

SUNSET OUTLOT 4 OF CSM 111650

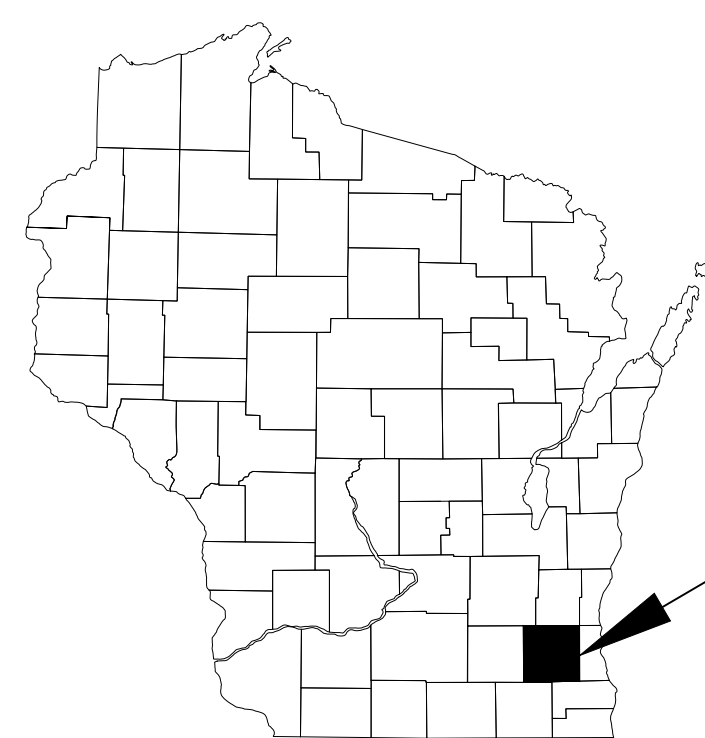
120 EAST SUNSET DRIVE

STO ARCHITECTURE, LLC

CITY OF WAUKESHA

WAUKESHA COUNTY

WISCONSIN



WAUKESHA COUNTY,
WISCONSIN

SITE LOCATION



SITE LOCATION AERIAL MAP

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LSP1.1	LANDSCAPE PLAN
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LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ● - SET IRON STAKE - - - - - FOUND IRON PIPE P/L - PROPERTY LINE x 100.00 - EXISTING SPOT ELEVATION ⊙ - SEWER MANHOLE ⊕ - COMMUNICATION MANHOLE ⊖ - ELECTRIC MANHOLE ⊗ - CATCH BASIN Ⓣ - TRAFFIC MANHOLE EM - ELECTRIC METER GM - GAS METER ⊕ - WATER VALVE ⊖ - GAS VALVE ⊗ - HYDRANT ⊕ - TRAFFIC SIGNAL ⊖ - UTILITY BOX Ⓣ - UTILITY POLE ▼ - FLOOD LIGHT ☆ - LIGHT POLE ⊙ - WELL | <ul style="list-style-type: none"> B-40 - BORING ⊙ - CLEAN OUT ⊗ - TRANSFORMER ⊖ - AIR CONDITIONER ● - BOLLARD - - - - - UNDERGROUND WATER - - - - - UNDERGROUND ELECTRIC - - - - - UNDERGROUND TELECOMMUNICATIONS - - - - - OVERHEAD ELECTRIC - - - - - UNDERGROUND GAS - - - - - SANITARY SEWER - - - - - STORM SEWER - - - - - CHAIN LINK FENCE - - - - - SILT FENCE - - - - - HAND RAIL - - - - - WETLAND - - - - - FLOOD PLAIN - - - - - PERMANENT POOL - - - - - PRIMARY ENVIRONMENTAL CORRIDOR -XXXXXX- - SAW CUT - - - - - TREE LINE |
|--|---|

CONTACT LIST

STO ARCHITECTURE

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KEY ENGINEERING

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OLIVIA WYCKLENDT - owycklendt@keyengineering.com - 414-224-8300 ext. 214

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

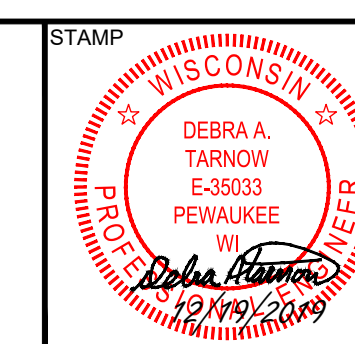
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				OLW	PRELIMINARY SITE PLAN
				OLW	
				DAT	
				DATE 12/19/19	

PROPOSED PLAN SET

SUNSET OUTLOT 4 OF CSM 111650

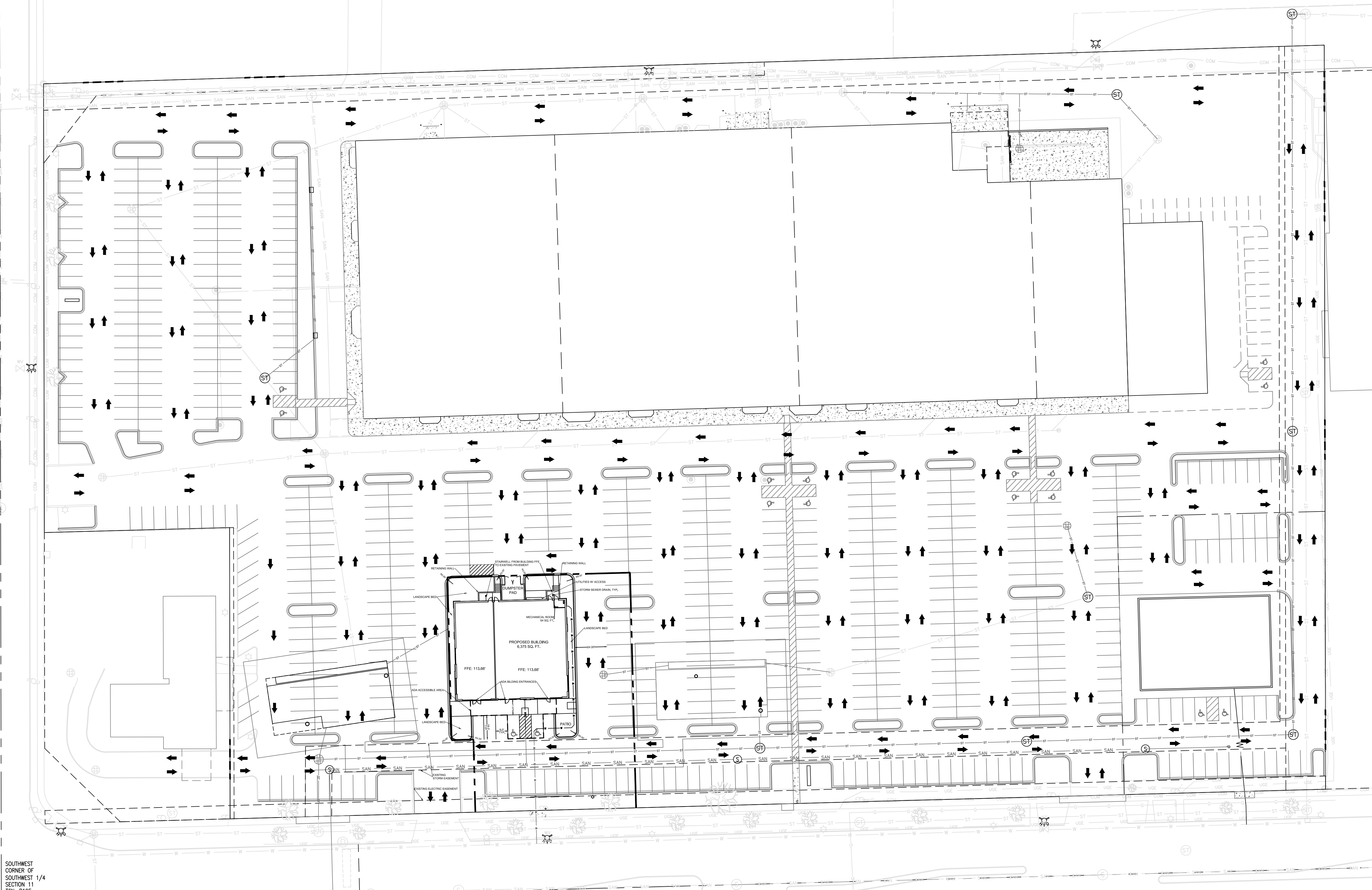
120 EAST SUNSET DRIVE

WAUKESHA, WISCONSIN



KEY PROJECT NUMBER 1910-0873-0001	PROJECT SCALE 1" = 10'
SHEET NUMBER C-0	

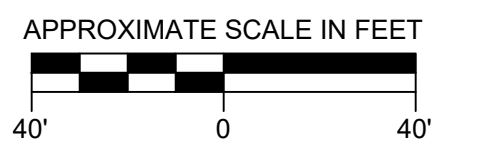
NOTES:
 1.) MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2.) ALL UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.



SOUTHWEST CORNER OF SOUTHWEST 1/4 SECTION 11 T8N, R19E

LEGEND

- - SET IRON STAKE
- - - FOUND IRON PIPE
- PL - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- ⊙ - SEWER MANHOLE
- ⊕ - COMMUNICATION MANHOLE
- ⊕ - ELECTRIC MANHOLE
- ⊕ - CATCH BASIN
- ⊕ - TRAFFIC MANHOLE
- ⊕ - ELECTRIC METER
- GM - GAS METER
- ⊕ - WATER VALVE
- ⊕ - GAS VALVE
- ⊕ - HYDRANT
- ⊕ - TRAFFIC SIGNAL
- ⊕ - UTILITY BOX
- ⊕ - UTILITY POLE
- ⊕ - FLOOD LIGHT
- ⊕ - LIGHT POLE
- ⊕ - WELL
- B-40 - BORING
- ⊕ - CLEAN OUT
- ⊕ - TRANSFORMER
- ⊕ - AIR CONDITIONER
- ⊕ - BOLLARD
- - - UNDERGROUND WATER
- - - UNDERGROUND ELECTRIC
- - - UNDERGROUND TELECOMMUNICATIONS
- - - OVERHEAD ELECTRIC
- - - UNDERGROUND GAS
- - - SANITARY SEWER
- - - STORM SEWER
- - - CHAIN LINK FENCE
- - - SILT FENCE
- - - HAND RAIL
- - - WETLAND
- - - FLOOD PLAIN
- - - PERMANENT POOL
- - - PRIMARY ENVIRONMENTAL CORRIDOR
- - - SAW CUT
- - - TREE LINE



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				OLW	PRELIMINARY SITE PLAN
				OLW	
				DAT	
				DAT	

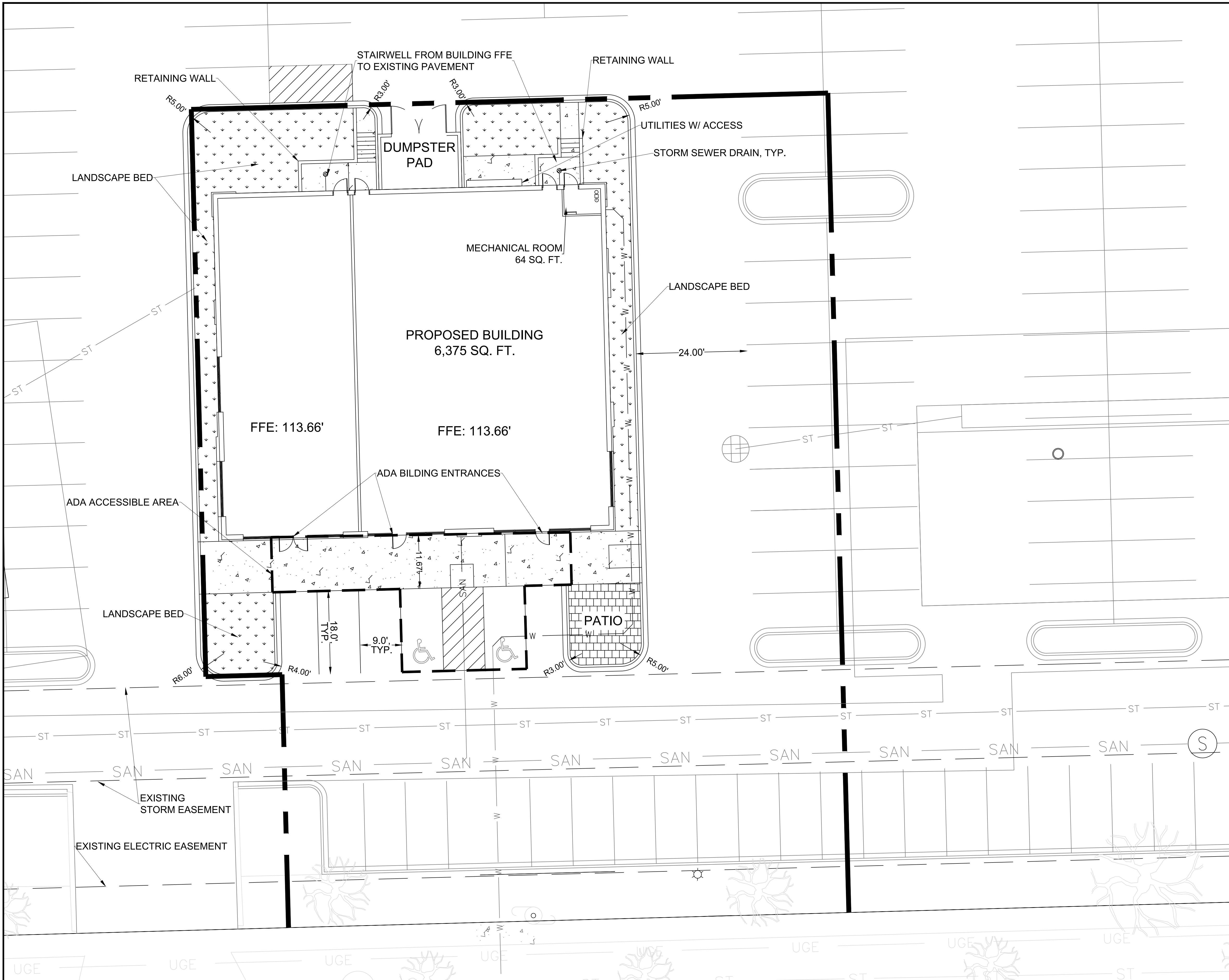
OVERALL SITE PLAN SUNSET OUTLOT 4 OF CSM 111650 120 EAST SUNSET DRIVE WAUKESHA, WISCONSIN

STAMP



KEY PROJECT NUMBER
1910-0873-0001
 PROJECT SCALE
1" = 10'
 SHEET NUMBER
C-1

NOTES:
 1.) MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2.) ALL UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO START OF CONSTRUCTION.

