



SAUK COUNTY BLUFFVIEW COMMUNITY PARK MASTER PLAN 2021-2026



ACKNOWLEDGMENTS

Plan Writer and Editor:

Maxwell Lohse

Plan Design:

Maxwell Lohse

Photo and Illustration Credits:

Badger History Group Photo Archive
Damon Farber
Museum of Badger Army Ammunition
Maxwell Lohse

Sauk County Bluffview Staff Team:

Jekka Alt
Cassandra Fowler
Maxwell Lohse
Craig Meyer
Jared Pinkus
Brian Simmert
Matt Stieve
Lisa Wilson

Cartography:

Damon Farber

Environmental Review and Grant Compliance:

Vierbicher Associates

Landscape Architecture, Park Design, Grant Compliance, and Renderings:

Damon Farber

Sauk County LRE Oversight Committee:

Ross Curry
Peter Kinsman
Marty Krueger
Brandon Lohr
Valerie McAuliffe
Rob Nelson
Dennis Polivka
Randy Puttkamer

Special Thanks:

A special thanks goes out to all members of the public who took the time to fill out input surveys, offer in-person feedback, or participate in the Design Your Own Bluffview Community Park activity. Thank you to the stakeholder groups who took the time to speak with staff members and share interests, concerns, and ideas for the park.



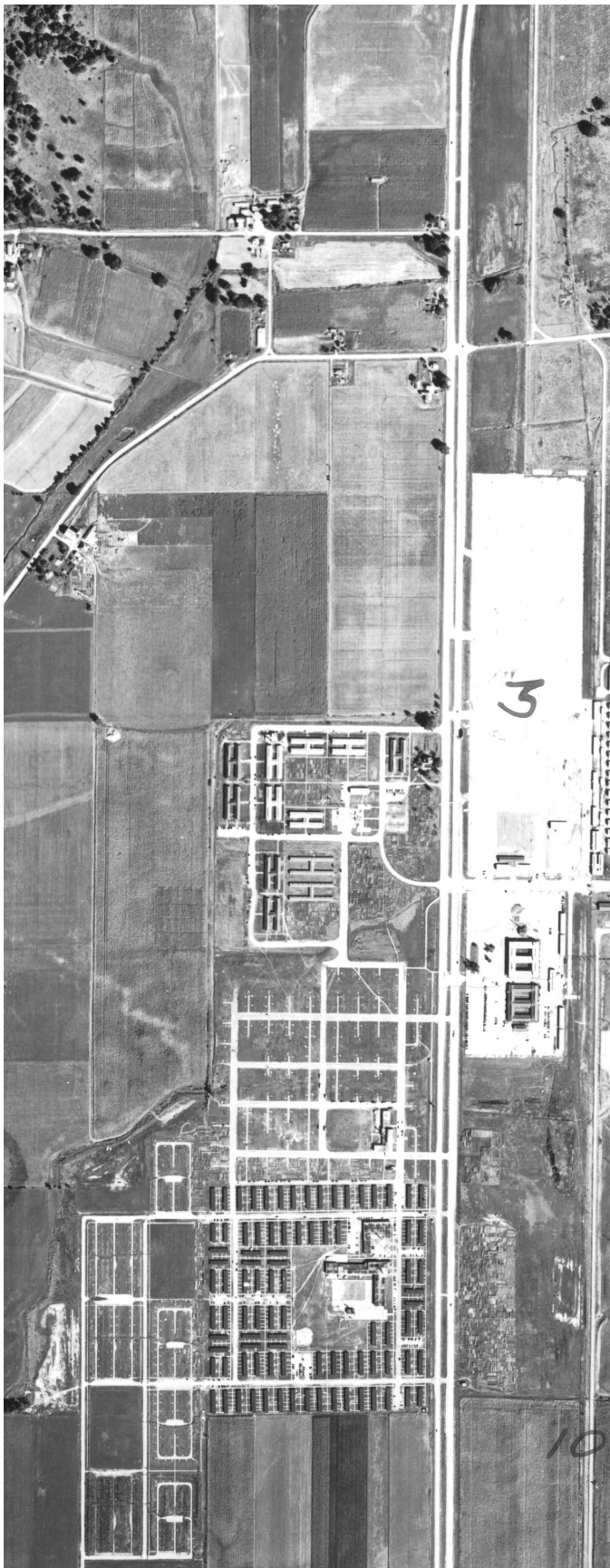
Southbound View of IGA Grocery Store and Apartments, World War II Era (Courtesy of Badger History Group)

TABLE OF CONTENTS

Introduction	4
Background	4
Property History	5
Inventory	7
Community Access & Site Need	8
Planning Process	9
Strategic Planning	11
Relationship to the Sauk County Outdoor Recreation Plan	11
Planning Priorities	12
Implementation	14
References	16
Appendices	17
Community Survey Results	18
Damon Farber Landscape Architects Construction Plans	32



View of Vegetation from Bluffview Pond



*Aerial Photo of Badger Village, 1949
(Courtesy of Badger History Group)*

BACKGROUND

Bluffview is an unincorporated community within the Town of Sumpter in central Sauk County, Wisconsin. Much of the community originates from the dedicated worker housing of the Badger Ordnance Works (BOW) facility, a 1941 Ammunition Plant. The housing development was declared as excess property by the US Army in 1960, allowing the sale of the existing land and buildings to a private party and opening new housing and development options to the general public. As a relatively diverse and low-income area, the Bluffview Community often lacks the resources and investment common to other communities. In an effort to support new investment in the community, Sauk County intends to create a new Bluffview Community Park with funding through the CDBG-CLOSE program. Given the history and current conditions of Bluffview, the community is expected to benefit considerably from County investment.

In 2020, Sauk County was awarded a CDBG-CLOSE grant and acquired a parcel of land with the intention to develop the Bluffview Community Park. Originally an outlot created with the platting of Bluffview Village in 2004, this property is centrally located within the Bluffview Community. The 3.58-acre property contains a man-made pond in addition to considerable open space. Possible future land uses include the addition of ADA-compliant walking trails, a playground, gathering spaces, and recreational facilities.

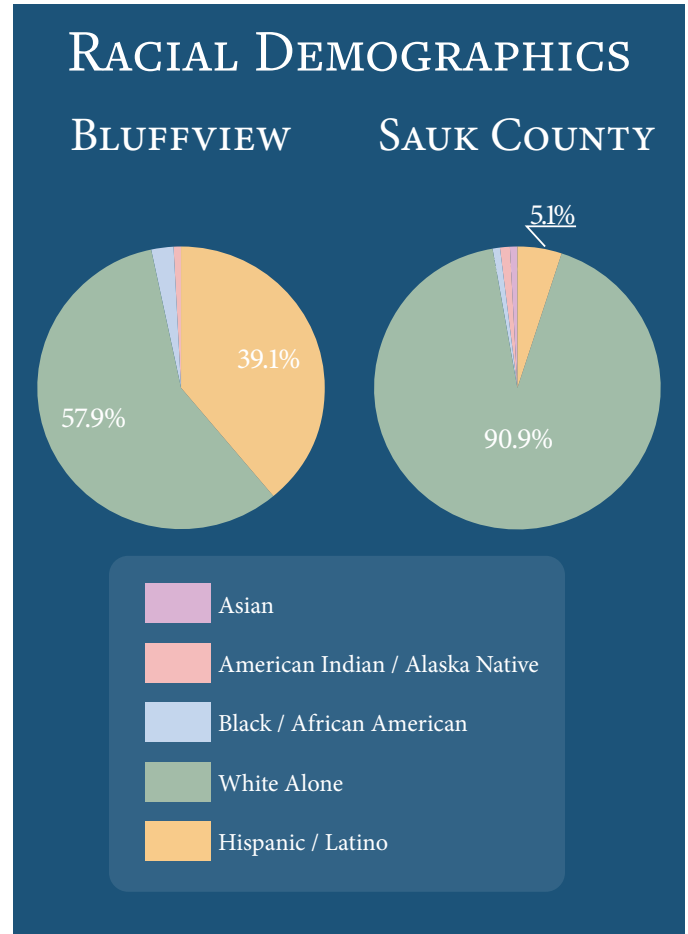
Sauk County has completed the following master plan for Bluffview Community Park to guide the construction, management, enhancement, and expansion of the future facility. The master planning process has been designed for community involvement and emphasizes the need for a park planning process that reflects the community it serves. The plan is intended to outline the future of the property, both before and after construction, while enhancing the principles laid out in the Sauk County 2020-2024 Comprehensive Outdoor Recreation Plan. Primary objectives for the planning process include community safety, outdoor recreation, equity and accessibility, land acquisition, and natural resource management.

PROPERTY HISTORY

The Bluffview Community's history is rooted in the Badger Ordnance Works' legacy. Constructed in 1942, the BOW would become at the time the largest ammunition plant in the world. Requiring the clearing of hundreds of acres of farmland, the completed facility would contain over 1,400 buildings across more than 7,000 acres (US Army Joint Munitions Command, 2006, p. 5). Ammunition output would span World War II, the Korean War, and the Vietnam War, with periods of reduced production between wars. After multiple decades of minimized activity, the plant would be fully shut down in 1997 (US Army Joint Munitions Command, 2006, p. 14).

As the Badger Ordnance Works began ammunition production in World War II, the need for close worker housing became evident. As a result, the federal government constructed the Badger Village development directly across the road from the Badger Ordnance Works. Encompassing hundreds of relatively dense prefabricated housing units, the first workers would move into the development in 1943 (Mueller, 1982, p. 3). This site would later become the Bluffview Community.

Badger Village would undergo a number of changes over the years before becoming the Bluffview Community. Nearly deserted at the end of World War II, the Badger Village would become student housing for many at the University of Wisconsin Madison due to a massive influx of veteran students following the War (University of Wisconsin Madison Campus Voices, n.d.). Students would board buses to the Campus every morning and return in the evening. Students staying at the Badger Village had access to a community center, primary school, post office, shopping center, barber






Six Unit Apartment Building, World War II Era (Courtesy of Badger History Group)

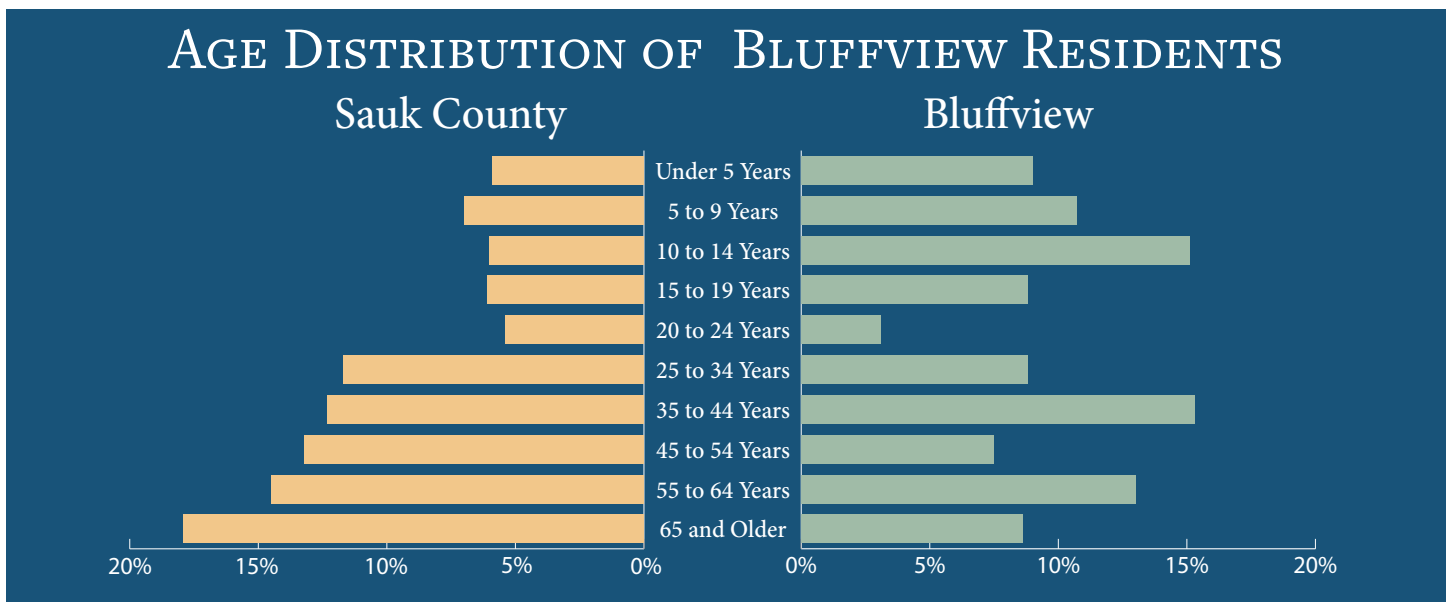
shop, drug store, town council, police force, and branch of the University of Wisconsin Madison Student Union (Verhoff, 1990, p. 10). Community events and celebrations were frequent among residents.

With the onset of the Korean War, the University of Wisconsin would cease all Badger Village student housing in 1952 (Verhoff, 1990, p.11). The federal government would reactivate military housing in 1953 after renovating the quarters for new Badger Ordnance Works employees (Mueller, 1982, p. 97). However, by the end of the Korean War, most of the housing in Badger Village would be abandoned. After being declared surplus property by the federal government in 1960, the property would soon be purchased by a private party (Verhoff, 1990, p. 11). Shortly after the purchase, the development's name was changed to Bluffview in an effort to both reflect the bluffs characteristic of the area and remove the development's association with the military (Mueller, 1982, p. 109). A man-made lake was constructed on the property in 1963, and a mobile home park replaced much of the development's original housing in 1966 (Mueller, 1982, p. 111).

Today, much of the housing available in Bluffview can still be traced back to the workers' quarters of the Badger Ordnance Works. Other housing units include newer multi-family and single-family units as well as a mobile home park. The area is surrounded by commercial and industrial space. Demographics of the area today are more diverse and of a lower average income than much of Sauk County.

median household income of Bluffview residents is \$34,554 in contrast to the County-wide value of \$59,043. Educational attainment is on average lower in Bluffview compared to Sauk County as a whole. Approximately 56.2% of residents rent their housing in contrast to 31.1% of all residents of Sauk County. A total of 39.1% of the community is estimated to be Hispanic or Latino, compared to 4.9% of all of Sauk County. Approximately 22.7% of Bluffview residents speak a language other than English at home, with 20.6% speaking Spanish as a primary language. Likewise, the poverty rate of Sauk County is 10.4%, whereas the same value is 30.7% for Bluffview. When looking at age patterns, 35.1% of the community is under the age of 15 compared to 19% of Sauk County, highlighting a need for spaces that can be occupied by children and younger people.

-  **56.2%** of Bluffview Residents Rent their Home
-  **22.7%** of Bluffview Residents Use a Non-English Language at Home
-  **35.1%** of the Bluffview Population is Under 15 Years Old



INVENTORY

Location and Surrounding Landscape

The park is set to be located in the Bluffview Community within the Town of Sumpter. The acquired land spans 3.58 acres, with potential for expansion of park elements. The site is surrounded by the highly developed landscape of the Bluffview Community, with agricultural land to the west. The designated site is bordered by Lake Drive, South Road, East Road, and Center Road. The remains of the Badger Ordnance Works are located directly to the east of which is now home to the Sauk Prairie State Recreation Area, managed by the Wisconsin Department of Natural Resources. When completed, the park will be located less than 250 feet away from US Highway 12, a primary thoroughfare for the County. As a result of the property's proximity to US Highway 12, noise levels can often be relatively high.

The current property does not contain a dedicated parking lot. Based on community input, parking lot acquisition and development is considered a high-priority issue for the park's future non-community visitors. A small parking area with handicap access is planned at the northeastern portion of the property for a future phase of development. The area would likely contain two to three stalls in either parallel or pull-in style. Possible roads for parking include South Road and Center Road. Further parking development will be considered based on park use patterns and land feasibility.

Outdoor Recreation and Natural Resources

Bluffview Community Park will be designed and constructed with outdoor recreation in mind. Upon completion, the park will contain spaces for walking, gathering, and play. Possible future improvements include a flexible lawn, learning spaces, and garden areas. Ample open space will allow for flexible recreational use.

Mature maples, spruces, and cedar can be found within the property boundaries. A few ash trees remain on this property; however, as a result of Emerald Ash Borer, removal will be necessary. Standard turf grass covers the majority of the property. Notably, the site has a prominent artificial pond present on the eastern end. The pond is best characterized as an artificial wetland designed for runoff accumulation. The majority of runoff drains from an impermeable parking lot located across Highway 12. During construction, it is the intention of the County to improve

the condition of the pond by installing native plantings along an eight-foot buffer surrounding the pond. This will enhance aesthetics of the pond, improve water quality and provide habitat for local wildlife. A small island is present on the pond containing an old light post and concrete letters spelling Bluffview. The letters and lamp post were removed during construction due to age and vandalism posing them as safety issues. Many community actors have expressed interest in potential recreation opportunities on this island. Due to safety problems, the bridge to the island was also removed in the initial stages of park development. Based on community input, future installation of a new bridge will be considered when funds are available.

Based on the CDBG-CLOSE Environmental Review prepared by Vierbicher, there are no natural resources at high risk from park development. The site is located within an area of minimal flood hazard and all wetlands and the pond on site are artificial. No man-made hazards are present from the previous Badger Ordinance Works or Bluffview Village. The majority of soil on-site consists of Richwood Silt Loam, a well-drained soil series. Slopes on site range from 1 to 6 percent. Surface runoff is relatively low with moderate erosion risk. This allows the site to be suitable for a large variety of vegetative species and stable for playground development or larger community structures in the future.



Spruce Tree Near Bluffview Pond

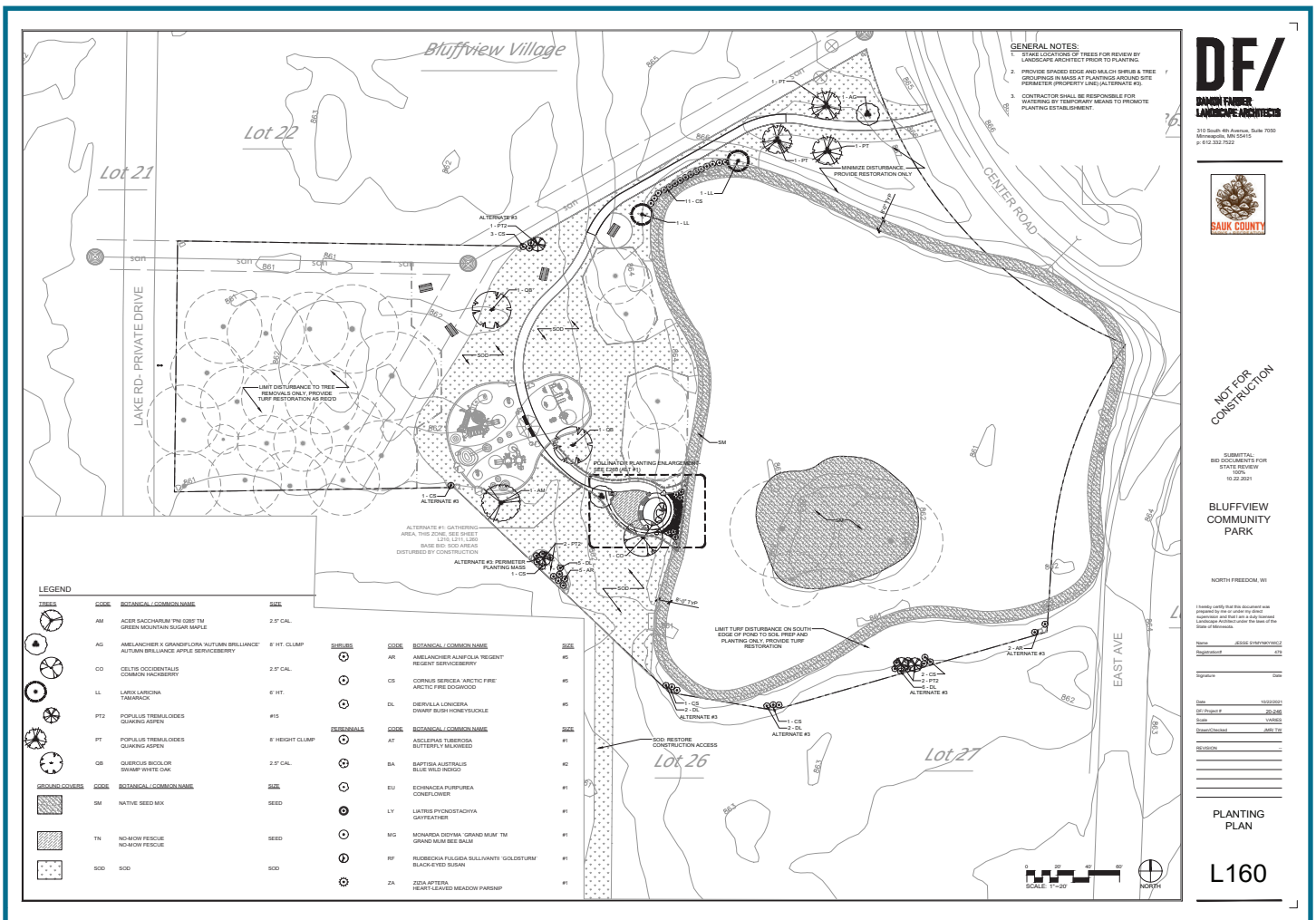
COMMUNITY ACCESS & SITE NEED

Overview

Despite being a relatively high-density community, relatively little park infrastructure exists currently to serve the Bluffview Community. A small playground operated by the Bluffview Center of Hope Church is available to the east of the site; however, it is relatively small, and its close proximity to US Highway 12 may be seen as a hazard. A small and aging playground is available for residents of the Bluffview Estates Mobile Home Community. General access to safe and accessible spaces is relatively sparse. With 35.1% of the Community under age 15, access to parks and playgrounds is a significant need for the Community. Likewise, the Bluffview Community has seen relatively little community investment since the closure of the Badger Ordnance Works in 1997, highlighting the need for new community amenities.



3D Rendering of Playground.



NOT FOR CONSTRUCTION

SUBMITTAL FOR STATE REVIEW
10/27/2021

BLUFFVIEW COMMUNITY PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and I am a duly licensed landscape architect under the laws of the State of Minnesota.

Name: JESSIE SCHNEIDER

Registration No.: 412

Signature: _____

Date: 10/27/2021

Scale: AS SHOWN

Sheet/Checklist: 08/178

Revisions: _____

PLANTING PLAN

L160

Construction rendering of Bluffview Park, designed by Damon Farber Landscape Architects.

PLANNING PROCESS

Planning Overview

The planning process began in October of 2020. All three divisions of the Sauk County Land Resources and Environment (Land Conservation, Parks and Recreation, Planning and Zoning) Department and the Town of Sumpter collaborated across the planning process. After obtaining a grant from the CDBG-CLOSE program, Sauk County began focusing on property acquisition and site planning. Early efforts focused on property assessment and transferring the rights to Outlot 1, the future site of the park. The lot was chosen for its central location within the community as well and was originally planned as a green space area when the community was platted.

An organizational timeline was laid out for the planning process. Additional assistance was received from Planning and Engineering Firm Vierbicher in 2020 and Landscape Architecture Firm Damon-Farber starting in February 2021. Due to the complexities associated with CDBG funding, Vierbicher, was contracted to assist with the following CDBG requirements: historic preservation, environmental review, Davis Bacon / Section 3, and grant administration. Damon-Farber was hired for their expertise in park and engineering design, as well as for their assistance in gathering public input and drafting construction documents for the public bidding process.

Public Input

Based on the community-focused nature of the project, extensive attention to public input was given. Early interactions involved meeting with local leaders in the community, including the Bluffview Center of Hope pastors and the developer who created the Bluffview plat. During these interactions, focuses emerged on the need for play areas for children and spaces for general gathering. After this early outreach, Sauk County met with the Bluffview Homeowner's Association. Needs and desires for the project were discussed in addition to facilitating the transfer of Outlot 1 to the County. Property owners expressed concerns with having safe spaces for children to play, parking availability, and disturbing the geese that nest on the site.

While community-wide public input and all-ages design charrettes were planned to be held at the Outlot, the onset of the COVID-19 pandemic and sudden temperature drops required the process to be completed at home. A "Design



View of Island on the Bluffview Pond

Your Own Bluffview Community Park” packet was created to allow households the opportunity to draw and attach park amenities to a map of the park. Particular emphasis was given to the existing pond area. The packet included an 11” x 17” overview map of the property with the Outlot boundaries marked, two cardstock sheets filled with park amenity cutouts, and activity instructions in both English and Spanish.

