



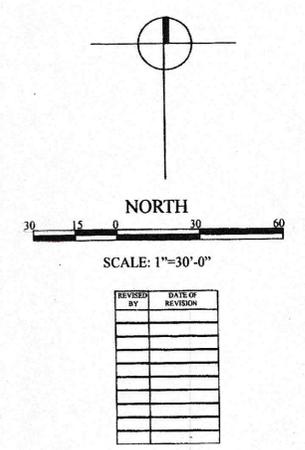
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
2	ACER FREE 'MARMO'	RED MAPLE	2"
1	ACER SACH 'GREEN MOUNTAIN'	SUGAR MAPLE	2"
2	CELTIS SP. 'CHICAGOLAND'	HACKBERRY	2"
1	QUERCUS RUBRA	RED OAK	2"
2	TILIA 'GREENSPIRE'	LINDEN	2'
3	ULMUS SP. 'HOMESTEAD'	ELM	2"
ORNAMENTALS			
1	AMELANCHIER CANADENSIS	SERVICEBERRY	6'
1	BETULA NIGRA	RIVER BIRCH	6'
2	MALUS SP. 'RED BARRON'	RED BARRON CRAB	2"
2	MALUS SP. 'PROFUSION'	PROFUSION CRAB	2"
1	MALUS SP. 'SPRING SNOW'	SPRING SNOW CRAB	2"
2	SYRINGA RET. 'IVORY SILK'	JAPANESE TREE LILAC 2"	
EVERGREENS			
1	PICEA ABIES	NORWAY SPRUCE	6'
3	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE	6'
3	PINUS STROBUS	WHITE PINE	6'
2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6'
SHRUBS/PERENNIALS			
5	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18"
6	FORSYTHIA 'SUNRISE'	FORSYTHIA	30"
10	PANICUM 'SHENANDOAH'	SHENANDOAH GRASS	1 GAL
6	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30"

NOTES AND SPECIFICATIONS

- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
- ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN SHREDDED HARDWOOD BARK MULCH IN A 5' DIAMETER MOW RING.
- ALL PLANTING BEDS TO RECEIVE 3" MIN. SHREDDED BARK MULCH.
- ALL PLANTING BEDS TO BE SPADE EDGED.
- ALL PLANT MATERIAL TO BE OF SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN).
- ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
- ALL TREE, SHRUB BACK FILL MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
- ALL PERENNIAL PLANTING MIX TO BE:
3 PARTS CLEAN PULVERIZED TOP SOIL
1 PART MUSHROOM COMPOST
1 PART SAND
40 # / 100 SF GYPSUM
(TILL 2" OF THIS MIX IN 6-8" DEEP)
- CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% -PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION.
- CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION.
- CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITY LINES, ESCAPE WINDOWS, CONDENSER UNITS, UTILITY METERS AND OVERHEAD UTILITY LINES.

NOTE:
BUILDINGS #4 & 5 TO HAVE WASHED GRAVEL AND WEED BARRIER INSTALLED UNDER RAISED DECKS TO EASE MAINTENANCE REQUIREMENTS
WASHED STONE TO BE 1-1/2"-2" STONE DEPTH TO BE 3" MIN
TYPAR WEED BARRIER OR EQUAL TO BE INSTALLED UNDERNEATH STONE BED



