

**SITE INFORMATION**

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	RM-2 w/ Planned Development Overlay
LOT AREA	87,094 SQ. FT. (2.0 Acres)
SITE BUILDING AREA	24,726 SQ. FT.
IMPERVIOUS (Paved) AREA	
TOTAL IMPERVIOUS AREA	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	18 STALLS Above Grade

**EXISTING CONDITIONS GENERAL NOTES**

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

**DESIGN COMPLIANCE:** THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE OF ELM GROVE LANDSCAPE REQUIREMENTS SET FOR IN SECTION 335-88 LANDSCAPE AND SCREENING

**CONTRACTOR NOTE:** THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE VILLAGE OF ELM GROVE. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE VILLAGE OF ELM GROVE

**LANDSCAPE PLAN GENERAL NOTES**

1. \* \*PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \* \*

1. 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 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.
2. ALL PLANTINGS SPECIFIED FOR THE ELM GROVE HEIGHTS PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED ELM GROVE HEIGHTS PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. 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.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" 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.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
10. 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.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. 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.
14. 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.
15. 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.
16. **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 OR OTHER COMPOSTED, ORGANIC MATERIAL.
17. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL 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.
18. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
19. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
20. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
21. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
22. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD GAK BARK MULCH SHAVINGS 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.
23. 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.

**REQUIRED SEED MIXES:**

**DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**

- 20% KENTUCKY BLUE GRASS
- 15% NEWPORT KENTUCKY BLUE GRASS
- 15% SR 2100 Kentucky Bluegrass
- 25% Creeping Red Fescue
- 15% Repicolor Perennial Ryegrass
- 10% Fiesta 4 Perennial Ryegrass

APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIER'S SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION

**NO-MOW LOW GROW GRASS SEED MIX REINDER'S**

- 45% SPARTAN HARD FESCUE
- 40% AZAY SHEEP FESCUE
- 15% TRANSIT ANNUAL RYE GRASS

APPLY AT A RATE OF 175 POUNDS PER ACRE  
REFER TO SUPPLIER'S SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION

**STORMWATER / BIOINFILTRATION FROM AGRECOL**

ACTING AS A NATURAL BIOFILTER, THESE PLANTS CAPTURE STORMWATER RUNOFF. THEY ARE WELL-ADAPTED TO THE FLUCTUATING WATER LEVELS AND POOR WATER QUALITY COMMONLY ASSOCIATED WITH STORMWATER RETENTION AREAS AND DETENTION BASINS.

GRASSES, SEDGES & RUSHES: COMMON BURR SEDGE, COMMON HOP SEDGE, BROWN FOX SEDGE, VIRGINIA WILD RYE, FOWL MANNA GRASS, DUDLEY'S RUSH, RICE CUT GRASS, SWITCHGRASS, FOWL BLUEGRASS, DARK-GREEN BULRUSH, WOOL GRASS, GREAT BULRUSH, PRAIRIE CORDOBA

WILD FLOWERS: MUD PLANTAIN, MARSH (RED) MILKWEED, NEW ENGLAND ASTER, WILD SENNA, SPOTTED JOE PYE WEED, BONESET, SAWTOOTH SUNFLOWER, MARSH BLAZING STAR, MONKEY FLOWER, WILD BERGAMOT, WILD QUININE, DITCH STONECROP, MOUNTAIN MINT, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, CUP PLANT, RIDGEL'S GOLDENROD, BLUE VERNAIN, BIRNWEED

APPLY AT A RATE OF 4 POUNDS PER ACRE.

REFER TO SUPPLIER'S SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION

24. CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (4" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY.  
METHOD OF INSTALLATION BE SEED BY BROADCAST SPREADER METHOD. ALL SEEDING OPERATIONS SHALL BE PERFORMED IN SUCH A MANNER THAT THE SEED IS APPLIED IN THE SPECIFIED QUANTITIES EVENLY DISTRIBUTED THROUGHOUT THE AREA SOWN AND UNIFORMLY TEXTURED LAWN. IN THE DESIGNATED TURF GRASS AREAS, APPLICATION FERTILIZER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PER ACRE AND SEED AT A MINIMUM OF 200 POUNDS PER ACRE. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF.  
PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND E-STAPLES, A 100% BIODEGRADABLE TURF STAPLE FOR ALL SLOPED SEEDED AREAS SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX 1 CL BLANKET AND E-STAPLE FROM AMERICAN EXCELSDOR COMPANY - LOCAL SUPPLIER: REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATING AND E-STAPLES SHOULD BE USED IN SWALES AND STEEP GRADES WITH SLOPES GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL RISE AND WHERE APPLICABLE.
25. 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.
26. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
27. MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
28. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
29. 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.
30. ALTERNATE BID: DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN & ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.



