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Hellermann Tyton, which owns the property at 6701 West Good Hope Road, is proposing a Minor Modification to the Detailed Planned Development (FN 140197) to permit a shift in parking layout, which is necessary in order to avoid wetlands on the site. Previously, a Minor Modification (File No. 131372) was approved in April 2014 to permit changes to the site plan and building elevations of a previously approved building expansion. The building expansion was previously approved as File No. 040158 in May 2004.

The purpose of this Minor Modification is to revise the site plan to accommodate Wetlands that were delineated on our property. In response to meeting with the DNR, we have revised the parking and pavement areas to avoid the wetlands to the extent possible as part of a general permit to fill wetlands in the vicinity of the building footprint up to 10,000 sq ft. Specifically, 67 spaces of the surface parking that was proposed to be located immediately adjacent to the building expansion will now be shifted to the west of the existing building. As part of this revision, additional landscaping and decorative fencing have been added to screen the parking along Good Hope Road and Uihlein Field. Approximately 88 surface parking stalls will be located behind the existing building, to the west of the building expansion, as was previously contemplated. Due to the necessary change in parking configuration, there will be a slight decrease in the total number of surface parking spaces on the site. The project also includes a landscaping buffer between the east wall of Phase II additions and the east property boundary as well as landscaping as required by City of Milwaukee Ordinance as depicted on Sheets L001 & L002. The landscaping along Good Hope Road and the north side of the building has been designed LEED Silver for the original building project begun in 2012 for landscape maintenance and improvements by David J Frank as depicted on Sheet 2 of 2 (Landscape Plan) and is currently underway.

The stormwater collected from the roofs of all buildings and impervious surfaces shall be directed via storm pipe to the detention pond as depicted on Sheet C1.0 (Site Grading Plan). The stormwater detention pond was relocated to avoid delineated wetlands and to accommodate the ultimate third phase development on the site. The ultimate future building addition (Phase III) shown previously as a dashed line was reduced from 163,829 sq ft to 107,264 sq ft.

The minor modification also includes elimination of the high clerestory exterior windows along the west elevation of the building addition that were previously proposed. As part of the Focus on Energy program with WE Energies, it was found that the windows would not bring natural light into the center bays of the building except during the morning hours. Instead, the clerestory windows are being replaced with 79 roof mounted skylights that deliver natural light to the desired locations deep within the building throughout the day. The Exterior walls are scheduled to be a 3 hour fire rated exterior wall while still matching the existing precast concrete panels in color, finish and rustication of the existing facility as depicted on Sheet A400 (Exterior Elevations) also refer to photograph exhibits of the context of the site. The thickness of exterior walls was reduced by 3" and correspondingly the New Phase II area decreased by 270 sq ft. .

The Property is as depicted on Sheet A001 (Site Plan) and as described in a legal description located on a Play of Survey prepared by DAAR Engineering Inc dated June 12, 2012 as follows:

That part of the Northeast ¼ of Section 22, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Northeast ¼ Section; thence 89°06′56″ E along the North line of said Northeast ¼ of Section



## Minor Modification to Detailed Planned Development File Number 140197 Project Description

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22, a distance of 664.95 feet; thence S 00°19'42" E, 1,326.34 feet; thence S 89°16'28" W, 665.50 feet; thence N 00°18'14" W, 1,324.50 feet along the West line of said Northeast ¼ Section to the Point of Beginning. EXCEPTING therefrom the Northerly 80 feet previously dedicated for roadway purposes.

The intended use of the Phase II building is an expanded production facility for HellermannTyton Corporation. The size of the building is based upon the owners needs for manufacturing systems that help customers better manage and identify wire, cable and components. The vehicle traffic for this process is minimal with an average of 15 shipments per day. The delivery of material is consistent with the delivery rate. HellermannTyton runs a standard first, second and third shift, and operates on weekends as well. HellermannTyton currently employs a total of 152 people at this facility. HellermannTyton anticipates the expansion will create a minimum for 50 new manufacturing and technical jobs for the Milwaukee area in the next 2 years, and up to 125 new hires over the next 5 years.

Site Statistics are as follows:

	Minor Modification Previous Quantity	(Alt Units)	Minor Modification Proposed Quantity	(% of Proposed)
Gross Land Area = Buildings: Existing = New (Phase II) = Total =	828,472 sf 89,027 sf 102,480 sf 191,507 sf	(19.02 AC) (10.745%) (12.337%) (23.083%)	828,472 sf 89,027 sf 102,210 sf 191,237 sf	(19.02 AC) (10.745%) (12.337%) (23.083%)
Parking/Sidewalks, etc =	196,448 sf	(23.712%)	173,532 sf	(20.946%)
Landscaped =	440,517 sf	(53.172%)	436,617 sf	(52.711%)
Parking Stalls =	246 stalls		241 stalls	
Floor Area Ratio (FAR) - Pha Floor Area Building Land Area		1157	191,237 sf = = 828,472 sf	0.230831
Land Coverage – Phase II Parking/Sidewalks Building Total	196,448 sf 191,507 sf 387,955 sf	(46.827%)	173,532 sf 191,237 sf 364,769 sf	(44.029%)

Sincerely,

Craig Eide, AIA

Foundation Architects, LLC

Attachments:

Photo Exhibits, 15 Pages, 8.5x11

Site Grading, Site Paving and Utility Plans C1.0, C2.0 & C3.0, 3 Pages 24x36

Landscaping Plans L001 & L002, 2 Pages, 24x36

Landscaping Plan 2 of 2, 1 Page, 24x36

Site Plan A001, 1 Page, 24x36

Exterior Elevations A400, 1 page, 24x36





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Exterior Material detail - West Façade



Looking Southwest towards Uihlein Soccer Park from existing asphalt drive along West property boundary.





