



Special Meeting of the Economic Development Commission (EDC)

Conference Room – Lower Level

9229 W. Loomis Road, Franklin, Wisconsin

Monday, November 12, 2018 – 6:00 p.m.

Ald Mike Barber
Steve Bobowski
Matt Cool
Paul Dausman (Chair)

Rob Goetsch
Ernest Litynski
Mike Soto

- I. Call to Order and Roll Call
- II. Citizen Comment Period
- III. Approve October 22, 2018 Meeting Minutes
- IV. Consideration of a resolution approving the site and building plans, specifically, amending the site plan for Central Aquatics, a Central Garden & Pet Company, parking lot addition and landscape revisions/replacement (tax key no. 931-0009-001), located at 5401 West Oakwood Park Drive.
- V. Adjournment

Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.



**Minutes of the Meeting of the Economic Development Commission
Franklin City Hall Lower Level Conference Room
9229 W. Loomis Road, Franklin, Wisconsin
Monday, October 22, 2018 – 6:30 p.m.**

Members Present				Others Present	
Barber, Alderman		Goetsch, Bob	x	Calli Berg, Dir of Economic Dev	
Bobowski, Steve		Litynski, Ernie	x	Leroy Lewandowski	
Cool, Matt	x	Soto, Mike	x		
Dausman, Paul (Chair)	x				

- I. The meeting of the Franklin Economic Development Commission (EDC) was called to order by Chairman Dausman at 6:30 P.M.
- II. The floor was opened for citizen comment at 6:31 p.m. and closed at 6:31 p.m. There were no public comments.
- III. Goetsch moved, supported by Litynski, to accept the minutes of the October 8th, 2018 meeting. Motion carried unanimously.
- IV. Dausman moved, supported by Litynski, to select Thiel Brand Design as the marketing firm for the city branding project. Motion carried unanimously.
- V. Dausman moved, supported by Soto, to give authority to Mayor Olson to enter into contract on behalf of the EDC. Motion carried unanimously.
- VI. Dausman moved, supported by Grass, to pay 40% of the branding project at a total cost not-to-exceed \$89,000. Motion carried unanimously.
- VII. Dausman moved, supported by Litynski, to adjourn the meeting at 6:49 p.m. Motion carried unanimously.

APPROVAL	REQUEST FOR ECONOMIC DEVELOPMENT COMMISSION (EDC) ACTION	MEETING DATE November 12, 2018
REPORTS AND RECOMMENDATIONS	Amendment to the Site Plan, Landscape Plan and Building Plan to allow for construction of 15 additional parking spaces for Central Aquatics, a light manufacturing operation facility located at 5401 West Oakwood Park Drive, Tax Key No. 931-0009-001 in Planned Development District No. 7 (Franklin Industrial Park)	ITEM NUMBER

Department of City Development staff will present the above subject matter to the EDC. The applicant will be present at the meeting to provide information. Attached is the proposed site plan. The application and staff report materials are included with the agenda packet.

EDC ACTION REQUESTED

A motion to approve the site plan, landscape plan and building plan as submitted by the Applicant, subject to those conditions provided by the Department of City Development.



CITY OF FRANKLIN

REPORT TO THE ECONOMIC DEVELOPMENT COMMISSION

Meeting of November 12, 2018

Site Plan Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan Amendment for Central Aquatics subject to the conditions in the attached draft resolution.

Project Name:	Central Aquatics
Project Location:	5401 W. Oakwood Park Drive
Property Owner:	Central Aquatics, A Central Garden & Pet Company
Applicant:	Pinnacle Engineering Group
Agent:	Aaron Koch, Pinnacle Engineering Group
Current Zoning:	Planned Development District No. 7, Franklin Industrial Park
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Industrial properties to the north and west, vacant developable property within the Franklin Business Park (Planned Development District No. 18) to the east, and single family residential development to the south
Applicant's Action Requested:	Approval of the Site Plan Amendment

INTRODUCTION

On October 4, 2018, the applicant filed a Minor Site Plan Amendment application requesting approval to construct a parking lot addition northwest of the subject building (comprised of 15 additional parking spaces) and a new driveway to Oakwood Park Drive.

However, upon review by staff, it was discovered that Central Aquatics had added approximately 14 parking spaces northwest of the building in 2014/2015 without any approvals, had removed and not replaced existing landscaping, and had not provided additional landscaping for the increase in parking areas. With the greater amount of site changes, a Site Plan Amendment for review and approval by the Economic Development Commission is required.

Therefore, on October 19, 2018, the applicant filed a Site Plan Amendment application requesting approval of:

- A new parking lot addition of 15 spaces and a driveway connection to Oakwood Park Drive.
- The prior parking lot addition of 14 parking spaces.
- Changes to the previously approved Landscape Plan associated with the parking lot changes noted above.