Landscape Consulting  
& Master Planning Design Services  
11525 W. North Avenue, Suite 1B  
Wauwatosa, WI 53226  
Tel (414) 476-1204  
www.insitedesigninc.com  
mdavis@insitedesigninc.com

Project:  
**ELM GROVE HEIGHTS**  
13040 W. Bluemound Road  
Elm Grove, WI 53122

**Issuance and Revisions:**

Date	Number	Description
04/12/18		Client Review Submittal
05/07/18		Client Review Submittal
12/11/18		Client Review Submittal
12/13/18		Plan Commission Submittal
02/26/19		Plan Commission Submittal
03/12/19		Revisions

COPYRIGHT InSite Landscape Design Inc. 2018  
ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES, AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:  
**PROPOSED LANDSCAPE PLAN GENERAL NOTES & SPECIFICATIONS**

Date of Drawing: 03/12/19  
Scale: NTS  
Drawn By: MCD  
Job Number: L18-038  
Sheet Number:

**LSP1.0**

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

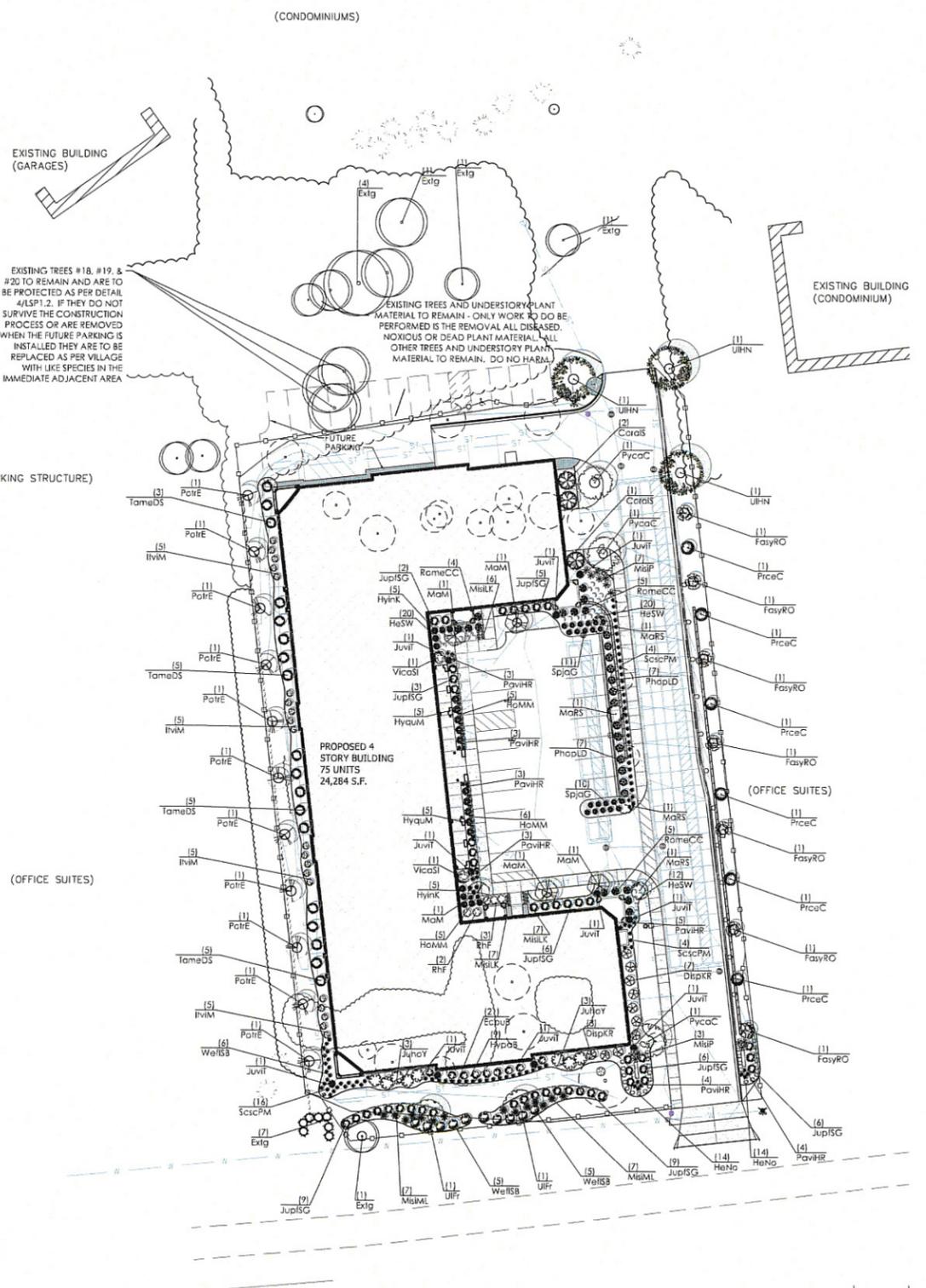
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO  
THE LOCATIONS OF DIGGING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK  
(800) 242-8511 (242) 432-7910  
(271) 500-7597  
www.diggershotline.com

