

LEGEND

---	PROPERTY LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	MOUNTABLE CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING STORM SEWER
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING SIGN
---	LANDSCAPE EDGING (REFER TO L2.0)

- ### GENERAL NOTES
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	B & B	3" Cal	2
	<i>Acer x freemanii</i> 'Marmo' / Marmo Maple	B & B	3" Cal	8
	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree	B & B	3" Cal	7
	<i>Gleditsia triacanthos</i> 'Skyline' / Skyline Honey Locust	B & B	3" Cal	5
	<i>Quercus bicolor</i> / Swamp White Oak	B & B	3" Cal	5
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	B & B	8" Tall	2
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Serviceberry	B & B	4" Tall	6
	<i>Crataegus viridis</i> 'Winter King' / 'Winter King' Hawthorn	B & B	4" Tall	5
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Aronia melanocarpa</i> 'Tropaeus Beauty' TM / Black Chokeberry	3 gal	18" Min. Ht.	6
	<i>Cornus alba</i> 'Prairie Fire' / Prairie Fire Dogwood	3 gal	24" Min Ht.	16
	<i>Dierilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle	3 gal	24" Min Ht.	28
	<i>Hydrangea paniculata</i> 'Little Lamb' / Hardy Hydrangea	3 gal	24" Min Ht.	22
	<i>Physocarpus opulifolius</i> 'Amber Jubilee' / Ninebark	3 gal	24" Min Ht.	38
	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	3 gal	18" Min. Ht.	45
	<i>Rhus aromatica</i> 'Gro Low' / Gro Low Fragrant Sumac	3 gal	24" Tall/Wide	15
	<i>Rosa Meilandia series</i> 'Red' / Red Meilandia Rose	3 gal	18" Tall/Wide	22
	<i>Syringa meyeri</i> 'Palibin' / Dwarf Korean Lilac	3 gal	18" Min. Ht.	28
	<i>Viburnum dentatum</i> 'Blue Muffin' / Southern Arrowwood	3 gal	24" Min Ht.	11
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	3 gal	18" Tall/Wide	12
	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	3 gal	18" Tall/Wide	13
	<i>Taxus x media</i> 'Tauntonii' / Tauntun Yew	3 gal	18" Tall/Wide	52
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	<i>Astilbe x arandii</i> 'Fanal' / Fanal Red Astilbe	1 gal	Cont.	44
	<i>Calamagrostis x acutiflora</i> 'Kari Foerster' / Feather Reed Grass	1 gal	Cont.	49
	<i>Hemerocallis</i> x 'Chicago Apache' / Chicago Apache Daylily	1 gal	Cont.	98
	<i>Panicum virgatum</i> 'Shenandoah' / Switch Grass	1 gal	Cont.	185
	<i>Sedum</i> x 'Autumn Joy' / Autumn Joy Sedum	1 gal	Cont.	41

NOTE: ASPHALT PARKING LOT AREA = 85,112 SQUARE FEET



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PROJECT:
**ASCENSION
WAUKESHA - HOSPITAL**

PROJECT LOCATION:
**WAUKESHA, WI
WAUKESHA COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.03.2020	PRELIM SITE & ARCH REVIEW
2	04.23.2020	DESIGN DEVELOPMENT
3	05.14.2020	FINAL SITE AND ARCH REVIEW
4	05.27.2020	FINAL SITE AND ARCH REVIEW - REV1
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Design/Drawn: KJS
Approved: MAS
Date: 04.03.2020

