

LANDSCAPING SCHEDULE

TAG	BOTANICAL NAME	COMMON NAME	NATIVE	URBAN	COUNT	SIZE
T1	AMELANCHIER ARBOREA	DOVNY SERVICEBERRY	YES	YES	3	#10, 5' STEM, 2.0" CALIBER
S1	SPIRAEA JAPONICA	DOUBLE PLAY DOOZIE	YES	YES	21	#5, 2 GAL, 24"

COST ESTIMATE (24.12.20)
 AMELANCHIER ARBOREA \$800 X 3 = \$2,400
 SPIRAEA JAPONICA \$53 X 21 = \$1,113
 TOTAL COST ESTIMATE \$3,513
 *PRICES FROM HOME DEPOT AND ITREES.COM



Plan APPROVED Engineering

The approval of this plan shall not be deemed or construed to be a permit for or an approval of any violations of any city, state, or federal laws or regulations of the Rules and Regulations of the Board of Public Works.

WARNING: The construction of any site plan and/or parking lot in violation of this plan before such variation has been approved by the Board of Public Works, constitutes a violation of the Ordinances of the City of Wauwatosa and the Rules and Regulations of the Board of Public Works, and any person, firm or corporation who so violates the aforesaid, will be subject to a fine of up to \$1,000 for each and every day of violation.

Approved By: *Jayne M Matt*
 Date: 11/03/2025
 Permit/Plan: SP2025-0015

SITE AREAS:

EXISTING IMPERVIOUS AREA	8,115 SQ FT
PROPOSED IMPERVIOUS AREA	8,115 SQ FT
*SITE IS CAPPED WITH CONTAMINATED SOIL, PERVIOUS AREA IS ABOVE GRADE PLANTERS	
EXISTING PERVIOUS AREA	32 SQ FT
PROPOSED PERVIOUS AREA	916 SQ FT

REQUIRED PARKING COUNT	9
EXISTING PARKING COUNT	0
HANDICAP STALLS	0
STANDARD STALLS	9
PROPOSED PARKING COUNT	9
HANDICAP STALLS	1
STANDARD STALLS	13

