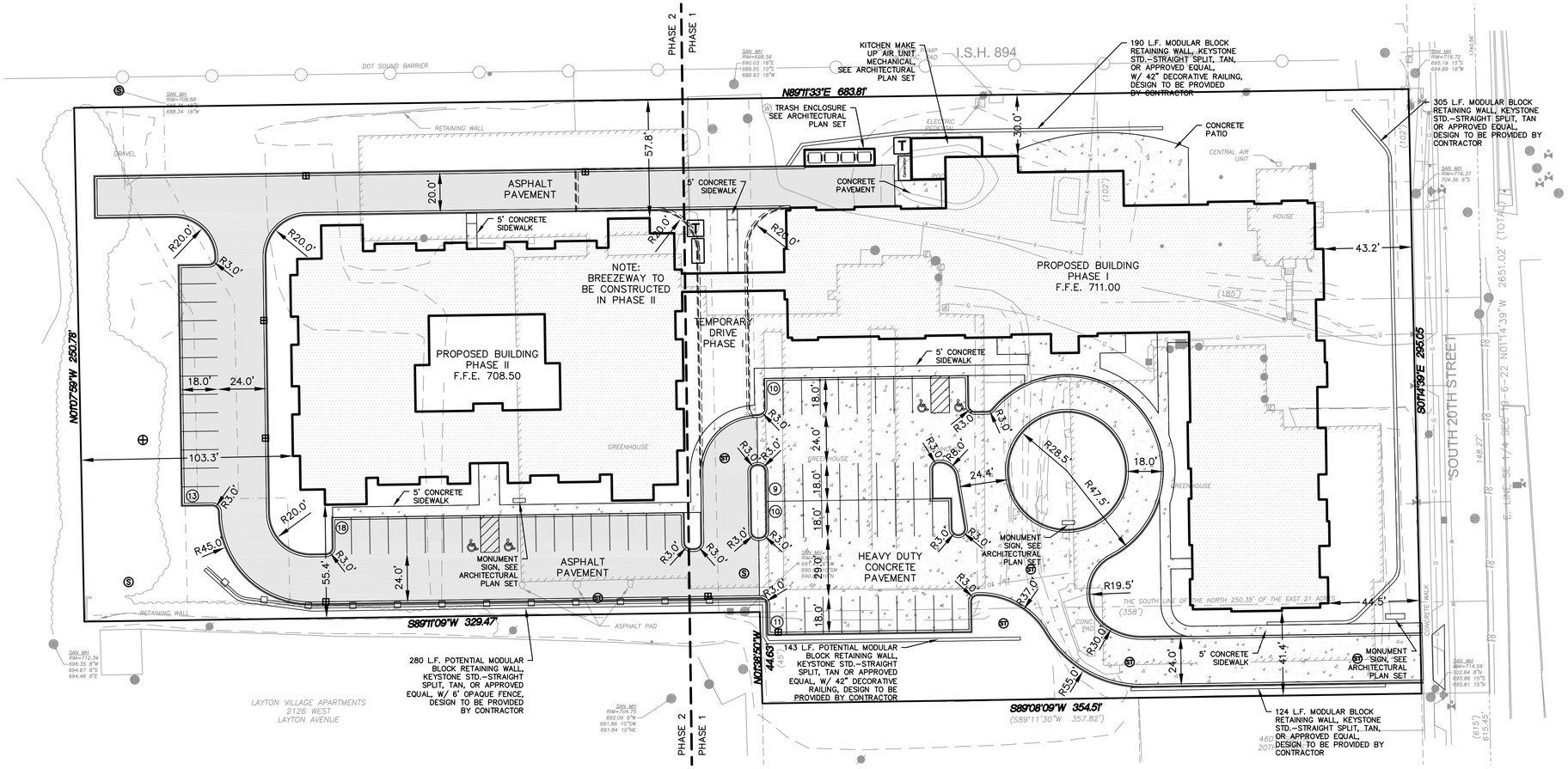

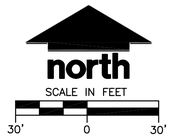

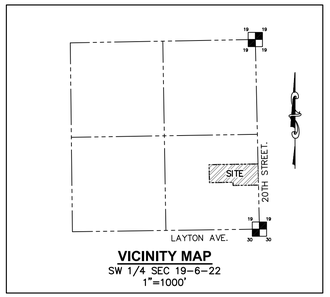

VICINITY MAP
SW 1/4 SEC 19–6–22
1"=1000'

PAVING NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
   B. THE CITY OF MILWAUKEE MUNICIPAL CODE, CURRENT EDITION.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511).
4. THE CITY OF MILWAUKEE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
5. JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
7. FENCE REMOVALS SHALL BE CONSIDERED AS INCIDENTAL TO THE PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
8. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS–BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
9. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
11. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
12. SEPARATE ARCHITECTURAL PLANS WILL BE PRODUCED FOR ALL BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
13. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
14. MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER:
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
16. HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS –
   A. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 OF THE STATE OF "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS".
   B. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   C. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (–1°C).
   D. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   E. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO THE 1–1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
   F. BINDER COURSE (LOWER LAYER PAVEMENT) – THE BINDER COURSE SHALL CONFORM TO THE E–0.3 HMA MIXTURE DESIGN PER TABLE 460–2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460–1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
   G. SURFACE COURSE (UPPER LAYER PAVEMENT) – THE SURFACE COURSE SHALL CONFORM TO THE E–0.3 HMA MIXTURE DESIGN PER TABLE 460–2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460–1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
17. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. THE LOCATION AND ELEVATION OF EXISTING:
      i. PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
18. ALL ANGLES FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE 90° UNLESS NOTED OTHERWISE.
19. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
20. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
21. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
22. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
23. ALL CURB AND GUTTER IS WISDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
24. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
26. ALL COSTS SHALL BE INCLUDED IN THE BID.
27. PAVEMENT MARKING:
   A. ALL ON–SITE PAINTING SHALL BE 4" TRAFFIC WHITE.
   B. ROADWAY CENTERLINE SHALL BE 4" HIGH–VISIBILITY EPOXY YELLOW DOUBLE LINE.
   C. ALL ROADWAY DIAGONAL CENTER DIRECTIONAL MARKING SHALL BE 4" HIGH–VISIBILITY EPOXY YELLOW.
   D. ROADWAY LANE LINES SHALL BE 4" HIGH–VISIBILITY EPOXY WHITE.
   E. STOP LINES SHALL BE 24" HIGH–VISIBILITY EPOXY WHITE.
28. REFER TO PHOTOMETRIC PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
29. ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.

