



Village of Bayside
9075 N Regent Rd
Board of Zoning Appeals Public Hearing & Meeting
March 3, 2021
Remote Teleconferencing, 6:00 pm

BOARD OF ZONING APPEALS AGENDA

PLEASE TAKE NOTICE Due to the Covid 19 Pandemic, the meeting of the Village of Bayside Board of Zoning Appeals will be held via remote teleconferencing at the above noted time and date, at which the following items of business will be discussed and possibly acted upon.

I. CALL TO ORDER AND ROLL CALL

II. PUBLIC HEARING

A. The purpose of the public hearing is to consider the request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oak Lane, to build a 3-story apartment building, contrary to Section 125-98(e)8.

1. Public Discussion
2. Board Discussion

III. APPROVAL OF MINUTES

A. October 12, 2020 Board of Zoning Appeals Public Hearing and Meeting.

IV. BUSINESS

A. Discussion/recommendation on the request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oak Lane, to build a 3-story apartment building, contrary to Section 125-98(e)8.

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VI. ADJOURNMENT

Lynn Galyardt | Administrative Services Director | February 12, 2021

The Board of Zoning Appeals will utilize Zoom video conferencing software for this meeting. To join the Zoom meeting using a computer or tablet:

<https://us02web.zoom.us/j/87405175708?pwd=cnF3cnZDMDIYNEpDeGhkTTdSaHg1Zz09>

Meeting ID: 874 0517 5708; Password: 959052; Phone 312 626 6799

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.baysidewi.gov)

STATE OF WISCONSIN - VILLAGE OF BAYSIDE - MILWAUKEE & OZAUKEE COUNTIES

NOTICE OF PUBLIC HEARING

In the matter of a request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oaks Lane, to build a 56-unit, 3-story apartment building. The building will be a total of 116,575 square feet and will be wood frame construction on top of masonry, precast deck parking, and brick, siding, and shingles, contrary to Section 125-98(e)8.

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on March 3, 2021 at 6:00 pm via remote teleconferencing (see agenda for details). The purpose of the public hearing is to consider:

The request for a special exception by White Oaks Apartments, LLC, for the property located at 9009 N White Oaks Lane, to build a 56-unit, 3-story apartment building. The building will be a total of 116,575 square feet and will be wood frame construction on top of masonry, precast deck parking, and brick, siding, and shingles, contrary to Section 125-98(e)8.

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties will be heard via remote teleconferencing on this matter.

DATED this eighth day of February, 2021.

Lynn Galyardt
Administrative Services Director



I. CALL TO ORDER

Acting Chairperson Krier called the meeting to order at 6:04pm via remote teleconferencing.

II. ROLL CALL

Chair: Max Dickman-Excused
Members: Darren Fisher - Excused Barry Chaet – arrived at 6:09pm
Amy Krier Ben Minkin
Eido Walny Dan Rosenfeld

Also Present: Village Manager Andy Pederson
Assistant to the Village Manager Leah Hofer
Administrative Services Director Lynn Galyardt
Attorney Christopher Jaekels
There was one person in the audience

III. PUBLIC HEARING

A. The purpose of the public hearing is to consider the request for a special exception by Colin White, for the property located at 1400 E. Bay Point Road, to install a 150KV Generac backup generator in a location that is forward of the rear yard line, contrary to Section 104-4 (f).

Acting Chairperson Krier read the above meeting notice and called for public discussion at 6:05pm.

1. Public Discussion

There was no one from the public in attendance. Paul Geisen appeared on behalf of the project. Mr. Geisen stated locating the generator in the rear of the property would cause the generator to be within 45 feet of the crest of the bluff and close to neighboring properties. The proposed location is the requested location of the neighboring property owners, is on the north side of the property 200 feet away from neighboring properties.

2. Board Discussion

There was none.

Acting Chairperson Krier closed the public hearing at 6:11pm.

IV. APPROVAL OF MINUTES

A. May 11, 2020 Board of Zoning Appeals Public Hearing and Meeting.

Motion by Chairperson Rosenfeld, seconded by Chairperson Walny, to approve the minutes of the May 11, 2020 Board of Zoning Appeals Public Hearing and Meeting. Motion carried unanimously.

V. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Colin White, for the property located at 1400 E. Bay Point Road, to install a 150KV Generac backup generator in a location that is forward of the rear yard line, contrary to Section 104-4 (f).**

Motion by Chairperson Walny, seconded by Chairperson Chaet, to recommend to the Board of Trustees approval on the request for a special exception by Colin White, for the property located at 1400 E. Bay Point Road, to install a 150KV Generac backup generator in a location that is forward of the rear yard line on the north side of the property, 200 feet away from neighboring properties, contrary to Section 104-4 (f). Motion carried unanimously.

VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

There was none.

VII. ADJOURNMENT

Motion by Chairperson Chaet, seconded by Chairperson Rosenfeld, to adjourn the meeting at 6:14pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt, Administrative Services Director | | February 12, 2021



**Application for Appearance before the
Board of Zoning Appeals Committee**

Owner's Name WHITE OAKS APARTMENTS, LLC

Property Address 9009 N. WHITE OAKS LANE

Telephone ()

Email

Proposed project details (type of work, size, materials, etc.):

APARTMENT BUILDING - 56 UNITS, 3 STORY, 116,575 S.F.
WOOD FRAME CONSTRUCTION ON TOP OF MASONRY, PRECAST
DECK PARKING. BRICK, * SIDING, SHINGLES.

Fee: \$500.00



APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e) and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Code, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. State the section of the Village of Bayside Municipal Code that you are appealing.

SECTION 125-98 (B) a. - BUILDINGS OR STRUCTURES SHALL NOT EXCEED: A HEIGHT OF 35 FEET

2. Give a brief description of what you want to do and why.

THE CODE ALLOWS FOR A THREE STORY BUILDING. IN TODAY'S RENTAL MARKET TYPICAL CEILING HEIGHTS IN APARTMENTS HAVE INCREASED FROM 8' TO 9' AND 10'. WITH THE TYPICAL FRAMING DESIGN, THAT TAKES OUR PROPOSED 3 STORY BUILDING TO A HEIGHT OF 45'.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacting upon the use of the property.

THE BASIC DESIGN OF THE 1986 BUILDING THAT THE PROPOSED NEW DESIGN IS REPLACING WILL NOT MEET CURRENT MARKETS AND DESIGNS.

Applicant Printed Name

Applicant Signature

JOHN MANN, OWNER'S REPRESENTATIVE FOR WHITE OAKS APARTMENTS, LLC

[Handwritten signature]

January 22, 2021

TO: Andy Pederson
Village Manager
Village of Bayside

FROM: John Mann
Owner's Representative for Katz Properties

RE: White Oaks Apartment Replacement
9009 N. White Oaks Lane
Bayside, WI

Executive Summary

The White Oaks Apartment Complex was originally built in 1986. It consisted of 4 similar buildings on one parcel.

In March of 2019, 9009 had a major fire. Everything was lost except the basement garage and the pool building that was attached to the north. The existing building was as follows:

- 62 units
- Total area - 111,294 s.f.
- Footprint – 29,426 s.f.
- Building height – 36 feet
- Apartment ceiling heights 8 feet
- The building was NOT sprinkled except the basement.

The proposed building is as follows:

- 56 units
- Total area – 116,575
- Corporate offices for Katz Properties
- Common areas such as club room and yoga studio
- Footprint – 32,134 s.f.
- Building height – 45 feet
- Apartment ceiling heights – 9 and 10 feet.
- The building will be fully sprinkled.