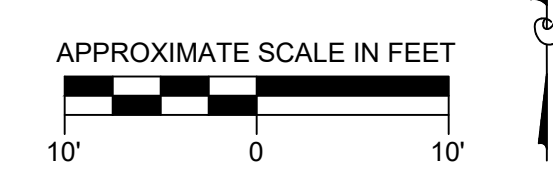


SITE STATISTICS

LOT SIZE: 23,602 SF, 0.54 AC
 PROPOSED DISTURBANCE AREA: 23,602 SF, 0.54AC

LEGEND

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- - - FLOOD PLAIN
- - - PERMANENT POOL
- - - PRIMARY ENVIRONMENTAL CORRIDOR
- XXXX - SAW CUT
- - - TREE LINE



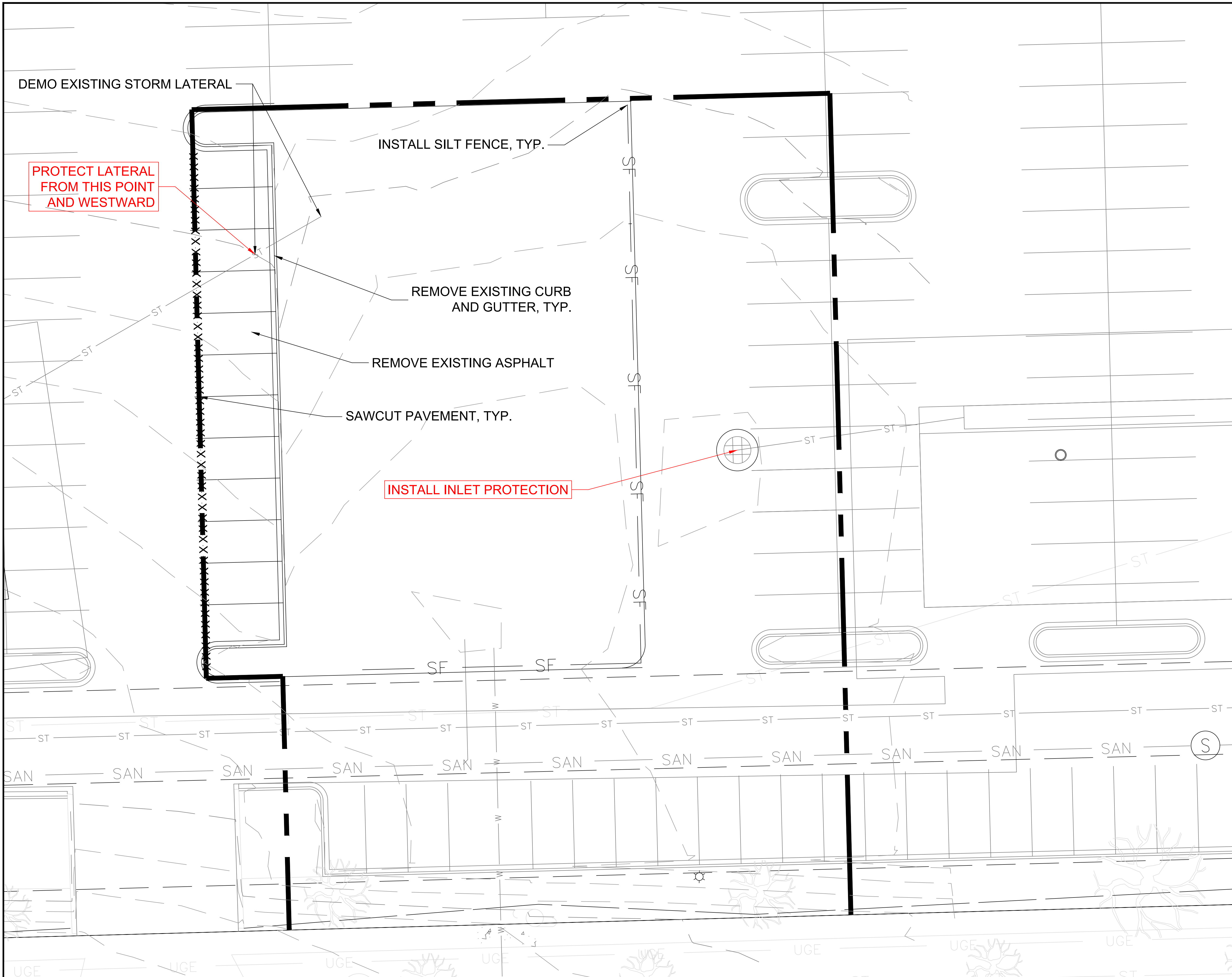
REVISION NO.	DESCRIPTION	DATE	BY

DESIGNED BY OLW	ISSUANCE TYPE PRELIMINARY SITE PLAN
DRAWN BY OLW	
APPROVED BY DAT	
DATE 12/19/19	

PROPOSED SITE PLAN
SUNSET OUTLOT 4 OF CSM 111650
 120 EAST SUNSET DRIVE
 WAUKESHA, WISCONSIN

STAMP

KEY PROJECT NUMBER 1910-0873-0001
PROJECT SCALE 1" = 10'
SHEET NUMBER C-2

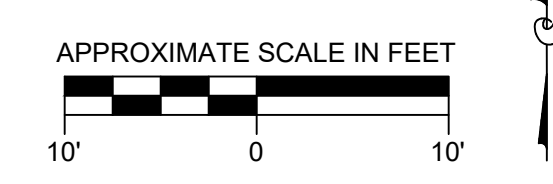


- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - 2.) ALL DEMOLITION ACTIVITIES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO MINIMIZE SITE DISTURBANCE.
 - 3.) GENERAL CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS AND REMOVALS WITH PUBLIC UTILITY COMPANIES.
 - 4.) DEMOLITION WORK SHALL ADHERE TO ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.

- CONSTRUCTION SEQUENCE
1. INSTALL INLET PROTECTION, & SILT FENCE
 2. DEMOLISH EXISTING PAVEMENT
 3. ROUGH GRADE SITE, CONSTRUCT BUILDING AND INSTALL UTILITIES. STABILIZE ANY PILES OF DIRT THAT WILL BE IN PLACE FOR LONGER THAN 7 DAYS.
 4. FINAL GRADE SITE INCLUDING STORM WATER BMP, SPRING 2020
 5. CONSTRUCT CURB AND GUTTER, LIGHTING BASES, AND ELECTRIC, & CONSTRUCT BUILDING.
 6. INSTALL ASPHALT PAVING AND STRIPING.
 7. STABILIZE DISTURBED AREAS. SEED, MULCH, & FERTILIZE & INSTALL LANDSCAPING PER PLAN. REMOVE EROSION CONTROL DEVICES AFTER 70% OF VEGETATION IS HEALTHY AND GROWING.

LEGEND

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- - - SAW CUT
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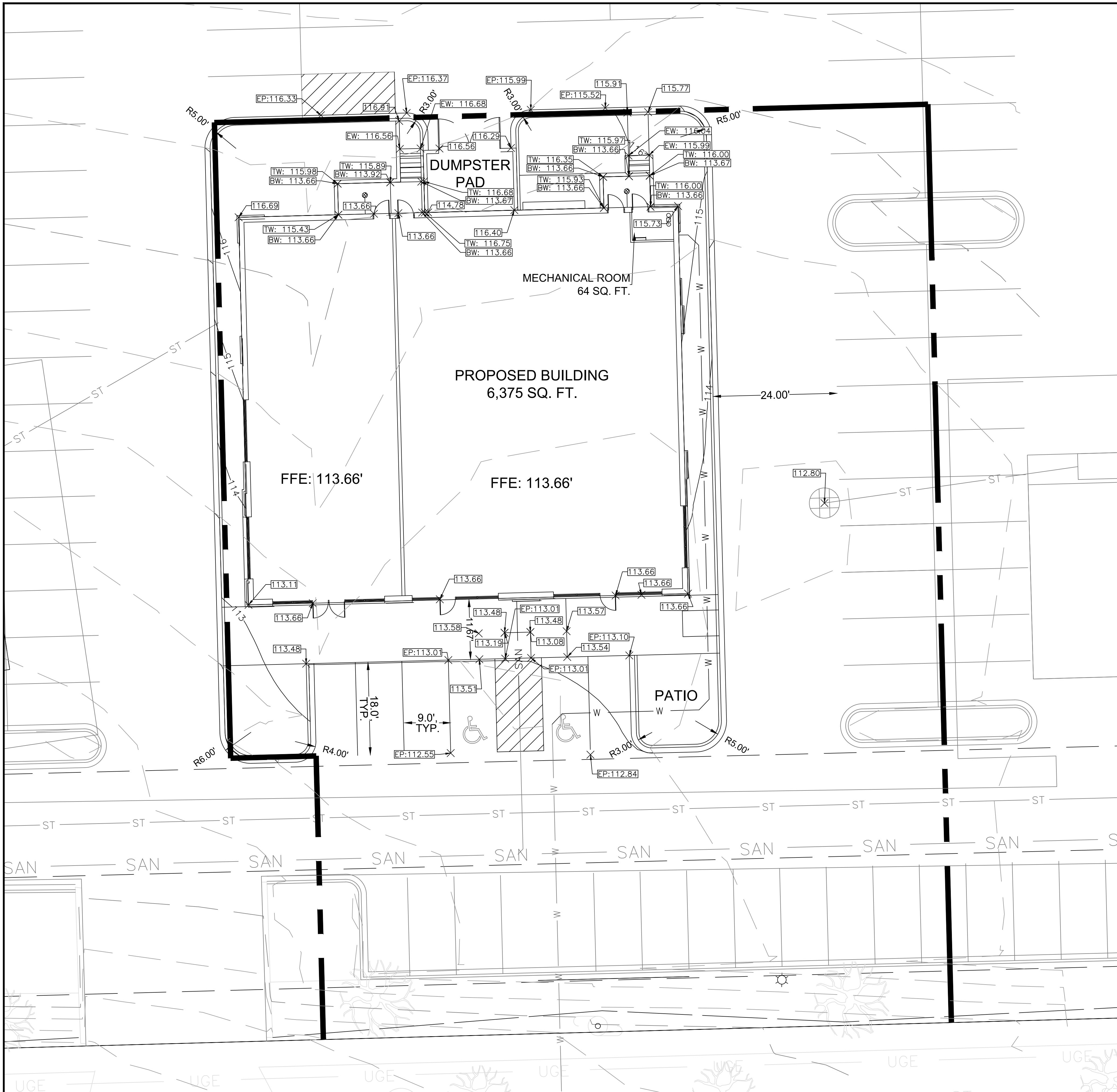
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				OLW	PRELIMINARY SITE PLAN
				OLW	
				DATE	
				12/19/19	

DEMOLITION AND EROSION CONTROL PLAN
SUNSET OUTLOT 4 OF CSM 111650
120 EAST SUNSET DRIVE
WAUKESHA, WISCONSIN

STAMP

735 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53202
 414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER	1910-0873-0001
PROJECT SCALE	1" = 10'
SHEET NUMBER	C-3



MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RESEEDED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXTILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS WHERE STABILIZATION OR EROSION IS PROBLEMATIC DURING INCLIMATIC WEATHER WHEN SEEDING IS NOT LIKELY TO GERMINATE. APPLICATION OF POLYACRYLAMIDE SHALL BE PERFORMED IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1050 (EROSION CONTROL, LAND APPLICATION OF ANIONIC POLYACRYLAMIDE.)

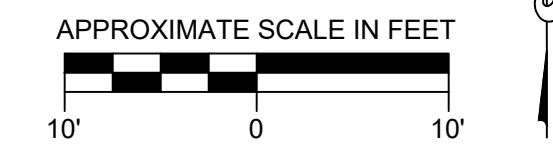
NOTES:

1. ALL PROPOSED ELEVATIONS ARE SHOWN AS FINISHED SURFACE GRADES, LOCATED AT GEOMETRY POINTS AND SPOT ELEVATIONS.
2. GRADING AND DRAINAGE RECORD DRAWINGS PER MUNICIPAL STANDARDS IS REQUIRED PRIOR TO OCCUPANCY PERMIT ISSUANCE.
3. THE EROSION CONTROL PLAN MUST COMPLY WITH WAUKESHA AND DNR 151 AND 1056 TECHNICAL STANDARDS.
4. STREETS SHALL BE KEPT CLEAN WITH STREET SWEEPING DURING CONSTRUCTION.
5. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
6. EXCESS TOPSOIL SHALL BE HAULED OFFSITE.