LEGEND

- HMA PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER

SITE PLAN DATA

1. DEVELOPMENT NAME: THE SANCTUARY AT MILWAUKEE
2. LOCATION: 4565–4569 S. 20 STREET MILWAUKEE, WISCONSIN
3. OWNER/ DEVELOPER: LASALLE GROUP 2857 TIMBERVIEW TRAIL CHASKA MN 55318
4. ARCHITECT: KAAS WILSON ARCHITECTS 1301 AMERICAN BLVD. E., SUITE 100 BLOOMINGTON MN 55425
5. SITE SIZE: 177,552 S.F. (4.076 NET AC)
6. BUILDING SETBACKS: REFER TO DIMENSIONS ON PLAN
7. BUILDING HEIGHT: 51.0' EAST BUILDING (F.F.E. TO MID. PT. OF PITCH ROOF) 19.5' WEST BUILDING (F.F.E. TO MID. PT. OF PITCH ROOF)
8. PARKING COUNT: 71 PROPOSED STALLS
9. LSR: PROPOSED 40.46% / EXISTING 56.52% (FULL BUILD–OUT)

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WAUKESHA, WISCONSIN 53186
262.513.0666 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE | KENOSHA
www.jsdinc.com

Project:
The Sanctuary at Milwaukee

Owner:
LaSalle Group
2857 Timberview Trail,
Chaska, MN 55318

Project Number	15C6961
Date	3/31/16
Drawn By	APM
Checked By	JLJ

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date
1.	REVISED PER NEW BLDG. SHELL	05–03–16
2.	REVISED PROP. AND EXIST. LSR	05–04–16

SITE PLAN

C2.0

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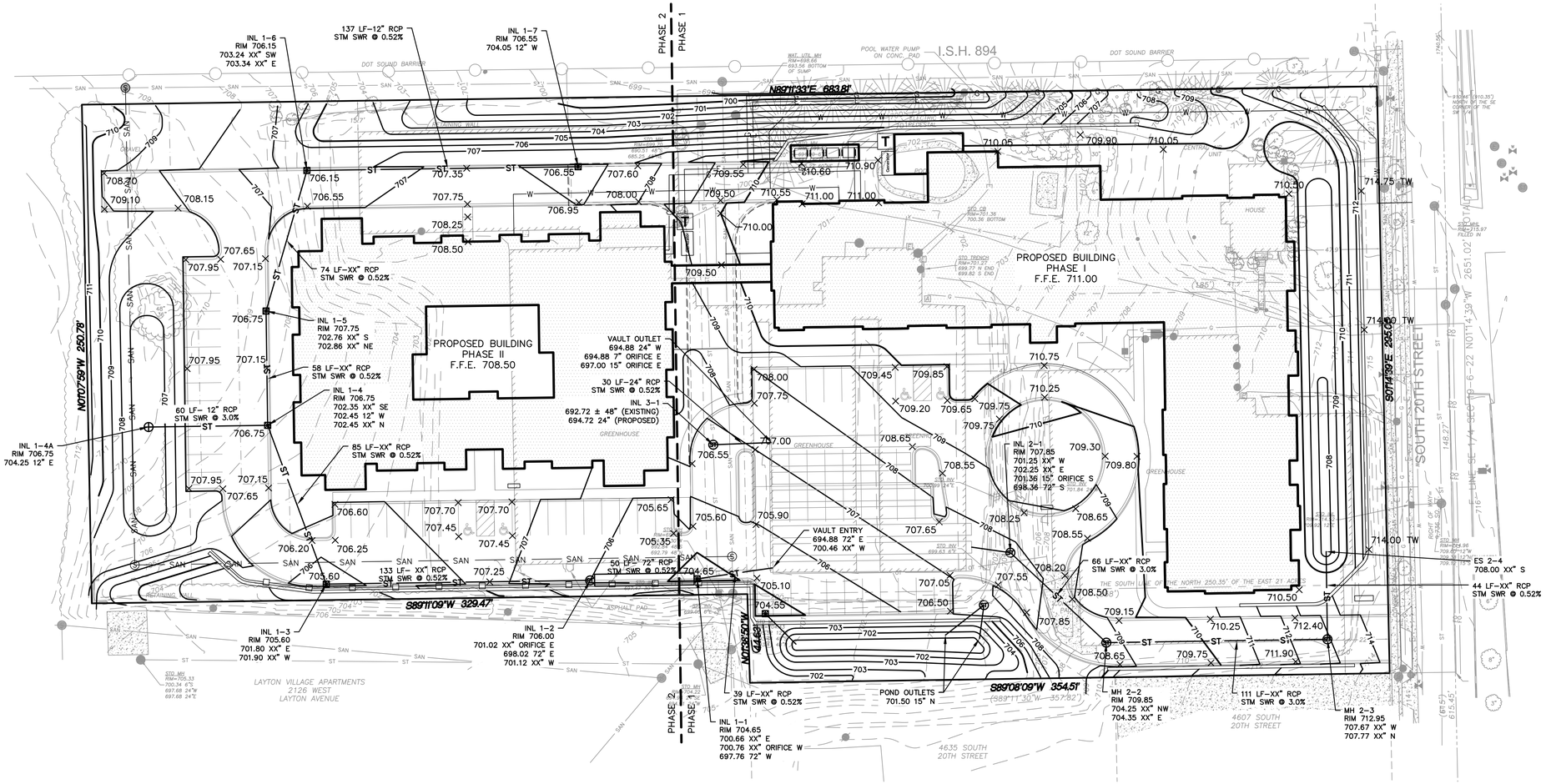

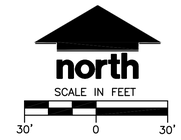

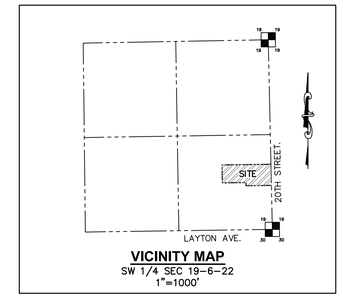

VICINITY MAP
SW 1/4 SEC 19-6-22
1"=1000'

GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. LOCATION AND ELEVATION OF:
      i. EXISTING PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. THIS GRADING PLAN IS BASED ON AN TOPOGRAPHIC SURVEY BY JSD PROFESSIONAL SERVICES, INC. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
4. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
6. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
7. WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE CITY OF MILWAUKEE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

CONSTRUCTION SITE SEQUENCE NOTES

4565 NORTH 20TH STREET
MILWAUKEE, WISCONSIN

ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

STAGED OPERATIONS

1. INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
2. INSTALL SILT PERIMETER CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
3. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
4. CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
7. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
8. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF MILWAUKEE.