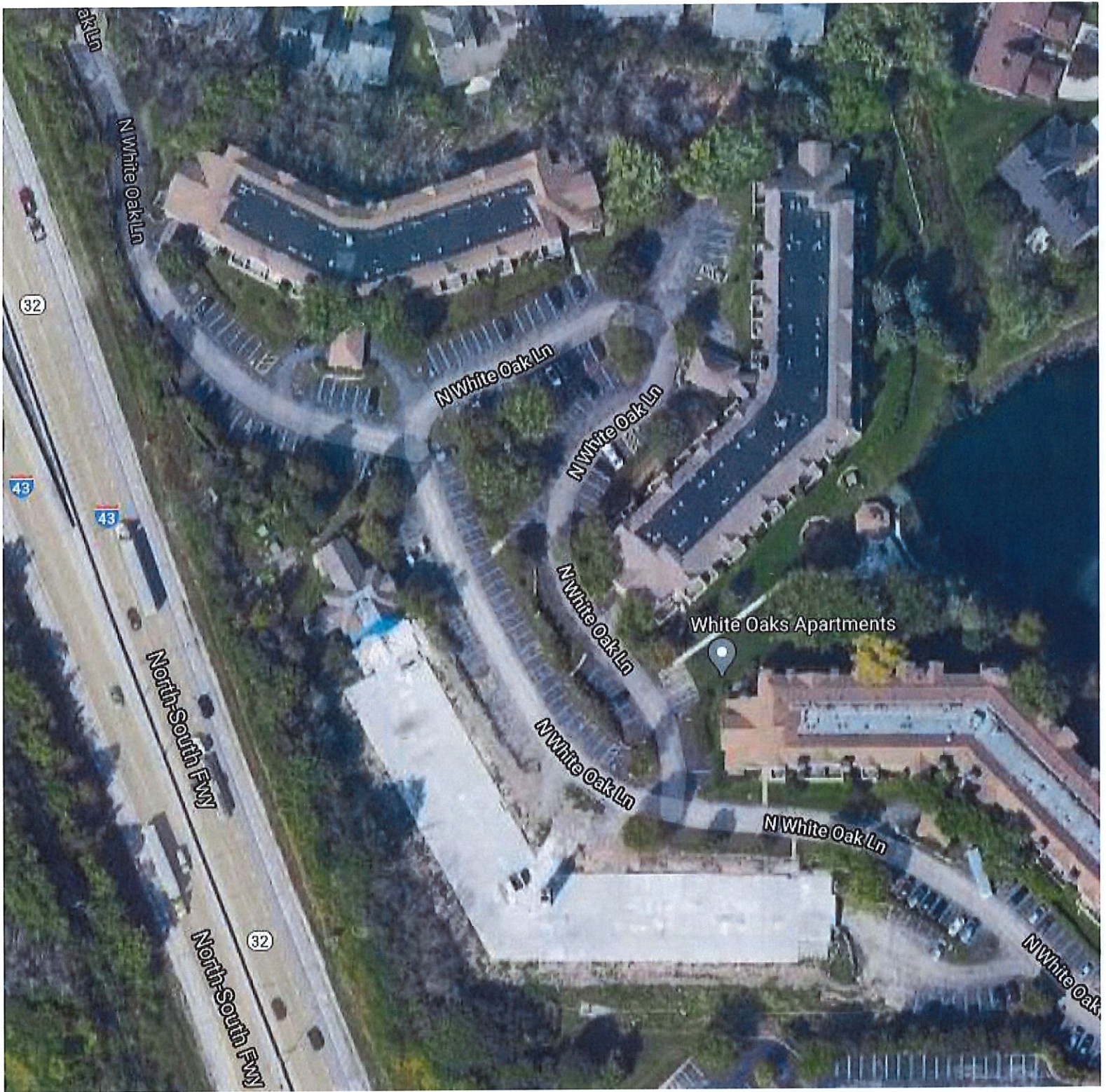
The proposed new building will be constructed on top of the existing parking structure on basically the same footprint. Over the last 35 years the apartment market has changed and the proposed building has been designed for that market. The changes include larger bedrooms, additional building amenities and increased ceiling heights. The increased ceiling heights and the structural framing system is the reason the building has increased in height.

As you will see from the drawings and renderings the proposed building will have the same type of roof system as the existing buildings. There is a recessed roof that hides all of the mechanical systems and minimizes the height of the roof.

The exterior materials are all in keeping with the Bayside community and although not an identical match to the existing three buildings, we believe it is complementary in design and will be a great new asset for the White Oaks Complex and the Village of Bayside.

Corporate Offices for Katz Properties

- There are a total of six employees. 4 are there full time, 1 is there in the morning, and Mr. Katz spends time between Bayside and Florida and is there part time.
- Hours are 8-5 Monday - Friday.
- Deliveries are minimal.
- Parking is provided in the basement of the building for the 6 employees.
- They have almost no visitors.
- 4,056 sq. feet



Current





LANDMARK ROOFING SHINGLES
CERTAINTED | WEATHERED WOOD



HARDIESHINGLE SIDING
STRAIGHT EDGE PANEL | AGED PEWTER



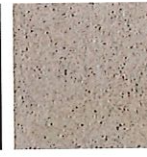
HARDIE PLANK LAP SIDING
SELECT CEDAR MILL | COBBLESTONE



HARDIE PLANK LAP SIDING
SELECT CEDAR MILL | KHAKI BROWN



HARDIE TRIM BOARDS
5/4 SMOOTH | COBBLESTONE



FASCIA, GUTTERS, DOWNSPOUTS &
WINDOW FINISH | BRONZE



ACME BRICK | BROOKSTONE













White Oaks Apartments

Bayside, Wisconsin

OWNER
White Oaks Apartments LLC
9100 N White Oaks Ln
Bayside, WI, 53217

SHEET INDEX

CIVIL	ARCHITECTURAL
C-1 COVER SHEET	PARKING LEVEL PLAN
C-2 GENERAL NOTES	FIRST FLOOR PLAN
C-3 EXISTING CONDITIONS AND DEMOLITION	SECOND FLOOR PLAN
C-4 FOUNDATION AND EROSION CONTROL PLAN	THIRD FLOOR PLAN
C-5 MECHANICAL AND EXHAUSTION CONTROL PLAN	EXTERIOR ELEVATIONS
C-6 UTILITY PLAN	INTERIOR ELEVATIONS
C-7 CONSTRUCTION DETAILS	BUILDING SECTION
LANDSCAPE	
L-1 LANDSCAPE PLAN	
L-2 LANDSCAPE GENERAL NOTES	

VILLAGE SUBMITTAL

THIS SET OF DOCUMENTS IS INTENDED TO ESTABLISH THE SCOPE OF THE PROJECT AND THE QUALITY AND QUANTITY OF THE SERVICES BEING USED. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT ASSESSED ALL STRUCTURAL AND CONSTRUCTION MATERIALS AND DETAILS, NOR DOES IT INCLUDE IN-DEPTH REQUIREMENTS FOR THE FABRICATION AND INSTALLATION. THESE ARE ASSUMED TO BE STANDARD MATERIALS AND CONSTRUCTION PRACTICES.

ALL WORK IS ASSUMED TO BE DONE IN A WORKMANLIKE MANNER CONSISTENT WITH THE HIGHEST LEVEL OF QUALITY. PROVIDERS ARE REFERRED TO BOTH IN PLANS AND IN THE SPECIFICATIONS AND IT IS NECESSARY TO USE EACH IN CONJUNCTION WITH THE OTHER.

