

# Frank Productions Deer District (Block 3)

## DPD ZONING SUBMITTAL FOR PORTION OF BLOCK 3 OF MILWAUKEE BUCKS ARENA DEVELOPMENT - GPD

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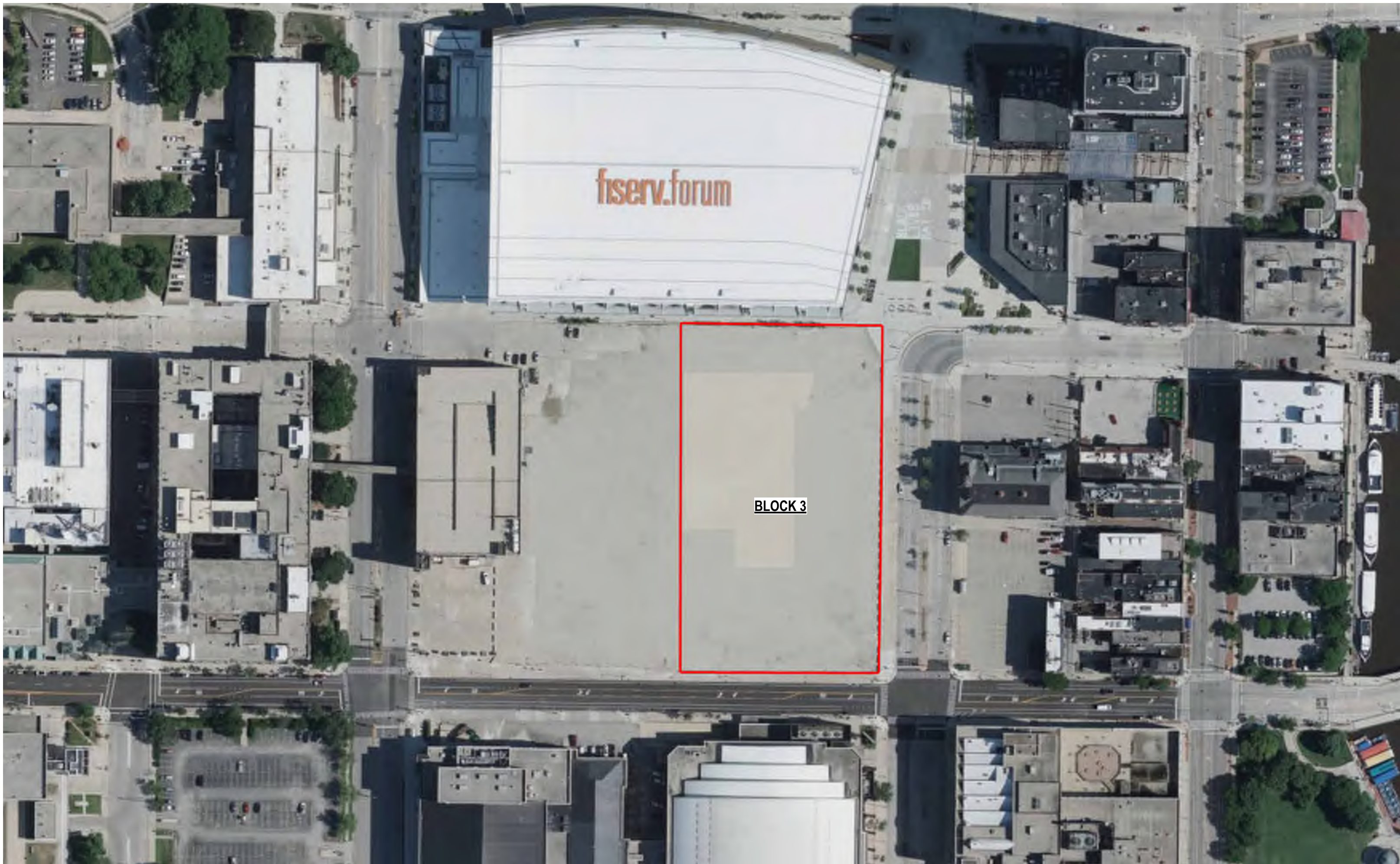
## DPD ZONING SUBMITTAL

09/18/2023

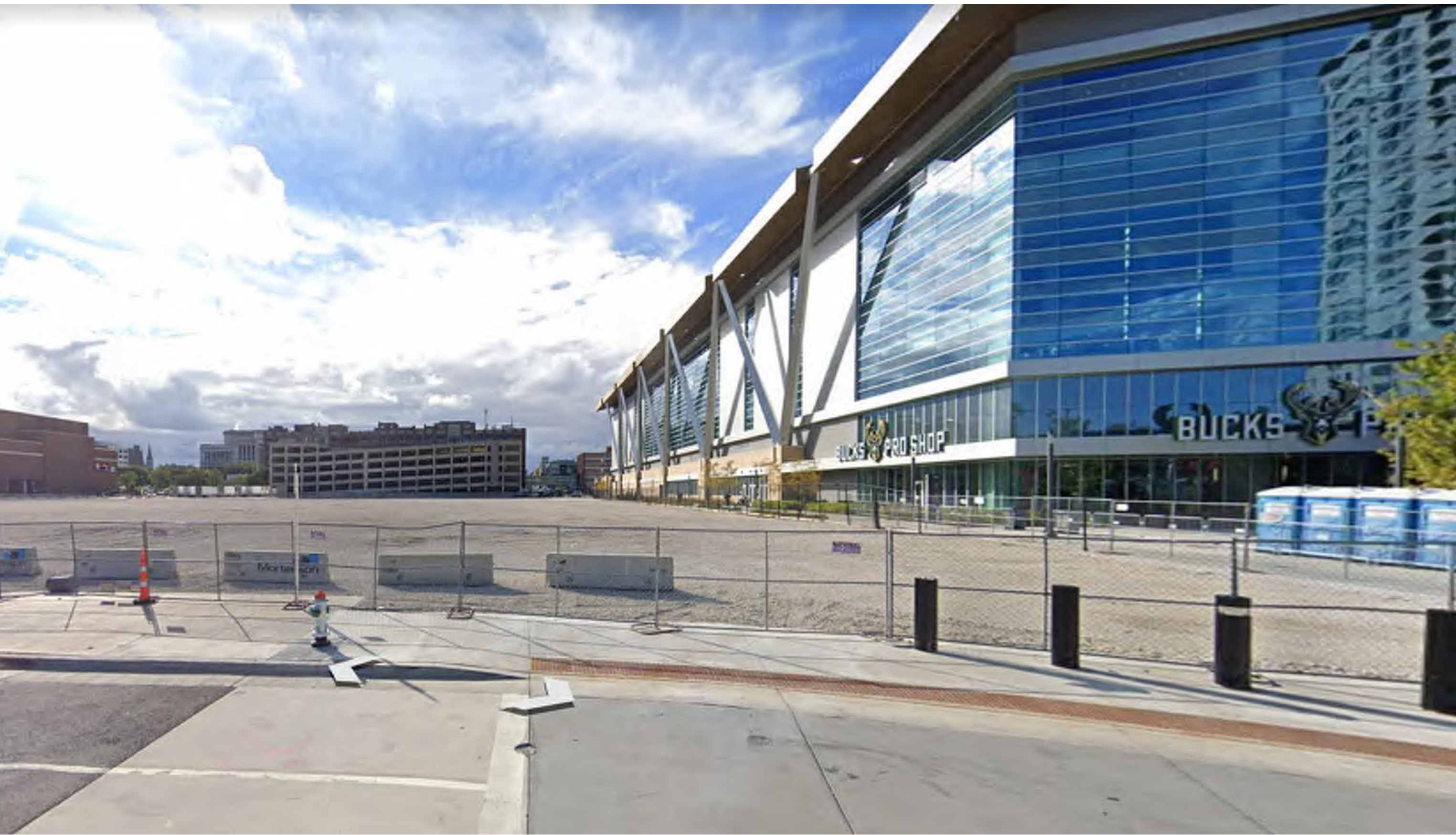
PROJECT NUMBER: 2-20225-03



E



Aerial View



Looking West from Vel R Phillips Ave

C



Looking North from W State Street & Vel Phillips Ave



Looking North from W State Street



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E



PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



D

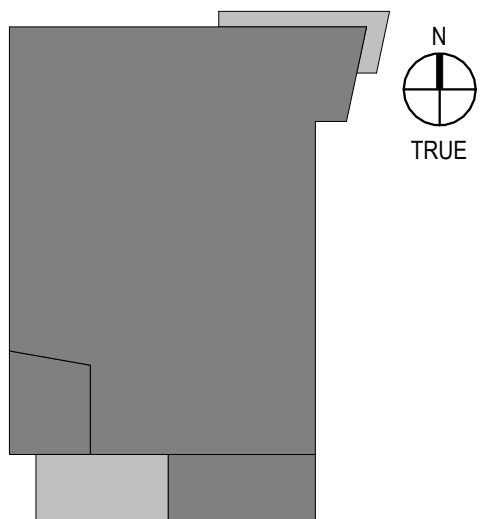


ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/18/2023	DPD ZONING SUBMITTAL

DPD ZONING SUBMITTAL  
FOR PORTION OF BLOCK 3  
OF MILWAUKEE BUCKS  
ARENA DEVELOPMENT - GPD

KEY PLAN



B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
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PROJECT MANAGER MJL

A

PROJECT NUMBER 2-20225-03

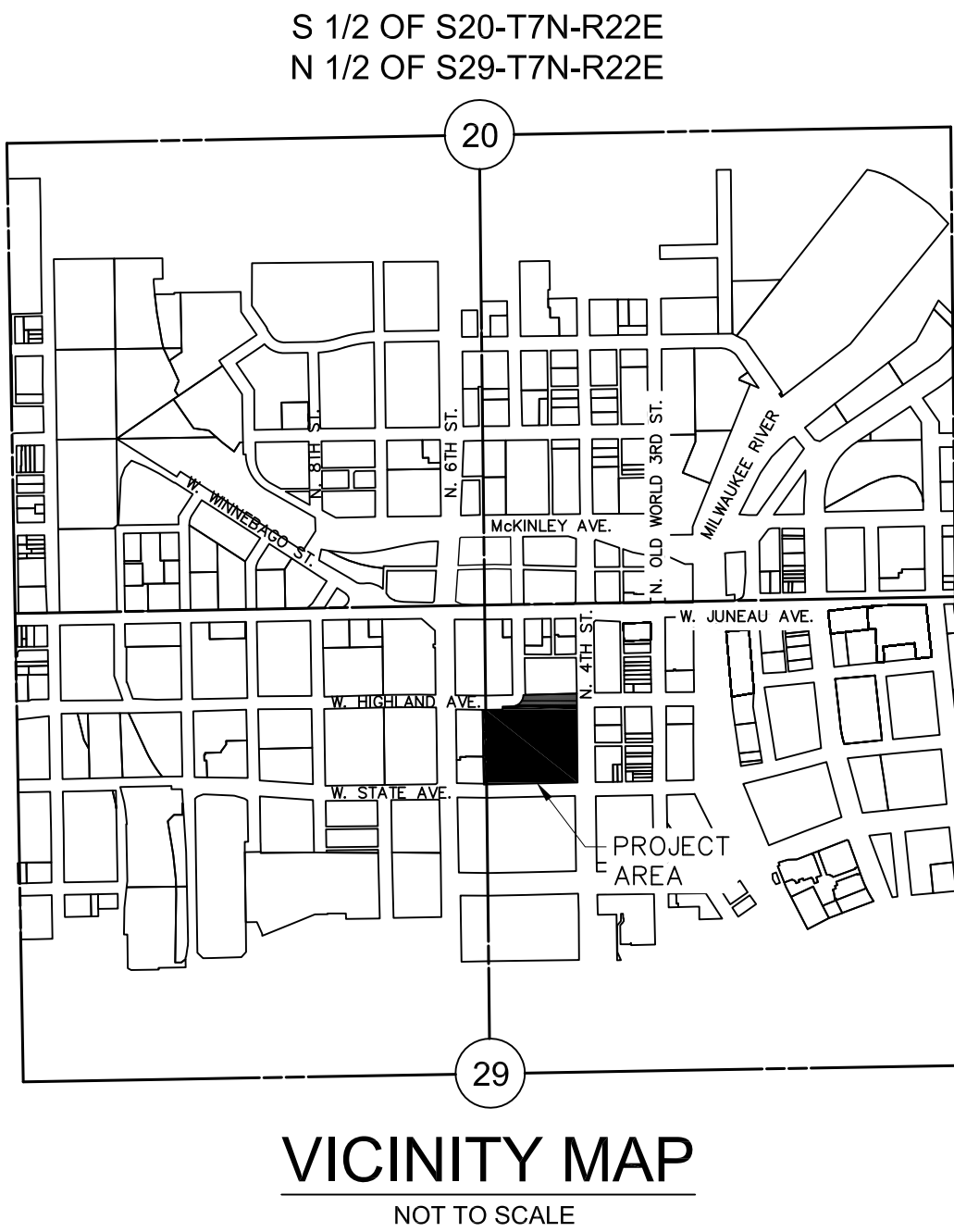
CONTEXT PHOTOS

AS-1

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FILENAME: S:\Site\Drawn\Eppstein\220601 Frank Productions Block 3\Survey\DWG\220601\_PLAT.dwg



