

SITE CONTEXT MAP



-  Amenities within 1,000 ft
-  Traffic Connection Points
-  Site Entrance

1,000 feet



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 182.072(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



- LEGEND:**
- | | | |
|-----------------------------|---------------------|--------------------------|
| SECTION 1/4 SECTION LINE | MANHOLE | IRON PIPE FOUND/SET |
| PROPERTY LINE | CATCH BASIN | REBAR FOUND/SET |
| EASEMENT | CATCH BASIN (ROUND) | CHISELED CROSS FOUND/SET |
| CHAIN LINK FENCE | ROOF DRAIN | PK NAIL FOUND/SET |
| TREE LINE | HYDRANT | SPIKE/NAIL |
| OH OH OVERHEAD UTILITY LINE | WATER VALVE | MONUMENT |
| E E ELECTRIC | GAS VALVE | BENCHMARK |
| T T TELEPHONE | UTILITY POLE | SIGN |
| FO FO FIBER OPTIC | GUY WIRE | DECIDUOUS TREE |
| CTV CTV CABLE TV | GAS METER | CONIFEROUS TREE |
| SAN SAN SANITARY SEWER | ELECTRIC METER | BUSH |
| FM FM FORCE MAIN | UTILITY PEDESTAL | POST |
| ST ST STORM SEWER | TRAFFIC SIGNAL | |
| W W WATER MAIN | LIGHT POLE | |
| G G GAS | SOIL BORING | |
| EXISTING CONTOUR | MONITORING WELL | |

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON MARCH 9, 2015.
 - VERTICAL DATUM FOR THE PROJECT SURVEY IS NGVD 1929. BENCHMARK FOR THE PROJECT SURVEY IS CONC. MONUMENT AT THE SOUTHWEST CORNER OF SECTION 4-6-22 WITH AN ELEVATION OF 585.66, AS PUBLISHED BY SEWRPC.
 - BEARINGS BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927, WITH THE WEST LINE OF THE SW 1/4 OF SECTION 4-6-22 BEARING N 0°32'33" W.

BAY VIEW RESIDENTIAL
E. WARD ST. & S. ROBINSON AVE.
MILWAUKEE, WISCONSIN

SITE SURVEY

CITY
SUBMITTAL

7/31/2015

NO. REVISION DATE BY

DRAWING NO. 15155-SITE SURVEY.dwg

DRAWN BY:

DATE:

PROJECT NO:

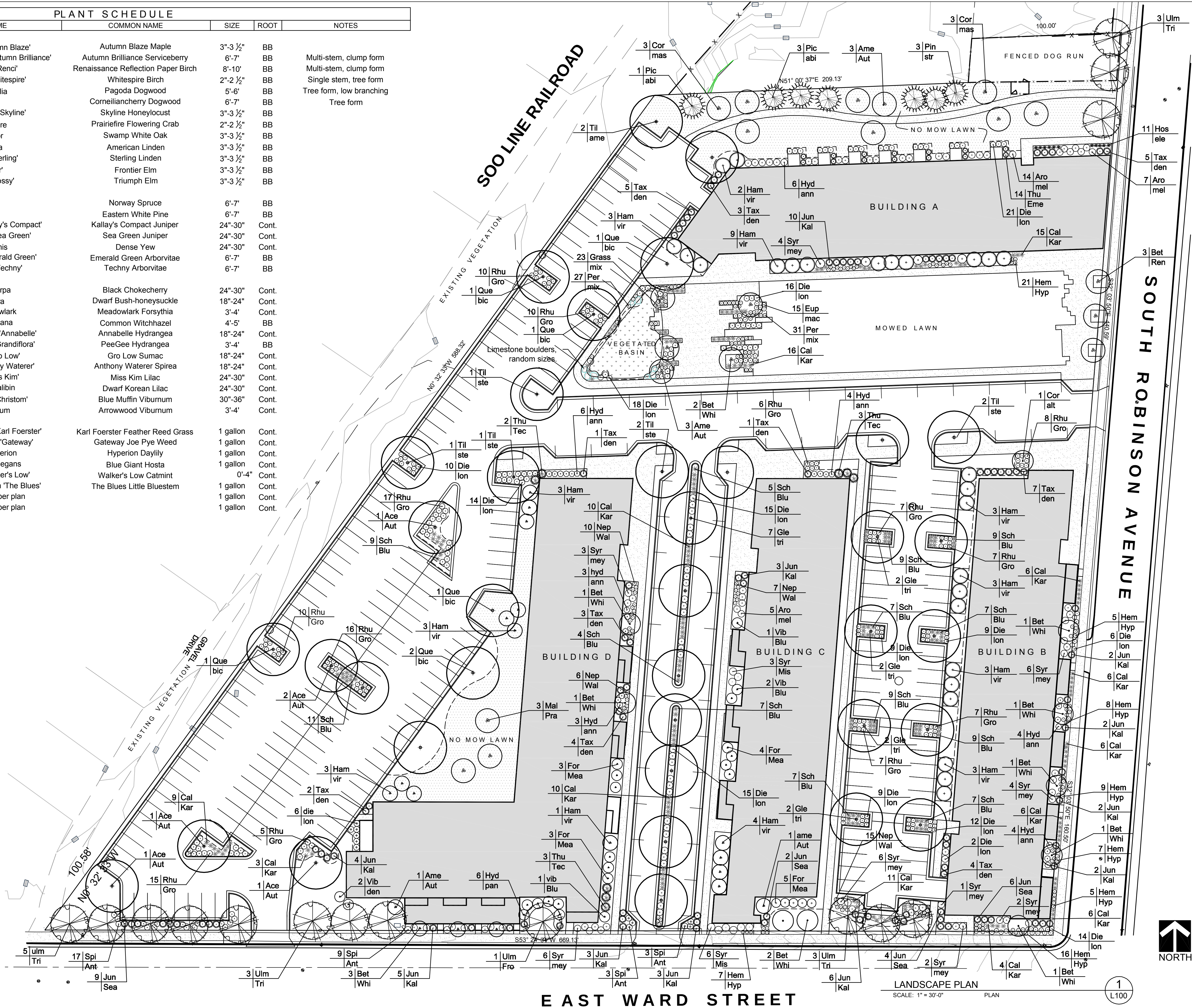
CHECKED BY:

