




Approved Conditionally by CPC on 5/7/2018

PLANT SYMBOL KEY

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING ORNAMENTAL TREE TO REMAIN
-  EXISTING EVERGREEN TREE TO REMAIN

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS AND PLANT QUANTITIES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF DECORATIVE STONE MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND (TO BE SPECIFIED)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

NORTH 60th STREET

WEST FOND DU LAC AVENUE

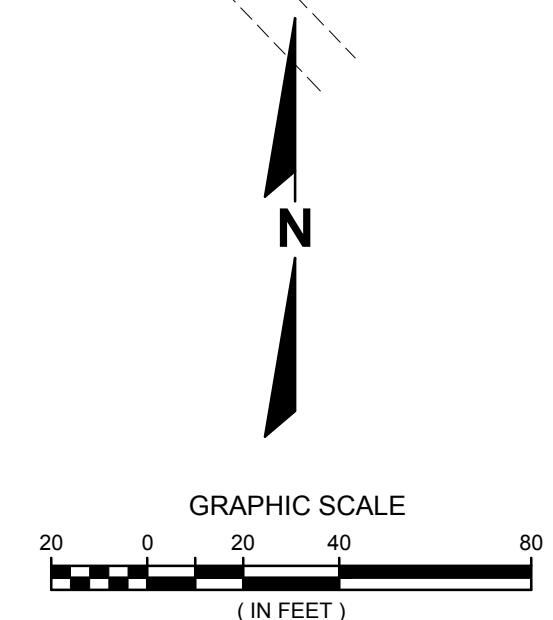
SHEET L102

SHEET L103

SHEET L101

SHEET L104

TRANSFORMER



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| DATE | DESCRIPTION |
|------------|---------------------------------------|
| 07/05/2018 | SITE PLAN UPDATES AND FENCE SELECTION |
| 07/10/2018 | FENCING NOTES |

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



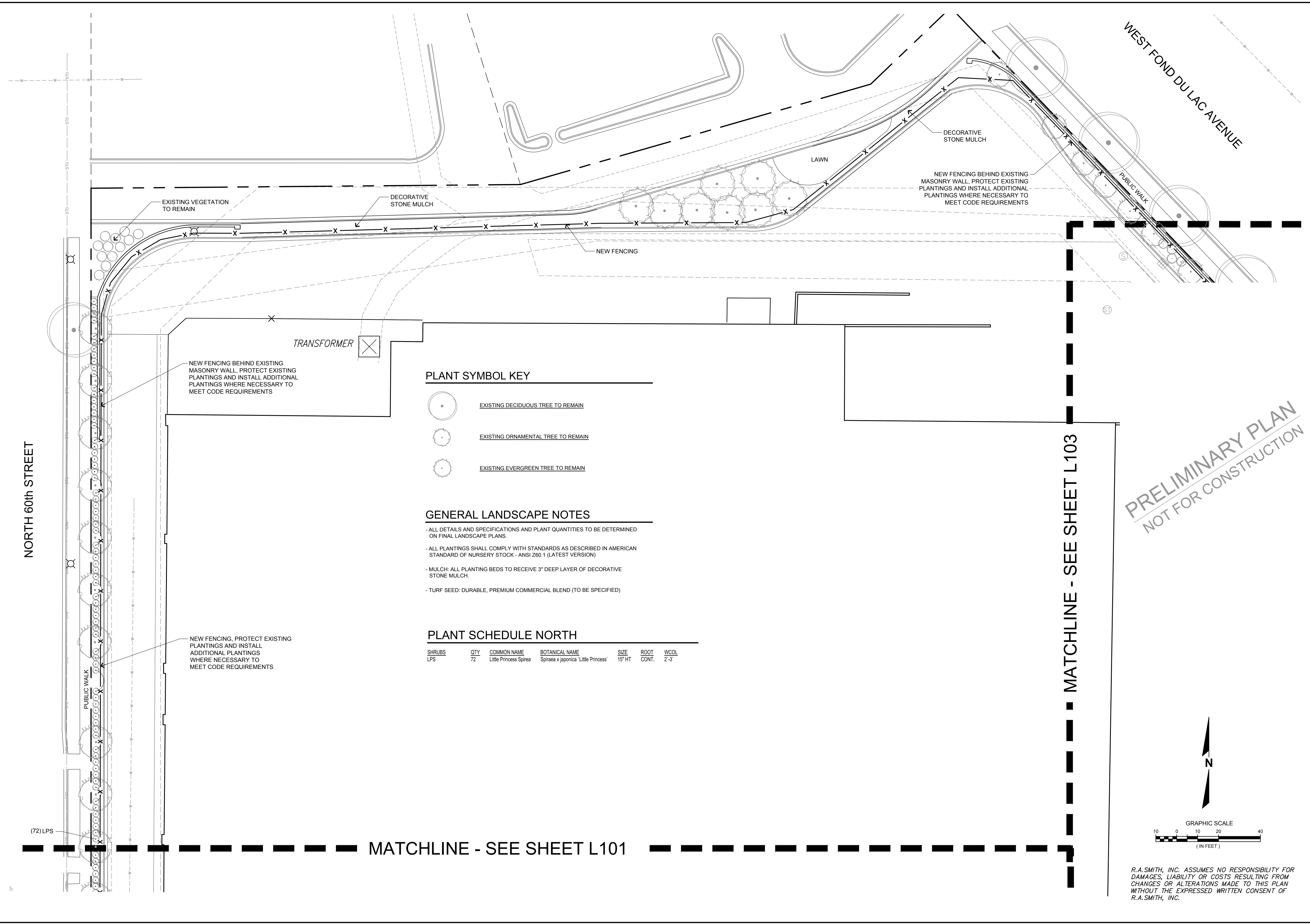
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

