

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 811 or 1-800-242-8811
 MWK AREA 259-1181
 WS STATE 182.0175(1974)
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SHADE TREES (DECIDUOUS)

- ABM Autumn Blaze Maple
- HRB Heritage Riverbirch
- SHL Skyline Honeylocust
- SWO Swamp White Oak
- GSL Greenspire Linden

ORNAMENTAL TREES (DECIDUOUS)

- ABS Autumn Brilliance Serviceberry
- TCH Thornless Cocksbur Hawthorn
- PFC Prairie Fire Flowering Crabapple
- IW Ironwood
- ABFP Autumn Blaze Callery Pear
- JTL Ivory Silk Japanese Tree Lilac

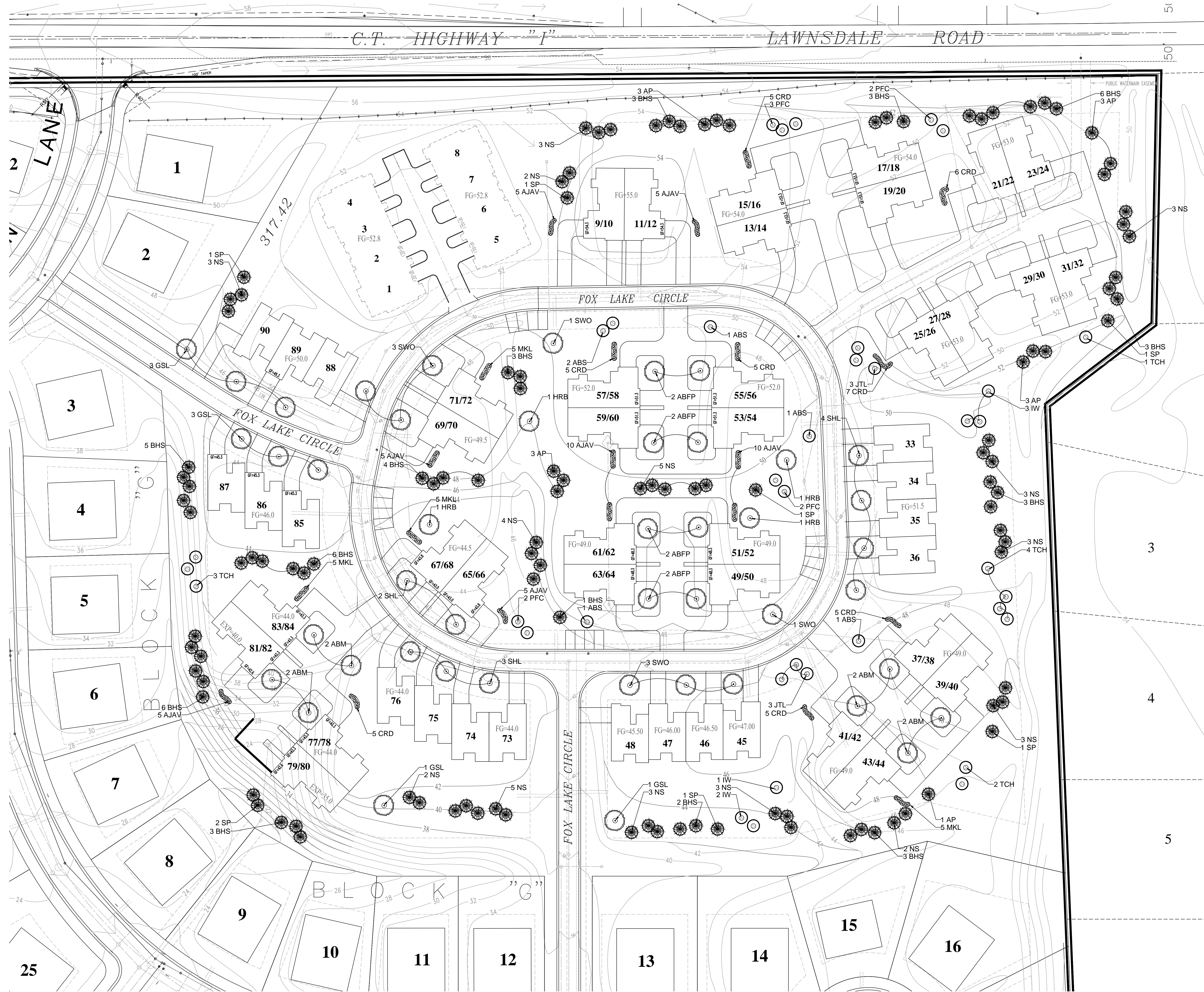
EVERGREEN TREES

- NS Norway Spruce
- BHS Black Hills Spruce
- AP Austrian Pine
- SP Scots Pine

DECIDUOUS SHRUBS

- CRD Cardinal Redtwig Dogwood
- MKL Miss Kim Dwarf Lilac
- AJAV Autumn Jazz Arrowwood Viburnum

