



RESEARCH DRIVE MULTI-FAMILY HOUSING

10701 Research Drive
Wauwatosa, WI 53226

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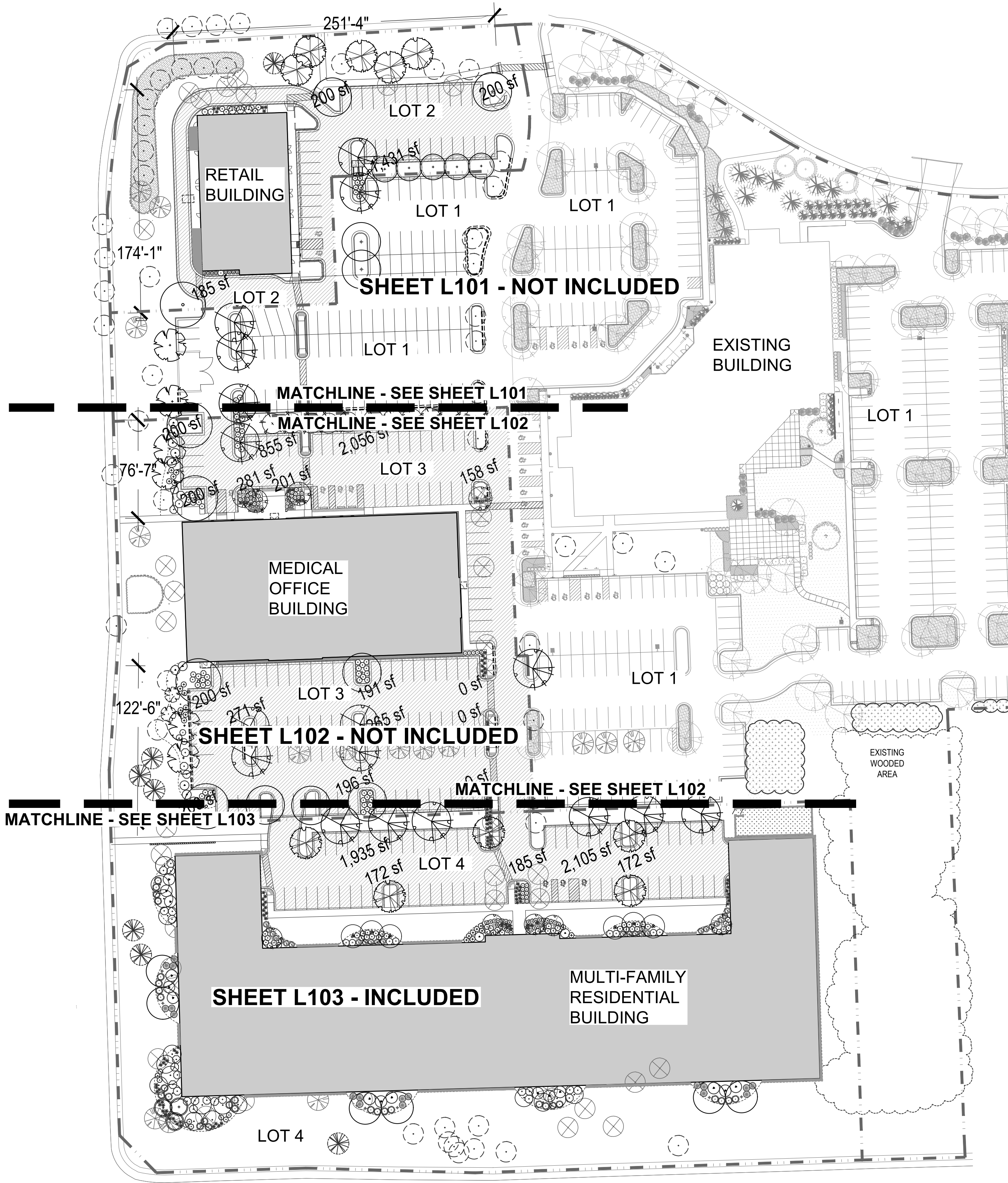
- LANDSCAPE
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MILWAUKEE COUNTY RESEARCH PARK SUBMITTAL

09/06/2023

PROJECT NUMBER: 721110-06



1

L100

OVERALL SITE LANDSCAPE PLAN

SCALE: 1" = 50'-0"

PLAN LEGEND



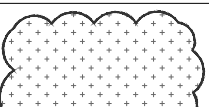
EXISTING DECIDUOUS TREE TO BE PRESERVED



EXISTING EVERGREEN TREE TO BE PRESERVED



EXISTING PLANT BED



SNOW STORAGE AREAS



EXISTING DECIDUOUS TREE TO BE REMOVED



EXISTING EVERGREEN TREE TO BE REMOVED

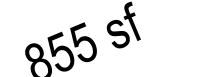
VUA DIAGRAM LEGEND



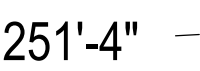
VEHICLE USE AREA (VUA)



LOT BOUNDARY LINE



AREA OF INTERNAL PARKING LOT GREEN SPACE



LENGTH OF PARKING LOT PERIMETER ALONG R.O.W.

