



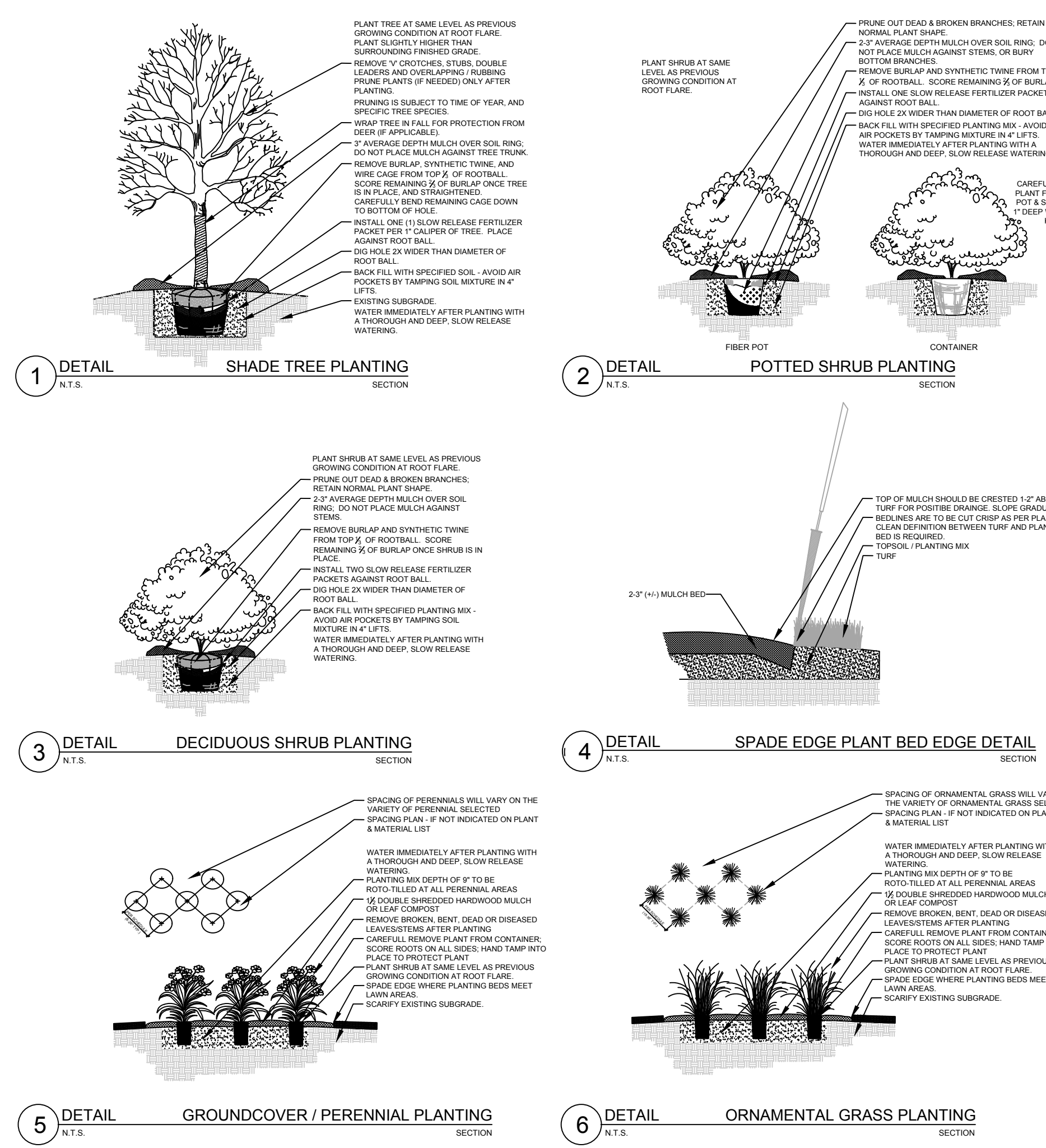
- ORNAMENTAL TREES (DECIDUOUS)**
- ABS Autumn Brilliance Serviceberry
  - JTL Ivory Silk Japanese Tree Lilac
- DECIDUOUS SHRUBS**
- IH Incrediball Hydrangea
  - GLS Gro Low Fragrant Sumac
  - GMS Goldmound Spirea
  - NFS Neon Flash Spirea
  - KSV Fragrant Koreanspice Viburnum
  - MV Mohican Viburnum
  - WRW Wine & Roses Compact Wiegela

