



PLAN COMMISSION REPORT

Proposal: Preliminary Subdivision Plat – Almeg

Description: Review a preliminary subdivision plat for Almeg single-family residential subdivision.

Applicant(s): Ervig Hysaj, Almeg, LLC

Address(es): 9025 S. Nicholson Rd. (3rd Aldermanic District)

Suggested Motion: That the Plan Commission approves the Preliminary Subdivision Plat for the Almeg Subdivision submitted by Ervig Hysaj, Almeg, LLC, for the property at 9025 S. Nicholson Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all revisions to the plat are submitted to the Department of Community Development prior to submission of permit applications.
3. That all required Development and Stormwater Agreements and Land Use Building Permits are coordinated with the Engineering Department.
4. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
5. That all reviewing agency comments, if any, are incorporated as required.

Owner(s): Almeg LLC

Tax Key(s): 873-9999-001

Lot Size(s): See plat (4.227 ac total)

Current Zoning District(s): Rs-3, Single Family Residential

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Single-Family Detached

Background: The Applicant is seeking approval of a Preliminary Subdivision Plat for a seven (7)-lot single-family detached subdivision, known as Almeg, located at 9025 S. Nicholson Rd. Plan Commissioners may recall that a single-family detached subdivision proposed by Almeg was previously scheduled for review at the August

23, 2022, and April 23, 2024, Plan Commission meetings; however, both meetings were canceled at the applicant's request. The subdivision was subsequently reviewed at the July 23, 2024 Plan Commission meeting, where the Commission postponed action until the October 22, 2024, meeting. The applicant did not resubmit for that October 2024 meeting, but is now submitting a proposal for a new subdivision layout with fewer lots that conform much better with standards, existing easements, minimum lot size requirements, setbacks, and utility constraints.

Plan Commissioners may recall that East Brooke Preserve Addition No. 1 included a public road connection at the stub end of S. Arbor Creek Court, specifically designed to provide future access to this parcel. The temporary cul-de-sac located on Lot 57 of East Brooke Preserve Addition No. 1 will need to be removed when the road is extended to serve the proposed subdivision.

The current proposal consists of seven (7) development lots designated for single-family detached homes, each with an average lot size of 10,828 square feet. These lots are arranged around a permanent cul-de-sac. The proposed subdivision also includes two (2) outlots: one located at the center of the cul-de-sac and the other encompassing the outer perimeter of the subdivision.

Lot Design, District Specific Standards, & Land Use: The proposed Preliminary Subdivision Plat includes seven (7) lots on a 4.17-acre site, resulting in a density of 1.68 units per acre. This is well within the limits of the Rs-3 Single-Family Residential District, which permits a maximum density of 4.4 units per acre. Lot sizes range from 10,577 to 11,440 square feet, with each lot meeting or exceeding the minimum area and dimensional requirements established in Section 17.0301(a) of the Municipal Code. This section requires a minimum lot area of 10,500 square feet and a minimum lot width of 70 feet.

The proposed layout adheres to the intent, standards, and requirements of both the City's Zoning Ordinance and the Rs-3 District. Lot area, width, and setbacks are consistent with the bulk and dimensional standards outlined in Chapter 17 of the Municipal Code. In addition, the lot standards specified in Section 14.122(b) require a minimum lot depth of 115 feet, as well as sufficient depth and width to accommodate off-street service, parking, and loading facilities appropriate for the intended residential use. The proposed land use also aligns with the City's Comprehensive Plan.

Lighting: The Applicant is proposing the addition of one (1) pole-mounted street light at the distal end of the proposed cul-de-sac. The proposed street light meets the City of Oak Creek's Department of Public Works decorative residential standard.

Engineering and Utilities: Development and stormwater agreements, detailed civil plans, and associated permitting will be required for all proposed public infrastructure and development of the lots. The Applicant will comply with all regulations and requirements.

Access: The temporary cul-de-sac at the north end of Arbor Creek Court will be removed and the road extended to terminate in a permanent cul-de-sac providing access to the seven (7) new lots. The proposed

permanent cul-de-sac shall meet City general street design standards. The subdivision does not provide direct access to S. Nicholson Rd.

Signage: No new or additional signage is being proposed as part of this review. Any future signs must comply with the Municipal Code, and the owner or tenant will need to apply for the necessary permits before installing any additional signs on the property.

Environmental: The site contains two (2) wetland areas, as delineated by Heliathus LLC in a report dated January 21, 2023. Both wetland areas are located at the eastern edge of the site and will be contained within an outlot of the proposed subdivision. There are no other environmentally sensitive areas on site.

Landscaping: The Applicant has provided a tree preservation and removal plan. The proposed subdivision will require the removal of four (4) trees, each with a diameter of 12 – 29 inches at breast height. As required, the Applicant is proposing the planting of 12 new trees within the proposed subdivision outlot, as illustrated in the submitted landscape plan. The plan also includes landscaping within the cul-de-sac, featuring shrubs, ornamental grasses, perennials, and turf.

Fire Department: The Fire Department indicated no concerns. The Applicant must comply with all regulations and requirements of the City of Oak Creek Fire Department.

Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the Preliminary Subdivision Plat. Should the request not be approved, the Applicant may submit a revised application package that addresses the specific reasons for the disapproval. Disapproval may ultimately result in the existing condition of the property to remain.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



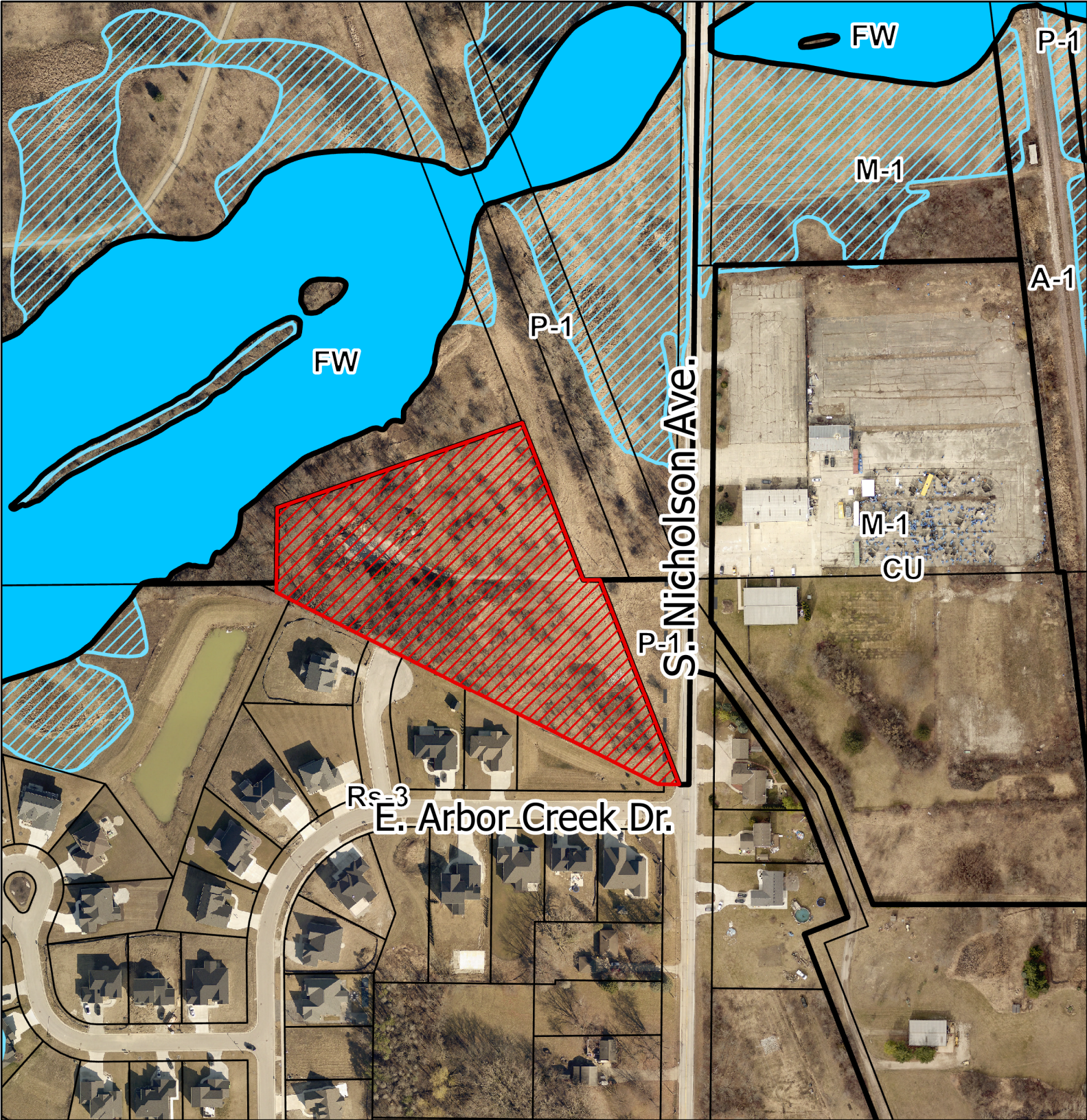
Todd Roehl
Senior Planner

Attachments:

Location Map
Narrative (2 pages)
Preliminary Plat (2 pages)
Engineering Plans (13 pages)
Wetland and Tree Inventory (2 pages)
Landscape Plans (3 pages)

Location Map

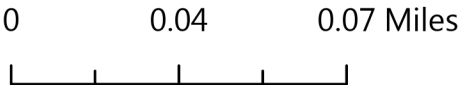
9025 S. Nicholson Rd.



This map is not a survey of the actual boundary of the property this map depicts



Community Development



Legend

- Zoning
- FloodFringe2024
- Official Street Map
- Floodway2024
- Parcels
- 9025 S. Nicholson Rd.

ALMEG SUBDIVISION

Preliminary Plat Application

April 9, 2025 (rev 5/7/25)

Property Location: 9025 S. Nicholson Road

Parcel Information: Tax Key # 873-9999-001
Total area = 4.17 acres

Property Owner: Almeg LLC
Attn: Ervig Hysaj
4818 South 76th Street
Greenfield, WI 53220

Applicant: Almeg LLC
Attn: Ervig Hysaj
4818 South 76th Street
Greenfield, WI 53220

Existing Use: Vacant

Proposed Use: Single-family residential

Zoning

Current zoning is Rs-3 Single-Family Residential District. The Rs-3 Residential District is intended to provide for single-family residential development at densities not to exceed 4.4 dwelling units per net acre, and would therefore allow for the proposed single-family residential development.

Comprehensive Plan

The single-family use conforms with the City of Oak Creek Comprehensive Plan which designates this land as Single Family - Detached.

Density

The density for the proposed development is 7 single-family lots on 4.17 acres, or 1.68 dwelling units per acre. Rs-3 zoning allows up to 4.4 dwelling units per acre, therefore the proposed development meets the City density requirements.

Development Summary

The proposed subdivision will consist of lands bounded by the Root River to the west, Nicholson Road and electric transmission lines to the east and north, and an existing similarly-zoned residential subdivision to the south. The lots will have an average lot size of 10,828 square feet (0.25

acres). The layout and lot size will continue the character of this already established area in the City and will add approximately 156 lineal feet of new public road.

The development will be served by municipal sanitary sewer and watermain, along with electric, cable, and gas. Sanitary sewer and watermain will be served from existing connections and the existing Arbor Creek Court. The public road will include curb and gutter and storm sewer to direct drainage to two proposed stormwater facilities. Because existing Arbor Creek Court has no sidewalk, our extension of the street will also not include sidewalks.

Stormwater management will be addressed by the installation of two stormwater basins (one biofiltration basin and one conventional wet pond) in an outlot that encircles the single-family lot area.

PRELIMINARY PLAT OF ALMEG SUBDIVISION

Being a part of the Southeast 1/4 of the Northeast 1/4 and the
Northeast 1/4 of the Southeast 1/4 of Section 21, Township 5 North,
Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1983/2011).
Bearings referenced to the east line of the Southeast
1/4 of Section 21, Township 5 North, Range 22 East
which has a bearing of S00°35'16"W.

Prepared for:
ALMEG LLC
10512 S. CHICAGO RD
OAK CREEK, WI 53154

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
City of Oak Creek
Department of Administration
Milwaukee County Department
of Administrative Services



LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
⊕	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/VAULT	□	MAIL BOX
□	STORM INLET	⊕	TELEPHONE PEDESTAL	⊕	FLAG POLE
⊕	CLEANOUT	⊕	TELEPHONE MANHOLE/VAULT	⊕	BASKETBALL HOOP
○	CATCH BASIN	△	TELEPHONE MARKER	●	BOLLARD
⊕	LATERAL	⊕	TRANSFORMER	×	CROSS CUT
⊕	UNKNOWN MANHOLE	⊕	ELECTRIC METER/PEDESTAL	—	IRON PIPE
⊕	WELL	⊕	ELECTRIC MANHOLE/VAULT	—	IRON REBAR/ROD
⊕	HYDRANT	⊕	CABLE TV RISER/BOX CABLE	⊕	MAG NAIL
⊕	WATER VALVE	⊕	TV MANHOLE/VAULT	⊕	SECTION MONUMENT
⊕	DOWN SPOUT	⊕	GAS VALVE	⊕	BENCH MARK
⊕	SPRINKLER VALVE	⊕	GAS METER	⊕	CONIFER TREE
⊕	WATER SHUT OFF	⊕	GAS MARKER	⊕	DECIDUOUS TREE
⊕	STANDPIPE	⊕	AIR CONDITIONING UNIT	⊕	BUSH
⊕	WATER MANHOLE	⊕	VENT	⊕	WETLAND SYMBOL
⊕	FLOOD LIGHT	⊕	DIRECTIONAL ARROW	CL	=CENTERLINE
⊕	LIGHT POLE	⊕	DUMPSTER	CONC.	=CONCRETE
⊕	TRAFFIC SIGNAL POLE	⊕	HANDICAP STALL	EL.	=ELEVATION
⊕	UTILITY POLE	⊕	SPOT ELEVATION	EXT.	=EXISTING
⊕	GUY WIRE	⊕		INV.	=INVERT
—		—	SANITARY SEWER	MON.	=MONUMENT
—		—	STORM SEWER	P.O.B.	=POINT OF BEGINNING
—		—	WATER MAIN	P.O.C.	=POINT OF COMMENCEMENT
—		—	FIBER OPTIC LINE	R.O.W.	=RIGHT OF WAY
—		—	TELEPHONE LINE	SEC.	=SECTION
—		—	ELECTRIC LINE	SQ. FT.	=SQUARE FEET
—		—	OVERHEAD WIRES	W/	=WITH
—		—	CABLE TELEVISION	(R)	=RECORDED AS
—		—	GAS MAIN	(D)	=DEEDED AS
—		—	WETLANDS		
—		—	TREE LINE		
—		—	NO ACCESS		

ZONING:
R3 - SINGLE FAMILY RESIDENTIAL

ZONING REQUIREMENTS:
MIN. STREET SETBACK = 30 FEET
MIN. SIDEYARD = 10 FEET
MIN. REARYARD = 30 FEET
DRIVEWAY SETBACK = 5 FEET
WETLAND SETBACK = 15 FEET
WETLAND BUFFER = 5 FEET
LOT AREA = 10,500 SF
LOT WIDTH AT SETBACK LINE = 70 FEET

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BROOKFIELD, WI 53186
(262) 754-8888

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ALMEG SUBDIVISION
CITY OF OAK CREEK

PRELIMINARY PLAT

REVISIONS

1	OUTLOT UPDATE	05/06/2025

PEG DOB No. 3614.00A

PEG PM

DATE 04/09/2025

SCALE 1" = 40'

DRAFTED BY: ST

SHEET
1
OF
2

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PRELIMINARY PLAT

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PRELIMINARY PLAT OF ALMEG SUBDIVISION

Being a part of the Southeast 1/4 of the Northeast 1/4 and the
Northeast 1/4 of the Southeast 1/4 of Section 21, Township 5 North,
Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Based on Chicago Title Insurance Company Commitment No. MA-315249, Revision No. 1, effective date of September 11, 2020.