LANDSCAPE CALCULATIONS FOR PERIMETER VEHICULAR USE AREAS - LOT 2:

PROPOSED RETAIL BUILDING:
PERIMETER LENGTH OF VEHICULAR USE AREA (VUA) ADJACENT TO STREET PUBLIC RIGHT OF WAY (ROW) - 425 L.F.

REQUIRED DECIDUOUS TREES AND SHRUBS (2 TREES AND 8 SHRUBS PER 50 L.F.)

DECIDUOUS TREES: 17 TREES REQUIRED / 12 EXISTING DECIDUOUS TREES PRESERVED IN PLACE + 5 NEW DECIDUOUS TREES ADDED | SHRUBS: 68 REQUIRED / 125 EXISTING SHRUBS PRESERVED IN PLACE

LANDSCAPE CALCULATIONS FOR INTERIOR VEHICULAR USE AREAS - LOT 2:

PROPOSED RETAIL BUILDING:
17,004 SQUARE FEET (SF) TOTAL VEHICULAR USE AREA (VUA)
TOTAL MINIMUM INTERIOR LANDSCAPE AREA (TMILA) IS 1,700 SF (10% OF 17,004 SF)

PROVIDED GREEN SPACE AS PER THE CURRENT PLAN = 1,831 SF

PER CITY ORDINANCE: 24.12.030 INTERIOR VEHICULAR USE AREA LANDSCAPING:

"LANDSCAPE ISLANDS AND MEDIAN MUST HAVE AN AREA OF AT LEAST 135 SQUARE FEET AND BE AT LEAST 10 FEET IN WIDTH."

"SHADE TREES MUST BE PROVIDED IN INTERIOR LANDSCAPE ISLANDS AT A MINIMUM RATE OF ONE TREE PER 180 SF OF REQUIRED INTERIOR LANDSCAPE AREA.

1,700 S.F. DIVIDED BY 180 S.F. = 10 TREES REQUIRED | TREES: 9 PROVIDED + 1 EXISTING DECIDUOUS TREE TO BE PRESERVED IN PLACE

LANDSCAPE CALCULATIONS FOR PERIMETER VEHICULAR USE AREAS - LOT 3:

PROPOSED MEDICAL OFFICE BUILDING:
PERIMETER LENGTH OF VEHICULAR USE AREA (VUA) ADJACENT TO STREET PUBLIC RIGHT OF WAY (ROW) - 199 L.F.

REQUIRED DECIDUOUS TREES AND SHRUBS (2 TREES AND 8 SHRUBS PER 50 L.F.)

DECIDUOUS TREES: 8 TREES REQUIRED / 4 EXISTING DECIDUOUS TREES PRESERVED IN PLACE & 4 ADDITIONAL DECIDUOUS TREES PROVIDED / SHRUBS: 32 REQUIRED / 32 SHRUBS PROVIDED

LANDSCAPE CALCULATIONS FOR INTERIOR VEHICULAR USE AREAS - LOT 3:

PROPOSED MEDICAL OFFICE BUILDING:
47,576 SQUARE FEET (SF) TOTAL VEHICULAR USE AREA (VUA)
TOTAL MINIMUM INTERIOR LANDSCAPE AREA (TMILA) IS 4,757 SF (10% OF 47,576 SF)

PROVIDED GREEN SPACE AS PER THE CURRENT PLAN = 5,274 SF

PER CITY ORDINANCE: 24.12.030 INTERIOR VEHICULAR USE AREA LANDSCAPING:

"LANDSCAPE ISLANDS AND MEDIAN MUST HAVE AN AREA OF AT LEAST 135 SQUARE FEET AND BE AT LEAST 10 FEET IN WIDTH."

"SHADE TREES MUST BE PROVIDED IN INTERIOR LANDSCAPE ISLANDS AT A MINIMUM RATE OF ONE TREE PER 180 SF OF REQUIRED INTERIOR LANDSCAPE AREA.

4,757 S.F. DIVIDED BY 180 S.F. = 27 TREES REQUIRED | TREES: 26 PROVIDED + 1 EXISTING DECIDUOUS TREE TO BE PRESERVED IN PLACE

LANDSCAPE CALCULATIONS FOR INTERIOR VEHICULAR USE AREAS - LOT 4:

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING:
20,903 SQUARE FEET (SF) TOTAL VEHICULAR USE AREA (VUA)
TOTAL MINIMUM INTERIOR LANDSCAPE AREA (TMILA) IS 2,090 SF (10% OF 20,903 SF)

PROVIDED GREEN SPACE AS PER THE CURRENT PLAN = 4,569 SF

PER CITY ORDINANCE: 24.12.030 INTERIOR VEHICULAR USE AREA LANDSCAPING:

"LANDSCAPE ISLANDS AND MEDIAN MUST HAVE AN AREA OF AT LEAST 135 SQUARE FEET AND BE AT LEAST 10 FEET IN WIDTH."

"SHADE TREES MUST BE PROVIDED IN INTERIOR LANDSCAPE ISLANDS AT A MINIMUM RATE OF ONE TREE PER 180 SF OF REQUIRED INTERIOR LANDSCAPE AREA.

