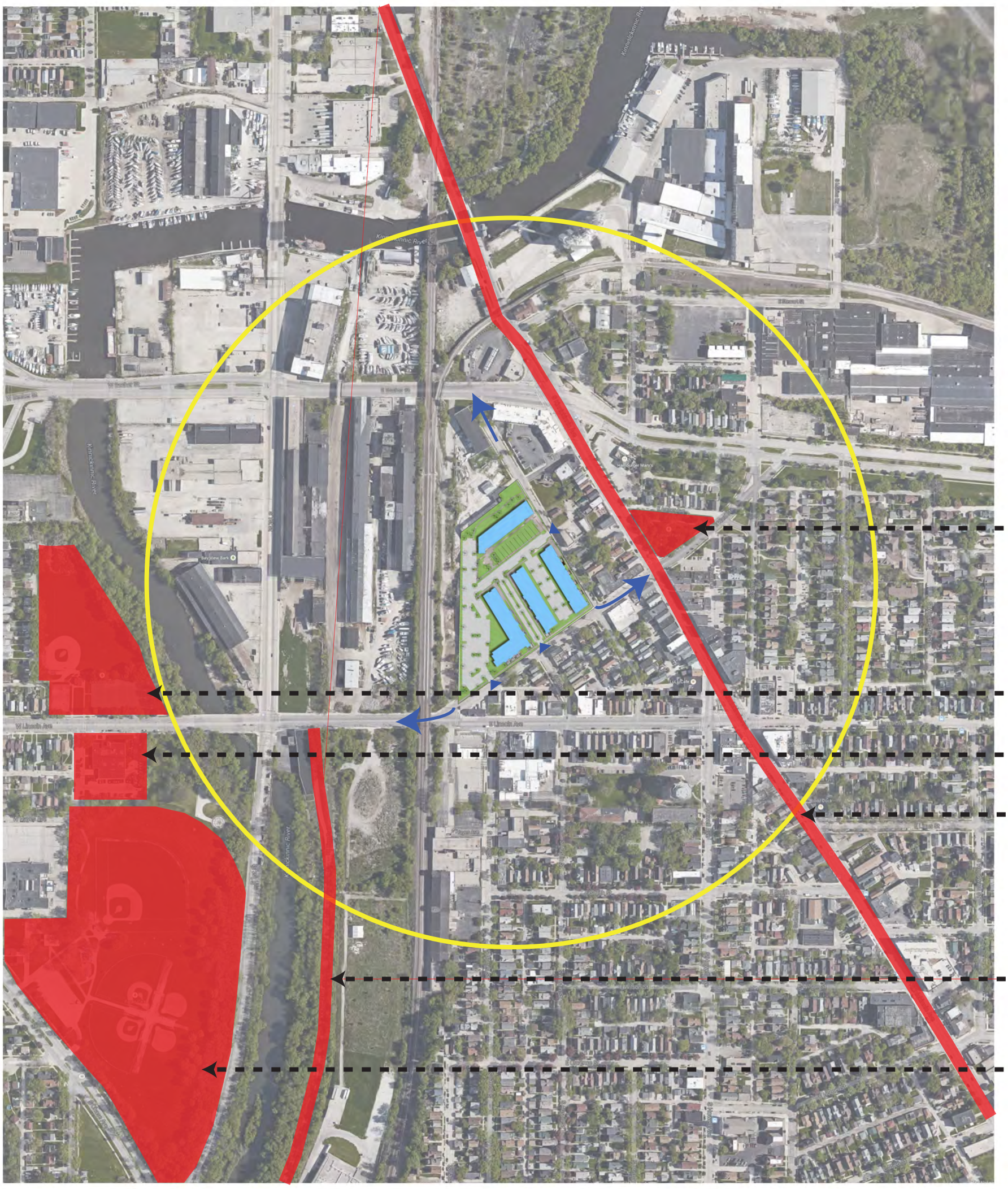
SITE CONTEXT MAP



GRAPHIC SCALE

0 30' 60'

LEGEND:

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- WATER MAIN
- GAS
- EXISTING CONTOUR

- MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- TRAFFIC SIGNAL
- LIGHT POLE
- SOIL BORING
- MONITORING WELL
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- POST

GENERAL NOTES:

1. 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.
2. 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.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON MARCH 9, 2015.
4. 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.
5. 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.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WIS. STATUTE 182.0175(1974) 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.

