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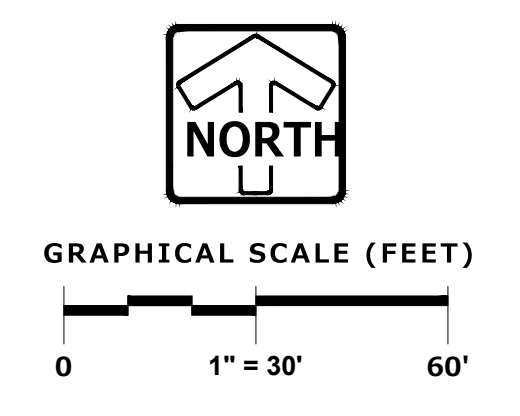
**PLANT KEY**

TREES	BOTANICAL NAME	COMMON NAME
AF3	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
AG3	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry
GS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
GK	Gymnocladus dioica	Kentucky Coffee Tree
MA	Malus x 'Adirondak'	Adirondak Crab Apple
MR2	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
QS	Quercus x schuetti	Swamp Bur Oak
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
PD	Picea glauca 'Densata'	Black Hills Spruce

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

**SITE DATA KEY**

SYMBOL	DESCRIPTION	QTY
	SNOW STORAGE AREAS	2,755 sf
	PARKING LOT AREA	33,484 sf



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 20725 WATERTOWN ROAD  
 BROOKFIELD, WI 53186  
 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

**FRAME PARK COMMONS**  
**WAUKESHA, WI**

**OVERALL LANDSCAPE PLAN**

**REVISIONS**

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	11/07/19

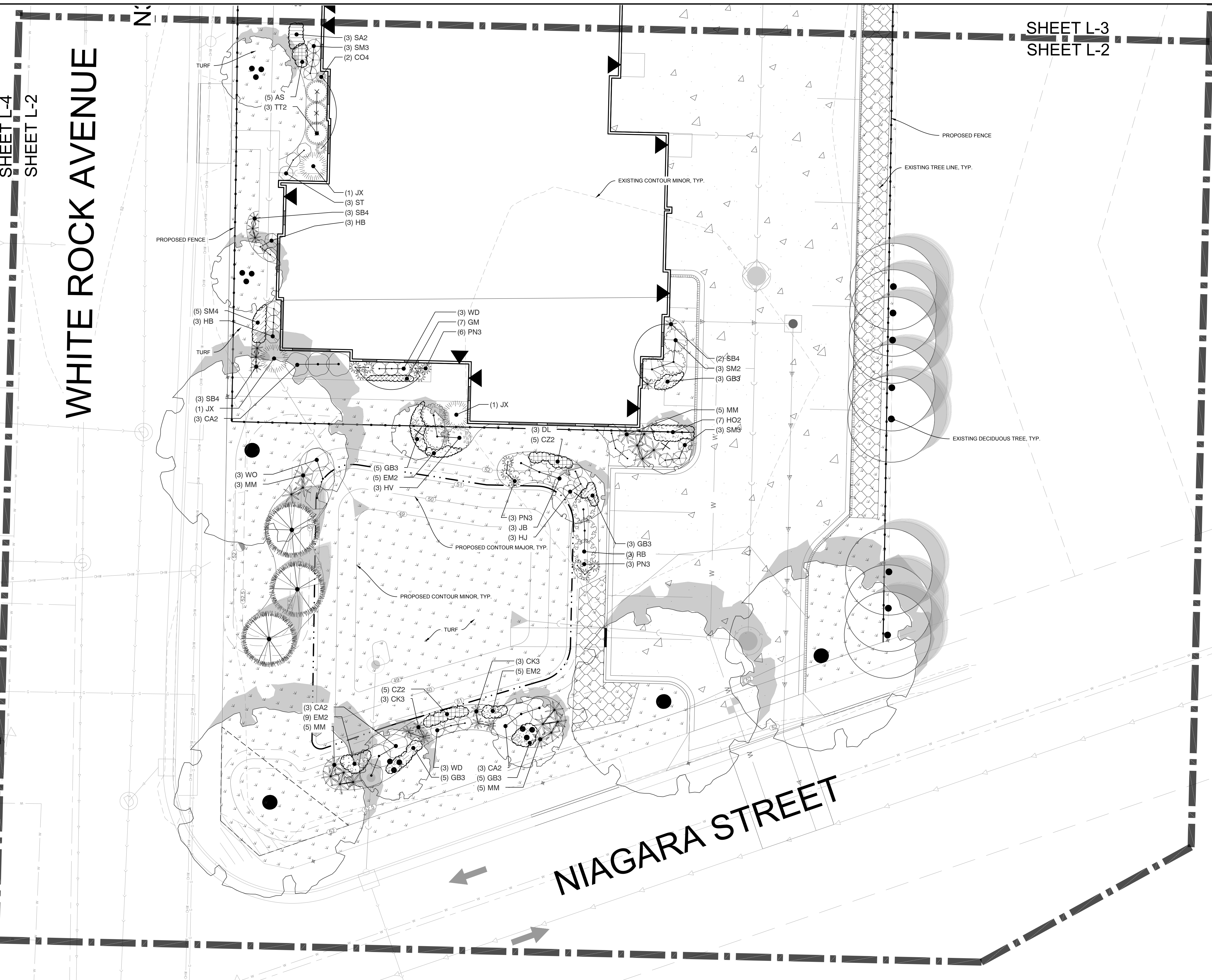
REG JOB No 1545.00-WI	MAC	SHEET
REG PM	MAC	L-1
START DATE 08/20/19	SCALE 1" = 30'	L-7

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 OVERALL LANDSCAPE PLAN



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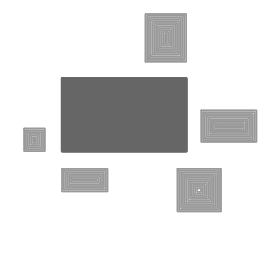


SHEET L-3  
SHEET L-2

**PLANT KEY**

SHRUBS	BOTANICAL NAME	COMMON NAME
CA2	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood
DL	Diervilla lonicera	Dwarf Bush Honeysuckle
HV	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangeas
HJ	Hypericum kalmianum	Kalm St. Johnswort
RB	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose
ST	Spiraea betulifolia 'Tor'	Birchleaf Spirea
SM3	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea
SM2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
WD	Weigela florida 'Dark Horse'	Weigela
WO	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper
JX	Juniperus x 'J.N Select Blue'	Star Power Juniper
TT2	Taxus x media 'Tauntonii'	Tauton Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CK3	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
CO4	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass
MM	Miscanthus sinensis 'Morning Light'	Eulalia Grass
PN3	Panicum virgatum 'Northwing'	Switch Grass
SB4	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
PERENNIALS	BOTANICAL NAME	COMMON NAME
AS	Allium x 'Summer Beauty'	Summer Beauty Allium
CZ2	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis
EM2	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower
GB3	Geranium x c 'Biokovo Carmina'	Biokovo Carmina Cranesbill
GM	Geum x 'Mai Tai'	Mai Tai Grecian Rose
HO2	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
SM4	Salvia nemorosa 'May Night'	May Night Sage
SA2	Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