2,090 S.F. DIVIDED BY 180 S.F. = 12 TREES REQUIRED | TREES: 11 PROVIDED + 1 EXISTING DECIDUOUS TREE TO BE PRESERVED IN PLACE

LANDSCAPE CALCULATIONS FOR PERIMETER VEHICULAR USE AREAS - LOT 4:

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING:
PERIMETER LENGTH OF TOTAL VEHICULAR USE AREA (VUA) ADJACENT TO STREET PUBLIC RIGHT OF WAY (R.O.W.) - 0 L.F.

DOES NOT REQUIRE ANY DECIDUOUS TREES AND SHRUBS TO BE PROVIDED BECAUSE VEHICLE USE AREA IS NOT ADJACENT TO THE STREET R.O.W.



new eden

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Irgens

Overall Site
Landscape
Plan

NOT FOR
CONSTRUCTION

These documents are for
review purposes only.

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REVISIONS:

GMP SET/DESIGN DEV'T. 6/15/2023

ADDENDUM #1 8/24/2023

PROJECT NO.: 22004-EUA-R2

SCALE: 1" = 20'-0"

DATE: 08-14-2023

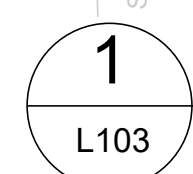
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SHEET:



NOTE: AUTOMATED LANDSCAPE IRRIGATION SYSTEM TO BE INSTALLED.
LANDSCAPE IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY
LANDSCAPE CONTRACTOR OR IRRIGATION CONSULTANT

L100



SCALE: 1" = 20'-0"

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Deciduous Trees						
Ace / Cel	6	Acer x freemanii 'Celzam' PP 7279	Celebration Maple	2 1/2"-3"	BB	
Ace / Nor	6	Acer truncatum x A. plat. 'Keithsform' PP7,529	Norwegian Sunset Maple	2 1/2"-3"	BB	
Ame / Aut	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	BB	multi-stem
Bet / Dak	18	Betula pataphylla 'Fargo' PP10,963	Dakota Pinnacle Asian White Birch	1 1/2"-2"	BB	
Gle / Imp	2	Gleditsia triacanthos 'Impcole' PP 1605	Imperial Honeylocust	2 1/2"-3"	BB	
Mal / Roy	3	Malus 'JFS-KW5'	Royal Raindrops Crabapple	1 1/2"-2"	BB	
Ost / vir	5	Ostrya virginiana	Ironwood	2 1/2"-3"	BB	
Til / Gre	5	Tilia cordata 'Greenspire' PP 2086	Greenspire Linden	2 1/2"-3"	BB	
Evergreen Shrubs						
Jun / Sea	29	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" - 30"	Cont.	
Tax / Tau	24	Taxus x media 'Tauntonii'	Taunton Yew	18" - 24"	Cont.	
Evergreen Shrubs (broadleaf)						
Bux / Mou	27	Buxus x 'Green Mound'	Green Mound Boxwood	18" - 24"	Cont.	

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Deciduous Shrubs						
Cal / flo	2	Calycanthus floridus	Carolina allspice	30" - 36"	Cont.	
Cor / Bai	15	Cornus sericea var. baileyi	Bailey Redosier Dogwood	30" - 36"	Cont.	
Cor / ame	23	Corylus americana	American Filbert	30" - 36"	Cont.	
Fot / Mou	9	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	30" - 36"	Cont.	
Hyd / Van	18	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	3 gallon	Cont.	
Hyd / Jet	8	Hydrangea quercifolia 'PillHG-I' PP25,319	Jetstream Oakleaf Hydrangea	3 gallon	Cont.	
Rhu / Gro	44	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.	
Sam / Lem	9	Sambucus racemosa 'SMNSRD4' PPAF	Lemony Lace Elderberry	2 gallon	Cont.	
Spi / fri	10	Spiraea fritschiana	Fritsch Spirea	15" - 18"	Cont.	
Perennials						
Hos / Sum	9	Hosta 'Sum and Substance'	Sum and Substance Hosta	1 gallon	Cont.	
Ornamental Grasses						
Cal / Kar	26	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	
Pan / Nor	18	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gallon	Cont.	
Sch / Sta	28	Schizachyrium scorparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gallon	Cont.	

SCALE IN FEET

0 20 40

NORTH

NOTE: AUTOMATED LANDSCAPE IRRIGATION SYSTEM TO BE INSTALLED.
LANDSCAPE IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY
LANDSCAPE CONTRACTOR OR IRRIGATION CONSULTANT



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COMP SET/DESIGN DEV'T.	6/15/2023
CONDITIONAL USE	9/6/2023

SHEET:

L103



LANDSCAPE CONSTRUCTION NOTES

LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.

ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND ADDITIONAL INFORMATION PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

ROUGH GRADING AND DRAINAGE CONSTRUCTION IS TO BE COMPLETED PRIOR TO LANDSCAPE CONTRACTOR'S WORK. VERIFY ALL EXISTING SITE AND GRADING CONDITIONS PRIOR TO CONSTRUCTION.

ALL AREAS DISTURBED BY GRADING OR SITE CONSTRUCTION SHALL BE FINE GRADED, PLANTED, OR SEEDED. SEE PLAN FOR SEED LOCATIONS. SEE NOTES FOR SPECIFIED SEED MIXES AND INSTALLATION PROCEDURES.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 ULESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON THE PLAN AND PROVIDE A LIST TO THE CLIENT IDENTIFYING THE SPECIES AND SIZES TO BE USED THROUGHOUT THE PROJECT. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SUBSTANDARD PLANTING MATERIAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE IMMEDIATELY.

PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO THE ADJUSTMENT OF PLANTS.

CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON THE PLAN AND PROVIDE A LIST TO THE CLIENT IDENTIFYING THE SPECIES AND SIZES TO BE USED THROUGHOUT THE PROJECT. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SUBSTANDARD PLANTING MATERIAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE IMMEDIATELY.

SOIL PREPARATION FOR PERENNIAL AND GROUNDCOVER PLANTING BEDS SHALL BE AS FOLLOWS:

- A. REMOVE ALL ROOTS, LUMPS, STONES, SOD AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- B. PERENNIAL AND GROUNDCOVER PLANTING BEDS SHALL RECEIVE A TWELVE (12) INCH MIXTURE CONSISTING OF NINE (9) INCH BLENDED TOPSOIL, THREE (3) INCH PURPLE COW CLASSIC COMPOST (PURPLE COW ORGANICS, LLC (608)831-0349 OR APPROVED EQUAL. ADD ½ LB OF 5-10-5 GARDEN FERTILIZER PER 100 SQUARE FEET AND ROTO-TIL AMENDMENTS INTO THE PLANTING SOIL. AVOID DAMAGE TO EXISTING TREE ROOTS WHERE APPLICABLE BY LIGHTLY WORKING AMENDMENTS INTO THE SOIL WITH A PITCH FORK.
- C. MIX AMENDED PLANTING SOIL, EITHER PRIOR TO PLANTING APPLY ON SURFACE OF PLANTING BED AND MIX THOROUGHLY BEFORE PLANTING.
- D. GRADE, RAKE, AND ROLL PLANTING BED WITH ROLLER WEIGHING NOT LESS THAN 25 LBS OR MORE THAN 100 LBS PER LINEAL FOOT SO AS TO LEAVE IN CONDITION TO PLANT.
- E. GRADE PLANTING BEDS TO A TWELVE (12) INCH CROWN AT CENTER.

ALL LAWN AREAS SHALL RECEIVE A BLENDED TOPSOIL MIX TO A DEPTH OF SIX (6) INCHES OVER CLEAN ACCEPTABLE SUBGRADE. ACCEPTABLE CLEAN SUBGRADE IS SUBSOIL THAT DOES NOT HAVE FOREIGN MATERIALS INCLUDING DEBRIS, EXCESSIVE AGGREGATE, AND COMPACTION FROM CONSTRUCTION ACTIVITIES. IF SUBGRADE IS NOT ACCEPTABLE, CONTRACTOR SHALL EXCAVATE AND REMOVE UNACCEPTABLE SUBGRADE A MINIMUM OF TWELVE (12) INCHES IN DEPTH AND REPLACE WITH CLEAN FILL. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF TEN (10) FEET. ROTOTILL BLENDED TOPSOIL INTO PLANTING BED SUBGRADE.

PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL MIXED PLANTING BEDS WITH PERENNIALS, GROUNDCOVER, SHRUBS, AND TREES SHALL RECEIVE A TWO (2) INCH TO (3) THREE INCH LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL SHRUBS AND TREES PLANTED SINGLY OR TOGETHER IN BEDS SHALL RECEIVE A THREE (3) INCH LAYER OF SHREDDED HARDWOOD BARK MULCH. DO NOT ALLOW MULCH TO TOUCH STEMS OR TRUNKS OF PERENNIALS, SHRUBS, OR TREES. UNLESS OTHERWISE NOTED, NO LANDSCAPE FABRIC OR WEED BARRIER IS TO BE INSTALLED OVER PLANT BEDS.

UNLESS OTHERWISE SHOWN, ALL PERENNIALS AND SHRUBS TO BE PLANTED IN A TRIANGULAR ARRANGEMENT. FOR PLANTS NOT SHOWN INDIVIDUALLY, REFER TO SPACING SHOWN IN THE PLANT SCHEDULE AND DETAILS.

LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME THE GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANT BED EDGING - INSTALL COMMERCIAL GRADE, PERMALOC ¾" X 4" ALUMINUM BED EDGING IN MILL FINISH, OR APPROVED EQUAL. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

UNLESS OTHERWISE NOTED DO NOT STAKE TREES LESS THAN OR EQUAL TO 3" CALIPER DIAMETER AT BREAST HEIGHT (DBH).

MAINTENANCE BORDERS - INSTALL MAINTENANCE BORDERS WHERE SHOWN ON THE PLAN. MAINTENANCE BORDER TO CONSIST OF 2.5" LAYER OF MEDIUM MISSISSIPPI STONE OVER LANDSCAPE FABRIC EDGED WITH COMMERCIAL GRADE PERMALOC, OR APPROVED EQUAL, ¾" X 4" ALUMINUM BED EDGING IN MILL FINISH WHERE BORDER ABUTS PLANT BED OR TURF GRASS. INSTALL EDGING PER MANUFACTURER'S SPECIFICATIONS.