PLANT ABBREVIATION KEY



FOX LAKE CONDOMINIUMS
 West Lawnsdale Road (CTH "I")
 Waukesha, Wisconsin

One Redwood Court
 Racine, Wisconsin 53402
 ph 262.639.9733
 fx 262.639.9737
 david@wdavidheller.com

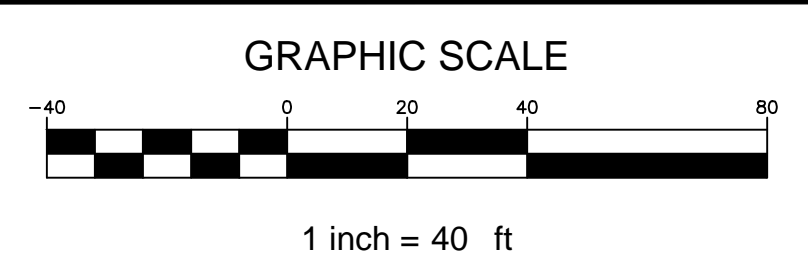
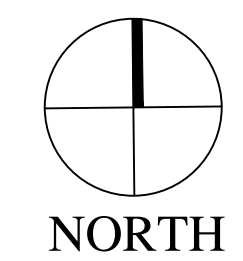
DATE	DESCRIPTION
9.17.14	FIRST ISSUE
2.11.16	REVISED PARKING AREAS

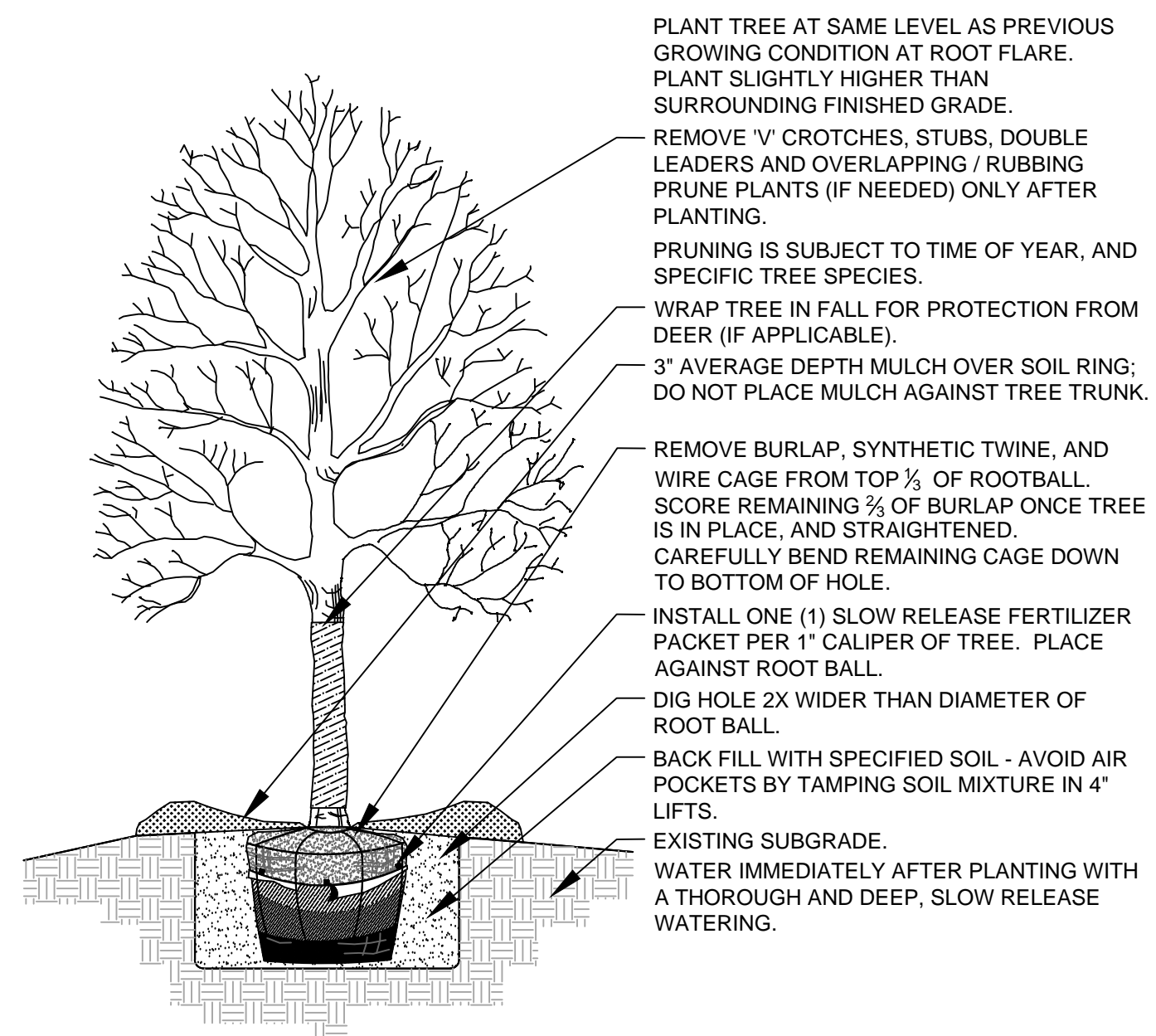
SHEET TITLE
OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	14-090
DATE	02.11.14
SHEET NUMBER	