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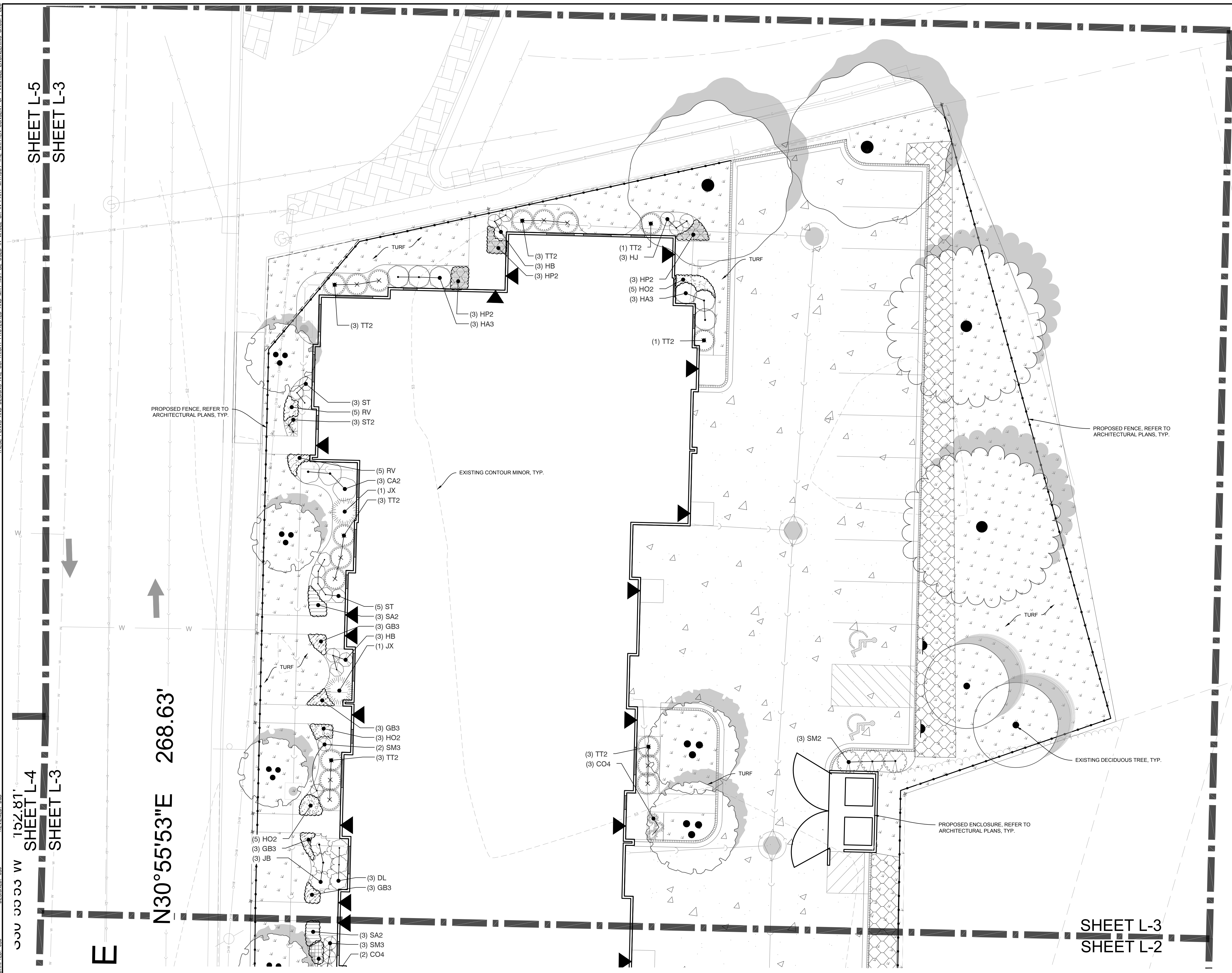
**FRAME PARK COMMONS**  
WAUKESHA, WI

**ENLARGED LANDSCAPE PLAN**

REVISIONS		REG. JOB No.	MAC	SHEET
1	CITY SUBMITTAL	11/07/19		L-2
				L-7

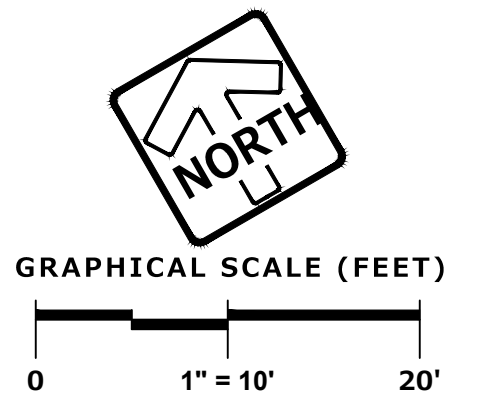
REG. JOB No. 1545.00-WI  
 REG. PM: MAC  
 START DATE: 08/20/19  
 SCALE: 1" = 10'  
 SHEET: L-2 / L-7

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**PLANT KEY**

SHRUBS	BOTANICAL NAME	COMMON NAME
CA2	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood
DL	Diervilla lonicera	Dwarf Bush Honeysuckle
HA3	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
HJ	Hypericum kalmianum	Kalm St. Johnswort
ST	Spiraea betulifolia 'Tor'	Birchleaf Spirea
SM3	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea
SM2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper
JX	Juniperus x 'J.N Select Blue'	Star Power Juniper
TT2	Taxus x media 'Tauntonii'	Tauton Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CO4	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass
ST2	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
PERENNIALS	BOTANICAL NAME	COMMON NAME
GB3	Geranium x c 'Biokovo Carmina'	Biokovo Carmina Cranesbill
HO2	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
HP2	Hosta fortunei 'Patriot'	Patriot Hosta
RV	Rudbeckia f s 'Viette's Little Suzy'	Viette's Little Suzy Coneflower
SA2	Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend



DESIGNED: JSJ  
REVIEWED: LAB

152.81' W  
SHEET L-4  
SHEET L-3

152.81' W  
SHEET L-5  
SHEET L-3

N30°55'53"E 268.63'

DESIGNED: JSJ  
REVIEWED: LAB

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**FRAME PARK COMMONS**

WAUKESHA, WI

**ENLARGED LANDSCAPE PLAN**

**REVISIONS**

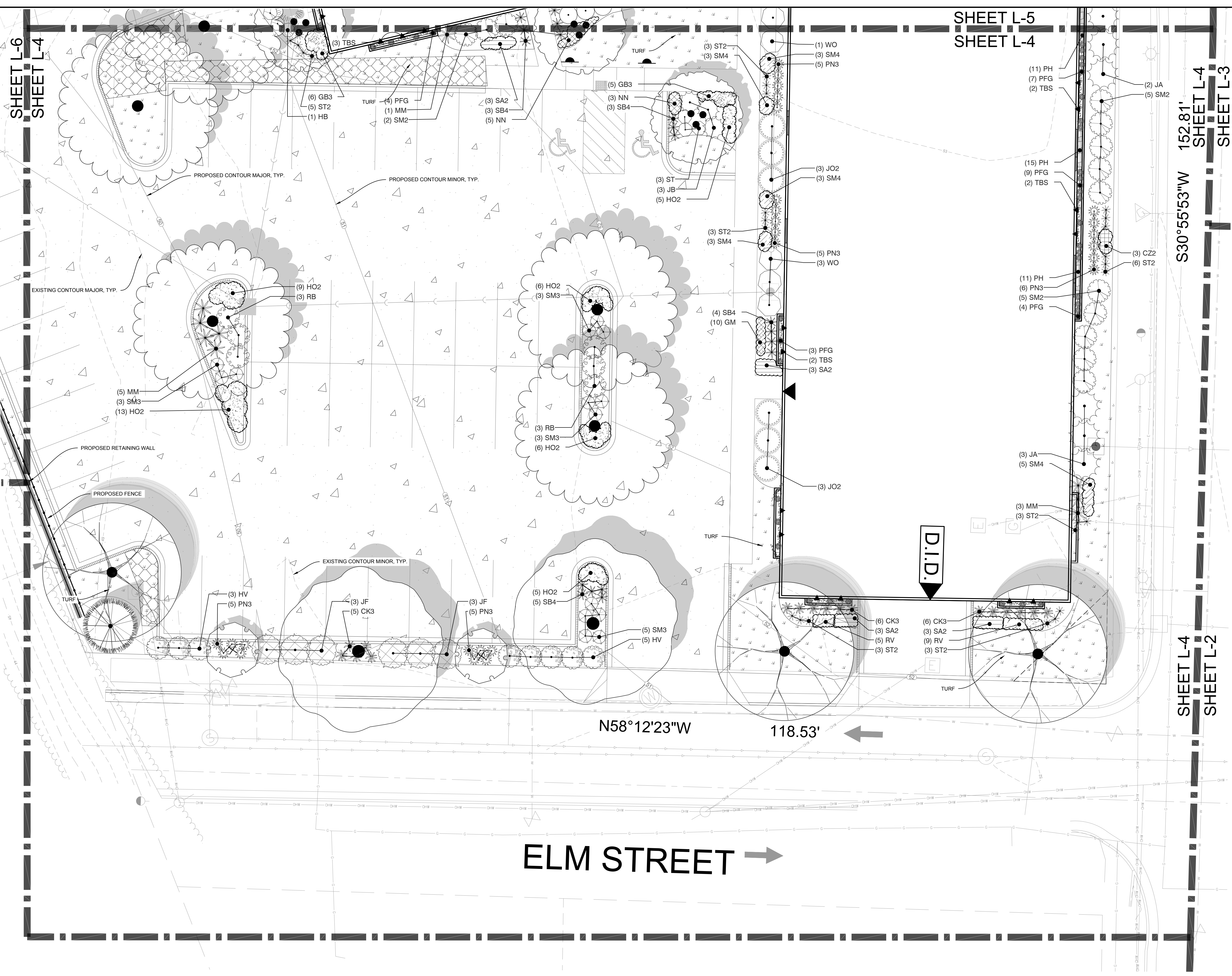
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REG. JOB NO. 1545.00-WI  
REG. PM. MAC  
START DATE: 08/20/19  
SCALE: 1"=10'