To carry out widespread community input, 320 packets were assembled for the 317 addresses recognized by the County. Of the 320 packets, 250 were handed out door-to-door throughout the community, including all apartments, trailers, duplexes, and single-family homes. Due to extensive construction occurring throughout the neighborhood, including interior and exterior work on apartment buildings and roadway reconstruction access to community members was limited. Many apartments appeared to be vacated due to construction. Staff were able to collect some input from individuals that gave direct input outdoors, while additional packets were given to the church for distribution. Of the 250 packets distributed, four were returned. Three of the four returned packets noted a preference for improving the pond by utilizing native plantings and reclaiming it to wetlands and a desire for making the park suitable for all ages.

Community input was also conducted online with assistance from Damon Farber. These surveys were available to both Bluffview residents and the general public, receiving a much higher response with 87 participants. Nearly half (48.8%) of respondents reported living directly within the Bluffview Community. Survey questions focused on preferred types of recreation, preferred playground styles and themes, and general feedback. In general, the majority (55%) of respondents tended to gravitate towards the modern-style playground, with adventure-style (27%) and challenge-style (18%) following. The majority (58.3%) of those that selected the modern playground style stated that they appreciated most that it was good for all ages. The most popular park theme was whimsical and creative (49.4%), followed by nature-focused (32.2%) and Bluffview peoples through time (16.1%). Additional survey comments highlighted concerns with parking, handicap access, and safety.

SURVEY RESULTS

PLAYGROUND STYLE



Modern Playground - 55%



Adventure Playground - 27%



Challenge Playground - 18%



PLAYGROUND THEME



Whimsical & Creative - 49%



Nature-Focused - 32%



Bluffview through Time - 16%



Reflect my Culture - 3%



STRATEGIC PLANNING

RELATIONSHIP TO THE SAUK COUNTY OUTDOOR RECREATION PLAN

As a part of the Sauk County Parks system, this plan seeks to meet the priorities and objectives of the Sauk County Outdoor Recreation Plan (SCORP). The Bluffview Community Park meets the following priorities and objectives of the Outdoor Recreation Plan:

RELEVANT GOALS AND OBJECTIVES



Priority: Further Development of the County Park System

→ **Objective:** Develop Master Plans for Sauk County Properties



Priority: Partnerships

→ **Objective:** Intersect with Other Units of Government and Non-Government Organizations (NGOs)

→ **Objective:** Leverage Recreational and Planning Grants and Other Funding



Priority: Resource Management and Stewardship

→ **Objective:** Community Education



Native Grass Near Bluffview Pond

PLANNING PRIORITIES

The Bluffview Community Park seeks to be a positive source of recreation and community-building for all Bluffview residents. To achieve this goal, the following priorities have been identified for the long-term maintenance and enhancement of the park: Community Safety, Equity and Accessibility, Land Acquisition, Natural Resource Management, and Outdoor Recreation.

Community Safety

Throughout the planning process, community safety frequently arose as an area of focus for Bluffview residents. There are a number of steps that can be taken to improve safety through the design of the park. Lighting will be installed near the playground as a preventative safety measure. Sufficient lighting helps promote higher visibility while dissuading illicit activity. Based on community input, additional lighting may be added with future improvements. Given that routine maintenance can work as a preventative measure towards crime, Sauk County will provide the area with regular maintenance and care.

It should be noted that the presence of parks with improved landscaping and community amenities can function as a robust source of crime deterrence. In a recent study, it was found that strong neighborhood parks with outdoor greenery led to greater neighborhood social ties and relationships, creating feelings of community and safety while encouraging desirable behavior (Shepley et al., 2019).

Likewise, the development of vibrant gathering spaces and parks has been shown in additional studies to put more “eyes on the street,” creating a natural and decentralized form of surveillance that discourages crime (Kuo & Sullivan, 2001). Given the centrality of Bluffview Community Park to the surrounding community and its potential for green spaces and dynamic gatherings, it is possible that the Bluffview Community may experience effects similar to those noted in the aforementioned studies.

Equity and Accessibility

Serving a relatively dense and diverse community, equity and accessibility will be key to the park’s success. To ensure access by all community members, park access will be free. To ensure maximum accessibility, the Bluffview Community Park is to be fully compliant with the Americans with Disabilities Act (ADA). A newly paved trail will provide access into and through the park, and special playground surfacing allows safe access to all play features.

When determining future improvements and maintenance practices, equity and accessibility are to be assessed with all decisions. Future land acquisitions and improvements are to be fully ADA compliant. Continued maintenance will ensure that existing park infrastructure remains accessible.

Land Acquisition

To fulfill the intended goals of the Bluffview Community Park, acquisition of adjacent land may be considered. While current land allows for the creation of a robust community park, the addition of a parking lot and other improvements desired by the Community will likely require additional land. Land acquisition can help increase the range of available recreational opportunities and amenities, including: community gardens; increased designated recreational space; interpretive learning spaces; and a large shelter, or community building.

Natural Resource Management

The Sauk County Department of Land Resources and Environment is committed to the sustainable management of natural resources within County-owned properties. Careful consideration has been enacted to ensure the maximum amount of green space is preserved with initial park installation and future improvements. All future maintenance and park improvements are to be done in accordance with the Sauk County Comprehensive Outdoor

Recreation Plan's value of stewardship of natural resources. Based on community input, special care will be given to the pond present on the site, with initial construction including a planting of native vegetation along the pond's shore. Future improvements will include replacement of the bridge to the island. Special attention will also be given to the protection of the site's geese population based on further community input.

Outdoor Recreation

As previously mentioned, there are currently few available outdoor recreation facilities within the Bluffview Community. Community demand among Bluffview residents for improved outdoor recreation opportunities is strong. Upon construction, Bluffview Community Park is to have multiple opportunities for recreation. A playground will be available for children, while various gathering spaces will be available for use among all ages. Open space will be maintained for various recreational activities.

Following construction, outdoor recreation will continue to be a preeminent priority for future park planning and management. Potential improvements include a flexible lawn, interpretive learning opportunities, and dedicated garden space. Maintenance will be enacted with regular care by Sauk County Parks and Recreation. Additional community input will help guide the future of outdoor recreation in Bluffview Community Park following construction.



Site of Removed Bridge to Bluffview Pond Island

IMPLEMENTATION

Implementation of strategic planning goals will take time and resources. Funding for the park's initial phase has been secured through the awarding of a CDBG-CLOSE award; however, more funds may be necessary for the general implementation and improvement of the park post-construction. Improvements and future land acquisitions will need supplemental funding.

The following tasks are outlined to implement and achieve the strategic planning initiatives outlined throughout the Master Plan. 'Immediate' tasks shall be implemented within 1 year utilizing CDBG funds. Tasks deemed 'future' should be implemented within 2-5 years as the opportunities become available and more information on park use develops.

Task	Priority	Responsible Party	Project Scope	Estimated Cost
Hazardous Tree Removal	Immediate	Prime Contractor	Removal of several dead or damaged trees.	\$7000
Planting of Native Vegetation along Pond	Immediate	Prime Contractor	Transitioning an 8' buffer of turf grass around the edge of the pond and the island to native plantings.	\$6000
Concrete Pathway	Immediate	Prime Contractor	ADA accessible pathway that provides access from the public roadway through the park.	\$25,000
Playground and Surfacing	Immediate	Prime Contractor	Construction of ADA accessible play surfacing with incorporated play features and installation of playground equipment	\$175,000
Gathering Area	Immediate	Prime Contractor	Construction of a flagstone and bench seating area near the edge of the pond with a little free library and pollinator plantings.	\$20,000
Site Furnishings	Immediate	Prime Contractor	Install picnic tables, grills, benches and decorative boulders throughout the park.	\$13,000
Landscaping	Immediate	Prime Contractor	Planting trees, perennials, shrubs, and turf restoration	\$25,000
Lighting	Immediate	Prime Contractor	Install lighting at the playground for safety.	\$15,000

Task	Priority	Responsible Party	Project Scope	Estimated Cost
Parking Lot	Future	LRE	Install a parking lot along the roadway of the northeast edge of the property with two parking stalls (1 ADA)	\$20,000
Bridge Replacement	Future	LRE	Place a new pedestrian bridge to access the island in the pond.	\$50,000
Park Signage	Future	LRE	Add a property sign noting hours and park rules.	\$5,000
Additional Shade Structures	Future	LRE	Add additional shade structures over picnic areas or a large shelter for gathering.	TBD
Community Gardens	Future	LRE	Install community gardens with community assistance.	\$2,000
Land Acquisition	Future	LRE	Allow for expansion for a future community building or sport fields.	TBD



Bee on purple Campanula flowers.

REFERENCES

- Kuo, F. E., & Sullivan, W. C. (2001). Environment and Crime in the Inner City: Does Vegetation Reduce Crime? *Environment & Behavior*, 33(3), 343–367. <https://doi.org/10.1177/00139160121973025>
- Mueller, E. (1982). *Badger Village and Bluffview Courts (The Town Which Would Not Die)*. (T. J. Luitink, Ed.). Bluffview Acres.
- Shepley, M., Sachs, N., Sadatsafavi, H., Fournier, C., & Peditto, K. (2019). The Impact of Green Space on Violent Crime in Urban Environments: An Evidence Synthesis. *International Journal of Environmental Research and Public Health*, 16(24), 1–19. <https://doi.org/10.3390/ijerph16245119>
- University of Wisconsin Madison Campus Voices. (n.d.). *Badger Village Oral History Project*. Badger Village Oral History Project | UW Archives and Records Management. <https://www.library.wisc.edu/archives/exhibits/badger-village/>.
- US Army Joint Munitions Command. (2006). (rep.). *Badger Army Ammunition Plant Historical Overview 1941-2006* (pp. 1–28). Rock Island, IL: US Army.
- Verhoff, T. R. (1990). Badger Village, The Great Housing Experiment. *Gargoyle*, 21(2), 8–11.

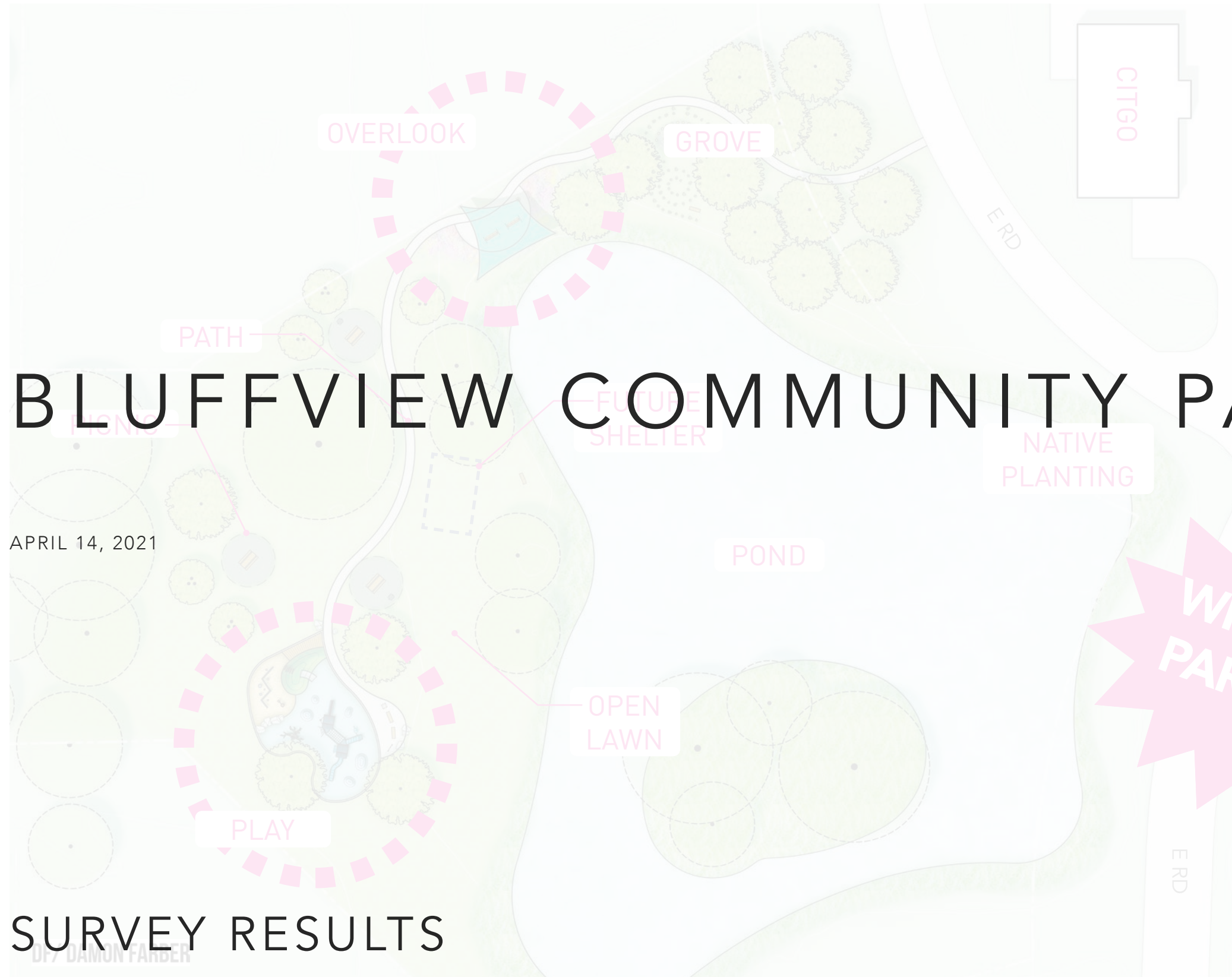
APPENDICES

Bluffview Community Survey Results

Damon Farber Landscape Architects Construction Plans



DESIGN YOUR BLUFFVIEW COMMUNITY PARK DISEÑA TU PARQUE



BLUFFVIEW COMMUNITY PARK

APRIL 14, 2021

SURVEY RESULTS

TAKE THE SURVEY! ¡TOMA LA ENCUESTA!

SURVEY CLOSING DATE: **APRIL 12TH**



SCAN THE CODE OR VISIT:
<https://forms.gle/J8nku4dkWxJFF4nX6>



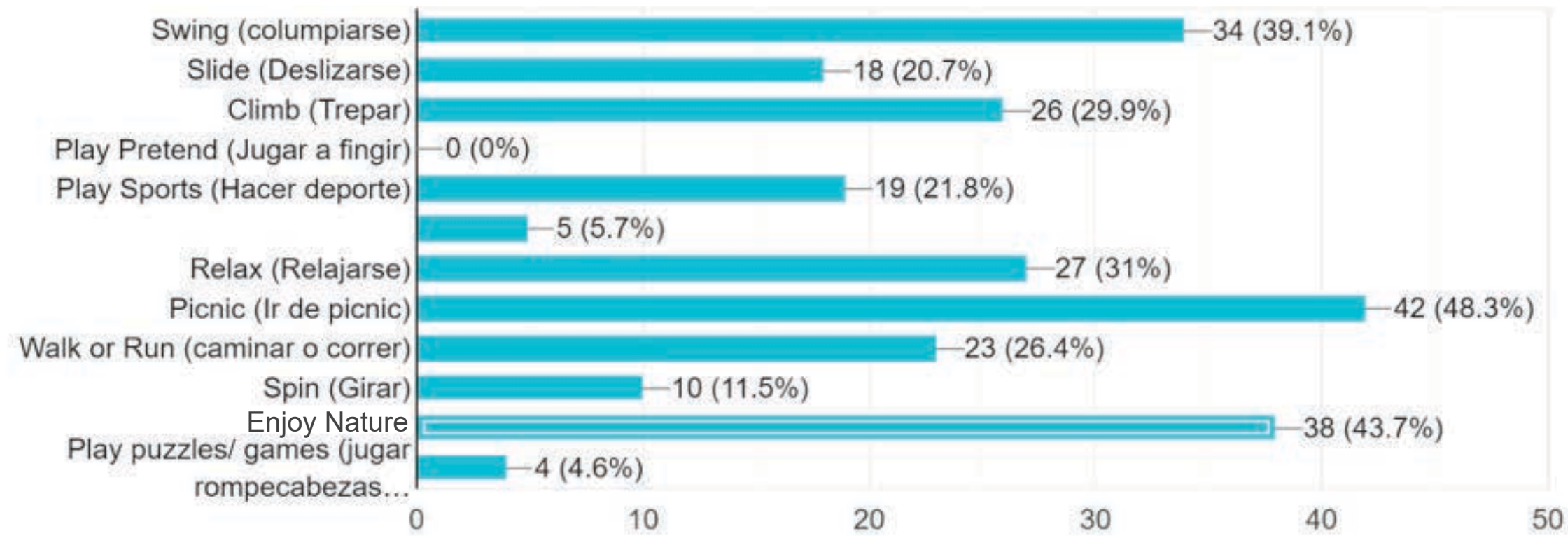
SAUK COUNTY
PARKS + RECREATION


DF/ DAMON FARBEN

AGENDA


- 1 SURVEY RESULTS REVIEW
- 2 PLAYGROUND SELECTIONS- OPTIONS TO REFINE & RECONCILE
- 3 PARK AMENITITES- PARKING & ART INTEGRATION
- 4 SITE SURVEY + NEXT STEPS

WHAT WOULD YOU MOST LIKE TO DO AT THE PARK?







Swing (columpiarse)




Slide (Deslizarse en toboggan)




Play Sports (jugar deportes)




Dance/ Listen to Music (bailar/ escuchar música)




Walk or Run (caminar/ correr)



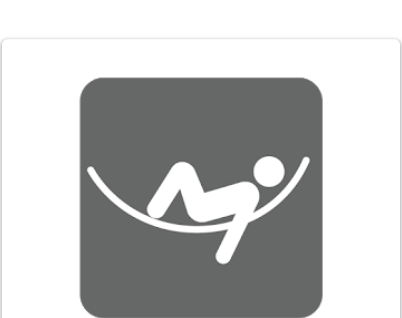
Spin (Plataforma giratoria)




Climb (Escarlar)




Play Pretend (Fantasía)




Relax (relajar)



Picnic (merendar)



Enjoy nature (disfrutar de la naturaleza)




Play puzzles/ games (jugar rompecabezas o juegos)

WHICH PLAYGROUND OPTION DO YOU PREFER?

1ST

1 MODERN PLAYGROUND
JUGAR MODERNA

55%



BLUFFVIEW COMMUNITY PARK

DF / DAMON FARBER

*OPTION 1 HAS NO SWINGS

This block displays the first playground option, 'Modern Playground' (Jugar Moderna), which is preferred by 55% of respondents. It features a large central rendering of a modern playground with slides and climbing structures. To the right are three smaller photographs of existing playgrounds: a slide, a climbing structure, and a sensory play area.

3RD

2 CHALLENGE PLAYGROUND
JUGAR EL RETO

18%



BLUFFVIEW COMMUNITY PARK


DF / DAMON FARBER

This block displays the third playground option, 'Challenge Playground' (Jugar El Reto), preferred by 18% of respondents. It includes a central rendering of a challenge playground with various climbing and balancing elements. Three smaller photographs show existing challenge playgrounds: a large climbing structure, a balance beam, and a sensory play area with colorful balls.

2ND

3 ADVENTURE PLAYGROUND
JUGAR AVENTURAS

27%



BLUFFVIEW COMMUNITY PARK

DF / DAMON FARBER

This block displays the second playground option, 'Adventure Playground' (Jugar Aventuras), preferred by 27% of respondents. It features a central rendering of an adventure playground with a large green mat, climbing structures, and slides. Three smaller photographs show existing adventure playgrounds: a wooden climbing structure, a slide, and a sensory play area.

WHAT DO YOU LIKE MOST ABOUT PLAYGROUND OPTION #?

GOOD FOR ALL AGES

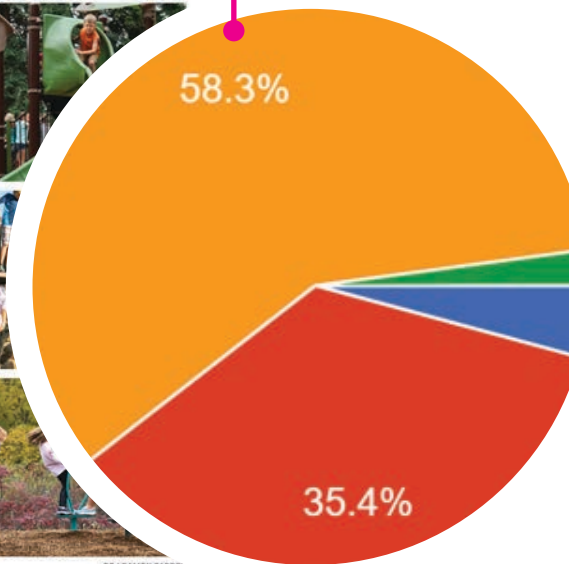
1 MODERN PLAYGROUND JUGAR MODERNA



BLUFFVIEW COMMUNITY PARK



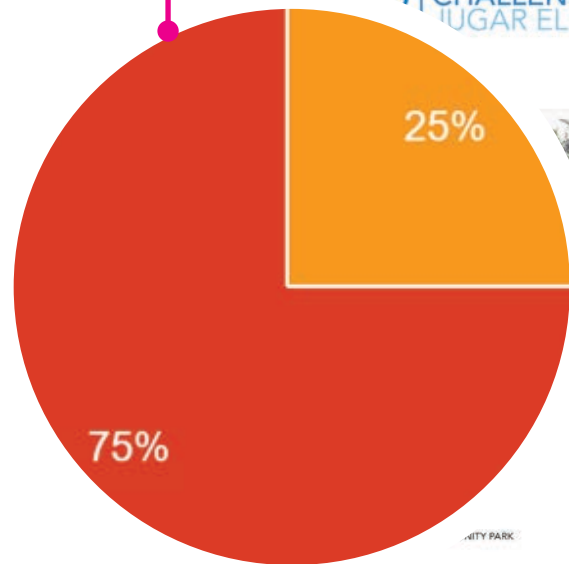
DF/ DAMON FARBER



- Bright Colors & Material (Colores y materiales brillantes)
- Types of play activities (Tipos de actividades de juego)
- Good for All Ages (Adecuado para varias edades)
- allows the most kids to play

TYPES OF PLAY ACTIVITIES

2 CHALLENGE PLAYGROUND JUGAR EL RETO



CITY PARK



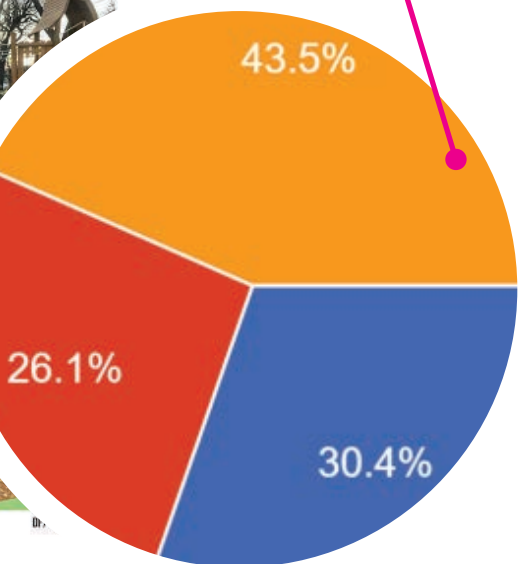
DF/ DAMON FARBER

GOOD FOR ALL AGES

3 ADVENTURE PLAYGROUND JUGAR AVENTURAS



BLUFFVIEW COMMUNITY PARK



NEW PARK THEME

NATURE- FOCUSED CENTRADO EN LA NATURALEZA



NATIVE PLANTINGS



NATURAL MATERIALS

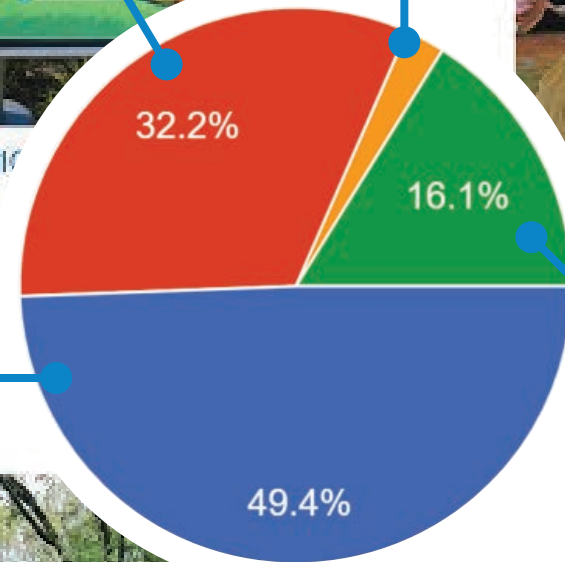


INTERPRETIVE SIGN

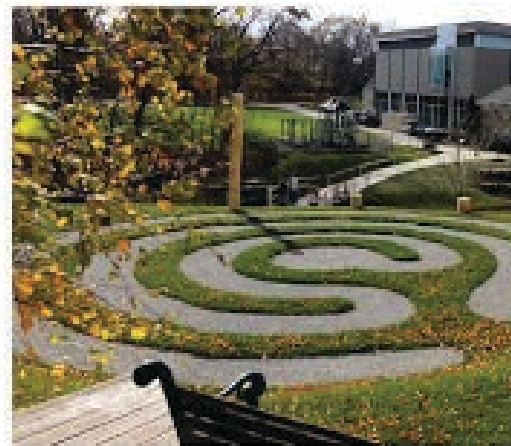
REFLECT MY CULTURE REFLEJA MI CULTURA



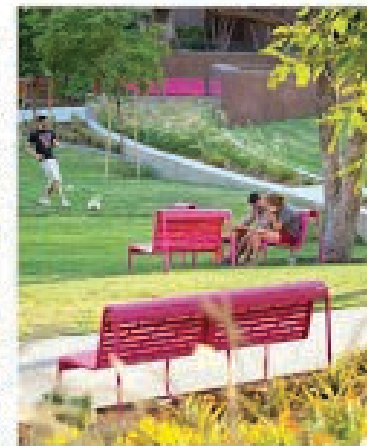
SHARE
YOUR
IDEA!
¡TU
IDEA!