LEGEND

GAS VALVE	EASEMENT LINE
SANITARY MANHOLE	SETBACKLINE
STORM MANHOLE	EXTERIOR PROPERTY LINE
CATCH BASIN ROUND	EXISTING WATER MAIN
CATCH BASIN SQUARE	EXISTING GAS
PARKING METER	EXISTING COMBINED SEWER
LIGHT POLE	EXISTING OVERHEAD UTILITIES
POWER POLE	EXISTING UNDERGROUND TELEP.
TELEPHONE PEDESTAL	EXISTING UNDERGROUND ELEC.
SIGN	PROPOSED 5' CONTOUR
ELECTRICAL PEDESTAL/TRANSFORMER	PROPOSED 1' CONTOUR
CONIFEROUS TREE	PROPOSED STORM SEWER
DECIDUOUS TREE	PROPOSED SANITARY SEWER
BUSH	PROPOSED WATERMAIN
	PROPOSED GAS SERVICE
	PROPOSED SAWCUT

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Project Number	15C6961
Date	3/31/16
Drawn By	APM
Checked By	JLJ

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date
1.	REVISED PER NEW BLDG. SHELL	05-03-16

Grading Plan

C3.0

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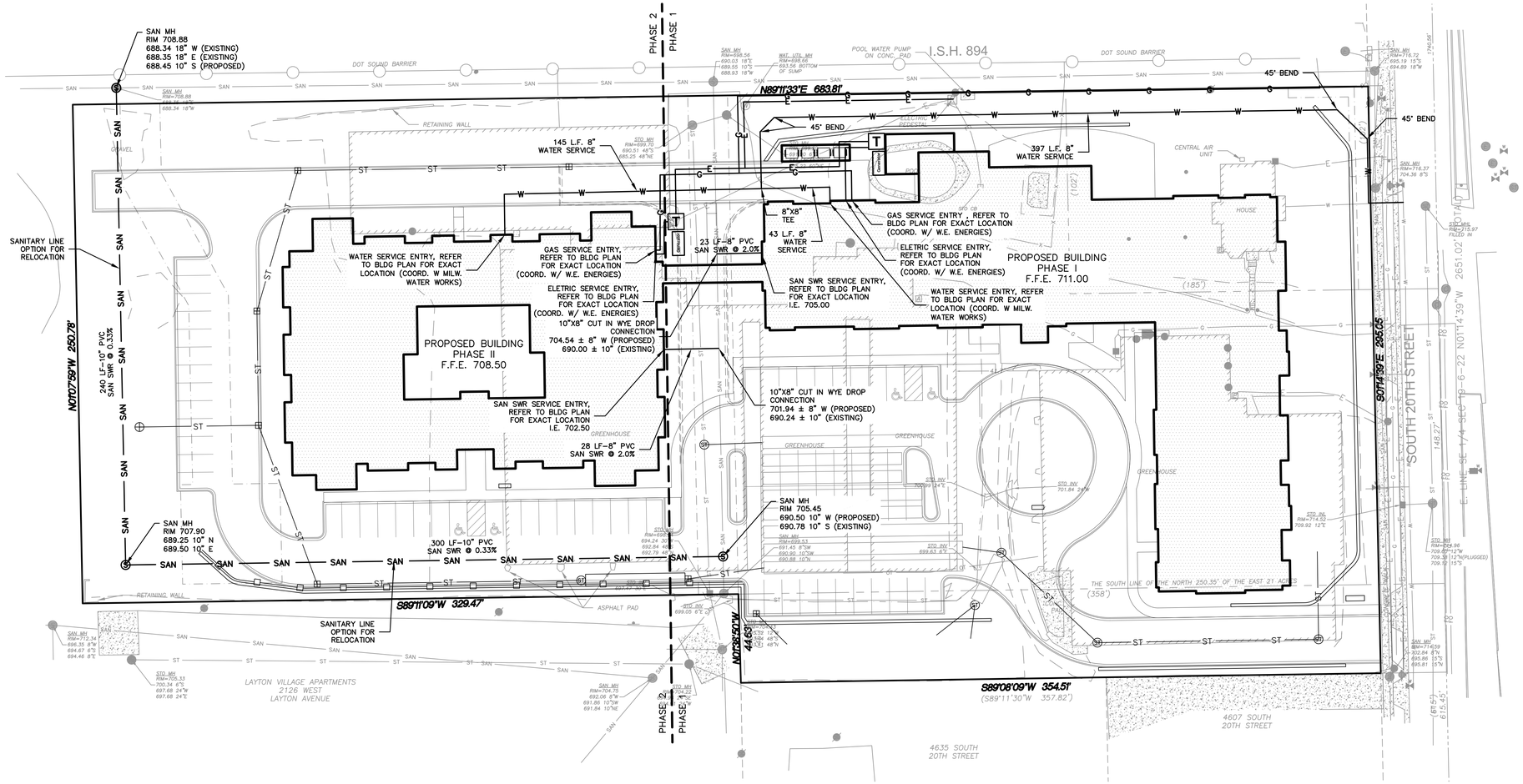

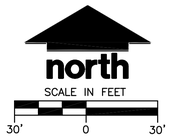

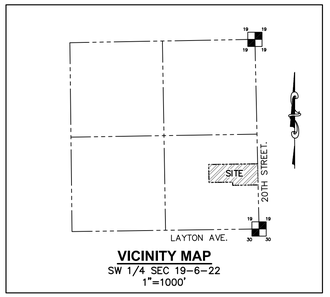

VICINITY MAP
SW 1/4 SEC 19-6-22
1"=1000'