SHEET  
L-3  
L-7

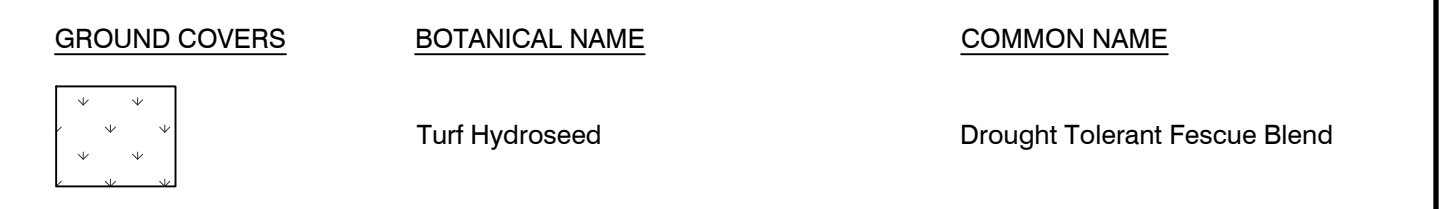


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### PLANT KEY

SHRUBS	BOTANICAL NAME	COMMON NAME
HV	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
RB	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose
ST	Spiraea betulifolia 'Tor'	Birchleaf Spirea
SM3	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea
SM2	Syringa meyeri 'Paibin'	Dwarf Korean Lilac
WO	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
JA	Juniperus chinensis 'Ames'	Ames Juniper
JO2	Juniperus chinensis 'Old Gold'	Old Gold Juniper
JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CK3	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
MM	Miscanthus sinensis 'Morning Light'	Eulalia Grass
PN3	Panicum virgatum 'Northwind'	Switch Grass
SB4	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
ST2	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
ANNUALS	BOTANICAL NAME	COMMON NAME
IBV	Ipomoea batatas variegated	Variegated Sweet Potato Vine
PFG	Pennisetum setaceum	Purple Fountain Grass
TBS	Thunbergia alata 'Spanish Eyes'	Black Eyed Susan Vine Spanish Eyes
PH	Petunia x hybrida	Petunia
PERENNIALS	BOTANICAL NAME	COMMON NAME
CZ2	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis
GB3	Geranium x o 'Blokovo Carmina'	Blokovo Carmina Cranesbill
GM	Geum x 'Mai Tai'	Mai Tai Grecian Rose
HO2	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
NN	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint
RV	Rudbeckia f s 'Viette's Little Suzy'	Viette's Little Suzy Coneflower
SM4	Salvia nemorosa 'May Night'	May Night Sage
SA2	Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend



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# FRAME PARK COMMONS

## WAUKESHA, WI

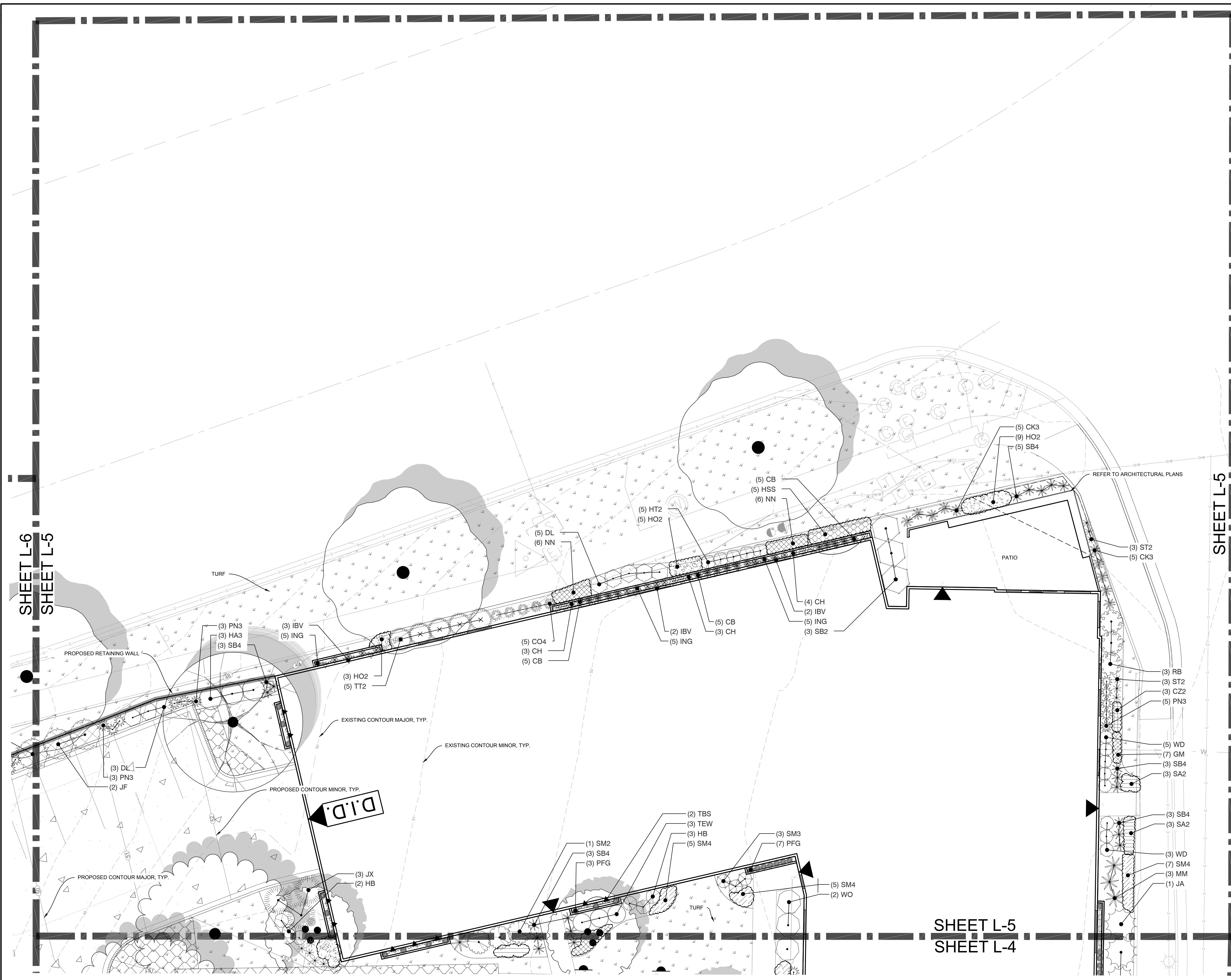
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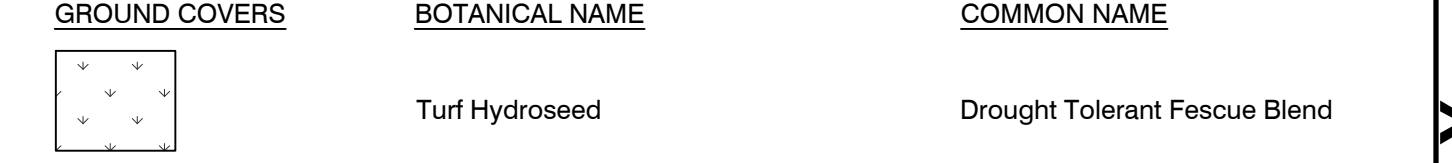
REG JOB No. 1545.00-WI	MAC	SHEET
REG PM	START DATE: 08/20/19	L-4
SCALE: 1"=10'		L-7

