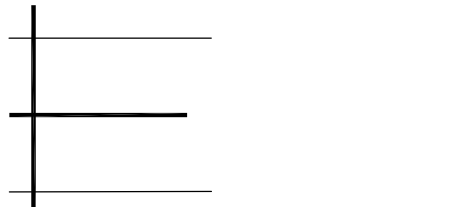
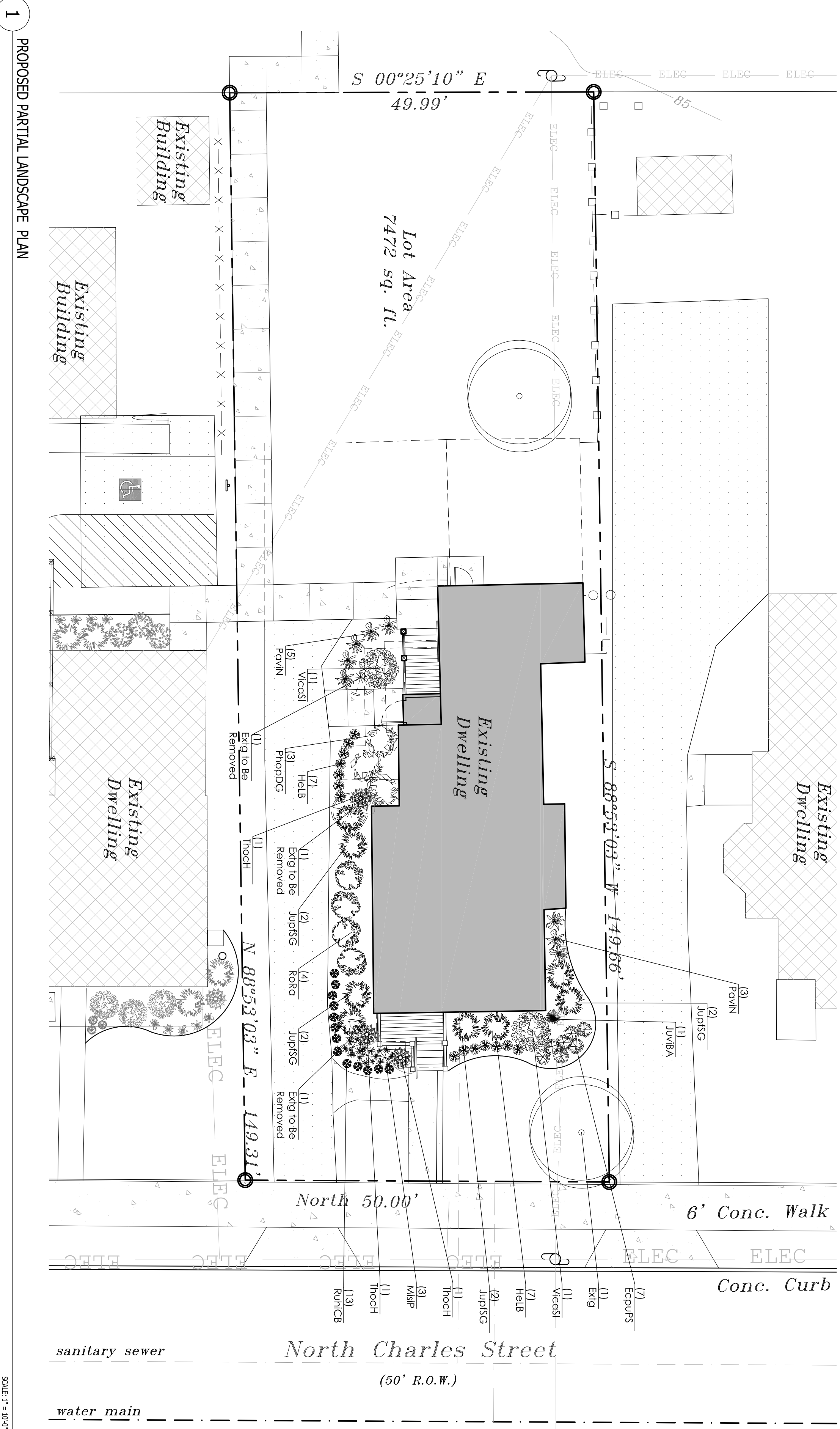