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Looking South – View from existing asphalt drive along West property boundary.



Looking Southeast toward existing rear parking and delivery area.



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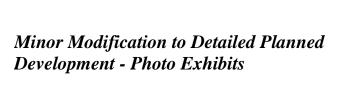


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Looking East toward Brady from west portion of site.



Looking East toward Brady from center of site (View of site for proposed addition).





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Looking Southeast toward Brady from center of site (View of site for proposed addition).



Looking South from center of site toward existing detention pond at south end of site.



# Minor Modification to Detailed Planned Development - Photo Exhibits

2625 S. Greeley Street, Ste 203 Milwaukee, WI 53207

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Looking Southwest from center of site toward Uihlein Soccer Park.



Looking North - View of existing facility at location of proposed addition



# Minor Modification to Detailed Planned Development - Photo Exhibits

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Looking Northeast - View of East property boundary toward Brady.



Looking North towards existing facility – View of site for proposed addition.





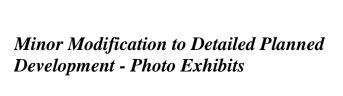
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Looking North – Overall view of site for proposed addition.



Looking East - View of adjacent Brady property boundary.





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Looking Southeast – View of existing detention pond and east property boundary.



Looking South – View of existing detention pond.





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Looking Southwest – View of existing detention pond.



Looking West toward Uihlein Soccer Park (from proposed addition footprint)





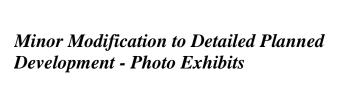
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Looking East toward adjacent Brady property boundary @ south end of site.



Looking West toward Uihlein Soccer Park - View along south property boundary





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Looking North - View of existing detention pond and south façade of existing facility beyond.



Looking West toward Uihlein Soccer Park - View along south property boundary





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Looking Southwest toward adjacent residential neighborhood and Uihlein Soccer Park from raised mound along south property boundary.



Looking North from raised mound along south property boundary.