BIKE LOCKERS: PROVIDE AND INSTALL (2) BIKE LOCKERS WHERE SHOWN ON PLAN PER MANUFACTURER'S INSTRUCTIONS. BIKE LOCKERS - MADRAX MADLOCKER 1, MODEL NUMBER ML1-1. OR APPROVED EQUAL. ONE DOOR PER UNIT WITH BICYCLE PERFORATED DESIGN AND STEEL U-LOCK AND PADLOCK STYLE HANDLE. BLACK IN COLOR, POWDER COATED FINISH. INSTALL LOCKERS ON 5-INCH DEPTH CONCRETE PAD. ATTACH BIKE LOCKERS TO CONCRETE PAD WITH SPIKE ANCHORS ATTACHED THROUGH PRE-DRILLED HOLES IN THE BOTTOM OF THE LOCKER AS PER MANUFACTURER'S INSTRUCTIONS.

BIKE RACKS: PROVIDE AND INSTALL BIKE RACKS WHERE SHOWN ON THE PLAN PER MANUFACTURER'S INSTRUCTIONS. BIKE RACKS - MADRAX "U" BIKE RACK, MODEL NUMBER U24-IG, OR APPROVED EQUAL. IN GROUND MOUNT. BLACK IN COLOR, POWDER COATED FINISH. PROVIDE 2' SPACING BETWEEN INDIVIDUAL RACKS.

SOD INSTALLATION:

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, TREES, SHRUB, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH. SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES. FINISH GRADE TOPSOIL TO PLUS OR MINUS ½ INCH OF FINISH ELEVATIONS.

APPLY GRANULAR STARTER LAWN FERTILIZER DIRECTLY TO THE SURFACE OF THE FINISH GRADE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. DO NOT CREATE MUDDY SOIL.

LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES.

SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1 ½ INCHES BELOW SOD.

SOIL COMPACTION:

A. WHEN DETRIMENTAL CONDITIONS TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, CLAY FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, SOIL CONTAMINANTS, COMPACTED SOILS DUE TO CONSTRUCTION ACTIVITIES OR LIKE, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THAT AREA.

B. IF COMPACTED SOILS HAVE DEVELOPED DURING CONSTRUCTION PROCESS IN AREAS WHERE PLANTING WILL OCCUR, CONTRACTOR SHALL FIRST TILL AND HARROW SOIL TO A MINIMUM DEPTH OF 8 INCHES PRIOR TO INSTALLATION OF PLANTINGS.

C. IN AREAS WHERE MASONRY BATCH PLANTS HAVE BEEN TEMPORARILY ESTABLISHED ON-SITE, ALL SOILS WITHIN AREA OF BATCH PLANT SHALL BE REMOVED TO FULL DEPTH OF CONTAMINATION AND DISPOSED OFF-SITE. CONTRACTOR SHALL REPLACE REMOVED SOILS WITH PLANTING SOILS AS SPECIFIED IN THIS SECTION.

LANDSCAPE SUBMITTALS:

PROVIDE INFORMATION SUBMITTALS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO CONSTRUCTION;

- PLANT SPECIES, SIZES AND QUANTITIES AND ANY PROPOSED SUBSTITUTIONS
- FERTILIZER AND OTHER SOIL AMENDMENTS
- SHREDDED HARDWOOD MULCH
- STONE MULCH FOR MAINTENANCE BORDER
- ALUMINUM EDGING
- BIKE LOCKERS
- BIKE RACKS