GENERAL UTILITY NOTES

1. SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
2. EXISTING UTILITY INFORMATION IS BASED ON FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
3. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. ELEVATION AND SIZE OF EXISTING UTILITIES
   C. FLOOR ELEVATIONS
   D. CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK.
   E. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER(S) ARE LOCATED WITHIN THE BUILDING(S). REFER TO BUILDING PLANS.
6. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
7. ALL PROPOSED UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE SPECIFICATIONS.
8. ALL NON-METALIC PIPE SHALL HAVE 18 GAUGE TRACER WIRE ATTACHED PER COMM 82.
9. WATERMAIN SPECIFICATIONS –
   A. PIPE – WATERMAIN SHALL BE AWWA STANDARD C900 POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ASTM D1785 AND ASTM D2241. VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
   B. HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF CITY OF MILWAUKEE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
   C. BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
   D. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
10. SANITARY SEWER SPECIFICATIONS
   A. PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE SDR-26 POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
   B. BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION:

   COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 6.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
   C. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
   D. MANHOLES AND FRAMES
      i. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM. 82.35(8)a,b.
      ii. MANHOLE FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CRETEX SPECIALTY PRODUCTS, OR EQUAL.
   E. CLEANOUTS – CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER COMM 82.35 (5)(A)2. (REFER TO DETAIL).
11. FOR LOCATIONS WHERE THERE IS LESS THEN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH COMM. 82.30(11)C.3. THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.
12. ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, EXFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE PER THE STANDARD SPECIFICATIONS.
13. WATER SERVICES SHALL BE AWWA C-900 PVC MEETING THE REQUIREMENTS OF ASTM D1785 AND ASTM D2241.
14. ALL UTILITY SERVICE CLEANOUTS ARE LOCATED WITHIN THE BUILDING. REFER TO BUILDING PLUMBING PLANS.

LEGEND

GAS VALVE	EASEMENT LINE
SANITARY MANHOLE	SETBACKLINE
STORM MANHOLE	EXTERIOR PROPERTY LINE
CATCH BASIN ROUND	ADJACENT LOT LINE
CATCH BASIN SQUARE	EXISTING WATERMAIN
PARKING METER	EXISTING GAS
LIGHT POLE	EXISTING COMBINED SEWER
POWER POLE	EXISTING OVERHEAD UTILITIES
TELEPHONE PEDESTAL	EXISTING UNDERGROUND TELEP.
SIGN	EXISTING UNDERGROUND ELEC.
ELECTRICAL PEDESTAL/TRANSFORMER	PROPOSED WATER SERVICE
CONIFEROUS TREE	PROPOSED STORM SEWER
DECIDUOUS TREE	PROPOSED SANITARY SEWER
BUSH	PROPOSED ELECTRIC
PROPOSED COMBINED CATCH BASIN	PROPOSED GAS
PROPOSED COMBINED MANHOLE	SAWCUT
PROPOSED CLEANOUT	ABANDON EXISITNG SERVICE LINE

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WAUKESHA, WISCONSIN 53186
262.513.0666 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE | KENOSHA
www.jsdinc.com

Project:
The Sanctuary at Milwaukee

Owner:
LaSalle Group
2857 Timberview Trail,
Chaska, MN 55318

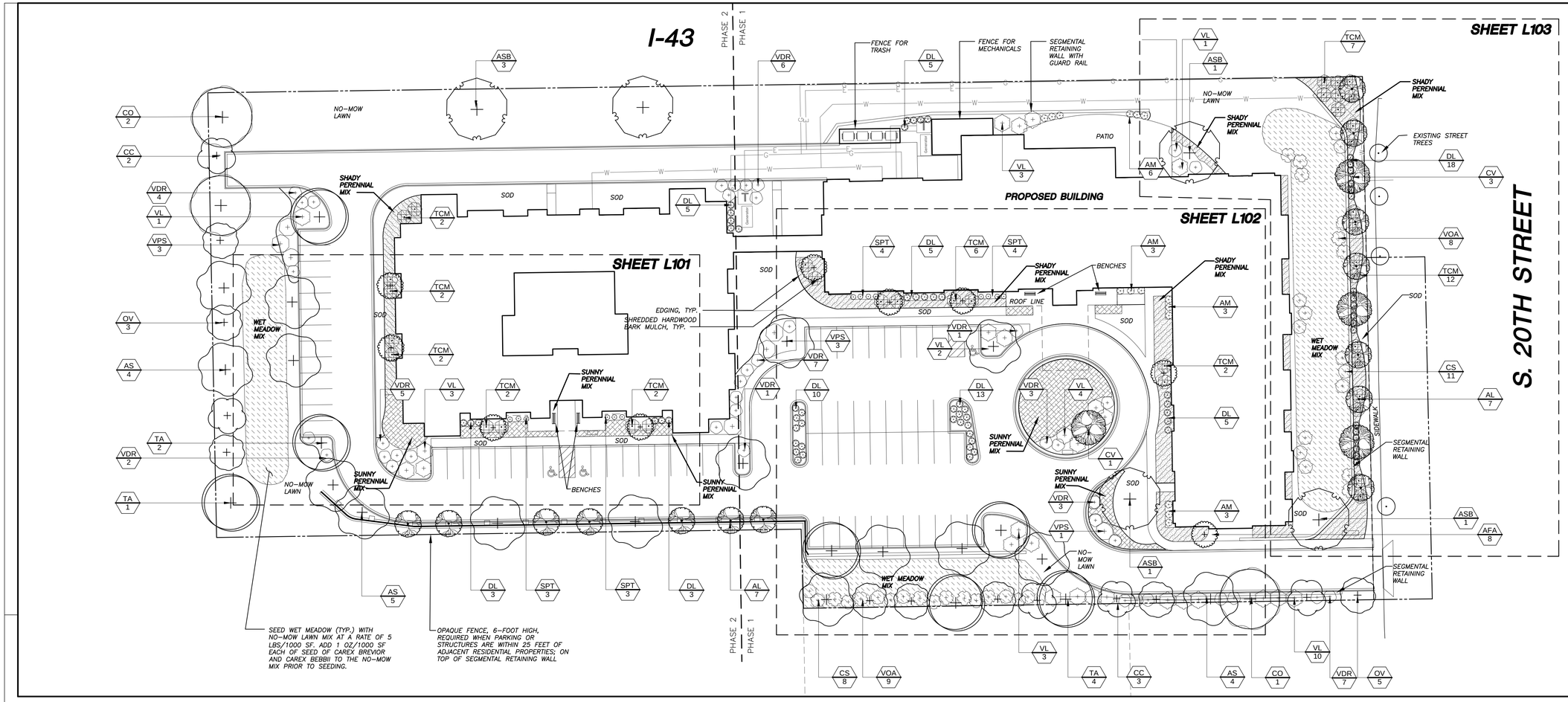
Project Number	15C6961
Date	3/31/16
Drawn By	APM
Checked By	JLJ