LEGEND

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- - - FOUND IRON PIPE
- PL - PROPERTY LINE
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- ⊙ - SEWER MANHOLE
- ⊕ - COMMUNICATION MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊗ - CATCH BASIN
- ⊙ - TRAFFIC MANHOLE
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- - - FLOOD PLAIN
- - - PERMANENT POOL
- - - PRIMARY ENVIRONMENTAL CORRIDOR
- - - SAW CUT
- - - TREE LINE

NOTES:
 MATCH = MATCH INTO EXISTING
 TW = TOP OF RETAINING WALL
 BW = BOTTOM OF RETAINING WALL
 EW = END OF RETAINING WALL
 EP = EDGE OF PAVEMENT
 TOP = TOP OF WALL FOR RAMP
 BOTTOM = BOTTOM OF WALL FOR RAMP

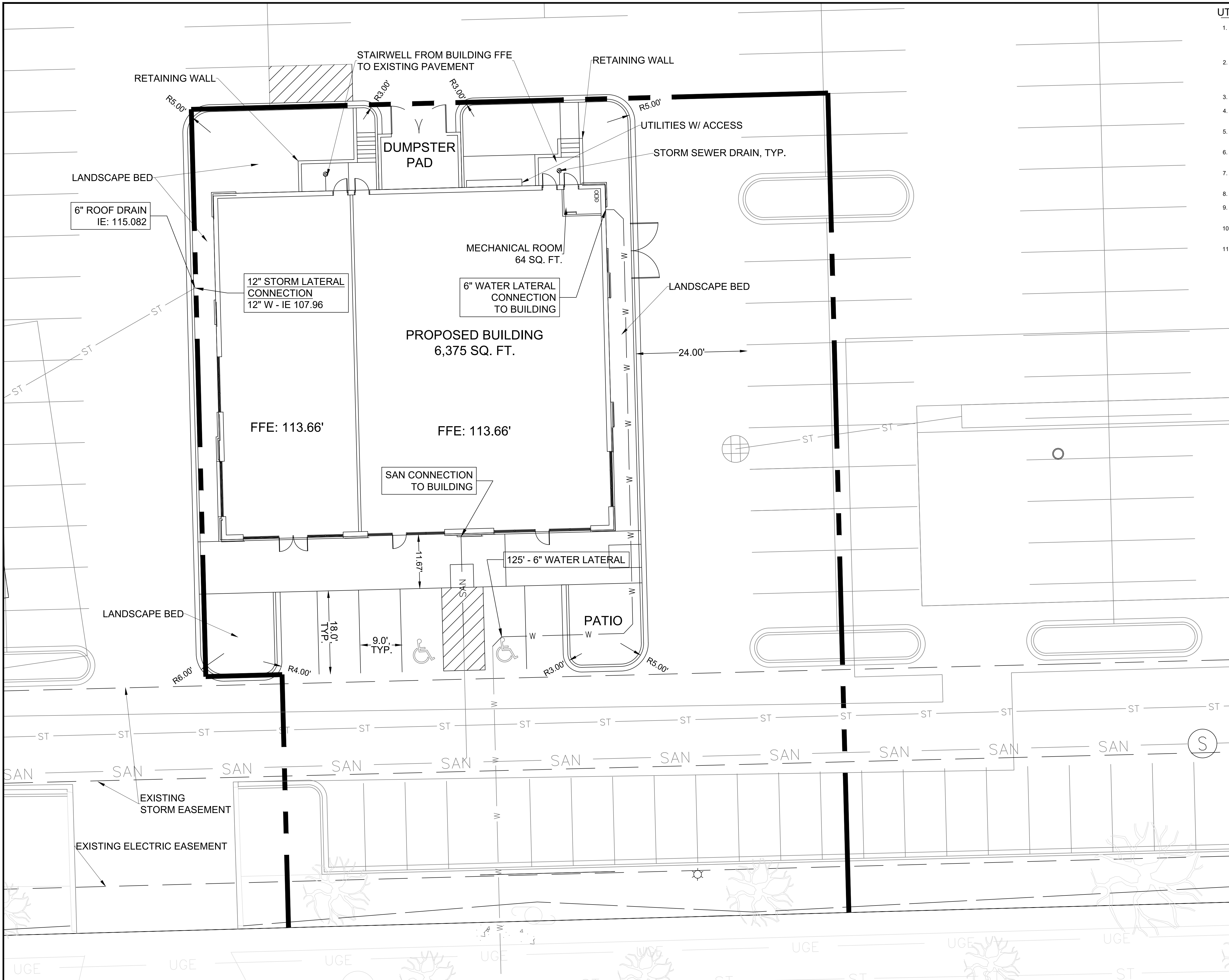


REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				OLW	PRELIMINARY SITE PLAN
				OLW	
				DAT	
				12/19/19	

**PROPOSED GRADING PLAN
 SUNSET OUTLOT 4 OF CSM 111650
 120 EAST SUNSET DRIVE
 WAUKESHA, WISCONSIN**

STAMP

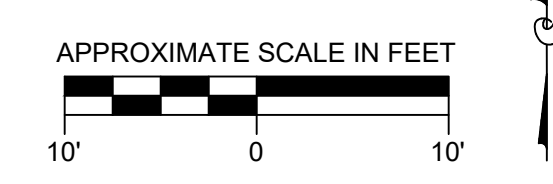
KEY PROJECT NUMBER 1910-0873-0001
PROJECT SCALE 1" = 10'
SHEET NUMBER C-4



- ### UTILITY NOTES
- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUKESHA SPECIAL PROVISIONS.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
 - ALL WORK WITHIN THE STREET RIGHT-OF-WAY REQUIRES A STREET EXCAVATION PERMIT WHICH SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT.
 - ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
 - ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
 - ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.
 - NEW WATER LATERAL WILL CONNECT TO EXISTING 6" WATER LATERAL LOCATED ON THE SOUTHERN END OF THE PROPERTY.

LEGEND

- - SET IRON STAKE
- - FOUND IRON PIPE
- P/L - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- ⊙ - SEWER MANHOLE
- ⊕ - COMMUNICATION MANHOLE
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- ⊗ - CATCH BASIN
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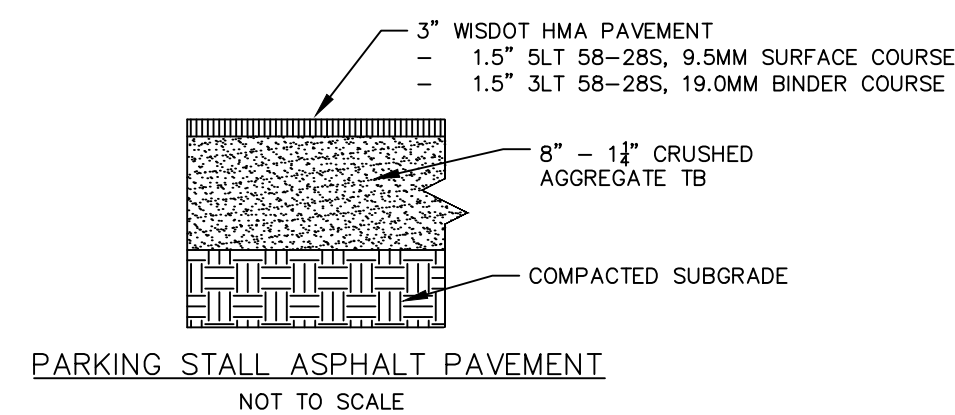
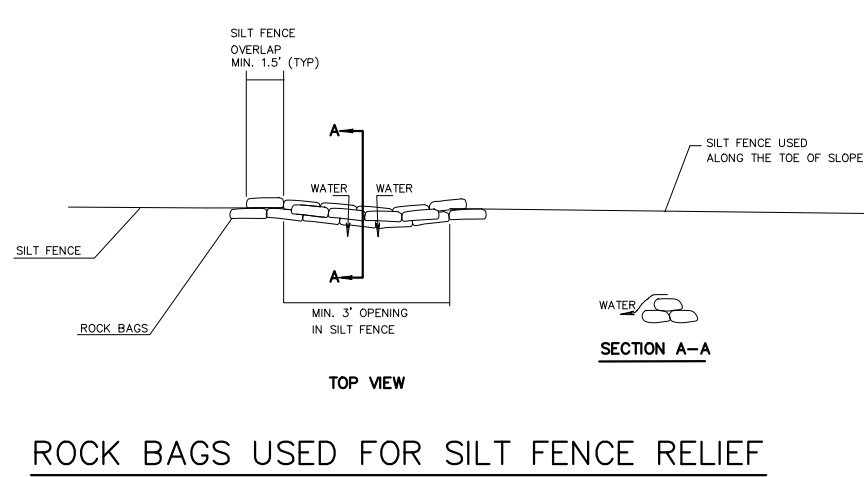
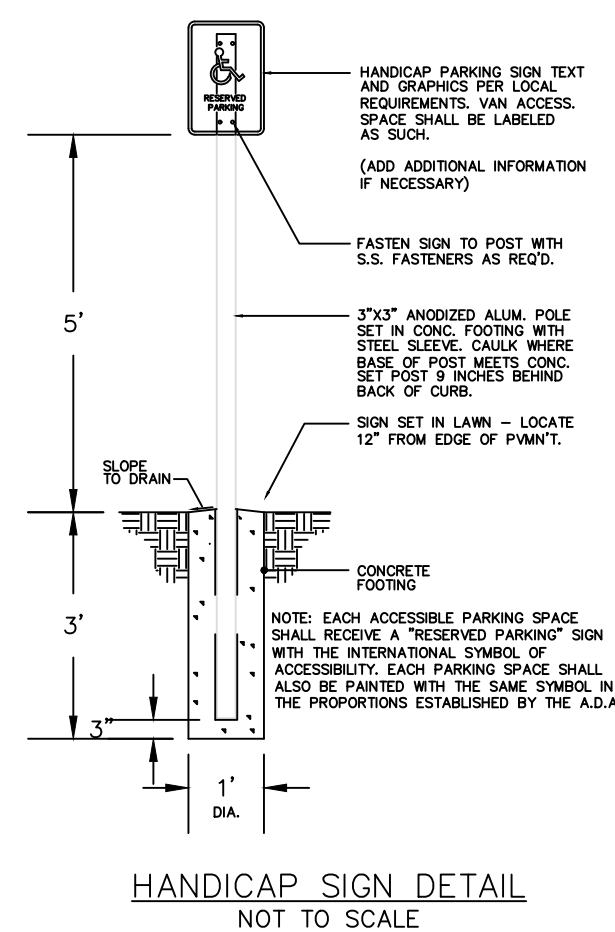
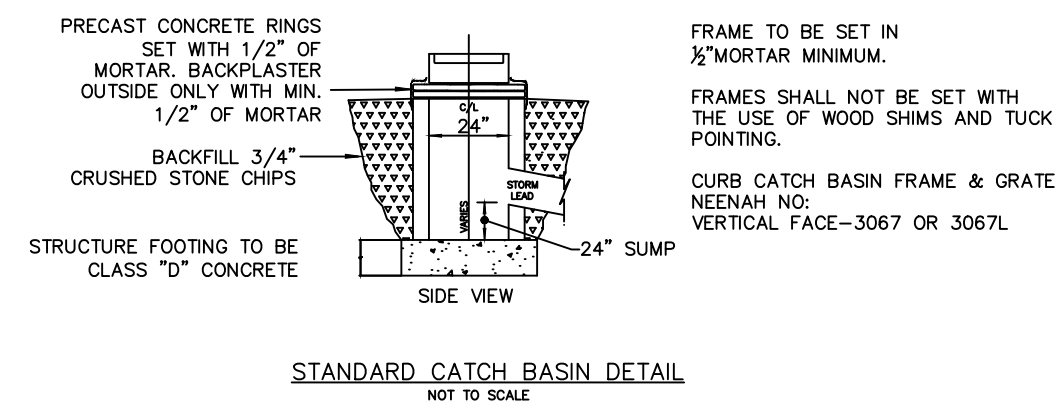
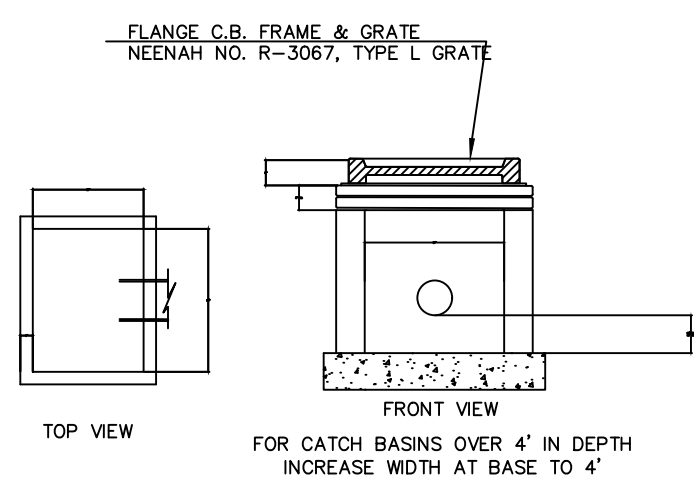
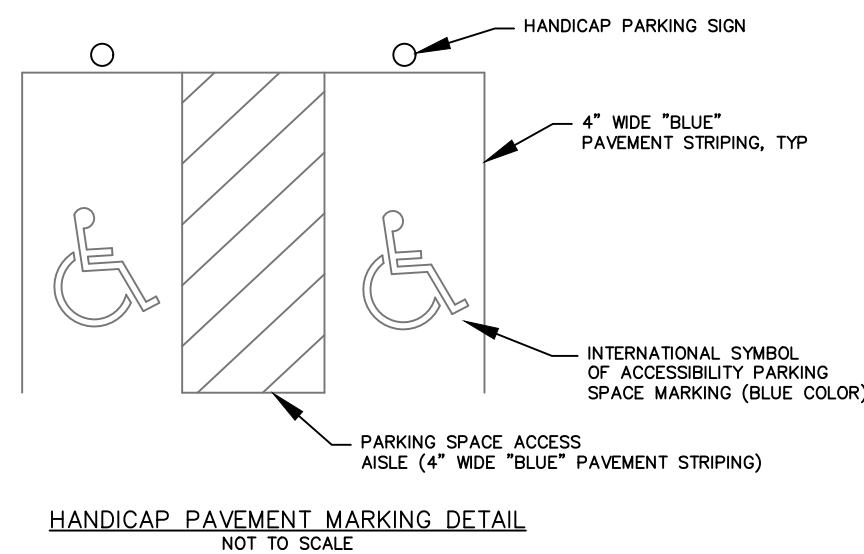
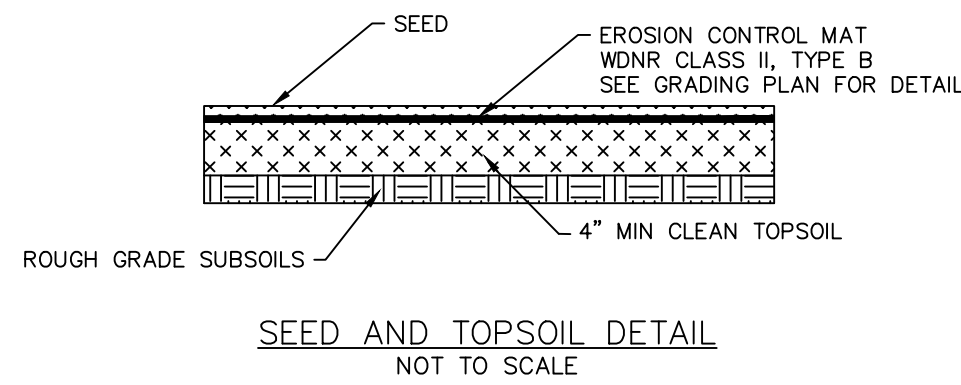
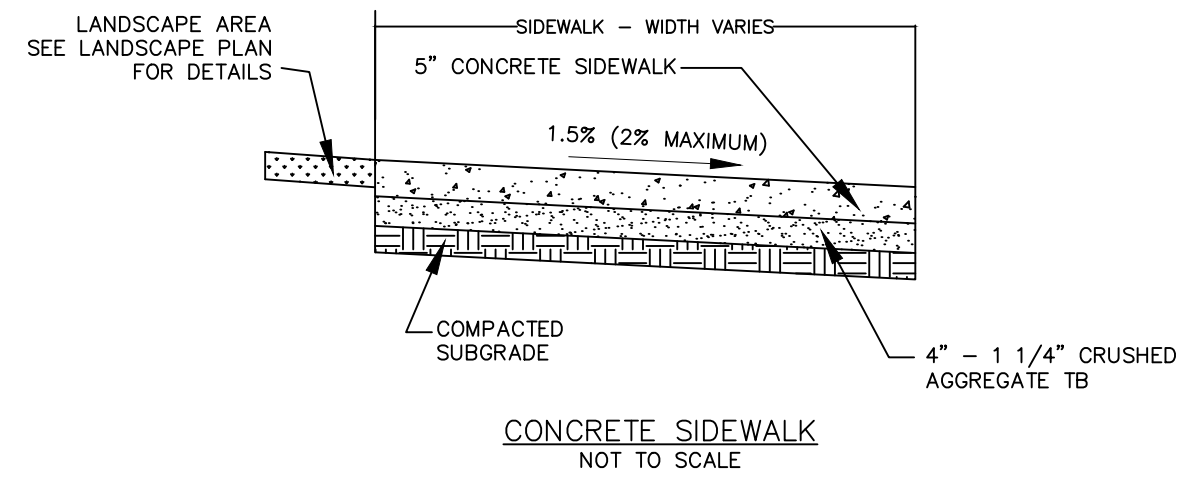
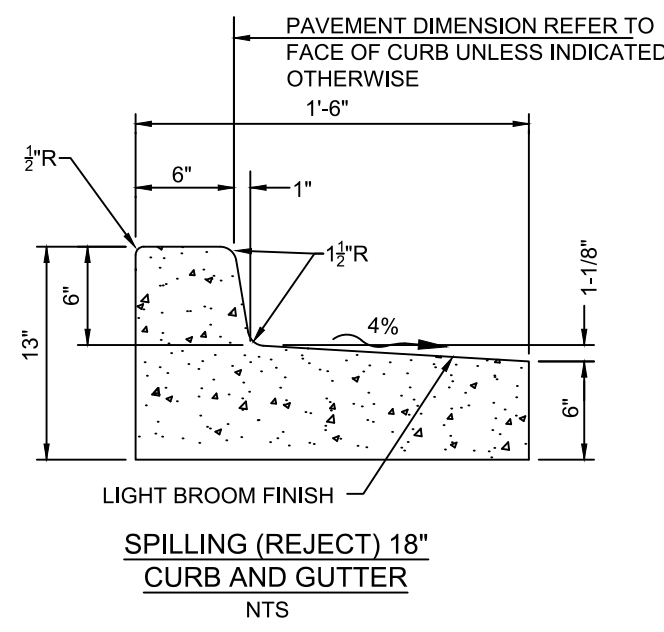
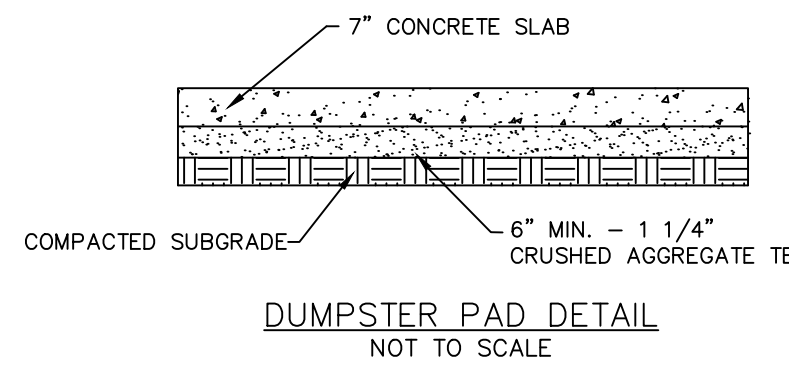
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				DAT	
				DAT	
		12/19/19			