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

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

SITE SURVEY

CITY SUBMITTAL

7/31/2015

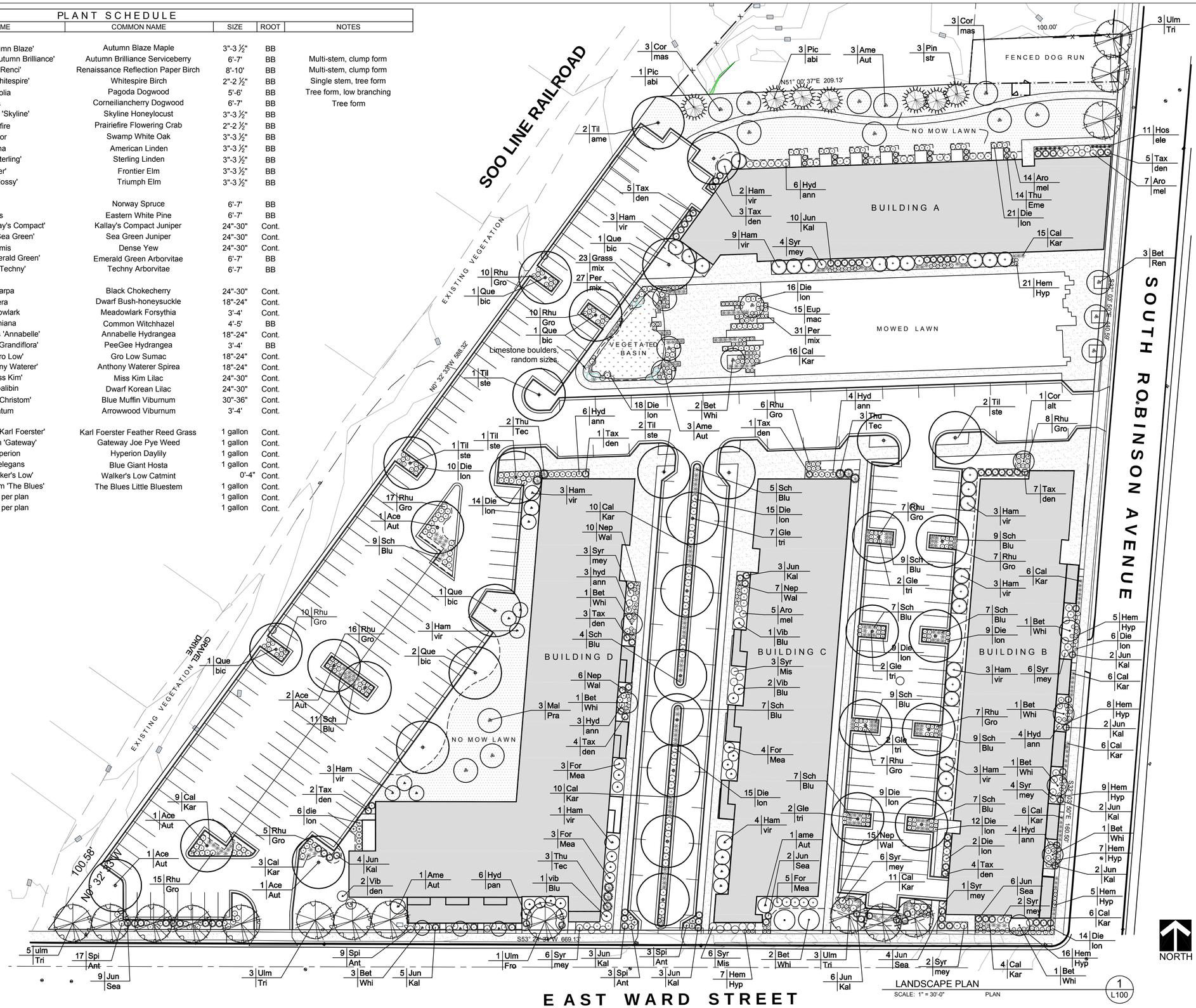
NO.	REVISION	DATE	BY

DRAWING NO.	15155-SITE SURVEY.dwg
DRAWN BY:	
DATE:	
PROJECT NO:	
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	C 001

File: I:\Milhaus Development\15155 - Bay View Residential\060 CAD\C - Civil\500 Production - Civil Plans\500-Site Survey\15155-SITE SURVEY.dwg