know what's below.  
Call before you dig.

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These documents reflect progress & intent & may be subject to change, including additional notes and details. These are not final construction documents and should not be used for final bidding or construction-related purposes.



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 30'-0"  
North

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)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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.

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	FasyRO	☉	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	2'-Cal - 8&B	
4	MaRS	☉	Malus 'JFS KW213MK'	Raspberry Spear Crabapple	2'-Cal - 8&B	
5	MaM	☉	Malus 'Marilee'	Marilee Flowering Crab	2'-Cal - 8&B	
11	PolrE	☉	Populus tremula 'Erecta'	Columnar Swedish Aspen	2'-Cal - 8&B	
6	PiceC	☉	Prunus cerasifera 'Clariozam'	Crimson Pointe Flowering Plum	2'-Cal - 8&B	
3	Pycoc	☉	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2 1/2'-Cal - 8&B	
3	UHN	☉	Ulmus 'New Horizon'	New Horizon Elm	2 1/2'-Cal - 8&B	
2	UFR	☉	Ulmus (carpinifolia x parvifolia) 'Frontier'	Frontier Elm	2 1/2'-Cal - 8&B	
17	Extg	☉	Existing to Remain	Existing to Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Extg	☉	Existing to be Removed, Tree #1	Existing to be Removed	Existing - 36' Caliper	
1	Extg	☉	Existing to be Removed, Tree #10	Existing to be Removed	Existing - 14' Caliper	
1	Extg	☉	Existing to be Removed, Tree #4, #5, #9, #11, #12, #13, #14, #16, #17, #29	Existing to be Removed	Existing - 12' Caliper	
1	Extg	☉	Existing to be Removed, Tree #8	Existing to be Removed	Existing - 20' Caliper	
1	Extg	☉	Existing to be Removed, Tree #6, #34	Existing to be Removed	Existing - 6' Caliper	
1	Extg	☉	Existing to be Removed, Tree #2, #3, #6, #15, #28	Existing to be Removed	Existing - 18' Caliper	
1	Extg	☉	Existing to be Removed, Tree #28	Existing to be Removed	Existing - 18' Caliper	
1	Extg	☉	Existing to be Removed, Tree #29	Existing to be Removed	Existing - 18' Caliper	
1	Extg	☉	Existing to be Removed, Tree #30	Existing to be Removed	Existing - 8' Caliper	
1	Extg	☉	Existing to be Removed, Tree #31, #32	Existing to be Removed	Existing - 10' Caliper	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	Juvit	☉	Juniperus virginiana 'laylor'	Taylor Redcedar	5' - 6' - 8&B	
6	Extg	☉	Existing to Remain	Existing to Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Extg	☉	Existing to be Removed, Tree #33	Existing to be Removed	Existing - 8' Caliper	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	CoroIS	☉	Cornus racemosa x amomum 'J.N. Red Storm'	Irish Setter Dogwood	2' - 3' - 8&B	
10	DispKR	☉	Diervilla splendens 'G2X885411'	Kodiak Red Diervilla	18" - Cont	
9	HypaB	☉	Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - 24" - Cont	
10	HyquM	☉	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	18" - Cont	
10	HyinK	☉	Hypericum x inodorum 'KOLCHAR'	FloralBerry Chardonnay St. John's Wort	18" - Cont	