PROPOSED UTILITY PLAN SUNSET OUTLOT 4 OF CSM 111650 120 EAST SUNSET DRIVE WAUKESHA, WISCONSIN

STAMP

735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER 1910-0873-0001
PROJECT SCALE 1" = 10'
SHEET NUMBER C-5



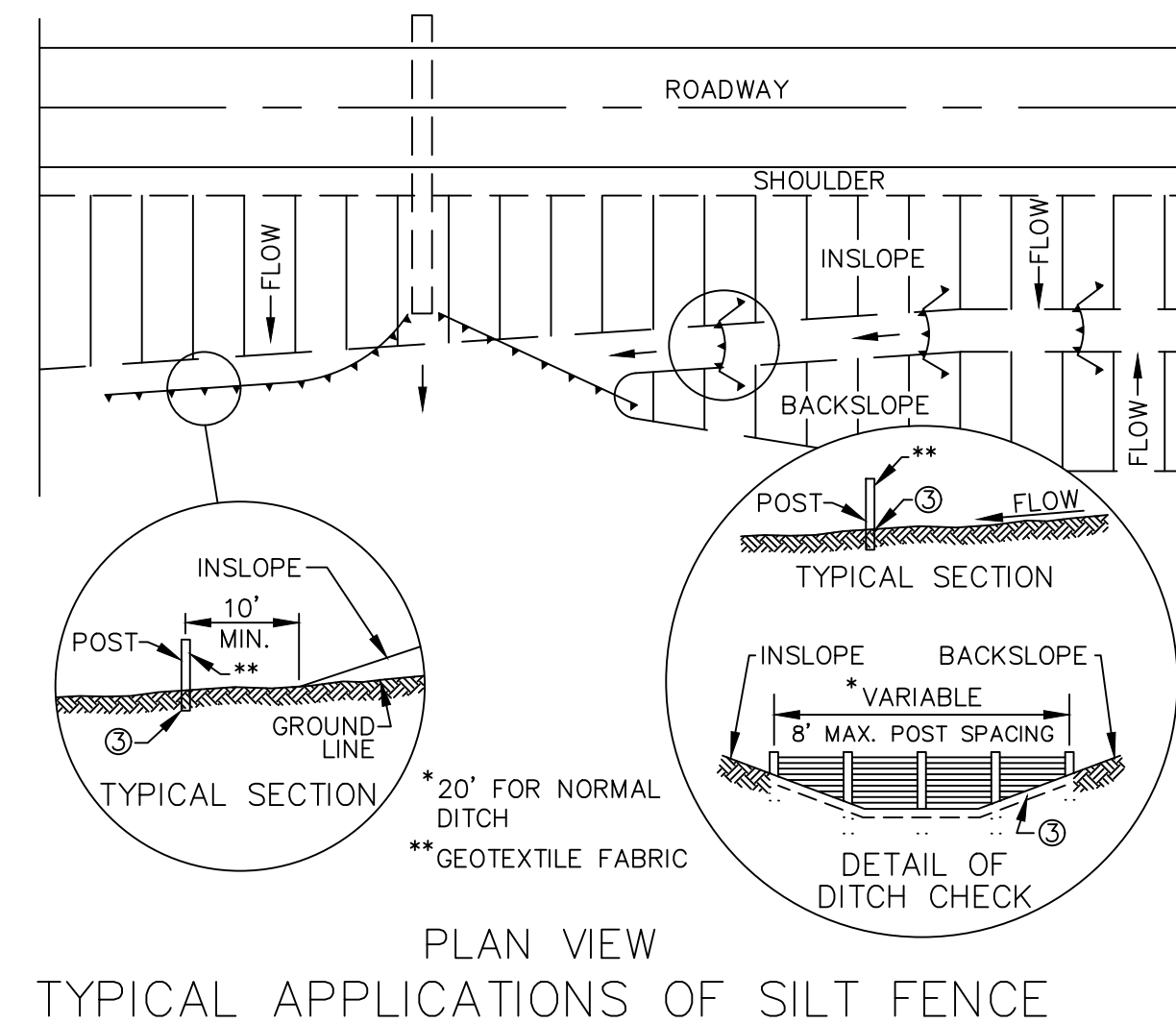
SILT FENCE GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

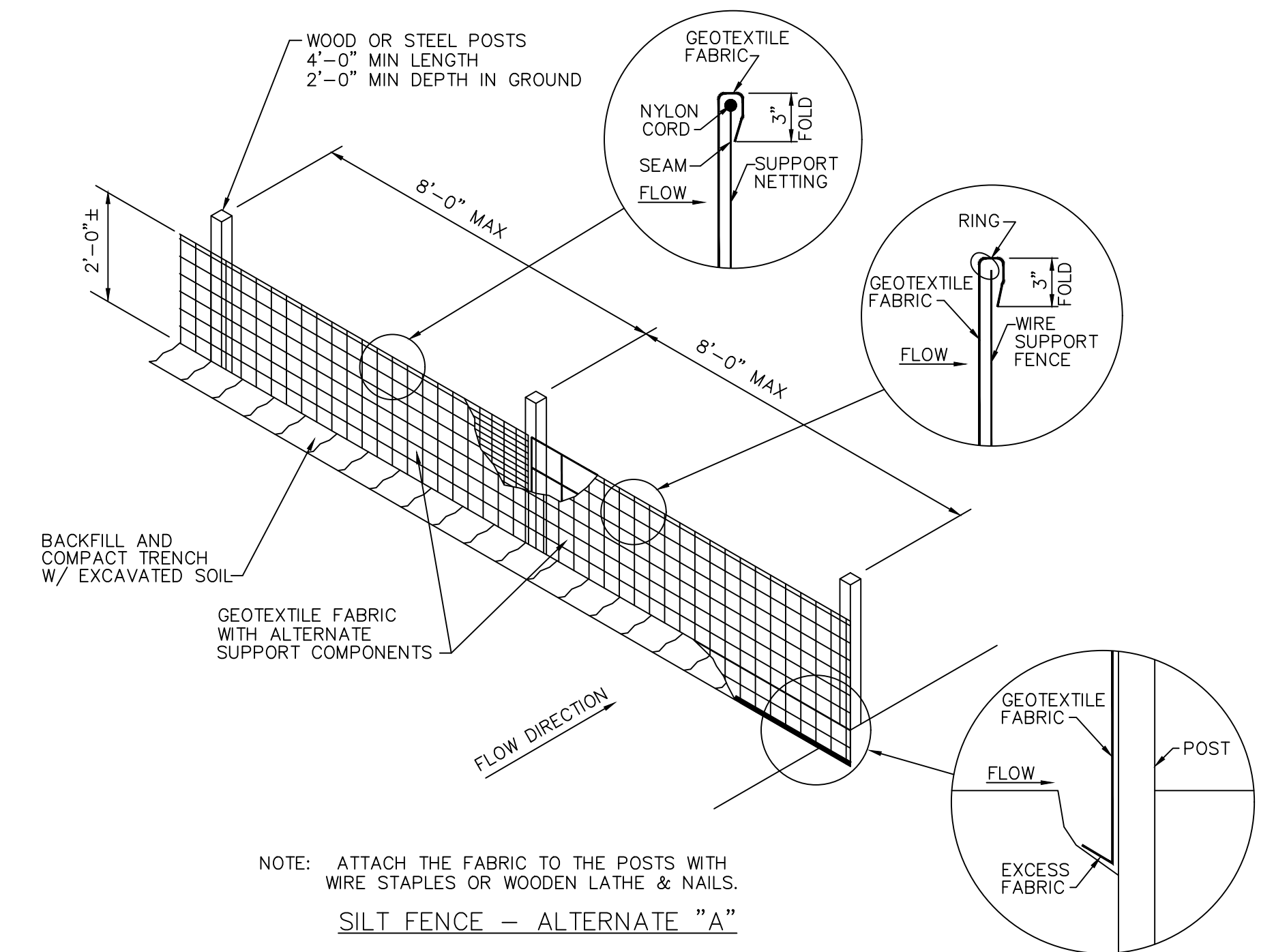
- CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 lbs./in. ft. (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