NOT FOR CONSTRUCTION

Rev. No.	Revision	Date
1.	REVISED PER NEW BLDG. SHELL	05-03-16

Utility Plan

C4.0



OVERALL LANDSCAPE PLAN

LEGEND (PROPOSED)

- PROPERTY LINE
- SAN — SAN — SANITARY SEWER
- ST — ST — STORM SEWER
- W — WATER
- E — E — ELECTRIC
- G — G — GAS
- 18" STANDARD CURB AND GUTTER
- ROW

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

TREE & SHRUB PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	AS	Acer saccharum / Sugar Maple	B & B	2.5"Cal	16
	ASB	Acer saccharum `Bailsta` TM / Fall Fiesta Sugar Maple	B & B	2.5"Cal	5
	AFA	Acer x freemanii `Armstrong` / Armstrong Freeman Maple	B & B	2.5"Cal	9
	AL	Amelanchier laevis / Allegheny Serviceberry	B & B	1.5"Cal	14
	CC	Carpinus caroliniana / American Hornbeam	B & B	1.5"Cal	5
	CO	Carya ovata / Shagbark Hickory	B & B	2.5"Cal	3
	CV	Crataegus viridis `Winter King` / `Winter King` Hawthorn	B & B	1.5"Cal	4
	OV	Ostrya virginiana / American Hophornbeam	B & B	1.5"Cal	8
	TA	Tilia americana / American Linden	B & B	2.5"Cal	7

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Chokeberry	3 gal	Min. 2 ft height and spread	15
	CS	Cornus sericea / Red Twig Dogwood	3 gal	Min. 2 ft height and spread	19
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Min. 2 ft height and spread	67
	SPT	Spiraea betulifolia `Tor` / Birchleaf Spirea	3 gal	Min. 2 ft height and spread	14
	TCM	Taxus cuspidata `Monloo` / Emerald Spreader Japanese Yew	3 gal	Min. 2 ft height and spread	37
	VDR	Viburnum dentatum `Ralph Senior` TM / Autumn Jazz Viburnum	3 gal	Min. 2 ft height and spread	41
	VL	Viburnum lentago / Nannyberry	3 gal	Min. 2 ft height and spread	27
	VOA	Viburnum opulus americanum / American Cranberrybush	3 gal	Min. 2 ft height and spread	17
	VPS	Viburnum prunifolium `Summer Magic` / Summer Magic	3 gal	Min. 2 ft height and spread	7

north
SCALE IN FEET
30' 0 30'

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LANDSCAPING PLAN

L100

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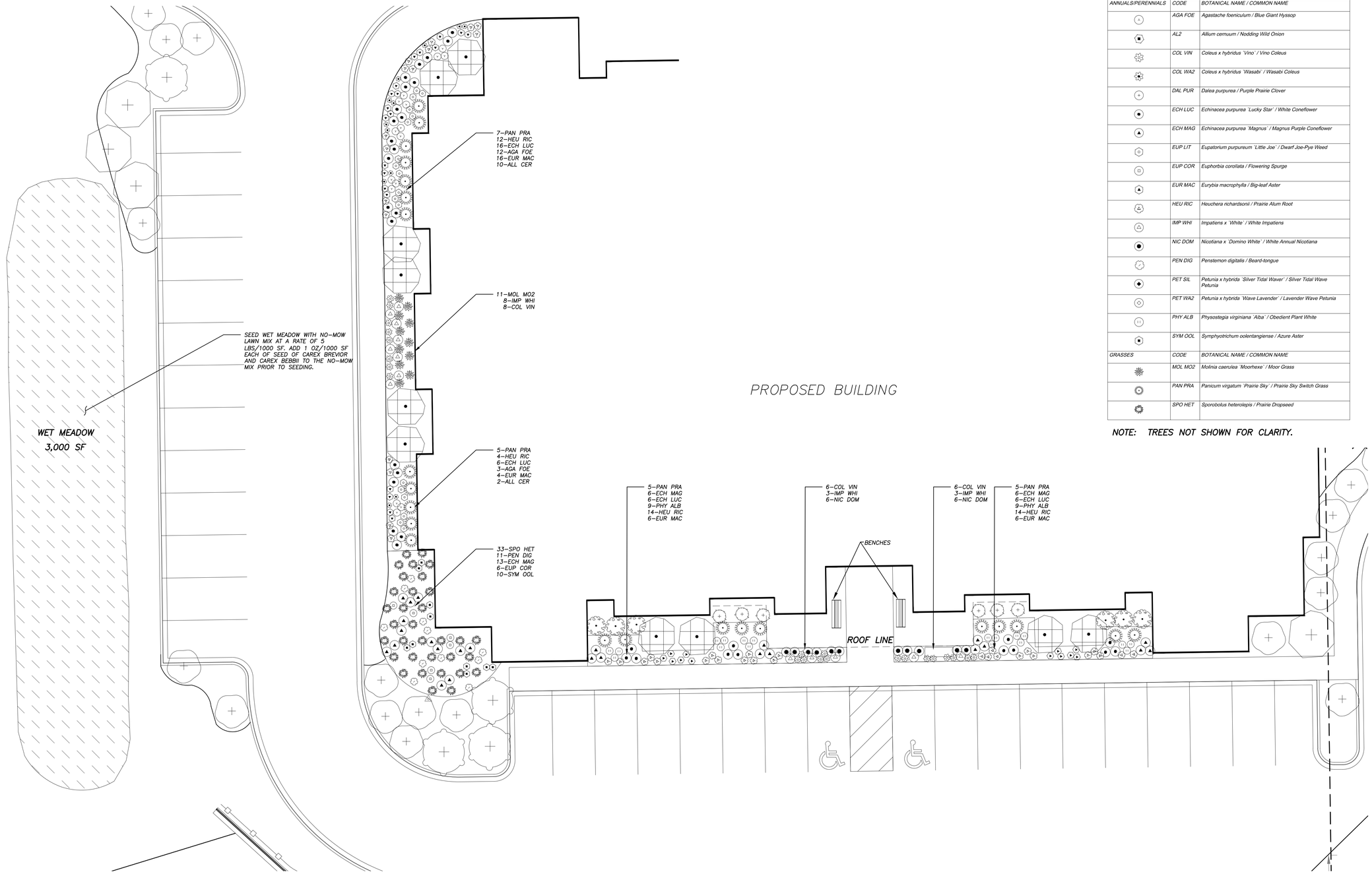
PERENNIAL PLANTING PLAN WEST