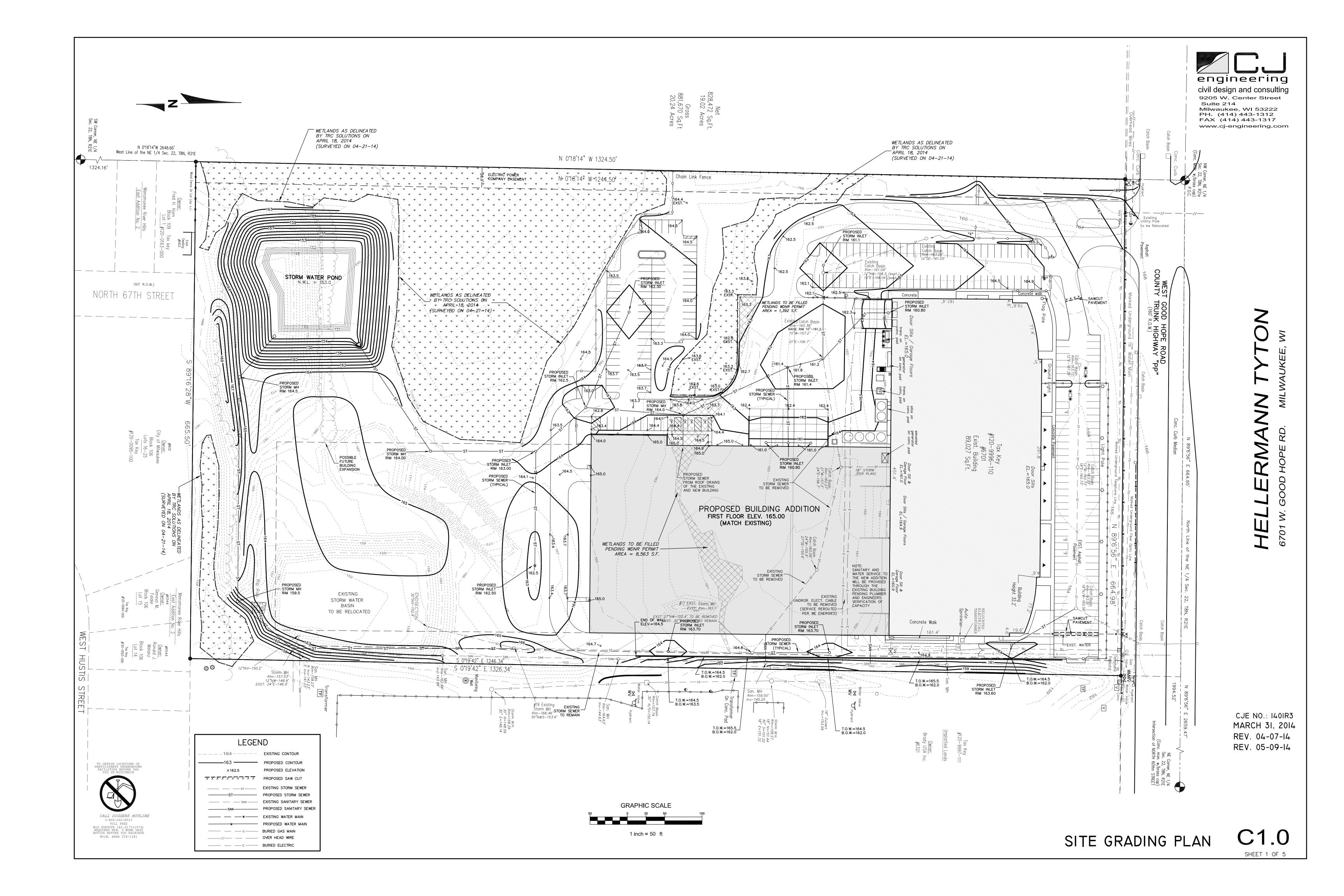
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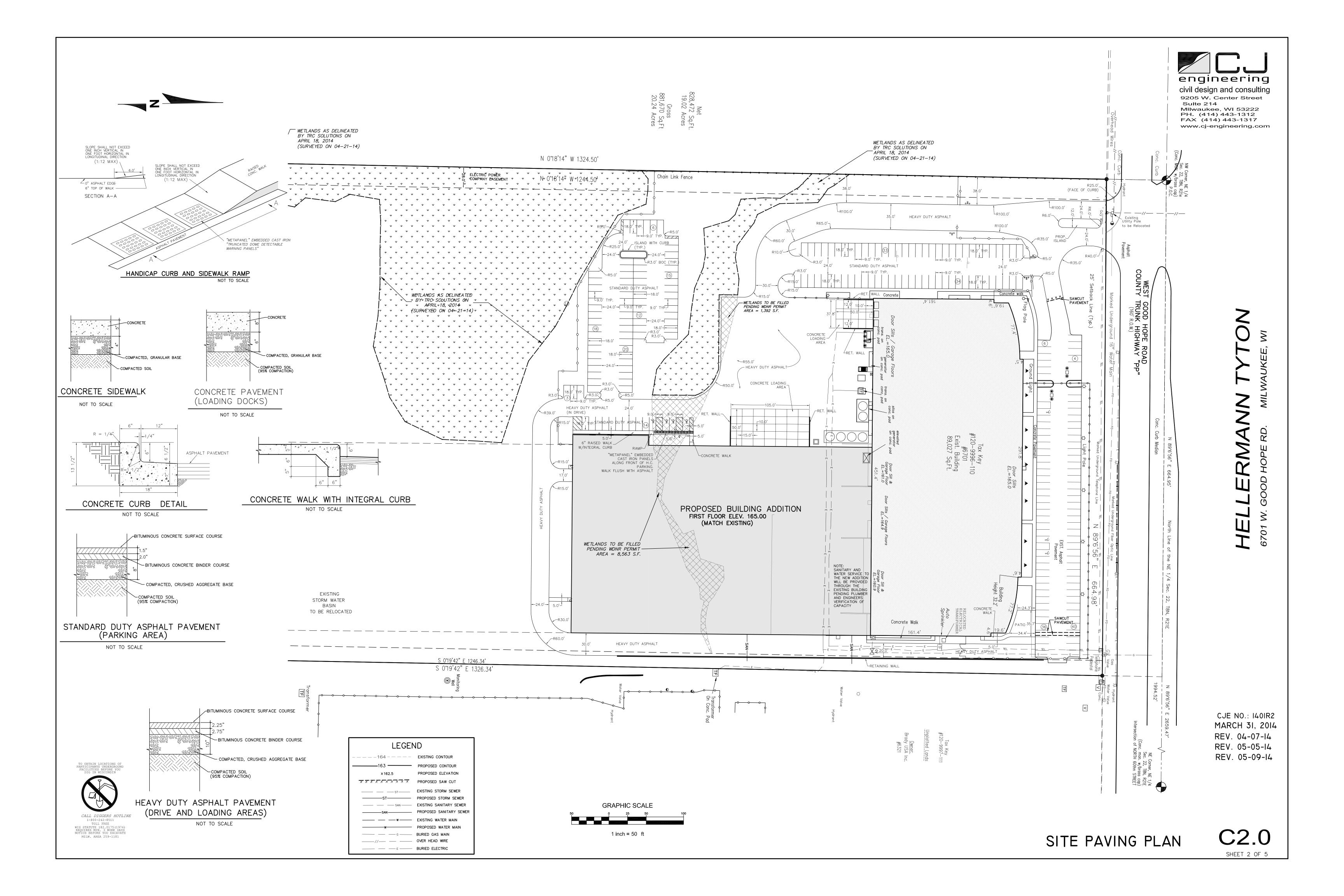
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