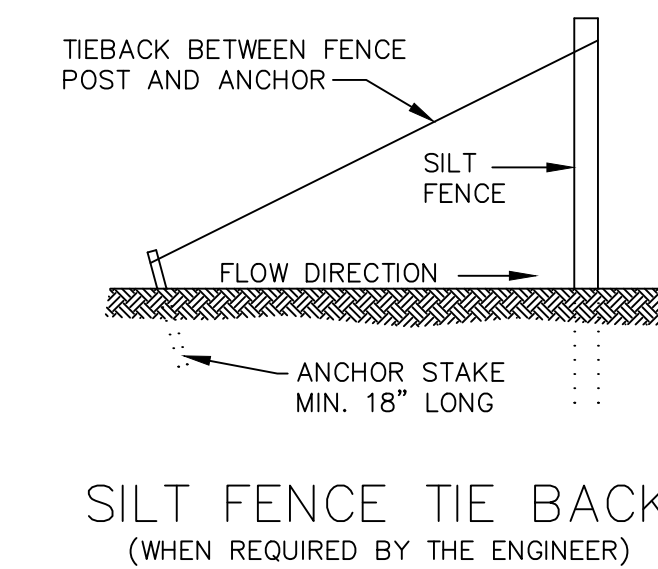


PLAN VIEW
TYPICAL APPLICATIONS OF SILT FENCE

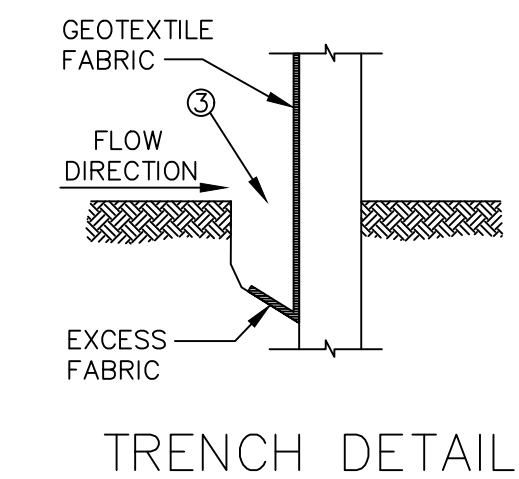
SILT FENCE INSTALLATION DETAIL
NOT TO SCALE



NOTE: ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATHE & NAILS.
SILT FENCE - ALTERNATE "A"

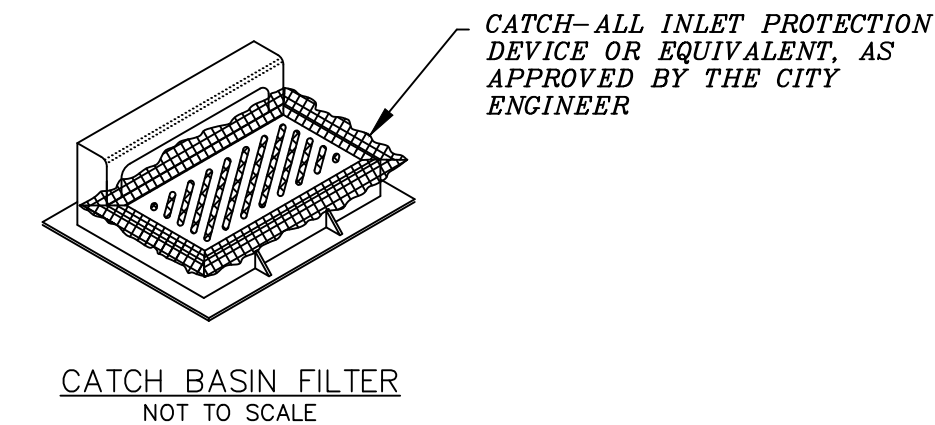


SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

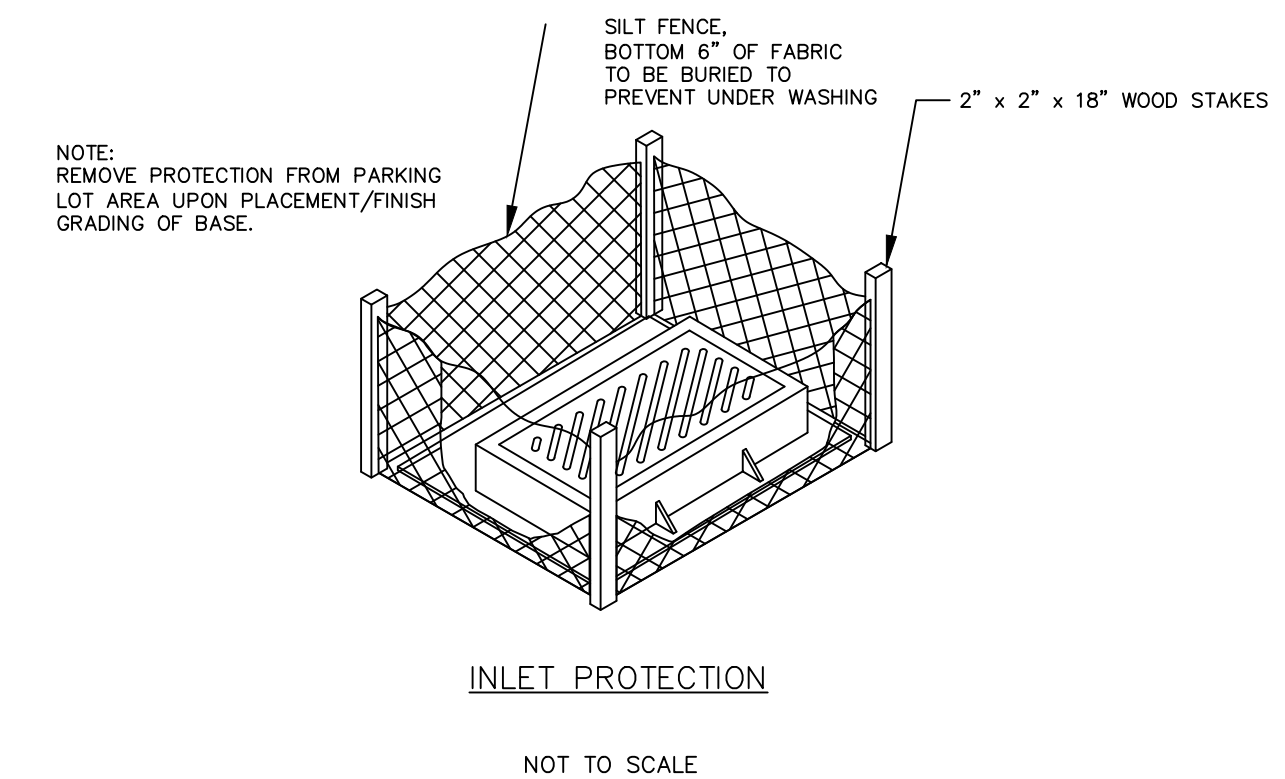


TRENCH DETAIL

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



CATCH BASIN FILTER
NOT TO SCALE



INLET PROTECTION
NOT TO SCALE

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				OLW	PRELIMINARY SITE PLAN
				OLW	
				DAT	
				DAT	

DESIGNED BY	ISSUANCE TYPE
DRAWN BY	
APPROVED BY	
DATE	

DATE	12/19/19
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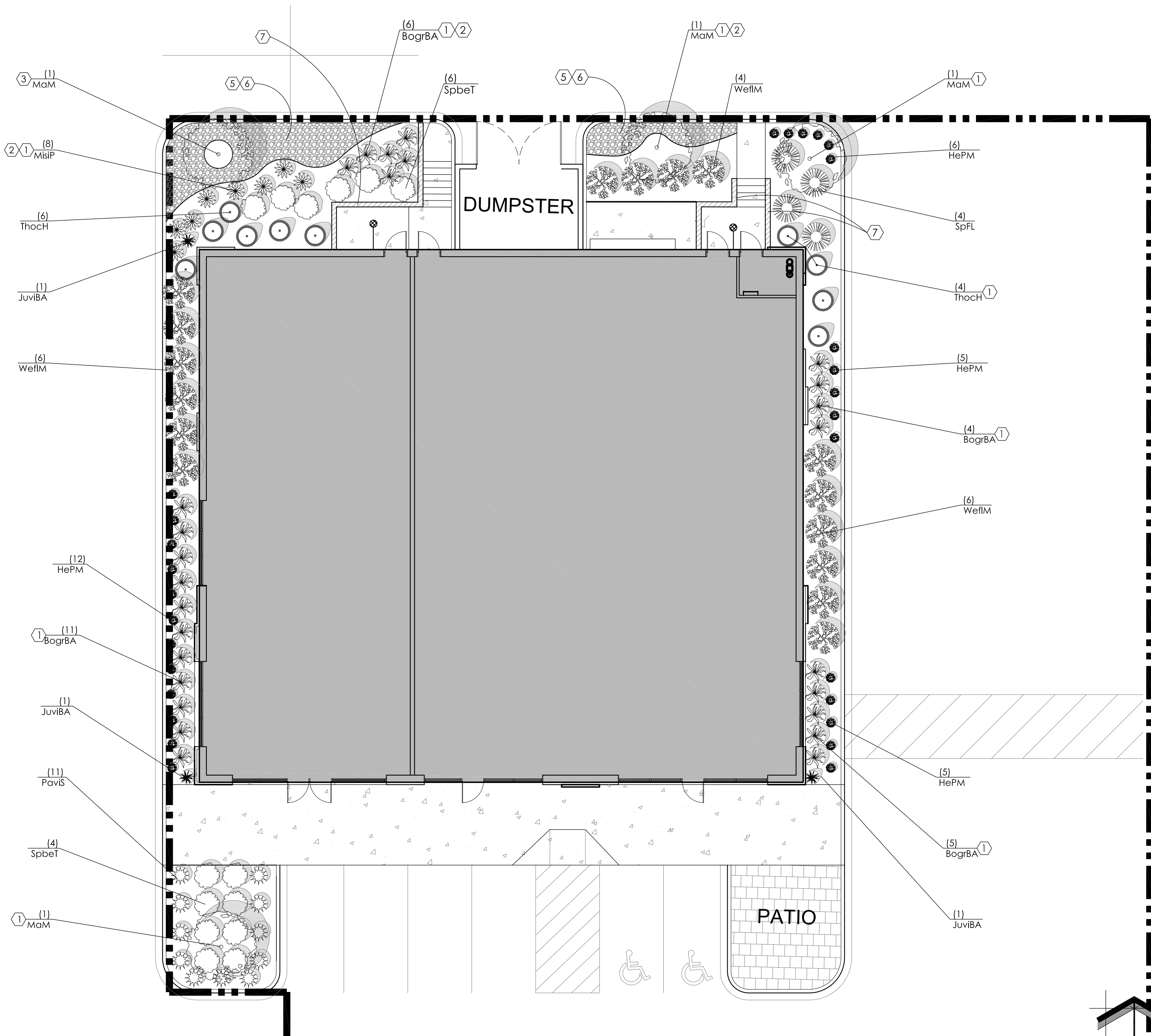
STANDARD DETAILS
SUNSET OUTLOT 4 OF CSM 111650
120 EAST SUNSET DRIVE
WAUKESHA, WISCONSIN

STAMP	
-------	--

KEY PROJECT NUMBER	1910-0873-0001
PROJECT SCALE	NTS
SHEET NUMBER	C-6

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER	1910-0873-0001
PROJECT SCALE	NTS
SHEET NUMBER	C-6



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table - Out Lot

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
4	MaM		<i>Malus sargenti</i> 'Select A'	Firebird Crabapple	1 1/2' Cal - B&B	1
Conifer Evergreen Tree						
3	JuviBA		<i>Juniperus virginiana</i> 'Blue Arrow'	Blue Arrow Juniper	5' - 6' - B&B	2
Broadleaf Deciduous Shrub						
14	SpbeT		<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	18" - Cont	3
4	SpFL		<i>Spiraea x 'Fire Light'</i>	Fire Light Spirea	18" - Cont	3
16	WeFlM		<i>Weigela florida</i> 'Minuet'	Minuet Weigela	18" - 24" - Cont	3
Conifer Evergreen Shrub						
10	ThocH		<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - 4' - B&B	3
Perennial Grass						
26	BogrBA		<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1-Gal - Cont	4
8	MisP		<i>Miscanthus sinensis</i> 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	4
11	PaviS		<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont	4
Perennial						
28	HePM		<i>Hemerocallis x 'Pardon Me'</i>	Pardon Me Dwarf Daylily	4 1/2" - pot	4

- Comments
- Straight central leader, full & even crown. Prune only after planting.
 - Evenly shaped upright tree with full branching to the ground.
 - Full, well rooted plant, evenly shaped.
 - Full, well rooted plant.

CODED NOTES

- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.
- MULCH BED AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - 1/2" x 4" ALUMINUM LANDSCAPE EDGE AND STAKES WITH A MILLED FINISH. TYPICAL AT ALL PLANT MATERIAL AREAS TO SEPARATE SHREDDED HARDWOOD BARK MULCH FROM TURF GRASS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - MULCHED 4'-0" DIA. TREE RING BED AREA w/ MILLED FINISHED ALUMINUM LANDSCAPE EDGE. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.2, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - PROJECT ALREADY HAS ESTABLISHED TURF. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS WITH NEWSEEDED AREAS OF TURF GRASS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - ALUMINUM LANDSCAPE EDGE TO SEPARATE AGGREGATE FROM BARK MULCH. REFER TO LSP1.2, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
 - 2'-0" WIDE (OR VARIES) x 0'-3" DEEP MAINTENANCE / SPLASH STRIP (OR AREA) w/ 3/4" AUTUMN SMOKE CHIPS (OR TO MATCH EXISTING) AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - NEW INTERLOCKING SEGMENTED ROCKWOOD 8" CLASSIC CHISELED FACE RETAINING WALL AND CAP IN BLUESTONE COLOR w/ PERFORATED DRAIN TILE. GEOSYNTHETIC REINFORCEMENT FROM ROCHESTER CONCRETE PRODUCTS. ROCHESTER CONCRETE PRODUCTS CONTACT INFORMATION: CHAD PETERSON (262) 758-2354 CHAD.PETERSON@ROCHESTERCP.COM. REFER TO MANUFACTURER'S INSTALLATION INFORMATION, CIVIL ENGINEERING, RETAINING WALL DESIGN ENGINEERING AND TO 2/LSP.1.1 and 2/LSP.1.3 FOR FURTHER INFORMATION.