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PLANT KEY		
SHRUBS	BOTANICAL NAME	COMMON NAME
DL	Diervilla lonicera	Dwarf Bush Honeysuckle
HA3	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
HT2	Hydrangea serrata 'Tuff Stuff'	Tuff Stuff Hydrangea
RB	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose
SB2	Sambucus nigra 'Black Lace'	Black Lace Elderberry
SM3	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea
SM2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
WD	Weigela florida 'Dark Horse'	Weigela
WO	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
JA	Juniperus chinensis 'Ames'	Ames Juniper
JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JX	Juniperus x 'J.N Select Blue'	Star Power Juniper
TEW	Taxus x media 'Everlow'	Everlow Yew
TT2	Taxus x media 'Tauntonii'	Taunton Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CK3	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
CO4	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass
MM	Miscanthus sinensis 'Morning Light'	Eulalia Grass
PN3	Panicum virgatum 'Northwind'	Switch Grass
SB4	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
ST2	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
ANNUALS	BOTANICAL NAME	COMMON NAME
CB	Caladium bicolor	Heart Of Jesus
CH	Coleus x hybridus	Coleus
ING	Impatiens hawkeri	New Guinea Impatiens
IBV	Ipomoea batatas variegated	Variiegated Sweet Potato Vine
PFG	Pennisetum setaceum	Purple Fountain Grass
TBS	Thunbergia alata 'Spanish Eyes'	Black Eyed Susan Vine Spanish Eyes
PH	Petunia x hybrida	Petunia
PERENNIALS	BOTANICAL NAME	COMMON NAME
CZ2	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis
GM	Geum x 'Mai Tai'	Mai Tai Grecian Rose
HO2	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
HSS	Hosta x 'Sum and Substance'	Sum and Substance Hosta
NN	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint
SM4	Salvia nemorosa 'May Night'	May Night Sage
SA2	Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend



SHEET L-6  
SHEET L-5

SHEET L-5  
SHEET L-3

SHEET L-5  
SHEET L-4

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DRAFTED: JSJ  
REVIEWED: LUB

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WAUKESHA, WI

**ENLARGED LANDSCAPE PLAN**

REVISIONS	
1 CITY SUBMITTAL	11/07/19

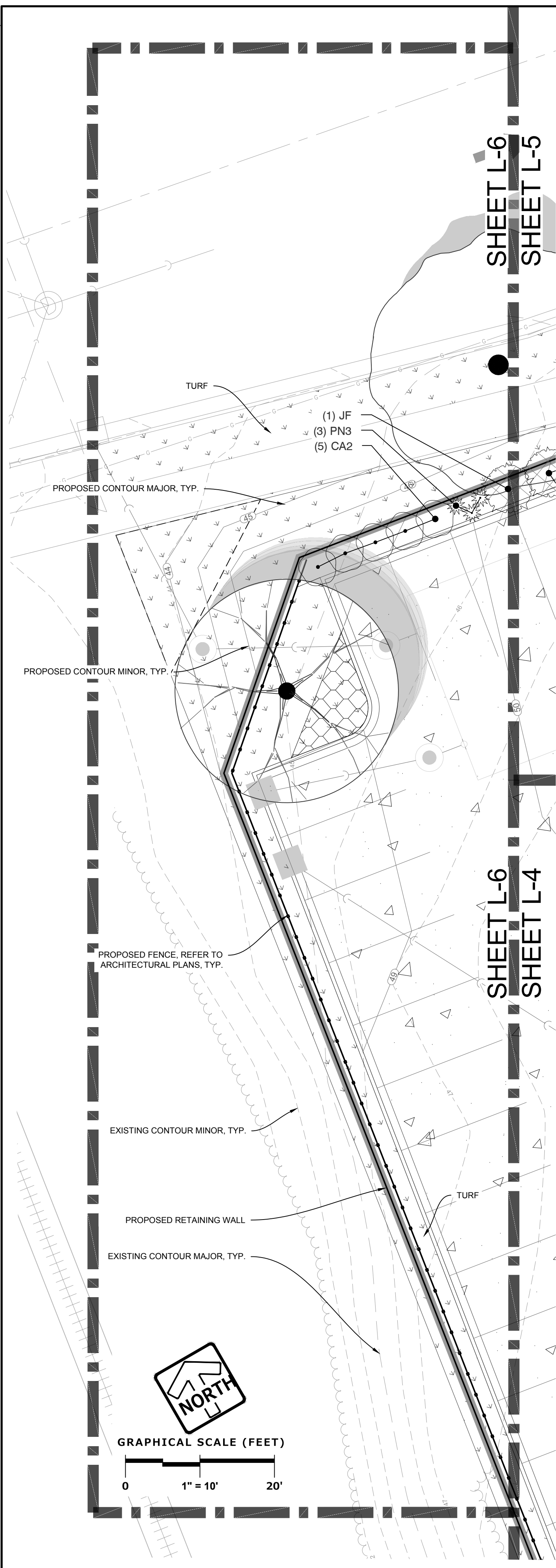
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START DATE: 08/20/19  
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SHEET  
L-5  
L-7

