

ALTA/ACSM LAND TITLE SURVEY

Known as 801 Meadowbrook Road, in the City of Waukesha, Waukesha County, Wisconsin.

PARCEL A:

Lot 5 of Certified Survey Map No. 8857, recorded on October 8, 1999, in Volume 79 of Certified Survey Maps, on Pages 66 to 73, as Document No. 2509470, being a redivision of Lots 3 and 4 of Certified Survey Map No. 8683 and being a part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Town 7 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin.

PARCEL B:

A non-exclusive easement for ingress and egress as set forth in Declaration of Restrictions and Easements recorded December 23, 1998, on Reel 2809, Image 914, as Document No. 2402835.

Prepared for: Haag Muller, Inc.

Survey No.166426-BMJ

- A. **Basis of Bearings**
Bearings are based on the North line of the Southwest 1/4 of Section 32, Township 7 North, Range 19 East, which is assumed to bear North 88°33'01" East.
- B. **Title Commitment**
This survey was prepared based on Chicago Title Insurance Company title commitment number 1088089, effective date of October 26, 1999, which lists the following easements and/or restrictions from schedule B-II:

- 1, 3, 13, 17. **Not survey related.**
 - 14. **Visible evidence shown, if any.**
 - 2. Utility easement granted by Metropolitan Church Association, a Corporation to The Milwaukee Electric Railway and Light Company by an instrument dated December 30, 1931 and recorded July 12, 1932, in Volume 242 of Deeds on page 281 as Document No. 187414. **Affects site by location - General in nature, cannot be plotted.**
 - 4. Limited Highway Easement recorded as Document No. 2130564. **Affects site by location - Shown.**
 - 5. Distribution Easement Overhead and Underground Joint recorded as Document No. 2182106. **Affects site by location - Shown.**
 - 6. Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of the creek. **Affects site by location - Evidence of creek shown.**
 - 7. 80' Access Easement, 40' Access Easement and Access Restrictions as amended set forth on Certified Survey Map No. 8683 and Certified Survey Map 8857 and reciting as follows:
"All Access Easements are granted to Lots 1, 2, 5 & 6 and the City of Waukesha."
"Direct Vehicular Access to Meadowbrook Road (C.T.H. "TT") and U.S.H."18" is restricted to one access point to each road as permitted by Waukesha County Highway Department and State Department of Transportation." **Affects site by location - Shown.**
 - 8. Reservation for Easement as set forth on Certified Survey Map No. 8683 and Certified Survey Map No. 8857, reciting as follow:
"There shall be a 10' wide temporary slope easement across the street frontage of all lots. Said easement not to be permanently improved and to be in effect until sidewalk is installed." **Affects site by location - Shown.**
 - 9. 10' Wide Watermain Easement and 30' Sanitary Sewer Easement granted to City of Waukesha as set forth on Certified Survey Map No. 8683 and Certified Survey Map 8857. **Affects site by location - Shown.**
 - 10. Jurisdictional Limits Waukesha County Shoreland and Floodplain Protection Ordinance Line as set forth on Certified Survey Map No. 8683 and Certified Survey Map 8857. **Affects site by location - Shown.**
 - 11. Covenants, conditions, restrictions and easements set forth in Declaration of Restrictions and Easements, recorded as Document No. 2402835, providing for no forfeiture or reversion of title in case of violation. **Affects site by location - Shown.**
 - 12. Covenants, conditions and restrictions set forth in Declaration of use Restrictions, recorded as Document No. 2402836, providing for no forfeiture or reversion of title in case of violation. **Affects site by location - Use restriction, cannot be plotted.**
 - 15. Covenants, Conditions and Restrictions contained in Covenant Not to Compete recorded October 20, 1999 as Document No. 2512734. **Affects site by location - Use restriction, cannot be plotted.**
 - 16. Covenants, conditions and restrictions contained in Declaration of Restrictions recorded as Document No. 2496079. **Affects site by location - Use restriction, cannot be plotted.**
- C. **Flood Note**
According to flood insurance rate map of the City of Waukesha, community panel number 55133C0193G, effective date of November 5, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
- D. **Parking Spaces**
There are 36 regular and 2 handicapped parking spaces marked on this site.
- E. **Elevations**
Elevations refer to City of Waukesha Datum.

To: MCDONALD'S CORPORATION, a Delaware corporation, and Chicago Title Insurance Company

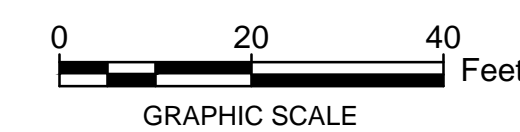
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 9, and 15, of Table A thereof. The field work was completed on June 12, 2015.