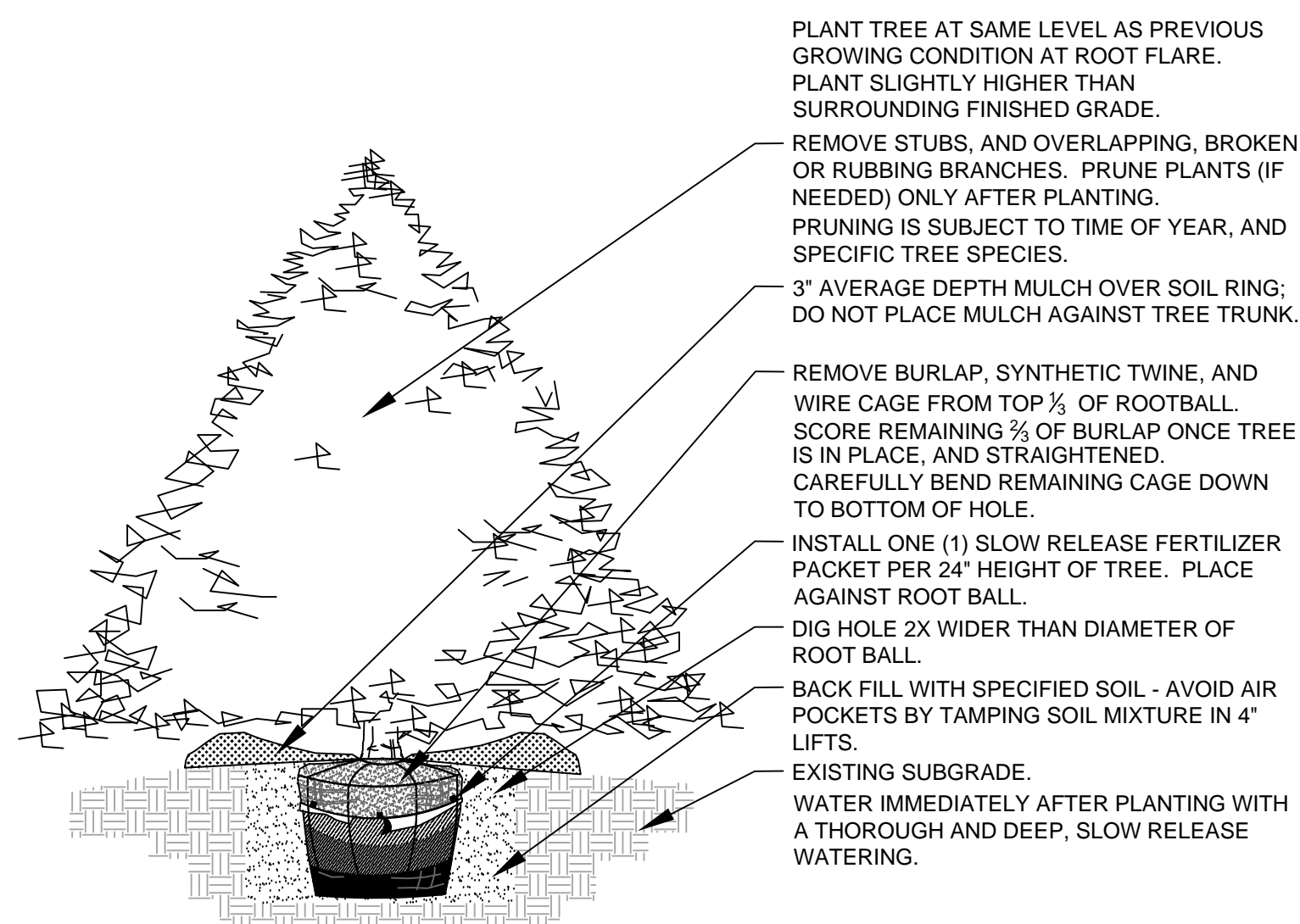
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OVERALL LANDSCAPE PLAN
 Scale: 1"=40'0"