LEGEND		
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME
	AGA FOE	Agastache foeniculum / Blue Giant Hyssop
	AL2	Allium cernuum / Nodding Wild Onion
	COL VIN	Coleus x hybridus "Vino" / Vino Coleus
	COL WA2	Coleus x hybridus "Wasabi" / Wasabi Coleus
	DAL PUR	Dalea purpurea / Purple Prairie Clover
	ECH LUC	Echinacea purpurea "Lucky Star" / White Coneflower
	ECH MAG	Echinacea purpurea "Magnus" / Magnus Purple Coneflower
	EUP LIT	Eupatorium purpureum "Little Joe" / Dwarf Joe-Pye Weed
	EUP COR	Euphorbia corollata / Flowering Spurge
	EUR MAC	Eurybia macrophylla / Big-leaf Aster
	HEU RIC	Heuchera richardsonii / Prairie Alum Root
	IMP WHI	Impatiens x "White" / White Impatiens
	NIC DOM	Nicotiana x "Domino White" / White Annual Nicotiana
	PEN DIG	Penstemon digitalis / Beard-tongue
	PET SIL	Petunia x hybrida "Silver Tidal Wave" / Silver Tidal Wave Petunia
	PET WA2	Petunia x hybrida "Wave Lavender" / Lavender Wave Petunia
	PHY ALB	Physostegia virginiana "Alba" / Obedient Plant White
	SYM OOL	Symphyotrichum oolentangiense / Azure Aster
GRASSES	CODE	BOTANICAL NAME / COMMON NAME
	MOL MO2	Molinia caerulea "Moorhexe" / Moor Grass
	PAN PRA	Panicum virgatum "Prairie Sky" / Prairie Sky Switch Grass
	SPO HET	Sporobolus heterolepis / Prairie Dropseed

NOTE: TREES NOT SHOWN FOR CLARITY.

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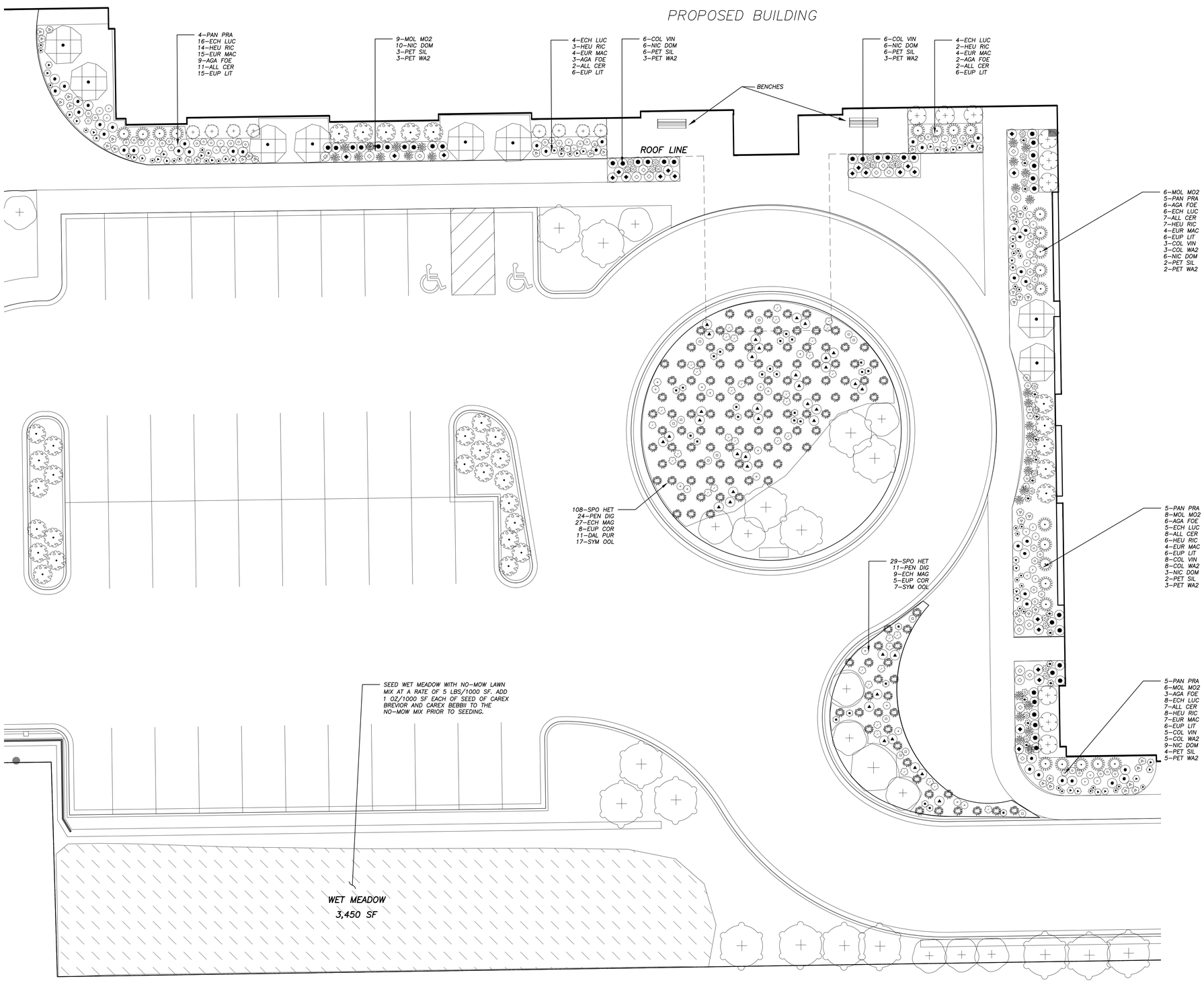
Landscaping Plan West