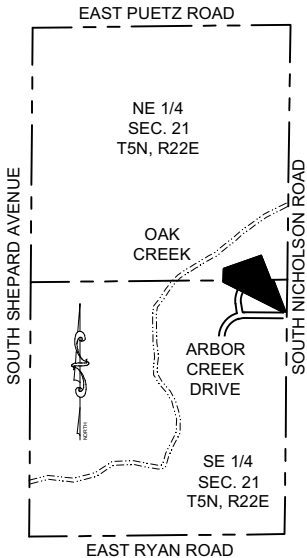
That part of the East 1/2 of Section 21, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the East line of the said Section 330.85 feet South 00 degrees 35 minutes 18 seconds West of the East 1/4 corner thereof; thence South 89 degrees 27 minutes 41 seconds West 14.79 feet to a point in the Westerly boundary of the right-of-way of the Chicago, North Shore and Milwaukee Railway, and the beginning of the boundaries of the subject lands; thence continuing South 89 degrees 27 minutes 41 seconds West 34.96 feet to an iron pipe; thence North 63 degrees 11 minutes 22 seconds West 685.70 feet to a point in a line parallel with the East line of the Southeast 1/4 of the said Section; thence on the aforesaid line North 00 degrees 35 minutes 18 seconds East 15.83 feet to an iron pipe set in the East 1/4 line of the said Section 665.00 feet from the East 1/4 corner; thence North 00 degrees 43 minutes 56 seconds East 120.00 feet to an iron pipe; thence North 70 degrees 52 minutes 06 seconds East 416.13 feet to an iron pipe in the Westerly boundary of the aforesaid railway right-of-way; thence South 21 degrees 11 minutes 28 seconds East 270.00 feet on the said boundary, to an iron pipe set in the 1/4 line, 172.70 feet South 89 degrees 27 minutes 41 seconds West of the East 1/4 corner; thence North 89 degrees 27 minutes 41 seconds East, 26.72 feet on the 1/4 line, coincident with an offset in the railway boundary; thence South 21 degrees 11 minutes 28 seconds East on the railway boundary 353.51 feet to the place of beginning.

NOTES:

- Tax Parcel Number: 8739999001
- Gross land area of the subject property is 181,853 square feet (4.1748 acres). Net land area is 165,853 square feet (3.8075 acres).
- Subdivision contains 7 Lots and 2 Outlots.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northeast corner of the Southeast 1/4 Section 21, Town 5 North, Range 22 East, Elevation = 670.50.
- All Lots to be serviced by public sanitary sewer and water main.
- All streets to be improved with concrete curb and gutter and asphalt pavement.
- No direct vehicular access shall be allowed on to South Nicholson Road.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0169E effective SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Underground utility locations shown are based on field location markings by Digger's Hotline. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. Contact Digger's Hotline prior to the start of any activity.
- Wetlands delineated and field located and tree locations per K. Sherfinski of Halianthus, LLC, September 8, 2022
- OUTLOT OWNERSHIP AND PURPOSE: Outlots 1 and 2 of this plat are owned and shall be maintained by the homeowners association of this plat and each individual lot owner shall have an undividable fractional ownership of Outlots 1 and 2, and that Milwaukee County and the City of Oak Creek shall not be liable for any fees or special assessments in the event Milwaukee County or the City of Oak Creek should become the owner of any lot in the subdivision be reason of delinquency. The homeowners association shall maintain said outlots in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said outlots is prohibited unless approved by the City of Oak Creek. The homeowners association grants to the city the right (but not the responsibility) to enter upon these outlots in order to inspect, repair or restore said outlots to its intended purpose. Expenses incurred by the city for said inspection, repair or restoration of said outlots may be placed against the tax roll for said association and collected as a special charge by the City.
- WETLAND RESTRICTIONS
 - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal of topsoil or other earthen materials shall be prohibited.
 - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County.
 - Grazing by domesticated animals, ie., horses, cows, etc., shall be prohibited.
 - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
 - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
 - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - Construction of buildings within the wetland boundary is prohibited.

VICINITY MAP SCALE 1"=1000'



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by:

Grantor,

to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, CHARTER CABLE PARTNERS, LLC, By: Charter Communications, Inc., Its Manager, Grantee, and WISCONSIN BELL INC d/b/a AT&T WISCONSIN, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED

JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

APRIL 9, 2025



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CITY OF OAK CREEK

PRELIMINARY PLAT

REVISIONS

1	OUTLOT UPDATE	05/06/2025			

PEG JOB No. 3614.00A

PEG PM

DATE 04/09/2025

SCALE 1" = 40'

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2
OF
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PRELIMINARY PLAT

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ELECTRICAL CABLE		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
FYG	FINISHED YARD GRADE	TS	TOP OF SIDEWALK
HWL	HIGH WATER LEVEL	TW	TOP OF FOUNDATION WALL
INV	INVERT	WM	WATER MAIN
L	LENGTH OF CURVE	△	INTERSECTION ANGLE



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Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

**PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT THEY MAY HAVE THE OPPORTUNITY TO MAKE ANY CORRECTIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SUCH CORRECTIONS. SUCH CONDITIONS SHALL BE ABOVE THE ENGINEER FORMALLY RESPONSIBLE FOR THE CONSEQUENCES OF SUCH FAILURE OF ACTION. ANY ACTION TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

ENGINEERING IMPROVEMENT PLANS FOR

ALMEG SUBDIVISION

CITY OF OAK CREEK, WI

PLANS PREPARED FOR

ALMEG, LLC

ATTN: ERVIG HYSAJ

4818 SOUTH 76TH STREET

GREENFIELD, WI 53220

PHONE: (262) 752-6211

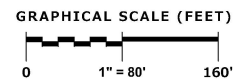
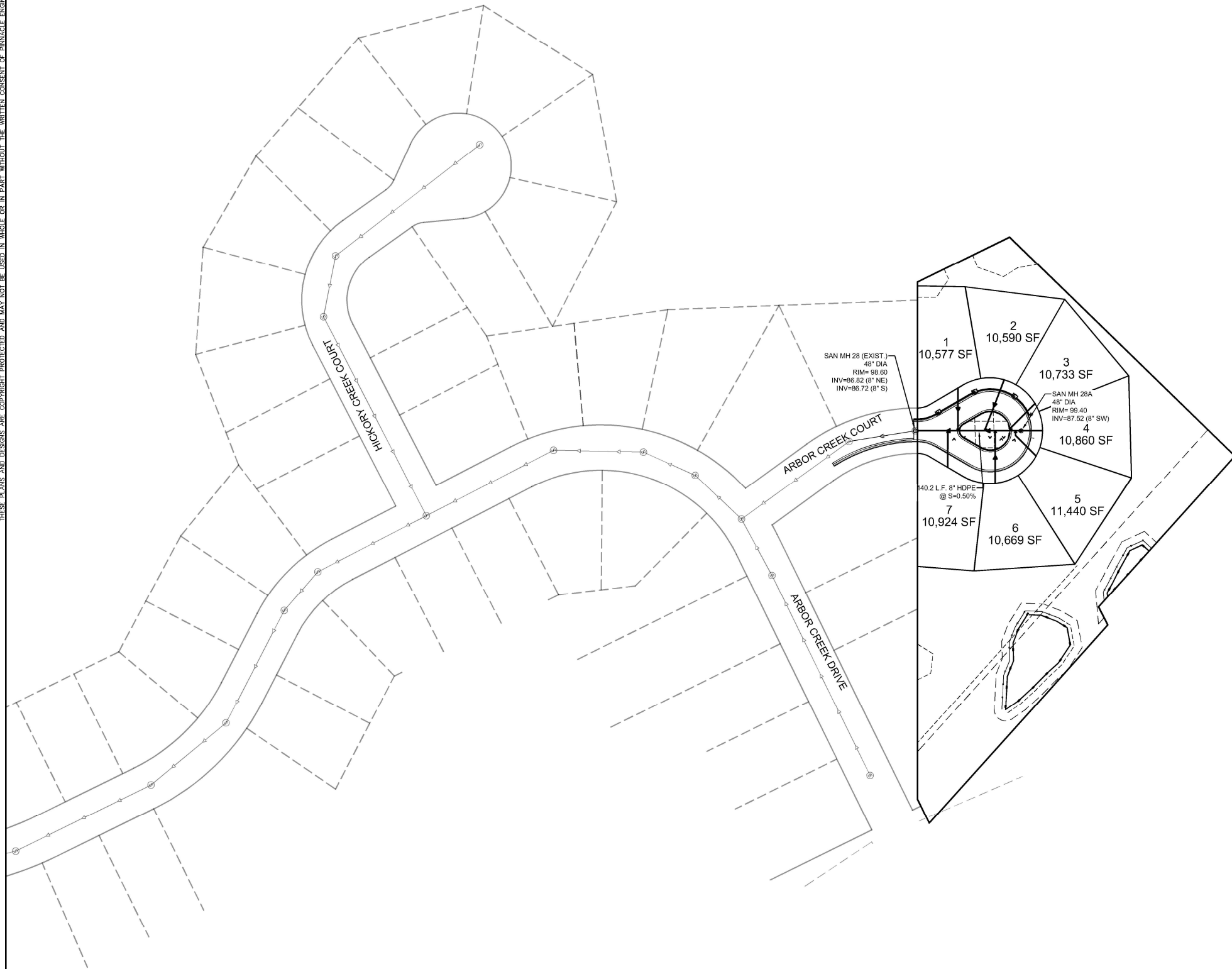
INDEX OF SHEETS

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C-10	EROSION CONTROL PLAN
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GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
3. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
5. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
6. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT, THE PROJECT. THIS INCLUDES, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
7. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
8. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS RECEIVED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
9. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
10. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
11. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY MEASURES AS THEY RELATE TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

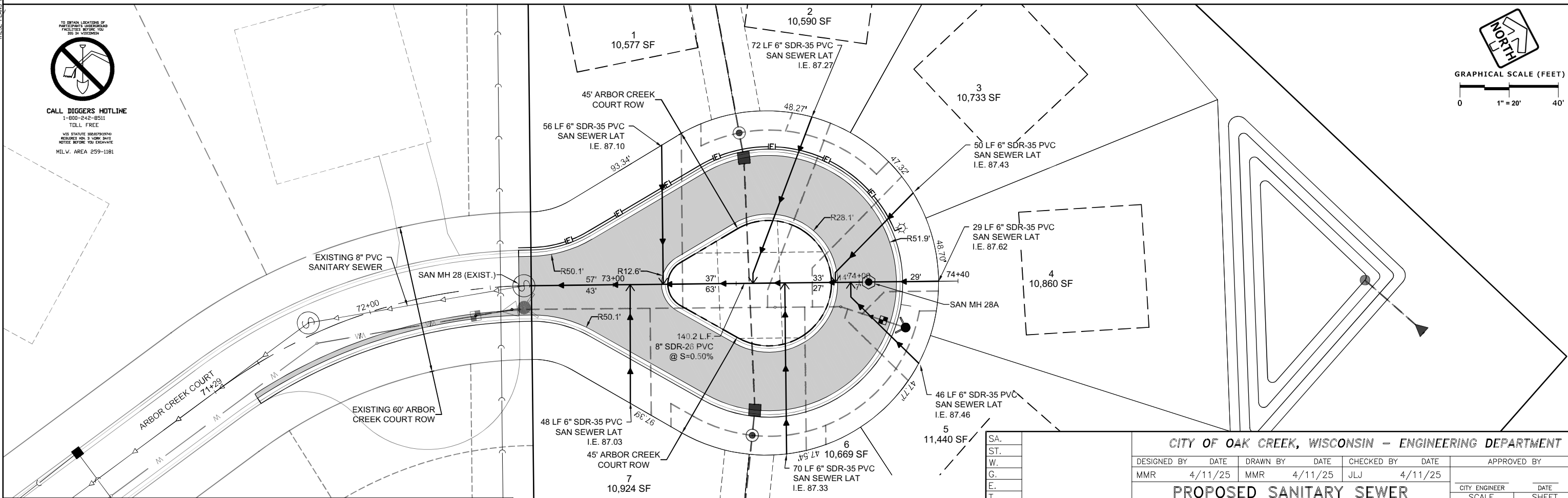
SA.			CITY OF OAK CREEK, WISCONSIN – ENGINEERING DEPARTMENT																	
ST.			DESIGNED BY		DATE		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY					
W.			MMR		4/11/25		MMR		4/11/25		JLJ		4/11/25							
G.			<div>COVER SHEET</div> <div>ALMEG SUBDIVISION</div> <div>OAK CREEK, WI</div>												CITY ENGINEER		DATE			
E.															SCALE		SHEET			
T.															PLAN HOR.		N/A		C-1	
I.															PROFILE				OF	
TS.															HOR.		N/A		C-13	
PP.	VER.		N/A																	
	REVISION BY		DATE		APPROVED BY COUNCIL RESOLUTION NO.								FILE NO:							



2:\PROJECTS\2023\3614.00A-WI\CAD\3614.00-WI SANITARY SEWER.DWG Wednesday, May 7, 2025 10:49:50 AM THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



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TOLL FREE
VTS STATUTE 90.00(2)(b) REQUIRED FOR 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181



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WISCONSIN OFFICE:
20725 WATERTOWN RD., SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

ESTIMATE OF QUANTITIES:

8" PVC ASTM D-3034 SDR-35 SANITARY SEWER
6" PVC ASTM D-3034 SDR-35 SANITARY LATERAL
48" DIA SANITARY SEWER MANHOLE

140.2 LF
7 EA (371 LF)
1 EA (11.88 VF)



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SA.
ST.
W.
G.
E.
T.
L.
TS.
PP.