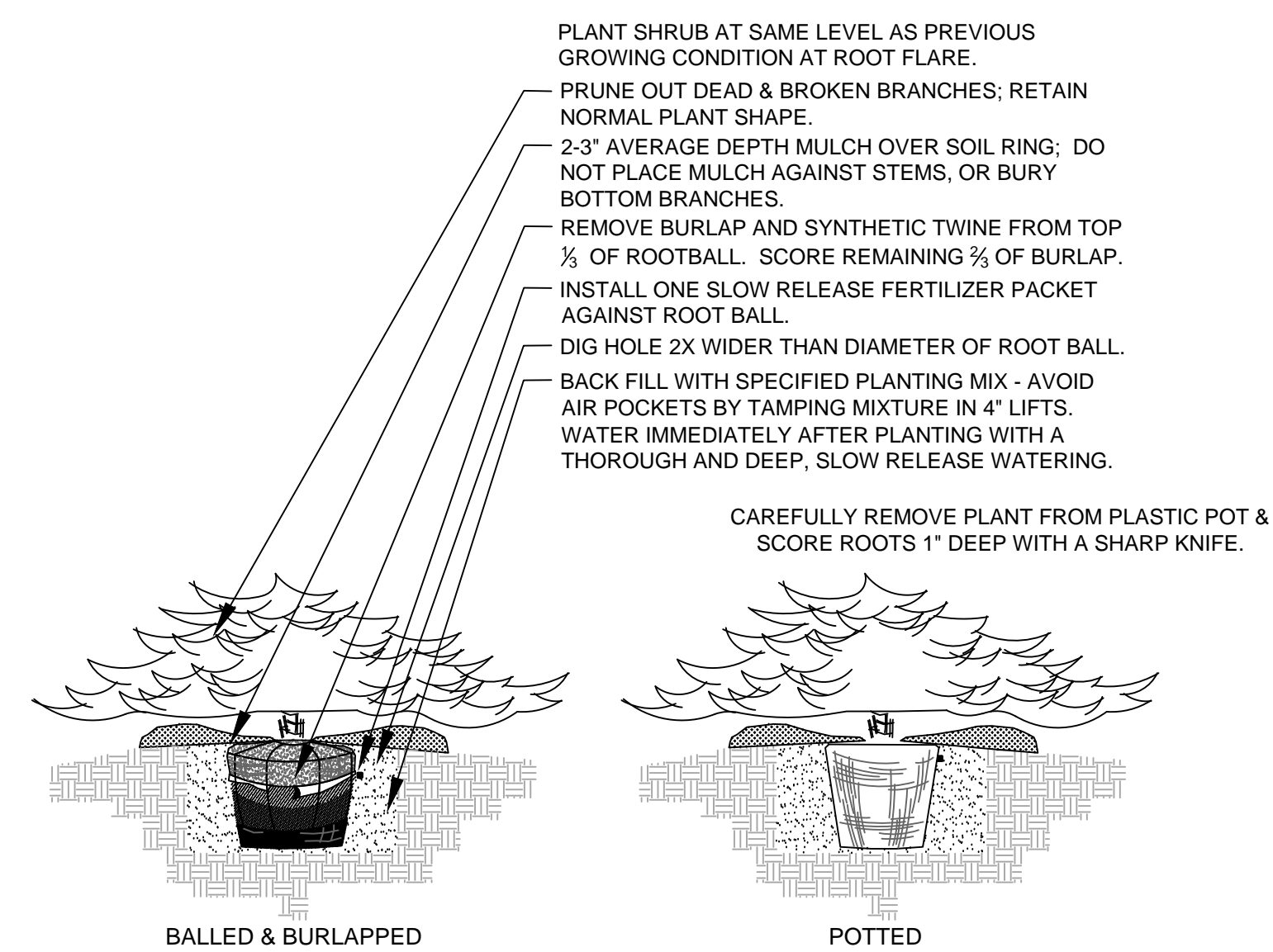




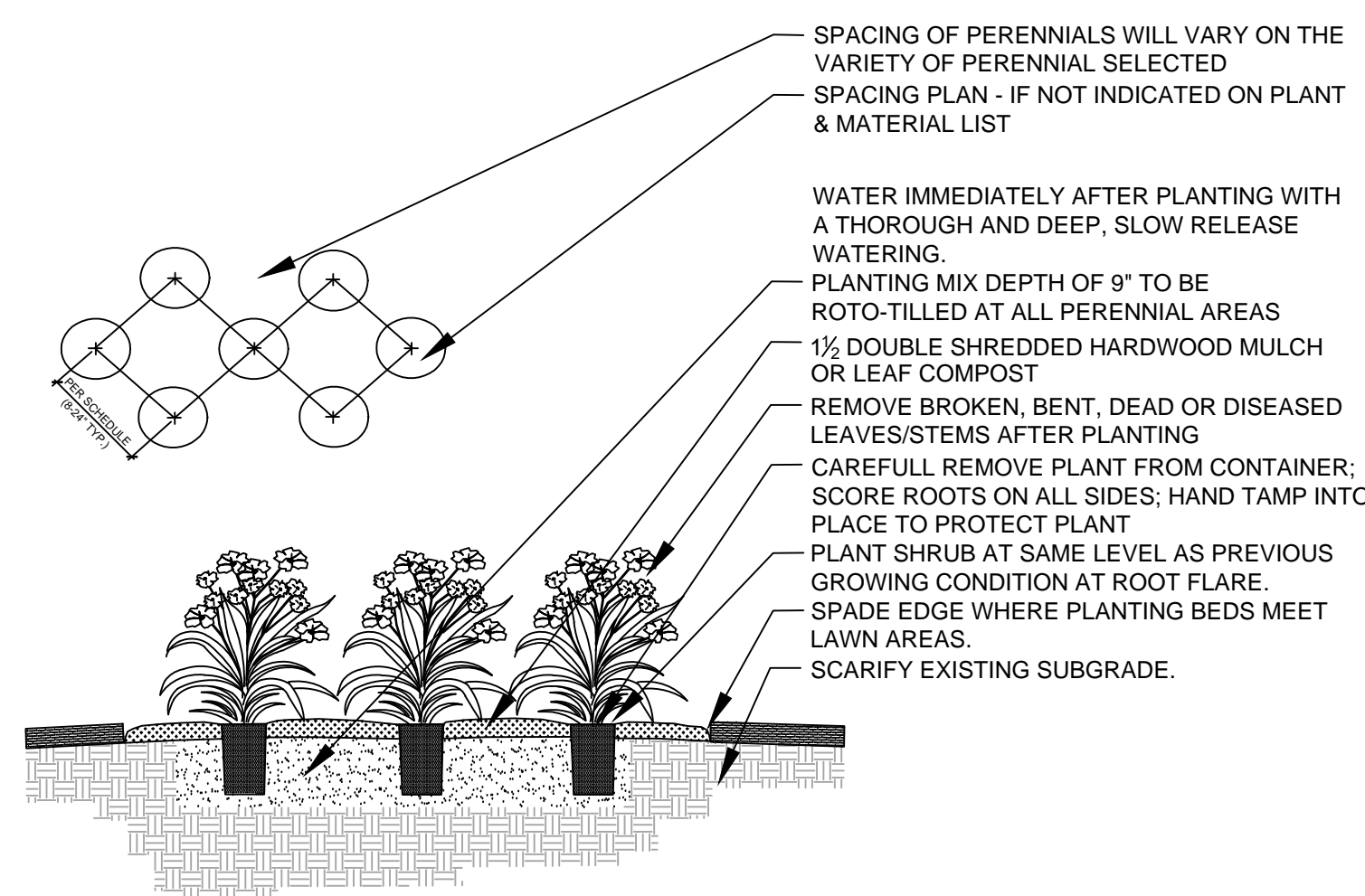
1 DETAIL SHADE TREE PLANTING SECTION