PRAIRIE SONG COURTYARDS

WAUKESHA, WISCONSIN
JANUARY 8, 2026
BY: SLS



SITE LANDSCAPING

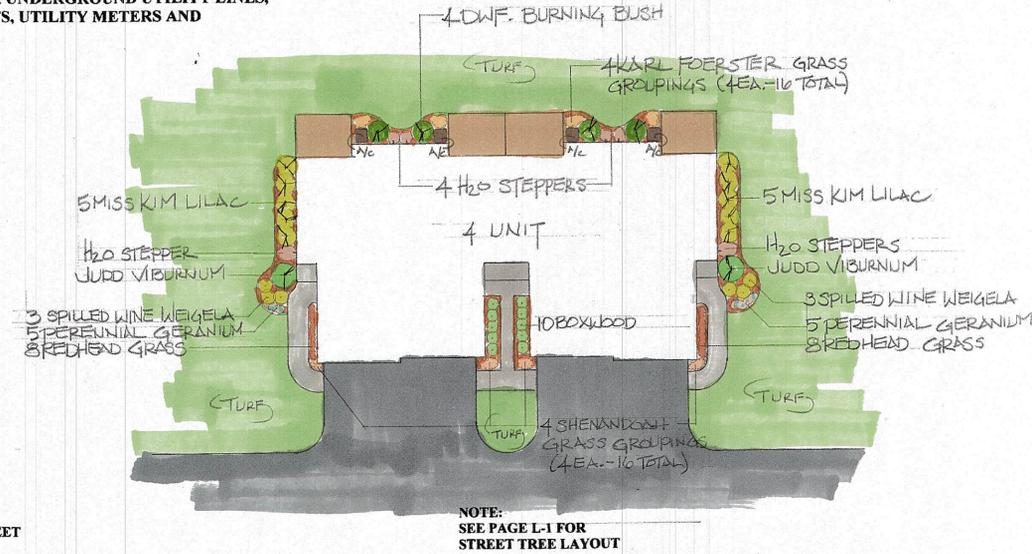
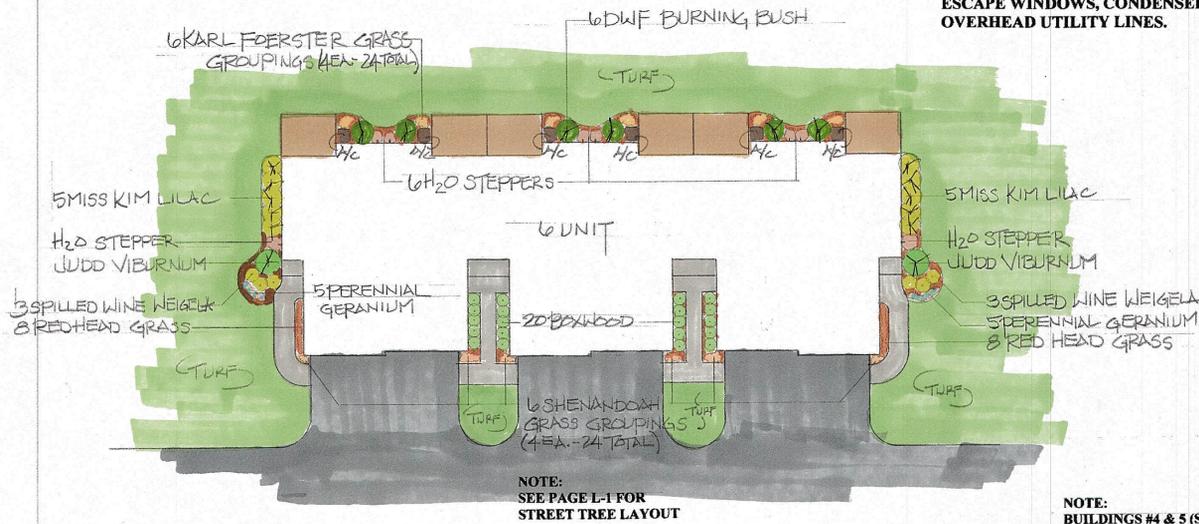
SHEET
L-1

NOTES AND SPECIFICATIONS

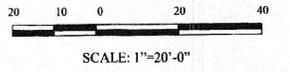
1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
2. ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN SHREDDED HARDWOOD BARK MULCH IN A 5' DIAMETER MOW RING.
3. ALL PLANTING BEDS TO RECEIVE 3" MIN. SHREDDED BARK MULCH.
4. ALL PLANTING BEDS TO BE SPADE EDGED.
5. ALL PLANT MATERIAL TO BE OF SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN).
6. ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
7. ALL TREE, SHRUB BACK FILL MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
8. ALL PERENNIAL PLANTING MIX TO BE:
3 PARTS CLEAN PULVERIZED TOP SOIL
1 PART MUSHROOM COMPOST
1 PART SAND
40 # / 100 SF GYPSUM
(TILL 2" OF THIS MIX IN 6-8" DEEP)
9. CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% -PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION.
10. CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT ALL UTILITIES PRIOR TO STARTING PROJECT.
11. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION.
12. CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITY LINES, ESCAPE WINDOWS, CONDENSER UNITS, UTILITY METERS AND OVERHEAD UTILITY LINES.