AG PROJECT NUMBER: 201501
DATE: 18 JAN 21



144 UNDERWOOD AVE. WAUWATOSA, WI 53213

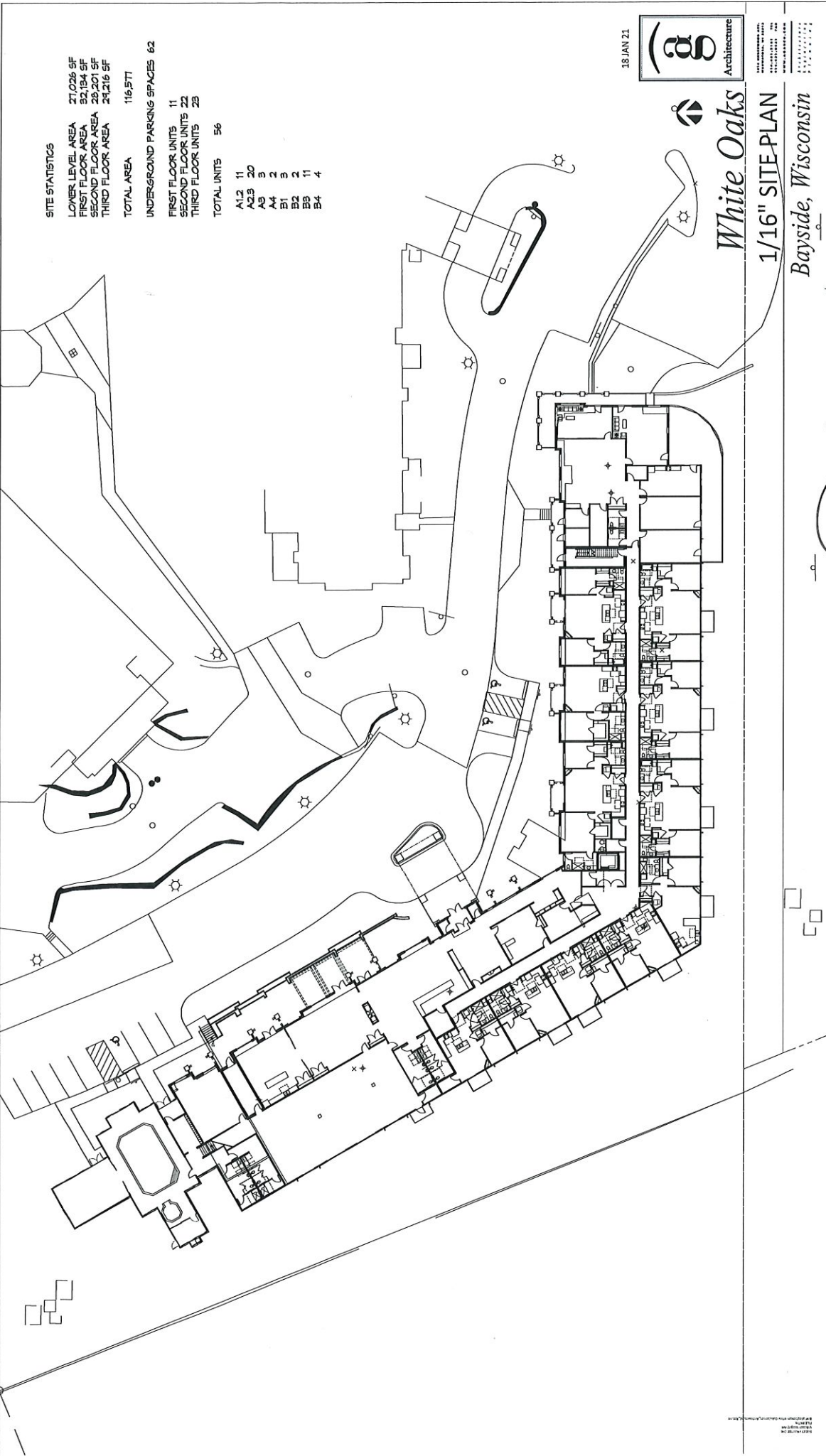
414-431-3171 TEL

414-431-5331 FAX

WWW.AGARCH.COM



RENDERING IS REPRESENTATIVE ONLY.... SEE DOCUMENTS FOR SPECIFIC DETAILS



SITE STATISTICS

LOWER LEVEL AREA 27,026 SF
 FIRST FLOOR AREA 92,194 SF
 SECOND FLOOR AREA 29,201 SF
 THIRD FLOOR AREA 24,216 SF

TOTAL AREA 116,571

UNDERGROUND PARKING SPACES 62

FIRST FLOOR UNITS 11

SECOND FLOOR UNITS 22

THIRD FLOOR UNITS 23

TOTAL UNITS 56

- A1,2 11
- A3,5 20
- A5 5
- B4 2
- B1 5
- B2 1
- B3 11
- B4 4

18 JAN 21



White Oaks
 Architecture

1111 W. WISCONSIN AVENUE
 SUITE 200
 MILWAUKEE, WI 53233
 TEL: 414.224.1111
 FAX: 414.224.1112
 WWW.WHITEOAKSARCH.COM

1/16" SITE PLAN

Bayside, Wisconsin

SITE STATISTICS	
LOWER LEVEL AREA	21,026 SF
FIRST FLOOR AREA	32,134 SF
SECOND FLOOR AREA	20,201 SF
THIRD FLOOR AREA	24,216 SF
TOTAL AREA	116,577
UNDERGROUND PARKING SPACES 62	
FIRST FLOOR UNITS	11
SECOND FLOOR UNITS	22
THIRD FLOOR UNITS	23
TOTAL UNITS	56
A1,2	11
A3,3	20
A4	9
A4	2
B1	9
B2	2
B3	11
B4	4