Date of Plat or Map: June 17, 2015

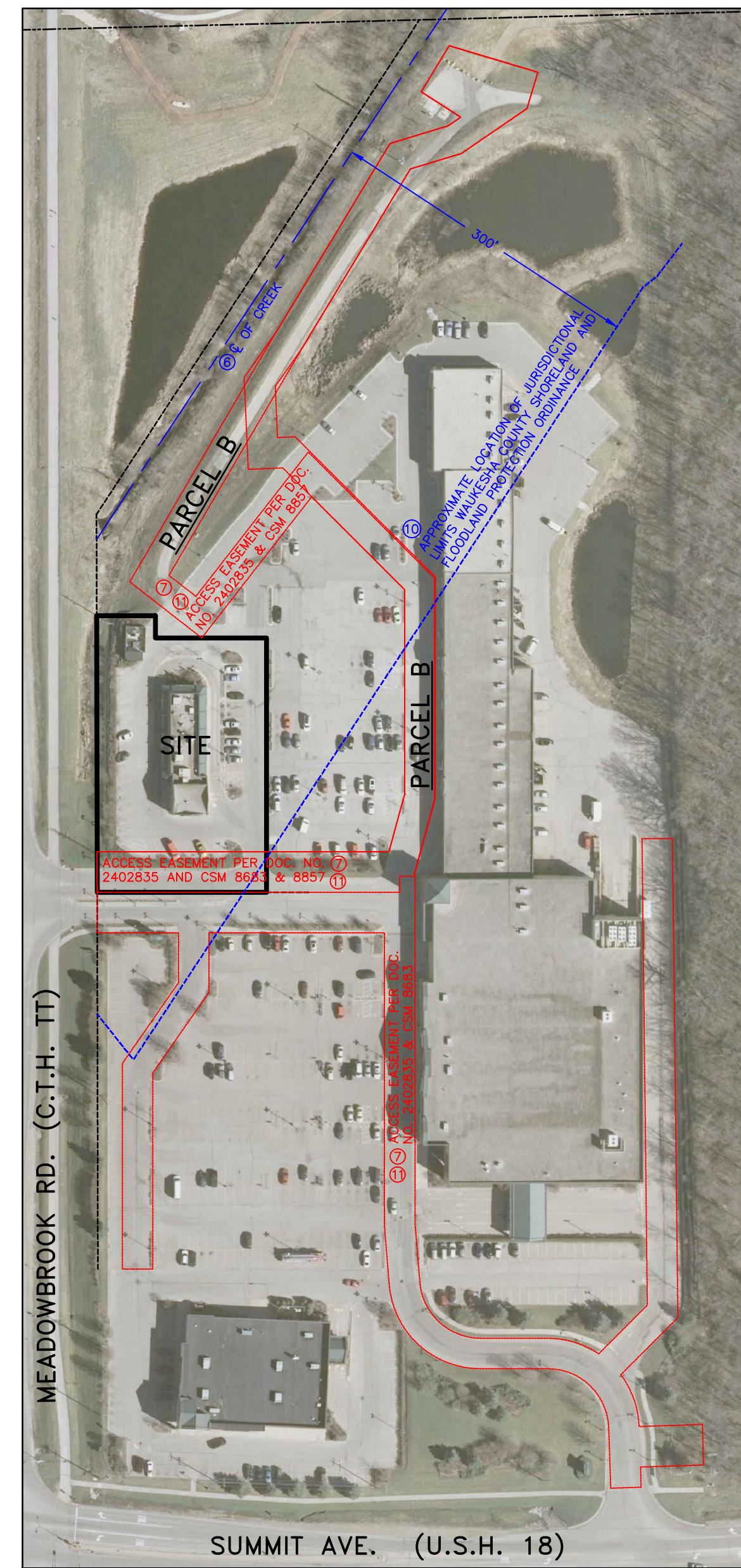
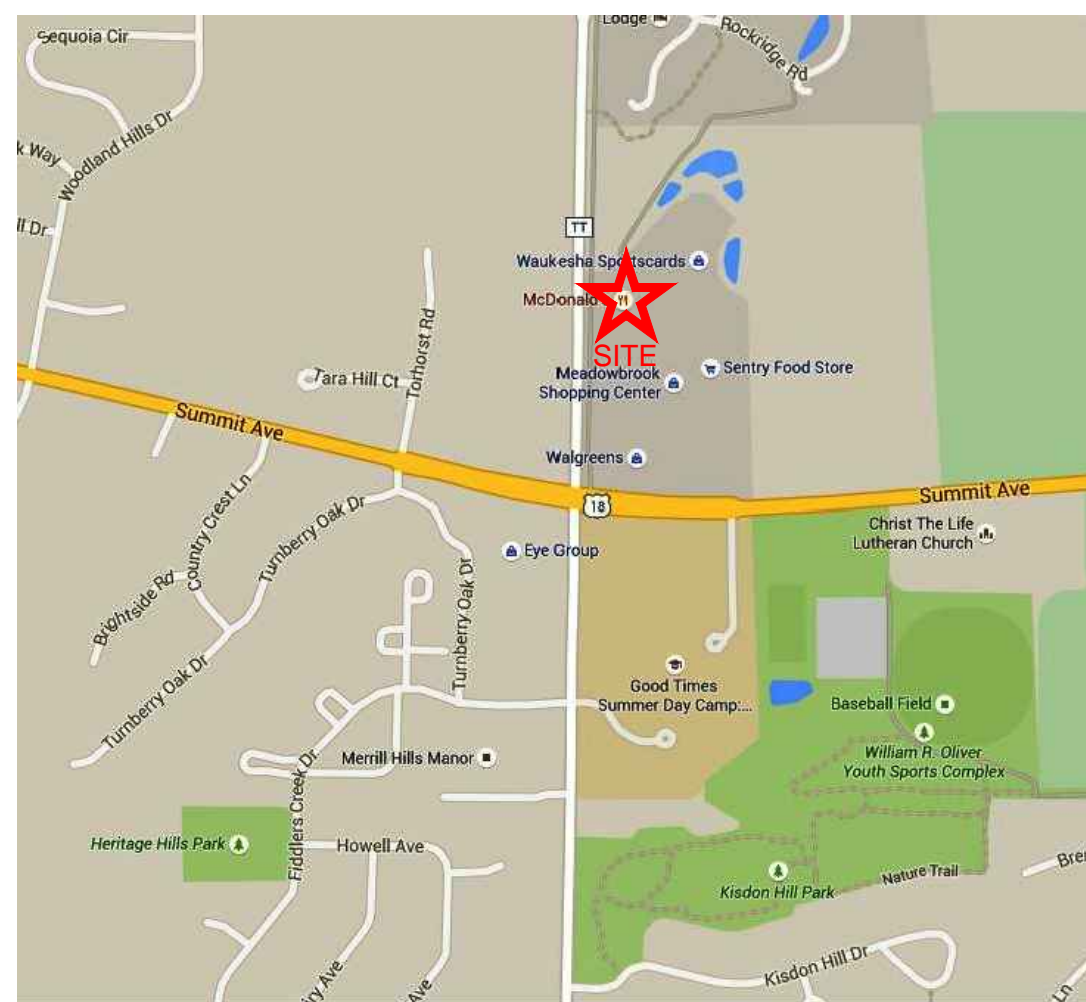
Eric R. Sturm
Professional Land Surveyor
Registration Number 2309

R.A. Smith National, Inc.

Beyond Surveying
and Engineering



16745 W. Bluemound Road, Brookfield WI 53005-6938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
S:\166426\DWG\AS101D20.dwg | 801 MEADOWBROOK RD



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR 1/4 SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ BILLBOARD
- ⊕ AIR CONDITIONER
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT YARD/PEDESTAL LIGHT
- ⊕ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ MARKED FIBER OPTIC
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS WARNING SIGN
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE NO. 2015-22-14495

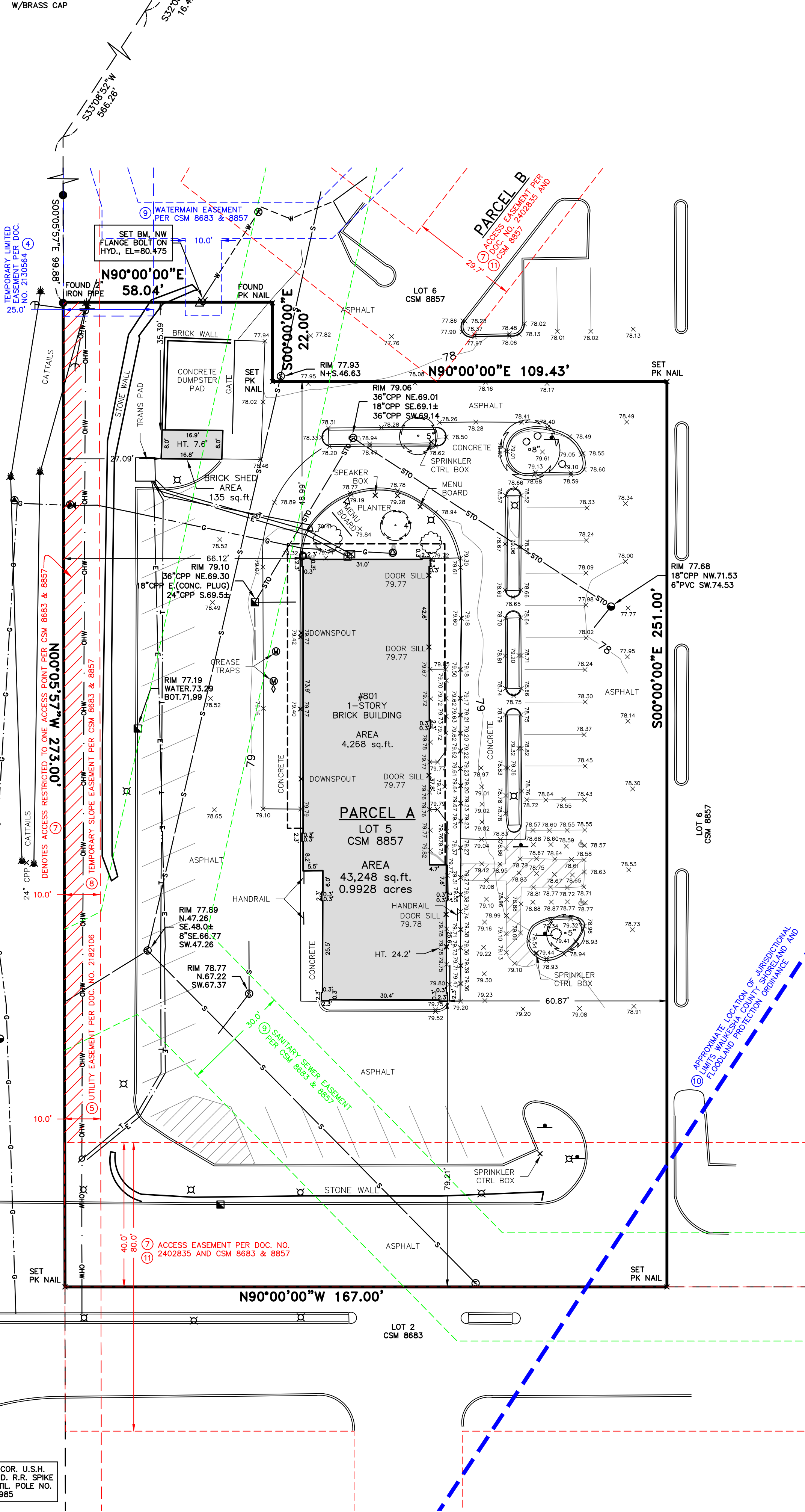
EASEMENT DETAIL
SCALE: 1" = 120'