6 UNIT PLANT SCHEDULE			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
PERENNIALS			
24	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER GRASS	1 GAL
10	GERANIUM SANG. 'MAX FREI'	PERENNIAL GERANIUM	1 GAL
24	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH GRASS	1 GAL
16	PENNISETUM ALOPEC. 'REDHEAD'	REDHEAD GRASS	1 GAL
SHRUBS			
20	BUXUS MICROPHYLLA 'CHICAGOLAND GREEN'	BOXWOOD	18"
6	EUONYMUS ALATUS 'COMPACTUS'	DWF BURNING BUSH	30"
10	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30"
2	VIBURNUM X JUDDII	JUDD VIBURNUM	30"
6	WEIGELA SP. 'SPILLED WINE'	SPILLED WINE WEIGELA	24"

4 UNIT PLANT SCHEDULE			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
PERENNIALS			
16	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER GRASS	1 GAL
10	GERANIUM SANG. 'MAX FREI'	PERENNIAL GERANIUM	1 GAL
16	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH GRASS	1 GAL
16	PENNISETUM ALOPEC. 'REDHEAD'	REDHEAD GRASS	1 GAL
SHRUBS			
10	BUXUS MICROPHYLLA 'CHICAGOLAND GREEN'	BOXWOOD	18"
4	EUONYMUS ALATUS 'COMPACTUS'	DWF BURNING BUSH	30"
10	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30"
2	VIBURNUM X JUDDII	JUDD VIBURNUM	30"
6	WEIGELA SP. 'SPILLED WINE'	SPILLED WINE WEIGELA	24"



NOTE:
BUILDINGS #4 & 5 (SEE SHEET L-1) TO HAVE WASHED GRAVEL AND WEED BARRIER INSTALLED UNDER RAISED DECKS TO EASE MAINTENANCE REQUIREMENTS
WASHED STONE TO BE 1-1/2"-2" STONE DEPTH TO BE 3" MIN
TYPAR WEED BARRIER OR EQUAL TO BE INSTALLED UNDERNEATH STONE BED



REVISED BY	DATE OF REVISION

UNIT LANDSCAPING DETAILS

PRAIRIE SONG COURTYARDS

WAUKESHA, WISCONSIN
JANUARY 8, 2026
BY: SLS



Lighting Plan



LEGEND:

---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
---	EXISTING WATER MAIN
○	EXISTING HYDRANT
---	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
□	EXISTING TRANSFORMER
□	EXISTING ELECTRIC PEDESTAL
□	EXISTING TELEPHONE PEDESTAL
□	EXISTING CATV PEDESTAL
●	EXISTING POWER POLE
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
○	PROPOSED WATER MAIN
○	PROPOSED HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM INLET
○	PROPOSED STORM END SECTION

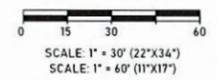
DEVELOPMENT SUMMARY

Existing Zoning/Use: RM-2 (PUD)
 Parcel Area: 175,527 s.f. (4.03 ac)

Proposed Development: 3-4-unit & 2-6-unit Bldgs
 Proposed Units: 24 units
 Density: 5.96 units/acre

Lot Coverage
 Building: 24,703 s.f.
 Pavement/Patio: 42,289 s.f.
 Total Impervious: 66,992 s.f. (38.2%)
 Open Space: 108,535 s.f. (61.8%)

- Post Mount Coach lamps Black (6 total)
- Garage Coach Lights (24)
- EB4 Mailbox (2) Location (Black)



811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PROJECT:
PRAIRIE SONG COURTYARDS
 CITY OF WAUKESHA, WISCONSIN
 BY: BIELINSKI COMMERCIAL, LLC.
 1830 MEADOW LN., SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
06/23/25	CITY SUBMITTAL