REVISION BY DATE

CITY OF OAK CREEK, WISCONSIN – ENGINEERING DEPARTMENT

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
MMR	4/11/25	MMR	4/11/25	JLJ	4/11/25

APPROVED BY

PROPOSED SANITARY SEWER
IN: ARBOR CREEK COURT (STA 72+00 TO STA 74+40)
ALMEG SUBDIVISION
OAK CREEK, WI

CITY ENGINEER SCALE	DATE SHEET
------------------------	---------------

PLAN HOR. 1" = 20'	C-3
PROFILE HOR. 1" = 20' VER. 1" = 4'	OF C-13

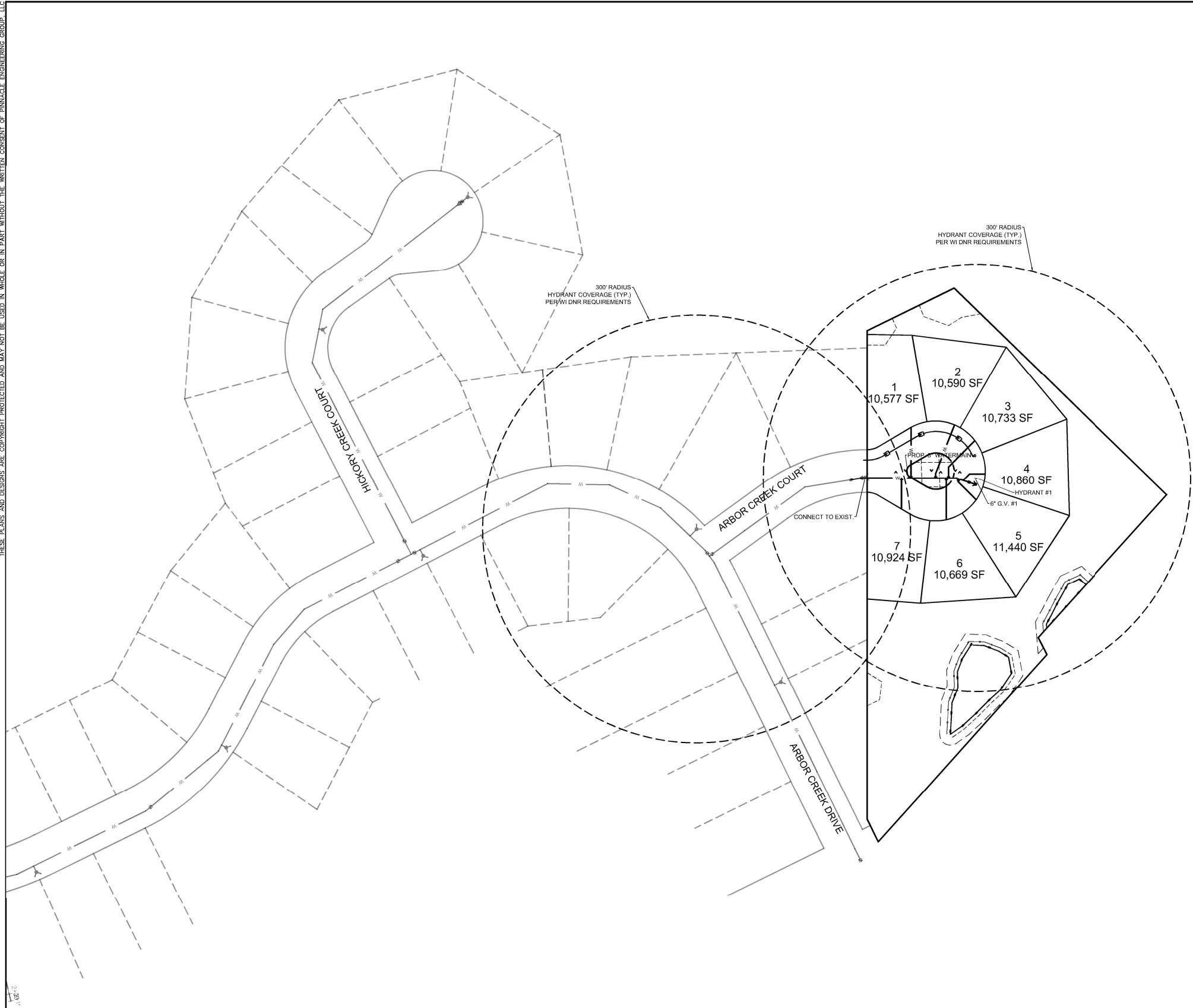
FILE NO:

APPROVED BY COUNCIL RESOLUTION NO.

FOR AGENCY REVIEW

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Z:\PROJECTS\2023\3614.001-WI\CAD\3614.001-WI WATERMAIN SYSTEM.DWG Wednesday, May 7, 2025 10:50:08 AM THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



WATER MAIN

ALL TRACER WIRE SHALL BE TESTED WITH STANDARD LOCATING EQUIPMENT PRIOR TO UTILITY ACCEPTANCE. ANY WIRE THAT IS NOT ACCEPTABLE SHALL BE EXCAVATED AND REPAIRED.

CONTRACTOR: _____
MAINLINE INSPECTION BY: _____
LATERALS INSPECTED BY: _____
DATE COMPLETED: _____
TYPE OF PIPE, A.S.T.M. No.: _____
TYPE OF PIPE, A.S.T.M. No.: _____
FRAME TO CHIMNEY SEAL: _____
AS-BUILTS BY: _____ DATE: _____



PLAN | DESIGN | DELIVER

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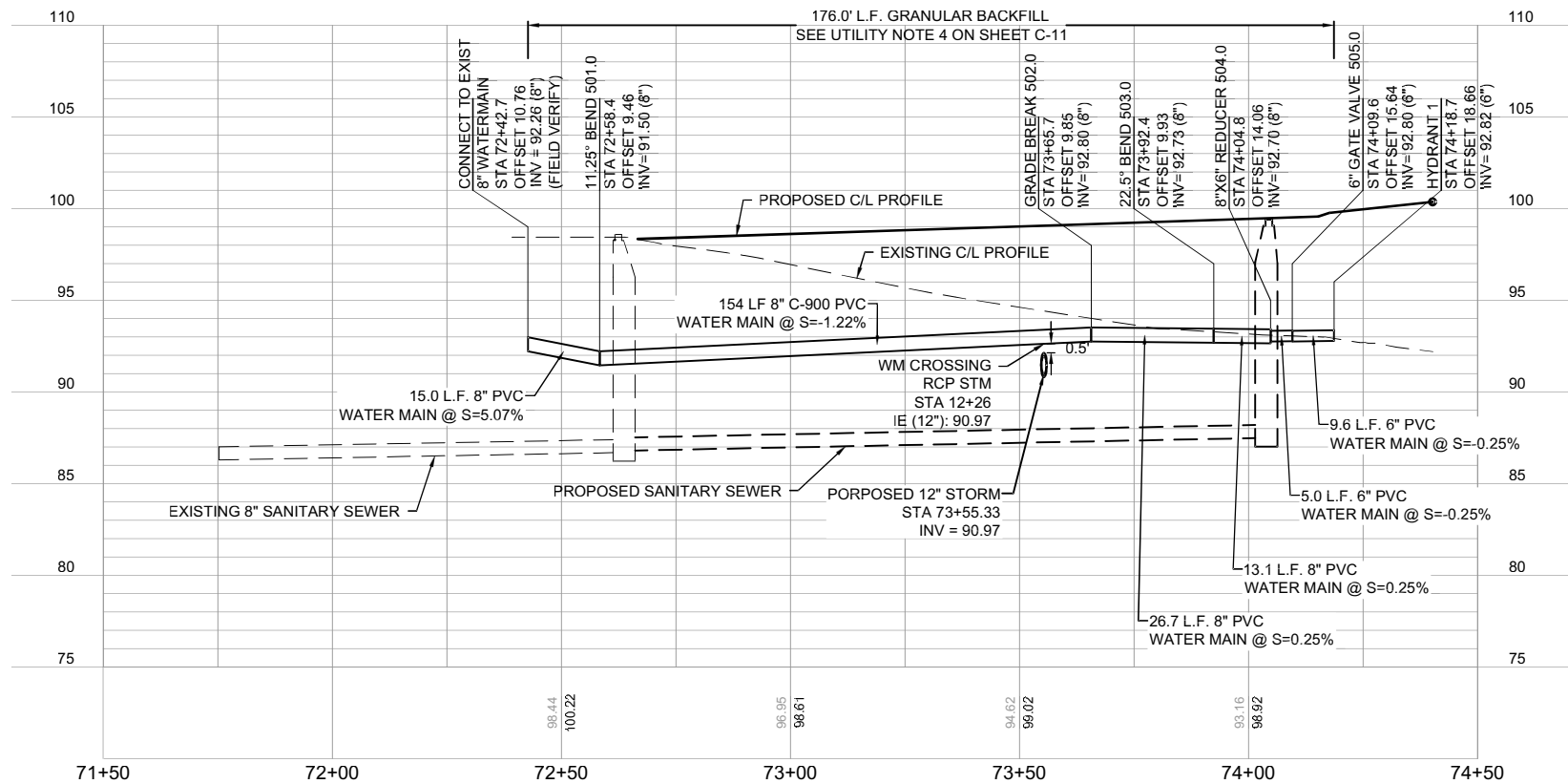
NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE (SEADRIFT) REQUIRES RISK & WORK RATE NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

SA.			CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT																	
ST.			DESIGNED BY		DATE		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY					
W.			MMR		4/11/25		MMR		4/11/25		JLJ		4/11/25							
G.			WATERMAIN SYSTEM MAP												CITY ENGINEER		DATE			
E.															SCALE		SHEET			
T.															PLAN		HOR. 1" = 80'		C-4	
I.															PROFILE				OF	
TS.			ALMEG SUBDIVISION												HOR. N/A					
PP.															OAK CREEK, WI					
			REVISION BY		DATE		APPROVED BY COUNCIL RESOLUTION NO.						FILE NO:							

Z:\PROJECTS\2023\3614.00A WICAD\SH15\3614.00-WI WATERMAIN.DWG Wednesday, May 7, 2025 10:50:29 AM
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ESTIMATE OF QUANTITIES:

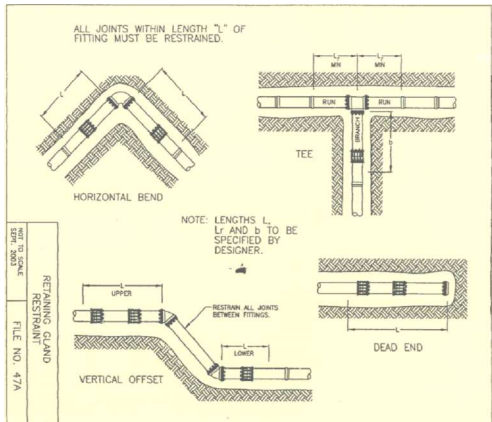
6" PVC AWWA C-900 CLASS 150 DR-18 WATERMAIN	8 LF
8" PVC AWWA C-900 CLASS 150 DR-18 WATERMAIN	154 LF
6" GATE VALVE	1 EA
HYDRANT	1 EA
8" X 6" REDUCER	1 EA
1 1/2" HDPE WATER LATERAL	7 EA (399 LF)

JOINT RESTRAINT DISTANCE (FT) PER FITTING

FITTING	4"	6"	8"	12"	16"	20"
HORIZONTAL BEND-11.25°(L)	5'	5'	5'	5'	8'	8'
HORIZONTAL BEND-22.5°(L)	8'	8'	8'	10'	10'	15'
HORIZONTAL BEND-45°(L)	10'	10'	12'	16'	20'	26'
HORIZONTAL BEND-90°(L)	16'	20'	25'	32'	40'	52'
VERTICAL BEND-11.25°-UPPER (L)	6'	6'	8'	10'	12'	14'
VERTICAL BEND-11.25°-LOWER (L)	4'	4'	4'	4'	4'	6'
VERTICAL BEND-22.5°-UPPER (L)	8'	10'	14'	18'	24'	28'
VERTICAL BEND-22.5°-LOWER (L)	4'	5'	5'	8'	8'	8'
VERTICAL BEND-45°-UPPER (L)	12'	20'	26'	40'	50'	60'
VERTICAL BEND-45°-LOWER (L)	5'	5'	6'	10'	12'	14'
RESTRAIN LARGER SIZED PIPE	-	25'	50'	60'	80'	130'
REDUCER-DIA 4"(L)	-	-	25'	50'	60'	100'
REDUCER-DIA 6"(L)	-	-	-	25'	60'	100'
REDUCER-DIA 8"(L)	-	-	-	-	50'	120'
REDUCER-DIA 12"(L)	-	-	-	-	-	50'
REDUCER-DIA 16"(L)	-	-	-	-	-	50'
DEAD END(L)	40'	40'	60'	90'	120'	150'
TEE OR CROSS-RUN (L)	10'	10'	10'	20'	30'	40'
TEE-4" BRANCH(6)	8'	6'	6'	6'	6'	6'
TEE-6" BRANCH(6)	-	8'	6'	6'	6'	6'
TEE-8" BRANCH(6)	-	-	10'	6'	6'	6'
TEE-12" BRANCH(6)	-	-	-	12'	6'	6'
TEE-16" BRANCH(6)	-	-	-	-	30'	10'
TEE-20" BRANCH(6)	-	-	-	-	-	50'

STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN

FILE NO. 47A

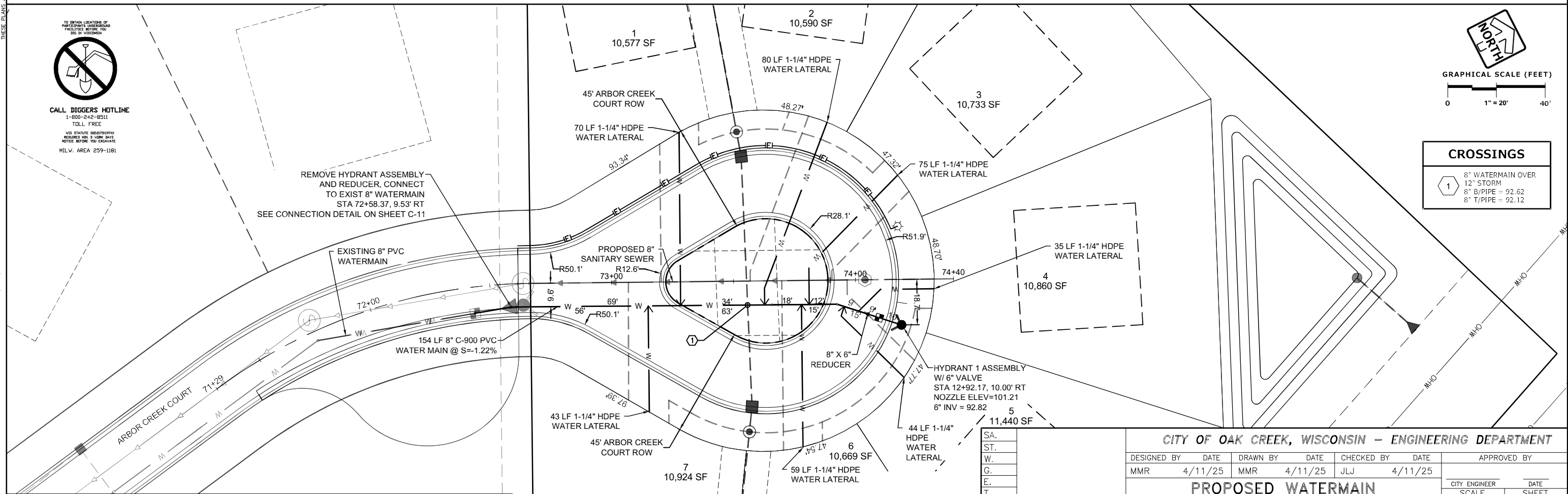


JOINT RESTRAINT DISTANCE PER FITTING



CALL DIGGERS HOTLINE
1-800-242-8311
TOLL FREE
VTS STATUTE 90.07(2)(b) REQUIRED FOR 3 WORK DAYS
NOTICE BEFORE YOU DIG AHEAD
MILWAUKEE AREA 259-1181

REMOVE HYDRANT ASSEMBLY
AND REDUCER, CONNECT
TO EXIST 8" WATERMAIN
STA 72+58.37, 9.53' RT
SEE CONNECTION DETAIL ON SHEET C-11



CROSSINGS

1	8" WATERMAIN OVER 12" STORM 8" B/PIPE = 92.62 8" T/PIPE = 92.12
---	--

CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
MMR	4/11/25	MMR	4/11/25	JLJ	4/11/25

APPROVED BY

PROPOSED WATERMAIN

IN: ARBOR CREEK COURT (STA 72+00 TO STA 74+40)
ALMEG SUBDIVISION
OAK CREEK, WI

CITY ENGINEER
SCALE

DATE
SHEET
PLAN
HOR. 1" = 20'
PROFILE
HOR. 1" = 20'
VER. 1" = 4'

FILE NO:

REVISION BY

DATE

APPROVED BY COUNCIL RESOLUTION NO.

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(262) 754-8888

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SA.	<div style="text-align: center;"> <h1>CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT</h1> <h2>STORM SEWER SYSTEM MAP</h2> <h3>ALMEG SUBDIVISION</h3> <h3>OAK CREEK, WI</h3> </div>		DESIGNED BY		DATE		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY			
ST.			MMR		4/11/25		MMR		4/11/25		JLJ		4/11/25					
W.																		
G.																		
E.																		
T.																		
I.																		
TS.																		
PP.																		
	REVISION BY		DATE		APPROVED BY COUNCIL RESOLUTION NO.								FILE NO:					

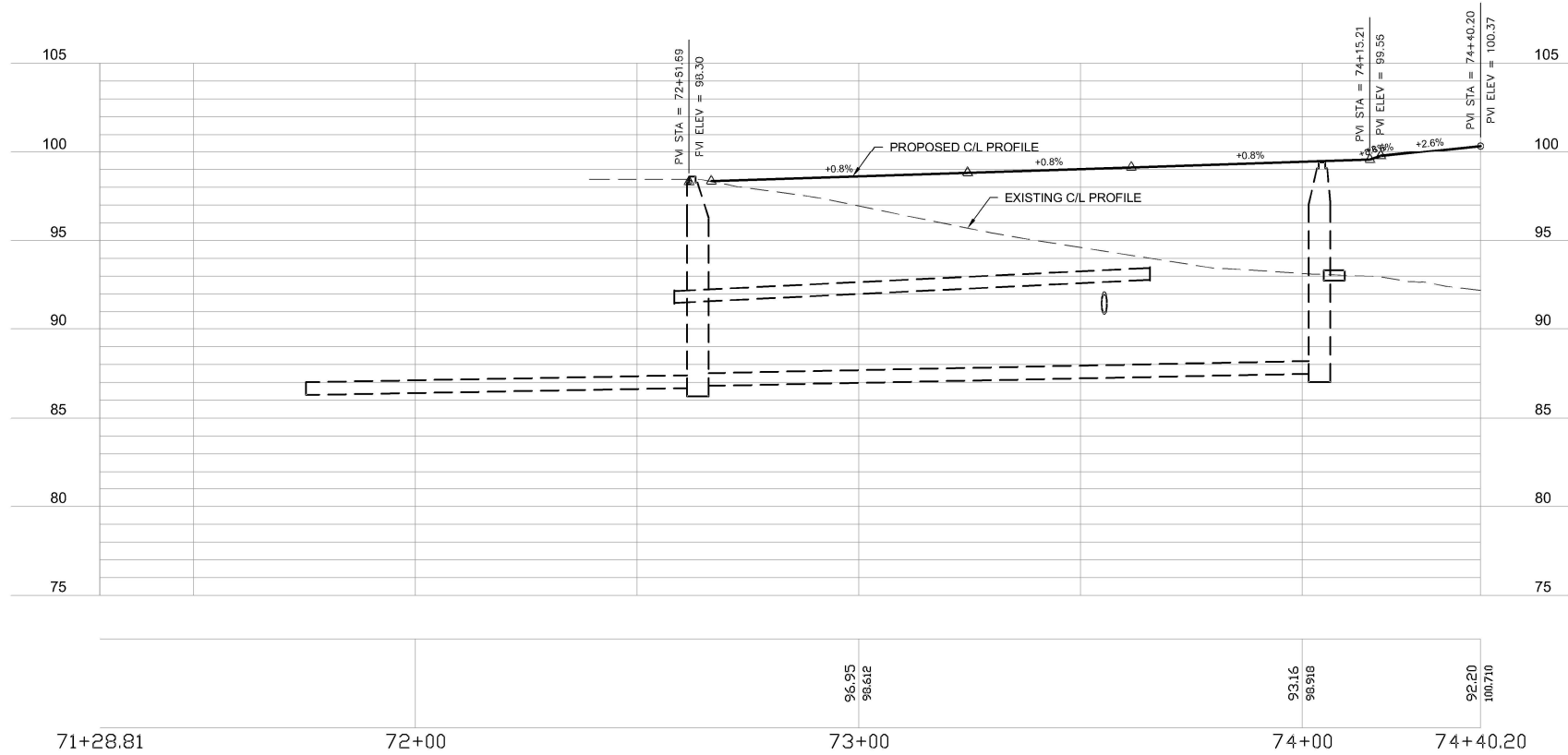


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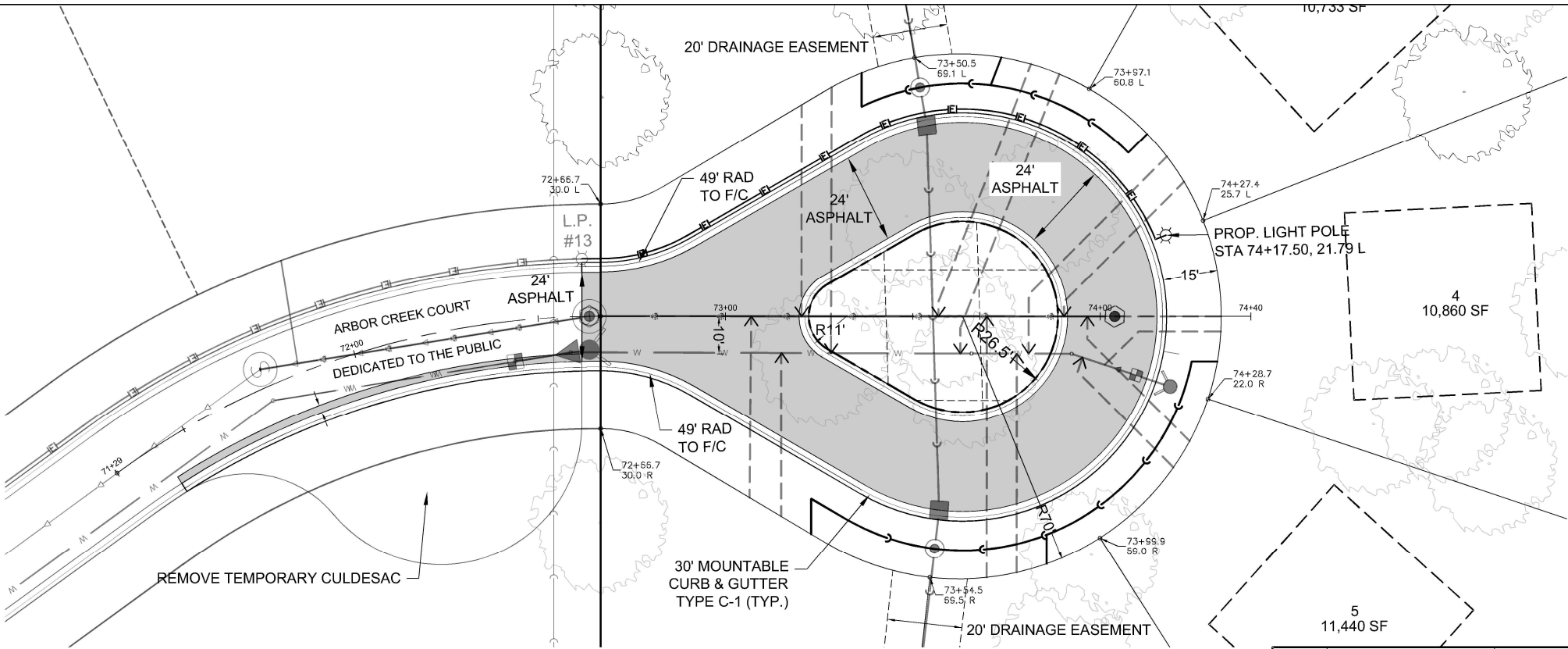
SA.	<div><div></div><div></div></div>		CITY OF OAK CREEK, WISCONSIN – ENGINEERING DEPARTMENT															
ST.			DESIGNED BY		DATE		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY			
W.			MMR		4/11/25		MMR		4/11/25		JLJ		4/11/25					
G.			<div><div>PROPOSED STORM SEWER</div><div>IN: ARBOR CREEK COURT (STA 72+00 TO STA 74+00)</div><div>ALMEG SUBDIVISION</div><div>OAK CREEK, WI</div></div>												CITY ENGINEER		DATE	
E.															SCALE		SHEET	
T.															PLAN HOR. 1"=20'		C-7	
I.															PROFILE HOR. 1"=20'		OF	
TS.															VER. 1"=4'		C-13	
PP.																		
	REVISION BY		DATE		APPROVED BY COUNCIL RESOLUTION NO.								FILE NO:					

Z:\PROJECTS\2023\3614.00A-WI\CAD\SHETS\3614.00-WI PAVING PP.DWG Wednesday, May 7, 2025 10:51:20 AM THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ESTIMATE OF QUANTITIES:

1-3/4" ASPHALT SURFACE	875 SY
3-1/4" ASPHALT BINDER	875 SY
10" CRUSHED AGGREGATE BASE	295 CY
31" CONCRETE CURB AND GUTTER	732 LF



NOTE: SEE DETAIL SHEET FOR PAVEMENT AND CURB DETAILS



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SA.		CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT					
ST.		DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
W.		MMR	4/11/25	MMR	4/11/25	JLJ	4/11/25
G.		APPROVED BY					
E.		CITY ENGINEER					
T.		SCALE					
L.		PLAN HOR. 1"=20'					
TS.		PROFILE HOR. 1"=20'					
PP.		VER. 1"=4'					
		C-8					
		OF					
		C-13					
		FILE NO:					
		APPROVED BY COUNCIL RESOLUTION NO.					
		REVISION BY					
		DATE					

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2:\PROJECTS\2023\3614-00A-WI\CAD\3614-00-WI GRADING PLAN.DWG Wednesday, May 7, 2025 10:51:36 AM THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