PLANT SCHEDULE

CODE	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Trees						
Ace / Aut	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3"-3 ½"	BB	
Ame / Aut	8	Amelanchier x grandifora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'-7'	BB	Multi-stem, clump form
Bet / Ren	3	Betula papyrifera 'Renci'	Renaissance Reflection Paper Birch	8'-10'	BB	Multi-stem, clump form
Bet / Whi	14	Betula populifolia 'Whitespire'	Whitespire Birch	2"-2 ½"	BB	Single stem, tree form
Cor / alt	1	Cornus alternifolia	Pagoda Dogwood	5'-6'	BB	Tree form, low branching
Cor / mas	6	Cornus mas	Corneiliancherry Dogwood	6'-7'	BB	Tree form
Gle / tri	15	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"-3 ½"	BB	
Mal / Pra	3	Malus x Prairiefire	Prairiefire Flowering Crab	2"-2 ½"	BB	
Que / bic	7	Quercus bicolor	Swamp White Oak	3"-3 ½"	BB	
Til / ame	2	Tilia americana	American Linden	3"-3 ½"	BB	
Til / ste	7	Tilia tomentosa 'Sterling'	Sterling Linden	3"-3 ½"	BB	
Ulm / Fro	1	Ulmus 'Frontier'	Frontier Elm	3"-3 ½"	BB	
Ulm / Tri	14	Ulmus 'Morton Glossy'	Triumph Elm	3"-3 ½"	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 meyerii 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.	



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

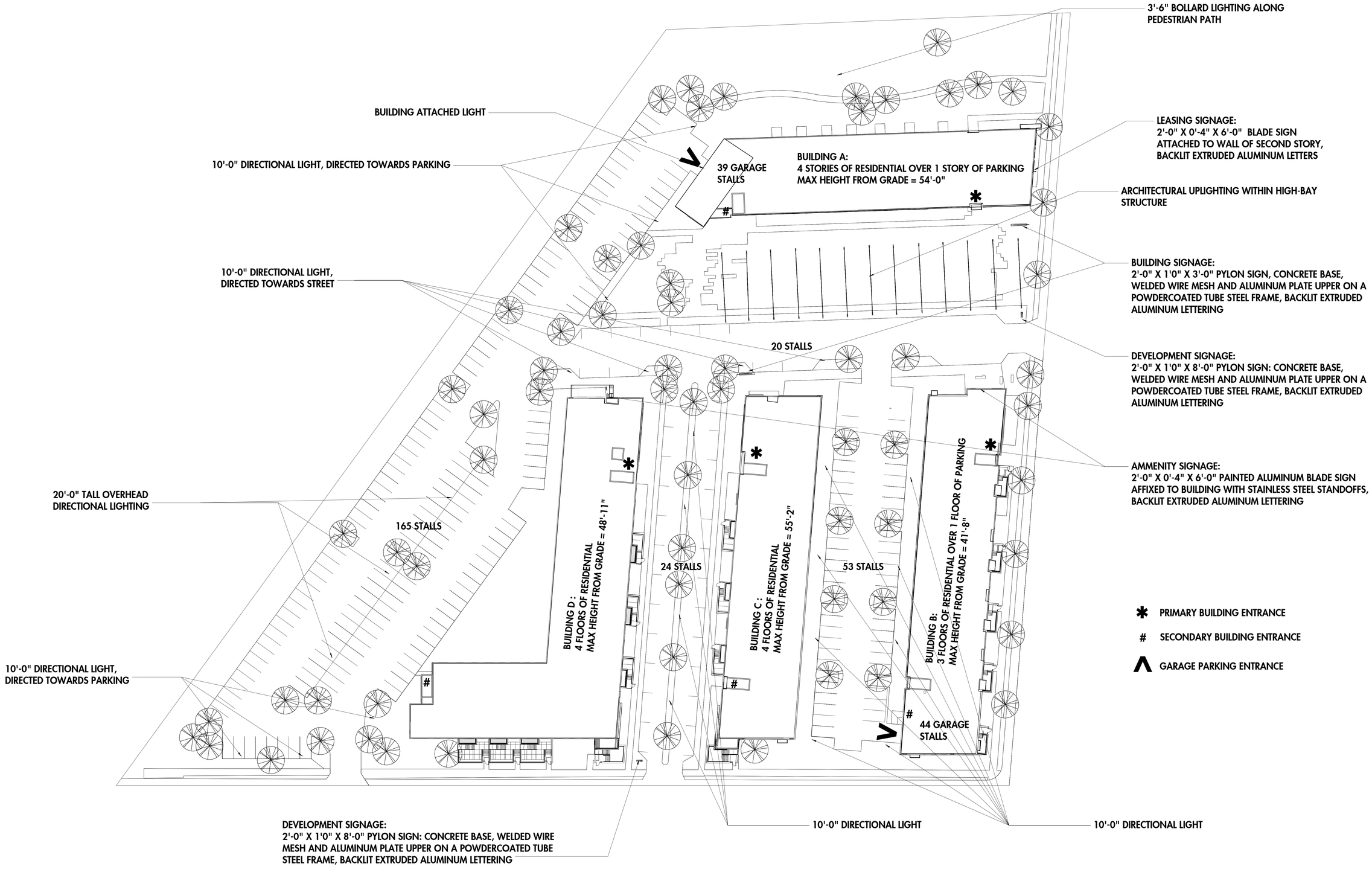
Bay View Residential
Milwaukee, Wisconsin