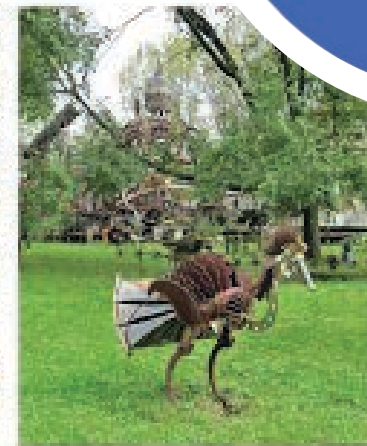
WHIMSICAL & CREATIVE CAPRICHOSO Y CREATIVO



CURVING & PLAYFUL PATHS



BRIGHT COLORS



ART

BLUFFVIEW PEOPLES THROUGH TIME (LAS PERSONAS A TRAVES DEL TIEMPO)



EARLY SETTLERS



BLUFFVIEW TODAY

NATIVE AMERICANS



BADGER ORDINANCE WORKS



WHAT IS ONE WORD THAT DESCRIBES....

REFLECT MY CULTURE
REFLEJA MI CULTURA



SHARE
YOUR
IDEA!
¡TU
IDEA!

“

MULTICULTURAL

MY HOME

FAMILY

”

CELEBRATE BLUFFVIEW PEOPLES THROUGH TIME
CELEBRAR A LAS PERSONAS A TRAVES DEL TIEMPO



BLUFFVIEW COMMUNITY PARK

DF / DAMON FARBER

REFINE + RECONCILE: MODERN PLAY

- NATURE THEMED
- ALL AGES

LSI NATURE-INSPIRED, ADD SWINGS

- EDIT 5-12 YO STRUCTURE: REMOVE SHADE, REVISE COMPONENTS
- REMOVE BOUNCER, RETAIN SPINNER
- ADD (2) SWINGS



+



REFINE + RECONCILE: ADVENTURE PLAY

- NATURE THEMED
- WHIMSICAL/ CREATIVE THEME
- ALL AGES

KOMPAN W/ MODERN ELEMENTS, YOUTH

- SWAP OUT PRIMARY TOWER FOR DOUBLE WIZARD TOWER
- MODERN SWING, INTEGRATE GALVANIZED FINISHES
- ADD 2-5 YO STRUCTURE
 - ELIMINATE PARCOUR, STEPPERS, BALANCE LOGS



KOMPAN- EQUIPMENT DETAILS

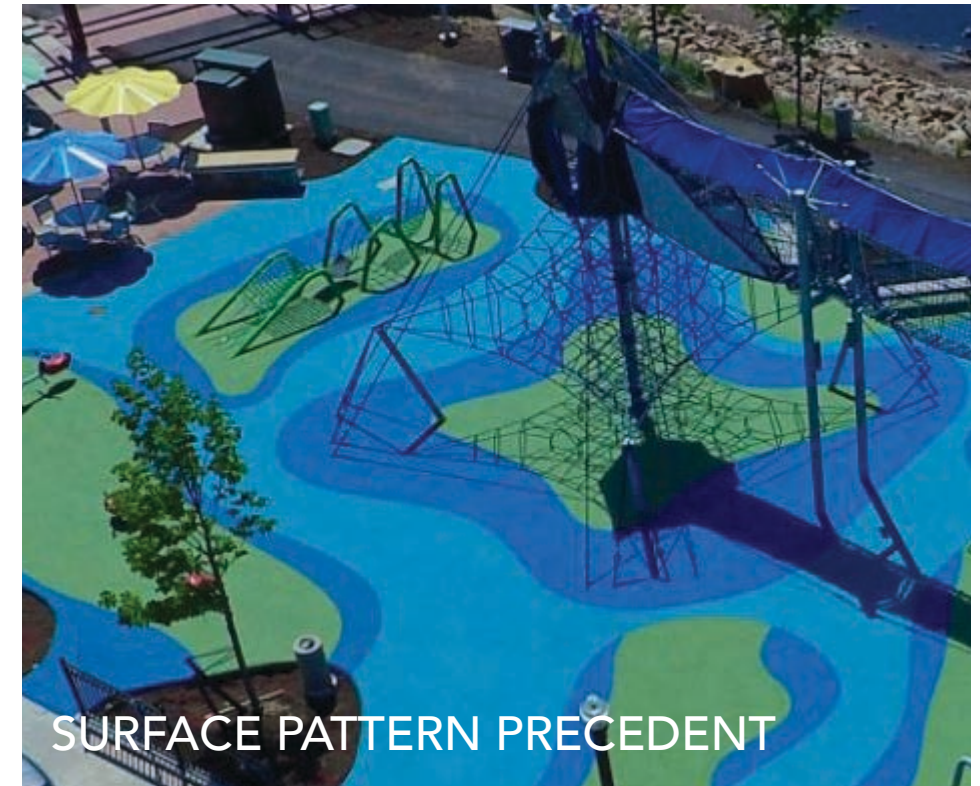
NOT SHOWN: XYLOPHONE,BOUNCE TABLE



5-12 YO STRUCTURE



2-5 YO STRUCTURE



SURFACE PATTERN PRECEDENT



SPINNING



SEE SAW



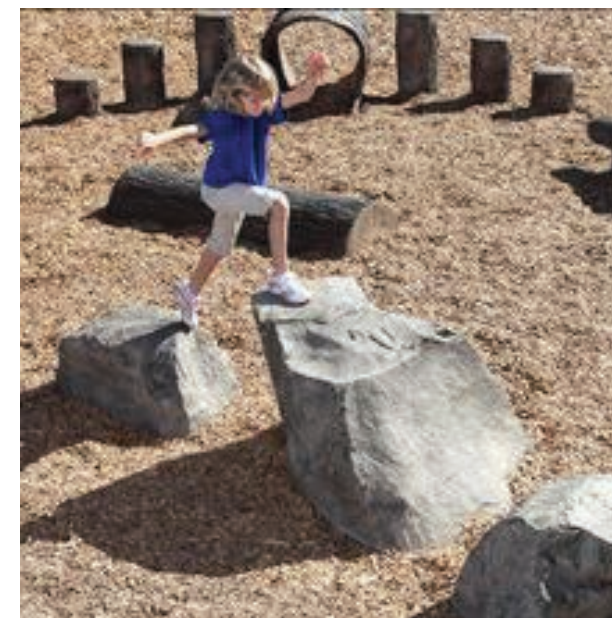
MODERN SWING

REFINE + RECONCILE: MODERN PLAY

- NATURE THEMED
- WHIMSICAL/ CREATIVE THEME
- ALL AGES

LSI REVISED OPTION, INFORMAL NATURE PLAY

- EXPLORE REVISED 'MODERN PLAY' OPTION
- REDUCED STRUCTURE, ADD SWINGS
- INFORMAL NATURE PLAY



BUDGET OPTION EXPLORATION
NATURE PLAY SURFACING ALTERNATIVES

COMMENTS + FEEDBACK (RAW)

- › Thank you for leading this design and concept! A playground is much needed for this area, along with adequate sports facilities (basketball and soccer). Will the pond be a place to fish and how will it be maintained to be a key natural element of the park?
- › There should be an area for parking included.
- › I have lived in Bluffview my entire life. This is much needed in the area. I have 3 children and there is not much to do. As bluffview has redone the apartments and are redoing the roads this will be the perfect touch bluffview needs. A place to go picnic with my family. I love this idea and cant wait for the results!
- › I didn't notice a parking area. Hope there is one so that parking is not done in front of homes here.
- › I'm happy you're doing this n that there will be a walking path.. Thank you so much.. Can't wait!
- › My mom is handicapped, where will she be able to park
- › Please put parking lot for my handicapped mother and others
- › Young children will be coming from all over. We need to provide easy safe access not as proposed in front of a truck route
- › It should have parking spaces.
- › It's a great thing the county is doing, I hope the people realize this gift were receiving and we take care of it
- › Its going to be a place for drug users just like the park by mail boxes. Find used syringes there
- › Looking forward to enjoying the new park!
- › Isn't the pond outlook too close to Commercial Drive. Where is parking lot, and where are trash cans/ dumpsters? Commercial Drive? Where is your parking lot? Can't park on roads they are too narrow and some are private. A
- › Allowing memorial benches throughout park, in memory of past loved ones. Plus it offers more seating. Additionally, allow planting of an acceptable tree/ bushes to be planted in memory of loved ones also!:)
- › Need to have more for kids to do
- › Maintenance will be a challenge and expensive at this park.
- › A wonderful addition to a long standing community.
- › I think a tie in with Dr Evermore would be cool, obviously if they're open to that. Make it kind of a combo destination.
- › Very excited to see this happen! I think there is going to be a Farmers Market growing there is well so making a space for markets to happen would be great.

NEXT STEPS

DETERMINE PLAY EQUIPMENT

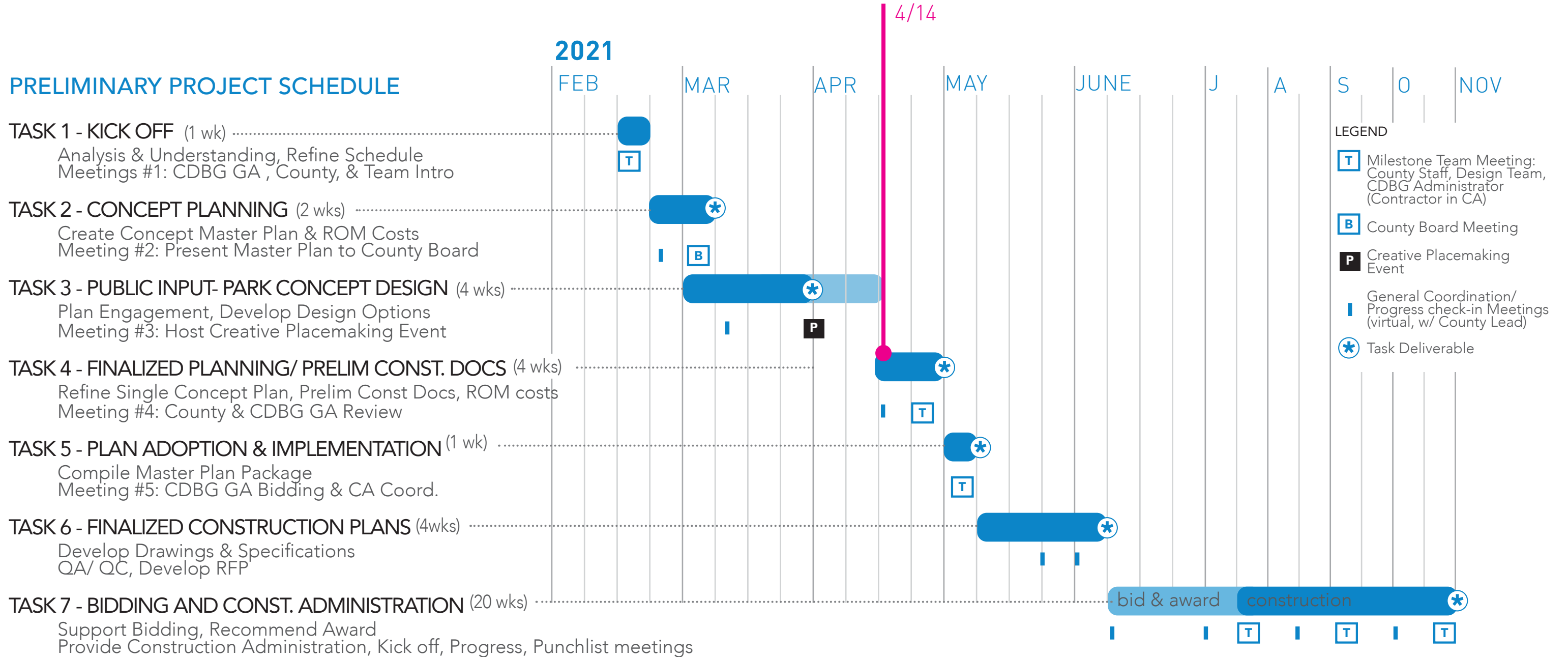
SITE SURVEY

DESIGN DEVELOPMENT (NEED 1 WK AFTER SITE SURVEY)

- CONTAINER & SITE CIRCULATION
- ADDITIONAL ELEMENTS- DESIGN SMALL GATHERING
- UPDATED COST ESTIMATE
- SPECIFICATIONS
- MASTER PLAN 'PACKAGE'

SCHEDULE

PRELIMINARY PROJECT SCHEDULE





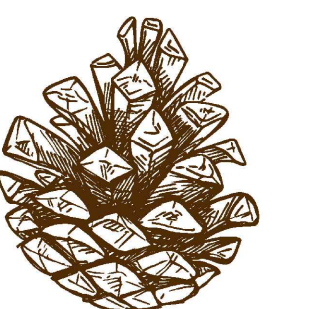
SAUK COUNTY
PARKS + RECREATION

BLUFFVIEW COMMUNITY PARK PLAYGROUND & IMPROVEMENTS

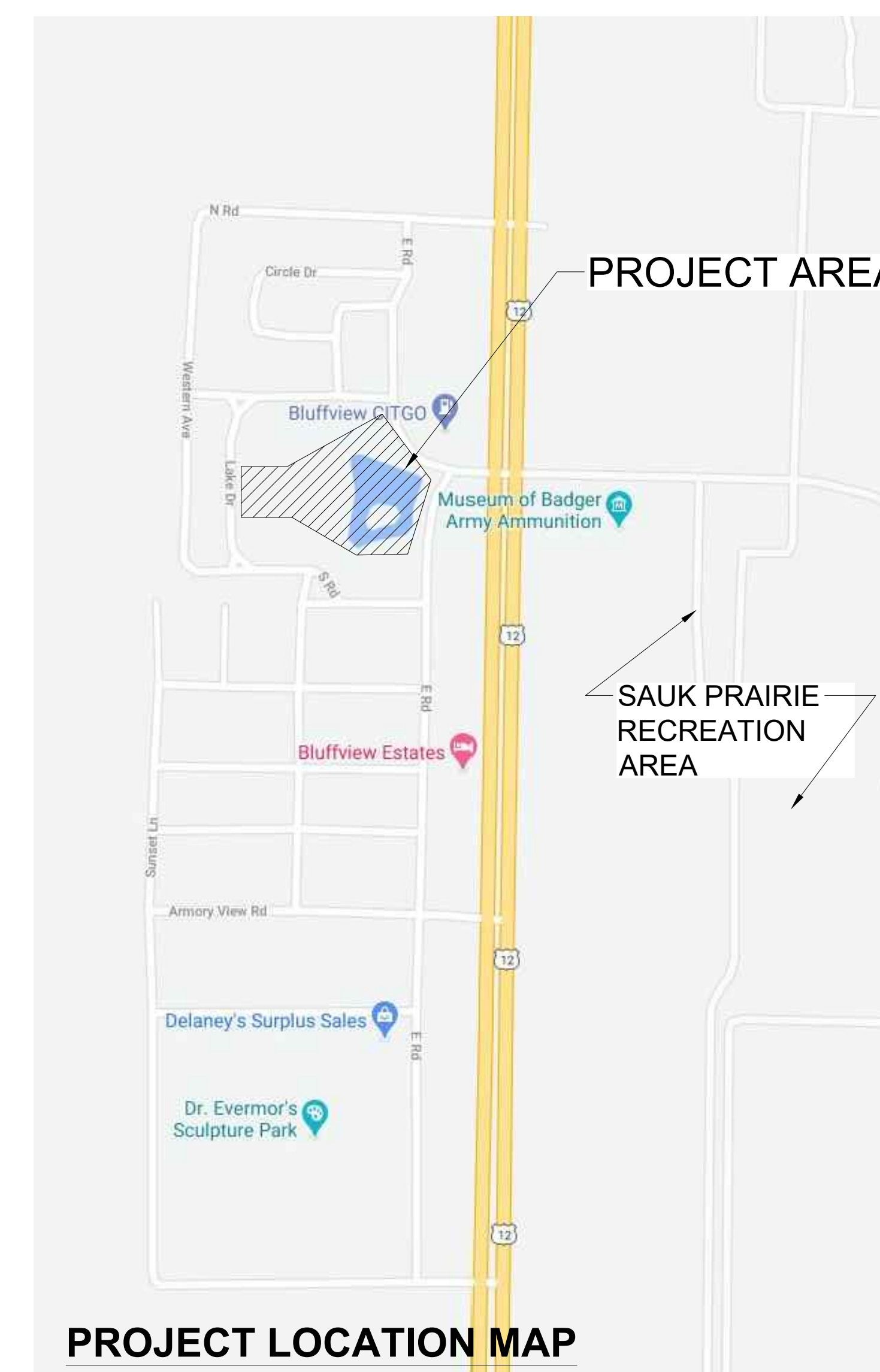
DF/

**DAMON FARBER
LANDSCAPE ARCHITECTS**

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522



SAUK COUNTY
PARKS + RECREATION



PROJECT INFORMATION

BLUFFVIEW COMMUNITY PARK
DF PROJECT # 20-246

PROJECT ADDRESS:
EAST ROAD
NORTH FREEDOM, WI 53951

PROJECT DIRECTORY

OWNER:
SAUK COUNTY
505 BROADWAY
BARABOO, WI 53913
(608)356-5581

CONTACT: JARED PINKUS
COMMUNITY DEVELOPMENT COORDINATOR
WORK: (608) 355-4840

LANDSCAPE ARCHITECT:
DAMON FARBER LANDSCAPE ARCHITECTS
310 SOUTH 4TH AVENUE STE. 7050
MINNEAPOLIS, MN 55415
CONTACT: JODI REFSLAND
PHONE: (612) 235-7449

SHEET INDEX

SHEET	DESCRIPTION
G001	COVERSHEET
G002	GENERAL NOTES & ABBREVIATIONS
G003	EXISTING CONDITIONS
G004	TREE PRESERVATION & SITE REMOVALS PLAN
G005	TREE PRESERVATION NOTES & DETAILS
L001	LANDSCAPE GENERAL NOTES
L010	MATERIALS SCHEDULE
L060	PLANTING SCHEDULE
L100	SITE ORIENTATION
L105	GRADING AND DRAINAGE PLAN
L110	HARDSCAPE PLAN
L160	PLANTING PLAN
L210	HARDSCAPE ENLARGEMENT
L211	SITE FURNISHINGS & EQUIPMENT ENLARGEMENT
L500	DETAILS
L501	DETAILS

NOT FOR
CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____

Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

Scale VARIES

Drawn/Checked JMR/JG

REVISION --

COVER
SHEET

G001

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC AND UTILITY SURVEY:
 - TOPOGRAPHIC SURVEY BY [INSERT SURVEYOR NAME AND ATE PERFORMED]
2. SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

GEOTECHNICAL REPORT

1. THE GEOTECHNICAL REPORTS ARE MADE AVAILABLE FOR INFORMATION ONLY AS SOME RECOMMENDATIONS IN THE REPORT MAY NOT BE RELEVANT OR USED IN THE DOCUMENTS.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL '811' OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK. DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK.

- DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.

11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.
13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:
 - FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
 - FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
 - FIRST TYPICAL FORMWORK OF WALLS.
 - TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
 - FIRST TYPICAL CURVED EDGING AND CUTTING.
 - FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT:
 - [INSERT BUILDING CODE INFORMATION]
2. REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

COPYRIGHT AND REPRODUCTION

1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLICIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS

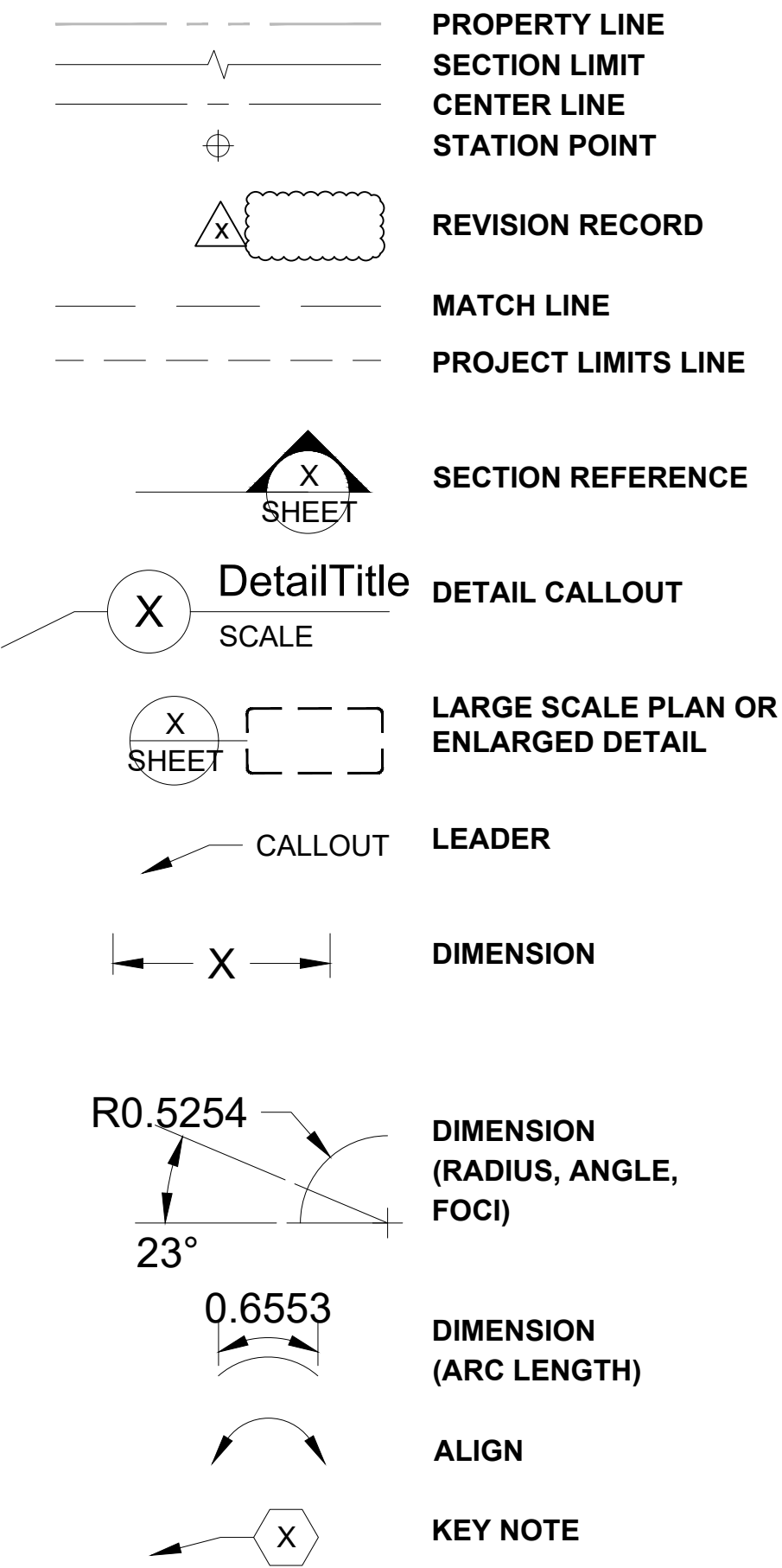
AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.