PROJECT DESCRIPTION AND ANALYSIS

The applicant has provided a Grading, Erosion Control & Paving Plan which highlights the parking lot changes adjacent to the northwest corner of the subject building, and has provided a Landscape

Plan which identifies the existing and proposed landscaping adjacent to the northwest corner of the building.

Landscaping

Staff has reviewed those plans and has no objection to the proposed landscaping changes.

However, it appears it may be too late in the season to plant the proposed landscaping this year. Therefore, staff recommends that the applicant shall install all landscaping as set forth in the subject Landscape Plan, for Department of City Development review and approval prior to June 1, 2019.

It is important to note that the Economic Development Commission, pursuant to Section 6 of Resolution No. 88-3189 Amendments to the Franklin Industrial Park Deed Restrictions and Protective Covenants/Architectural Controls, may require:

“...forfeiture of the cash performance bond in escrow to cover the approved landscape plan. Upon failure to comply with this covenant, the City of Franklin shall cause the work to be completed. If cost of providing said landscaping exceeds escrow, the unpaid balance shall be assessed on the property on which materials are to be placed.”

Stormwater Management

It is important to note that the proposed parking lot addition, in combination with the unapproved parking lot addition in 2014/2015, and an approved parking lot addition in 2006, has resulted in an increase of impervious surfaces of more than one-half acre. As such, Milwaukee Metropolitan Sewerage District (MMSD) standards require installation of stormwater management practices.

As the applicant does not wish to install any stormwater management facilities, the applicant has proposed to remove approximately 1,000 square feet of impervious surfaces within the existing parking lot to remain under the one-half acre impervious surface threshold of the MMSD. However, the Assistant City Engineer has indicated:

“[H]ere is what they’ll need to submit to verify they are under the half-acre threshold for storm water management:

- An aerial from September 2001. On that aerial they will need to draw/trace as close as possible the existing (at that time) impervious area including gravel (building, driveway, parking, etc.). They will need to find the area (square feet) and clearly note it on the aerial.
- A proposed plan that needs to include a survey of all existing impervious area on the site as well as depiction of proposed impervious area. The square footage of that area needs to be noted on the exhibit.”

Therefore, staff recommends that the applicant shall submit to the Engineering Department for review and approval, the Milwaukee Metropolitan Sewerage District required impervious surface/storm water management calculations and exhibits, prior to construction of the proposed parking lot addition.

STAFF RECOMMENDATION

Department of City Development staff recommends approval of the Site Plan Amendment for Central Aquatics subject to the conditions in the attached draft resolution.

ECONOMIC DEVELOPMENT COMMISSION
OF THE CITY OF FRANKLIN, WISCONSIN

RESOLUTION NO. 2018-_____

A RESOLUTION APPROVING THE SITE AND BUILDING PLANS,
SPECIFICALLY, AMENDING THE SITE PLAN FOR CENTRAL
AQUATICS, A CENTRAL GARDEN & PET COMPANY, PARKING
LOT ADDITION AND LANDSCAPE REVISIONS/REPLACEMENT
(TAX KEY NO. 931-0009-001)
(5401 WEST OAKWOOD PARK DRIVE)
(CENTRAL AQUATICS, A CENTRAL GARDEN & PET COMPANY,
APPLICANT, MARK GRAVLEY, VICE PRESIDENT OF OPERATIONS OF
CENTRAL GARDEN & PET COMPANY, PROPERTY OWNER)

WHEREAS, Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company, property owner, having applied for an amendment to the Site and Building Plan for the Central Aquatics parking lot addition and landscape revisions/replacement in Planned Development District No. 7 (Franklin Industrial Park) located at 5401 West Oakwood Park Drive; such Site Plan having been previously approved as part of a Footing/Foundation Permit approval dated December 18, 1989 and a Building Permit approval dated January 13, 1990 (for Central Aquatics, a Central Garden & Pet Company, formerly known as All Glass Aquarium), and amended thereafter on August 30, 2006, by Resolution No. 2006-002; and

WHEREAS, the proposed amendment provides for a parking lot addition (and associated landscape revisions) consisting of 15 parking stalls, a drive isle, and a driveway onto South Oakwood Park Drive, all located at the northwest corner of the property [the Site Plan Amendment also includes approximately 14 parking stalls (and the replacement of associated landscaping) that had been constructed between 2014 and 2015 without any Site Plan approvals], and the Economic Development Commission having reviewed the proposed plans and having found same to be in compliance with and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance and Planned Development District No. 7.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Commission of the City of Franklin, Wisconsin, that the parking lot addition and landscape revisions/replacement plans for Central Aquatics, a Central Garden & Pet Company, dated November 5, 2018, as submitted by Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company, property owner, as described above, be and the same is hereby approved, as an amendment to the Site and Building Plan as previously approved, subject to the following conditions:

1. Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice

CENTRAL AQUATICS, A CENTRAL GARDEN & PET COMPANY - SITE PLAN
AMENDMENT

RESOLUTION NO. 2018-_____

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President of Operations of Central Garden & Pet Company, property owner, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Central Aquatics parking lot addition and landscape revisions/replacement project in Planned Development District No. 7 (Franklin Industrial Park), within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company, property owner and the Central Aquatics parking lot addition and landscape revisions/replacement project in Planned Development District No. 7 (Franklin Industrial Park) for the property located at 5401 West Oakwood Park Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
3. The Central Aquatics parking lot addition and landscape revisions/replacement project shall be developed in substantial compliance with the plans City file-stamped October 19, 2018.
4. The applicant shall install all landscaping as set forth in the subject Landscape Plan, for Department of City Development review and approval, prior to June 1, 2019.
5. The applicant shall submit to the Engineering Department for review and approval, the Milwaukee Metropolitan Sewerage District required impervious surface/storm water management calculations and exhibits, prior to construction of the proposed parking lot addition.

BE IT FURTHER RESOLVED, by the Economic Development Commission of the City of Franklin, Wisconsin, that the Central Aquatics parking lot addition and landscape revisions/replacement project, as depicted upon the plans dated November 5, 2018, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site and Building Plan for Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company, property owner, as previously approved, is amended accordingly.

CENTRAL AQUATICS, A CENTRAL GARDEN & PET COMPANY - SITE PLAN
AMENDMENT

RESOLUTION NO. 2018-_____

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Introduced at a special meeting of the Economic Development Commission of the City of Franklin, Wisconsin this _____ day of _____, 2018.

Passed and adopted at a special meeting of the Economic Development Commission of the City of Franklin, Wisconsin this _____ day of _____, 2018.

APPROVED:

Paul Dausman, Chairman

ATTEST:

Michael Soto, Vice Chairman

AYES _____ NOES _____ ABSENT _____



November 5th, 2018

Mr. Joel Dietl
City of Franklin
9229 W Loomis Road
Franklin, WI 53132

RE: Central Aquatics- Parking Expansion
Submittal of Materials for Site Plan/Site Plan Amendment Application

Dear Mr. Dietl;

Please find enclosed the 12 copies of the civil plans, landscape plan and project summary for the parking lot expansion and landscaping at Central Aquatics located on W Oakwood Park Drive. The proposed parking is located along the front of the building on West Oakwood Park Drive. The civil plans for the proposed additional parking along Oakwood Park Drive also show all the additional parking and pavement areas which were added between 2014-2015 without previous Site Plan approval from the City. The landscape plan provided replaces restores and replaces the landscaping which is located within the proposed parking area and also shows the replacement of landscaping for the areas which were removed between 2014-2015. The new access to the parking off Oakwood Park Drive will be 24.0' per code requirements and will also be 24.0' wide from the parking stalls to the edge of pavement. The access road connecting the proposed parking and existing parking on the west side of the building will be 20.0' as this is only a connector of the parking lots and no cars will be backing up into this area. The 20.0' wide drive is wide enough to allow 2 cars to pass comfortably. The proposed parking stalls along the north side of the building are 10'x20' (180 sq ft) and all stalls added since 2014-2015 will be restriped to be a minimum of 180 square feet. Size and width may vary as the stalls are angled, parallel and pull in stalls. In addition to the proposed parking lot, the existing west parking lot will be seal coated and restriped to accommodate the need for the additional ADA parking stalls per code. All the ADA stalls for the west lot will remain in their existing location at the front of the building. The proposed parking and revision made to the site between 2014-2015, would have been over 1/2 acre of additional pavement which would have made stormwater a requirement. To keep the new pavement below the 1/2 acre, some pavement will be removed between the main drive aisle and parking in the east lot. Approximately, 970 square feet of pavement will be removed and will be replaced with topsoil and will be immediately seeded and matted. No work will be done to the parking located on the south side of the site near the pond or in the west parking lot on the other side of the building.