L101

PERENNIAL PLANTING PLAN CENTER



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Landscaping Plan Center

L102

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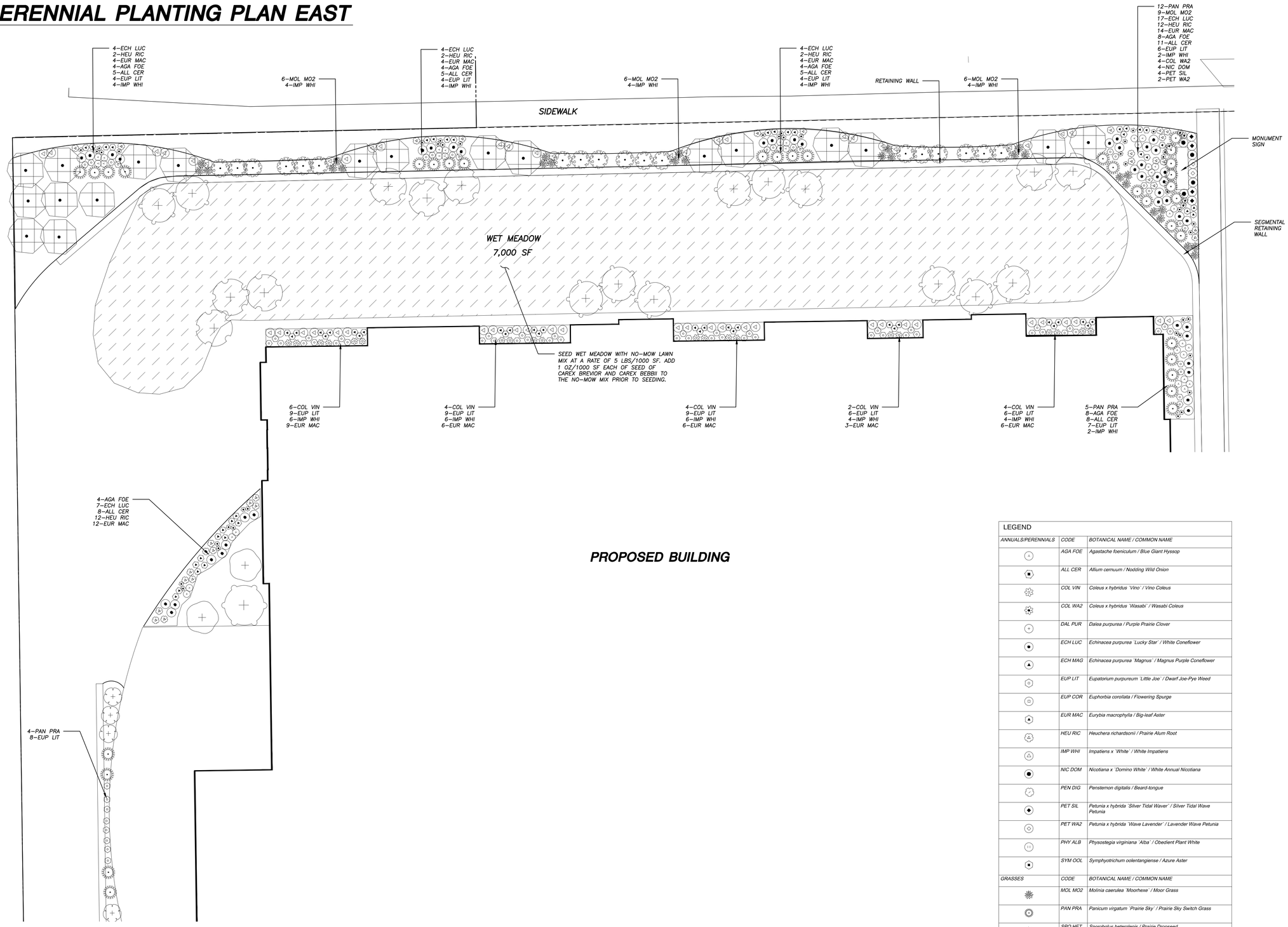
PERENNIAL PLANTING PLAN EAST



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north

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Landscaping Plan East

L103

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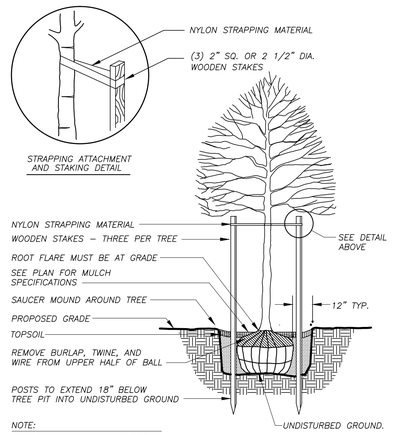
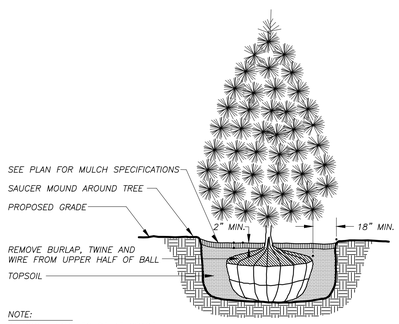


NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

1 / L200 DECIDUOUS TREE PLANTING DETAIL

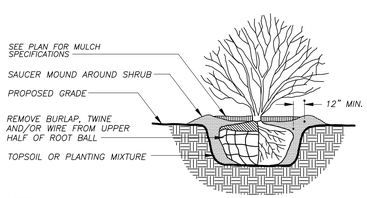
N.T.S.



NOTE:
1. ROOT FLARE TO BE AT GRADE.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

2 / L200 EVERGREEN TREE PLANTING DETAIL

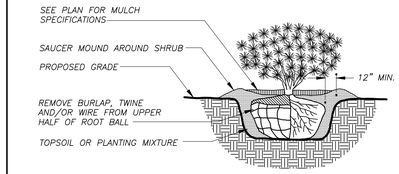
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

3 / L200 DECIDUOUS SHRUB PLANTING DETAIL

N.T.S.