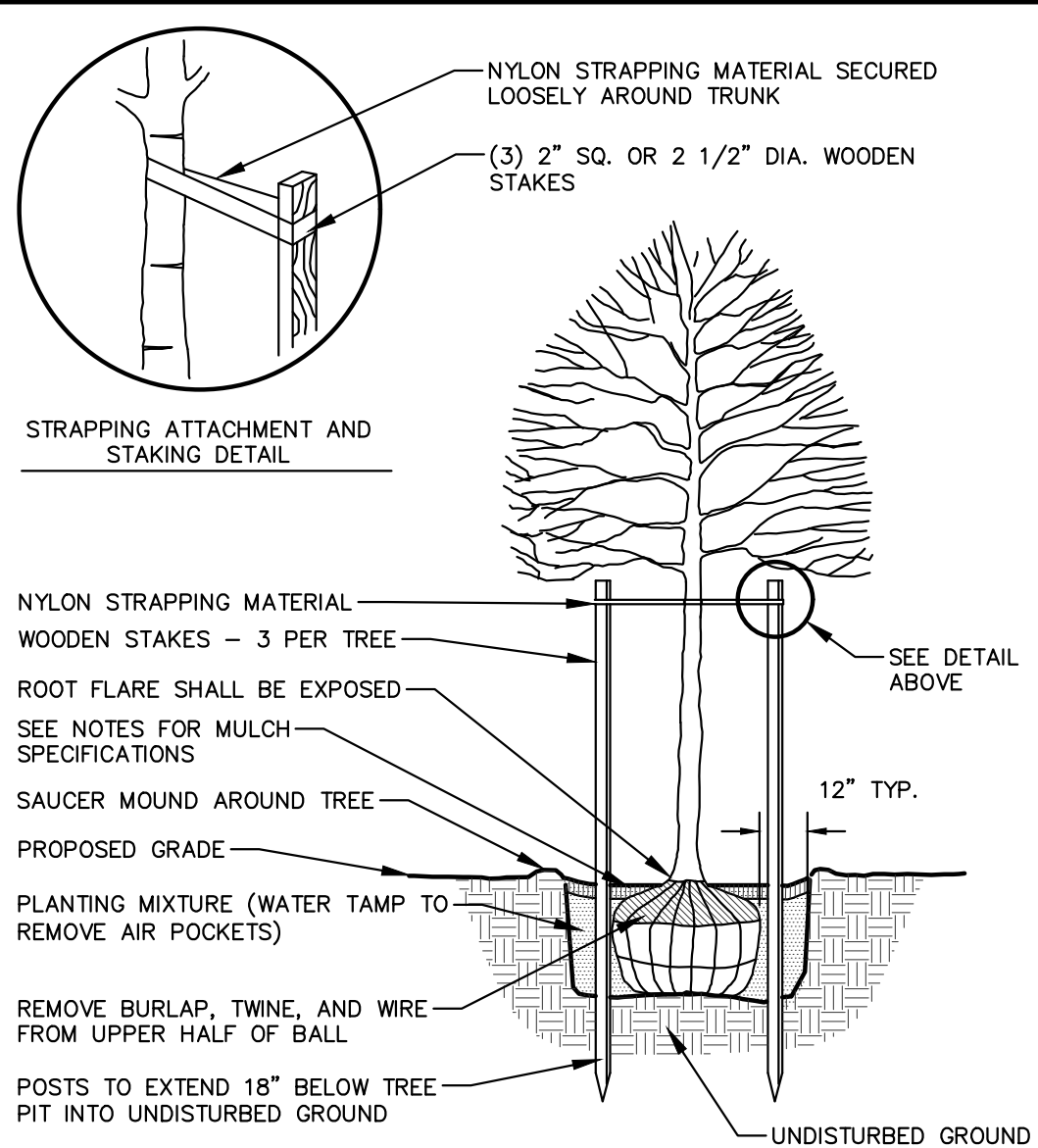
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 19-9389

File: K:\2019\19-9389 Ascension Waukesha\DWG\Civil\Sheet\19-9389 Landscape.dwg Layout: L1.0 User: mmitchell Plot: May 27, 2020 8:35am Xref: 19-9389 Ascension Waukesha