DATE: JUNE 23, 2025

JOB NUMBER: 01006

DESCRIPTION: PROPOSED SITE PLAN

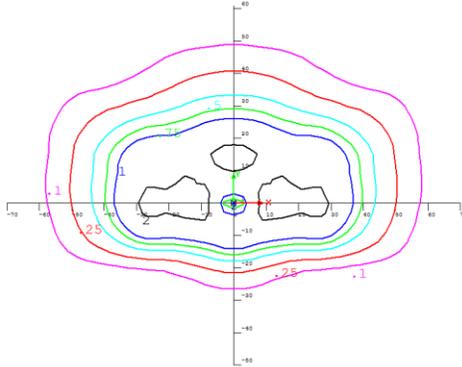
SHEET
 C1.1

LED POST TOP FIXTURES



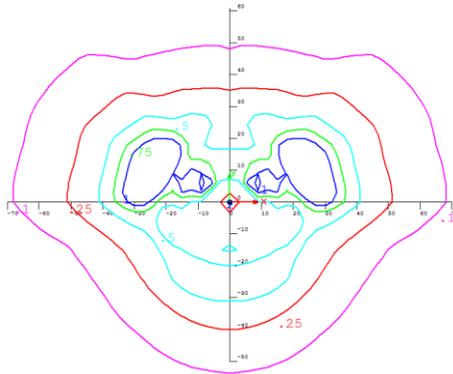
Coach Fixture
Available in Black

COACH						
Lumen Output	Fixture Class	Rated Watts	Billed kWh	Installation Charge	Monthly Rate <84 months	Monthly Rate >84 months
MED 3000°K	H	80	28-30	*	\$12.56	\$11.74



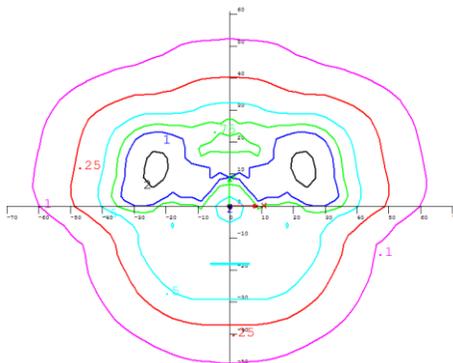
Acorn Fixture
Available in Black & Green

ACORN						
Lumen Output	Fixture Class	Rated Watts	Billed kWh	Installation Charge	Monthly Rate <84 months	Monthly Rate >84 months
MED 3000°K	H	70	25-27	*	\$12.30	\$11.48



Paragon Fixture
Available in Black & Green

PARAGON						
Lumen Output	Fixture Class	Rated Watts	Billed kWh	Installation Charge	Monthly Rate <84 months	Monthly Rate >84 months
MED 3000°K	M	60	22-24	*	\$14.74	\$14.46



* Installation charge for all Non-Standard systems is the estimated installed cost of the lighting and related facilities



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1400
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
PRAIRIE SONG COURTYARDS

CITY OF WAUKESHA, WISCONSIN
BY: BIELINSKI COMMERCIAL, LLC.
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
06/23/25	CITY SUBMITTAL