18 JAN 21



White Oaks
 1/16" FIRST FLOOR PLAN
 Bayside, Wisconsin



NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

18 JAN 21

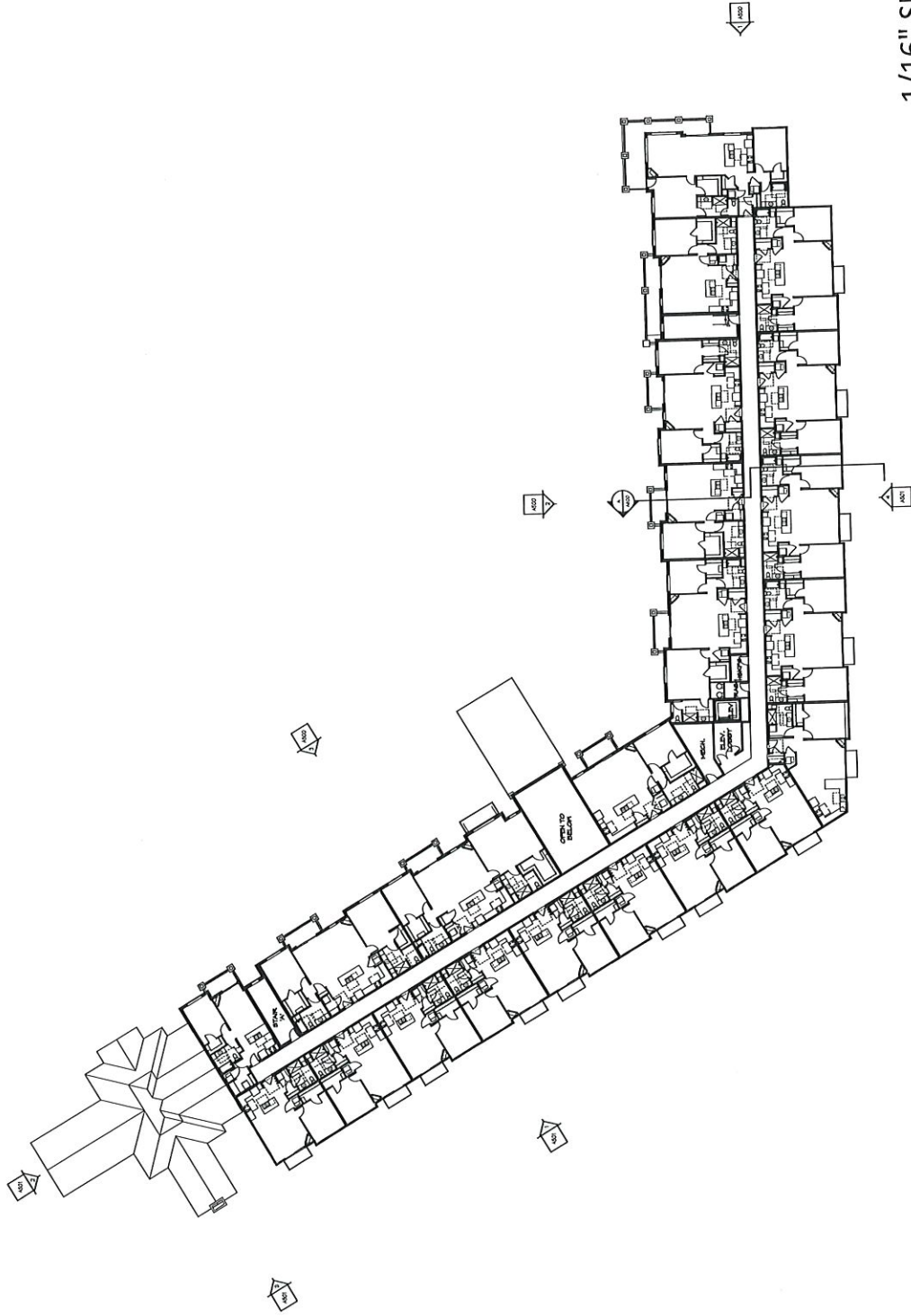


30
Architecture
1000 W. WISCONSIN ST. SUITE 200
MILWAUKEE, WI 53233
WWW.30ARCHITECTURE.COM

White Oaks

1/16" SECOND FLOOR PLAN

Bayside, Wisconsin



18 JAN 21



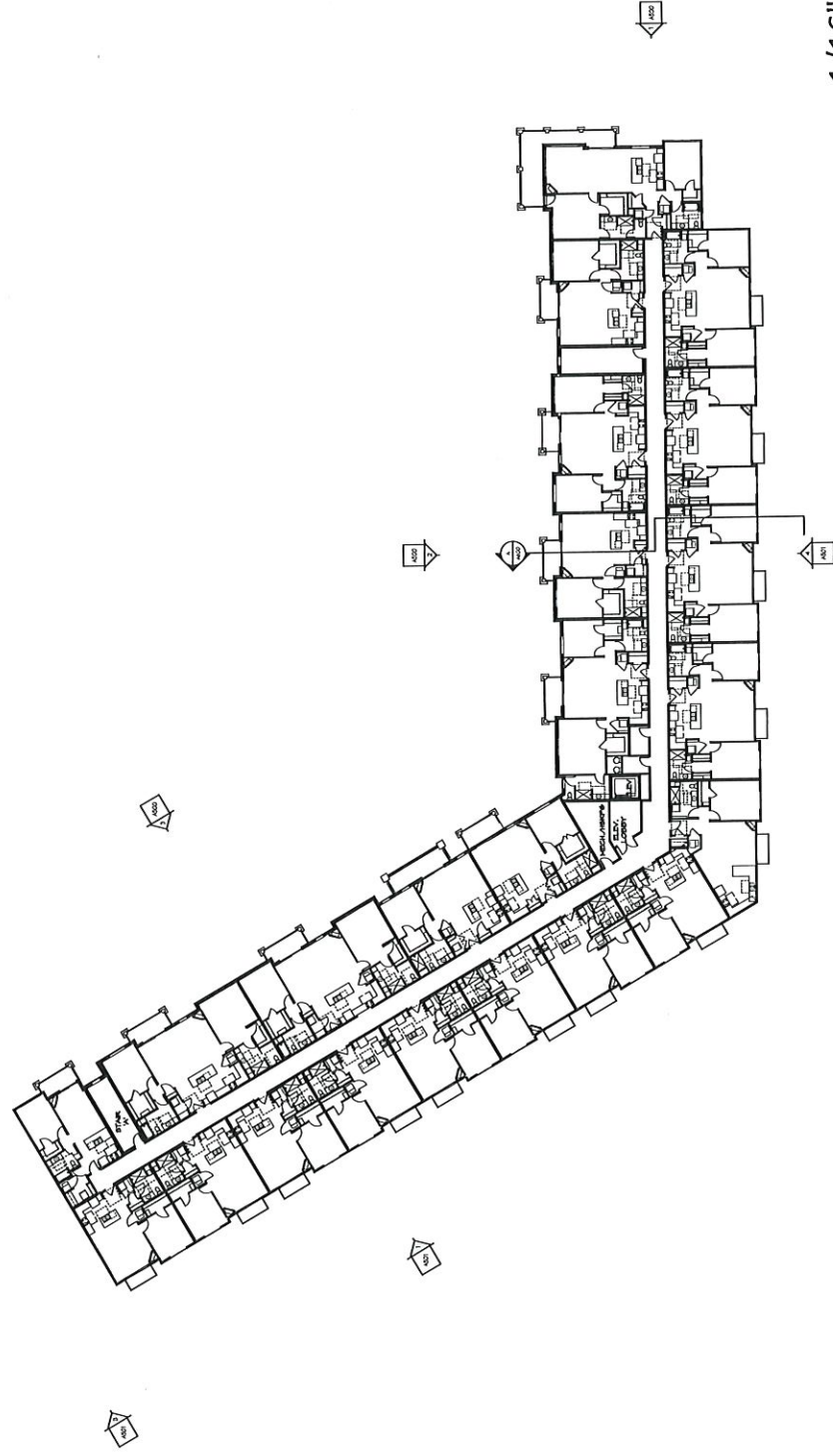
Architecture

1111 W. WISCONSIN AVENUE
SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1111
WWW.COOWISCONSIN.COM

White Oaks

1/16" THIRD FLOOR PLAN

Bayside, Wisconsin



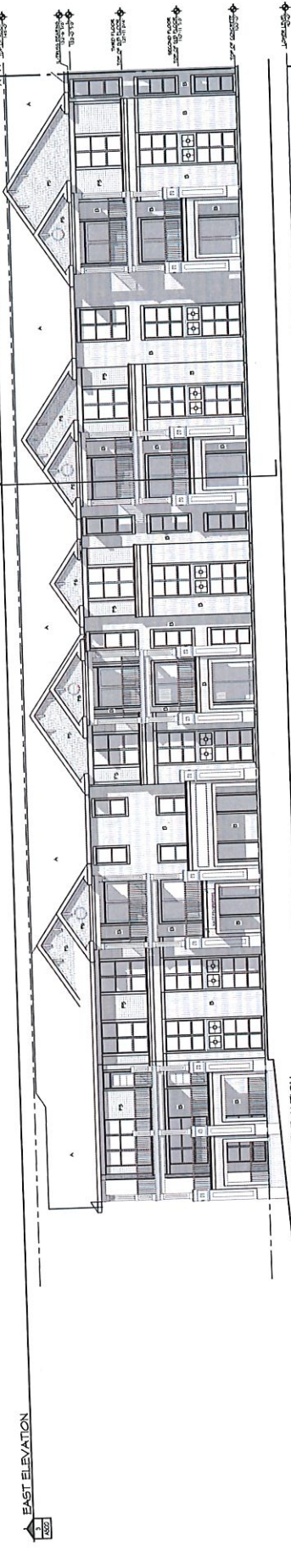
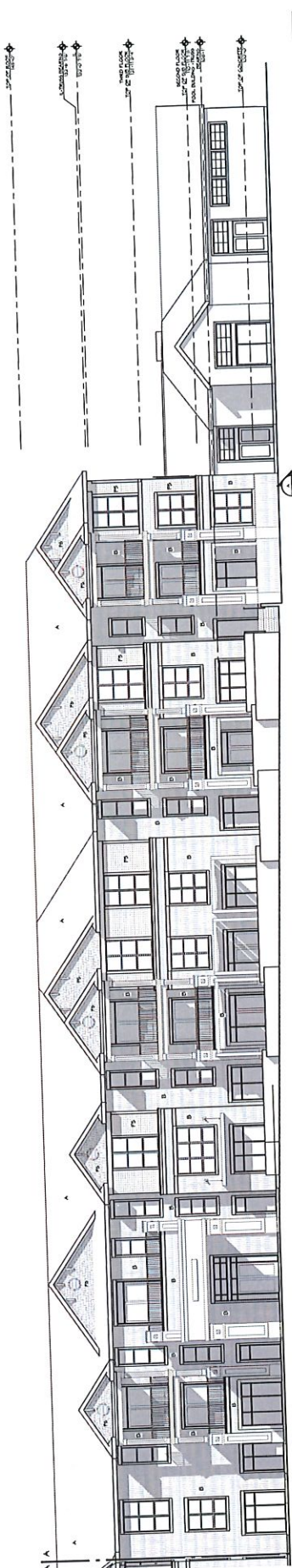


ARCHITECTURE
1000 W. WISCONSIN ST.
MILWAUKEE, WI 53233
TEL: 414.224.1111
WWW.ARBARCHITECTURE.COM
DATE: 01/11/17

SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION

PROJECT NO. 17-001
DATE: 01/11/17
DRAWN BY: [Name]
CHECKED BY: [Name]

1/8" EXTERIOR ELEVATIONS A500



EXTERIOR ELEVATION GENERAL NOTES
1. UNLESS OTHERWISE SPECIFIED, ALL EXTERIOR SURFACES SHALL BE PAINTED.
2. FINISHES SHALL BE AS SHOWN OR REFERENCED TO THE FINISH SCHEDULE.
3. MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED.
4. SEE SCHEDULE FOR WINDOW AND DOOR SCHEDULES.
EXTERIOR ELEVATION MATERIALS
1. STANDING SEAM GALVALUME METAL ROOF
2. THREE DIMENSIONAL VINYL SIDING
3. 1/2" BRICK
4. 1/4" BRICK
5. 1/4" BRICK
6. 1/4" BRICK
7. 1/4" BRICK
8. 1/4" BRICK

EAST ELEVATION

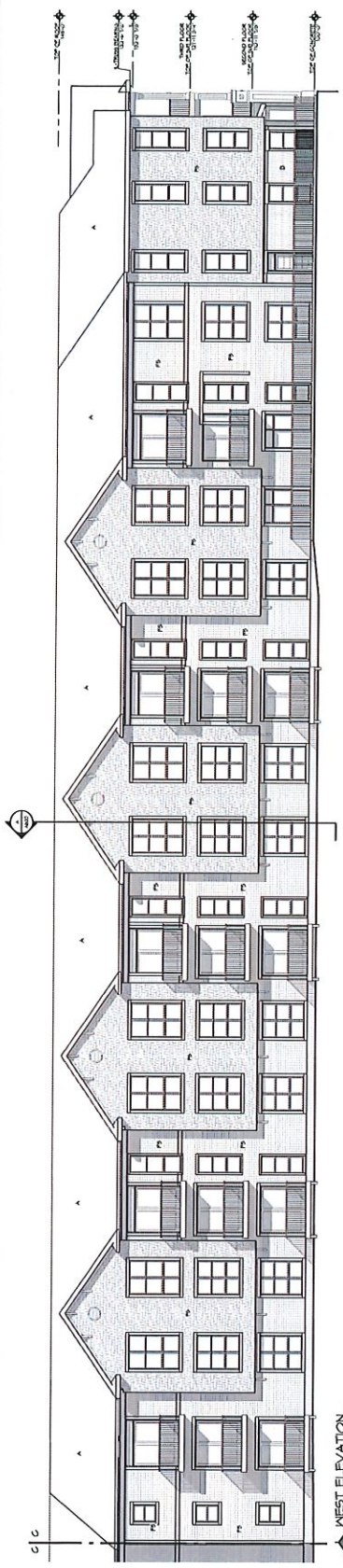
NORTH ELEVATION

EAST ELEVATION

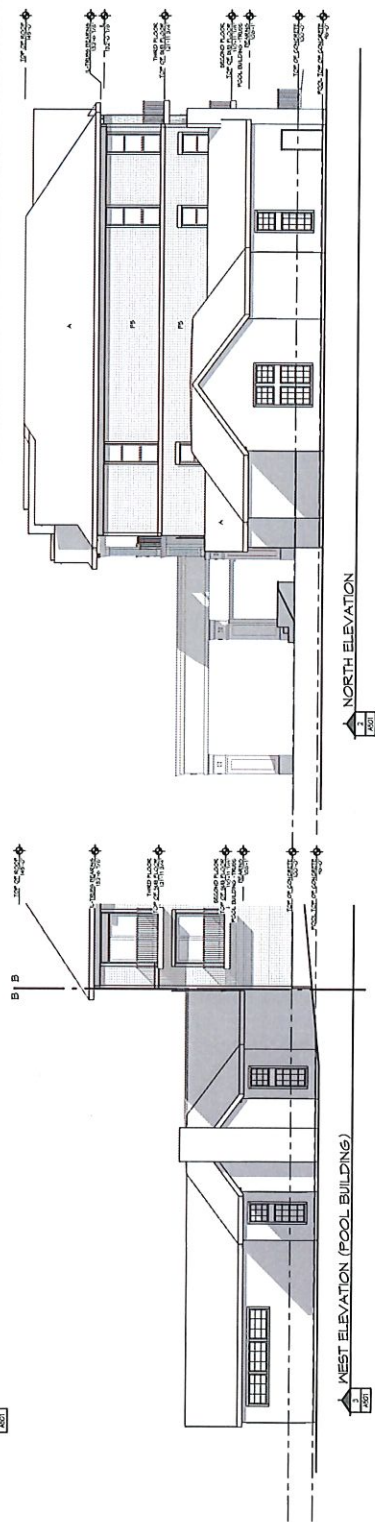


1114 BAYVIEW AVE.
MILWAUKEE, WI 53233
414.224.1414 FAX
WWW.ARCADIAA.COM
ARCHITECTS
1114 BAYVIEW AVE.
MILWAUKEE, WI 53233
414.224.1414 FAX
WWW.ARCADIAA.COM
ARCHITECTS

EXTERIOR ELEVATION GENERAL NOTES
1. ALL EXTERIOR SURFACES AT ALL CORNERS AND POINTS OF IMPACT SHALL BE PROTECTED WITH CORNER AND POINT PROTECTORS.
2. ALL CORNER, METERS, VENTS, ETC. TO BE FINISHED TO MATCH ADJACENT SURFACE.
3. INTERIOR AND EXTERIOR FINISHES AND MATERIALS TO MATCH.
4. USE EXISTING MATERIALS AND FINISHES WHERE APPLICABLE.
5. EXTERIOR FINISHES TO MATCH EXISTING MATERIALS.
6. EXTERIOR FINISHES TO MATCH EXISTING MATERIALS.
7. EXTERIOR FINISHES TO MATCH EXISTING MATERIALS.
8. EXTERIOR FINISHES TO MATCH EXISTING MATERIALS.
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10. EXTERIOR FINISHES TO MATCH EXISTING MATERIALS.