N.T.S.



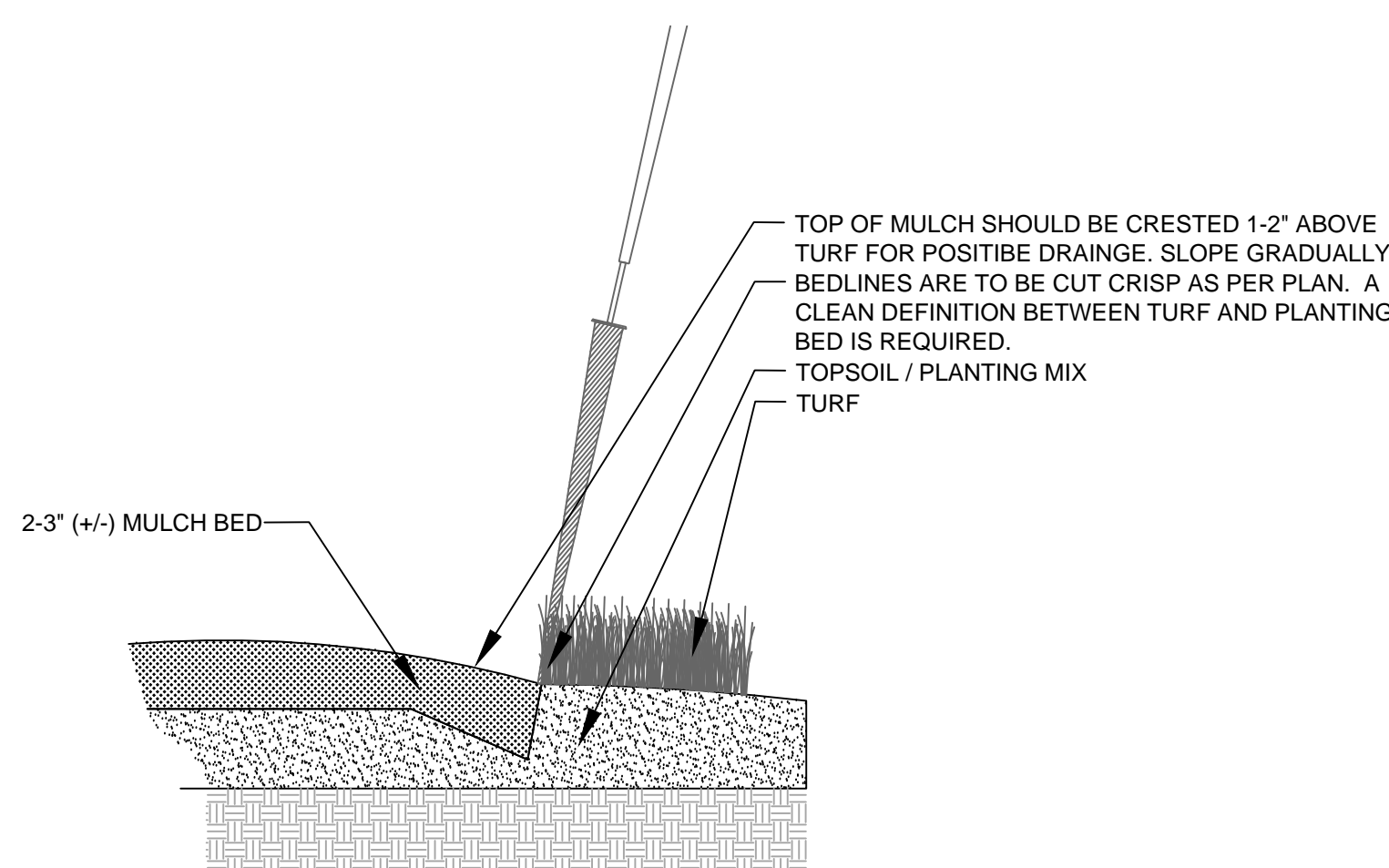
2 DETAIL EVERGREEN TREE PLANTING SECTION
N.T.S.