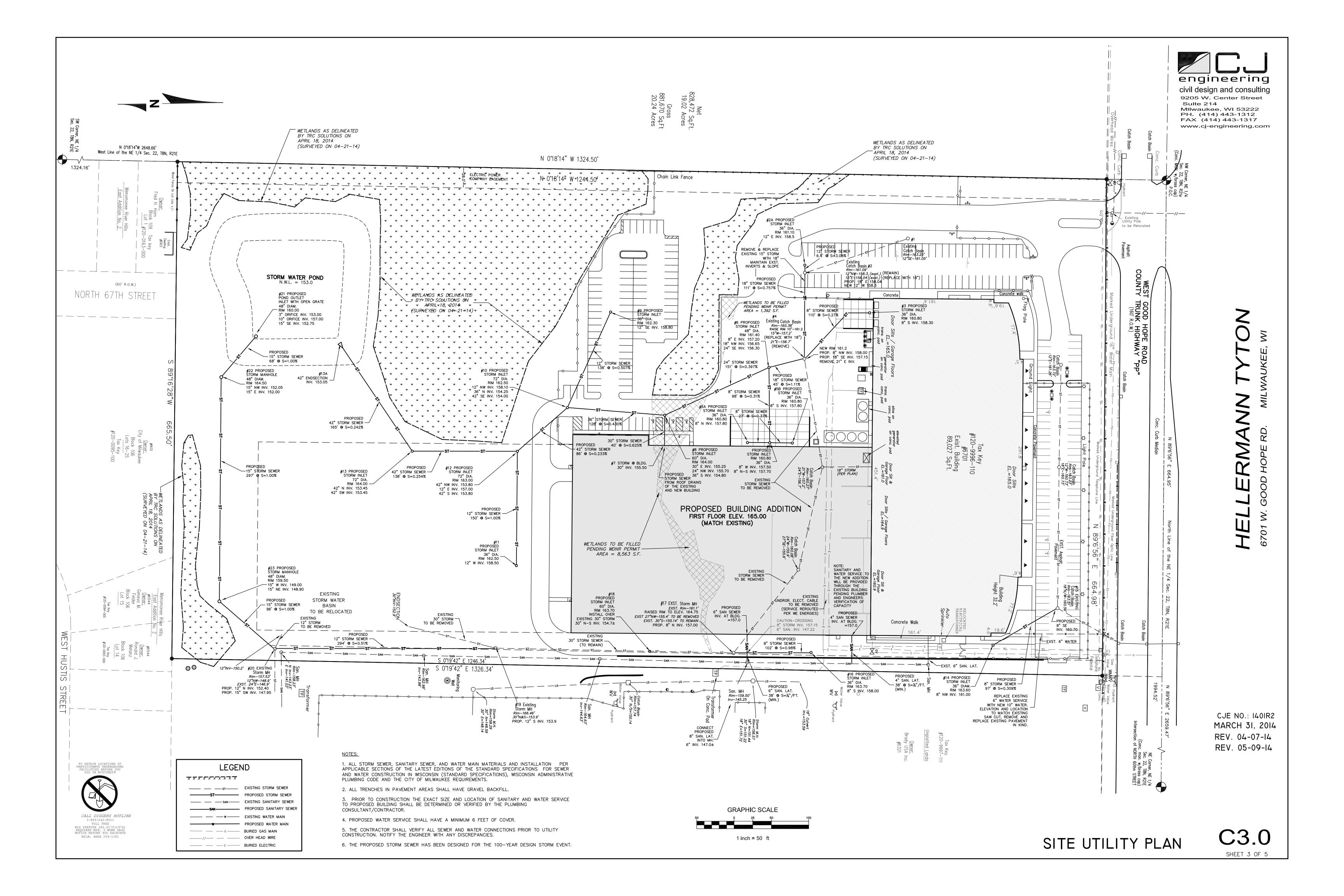
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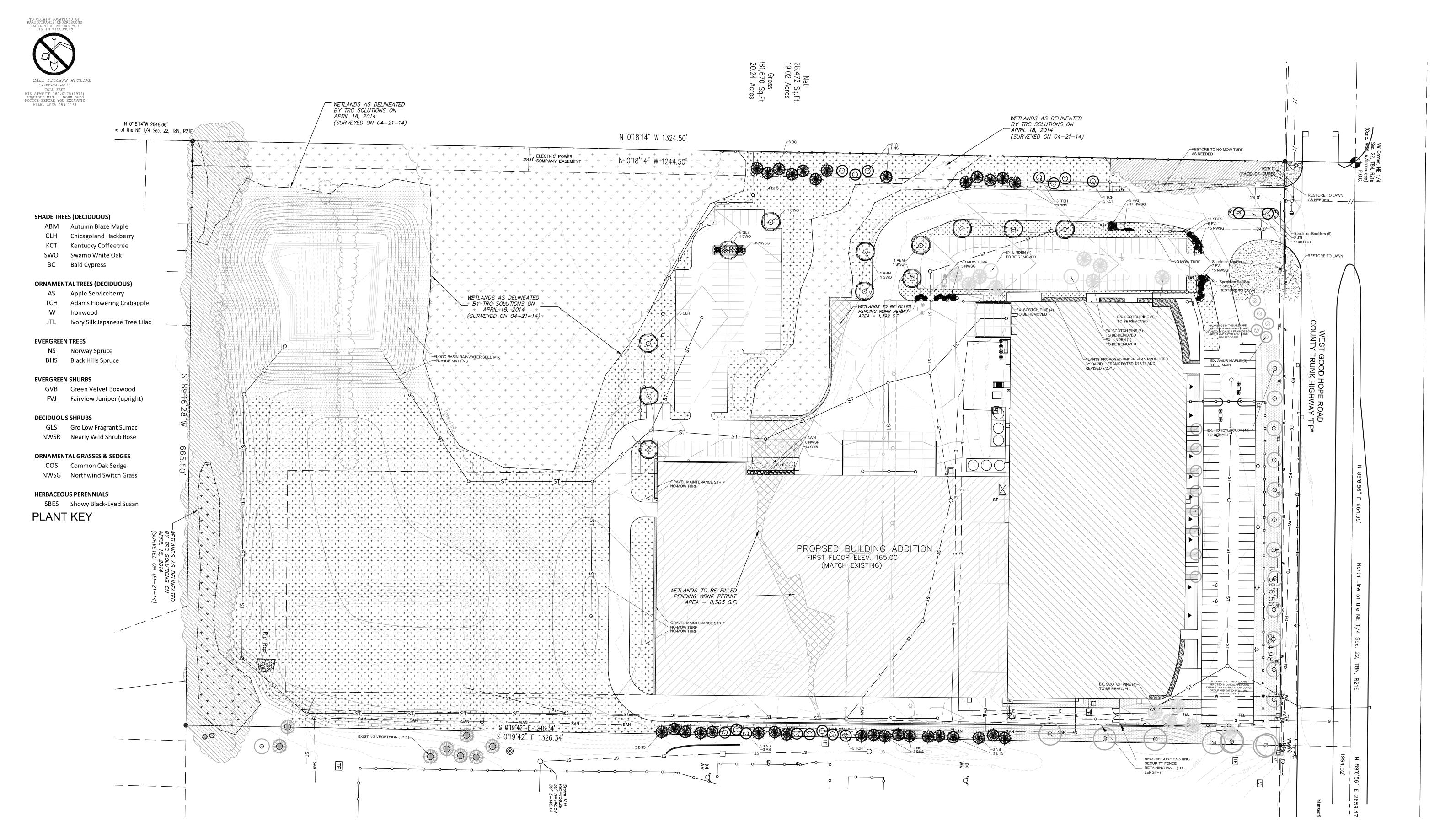


