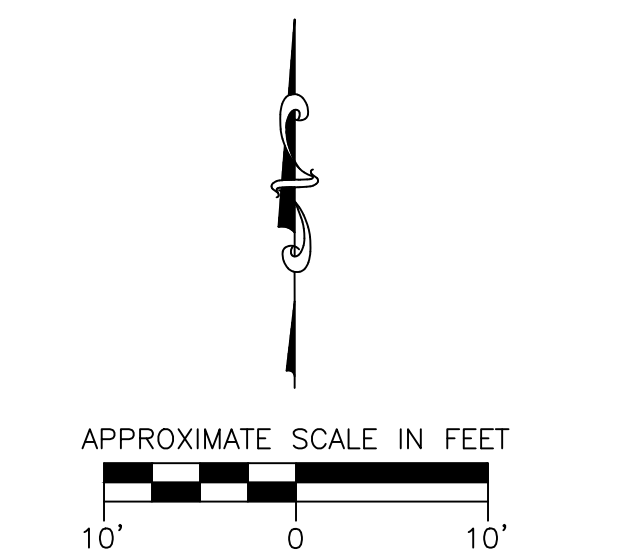
**ANTICIPATED SITE DISTURBANCE**

TOTAL SITE AREA  
14,589 S.F.

ANTICIPATED SITE DISTURBANCE  
14,589 S.F.

EXISTING IMPERVIOUS = 10,989 S.F.

PROPOSED IMPERVIOUS = 14,235 S.F.



REVISION NO.	DESCRIPTION	DATE	BY

**PROPOSED GRADING AND EROSION CONTROL PLAN**

**2900 N. OAKLAND AVE**

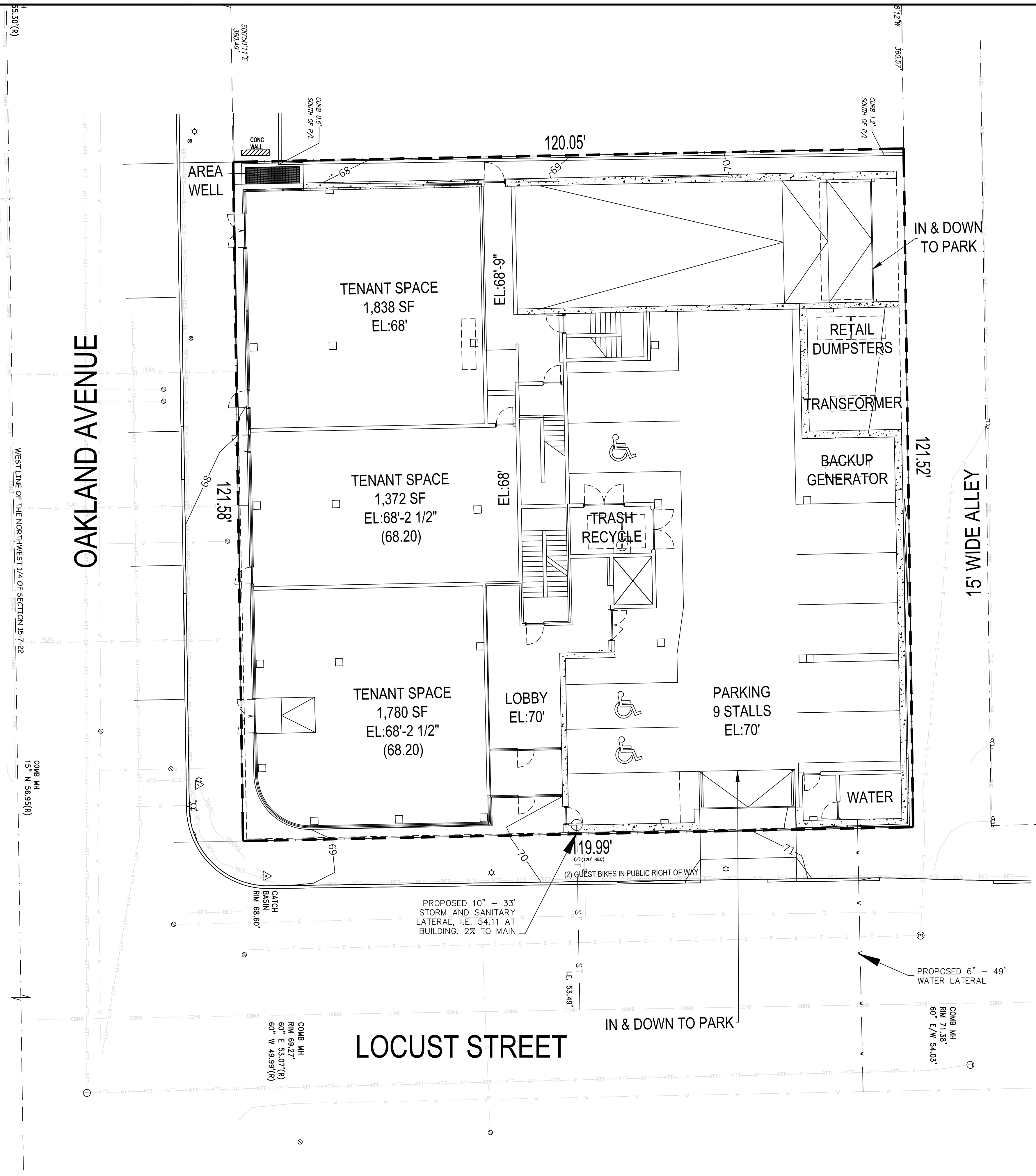
**KLEIN REAL ESTATE DEVELOPMENT, INC.**

**MILWAUKEE, WI**

DESIGNED BY R/JN	DATE 9/29/2017
DRAWN BY R/JN	DATE 9/29/2017
APPROVED BY K/WW	DATE 9/29/2017
CADFILE JREF	LMAN

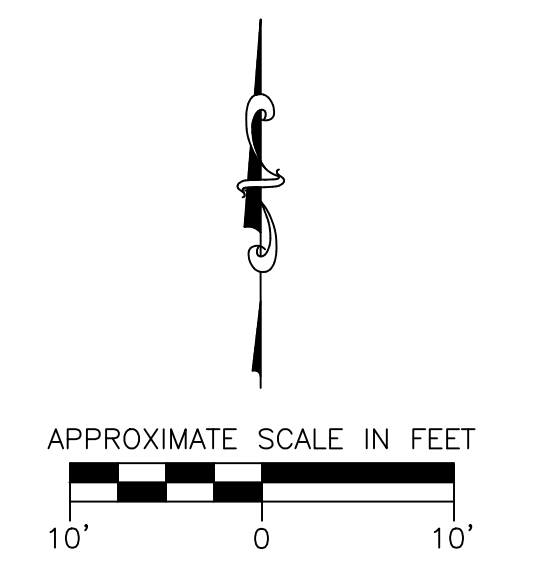
735 NORTH WATER STREET, SUITE 510  
MILWAUKEE, WI 53202  
414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER 1608-0975-0004
PROJECT SCALE 1" = 10'
SHEET NUMBER <b>C-3</b>



- UTILITY NOTES**
1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
  2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN — AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
  3. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MILWAUKEE SPECIAL PROVISIONS.
  4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
  5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
  6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
  7. CONTACT CITY OF MILWAUKEE 72 HOURS PRIOR TO ANY WORK WITHIN PUBLIC ROW AND EASEMENTS.

- PAVING NOTES**
- SPECIFIC PAVEMENT DESIGN**
- ASPHALTIC PAVEMENT  
 6" CRUSHED AGGREGATE BASE COURSE  
 4" ASPHALTIC CONC.
- CONCRETE SIDEWALK (SEE ARCHITECTURAL PLANS FOR LOCATION)  
 7" CONCRETE ON 4" CRUSHED AGGREGATE BASE COURSE
9. ASPHALTIC CONCRETE PAVING SPECIFICATIONS—
- CODES AND STANDARDS — THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- WEATHER LIMITATIONS — APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND BASE IS DRY AND WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- GRADE CONTROL — ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- CRUSHED AGGREGATE BASE COURSE — THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- ASPHALTIC MATERIALS — THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- SURFACE PREPARATION — NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
10. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, APPLICABLE CITY OF BROOKFIELD ORDINANCES AND THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD.