20	IvIM	☉	Itea virginica 'Merlot'	Merlot Sweetspire	18" - Cont	
14	PhoptD	☉	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - Cont	
21	RomeCC	☉	Rosa 'Meilansols'	Candy Cane Cocktail Rose	18" - Cont	
1	SpjaG	☉	Spiraea japonica 'Galen'	Double Play Artist Spirea	18" - Cont	
2	VicaSI	☉	Viburnum carlesii 'J.N. Select A'	Spice Island Koreanspice viburnum	24" - 30" - Cont	
10	WellsB	☉	Weigela florida 'Boisrosain'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	rhF	☉	Rhododendron x 'Firestorm'	Firestorm Rhododendron	18" - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JuhoT	☉	Juniperus horizontalis 'Youngstown'	Youngstown Andorra Juniper	18" - 24" - Cont	
46	JupISG	☉	Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - 8&B	
18	TamaDS	☉	Taxus x media 'Densiformis Select'	Select Dense Spreading Yew	18" - 24" - 8&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
20	MisILK	☉	Miscanthus sinensis 'Little Kitten'	Little Kitten Maiden Grass	1-Gal - Cont	
14	MisIML	☉	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1-Gal - Cont	
13	MisIP	☉	Miscanthus sinensis 'Purplecrystals'	Purple Silver Grass	1-Gal - Cont	
25	PavHR	☉	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
63	ScscPM	☉	Schizochyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	EcpuB	☉	Echinacea x purpurea 'Balsconery'	Double Scoop Cranberry Echinacea	4 1/2' pot	
28	HeNo	☉	Hamamelis x 'Nasleraty'	Traphyakar Nasleraty Daylily	4 1/2' pot	
43	HeSW	☉	Hamamelis x 'Swirling Water'	Swirling Water Daylily	4 1/2' pot	
16	HoMM	☉	Hosta x 'Minuteman'	Minuteman Plantain Lily	1-Gal - Cont	

Comments:  
1. Male Only

**INSITE**  
LANDSCAPE DESIGN

Landscape Consulting & Master Planning Design Services

11525 W. North Avenue, Suite 1B  
Wauwatosa, WI 53226  
Tel (414) 476-1204  
www.insitedesigninc.com  
mdavis@insitedesigninc.com

Project:  
**ELM GROVE HEIGHTS**  
13040 W. Bluemound Road  
Elm Grove, WI 53122

Issuance and Revisions:

Date	Number	Description
04/12/18		Client Review Submittal
05/07/18		Client Review Submittal
12/11/18		Client Review Submittal
12/13/18		Plan Commission Submittal
02/26/19		Plan Commission Submittal
03/12/19		Revisions

COPYRIGHT InSite Landscape Design Inc. 2018  
ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO IDENTIFY AND HOED THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:  
PROPOSED LANDSCAPE PLAN,  
GENERAL NOTES,  
AND PLANT MATERIAL TABLE

Date of Drawing: 03/12/19  
Scale: 1" = 30'-0"  
Drawn By: MCD  
Job Number: L18-038  
Sheet Number:

**LSP1.1**

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L18-038 - ELM GROVE HEIGHTS - 03/12/2019

Project:

## ELM GROVE HEIGHTS

13040 W. Bluemound Road  
Elm Grove, WI 53122

### Issuance and Revisions:

Date	Number	Description
04/12/18		Client Review Submittal
05/07/18		Client Review Submittal
12/11/18		Client Review Submittal
12/13/18		Plan Commission Submittal
02/26/19		Plan Commission Submittal
03/12/19		Revisions