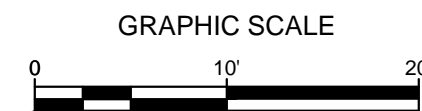
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

STARTING BM, NE. COR. U.S.H. 18 & C.T.H. TT, FND. R.R. SPIKE ON SW. SIDE OF UTIL. POLE NO. 97-08677, EL.=78.985

N. LINE OF SW 1/4 SEC. 32-7-19 N88°33'01"E 2656.03'
NW COR. OF SW 1/4 SEC. 32-7-19, FOUND CONC. MON. W/BRASS CAP
418.16'





- LEGEND:**
- 5' THICK CONCRETE WALK (X C400)
 - CONCRETE PAVEMENT (X C400)
 - ASPHALT PAVEMENT (X C400)
 - 5 ——— EXISTING CONTOUR
 - 5 ——— PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
 - MATCH EXISTING CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
 - PROPOSED SPOT GRADE
 - MATCH EXISTING GRADE
 - X - X — PROPOSED PAVEMENT SAWCUT

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PROJECT TITLE
 LOCATION
 ADDRESS
 ACAD, WISCONSIN

GRADING PLAN

NO. REVISION DATE BY

DRAWING NO. 15640 - GRADING.dwg

DRAWN BY: FPF

DATE: 08/13/15

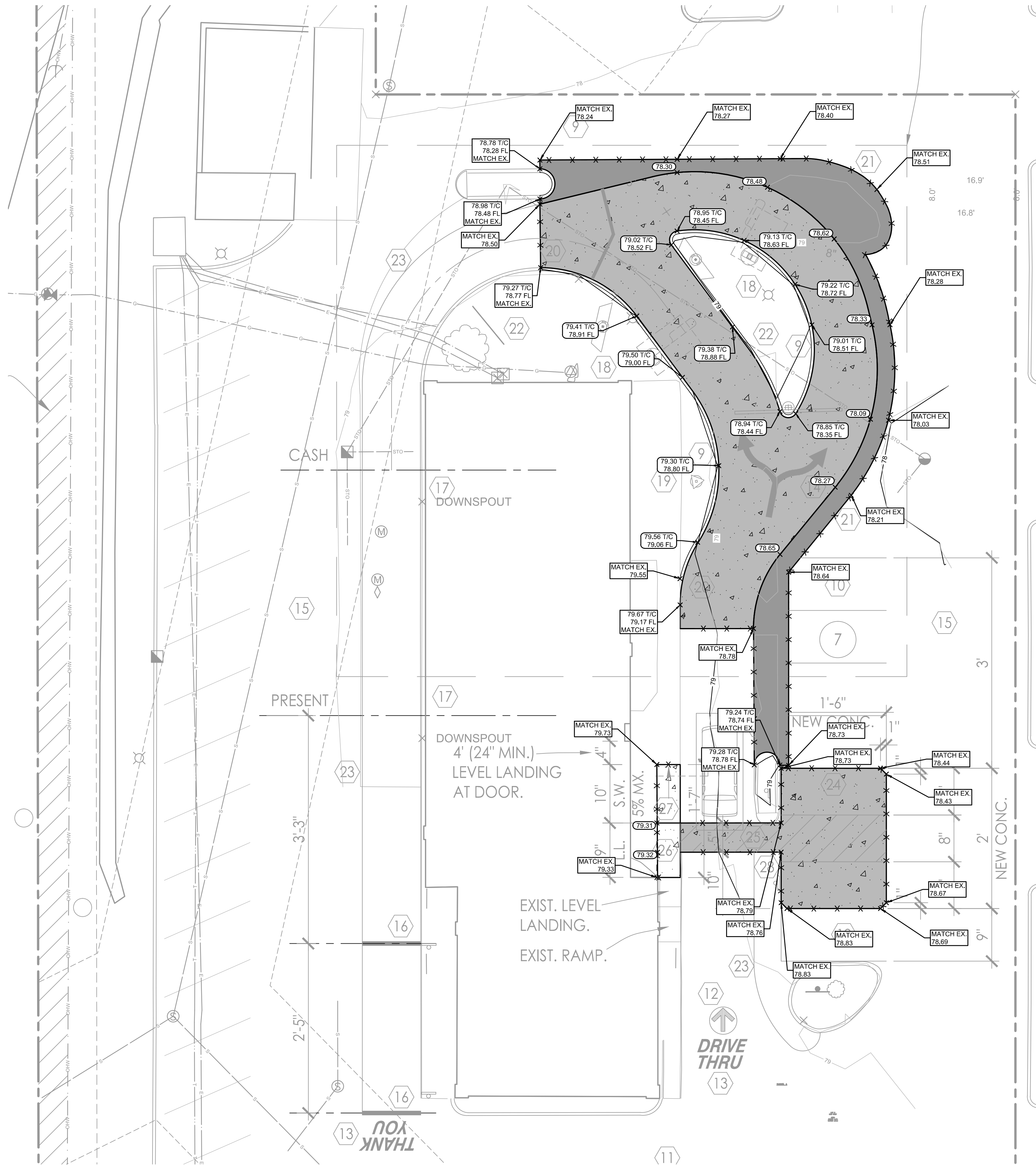
PROJECT NO: 15640

CHECKED BY: JBL

APPROVED BY:

SHEET NO.:

C 200



File: I:\Haag Muller\15640 Waukeasha McDs SBS\060 CAD\C - Civil\500 Production - Civil\Plans\505-Grading\Plan15640 - GRADING.dwg



CALL DIGGERS HOTLINE
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 TOLL FREE

MS STATUTE 182.07(1)(b)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

Project:

**McDonald's
Restaurant**
Meadowbrook Road
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
08/14/15		Plan Commission Submittal

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED 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, SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S 'MARK SETS' OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. 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 SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 1996.
 - DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S 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 SPECIES SPECIFIED 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.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SODDED/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 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 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 COVERAGE 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 DISEASED, NOXIOUS 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 PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S 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 LSP1.2 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 INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
-ONE - 2 CUBIC FOOT BALE OF PEAT MOSS,
-2 POUNDS OF 5-10 -5 GARDEN FERTILIZER,
-1/4 CUBIC YARD OF COMPOSTED MANURE, PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) 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 MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:
PREMIUM 60 GRASS SEED MIX, REINER'S (262) 786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGARA KENTUCKY BLUE GRASS
20% VICTORY CHEWINGS FESCUE
10% FIESTA III PERENNIAL RYE GRASS
10% CUTLER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE. REFER TO SUPPLIER'S SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
CONTRACTOR NOTE:
BEFORE SITE GRADING AND DEMOLITION IS TO BEGIN FOR PROPOSED NEW PAVEMENT, THE AREA IS TO BE STAKED AND ALL TREE AND SHRUBS THAT ARE TO BE PRESERVED ARE TO BE TAGGED BY LANDSCAPE ARCHITECT AND RELOCATED BY LANDSCAPE CONTRACTOR. IF REQUIRED A TREE PRESERVATION PLAN WILL BE PRODUCED AND COORDINATED WITH CITY STAFF. DEMOLITION CONTRACTOR TO COORDINATE W/ LANDSCAPE ARCHITECT, OWNER AND LANDSCAPE CONTRACTOR.

RECOMMENDED TURF GRASS MIX TO BE PRESENT IN SOD

- Rye Grass Type: 20 percent.
- Fescue Grass Type: 20 percent.
- Kentucky Blue Grass Type: 60 percent.
- Thickness: "Thin" sod, minimum 1/2 inch and maximum 1 inch topsoil base.
- Thickness: "Thick" sod, minimum 1 inch and maximum 1-3/8 inch topsoil base.
- Cut sod in area not exceeding 1 sq yd.
- Machine cut sod and load on pallets in accordance with TPI Guidelines.