SELLARS
5800 HOPE AVENUE, MILWAUKEE, WI

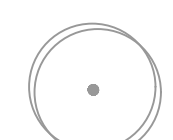
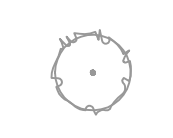

OVERALL LANDSCAPE PLAN

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|--|
| © COPYRIGHT 2018 R.A. Smith, Inc. |
| DATE: 06/19/2018 |
| SCALE: 1" = 40' |
| JOB NO. 3180130 |
| PROJECT MANAGER: ROBERT J. HARLEY, P.E. |
| DESIGNED BY: LJH |
| CHECKED BY: LJH |

SHEET NUMBER
L100



PLANT SYMBOL KEY

-  EXISTING DECIDUOUS TREE TO REMAIN
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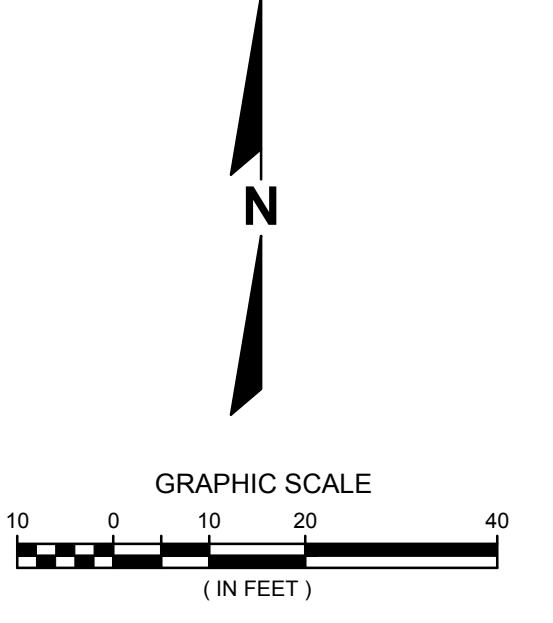
GENERAL LANDSCAPE NOTES

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PLANT SCHEDULE NORTH

| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | WCOL |
|--------|-----|-------------------------|--------------------------------------|--------|-------|------|
| LPS | 72 | Little Princess Spiraea | Spiraea x japonica 'Little Princess' | 15' HT | CONT. | 2-3 |

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



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| 07/10/2018 | FENCING NOTES |
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Naperville, IL | Pittsburgh, PA | Irvine, CA