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - PDS Prairie Dropseed

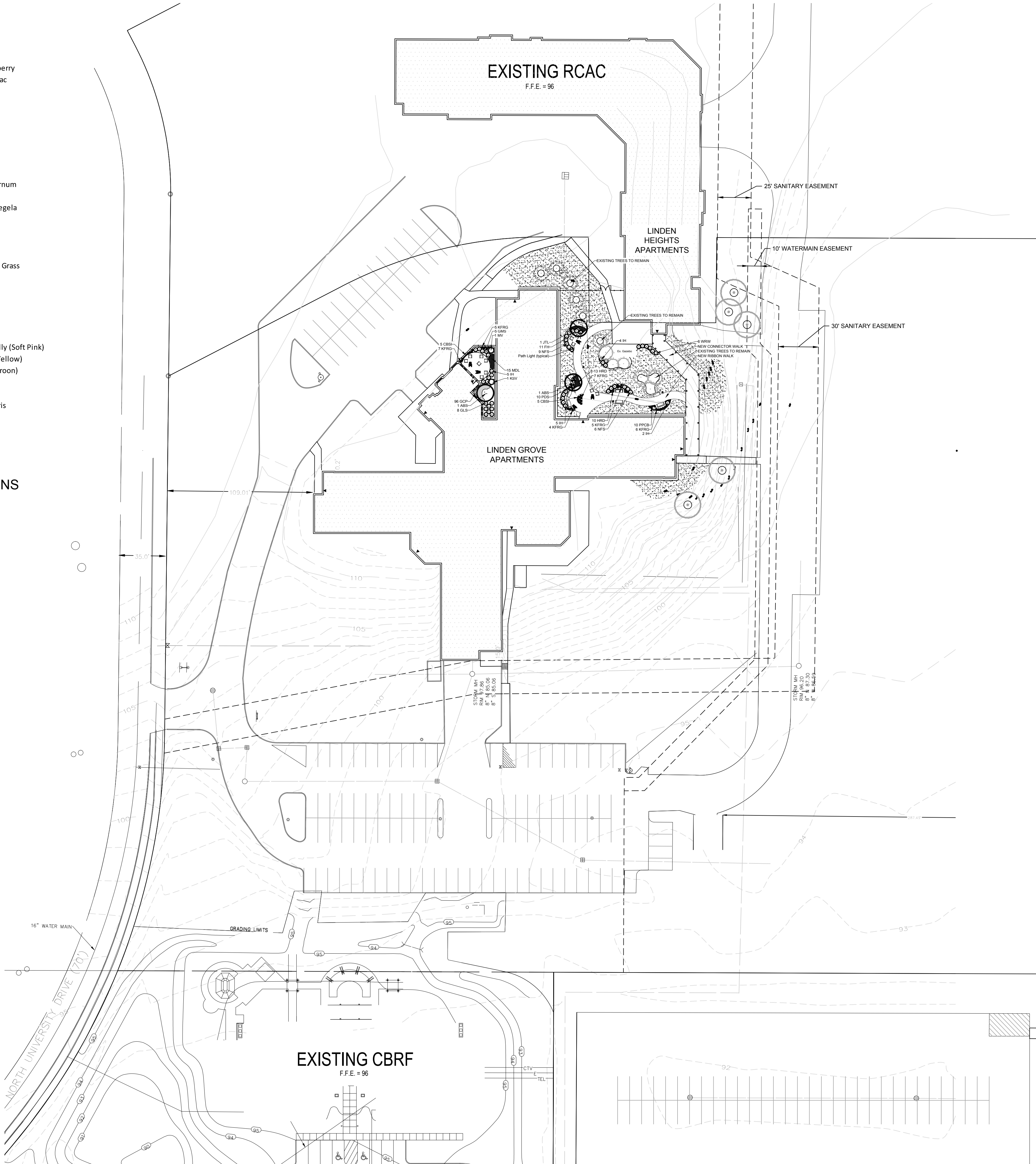
- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylilly
  - MDL Catherine Woodbury Daylilly (Soft Pink)
  - MDL Hyperion Daylilly (Lemon Yellow)
  - MDL Summer Wine Daylilly (Maroon)
  - PPCB Palace Purple Coralbells
  - FH Francee Hosta
  - CBSI Caesars' Brother Siberian Iris

- GROUNDCOVERS & VINES**
- GCP Green Carpet Pachysandra

**PLANT ABBREVIATIONS**



**PLANTING & HARDSCAPE DETAILS**



**OVERALL LANDSCAPE PLAN**  
Scale: 1" = 40'0"

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**PROJECT**  
**LINDEN GROVE APARTMENTS**  
425 N. University Drive  
Waukesha, WI, 53188

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
12.28.16	ISSUE TO OWNER

Information contained herein is based on survey information, field inspection, and believed to be accurate.