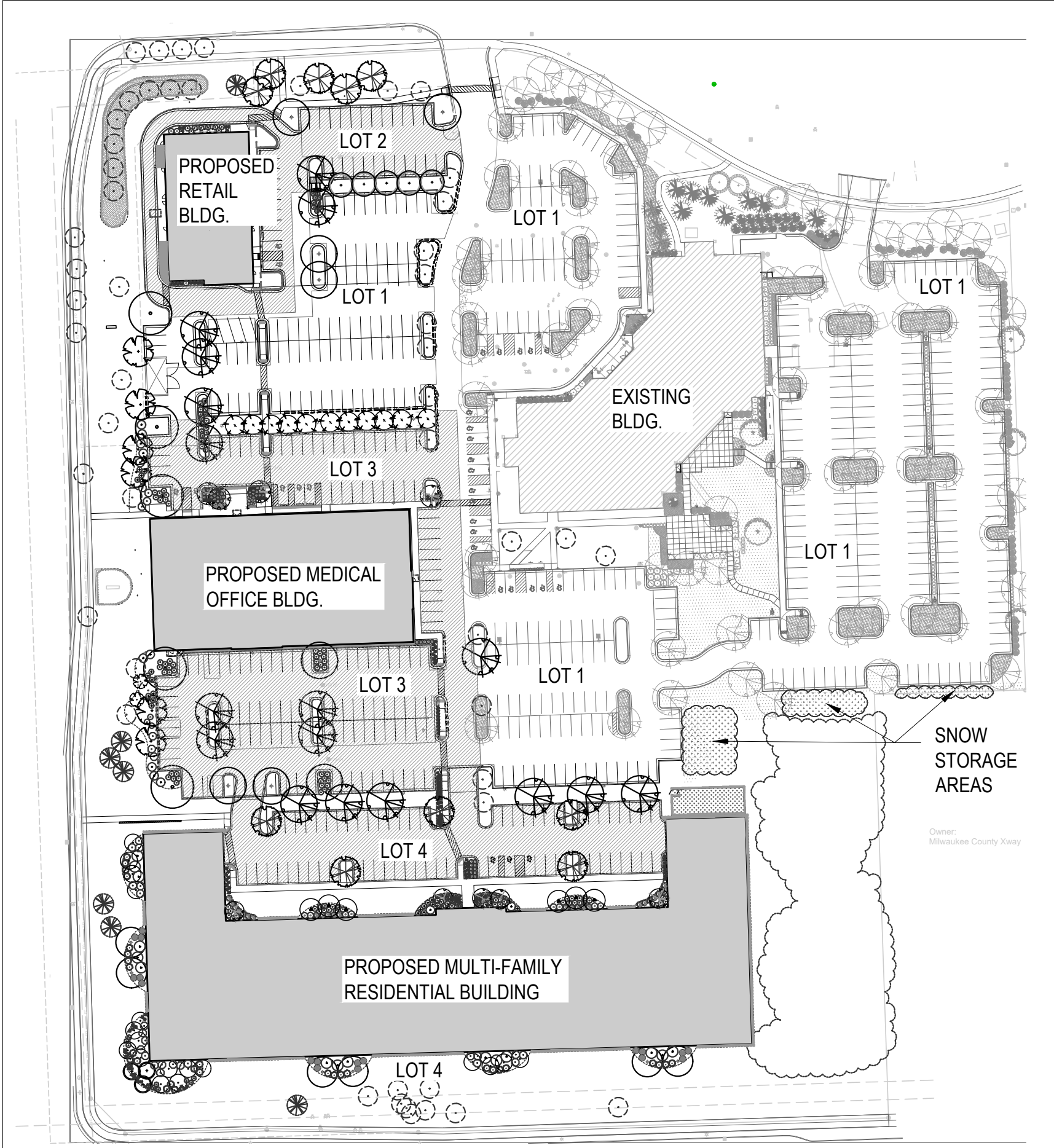
MAINTENANCE:

LANDSCAPE INSTALLER TO PROVIDE 60 DAY INITIAL MAINTENANCE PERIOD AT CONCLUSION OF LANDSCAPE INSTALLATION. INSTALLER IS RESPONSIBLE FOR WATERING SEED/SOD AND PLANTINGS AS WELL AS WEEDING, MOWING, AND CLEANING UP THE EDGING.

GENERAL NOTES/ REQUIREMENTS (CITY OF WAUWATOSA):

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMEDIATION AND RESTORATION REQUIRED IF CONSTRUCTION ACTIVITY OCCURS OUTSIDE OF APPROVED CONSTRUCTION LIMITS.

PERFORMANCE GUARANTEE IS REQUIRED AS PART OF THE APPROVAL PROCESS, PER CODE SECTION 24.12.070. PLEASE BE AWARE THAT THE PERFORMANCE GUARANTEE IS INTENDED TO PROVIDE THE CITY WITH ASSURANCE THAT THE APPROVED LANDSCAPING IS INSTALLED AND MAINTAINED IN A MANNER THAT FULFILLS THE ORDINANCES OUTLINED IN CHAPTER 24. A QUOTE FROM A CONTRACTOR WILL BE REQUIRED AND WILL BE USED TO DETERMINE TO COST OF THE FINANCIAL SURETY THAT IS PUT IN PLACE WITH THE DEVELOPMENT DEPARTMENT. FOLLOWING INSTALLATION, AN AFFIDAVIT WILL BE PROVIDED, STAMPED BY THE LANDSCAPE ARCHITECT, WHICH WILL BEGIN THE ONE-YEAR MAINTENANCE PERIOD. ONE YEAR AFTER THE FIRST AFFIDAVIT IS SUBMITTED, A SECOND ONE IS REQUIRED TO ATTEST TO THE MAINTENANCE AND ESTABLISHMENT OF THE REQUIRED LANDSCAPING. AFTER RECEIPT OF THE SECOND AFFIDAVIT, THE PERFORMANCE GUARANTEE WILL BE RELEASED. THE CITY'S PROCESS TO IMPLEMENT THIS NEW PERFORMANCE GUARANTEE WILL REQUIRE THAT AN APPLICANT SUBMIT THE FINANCIAL SURETY AT THE TIME OF SITE PLAN APPROVAL.



SNOW STORAGE LOCATIONS: not to scale

SNOW STORAGE WILL NOT OCCUR ON THE LANDSCAPED ISLANDS. IN ADDITION TO THE AREAS SHOWN IN THE DIAGRAM, SNOW STORAGE WILL OCCUR ON AREAS OF VACANT PARKING STALLS PER TENANT OCCUPANCY CONDITIONS AND WILL BE REVALUATED ON A YEARLY BASIS.