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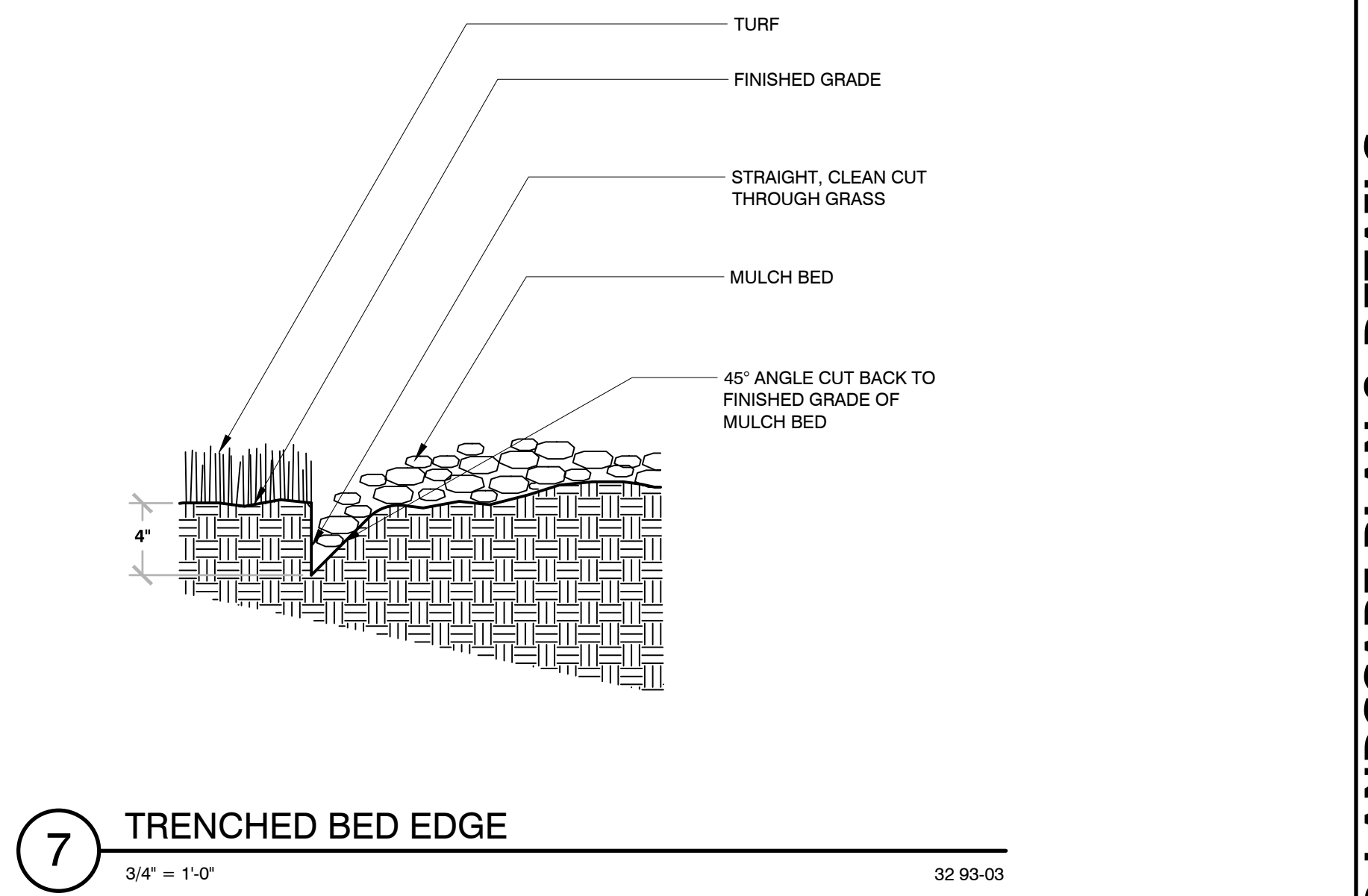
