

1

L100

SITE LANDSCAPE PLAN - LOT 2

SCALE: 1" = 20'-0"

PLAN LEGEND

EXISTING TREE (DECIDUOUS AND EVERGREEN) TO BE PRESERVED

EXISTING PLANT BED

SNOW STORAGE AREAS

NORTH

SCALE IN FEET

0 20 40

TO OBTAIN LOCATION OF PROJECT, VISIT THE FOLLOWING WEBSITE: [www.newedenlandscape.com](#)

CALL DIGGERS HOTLINE: 1-800-242-8511 TOLL FREE

40' BUFFER REQUIREMENT REQUIRED FOR ALL 40' BUFFER AREAS

MILW. AREA: 259-1181

## 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 / 17 EXISTING DECIDUOUS TREES PRESERVED IN PLACE | SHRUBS: 68 REQUIRED / 125 EXISTING SHRUBS PRESERVED IN PLACE

## LANDSCAPE CALCULATIONS FOR INTERIOR VEHICULAR USE AREAS - LOT 2:

PROPOSED RETAIL BUILDING:  
17,009 SQUARE FEET (SF) TOTAL VEHICULAR USE AREA (VUA)  
TOTAL MINIMUM INTERIOR LANDSCAPE AREA (TMLA) IS 1,700 SF (10% OF 17,009 SF)