EXISTING CONDITIONS GENERAL NOTES

- 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 REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE 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.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF UTILITY STRUCTURES. ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
- 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 DEPICTED 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 OWNER'S REPRESENTATIVE SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S '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 CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE SUNSET CROSSING OUT LOT PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED SUNSET CROSSING OUT LOT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3' DEEP (MIN.) AND SHALL BE SOEDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - 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 ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF FEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET 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 LSP1.2 FOR FURTHER INFORMATION.
 - 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 LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD 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 LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - REQUIRED SEED MIXES:
DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIER'S SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
 - 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 BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. 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 TIP CLIPPING AND SHAPING AS REQUIRED,
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.
 - 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 TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 - MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLANT PLANTINGS SHALL BE REPLACED NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY 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 WISCONSIN UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592
www.DiggersHotline.com OR

811
Know what's below.
Call before you dig.

INSITE
LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mDavis@insitedesigninc.com

Project:

SUNSET REDEVELOPMENT Out Lot

120 E. Sunset Drive
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
11/11/19		Plan Commission Submittal

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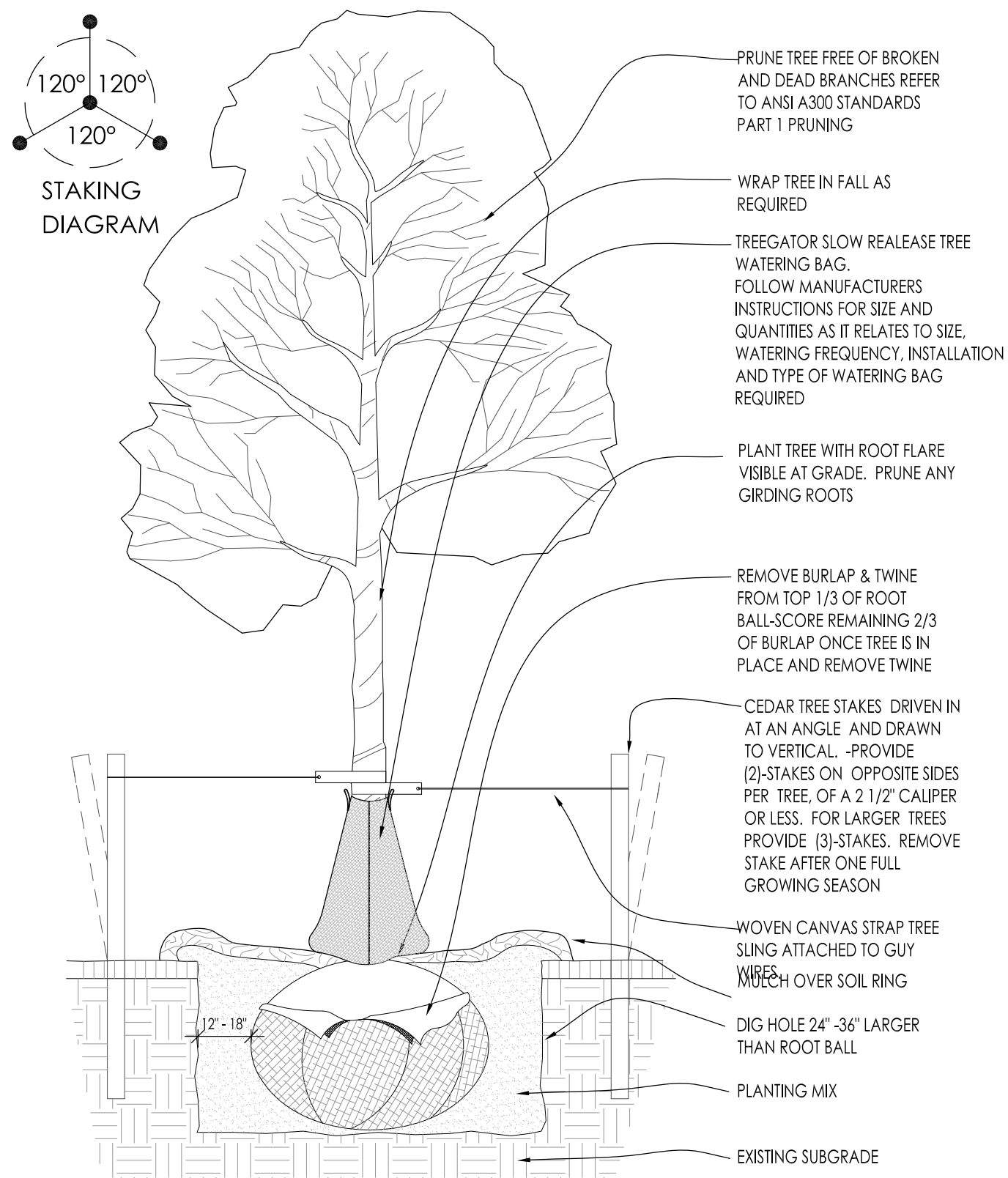
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PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

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Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L19-117
Sheet Number:	

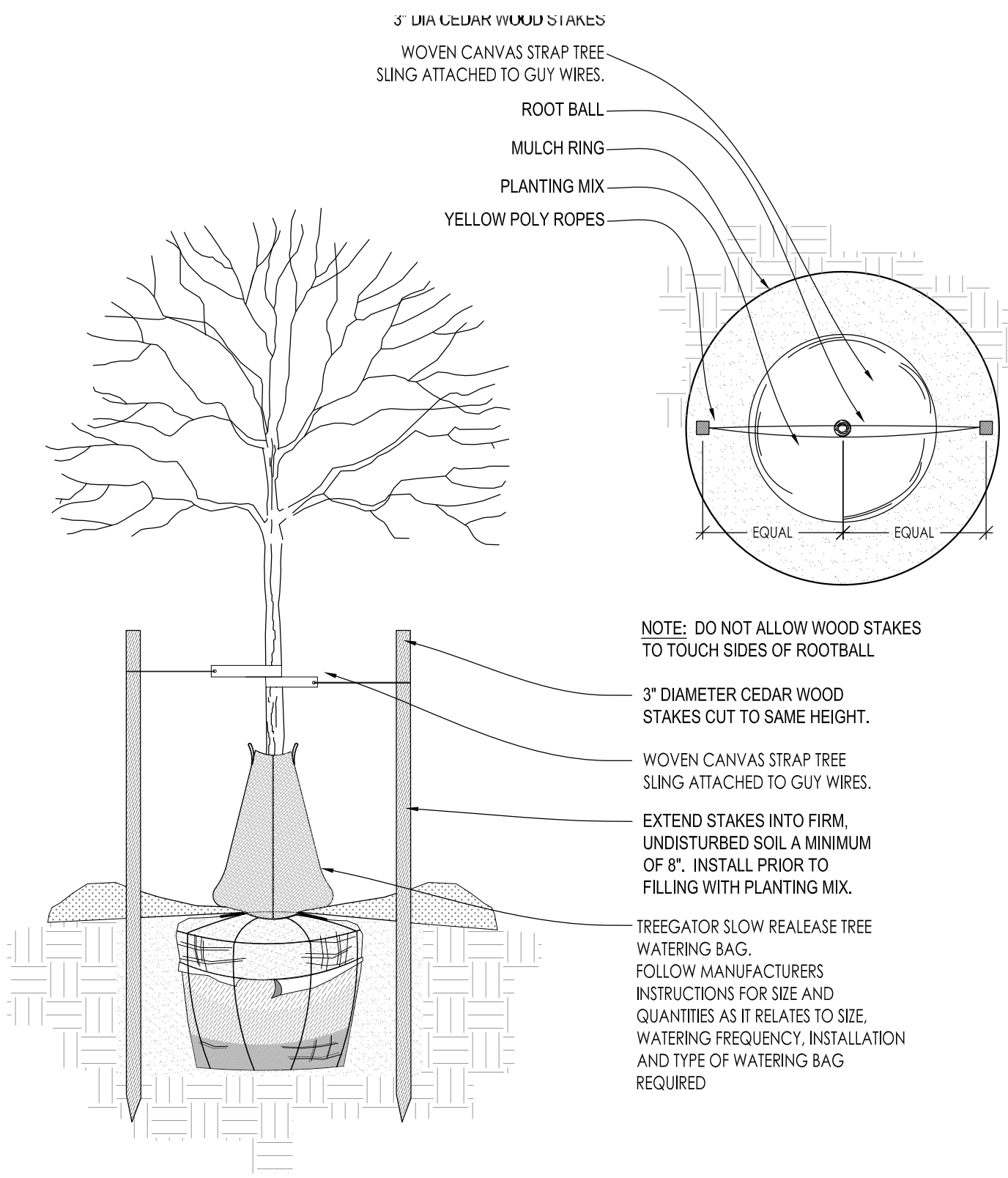
LSP1.1

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

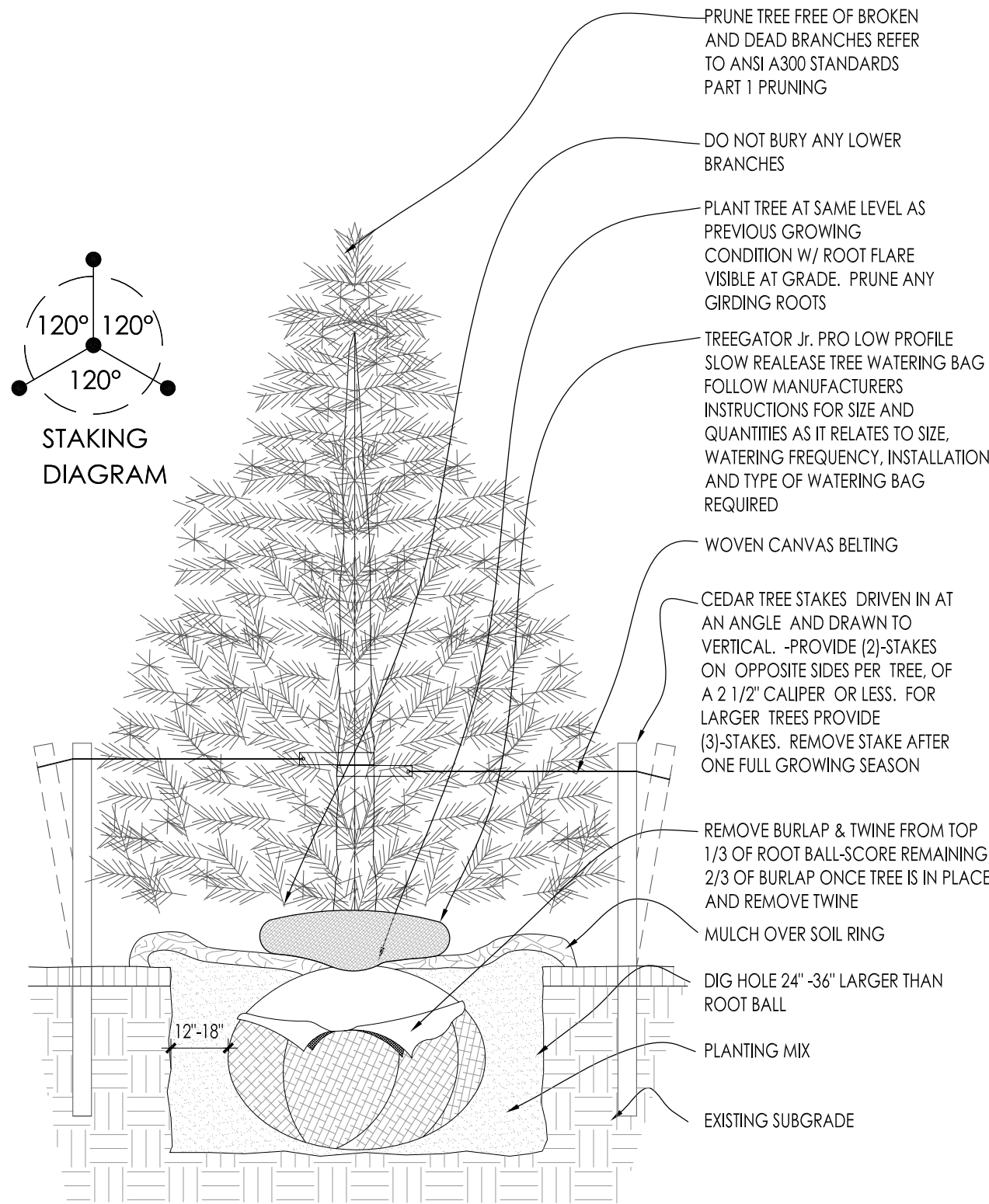
L19-117 - SUNSET REDEVELOPMENT Out Lot - 11.11.2019