Looking East from western property boundary near raised mound at south property boundary.













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PROJECT TITLE AND LOCATION

Hellermann Tyton Corporation Good Hope Road Facility Addition 6701 West Good Hope Road Milwaukee, Wisconsin 53224

SET TYPE
MINOR MODIFICATION TO DETAILED
PLANNED DEVELOPMENT

DATE 04-21-2014

SHEET TITLE
LANDSCAPE PLAN

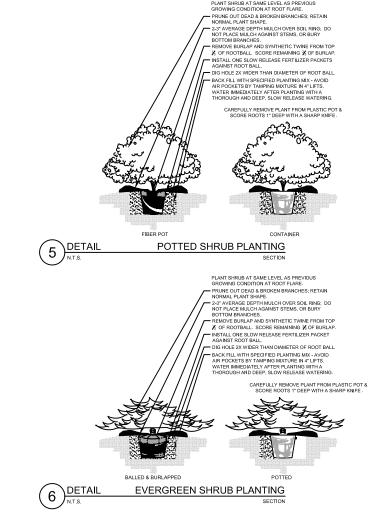
L001

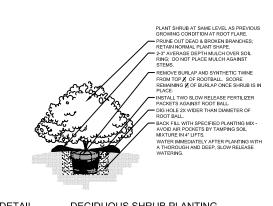


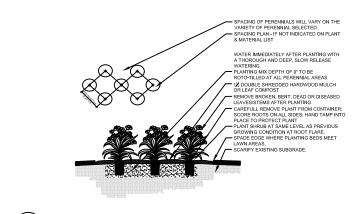
<b>Agrecol</b> Agricultural Ed	cological Solutions		
Flood Basin Rainwater Ren	newal Mix (Standard Mix)	Full Sun	
tem#	SM-FBRRM		
Coverage Area:	43,560 /SF		
Seeds:	60 /SF		
Mix Diversity by Type	% of Seed Count	Species Count	
Grasses	40%	7	
Sedges	10%	2	
Nildflowers	47%	24	
.egumes	3%	3	
TOTALS	100%	36	

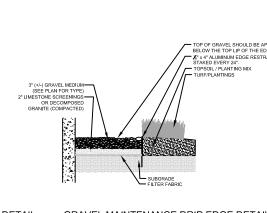
Latin Name	Common Name	Origin	Total Seeds	% of Tota
				Seeds
GRASSES				
Bromus ciliatus	Fringed Brome	Iowa CO, IA	112,011	4.29%
Calamagrostis canadensis	Blue Joint Grass	Waushara CO, WI	140,014	5.36%
Elymus virginicus	Virginia Wild Rye	Allamakee CO, IA	140,014	5.36%
Glyceria grandis	Reed Manna Grass	Green CO, WI	140,014	5.36%
Panicum virgatum	Switchgrass	Green CO, WI	84,009	3.21%
Sorghastrum nutans	Indian Grass	KS	84,009	3.21%
Spartina pectinata	Priarie Cord Grass	Winona CO, MN	84,009	3.21%
SEDGES				
Carex bebbii	Bebb's Sedge	Dane CO, WI	142,115	5.44%
Carex stipata	Common Fox Sedge	Dane CO, WI	142,115	5.44%
Scirpus atrovirens	Dark-Green Bullrush	Dane CO, WI	236,858	9.06%
Scirpus cyperinus	Wool Grass	Dane CO, WI	236,858	9.06%
WILDFLOWERS				
Asclepias incarnata	Marsh Milkweed	Dubuque CO, IA	33,078	1.27%
Aster ericoides	Heath Aster	Walworth CO, IA	33,078	1.27%
Aster novae-angliae	New England Aster	Iowa CO, WI	57,336	2.19%
Aster puniceus	Red-Stemmed Aster	Rock CO, WI	55,131	2.11%
Eupatorium maculatum	Spotted Joe Pye Weed	lowa CO, WI	, 55,131	2.11%
Eupatorium perfoliatum	Boneset	Dane CO, WI	66,157	2.53%
Helenium autumnale	Sneezeweed	Iowa CO, WI	66,157	2.53%
Helianthus grosseserratus	Saw-Tooth Sunflower	, IA	4,410	0.17%
Liatris spicata	Marsh Blazing Star	Kenosha CO, WI	55,131	2.11%
Lobelia siphiliticia	Great Blue Lobelia	Dane CO, WI	48,515	1.86%
Lycopus americanus	Water Horehound	Allamakee CO, IA	55,131	2.11%
Monarda fistulosa	Wild Bergamot	Allamakee CO, IA	44,105	1.69%
Napaea dioica	Glade Mallow	Rock CO, WI	11,026	0.42%
Physostegia virginiana	Obedient Plant	Jefferson CO, WI	22,052	0.84%
Pycnanthemum virginianum	Mountain Mint	Walworth CO, IA	44,105	1.69%
Ratibida pinnata	Yellow Coneflower	Allamakee CO, IA	55,131	2.11%
Rudbeckia hirta	Black-Eyed Susan	Dubuque CO, IA	55,131	2.11%
Rudbeckia laciniata	Wild Golden Glow	Rock CO, WI	33,078	1.27%
Silphium perfoliatum	Cupplant	Lafayette CO, WI	4,410	0.17%
Solidago riddellii	Riddell's Goldenrod	Kenosha CO, WI	44,105	1.69%
Verbena hastata	Blue Vervain	Rock CO, WI	61,746	2.36%
Vernonia fasciculata	Ironweed	Columbia CO, WI	55,131	2.11%
Veronicastrum virginicum	Culver's Root	Dane CO, WI	55,131	2.11%
Zizia aurea	Golden Alexanders	Allamakee CO, IA	44,105	1.69%
LEGUMES				
Cassia hebecarpa	Wild Senna	Dane CO, WI	13,068	0.50%