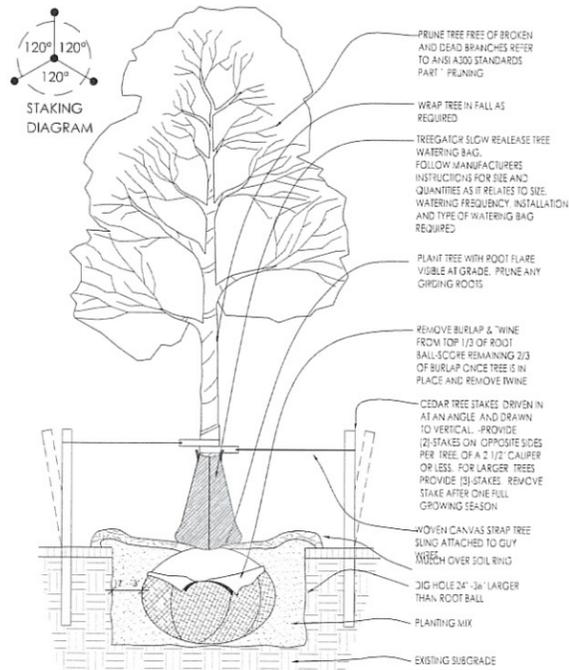
COPYRIGHT InSite Landscape Design Inc. 2018  
ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE REPRODUCED,  
CHANGED, COPIED OR ASSIGNED TO ANY THIRD  
PARTY IN ANY FORM OR MANNER WITHOUT  
FIRST OBTAINING THE EXPRESSED WRITTEN  
PERMISSION OF InSite Landscape Design, Inc. THE  
CLIENT AGREES TO INDEMNIFY AND HOLD THE  
LANDSCAPE ARCHITECT HARMLESS FROM ANY  
DAMAGES, LIABILITY OR COST, INCLUDING  
ATTORNEY'S FEES AND COSTS OF DEFENSE,  
ARISING FROM ANY CHANGES OR ALTERATIONS  
MADE BY ANYONE OTHER THAN THE  
LANDSCAPE ARCHITECT, OR FROM ANY REUSE  
OF THE DRAWINGS OR DATA WITHOUT THE  
PRIOR WRITTEN CONSENT OF THE LANDSCAPE  
ARCHITECT.

Sheet Title:  
PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS

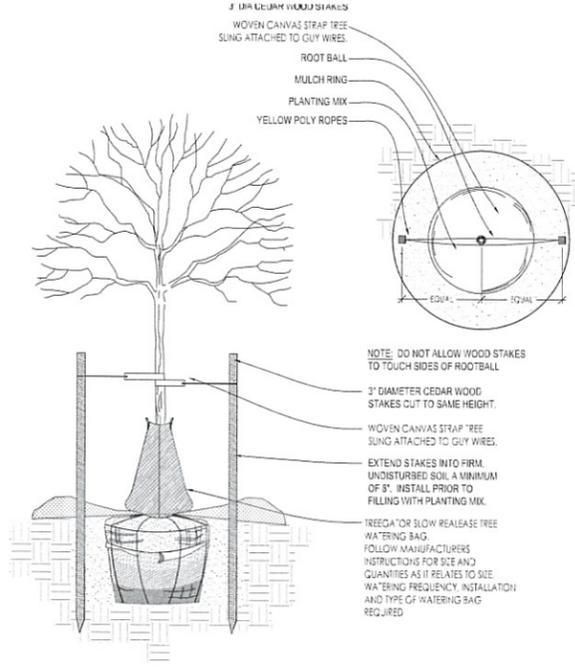
Date of Drawing: 03/12/19  
Scale: As Noted  
Drawn By: MCD  
Job Number: L18-038  
Sheet Number:

# LSP1.2

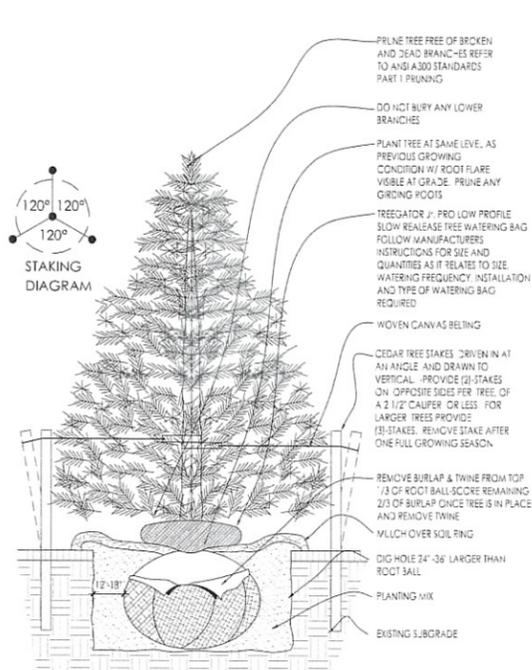
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



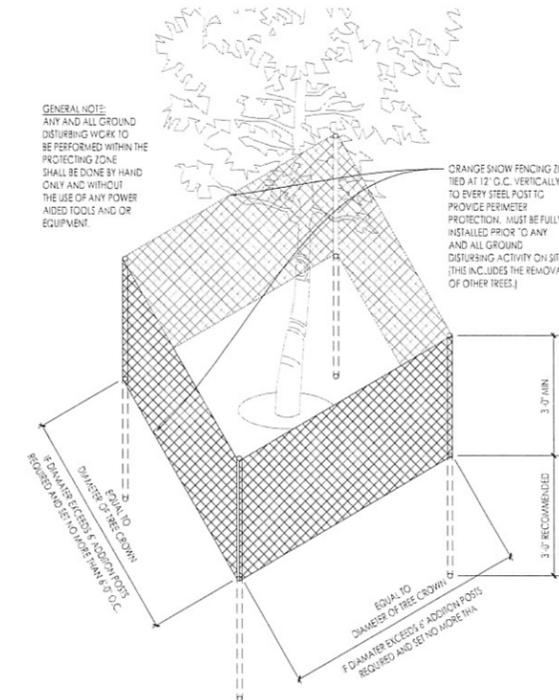
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



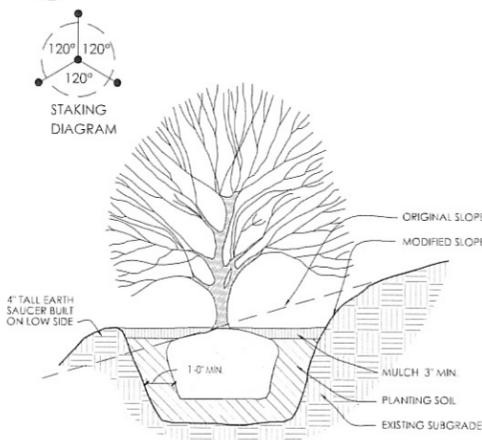
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



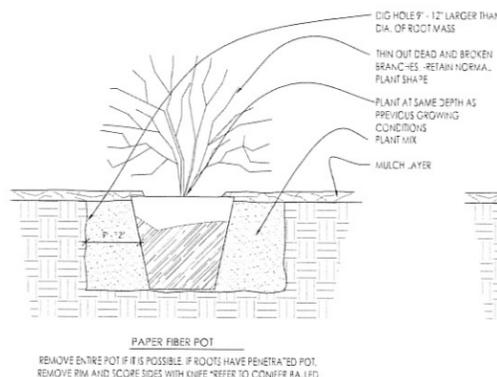
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