CODED NOTES
LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

- MULCH BED AREA. DRESS WITH 2'-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH). TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION.
ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- MULCHED 4'-0" DIA. TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2'-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH). REFER TO LSP1.2, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2'-3" OF SHREDDED HARDWOOD BARK MULCH (OR BROWN ENVIRO-MULCH). REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK

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

(800)-242-8511 (262) 432-7910
(877) 500-9592
www.DiggersHotline.com

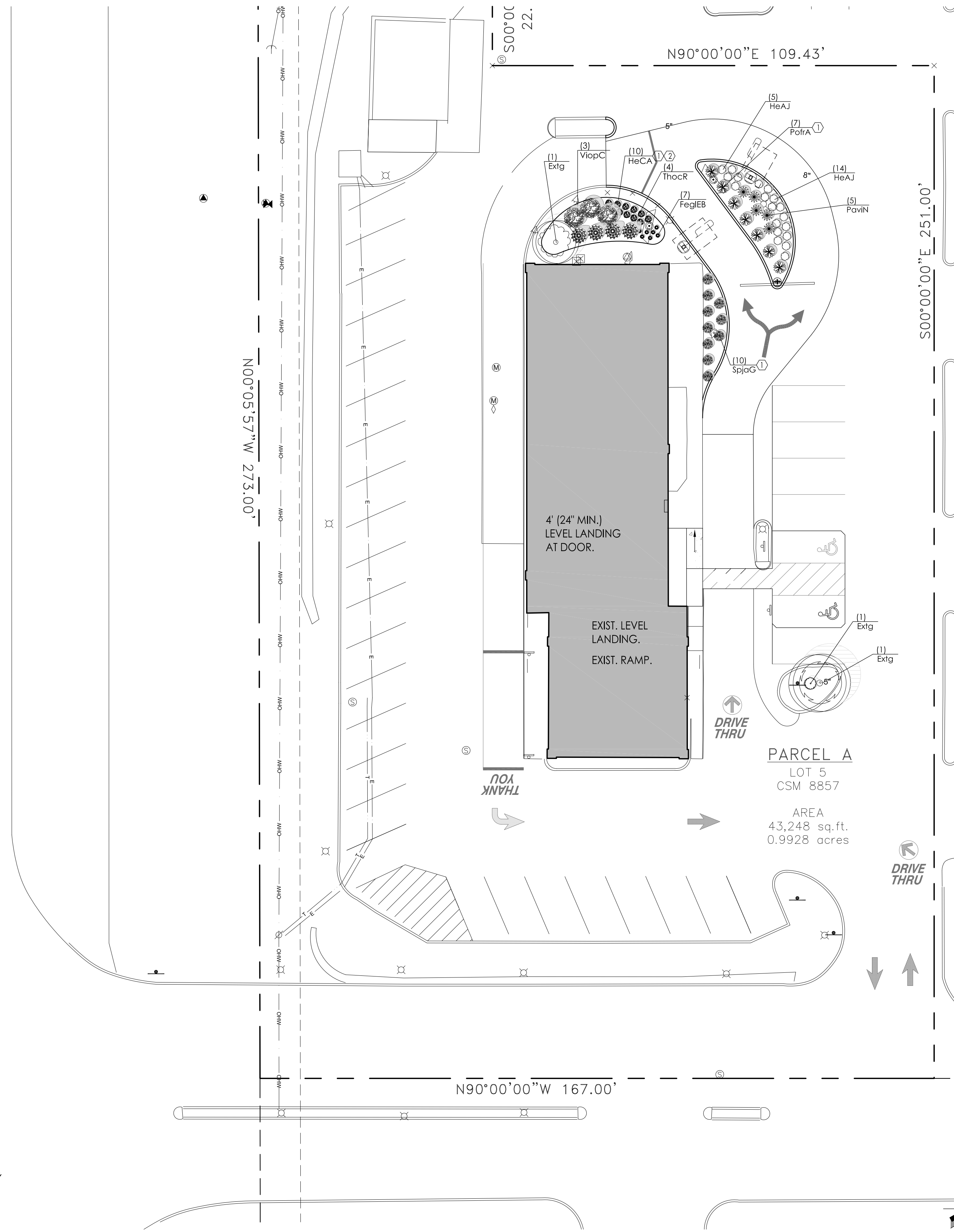
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 08/14/15
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L15-056
Sheet Number:

LSP1.1



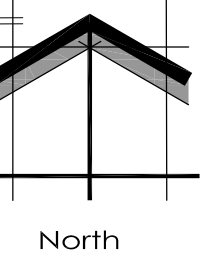
MEADOWBROOK RD. (C.T.H. TT)
200' PUBLIC R.O.W.

1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
-	Extg	○	Existing	Existing	Existing	
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	HeAJ	○	Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily	4 1/2' Pot	
7	FegIEB	☼	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1-Gal - Cont	
5	PavIN	☼	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	HeAJ	○	Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily	4 1/2' Pot	
10	HeCA	☼	Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2' pot	

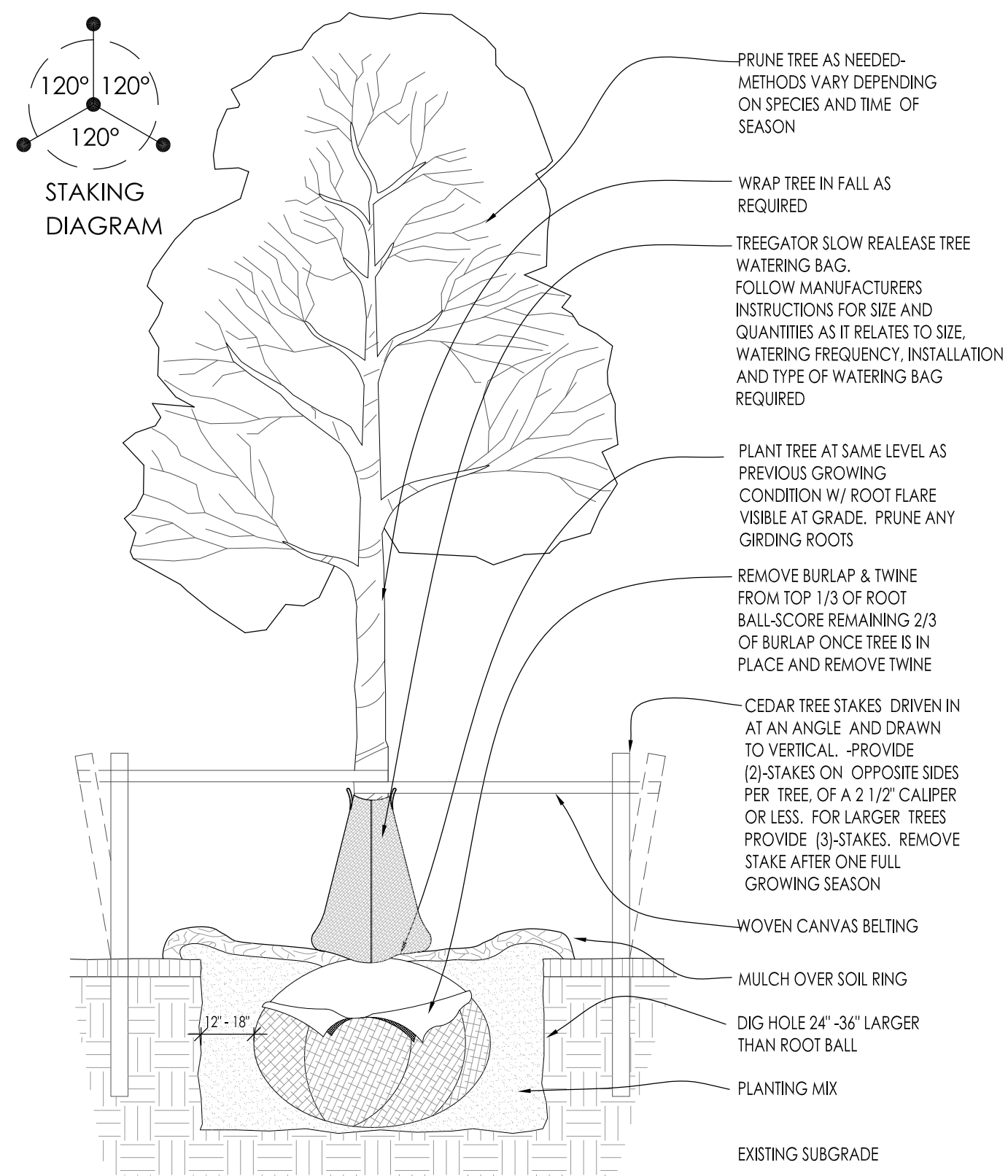
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Shrub						
7	Pofra	☼	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	18" - Cont	
10	SpjaG	☼	Spiraea japonica 'Galen'	Double Play Artist Spiraea	1-Gal - Cont	
3	ViopC	☼	Viburnum opulus 'Compactum'	European cranberrybush	18" - 24" - B&B	
-	Extg	○	Existing	Existing	Existing	
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	ThocR	☼	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	18" - 24" - Cont	