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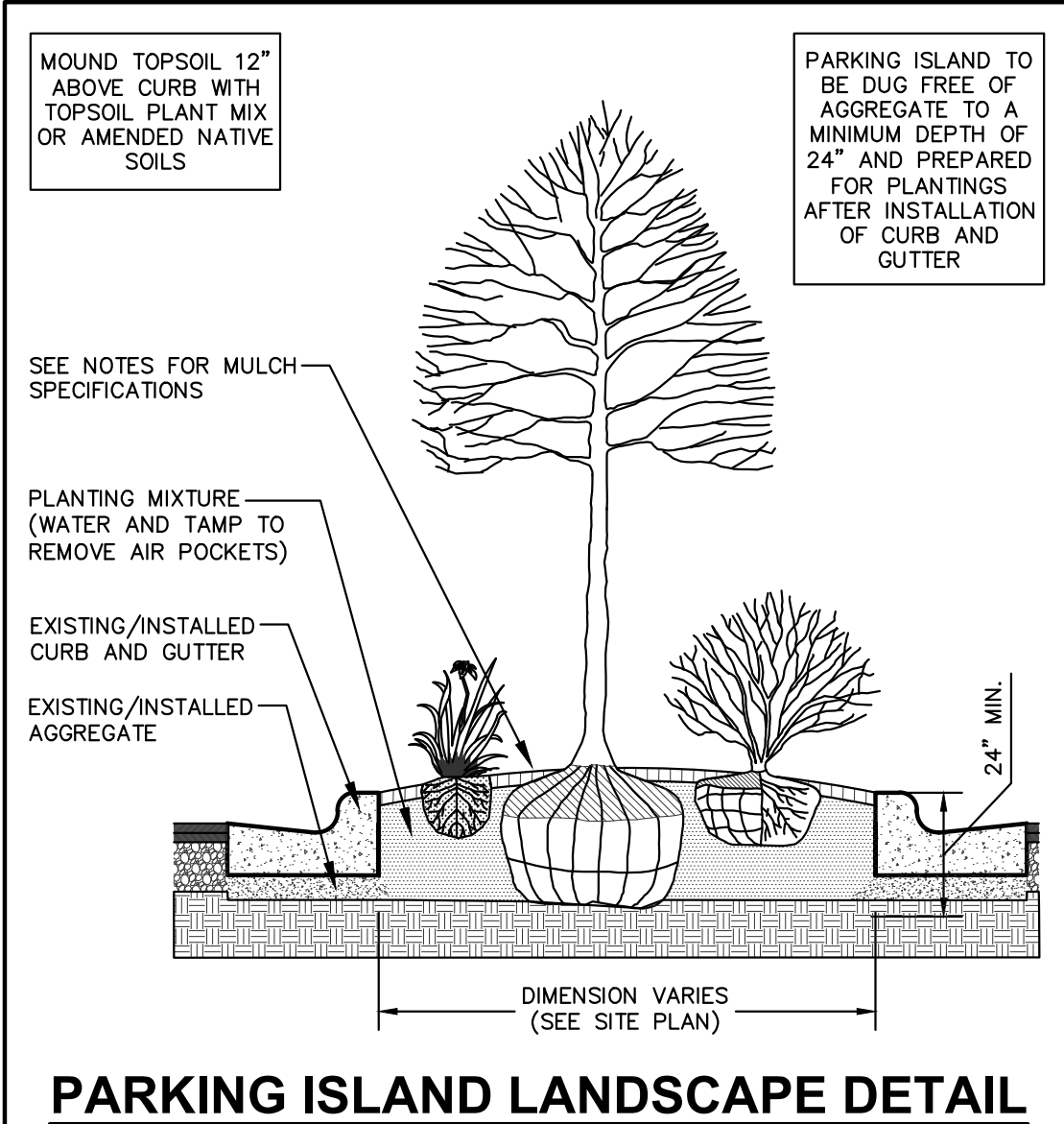
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

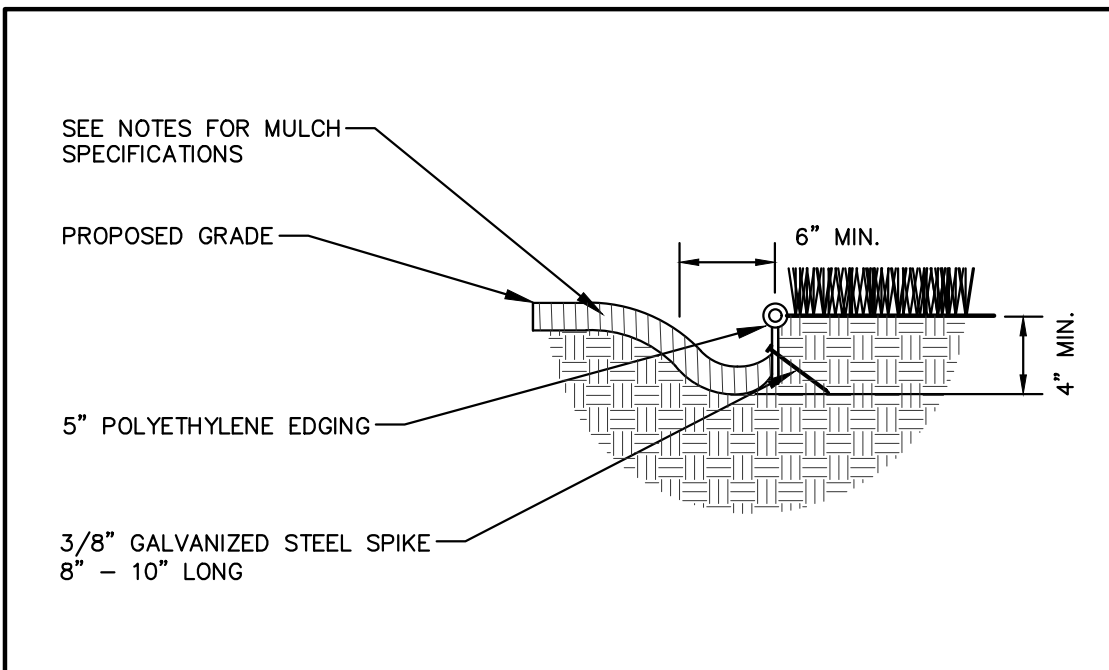
REV. 01-04-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