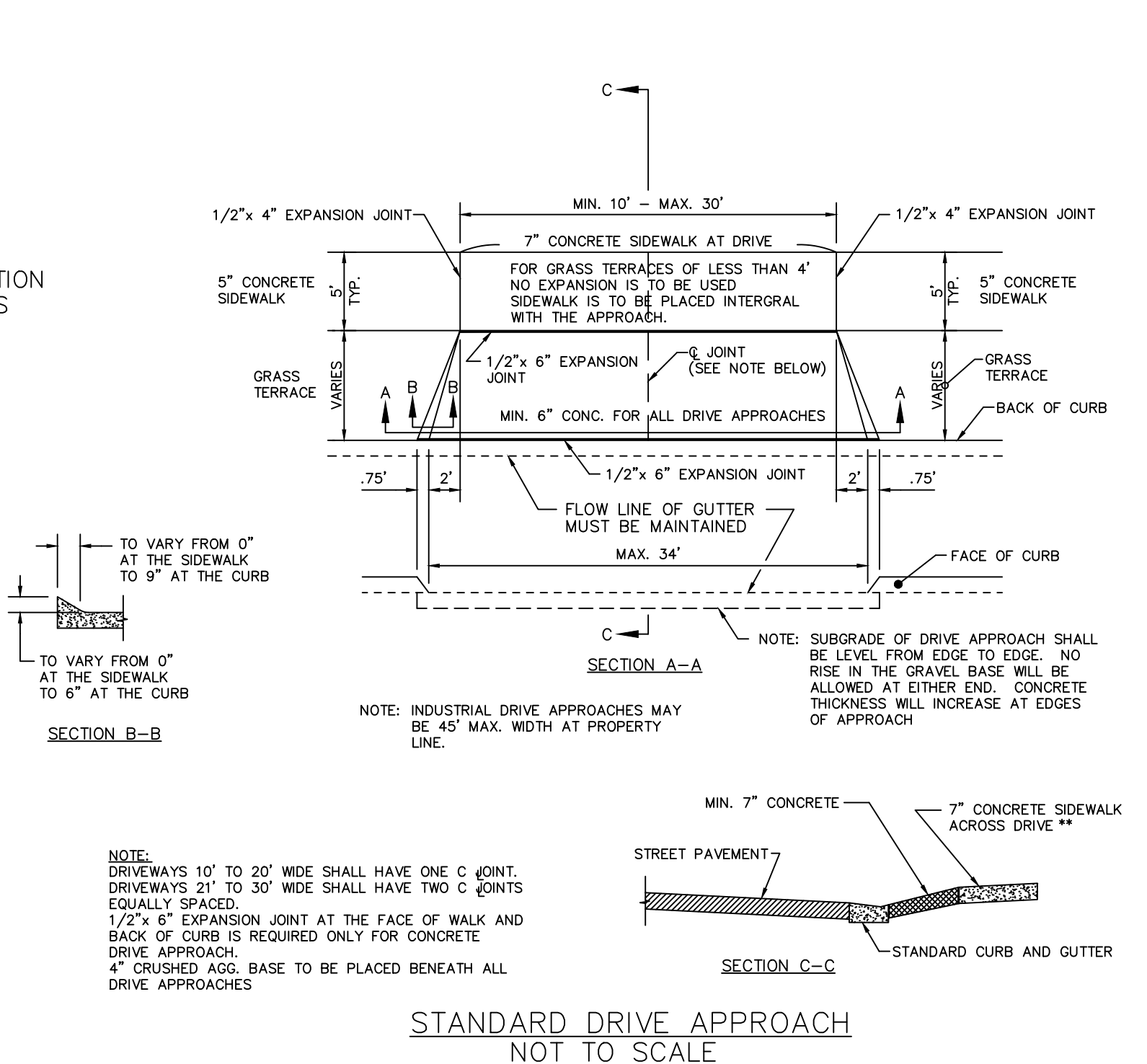
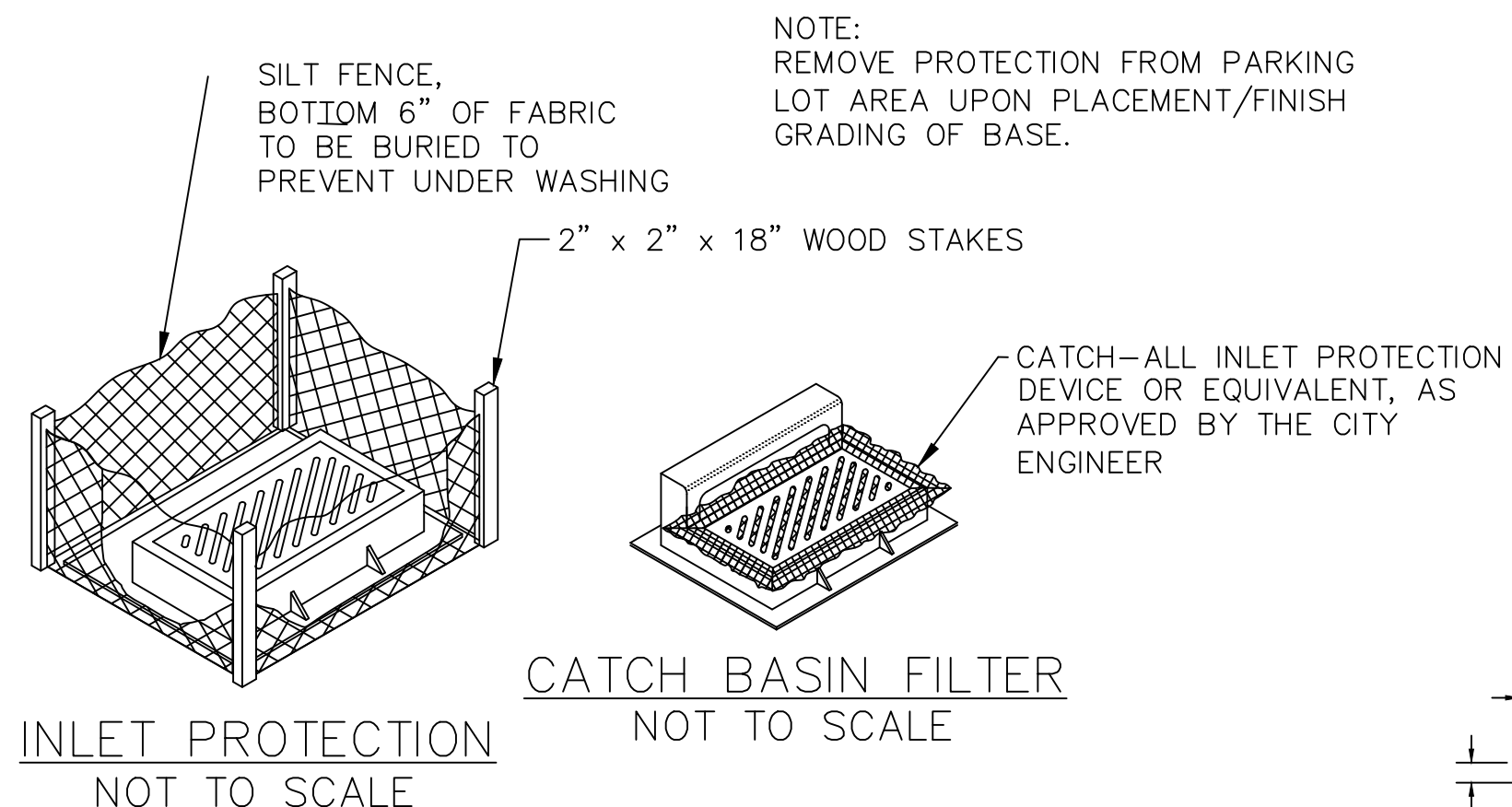


REVISION NO.	DESCRIPTION	DATE	BY

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RJN	9/29/2017
DRAWN BY	DATE
RJN	9/29/2017
APPROVED BY	DATE
KWW	9/29/2017
CADFILE	
UREF	
LMAN	

**PROPOSED UTILITY PLAN**  
**2900 N. OAKLAND AVE**  
**KLEIN REAL ESTATE DEVELOPMENT, INC.**  
**MILWAUKEE, WI**

 735 NORTH WATER STREET, SUITE 510 MILWAUKEE, WI 53202 414.224.8300 (tel) - 414.224.8383 (fax)	KEY PROJECT NUMBER 1608-0975-0004
	PROJECT SCALE 1" = 10'
	SHEET NUMBER <b>C-4</b>