# PLAT OF SURVEY WITH TOPOGRAPHY

BEING A PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 ALL IN  
SECTION 29 IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PROJECT:

**FRANK  
PRODUCTIONS -  
BLOCK 3**

LOCATION:

**1001 VEL R.  
PHILLIPS AVE.,  
MILWAUKEE, WI  
53203**

CLIENT:

**eua**

RELEASE:

**FINAL**

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'

SEAL:

all in

SHEET:

**PLAT OF SURVEY W/  
TOPOGRAPHY**

PROJECT MANAGER: B.S.  
PROJECT NUMBER: 22.0601  
DATE: 08/23/2022

SHEET NUMBER:

**1**

**LEGEND**

- = BENCH MARK
- ▲ = CONTROL POINT
- ⊗ = CHISELED MARK FOUND
- ✱ = CUT CROSS SET
- = FOUND 1" IRON PIPE OR MONUMENTATION AS NOTED
- = 1-1/4" O.D. x 24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- △ = FOUND MAG/PK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = WATER VALVE
- ⊕ = MANHOLE TYPE NOTED
- ⊙ = FIRE HYDRANT
- BORE = SOIL BORING
- 970.50 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- WMO = WINDMILL
- ① = TELEPHONE MANHOLE
- ⊕ = ELECTRIC MANHOLE
- ⊕ = WATER MANHOLE
- ⊕ = UTILITY METER
- † = SPRINKLER
- ⊗ = GUY WIRE POLE
- ★ = LIGHT POLE
- ✱ = PEDESTAL
- ⊕ = POWER POLE
- ⊕ = POWER/LIGHT POLE
- ⊕ = TRAFFIC SIGNAL
- ⊕ = CURB STOP
- ⊕ = CATCH BASIN OR INLET
- ⊕ = GAS VALVE
- ⊕ = LIGHT POLE WITH MAST
- ⊕ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊕ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊕ = TREE STUMP
- ⊕ = CLEANOUT
- ⊕ = FLAG POLE
- ⊕ = WELL
- ⊕ = MONITORING WELL
- ⊕ = SIGN ON POST
- ⊕ = PARKING METER
- ⊕ = UTILITY CONTROL BOX
- ⊕ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = COMBINED SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = BUREAU OF ELEC. SERV. CI. MIL.
- = STEAM LINE
- = COMMUNICATION CONDUIT
- (P) IN LIFESTYLE INDICATES DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

LEGAL DESCRIPTION PROVIDED PER KNIGHT BARRY TITLE GROUP, COMMITMENT NUMBER 2155660, REVISION 2155660, EFFECTIVE DATE JUNE 16, 2022.

Parcel 1 of Certified Survey Map No. 4822 being a redivision of Blocks 45 and 46 including vacated alleys in the Plat of the Town of Milwaukee on the West side of the River, in the Northwest 1/4 of the Northeast 1/4 of Section 29; the vacated North-South alley in Block 45 of Plat of East Half in the Northeast 1/4 of the Northwest 1/4 of Section 29; also, vacated portions of North 5th Street, West Highland Avenue and West State Street abutting said Blocks in Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, recorded on October 7, 1986, as Document No. 5970859.

For informational purposes only:  
Property Address: 1001 North Vel R. Phillips Avenue, Milwaukee, WI 53203  
Tax Key Number: 3922371110

Note:  
Underground Utilities Located by:

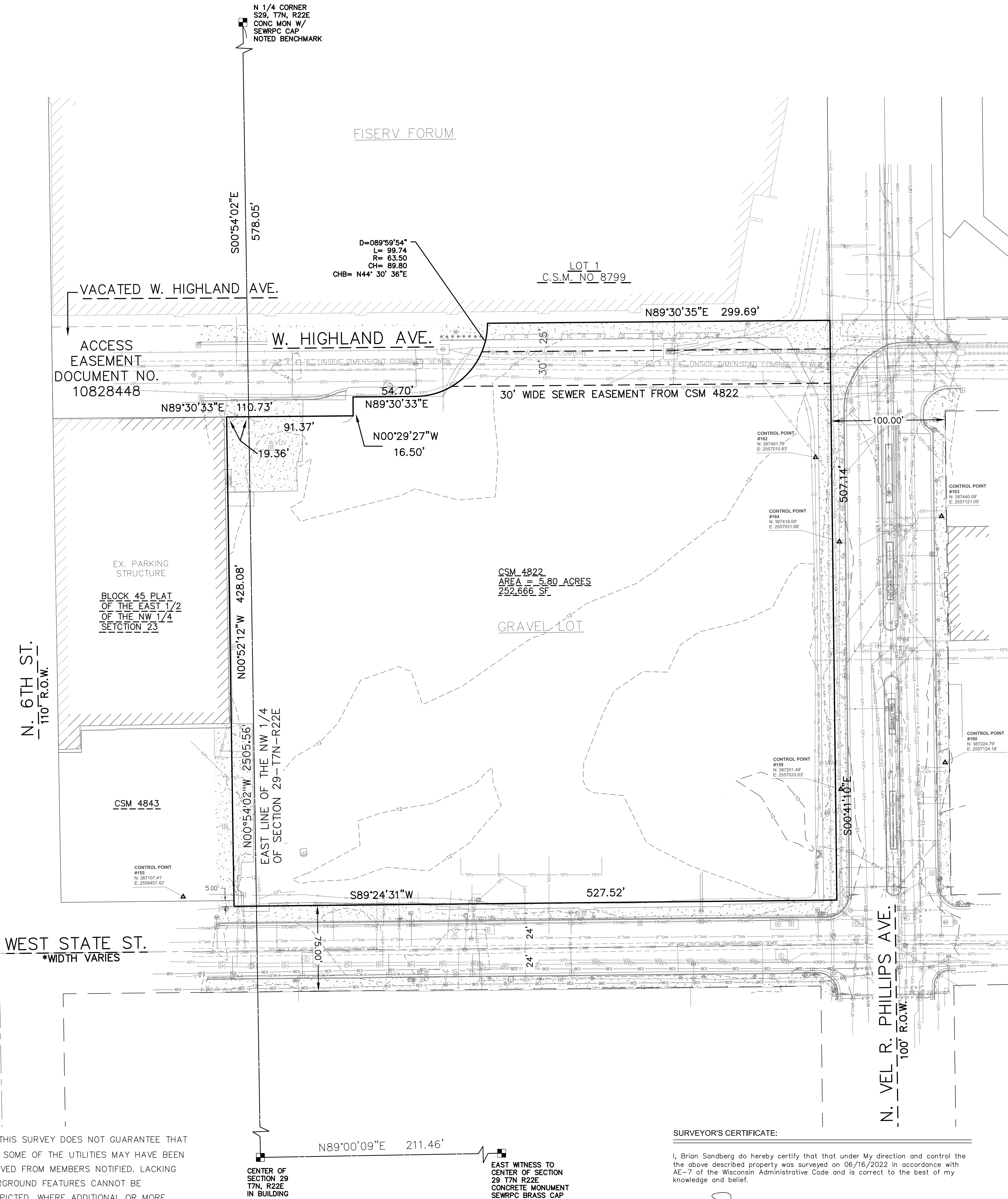
**DIGGERS HOTLINE**

Toll Free (800)242-8511  
Milwaukee Area (414)259-1181  
Hearing Impaired TDD (800)542-2289  
www.DiggersHotline.com  
REGISTER'S HOTLINE TICKETS:  
20222502146, 20222502147, 20222502225, 20222502230

HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°58'45"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S 1/4 CORNER OF SECTION 20-7-22. ELEV = 19.18'

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



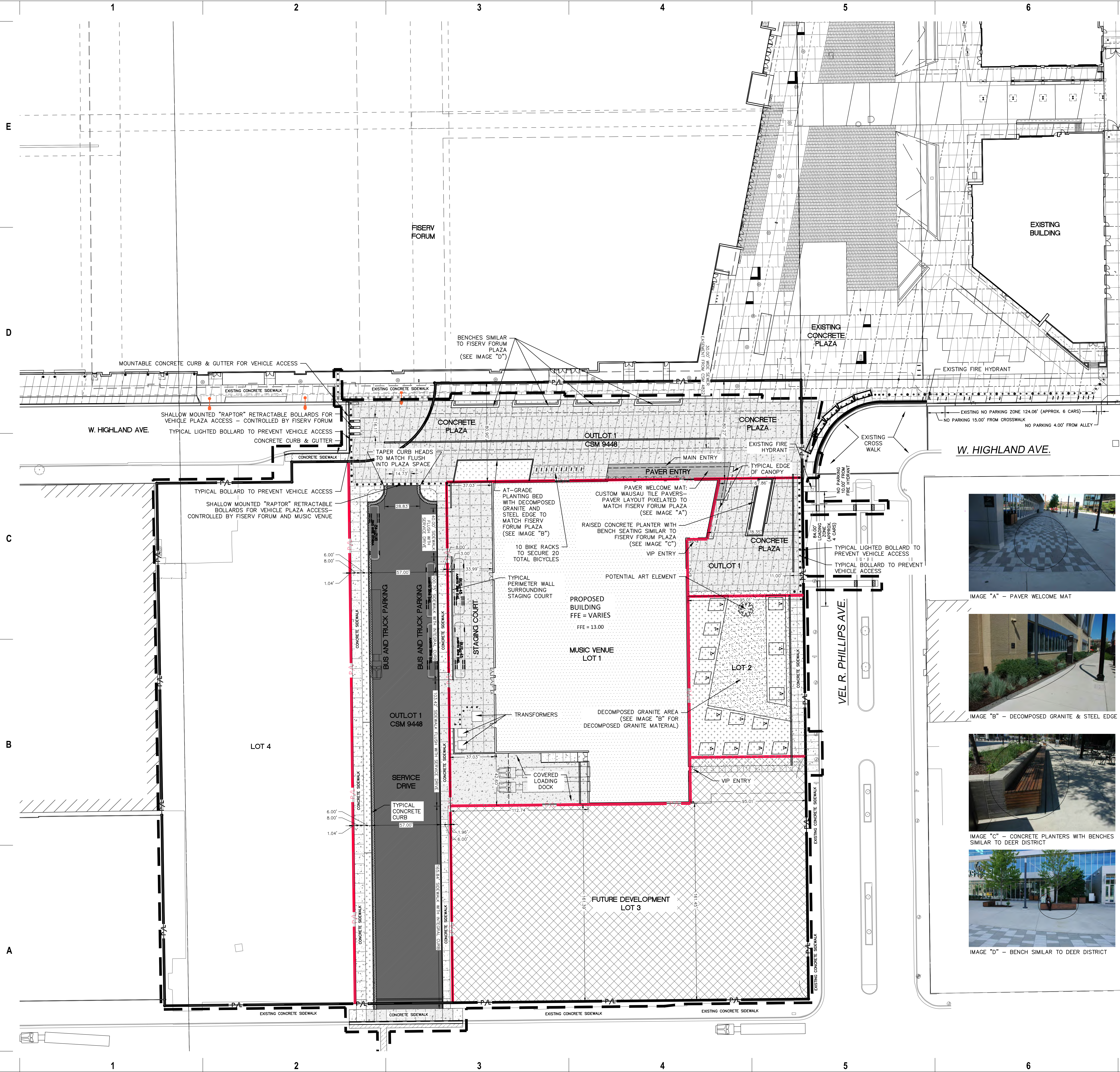
SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 06/16/2022 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

*Brian Sandberg*  
Brian E. Sandberg  
AUGUST 23, 2022

S-2500





Site Statistics	
Item	Quantity
1. Gross land area (approximately):	Lot 1 = 53,327 sf (1.2242 acres) Lot 2 = 12,499 sf (0.2869 acres) Lot 3 = 50,589 sf (1.1613 acres) Outlot 1 = 8043 sf (0.1846 acres)
2. Maximum amount of land covered by principal buildings (approximately):	Lot 1 = 40,189 sf (75.4% Lot Coverage) Lot 2 = 0 sf (0% Lot Coverage) Lot 3 = 0 sf (0% Lot Coverage) Outlot 1 (northeast plaza) = 0 sf (0% Lot Coverage)
3. Maximum amount of land devoted to parking, drives and parking structures (approximately):	Lot 2 = 0 sf (0% Lot Coverage) Lot 3 = 0 sf (0% Lot Coverage) Outlot 1 (northeast plaza) = 0 sf (0% Lot Coverage)
4. Minimum amount of land devoted to landscape open space (approximately):	Lot 1 = 12,098 sf (22.7% Lot Coverage) Lot 2 = 0 sf (0% Lot Coverage) Lot 3 = 0 sf (0% Lot Coverage) Outlot 1 (northeast plaza) = 0 sf (0% Lot Coverage)
5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Lot 1 = 430 sf (0.8% Landscape open space) Lot 2 = 6645 sf (53.2% Landscape open space) Lot 3 = 0 sf (0% Landscape open space - 100% gravel until developed) Outlot 1 = 472 sf (5.9% Landscape open space)
6. Proposed number of buildings:	1 building
7. Maximum number of dwelling units per building:	not applicable
8. Bedrooms per unit:	not applicable
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if not residential. Bicycle parking spaces provided, pursuant to s. 295.404. (approximately):	Automobile parking spaces: not applicable Automobile parking spaces per residential unit ratio = not applicable Automobile parking spaces per 1000 sf for non-residential uses: not applicable - anticipated that patrons and employees will utilize adjacent parking structures, transit, bicycles, or ride share. 20 Bicycle parking spaces provided per City of Milwaukee request. (10 Bicycle parking spaces required based on Theater use in zoning code table 295-404-1)