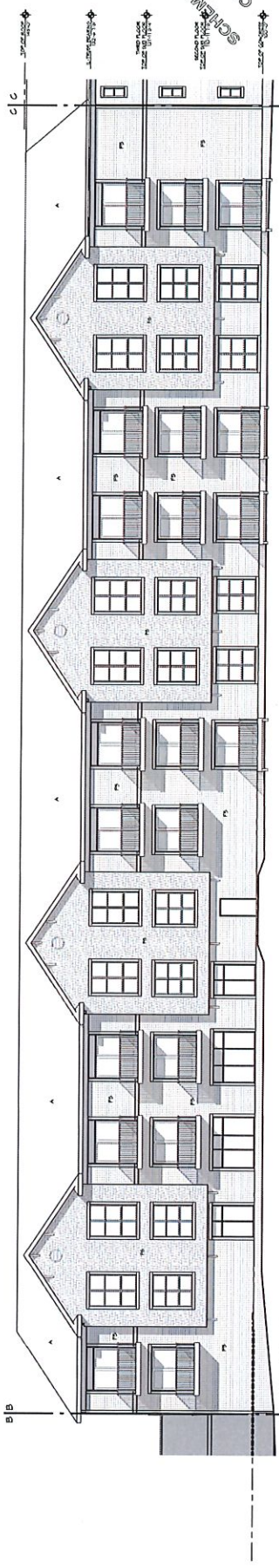


WEST ELEVATION



NORTH ELEVATION

WEST ELEVATION (POOL BUILDING)



WEST ELEVATION

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

DATE: JAN 17
PROJECT: 201501

1/8" EXTERIOR ELEVATIONS A501

White Oaks
Apartments
Wisconsin

White Oaks
Apartments
Wisconsin

Bayside

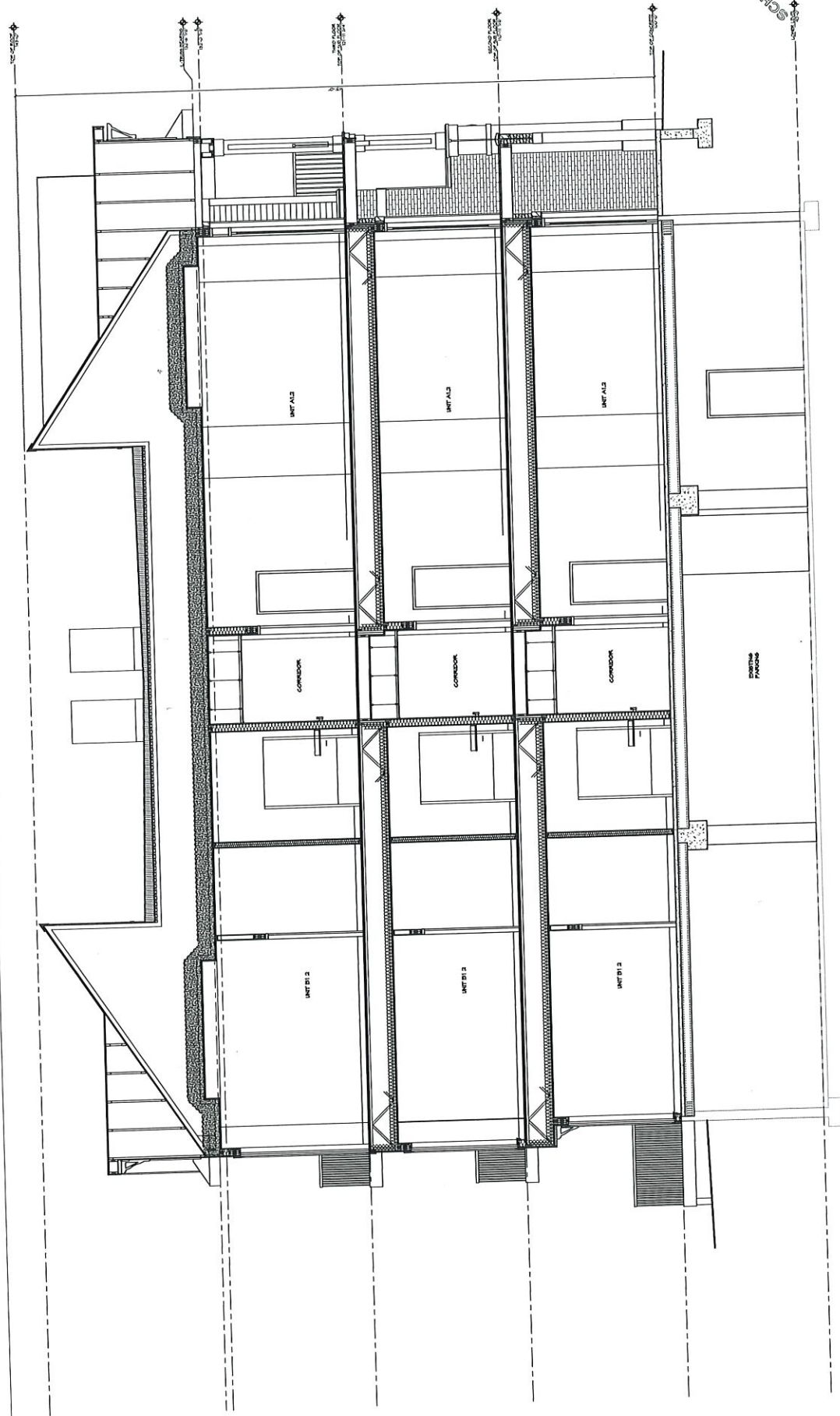


ARCHITECTURE
1111 W. WISCONSIN ST. SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1111 FAX: 414.224.1112
WWW.AR-ARCHITECT.COM
DATE: 11/11/11
DRAWN BY: [unintelligible]

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

PROJECT NO. 1111
DATE: 11/11/11
DRAWN BY: [unintelligible]

