



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

3. Site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase II, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000).

Overview and Zoning

Mandel Group is proposing site, landscaping, and architectural design changes to their previously approved 51-unit apartment building at the site.

Mandel Group anticipates construction duration to be an estimated 15 months.

Q1 2026 – Commence Construction

Q2 2027 – Building Occupancy

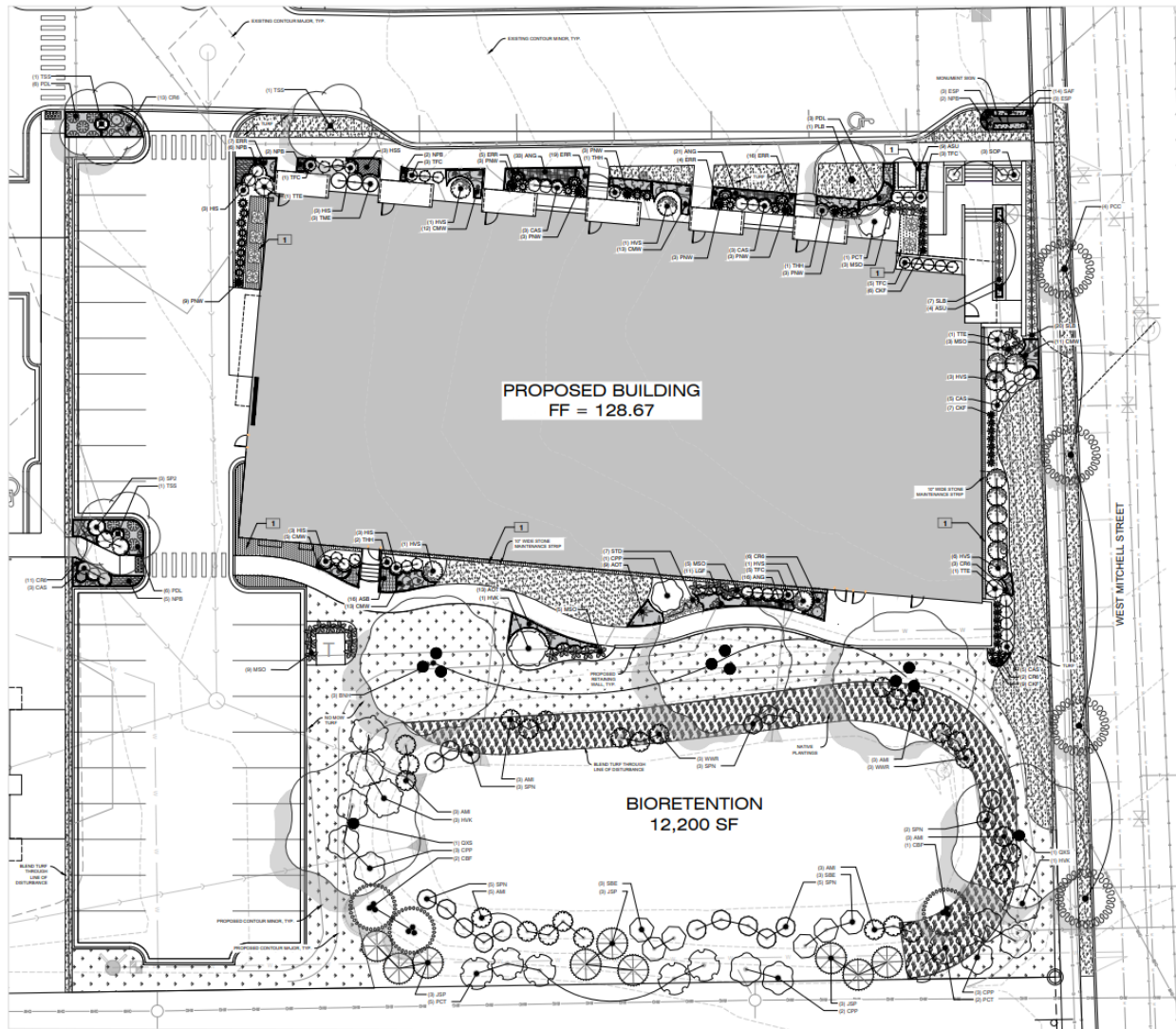
6600 W. Mitchell St. is zoned C-3. 5+ Unit Dwellings require Conditional Use Permits in the C-3 zoning district. The Conditional Use Permit has been previously approved and extended.

Site Plan

The existing site is serviced by a private drive that connects SoNa Lofts and Maker's Row. This private drive will provide access to a surface parking lot and indoor parking for SoNa Lofts Phase 2, Lot 4.

The proposed apartment building will take up most of the parcel. The building is designed to face W. Mitchell St. and will be situated within the 20' maximum setback along this frontage. A driveway leading to the building's visitor parking and indoor tenant parking will be located on the northern portion of the site, directly south of the existing parking for SoNa Lofts. A bioretention pond is located directly west of the proposed building. A pedestrian pathway will meander in between the proposed building and bioretention pond providing a natural amenity and a connection between visitor parking and the entrance on W. Mitchell St.





Architectural Plan

The major changes to the overall building focus intensely on the architecture. The proposed 51-unit apartment building will still compromise of one primary building. In previous designs the building was shown to have two masses visually pulled in opposite directions. A design element similar to this is still on display with the west half of the building covered in a dark brick, while the east half is composed of white fiber cement panel. Additionally, the ground-level town home units that were previously made up of 6 red, geometric forms have been replaced visually with an alternating pattern of dark colored brick and wood-look cement panel.

Previous



Current



No changes are proposed to the building's 4-stories of height. Additionally, entrance of the building is still located along W. Mitchell St. Balconies are provided for units on the south façade. The major design feature on the south façade is the separation of the three major exterior materials. On the west side, stack bond brick works its way up from the ground to the roofline coped by metal. Separating this stack bond brick is a wood-look fiber cement panel running vertically. This visual separator is followed by white colored fiber cement panel occupying the 2nd, 3rd, & 4th floors.

This white fiber cement panel continues to wrap around the upper 3 floors of the building's east façade. In between this fiber cement material is a collection of fiberglass windows. The first floor on the east façade makes it mark through a contrasting collection of wood-look fiber cement panel and the stack bond brick that appears elsewhere on the building. These two first floor materials alternate providing a visually appealing walk up entrance for the first floor units.

The makeup of the north façade is visually similar to the south façade. Noticeable along this façade is a lesser amount of first floor glazing as this is the rear elevation. A stainless steel greenery system is included to break up the monotony of the first floor's use of the stack bond brick. Additionally an overhead garage door is visible allowing for access to the building's indoor parking garage.

The north elevation consists primarily of dark, stack bond brick along with a variation of windows. Breaking up the continuation of this brick are two wood-look fiber cement panel features running vertically. In place of first floor units found on the east elevation are more stainless steel greenery systems, complementing the nearby bioretention pond.

Previous exterior materials consisted largely of Nichiha paneling and Hardie lap siding.

Previous Elevations:



2 SOUTH ELEV.
SCALE: 1/16" = 1'-0"



1 NORTH ELEV.
SCALE: 1/16" = 1'-0"



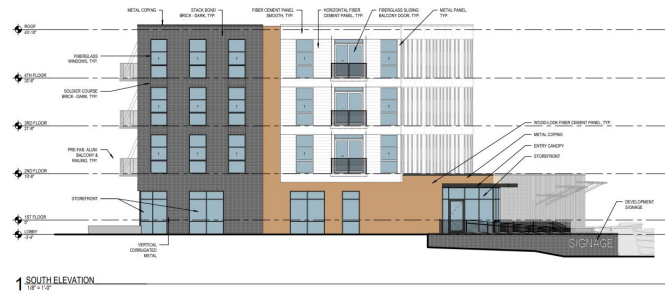
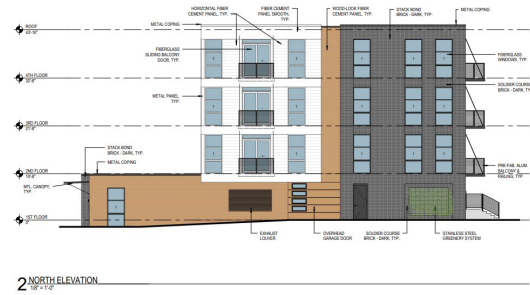
2 WEST ELEV.
SCALE: 1/16" = 1'-0"



1 EAST ELEV.
SCALE: 1/16" = 1'-0"

NOTE:
1 ALL HARDIE
COLORS TO B
COLLECTION I

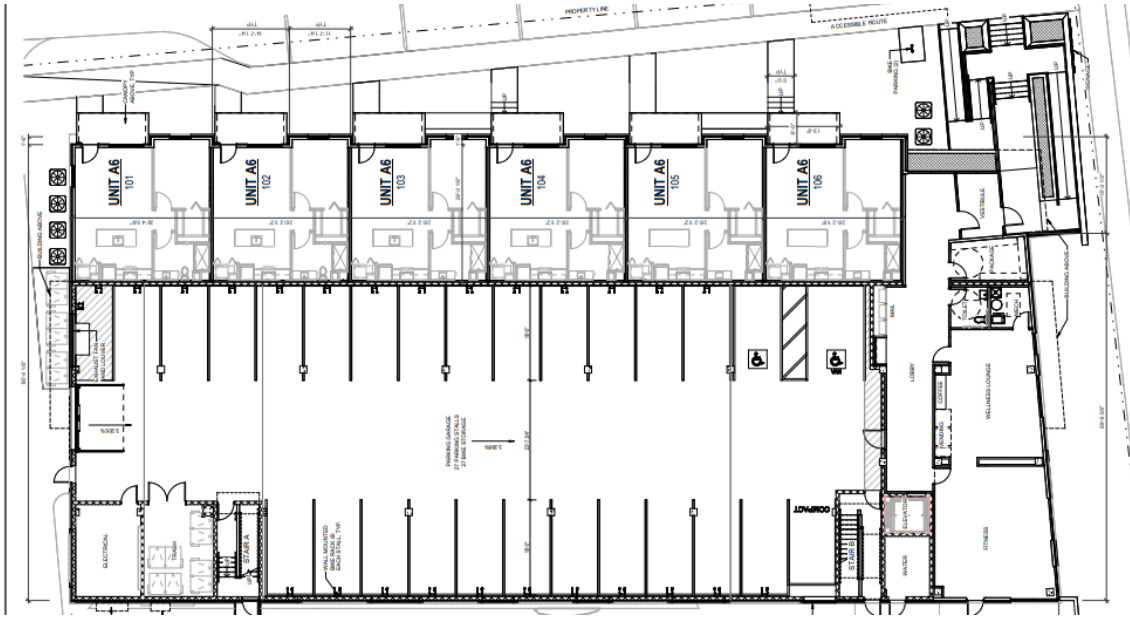
Current Elevations:



Floor Plans

Parking makes up the primary portion of the first story of the building. Drivers will access this parking garage by an entrance from the garage on the Northern side of the building. Along with parking are 6 walk up apartment units. Amenity spaces including a lobby and gym are found along the south portion of the first floor. The second, third, and fourth floors consist of 15 units per floor.

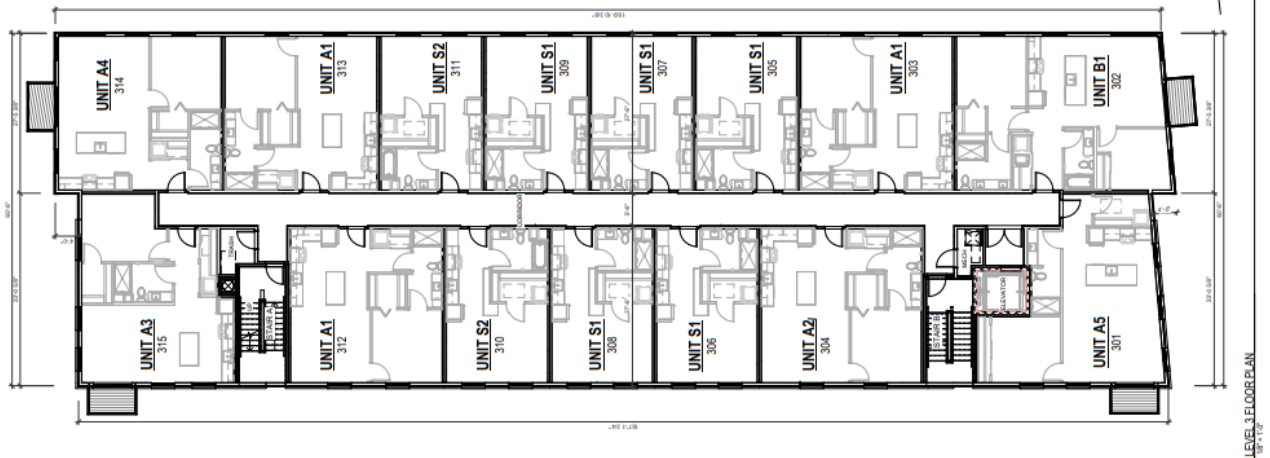
First Floor



Second Floor



Third Floor



Unit Mix

A unit mix has not yet been provided but the applicant has stated intent on discussing this matter further. As indicated by the applicant, a majority of units will be 1 bedroom.

Parking

SoNa Lofts Phase 2 will include 63 total parking stalls, a ratio of 1.23 stalls per unit. This parking ratio is inline with other apartment developments within the City. This is below the maximum requirement of 102 stalls (2 per unit). 27 indoor bicycle parking spaces, a total of 10 is required per code. Two outdoor bicycle racks are shown on site. A total of 2 are required per code.

The indoor parking garage will include 27 stalls. The surface parking lot will include 30 stalls. 5 street stalls are shown on the private drive on the East side of the property. One accessible stall is shown on the exterior, located on the private drive. Code Enforcement and Engineering departments are requesting a passageway from the accessible parking stall to the entrance door. Two additional accessible stalls are included in the underground parking.

Design Guidelines

Compliance with the design guidelines is mandatory for new development. The proposed project satisfies all applicable guideline requirements. Highlights include:

1. Context
 - a. Neighbor: Higher density scale is appropriate for site in major area. Material and style references to historic industrial area. Strong focus on pedestrian connectivity through and around site, improves access for an area with history of poor pedestrian design.
2. Public Realm
 - a. Active Ground Floor: strong blending of public and private realm and activating public realm with townhome private entries/patios along the private drive. Townhomes and mural prevent blank first floor walls.
 - b. Build for People: Pedestrian pathways and internal connections are provided next to a natural feature, a rarity in the direct neighborhood.
 - c. Mitigate Impacts: vehicle parking primarily enclosed within building, also shielded from public realm.
3. Quality
 - a. Building: high-quality building with compelling design, quality material palette, and unique points of emphasis.
 - b. Environment: focus on integrating natural features. Reduction in impervious surfaces and inclusion of a bioretention pond. Increased density promotes reductions in energy use per capita.

See attached Plan Commission checklist.

Recommendation: Approve the site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase II, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) show passageway from accessible parking stall to entrance door; b) revised landscaping plan based on applicants previously mentioned alterations; (c) refuse area details and screening.

SoNa Phase II
Site, Landscaping and Architectural Amendment
August 2025

Description of Building Improvements

Since the original submission of the SoNa Phase II plans, we have refined the vision by redesigning the Lot 4 building and introducing a second residential building on Lot 3, ensuring the project better reflects the needs of the local market. Drawing on insights from the success of The West Living and SoNa Lofts, we now have a clear understanding of residents' needs and recognize the void SoNa Phase II can fill. These updated plans build upon and improve the original submission from November 2023, ensuring a thoughtful and market-responsive approach:

Lot 3

A dynamic 4–5 story building with an overall height of approximately 57 feet includes partially exposed underground parking of 37 stalls in addition to 38 surface stalls. The ground floor will feature an activated corner retail space near Makers Row, bringing energy and walkability to the streetscape, alongside 15 residential units. Above, three levels will each consist of 17 units, bringing the total to 66 new homes. Adding to the vibrancy, Lot 3 will include a dedicated clubhouse serving the entire SoNa community, complete with an impressive array of amenities—clubroom, expansive patio, state-of-the-art fitness center, wellness lounge, and a relaxing outdoor spa—offering residents a truly elevated living experience.

Lot 4

A four-story building with an overall height of approximately 44 feet, this building features a convenient 57 parking stalls (27 underground + 30 surface) paired with six inviting walk-up residences, bringing life and accessibility right to the street. There will be three residential floors above which each include 15 homes, yielding 51 units in total. This building will offer residences well-conceived to reflect the character of the neighborhood while enhancing the overall SoNa community.