**SILT FENCE GENERAL NOTES:**

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

MINIMUM 14 GA WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

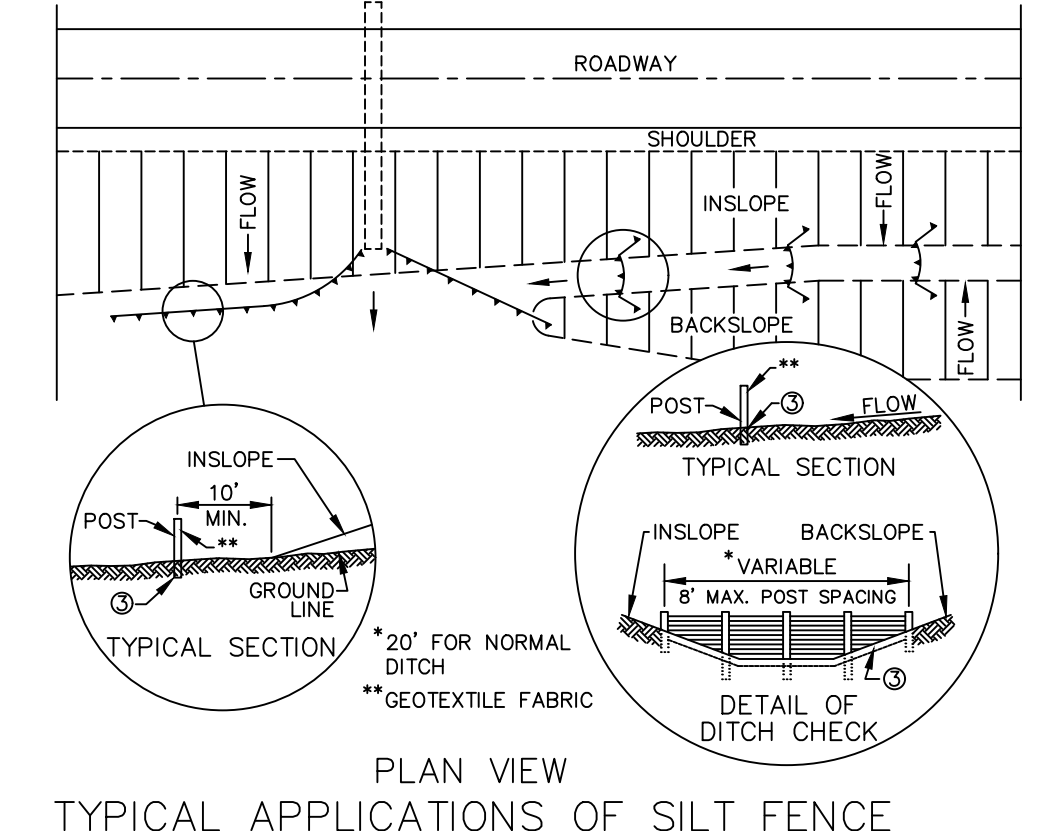
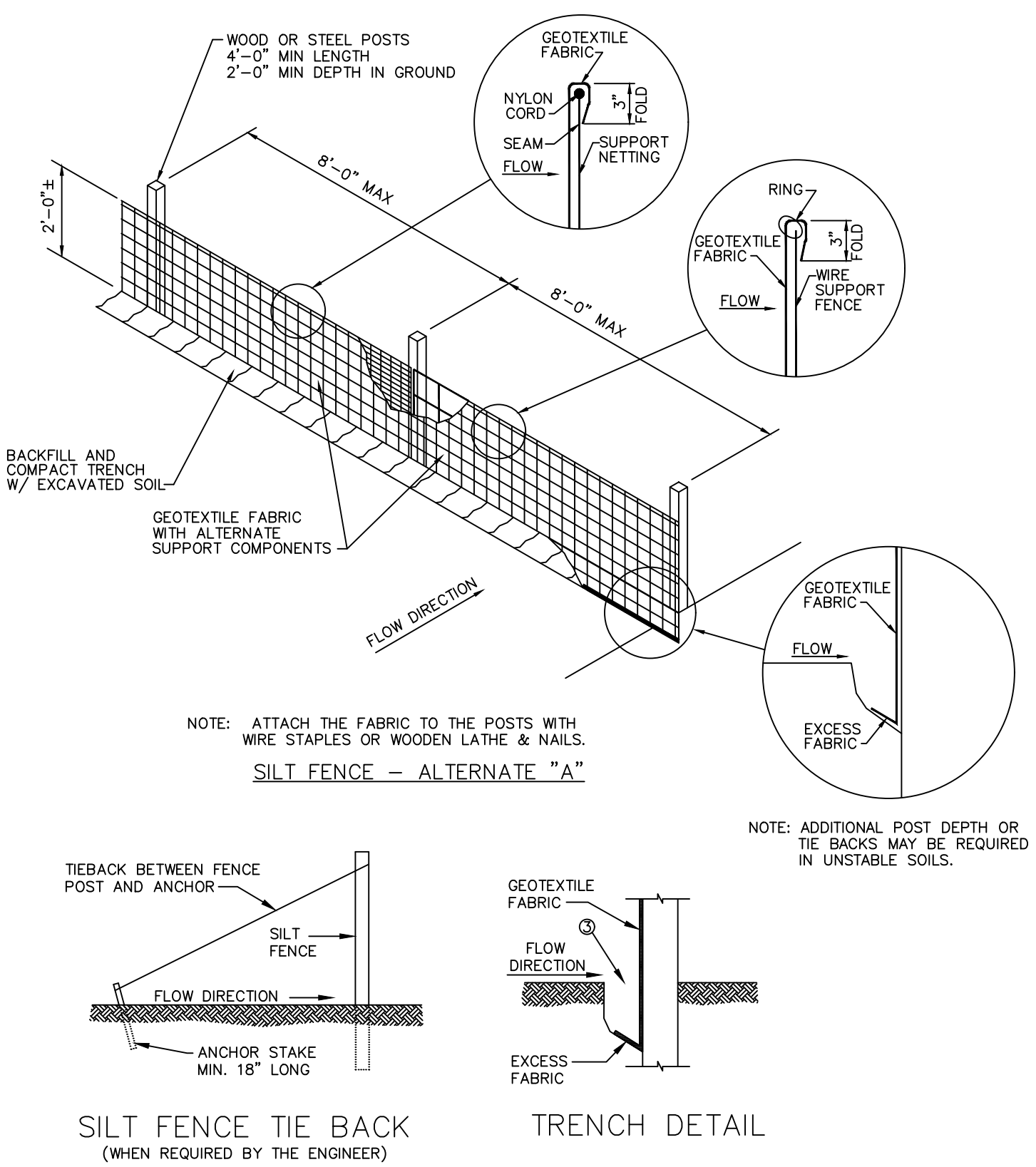
EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

WIRE SUPPORT FENCE SHALL BE 14 GA MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

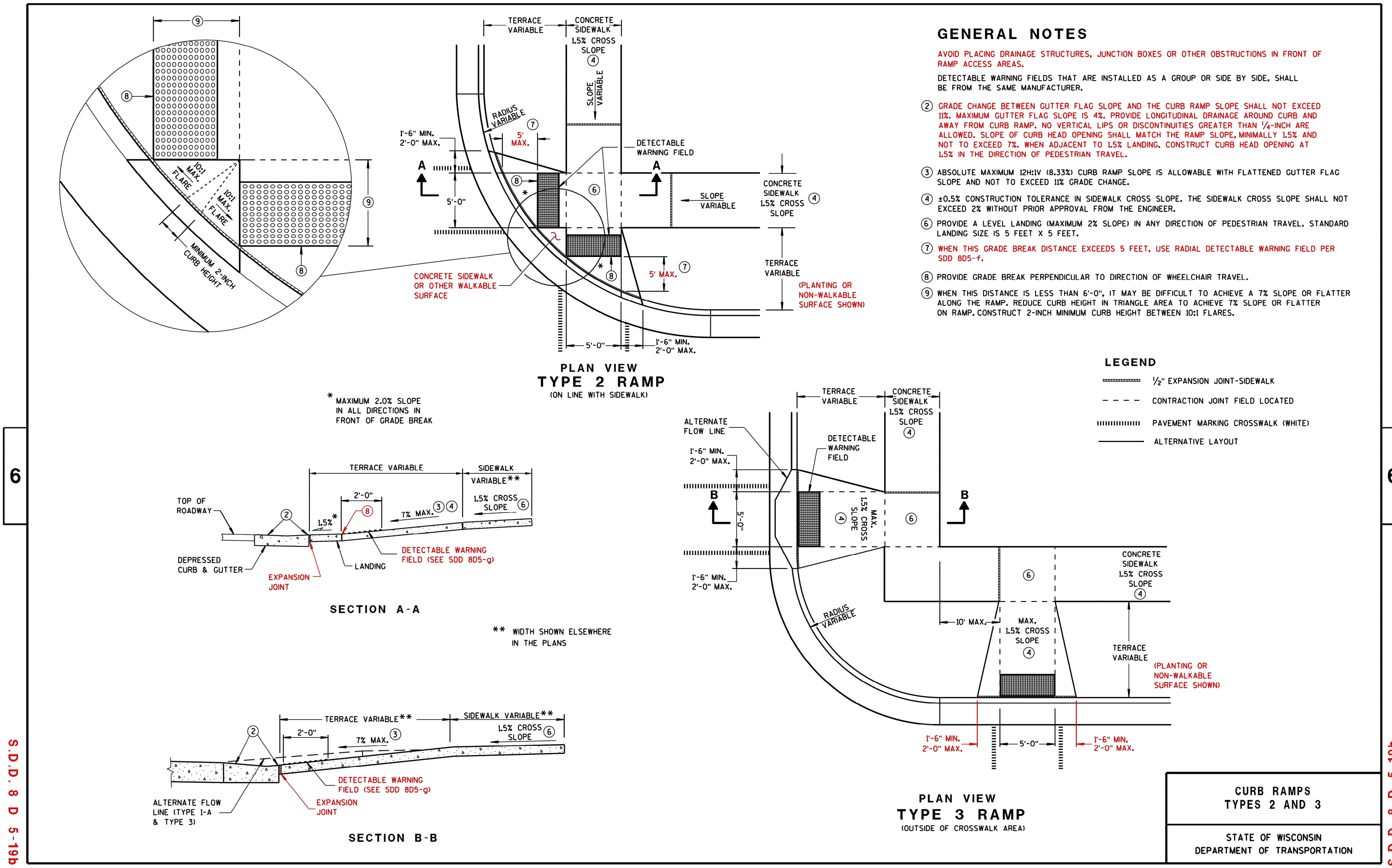
GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 lbs/lin. ft. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

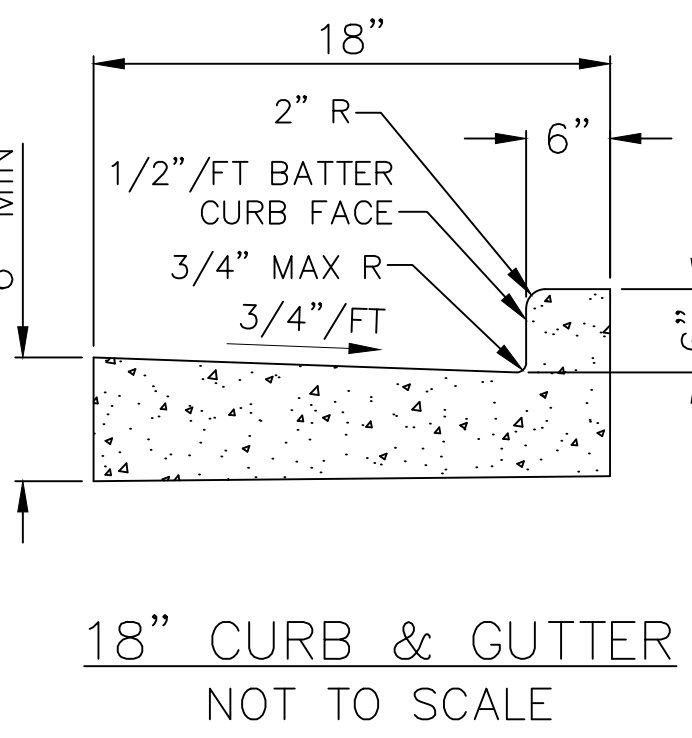
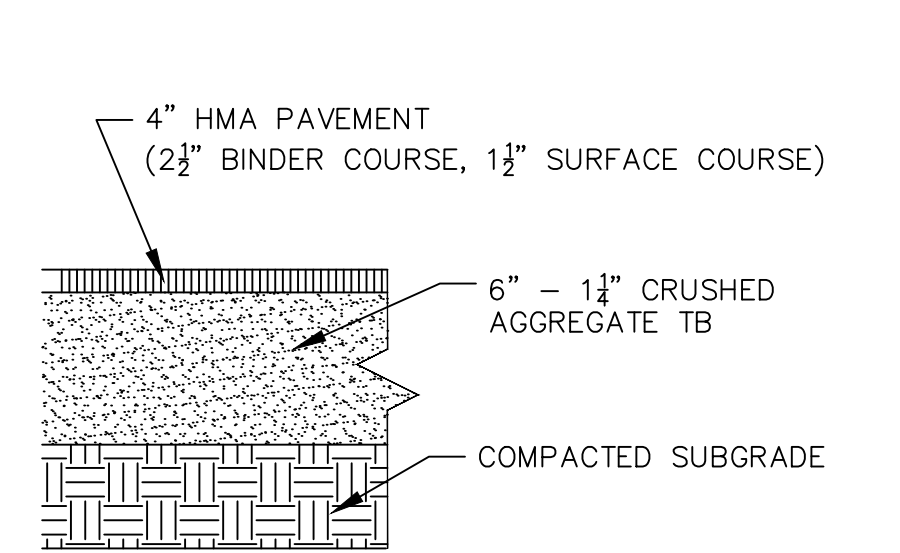
ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.