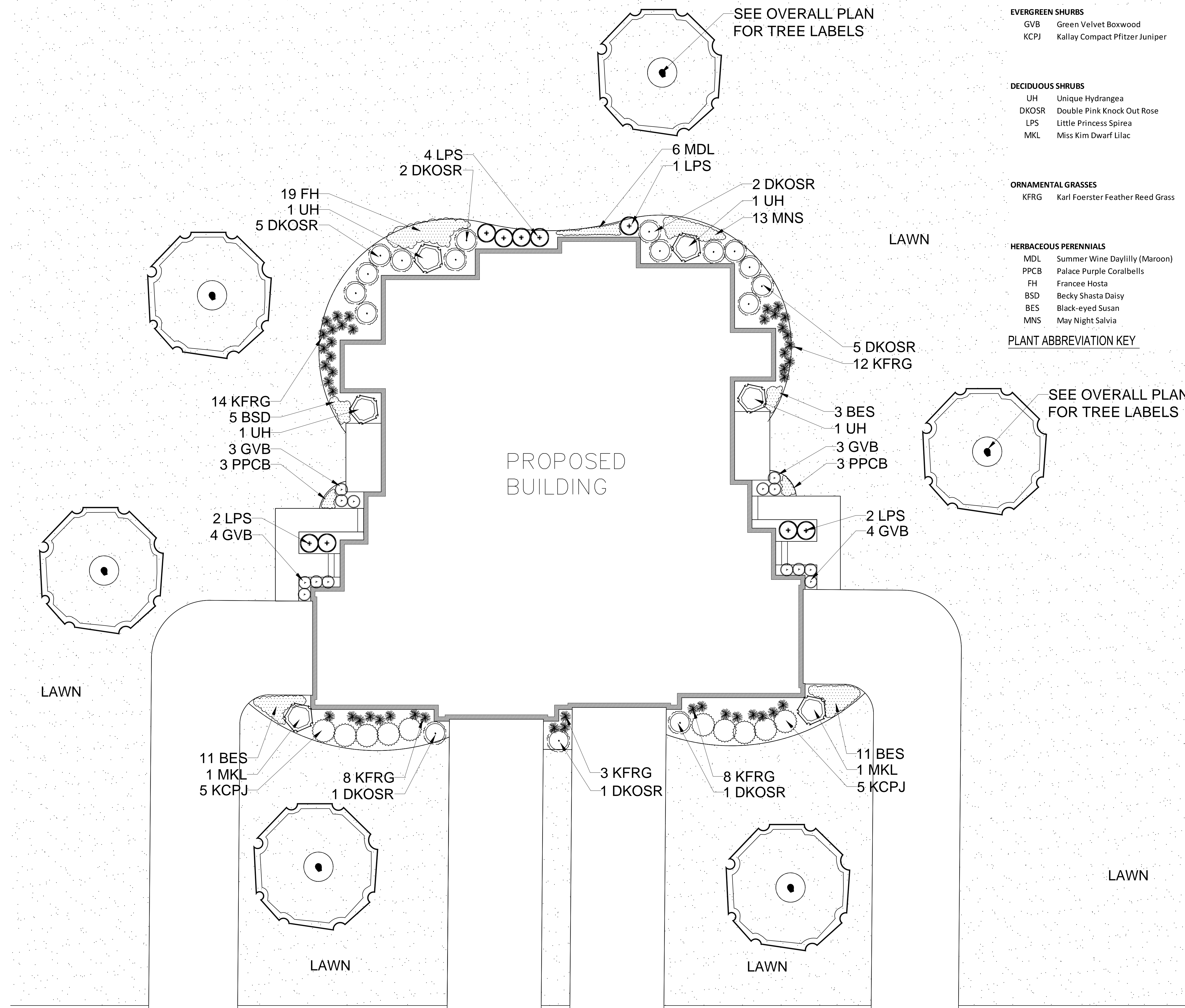
3 DETAIL EVERGREEN SHRUB PLANTING SECTION
N.T.S.