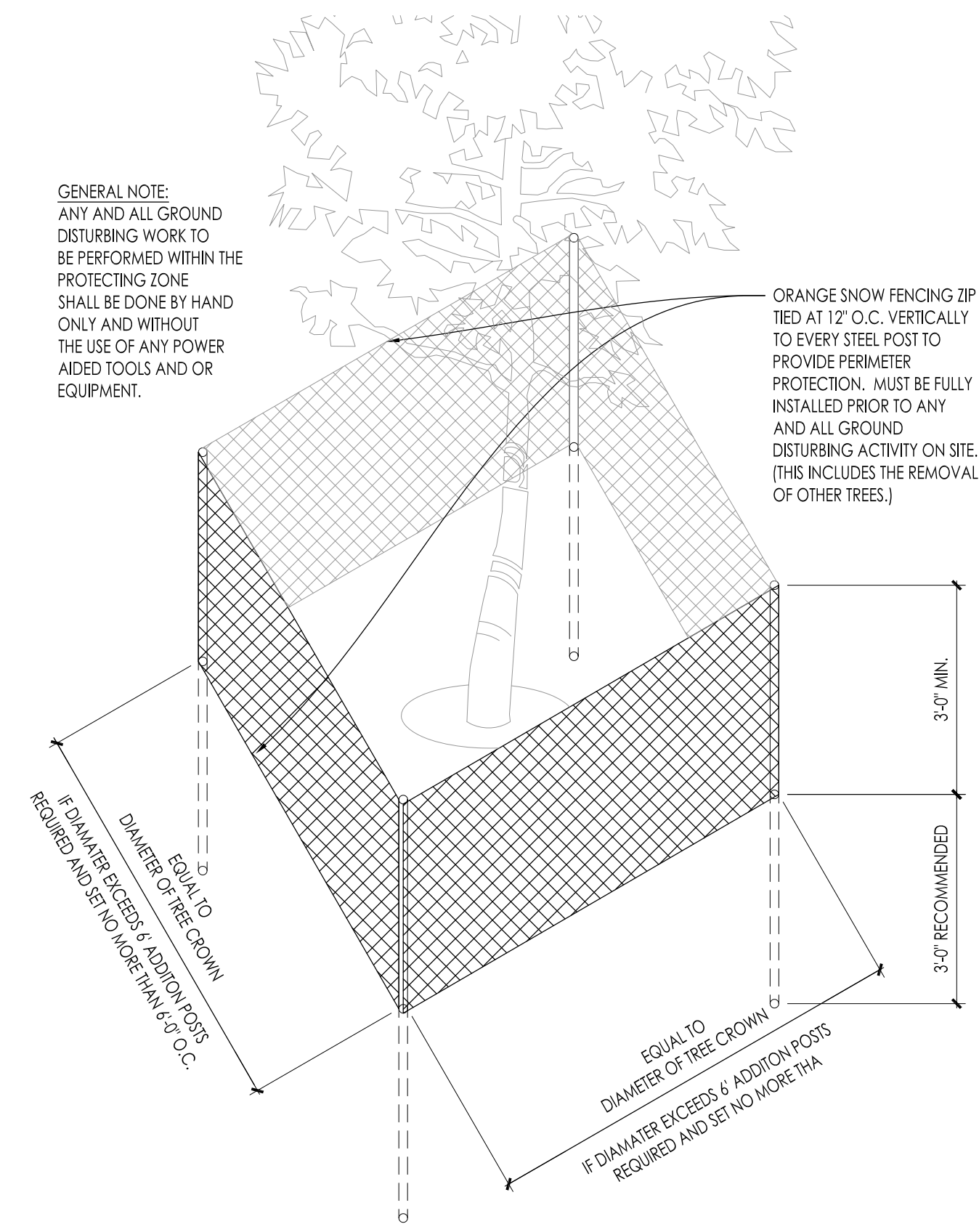
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



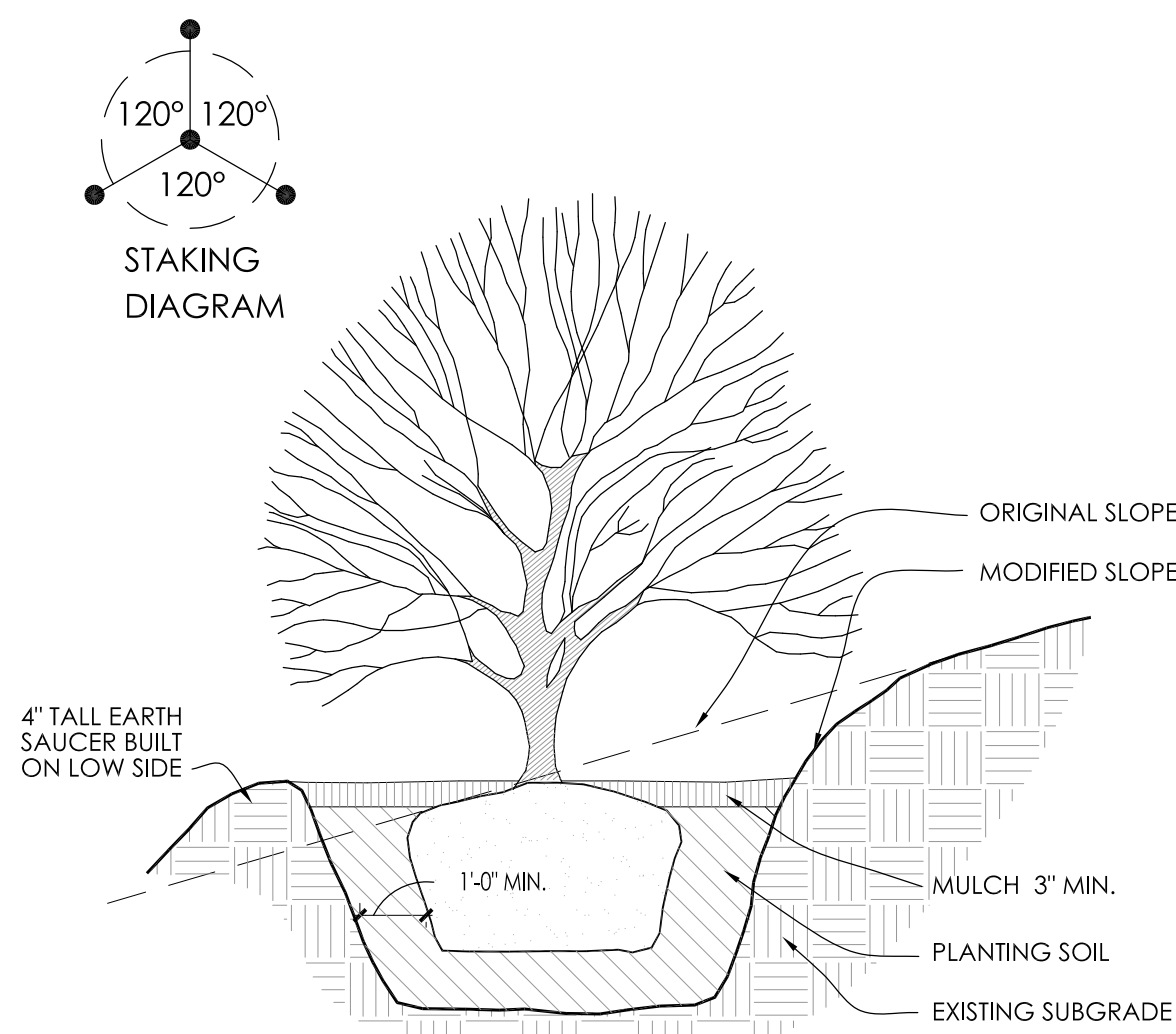
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



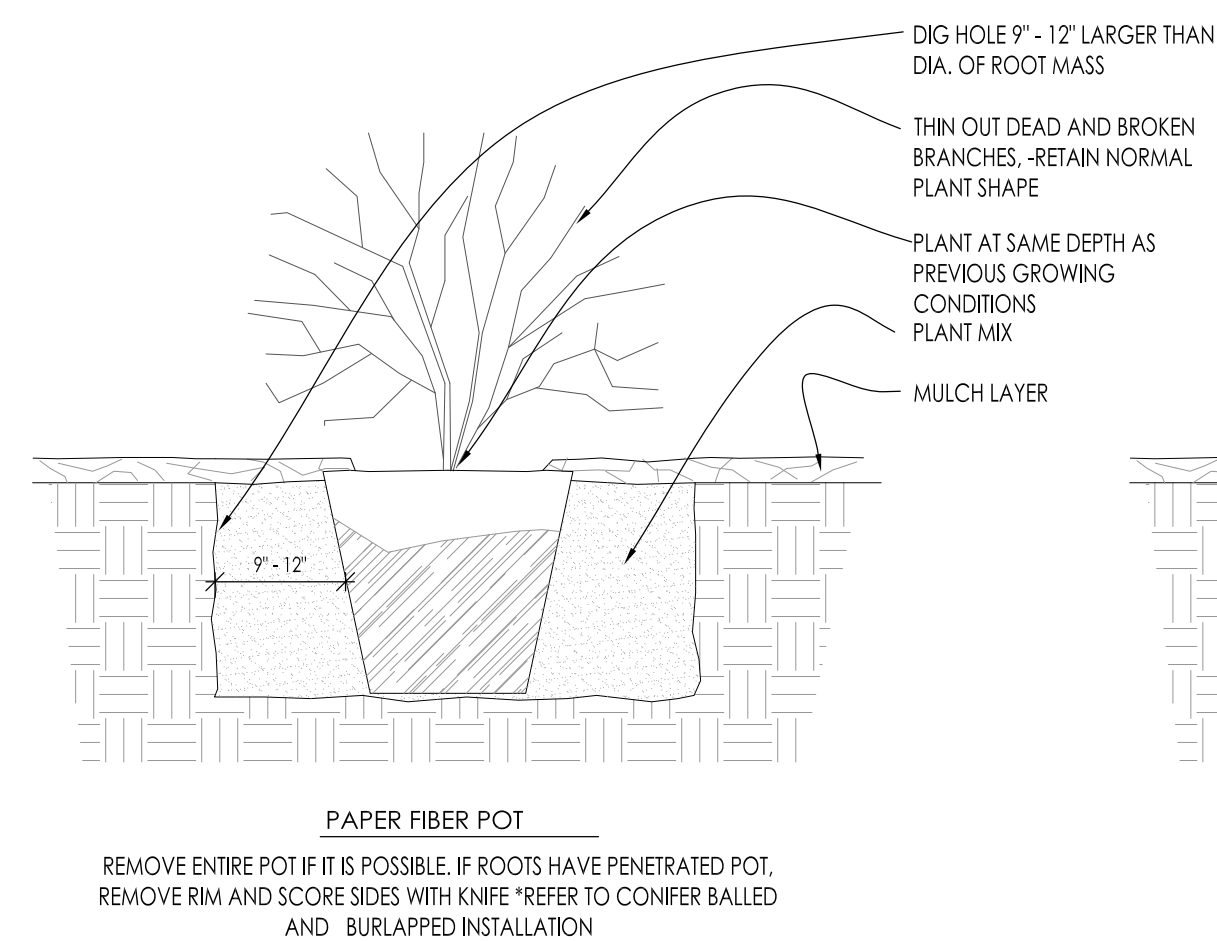
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



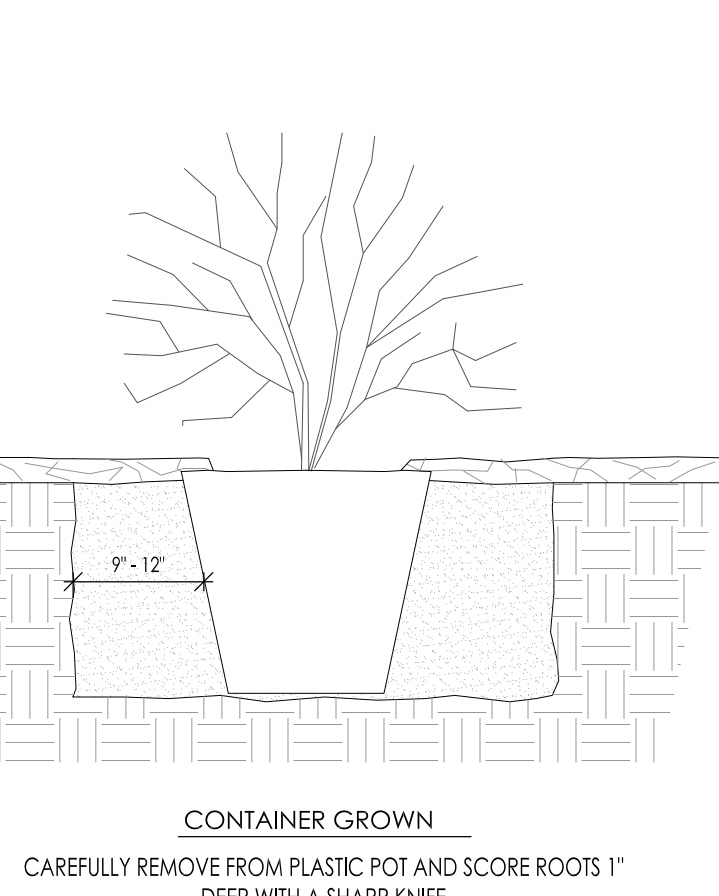
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