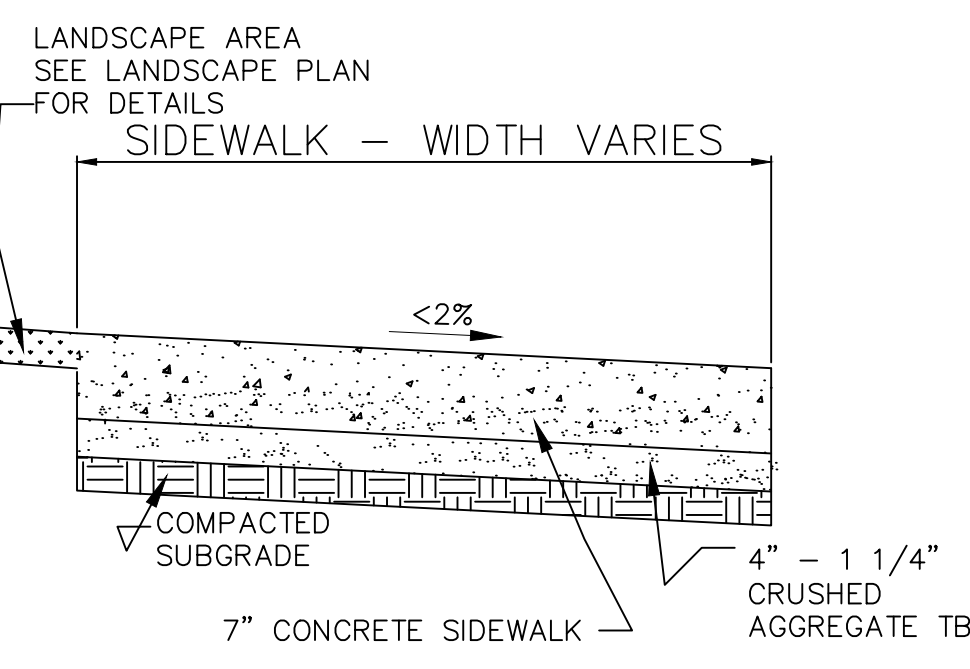
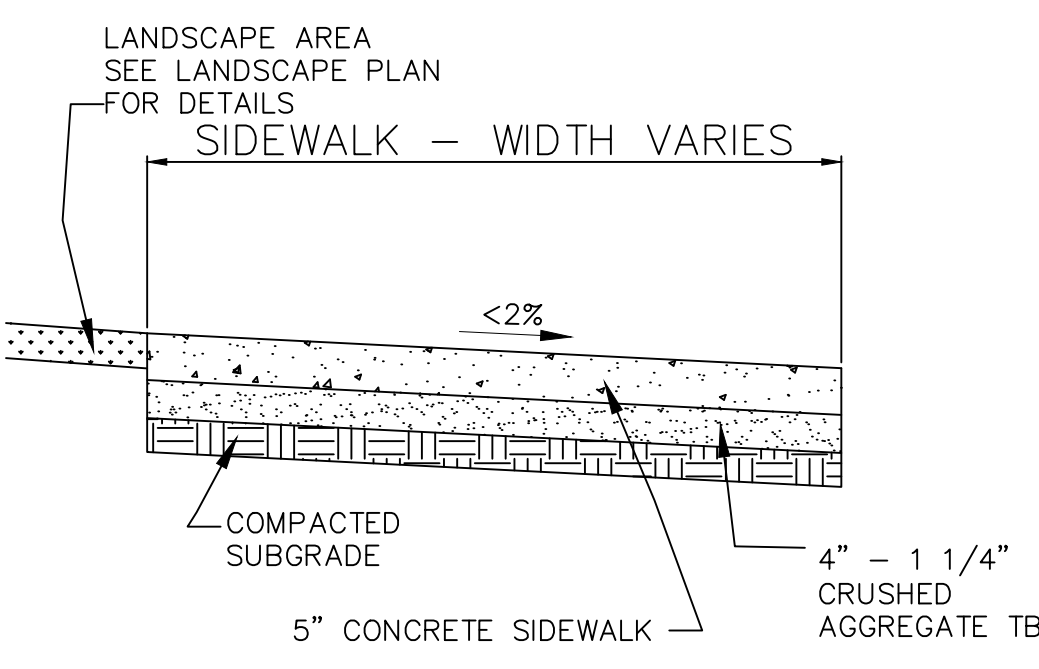
**8D5 sheet b: Curb Ramps Types 2 and 3**



**ASPHALT PAVEMENT**  
NOT TO SCALE



**STANDARD CONCRETE SIDEWALK**  
NOT TO SCALE



**STANDARD CONCRETE SIDEWALK**  
NOT TO SCALE

**STANDARD CONCRETE SIDEWALK**  
NOT TO SCALE

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				RJN	9/29/2017
				RJN	9/29/2017
				KWW	9/29/2017
				CADFILE	
				WREF	
				LMAN	

**STANDARD DETAILS**  
2900 N. OAKLAND AVE  
KLEIN REAL ESTATE DEVELOPMENT, INC.  
MILWAUKEE, WI



KEY PROJECT NUMBER 1608-0975-0004
PROJECT SCALE NTS
SHEET NUMBER <b>C-5</b>



**LANDSCAPE PLAN GENERAL NOTES**

- \*\* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \*\*
- 1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- 2. ALL PLANTINGS SPECIFIED FOR THE KLEIN REAL ESTATE DEVELOPMENT AT 2900 N. OAKLAND AVENUE PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- 3. ALL DEVIATIONS FROM THE APPROVED KLEIN REAL ESTATE DEVELOPMENT AT 2900 N. OAKLAND AVENUE PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- 4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- 5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- 6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- 7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- 8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- 9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- 10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- 11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- 12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- 13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- 14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 6". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.  
 PER EVERY 100 SQUARE FEET ADD:  
 ONE - 2 CUBIC FOOT BALE OF PEAT MOSS. 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE.
- 17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- 19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- 20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- 21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- 23. REQUIRED SEED MIXES:  
**PREMIUM 60 GRASS SEED MIX REINDER'S (262) 786-3300**  
 20% AMERICAN KENTUCKY BLUE GRASS  
 20% ALPINE KENTUCKY BLUE GRASS  
 20% LANGARA KENTUCKY BLUE GRASS  
 20% VICTORY CHEWINGS FESCUE  
 10% FIESTA III PERENNIAL RYE GRASS  
 10% CUTLER PERENNIAL RYE GRASS  
 APPLY AT A RATE OF 175 POUNDS PER ACRE.  
 REFER TO SUPPLIER'S SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
- 24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
- 25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- 26. MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.  
 MAINTENANCE NOTE:  
 MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:  
 1. NECESSARY IRRIGATION (IF REQUIRED)  
 2. INTEGRATED PEST MANAGEMENT  
 3. PROPER FERTILIZATION  
 4. TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED.  
 5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.  
 6. WEED MANAGEMENT AND BED CARE.
- 27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- 28. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
- 29. ALTERNATE BID: DRIP IRRIGATION SYSTEM TO BE DESIGNED FOR CURBED GREEN WALL PLANTERS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES, THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN THE MILWAUKEE UTILITY ALERT NETWORK

(800)-242-9511 (262) 432-7910 (877) 503-9592

[www.Diggershotline.com](http://www.Diggershotline.com)

OR

Know what's below. Call before you dig.