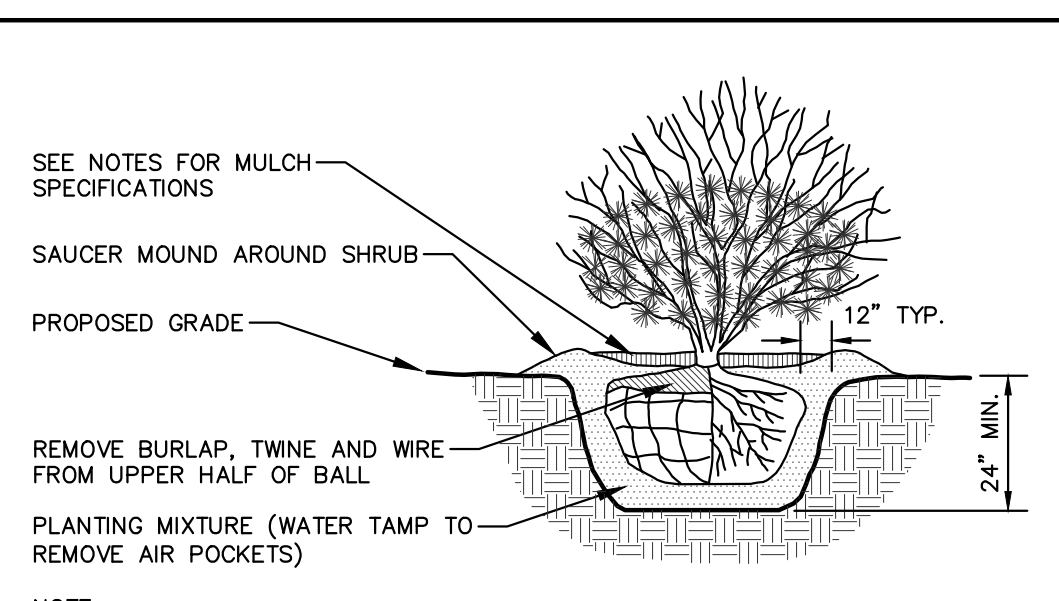
REV. 01-03-2019



LANDSCAPE EDGING DETAIL

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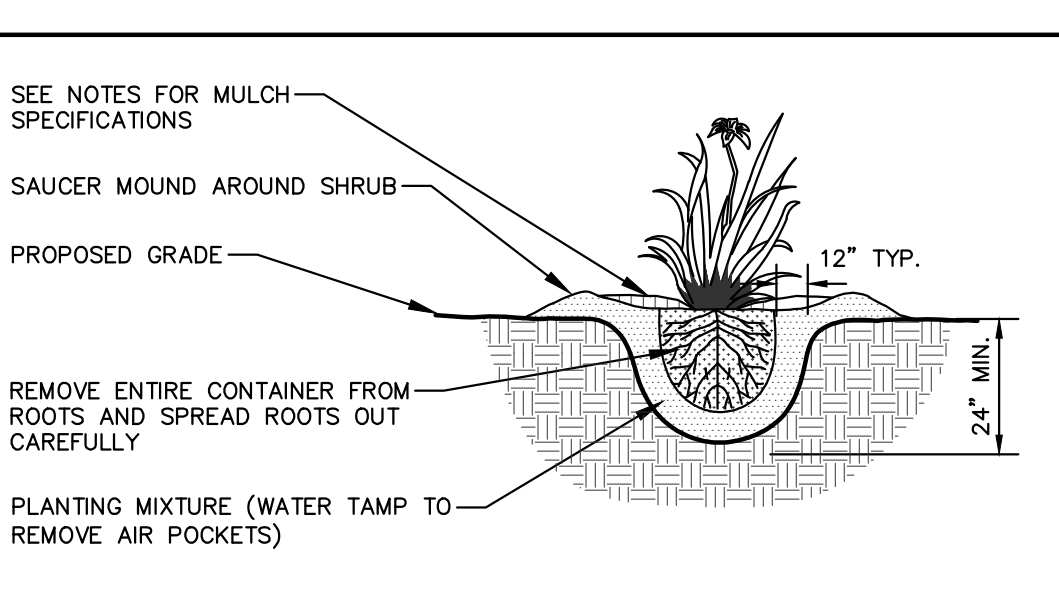
REV. 01-03-2019



SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

POINT REQUIREMENT 1: BUILDING FOUNDATION	
Linear Feet of Building Foundation	715 LF
Calculation:	45 Landscape Points per 100 LF
Calculation Formula:	(715 / 100 Linear Feet) x 40 Points per 100 LF = 286
Total Points Required:	286 Total Points
Total Points Provided:	363 Total Points
Code of Ordinances:	No tall or medium trees

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS SHRUBS				
<i>Diervilla sessilifolia</i> 'Cool Splash'	Cool Splash False Honeysuckle	28	5	140
<i>Hydrangea paniculata</i> 'Little Lamb'	Little Lamb Hydrangea	12	5	60
<i>Physocarpus opulifolius</i> 'Amber Jubilee'	Amber Jubilee Ninebark	17	5	85
<i>Rosa Meidiland series</i> 'Red'	Red Meidiland Rose	10	3	30
EVERGREEN SHRUBS				
<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	16	3	48
		Total Points =		363

POINT REQUIREMENT 2: DEVELOPED LOTS	
Building Gross Floor Area	34,478 SF
Calculation:	10 Landscape Points per 1,000 Sq. Ft. of Gross Floor Area
Calculation Formula:	(34,478 SF of Gross Floor Area / 1,000 SF) x 10 Points = 344.78
Total Points Required:	345 Total Points
Total Points Provided:	661 Total Points
Code of Ordinances:	Located away from and not contributing to Building Foundation Plantings, Street Frontages, Paved Areas points requirements

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS TREES				
<i>Ginkgo biloba</i> 'Autumn Gold' TM	Maidenhair Tree	5	40	200
<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honey Locust	1	40	40
<i>Quercus bicolor</i>	Swamp White Oak	3	40	120
LOW DECIDUOUS TREES				
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	10	60
<i>Crataegus viridis</i> 'Winter King'	'Winter King' Hawthorn	5	10	50
DECIDUOUS SHRUBS				
<i>Hydrangea paniculata</i> 'Little Lamb'	Hardy Hydrangea	10	5	50
<i>Rhus aromatica</i> 'Gro Low'	Gro Low Fragrant Sumac	15	3	45
<i>Rosa Meidiland series</i> 'Red'	Red Meidiland Rose	12	3	36
EVERGREEN SHRUBS				
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	12	5	60
		Total Points =		661

POINT REQUIREMENT 3: STREET FRONTAGE	
Street Frontage	541 LF
Calculation:	40 Landscape Points per 100 LF of Public Street Frontage
Calculation Formula:	(541 LF / 100 LF x 40 Points = 216.4
Total Points Required:	216 Total Points
Total Points Provided:	240 Total Points
Code of Ordinances:	Min. 50% of points to be tall and medium trees. Min. 30% to be medium and low evergreen trees. To be located a maximum of 10' from R-O-W. No shrubs.

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
DECIDUOUS TREES				
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2	40	80
<i>Ginkgo biloba</i> 'Autumn Gold' TM	Autumn Gold Ginko	2	40	80
EVERGREEN TREES				
<i>Picea glauca</i> 'Densata'	Black Hills Spruce	2	40	80
		Total Points =		240

- ### GENERAL NOTES
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
 - DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
 - MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
 - PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAJ GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
 - CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
 - ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

- ### LANDSCAPE MATERIAL NOTES
- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
 - MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
 - MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
 - MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
 - MATERIALS - LANDSCAPE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

- ### SEEDING & SODDING NOTES
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZER AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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Design/Drawn: KJS
Approved: MAS
Date: 04.03.2020

SHEET TITLE:
**LANDSCAPE NOTES,
DETAILS AND
SPECIFICATIONS**

SHEET NUMBER:
L2.0

JSD PROJECT NO: 19-9389



File: C:\2019\19-0389 Ascension Waukesha\DWG\Civil\Sheets\190389 Landscape_recover.dwg Layout: for rendering User: kyaka Plotted: Apr 14, 2020 - 12:30pm Xrefs: 190389 Ascension Waukesha