The buildings are designed with clean, floating volumes anchored by prominent masonry forms that unify the composition. Altogether, the vision brings forward a total of 117 new residences across the two buildings, thoughtfully designed to activate the street, complement the surrounding neighborhood, and elevate the SoNa living experience. Rooted in the design language of the existing development with a mix of walk-ups, upper-level homes, ground-floor retail, and exceptional community amenities, this proposal reflects an exciting step forward in creating a vibrant, connected, and highly desirable place to call home.

Timeline

Construction duration is estimated to be 15 months.

Q1 2026 – Commence Construction

Q2 2027 – Building Occupancy

Description of Operations + Services

Designed with today's residents in mind, the property will feature a clubroom, expansive patio, state-of-the-art fitness center, wellness lounge, and a relaxing outdoor spa and both indoor and outdoor parking. With an intentional blend of comfort and convenience, SoNa Phase II will offer the very best in contemporary living.

The community will be professionally managed by Mandel Property Services, Inc., renowned for delivering exceptional service across Mandel Group's portfolio of luxury apartment communities. Residents can expect the same high standard of care and attention that defines the Mandel experience, as we continue our tradition of excellence while enhancing the sustainability and livability of SoNa Phase II.

Days + Hours of Operation

Leasing Office:

Monday through Friday from 9:00 a.m. to 5:00 p.m.

Saturday from 9:00 a.m. to 2:00 p.m.

SoNa LOFTS - PHASE 2

W MITCHELL ST. & 66TH ST. WEST ALLIS, WI 53214

PLAN COMMISSION

ISSUE DATE - 08/29/2025

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ARCHITECTURAL

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ARCHITECT
RINKA INC.
756 N MILWAUKEE STREET
SUITE 250
MILWAUKEE, WI 53202
(414) 431-8101

OWNER
MANDEL GROUP
330 E KILBOURN AVENUE
MILWAUKEE, WI 53202
(414) 347-3600

LOT 3 - CIVIL / LANDSCAPING / SITE LIGHTING

C-1	SITE PLAN
C-2	GRADING & SPOT GRADE PLAN
C-3	UTILITY PLAN
C-4	CONSTRUCTION DETAILS & SPECIFICATIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE GENERAL NOTES & DETAILS
	LIGHTING LAYOUT

CIVIL & LANDSCAPE ENGINEER
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
WAUKESHA, WI 53186
(262) 754-8888

LOT 4 - CIVIL / LANDSCAPING / SITE LIGHTING

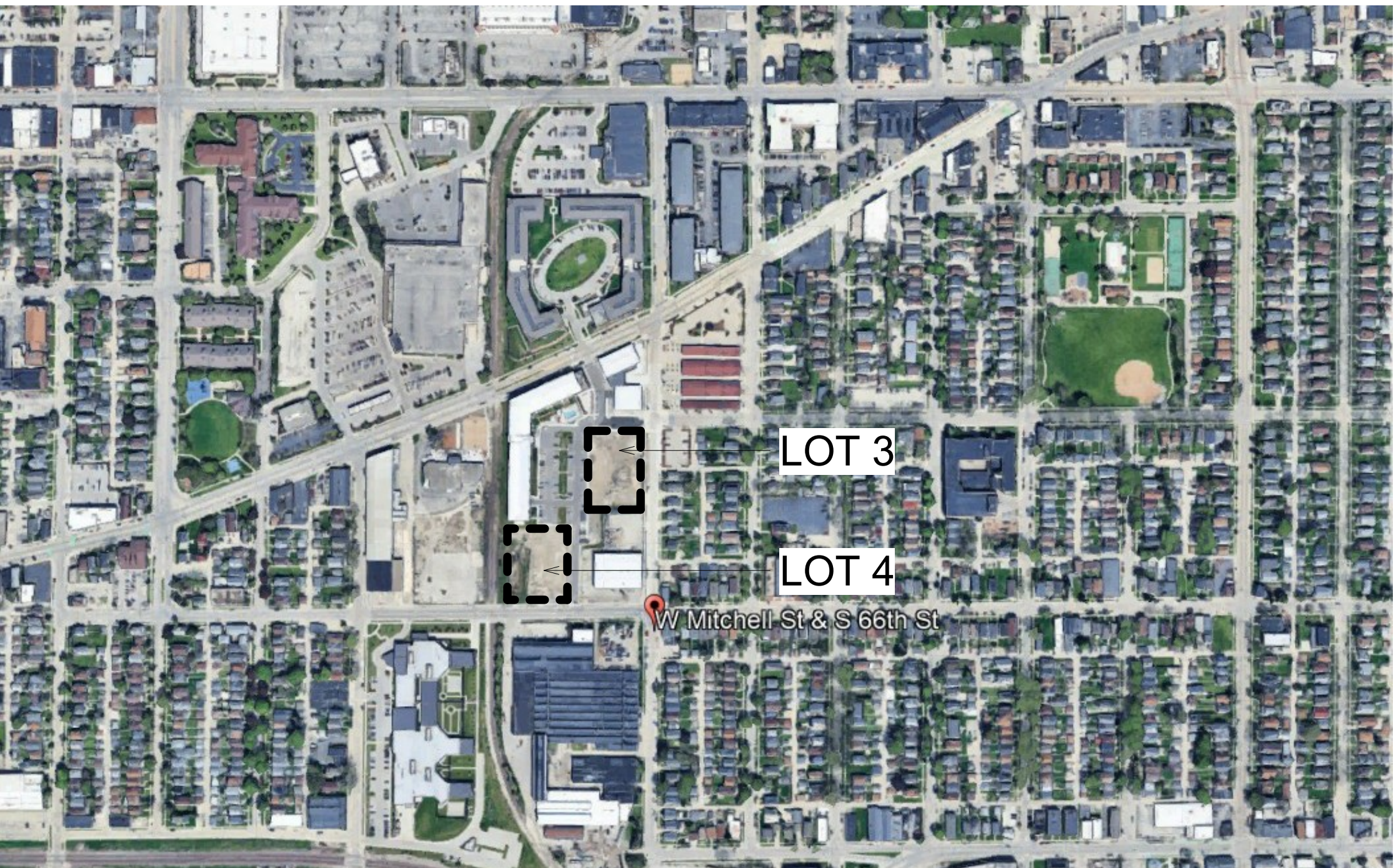
C-1	SITE PLAN
C-2	GRADING & EROSION CONTROL PLAN
C-3	UTILITY PLAN
C-4	CONSTRUCTION DETAILS & SPECIFICATIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE GENERAL NOTES & DETAILS
	LIGHTING LAYOUT



CONCEPTUAL RENDERING - LOT 3



CONCEPTUAL RENDERING - LOT 4



VICINITY MAP

△ Revisions

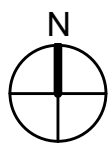
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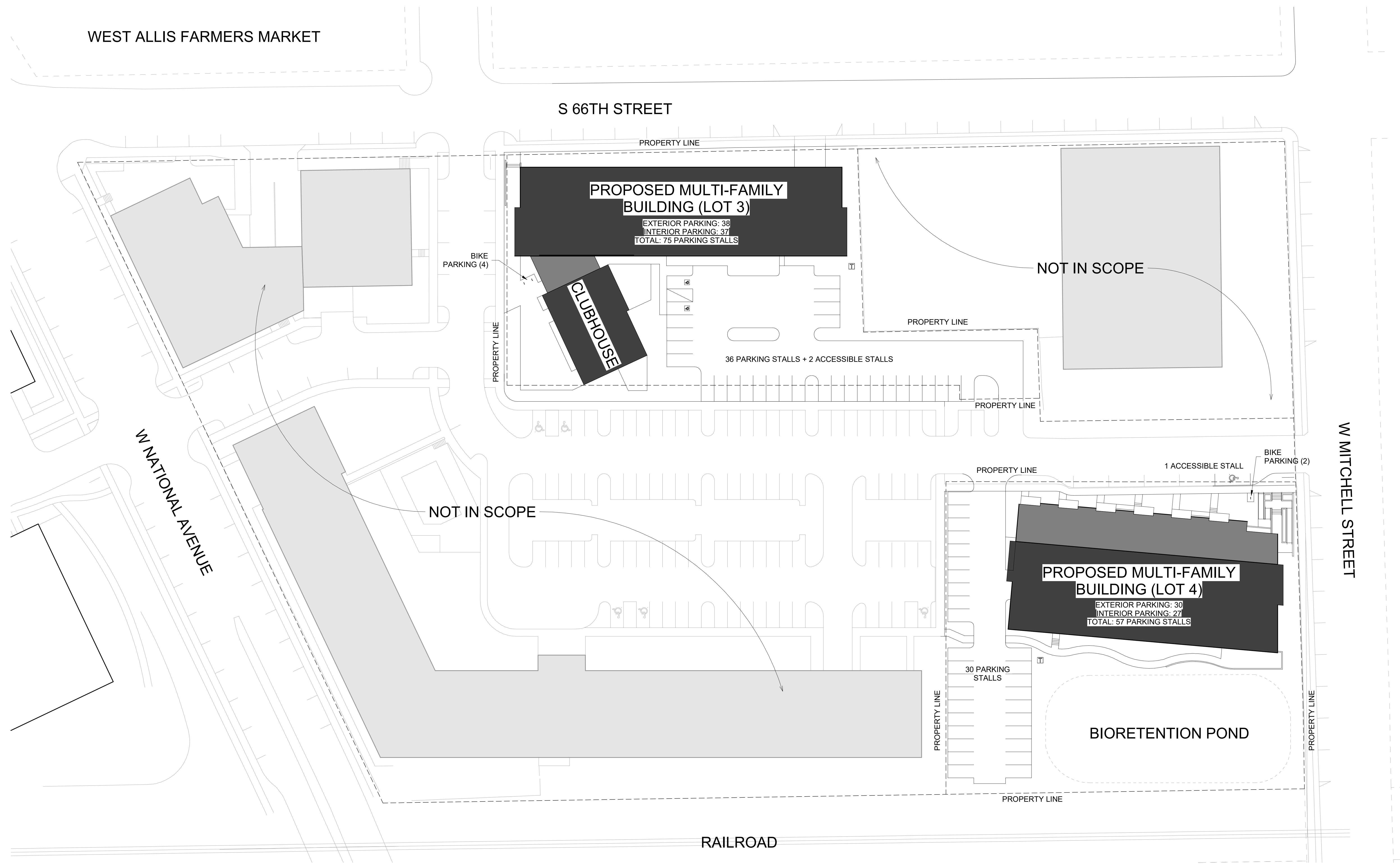
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WEST ALLIS, WI 53214
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RINKA project #: 25074
Sheet Title

TITLE SHEET AND
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INFORMATION

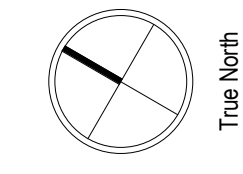
Sheet # TITLE

NOT FOR CONSTRUCTION





ARCHITECTURAL SITE PLAN
1" = 30'-0"



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△ Revisions

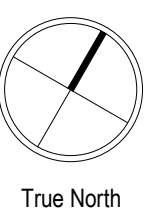
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ARCHITECTURAL
SITE PLAN
Sheet #
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1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



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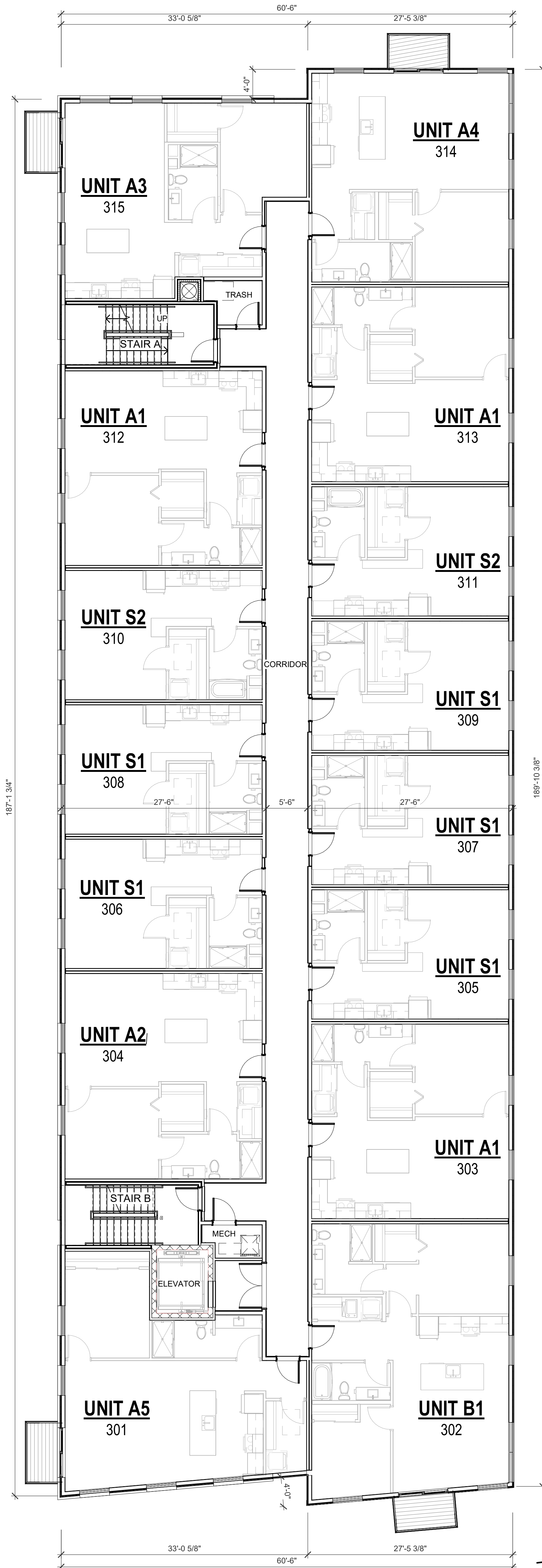
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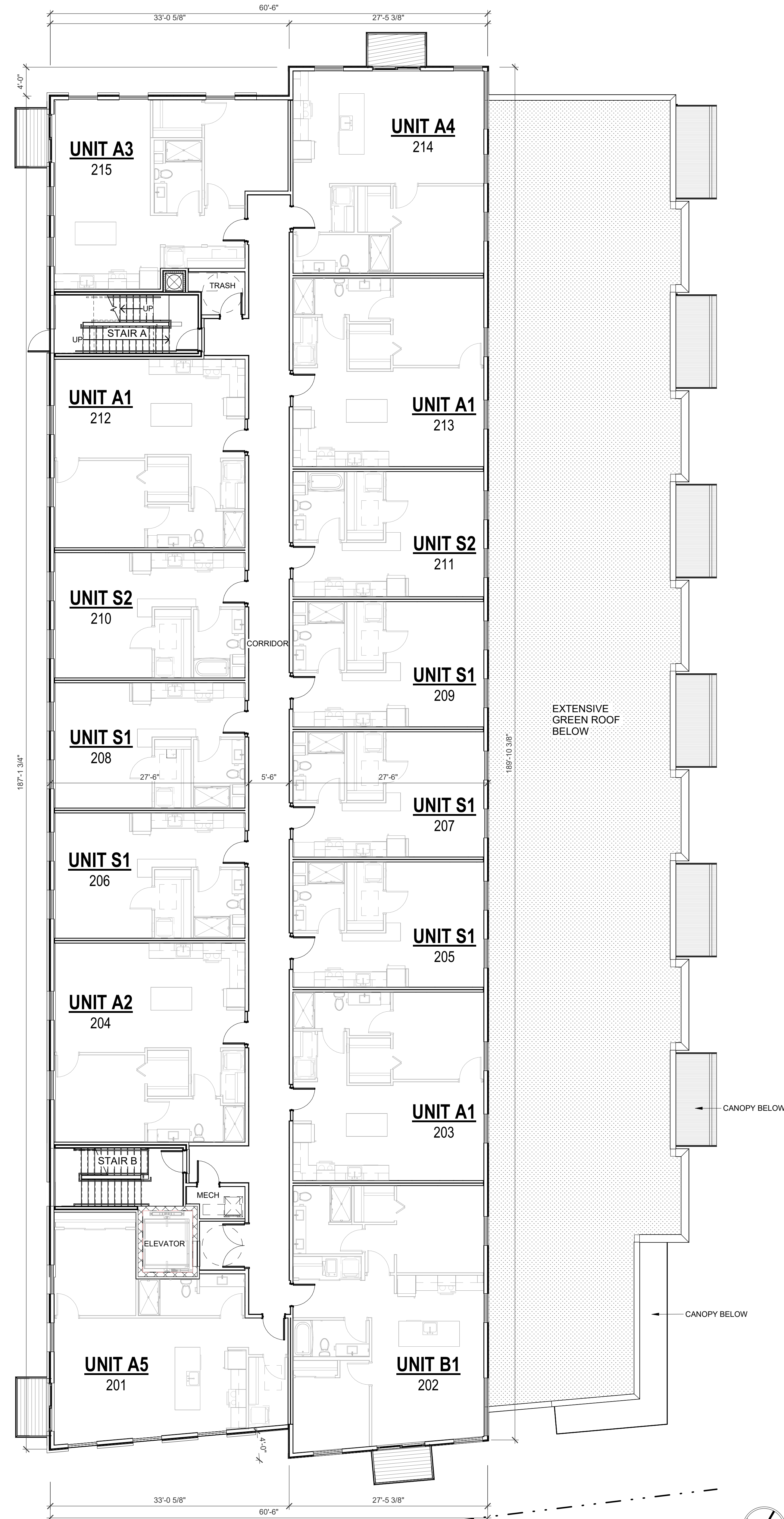
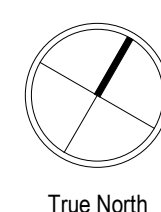
LOT 4 - LEVEL 01
FLOOR PLAN