Please review and contact me if you have any questions or concerns. Thank you

Sincerely,
Pinnacle Engineering Group

Aaron E. Koch, P.E.
Director of Engineering

Franklin

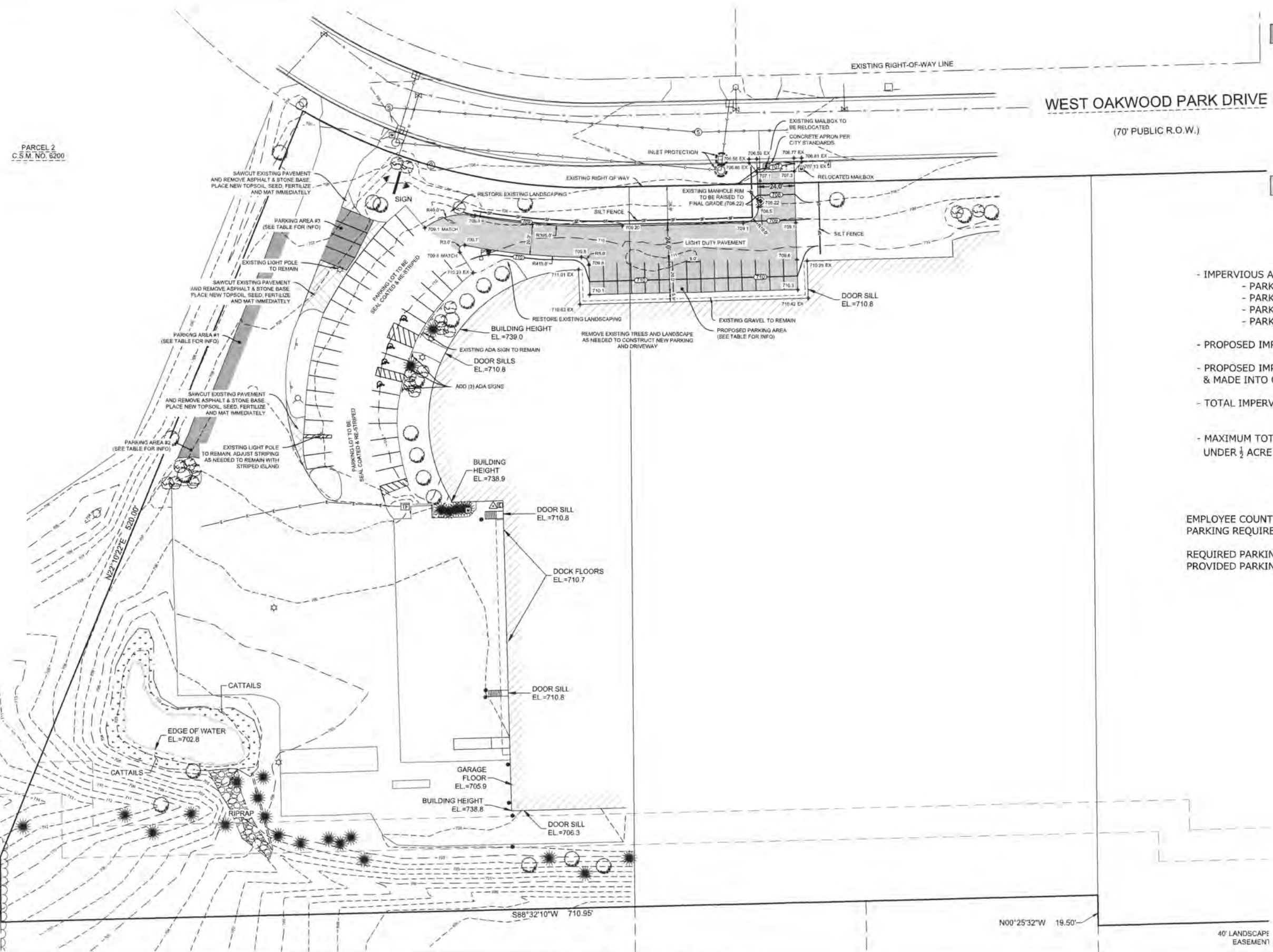
NOV 05 2018

City Development

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 GRADING, EROSION CONTROL & PAVING PLAN

PARCEL 2
C.S.M. NO. 6200



- PARKING STALLS ADDED AFTER 2004**
 - PARKING AREA #1
 - 5 PARALLEL STALLS
 - 9'x23' (207 SQ FT)
 - PARKING AREA #2
 - 2 ANGLED PARKING STALLS
 - 9'x20' (180 SQ FT)
 - PARKING AREA #3
 - 4 PARKING STALLS
 - 9' & VARY IN DEPTH, ALL STALLS 180+ SQ FT

- PROPOSED PARKING AREAS**
 - 15 PARKING STALLS
 - 9'x20' (180 SQ FT)
 - 24' DRIVE AISLE

STORMWATER CALCULATION

- IMPERVIOUS AREA ADDED SINCE 2001:	14,000 SQ FT
- PARKING AREA #1	
- PARKING AREA #2	
- PARKING AREA #3	
- PARKING ON EAST SIDE OF BUILDING	
- PROPOSED IMPERVIOUS AREA:	8,725 SQ FT
- PROPOSED IMPERVIOUS AREA REMOVED: & MADE INTO GREENSPACE	970 SQ FT
- TOTAL IMPERVIOUS AREA ADDED:	21,755 SQ FT (49.94%)
- MAXIMUM TOTAL IMPERVIOUS AREA UNDER 1/2 ACRE LIMIT IMPOSED BY MMSD:	21,780 SQ FT (50.00%)

EMPLOYEE PARKING COUNTS

EMPLOYEE COUNT:	174 EMPLOYEES
PARKING REQUIREMENT:	1 PARKING STALL PER 2 EMPLOYEES PER 2 LARGEST SHIFTS
REQUIRED PARKING STALLS:	87 PARKING STALLS
PROVIDED PARKING STALLS:	86 PARKING STALLS (WEST LOT) 74 PARKING STALLS (EAST LOT) 160 TOTAL PARKING STALLS