IMAGE "A" - PAVER WELCOME MAT



IMAGE "B" - DECOMPOSED GRANITE & STEEL EDGE



IMAGE "C" - CONCRETE PLANTERS WITH BENCHES SIMILAR TO DEER DISTRICT

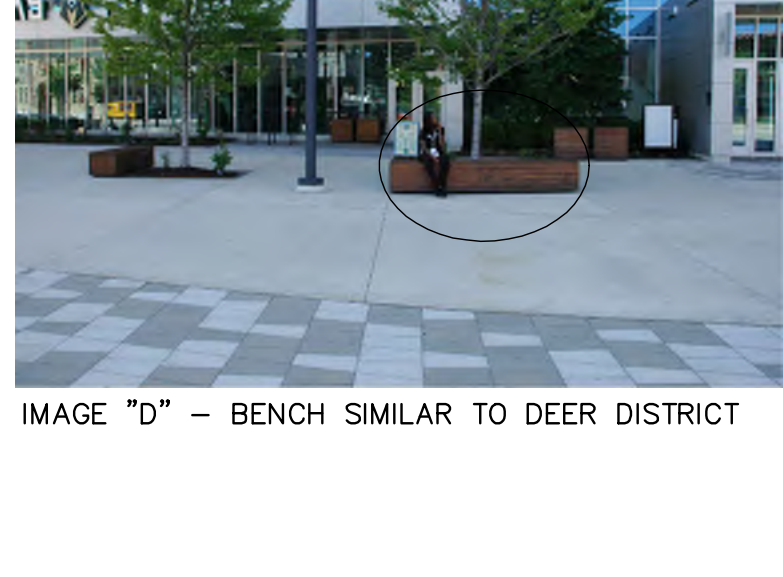


IMAGE "D" - BENCH SIMILAR TO DEER DISTRICT

Scale: 0 15 30 60  
Scale: 1" = 30'

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KEY INDEX	
PROJECT LIMITS	
AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
NEW ASPHALTIC CONCRETE (HEAVY DUTY)	
NEW CONCRETE SLAB	
NEW HEAVY DUTY CONCRETE SLAB	
NEW CUSTOM WAUSAU TILE PAVERS TO MATCH PAVERS IN DEER DISTRICT	
DECOMPOSED GRANITE-TWILIGHT BLACK GRANITE STABILIZED PATHWAY MIX (TO MATCH DECOMPOSED GRANITE AT DEER DISTRICT) 4" THICK ON WEED BARRIER FABRIC	
HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	
LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	
DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	



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PROJECT INFORMATION  
Frank Productions  
Deer District (Block 3)



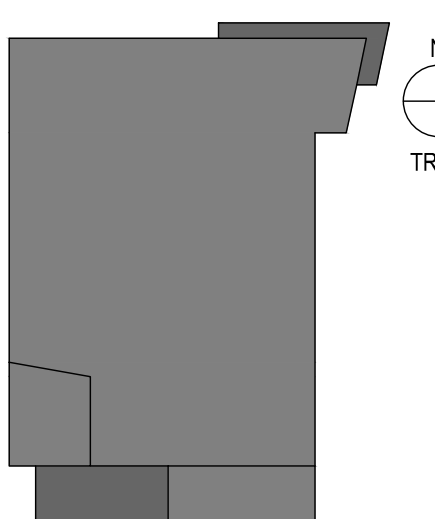
ISSUANCE AND REVISIONS

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ARENA DEVELOPMENT - GPD



KEY PLAN



SHEET INFORMATION

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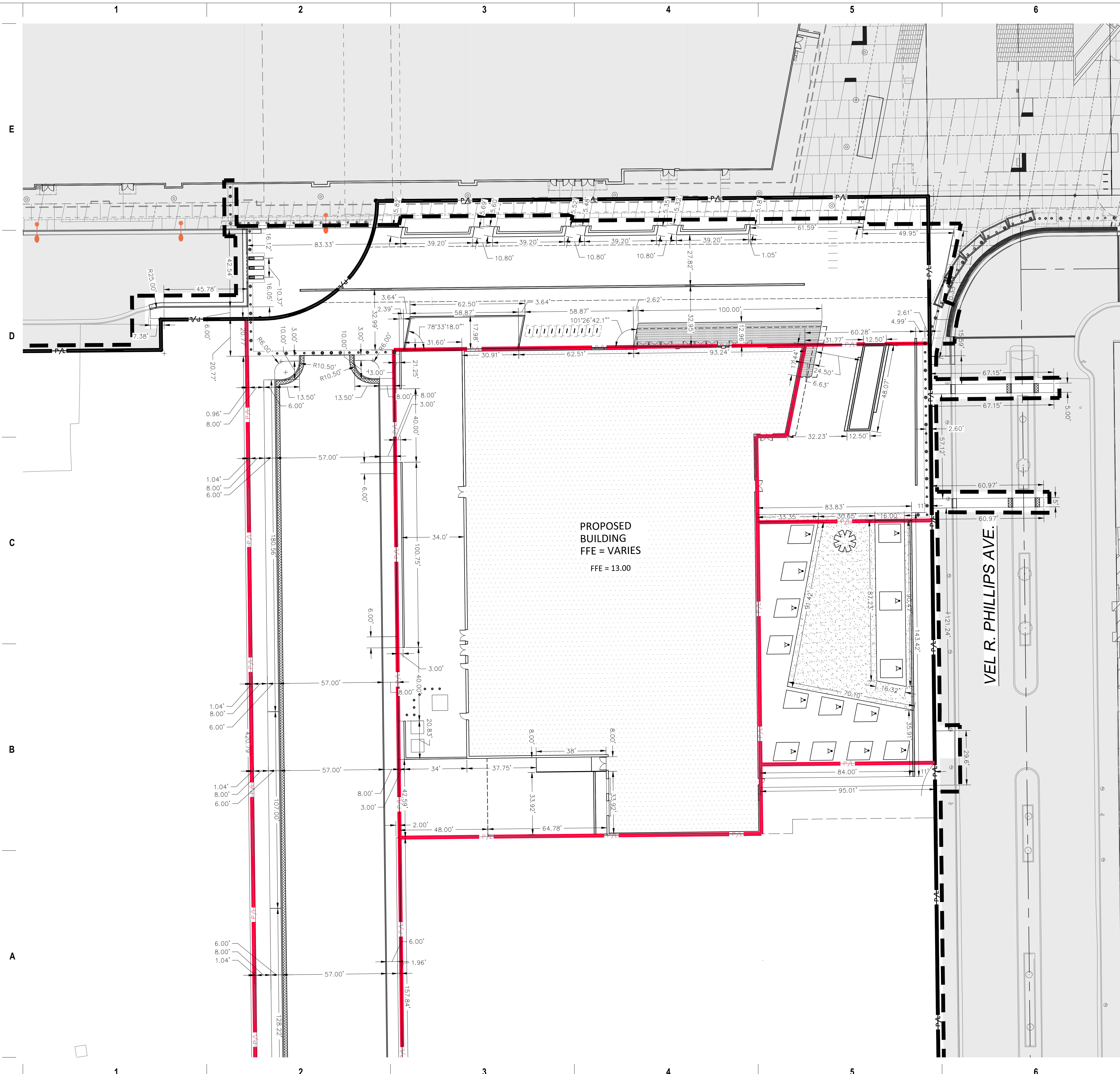
PROJECT MANAGER DMJ  
PROJECT NUMBER 220601.01

SITE LAYOUT PLAN

**C102**

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## PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



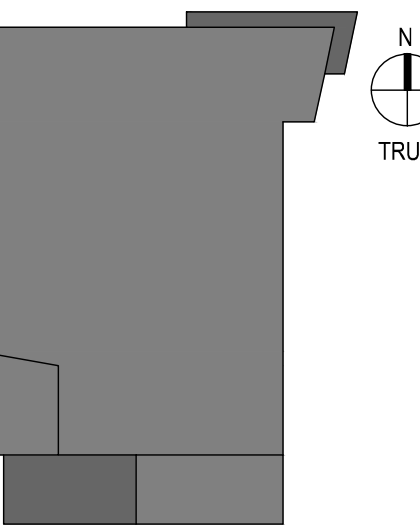
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## KEY PLAN



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PROJECT MANAGER DMJ


PROJECT NUMBER 220601.01

## SITE GEOMETRICS PLAN

# C103A

023 Eppstein Uhen Architects, Inc.

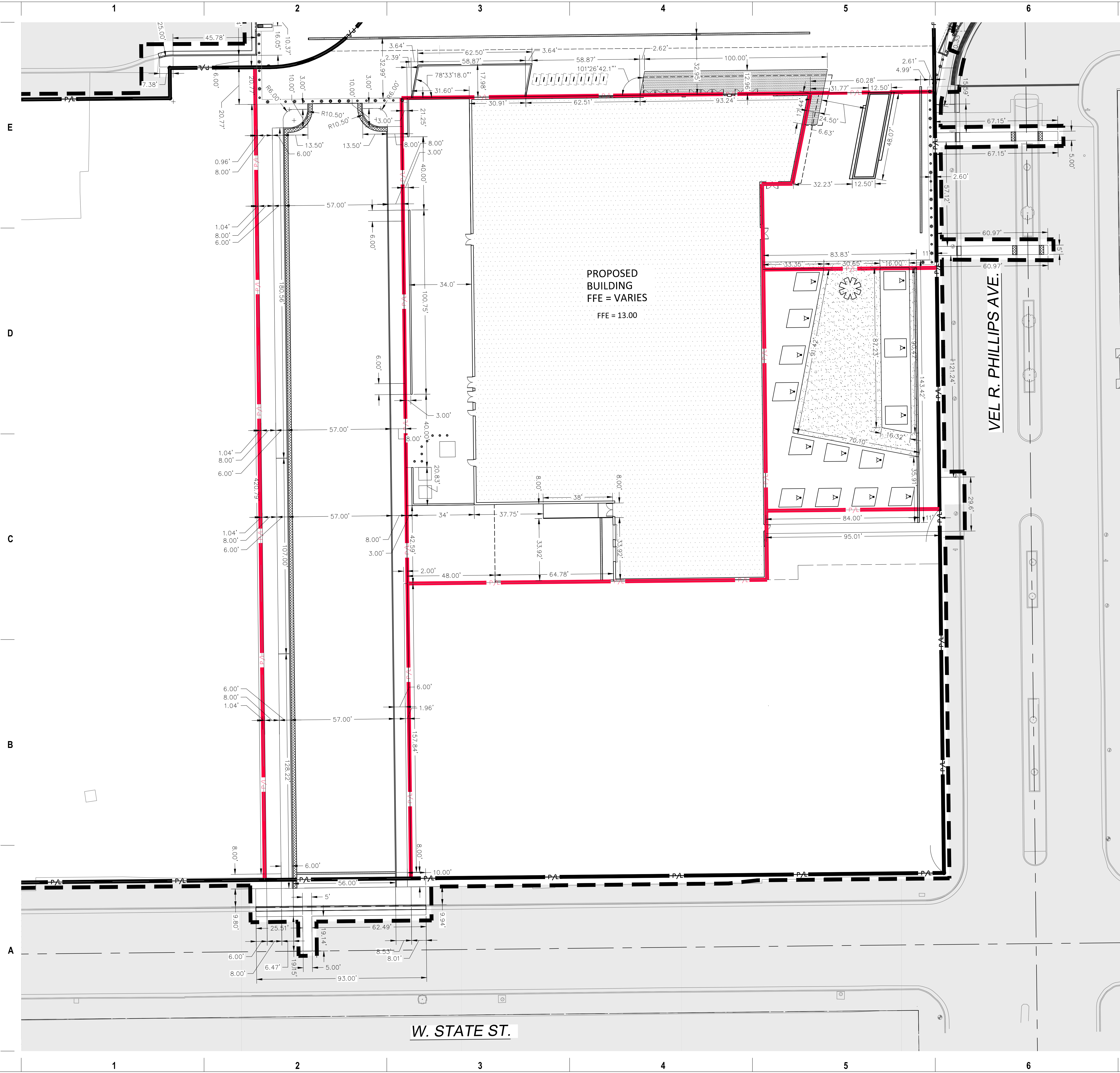


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Scale: 1" = 20'



Dial **811** or (800)242-8511  
www.DiggersHotline.com

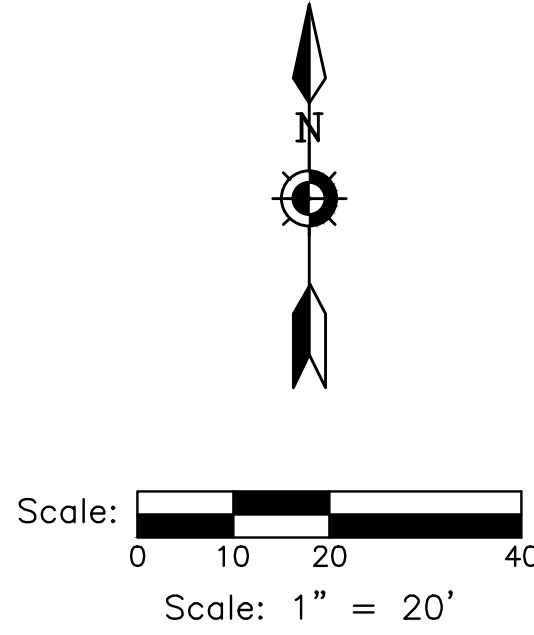




PROPOSED  
BUILDING  
FFE = VARIES  
FFE = 13.00

VEL R. PHILLIPS AVE.