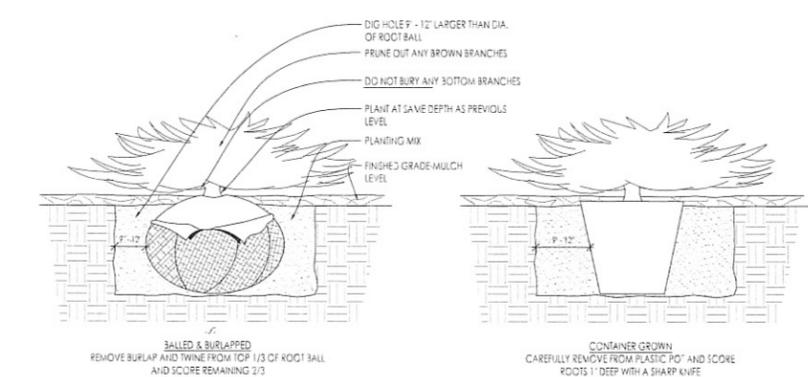
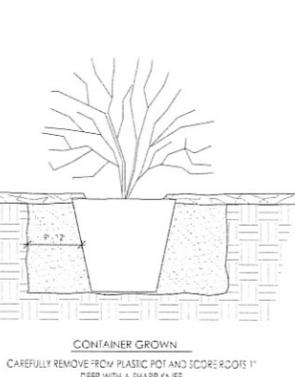
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



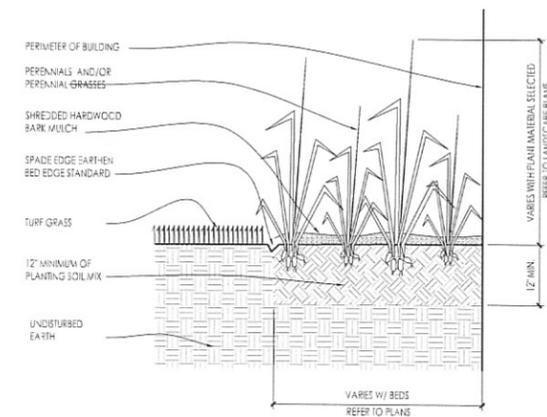
5 SLOPE PLANTING DETAIL SCALE: NONE  
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



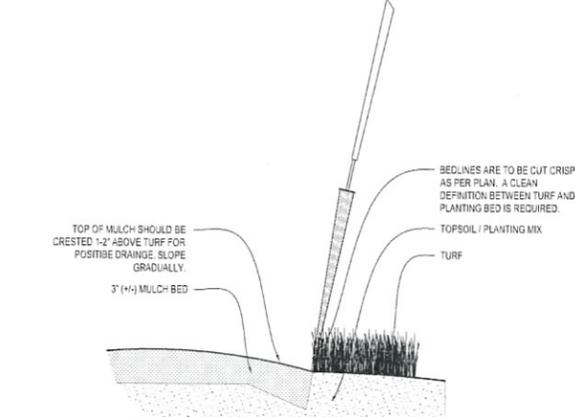
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



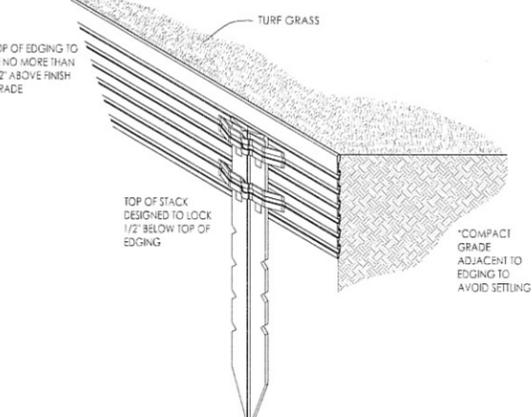
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



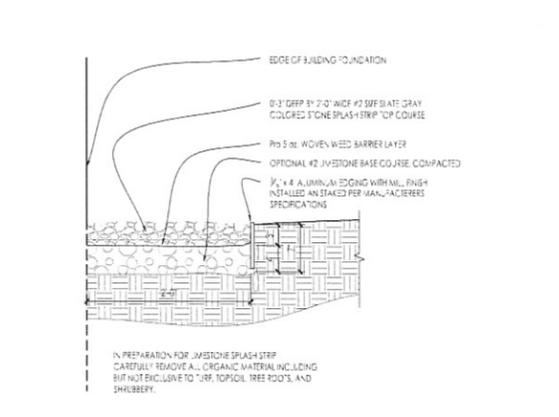
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