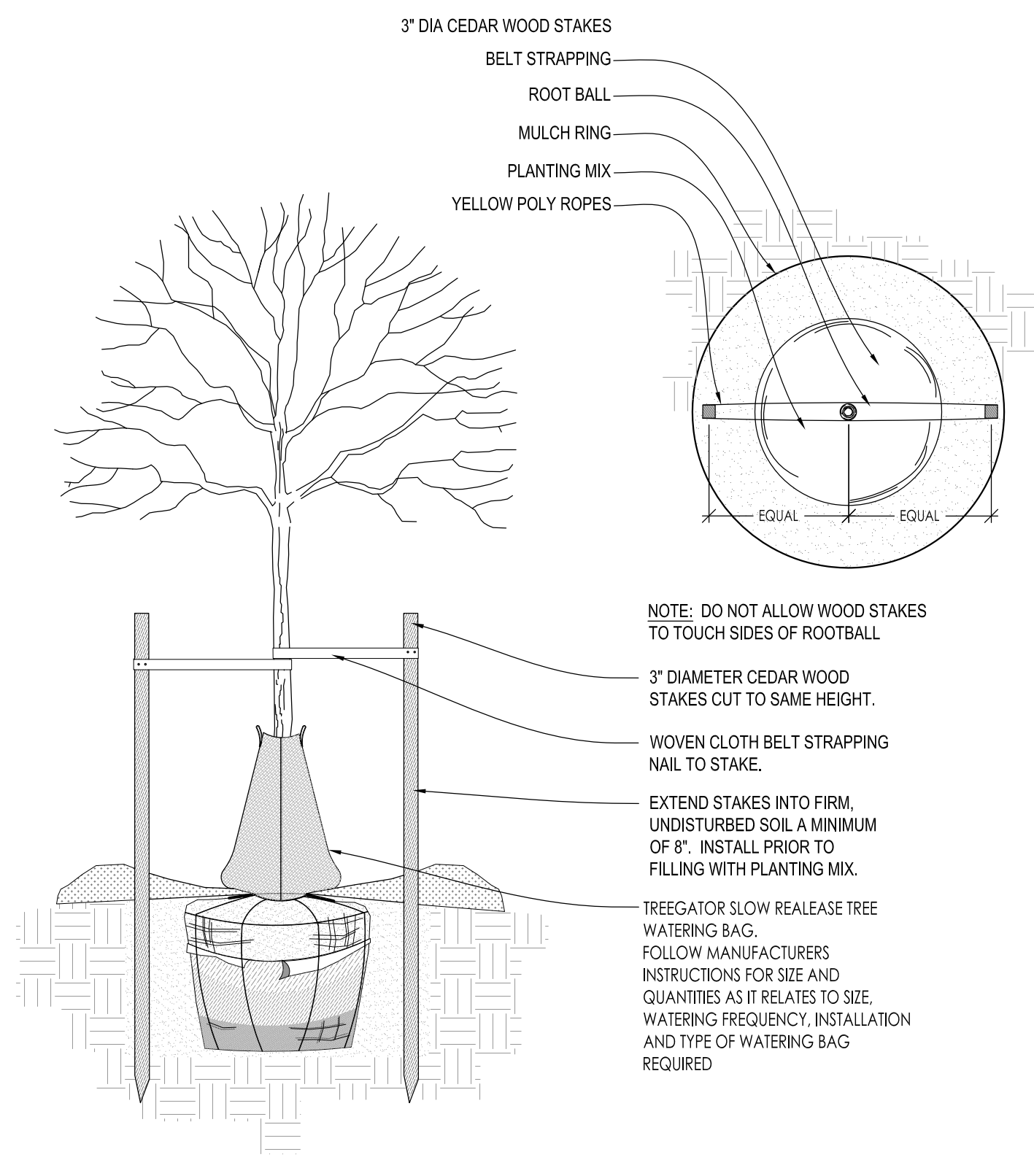
SCALE: 1" = 16'-0"

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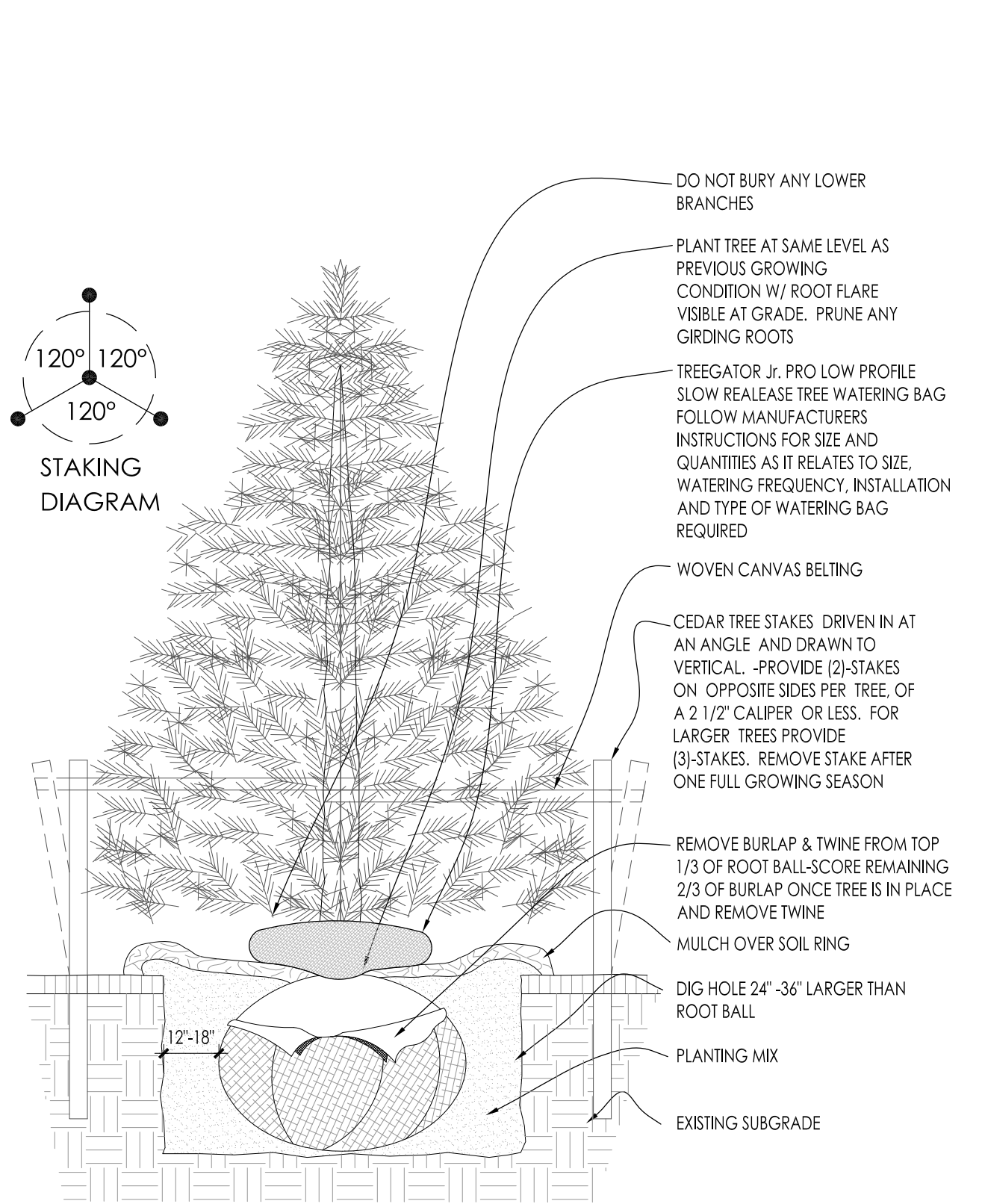
L15-056 - McDonald's Restaurant, Waukesha, WI - 08/14/15