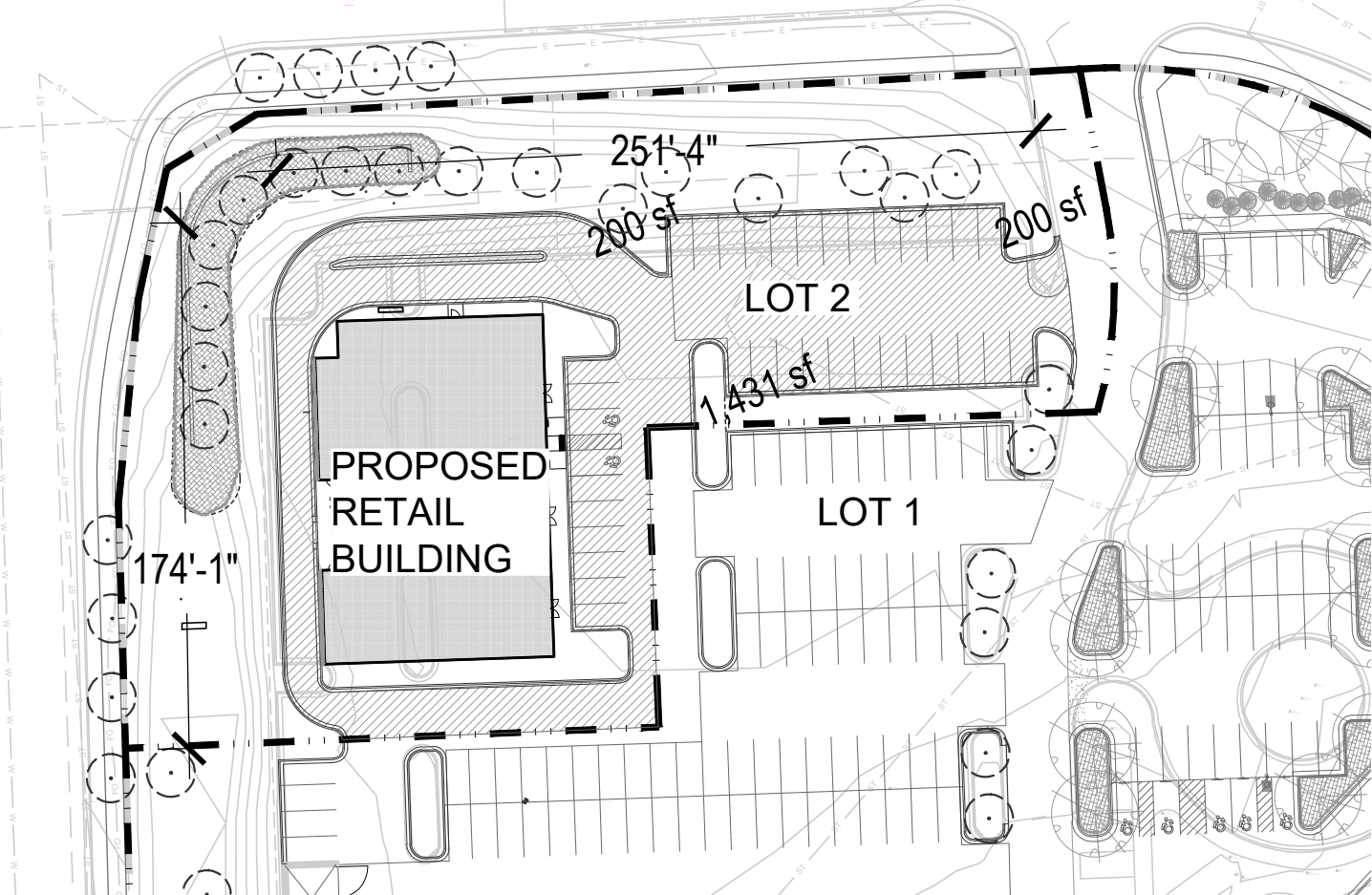
PROVIDED GREEN SPACE AS PER THE CURRENT PLAN = 1,831 SF

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



VEHICLE USE AREA DIAGRAM:  
not to scale

### 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.

### PLANT SCHEDULE:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
<b>Deciduous Trees</b>						
Ace / Aut	2	Acer x freemanii 'Jeffersred' PP 4864	Autumn Blaze Maple	2 1/2"-3"	BB	
Gle / Imp	7	Gleditsia triacanthos 'Draves' PPAF	Street Keeper Honeylocust	2 1/2"-3"	BB	
Gle / Sky	1	Gleditsia triacanthos 'Imp pole' PP 1605	Imperial Honeylocust	2 1/2"-3"	BB	
Mal / Eme	1	Malus 'Jefgreen' PP 23,863	Emerals Spire Crabapple	1 1/2"-2"	BB	
<b>Evergreen Shrubs</b>						
Thu / Tec	1	Thuja occidentalis 'Bail John' PP15,850	Technito Arborvitae	4' - 5' ht.	BB	
<b>Deciduous Shrubs</b>						
Aro / mel	11	Aronia melanocarpa	Black Chokeberry	24" - 30"	Cont.	
Die / Jwl	6	Diervilla lonicera 'Jewell'	Jewell Bush-honeysuckle	18" - 24"	Cont.	
Rhu / Gro	13	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.	
<b>Ornamental Grasses</b>						
Cal / Kar	6	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	



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### RESEARCH ONE - PHASE 2

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Wauwatosa, WI 53226

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### Site Landscape Plan - Lot 2



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New Eden Landscape Architecture, LLC

REVISIONS:

PROJECT NO.: 22004-EUA-R2

SCALE: 1" = 20'-0"

DATE: 01-26-2023

DRWN BY: JO CHKD BY: RS

SHEET:

L100



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 UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" 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 1/2 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 3/16" X 4" ALUMINUM BED EDGING IN MILL FINISH, OR APPROVED EQUAL. TO BE INSTALLED PER SUPPLIER'S SPECIFICATIONS.

UNLESS NOTED OTHERWISE, DO NOT STAKE DECIDUOUS TREES LESS THAN OR EQUAL TO 2.5 INCHES CALIPER DIAMETER AT BREAST HEIGHT (DBH) AND EVERGREEN TREES LESS THAN OR EQUAL TO 6 FEET IN HEIGHT. LARGER SIZED TREES SHALL BE STAKED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON THE PLAN.

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 1/2 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 1/2 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 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.

