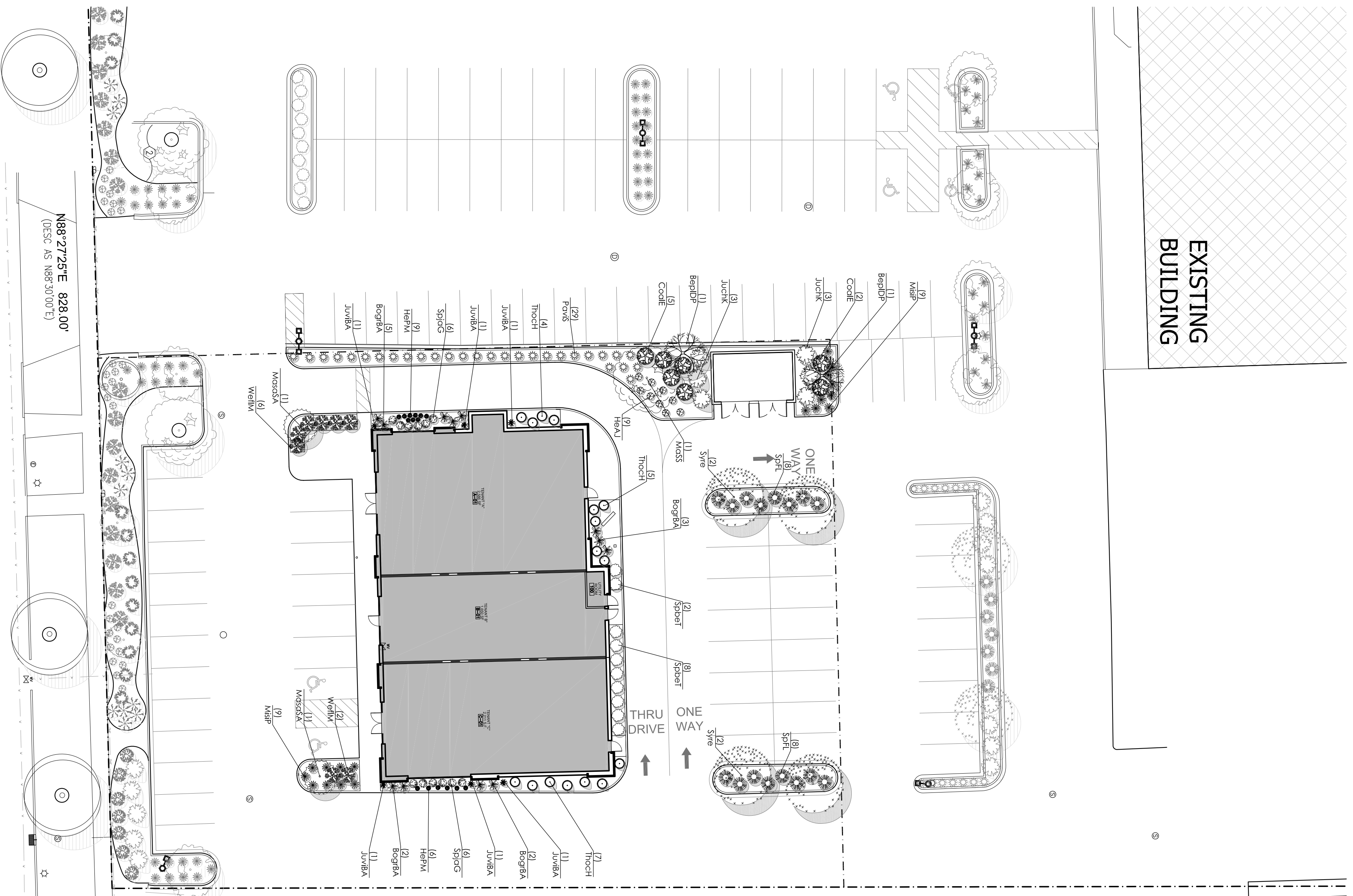


Quantity	Deciduous Tree	Symbol	Scientific Name	Common Name	Planting Size
2	BIRDPI		Banksia integrifolia	Coastal Pine	2 1/2'-Cul - 8x8
1	Moss		Modiolus Spring Snow	Spring Snow Flowering Crab	1 1/2'-Cul - 8x8
2	Moss		Modiolus Spring Snow	Spring Snow Flowering Crab	1 1/2'-Cul - 8x8
4	Syr		Syringa blanda	French Lilac	2 1/2'-Cul - 8x8
Quantity	Conifer Evergreen Tree	Symbol	Scientific Name	Common Name	Planting Size
6	JuvABA		Juniperus horizontalis	Blue Arrow Juniper	5'-4" - 8x8
Quantity	Shrub	Symbol	Scientific Name	Common Name	Planting Size
6	JuvCK		Juniperus chinensis	Kidley's Compact Juniper	18"-24" - 8x8
16	Thoch		Thuja occidentalis	Hemlock Dwarf / Arborvitae	3'-4" - 8x8
Quantity	Perennial Grass	Symbol	Scientific Name	Common Name	Planting Size
12	BoqRA		Bouteloua gracilis	Bouteloua Grass	1'-6" - Cont
18	MSP		Miscanthus sinensis	Purple Swan Grass	1'-6" - Cont
29	POAS		Poa annua	Annual Meadow Grass	1'-6" - Cont
Quantity	Perennial	Symbol	Scientific Name	Common Name	Planting Size
9	HEAL		Hemerocallis x Zosterisiphon	Daylily	4 1/2" - pot
15	HEAL		Hemerocallis x Zosterisiphon	Daylily	4 1/2" - pot