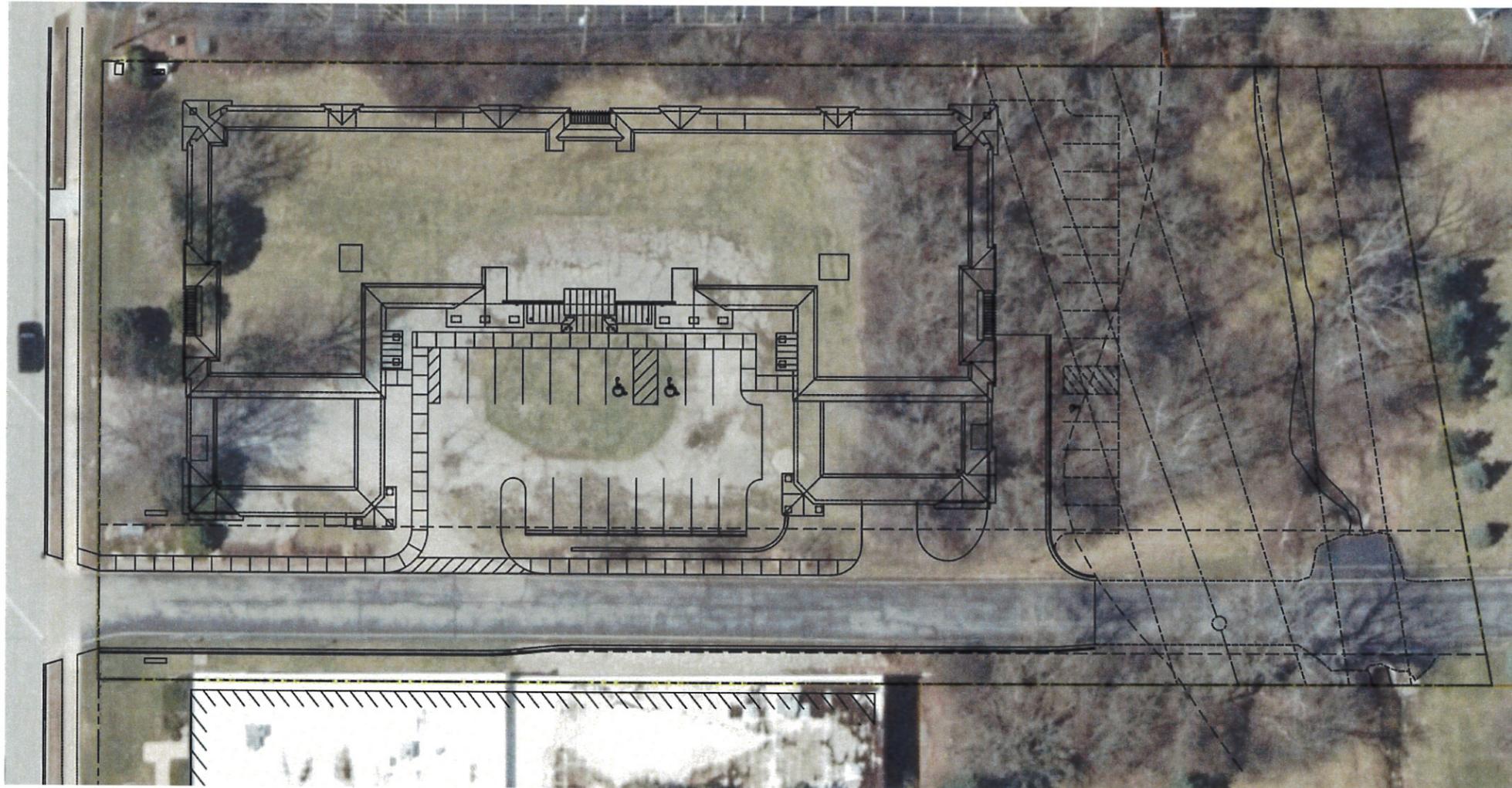
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



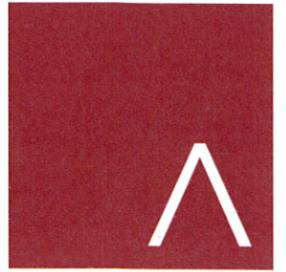
10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"



① SITE COMPOSITION  
1" = 20'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 18-0402



ELM GROVE HEIGHTS

PROGRESS SET

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
SITE COMPOSITION

SHEET NUMBER  
ASP-101