**SHEET TITLE**  
**OVERALL LANDSCAPE PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	16-XXX
DATE	12.28.16
SHEET NUMBER	

**L 1.0**



- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{1}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{3}{4}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a  $\frac{50}{50}$  mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{3}{4}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

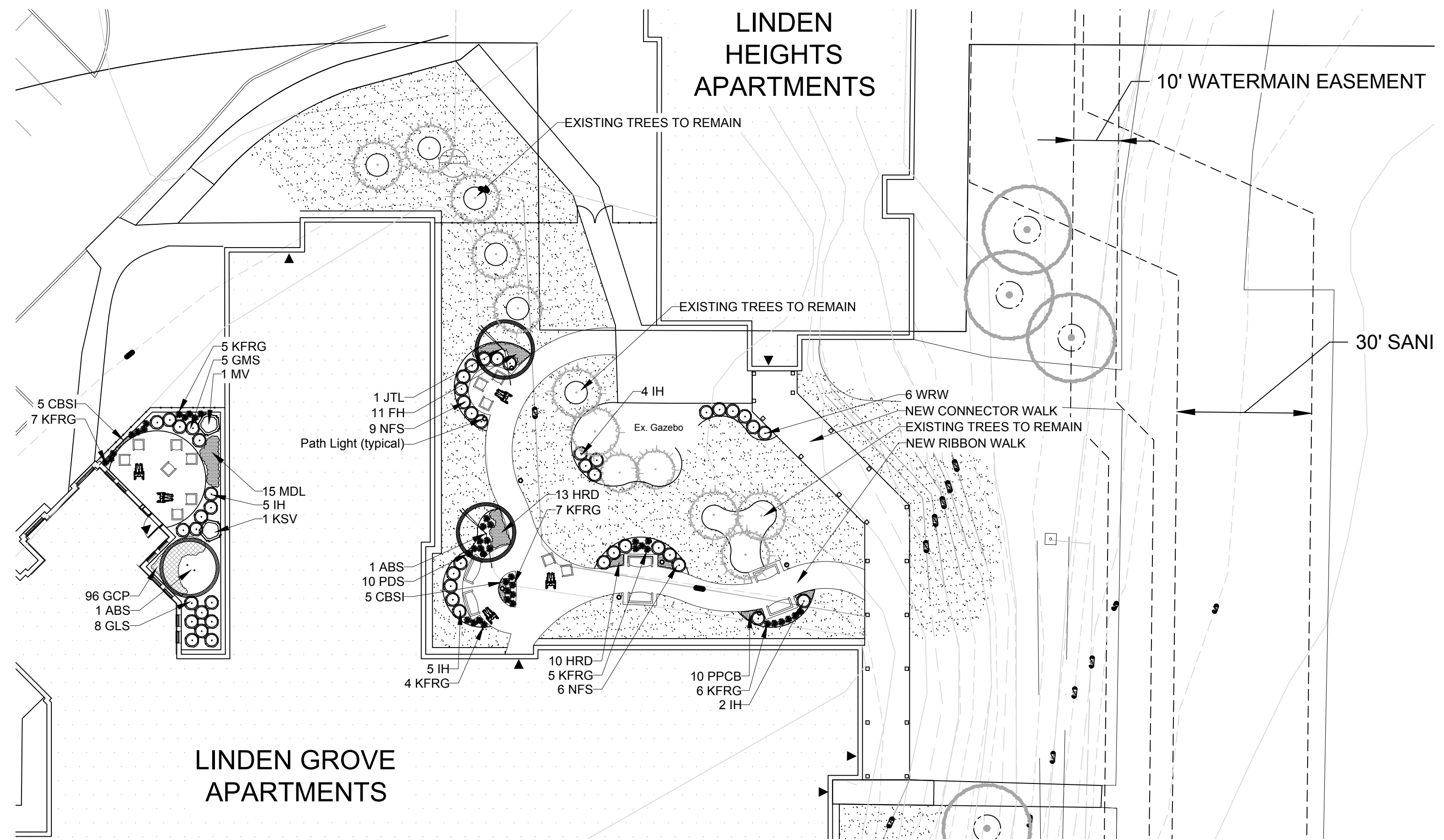
Per 100 SF of bed area (Soil Amendment composition):  
 $\frac{3}{4}$  CY Peat Moss or Mushroom Compost  
 $\frac{3}{4}$  CY blended/pulverized Topsoil  
 $\frac{1}{4}$  CY composted manure