4 DETAIL GROUNDCOVER / PERENNIAL PLANTING SECTION
N.T.S.

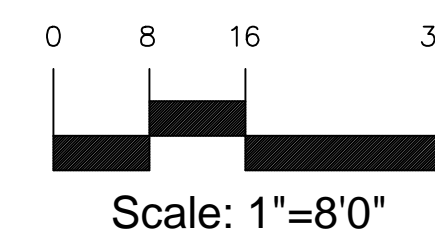


5 DETAIL SPADE EDGE PLANT BED EDGE DETAIL SECTION
N.T.S.



TYPICAL FOUNDATION LANDSCAPE PLAN

Scale: 1"=8'0"



EVERGREEN SHRUBS
GVB Green Velvet Boxwood
KCPJ Kallay Compact Pfitzer Juniper

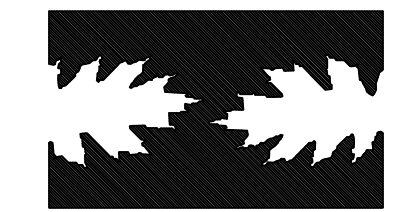
DECIDUOUS SHRUBS
UH Unique Hydrangea
DKOSR Double Pink Knock Out Rose
LPS Little Princess Spirea
MKL Miss Kim Dwarf Lilac

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS
MDL Summer Wine Daylily (Maroon)
PPCB Palace Purple Coralbells
FH Francee Hosta
BSD Becky Shasta Daisy
BES Black-eyed Susan
MNS May Night Salvia

PLANT ABBREVIATION KEY

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE



One Redwood Court
Racine, Wisconsin 53402
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david@wdavidheller.com

FOX LAKE CONDOMINIUMS

West Lawnsdale Road (CTH "I")
Waukesha, Wisconsin

DATE	DESCRIPTION
9.17.14	ISSUE TO OWNER
2.11.16	REVISED PARKING AREAS

SHEET TITLE
TYPICAL BUILDING FOUNDATION LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	14-090
DATE	02.11.16
SHEET NUMBER	



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MUN. AREA 259-1181
WIS. STATUTE 183.07(6)(37A)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

L 101

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ABM	8	Acer xfreemantii	'Autumn Blaze'	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
HRB	4	Betula nigra	'Heritage'	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
SHL	9	Gleditsia triacanthos	'Skyline'	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SWO	8	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
GSL	8	Tilia cordata	'Greenspire'	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL TREES (DECIDUOUS)						
ABS	6	Amelanchier xgrandiflora	'Autumn Brilliance'	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
TCH	10	Crataegus crus-galli	'Inermis'	7-8"	B&B	Thornless Cockspur Hawthorn
PF	9	Malus x 'PrairieFire'		7-8" H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
IW	6	Ostrya virginiana	Ironwood	2.5-3" DBH	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
ABFP	8	Pyrus calleryana	'Autumn Blaze'	2.5-3" DBH	B&B	Straight central leader, full and even crown. Prune only after planting
JTL	6	Syringa reticulata	'Ivory Silk'	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN TREES						
NS	44	Picea abies	Norway Spruce	7-8"	B&B	Evenly shaped tree with branching to the ground
BHS	51	Picea densata	'glauca'	7-8"	B&B	Evenly shaped tree with branching to the ground
AP	13	Pinus nigra var. Austriana	Austrian Pine	7-8"	B&B	Evenly shaped tree with branching to the ground
SP	8	Pinus sylvestris	Scots Pine	6-7"	B&B	Evenly shaped tree with branching to the ground

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
DECIDUOUS SHRUBS						
CRD	43	Cornus sericea	'Cardinal'	36"	Cont.	Full, well rooted plant, evenly shaped
MKL	20	Syringa patula	'Miss Kim'	24"	Cont.	Full, well rooted plant, evenly shaped
AJAV	40	Viburnum dentatum	'Autumn Jazz'	42"	Cont.	Full, well rooted plant, evenly shaped