Franklin
NOV 05 2018
City Development



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE:
 13850 W. BLUEMOUND ROAD,
 WISCONSIN, WI 53005
 (262) 754-8888

PLAN | DESIGN | DELIVER
CENTRAL AQUATICS
FRANKLIN, WI

GRADING, EROSION CONTROL & PAVING PLAN

REVISIONS

NO.	DESCRIPTION	DATE

REG. JOB NO. 1438-00	RES. PK. A-EK	SHEET C-1
START DATE 09/24/18	SCALE 1"=30'	SHEET C-2

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 QUANTITY: 100
 DESIGNED: JPD
 REVIEWED: AKC
 8/2017

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS' HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

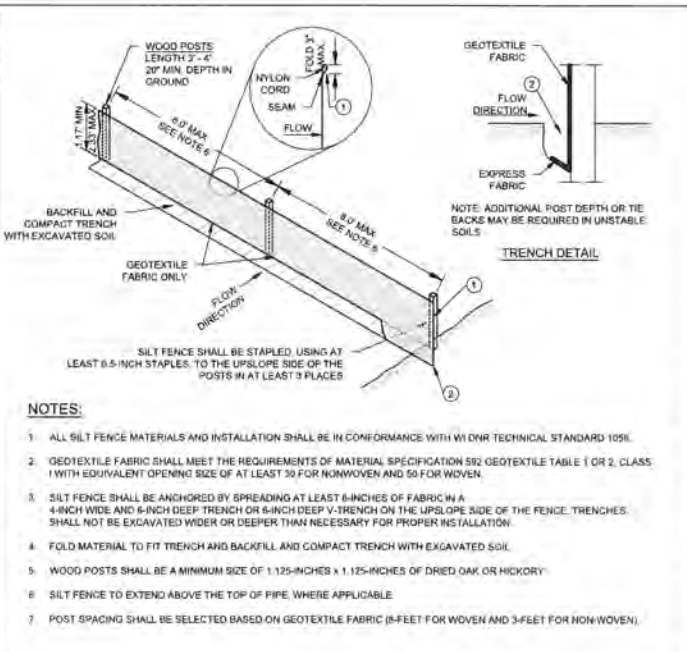
1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HULL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING. THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTON TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL 1/3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DECOR, HARROWING OR PLUVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAKER OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 16" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (2) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. COPPERATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 3" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C508 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 9 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVE BOX TERMINAL BOX AT EACH END.
10. MANHOLE TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLES AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

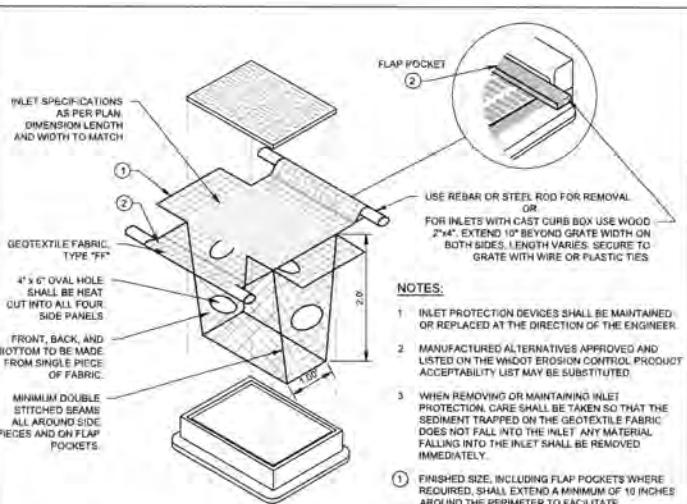
SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. LT 58-28.5 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE 4, ASTM C-94, 9 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 30'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.1.12 IS REQUIRED.



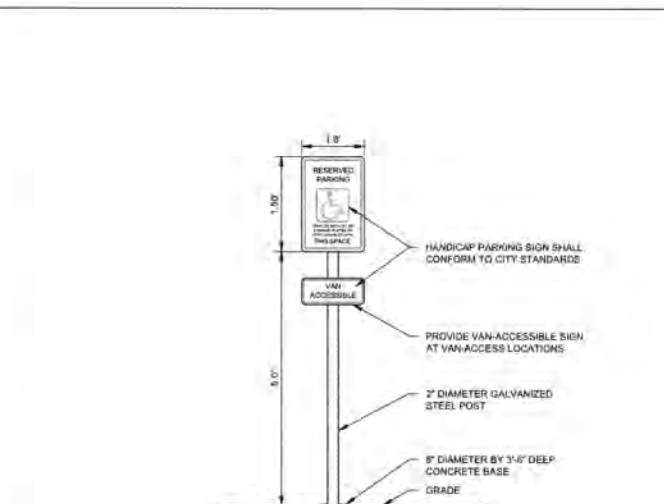
SILT FENCE

- NOTES:**
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WISCONSIN TECHNICAL STANDARD 1058.
 2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 582 GEOTEXTILE TABLE 1 (OR 2, CLASS I) WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 6-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 4. FLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
 6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
 7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).