Sheet #

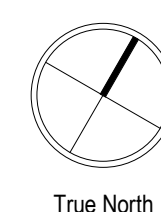
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2 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



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PHASE 2

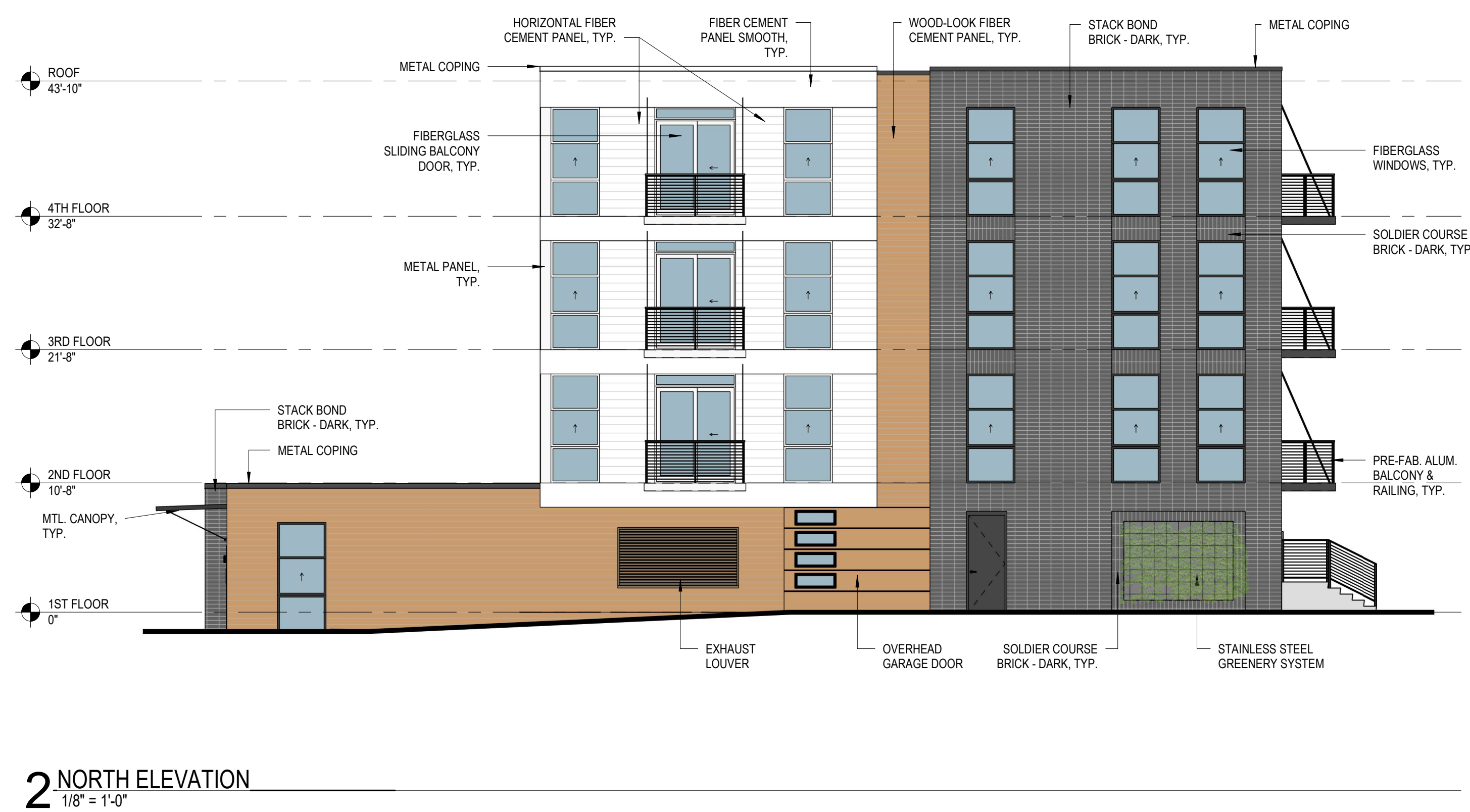
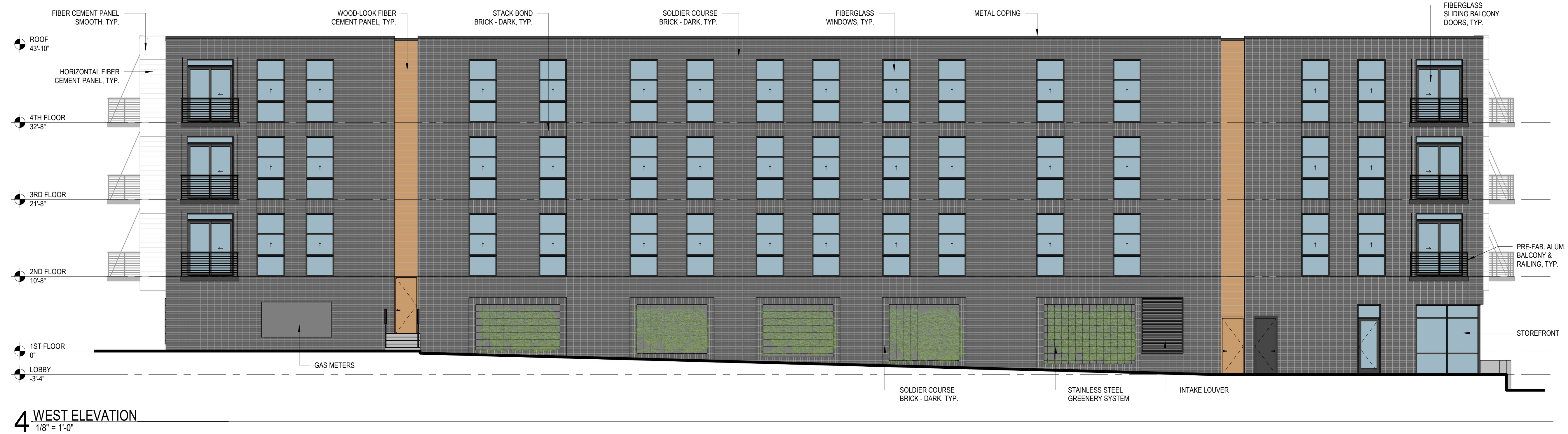
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LOT 4 - TYPICAL
FLOOR PLAN 2-4

Sheet #

0009

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LOT 4 - BUILDING
ELEVATIONS

Sheet # 0010

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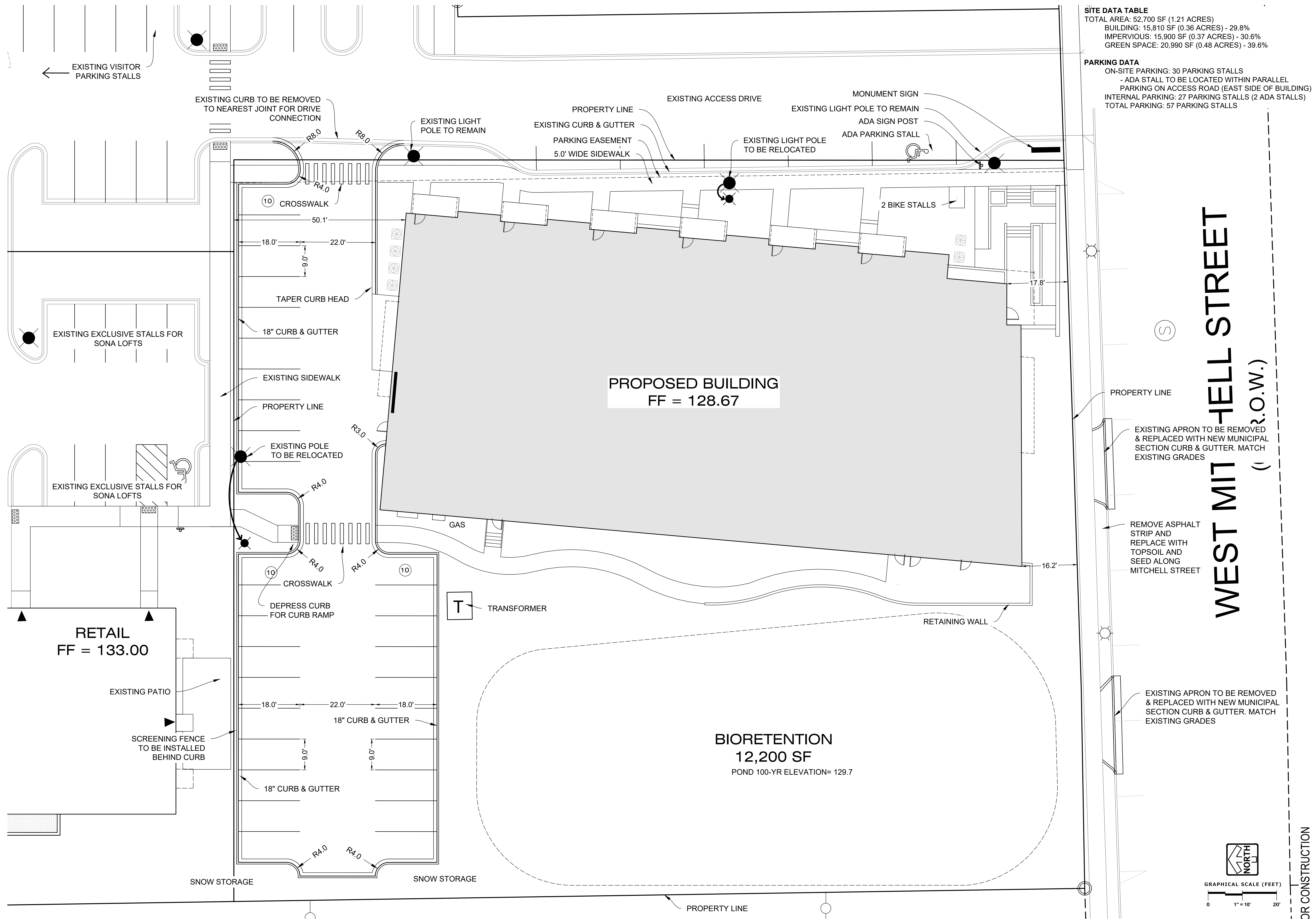
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LOT 4 -
PERSPECTIVE

Sheet #

0011

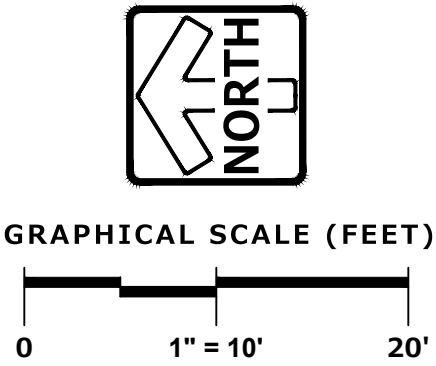
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SITE DATA TABLE	
TOTAL AREA:	52,700 SF (1.21 ACRES)
BUILDING:	15,810 SF (0.36 ACRES) - 29.8%
IMPERVIOUS:	15,900 SF (0.37 ACRES) - 30.6%
GREEN SPACE:	20,990 SF (0.48 ACRES) - 39.6%

PARKING DATA	
ON-SITE PARKING:	30 PARKING STALLS
- ADA STALL TO BE LOCATED WITHIN PARALLEL PARKING ON ACCESS ROAD (EAST SIDE OF BUILDING)	
INTERNAL PARKING:	27 PARKING STALLS (2 ADA STALLS)
TOTAL PARKING:	57 PARKING STALLS

WEST MITCHELL STREET
S
(R.O.W.)



RINKA+
2025
756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.5101

PINNACLE ENGINEERING GROUP
ENGINEERING AND ARCHITECTURE
WISCONSIN OFFICE:
2075 W. WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

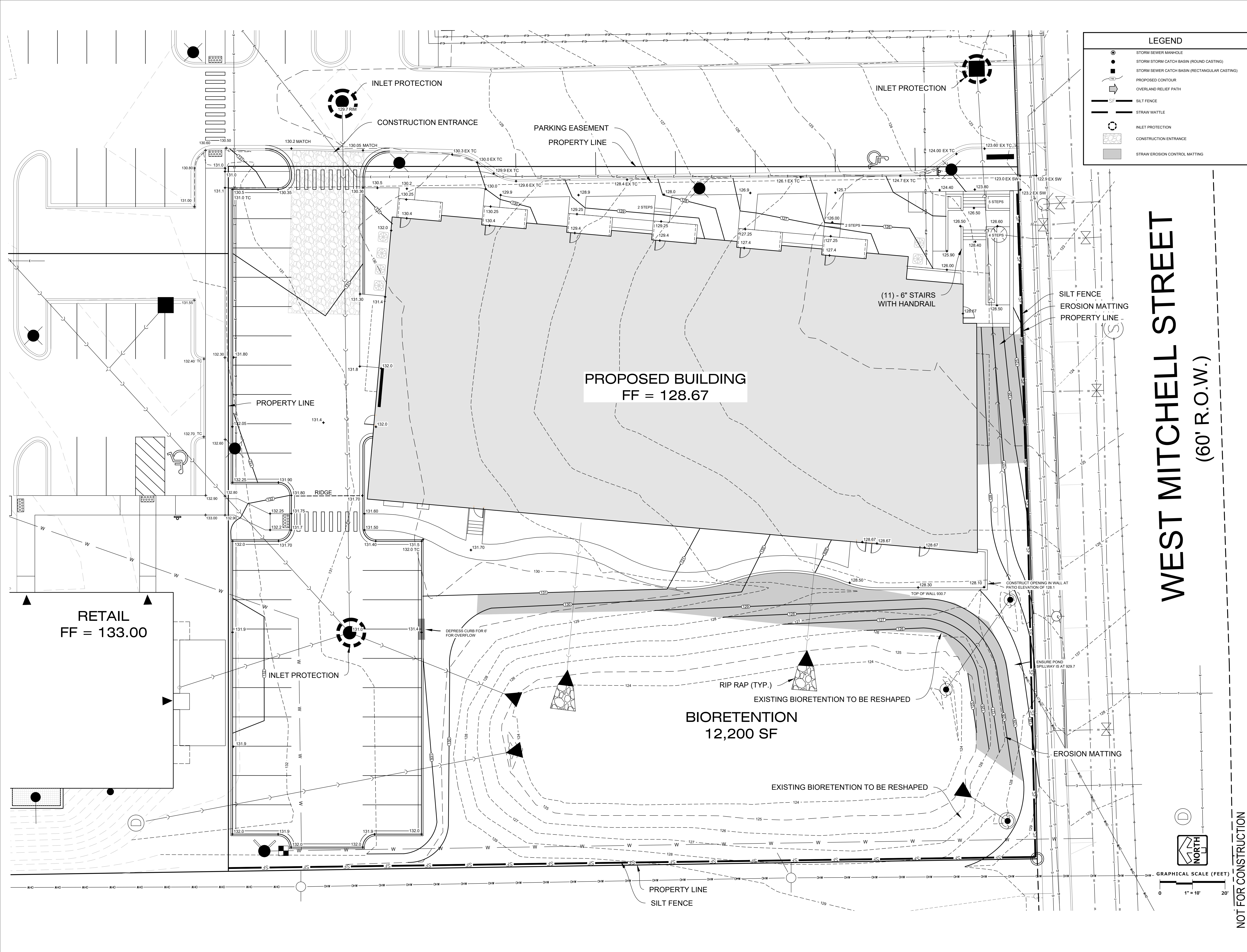
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SITE PLAN
Sheet #



