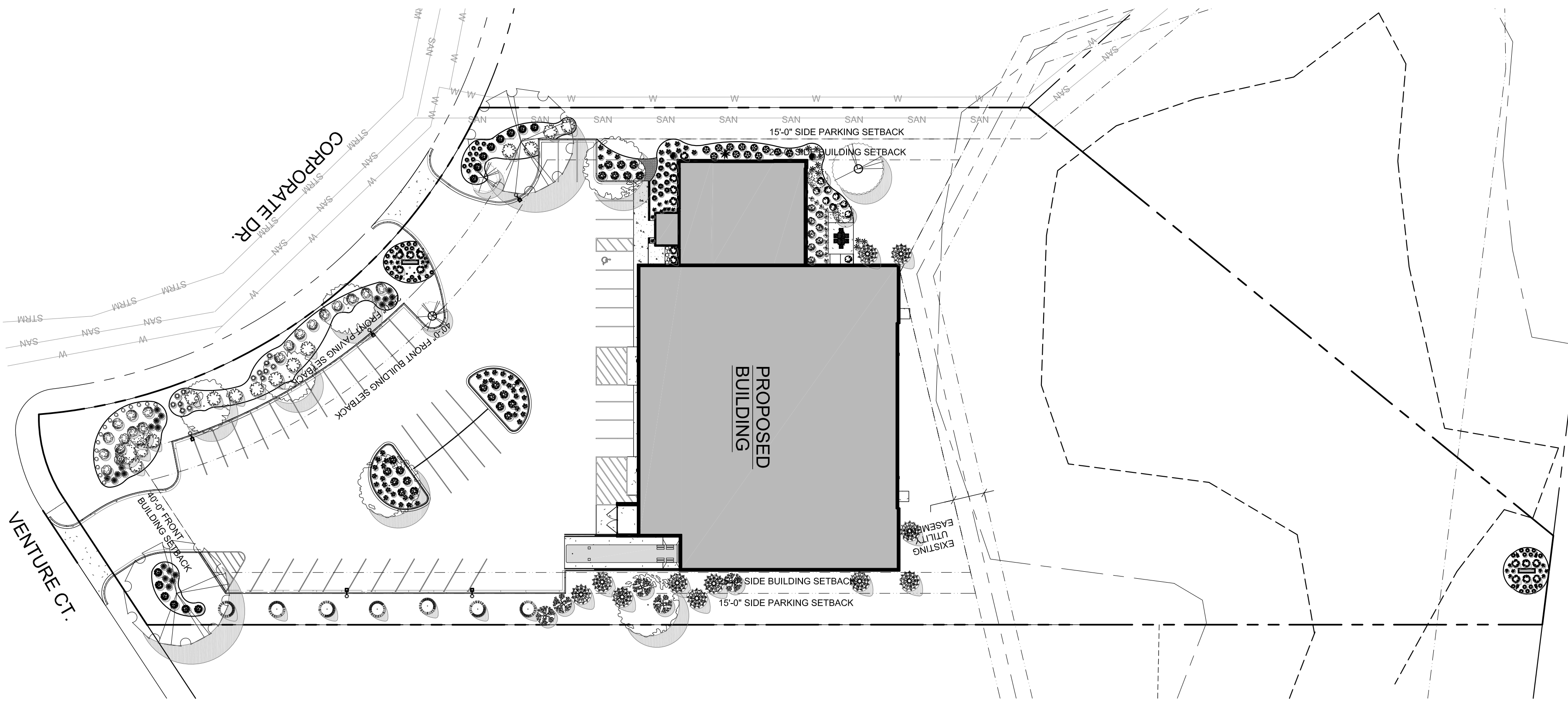


LES PAUL PARKWAY



SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	M-3 - Limited Business and Industrial Park
LOT AREA	1,29,422 SQ. FT. (2.98 Acres)
SITE BUILDING AREA	21,079 SQ. FT.
TOTAL IMPERVIOUS	33,375 SQ. FT. (0.77 Acres)
TOTAL GREENSPACE	75,192 SQ. FT. (1.73 Acres)
SITE LANDSCAPE PERCENTAGE	58.0%
TOTAL PARKING STALLS	48 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF WAUKESHA LANDSCAPE REQUIREMENTS SET FORTH IN SECTIONS 22.14 SITE RESTRICTIONS AND 22.18 LANDSCAPING.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND SIGN OFF WITH THE CONTRACTOR ARCHITECT. ANY CHANGES MADE TO THE ORIGINAL PLAN MUST BE MADE TO THE APPROVED PLAN. ANY MATERIAL SUBSTITUTIONS OR CONDITIONS SHALL BE MADE TO THE APPROVED LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF WAUKESHA.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO THE CONTRACTOR ARCHITECT'S REVIEW AND APPROVAL.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS WITHIN THE PROJECT AREA, APPROXIMATE, THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

- * PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DERIVED AT MATURE GROWTH. ** AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES. UTILITIES OR ENTITIES. REVIEW WITH OWNERS REPRESENTATIVE. SITE MECHANICAL, SITE ERECTION, AND SITE UTILITIES SHALL BE IDENTIFIED AND LOCATED PRIOR TO CONSTRUCTION. POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW OWNERS' MARK SETS OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE PLANTING TABLES (SHEETS LSP1.2 - LSP1.3) AND PLANNING. PROJECT PLANNING TABLES (SHEETS LSP1.2 - LSP1.3) 2014 AND AUSTIN STANDARDS FOR PLANNING 2012.
3. ALL PERMITS FROM THE APPROVED SOFT WATER, INC. PROJECT PLANS SHALL BE MOVED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANNING BEGS, OR TREE HITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOILED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR SOILED/SEED OPERATIONS AS YAN BE FORSAKE. REPAIR TO RESTORE TO ORIGINAL CONDITION SHALL BE COMPLETED PRIOR TO CONSTRUCTION PROGRESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANNING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS Delineated. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR CONSTRUCTION AND RESOLUTION FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
11. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
12. ALL LAWN AND PLANNING AREAS SHALL SOBE TO DEEPAN A MINIMUM OF 28 UNLESS NOTED OTHERWISE AND REVISED WITH OWNERS REPRESENTATIVE FOR FINAL APPROVAL.
13. FINISH GRADES FOR SHRUBS AND GROUND COVER AREAS SHALL BE FIELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
14. ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANNING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8" A DEPTH OF 12" IN TREE HITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 FOR FURTHER INFORMATION.