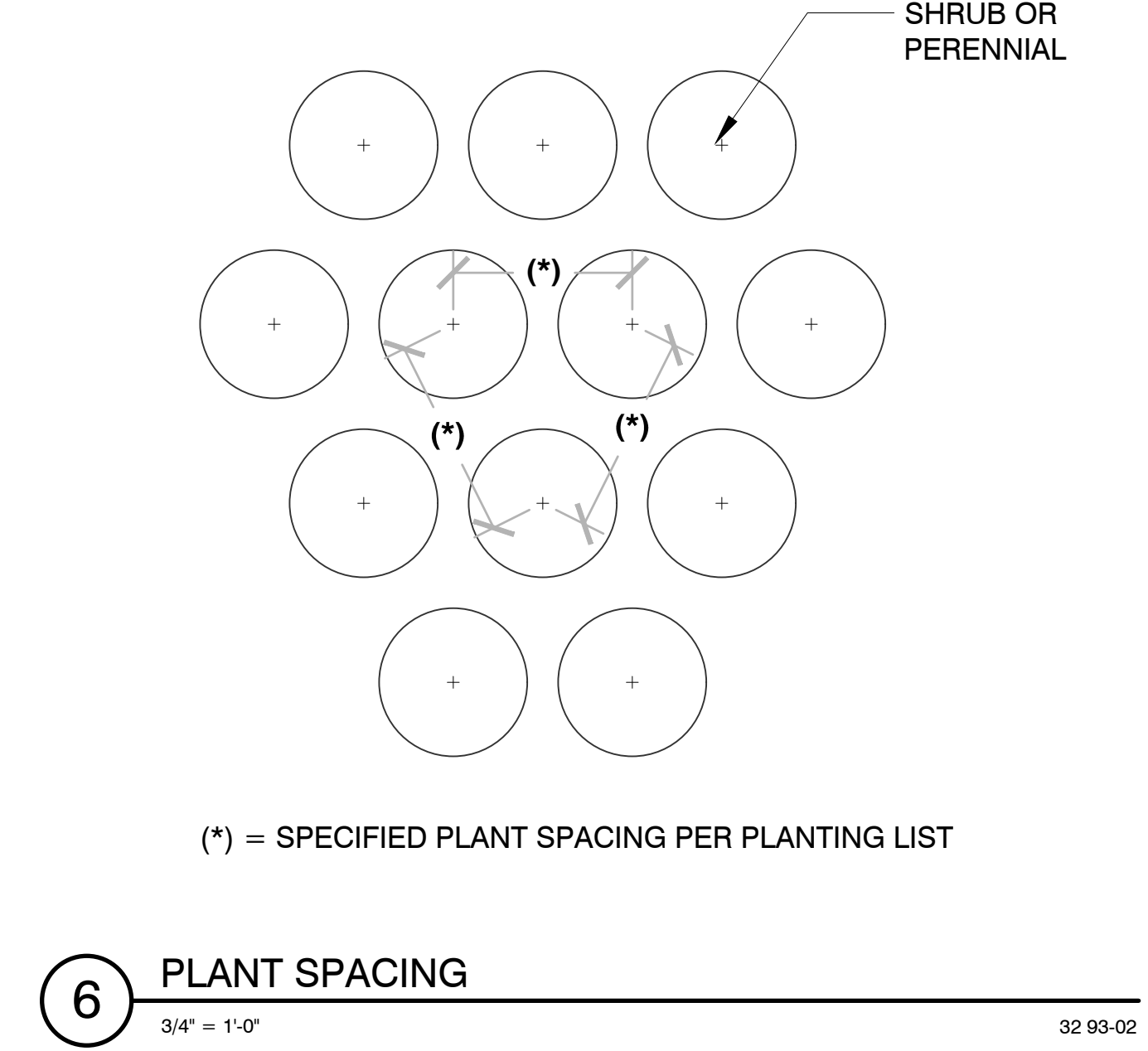
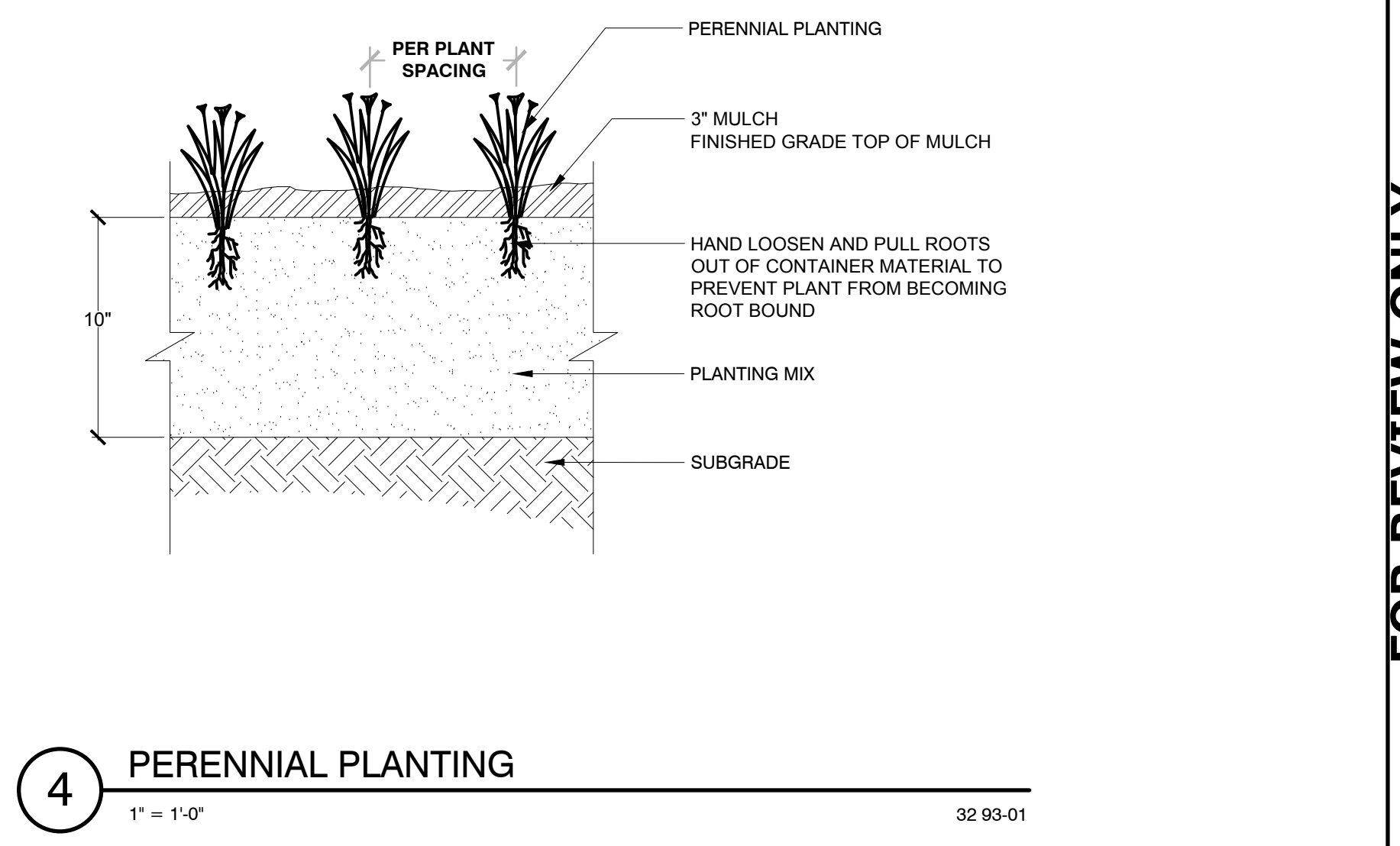
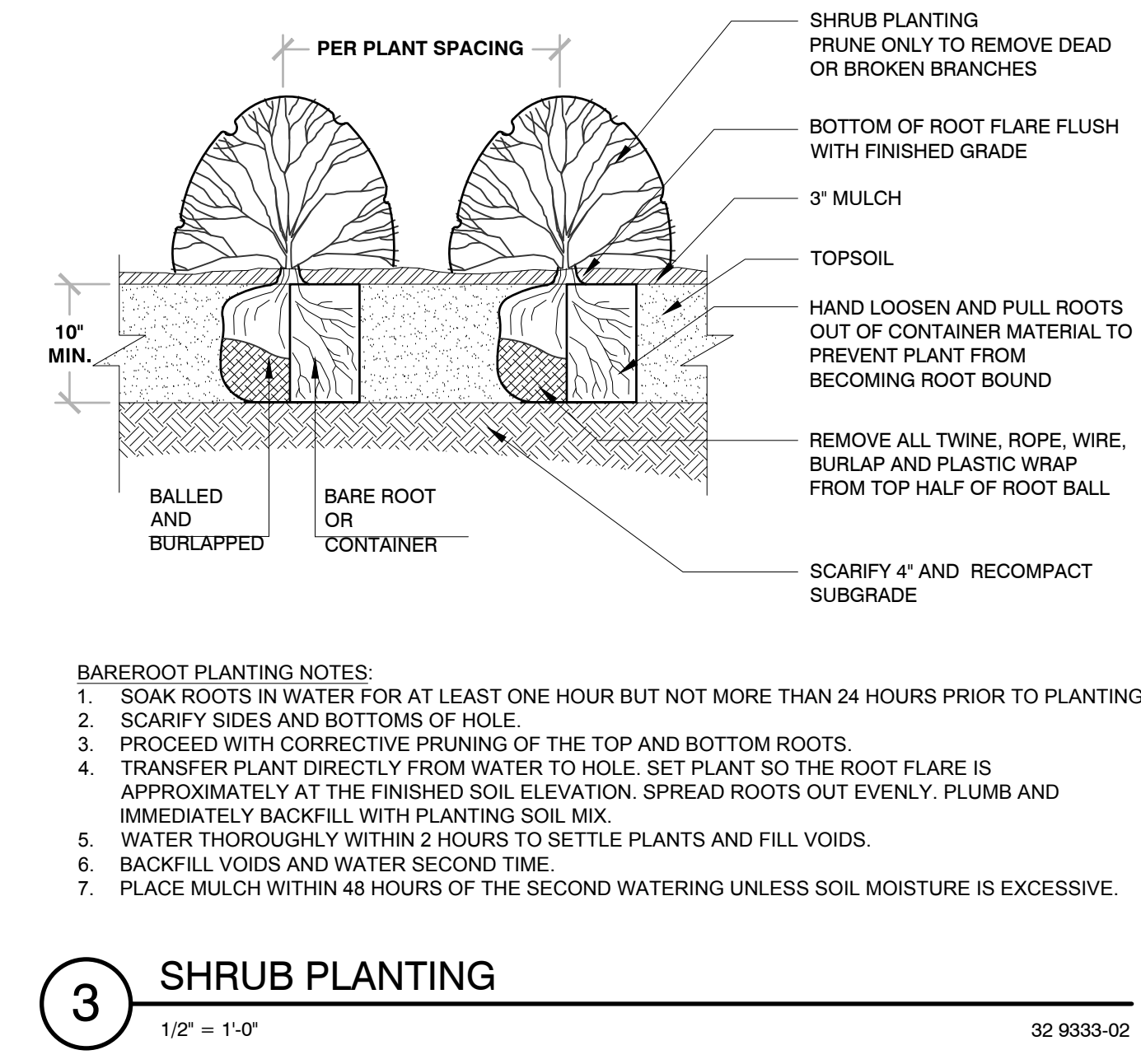