4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

SYMBOLS



ABBREVIATIONS

APPROX AVG	APPROXIMATE AVERAGE	PC	POINT OF CURVE
BLDG	BUILDING	PCC	PRECAST CONCRETE
BM	BENCHMARK	PERF	PERFORATED
BOS	BOTTOM OF STAIR	PERP	PERPENDICULAR
BOT	BOTTOM	pH	ACID/ALKALINE SCALE
C	CHILLER	PH	PHASE
CB	CATCH BASIN	PI	POINT OF INTERSECTION
CIP	CAST-IN-PLACE	PKG	PACKAGE
CJ	CONTROL JOINT	PL	PROPERTY LINE
CL	CENTER LINE	PLBG	PLUMBING
CLR	CLEAR	PRCST	PRECAST
CLL	CONTRACT LIMIT LINE	PREFAB	PREFABRICATE
CMU	CONCRETE MASONRY UNIT	PROV	PROVISIONAL
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CTR	CENTER	PWR	POWER
DAT	DATUM	QTR	QUARTER
DEG	DEGREE	QTY	QUANTITY
DIA	DIAMETER	R	RADIUS
DIM	DIMENSION	RCP	REINFORCED CONCRETE PIPE
DIST	DISTANCE	RECIRC	RECIRCULATE
DIV	DIVISION	RECPT	RECEPTACLE
DWG	DRAWING	REINF	REINFORCE
E	EAST	REQD	REQUIRED
EA	EACH	REV	REVISION
EJ	EXPANSION JOINT	RLG	RAILING
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	S	SOUTH
EQ	EQUAL	SALV	SALVAGE
EQSP	EQUAL SPACING	SEG	SEGMENT
EQUIV	EQUIVALENT	SHT	SHEET
EX	EXISTING	SIM	SIMILAR
F	FAHRENHEIT	SPEC	SPECIFICATION
FC	FOOTCANDLE	SQ	SQUARE
FFE	FINISH FLOOR ELEVATION	SSD	SUBSOIL DRAIN
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT	SST	STAINLESS STEEL
FG	FINISHED GRADE	STA	STATION
FOC	FACE OF CURB	STD	STANDARD
FOW	FACE OF WALL	SUCT	SUCTION
FV	FIELD VERIFY	T	TRANSFORMER
GALV	GALVANIZED	TAN	TANGENT
GDR	GUARDRAIL	TBD	TO BE DETERMINED
H	HIGH	TB-XX	TEST BORING
HB	HOSE BIBB	TD	TRENCH DRAIN
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
HH	HAND HOLE	THK	THICKNESS
HDR	HANDRAIL	THRU	THROUGH
HORIZ	HORIZONTAL	TO_	TOP OF _
HT	HEIGHT	TOC	TOP OF CURB
HV	HIGH VOLTAGE	TOL	TOLERANCE
ID	INSIDE DIMENSION	TOS	TOP OF SLOPE
INV.EL	INVERT ELEVATION	TOW	TOP OF WALL
KW	KILOWATT	TR	TRASH
LDPE	LOW DENSITY POLYETHYLENE	TS	TOP OF STAIR
LED	LIGHT EMITTING DIODE	TYP	TYPICAL
LF	LINEAR FEET	UGND	UNDERGROUND
LPT	LOW POINT	UNIF	UNIFORM
LTD	LIMITED	UP	UTILITY POLE
LV	LOW VOLTAGE	UV	ULTRAVIOLET
LW	LOW WATER	VAR	VARIES
MAX	MAXIMUM	VERT	VERTICAL
MFR.REC	MANUFACTURER'S RECOMMENDATIONS	VERF	VERIFY
MH	MANHOLE	W	WEST
MID	MIDDLE	W/	WITH
MIN	MINIMUM	W/O	WITHOUT
N	NORTH	WL	WATERLINE
NA	NOT APPLICABLE	WLD	WELDED
NIC	NOT IN CONTRACT	WT.EL	WATER ELEVATION
NO	NUMBER	XFMR	TRANSFORMER
NOM	NOMINAL	YR	YEAR
NTS	NOT TO SCALE	@	AT
OC	ON CENTER	&	AND
OD	OUTSIDE DIAMETER	-/+	DIMENSION TOLERANCE
OH	OVERHANG	IJ	ISOLATION JOINT
PB	PULL BOX	HW	HIGH WATER
		NP	NORMAL POOL
		GB	GRADE BREAK

POINT OF CURVE
PRECAST CONCRETE
PERFORATED
PERPENDICULAR
ACID/ALKALINE SCALE
PHASE
POINT OF INTERSECTION
PACKAGE
PROPERTY LINE
PLUMBING
PRECAST
PREFABRICATE
PROVISIONAL
POLYVINYL CHLORIDE
POWER

QUARTER
QUANTITY
RADIUS
REINFORCED CONCRETE PIPE
RECIRCULATE
RECEPTACLE
REINFORCE
REQUIRED
REVISION
RAILING
RIGHT OF WAY

SOUTH
SALVAGE
SEGMENT
SHEET
SIMILAR
SPECIFICATION
SQUARE
SUBSOIL DRAIN
STAINLESS STEEL
STATION
STANDARD
SUCTION

TRANSFORMER
TANGENT
TO BE DETERMINED
TEST BORING
TRENCH DRAIN
TEMPORARY
THICKNESS
THROUGH
TOP OF _
TOP OF CURB
TOLERANCE
TOP OF SLOPE
TOP OF WALL
TRASH
TOP OF STAIR
TYPICAL

UNDERGROUND
UNIFORM
UTILITY POLE
ULTRAVIOLET

VARIES
VERTICAL
VERIFY
WEST
WITH
WITHOUT
WATERLINE
WELDED
WATER ELEVATION

TRANSFORMER
YEAR

AT
AND
DIMENSION TOLERANCE
ISOLATION JOINT
HIGH WATER
NORMAL POOL
GRADE BREAK



DAMON FARBER
LANDSCAPE ARCHITECTS

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522



NOT FOR CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date *---/---/---*

DF/ Project # 20-246

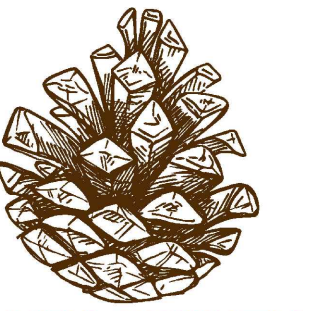
Scale VARIES

Drawn/Checked JMR/JG

REVISION --

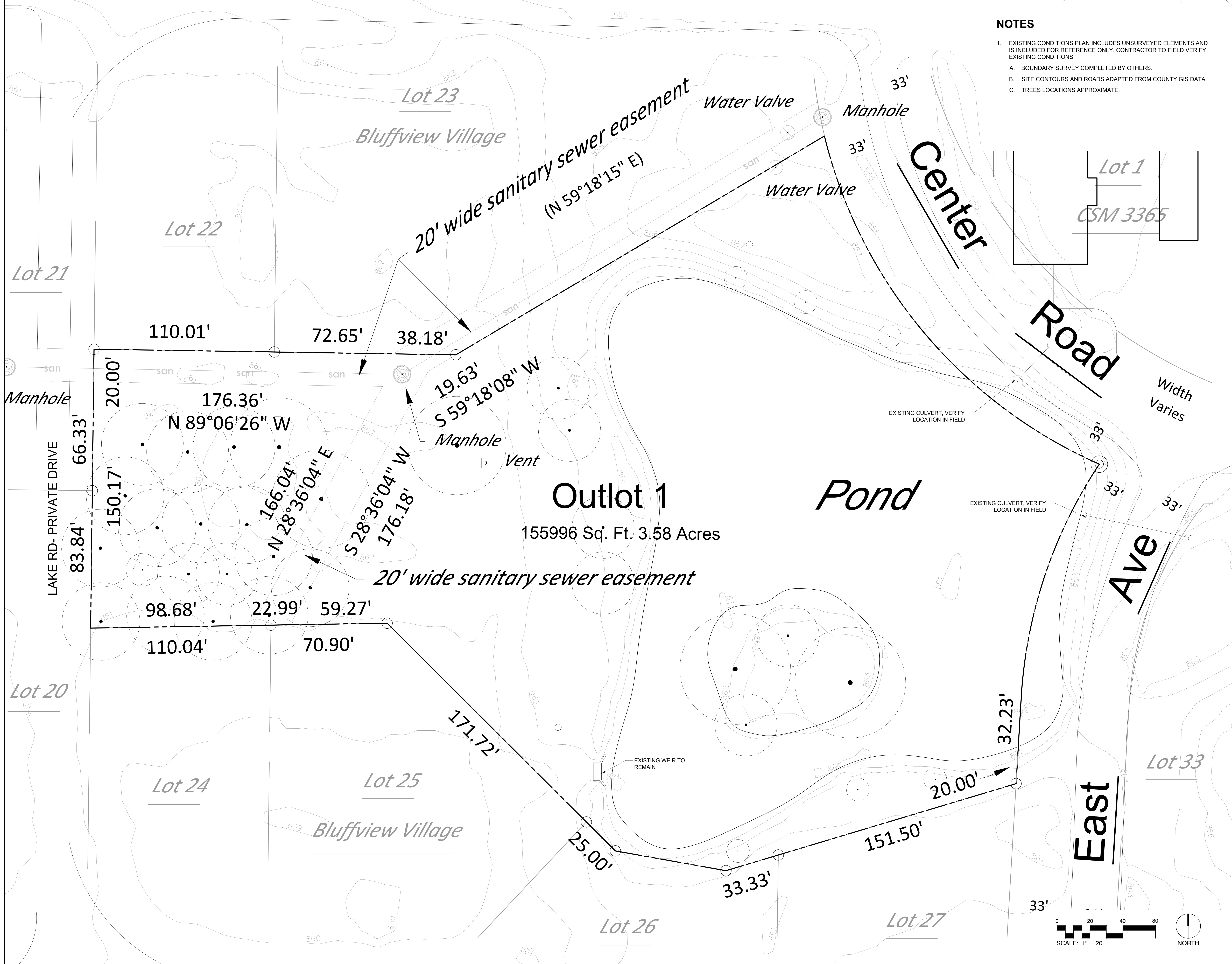
NOTES
&
ABBREVIATIONS

G002



NOTES

1. EXISTING CONDITIONS PLAN INCLUDES UNSURVEYED ELEMENTS AND IS INCLUDED FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS
- A. BOUNDARY SURVEY COMPLETED BY OTHERS.
- B. SITE CONTOURS AND ROADS ADAPTED FROM COUNTY GIS DATA.
- C. TREES LOCATIONS APPROXIMATE.



NOT FOR
CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

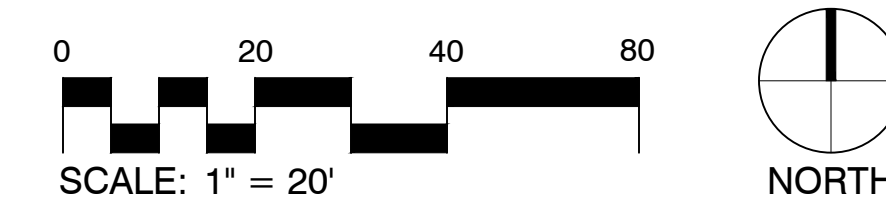
Signature _____ Date _____

Date _____
DF/ Project # 20-246
Scale VARIES
Drawn/Checked JMR/JG

REVISION _____

EXISTING
CONDITIONS

G003





**NOT FOR
CONSTRUCTION**

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

**BLUFFVIEW
COMMUNITY
PARK**

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

Scale VARIES

Drawn/Checked JMR/JG

REVISION _____

**TREE
PRESERVATION
& SITE
REMOVALS PLAN**

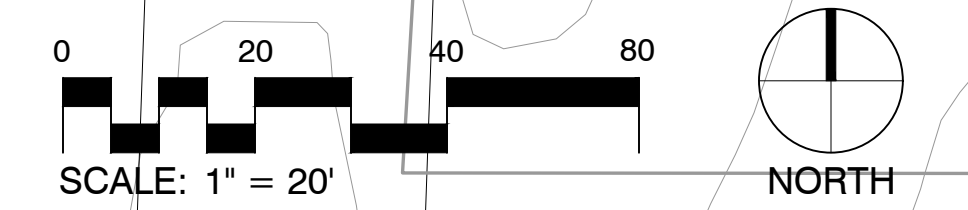
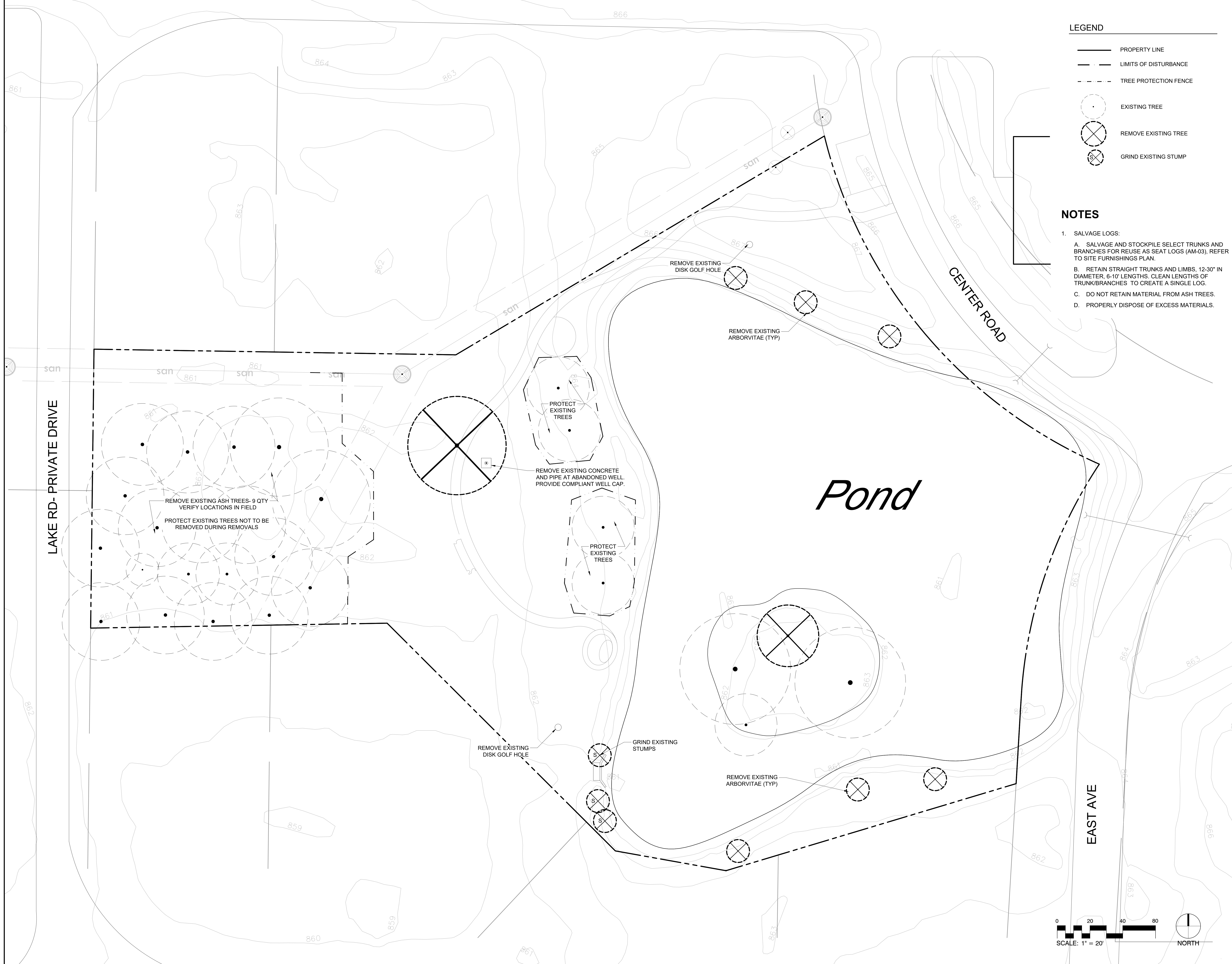
G004

LEGEND

- PROPERTY LINE
- - - LIMITS OF DISTURBANCE
- - - TREE PROTECTION FENCE
- EXISTING TREE
- ⊗ REMOVE EXISTING TREE
- ⊗ GRIND EXISTING STUMP

NOTES

1. SALVAGE LOGS:
 - A. SALVAGE AND STOCKPILE SELECT TRUNKS AND BRANCHES FOR REUSE AS SEAT LOGS (AM-03), REFER TO SITE FURNISHINGS PLAN.
 - B. RETAIN STRAIGHT TRUNKS AND LIMBS, 12-30" IN DIAMETER, 6-10' LENGTHS. CLEAN LENGTHS OF TRUNK/BRANCHES TO CREATE A SINGLE LOG.
 - C. DO NOT RETAIN MATERIAL FROM ASH TREES.
 - D. PROPERLY DISPOSE OF EXCESS MATERIALS.



TREE PRESERVATION NOTES

SITE SPECIFIC NOTES

1. PROVIDE LIMBING OF EXISTING TREES AS REQ'D FOR CONSTRUCTION ACCESS, CLEARANCE FOR PROJECT PATHWAYS, AND AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNING & REMOVALS TO BE APPROVED BY LA PRIOR TO REMOVAL.

TREE PROTECTION

1. CONTRACTOR SHALL PRESERVE TREES SHOWN IN THE DRAWINGS TO BE PROTECTED AND PRESERVED. INSTALL TREE PROTECTION MEASURES PER DETAILS.
2. TREE PROTECTION MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
3. NO WORK SHALL OCCUR IN TREE PROTECTION ZONES.
4. CONTRACTOR SHALL TAKE EXTRA PRECAUTIONS TO MINIMIZE DAMAGE TO TREES WHERE WORK IS DESIGNATED TO OCCUR WITHIN AND ADJACENT TO THE DRIPLINE OF TREES. REFER TO TREE PROTECTION DETAILS FOR TREE PROTECTION FENCE, TRUNK PROTECTION, AND PRUNING PRACTICES.
- 4.1. EXCAVATION WORK WITHIN DRIPLINE OF TREES SHALL BE LIMITED TO HAND REMOVAL, DIRECTIONAL BORING, AND AIR KNIFE ONLY TO MINIMIZE DAMAGE

TO ROOT SYSTEMS. SEE SPECIFICATIONS FOR DIRECTIONAL BORING DEPTHS WITHIN DRIPLINE OF TREES.

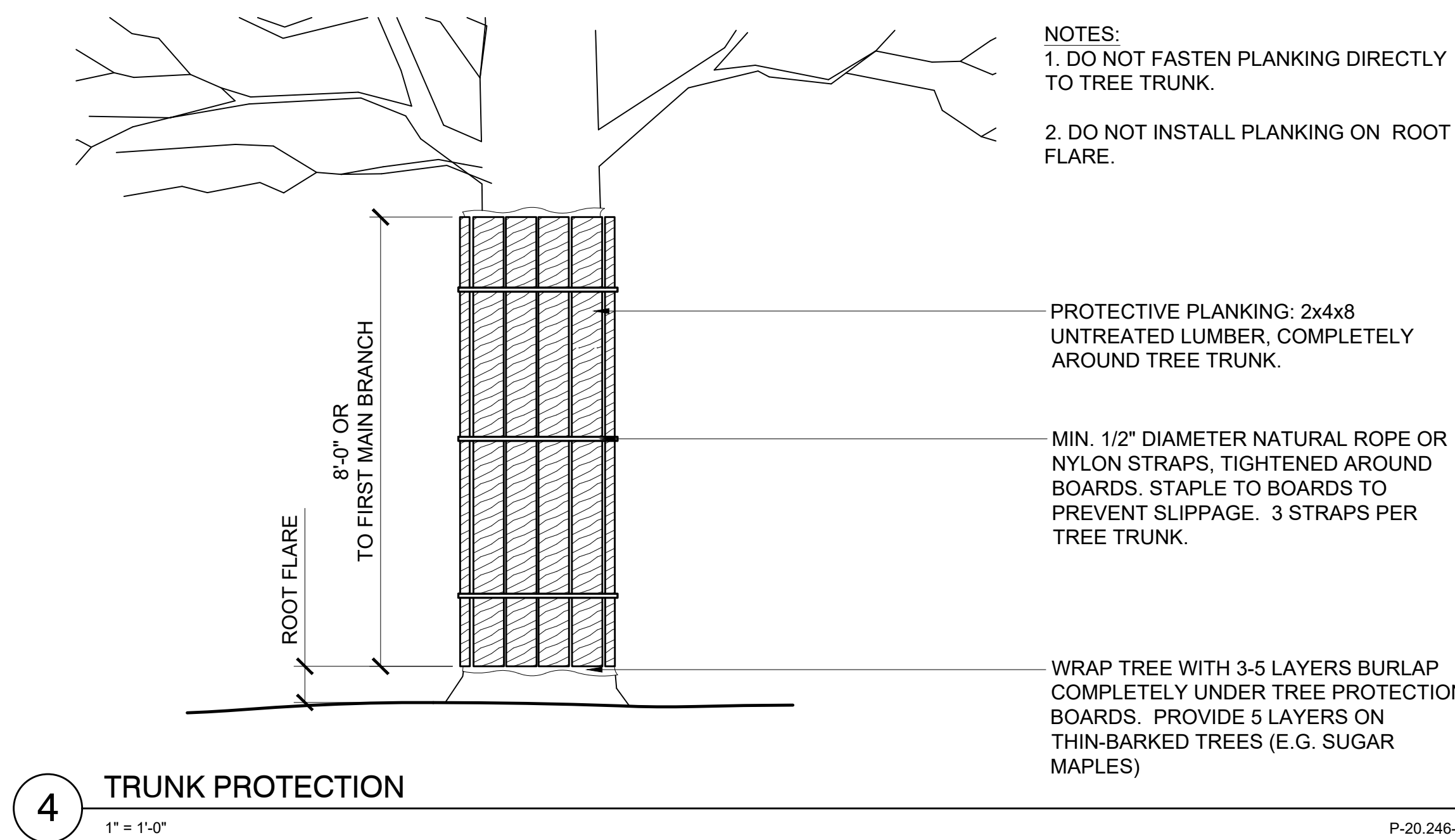
- 4.2. WHERE WORK IS TO OCCUR WITHIN DRIPLINE OF TREES OR TREE PROTECTION ZONES, PROVIDE ROOT PRUNING. REFER TO PLANS FOR LOCATION.
- 4.3. PROTECT TRUNK AND BRANCHES FROM DAMAGE WHERE WORK IS DESIGNATED TO OCCUR WITHIN THE DRIPLINE OF TREES.
5. CONTRACTOR SHALL NOT PLACE TEMPORARY STRUCTURES OR STORE MATERIALS IN TREE PROTECTION ZONES OR WITHIN THE DRIPLINE OF TREES. TREE PROTECTION FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILE, AND SUPPLIES FROM HARMING VEGETATION WITHIN LIMITS OF PROTECTION.