In roto-tilled beds only, also include in above mixture:  
2 lbs Starter Fertilizer

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:  
No bare spots larger than one (1) square foot  
No more than 10% of the total area with bare areas larger than one (1) square foot  
A uniform coverage through all turf areas
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
  - The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES



## ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES
<b>ORNAMENTAL TREES (DECIDUOUS)</b>						
ABS	2	Amelanchier xgrandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
JTL	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.25"	B&B	Straight central leader, full and even crown. Prune only after planting

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES
<b>DECIDUOUS SHRUBS</b>						
IH	16	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
GLS	8	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped
GMS	5	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
NFS	15	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
KSV	1	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped
MV	1	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
WRW	6	Wiegela florida 'Wine & Roses'	Wine & Roses Compact Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPECIFICATION / NOTES
<b>ORNAMENTAL GRASSES</b>					
KFRG	34	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont. Full, well rooted plant
PDS	10	Sporobolus heterolepis	Prairie Dropseed	#1	Cont. Full, well rooted plant

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPECIFICATION / NOTES
<b>HERBACEOUS PERENNIALS</b>					
HRD	23	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont. Full, well rooted plant, evenly shaped
MDL	5	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (Soft Pink)	#1	Cont. Full, well rooted plant, evenly shaped; mix three (3) MDL varieties together randomly
MDL	5	Hemerocallis 'Hyperion'	Hyperion Daylily (Lemon Yellow)	#1	Cont. Full, well rooted plant, evenly shaped; mix three (3) MDL varieties together randomly
MDL	5	Hemerocallis 'Summer Wine'	Summer Wine Daylily (Maroon)	#1	Cont. Full, well rooted plant, evenly shaped; mix three (3) MDL varieties together randomly
PPCB	10	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont. Full, well rooted plant, evenly shaped
FH	11	Hosta fortunei 'Francee'	Francee Hosta	#1	Cont. Full, well rooted plant, evenly shaped
CBSI	10	Iris sibirica 'Caesars' Brother'	Caesars' Brother Siberian Iris	#1	Cont. Full, well rooted plant, evenly shaped

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPECIFICATION / NOTES
<b>GROUNDCOVERS &amp; VINES</b>					
GCP	96	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	3"	Pot Full, well rooted plant
LAWN	815	Lawn Establishment Area / Grading Area		SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	815	Erosion Matting for sloped seeded areas	see plan for area delineation	SF	EroTex D575 Erosion Control Blanket (or approved equal)
<b>Hardscape Materials</b>					
	18	Shredded Hardwood Mulch (3" depth)	2,000 SF	CY	Bark Mulch; apply Preemergent after installation of mulch
	12	Soil Amendments (2" depth)	2,000 SF	CY	
	23	Pulverized Topsoil (Lawn Area)	7,310 SF	CY	
	12	Pulverized Topsoil (2" over bed areas)	2,000 SF	CY	
	2"	PVC Sleeve	irrigation / lighting access	LF	Schedule 40 PVC

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan - including the graphics and notations depicted therein - shall govern.

### Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):

- 10% Mid Atlantic Kentucky Bluegrass
- 20% Merit Kentucky Bluegrass
- 20% Boreal Red Fescue
- 20% Pennant Fine Perennial Ryegrass
- 10% Atlantis Kentucky Bluegrass
- 10% Dragon Kentucky Bluegrass
- 10% Palmer III Fine Perennial Ryegrass

Seed at rate of 3# per 1000 SF



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### PROJECT

## LINDEN GROVE APARTMENTS

425 N. University Drive  
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### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12.28.16	ISSUE TO OWNER

Information contained herein is based on survey information, field inspection, and believed to be accurate.

### SHEET TITLE

## ENLARGED LANDSCAPE PLAN

PROJECT MANAGER WDH

PROJECT NUMBER 16-144

DATE 12.28.16

SHEET NUMBER

# L 1.1

## PLANT & MATERIAL SCHEDULE