W. STATE ST.



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PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



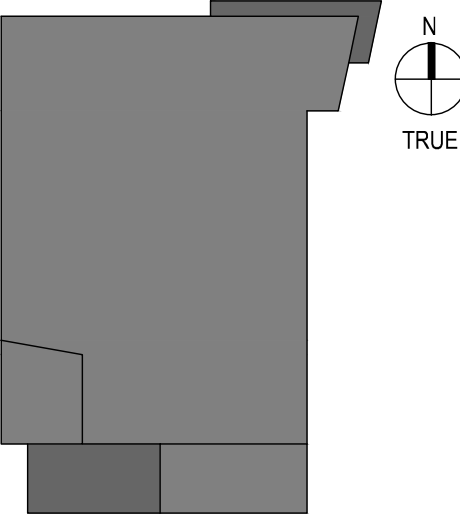
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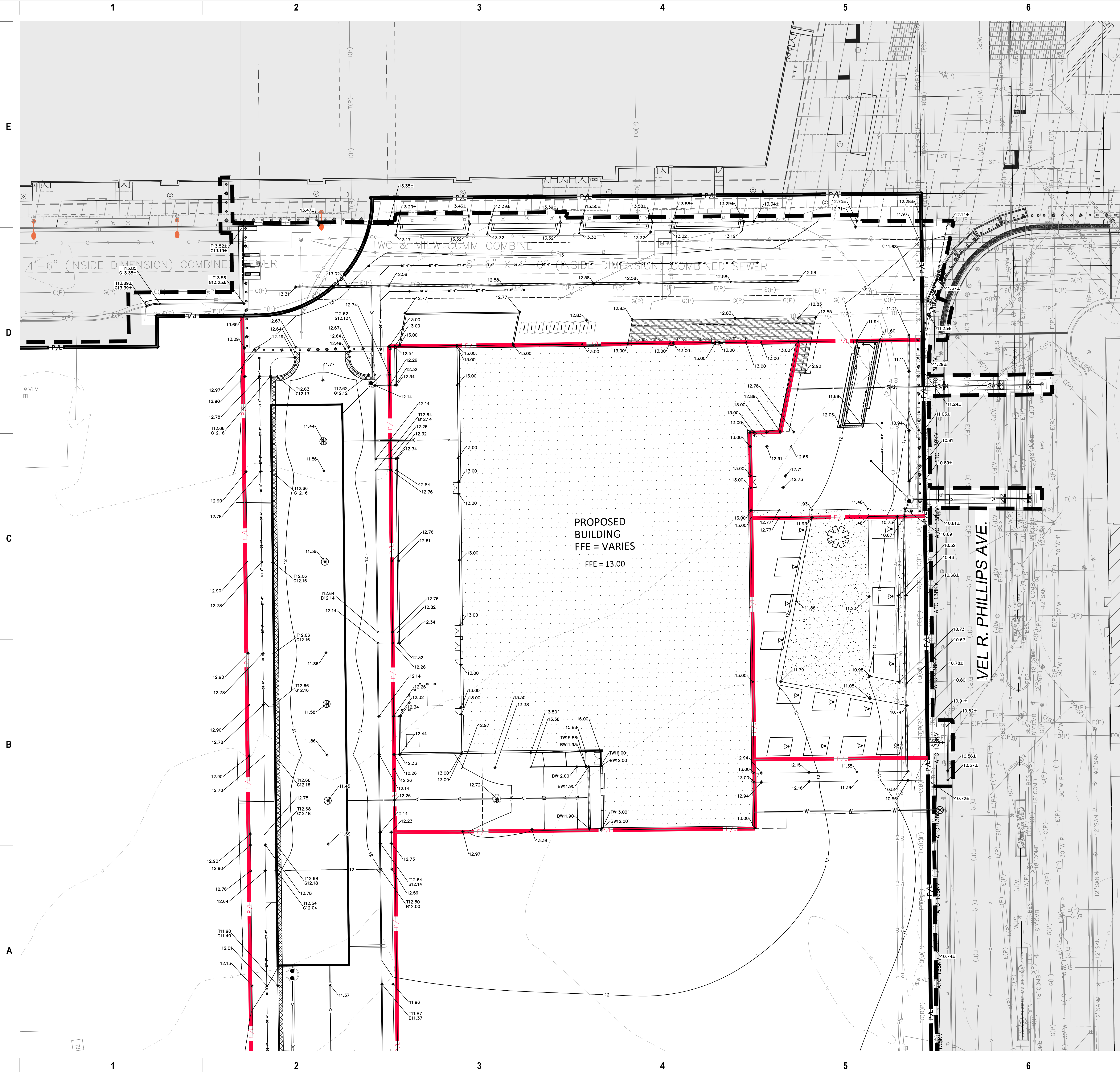
PROJECT MANAGER DMJ  
PROJECT NUMBER 220601.01

SITE GEOMETRICS  
PLAN

**C103B**

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PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



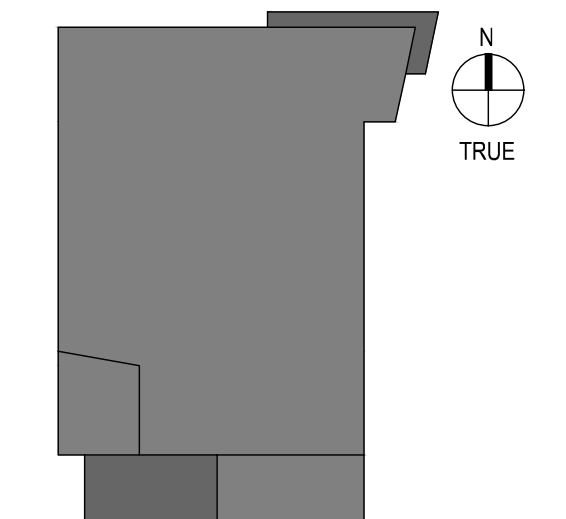
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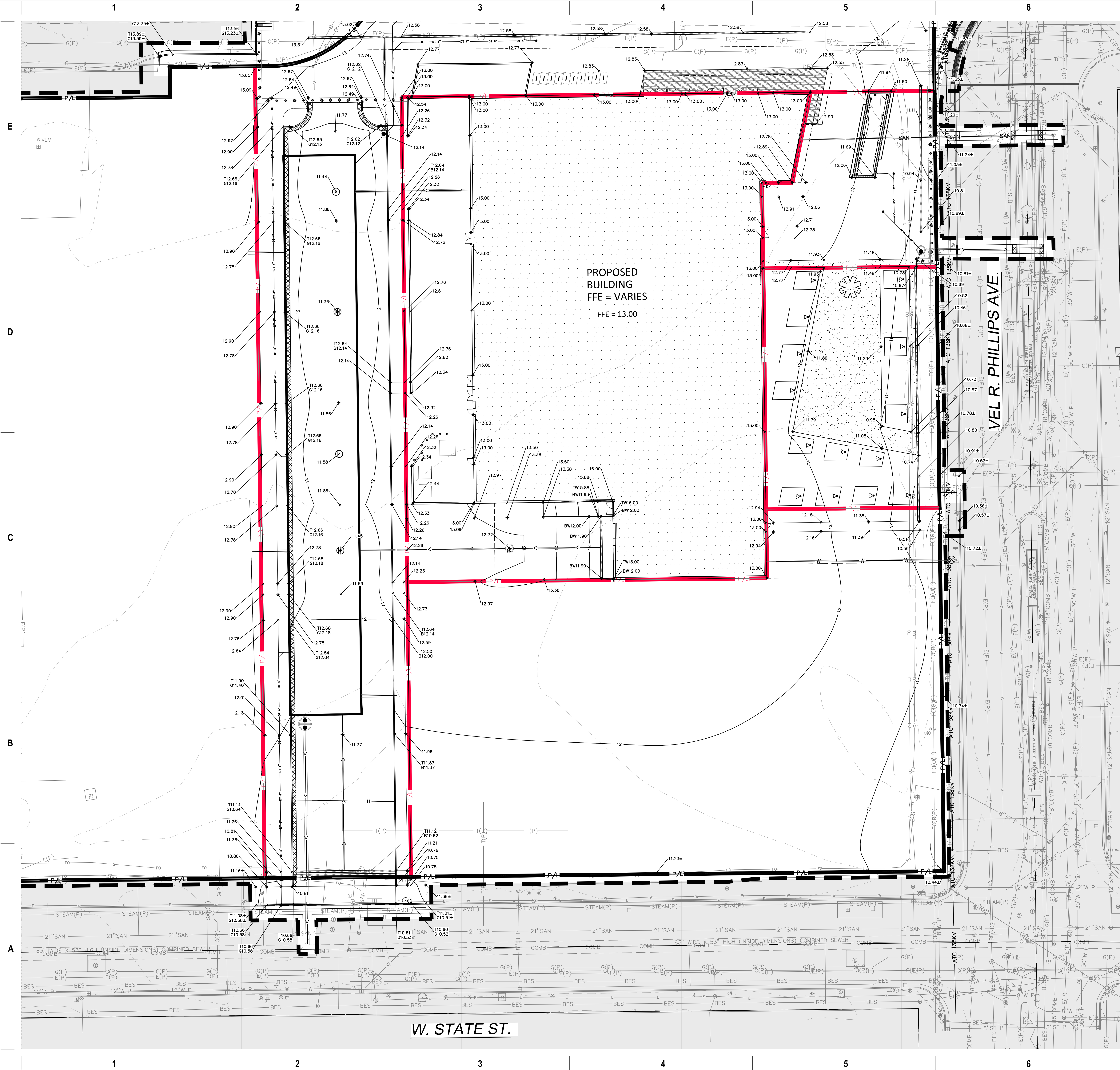
PROJECT NUMBER 220601.01

SITE GRADING  
PLAN

C104A

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**GRADING NOTES**

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

**KEY INDEX**

—	PROJECT LIMITS
—	EXISTING CONTOUR MINOR
—	EXISTING CONTOUR MAJOR
—	PROPOSED CONTOUR MINOR
—	PROPOSED CONTOUR MAJOR
◆ 9.00	PROPOSED SPOT GRADE
◆ 9.00±	MATCH EXISTING GRADE
◆ 19.00	PROPOSED GUTTER GRADE (UNLESS OTHERWISE NOTED)
◆ 19.00±	MATCH EXISTING GUTTER GRADE
◆ TW9.00	PROPOSED TOP OF WALL
◆ BWS.00	PROPOSED BOTTOM OF WALL

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**FPC live**  
FRANK PRODUCTIONS CONCEPTS

PROJECT INFORMATION  
Frank Productions  
Deer District (Block 3)