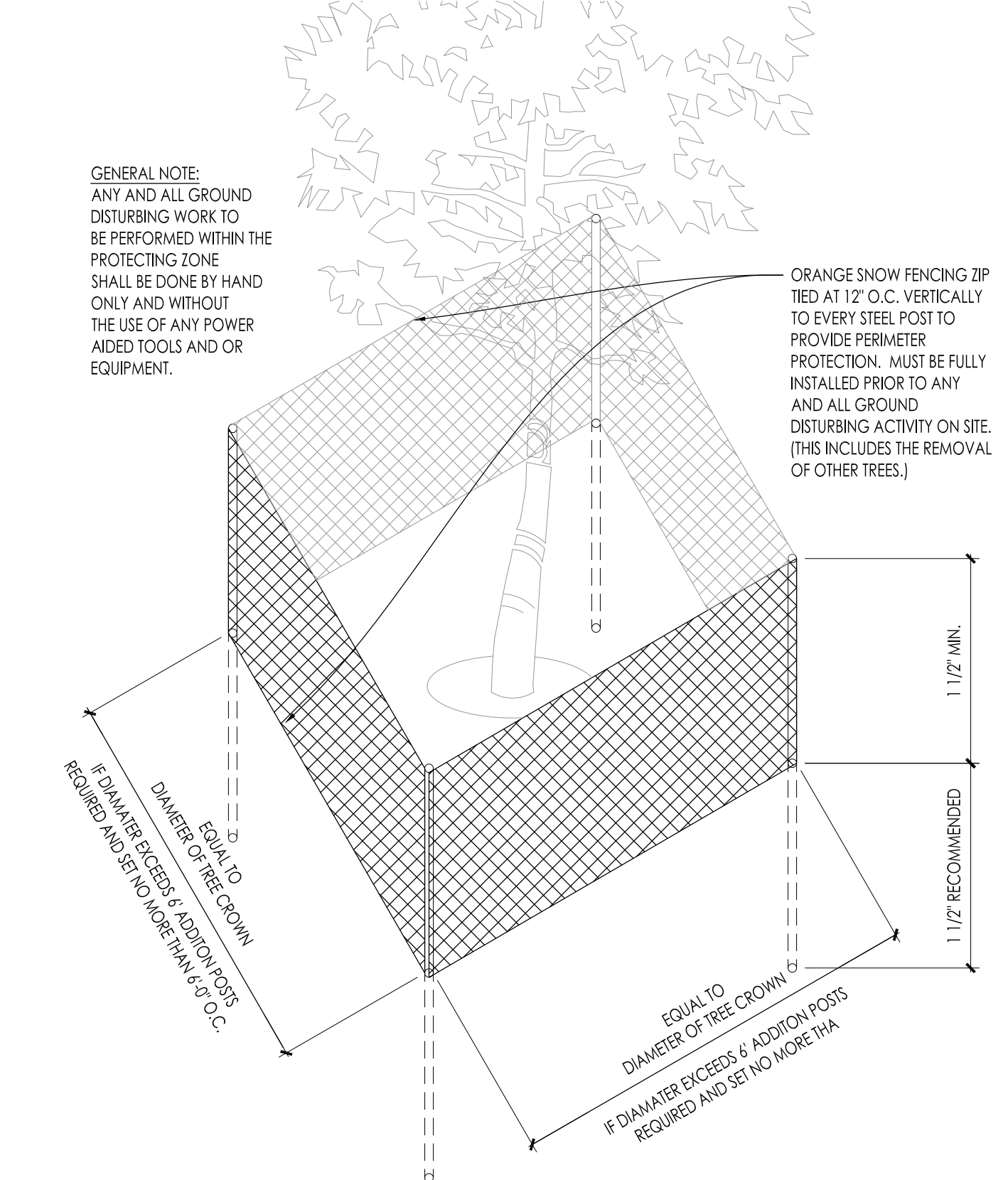
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



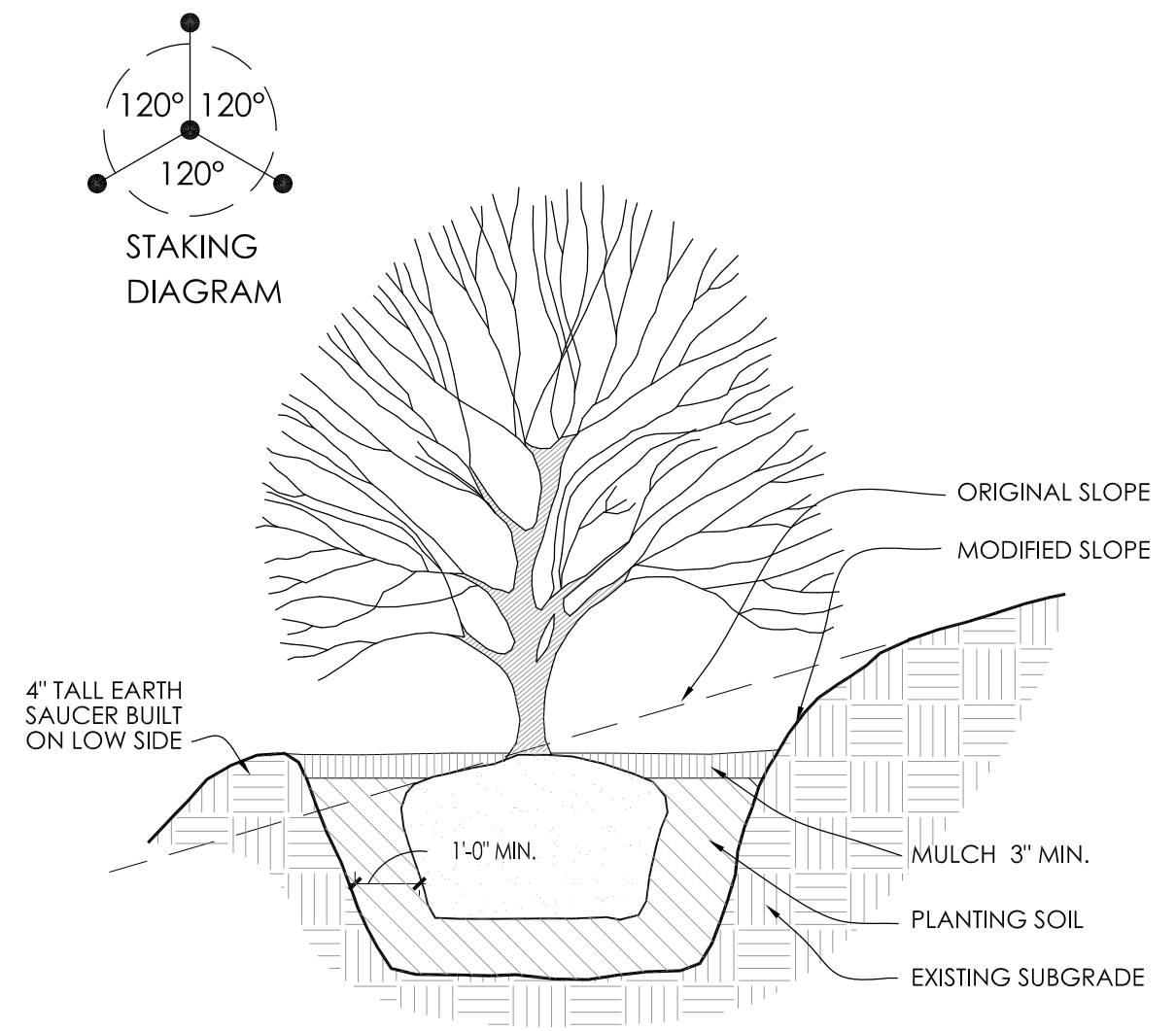
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