Hardscape Materials						
LAWN	TBD	Lawn Establishment Area / Grading Area	<i>Contractor to determine</i>		SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	TBD	Erosion Matting for sloped seeded areas	<i>Contractor to determine</i>		SF	EroTex D575 Erosion Control Blanket (or approved equal)
	78	Shredded Hardwood Mulch (3" depth)	<i>Approx. 8,410 SF</i>		CY	Bark Mulch; apply Preemergent after installation of mulch
	52	Soil Amendments (2" depth)	<i>Approx. 8,410 SF</i>		CY	
	TBD	Pulverized Topsoil (Lawn Area)	<i>Contractor to determine</i>		CY	
	52	Pulverized Topsoil (2" over bed areas)	<i>Approx. 8,410 SF</i>		CY	

*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:
Reinder's Deluxe 50 Seed Mix (262-786-3300): Seed at rate of 150-200# per acre
 20% Kentucky Bluegrass (Sod Quality) 15% Quebec Perennial Ryegrass
 15% Newport Kentucky Bluegrass 10% Fiesta III Perennial Ryegrass
 15% Ken Blue Kentucky Bluegrass
 25% Creeping Red Fescue

OVERALL LANDSCAPE PLANTING & HARDSCAPE SCHEDULE

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
Proposed Landscape Materials						
EVERGREEN SHRUBS						
GVB	14	Buxus 'Green Velvet'	Green Velvet Boxwood	15" HT	Cont.	Full rounded well branched shrub
KCPJ	10	Juniperus chinensis	'Kallay'	#5	Cont.	Full rounded well branched shrub

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
DECIDUOUS SHRUBS						
UH	4	Hydrangea paniculata	'Unique'	#5	Cont.	Full, well rooted plant, evenly shaped
DKOR	17	Rosa 'Double Knock Out'	(Pink)	18"	Cont.	Full, well rooted plant, evenly shaped
LPS	9	Spiraea japonica	'Little Princess'	#3	Cont.	Full, well rooted plant, evenly shaped
MKL	2	Syringa patula	'Miss Kim'	24"	Cont.	Full, well rooted plant, evenly shaped

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL GRASSES						
KFRG	45	Calamagrostis acutiflora	'Karl Foerster'		#1	Cont. Full, well rooted plant

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
HERBACEOUS PERENNIALS						
MDL	6	Hemerocallis	'Summer Wine'		#1	Cont. Full, well rooted plant, evenly shaped
PPCB	6	Heuchera micrantha	'Palace Purple'		#1	Cont. Full, well rooted plant, evenly shaped
FH	19	Hosta fortunei	'Francee'		#1	Cont. Full, well rooted plant, evenly shaped
BSD	5	Leucantheum xsuperbum	'Becky'		#1	Cont. Full, well rooted plant, evenly shaped
BES	25	Rudbeckia fulgida	'Goldsturm'		#1	Cont. Full, well rooted plant, evenly shaped
MNS	13	Salvia xsupeba	'May Night'		#1	Cont. Full, well rooted plant, evenly shaped

Hardscape Materials						
LAWN	TBD	Lawn Establishment Area / Grading Area	<i>Contractor to determine</i>		SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	16	Shredded Hardwood Mulch (3" depth)	<i>Approx. 1,700 SF</i>		CY	Bark Mulch; apply Preemergent after installation of mulch
	11	Soil Amendments (2" depth)	<i>Approx. 1,700 SF</i>		CY	
	TBD	Pulverized Topsoil (Lawn Area)	<i>Contractor to determine</i>		CY	
	11	Pulverized Topsoil (2" over bed areas)	<i>Approx. 1,700 SF</i>		CY	

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TYPICAL FOUNDATION LANDSCAPE PLANTING & HARDSCAPE SCHEDULE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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 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 2/3 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. 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 2/3 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.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 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 2/3 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.

9. 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.

10. 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.

11. 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):
 3/4 CY Peat Moss or Mushroom Compost
 3/4 CY blended/pulverized Topsoil
 1/4 CY composted manure

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

12. 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 at 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

13. 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.

14. 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.

15. 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

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE

One Redwood Court
 Racine, Wisconsin 53402
 ph 262.639.9733
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 david@wvdavidheller.com



FOX LAKE CONDOMINIUMS
 West Lawnsdale Road (CTH "I")
 Waukesha, Wisconsin

DESCRIPTION	
9.17.14	ISSUE TO OWNER
2.11.16	REVISED PARKING AREAS

LANDSCAPE NOTES, SCHEDULES & DETAILS

SHEET TITLE

PROJECT MANAGER	WDH
PROJECT NUMBER	14-090
DATE	02.11.16
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