**1 PROPOSED LANDSCAPE PLAN**

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
<b>Broadleaf Deciduous Shrub</b>						
4	DirkB		<i>Diervilla rivularis</i> 'SMNDRSF'	Kodiak Black Diervilla	18" - Cont	
<b>Broadleaf Deciduous Vine</b>						
8	HeheT		<i>Hedera helix</i> 'Thorndale'	Thorndale English Ivy	24" - Cont	
<b>Broadleaf Evergreen Shrub</b>						
3	MaqaOF		<i>Mahonia aquifolium</i> 'Orangee Flame'	Orangee Flame Oregon Grape Holly	18" - Cont	
<b>Perennial Grass</b>						
5	PavHR		<i>Panicum virgatum</i> 'Hot Rod'	Hot Rod Switch Grass	4 1/2' pot	

**InSITE**  
 LANDSCAPE DESIGN  
 Landscape Architecture  
 and Master Planning Design Consulting

11525 W. North Avenue Suite 1B  
 Wauwatosa, WI 53226  
 Tel (414) 476-1204  
 www.insitelandscape.com  
 mdavis@insitelandscape.com

Project:  
**KLEIN REAL ESTATE DEVELOPMENT**  
 2900 North Oakland Avenue  
 Milwaukee, WI

Issuance and Revisions:

Date	Number	Description
09/28/17		Department of City Development Review Submittal

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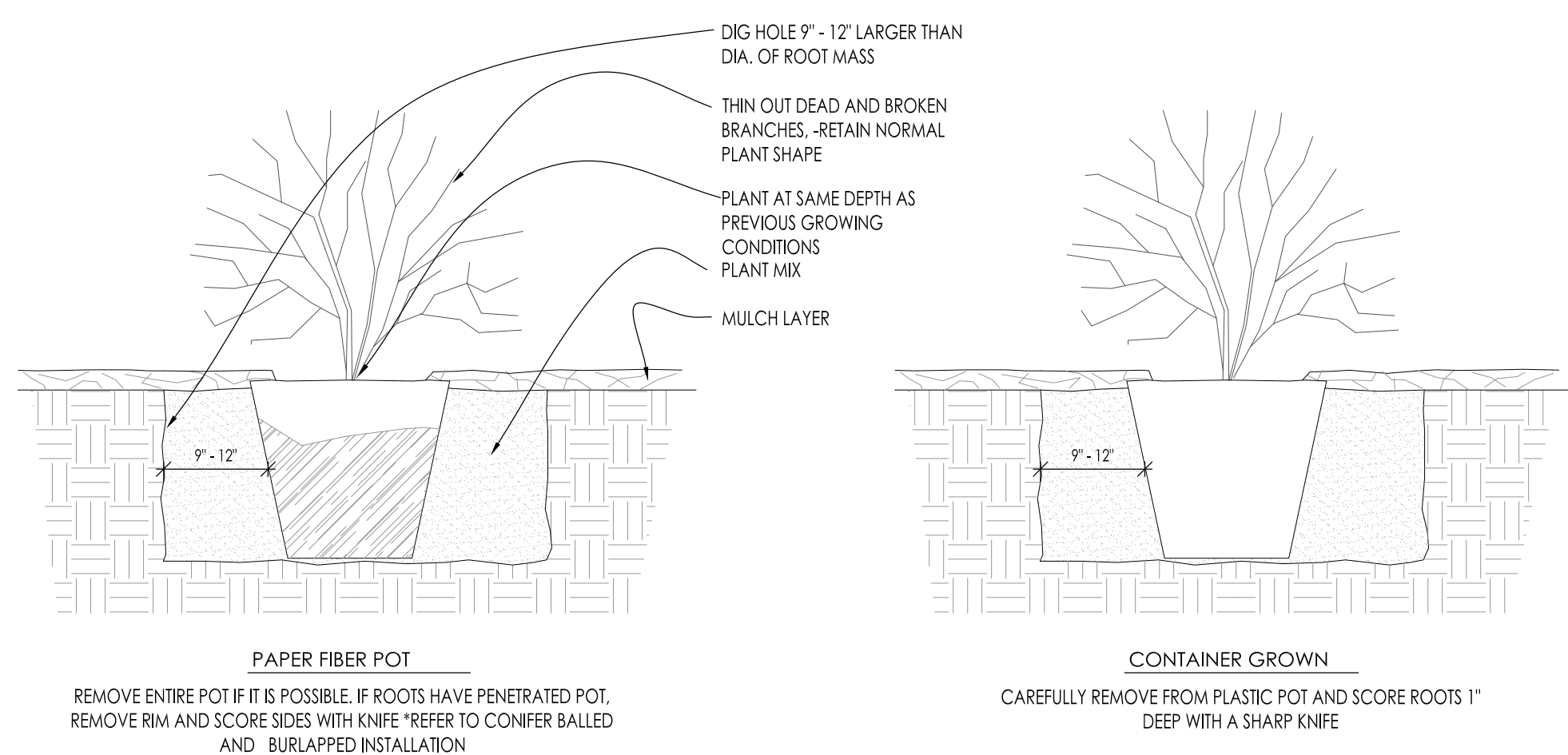
Sheet Title:  
 PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing: 09/28/17  
 Scale: 1" = 10'-0"  
 Drawn By: MCD  
 Job Number: L17-061  
 Sheet Number:

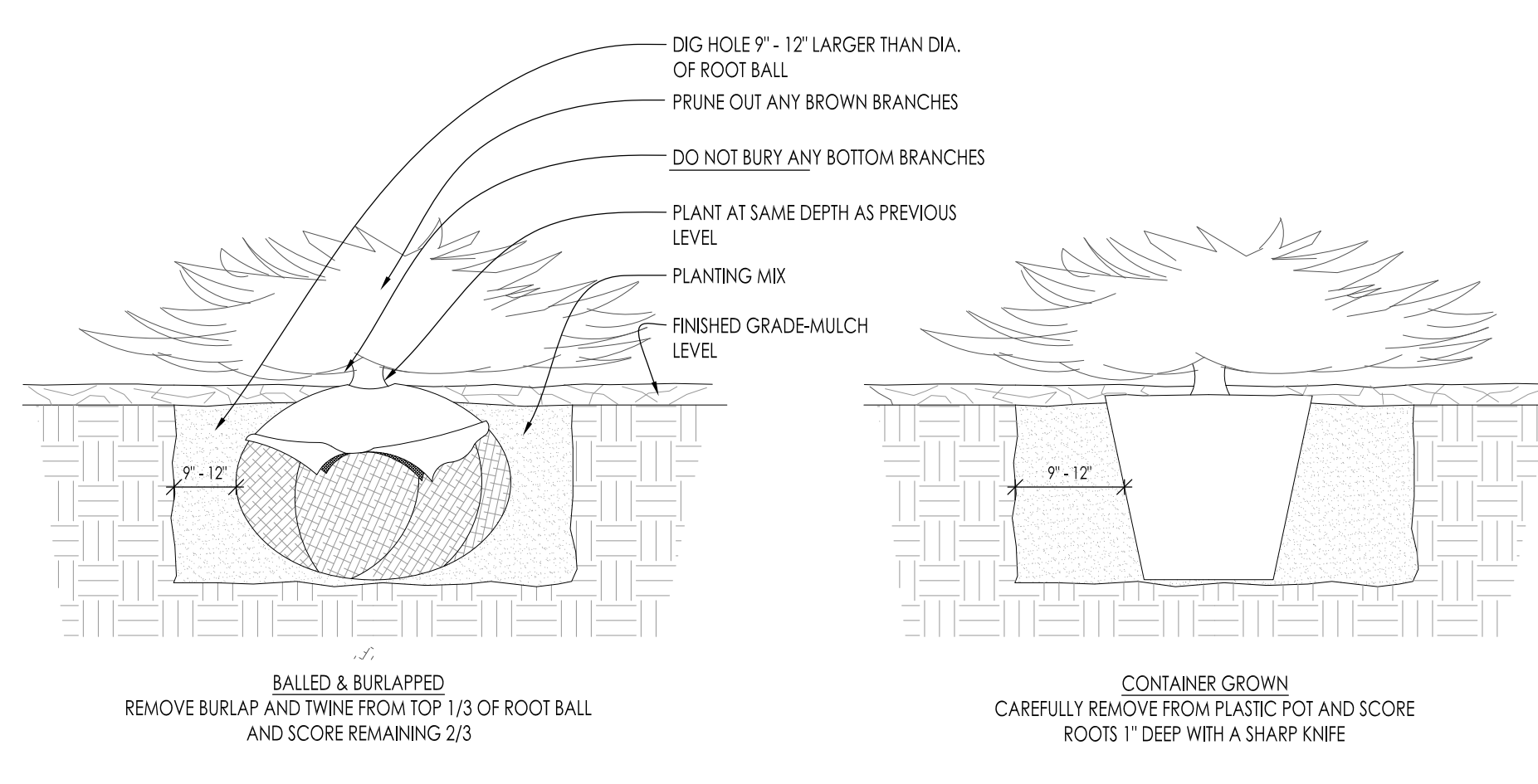
**LSP1.1**

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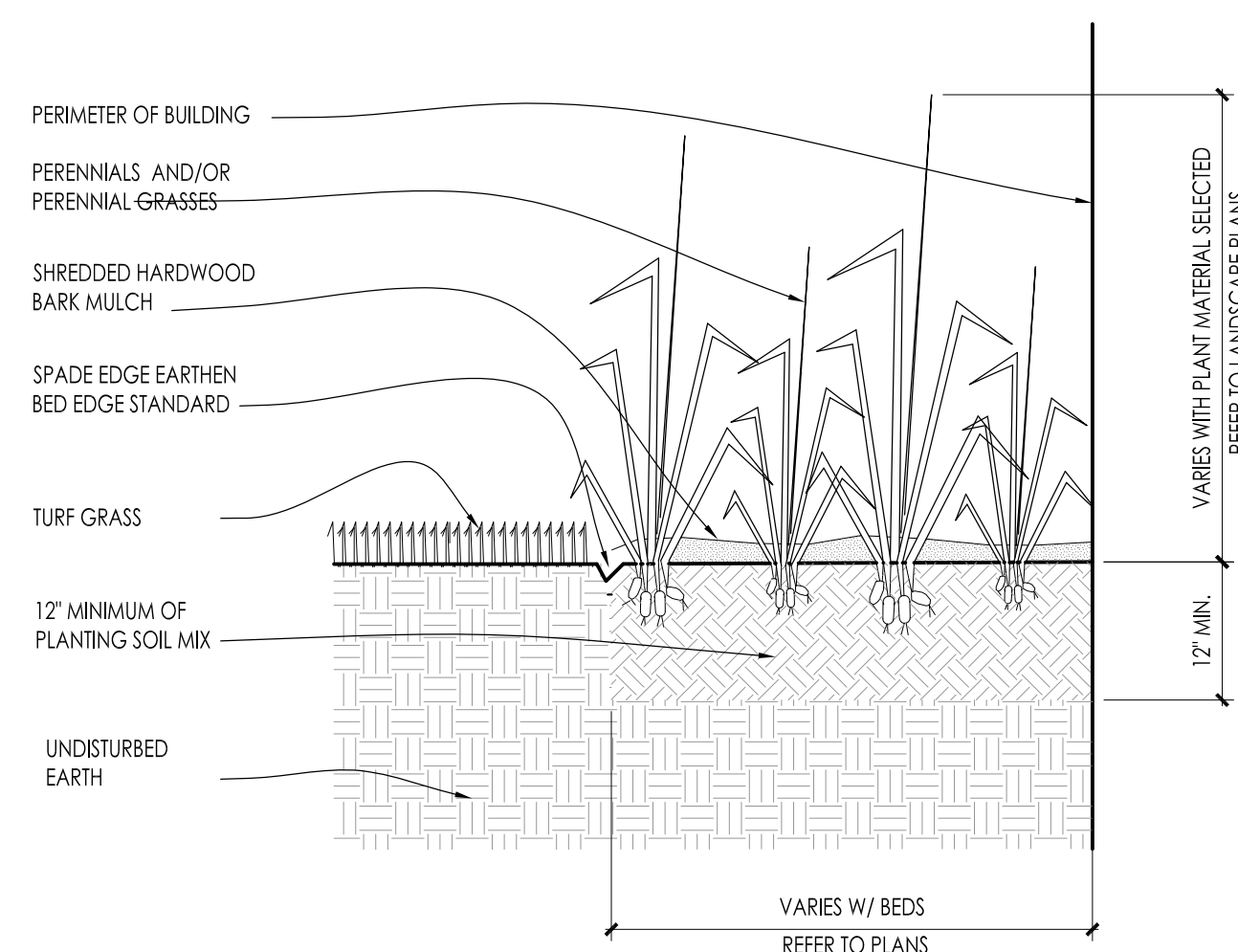




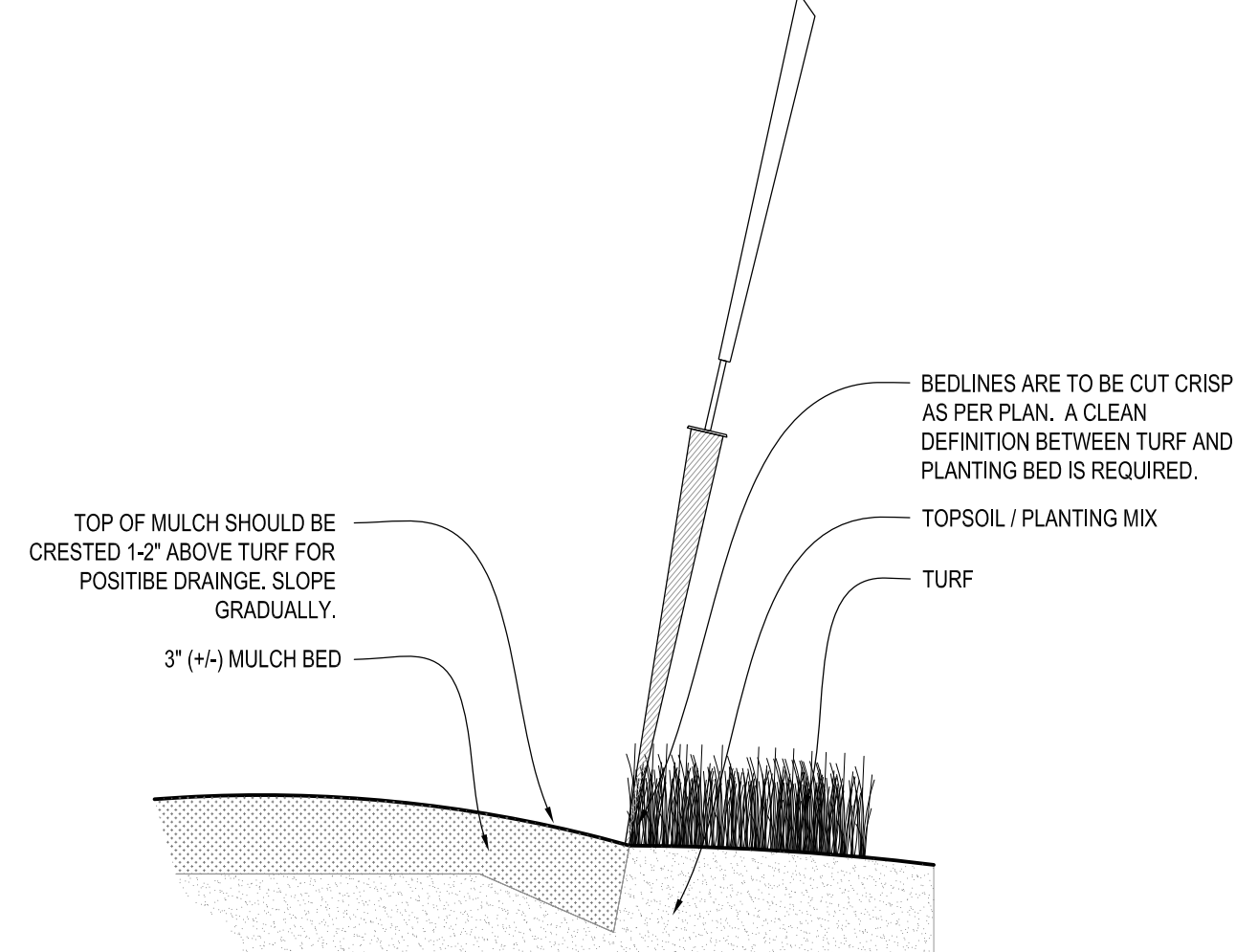
**1** DECIDUOUS SHRUB PLANTING DETAIL  
SCALE: NONE