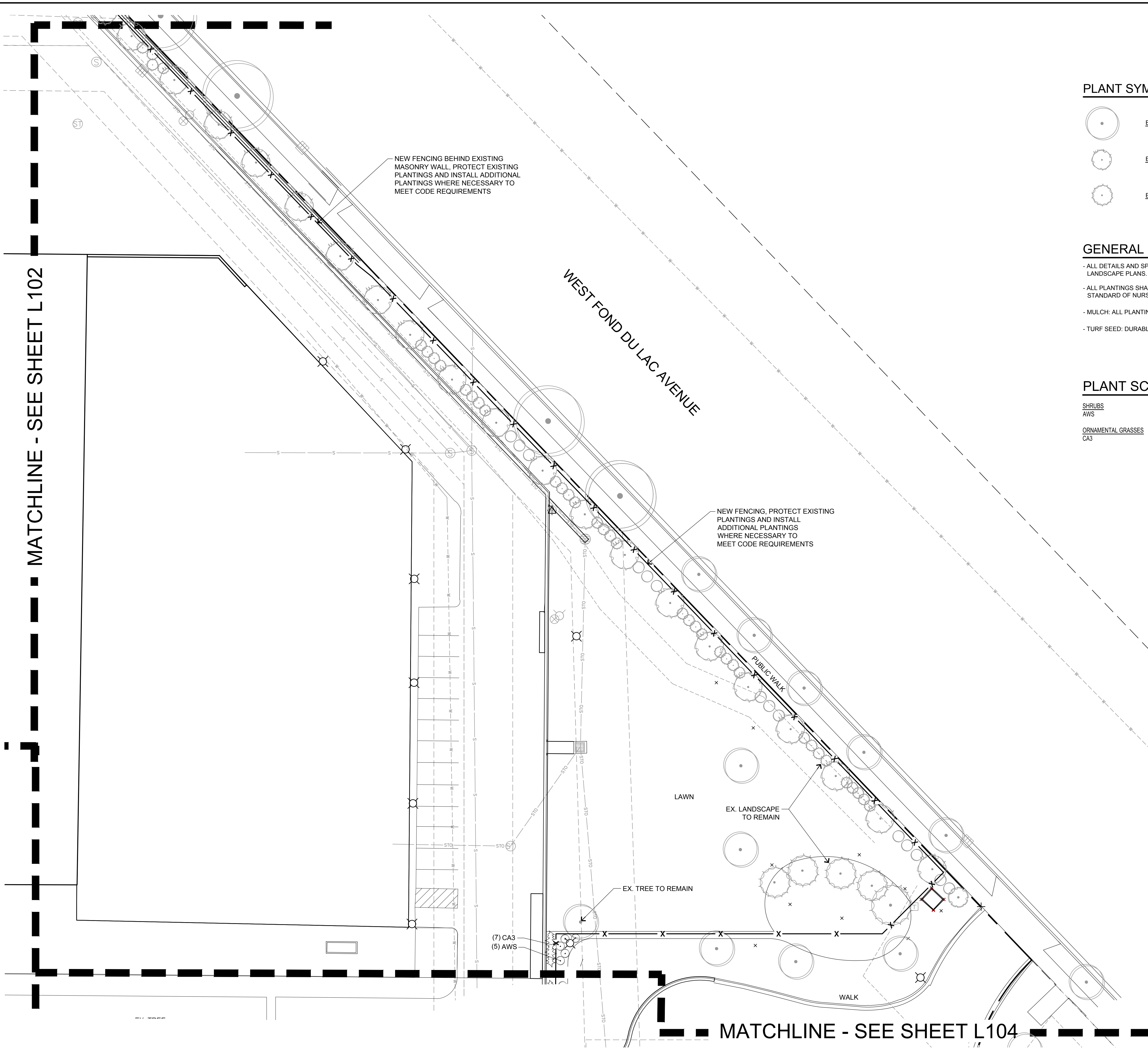
SELLARS
5800 HOPE AVENUE, MILWAUKEE, WI

LANDSCAPE PLAN - NORTH




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| DATE: 06/19/2018 |
| SCALE: 1" = 20' |
| JOB NO. 3180130 |
| PROJECT MANAGER: ROBERT J. HARLEY, P.E. |
| DESIGNED BY: LJH |
| CHECKED BY: LJH |
| SHEET NUMBER |
| L102 |

P:\3180130\Drawings\Sheets\3180130-L102.dwg, L102 LANDSCAPE PLAN - NORTH, 7/10/2018 2:16:57 PM, nfp