ROOT PROTECTION

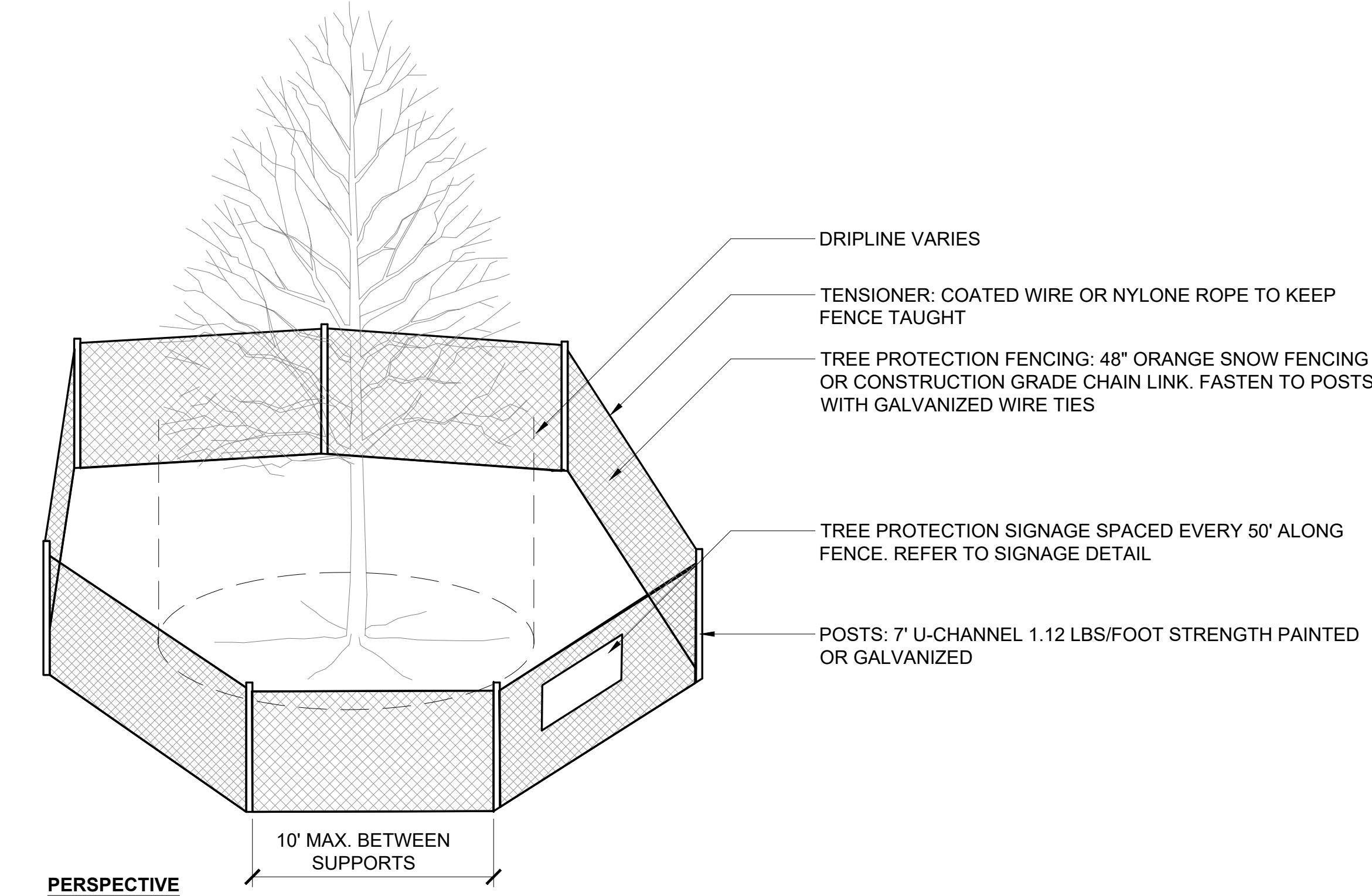
1. IN AREAS WHERE WORK OCCURS WITHIN DRIPLINE OF TREES AND IDENTIFIED AS ROOT PROTECTION ZONES ON PLANS, CONTRACTOR SHALL USE EXTRA PRECAUTION TO MINIMIZE DISTURBANCE TO ROOTS DURING CONSTRUCTION ACTIVITIES.
2. PROVIDE PROTECTIVE 4" ORGANIC WOOD MULCH LAYER BENEATH AND AROUND CONSTRUCTION AREAS, CLEAN ROOT CUTTING BY ISA CERTIFIED ARBORIST, AND LOW-IMPACT EXCAVATION MEASURES. REFER TO PROJECT NOTES AND

SPECIFICATIONS

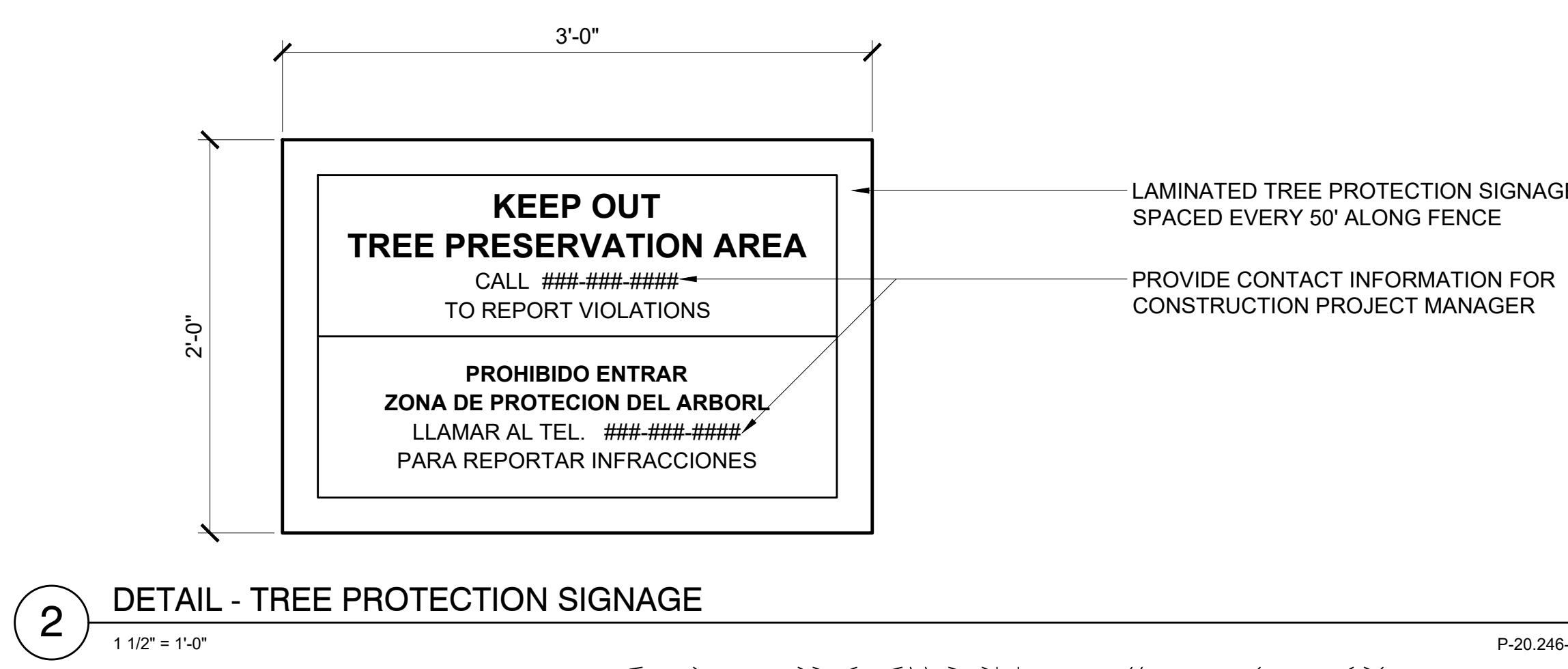
3. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT, OR PARK VEHICLES IN ROOT PROTECTION ZONES.
4. TEMPORARY ACCESS AND MOVEMENT ACROSS ROOT PROTECTION ZONES AND OVER PROTECTIVE MULCH LAYER TO FACILITATE THE WORK SHALL BE PERMITTED. REPAIR TO PROTECTIVE MULCH LAYER DISTURBED BY CONSTRUCTION ACTIVITIES DURING THE DURATION OF THE WORK.



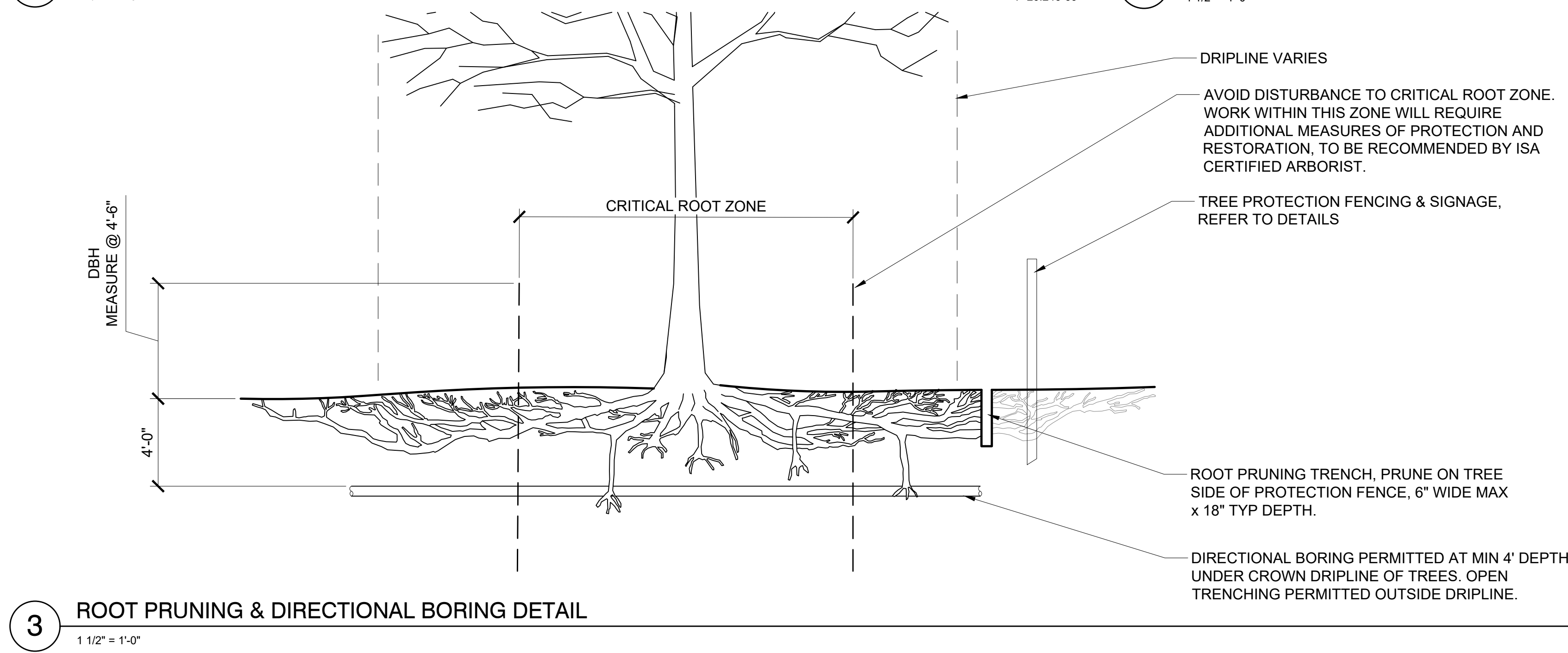
4 TRUNK PROTECTION
1" = 1'-0" P-20-246-71



1 DETAIL - TREE PROTECTION
1 1/2" = 1'-0" P-20-246-19



2 DETAIL - TREE PROTECTION SIGNAGE
1 1/2" = 1'-0" P-20-246-69



3 ROOT PRUNING & DIRECTIONAL BORING DETAIL
1 1/2" = 1'-0" P-20-246-70

- NOTES:**
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION IN LOCATIONS SHOWN ON PLANS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD. TREE PROTECTION FENCING MAY BE RELOCATED AS NECESSARY WITH APPROVAL FROM THE LANDSCAPE ARCHITECT.
 2. WHERE WORK IS TO OCCUR WITHIN DRIPLINE OF TREE, PLACE 4" DEPTH ORGANIC WOOD MULCH AT LOCATIONS SHOWN ON TREE PRESERVATION PLAN.
 3. PLACE TREE PROTECTION WITHIN DRIPLINE WHEN FULL DRIPLINE PROTECTION IS NOT FEASIBLE DUE TO EXISTING PAVEMENT OR OTHER OBSTACLES.



NOT FOR CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

BLUFFVIEW COMMUNITY PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____
DF/ Project # 20-246

Scale VARIES
Drawn/Checked JMR/JG

REVISION _____

TREE PRESERVATION NOTES & DETAILS

G005

EXISTING CONDITIONS & SITE REMOVAL NOTES

SITE SPECIFIC NOTES

1. [LIST GENERAL INFORMATION REGARDING PRE-CONSTRUCTION REQUIREMENTS...PERMITTING, TREE REMOVAL, SPECIAL COORDINATION, ETC.]

SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COIMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

1. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
2. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
3. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.

4. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
5. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
6. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
7. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
8. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MINDOT SPECIFICATIONS FOR EROSION CONTROL.
9. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
11. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
12. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
13. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
14. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
15. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
16. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
17. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
18. 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 LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. [FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.]
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX. OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
13. [TREE WRAPPING MATERIAL SHALL BE PAPER DECIDED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE

WRAPPING AFTER MAY 1.] [DO NOT WRAP TREES.]

14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL [4" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL [3" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL [3" DEEP FINELY SHREDDED MULCH] IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY [WITH WOODEN STAKES; NO METAL STAKES ARE ALLOWED].
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
6. NO SOD NETTING ALLOWED ON SITE.

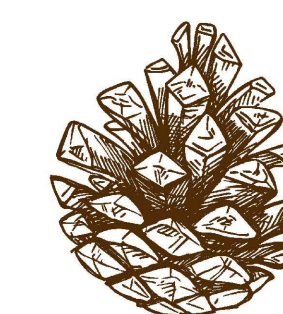
IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. [CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.]
4. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
5. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
6. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.

DF/

DAMON FARBER
LANDSCAPE ARCHITECTS

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p. 612.332.7522



SAUK COUNTY
PARKS + RECREATION

NOT FOR
CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____

Registration# _____

Signature _____ Date _____

Date _____ /-/-

DF/ Project # 20-246

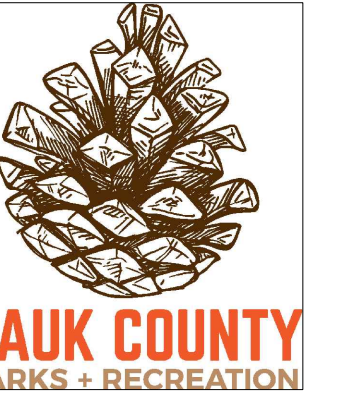
Scale VARIES

Drawn/Checked JMR/JG

REVISION --

LANDSCAPE
NOTES

L001



NOT FOR CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

**BLUFFVIEW
COMMUNITY
PARK**

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

Scale VARIES

Drawn/Checked JMR/JG

REVISION --

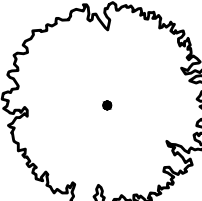
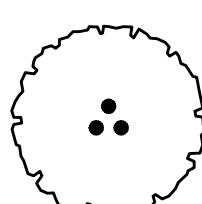
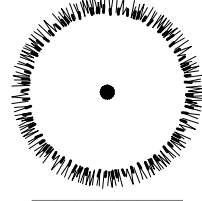
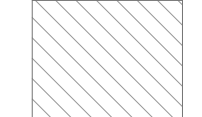

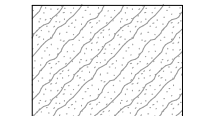


**MATERIALS
SCHEDULE**

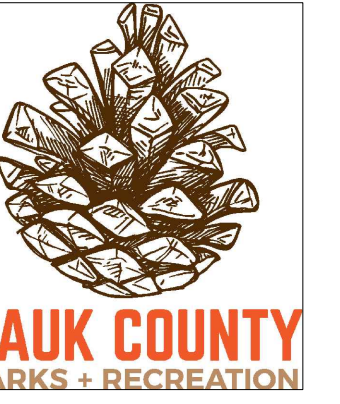
L010

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
AM-01	BOULDER		9/L500	BOULDER	REGIONAL STONE	GLACIAL BOULDER, 24-48" DIA		PROVIDED BY OWNER
AM-02	LITTLE FREE LIBRARY	1		LITTLE FREE LIBRARY				OWNER PURCHASE, CONTRACTOR INSTALLED
AM-03	SEAT LOG	3		6-10' SEAT LOG		16" DIA. MIN	TBD	SALVAGED FROM SITE REMOVALS
CB-01	CURB CURB TYPE 1	237 LF	4/L500	CONCRETE PLAY CONTAINER CURB				
ED-01	EDGING EDGING TYPE 1	31 LF	7/L500	3/16" BLACK STEEL EDGING STAKED IN PLACE			BLACK	
FE-02	FENCE & GUARDRAIL TREE PROTECTION FENCE	20 LF						
MM-01	MINERAL MULCH MINERAL MULCH TYPE 1	0.57 CY		4" DEPTH PEA GRAVEL OVER GEOTEXTILE				BOULDER SCRAMBLE AREA
P-01	PAVING PAVING TYPE 1: CONCRETE	3,085 SF	1/L500	5" DEPTH CONCRETE OVER COMPACTED AGGREGATE BASE & SUBGRADE			STANDARD, BROOM FINISH	
P-02A	PAVING TYPE 2A: COLORED CONCRETE	593 SF		4" CONCRETE PAVING WITH INTEGRAL COLOR			TOP CAST	
P-02B	PAVING TYPE 2B: COLORED CONCRETE	140 SF		4" CONCRETE PAVING WITH INTEGRAL COLOR			PATTERN	
P-03A	PAVING TYPE 3A: RESILIENT SURFACING	2,759 SF	5/L500	RESILIENT SURFACING OVER 6" AGGREGATE BASE			COLOR A	
P-03B	PAVING TYPE 3B: RESILIENT SURFACING	1,913 SF	5/L500	RESILIENT SURFACING OVER 6" AGGREGATE BASE			COLOR B	
P-04	PAVING TYPE 4: STONE	173 SF		IRREGULAR 1 1/2" S 1" MAX. WIDTH. OVER COMPACTED BASE	REGIONAL STONE			
P-05	PAVING TYPE 5: BITUMINOUS	770 SF		3" THK BITUMINOUS PAVING OVER 8" THK CLASS 5 BASE				
PE-01	PLAY EQUIPMENT PLAY STRUCTURE			5-12 PLAY STRUCTURE	LSI	BEACHCOMBER		OWNER PURCHASE; CONTRACTOR INSTALLED
PE-02	PLAY STRUCTURE			2-5 PLAY STRUCTURE	LSI	BEACHCOMBER		OWNER PURCHASE; CONTRACTOR INSTALLED
PE-03	SPINNER				LSI	CURVA SPINNER		OWNER PURCHASE; CONTRACTOR INSTALLED
PE-04	SWINGS			SINGLE POST SWING FRAME W/ TODDLER ARM	LSI	FRIENDSHIP SWING/ 2 BELT/ TODDLER BUCKET		OWNER PURCHASE; CONTRACTOR INSTALLED
PE-05	SHADE STRUCTURE			SINGLE POST SHADE STRUCTURE	SKYWAYS	SINGLE POST-CANTILEVER		OWNER PURCHASE; CONTRACTOR INSTALLED
PE-06	MOGULS	4/L500		RESILIENT SURFACING OVER AGGREGATE, SIZE VARIES				
PE-07	BALANCE LOG			BLACK LOCUST, 12" DIA, FLAT TOP	CUSTOM			OWNER PURCHASE; CONTRACTOR INSTALLED
SF-01B	SITE FURNITURE BENCH TYPE 1B	4		BACKLESS BENCH				
SF-02	GRILL	2		IN-GROUND MOUNT ADJUSTABLE GRILL	NATIONAL OUTDOOR	SKU: JTA 13813	BLACK	OR APPROVED EQUAL
SF-03A	PICNIC TABLE-STANDARD	3		8' HEAVY DUTY TABLE, TREATED WOOD TOP & METAL FRAME	NATIONAL OUTDOOR	SKU: US BT158-8	POWDERCOAT METAL FRAME, COLOR TBD	OR APPROVED EQUAL
SF-03B	PICNIC TABLE- ADA	1		8' HEAVY DUTY TABLE, TREATED WOOD TOP & METAL FRAME	NATIONAL OUTDOOR	SKU US 158H	POWDERCOAT METAL FRAME, COLOR TBD	OR APPROVED EQUAL
WL-01	WALL WALL TYPE 1 - BOULDER	38 LF		LIMESTONE WALL STONE FROM SALVAGED BOULDERS				

PLANT SCHEDULE

	<p>DECIDUOUS TREE 2.5' CAL SHADE TREE, B&B TO BE SELECTED FROM: ACER X FREEMANII / FREEMAN MAPLE ACER SACCHARUM 'PNI 0285' TM / GREEN MOUNTAIN SUGAR MAPLE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK CELTIS OCCIDENTALIS / COMMON HACKBERRY GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM POPULUS TREMULOIDES / QUAKING ASPEN QUERCUS MACROCARPA / BURR OAK</p>	7
	<p>ORNAMENTAL TREE 8' HT MULTI-STEM, B&B TO BE SELECTED FROM: AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE</p>	2
	<p>CONIFEROUS TREE 6' HGT, B&B LARIX LARICINA / TAMARACK</p>	2
	<p>POLLINATOR PLANTING #1 CONTAINER @ 24" O.C. TO BE SELECTED FROM: ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED BAPTISIA AUSTRALIS / BLUE WILD INDIGO ECHINACEA PURPUREA / PURPLE CONEFLOWER LIATRIS PYCNOSTACHYA / GAYFEATHER RUDBECKIA SUBTOMENTOSA / SWEET BLACK-EYED SUSAN SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / PURPLE DOME NEW ENGLAND ASTER ZIZIA APTERA / HEART-LEAVED MEADOW PARSNIP</p>	542 SF 141
	<p>SHORELINE SHRUB #5 CONTAINER @ 48" O.C. STABILIZE & BUFFER ALONG WALK AT POND EDGE CORNUS SERICEA / RED TWIG DOGWOOD</p>	240 SF 16
	<p>NATIVE SEED MIX SHORELINE SEED MIX, SEE SPECIFICATIONS INSTALL W/ CATEGORY 3 EROSION CONTROL BLANKET, NATURAL NETTING NATIVE SEED MIX</p>	16,115 SF
	<p>NO MOW FESCUE SEEDED AT GATHERING AREA NO-MOW FESCUE / NO-MOW FESCUE</p>	390 SF
	<p>TURFGRASS DROUGHT TOLERANT KENTUCKY BLUEGRASS/ FESCUE BLEND, SEE SPECIFICATIONS TURF SEED</p>	20,937 SF



NOT FOR
 CONSTRUCTION

SUBMITTAL:
 DESIGN DEVELOPMENT
 100%
 07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
 Registration# _____

Signature _____ Date _____

Date _____

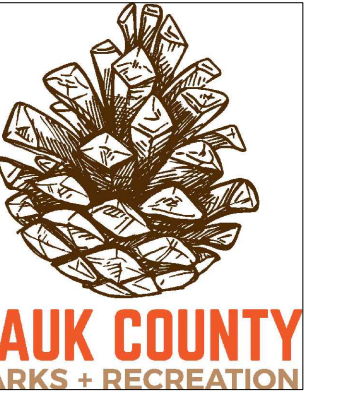
DF/ Project # 20-246

Scale VARIES

Drawn/Checked JMR/JG

REVISION --

PLANTING
SCHEDULE



**NOT FOR
CONSTRUCTION**

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

**BLUFFVIEW
COMMUNITY
PARK**

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____
DF/ Project # 20-246
Scale VARIES
Drawn/Checked JMR/JG

REVISION	DATE

**SITE
ORIENTATION**

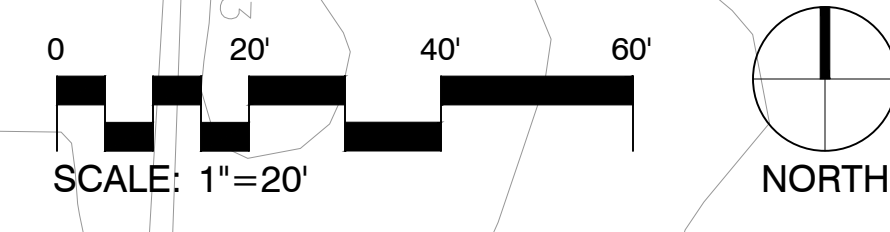
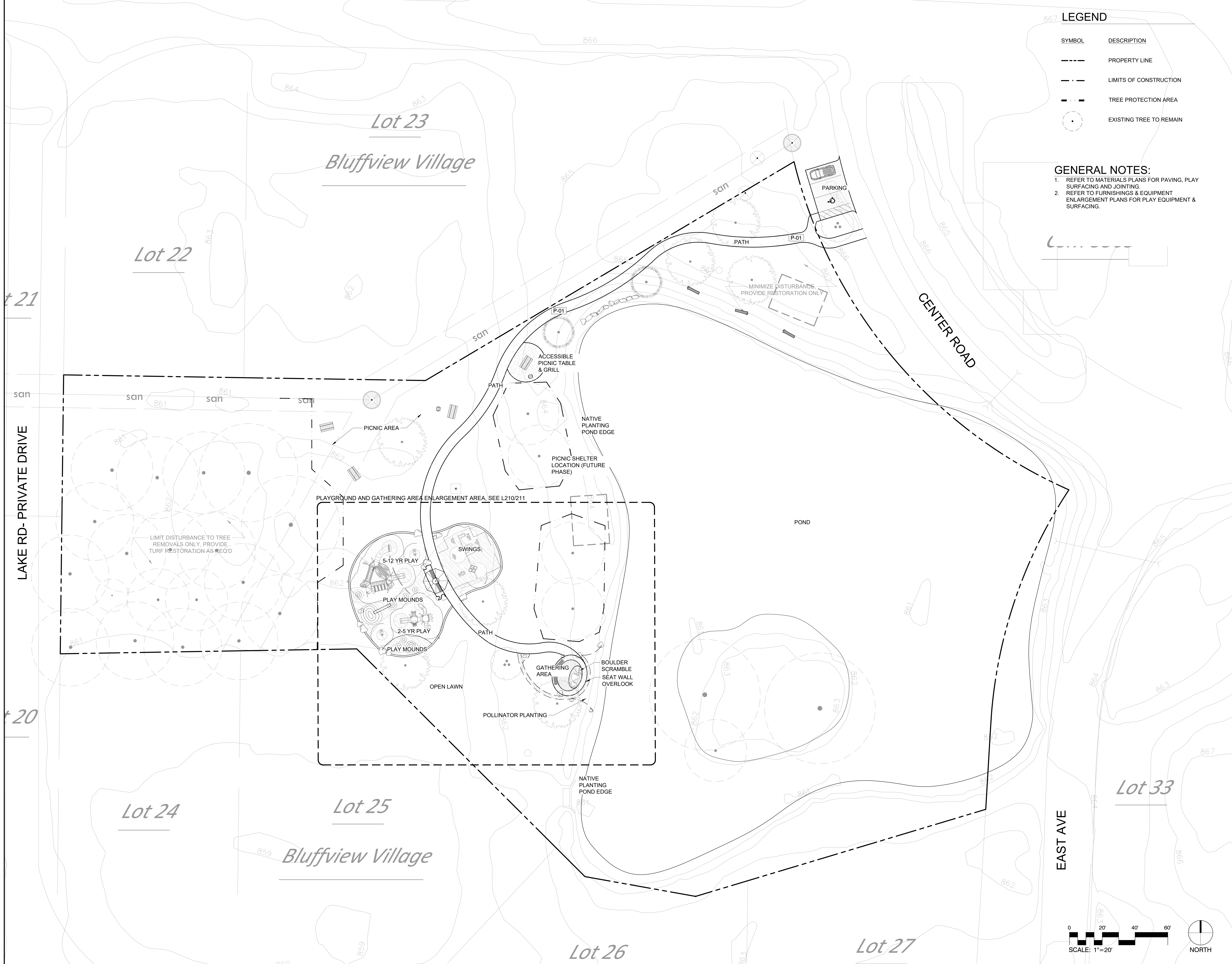
L100

867 LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	LIMITS OF CONSTRUCTION
- · - ·	TREE PROTECTION AREA
○	EXISTING TREE TO REMAIN

GENERAL NOTES:

- REFER TO MATERIALS PLANS FOR PAVING, PLAY SURFACING AND JOINTING.
- REFER TO FURNISHINGS & EQUIPMENT ENLARGEMENT PLANS FOR PLAY EQUIPMENT & SURFACING.