SHORT TERM BIKE PARKING (24.11.08) 2 EXTERIOR
 LONG-TERM BIKE PARKING (24.11.08) 2 INTERIOR

LANDSCAPING GENERAL NOTES

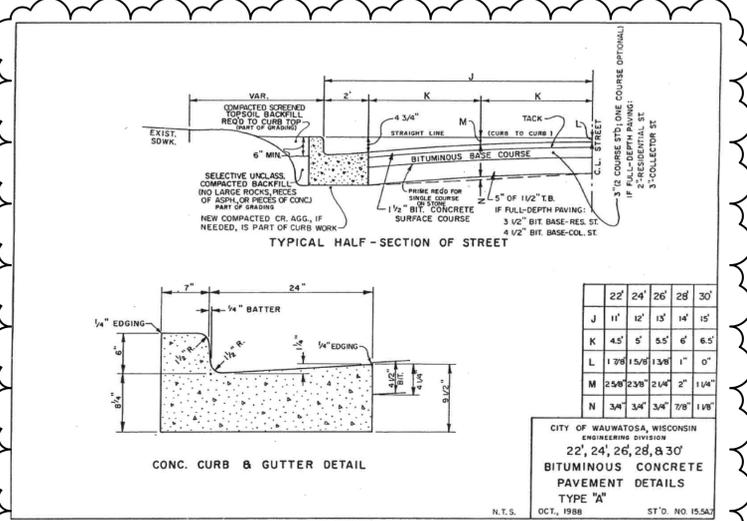
- DESIGN IS BASED ON THE INFORMATION AVAILABLE AT TIME OF DRAWING. FIELD VERIFY ALL SITE DIMENSIONS AND CONDITIONS.
- CONTRACTOR TO FOLLOW BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AND SHALL TAKE ALL MEANS NECESSARY TO STABILIZE AND PROTECT FINAL LANDSCAPING.
- LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO ANY LANDSCAPING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY THE SOIL PH, NITRATES, NUTRIENTS, TEXTURE, SALT, AND ORGANIC MATTER TO BE USED MEETS THE RECOMMENDATIONS OF THE NURSERY FOR EACH PLANT SPECIES.
- CONTRACTOR TO FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS AS NOTED. ALL PLANTS SHALL BE NURSERY-GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THE LOCALITY OF THE PROJECT. PLANTS SHALL CONFORM TO THE BOTANICAL NAMES AND STANDARDS OF SIZE, CULTURE, AND QUALITY FOR THE HIGHEST GRADES AND STANDARDS AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD OF NURSERY STOCK, AMERICAN STANDARDS INSTITUTE, INC. 230 SOUTHERN BUILDING, WASHINGTON D.C. 20009.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZE, QUALITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. REPORT ALL DISCREPANCIES TO THE OWNER.
- ALL PLANTS SHALL BE LEGIBLY TAGGED WITH PROPER BOTANICAL NAME.
- CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR NOT LESS THAN ONE YEAR FROM TIME OF ACCEPTANCE.
- OWNER WILL INSPECT PLANTS UPON DELIVERY FOR CONFORMITY TO SPECIFICATION REQUIREMENTS.
- NO SUBSTITUTIONS OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER.
- IF AN AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, ALL IRRIGATION VALVE BOXES SHALL BE LOCATED WITHIN PLANTING BED AREAS.
- PLANTS SHALL BE APPROPRIATELY WATERED PRIOR TO, DURING, AND AFTER PLANTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CLEAN WATER SUITABLE FOR PLANT HEALTH.
- TREES AND SHRUBS SHALL BE MULCHED AT A DEPTH OF 2" WITH ONE-YEAR-OLD, WELL-COMPOSTED, SHREDDED NATIVE BARK NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAND/DUST. MULCH SHALL BE SELECTED BY THE OWNER, NOT TO BE DIED PER CITY REQUIREMENTS.
- IF NO CASE SHALL MULCH TOUCH THE STEM OR TRUNK OF A PLANT OR BE MORE THAN 3" THICK TOTAL OVER THE ROOT BALL OF ANY PLANT.
- SECONDARY LATERAL BRANCHES OF DECIDUOUS TREES OVERHANGING VEHICULAR AND PEDESTRIAN TRAVEL PATHS SHALL BE PRUNED UP TO A HEIGHT OF 6' TO ALLOW CLEAR AND SAFE PASSAGE OF VEHICLES AND PEDESTRIANS UNDER TREE CANOPY. WITHIN THE SIGHT TRIANGLE TRIANGLES AT VEHICLE INTERSECTIONS THE CANOPIES SHALL BE RAISED TO 8' MIN.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF THE CONTRACTOR.
- SNOW MAY NOT BE PUSHED UP AGAINST RAISED PLANTERS.
- BIORETENTION MUST BE CONSISTENT WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD 1004.
- OWNER IS RESPONSIBLE FOR ONGOING MAINTENANCE, INCLUDING AND NOT LIMITED TO: IRRIGATION OR WATERING, PEST MANAGEMENT, FERTILIZATION, PRUNING, REPLACEMENT OF LOST VEGETATION, AND WEED MANAGEMENT.
- PROVIDE PLANTER SOIL AS RECOMMENDED BY NURSERY FOR EACH PLANT.
- OWNER SHALL PREPARE A MAINTENANCE PLAN OR HIRE A PROFESSIONAL LANDSCAPING SERVICE TO MAINTAIN AND GUARANTEE ALL PLANTS.

PARKING GENERAL NOTES

- ALL LINES INCLUDING DIRECTIONAL ARROWS AND SIGNAGE ARE TO BE PAINTED 3" WIDE WITH HIGH VISIBILITY YELLOW OR WHITE PAINT.
- ALL ENTRANCES TO HAVE 1/4" PER FOOT MAX SLOPE FOR FULL EXTENT OF DOOR ACCESS AREA. THRESHOLDS ARE TO BE 1/2" MAXIMUM WITH 1/4" MAX VERTICAL PER CHAPTER 11 ACCESSIBILITY CODE.
- AT REPLACED SIDEWALKS: FULL HEIGHT CURB AND GUTTER TO BE INSTALLED WITH A 2% MAX CROSS SLOPE. CONTRACTOR TO APPLY FOR A STREET OCCUPANCY - PAVING PERMIT FOR THE DRIVEWAY OPENING MODIFICATIONS. FIELD VERIFY SPOT GRADES OF THE NEW PUBLIC SIDEWALK.