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

Engberg Anderson
MILWAUKEE • MADISON • TUCSON

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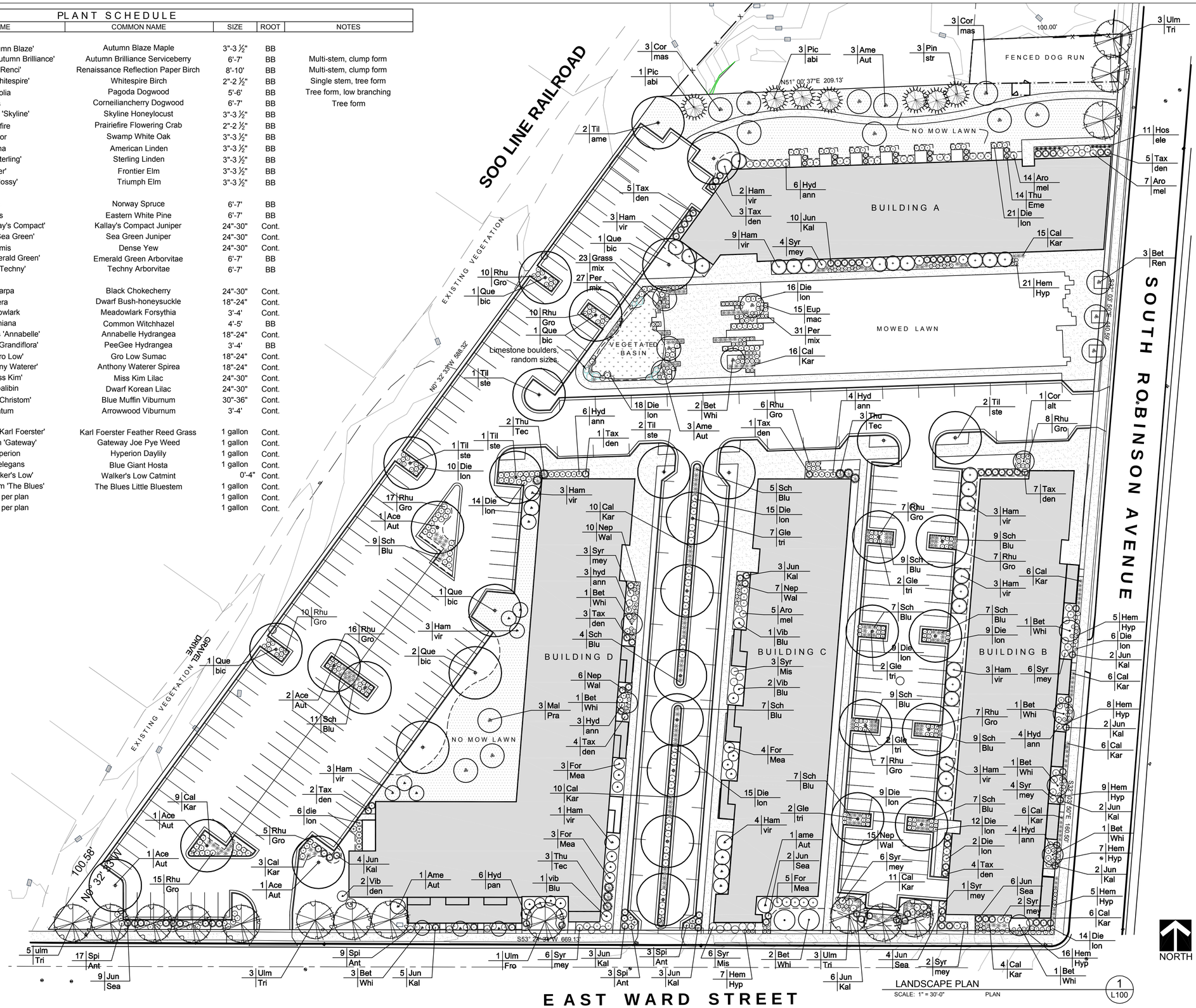

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Bay View Residential
Milwaukee, Wisconsin

LANDSCAPE PLAN

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DRAWING NO.
DRAWN BY: R. Styczinski
DATE: 07-31-2015
PROJECT NO:
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APPROVED BY:
SHEET NO.:

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