LAKE RD-PRIVATE DRIVE

CENTER ROAD

EAST AVE

Lot 22

Lot 23

Bluffview Village

Lot 24

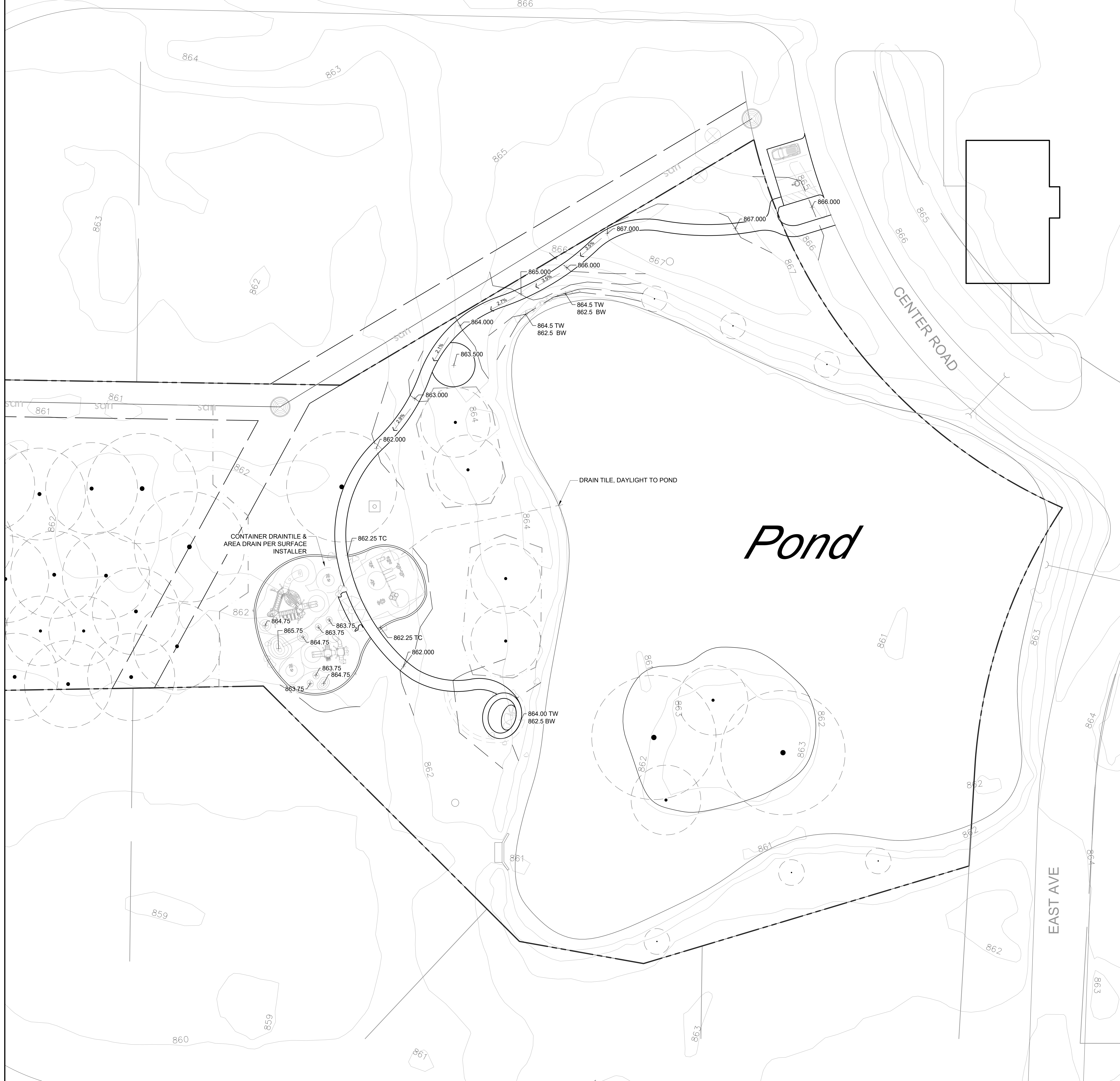
Lot 25

Bluffview Village

Lot 26

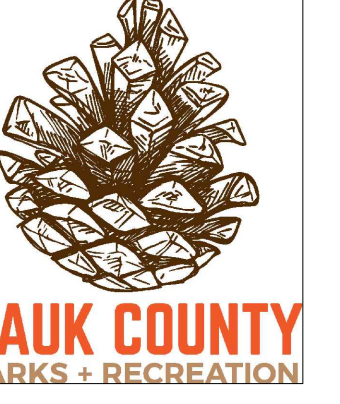
Lot 27

Lot 33



GENERAL NOTES:

1. STAKE PATH LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO SUBCUTTING. COORDINATE FOOTINGS OF PLAY EQUIPMENT AND STRUCTURE FOOTINGS INSTALLED BY PLAY MANUFACTURER
2. CONTRACTOR SHALL COORDINATE GRADING, DRAINAGE, & CONTAINERS WITH PLAYGROUND MFR / SURFACING INSTALLER. REFER TO GRADING PLANS.
3. PLAYGROUND MFR TO PROVIDE SUB-BASE, DRAINTILE, EQUIP. FOOTINGS, & SURFACING WITHIN PLAY CONTAINERS AND PLAY EQUIP AREAS.
4. GRADING & HARDSCAPE CONTRACTOR TO PROVIDE GRANULAR BORROW BELOW PLAY SURFACING. COORD MAXIMUM ELEVATION OF GRANULAR BORROW W/ PLAYGROUND SURFACING MFR.
5. PROVIDE SLEEVING FOR ELECTRICAL & IRRIGATION LINES. CONTRACTOR TO COORDINATE LOCATIONS WITH INSTALLERS.



NOT FOR
 CONSTRUCTION

SUBMITTAL:
 DESIGN DEVELOPMENT
 100%
 07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
 Registration# _____

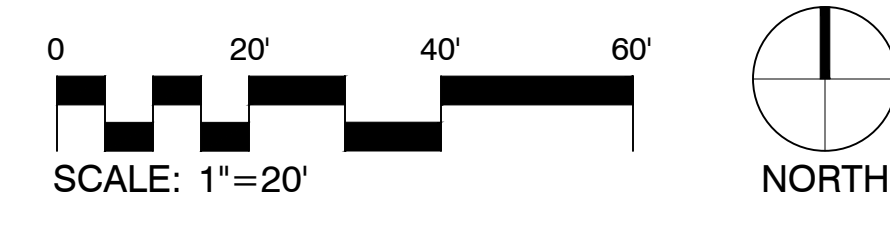
Signature _____ Date _____

Date _____
 DF/ Project # 20-246
 Scale VARIES
 Drawn/Checked JMR/JG

REVISION	

GRADING
BASE

L105





GENERAL NOTES:

- STAKE PATH AND PLAY CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO SUBCUTTING.
- COORDINATE FOOTINGS OF PLAY EQUIPMENT AND STRUCTURE FOOTINGS INSTALLED BY PLAY MANUFACTURER
- CONTRACTOR SHALL COORDINATE GRADING, DRAINAGE, & CONTAINERS WITH PLAYGROUND MFR / SURFACING INSTALLER. REFER TO GRADING PLANS.**
 - PLAYGROUND MFR TO PROVIDE SUB-BASE, DRAINTILE, EQUIP. FOOTINGS, & SURFACING WITHIN PLAY CONTAINERS AND PLAY EQUIP AREAS.
 - GRADING & HARDSCAPE CONTRACTOR TO PROVIDE GRANULAR BORROW BELOW PLAY SURFACING. COORD MAXIMUM ELEVATION OF GRANULAR BORROW W/ PLAYGROUND SURFACING MFR.
- PROVIDE SLEEVING FOR ELECTRICAL & IRRIGATION LINES. CONTRACTOR TO COORDINATE LOCATIONS WITH INSTALLERS.

LEGEND

SYMBOL	AMENITY DESCRIPTION	QTY	DETAIL
AM-01	BOULDER	23	9/L500
AM-02	LITTLE FREE LIBRARY	1	
AM-03	SEAT LOG	3	
SYMBOL	CURB DESCRIPTION	QTY	DETAIL
CB-01	CURB TYPE 1	237 LF	4/L500
SYMBOL	EDGING DESCRIPTION	QTY	DETAIL
ED-01	EDGING TYPE 1	360 LF	7/L500
SYMBOL	MINERAL MULCH DESCRIPTION	QTY	DETAIL
MM-01	MINERAL MULCH TYPE 1	0.57 CY	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-01	PAVING TYPE 1: CONCRETE	3,085 SF	1/L500
P-02A	PAVING TYPE 2A: COLORED CONCRETE	593 SF	
P-02B	PAVING TYPE 2B: COLORED CONCRETE	140 SF	
P-03A	PAVING TYPE 3A: RESILIENT SURFACING	2,759 SF	5/L500
P-03B	PAVING TYPE 3B: RESILIENT SURFACING	1,913 SF	5/L500
P-04	PAVING TYPE 4: STONE	173 SF	
P-05	PAVING TYPE 5: BITUMINOUS	770 SF	
SYMBOL	PLAY EQUIPMENT DESCRIPTION	QTY	DETAIL
PE-01	PLAY STRUCTURE		
PE-02	PLAY STRUCTURE		
PE-03	SPINNER		
PE-04	SWINGS		
PE-05	SHADE STRUCTURE		
PE-06	MOGULS		4/L500
PE-07	BALANCE LOG		10/L500
SYMBOL	SITE FURNITURE DESCRIPTION	QTY	DETAIL
SF-01A	BENCH TYPE 1A	1	
SF-01B	BENCH TYPE 1B	5	
SF-02	GRILL	2	
SF-03A	PICNIC TABLE-STANDARD	3	
SF-03B	PICNIC TABLE- ADA	1	
SYMBOL	WALL DESCRIPTION	QTY	DETAIL
WL-01	WALL TYPE 1 - BOULDER	38 LF	

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	LIMITS OF CONSTRUCTION
- · - · -	TREE PROTECTION AREA
○	EXISTING TREE TO REMAIN

DF/
DAMON FARBER
LANDSCAPE ARCHITECTS
 310 South 4th Avenue, Suite 7050
 Minneapolis, MN 55415
 p. 612.332.7522



NOT FOR CONSTRUCTION

SUBMITTAL:
 DESIGN DEVELOPMENT
 100%
 07.23.2021

BLUFFVIEW COMMUNITY PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
 Registration# _____

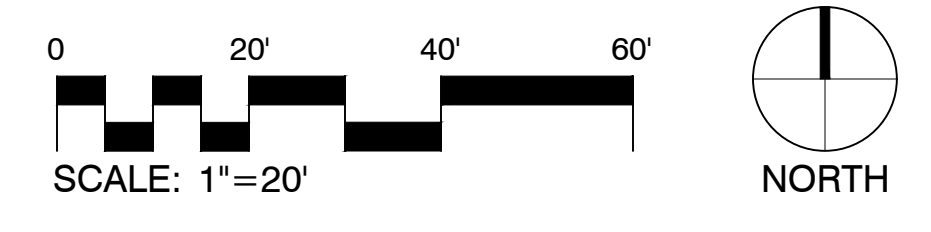
Signature _____ Date _____

Date _____
 DF/ Project # 20-246
 Scale VARIES
 Drawn/Checked JMR/JG





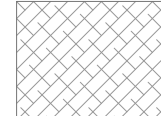



REVISION	

MATERIALS & FURNISHINGS PLAN

L110



LEGEND

- TREES**
-  DECIDUOUS TREE
 -  ORNAMENTAL TREE
 -  CONIFEROUS TREE
- PERENNIAL & SHRUB AREAS**
-  POLLINATOR PLANTING
 -  SHORELINE SHRUB PLANTING
- GROUND COVERS**
-  NATIVE SEED MIX -SEEDING
 -  NO MOW FESCUE -SEEDING
 -  TURF-SEEDING



NOT FOR CONSTRUCTION

SUBMITTAL:
 DESIGN DEVELOPMENT
 100%
 07.23.2021

BLUFFVIEW COMMUNITY PARK

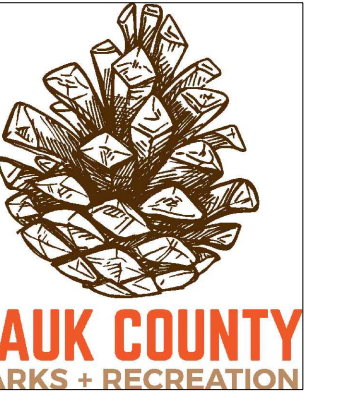
NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name	_____
Registration#	_____
Signature	_____ Date _____
Date	____/____/____
DF/ Project #	20-246
Scale	VARIES
Drawn/Checked	JMR/JG
REVISION	____
_____	_____
_____	_____

PLANTING PLAN

L160



**NOT FOR
CONSTRUCTION**

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

**BLUFFVIEW
COMMUNITY
PARK**

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____

Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

Scale VARIES

Drawn/Checked JMR/JG

REVISION _____

**MATERIALS
ENLARGEMENT**

L210

ENLARGEMENT LEGEND

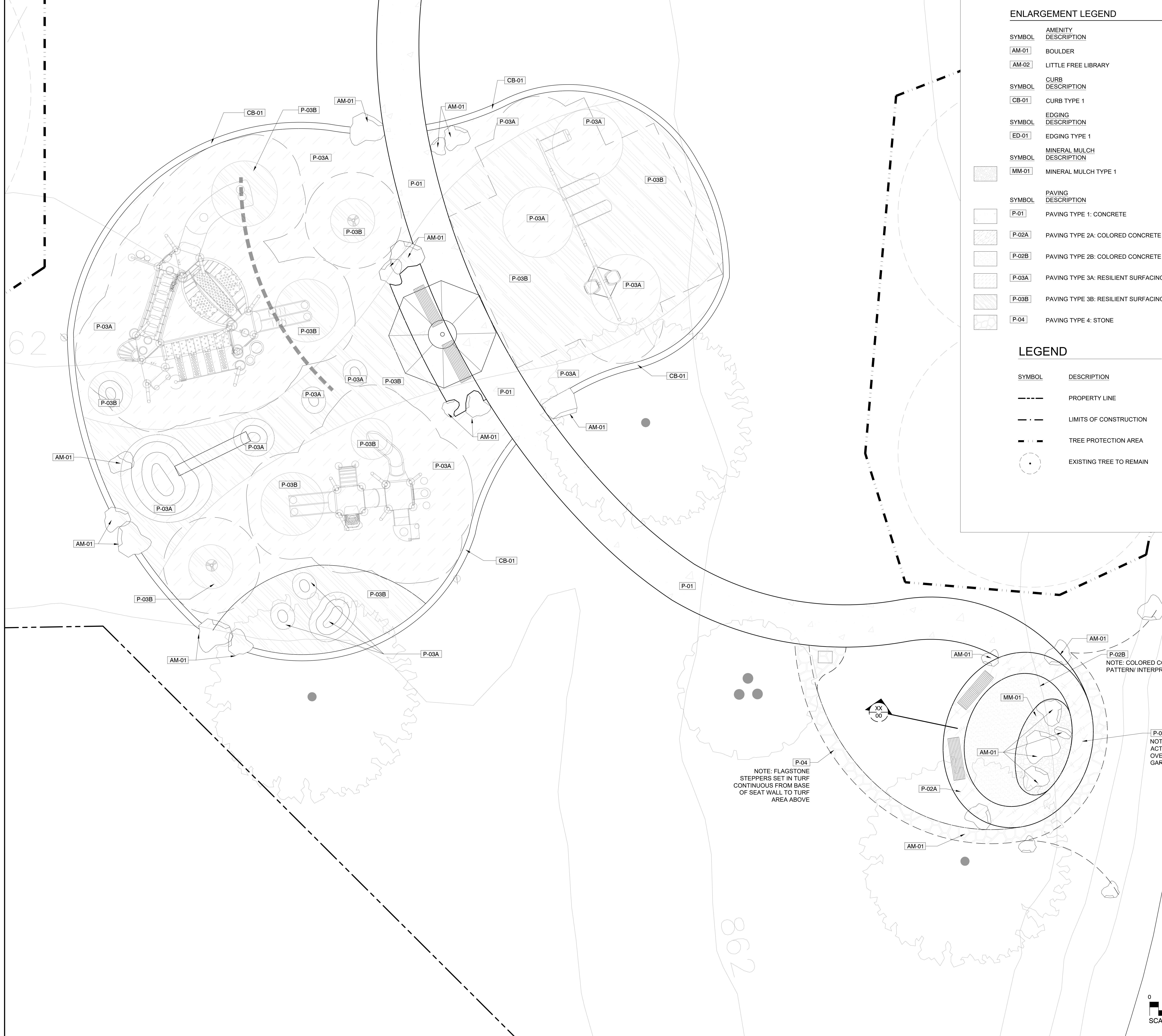
SYMBOL	AMENITY DESCRIPTION	QTY	DETAIL
[AM-01]	BOULDER	23	9/L500
[AM-02]	LITTLE FREE LIBRARY	1	
SYMBOL	CURB DESCRIPTION	QTY	DETAIL
[CB-01]	CURB TYPE 1	237 LF	4/L500
SYMBOL	EDGING DESCRIPTION	QTY	DETAIL
[ED-01]	EDGING TYPE 1	31 LF	7/L500
SYMBOL	MINERAL MULCH DESCRIPTION	QTY	DETAIL
[MM-01]	MINERAL MULCH TYPE 1	0.57 CY	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
[P-01]	PAVING TYPE 1: CONCRETE	888 SF	1/L500
[P-02A]	PAVING TYPE 2A: COLORED CONCRETE	190 SF	
[P-02B]	PAVING TYPE 2B: COLORED CONCRETE	140 SF	
[P-03A]	PAVING TYPE 3A: RESILIENT SURFACING	2,759 SF	5/L500
[P-03B]	PAVING TYPE 3B: RESILIENT SURFACING	1,913 SF	5/L500
[P-04]	PAVING TYPE 4: STONE	173 SF	

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	LIMITS OF CONSTRUCTION
- - -	TREE PROTECTION AREA
(o)	EXISTING TREE TO REMAIN

GENERAL NOTES:

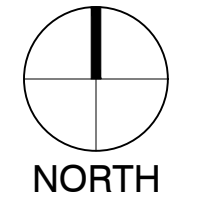
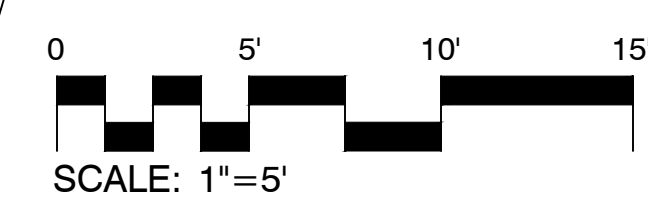
1. STAKE PATH AND PLAY CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO SUBCUTTING.
2. BOULDER LOCATIONS TO BE CONFIRMED BY LANDSCAPE ARCHITECT IN FIELD. BOULDERS PROVIDED BY OWNER.