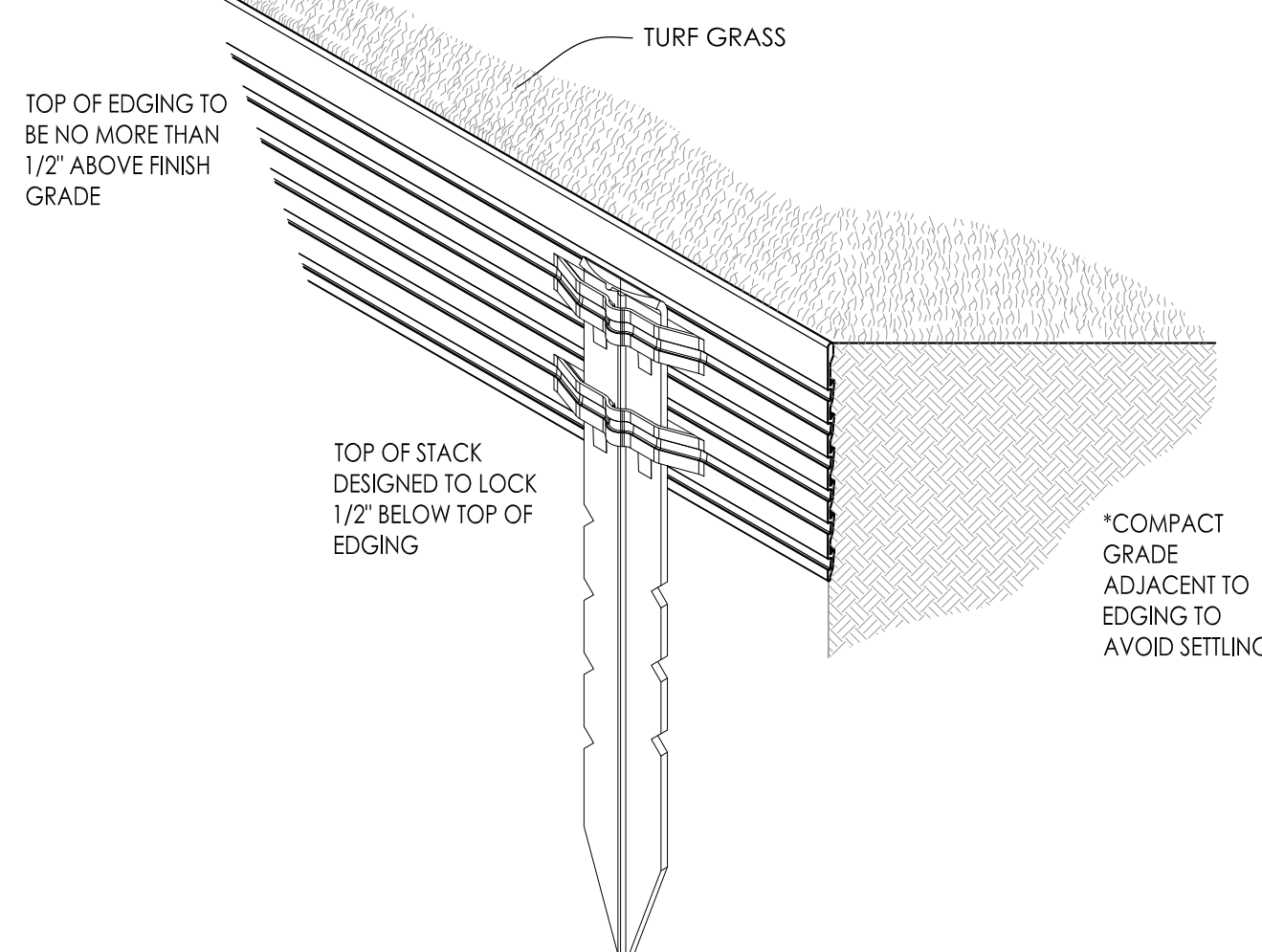
**2** CONIFEROUS SHRUB PLANTING DETAIL  
SCALE: NONE



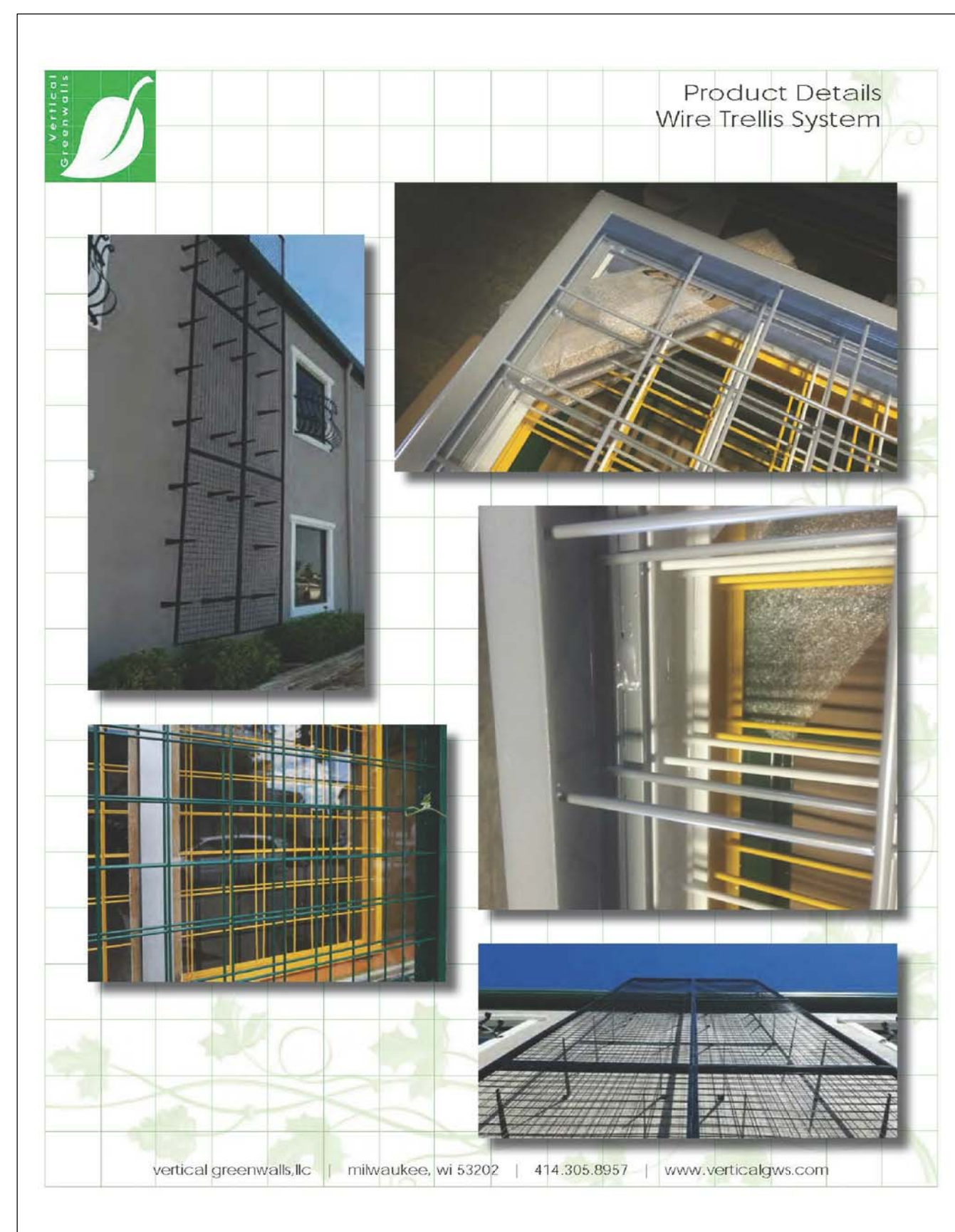
**3** PERENNIAL BED PLANTING DETAIL  
SCALE: NONE