15. ALL PERENNIAL ANNUAL AND GROUND COVER AREAS SHALL BE FIELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
16. ALL SHRUBS TO BE POKET PLANTED WITH A 50/50 MIX OF COMPOSTED ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL. AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS, DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED STANED AND GUIDED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR TREE SPECIFICATIONS AND GUIDELINES FOR TREE PLANTING AND MAINTENANCE.
19. PROVIDE A 40" - 50" DIAMETER MULCH RING ALL LWN TREES.
20. ALL PLANNINGS TO BE WATERED AT THE TIME OF PLANNING THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DEPRESSING OF SHREDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED. REMOVE ALL STONES, 1" OR LARGER, APPLY FERTILIZER AND SEED UNIFORMAL. PROVIDE A 40" - 50" DIAMETER MULCH RING ALL LWN AREAS. ALL LWN AREAS TO BE WATERED DAILY FOR 30 DAYS AFTER PLANTING. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. REQUIRED SEED MIXES:
DELUXE 50 GRASS SEED MIX REMOVER'S (800) 795-3301
 15% NEWPORT KENTUCKY BLUE GRASS
 15% KENTUCKY BLUE GRASS
 40% 424X SHEEP FESCUE
 15% TRANIT ANNUAL RYE GRASS
 APPLY AT A RATE OF 1.75 POUNDS PER ACRE
NO-MOW LOW GROW GRASS SEED MIX REMOVER'S
 15% NEWPORT KENTUCKY BLUE GRASS
 15% KENTUCKY BLUE GRASS
 40% 424X SHEEP FESCUE
 15% SR 2100 KENTUCKY BLUE GRASS
 25% Creeping Red Fescue
 15% Replicator Perennial Ryegrass
 10% Fiesta 4 Perennial Ryegrass
 REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 RECOMMENDED TURF GRASS MIX TO BE PRESENT IN SOD
 1. RYE GRASS TYPE: 20 PERCENT.
 2. FESCUE GRASS TYPE: 20 PERCENT.
 3. KENTUCKY BLUE GRASS TYPE: 60 PERCENT.
 4. THICKNESS: THIN SOD: MINIMUM 1 1/2 INCH AND MAXIMUM 1 INCH TOPSOIL BASE
 5. CUT SOIL: AREA NOT EXCEEDING 150 FT AND MAXIMUM 150 INCH TOPSOIL BASE.
 7. MACHINE CUT SOD AND LOAD ON PALLET IN ACCORDANCE WITH PFI GUIDELINES.
24. DURING THE INITIAL, 30 DAY MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 MAINTENANCE NOTE:
 THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PROPER CARE AND MAINTENANCE SCHEDULE. THE MAINTENANCE MUST INCLUDE AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 1. NECESSARY IRRIGATION (IF REQUIRED)
 2. INTEGRATED PEST MANAGEMENT
 3. PROPER FERTILIZATION
 4. TREE CARE AND PRUNING, SHRUB TRIP CLIPPING AND STAKING AS REQUIRED
 5. WEED MANAGEMENT AND BED CARE
 6. REPAIR AND REPLACEMENT OF PLANT MATERIAL WILL BE REPAIRED BY THE END OF THE FOLLOWING PLANNING SEASON IN REPERTUIT.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPIRATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ABOUYVIVAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DIRECTION. THIS APPLICATION IS TO BE APPLIED TO ALL PLANTS PRIOR TO PLANTING. PLANNINGS SHALL BE REPAIRED WHEN NECESSARY AND REPAIR FREE FROM REFUSE & DEBRIS. ALL PLANNING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANNING SEASON, WHICHEVER COMES FIRST.
- 26.