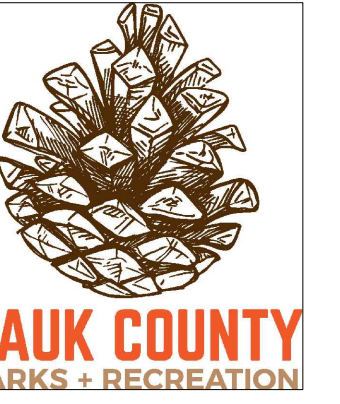


NOTE: FLAGSTONE STEPPERS SET IN TURF CONTINUOUS FROM BASE OF SEAT WALL TO TURF AREA ABOVE

NOTE: COLORED CONCRETE, SANDBLAST PATTERN/ INTERPRETATION

NOTE: THICKENED EDGE- 18" TO ACT AS A SEAT WALL TO OVERLOOK POND/ POLLINATOR GARDEN





**NOT FOR
CONSTRUCTION**

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

**BLUFFVIEW
COMMUNITY
PARK**

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

Scale VARIES

Drawn/Checked JMR/JG

REVISION _____

**FURNISHINGS
& EQUIPMENT
ENLARGEMENT**

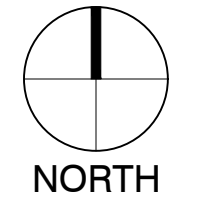
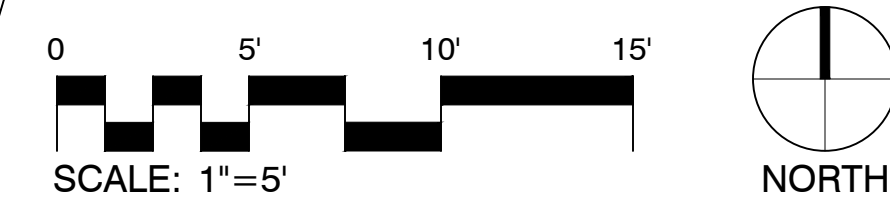
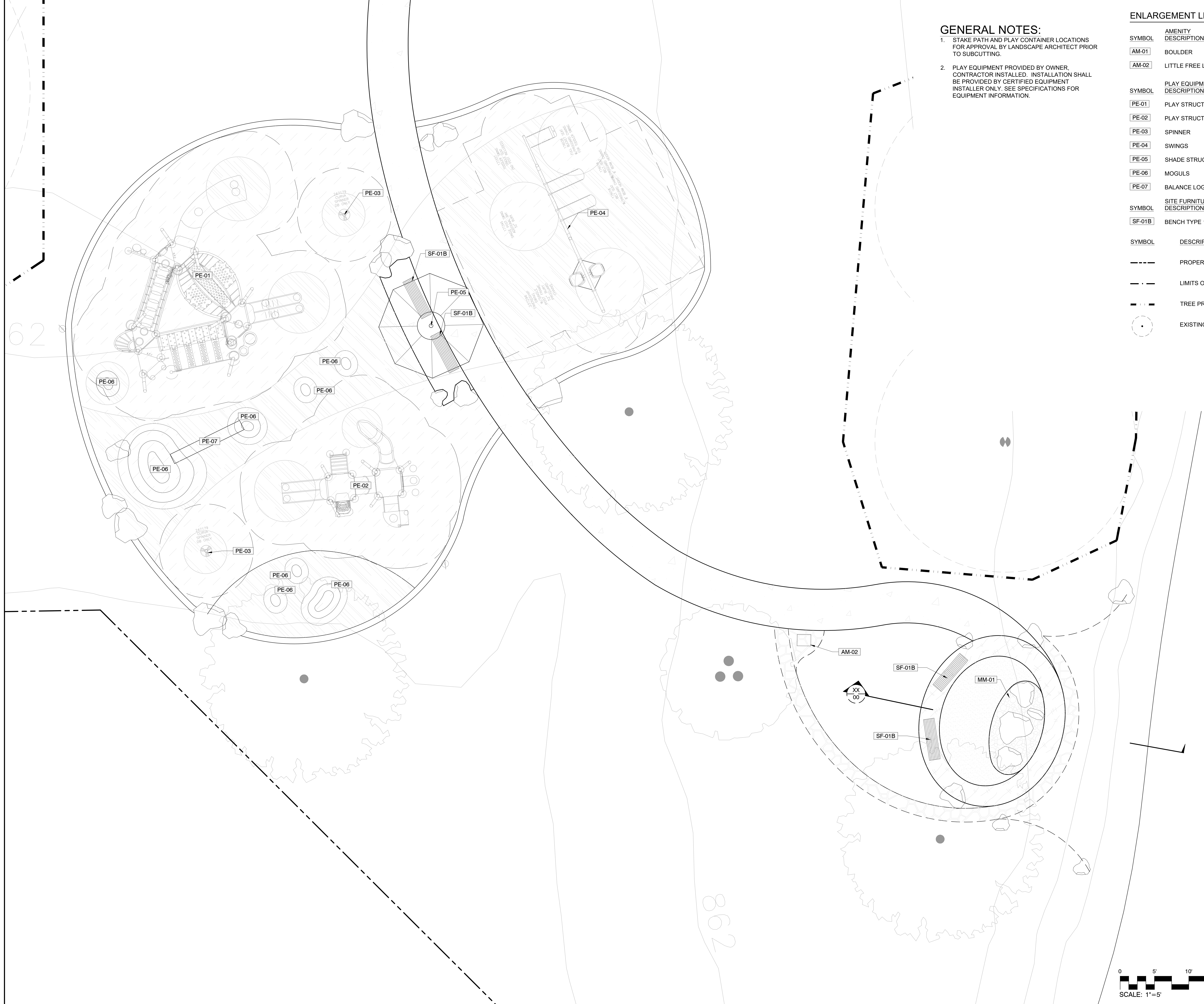
L211

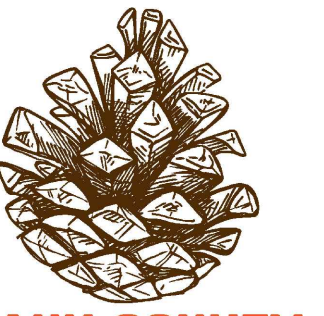
GENERAL NOTES:

1. STAKE PATH AND PLAY CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO SUBCUTTING.
2. PLAY EQUIPMENT PROVIDED BY OWNER. CONTRACTOR INSTALLED. INSTALLATION SHALL BE PROVIDED BY CERTIFIED EQUIPMENT INSTALLER ONLY. SEE SPECIFICATIONS FOR EQUIPMENT INFORMATION.

ENLARGEMENT LEGEND

SYMBOL	AMENITY DESCRIPTION
	BOULDER
	LITTLE FREE LIBRARY
PLAY EQUIPMENT DESCRIPTION	
	PLAY STRUCTURE
	PLAY STRUCTURE
	SPINNER
	SWINGS
	SHADE STRUCTURE
	MOGULS
	BALANCE LOG
SITE FURNITURE DESCRIPTION	
	BENCH TYPE 1B
SYMBOL	DESCRIPTION
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	TREE PROTECTION AREA
	EXISTING TREE TO REMAIN





**NOT FOR
CONSTRUCTION**

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

**BLUFFVIEW
COMMUNITY
PARK**

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

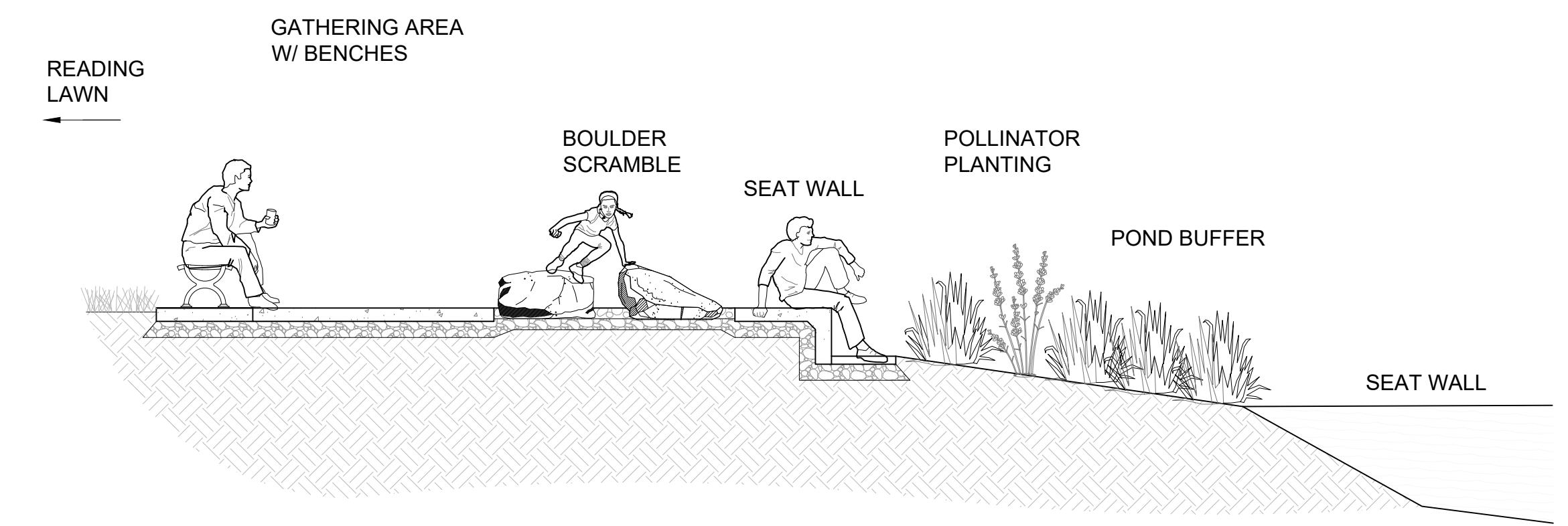
Scale VARIES

Drawn/Checked JMR/JG

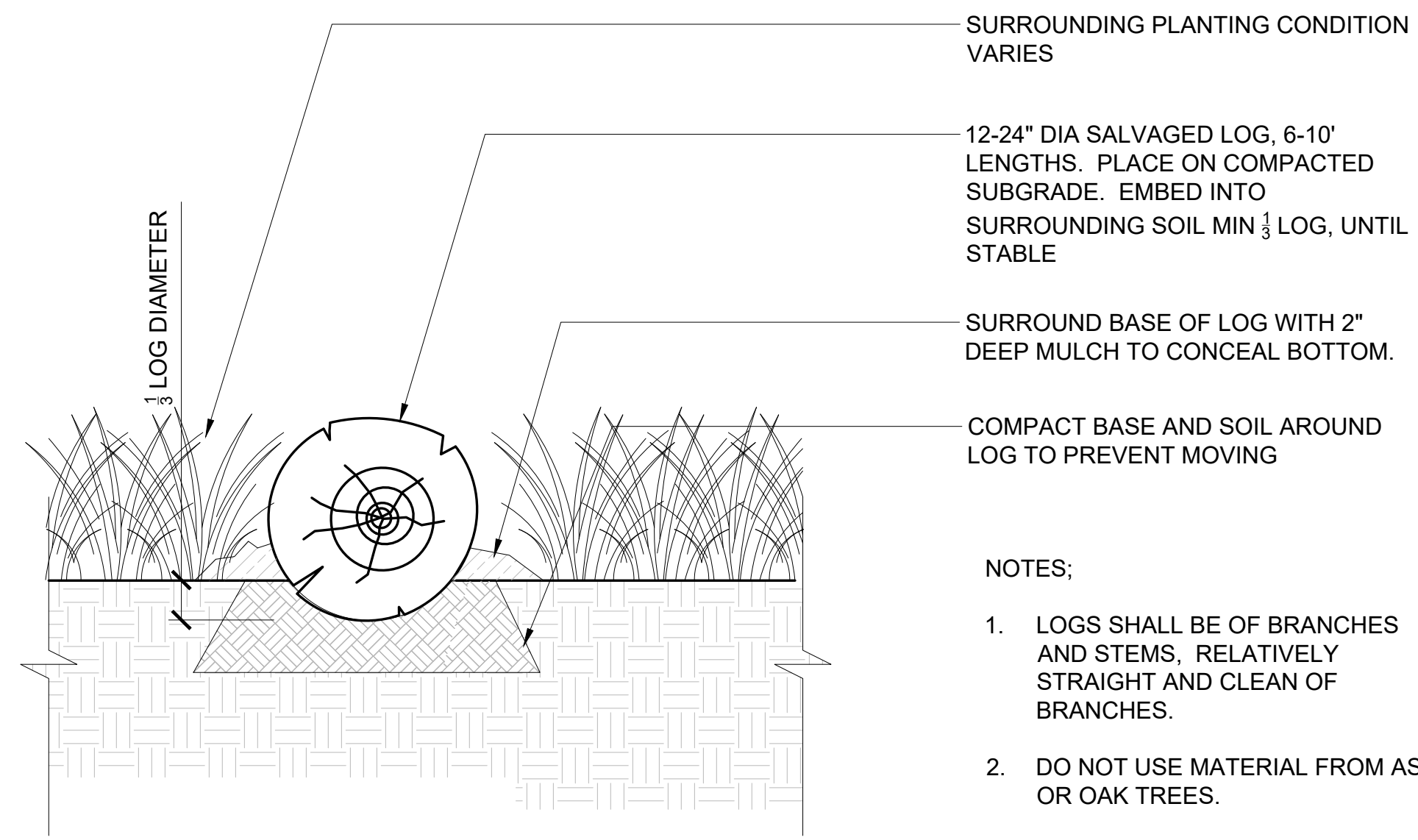
REVISION _____

DETAILS

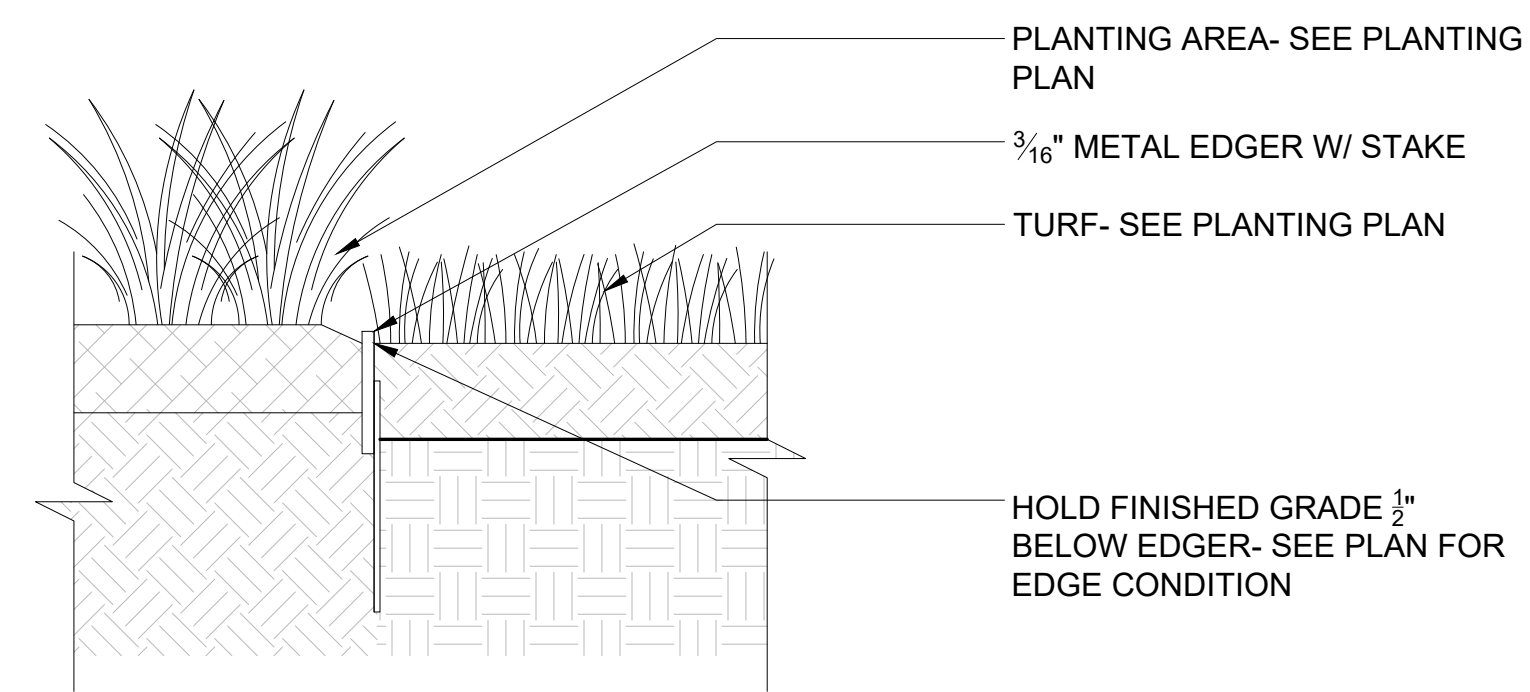
L500



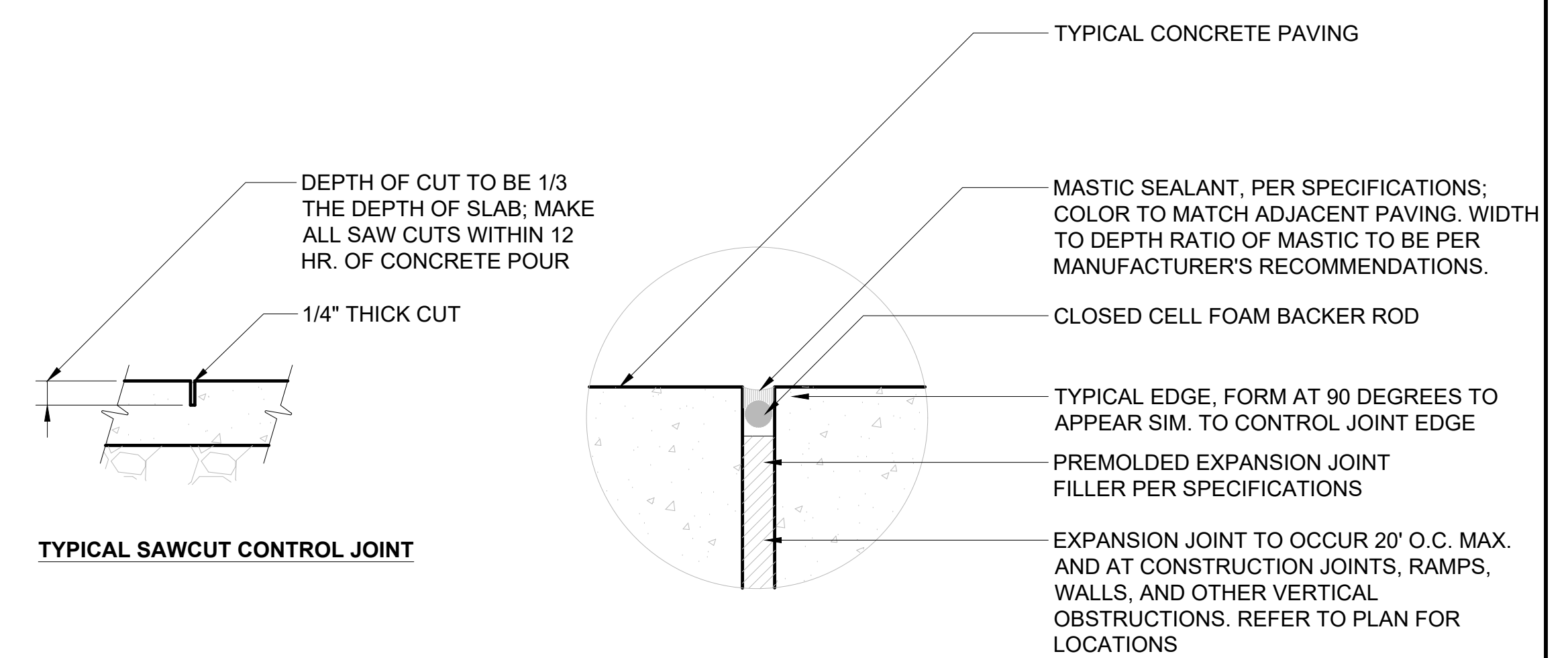
10 SECTION - GATHERING AREA
1/4" = 1'-0" P-20.246-15



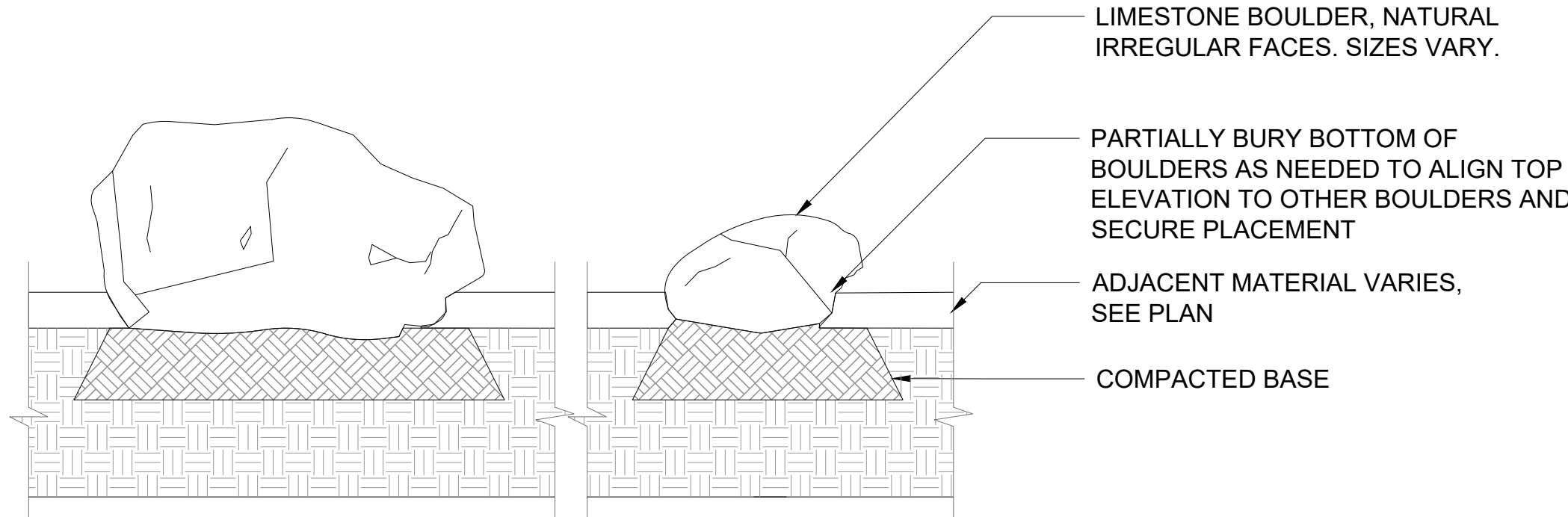
9 SALVAGED SEAT LOG
1 1/2" = 1'-0" P-20.246-46



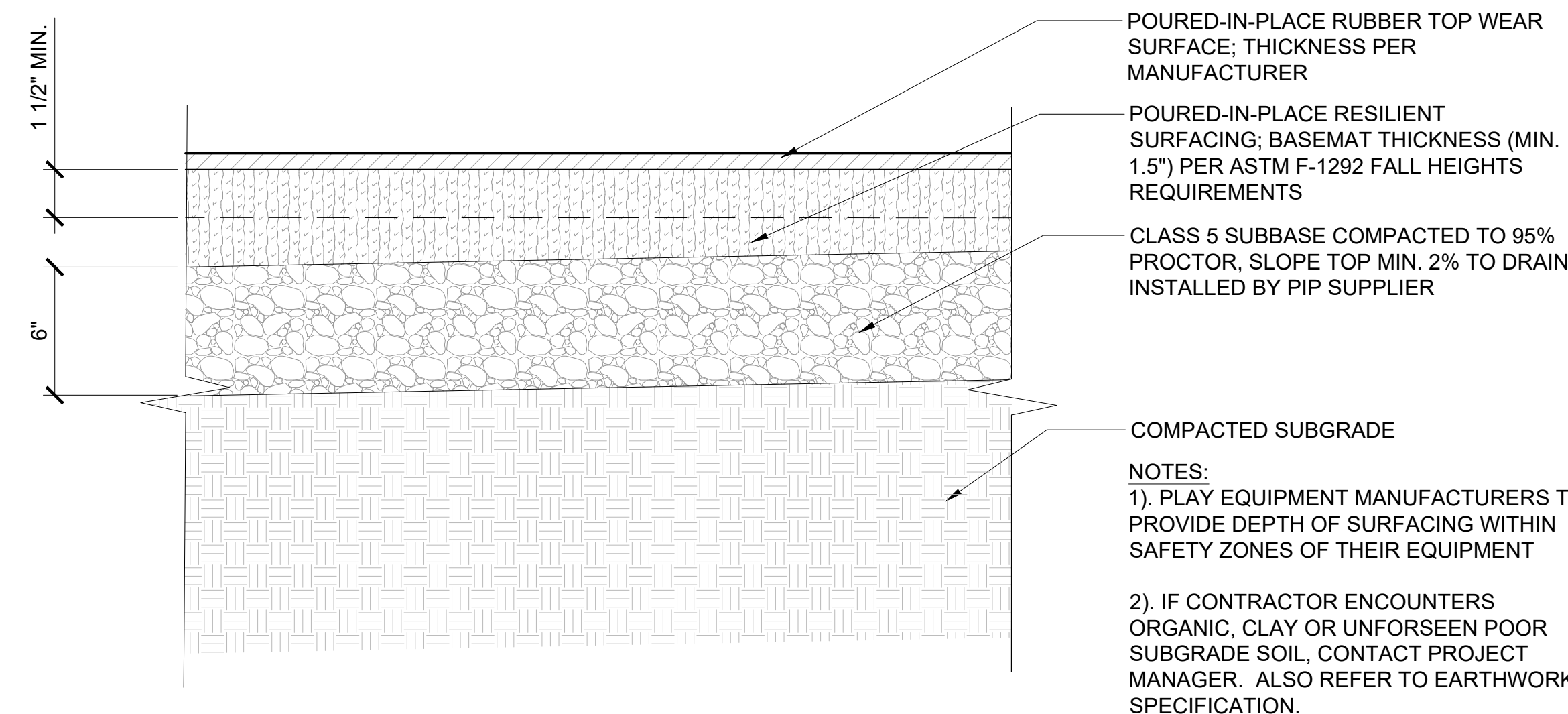
6 STEEL EDGING
1 1/2" = 1'-0" P-20.246-89