NOTE:
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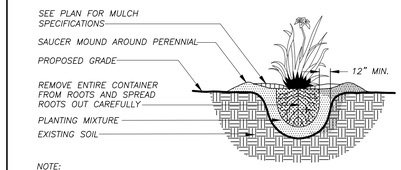
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

4 / L200 EVERGREEN SHRUB PLANTING DETAIL

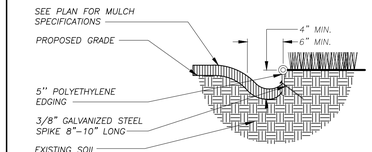
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED

5 / L200 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



6 / L200 LANDSCAPE EDGING DETAIL

N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.

3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

5. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS

6. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.

7. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE SHREDDED, WEED-FREE HARDWOOD BARK MULCH INSTALLED TO A CONSISTENT DEPTH OF 4"OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

8. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING. SPREAD MULCH TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE SHOULD BE MIXED WITH MULCH WHEN INSTALLING TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.

9. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

10. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

11. MATERIALS – SEED: DISTURBED LAWN AREAS LABELED AND DELINEATED ON PLAN SHALL BE SEEDED WITH "NO MOW" FESCUE OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. THE LISTED SEDGE SPECIES SHALL BE ADDED TO THE "NO MOW" SEED MIX FOR THE AREAS LABELED "WET MEADOW" ON THE PLAN PRIOR TO SEEDING.

12. MATERIALS: SOD ALL AREAS LABELED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

13. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.

14. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

15. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.

16. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

MASTER PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING		QTY
AS	Acer saccharum / Sugar Maple	B & B	2.5"Cal		16
ASB	Acer saccharum `Bailsta` TM / Fall Fiesta Sugar Maple	B & B	2.5"Cal		5
AFA	Acer x freemanii `Armstrong` / Armstrong Freeman Maple	B & B	2.5"Cal		9
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	1.5"Cal		14
CC	Carpinus caroliniana / American Hornbeam	B & B	1.5"Cal		5
CO	Carya ovata / Shagbark Hickory	B & B	2.5"Cal		3
CV	Crataegus viridis `Winter King` / `Winter King`. Hawthorn	B & B	1.5"Cal		4
OV	Ostrya virginiana / American Hophornbeam	B & B	1.5"Cal		8
TA	Tilia americana / American Linden	B & B	2.5"Cal		7
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING		QTY
AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Chokeberry	3 gal	Min. 2 ft height and spread		15
CS	Cornus sericea / Red Twig Dogwood	3 gal	Min. 2 ft height and spread		11
DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Min. 2 ft height and spread		67
SPT	Spiraea betulifolia `Tor` / Birchleaf Spirea	3 gal	Min. 2 ft height and spread		14
TCM	Taxus cuspidata `Monloo` / Emerald Spreader Japanese Yew	3 gal	Min. 2 ft height and spread		37
VDR	Viburnum dentatum `Ralph Senior` TM / Autumn Jazz Viburnum	3 gal	Min. 2 ft height and spread		45
VL	Viburnum lentago / Nannyberry	3 gal	Min. 2 ft height and spread		27
VOA	Viburnum opulus americanum / American Cranberrybush	3 gal	Min. 2 ft height and spread		8
VPS	Viburnum prunifolium `Summer Magic` / Summer Magic	3 gal	Min. 2 ft height and spread		7
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT			QTY
AGA FOE	Agastache foeniculum / Blue Giant Hyssop	32-Cell Tray or Equivalent			68
ALL CER	Allium cernuum / Nodding Wild Onion	32-Cell Tray or Equivalent			83
COL VIN	Coleus x hybridus `Vino` / Vino Coleus	4" Pot or Equivalent			48
COL WA2	Coleus x hybridus `Wasabi` / Wasabi Coleus	4" Pot or Equivalent			20
DAL PUR	Dalea purpurea / Purple Prairie Clover	32-Cell Tray or Equivalent			16
ECH LUC	Echinacea purpurea `Lucky Star` / White Coneflower	4" Pot or Equivalent			114
ECH MAG	Echinacea purpurea `Magnus` / Magnus Purple Coneflower	4" Pot or Equivalent			63
EUP LIT	Eupatorium purpureum `Little Joe` / Dwarf Joe-Pye Weed	4" Pot or Equivalent			99
EUP COR	Euphorbia corollata / Flowering Spurge	32-Cell Tray or Equivalent			19
EUR MAC	Eurybia macrophylla / Big-leaf Aster	32-Cell Tray or Equivalent			107
HEU RIC	Heuchera richardsonii / Prairie Alum Root	32-Cell Tray or Equivalent			112
IMP WHI	Impatiens x `White` / White Impatiens	4" Pot or Equivalent			40
NIC DOM	Nicotiana x `Domino White` / White Annual Nicotiana	4" Pot or Equivalent			56
PEN DIG	Penstemon digitalis / Beard-tongue	32-Cell Tray or Equivalent			49
PET SIL	Petunia x hybrida `Silver Tidal Waver` / Silver Tidal Wave Petunia	4" Pot or Equivalent			27
PET WA2	Petunia x hybrida `Wave Lavender` / Lavender Wave Petunia	4" Pot or Equivalent			21
PHY ALB	Physostegia virginiana `Alba` / Obedient Plant White	4" Pot or Equivalent			18
SYM OOL	Symphyotrichum oolentangiense / Azure Aster	32-Cell Tray or Equivalent			37
GRASSES	BOTANICAL NAME / COMMON NAME	CONT			QTY
MOL MO2	Molinia caerulea `Moorhexe` / Moor Grass	1 quart pot			67
PAN PRA	Panicum virgatum `Prairie Sky` / Prairie Sky Switch Grass	1 quart pot			73
SPO HET	Sporobolus heterolepis / Prairie Dropseed	32-Cell Tray or Equivalent			170
NO-MOW SEED MIX	No-Mow Seed Mix	Seed	Area per plan		
CX BEBB	Carex bebbii / Bebb's Oval Sedge	Seed	in Wet Meadow areas only		13 oz
CX BREV	Carex brevior / Plains Oval Sedge	Seed	In Wet Meadow areas only		13 oz

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LANDSCAPING NOTES, DETAILS, & SPECIFICATIONS

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