**LIVE NATION**

**MILWAUKEE BUCKS**

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**kapur**

KEY PLAN

**B**

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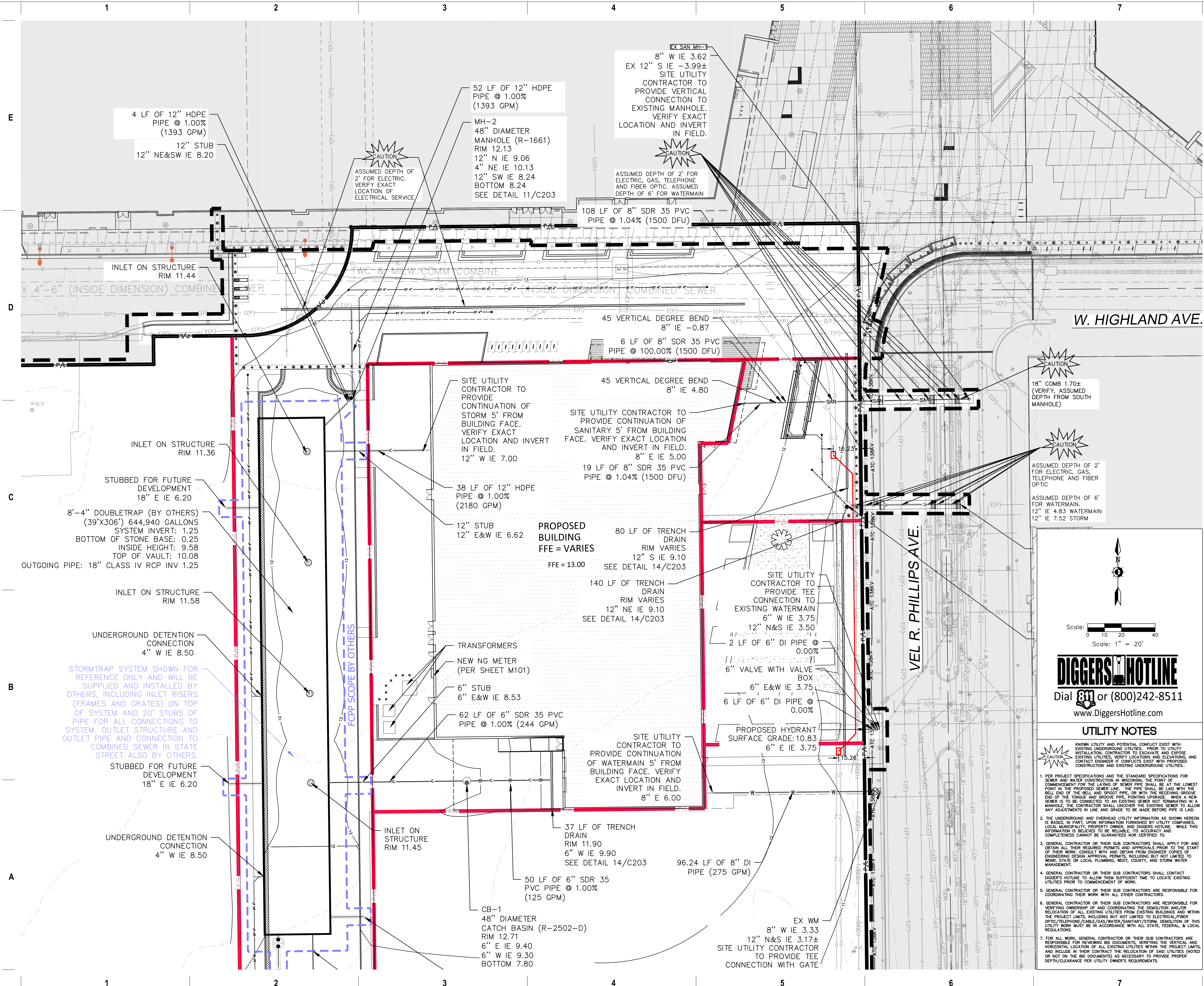
PROJECT MANAGER DMJ  
PROJECT NUMBER 220601.01

**SITE GRADING PLAN**

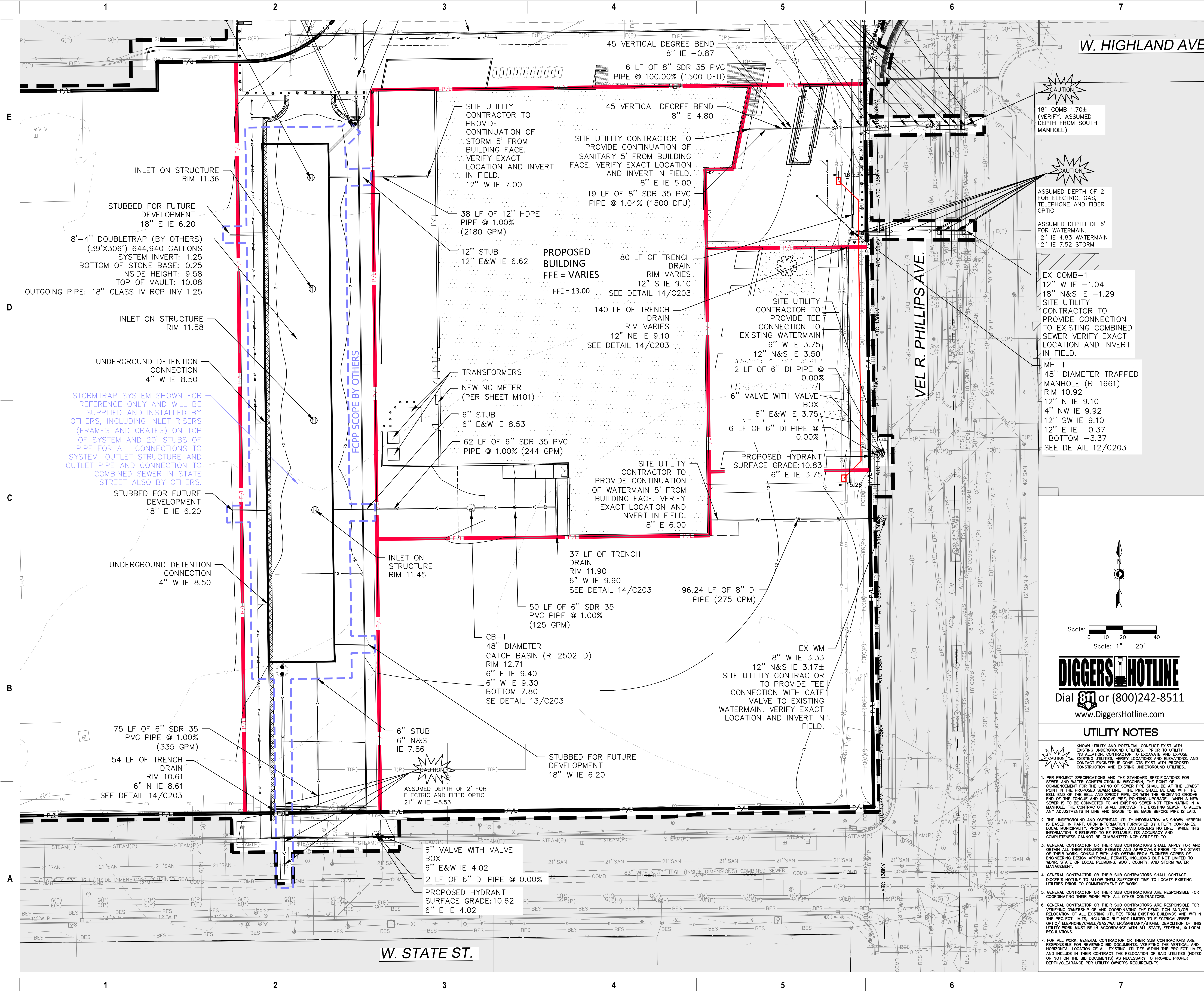
**C104B**

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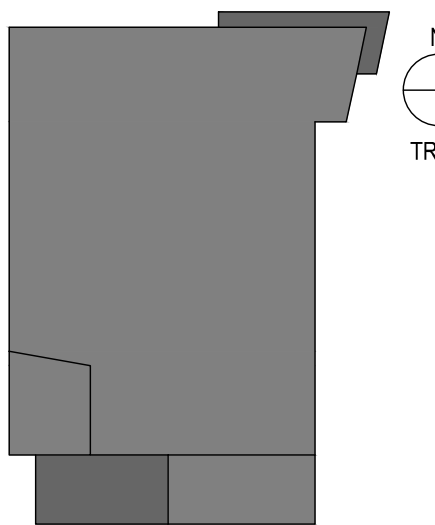
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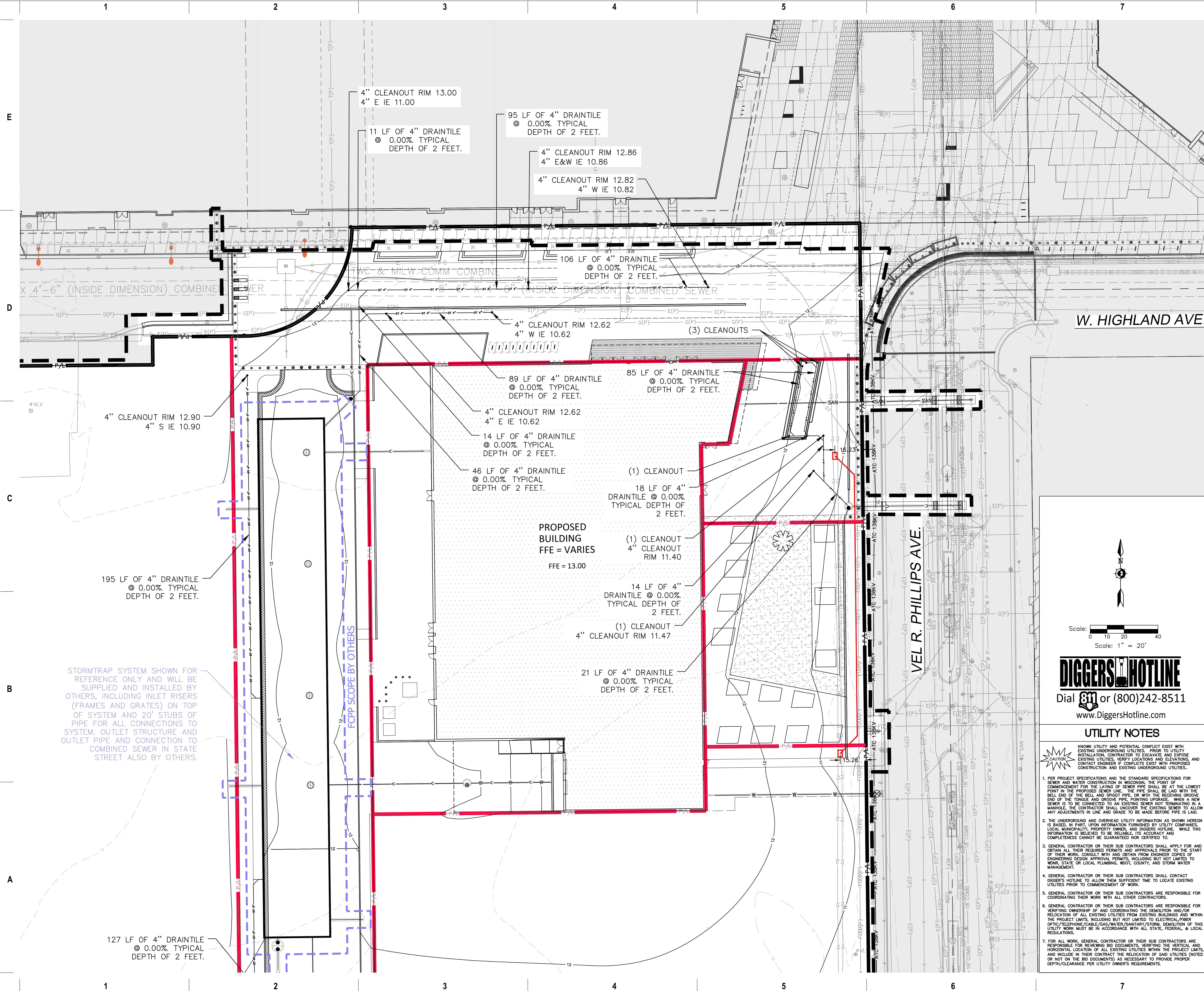
PROJECT NUMBER 220601.01