APPROVED BY:

SHEET NO.:

C 001

PLANT SCHEDULE					
CODE	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees					
Ace / Aut	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3"-3 1/2"	BB
Ame / Aut	8	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'-7"	BB
Bet / Ren	3	Betula papyrifera 'Renci'	Renaissance Reflection Paper Birch	8'-10"	BB
Bet / Whi	14	Betula populifolia 'Whitespire'	Whitespire Birch	2"-2 1/2"	BB
Cor / alt	1	Cornus alternifolia	Pagoda Dogwood	5'-6"	BB
Cor / mas	6	Cornus mas	Corneliancherry Dogwood	6'-7"	BB
Gle / tri	15	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"-3 1/2"	BB
Mal / Pra	3	Malus x Prairiefire	Prairiefire Flowering Crab	2"-2 1/2"	BB
Que / bic	7	Quercus bicolor	Swamp White Oak	3"-3 1/2"	BB
Til / ame	2	Tilia americana	American Linden	3"-3 1/2"	BB
Til / ste	7	Tilia tomentosa 'Sterling'	Sterling Linden	3"-3 1/2"	BB
Ulm / Fro	1	Ulmus 'Frontier'	Frontier Elm	3"-3 1/2"	BB
Ulm / Tri	14	Ulmus 'Morton Glossy'	Triumph Elm	3"-3 1/2"	BB
Ev Tree					
Pic / abi	4	Picea abies	Norway Spruce	6'-7"	BB
Pin / str	3	Pinus strobus	Eastern White Pine	6'-7"	BB
Jun / Kal	38	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	24"-30"	Cont.
Jun / Sea	21	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"-30"	Cont.
Tax / den	35	Taxus densiformis	Dense Yew	24"-30"	Cont.
Thu / eme	14	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6'-7"	BB
Thu / Tec	8	Thuja occidentalis 'Techny'	Techny Arborvitae	6'-7"	BB
Shrubs					
Aro / mel	26	Aronia melanocarpa	Black Chokecherry	24"-30"	Cont.
Die / lon	176	Diervilla lonicera	Dwarf Bush-honeysuckle	18"-24"	Cont.
For / Mea	15	Forsythia x Meadowlark	Meadowlark Forsythia	3'-4"	Cont.
Ham / vir	40	Hamamelis virginiana	Common Witchhazel	4'-5"	BB
Hyd / ann	30	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18"-24"	Cont.
Hyd / pan	6	Hydrangea paniculata 'Grandiflora'	PeeGee Hydrangea	3'-4"	BB
Rhu / Gro	125	Rhus aromatica 'Gro Low'	Gro Low Sumac	18"-24"	Cont.
Spi / Ant	32	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"-24"	Cont.
Syr / Mis	9	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"-30"	Cont.
Syr / mey	34	Syringa meyeri palibin	Dwarf Korean Lilac	24"-30"	Cont.
Vib / Blu	4	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	30"-36"	Cont.
Vib / den	2	Viburnum dentatum	Arrowwood Viburnum	3'-4"	Cont.
Perennials					
Cal / Kar	108	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.
Eup / mac	15	Eupatorium maculatum 'Gateway'	Gateway Joe Pye Weed	1 gallon	Cont.
Hem / Hyp	78	Hemerocalis x Hyperion	Hyperion Daylily	1 gallon	Cont.
Hos / ele	11	Hosta sieboldiana elegans	Blue Giant Hosta	1 gallon	Cont.
Nep / Wal	38	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	0'-4"	Cont.
Sch / Blu	100	Schizachyrium scorparium 'The Blues'	The Blues Little Bluestem	1 gallon	Cont.
Grass / mix	23	Variety in groupings per plan		1 gallon	Cont.
Per / mix	58	Variety in groupings per plan		1 gallon	Cont.