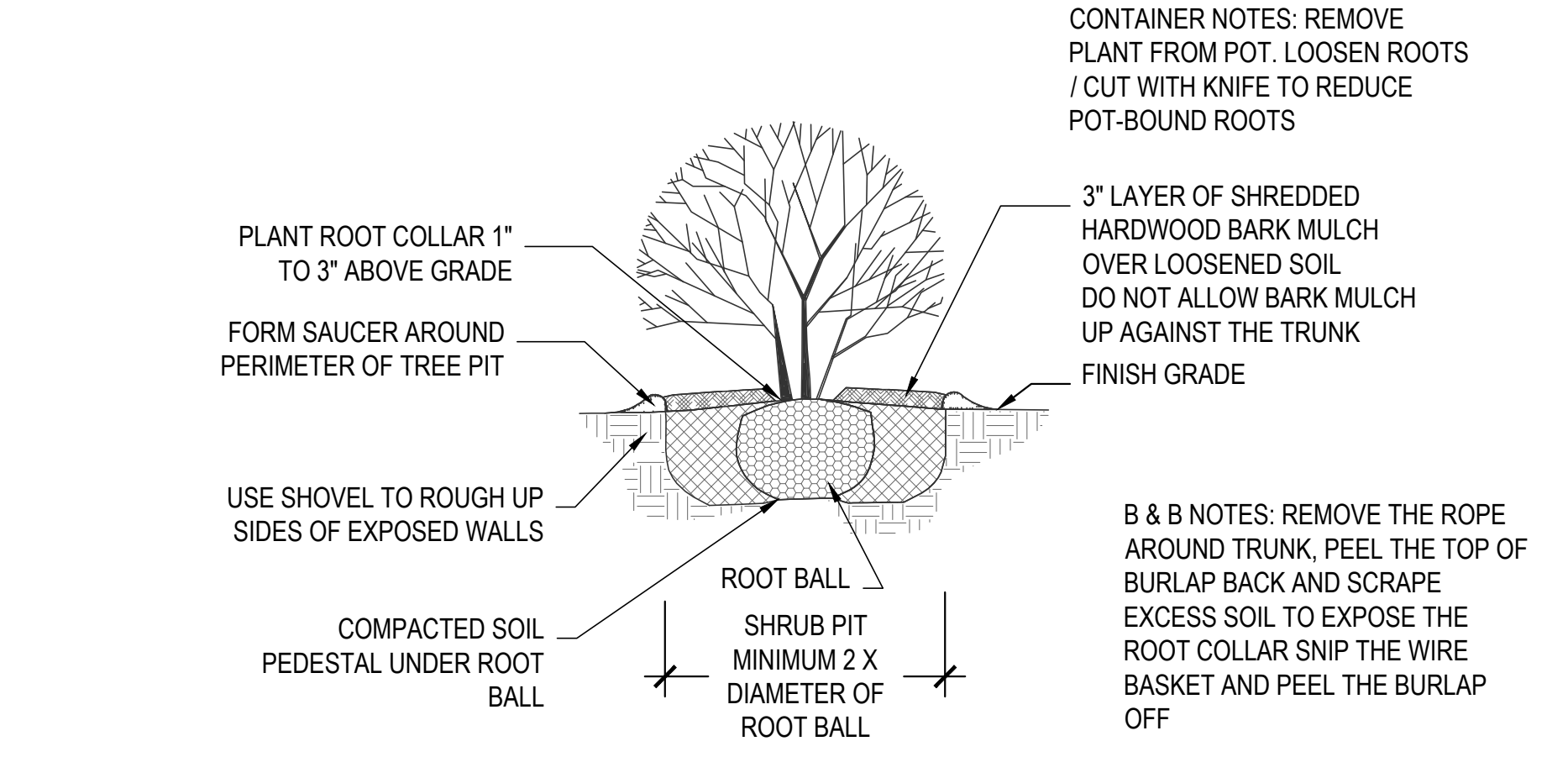
GENERAL TREE PLANTING NOTES:

SOIL NOTES: USE EXISTING SOIL REMOVED FROM HOLE AS BACK FILL. IF THE EXISTING SOIL AT THE SITE IS HEAVY CLAY OR EXCESSIVELY SANDY USE 7/8 PARTS EXISTING SOIL AND 1/8 PART PLANT STARTER SOIL MIX FROM LIESENER SOILS, INC. OR APPROVED EQUAL, (262) 377-2753. WATER TREE IN WELL.

B & B NOTES: REMOVE THE ROPE AROUND TRUNK, PEEL THE TOP OF BURLAP BACK AND SCRAPE EXCESS SOIL TO EXPOSE THE ROOT COLLAR SNIP THE WIRE BASKET AND PEEL THE BURLAP OFF

WISCONSIN LANDSCAPE ARCHITECT
ROBERT M. STYCHURA
LA-87
MILWAUKEE
WIS
08-24-2023

CALL DODGERS HOTLINE
1-800-542-1011
TOLL FREE
1-800-468-0899
REGISTERED LANDSCAPE ARCHITECT
MILWAUKEE, WISCONSIN
MILWAUKEE AREA 255-1191



3

L200

NOT TO SCALE

SHRUB PLANTING DETAIL

2" LAYER OF SHREDDED BARK MULCH. DO NOT MOUND AGAINST PLANT STEMS

PREPARED SOIL (SEE LANDSCAPE NOTES)