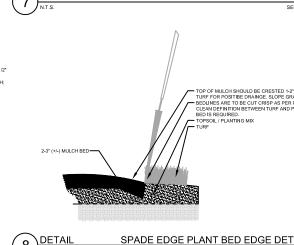
# EVERGREEN TREE PLANTING

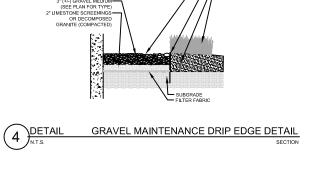






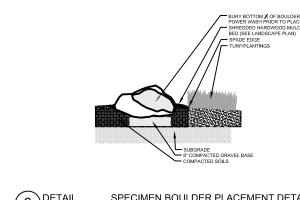








PLANT		PLANT MATERIAL PROPOSED	PLANT MATERIAL PROPOSED		PLANT MATERIAL PROPOSED CALIPER		
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	
roposed	Landscape Ma	terials					
HADE TR	EES (DECIDUOL	JS)					
ABM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
CLH	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
KCT	3	Gymnocladus dioica	Kentucky Coffeetree	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	4	Quercus bicolor	Swamp White Oak	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
ВС	3	Taxodium distichum	Bald Cypress	3.0"	в&в	Straight central leader, full and even crown. Prune only after planting	
RNAME	NTAL TREES (DE	ECIDUOUS)					
AS	3	Amelanchier grandiflora	Apple Serviceberry	6-7'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
TCH	9	Malus florida 'Adams'	Adams Flowering Crabapple	6-7'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
IW	3	Ostrya virginiana	Ironwood	6-7'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
JTL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
VERGREE	N TREES						
NS	9	Picea abies	Norway Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	
BHS	20	Picea densata 'glauca'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	
VERGREE	N SHURBS						
GVB	13	Buxus 'Green Velvet'	Green Velvet Boxwood	21"	Cont.	Full rounded well branched shrub	
FVJ	23	Juniperus chinensis 'Fairview'	Fairview Juniper (upright)	60"	B&B	Full rounded well branched shrub	



ANTING & HARDSCAPE DETAILS

### **DECIDUOUS SHRUBS** Rhus aromatica 'Gro-Low **Gro Low Fragrant Suma** Cont. Full, well rooted plant, evenly shaped Rosa 'Nearly Wild' Nearly Wild Shrub Rose Cont. Full, well rooted plant, evenly shaped ORNAMENTAL GRASSES & SEDGES Common Oak Sedge Cont. Full, well rooted plant Carex pennsylvanica Panicum virgatum 'Northwind' Northwind Switch Grass Cont. Full, well rooted plant Showy Black-Eved Susan 16 Rudbeckia fulgida speciosa Cont. Full, well rooted plant LAWN, TUFRGRASS, AND SPECIALTY SEEDING SY Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807) 225 Lawn Establishment Area / Grading Area see plan for area delineation Erosion Matting for sloped seeded areas see plan for area delineation SF American Excelsior Company Curlex Net Free (or approved equal) LMMM 22950 see plan for area delineation SY Cedar Creek Low-Grow-No-Mow Meadow Mix (Ph: 888-313-6807) Low-Mow Turf Meadow Mix Agrecol Flood Basin Rainwater Renewal Seed Mix Flood Basin Rainwater Renewal Mix see plan for area delineation Specimen Granite Boulders see plan for location see plan for location 24-36" Specimen Granite Boulders Heritage River Gravel Surface (2-3" depth) Aluminum Edge Restraint (gravel areas) Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish Landscape Fabric 775 SF Shredded Hardwood Mulch (3" depth) 4,315 SF 4,315 SF Pulverized Topsoil (Lawn/Turf Areas) 250,000 SF Pulverized Topsoil (2" over bed areas) 4.315 SF

FLOOD BASIN RAINWATER SEED MIX

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics

**Seed Compositions:** 

20% Pennant Fine Perennial Ryegrass

Cedar Creek Premium Blue Tag (Ph: 888-313-6807): 10% Mid Atlantic Kentucky Bluegrass 20% Merit Kentucky Bluegrass 20% Boreal Red Fescue

10% Atlantis Kentucky Bluegrass 10% Dragon Kentucky Bluegrass 10% Palmer III Fine Perennial Ryegrass

Seed at rate of 3# per 1000 SF

Seed at rate of 1/2-1 # per 1000 SF

Cedar Creek Low-Grow-No-Mow Meadow Mix (Ph: 888-313-6807): 10% Kentucky Bluegrass 98/95 20% Ambrose Chewing Fescue 30% Boreal Red Fescue BT 20% Warwick Hard Fescue 20% Pennant II Fine Rye BT