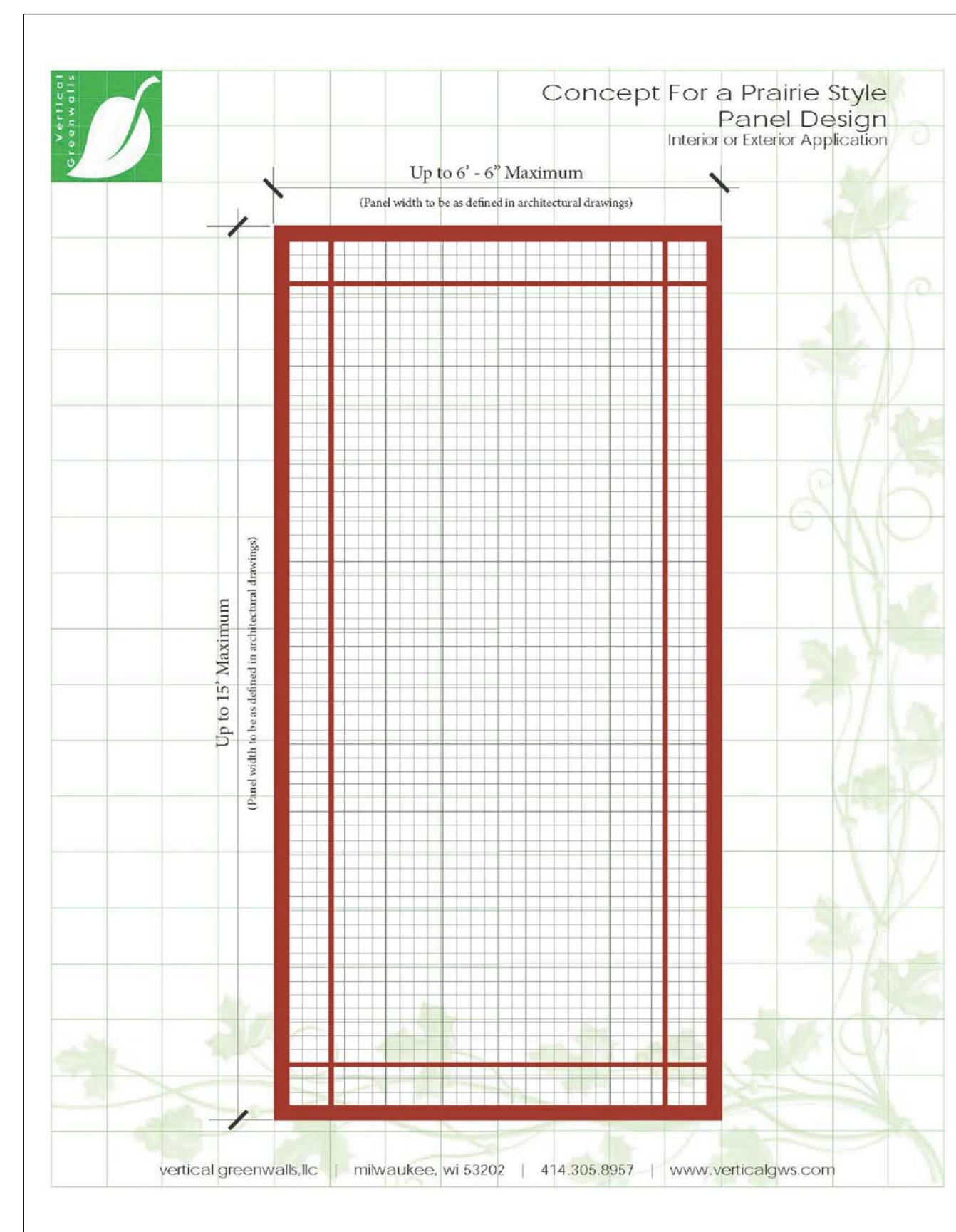
**4** SPADE EDGE PLANT BED EDGE DETAIL  
SCALE: NONE



**5** METAL LANDSCAPE EDGING DETAIL  
SCALE: 1/2" = 1'-0"



**6** VERTICAL GREEN WALL TRELLIS (FOR REFERENCE ONLY SIZE AND STYLE SUBJECT TO CHANGE)  
SCALE: NONE



Project:  
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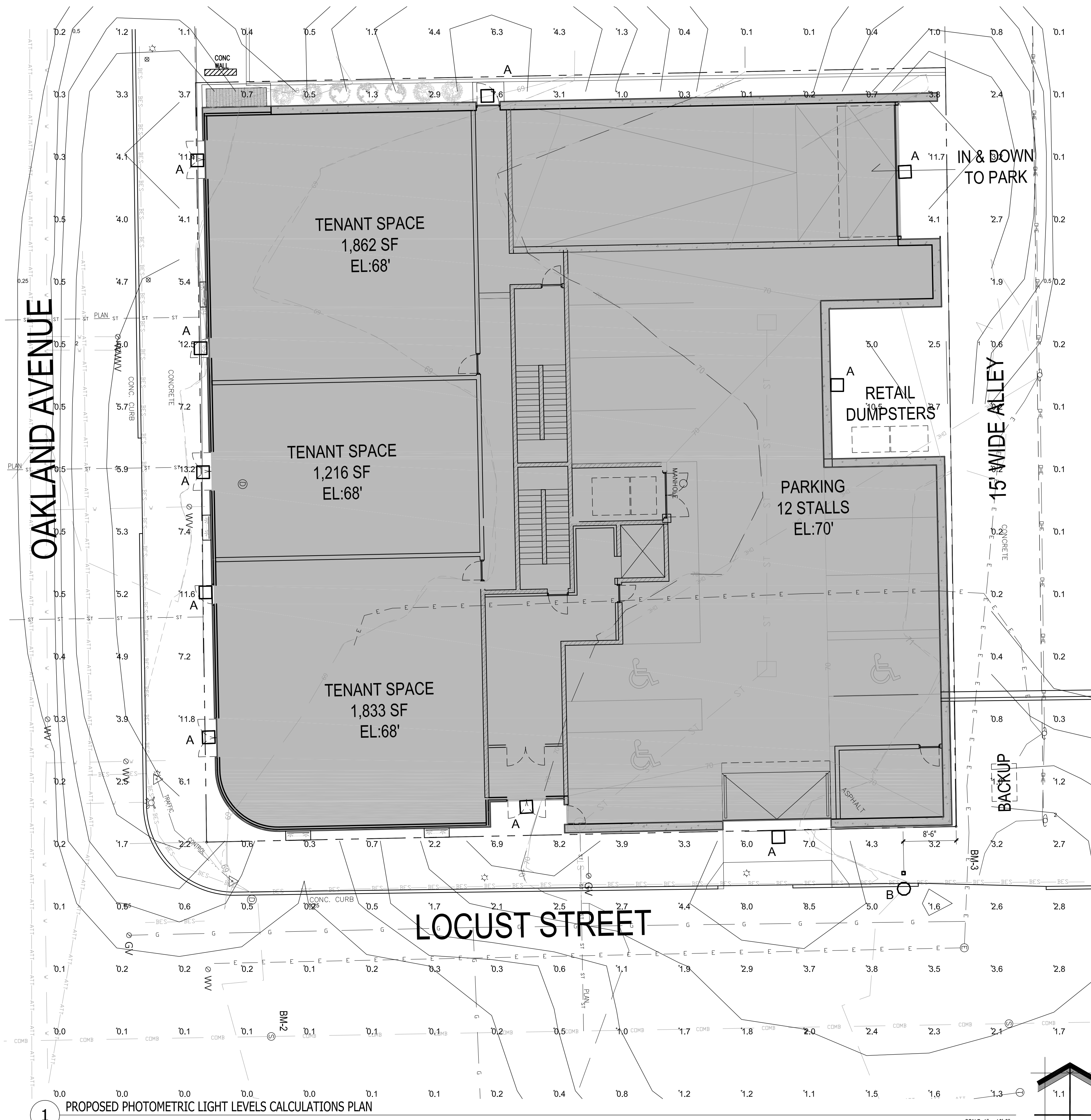
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Sheet Title:  
PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS

Date of Drawing: 09/28/17  
Scale: As Noted  
Drawn By: MCD  
Job Number: L17-061  
Sheet Number:

**LSP1.2**

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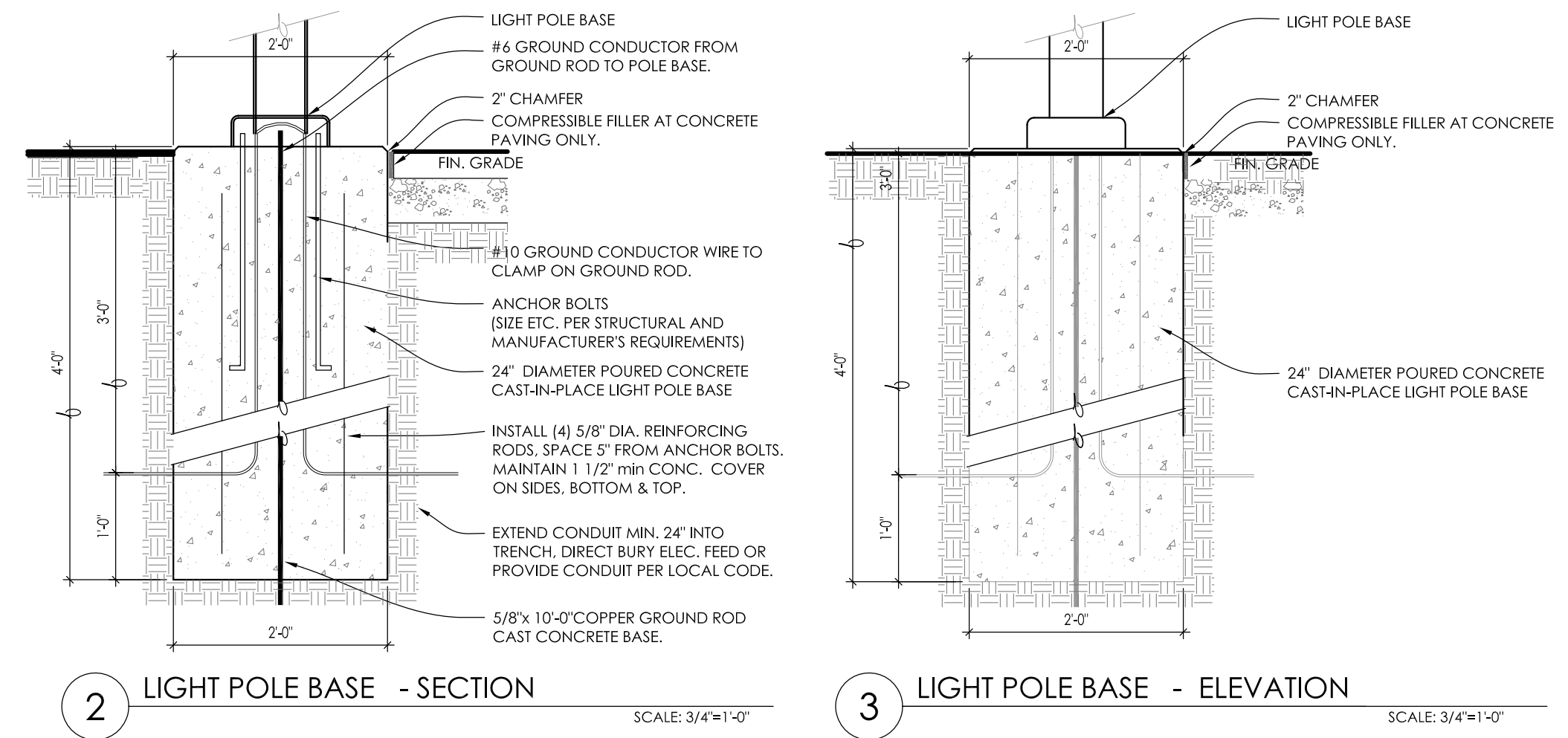
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	10	XSPWax3FC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, A Input Power Designator	4 type MDA LEDs	XSPWax3FC-U_RESTL-2014-0018.IES	Absolute	1.00	42.7
○	B	1	Relocated Existing Fixture	20-3/4"L. X 18-1/8"W. X 38-3/4"H. POLE MOUNT LUMINAIRE TYPE III SEGMENTED REFLECTOR CLEAR PATTERNED ACRYLIC LENS		LCKM1-H3-25S.IES	28000	1.00	286.9

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.4 fc	13.2 fc	0.0 fc	N / A	N / A

FIXTURE "B": AN EXISTING POLE MOUNTED FIXTURE (SINGE ACORN HEAD) AND EXISTING CONCRETE POLE TO BE RELOCATED AND INSTALLED ON TOP A NEW POURED REINFORCED CONCRETE BASE FOUNDATION.

ALL FIXTURE HEADS ARE TO HAVE DARK-SKY COMPLIANT HARDWARE IESNA FULL CUTOFF HOUSE SIDE SHIELDING FOR ALL SITE LIGHTING FIXTURES AS REQUIRED BY THE CITY PURSUANT TO SECTION 23-53 OF THE CITY'S ZONING ORDINANCE AND SILVER FINISH W/ OPTIONAL PHOTOCELL CONTROL

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTERREFLECTED COMPONENTS. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



## XSP Series

XSPW™ LED Wall Pack Luminaire

### Making the Switch to LED Lighting an Easy Decision

<p><b>OUTSTANDING Performance</b></p> <p>Capable of replacing 70W - 175W Metal halide wall packs while reducing energy consumption up to 65%. The XSPW Wall Pack also provides improved lighting quality that contributes to creating a safe and inviting site.</p>	<p><b>MAXIMUM Lighting Value</b></p> <p>The XSPW LED Wall Pack offers high-performance solutions for your site lighting needs at remarkably attractive price points. And it's backed by our industry leading 10-year limited warranty.</p>	<p><b>OPTICAL Precision</b></p> <p>Featuring our NanoOptic™ Precision Delivery Grid™ optic, the XSPW Wall Pack is designed for application-based performance that delivers light precisely where it's needed. The optical precision and efficient design help maximize energy savings.</p>	<p><b>EASY Installation</b></p> <p>Designed with versatility in mind, the XSPW Wall Pack can seamlessly mount to a variety of configurations. Options for surface or through-wiring from top, side or rear makes replacing existing wall-mounted Metal Halide wall packs simple and easy.</p>
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Cree IS LED Lighting Visit [www.cree.com/lighting/xspwall](http://www.cree.com/lighting/xspwall) or contact a Cree lighting representative to learn more.

**4 XPS SERIES EXTERIOR LED WALL PACK**

**INSITE**  
LANDSCAPE DESIGN  
Landscape Architecture  
and Master Planning Design Consulting

11525 W. North Avenue Suite 1B  
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**EXISTING CONDITIONS GENERAL NOTES:**

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

**PHOTOMETRIC GENERAL NOTES:**

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTIC DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

## DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK

(800) 242-8511, (262) 432-7910  
(877) 500-9592

[www.diggershotline.com](http://www.diggershotline.com)  
OR

**811**  
Know what's below.  
Call before you dig.

Sheet Title:  
**PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE**

Date of Drawing: **09/28/17**  
Scale: **1" = 20'-0"**  
Drawn By: **MCD**  
Job Number: **L17-061**  
Sheet Number:

**PHO1.1**

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