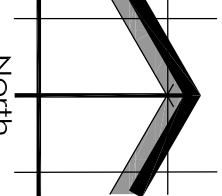
(DESC AS N00°03'15"W )  
N00°06'09"W 562.06'



**SUNSET DRIVE**  
PUBLIC RIGHT OF WAY—WIDTH VARIES

**1 PROPOSED PARTIAL LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



**LANDSCAPE PLAN GENERAL NOTES**

- \* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \*\* AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY RECAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNERS REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE REGRADING AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS, RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW OWNERS MARK SETS OF ALL OF THESE DRAWINGS AND RECORD SETS OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER. ALL PLANTINGS SPECIFIED FOR THE FOREBAY RIDGE PROJECT PLANNING TABLESHEET LSP 21 SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF HURSTERS STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANNING 2012.
- DEVIATIONS FROM THE APPROVED SUNSET REDEVELOPMENT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIFICATIONS ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROJECT PLANNING FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND ARE NOT COVERED WITH PAVEMENT, BUILDING, PLANNING BARRIERS OR TREE PITS ARE TO BE REVEALED 3" DEEP (MIN.) AND SHALL BE SOILARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANNING AND INSTALLATION OF ALL LANDSCAPE MATERIAL. QUANTITIES FOR PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANTS ARE TO SURVEY THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING ALL AREAS. QUANTITIES MATERIALS 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 ARCHITECTS ATTENTION FOR CORRECTION AND RESOLUTION.
- ALL DISEASED, NODDUS 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 REVIEWED WITH OWNERS REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP 12 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL. LANDSCAPING PRIOR TO PLANNING. TILL THE EXISTING MATERIALS INTO EXISTING SOIL TO A DEPTH OF 4" (MINIMUM). ADDITIONAL SOIL TO BE ADDED TO THE EXISTING SOIL TO A DEPTH OF 4" (MINIMUM). THE SOIL TO BE ADJUSTED DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP 12 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:  
ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 9-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXISTING GRAVEL, CLAY AND STONES. REFER TO LSP 12 FOR FURTHER INFORMATION.
- PLANT ALL TREES STRAIGHT HIGHER THAN NINE INCHES ABOVE PLANT PLACE. PACK THE HOLE WITH 2/3 FINISH GRADE AND WATER. PLANT ALL SHRUBS AND GROUND COVERS STRAIGHT. PLANT ALL TREES TO BE INSTALLED, STAKED AND GIVEN ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANNING 2012 AND DETAILS ON LSP 12 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- ALL PLANNINGS TO BE WATERED AT THE TIME OF PLANNING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3 DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER TO PROVIDE A SHADY TO PROTECT PLANTS FROM SUNBURN AND TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP 12 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL, 1/2" MINI AND SEED BED. REMOVE ALL STONES 1" OR LARGER, APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MATS SHOULD BE USED IN SWALES AND STEEP GRADATIONS WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND MAINTAIN A SMOOTH, UNIFORM, QUALITY TOP. IF STRAW MULCH IS USED AS A COVERING, A FLOCKER MAY BE NECESSARY TO UNIFORM THE MULCH.
- REQUIRED SEED MIXES:**  
**PREMIUM 60 GRASS SEED MIX, REMIXERS 1260, 796-3100**  
20% AMERICAN KENTUCKY BLUE GRASS  
20% ALPINE KENTUCKY BLUE GRASS  
20% LANGRASS KENTUCKY BLUE GRASS  
20% VICTORY CREEKS FESCUE  
20% VICTORY CREEKS FESCUE  
10% CUTLER PERENNIAL PEE GRASS  
APPLY AT A RATE OF 175 POUNDS PER ACRE.  
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
- DURING THE INITIAL 30-DAY MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ONS-COING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
- MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANNINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANNINGS WHICH IS DIVING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANNING SEASON, WHICHEVER COMES FIRST. LANDSCAPE / SITE RENOVATION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEANLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION TAPE.

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UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CANNOT BE GUARANTEED OR WARRANTED. THE LOCATION OF EXISTING UTILITIES INSTALLATIONS AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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Waukesha, WI

Issuance and Revisions:	Date	Number	Description
	05/11/16		Plan Commission Submitted

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Date of Drawing: 05/11/16  
Scale: 1" = 20'-0"  
Drawn by: MCD  
Job Number: L16-024  
Sheet Number: LSP1.1