3/8" BUILDING SECTION A600



3/8" BUILDING SECTION
A600



11/11/11
11/11/11
11/11/11

LEGEND

	ASPHALT PAVEMENT
	CONCRETE DRIVEWAY
	CONCRETE SIDEWALK
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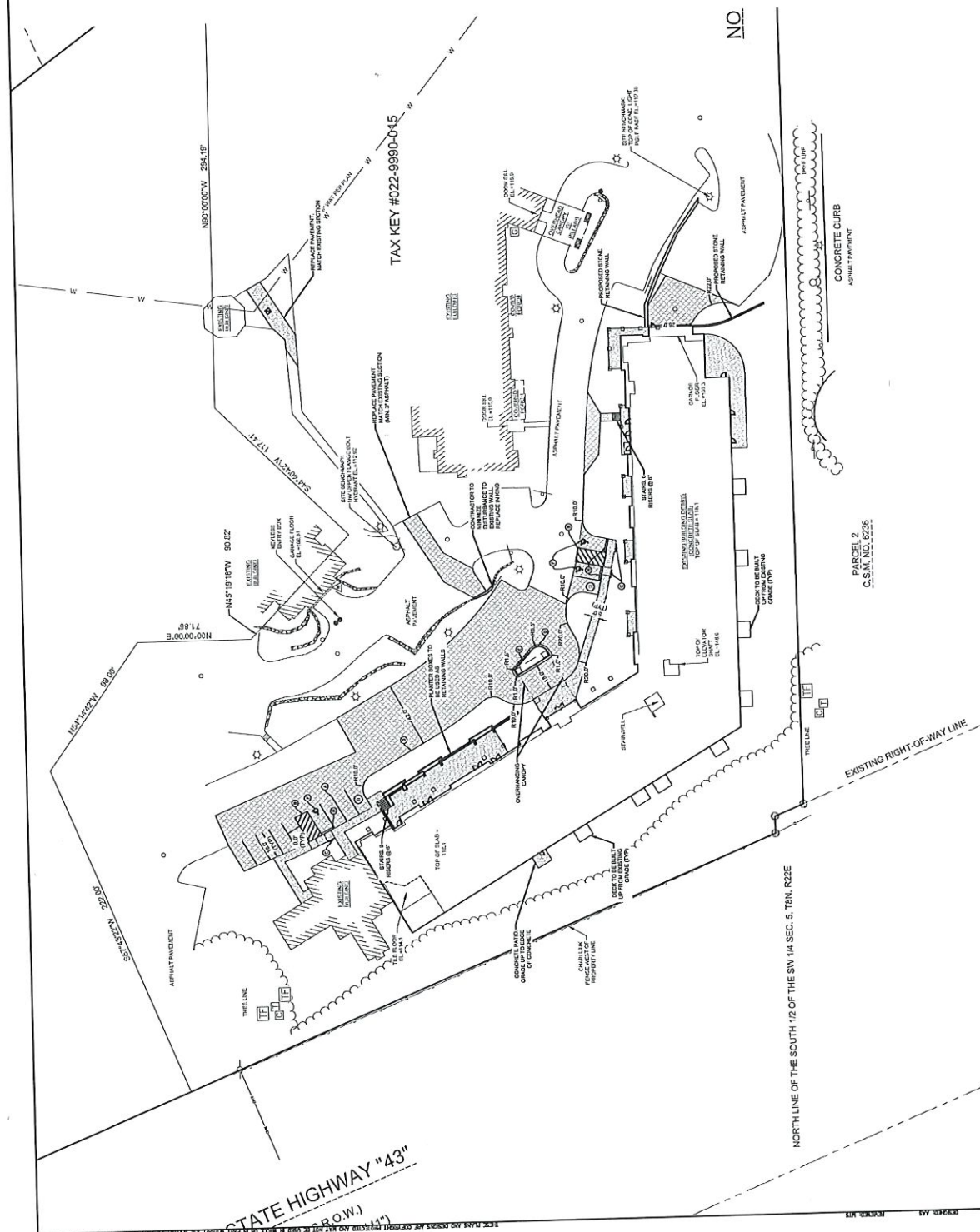
SITE DATA

DISTURBANCE LIMITS:	
ASPHALT DRIVEWAY	0.91 AC
CONCRETE DRIVEWAY	0.51 AC
CONCRETE SIDEWALK	0.10 AC
ASPHALT SIDEWALK	0.33 AC
NET NEW IMPERVIOUS AREA	0.18 AC

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONTRACTOR RESPONSIBILITY:

CONTRACTOR TO PROVIDE ADEQUATE TRAFFIC CONTROL FOR THE DURATION OF CONSTRUCTION



REVISIONS

NO.	DESCRIPTION

WHITE OAKS
SITE DIMENSIONAL AND PAVING PLAN

9100 NORTH WHITE OAK LANE, BAYSIDE WI

PLANNING | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP
3075 WISCONSIN DRIVE, SUITE 200
WISCONSIN NATIONAL RESOURCE GROUP
P.O. BOX 100
WISCONSIN NATIONAL RESOURCE GROUP

2:\PROJECTS\2025\01\06\W10\CONCEPT SITE DIMENSIONAL & PAVING PLAN.DWG

DATE: 1/14/25 11:35 AM
DRAWN BY: JLM
CHECKED BY: JLM
SCALE: 1/8\"/>

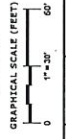
LEGEND

	SANITARY SEWER MANHOLE		DIRECTION OF SURFACE FLOW
	STORM SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER CATCH BASIN (RECTANGULAR OUTFALL)		DITCH OR SWALE
	PRECAST LINED INLET SECTION		DIVISION WALL
	VALVE BOX		SELF-FENCE
	FIRE HYDRANT		TYPE D INLET PROTECTION
	PROPOSED CONTOUR		CONSTRUCTION ENTRANCE
	WETLAND		EROSION CONTROL BLANKET
	HIGH WATER LEVEL (HWL)		NORTH ARROW

- CONSTRUCTION SITE SEQUENCING**
1. INITIAL PERIMETER SLOPE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
 2. DISTRIBUTION AND REMOVAL OF EXCESSIVE FILL AND/OR LANDSCAPING
 3. EROSION CONTROL MEASURES AND INSTALL CHECK DAMS AND STORM INTERCEPTION SYSTEMS
 4. CONSTRUCTION OF FOUNDATIONS AND BASINS
 5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION
 6. COMPLETE FINAL GRADING, INSTALLATION OF DRAINAGE BASE COURSE, AND FINISH GRASS SEEDING
 7. INSTALL TOPSOIL AND LANDSCAPING, IMMEDIATELY FINISH DISTURBED AREAS WITH EROSION CONTROLS
 8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE IS STABILIZED AND ALL SOIL SURFACES HAVE AN ESTABLISHED VEGETATIVE COVER
 9. CONTRACTOR MAY ADJUST SEQUENCING AFTER ITEM 1, AS NECESSARY TO ACCOMMODATE WITH THE CONSTRUCTION SITE EROSION CONTROL MEASURES.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE:
REMAINING DISTURBED AREAS OF SLOPES S1 OR FLATTER TO BE HYDROSEEDDED



NO.	REVISIONS

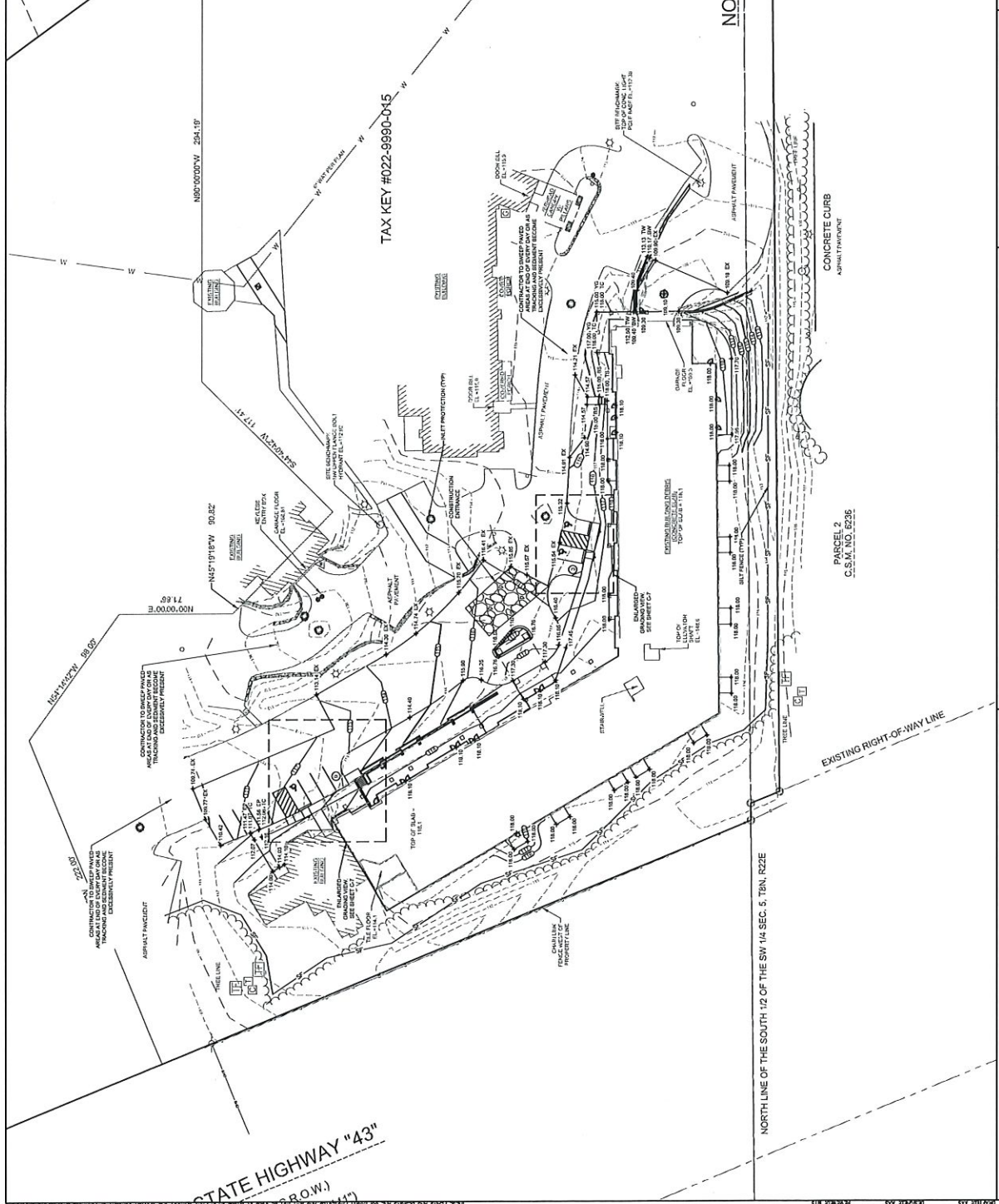
GRADING AND EROSION CONTROL PLAN

WHITE OAKS
9100 NORTH WHITE OAK LANE, BAYSIDE WI

PINNACLE ENGINEERING GROUP
INCORPORATED NATIONAL ASSOCIATES SURVEYING
3750 WISCONSIN AVENUE, SUITE 100
MILWAUKEE, WISCONSIN 53227
TEL: 414.774.1212 FAX: 414.774.1213
WWW.PINNACLE-ENGR.COM