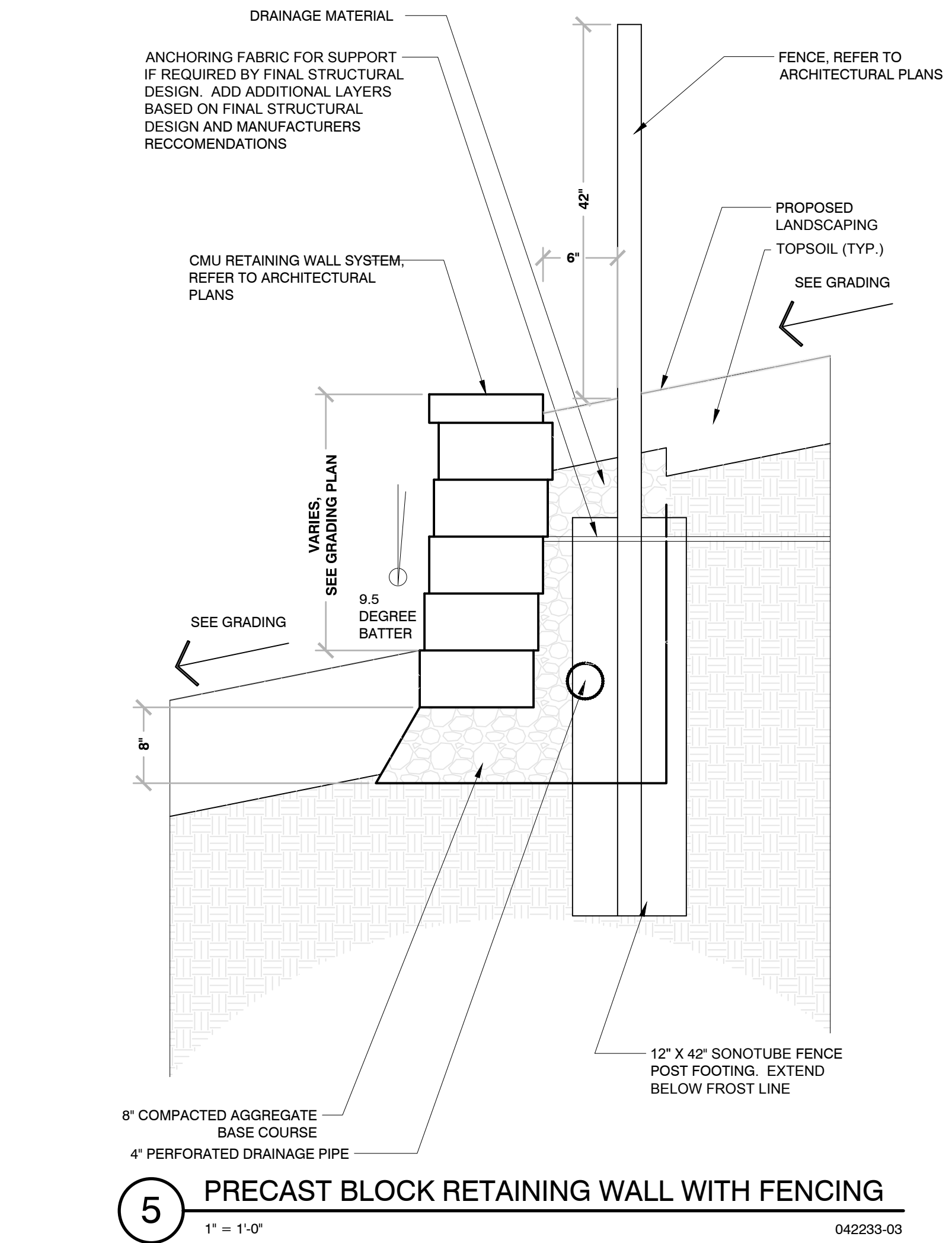
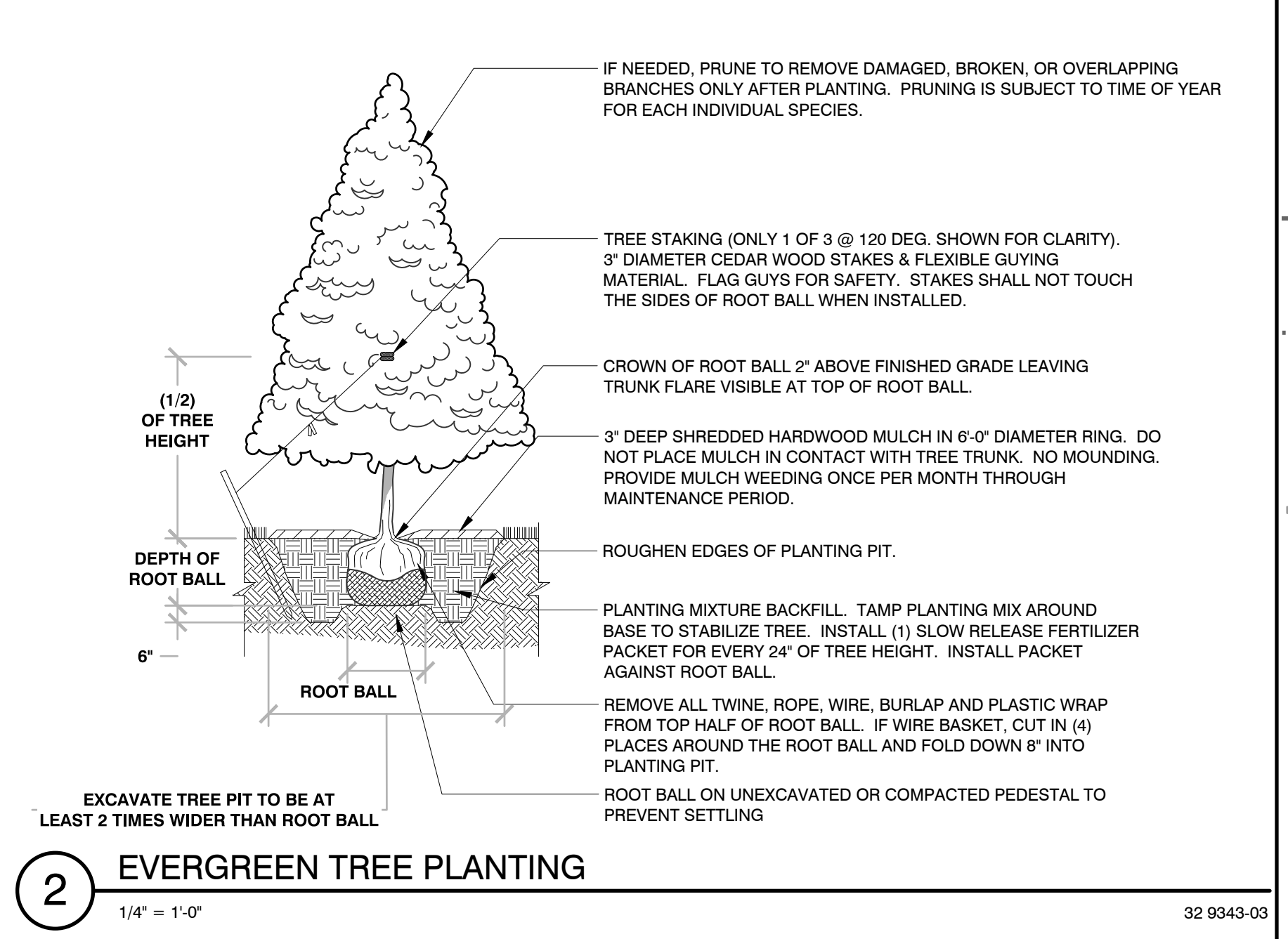
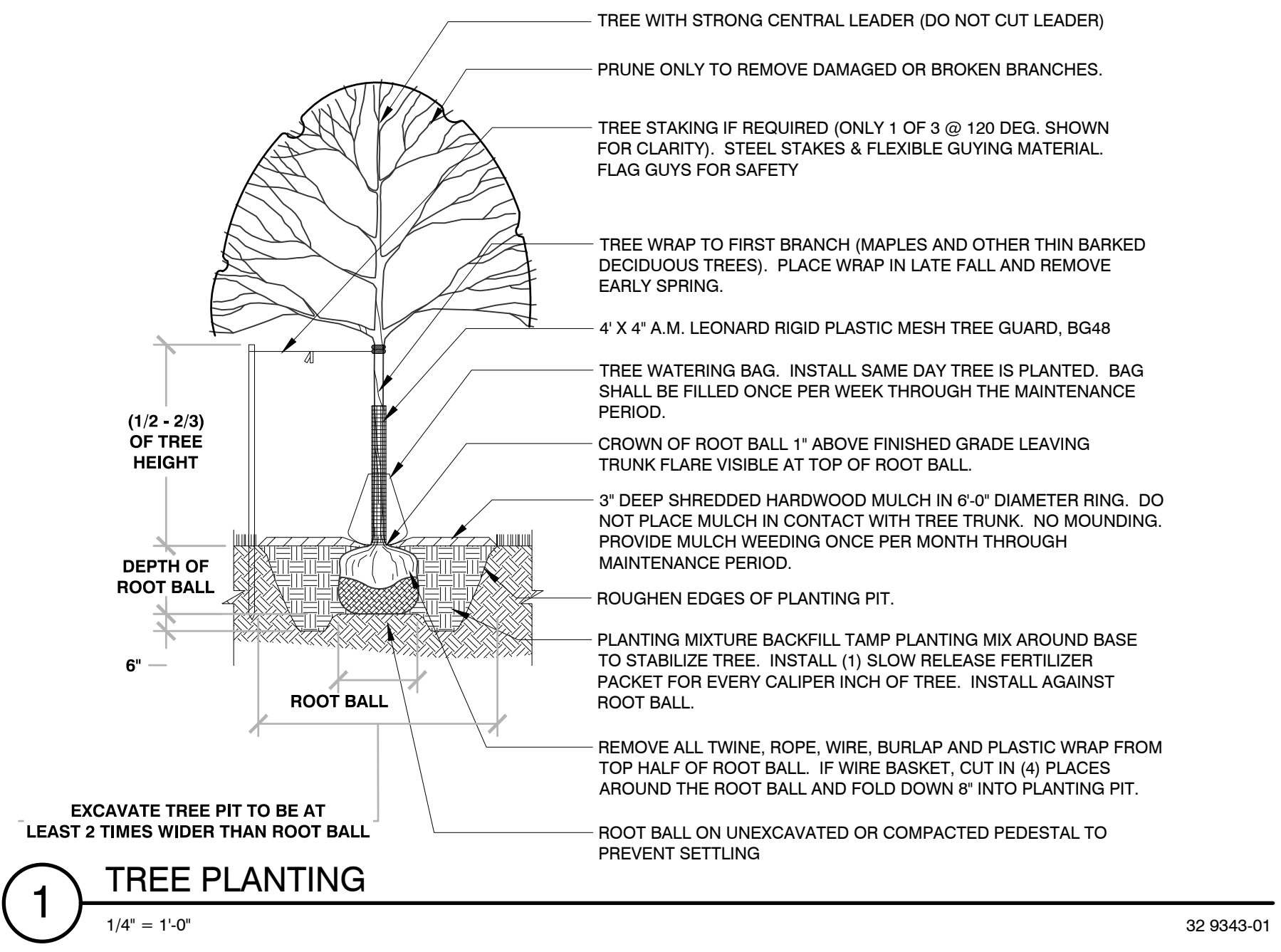