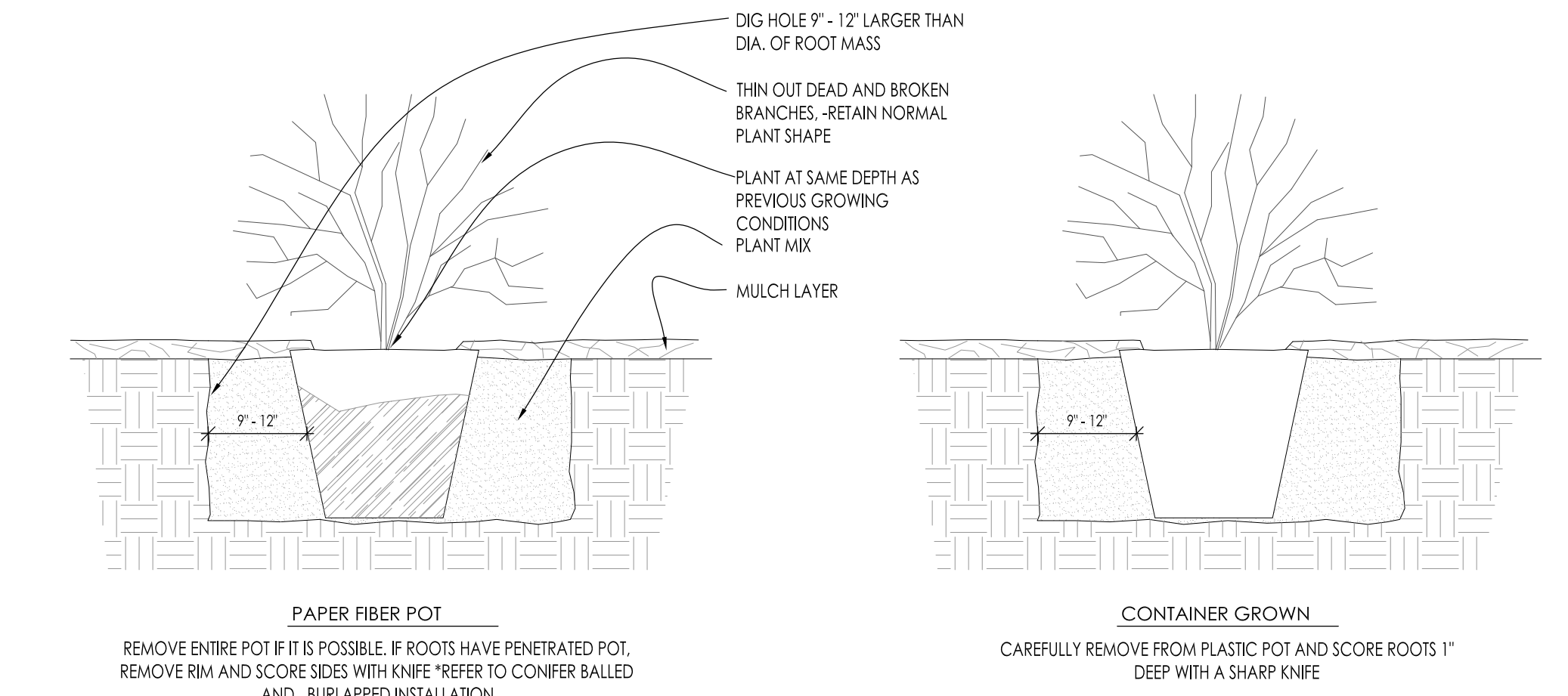
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



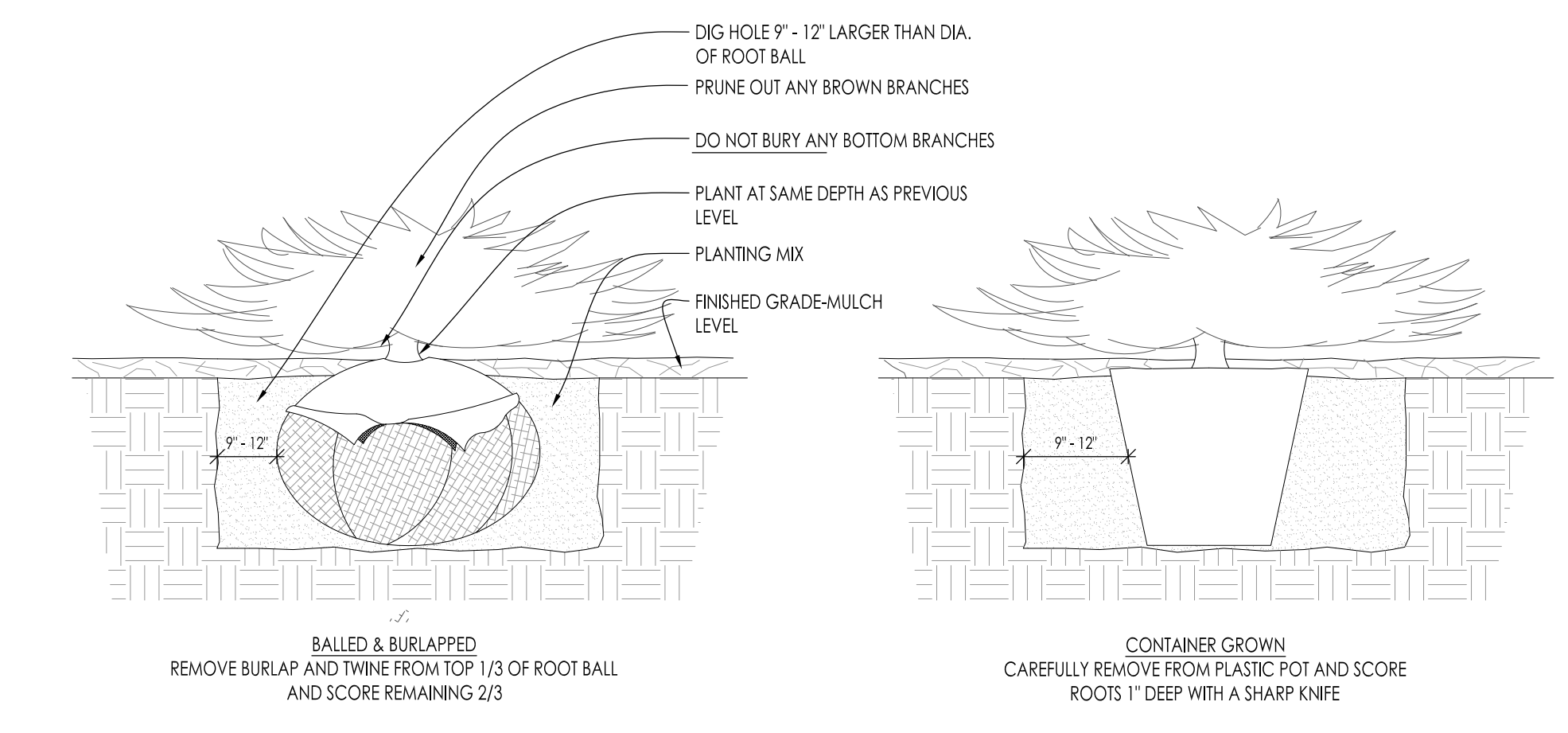
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