RINKA+
2025
756 North Milwaukee Street, Suite 250
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PINNACLE ENGINEERING GROUP
CONSULTING ENGINEERS
WISCONSIN OFFICE:
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GRADING & EROSION CONTROL PLAN
Sheet #

C-2

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- 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 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- 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.
- 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.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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 OVERSEEING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- EARTHWORK FOR SITE ONLY- REFER TO **21 00 00 - EARTHWORK BUILDING** IN THE MASTER SPECIFICATIONS FOR REQUIREMENTS UNDER STRUCTURES.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR Haul OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- 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.
- 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.
- 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 FOLLOWINGS. 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 STOPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND

- COMPACTING THE EXISTING 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 FOUND TO HAVE LOW EXPANSIVE PROPERTIES 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, SM, 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 EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL 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 33 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. BULDOZERS 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. DISCING, HARROWING OR PULVERIZING 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-398) MAXIMUM DENSITY.
- 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.
 - SUBGRADE TOLERANCES ARE +1.1" FOR LANDSCAPE AREAS AND +.4" FOR ALL PAVEMENT AND BUILDING AREAS.
 - 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.
 - THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
 - 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

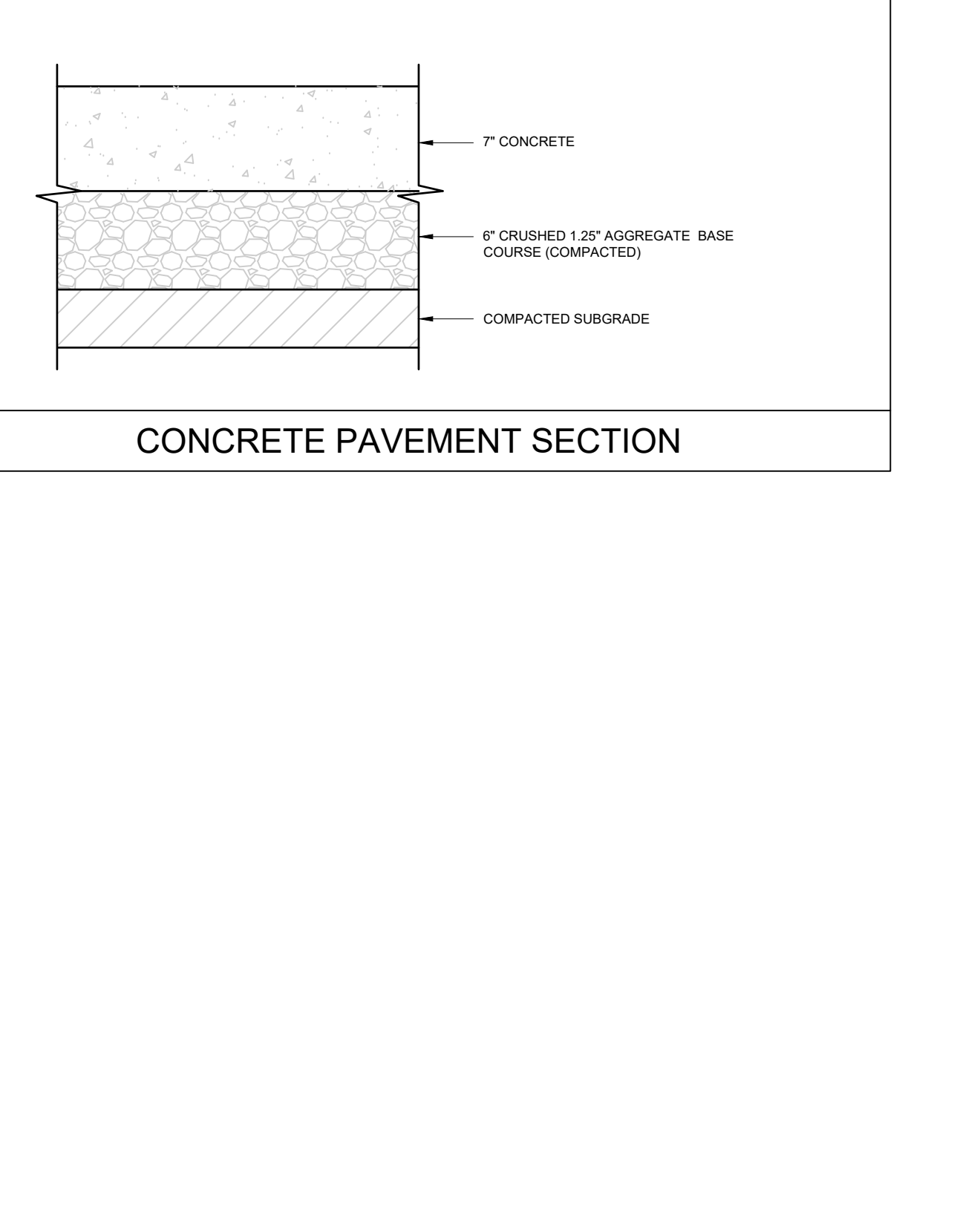
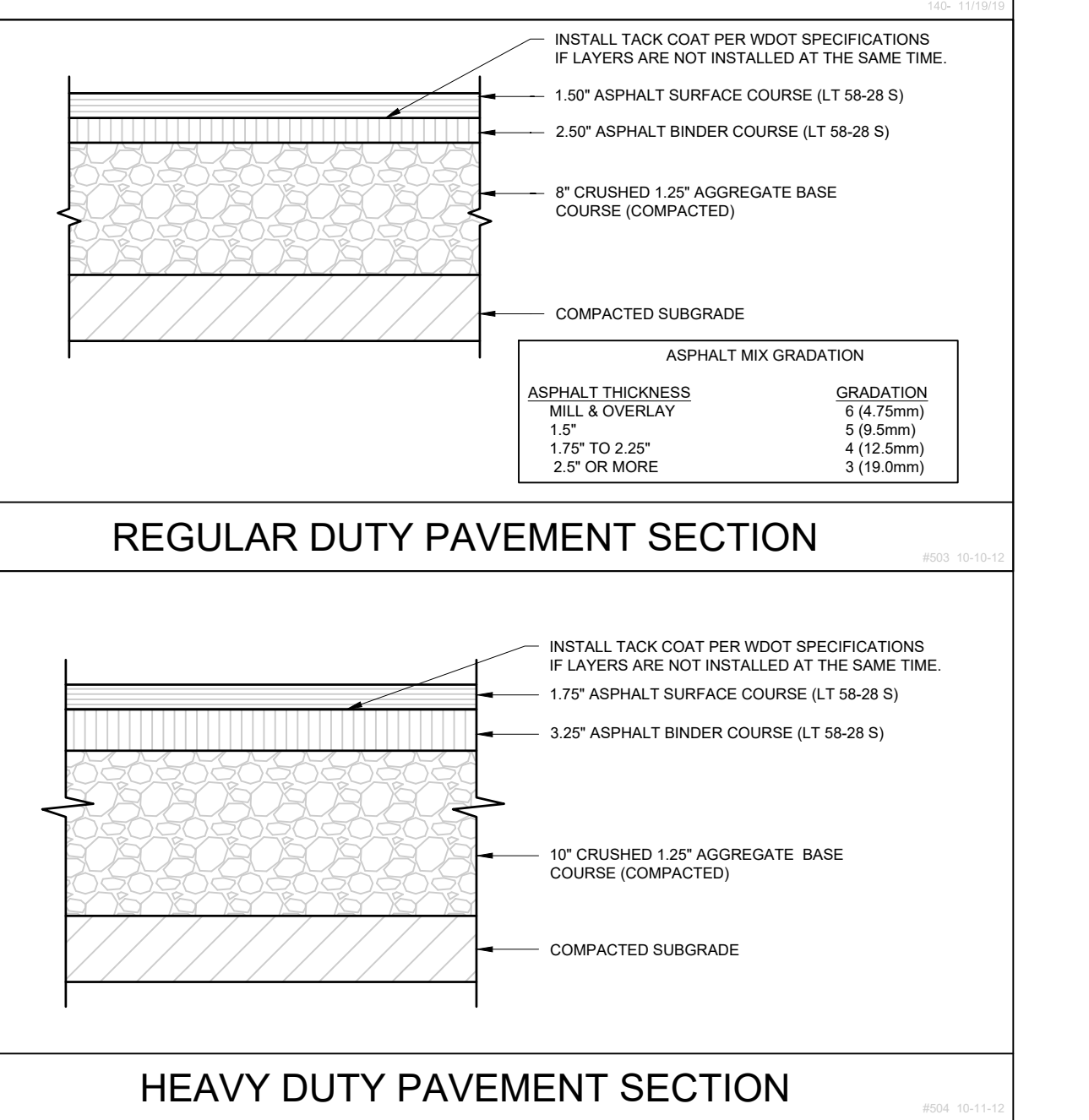
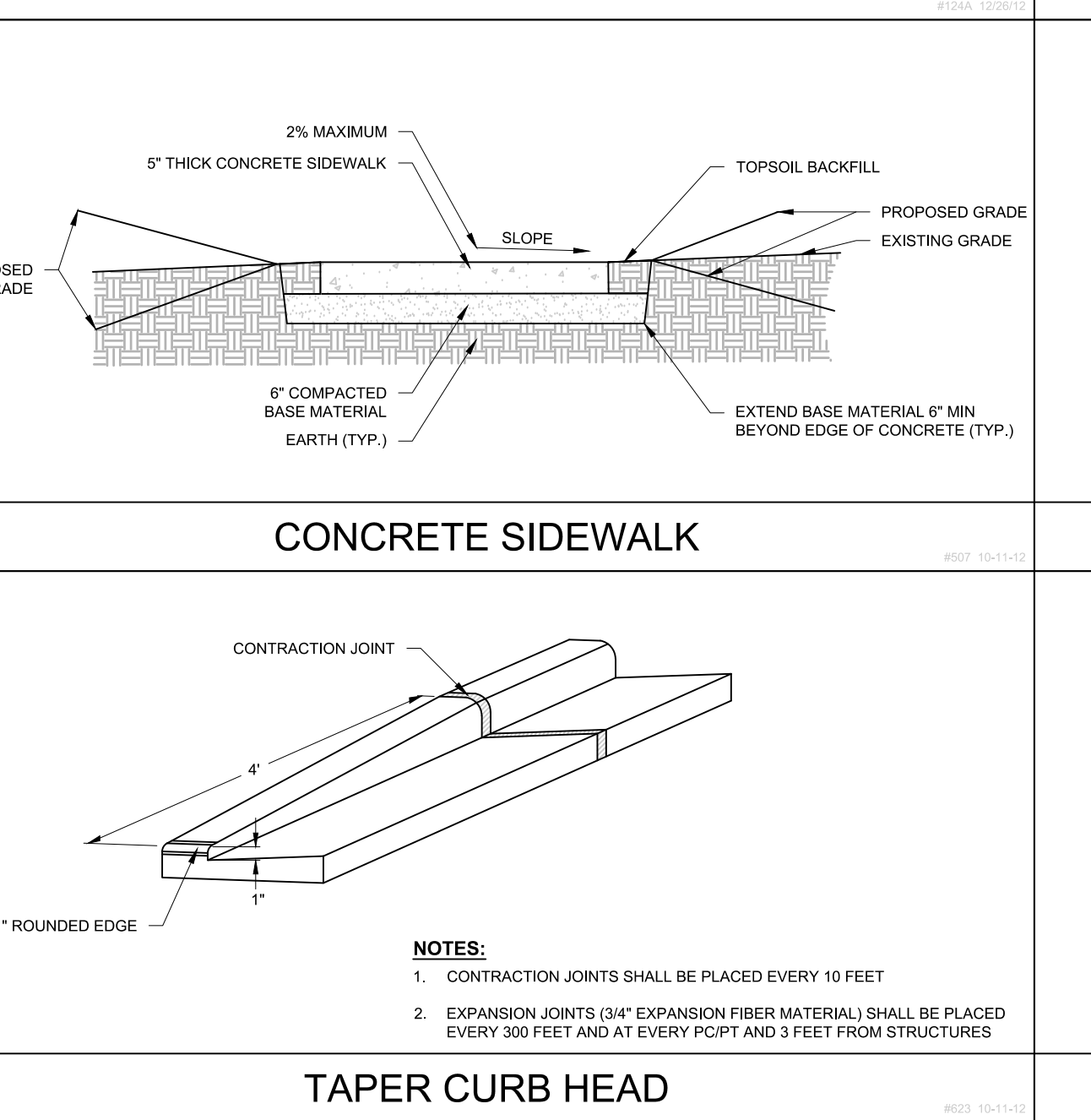
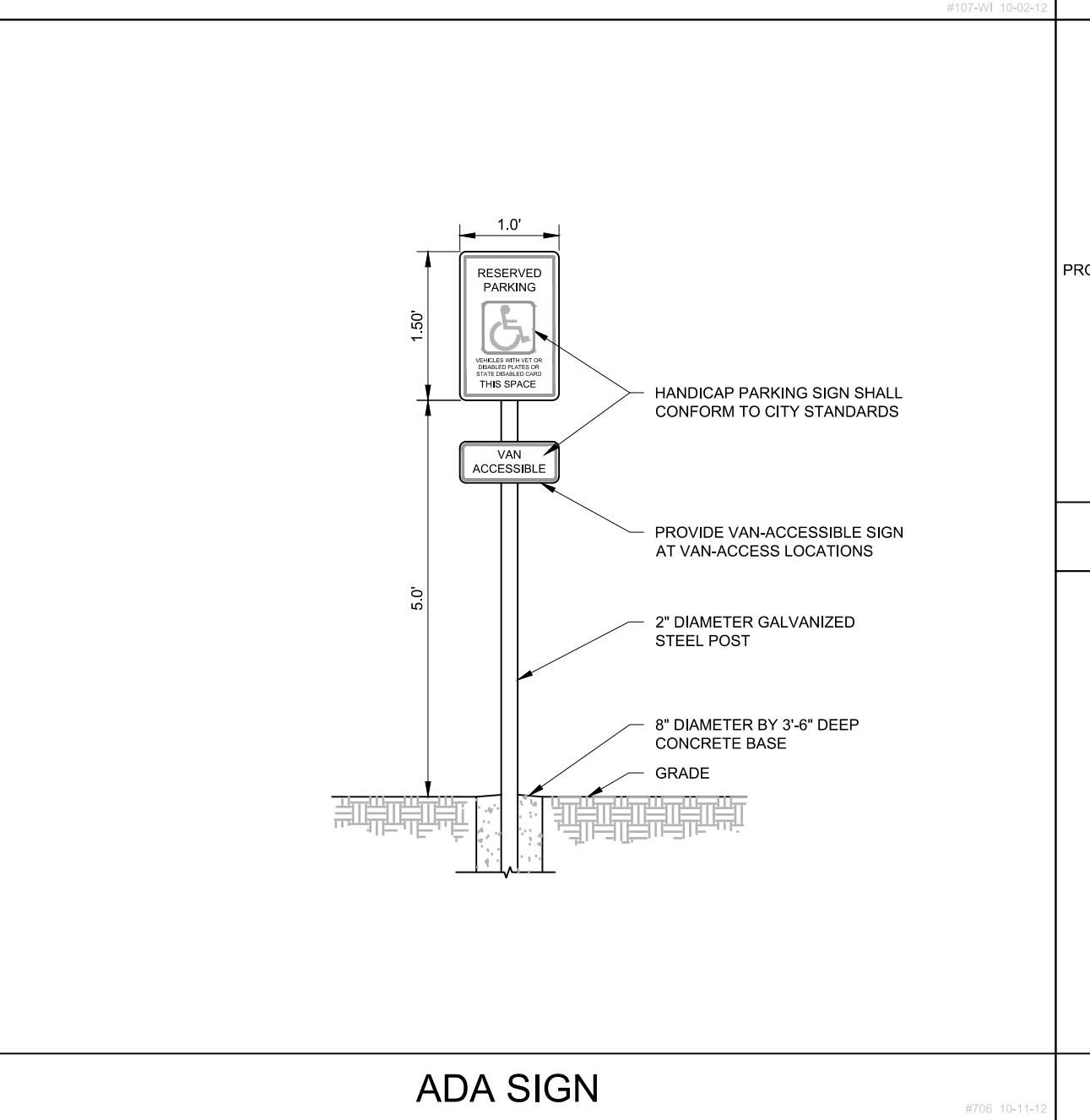
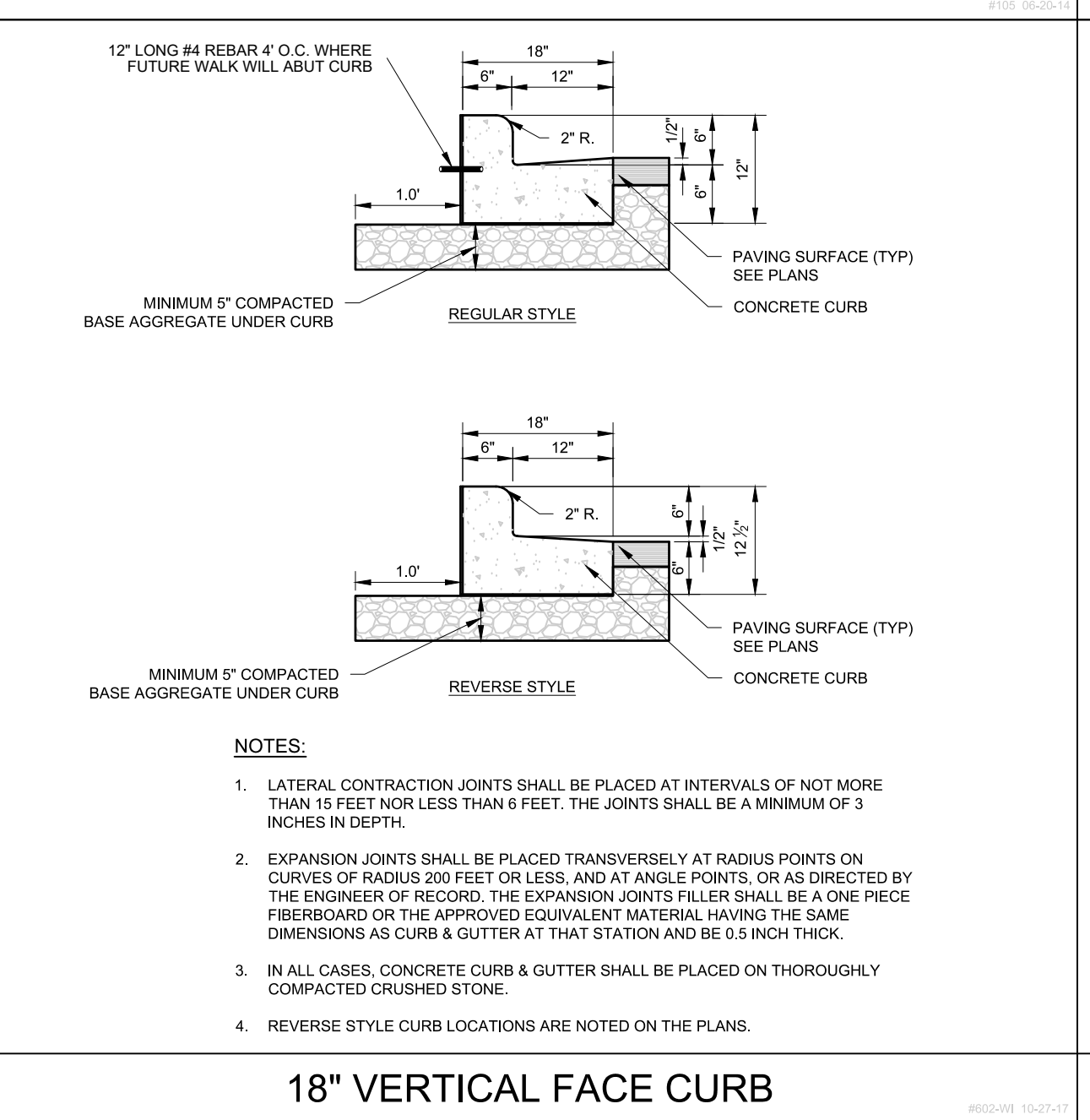
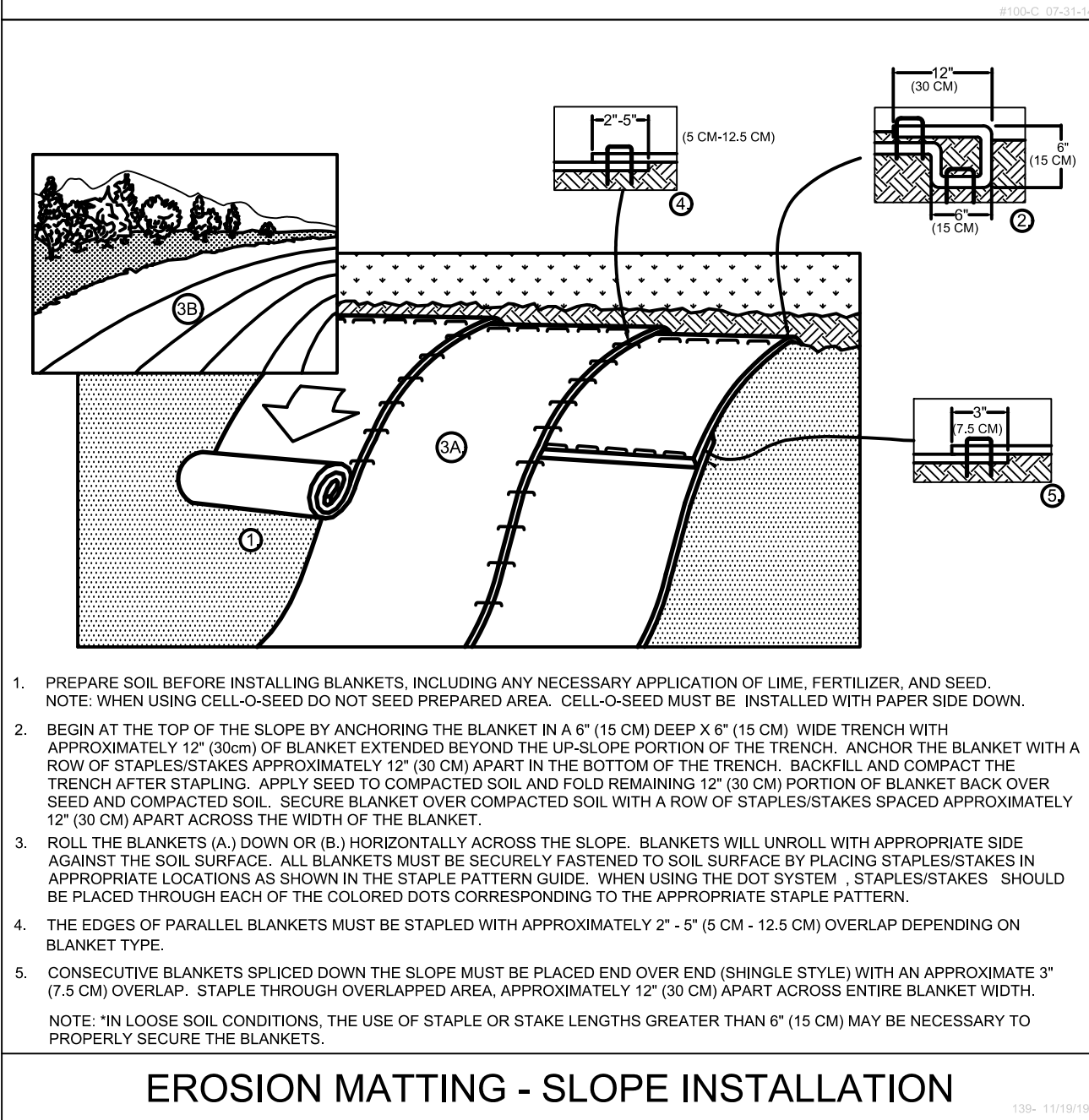
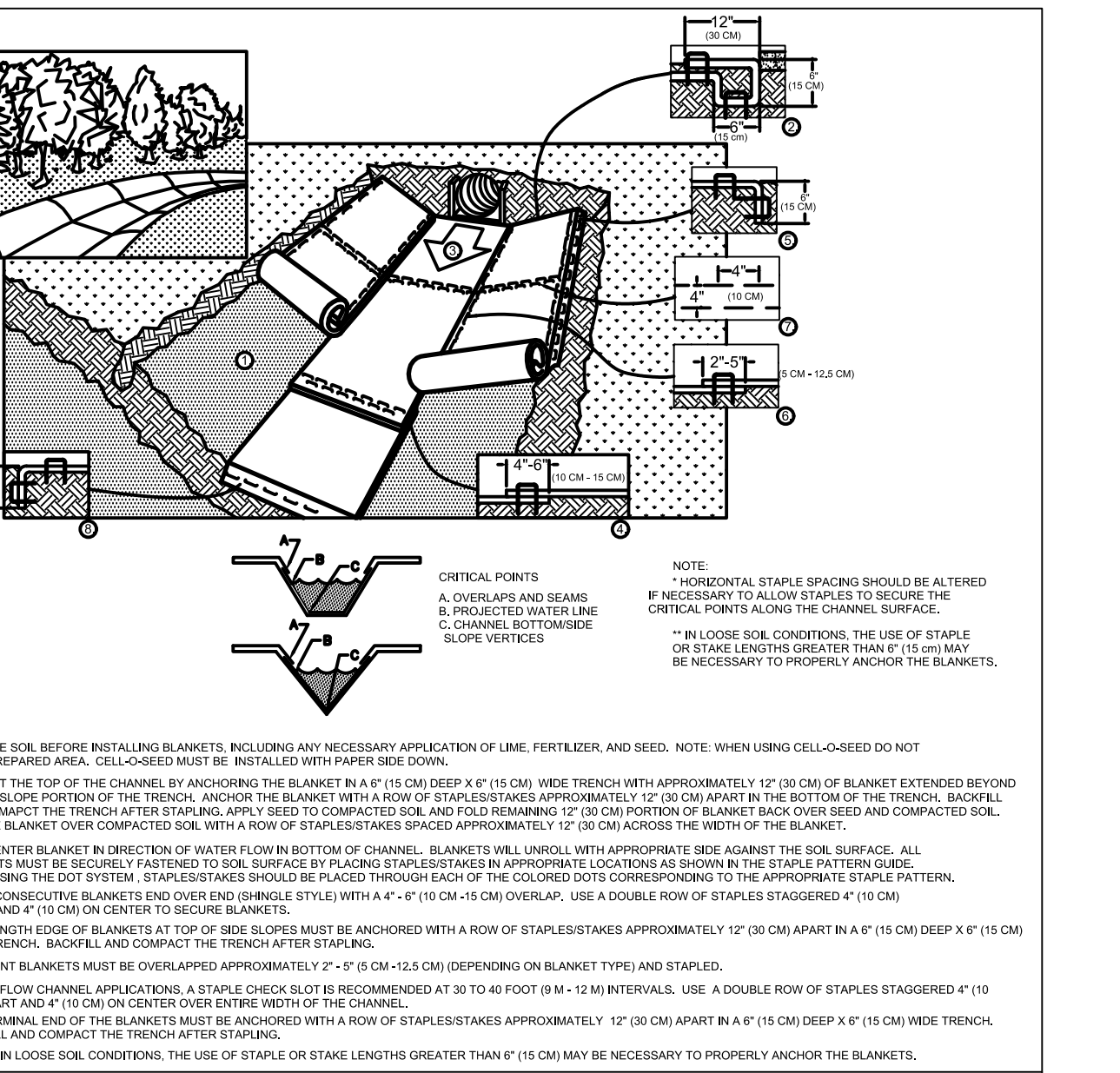
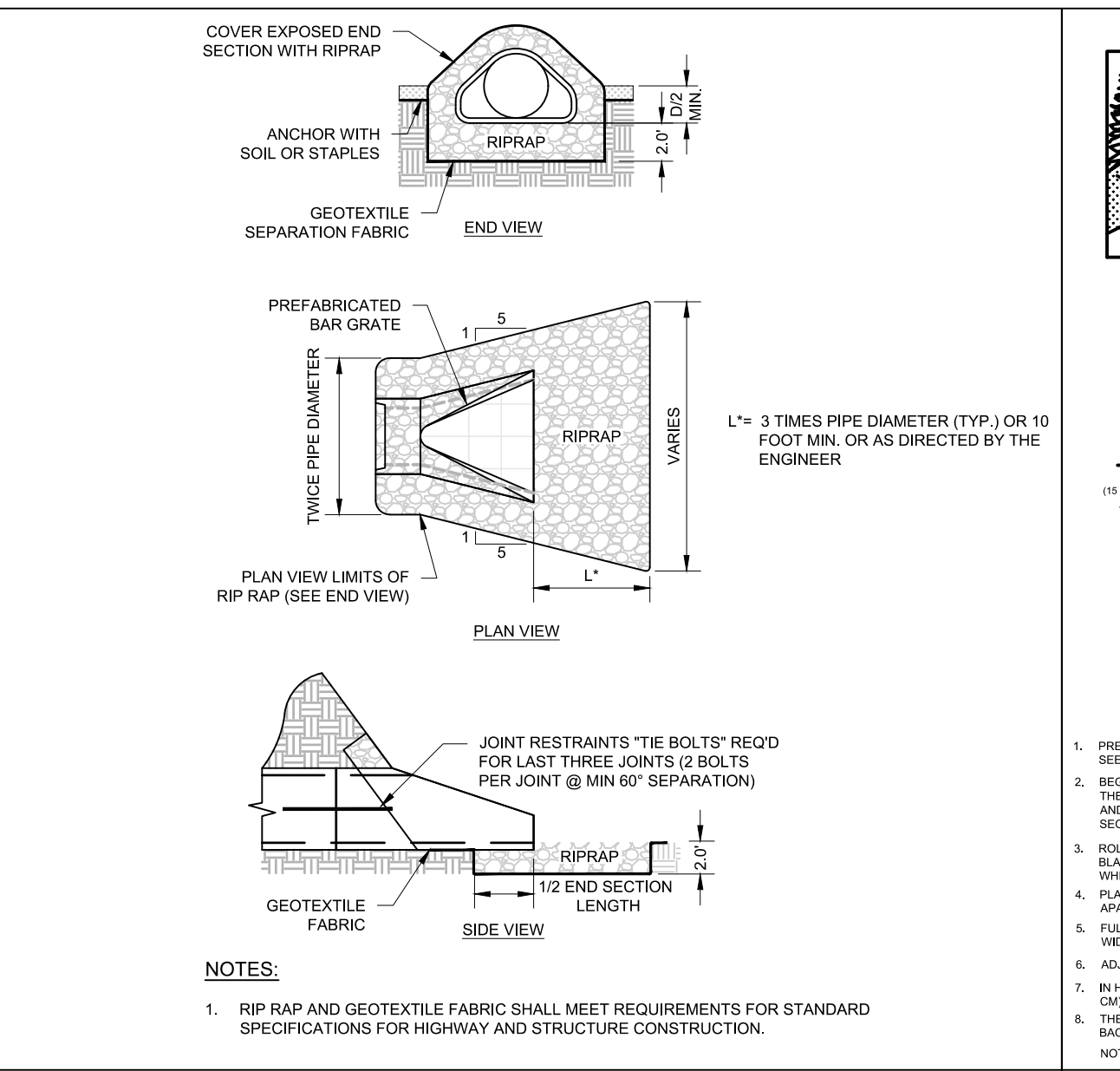
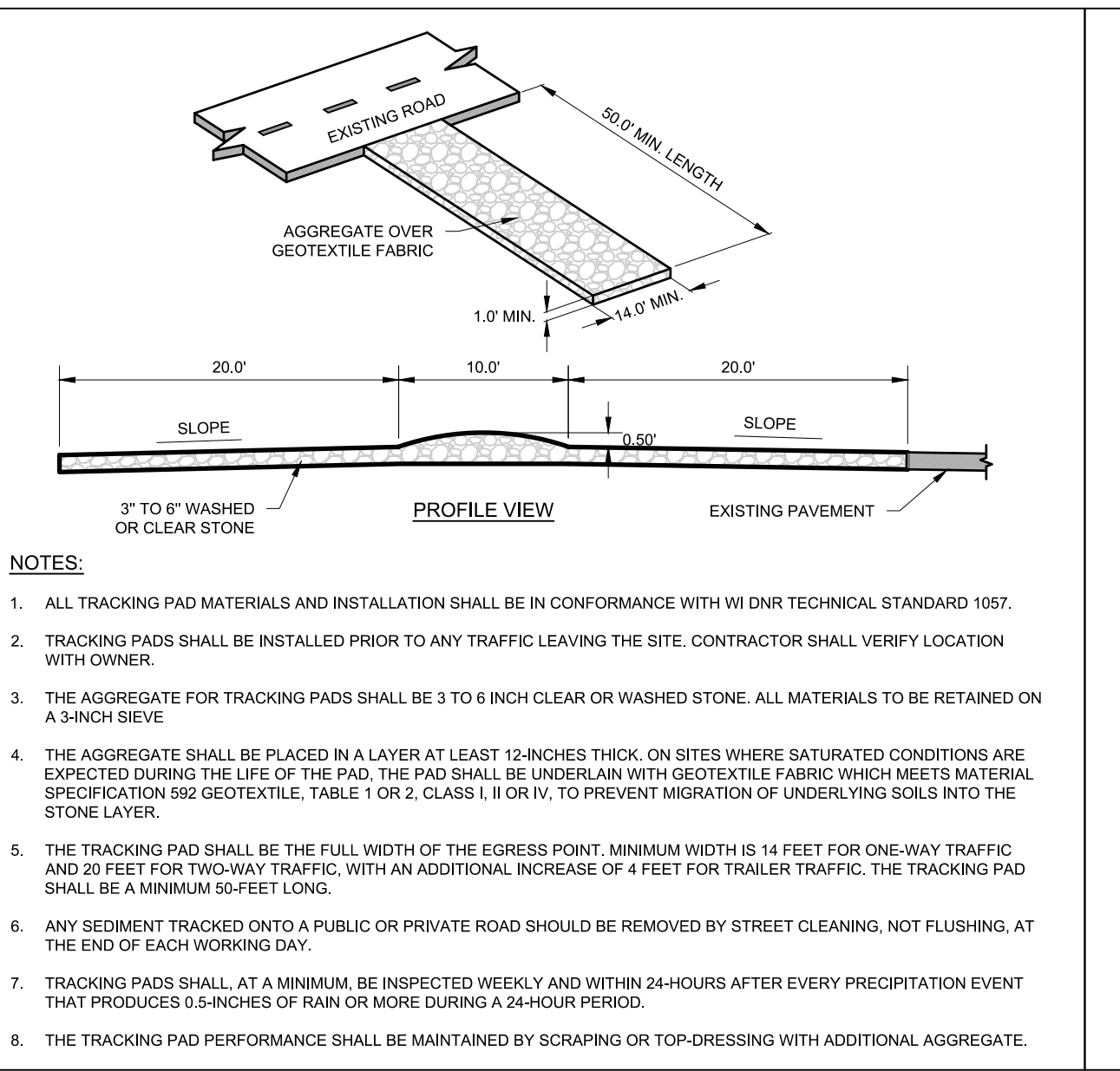
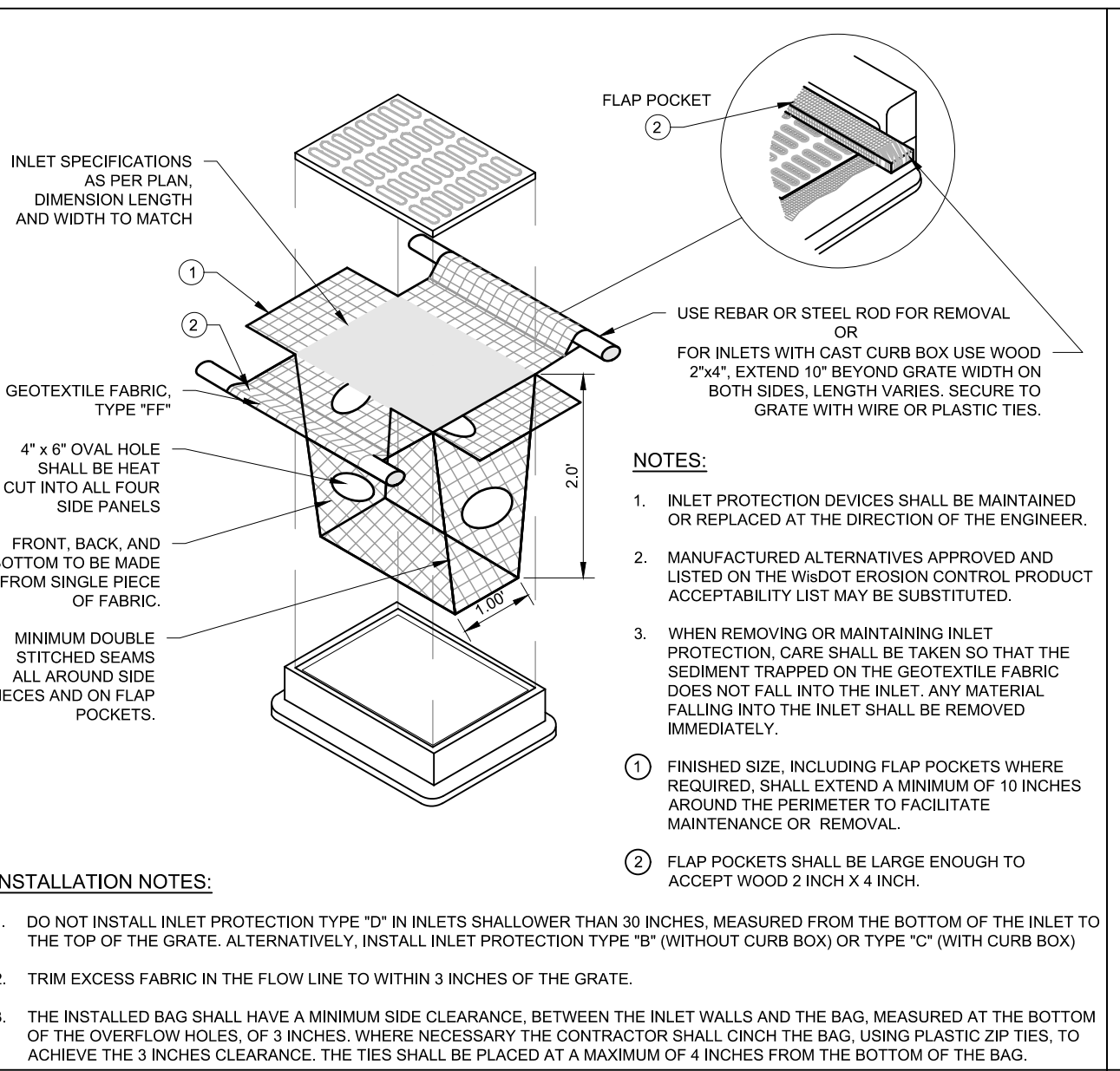
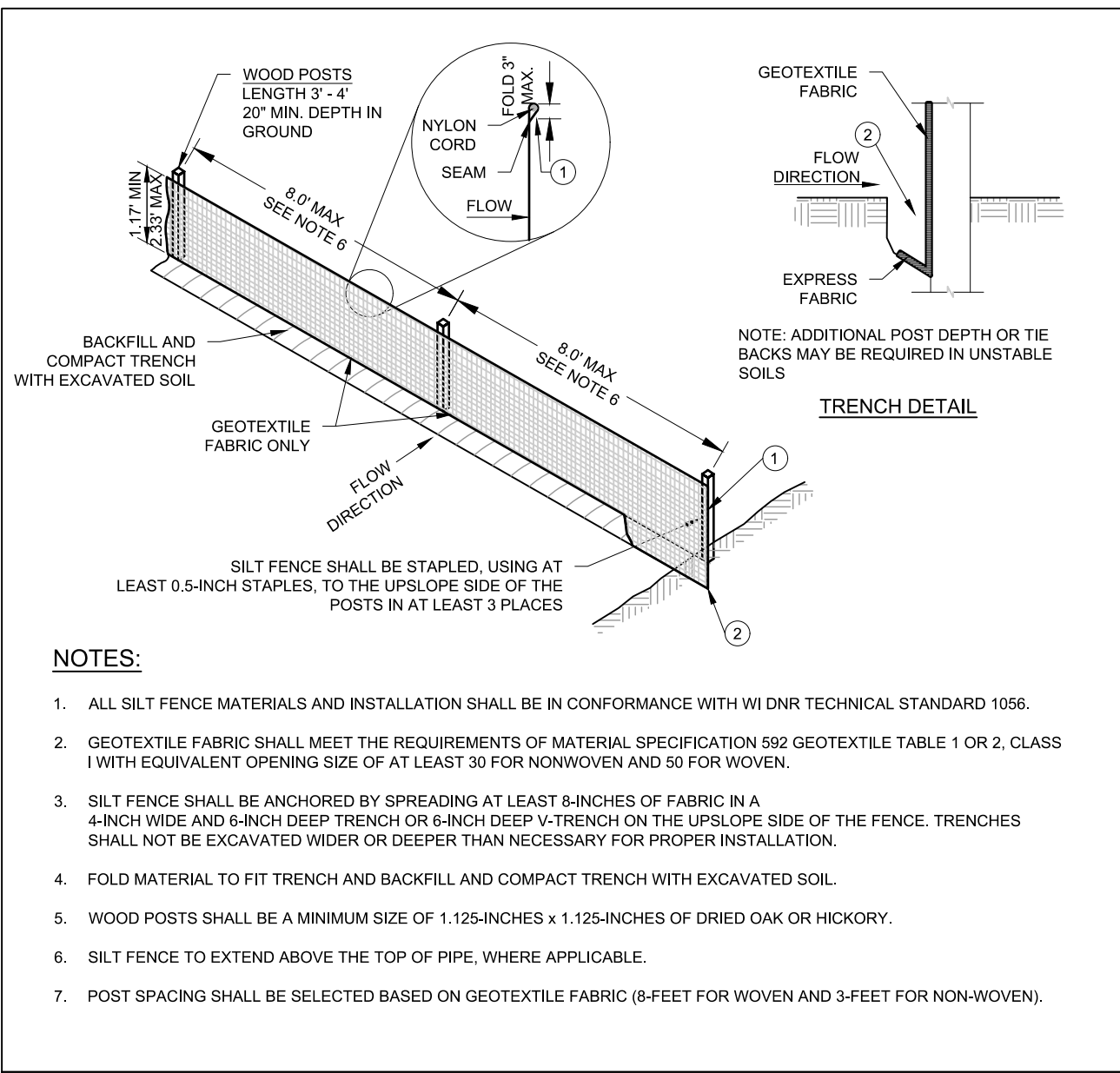
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- 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.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- 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 14-12 FOR PIPE 12" 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 THE DETAIL ON THE PLANS. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
- 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 A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED

FOR ALL SANITARY SEWER.

- 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, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 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.
- 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.
 - TRACER WIRE (NO. 8 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/COG TERMINAL BOX AT EACH END.
 - MANHOLE TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
 - UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- 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 1.5" INCH DIAMETER Limestone TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- 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.
- 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.
- 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 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-94, 6 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 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.



RINKA+

2025

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NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

Revisions

NO.	DESCRIPTION	DATE
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PLAN COMMISSION

SoNa LOFTS - PHASE 2

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

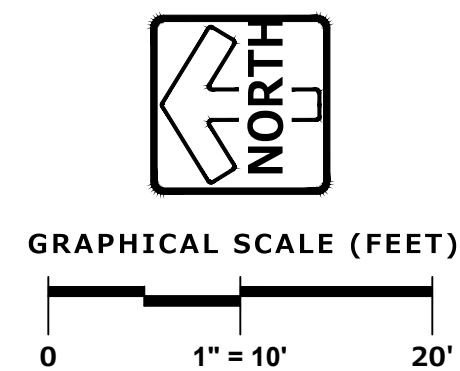
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CONSTRUCTION DETAILS & SPECIFICATIONS

Sheet #

C-4

NOT FOR CONSTRUCTION



LANDSCAPE PLAN

Sheet # **L-1**

GENERAL PLANTING NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION. IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A 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.
- 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.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- 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 NURSERYMENS AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- 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.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL ¾ 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.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- AREAS THAT CALL FOR STONE MULCH SHALL RECEIVE LANDSCAPE FABRIC WITH 3" DEEP, ¾" ROUND RAPIDS STONE MULCH, REFER TO DETAIL (8). CONTRACTOR TO PROVIDE LANDSCAPE FABRIC AND 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 SEAM OVERLAPPING A MINIMUM OF 6".
- ALL AREAS WITH STONE MULCH SHALL HAVE A COMMERCIAL GRADE ALUMINUM EDGING INSTALLED TO SEPARATE STONE FROM ADJACENT LANDSCAPE. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR COMMERCIAL GRADE ALUMINUM EDGING TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURES INSTRUCTIONS.
- ALL PLANTING BEDS NOT NOTED TO RECEIVE STONE MULCH 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.
- 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 CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" 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.
- 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).
- 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" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- 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
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- 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.
- 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.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR 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.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULT-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 WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- 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)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- 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.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED 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.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE PLANTINGS

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:
ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

- A. PREPARATION OF SOIL PRIOR TO SEEDING**
- REFER TO CIVIL PLANS FOR SOIL MIX.
 - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
 - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
 - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.
- B. COVER CROP**
- ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
 - WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.