THE **SIGMA** GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

new eden
 Landscape Architecture
 Milwaukee, Wisconsin
 Phone: (414)530-1080 rosheen@newedenlandscape.com

Bay View Residential
 Milwaukee, Wisconsin

LANDSCAPE PLAN

NO. REVISION DATE BY

DRAWING NO.

DRAWN BY: R. Styczinski

DATE: 07-31-2015

PROJECT NO:

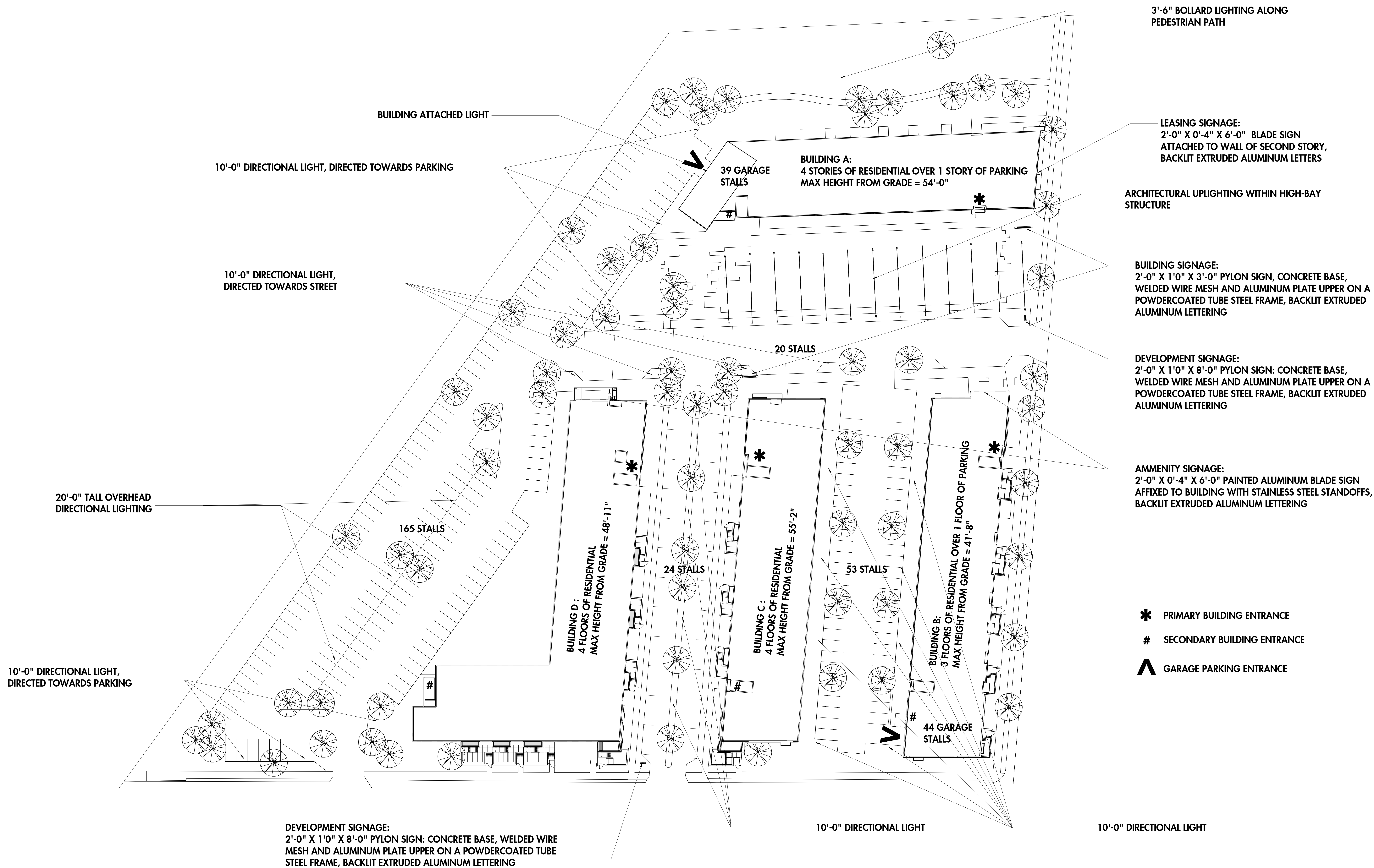
CHECKED BY: rms

APPROVED BY:

SHEET NO:



L 100



1 Site Plan Design
SCALE: 1" = 30'-0"

Bay View Development

Signage and Lighting Fixture Plan

Engberg Anderson Project No. 142377.00













FT

COCKTAIL

2 HOUR
TODAY
NO PARKING



2

OPEN



+/- 6.3 Acre Redevelopment Opportunity

Anderson
Commercial Group

AVAILABLE

414-425-2700
www.AndersonCommercialGroup.com

Colin Hough Ray Goodden

FOR LEASE
1200 - 15000 SQ.FT
414-899-8364





+/- 6.3 Acre Redevelopment O

Anderson
Commercial G

AVAILABLE

414-425-27

www.AndersonCommercialGro

Colin Hough Ray Go



Anderson
FOR SALE
414-425-2700
Call: Waeli Ray Goodson

Anderson
FOR SALE
414-425-2700