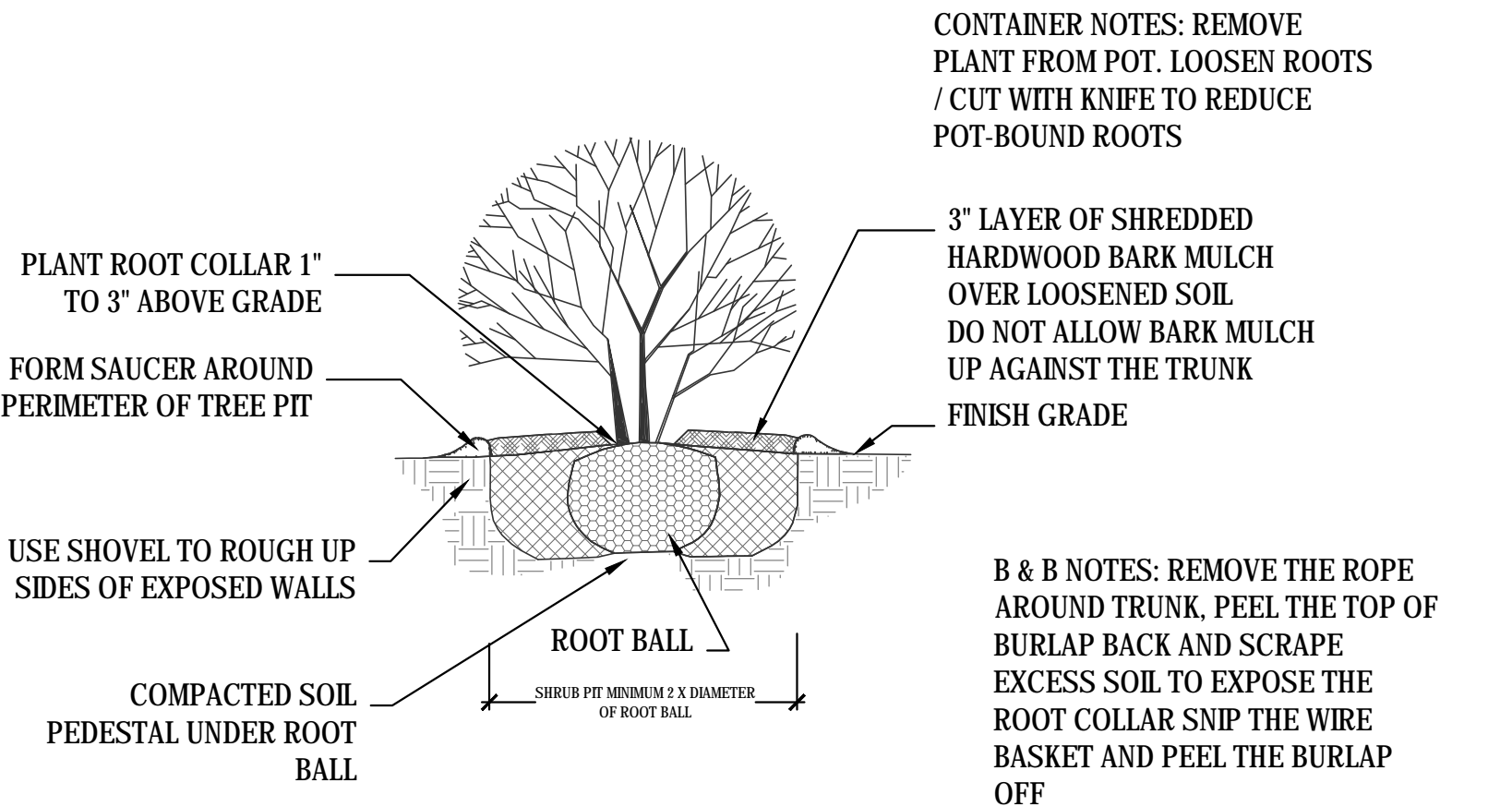
LANDSCAPE SUBMITTALS:

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

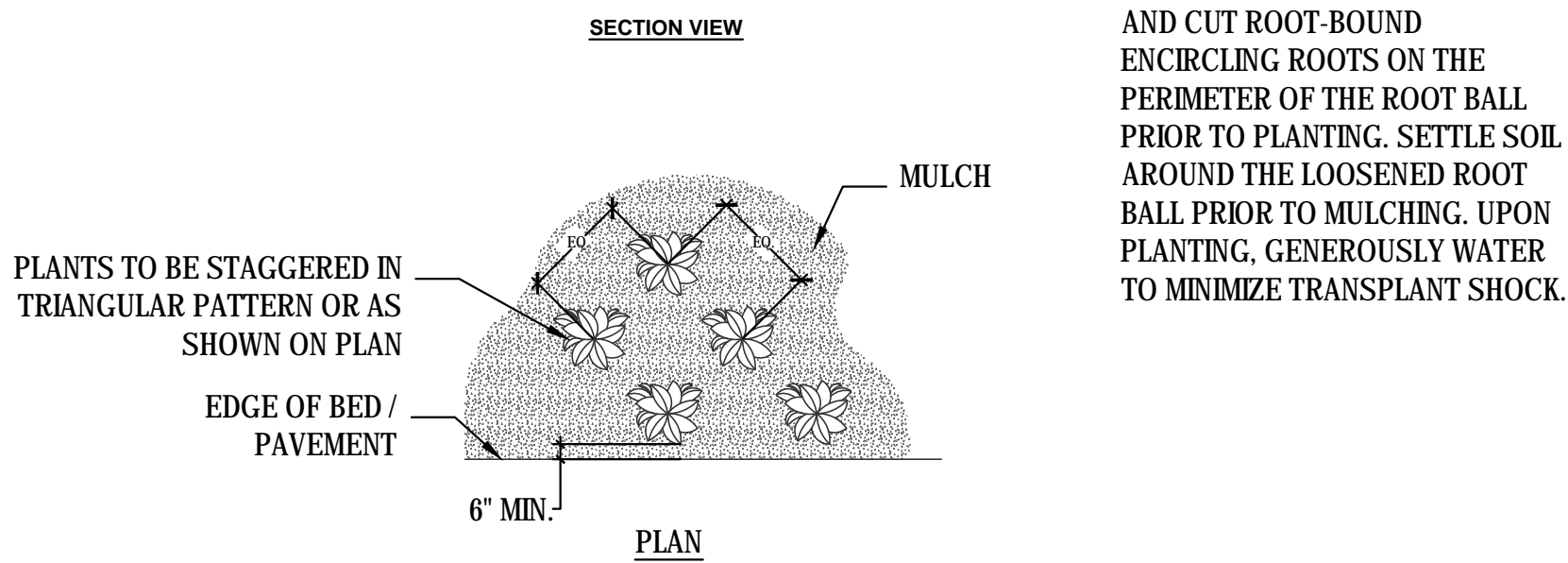
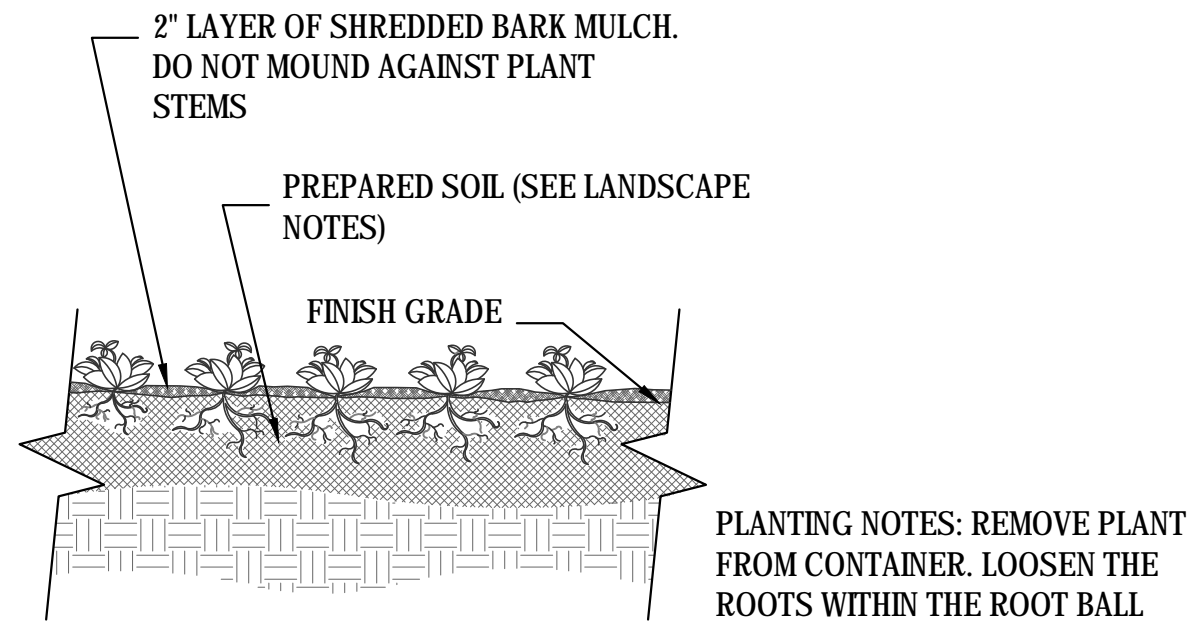
- PLANT SPECIES, SIZES AND QUANTITIES AND ANY PROPOSED SUBSTITUTIONS
- FERTILIZER AND OTHER SOIL AMENDMENTS
- SHREDDED HARDWOOD MULCH
- STONE MULCH FOR MAINTENANCE BORDER
- ALUMINUM EDGING

MAINTENANCE:

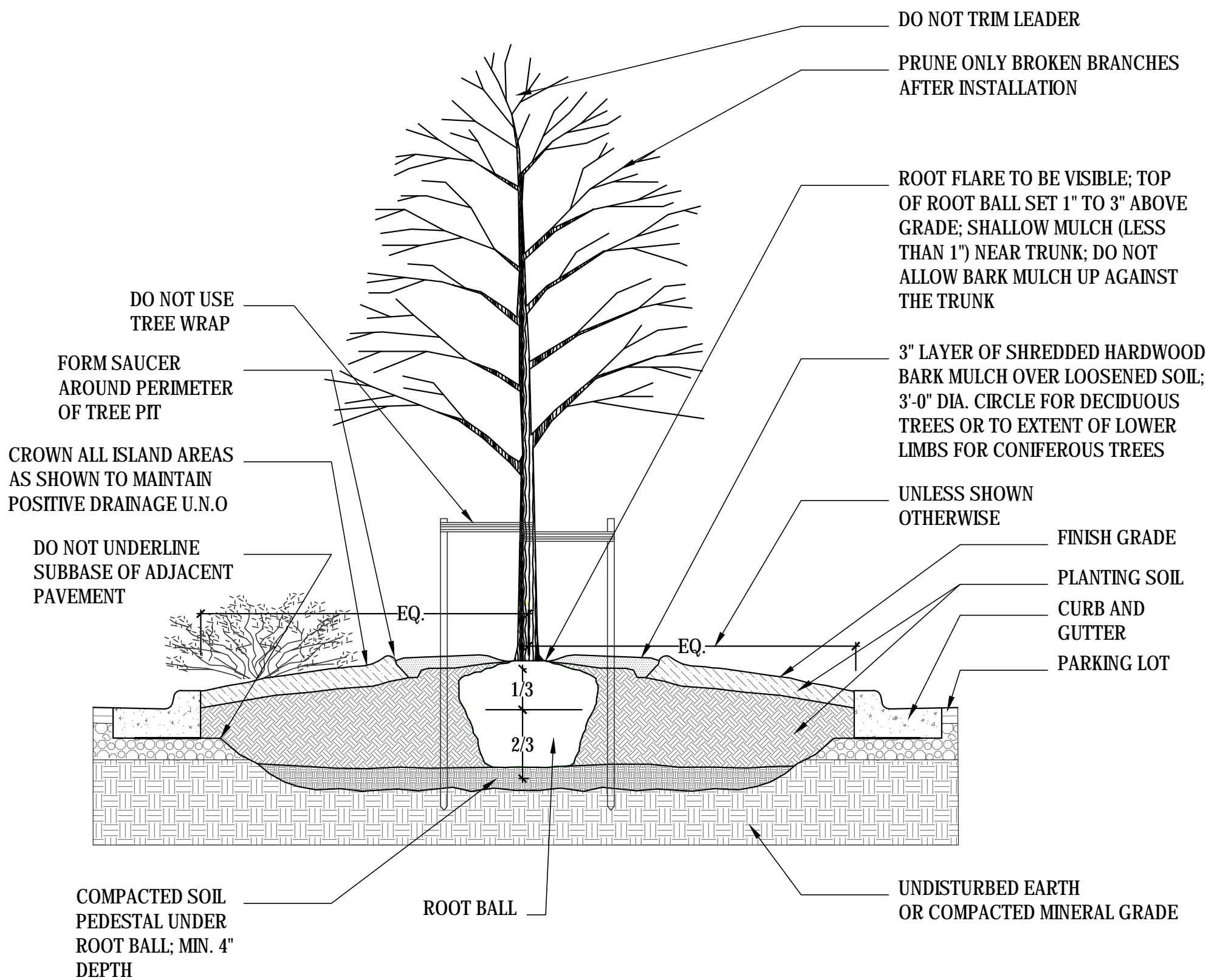
LANDSCAPE INSTALLER TO PROVIDE 60 DAY INITIAL MAINTENANCE PERIOD AT CONCLUSION OF LANDSCAPE INSTALLATION. INSTALLER IS RESPONSIBLE FOR WATERING SEED/SOD AND PLANTINGS AS WELL AS WEEDING, MOWING, AND CLEANING UP THE EDGING.



3 SHRUB PLANTING DETAIL  
L200 NOT TO SCALE



2 PERENNIAL/GROUND COVER PLANTING DETAIL  
L200 NOT TO SCALE



1 TREE PLANTING IN PARKING LOT ISLAND DETAIL  
L200 NOT TO SCALE

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

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.



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Irgens

Landscape  
Notes & Details



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DATE: 12-19-2022

DRWN BY: JO CHKD BY: RS

SHEET:

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