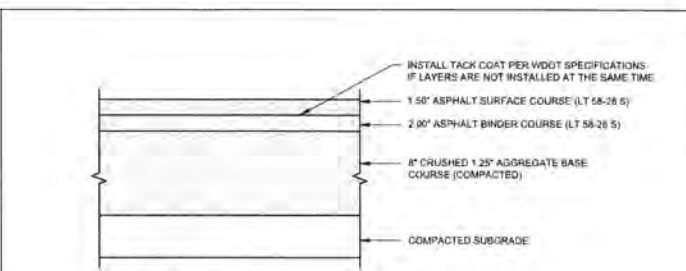
- INSTALLATION NOTES:**
1. DO NOT INSTALL INLET PROTECTION TYPE 'D' IN INLETS SHALLOWER THAN 36 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
 3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CROWN THE BAG USING PLASTIC 2\"/>

INLET PROTECTION



- NOTES:**
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

ADA SIGN



PAVEMENT TO BE VERIFIED BY GEOTECH ENGINEER

REGULAR DUTY PAVEMENT SECTION

<p>PINNACLE ENGINEERING GROUP ENGINEERING NATURAL RESOURCES SURVEYING</p>	<p>PLAN DESIGN DELIVER</p> <p>CENTRAL AQUATICS FRANKLIN, WI</p>	<p>CONSTRUCTION DETAILS & SPECIFICATIONS</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION										
WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, WISCONSIN, 53190-1704 TEL: 763-4688	REG. JOB NO.: 1438-00 REG. NO.: ABE START DATE: 09/25/18 SCALE: AS SHOWN SHEET: C-2 OF: C-2	SHEET C-2 OF C-2 8/2017										

www.pinnacle-engr.com
 CONSTRUCTION DETAILS & SPECIFICATIONS

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 REVIEWED: ADK
 DESIGNED: DUB
 DATED: DUB