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

DIGGERS HOTLINE

WISCONSIN STATUTE 182.075 (1971) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU BEGIN ANY EXCAVATION WORK THAT MAY DISTURB UNDERGROUND UTILITIES. CALL THE DIGGER'S HOTLINE AT (800) 242-8511. (262) 432-7110

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

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF THE CITY OF WAUKESHA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SHEET ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

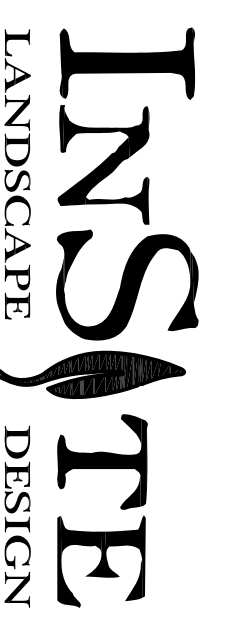
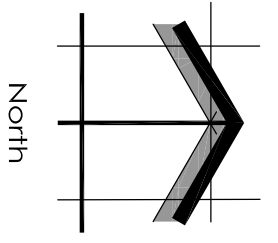
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL THE DIGGER'S HOTLINE AT (800) 242-8511. (262) 432-7110

www.diggershotline.com OR



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 40'-0"



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Project:
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Corporate Drive
 Waukesha, WI 53189

Issuance and Revisions:	Date	Number	Description
	03/26/18		Client Request Submission

PROPOSED LANDSCAPE PLAN,
 GENERAL NOTES
 AND PLANT MATERIAL TABLE

Date of Drawing: 03/26/18
 Scale: 1" = 40'-0"
 Drawn By: MJD
 Job Number: L18-032
 Sheet Number:

LSP1.1