SITE UTILITY PLAN

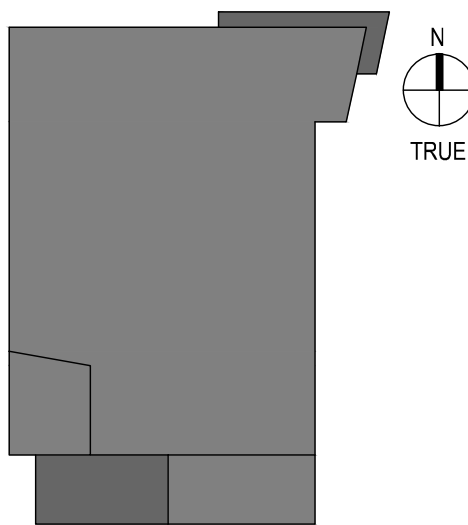
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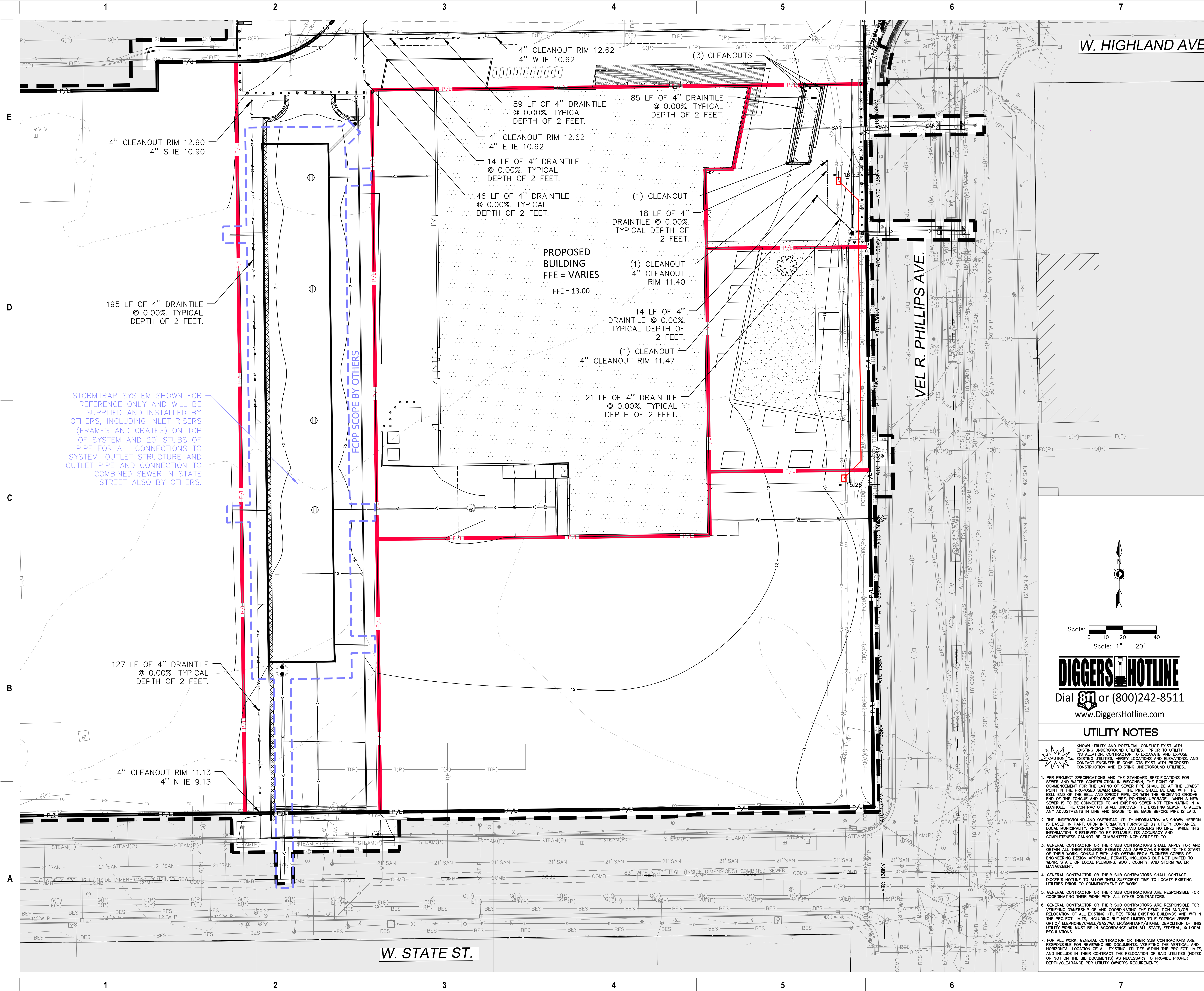


Scale: 0 10 20 40  
Scale: 1" = 20'

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- UTILITY NOTES**
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE PIPE AND GROOVE END OF THE PIPE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDMR, STATE OR LOCAL PLUMBING, WDO, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.





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PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



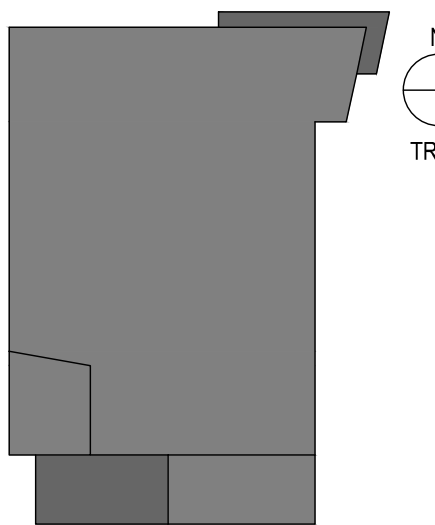
ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/18/2023	DPD ZONING SUBMITTAL

DPD ZONING SUBMITTAL  
FOR PORTION OF BLOCK 3  
OF MILWAUKEE BUCKS  
ARENA DEVELOPMENT - GPD



KEY PLAN



Scale: 0 10 20 40  
Scale: 1" = 20'



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### UTILITY NOTES



KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE PIPE AND SPOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONSTRUCTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO: WATER, STATE OR LOCAL PLUMBING, WDW, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO: ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

SHEET INFORMATION

PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION

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PROJECT MANAGER DMJ

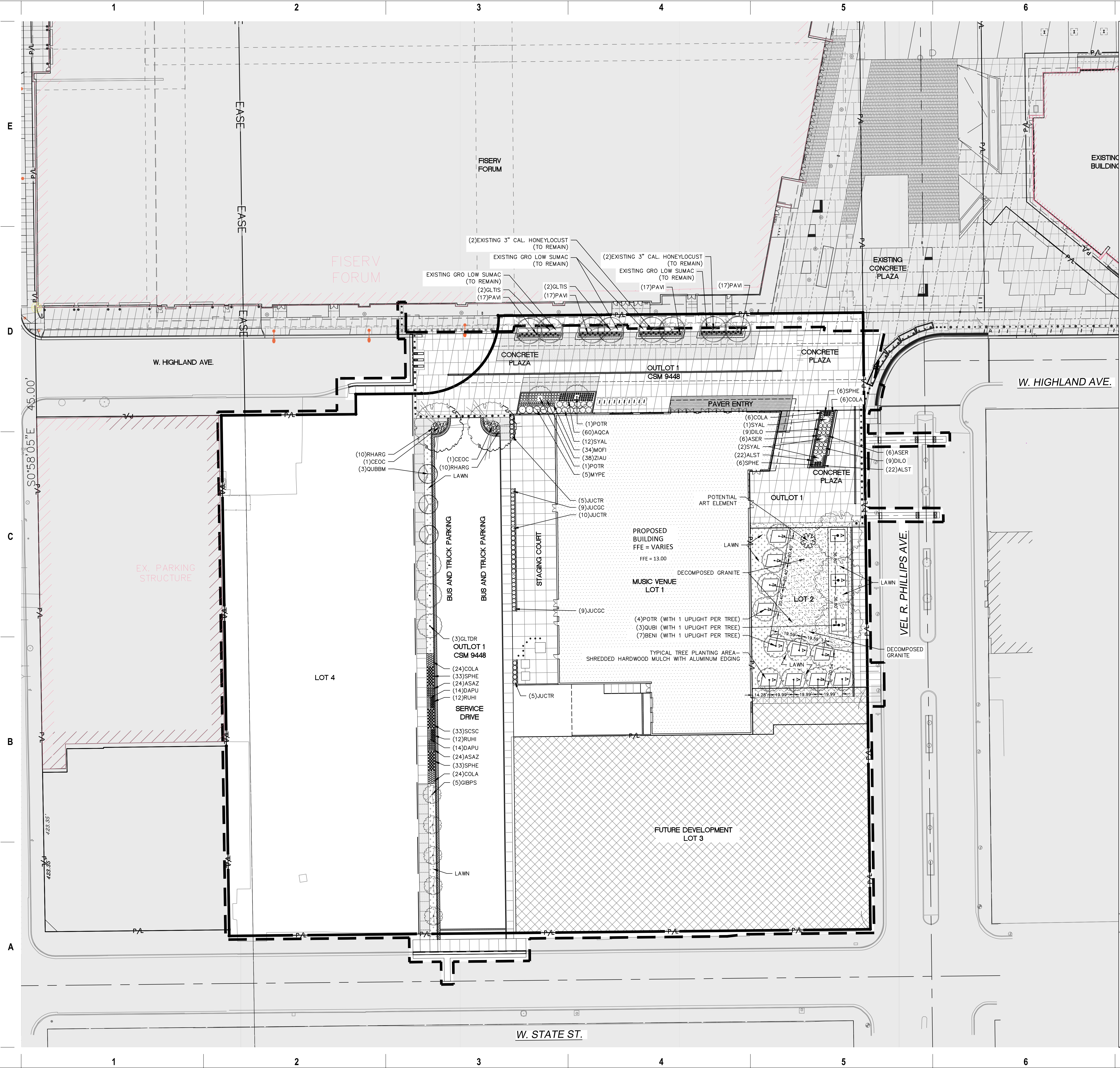
PROJECT NUMBER 220601.01

SITE DRAIN TILE  
PLAN

C105D

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PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



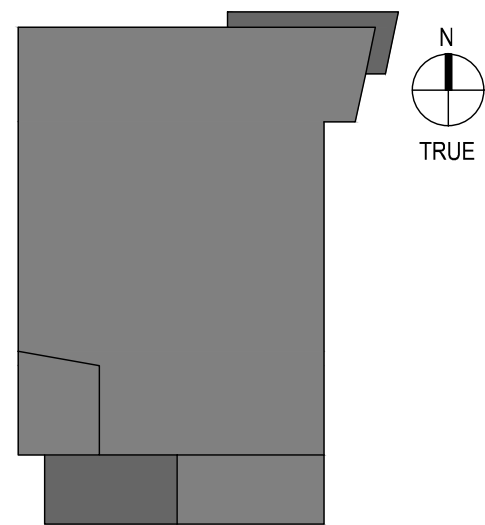
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KEY PLAN



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PROJECT MANAGER DMJ  
PROJECT NUMBER 220601.01

SITE LANDSCAPE  
PLAN

L101

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DECLARATIONS AND DISCLAIMERS

BY USE OF THESE DRAWINGS BEARING THE SEAL AND SIGNATURE OF THE LANDSCAPE ARCHITECT, FOR ANY REASON, THE USER ACKNOWLEDGES AND ACCEPTS THE FOLLOWING:

1. PLANT MATERIAL IS A DYNAMIC, UNPREDICTABLE, LIVING ORGANISM THAT CAN CREATE HAZARDS TO PEOPLE AND BUILT STRUCTURES.
2. THIS PROJECT FEATURES PLANTING IN CONTAINERS AND IN SPACES CONFINED ON ALL SIDES BY BUILDING STRUCTURES. PLANTS GROWN IN CONTAINERS OF CONFINED SPACES WILL NOT ACHIEVE SIZES OR CHARACTERISTICS AS THE SAME PLANTS GROWN IN UNRESTRICTED, NATURAL CONDITIONS. ROOTS WILL GROW TO THE EDGES OF CONFINED AREAS AND MUST BE REGULARLY INSPECTED BY PLANT CARE PROFESSIONALS TO INSURE NO DAMAGE TO THE CONTAINER, BUILDING STRUCTURE, OR WATERPROOFING COMPONENTS.
3. PLANT MATERIALS USED ON THIS PROJECT HAVE VARYING WATER USE REQUIREMENTS THAT ARE DETERMINED FROM SEASON TO SEASON, WEATHER CONDITIONS, TYPE OF PLANT, AND BY LOCATION. WATER APPLICATION MUST BE ADJUSTED AS NECESSARY. PLANT MATERIAL, PLANTING SOIL, AND IRRIGATION SYSTEMS REQUIRE CONTINUOUS, ON-GOING, PROFESSIONAL MONITORING. IMPROPER MAINTENANCE AND MONITORING CAN LEAD TO SIGNIFICANT DAMAGE. THE LANDSCAPE ARCHITECT HAS NO CONTROL OVER THE MAINTENANCE OF THE WORK REPRESENTED ON THESE DRAWINGS AND THEREFORE DISCLAIMS ANY RESPONSIBILITY FOR DAMAGES CAUSED BY PLANT GROWTH AND/OR THE APPLICATION OF IRRIGATION WATER.
4. THE LANDSCAPE ARCHITECT HAS NO CONTROL OVER, AND TAKES NO RESPONSIBILITY FOR ANY COMPONENTS OF THE PROJECT OTHER THAN WHAT IS EXPLICITLY ILLUSTRATED ON THE DRAWINGS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT. WORK NOTED AS "BY OTHERS" IS SHOWN FOR REFERENCE ONLY.
5. UNLESS THESE PLANS ARE CLEARLY MARKED "FOR CONSTRUCTION" AND BEAR THE SEAL AND SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, THEY MAY NOT BE USED FOR CONSTRUCTION.

PLANTING GENERAL NOTES

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF OR HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED TO DAMAGE OF SAID UTILITIES OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
7. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER, CIVIL ENGINEER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THESE PLANTING OPERATIONS.
9. ANY DISCREPANCIES BETWEEN THE SPECIFICATIONS, NOTES, AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR RESOLUTION.
10. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF THE AREAS ON THE SITE AND THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
11. SEE DETAIL 14/L203 FOR PLANTING SOIL DEPTHS FOR VARIOUS PLANT TYPES. THE CONTRACTOR IS TO RECEIVE THE ON-GRADE PORTION OF THE SITE WITHIN 0.1 OF A FOOT. THE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE CERTIFICATION FROM THE OWNER PRIOR TO BEGINNING WORK.
12. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR ALL ON-GRADE PLANTING AREAS, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY A QUALIFIED SOILS TESTING LABORATORY FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, AND SOIL PREPARATION RECOMMENDATIONS. THE CONTRACTOR MAY BE REQUESTED TO AMEND THE SOIL TO CONFORM TO THE RECOMMENDATIONS. HOWEVER, ANY AMENDMENT THAT MIGHT BE REQUESTED OF THE CONTRACTOR SHALL ONLY BE UPON RECEIPT OF A WRITTEN CHANGE ORDER FROM THE OWNER.
13. REFER TO THE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
14. ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE AS PER THE SPECIFICATIONS.
15. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL COMPLETE THE FOLLOWING TASKS BEFORE BEGINNING PLANTING OPERATIONS.