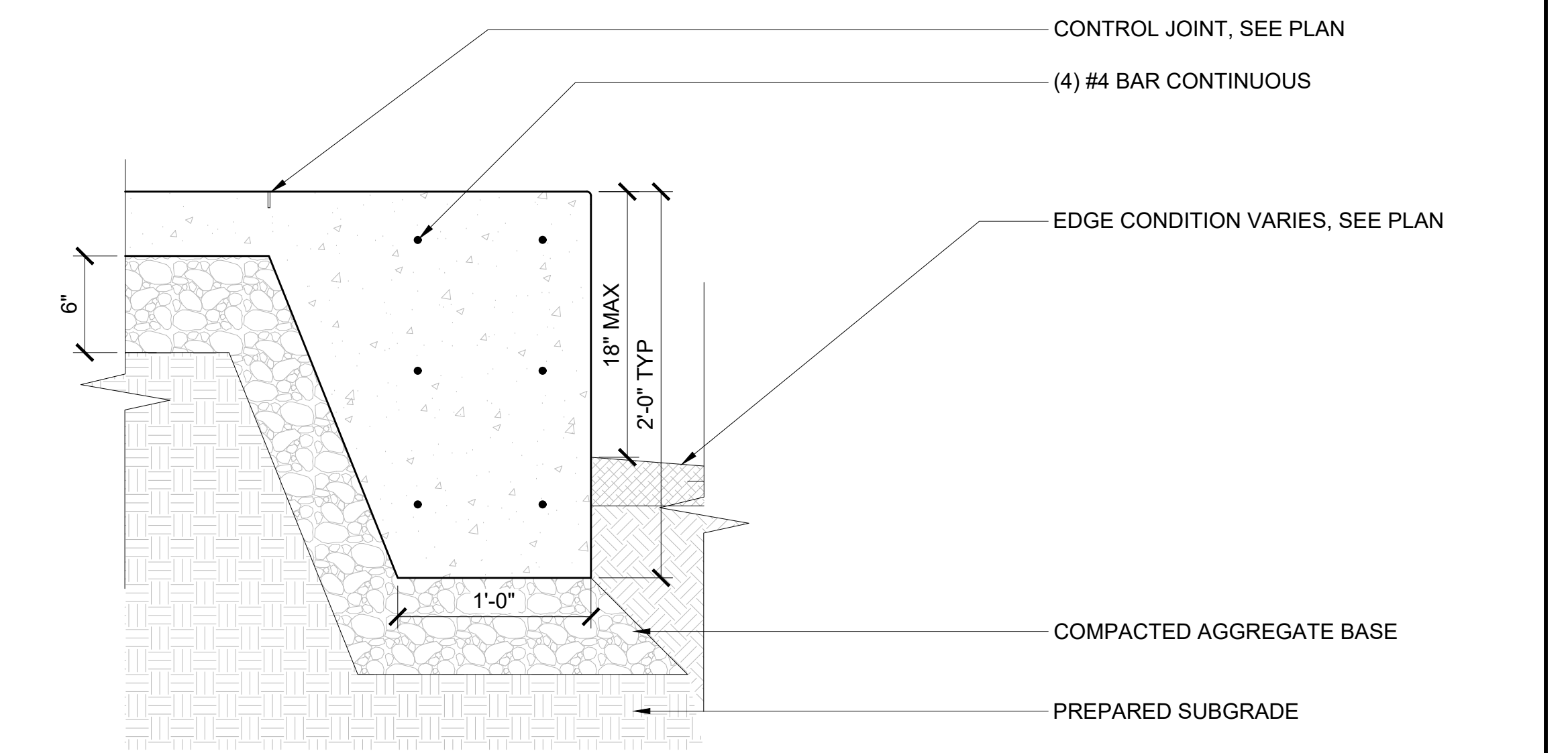
3 DETAIL - TYPICAL CONCRETE JOINTING
NTS P-20.246-03



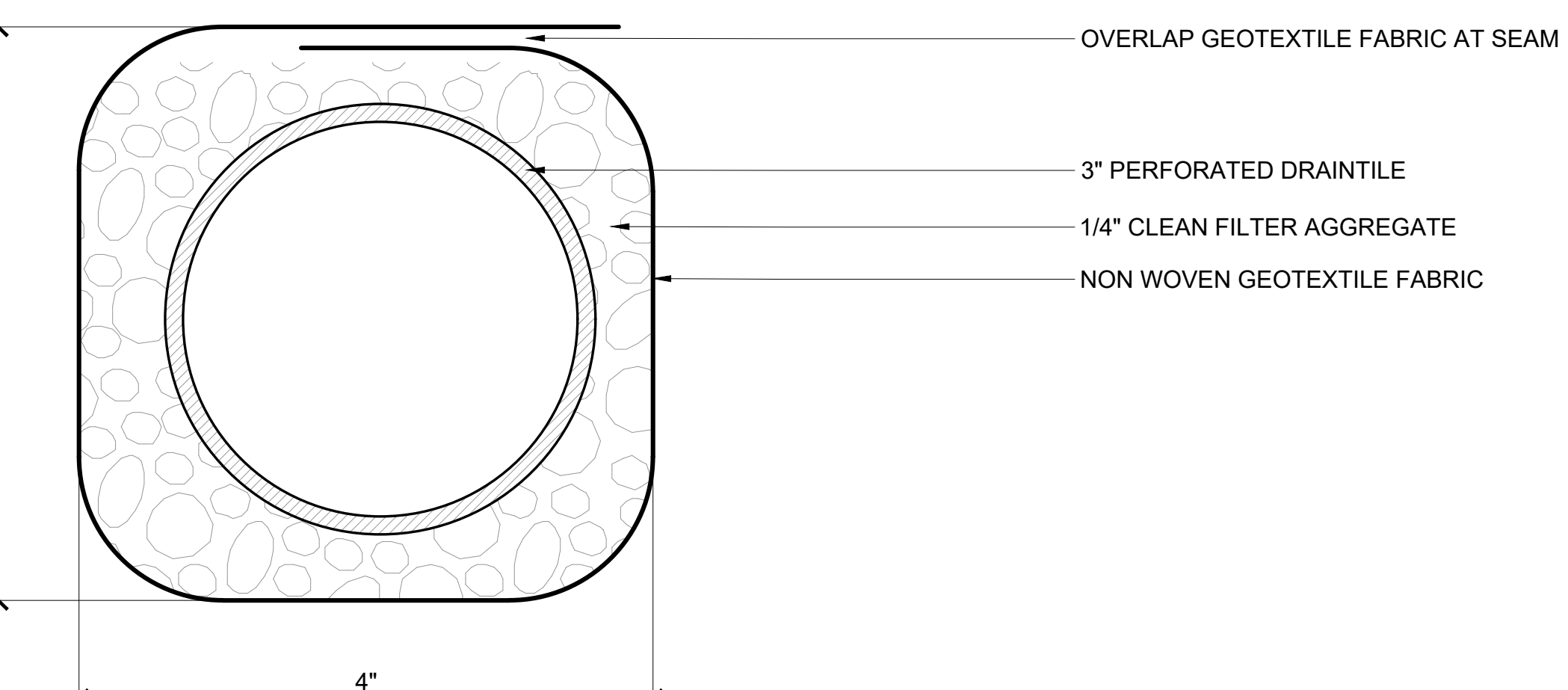
8 LANDSCAPE BOULDERS
1" = 1'-0" P-20.246-54



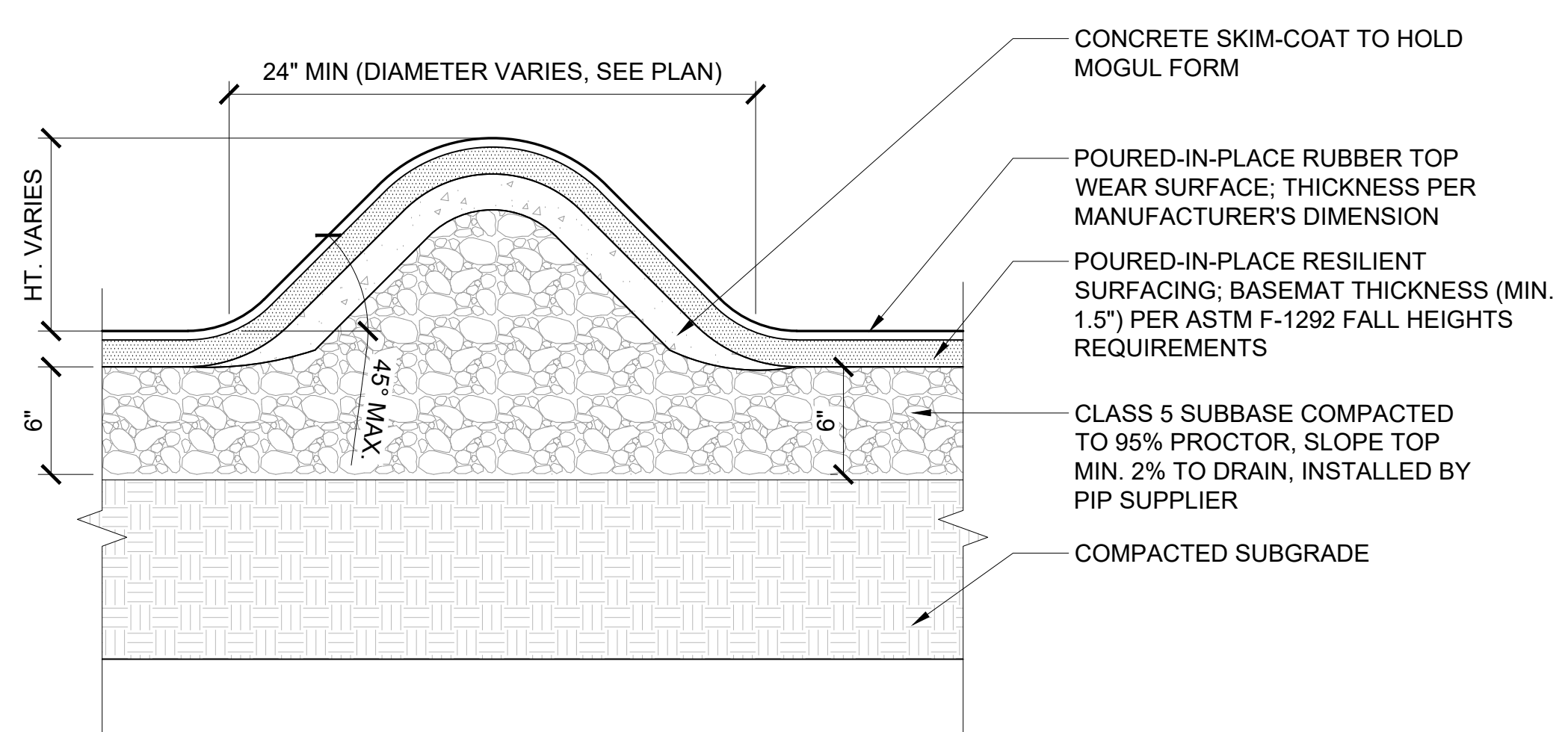
5 DETAIL - POURED IN PLACE RUBBER OVER AGGREGATE BASE
3" = 1'-0" P-20.246-75



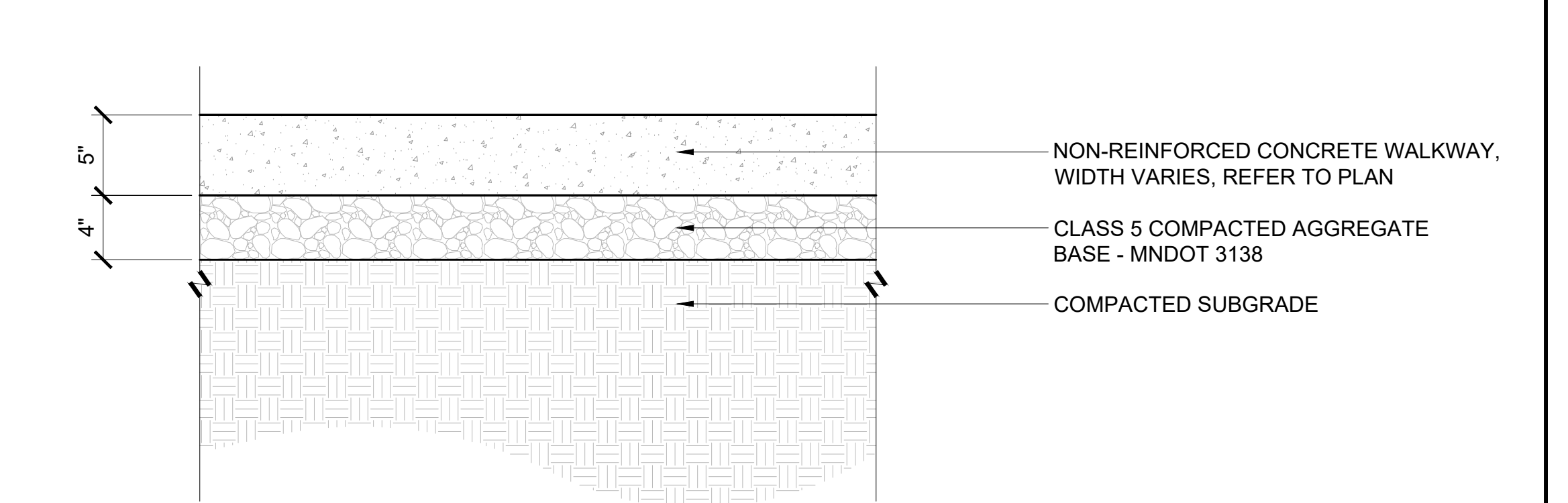
2 DETAIL - THICKENED CONCRETE SLAB EDGE- SEAT WALL
1 1/2" = 1'-0" P-20.246-08



7 DETAIL-DRAINTILE ROCK SOCK
1" = 1' P-20.246-98



4 PIP RUBBER PLAY MOUND SECTION
1 1/2" = 1'-0" P-20.246-18



1 DETAIL-CONCRETE WALKWAY
NTS P-20.246-05



SAUK COUNTY
PARKS + RECREATION

NOT FOR
CONSTRUCTION

SUBMITTAL:
DESIGN DEVELOPMENT
100%
07.23.2021

BLUFFVIEW
COMMUNITY
PARK

NORTH FREEDOM, WI

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name _____
Registration# _____

Signature _____ Date _____

Date _____

DF/ Project # 20-246

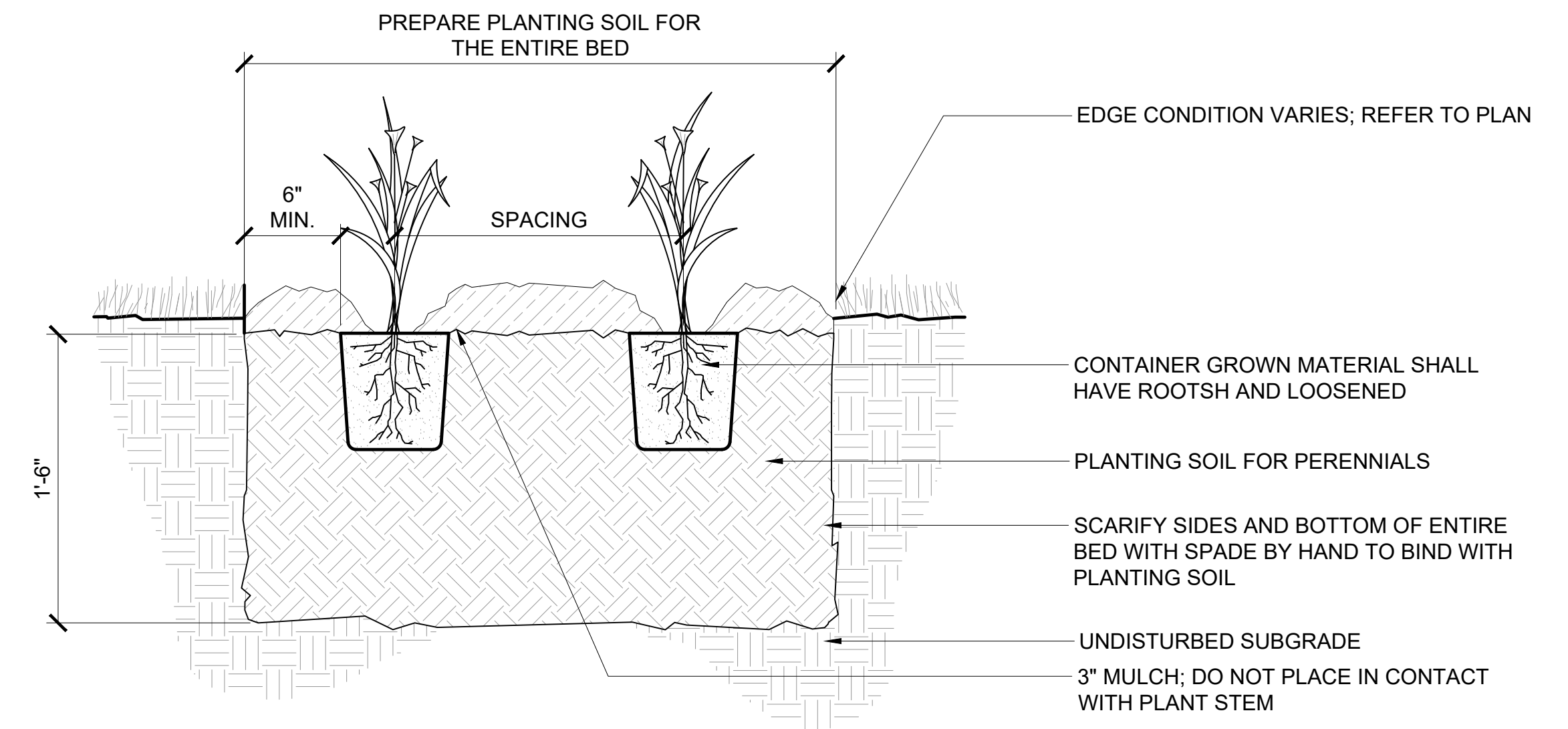
Scale VARIES

Drawn/Checked JMR/JG

REVISION --

DETAILS

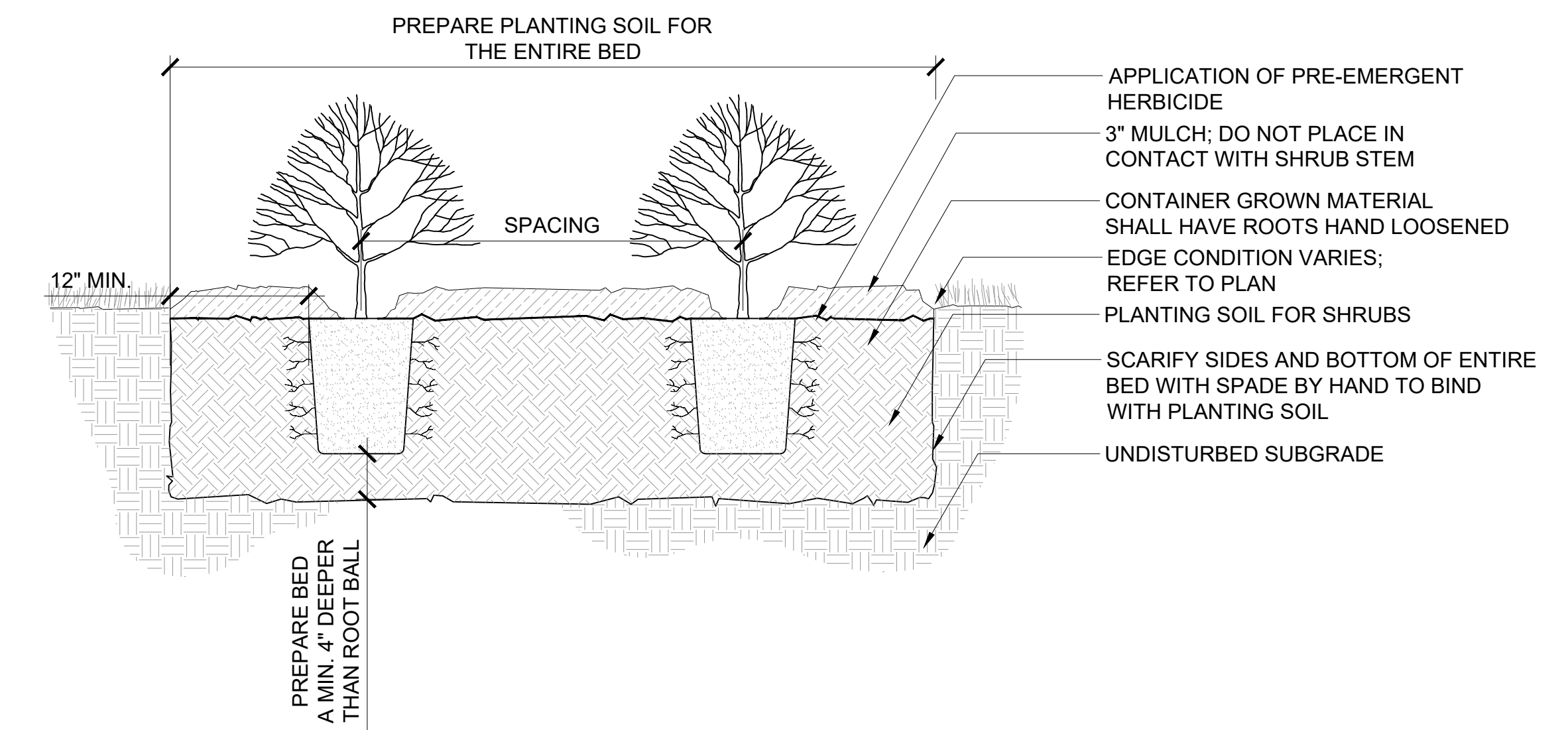
L501



3 DETAIL - PERENNIAL PLANTING

1/12" = 1'-0"

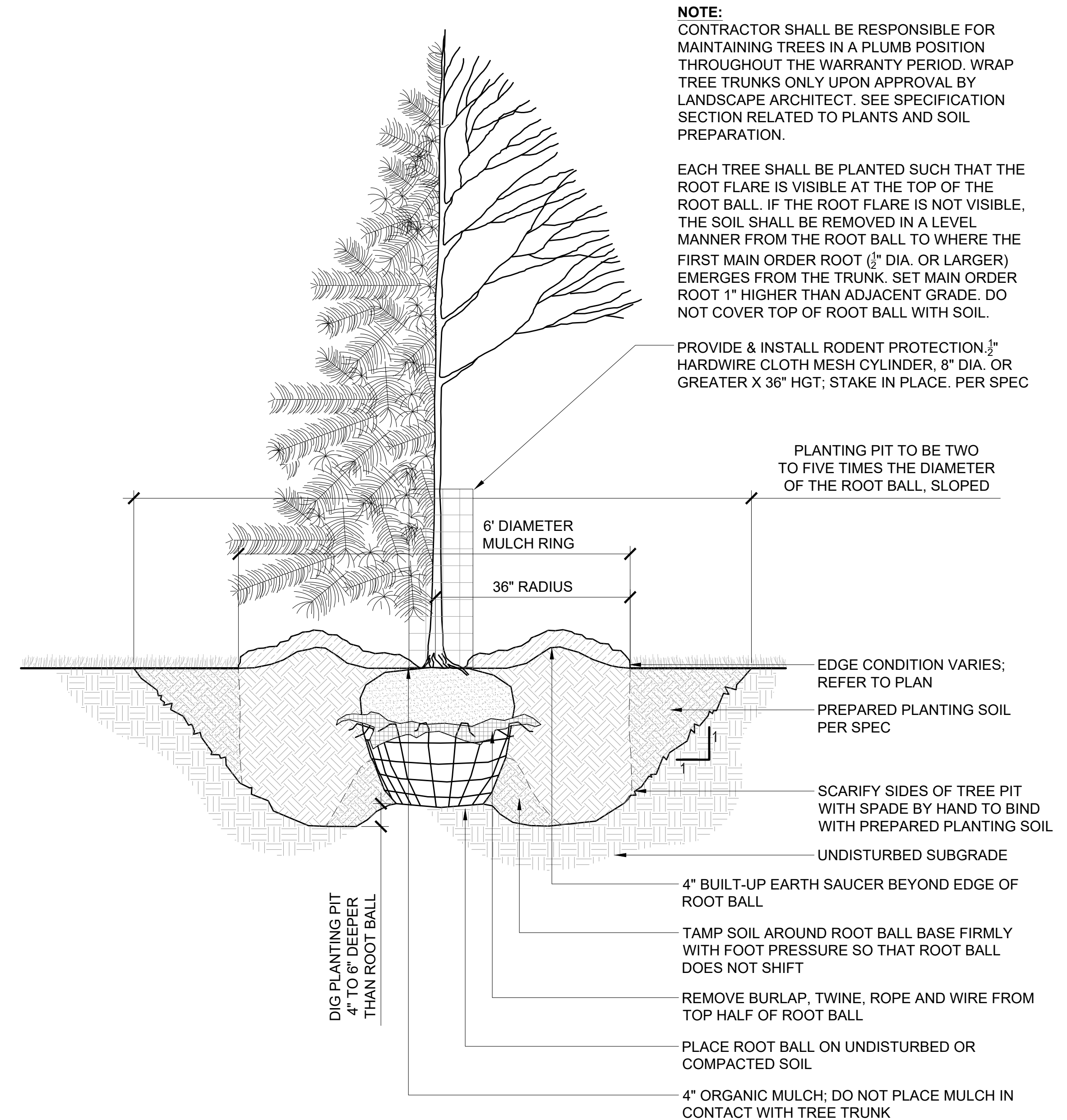
P-20.246-04



2 DETAIL - SHRUB PLANTING

1" = 1'-0"

P-20.246-02



1 DETAIL - TREE PLANTING

3/4" = 1'-0"

P-20.246-01