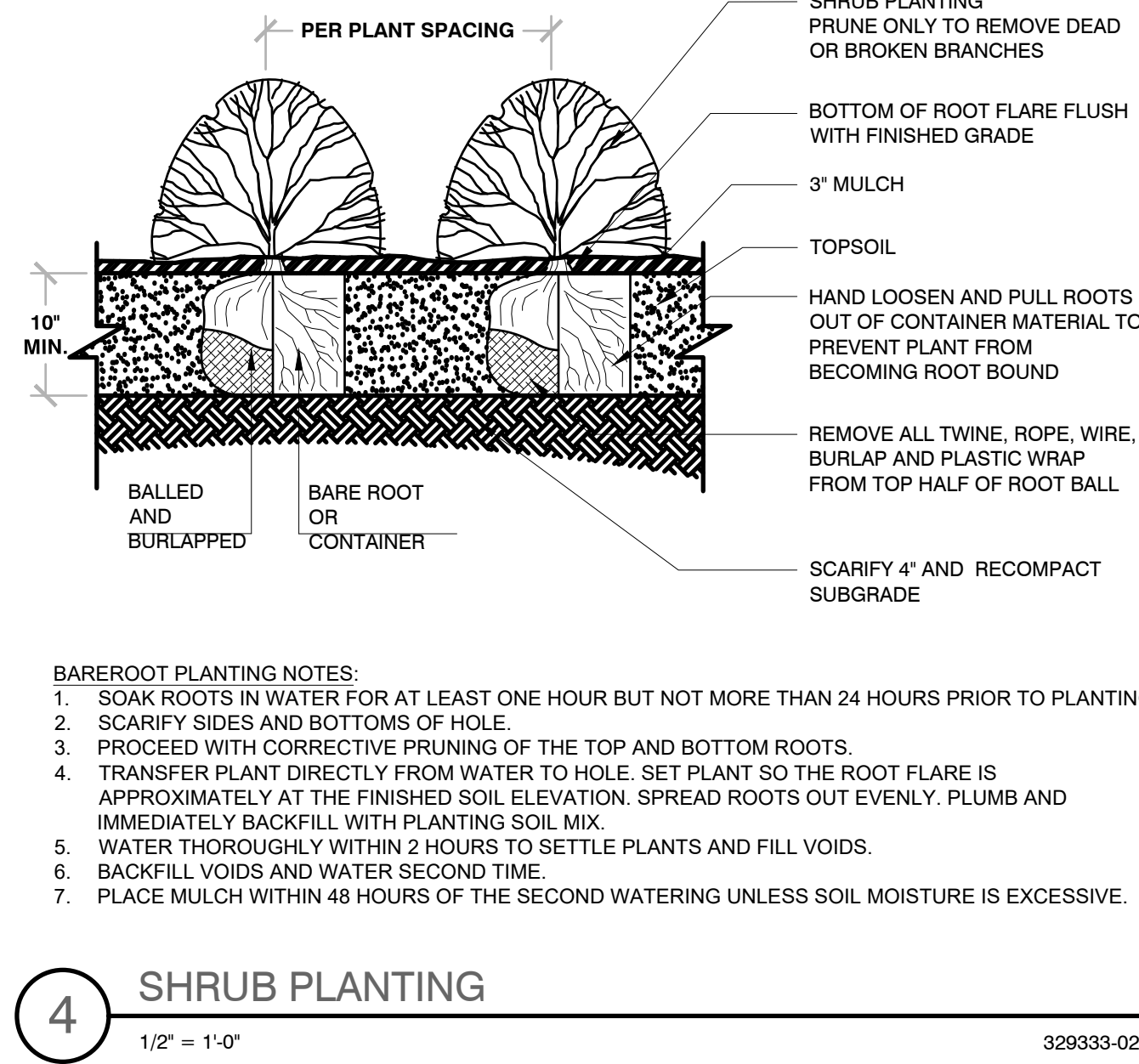
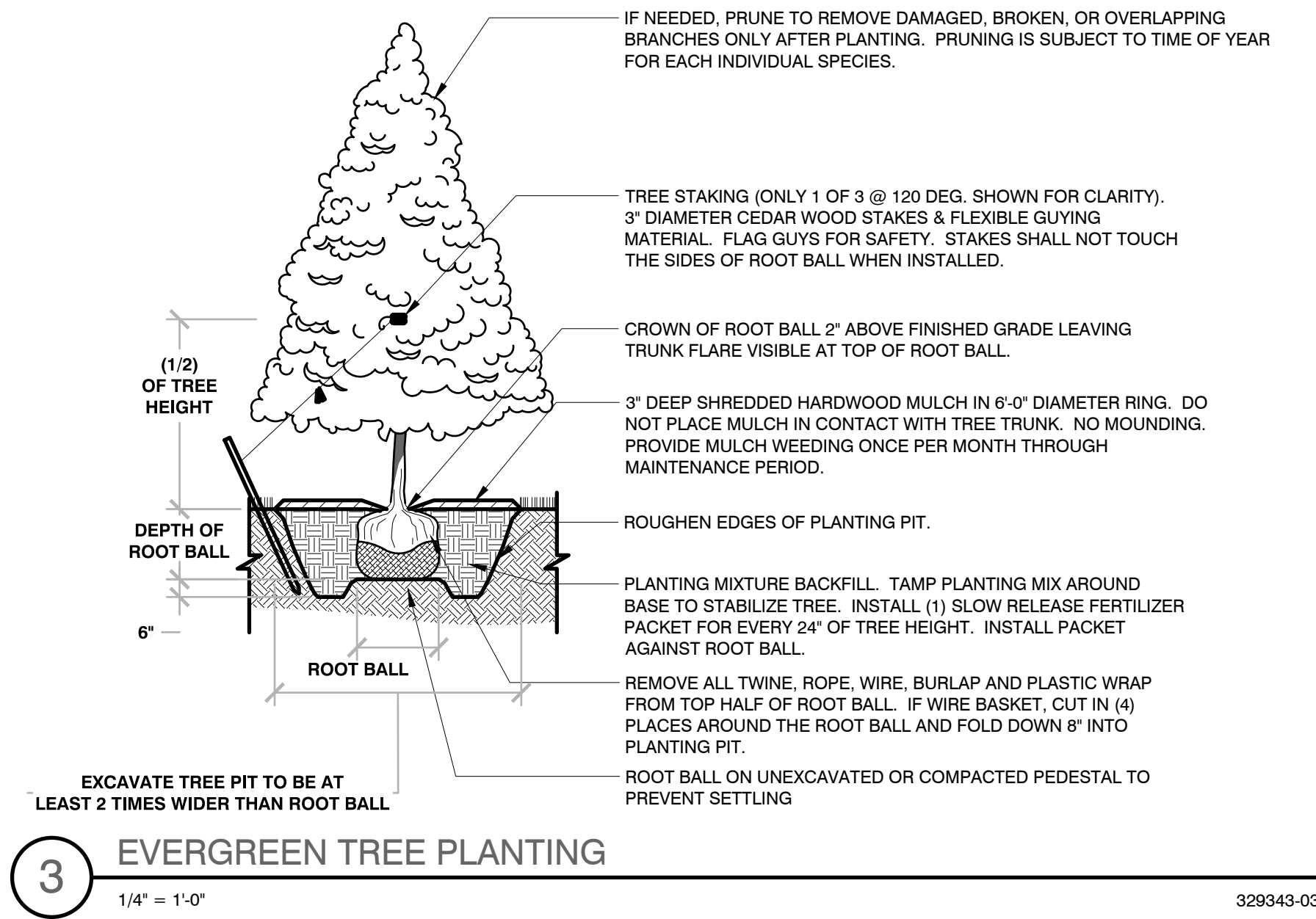
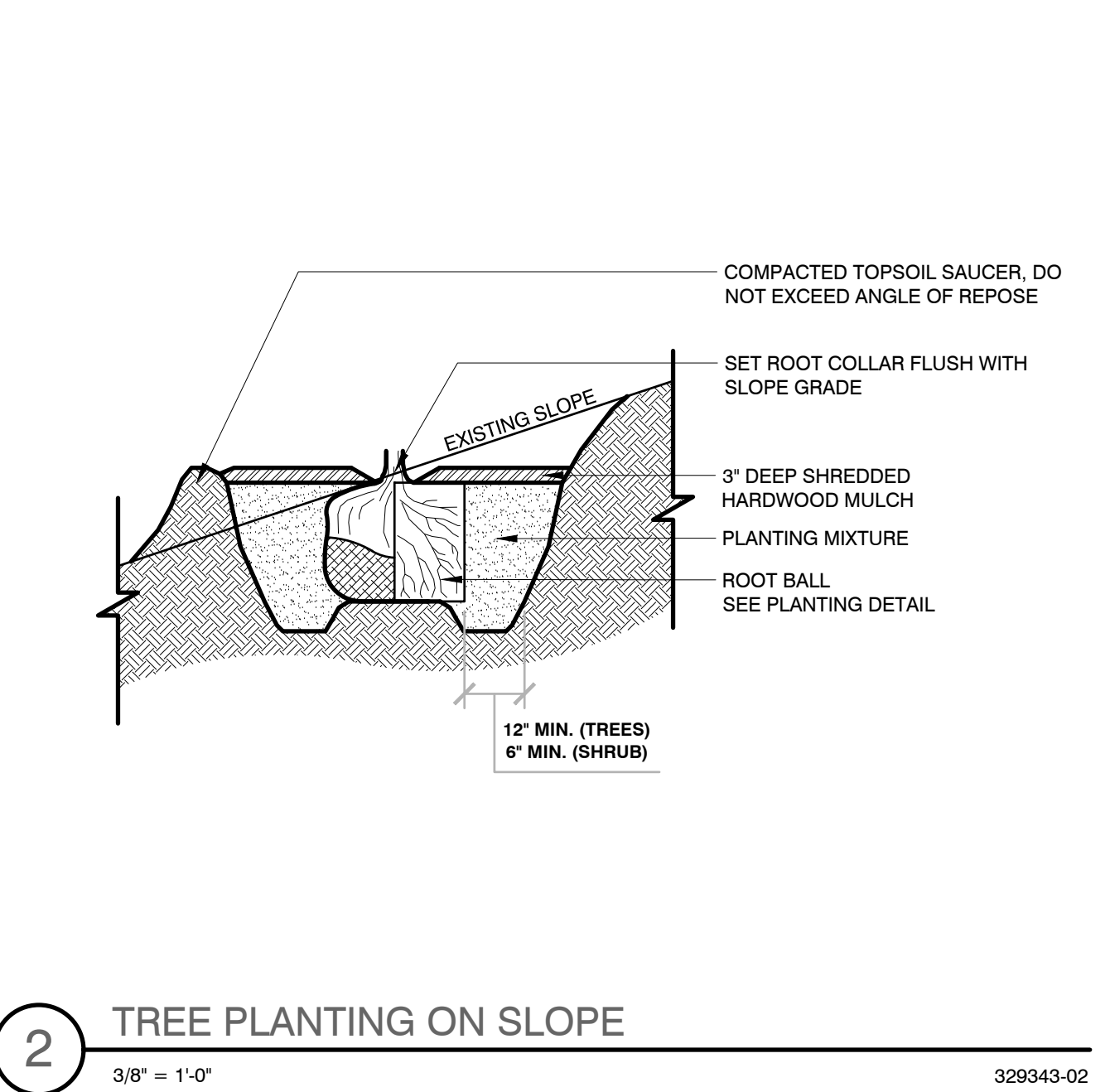
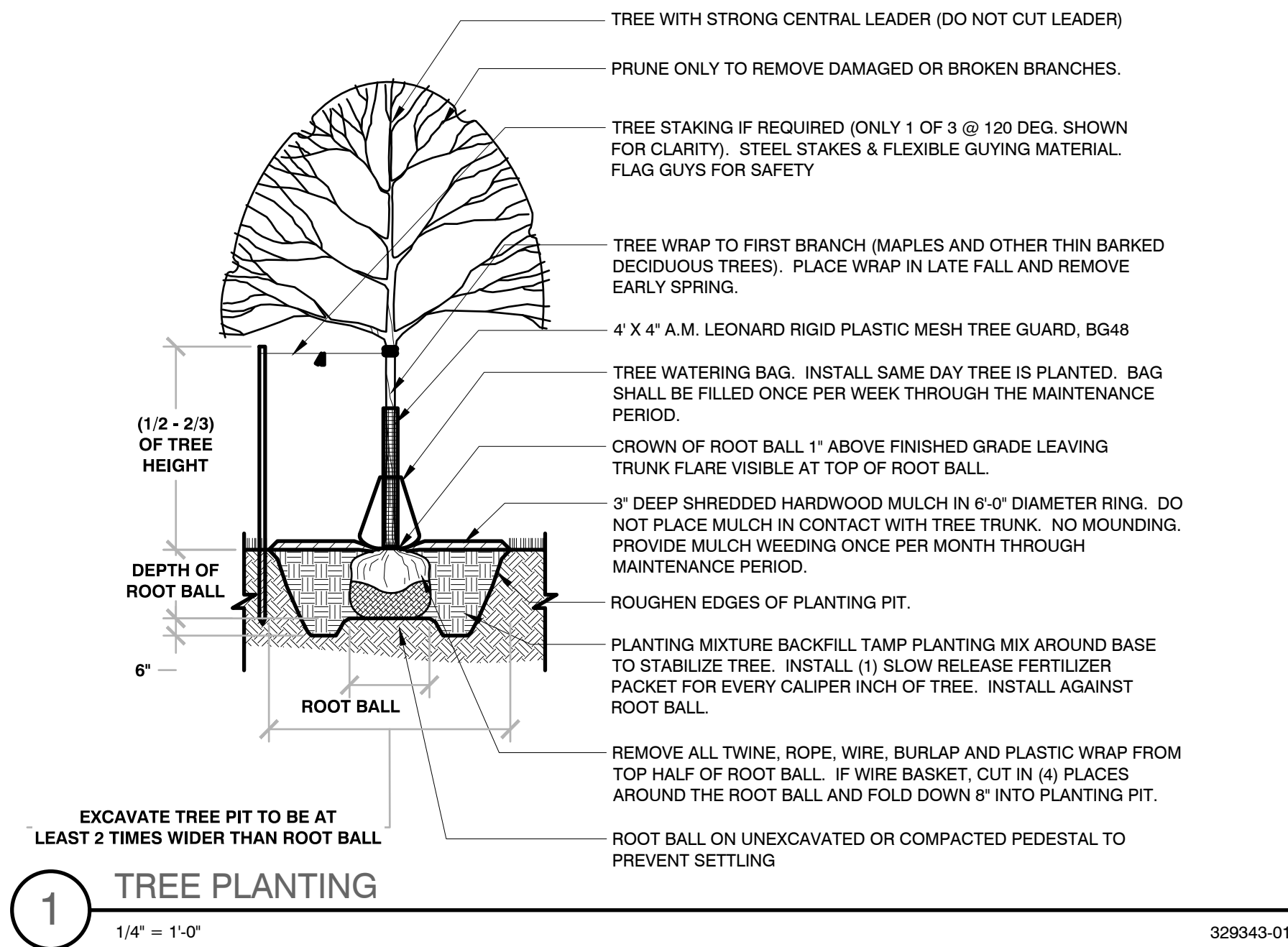
- BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
- BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
- COVER SEED WITH ¼-INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
- ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
- KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