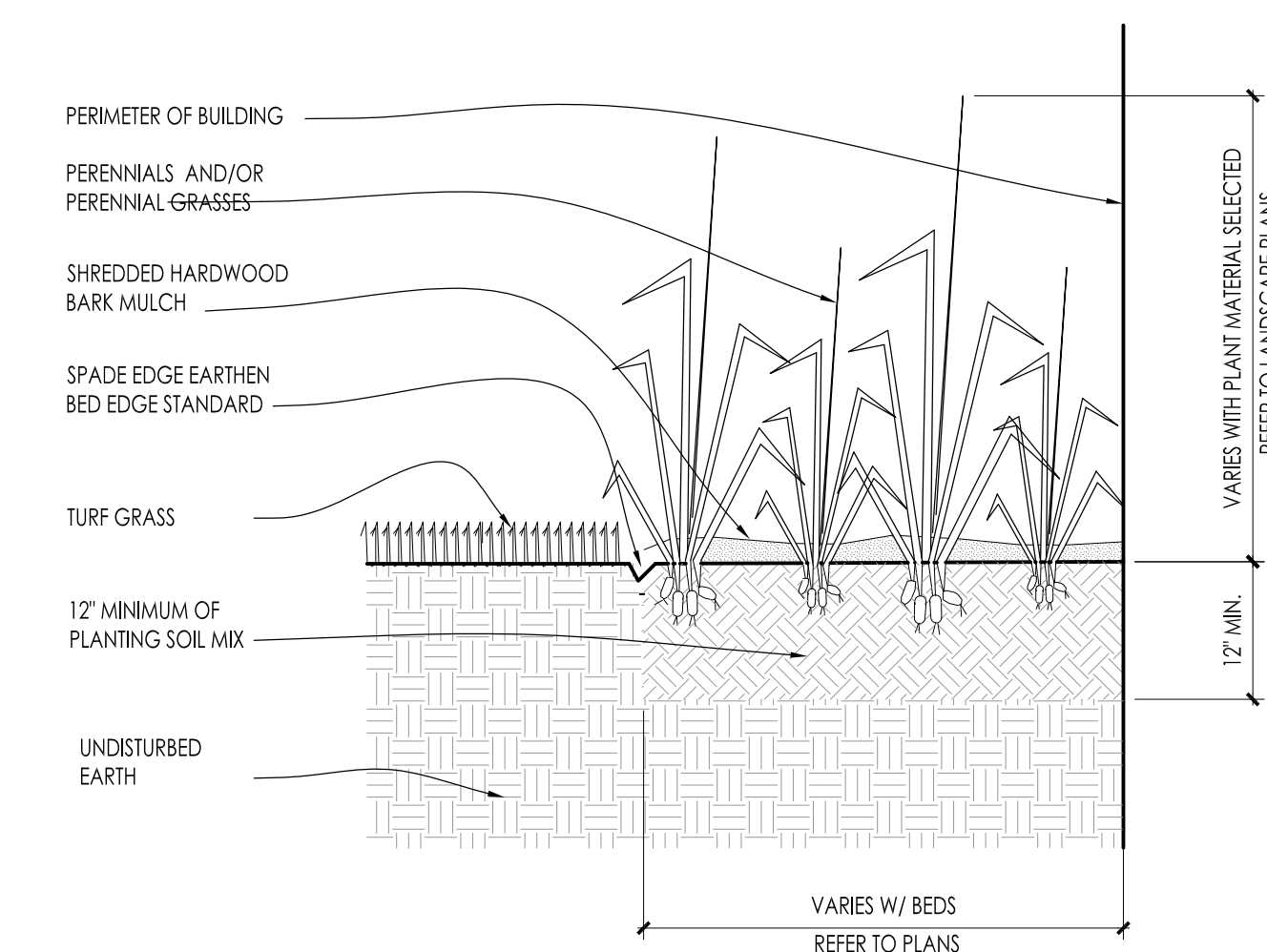
5 SLOPE PLANTING DETAIL SCALE: NONE



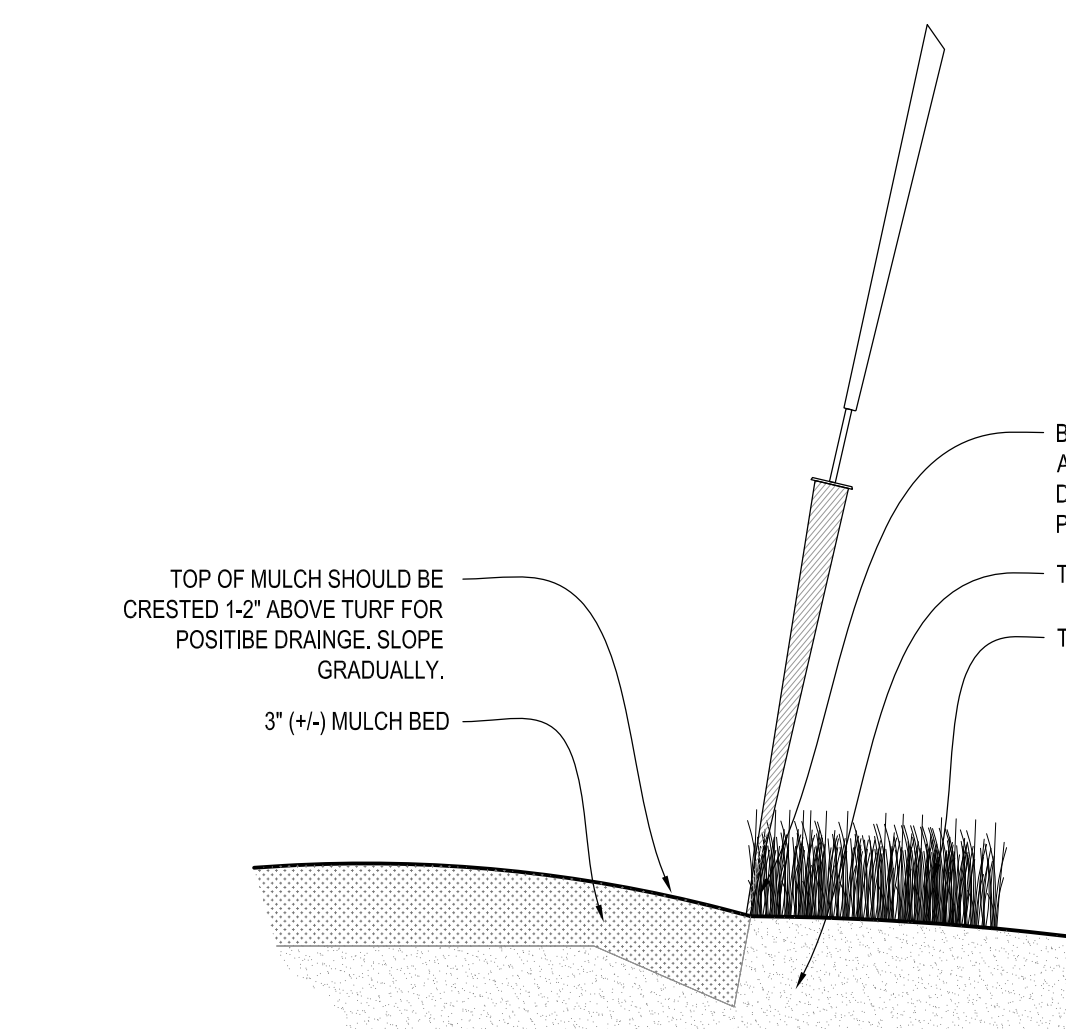
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



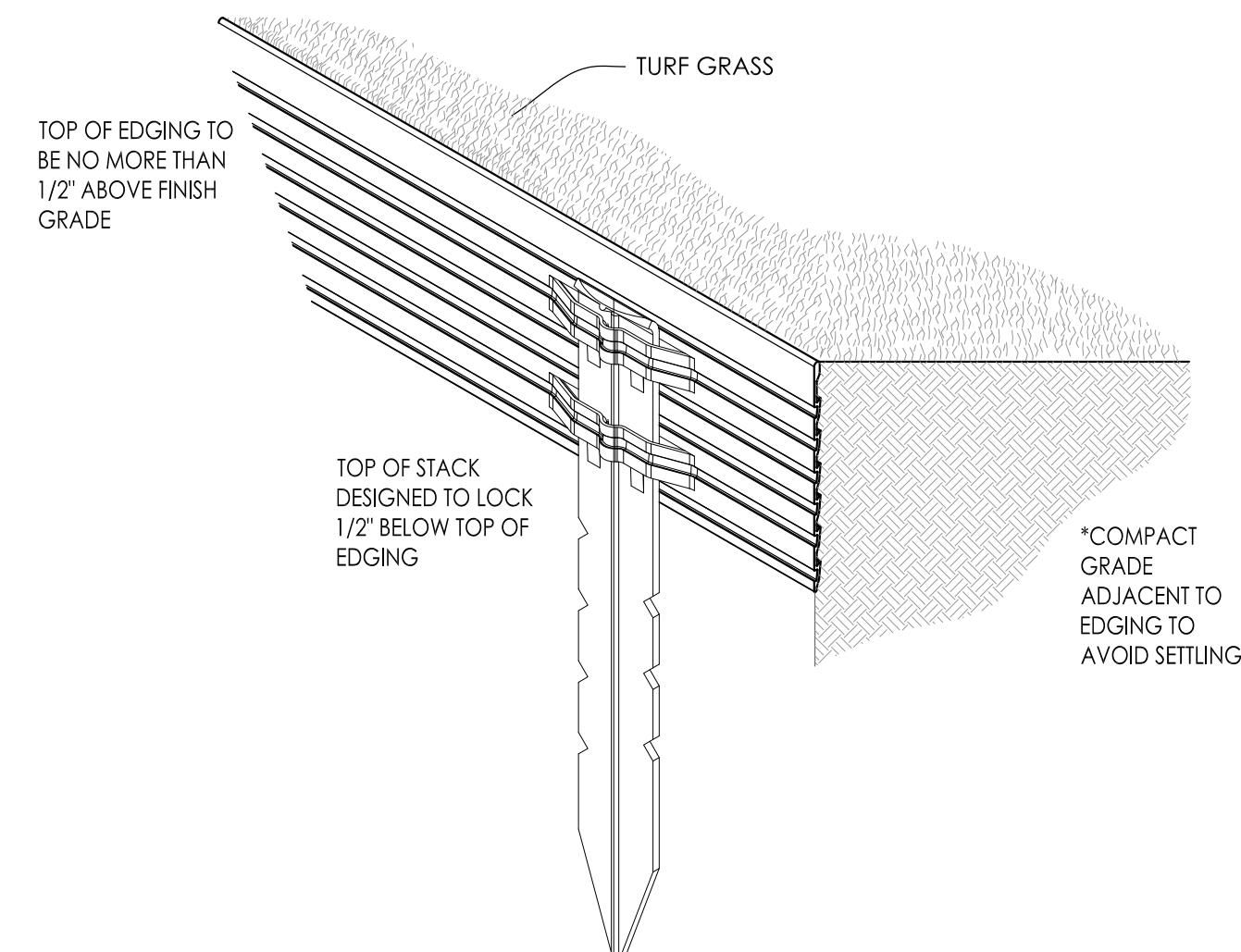
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



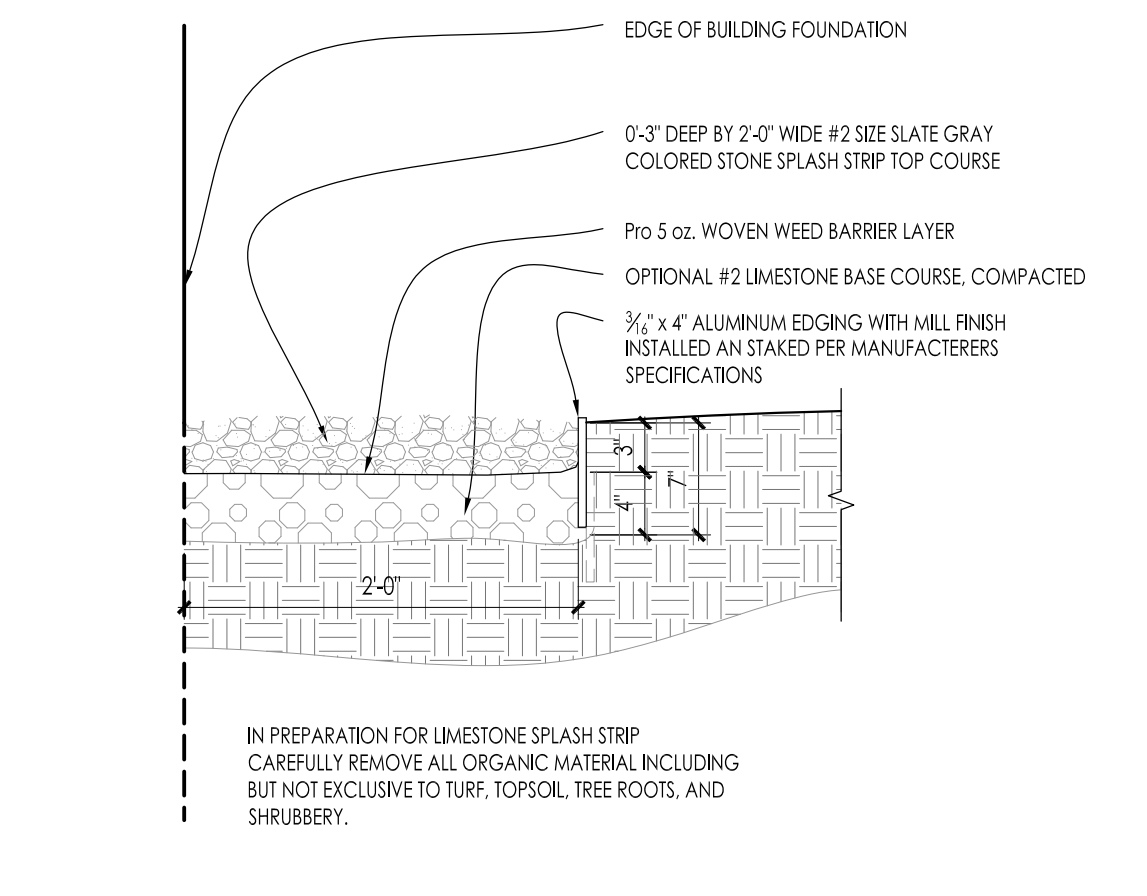
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

Issuance and Revisions:

Date	Number	Description
11/11/19		Plan Commission Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	11/11/19
Scale:	As Noted
Drawn By:	MCD
Job Number:	L19-117
Sheet Number:	