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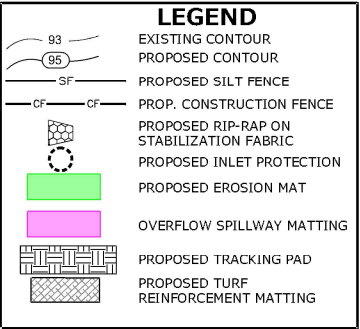
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SA.			CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT															
ST.			DESIGNED BY		DATE		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY			
W.			MMR		4/11/25		MMR		4/11/25		JLJ		4/11/25					
G.			EROSION CONTROL PLAN IN: ARBOR CREEK COURT (STA 72+00 TO STA 74+40) ALMEG SUBDIVISION OAK CREEK, WI												CITY ENGINEER		DATE	
E.															SCALE		SHEET	
T.															PLAN HOR. 1"=30'		C-10	
I.															PROFILE HOR. N/A		OF	
TS.																		
PP.															C-13			
	REVISION BY		DATE		APPROVED BY COUNCIL RESOLUTION NO.								FILE NO:					

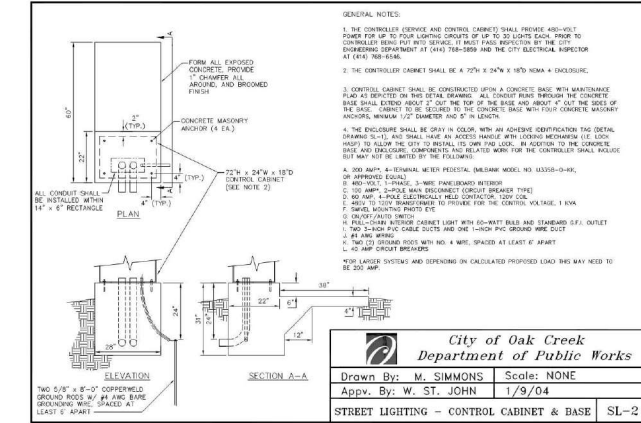
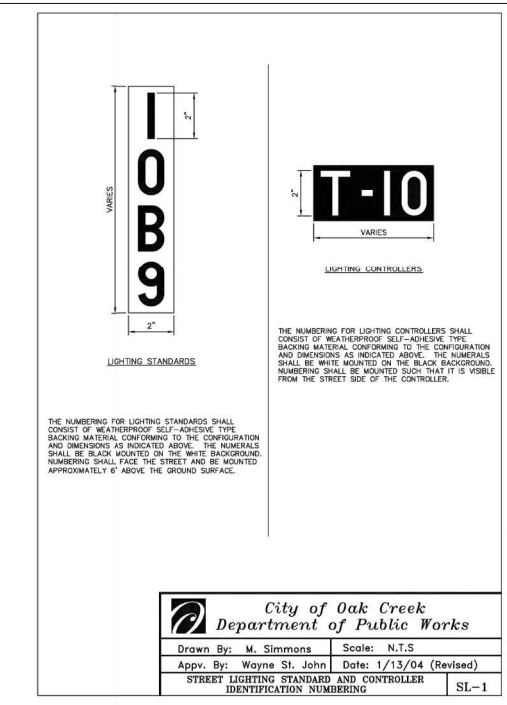
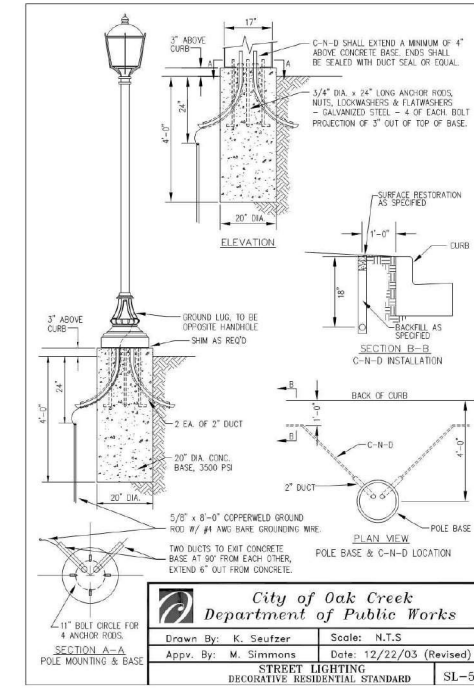
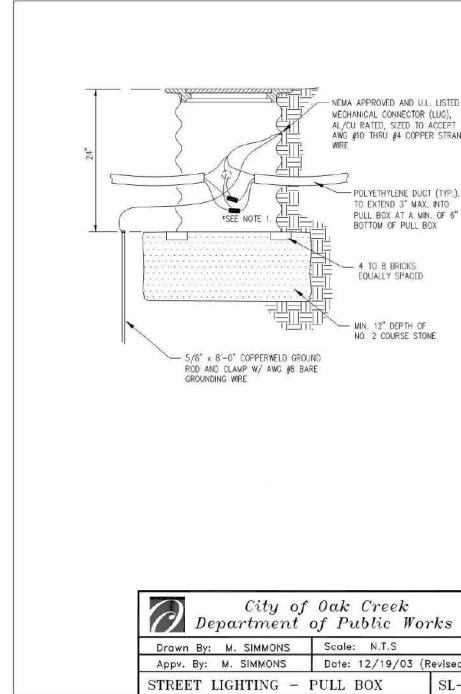
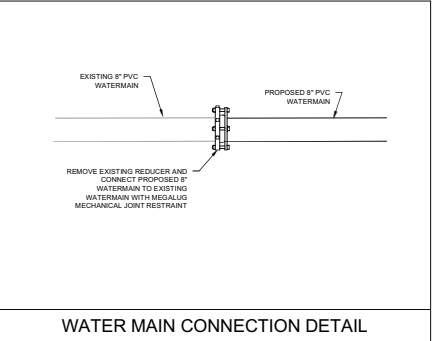
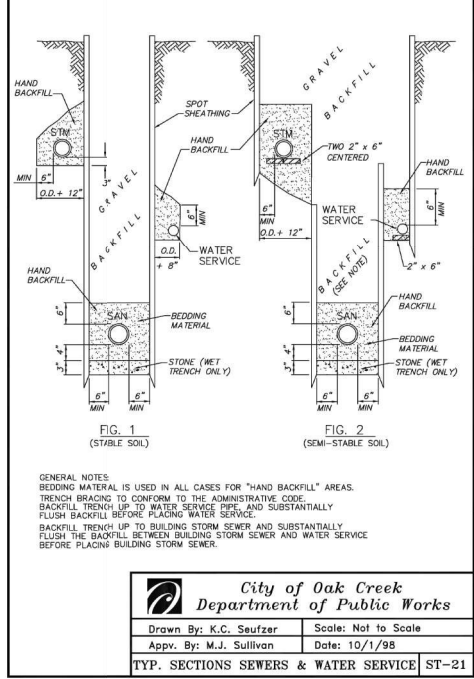
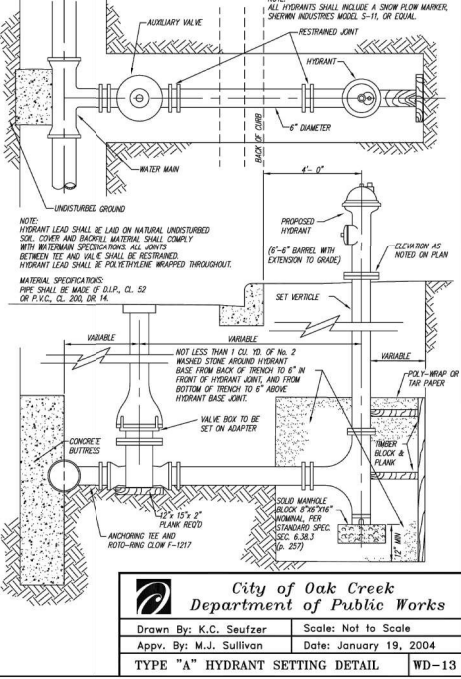
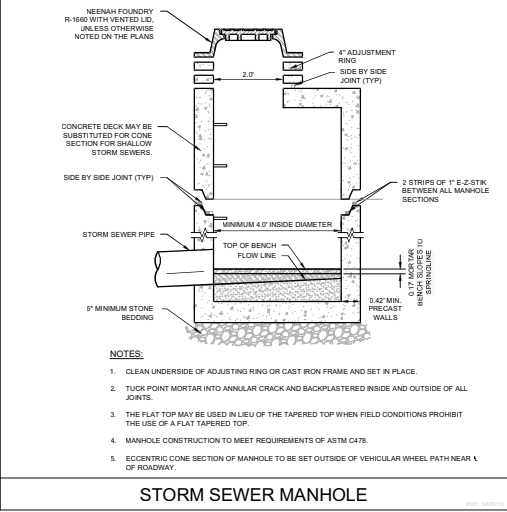
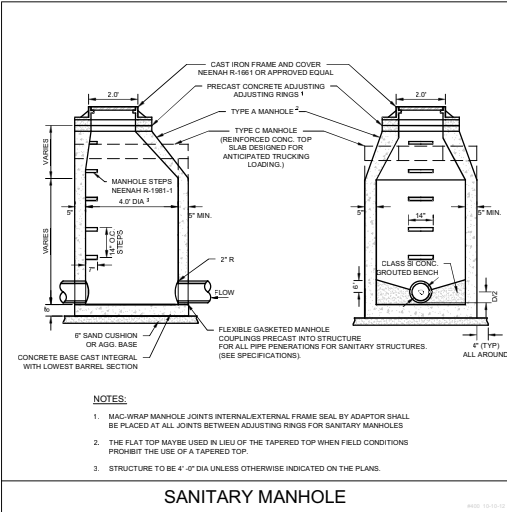


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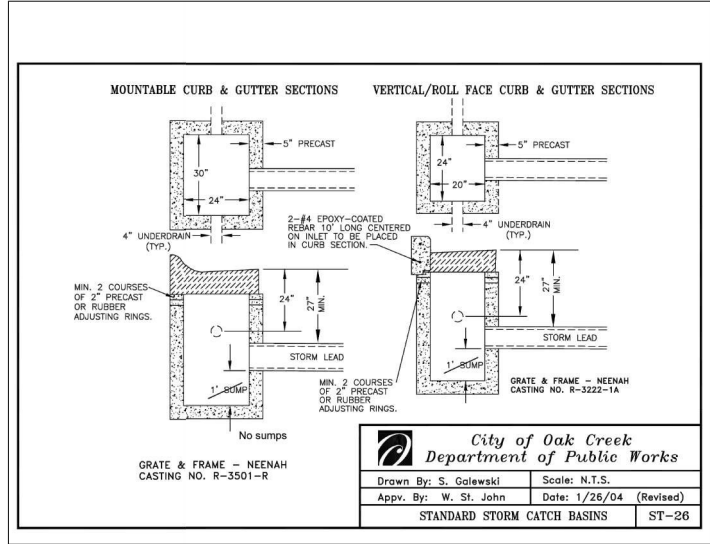
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BROOKFIELD, WI 53186
(262) 754-8888

