

**DIGGERS HOTLINE**

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

CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MILWAUKEE AREA 255-1181  
MS STATUTE 182.075(1974)  
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**BRIOHN**

**DESIGN GROUP**

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BROOKFIELD, WISCONSIN 53005-1600  
(708) 790-6500 PHONE  
(708) 790-6500 FAX

SHEET TITLE

**OVERALL LANDSCAPE PLAN**

- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
  - VFE Valley Forge American Elm
- ORNAMENTAL TREES (DECIDUOUS)**
- JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
  - NS Norway Spruce
  - BHS Black Hills Spruce
  - DFI Douglas Fir
- EVERGREEN SHRUBS**
- GVB Green Velvet Boxwood
  - SGJ Sea Green Juniper
  - TIY Taunton Intermediate Yew
- DECIDUOUS SHRUBS**
- IH Incrediball Hydrangea
  - MKL Miss Kim Dwarf Lilac
  - MV Mohican Viburnum
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - IDS Ice Dance Sedge
  - HMSG Heavy Metal Switch Grass
- HERBACEOUS PERENNIALS**
- RRD Rosy Returns Daylily
- PLANT ABBREVIATIONS**

A NEW FACILITY FOR:

**BRELIE GEAR**

**CORPORATE DRIVE**

**WAUKESHA, WISCONSIN**

**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE

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LOT 2 CSM 9682

**OVERALL LANDSCAPE PLAN**

Scale: 1" = 20'0"

18-095  
DRAWN: PCAWDH  
CHECKED: WDH  
DATE: 1.21.2019  
SHEET:

**L 1.0**



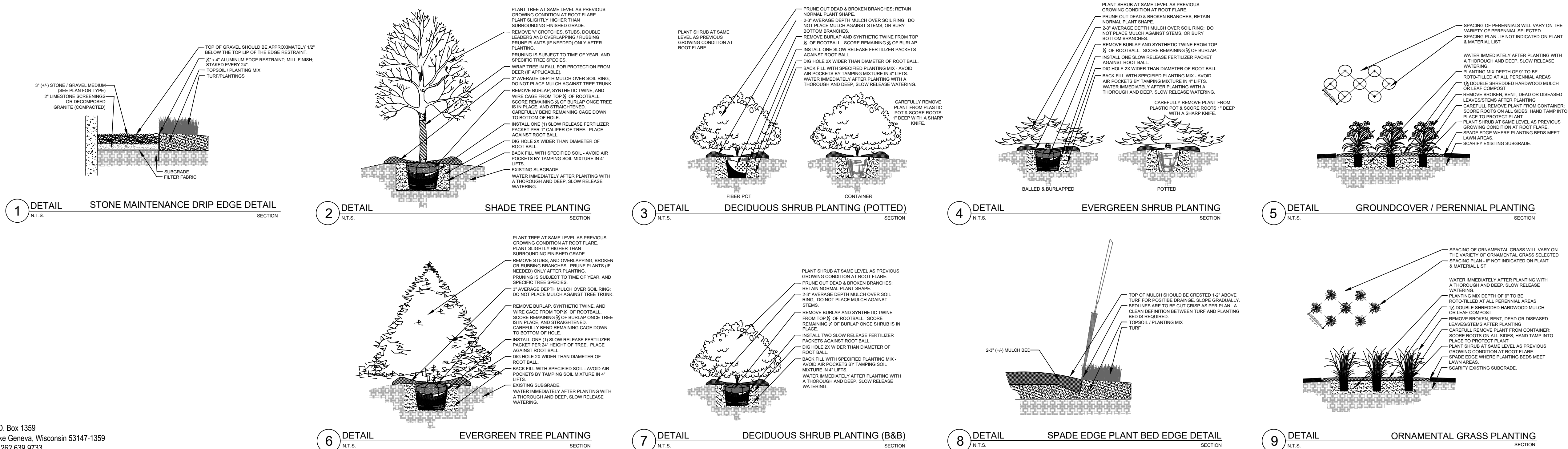
- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- 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 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, secure the remaining 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 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 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.
- 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):
    - 1/2 CY Peat Moss or Mushroom Compost
    - 1/2 CY blended/pulverized Topsoil
    - 1/2 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 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 red 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