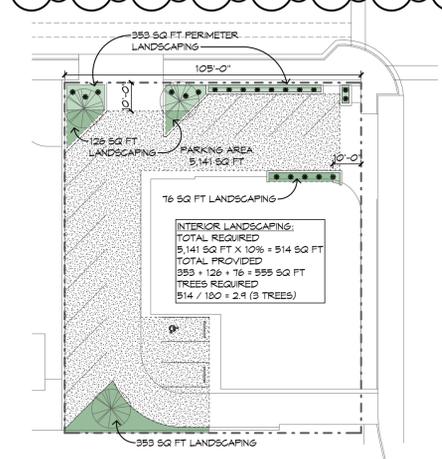
3 HANDICAP AND ONE-WAY SIGN

L100



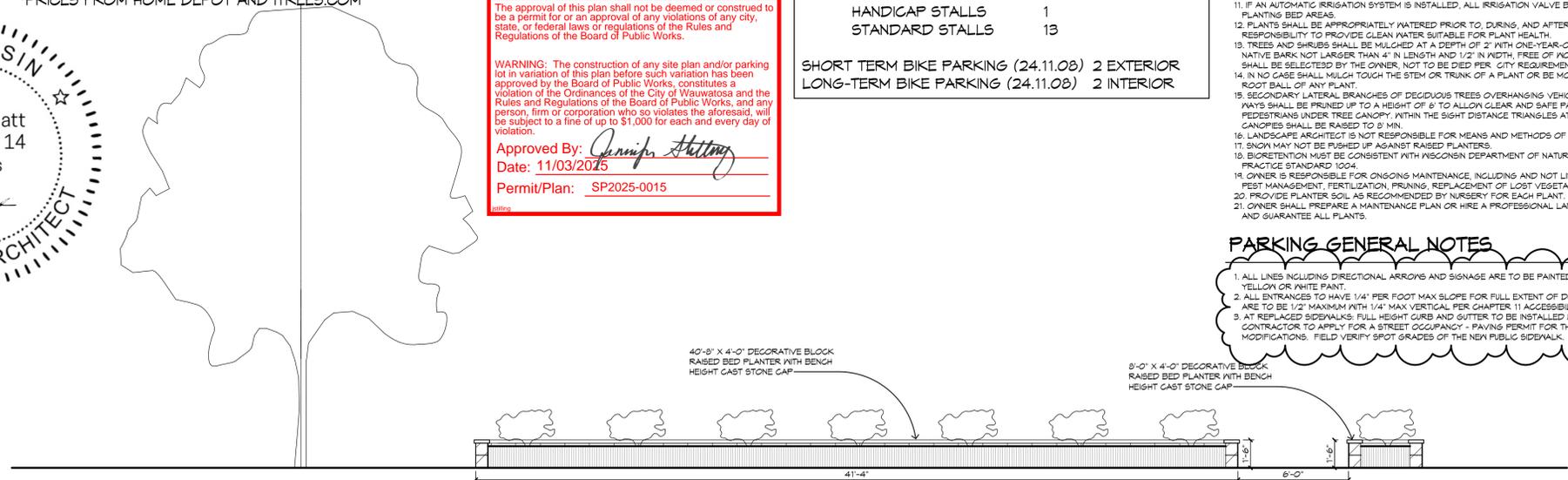
2 CITY STANDARD CURB

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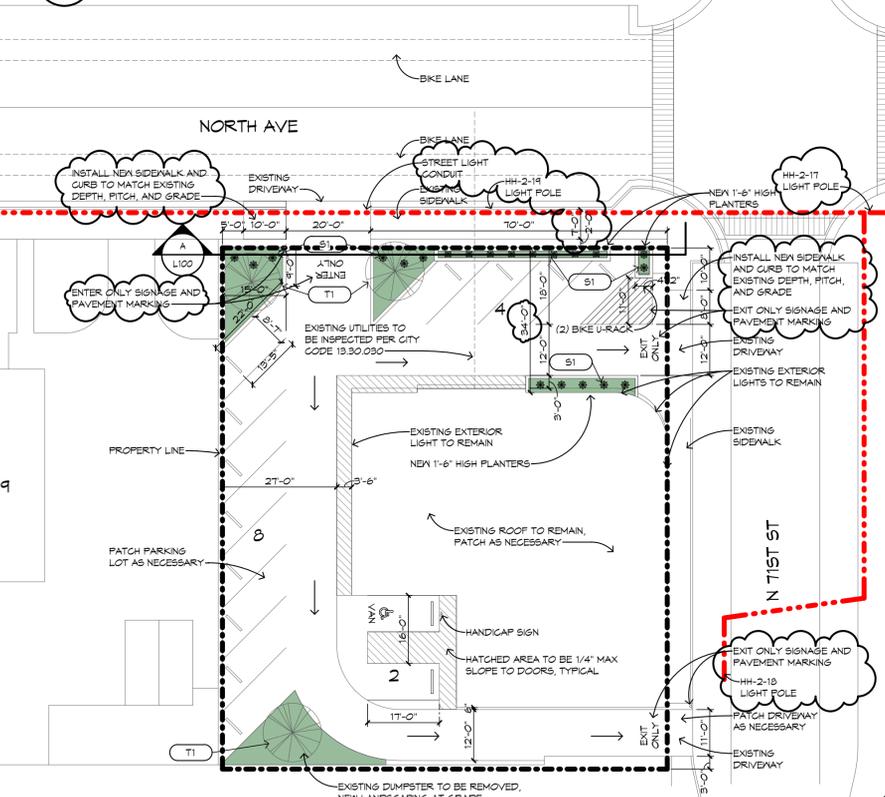
1 LANDSCAPE AREAS