PLANT & MATERIAL SCHEDULE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{1}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{2}{3}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50/50 mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{2}{3}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rototill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area: <sup>3</sup>/<sub>4</sub> CY Peat Moss or Mushroom Compost

3/4 CY blended/pulverized Topsoil

2 pounds starter fertilizer

1/4 CY composted manure

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones  $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having

No bare spots larger than one (1) square foot

No more than 10% of the total area with bare areas larger than one (1) square foot A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

# LANDSCAPE GENERAL NOTES



foundation architects LLC

2625 S. Greeley Street, Ste 203 Milwaukee, WI 53207

Phone (414) 403-3433

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PROJECT TITLE AND LOCATION

Sorporation Facility Addition e Road

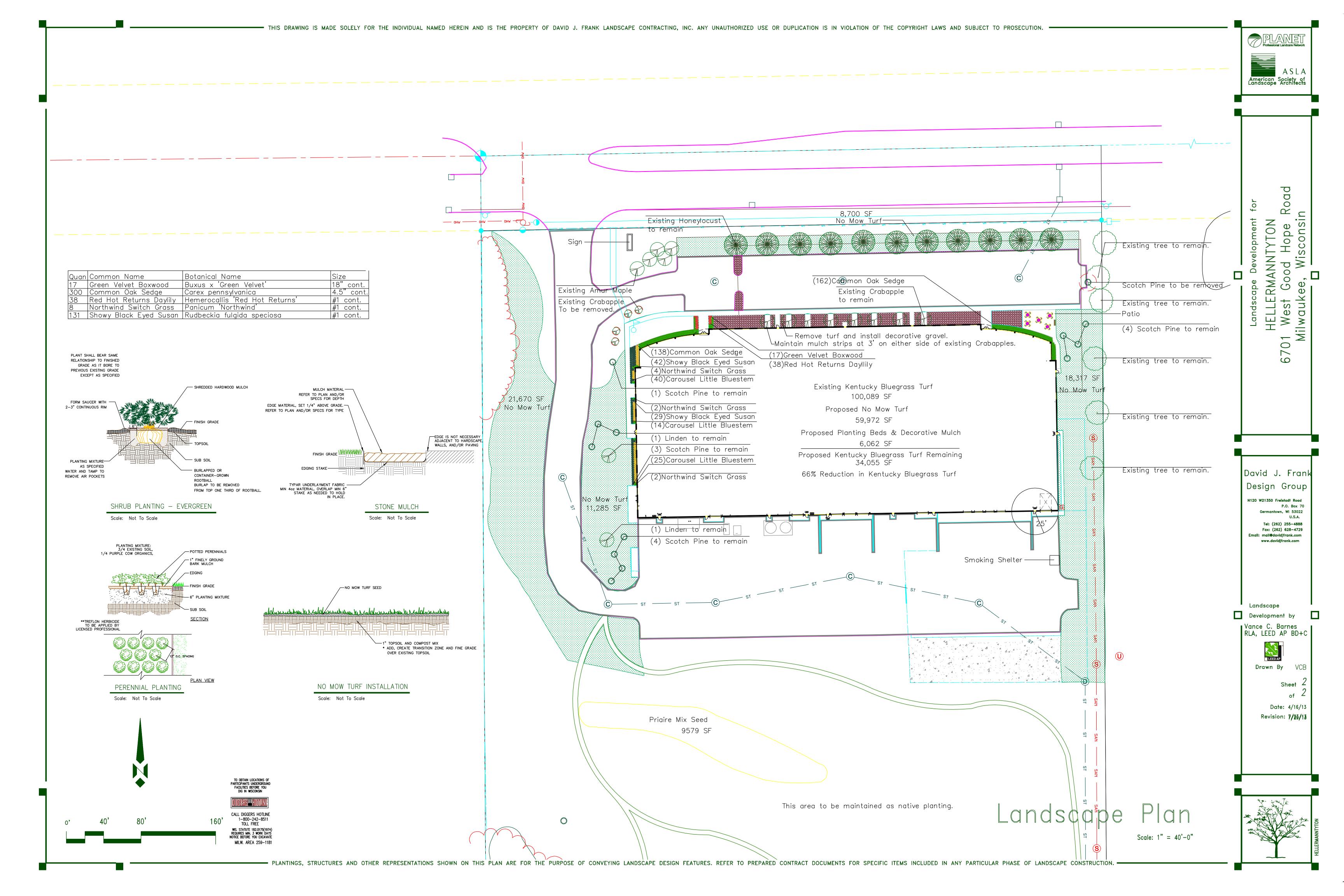
<u>√1</u> 04-21-2014 BID DOCUMENTS

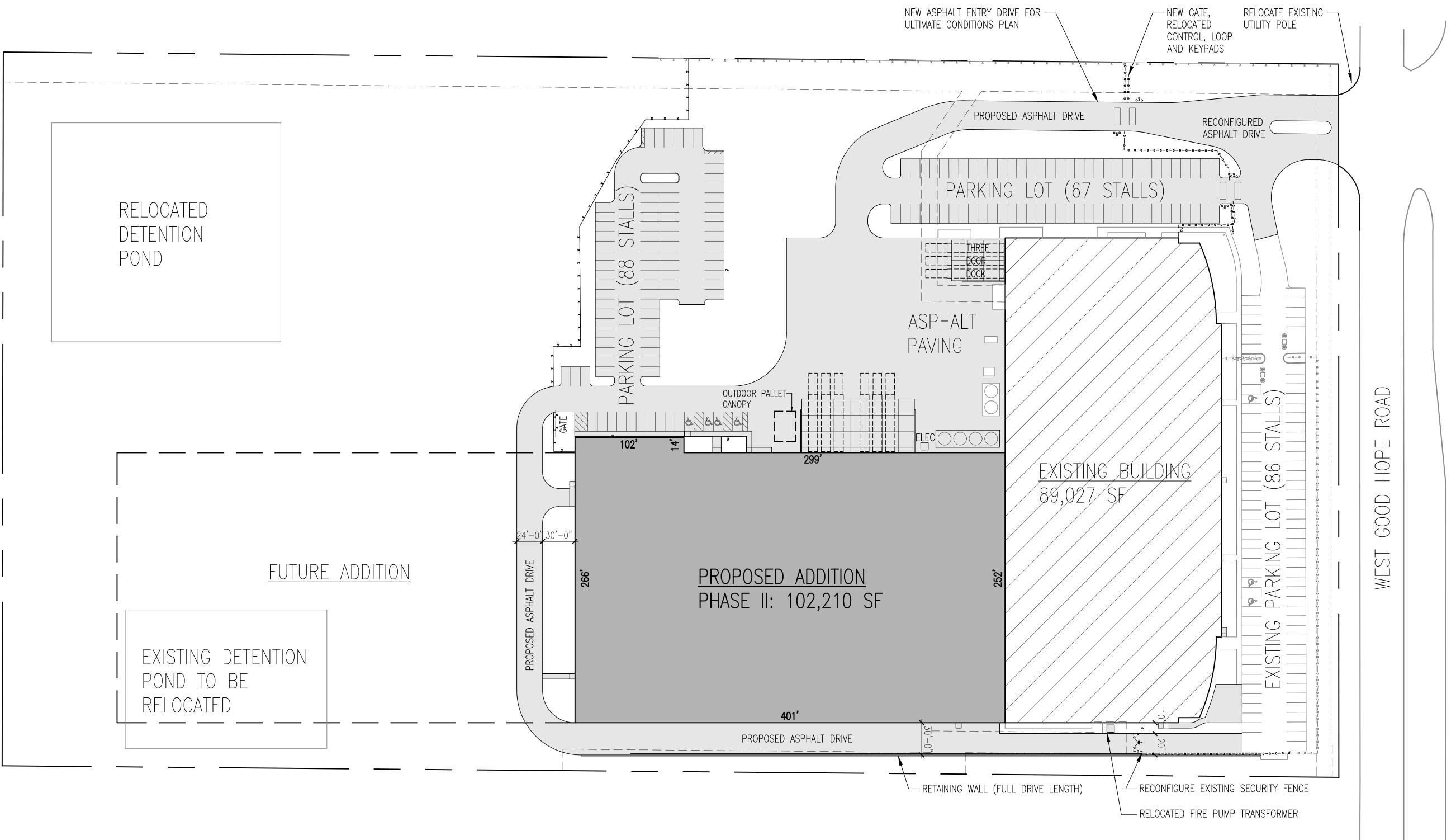
MINOR MODIFICATION TO DETAILED PLANNED DEVELOPMENT

FOUNDATION ARCHITECTS PROJECT NUMBER 14001

04-21-2014

LANDSCAPE PLAN





MINOR M	ODIFICATION TO FILE NO.	. 040158