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**PLANT KEY**

SHRUBS	BOTANICAL NAME	COMMON NAME
CA2	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
PN3	Panicum virgatum 'Northwind'	Switch Grass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend



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**GENERAL PLANTING NOTES**

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL PLANT STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
- TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL  $\frac{2}{3}$  OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION ( SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE WRITTEN INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.
- RETAINING WALL AND FENCE FOOTING TO BE DESIGNED BY STRUCTURAL ENGINEER. DETAIL L-6-5 CONVEYS THE DESIGN INTENT ONLY.

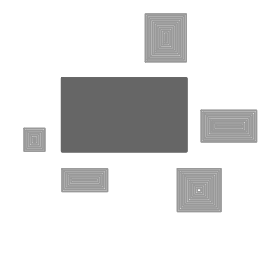
**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AF3	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5' Cal.	5
AG3	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	6' Ht.	5
GS	Gleditsia triacanthos 'Inermis' 'Shademaster'	Shademaster Locust	2.5' Cal.	7
GK	Gymnocladus dioica	Kentucky Coffee Tree	2.5' Cal.	7
MA	Malus x 'Adirondak'	Adirondak Crab Apple	1.5' Cal.	5
MR2	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	6' Ht.	7
OS	Quercus x schuetzi	Swamp Bur Oak	2.5' Cal.	4
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PD	Picea glauca 'Densata'	Black Hills Spruce	5' Ht.	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CA2	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	2' Ht.	17
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	2' Ht.	14
HA3	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	2' Ht.	9
HV	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	2' Ht.	11
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	2' Ht.	18
HT2	Hydrangea serrata 'Tuff Stuff'	Tuff Stuff Hydrangea	2' Ht.	5
HJ	Hypericum kalmianum	Kalm St. Johnswort	2' Ht.	6
RB	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose	2' Ht.	12
SB2	Sambucus nigra 'Black Lace'	Black Lace Elderberry	3' Ht.	3
ST	Spiraea betulifolia 'Tor'	Birchleaf Spirea	2' Ht.	14
SM3	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	2' Ht.	25
SM2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	2' Ht.	19
WD	Weigela florida 'Dark Horse'	Weigela	2' Ht.	14
WO	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	2' Ht.	9
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JA	Juniperus chinensis 'Ames'	Ames Juniper	5' Ht.	6
JO2	Juniperus chinensis 'Old Gold'	Old Gold Juniper	2' Ht.	6
JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2' Ht.	9
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	1.5' Ht.	9
JX	Juniperus x 'J.N Select Blue'	Star Power Juniper	4' Ht.	8
TEW	Taxus x media 'Everlow'	Everlow Yew	1.5' Ht.	3
TT2	Taxus x media 'Tauntonii'	Tauntou Yew	2' Ht.	25
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK3	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	33
CO4	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.	10
MM	Miscanthus sinensis 'Morning Light'	Eulalia Grass	1 gal.	30
PN3	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	52
SB4	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	1 gal.	40
ST2	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal.	35
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CB	Catadium bicolor	Heart Of Jesus	---	15
CH	Coleus x hybridus	Coleus	---	10
ING	Impatiens hawkeri	New Guinea Impatiens	---	15
IBV	Ipomoea batatas variegated	Variegated Sweet Potato Vine	---	9
PF6	Pennisetum setaceum	Purple Fountain Grass	---	54
TBS	Thunbergia alata 'Spanish Eyes'	Black Eyed Susan Vine Spanish Eyes	---	21
PH	Petunia x hybrida	Petunia	---	37
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AS	Allium x 'Summer Beauty'	Summer Beauty Allium	4.5" Cont.	5
CZ2	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	4.5" Cont.	16
EM2	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	4.5" Cont.	19
GB3	Geranium x c 'Biokovo Carmina'	Biokovo Carmina Cranesbill	4.5" Cont.	44
GM	Geum x 'Mai Tai'	Mai Tai Grecian Rose	4.5" Cont.	24
HO2	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	4.5" Cont.	81
HP2	Hosta fortunei 'Patriot'	Patriot Hosta	4.5" Cont.	9
HSS	Hosta x 'Sum and Substance'	Sum and Substance Hosta	4.5" Cont.	5
NN	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	4.5" Cont.	20
RV	Rudbeckia f s 'Viette's Little Suzy'	Viette's Little Suzy Coneflower	4.5" Cont.	24
SM4	Salvia nemorosa 'May Night'	May Night Sage	4.5" Cont.	39
SA2	Sedum x 'Autumn Joy'	Autumn Joy Sedum	4.5" Cont.	24
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY	
	Turf Hydroseed	Drought Tolerant Fescue Blend	23,648 sf	

**SOIL PLACEMENT NOTES**

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

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**WAUKESHA, WI**

**GENERAL NOTES**

REVISIONS	
1	CITY SUBMITTAL 11/07/19

REG JOB No: 1545.00-WI  
 REG PM: MAC  
 START DATE: 08/20/19  
 SCALE:  
 SHEET  
 L-7  
 L-7  
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