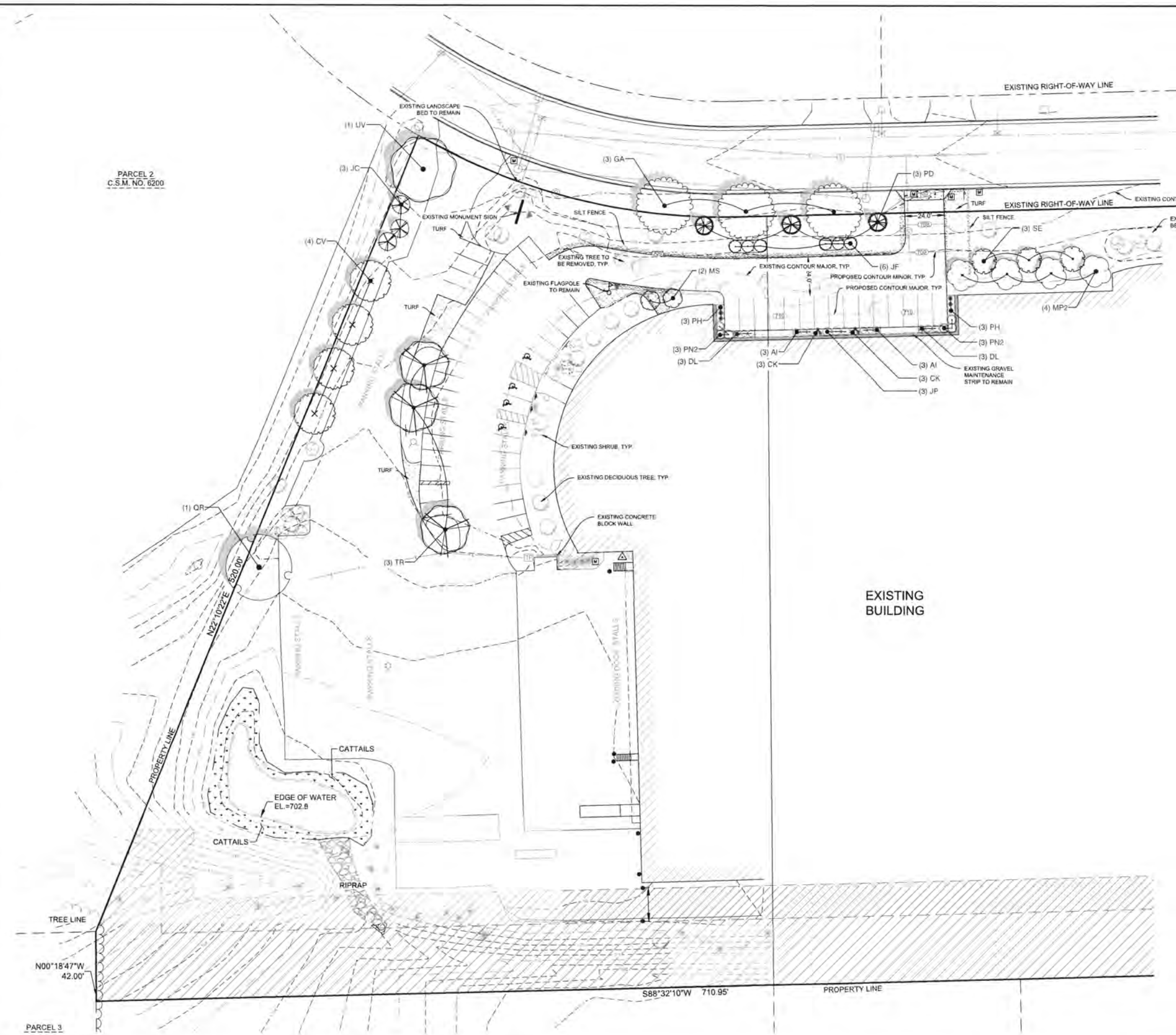
www.pinnacle-engr.com
 LANDSCAPE PLAN

SOUTH
54TH
STREET

WEST OAKWOOD PARK DRIVE
(70' PUBLIC R.O.W.)

PARCEL 2
C.S.M. NO. 6200

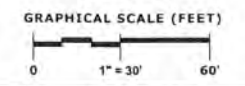
PARCEL 3



PLANT SCHEDULE

CANOPY TREE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
QR	Quercus rubra	Red Oak	2.5' Cal.	1
TR	Tilia americana 'Redmond'	Redmond American Linden	2.5' Cal.	3
UV	Ulmus americana 'Valley Forge'	American Elm	2.5' Cal.	1
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JC	Juniperus virginiana 'Canaertii'	Canaertii Juniper	6' Tall	3
PD	Picea glauca 'Densata'	Black Hills Spruce	6' Tall	3
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CV	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	2' Cal.	4
MS	Malus sargentii 'Select A'	Firebird Crabapple	1.5' Cal.	2
MP2	Malus x 'Prairifire'	Prairifire Crab Apple	1.5' Cal.	4
SE	Syringa reticulata 'Elliott'	Snow Cap Lilac	1.5' Cal.	3
STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GA	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2' Cal.	3
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AI	Aronia melanocarpa 'Iroquois Beauty'™	Black Chokeberry	2' Ht.	6
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	2' Ht.	6
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JP	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	2' Wide	3
JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3' Ht.	6
PN2	Picea abies 'Nidiformis'	Need Spruce	3' Ht.	6
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	6
PH	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 gal.	6
SOD/SEED	BOTANICAL NAME	COMMON NAME	QTY	
	Turf Hydroseed	Drought Tolerant Fescue Blend	3,737 sf	

LANDSCAPE CALCULATIONS	
NEW PARKING STALLS PROVIDED	36 STALLS
*REQUIRED PLANT COUNTS ARE INCREASED BY 20% FOR ALTERNATIVE MIN. LSR	
LSR PERCENTAGE	APPROXIMATELY 28%
	REQ. PROVIDED
CANOPY / SHADE TREES (1/10 STALLS)	5 5
EVERGREEN TREES (1/10 STALLS)	5 5
DECORATIVE TREES (1/10 STALLS)	5 5
SHRUBS (1/10 STALLS)	5 17
ADDITIONAL REPLACEMENT PLANTS PROVIDED	PROVIDED
EVERGREEN TREES	1
DECORATIVE TREES	8
SHRUBS	10



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE:
 15450 W. BLUENOUND ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888
 WWW.PINNACLE-ENGR.COM

CENTRAL AQUATICS
FRANKLIN, WI

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

REG. NO. 4538.00
 REG. PH. A/E/C
 START DATE: 09/24/18
 SCALE: 1"=30'
 SHEET
L-1
L-2

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 REVIEWED: JAX
 DESIGNED: JAB
 DATED: 04B

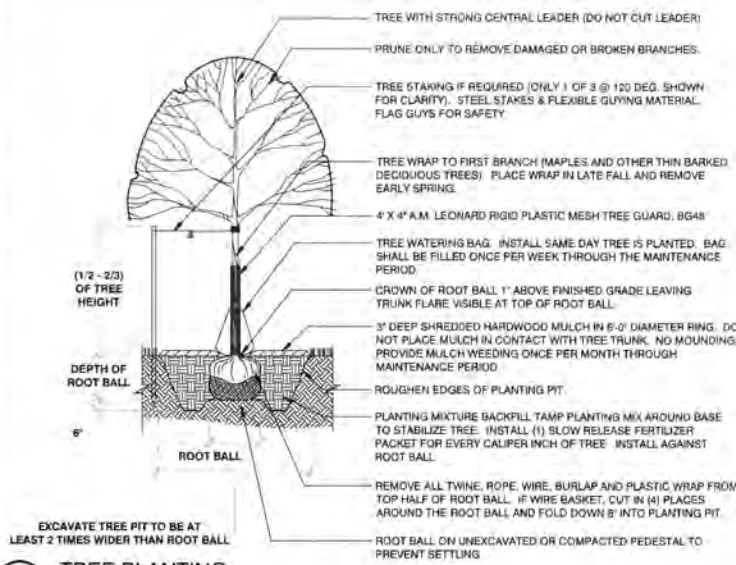
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 PLANTING NOTES & DETAILS