LANDSCAPE PLAN GENERAL NOTES

- * PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEEMED 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 THE MECHANICAL, SITE ELEVATIONS, ELEVATIONS, ETC. FOR ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES.
- DEFINITIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND OWNER. ALL PLANNING SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK (ANSI Z601.1) 1996.
- QUANTITIES SHOWN ON THESE PLANS SHALL BE A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN OF THE PLANT, THE PLANT SHALL BE REPLACED.
- 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 OF THE PLANT, THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARBICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANNING BEDS, OR TREE MTS ARE TO BE TOPSOILED 6" DEEP (MIN) AND SHALL BE SODED/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 TREE GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR OR REPLACE THE EXISTING GRASS.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING 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 COVERPAGE 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 ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISTURBED, NON-USUR 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 PLANNING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVEALED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL. 1" BELOW TOP OF ADJACENT FINISH GRADES FOR SHRUBS AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT FINISH GRADE. ALL OTHER AREAS SHALL BE HELD 1" BELOW TOP OF FINISH GRADE. REFER TO LSP 1.2 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 AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP 1.2 FOR FURTHER INFORMATION.

PERMITS AND REGULATIONS

20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE SHADINGS ARE TO RECEIVE A MINIMUM OF 2-3" PRE-SLINGING OF SHREDDED HARDWOOD OAK BARK MULCH SHADINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DERIVATIVE TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL.
22. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP 1.2 FOR FURTHER INFORMATION.
23. PERMITS AND REGULATIONS:
 - 20% ALPINE KENTUCKY BLUE GRASS
 - 20% AMERICAN KENTUCKY BLUE GRASS
 - 20% LANGRAB KENTUCKY BLUE GRASS
 - 20% VICTORY CHEWINGS FESCUE
 - 10% PERLA PERENNIAL RYE GRASS
 - 10% VICTORY CHEWINGS FESCUE



1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Eucyp	☉	Existing	Existing	Existing	Comments
Caniter Evergreen Tree						
1	JupisG	🌳	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	5' - 6' - B&B	Comments
3	Eucyp	☉	Edig to be Removed	Edig to be Removed	Edig to be Removed	Comments
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	PhoDDG	🌳	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	18" - 24" - Cont	Comments
4	Rosa	🌹	Rosa x 'Rozara'	Carefree Sunshine Rose	18" - 24" - Cont	
2	VicosI	🌳	Viburnum coccifera 'J.N. Select A'	Spice Island Koreanspice viburnum	24" - 30" - B&B	
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JupisG	🌳	Juniperus x pfeifferiana 'Moisani'	Sea of Gold Juniper	18" - 24" - B&B	Comments
3	Thuch	🌳	Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	4' - 5' - B&B	
Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Misp	🌿	Miscanthus sinensis 'Purpureus'	Purple Silver Grass	1-Gal - Cont	Comments
8	Pwin	🌿	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	EucypS	🌳	Echinacea purpurea 'Prairie Splendor'	Echinacea purpurea 'Prairie Splendor'	4 1/2" pot	Comments
14	Helb	🌳	Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2" pot	
13	RuhCB	🌳	Rubus occidentalis 'Cherry Brandy'	Cherry Brandy Clatsoa Daisy	4 1/2" pot	

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

DIGGERS HOTLINE

WISCONSIN STATUTE 182.07(5) (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION IS SHOWN AS OBTAINED FROM THE RECORDS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN. CALL THE TOLL FREE 800-552-8281 (TOLL FREE NETWORK) (800) 552-8281 (TOLL FREE NETWORK) www.diggershotline.com

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

INSITE LANDSCAPE DESIGN

Landscape Architecture
and Master Planning Design Consulting

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

Project:
206 - 208 NORTH CHARLES OFFICES
206 - 208 N. Charles Street
Waukesha, WI

Issue and Revisions:	Number	Description
05/26/2015	1	Plan Commission Submitted

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 05/26/2015
Scale: 1" = 20'-0"
Drawn by: MCD
Job Number: LLS-013
Sheet Number:

LSP1.1