NATIVE PLANTINGS:
WEED SUPPRESSION MEASURES:
1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

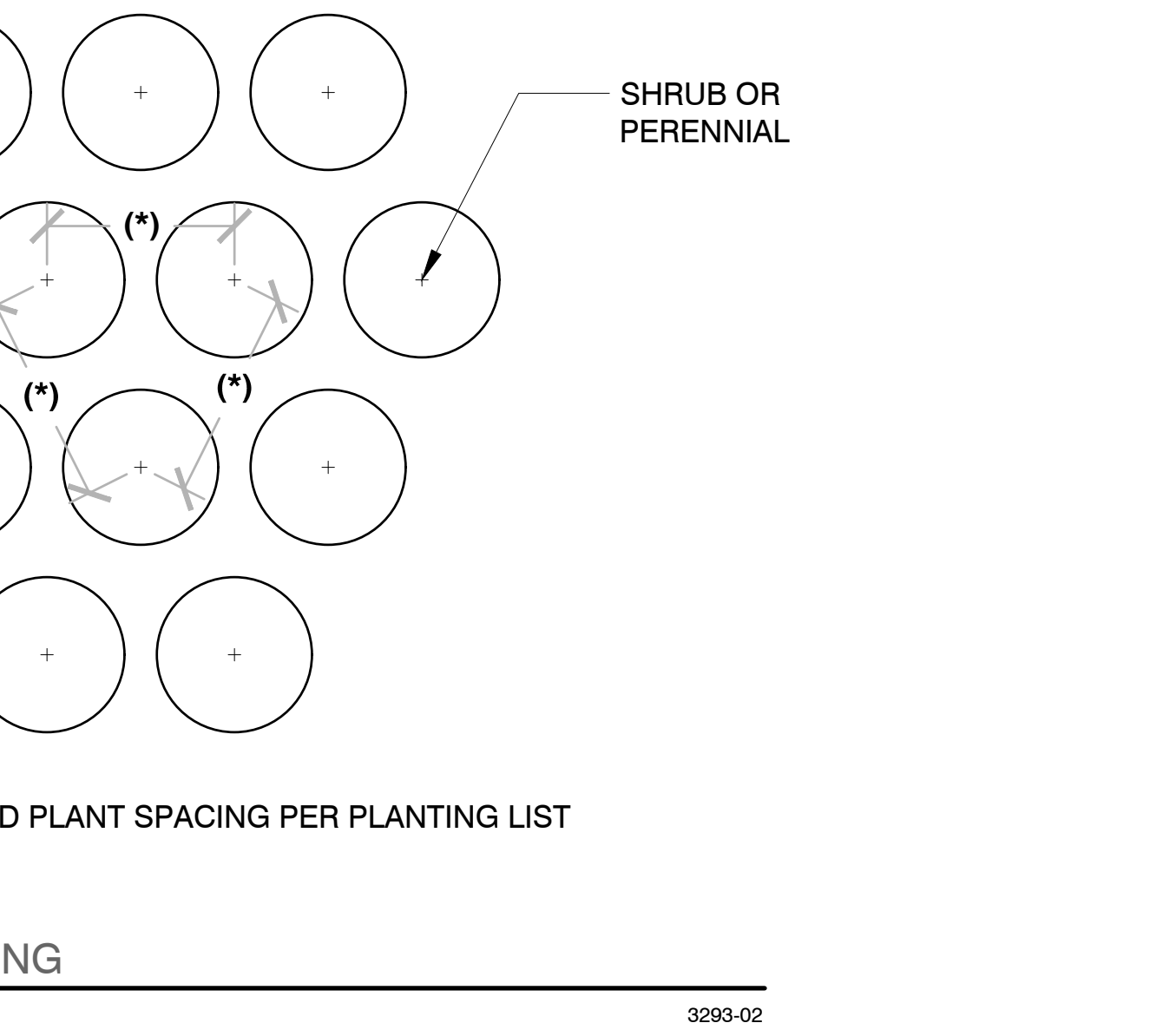
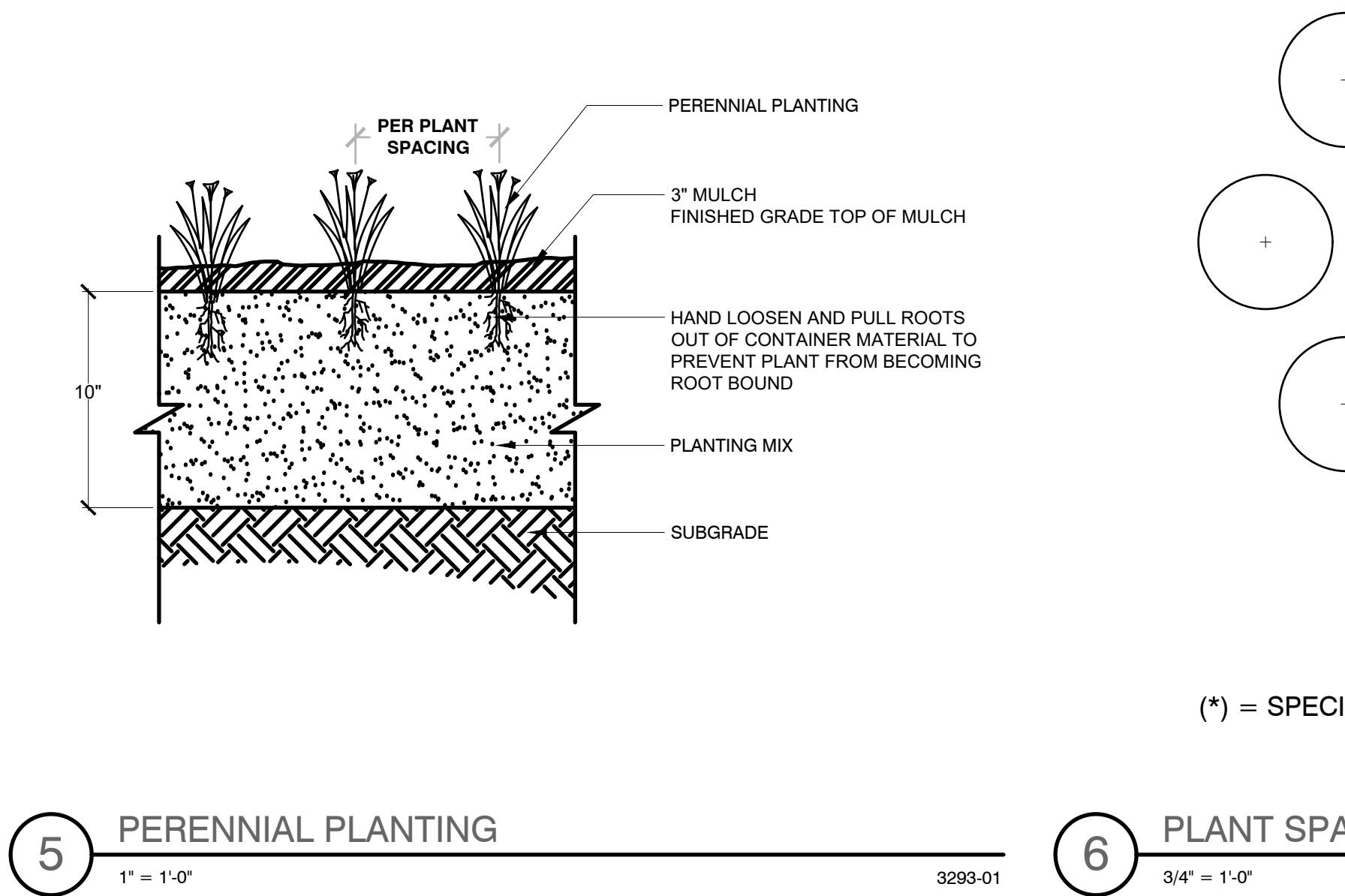
2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

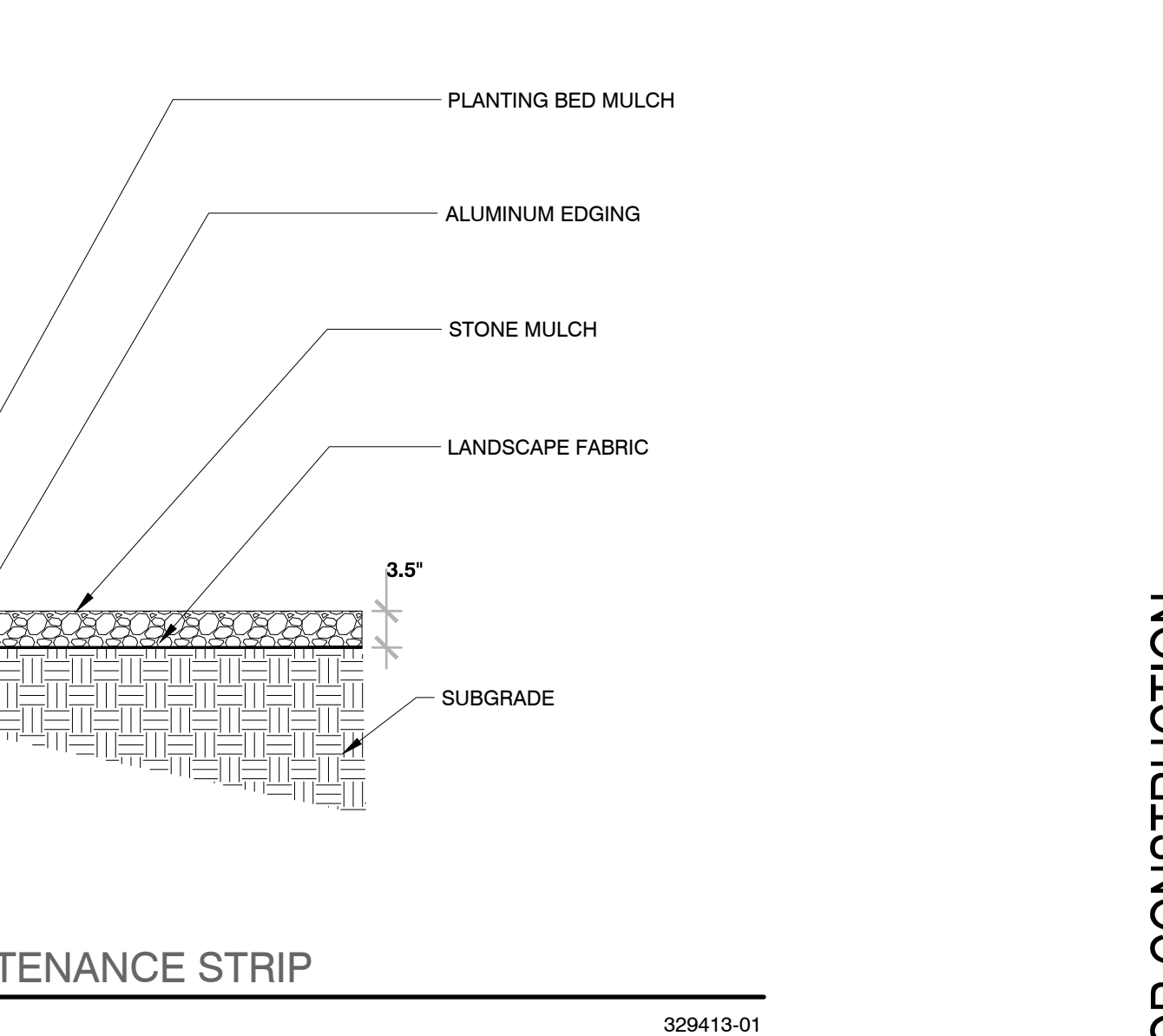
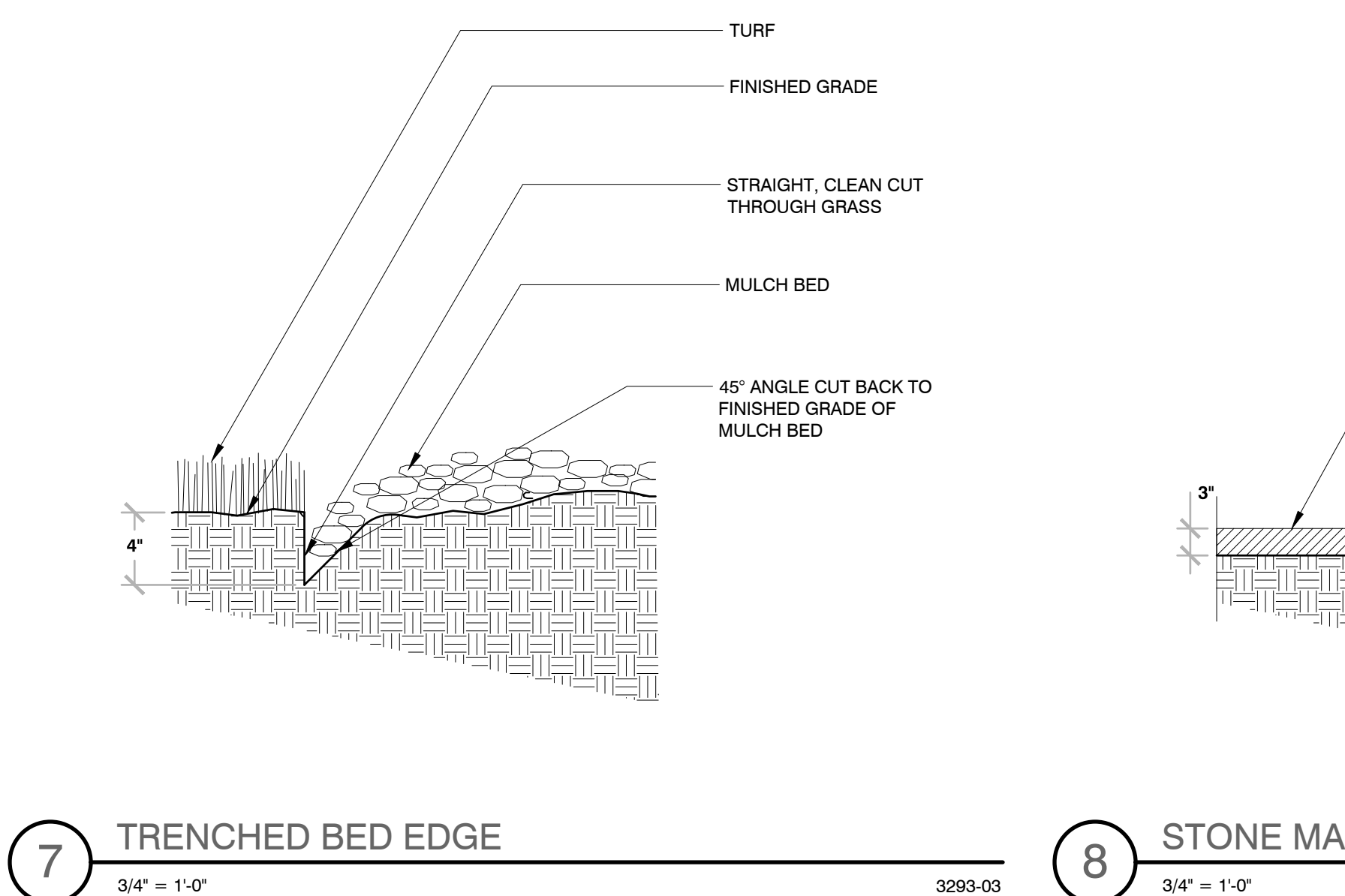
4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



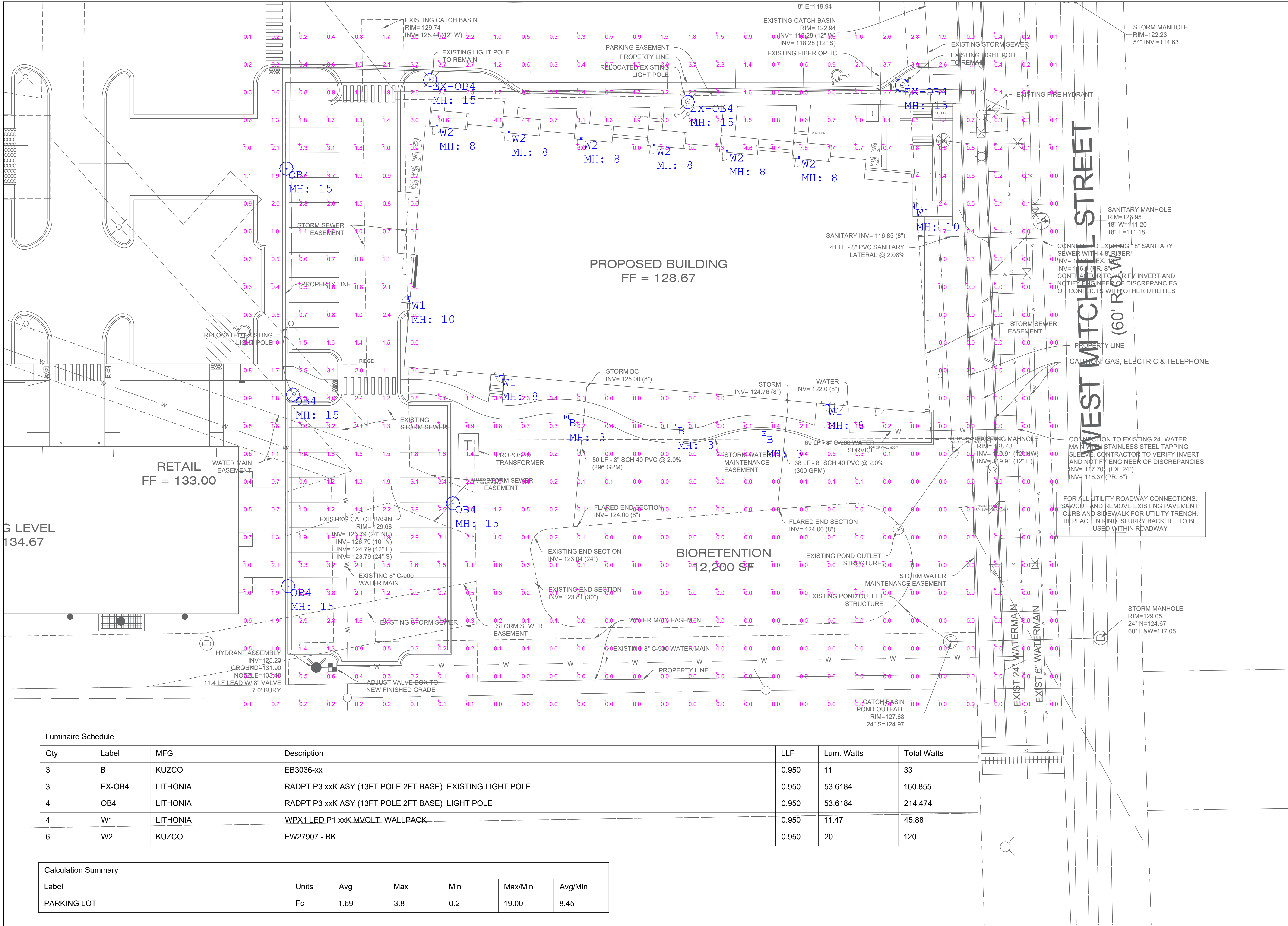
BARERROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY 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.



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST




NOT FOR CONSTRUCTION



Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
3	B	KUZCO	EB3036-xx	0.950	11	33
3	EX-OB4	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE) EXISTING LIGHT POLE	0.950	53.6184	160.855
4	OB4	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE) LIGHT POLE	0.950	53.6184	214.474
4	W1	LITHONIA	WPX1 LED P1 xxK MVOLT WALLPACK	0.950	11.47	45.88
6	W2	KUZCO	EW27907 - BK	0.950	20	120

Calculation Summary							
Label	Units	Avg	Max	Min	Max/Min	Avg/Min	
PARKING LOT	Fc	1.69	3.8	0.2	19.00	8.45	



COMMENTS		DATE	#
REVISIONS			

DRAWN BY : LB	DATE : SEPT 02, 2025	SCALE : 1/16" = 1'-0"

SONA LOT 4	WEST ALLIS, WISCONSIN	SITE LIGHTING
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