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- UTILITY NOTES**
- GENERAL:**
- ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION, UNLESS OTHERWISE SPECIFIED. ANY ADDITIONAL REQUIREMENTS OF THE OAK CREEK WATER AND SEWER COMMISSION, MMDS AND STATE, AND LOCAL PLUMBING CODES SHALL ALSO APPLY.
 - CONTACT DIGGER'S HOTLINE BEFORE PERFORMING UTILITY WORK.
 - AN INSPECTOR SHALL BE ON THE JOB SITE DURING THE UNLOADING OF ALL MATERIALS AND DURING CONSTRUCTION OF THE SANITARY SEWER AND LATERALS, WATER MAIN AND LATERALS, AND STORM SEWER AND LATERALS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE UTILITY CITY 24 HOURS BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL SUPPLY MATERIAL CERTIFICATION SHEETS PRIOR TO UNLOADING OF ANY MATERIAL.
 - EXCAVATION BACKFILL SHALL BE MECHANICALLY COMPACTED IN 12" LIFTS WITHIN THE STREET ROW. THIS BACKFILL SHALL BE USED IN ALL TRENCHES TO 3' BEYOND THE BACK OF CURB WHEN NO SIDEWALK IS PROPOSED AND TO THE ROW LINE IN URBAN SECTIONS WITH SIDEWALK. NO FLUSHING OF TRENCHES SHALL BE ALLOWED. THE BACKFILL MATERIAL SHALL BE GRADED CRUSHED 1-1/4" STONE PER SECTION 8.43.7(C) OF THE STANDARD SPECIFICATIONS (1-1/4" TB). AS AN ALTERNATE BID, USE RECYCLED CONCRETE AS A BACKFILL MATERIAL. SPOIL BACKFILL PER SECTION 8.43.5 CAN BE USED IN AREAS OUTSIDE OF THE ROAD ROW. SLURRY BACKFILL SHALL BE USED FOR ALL EXISTING STREET CROSSINGS.
 - THE CITY ENGINEER SHALL APPROVE ANY CHANGES TO THE PLANS, IN WRITING, BEFORE SUCH CHANGES ARE MADE.
- SANITARY SEWER:**
- REVIEW THE CITY OF OAK CREEK DESIGN MANUAL CHAPTER 6 - SANITARY SEWER.
 - SANITARY SEWER PIPE MATERIAL FOR SEWER LESS THAN 20 FEET DEEP SHALL BE PVC ASTM D-3034 SDR-26. FOR SEWER DEEPER THAN 20 FEET, THE PIPE MATERIAL SHALL BE PVC AWWA C-900 DR-18. ALL PIPE SUPPLIED SHALL BE IN ACCORDANCE WITH SECTION 8.3.0 OF THE STANDARD SPECIFICATIONS.
 - SANITARY SEWER LATERALS SHALL BE 6" PVC ASTM D-3034 SDR-26 AT 2% SLOPE (MINIMUM 1%) CONNECTED TO THE SEWER MAIN USING A WYE. TEST TEES SHALL BE INSTALLED FOR ALL LATERALS.
 - BEDDING SHALL BE PROVIDED FOR ALL SANITARY SEWER CONSTRUCTED IN TRENCH. BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE CHIPS IN ACCORDANCE WITH SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS.
 - THE MINIMUM DIAMETER OF THE MANHOLE SHALL BE 48" AND A MINIMUM ACCESS DIAMETER OF 22-3/4" SHALL BE PROVIDED. THE CONE SECTION OF ALL SANITARY SEWER MANHOLES CONSTRUCTED IN THE CITY SHALL BE OF AN ECCENTRIC DESIGN WITH THE MANHOLE OPENING AND STAIRS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
 - MANHOLES SHALL BE MADE OF PRECAST CONCRETE, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. NO BRICK OR CONCRETE BLOCK MANHOLES SHALL BE PERMITTED. MANHOLES WITH PRE-POURED BENCHES WILL NOT BE ALLOWED.
 - INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER TIGHT CONNECTION OR ANOTHER WATER TIGHT CONNECTION ARRANGEMENT THAT ALLOWS MINIMAL DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
 - THE STANDARD MANHOLE FRAME AND LID REQUIRED SHALL BE A WATER-TIGHT DESIGN SUCH AS THE NEENAH FOUNDRY R-1661 WITH A SELF-SEAL COVER OR SIMILAR AS APPROVED BY THE UTILITY AND CITY ENGINEER. MANHOLES OUTSIDE OF THE PAVEMENT LIMITS SHALL BE BOLT-DOWN TYPE IN ACCORDANCE WITH FILE NO. 32 OF THE STANDARD SPECIFICATIONS OF SEWER AND WATER CONSTRUCTION IN WISCONSIN.
 - THE MANHOLE SHALL BE SET TO FINISH GRADE. THE CORBEL SECTION SHOULD BEGIN 4 FEET BELOW ESTABLISHED STREET GRADE.
 - THE MANHOLE FRAME AND LID SHALL BE ADJUSTED TO FINAL GRADE BY MEANS OF PRECAST CONCRETE ADJUSTING RINGS. THE INDIVIDUAL ADJUSTING RINGS SHALL HAVE A MAXIMUM HEIGHT OF 8" AND A MINIMUM OF 2" AND SHALL BE SEALED WITH BITUMINOUS OR PLASTIC MASTIC TO ASSURE WATER TIGHTNESS. THE MAXIMUM CHIMNEY HEIGHT SHALL NOT EXCEED 18" FROM THE TOP OF THE PRE-CAST SECTION TO THE TOP OF THE CASTING.
 - WHILE FRAME TO CHIMNEY SEALS ARE REQUIRED, ONLY EXTERNAL SEALS BY ADAPTER, INC. OR APPROVED EQUAL FOR THE MANHOLES WITHIN THE STREET PAVEMENT OR ANY PAVED AREA SHALL BE PERMITTED.
 - FOLLOW THE CITY AND MMDS TESTING AND INSPECTION REQUIREMENTS.
 - THE CONTRACTOR SHALL FURNISH AND PLACE A TEMPORARY 2" X 6" WOOD POST, MARKED WITH GREEN PAINT AT THE TERMINUS OF EACH SEWER SERVICE.
- WATER MAIN:**
- ALL WORK DONE AND MATERIALS USED IN CONNECTION WITH ANY WATER MAIN EXTENSION INSTALLATION, WATER MAIN TAPPING, AND THE INSTALLATION OF SERVICE PIPES AND APPURTENANCES FROM THE CITY WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL CODE OF THE CITY OF OAK CREEK, AMERICAN WATER WORKS ASSOCIATION SPECIFICATIONS, AMERICAN STANDARDS ASSOCIATION SPECIFICATIONS, AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN WISCONSIN, CURRENT EDITION, AND THE SPECIFICATIONS IN CHAPTER 7 - WATER DISTRIBUTION SYSTEM, CITY OF OAK CREEK DESIGN MANUAL.
 - ALL WATER MAIN SHALL BE PVC WATER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-900 PRESSURE CLASS 150.
 - DETAILS REGARDING VALVES, FITTINGS, FIRE HYDRANTS AND THRUST BLOCKS ARE INCLUDED IN CHAPTER 7 OF THE CITY DESIGN MANUAL. PVC FITTINGS SHALL BE USED ON ALL PVC PIPE. PVC FITTINGS 4"-12" IN DIAMETER SHALL BE INJECTION MOLDED AND COMPLY WITH THE REQUIREMENTS OF AWWA C907 AND BE CERTIFIED TO CSA B137.2. MOLDED FITTINGS WILL BE MADE OF PVC COMPOUND WITH A MINIMUM HYDROSTATIC DESIGN BASIS OF 4000 PSI. MOLDED FITTINGS MUST BE FACTORY MUTUAL APPROVED AND LISTED BY THE UNDERWRITER'S LABORATORIES INTERNATIONAL (ULI).
 - BEDDING MATERIAL FOR WATER MAIN SHALL BE OF ROAD SAND QUALITY PER CHAPTER 7.
 - THE WATER LATERALS SHALL BE HDPE.
 - ALL WATER MAIN AND LATERALS SHALL BE TESTED IN FULL ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 4.15.0 AND SECTION 5.5.18 OF THE STANDARD SPECIFICATIONS.
 - THE CONTRACTOR SHALL FURNISH AND PLACE A TEMPORARY 2"x6" WOOD POST, MARKED WITH BLUE PAINT AT THE END OF EACH WATER SERVICE. ANY DEVIATION FROM APPROVED PLANS OR SPECIFICATIONS AFFECTING THE PERFORMANCE OR INSTALLATION OF THE WATER MAIN AND SERVICES SHALL BE APPROVED, IN WRITING, BY THE UTILITY AND CITY ENGINEER BEFORE SUCH CHANGES ARE MADE.
 - A LIST OF ALL ACCEPTABLE FIRE HYDRANTS, RESILIENT WEDGE GATE VALVES, TAPPING SADDLES, AND ALL OTHER APPURTENANCES IS INCLUDED IN CHAPTER 7 OF THE CITY DESIGN MANUAL.
- STORM SEWER:**
- REVIEW THE CITY OF OAK CREEK DESIGN MANUAL CHAPTER 5 - STORM SEWER AND OPEN CHANNELS.
 - ALL STORM SEWER GREATER THAN 18" DIAMETER SHALL BE REINFORCED CONCRETE PIPE WITH RUBBER GASKET-JOINTS. PIPE 18" IN DIAMETER AND SMALLER SHALL BE ADS N-12 WITH W-JOINTS.
 - RIP RAP WITH UNDERLYING TYPE HR GEOTEXTILE FABRIC IS REQUIRED AT ALL DISCHARGE POINTS.
 - STORM LATERALS SHALL BE 6" PVC INSTALLED AT A MINIMUM 1% AND MAXIMUM 4%.
 - CATCH BASINS, MANHOLES AND MANHOLE INLETS SHALL BE PRECAST CONCRETE. NO SUMPS. 42" MINIMUM DIAMETER MANHOLES.
 - MOUNTABLE CURB INLETS FRAMES AND GRATES SHALL BE NEENAH R-3501-R. MANHOLE FRAMES AND GRATES SHALL BE R-1661.
 - END SECTIONS ON 18" DIAMETER PIPES AND LARGER SHALL CONTAIN A SAFETY GRATE WITH MAXIMUM BAR SPACING OF 6".
 - THE CONTRACTOR SHALL FURNISH AND PLACE A TEMPORARY 2"x6" WOOD POST, MARKED WITH GREEN PAINT, AT THE END OF EACH STORM LATERAL.



CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY
MMR	4/11/25	MMR	4/11/25	JLJ	4/11/25	

CONSTRUCTION DETAILS

ALMEG SUBDIVISION
OAK CREEK, WI

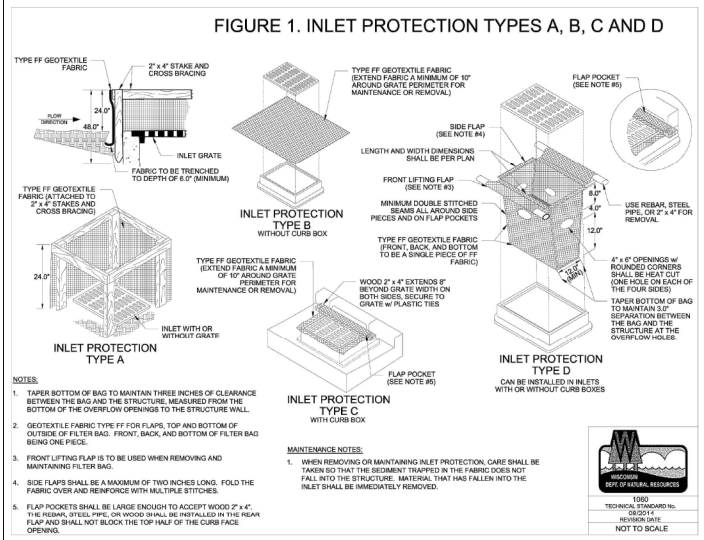
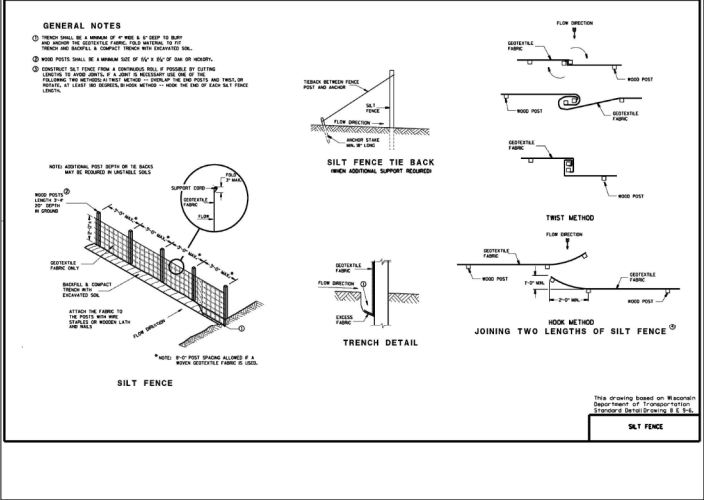
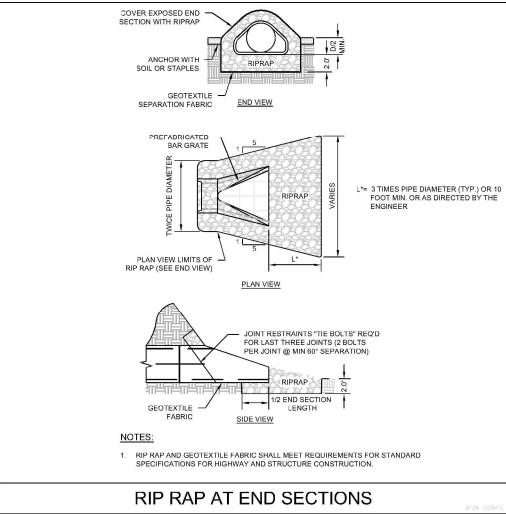
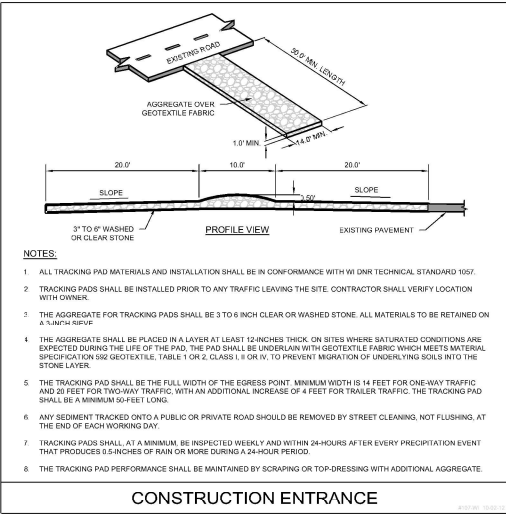
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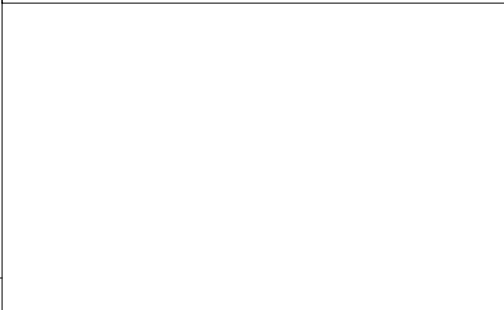
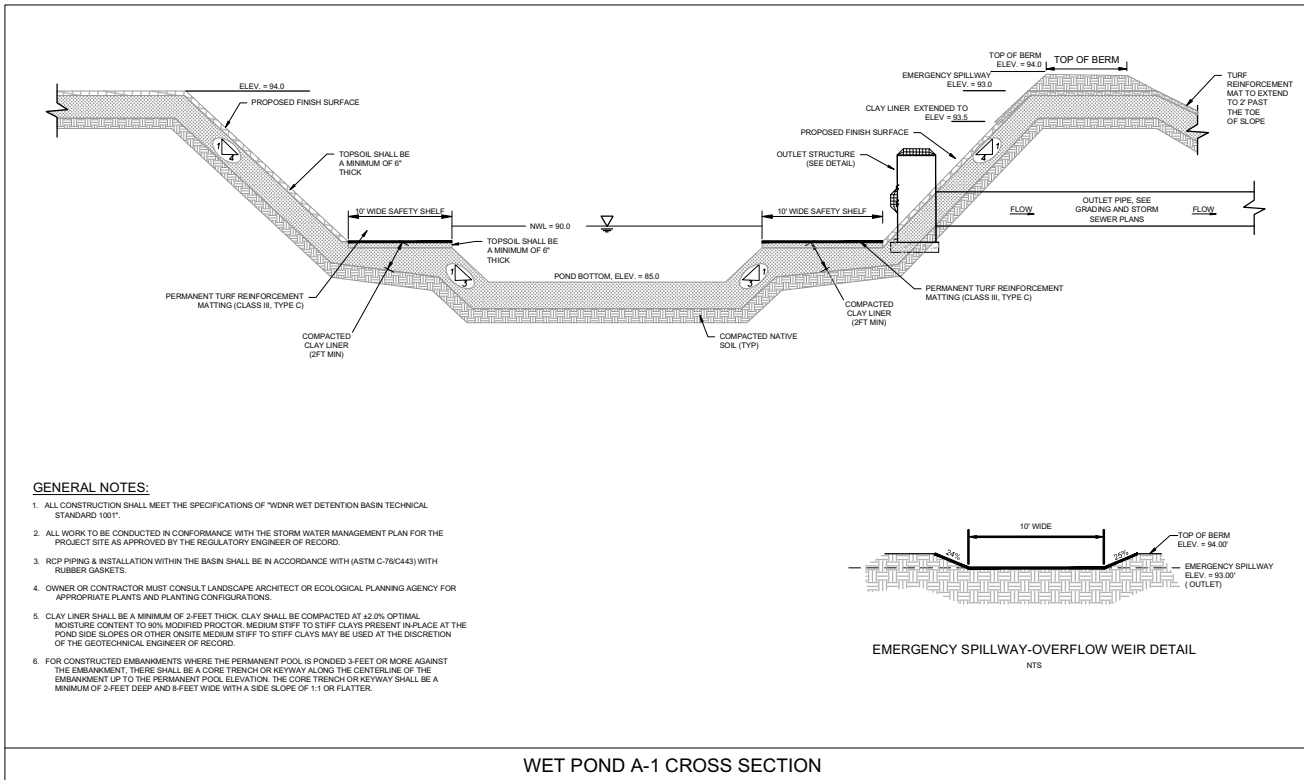
SA.	REVISION BY	DATE
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I.		
TS.		
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Wednesday, May 7, 2025 10:52:06 AM

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SA.			CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT									
ST.			DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY			
W.			MMR	4/11/25	MMR	4/11/25	JLJ	4/11/25				
G.			<div style="text-align: center;"> <h2>CONSTRUCTION DETAILS</h2> <h3>ALMEG SUBDIVISION</h3> <h3>OAK CREEK, WI</h3> </div>						CITY ENGINEER		DATE	
E.									SCALE		SHEET	
T.									PLAN	HOR. <u> </u> N/A		C-13
I.									PROFILE			
TS.									HOR.	<u> </u> N/A		OF
PP.	VER.	<u> </u> N/A		C-13								
	REVISION BY	DATE	APPROVED BY COUNCIL RESOLUTION NO.				FILE NO:					



WETLANDS DELINEATED BY K.
SHERFINSKI OF HELIANTHUS, LLC
ON SEPTEMBER 8, 2022.



ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com

Client Name and Address

ALMEG LLC
9025 S. NICHOLSON ROAD
OAK CREEK, WI 53154

WETLAND BOUNDARY
& TREE SURVEY MAP

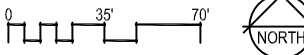
9025 S. NICHOLSON ROAD
OAK CREEK, WI 53154



Drawn By	JBS
Project Number	22-194
Date	09-30-2022
Sheet	1.0
Exhibit	

FIGURE 8

Scale: 1" = 70'



Tree ID#	Northings	Eastings	Elevation	Species Code	Common Name	DBH (Inches)	Species Condition
201	327617.6207	2532805.014	675.2764	TILAME	American basswood	17	GOOD
202	327263.1071	2533223.646	675.3755	PYRCOM	Pear	16	GOOD
203	327322.3214	2533162.393	671.7639	PYRCOM	Pear	12	25%DEAD
204	327322.1557	2533173.212	671.6248	PYRCOM	Pear	12	25%DEAD
205	327324.4406	2533216.573	671.1627	PYRCOM	Pear	13	25%DEAD
206	327364.2794	2533158.539	670.1622	MALPUM	Apple	13	50%DEAD
207	327405.8782	2532868.183	679.1477	PYRCOM	Pear	16	25%DEAD
208	327294.35	2533092.008	675.0155	PYRCOM	Pear	12	GOOD
209	327473.1014	2533046.048	673.3447	PYRCOM	Pear	11+6+7	25%DEAD
210	327501.1552	2532953.48	673.2459	PYRCOM	Pear	14	25%DEAD
211	327518.8049	2533052.184	673.4342	ACENEG	Box elder	9+8+12+7+8+10+7	25%DEAD
212	327519.5566	2532934.016	673.3245	ACENEG	Box elder	13	GOOD
213	327478.7198	2532854.626	676.9351	ACENEG	Box elder	14	25%DEAD
214	327513.2885	2532860.156	675.429	ACENEG	Box elder	8+7+7+12	GOOD
215	327511.2824	2532877.262	678.0024	TILAME	American basswood	7+10	GOOD
216	327552.211	2532845.278	674.2081	TILAME	American basswood	21+18	50%DEAD
217	327549.5912	2532818.19	675.0252	PICABI	Norway spruce	13	GOOD
218	327548.8639	2532806.231	675.35	PICABI	Norway spruce	18	GOOD
219	327515.4442	2532831.306	676.0575	MALPUM	Apple	12+13	25%DEAD
220	327456.8117	2532766.7	678.9117	PYRCOM	Pear	9+8+8	25%DEAD
221	327474.9705	2532728.856	678.271	ULMAME	American elm	13+7+8	GOOD
222	327540.1664	2532770.517	677.1092	CAROVA	Shagbark hickory	20	GOOD
223	327628.2281	2532722.825	673.2217	TILAME	American basswood	18	25%DEAD
224	327631.2294	2532718.06	673.2103	TILAME	American basswood	17	25%DEAD
225	327683.3287	2532843.539	670.9062	MALPUM	Apple	24	25%DEAD
226	327713.9864	2532844.825	668.8138	ACENEG	Box elder	11+10+8+8+7+7	GOOD
227	327663.5048	2532867.593	672.0885	MALPUM	Apple	10+10	GOOD
228	327755.9347	2532887.988	667.99	ACENEG	Box elder	9-9-8-8-8	GOOD
229	327748.1493	2532924.747	669.1531	MALPUM	Apple	12+10+9	25%DEAD
230	327731.1291	2532899.962	683.5091	MALPUM	Apple	14	50%DEAD
231	327665.7195	2532933.582	671.198	MALPUM	Apple	14	50%DEAD
232	327776.4277	2532957.756	669.7617	MALPUM	Apple	12+9+7	25%DEAD
233	327777.9739	2533025.094	668.4367	MALPUM	Apple	12+10+7	25%DEAD
234	327677.0278	2533040.914	664.2098	PYRCOM	Pear	12+10+11	25%DEAD
235	327597.0845	2533091.439	667.2948	MALPUM	Apple	12+9+9	25%DEAD
236	327588.0138	2533048.783	668.6827	MALPUM	Apple	12	50%DEAD
237	327563.0183	2533008.594	671.3467	MALPUM	Apple	10+9+9+8	25%DEAD
238	327602.4498	2532936.368	671.5232	MALPUM	Apple	10+10+9	50%DEAD
239	327620.3743	2532941.576	671.0262	MALPUM	Apple	12	25%DEAD
240	327625.3555	2532959.474	670.0865	MALPUM	Apple	18	50%DEAD
241	327530.0551	2532905.234	673.7422	PICPUN	Colorado spruce	9+8	25%DEAD
242	327664.0782	2532655.72	668.5315	TILAME	American basswood	14+8+8+8+7	GOOD
243	327656.7671	2532669.034	665.0044	TILAME	American basswood	18+20	GOOD
244	327629.2831	2532669.26	679.679	TILAME	American basswood	14	GOOD
245	327621.9952	2532658.859	670.2698	TILAME	American basswood	19+18+9+8+8+7	GOOD
246	327641.5683	2532627.865	668.1427	MALPUM	Apple	14	25%DEAD
247	327611.1558	2532631.014	669.5739	CAROVA	Shagbark hickory	12	GOOD
248	327604.5668	2532611.498	667.9928	CAROVA	Shagbark hickory	12	GOOD
249	327589.2668	2532606.538	668.197	CAROVA	Shagbark hickory	12	GOOD
250	327593.1869	2532636.535	670.3162	TILAME	American basswood	14+12	GOOD
251	327560.8751	2532619.992	671.3174	TILAME	American basswood	14+16+15	GOOD
252	327534.8351	2532635.997	673.4871	TILAME	American basswood	14	GOOD
253	327533.0241	2532640.38	675.0026	TILAME	American basswood	16	GOOD
254	327528.6525	2532643.257	674.3515	TILAME	American basswood	13+15	GOOD



ADAMS GARDEN PARK
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Client Name and Address

ALMEG LLC
9025 S. NICHOLSON ROAD
OAK CREEK, WI 53154

EXISTING TREE SURVEY

9025 S. NICHOLSON ROAD
OAK CREEK, WI 53154

Drawn By JBS

Project Number 22-194

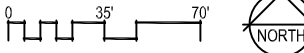
Date 09-30-2022

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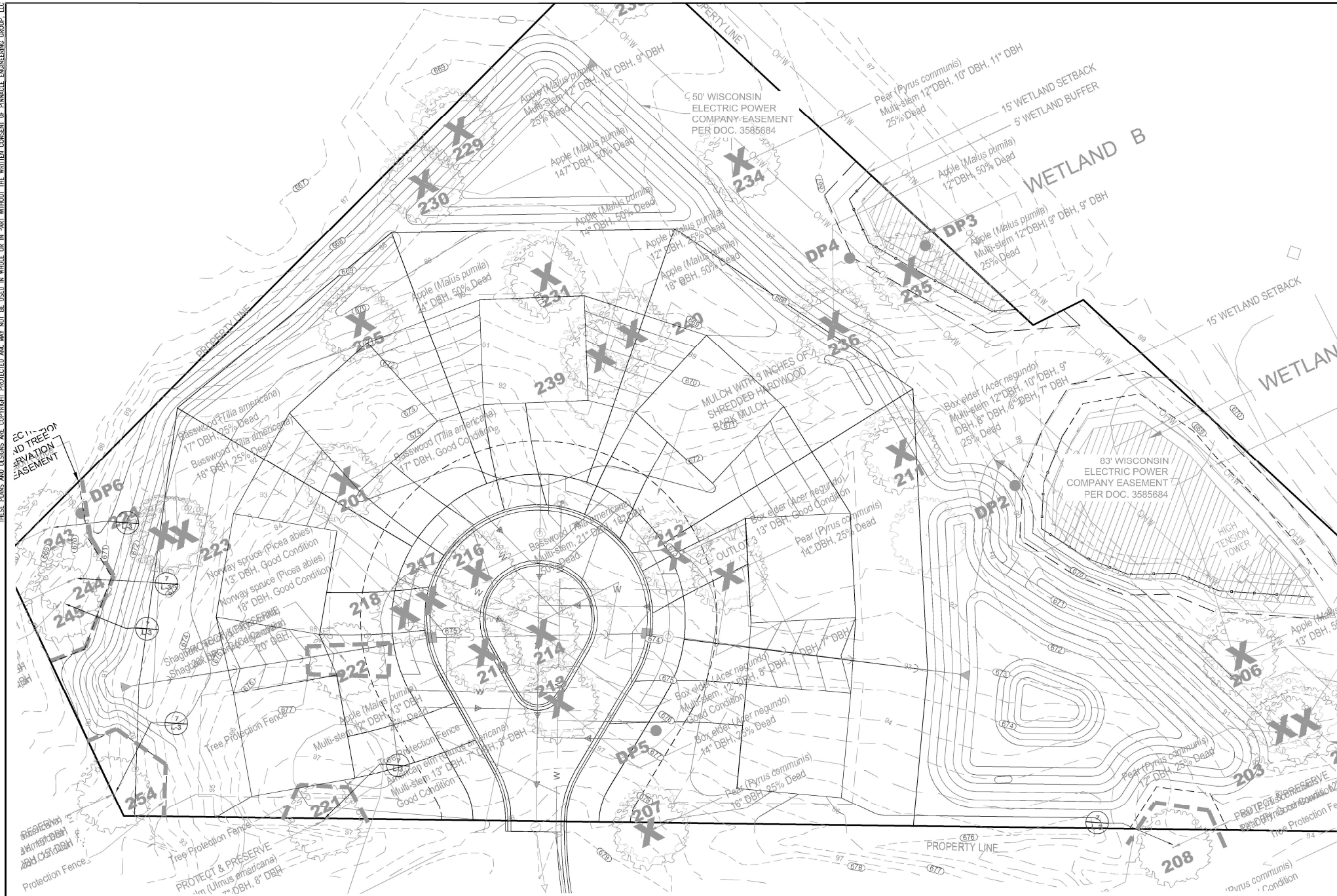
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FIGURE 8

Scale: 1" = 70'



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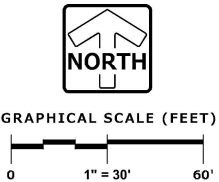
Tree Number	Species DBH	Common Name	Species Condition	Preservation & Removal Notes
201	17	American basswood	GOOD	Remove due to location. Requires 3 replacement trees.
202	16	Pear	GOOD	Remove due to location. Requires 0 replacement trees- invasive species.
203	12	Pear	25%DEAD	Remove due to age and poor condition.
204	12	Pear	25%DEAD	Remove due to age and poor condition.
205	13	Pear	25%DEAD	Remove due to age and poor condition.
206	13	Apple	50%DEAD	Remove due to age and poor condition.
207	16	Pear	25%DEAD	Remove due to age and poor condition.
208	12	Pear	GOOD	Preseve & Protect
210	14	Pear	25%DEAD	Remove due to age and poor condition.
211	9+8+12+7+8+10+7	Box elder	25%DEAD	Remove due to age and poor condition.
212	13	Box elder	GOOD	Remove due to location. Requires 0 replacement trees- invasive species.
213	14	Box elder	25%DEAD	Remove due to age and poor condition.
214	8+7+7+12	Box elder	GOOD	Remove due to location. Requires 0 replacement trees- invasive species.
216	21+18	American basswood	50%DEAD	Remove due to age and poor condition.
217	13	Norway spruce	GOOD	Remove due to location. Requires 3 replacement trees.
218	18	Norway spruce	GOOD	Remove due to location. Requires 3 replacement trees.
219	12+13	Apple	25%DEAD	Remove due to age and poor condition.
221	13+7+8	American elm	GOOD	Preseve & Protect
222	20	Shagbark hickory	GOOD	Remove due to location. Requires 3 replacement trees.
223	18	American basswood	25%DEAD	Remove due to age and poor condition.
224	17	American basswood	25%DEAD	Remove due to age and poor condition.
225	24	Apple	25%DEAD	Remove due to age and poor condition.
229	12+10+9	Apple	25%DEAD	Remove due to age and poor condition.
230	14	Apple	50%DEAD	Remove due to age and poor condition.
231	14	Apple	50%DEAD	Remove due to age and poor condition.
233	12+10+7	Apple	25%DEAD	Remove due to age and poor condition.
234	12+10+11	Pear	25%DEAD	Remove due to age and poor condition.
235	12+9+9	Apple	25%DEAD	Remove due to age and poor condition.
236	12	Apple	50%DEAD	Remove due to age and poor condition.
239	12	Apple	25%DEAD	Remove due to age and poor condition.
240	18	Apple	50%DEAD	Remove due to age and poor condition.
243	18+20	American basswood	GOOD	Preseve & Protect
244	14	American basswood	GOOD	Preseve & Protect
245	19+18+9+8+8+7	American basswood	GOOD	Preseve & Protect
254	13+15	American basswood	GOOD	Preseve & Protect

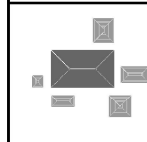
Note: A total of 4 viable trees between 12" to 29" DBH to be removed due to development location.