—SHRUBS: STAKE OUT ALL PLANTING BEDS AND THE LAYOUT OF ACTUAL CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT ONSITE PRIOR TO DIGGING HOLES FOR PLANTING.  
—TREES: STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING HOLES.  
—ANY TREE OR SHRUB PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE LANDSCAPE ARCHITECT IS SUBJECT TO RELOCATION AT THE SOLE EXPENSE OF THE CONTRACTOR. ENSURE PROPER COORDINATION OF ALL FOOTINGS, BOLLARDS, SUB-STRUCTURE, AND UTILITIES PRIOR TO PLANTING.

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16. ELECTRICAL LANDSCAPE LIGHTING: STAKE THE LOCATIONS FOR APPROVAL BY THE LIGHTING ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. REVIEW WITH PROPOSED TREE STAKING. ANY SITE LIGHTING INSTALLED WITHOUT ITS FINAL LOCATION APPROVED BY THE LIGHTING ENGINEER AND LANDSCAPE ARCHITECT IS SUBJECT TO RELOCATION AT THE SOLE EXPENSE OF THE CONTRACTOR.
17. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PEST OR PLANT DISEASES. PRE-SELECTED "TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND BE CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY THE PLANT MATERIAL PER SPECIFICATIONS.
18. ALL SHRUB AND GROUND COVER AREAS ARE TO BE MULCHED WITH HARDWOOD SHREDDED BARK MULCH PER SPECIFICATIONS. REFER TO THE DRAWINGS FOR SPECIFIC LOCATIONS.
19. THE CONTRACTOR SHALL ALWAYS ASSUME THE SMALLER SIZE OF EACH PLANT WHEN A RANGE IS GIVEN CONCERNING SPACING I.e. PLANT TYPE X IS 12" TO 18" WIDE. THE CONTRACTOR SHALL USE 12" (THE SMALLER SIZE) TO ESTIMATE PLANTS REQUIRED TO FILL ANY GIVEN AREA.
20. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
21. ALL SHADE AND ORNAMENTAL TREES SHALL BE SELECTED FROM JOHNSON'S NURSERY. CONTRACTOR TO CONTACT VANESSA MUELLER; ADDRESS W180 N6275 MARCY ROAD, MENOMONEE FALLS, WI 53051; PHONE: 262-252-4980, EMAIL: VMUELLER@JOHNSONNURSERY.COM.
22. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
23. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
24. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH PRE-EMERGENT HERBICIDE APPROVED/SAFE FOR ALL PROPOSED PLANTINGS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
25. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF THE PLANTING AREA.
26. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
27. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
28. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
29. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
30. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
31. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
32. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
33. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET.
34. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
35. STAKING – UTILIZE THE "PLATIPUS TREE ROOTBALL FIXING SYSTEM WITH PLATI-MAT" FOR ALL TREES UNLESS THE SUBGRADE IS DISTURBED UNDER THE ROOTBALL OR THERE ARE UTILITY CONFLICTS WITH DRIVING THE ANCHORS OF THE PLATIPUS TREE ROOTBALL FIXING SYSTEM INTO THE SUBGRADE (SEE DETAIL 12/L202). UTILIZE THE "PLATIPUS TREE ROOTBALL DEADMAN FIXING SYSTEM WITH PLATI-MAT" WHEN SUBGRADE IS DISTURBED UNDER THE ROOTBALL OR THERE ARE UTILITY CONFLICTS WITH DRIVING THE ANCHORS OF THE PLATIPUS TREE ROOTBALL FIXING SYSTEM INTO THE SUBGRADE (SEE DETAIL 13/L203). CHECK TREES FOR LEANING OR ROOT BALL MOVEMENT AT LEAST EVERY THREE MONTHS AND CORRECT ANY ISSUES.
36. CRUSHED STONE STRIP IN AT GRADE PLANTERS TO BE ¾-INCH OR LESS TWILIGHT BLACK GRANITE STABILIZED PATHWAY MIX INSTALLED 3-INCHES DEEP OVER WEED BARRIER FABRIC. TWILIGHT BLACK GRANITE STANDARD PATHWAY MIX TO BE FROM KAFKA GRANITE. SEE DETAILS 6/L201 AND 7/L201 AND SITE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION. KAFKA GRANITE ADDRESS: 550 EAST HWY 153 MOSINEE, WI 54455; PHONE: 715-687-2395, EMAIL: KAFKA@KAFKAGRANITE.COM
37. STEEL EDGING IN AT GRADE PLANTERS TO BE ½ – INCH THICK BY 10 – INCHES TALL CORTEN STEEL FLAT SHEETS FROM WESTERN STATES METAL ROOFING OR APPROVED EQUIVALENT. STEEL EDGING TO BE WELDED AT ALL SEAMS AND CORNERS. SEE DETAILS 6/L201, 7/L201 AND SITE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION. CONTRACTOR TO CONTACT RUSTY FALLS AT WESTERN STATES METAL ROOFING. EMAIL: RUSTY@METALDECK.COM OFFICE PHONE: 1-855-426-7836
38. CONTRACTOR TO ENSURE ALL BOXWOOD BE TREATED WITH ANTI-DESICCANT SPRAY AT LEAST TWICE OVER FIRST WINTER IF BOXWOOD SHRUBS ARE PROPOSED ON THE PROJECT. APPLY PER MANUFACTURER SPECIFICATIONS.
39. FIELD ADJUST SMALL SHRUBS AND PERENNIALS AROUND SITE ELECTRICAL LIGHTING . CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARISE.
40. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

A

2 LANDSCAPE NOTES  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

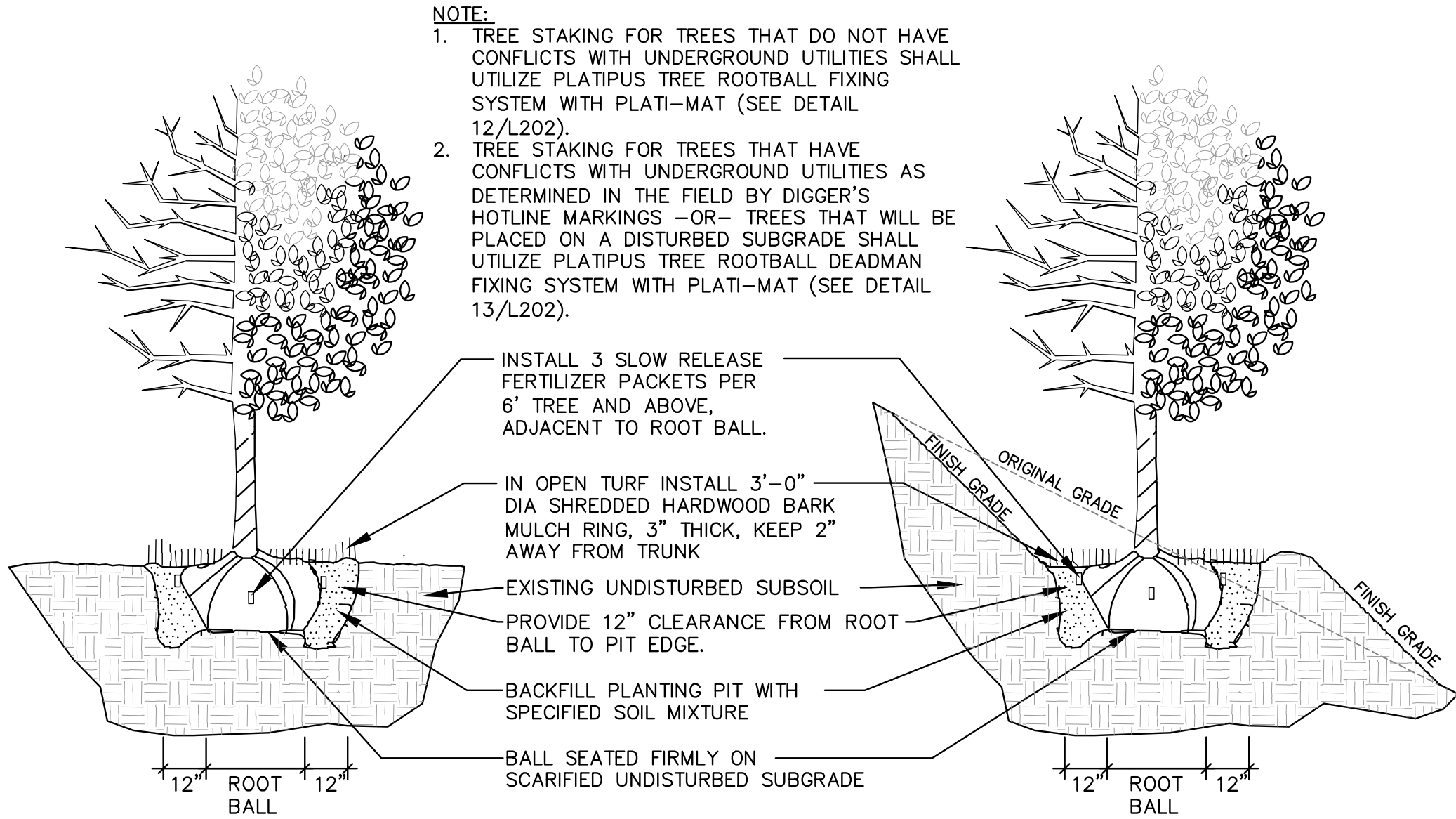
3

Plant Schedule

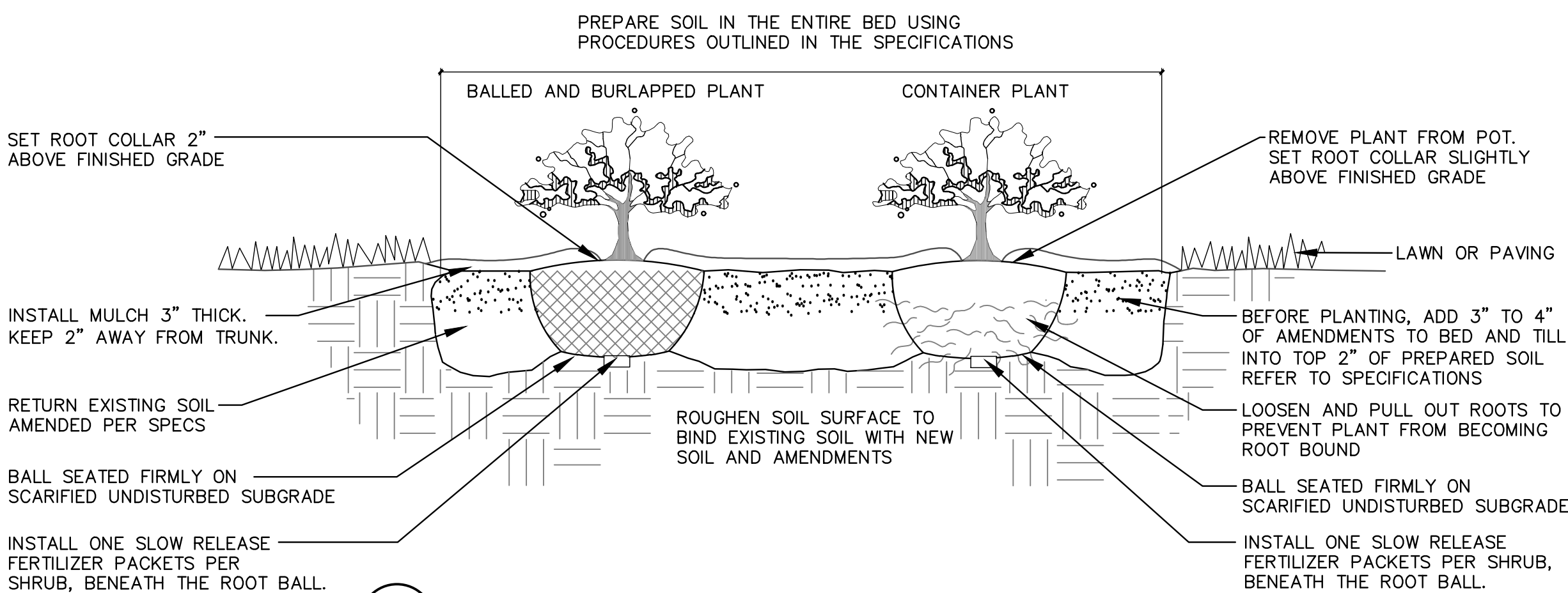
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
<b>Canopy Trees: (Install according to detail 3/L201)</b>						
BENI	Betula nigra	River Birch	7	Per Plan	14' multi-stem B&B	40'-70'/35'-50'
CEOC	Celtis occidentalis	Common Hackberry	2	Per Plan	3" caliper B&B	40'-60'/40'-60'
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	5	Per Plan	3" caliper B&B	40'/15'
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	3	Per Plan	3" caliper B&B	45'/20'
GLTIS	Gleditsia triacanthos 'Shademaster' PP1,515	Shademaster Honeylocust	4	Per Plan	3" caliper B&B	60'/35'
POTR	Populus tremeloides	Quaking Aspen	6	Per Plan	3" caliper B&B	40'-50'/20'-30'
QUBBM	Quercus bicolor 'Bonnie and Mike'	Beacon Swamp White Oak	3	Per Plan	3" caliper B&B	35'/15'
QUBI	Quercus bicolor	Swamp White Oak	3	Per Plan	3" caliper B&B	50'/40'
<b>Deciduous Shrubs: (Install according to detail 4/L201)</b>						
DILO	Diervilla lonicera	Dwarf Bush Honeysuckle	18	Per Plan	18" tall pot	2'-3/4'-5'
MYPE	Myrica pennsylvanica	Northern Bayberry	5	Per Plan	30" tall pot	5'-10'/5'-10'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	20	Per Plan	18" spread pot	2'-3'/6'-8'
SYAL	Symphoricarpos albus	Common Snowberry	15	Per Plan	24" tall pot	5'-6'/4'-6'
<b>Evergreen Shrubs: (Install according to detail 4/L201)</b>						
JUCGC	Juniperus communis 'Gold Cone'	Gold Cone Juniper	18	Per Plan	4' tall B&B	8'-10'/2'
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	20	Per Plan	4' tall B&B	12'/4'
<b>Perennials: (Install according to detail 5/L201, space according to details 15/L203 and 16/L203)</b>						
ALST	Allium stellatum	Prairie Onion	44	10" O.C.	#1 cont.	18"-24"/18"-10"
AGCA	Aquilegia canadensis	Wild Columbine	60	22" O.C.	#1 cont.	24"-30"/12"-18"
ASAZ	Aster azureus	Sky Blue Aster	48	18" O.C.	#1 cont.	24"-36"/18"-24"
ASER	Aster erioideus	Heath Aster	12	18" O.C.	#1 cont.	18"-24"/12"-18"
COLA	Coreopsis lanceolata	Lanceleaf Coreopsis	60	18" O.C.	#1 cont.	12"-24"/12"-18"
DAPU	Dalea purpurea	Purple Prairie Clover	28	15" O.C.	#1 cont.	24"-36"/15"-18"
MOFI	Monarda fistulosa	Wild Bergamot	34	20" O.C.	#1 cont.	36"-48"/24"-36"
PAVI	Panicum virgatum	Switch Grass	68	24" O.C.	#1 cont.	60"-108"/24"-36"
RUHI	Rudbeckia hirta	Black-eyed Susan	24	18" O.C.	#1 cont.	36"-48"/12"-18"
SCSC	Scizachyrium scoparium	Little Bluestem Grass	33	18" O.C.	#1 cont.	24"-48"/12"-18"
SPHE	Sporobolus heterolepis	Prairie Dropseed	78	18" O.C.	#1 cont.	30"-36"/12"-15"
ZIAU	Zizia aurea	Golden Alexanders	38	24" O.C.	#1 cont.	24"-30"/18"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