PLAN DESIGN DELIVER
WWW.PINNACLE-ENGR.COM

SHEET C-5
SHEET C-7





GRAPHICAL SCALE (FEET)
0 10 20 30 40 50 60

SHEET
C-6
C-7

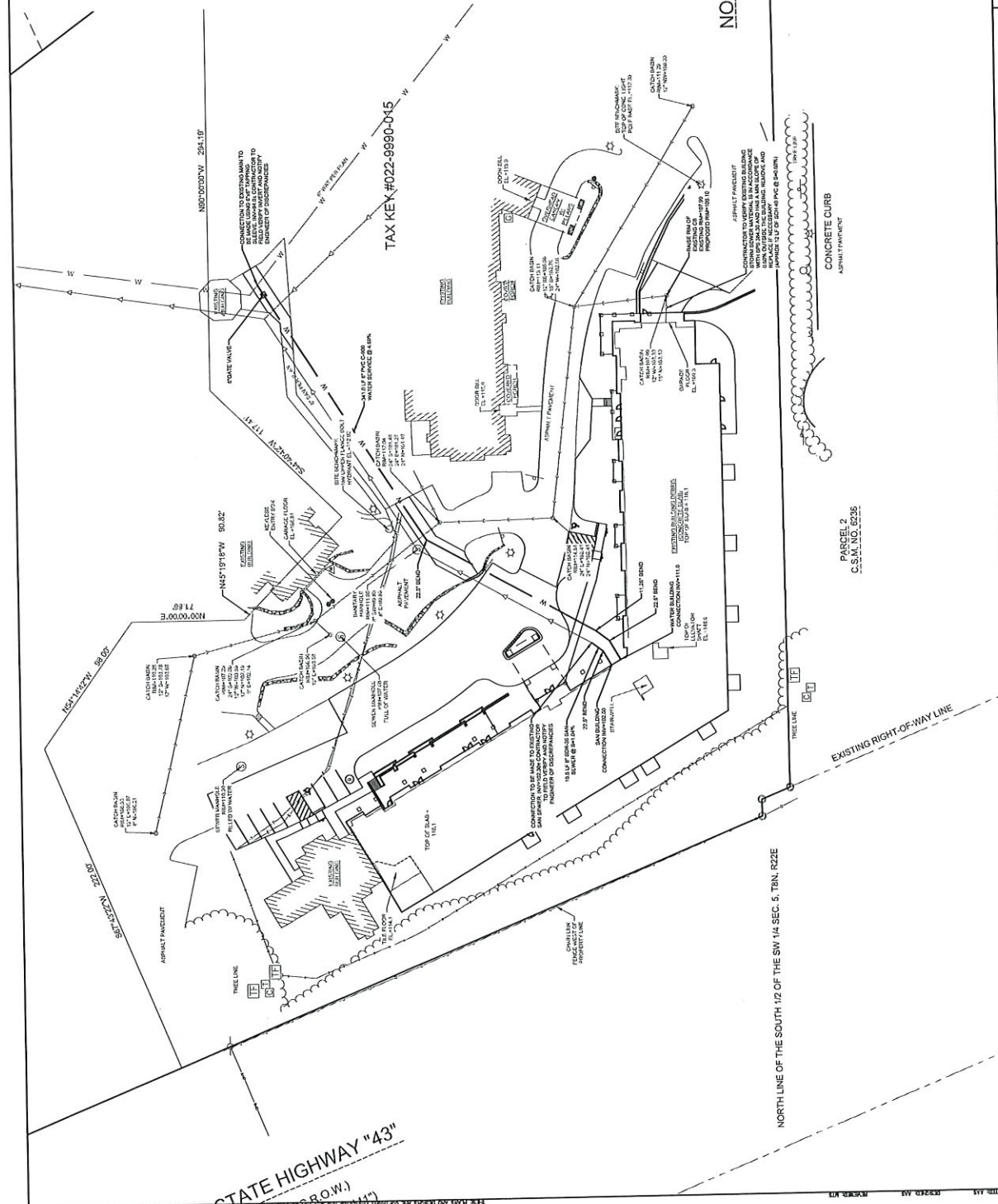
LEGEND

(Symbol)	UTILITY EXISTENCE
(Symbol)	STORM SEWER
(Symbol)	SEWER (SANITARY)
(Symbol)	STORM-SEWER CATCH BASIN (RECTANGULAR CASTING)
(Symbol)	STORM-SEWER CATCH BASIN (RECTANGULAR CASTING)
(Symbol)	PRECAST CONCRETE JARRED END SECTION
(Symbol)	VALVE BOX
(Symbol)	WATER MAIN
(Symbol)	SAFETY CENTER
(Symbol)	STORM SEWER
(Symbol)	DOWN TIE
(Symbol)	WATER MAIN
(Symbol)	PREPROFESSION
(Symbol)	UTILITY TIE
(Symbol)	UTILITY CABLE
(Symbol)	TELEPHONE LINE
(Symbol)	TELEPHONE LINE
(Symbol)	TELEPHONE WIRE
(Symbol)	LIGHTING
(Symbol)	ELECTRICAL TRANSFORMER ON RECEPTAL
(Symbol)	POWER POLE
(Symbol)	POWER POLE WITH LIGHTS
(Symbol)	STREET SIGN

- CONSTRUCTION SITE SEQUENCING**
1. INITIAL REMEDIATION OF EXISTING CONDITIONS, INCLUDING EROSION CONTROL AND SITE STABILIZATION, IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION.
 2. INSTALLATION AND CONNECTION OF UTILITIES AND LANDSCAPING.
 3. CONSTRUCTION OF FOUNDATIONS AND BUILDINGS.
 4. CONSTRUCTION OF ROADS, DRIVEWAYS, AND SIDEWALKS.
 5. INSTALLATION OF FINISH GRADES, EROSION CONTROL MEASURES, AND INITIAL CHECK DAMS AND PROTECTION.
 6. CONSTRUCTION OF LANDSCAPING, INCLUDING PLANTINGS OF TREES, SHRUBS, AND GRASS.
 7. INSTALLATION OF CURB, TOLERANCES, AND FINISH GRADES.
 8. FINAL INSPECTION AND CORRECTIONS.
 9. EROSION CONTROL MEASURES, INCLUDING SLOPE STABILIZATION, MULCHING, AND REVEGETATION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE:
REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED



REVISIONS

UTILITY PLAN

WHITE OAKS
9100 NORTH WHITE OAK LANE, BAYSIDE WI

PLAN DESIGN DELIVER

PINNACLE ENGINEERING GROUP
ENGINEERING | ARCHITECTURE | SURVEYING

3875 WASHINGTON ROAD, SUITE 100
MILWAUKEE, WI 53222
TEL: 414.224.0000

SHEET	C-7
SCALE	AS SHOWN
DATE	12/17/20
PROJECT	MIS
NO. OF SHEETS	10
NO. OF SHEETS USED	10

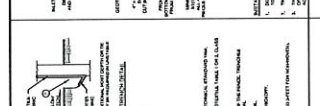
NO.	DESCRIPTION

CONSTRUCTION DETAILS

WHITE OAKS
9100 NORTH WHITE OAK LANE, BAYSIDE WI

PLAN | DESIGN | DELIVER
Pinnacle Engineering Group
10000 WISCONSIN DRIVE, SUITE 200
MILWAUKEE, WI 53226
PH: 414.381.1111
WWW.PINNACLE-ENGR.COM

CONCRETE WHEEL STOP



ENLARGED GRADING VIEW



ENLARGED GRADING VIEW



CONCRETE WHEEL STOP



ENLARGED GRADING VIEW



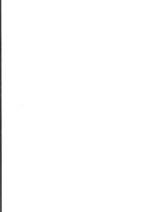
CONCRETE WHEEL STOP



ENLARGED GRADING VIEW



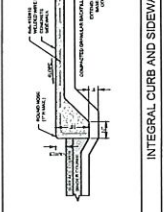
INLET PROTECTION



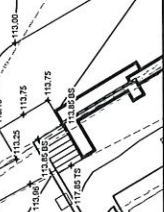
SILT FENCE



INTEGRAL CURB AND SIDEWALK



CONSTRUCTION ENTRANCE



CONSTRUCTION DETAILS

SHEET	C-7
SCALE	AS SHOWN
DATE	12/17/20
PROJECT	MIS
NO. OF SHEETS	10
NO. OF SHEETS USED	10

NO.	DESCRIPTION

CONSTRUCTION DETAILS

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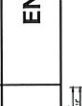
ENLARGED GRADING VIEW



ENLARGED GRADING VIEW



CONCRETE WHEEL STOP



ENLARGED GRADING VIEW



CONCRETE WHEEL STOP



ENLARGED GRADING VIEW



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
1-1 AGA	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 AGD	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 GTS	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 HCS	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 HFW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 HSD	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 HTP	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 JUB	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 PWS	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 TMS	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WKS	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WML	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNS	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WND	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
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1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5
1-1 WNW	Asplenium adnigrum / Autumn Fernery Maple	18" H.L.	5

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	STONE MULCH #1 CLEAR STONE	600 SF	7A.2