GROSS LAND	AREA (PER 2012 ALTA SURVEY)	828,472 SF (19.02 AC)
BUILDINGS:	EXISTING (PER 2012 ALTA SURVEY) PHASE II TOTAL	89,027 SF 102,480 SF 191,507 SF
PARKING / SI	DEWALKS, ETC: EXISTING PHASE II TOTAL	75,317 SF 98,215 SF 173,532 SF
LANDSCAPE	O (GRASS, PLANTS, TREES)	440,517 SF
PARKING STA	ALLS: EXISTING PHASE II TOTAL	85 161 246
FLOO	RATIO (FAR) - PHASE II R AREA BUILDING AREA	$\frac{190,507}{828,472} = .231157$
		196,448 SF 191,507 SF 387,955 SF

MINOR M	ODIFICATION TO FILE NO.	. 040158
GROSS LAND	AREA (PER 2012 ALTA SURVEY)	828,472 SF (19.02 AC)
BUILDINGS:	EXISTING (PER 2012 ALTA SURVEY) PHASE II TOTAL	89,027 SF 102,210 SF 191,237 SF
PARKING / SI	DEWALKS, ETC: EXISTING PHASE II TOTAL	75,317 SF 98,215 SF 173,532 SF
LANDSCAPE	O (GRASS, PLANTS, TREES)	436,617 SF
PARKING STA	ALLS: EXISTING PHASE II TOTAL	86 155 241
FLOO	RATIO (FAR) - PHASE II R AREA BUILDING AREA	<u>191,237</u> = .230831
		173,532 SF 191,237 SF 364,769 SF

SITE PLAN

foundation architects LLC 2625 S. Greeley Street, Ste 203 Milwaukee, WI 53207 info@foundationarchitects.com Phone (414) 403-3433 www.foundationarchitects.com

PROJECT TITLE AND LOCATION

Hellermann Tyton Corporation Good Hope Road Facility Addition 6701 West Good Hope Road Milwaukee, Wisconsin 53224

MINOR MODIFICATION TO DETAILED

PLANNED DEVELOPMENT FOUNDATION ARCHITECTS PROJECT NUMBER 14001

DATE 04-21-2014 SHEET TITLE
SITE PLAN

1"=50'-0"

SHEET NUMBER
A001