MATCHLINE - SEE SHEET L102



PLANT SYMBOL KEY

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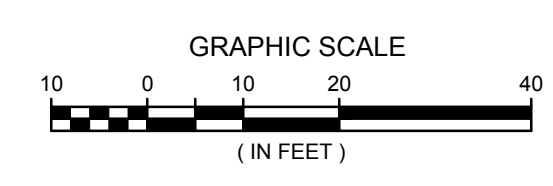
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PLANT SCHEDULE NORTHEAST

| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
|--------------------|-----|----------------------------|--------------------------------------|--------|-------|-------------|
| AWS | 5 | Anthony Waterer Spiraea | Spiraea x bumalda 'Anthony Waterer' | 15" HT | CONT. | |
| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
| CA3 | 7 | Overdam Feather Reed Grass | Calamagrostis x acutiflora 'Overdam' | 1 GAL | POT | 24" Spacing |

PRELIMINARY PLAN
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MATCHLINE - SEE SHEET L104

| DATE | DESCRIPTION |
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| 07/05/2018 | SITE PLAN UPDATES AND FENCE SELECTION |
| 07/10/2018 | FENCING NOTES |
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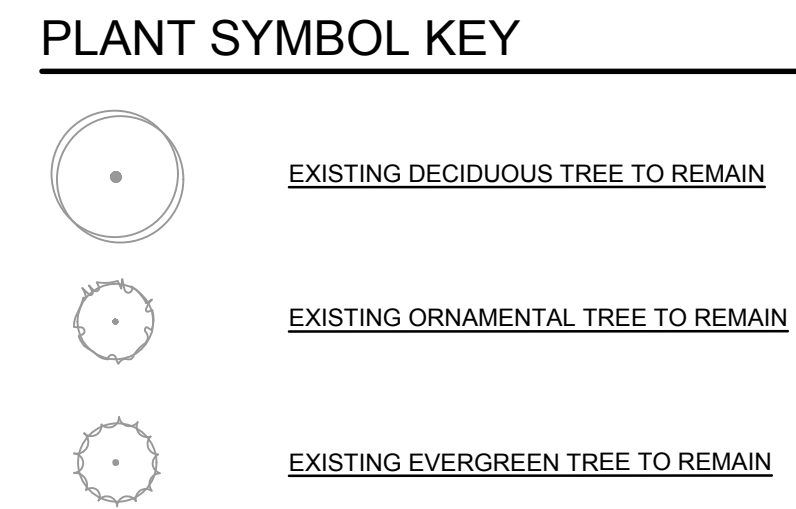
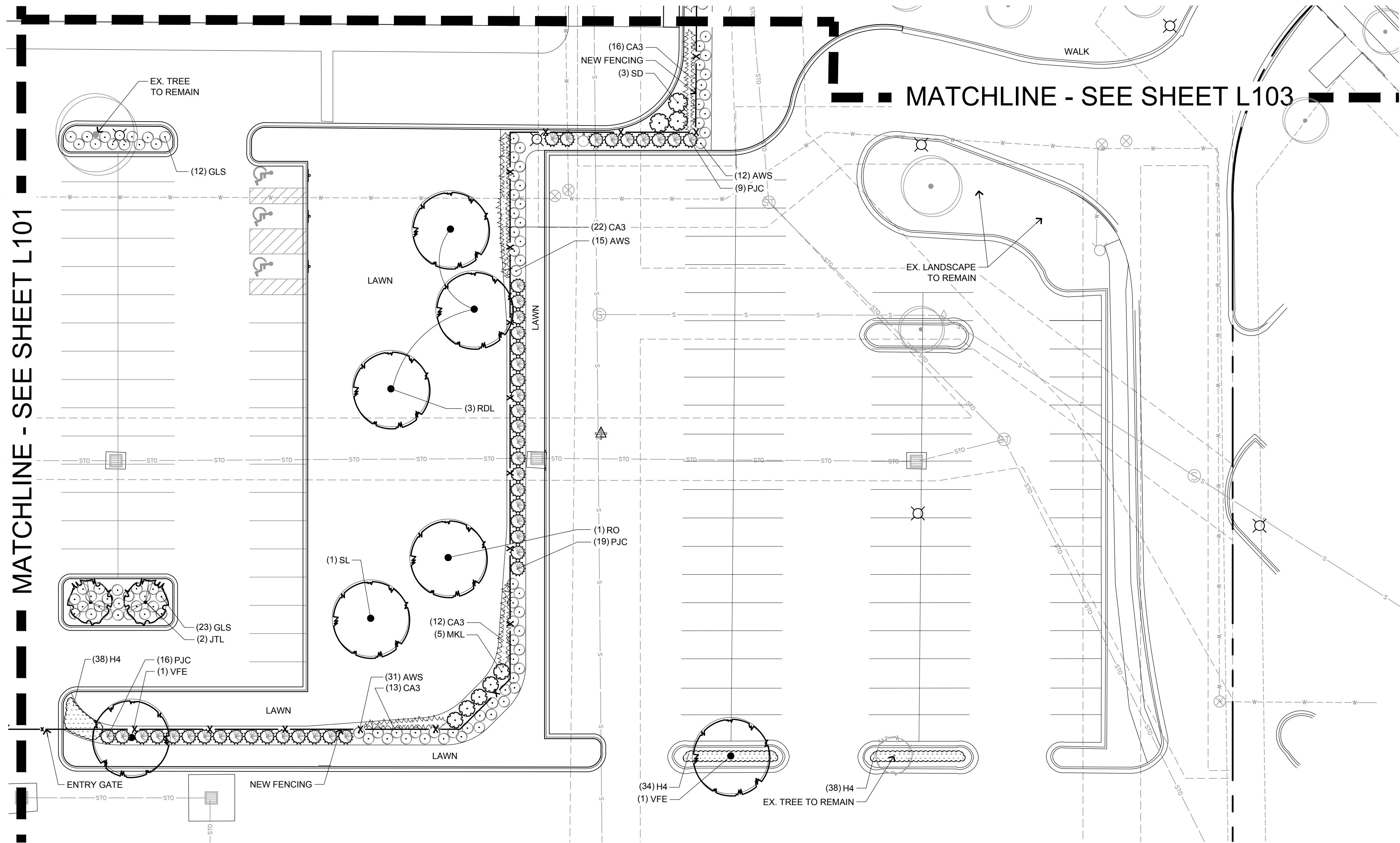
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SELLARS
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LANDSCAPE PLAN - NE