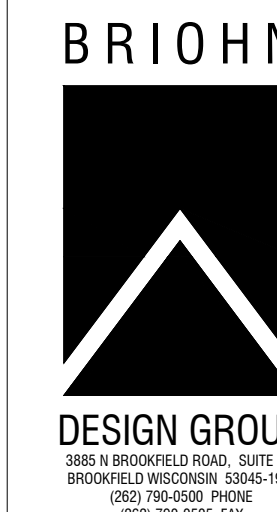


PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
<b>Proposed Landscape Materials</b>							
<b>SHADE TREES (DECIDUOUS)</b>							
ABM	2	Acer xfreemianii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
VFE	1	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
<b>ORNAMENTAL TREES (DECIDUOUS)</b>							
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
<b>EVERGREEN TREES</b>							
FVJ	11	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	6'	B&B	Evenly shaped tree with branching to the ground	60"
NS	9	Picea abies	Norway Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	17'
BHS	11	Picea glauca 'densata'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	15'
DFI	4	Pseudotsuga menziesii	Douglas Fir	6'	B&B	Evenly shaped tree with branching to the ground	17'
<b>EVERGREEN SHRUBS</b>							
GVB	25	Buxus 'Green Velvet'	Green Velvet Boxwood	15" HT	Cont.	Full rounded well branched shrub	24-30"
SGJ	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub	54"
TYJ	17	Taxus xmedia 'Tautoni'	Tauton Intermediate Yew	24"	B&B	Full rounded well branched shrub	42"
<b>DECIDUOUS SHRUBS</b>							
IH	12	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
MKL	14	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24-30"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	9	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
<b>ORNAMENTAL GRASSES</b>							
KFRG	46	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
IDS	14	Carex morrowii 'Ice Dance'	Ice Dance Sedge	#1	Cont.	Full, well rooted plant	15"
HMSG	18	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant	18"
<b>HERBACEOUS PERENNIALS</b>							
RRD	22	Heimerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
<b>LAWN</b>							
LAWN	6070	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	54613	Erosion Matting for sloped seeded areas			SF	EroTex D575 Erosion Control Blanket (or approved equal)	
<b>Hardscape Materials</b>							
	6	Heritage River Gravel Mulch (1.0-1.5" pieces)		Area: 630 SF	TN	2" depth	
	310	Aluminum Edge Restraint (gravel areas)		Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF		
	630	Landscape Fabric		SF	SF		
	36	Shredded Hardwood Mulch (3" depth)		Area: 3,900 SF	CY	Bark Mulch; apply Preemergent after installation of mulch	
	24	Soil Amendments (2" depth)		Area: 3,900 SF	CY		
	168	Pulverized Topsoil (Lawn Area)		Area: 54,615 SF	CY		
	24	Pulverized Topsoil (2" over bed areas)		Area: 3,900 SF	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 (800-785-3301):  
 20% Kentucky Bluegrass (Sod Quality)  
 15% Newport Kentucky Bluegrass  
 15% Ken Blue Kentucky Bluegrass  
 25% Creeping Red Fescue  
 15% Quebec Perennial Ryegrass  
 10% Fiesta III Perennial Ryegrass  
 Seed at rate of 150-200# per acre

## PLANT & MATERIAL SCHEDULE



LANDSCAPE DETAILS, NOTES, AND SCHEDULES

A NEW FACILITY FOR:  
 BRELIE GEAR  
 CORPORATE DRIVE  
 WAUKESHA, WISCONSIN

18-095  
 DRAWN: PCAWDH  
 CHECKED: WDH  
 DATE: 1.21.2019  
 SHEET:

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