FINISH GRADE

SECTION VIEW

PLANTS TO BE STAGGERED IN TRIANGULAR PATTERN OR AS SHOWN ON PLAN

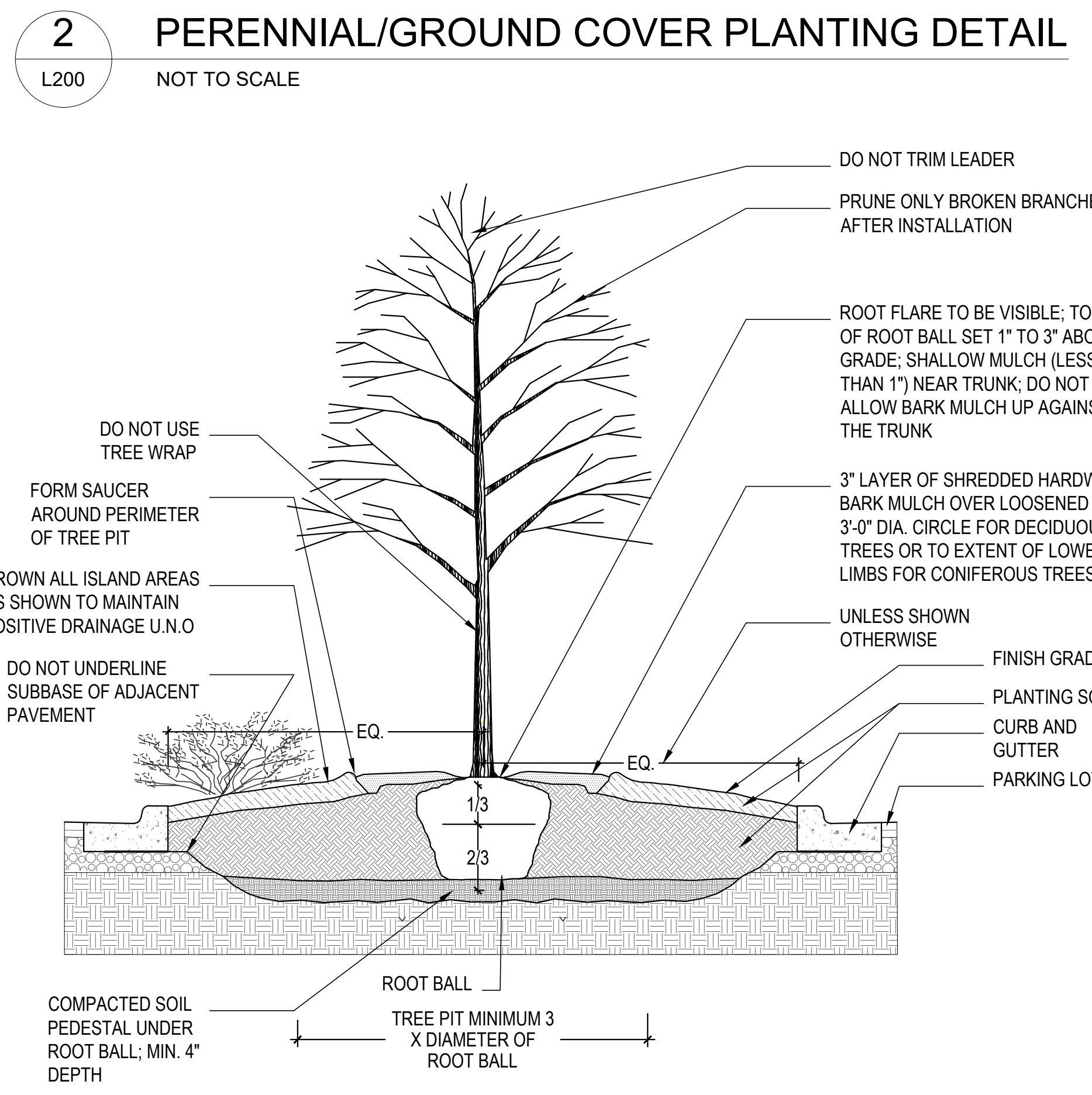
MULCH

EDGE OF BED / PAVEMENT

6" MIN.

PLAN

PLANTING NOTES: REMOVE PLANT FROM CONTAINER. LOOSEN THE ROOTS WITHIN THE ROOT BALL AND CUT ROOT-BOUND ENCIRCLING ROOTS ON THE PERIMETER OF THE ROOT BALL PRIOR TO PLANTING. SETTLE SOIL AROUND THE LOOSENED ROOT BALL PRIOR TO MULCHING. UPON PLANTING, GENEROUSLY WATER TO MINIMIZE TRANSPLANT SHOCK.



1

L200

NOT TO SCALE

TREE PLANTING IN PARKING LOT ISLAND DETAIL

131 W. Seeboth Street, Suite 240
Milwaukee, WI 53204
Tel: (414) 530-1080 www.newedenlandscape.com

RESEARCH ONE
- PHASE 2
10701 W. Research Drive
Wauwatosa, WI 53226

Irgens

Landscape Notes & Details

NOT FOR CONSTRUCTION

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REVISIONS:	
GMP SET/DESIGN DEV'T.	6/15/2023
ADDENDUM #1	8/24/2023
PROJECT NO.:	22004-EUA-R2
SCALE:	1" = 20'-0"
DATE:	09-06-2023
DRWN BY:	JO CHKD BY: RS
SHEET:	

L200