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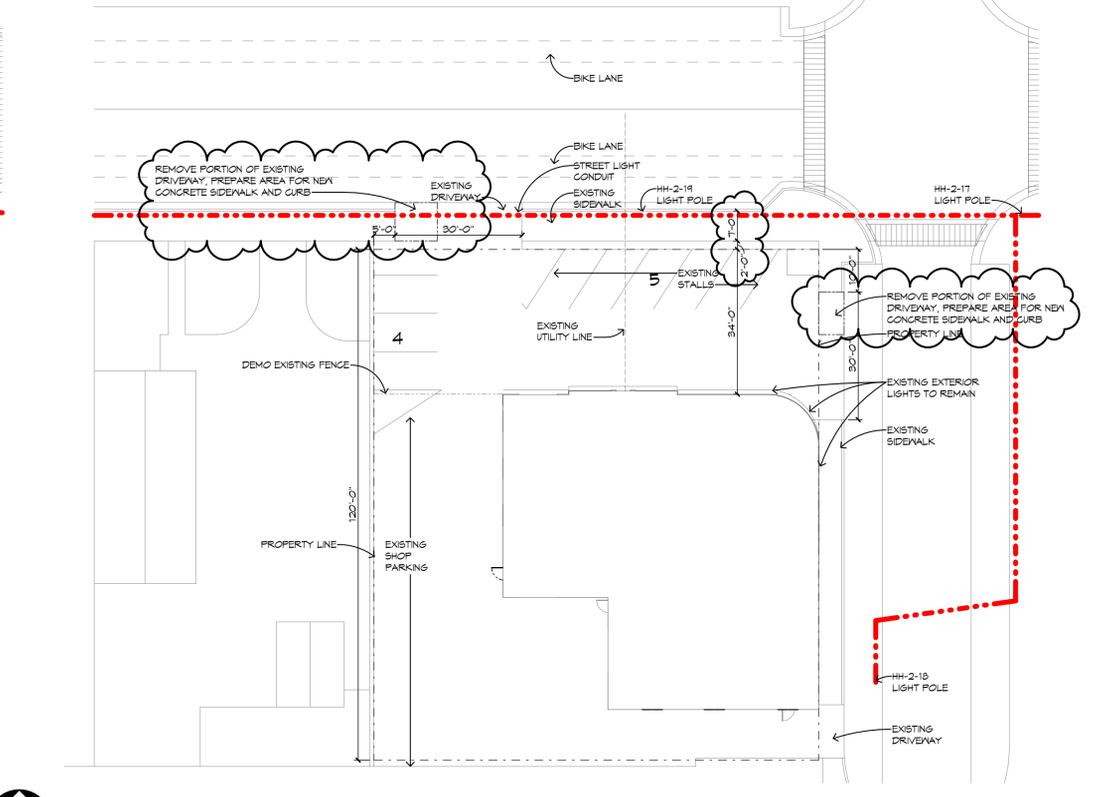
A SITE SECTION

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NEW SITE PLAN

1" = 30'-0"



SITE DEMO PLAN

1" = 20'-0"

FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

SITE & LANDSCAPING

10/29/2025