Viable trees to remove and replace.			
Viable trees to preserve and protect.			

NOTES

TREE INVENTORY COMPLETED BY HELIANTHUS AS PART OF PLANS DATED 5.12.23





PLAN | DESIGN | DELIVER

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ENGINEERING | NATURAL RESOURCES | SURVEYING

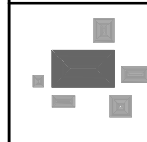
WISCONSIN OFFICE:
20723 WATERTOWN RD, SUITE 100
BROOKFIELD, WI 53185
(262) 754-8888

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ST.			DESIGNED BY			DATE		DRAWN BY			DATE		CHECKED BY		DATE		APPROVED BY						
W.			SAT			4/11/25		SAT			4/11/25		DJB			4/11/25							
G.			EXISTING TREE REMOVAL PLAN ALMEG SUBDIVISION OAK CREEK, WI															CITY ENGINEER		DATE			
E.																		SCALE		SHEET			
T.																		PLAN		HOR.		L-1	
I.																		PROFILE		HOR.		OF	
TS.			PP.		VER.		L-3																
	REVISION BY		DATE		APPROVED BY COUNCIL RESOLUTION NO.										FILE NO:								

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PLAN | DESIGN | DELIVER

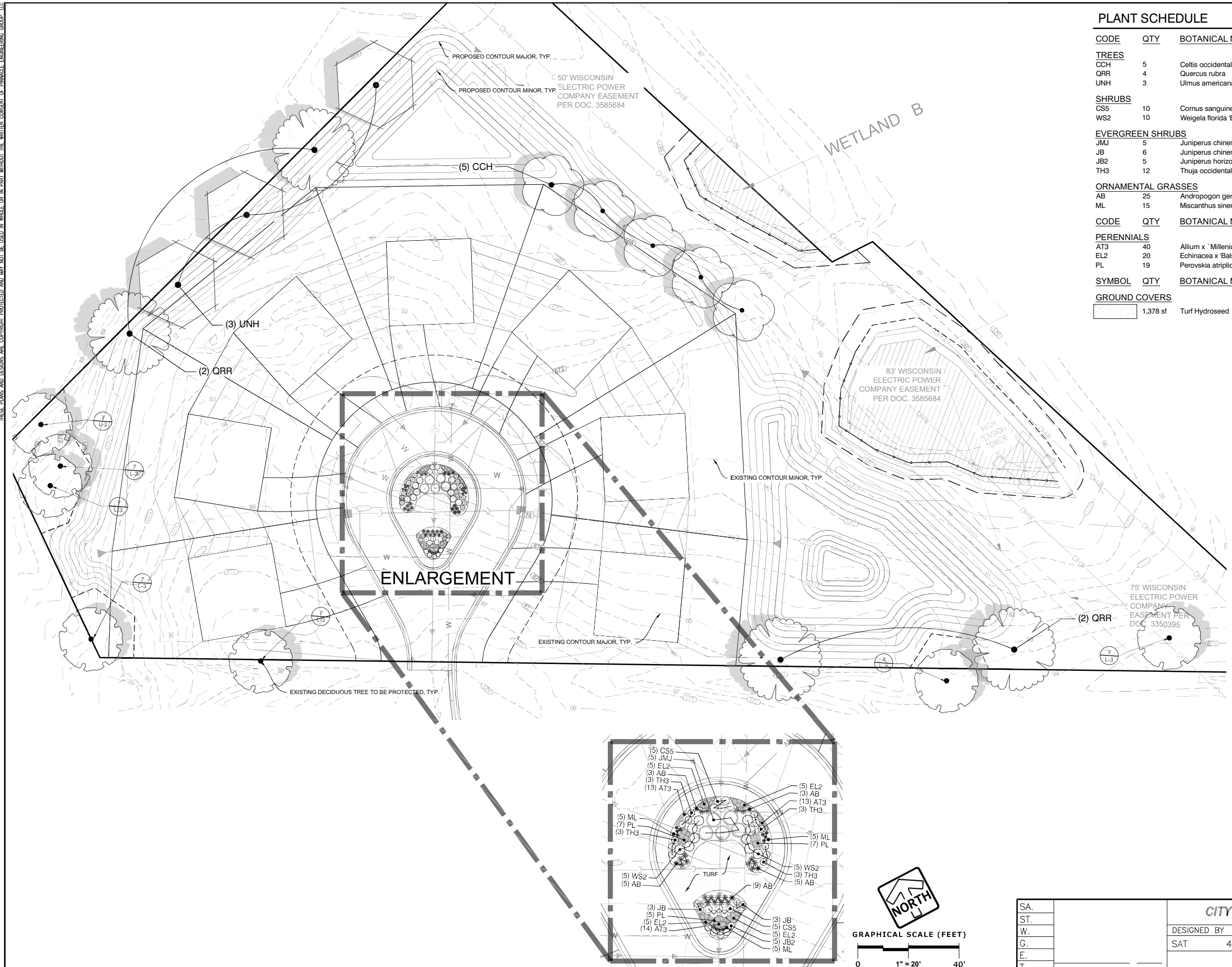
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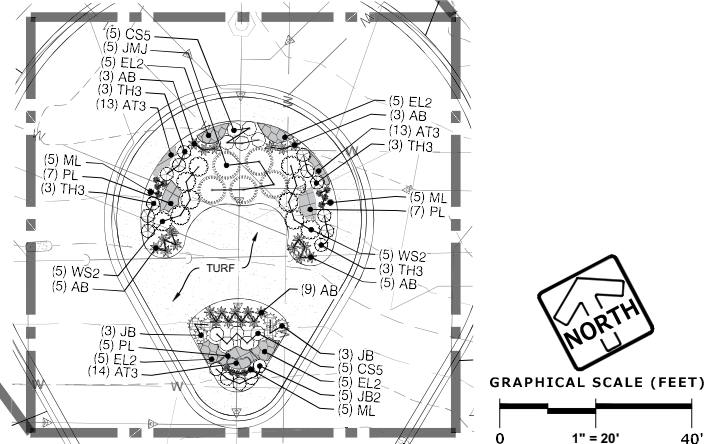
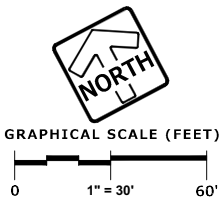
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BROOKFIELD, WI 53186
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PLANT SCHEDULE

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>REMARKS</u>	
<u>TREES</u>						
CCH	5	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	50' T x 40' W	
QRR	4	Quercus rubra	Red Oak	2.5" Cal.	65' T x 65' W	
UNH	3	Ulmus americana 'New Harmony'	New Harmony Elm	2.5" Cal.	60' T x 60' W	
<u>SHRUBS</u>						
CS5	10	Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	24" Ht.	4' T x 3' W	
WS2	10	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5' T x 5' W	
<u>EVERGREEN SHRUBS</u>						
JMJ	5	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	24" Ht.	5' T x 7' W	
JB	6	Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	24" Ht.	4' T x 3' W	
JB2	5	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	24" W	1' T x 4' W	
TH3	12	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18" Ht.	3' T x 3' W	
<u>ORNAMENTAL GRASSES</u>						
AB	25	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W	
ML	15	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W	
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
<u>PERENNIALS</u>						
AT3	40	Allium x 'Millenium'	Millenium Ornamental Onion	4.5" Cont.	10" o.c.	15" T x 12" W
EL2	20	Echinacea x 'Balsomemyim' TM	Sombrero Lemon Yellow Improved Coneflower	4.5" cont.	24" o.c.	28" T x 28" W
PL	19	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	4.5" Cont.	20" o.c.	24" T x 24" W
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>REMARKS</u>		
<u>GROUND COVERS</u>						
	1,378 sf	Turf Hydroseed	Drought Tolerant Fescue Blend			



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REVISION BY
DATE

CITY OF OAK CREEK, WISCONSIN – ENGINEERING DEPARTMENT

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	
SAT	4/11/25	SAT	4/11/25	DJB	4/11/25	CITY ENGINEER SCALE	DATE SHEET
LANDSCAPE PLAN						PLAN HOR. _____	L-2
						PROFILE HOR. _____	OF
						VER. _____	L-3
						FILE NO:	

ALMEG SUBDIVISION
OAK CREEK, WI

APPROVED BY COUNCIL RESOLUTION NO.

Z:\PROJECTS\2023\3614-00A-WI\CAD\3614-00-WI LANDSCAPE.DWG Thursday, April 10, 2025 2:17:05 PM

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GENERAL PLANTING NOTES

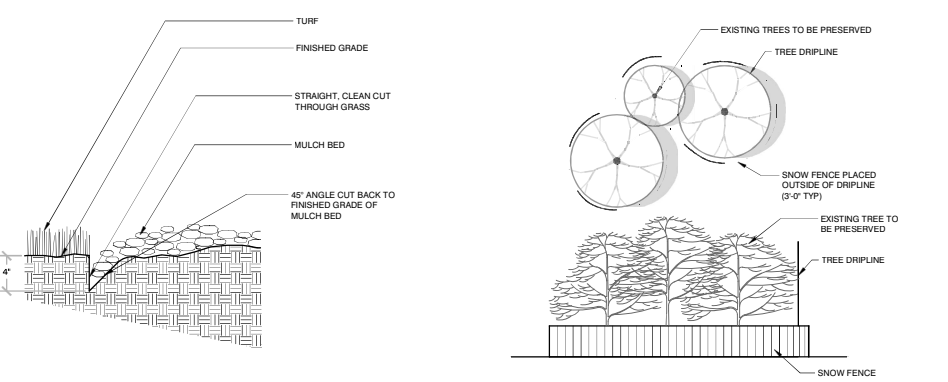
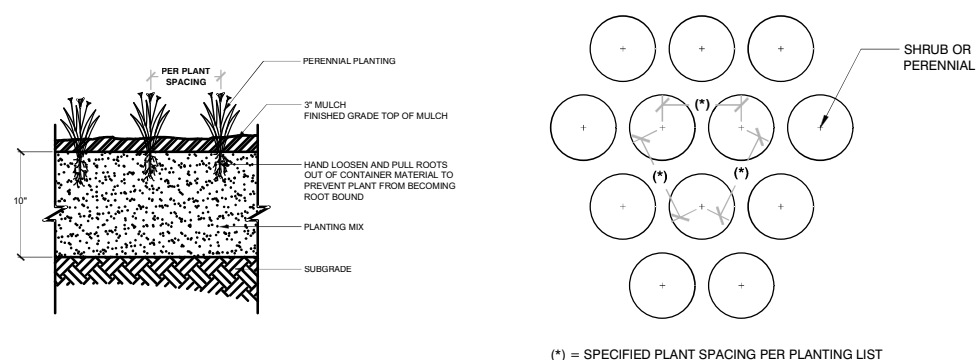
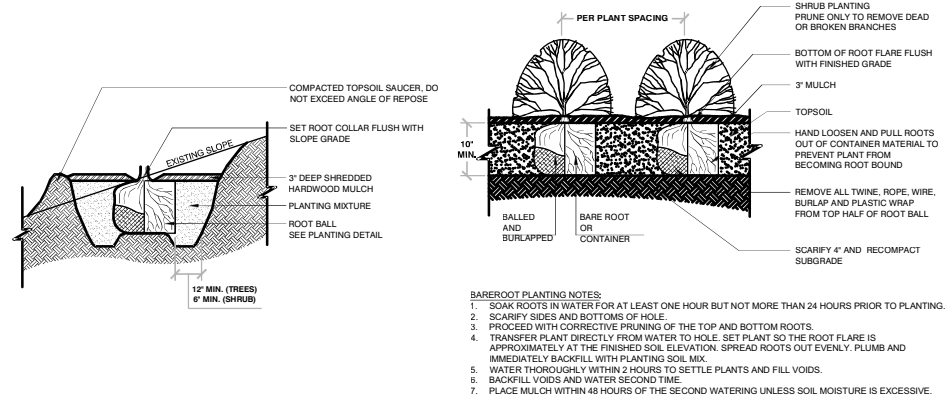
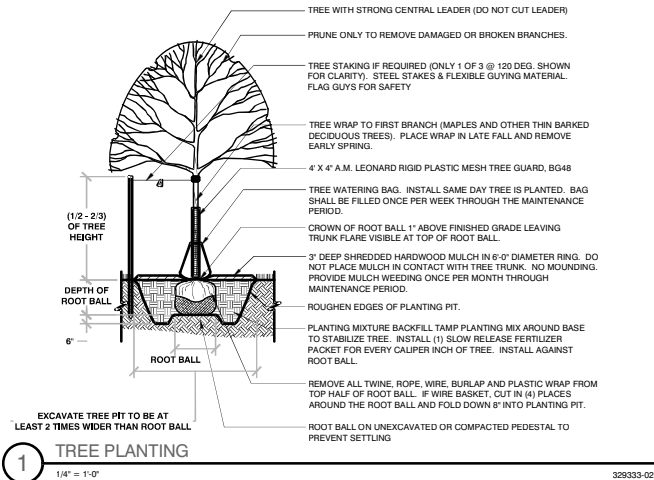
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR 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. MULTI-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 NURSERYMEN'S 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 $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- 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 RESEEDD 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, DRIVEWAYS, 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 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 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 LOOSENED 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 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 LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANTING 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.



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W.		SAT		4/11/25		SAT		4/11/25		DJB		4/11/25			
G.		LANDSCAPE GENERAL NOTES & DETAILS ALMEG SUBDIVISION OAK CREEK, WI													
E.															
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TS.															
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