GROUND COVERS

BOTANICAL / COMMON NAME	QTY
Turf Hydroseed / Relecos - Cult T203 Focus Blue Mix	10,000 SF
Turf Hydroseed Low Grow / Relecos No Mow Low Green Mix	10,000 SF

LANDSCAPE PLAN

9100 NORTH WHITE OAK LANE, BAYSIDE WI

WHITE OAKS

PARCEL 2

SW 1/4 SEC. 5, T8N, R22E

GRAPHICAL SCALE (FEET)
0 1" = 20'
0 1" = 20'

SHEET
L-1
L-2

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 INDICATE THE LOCATION OF PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS. 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 ARCHITECT REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. 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.
4. ALL BINS STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONES WITHIN 200 MILES OF PROJECT LOCATION. IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONES WITHIN 200 MILES OF PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN REPRESENTATIVE SPECIFICATIONS AND BE FREE OF DISEASES AND HARMFUL INSECTS, DISEASES AND DEFORMITIES.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DISEASES AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL-BALANCED BRANCH SYSTEMS. MULTISTEM TREES SHALL BE INSTALLED IN A CLAY LOAM SOIL IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONES WITHIN 200 MILES OF PROJECT LOCATION. IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONES WITHIN 200 MILES OF PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
9. BINS TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN ROOT FLARE OR COLLARS SHALL BE APPROPRIATELY SUPPORTED WITH BIODEGRADABLE MATERIAL. THE TREE SHALL BE PLANTED IN A CLAY LOAM SOIL IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONES WITHIN 200 MILES OF PROJECT LOCATION. IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONES WITHIN 200 MILES OF PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
10. ALL SPRINGS TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES GROWN IN CONTAINERS OR BASKETS MUST BE OPENED BY THE CONTRACTOR. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATION REQUIREMENTS. TREES THAT DO NOT MEET THE SPECIFICATION REQUIREMENTS MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL, WITH APPROVAL. EXISTING SOIL MAY BE UTILIZED PROVIDED THE DEEPER SOIL AMENDMENTS ARE FILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL OF PLANTING HOLE AND WATER TRENCH THOROUGHLY WITH WATER THROUGHOUT THE ENTIRE DEPTH OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THROUGHOUT THE ENTIRE DEPTH OF SOIL MIXTURE.
16. OAK TREES SHALL BE LABELED ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWOLINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL SHRUBS PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN ON LANDSCAPE SPREAD OR MECHANICAL EDGE BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE SPREAD OR MECHANICAL EDGE BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE SPREAD WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN ON LANDSCAPE SPREAD OR MECHANICAL EDGE BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE SPREAD WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. AREAS THAT CALL FOR STONE MULCH SHALL RECEIVE LANDSCAPE FABRIC WITH 3" DEEP 4" CLEAR MULCH SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. LANDSCAPE FABRIC SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SIDE OVERLAPPING A MINIMUM OF 6".
21. EXISTING SOIL MAY BE FILLED TO RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL, WITH APPROVAL. AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED NINE (9) MONTHS PRIOR TO INSTALLATION. TOPSOIL AMENDMENTS SHALL BE MANUFACTURED FROM PEPPER AND SEED UNIFORMITY AT THE RATE RECOMMENDED BY MANUFACTURER AND PROUDLY DISPLAYED. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SOIL AMENDMENTS SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SIDE OVERLAPPING A MINIMUM OF 6".
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS OR BARREN AREAS. ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED. ANY BARE SPOTS SMALLER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED. SOIL AMENDMENTS SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SIDE OVERLAPPING A MINIMUM OF 6".
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL, OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL, OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.

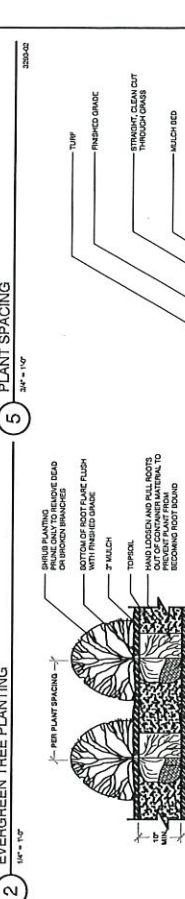
SOIL PLACEMENT NOTES

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, AREAS ADJACENT TO ANY DIMENSION, SHALL BE REMOVED FROM THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE REMOVED FROM THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE REMOVED FROM THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE REMOVED FROM THE PROJECT SITE.
2. 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). TOPSOIL, 2 PARTS PLANTING SOIL MIX.
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. 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 6" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT SURFACES.
5. GRADE APPROXIMATELY 1/2" OF TOTAL AMOUNT OF SOIL, AND TOP 95% OF LOOSENEE SUBGRADE TO CREATE A TRANSITION LAYER. THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE FILLED TO A MINIMUM DEPTH OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE SPECIFIED. SOILS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE SPECIFIED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING, GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORM FINE TEXTURE.
8. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF BROKEN OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

GENERAL PLANTING NOTES

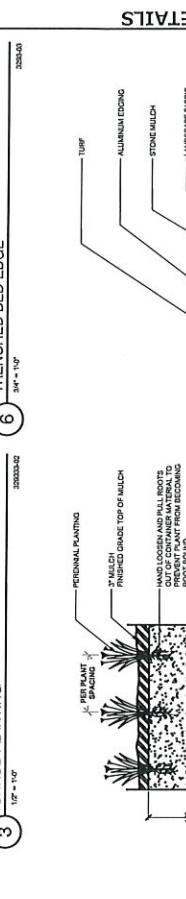
28. TREES SHALL BE INSTALLED NO CLOSER THAN:
-10 FEET FROM ANY FIRE HYDRANT
-7 FEET FROM STORM SEWER, SANITARY SEWER, LATERALS, AND WATER SERVICE
29. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE REMOVED FROM THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE REMOVED FROM THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE REMOVED FROM THE PROJECT SITE.
30. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
31. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CORRECTIONS TO THE DRAWINGS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PLANT MATERIAL UNLESS OTHERWISE STATED.
32. 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 IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
33. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE TIME OF OWNER ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIALS THAT FAIL TO ESTABLISH WITHIN THE GUARANTEED PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS, ARCHITECT AND OWNER REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

EVERGREEN TREE PLANTING



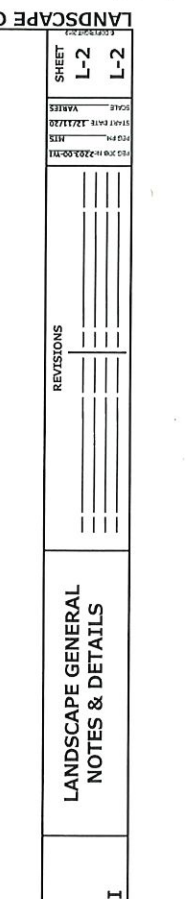
1. SOIL SHOULD BE TILLED FOR AT LEAST ONE (1) HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. PREPARED PLANTING MIXTURE SHALL BE PLACED IN THE PLANTING BED.
3. IMMEDIATELY SPOULDER WITH PLANTING SOIL MIX. GRADE TO FINISH GRADE AND FILL GORGE.
4. BACKFILL WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
5. PLACE MULCH WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

SHRUB PLANTING



1. SOIL SHOULD BE TILLED FOR AT LEAST ONE (1) HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. PREPARED PLANTING MIXTURE SHALL BE PLACED IN THE PLANTING BED.
3. IMMEDIATELY SPOULDER WITH PLANTING SOIL MIX. GRADE TO FINISH GRADE AND FILL GORGE.
4. BACKFILL WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
5. PLACE MULCH WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

PERENNIAL PLANTING

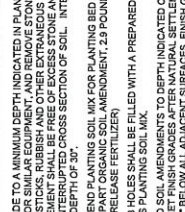


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5. PLACE MULCH WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

PLANT SPACING

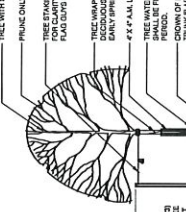


TRENCHED BED EDGE



1. SOIL SHOULD BE TILLED FOR AT LEAST ONE (1) HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. PREPARED PLANTING MIXTURE SHALL BE PLACED IN THE PLANTING BED.
3. IMMEDIATELY SPOULDER WITH PLANTING SOIL MIX. GRADE TO FINISH GRADE AND FILL GORGE.
4. BACKFILL WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
5. PLACE MULCH WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

STONE MULCH UNDER BALCONY



1. SOIL SHOULD BE TILLED FOR AT LEAST ONE (1) HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. PREPARED PLANTING MIXTURE SHALL BE PLACED IN THE PLANTING BED.
3. IMMEDIATELY SPOULDER WITH PLANTING SOIL MIX. GRADE TO FINISH GRADE AND FILL GORGE.
4. BACKFILL WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
5. PLACE MULCH WITHIN 6" OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

WHITE OAKS

WHITE OAKS
9100 NORTH WHITE OAK LANE, BAYSIDE WI

PLANT DESIGN DELIVER

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WWW.PINNACLE-ENG.COM

REVISIONS

SHEET L-2

DATE 12/17/22

BY 104

CHK 104

APP 104

1:30PM 12/17/22

LANDSCAPE GENERAL NOTES & DETAILS