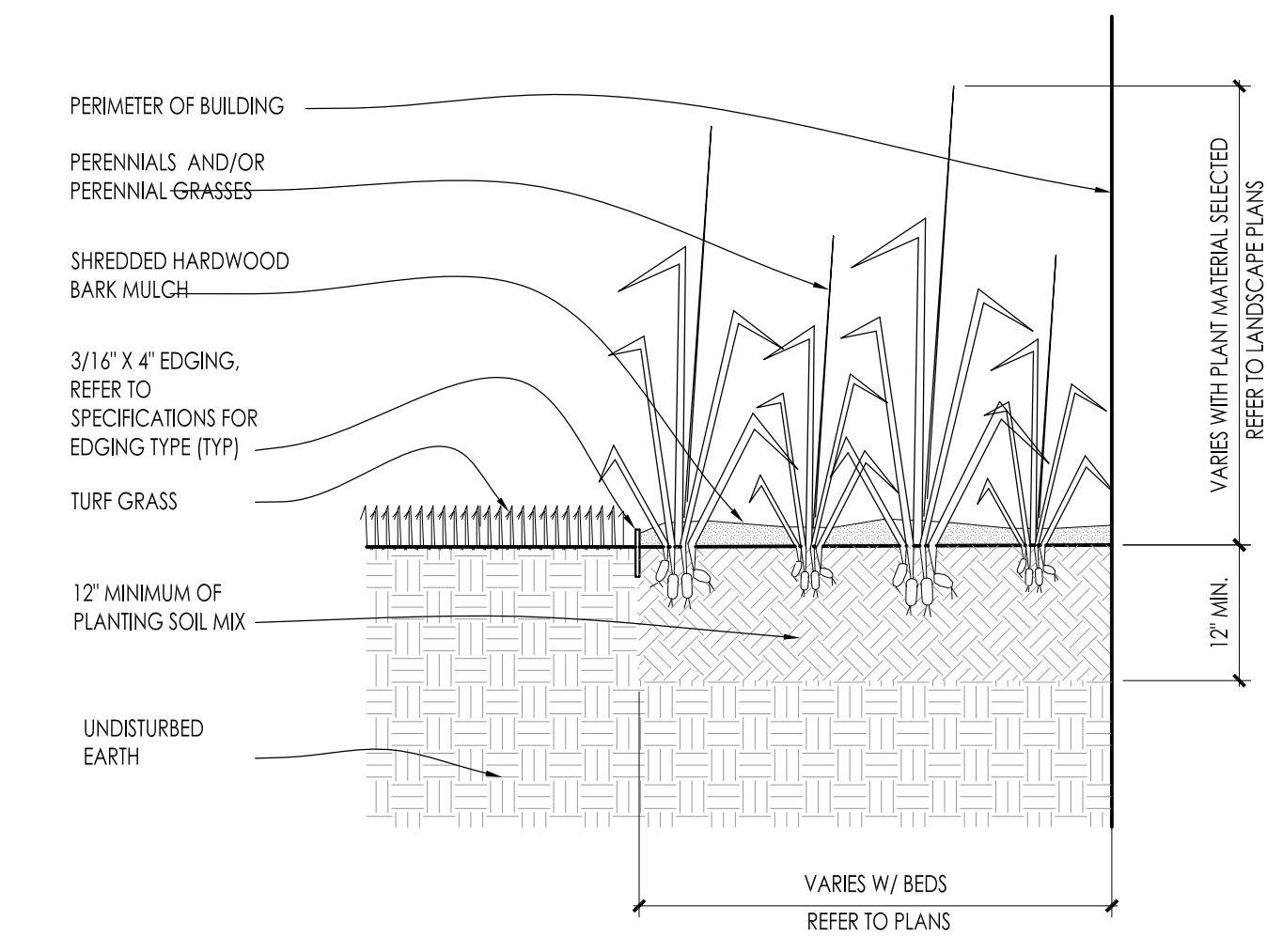
5 SLOPE PLANTING DETAIL SCALE: NONE



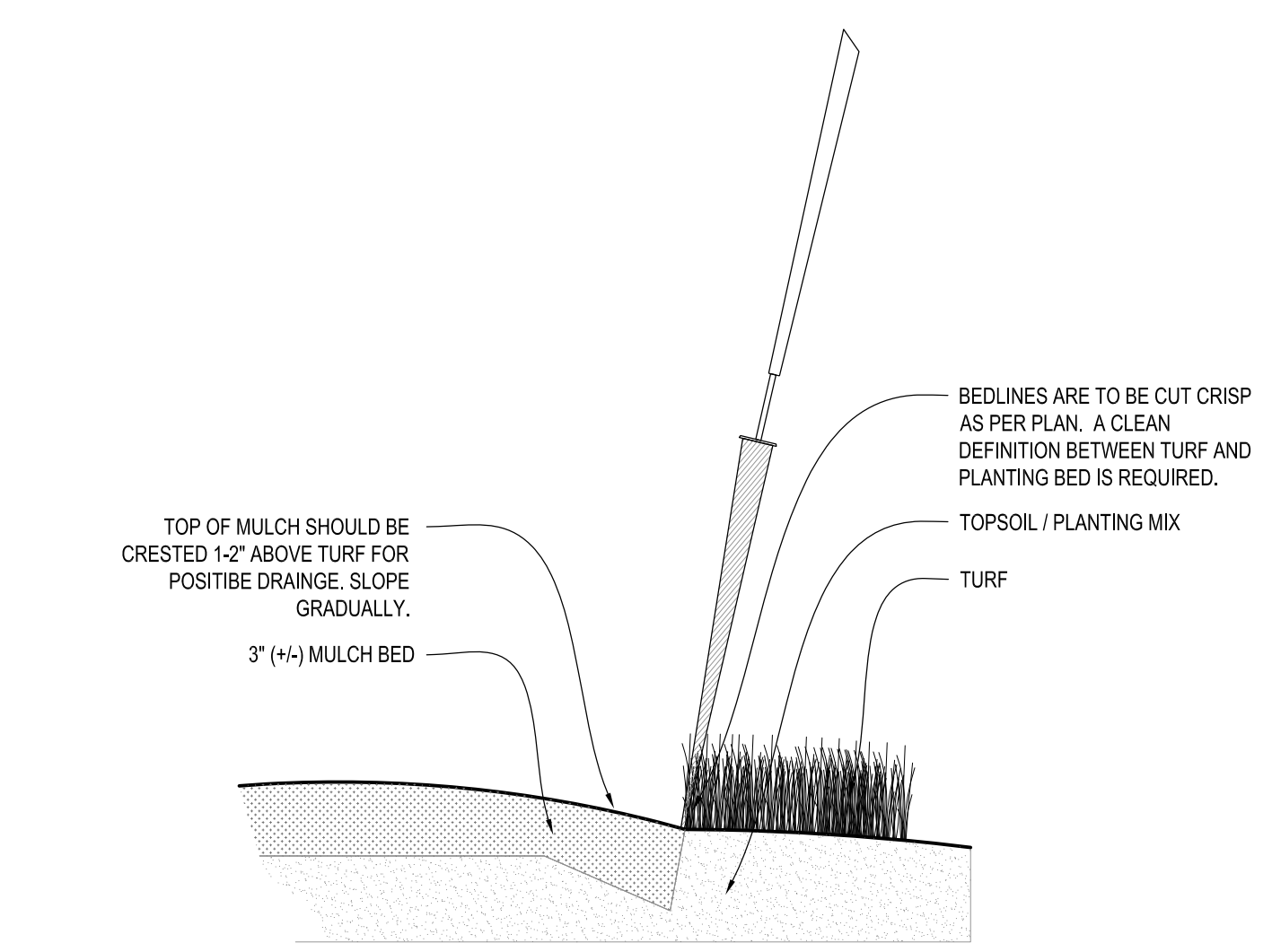
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

Project:
McDonald's Restaurant
Meadowbrook Road
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
08/14/15		Plan Commission Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 08/14/15
Scale: As Noted
Drawn By: MCD
Job Number: L15-056
Sheet Number:

LSP1.2

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