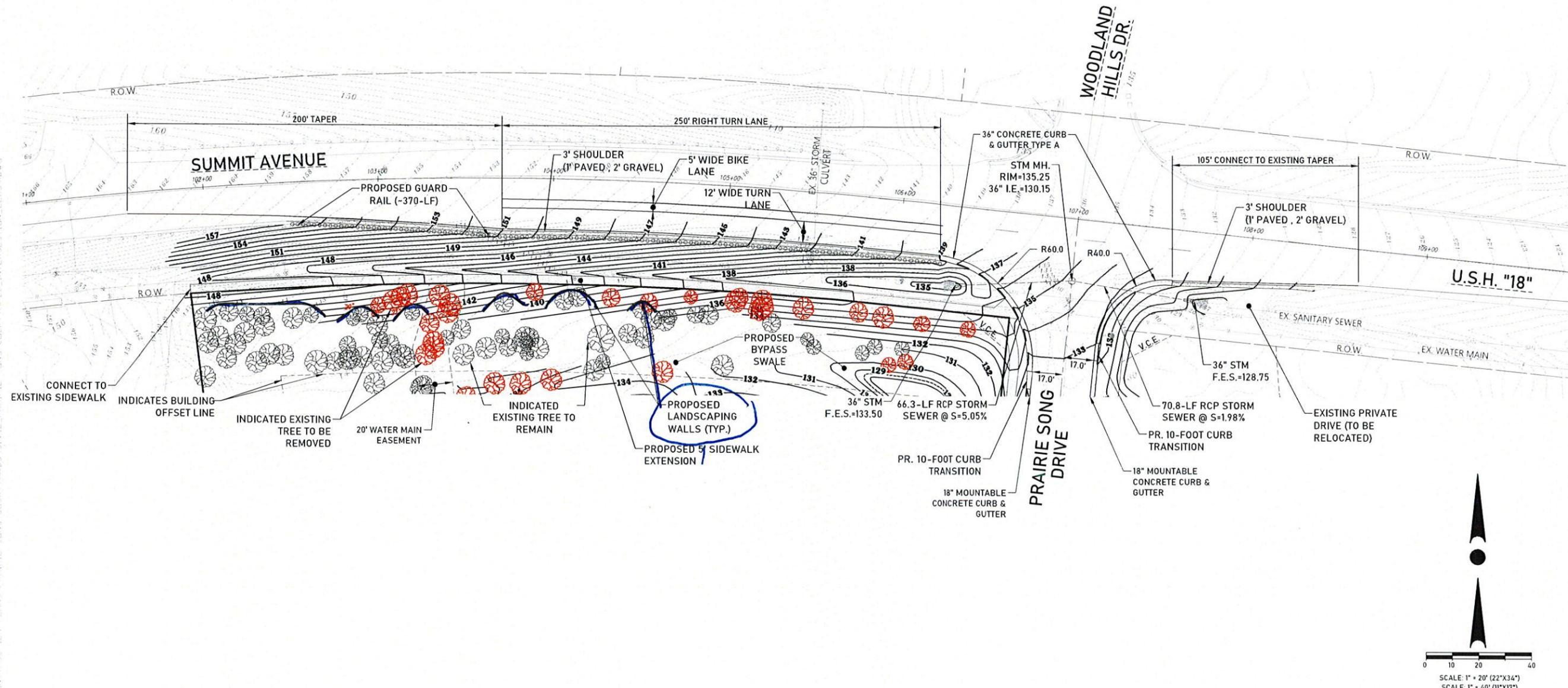
DATE:
JUNE 23, 2025

JOB NUMBER:
01006

DESCRIPTION:
INTERSECTION
DETAILS

SHEET

C5.0

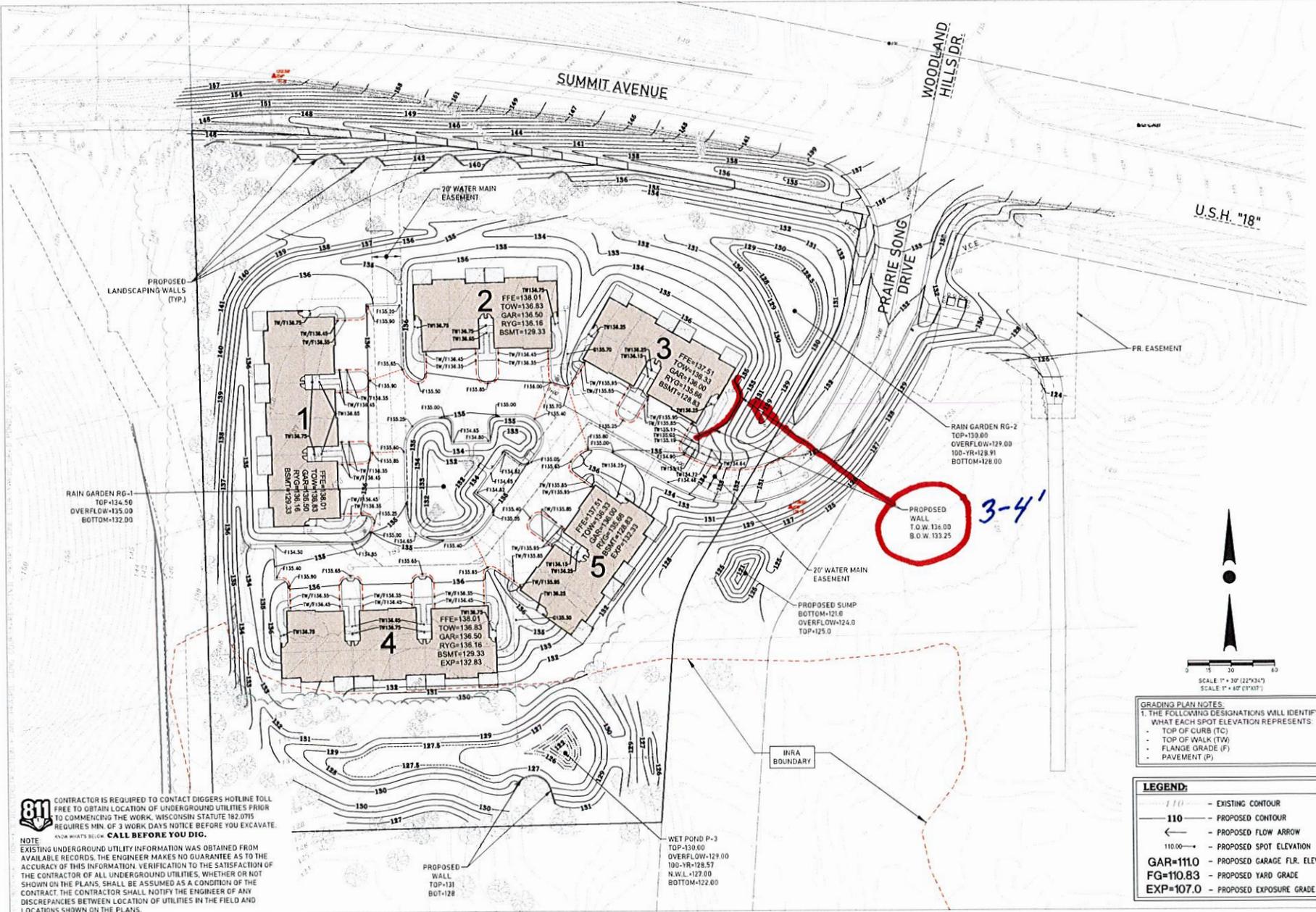


811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

NOTE:
THIS PLAN IS NOT FOR CONSTRUCTION AND IS FOR REFERENCE ONLY. SEE SUMMIT AVENUE (USH 18) DEVELOPMENT PLAN FOR CONSTRUCTION DETAILS.

P:\PROJECTS\2025\06\01\01006\01006_01_PRAIRIE_SONG_COURTYARDS_CIVIL_PRAIRIE_SONG_COURTYARDS_INTERSECTION_C5.0.DWG



PROJECT:
PRAIRIE SONG COURTYARDS
 CITY OF WAUKESHA, WISCONSIN
 BY: BIELINSKI COMMERCIAL, LLC.
 1830 MEADOW LN., SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
04/23/25	CITY SUBMITTAL

DATE: JUNE 23, 2025

JOB NUMBER: 01006

DESCRIPTION:
 GRADING & DRAINAGE PLAN

SHEET

C2.0



GRADING PLAN NOTES:
 1. THE FOLLOWING DESIGNATIONS WILL IDENTIFY WHAT EACH SPOT ELEVATION REPRESENTS
 • TOP OF CURB (TC)
 • TOP OF WALK (TW)
 • FLANGE GRADE (F)
 • PAVEMENT (P)

LEGEND:
 --- -- EXISTING CONTOUR
 --- -- PROPOSED CONTOUR
 ← -- PROPOSED FLOW ARROW
 110.00 -- PROPOSED SPOT ELEVATION
 GAR=111.0 -- PROPOSED GARAGE FLR. ELEV.
 FG=110.83 -- PROPOSED YARD GRADE
 EXP=107.0 -- PROPOSED EXPOSURE GRADE

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 192.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.