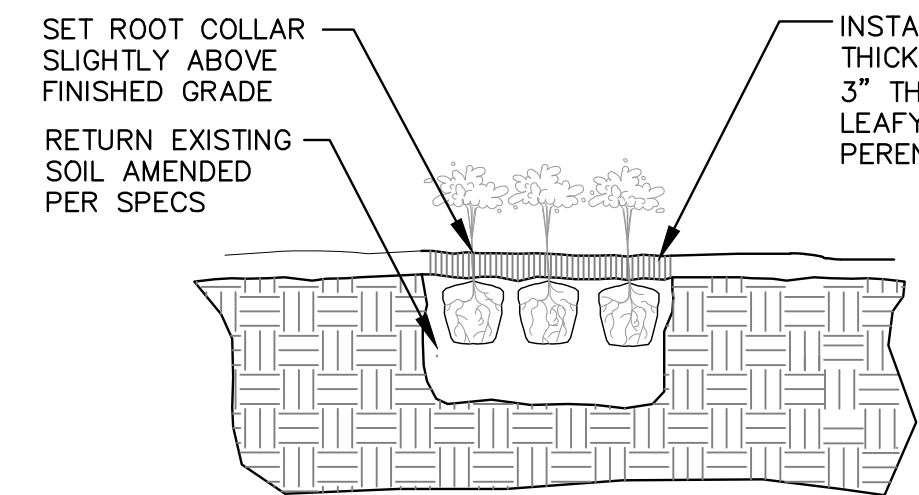
1 LANDSCAPE SCHEDULE  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE  
N.T.S.



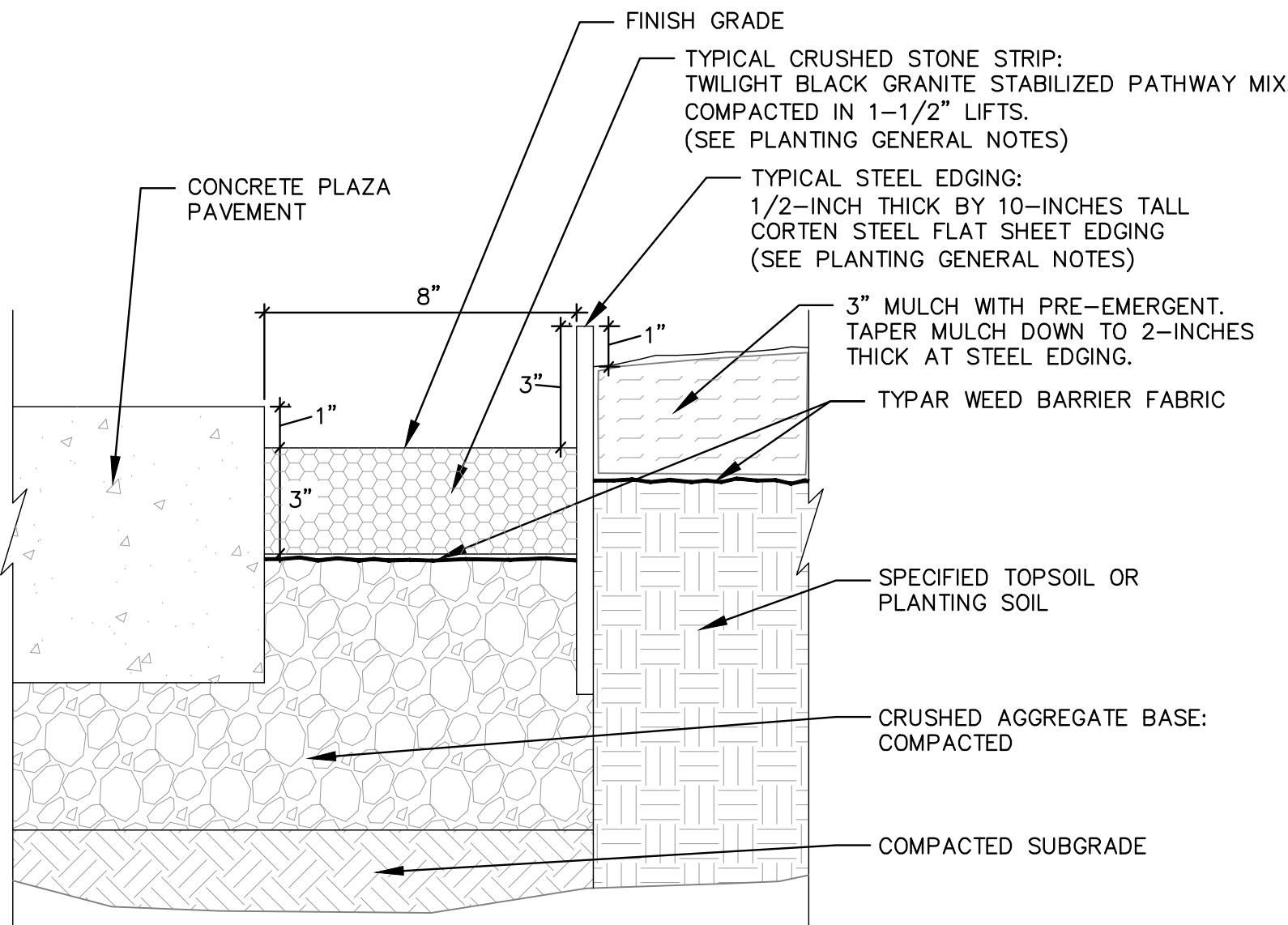
4 DECIDUOUS & EVERGREEN SHRUB PLANTING  
N.T.S.



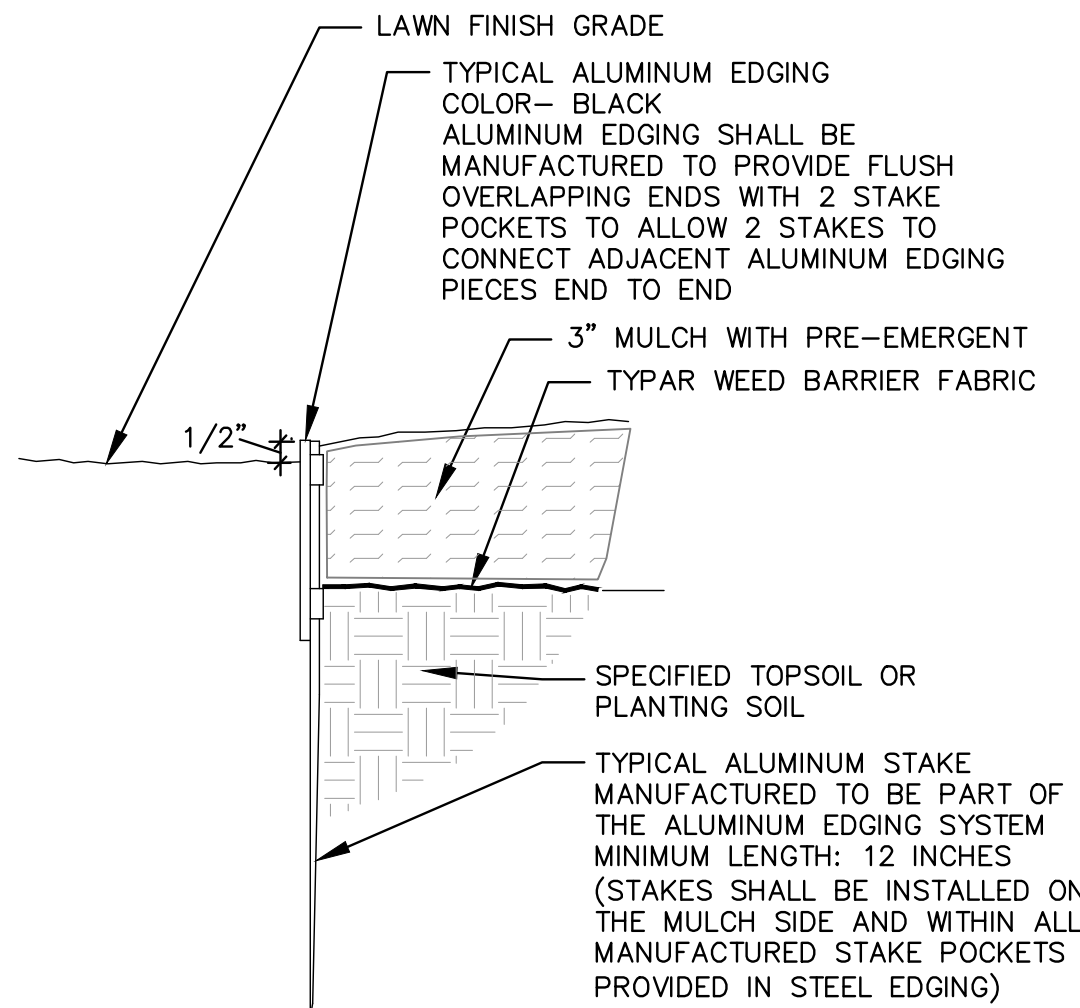
5 PERENNIAL PLANTING  
N.T.S.

8 SHREDDED HARDWOOD MULCH SECTION  
N.T.S.

9 ALUMINUM EDGING AT PLANTING BED SECTION  
N.T.S.



6 STEEL EDGING AT CONCRETE PLAZA SECTION  
N.T.S.



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PROJECT INFORMATION

Frank Productions  
Deer District (Block 3)



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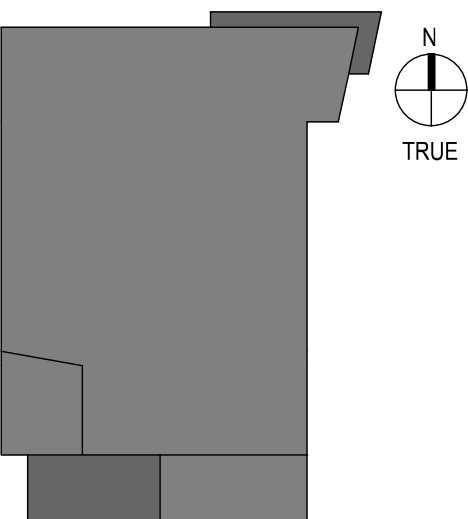
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B

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PROJECT MANAGER DMJ

PROJECT NUMBER 220601.01

SITE LANDSCAPE  
DETAILS

L201

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