GENERAL PLANTING NOTES

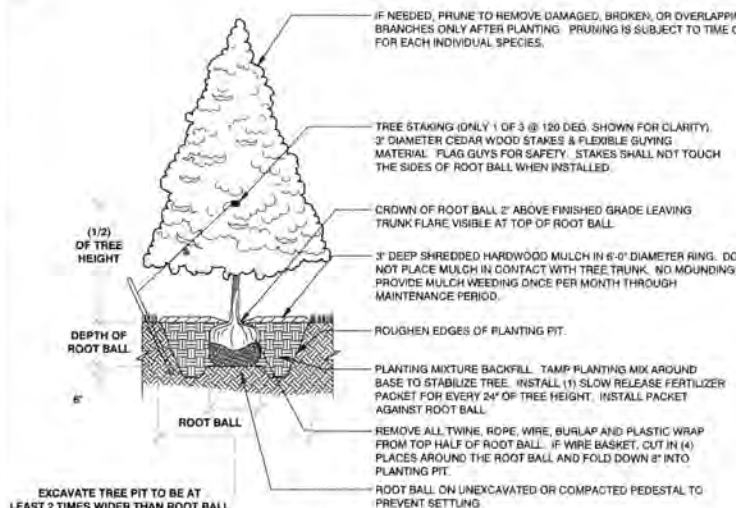
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
4. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
7. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
8. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{1}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
9. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
10. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
11. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
12. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
13. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
14. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
15. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
16. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
17. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
19. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
21. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
22. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
23. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
24. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE WRITTEN INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

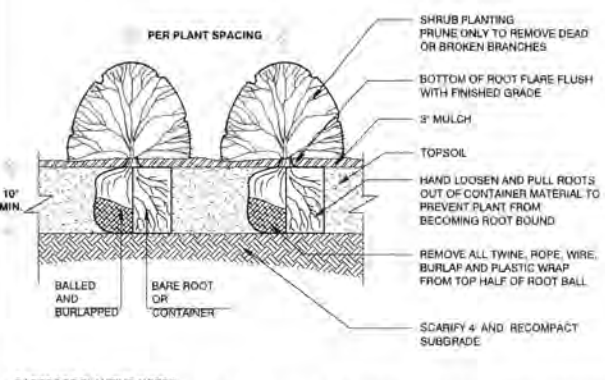
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
2. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
3. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
4. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
5. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
6. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
7. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
8. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING

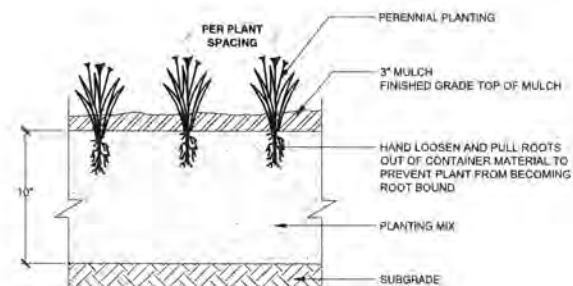


2 EVERGREEN TREE PLANTING

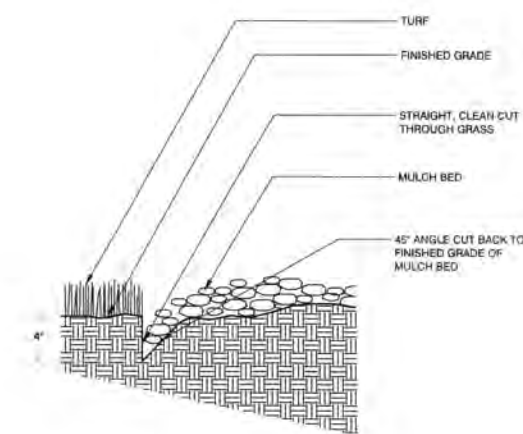


- BARE-ROOT PLANTING NOTES:**
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
 2. SCARIFY SIDES AND BOTTOMS OF HOLE.
 3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
 4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
 5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 6. BACKFILL VOIDS AND WATER SECOND TIME.
 7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING



4 PERENNIAL PLANTING



5 TRENCHED BED EDGE

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 CHICAGO, IL 60610
 (773) 233-8848

PLAN | DESIGN | DELIVER
CENTRAL AQUATICS
FRANKLIN, WI

PLANTING NOTES & DETAILS

REVISIONS	

REC. JOB NO. 1438.00
 REG. NO. AER
 START DATE 09/28/18
 SCALE
 SHEET
 L-2
 L-2