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|--|
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| SCALE: 1" = 20' |
| JOB NO. 3180130 |
| PROJECT MANAGER: ROBERT J. HARLEY, P.E. |
| DESIGNED BY: LJH |
| CHECKED BY: LJH |
| SHEET NUMBER |
| L103 |



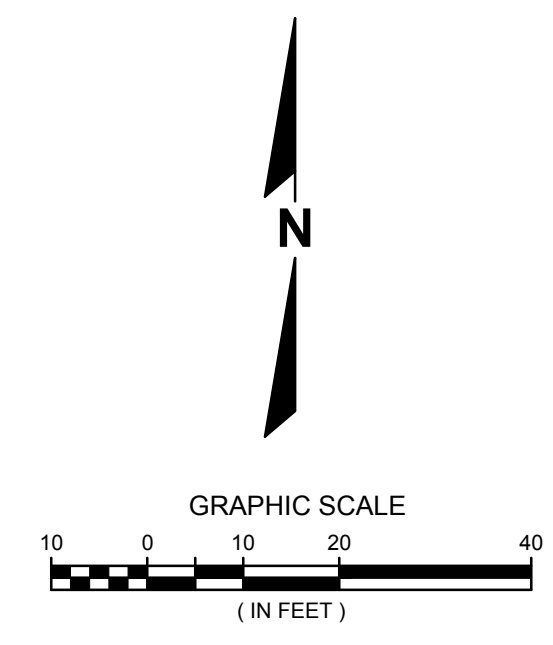
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**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

PLANT SCHEDULE SOUTHEAST

| TREES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS | WCOL |
|--------------------|-----|--------------------------------|---------------------------------------|------------|-------|----------------------|-------|
| SL | 1 | Skyline Honey Locust | Gleditsia triacanthos 'Skyline' | 3" CAL | B&B | Full, matching heads | |
| RO | 1 | Red Oak | Quercus rubra | 3" CAL | B&B | Full, matching heads | |
| JTL | 2 | Ivory Silk Japanese Tree Lilac | Syringa reticulata 'Ivory Silk' | 2 1/2" CAL | B&B | Full, matching heads | |
| RDL | 3 | Redmond American Linden | Tilia americana 'Redmond' | 3" CAL | B&B | Full, matching heads | |
| VFE | 2 | Valley Forge American Elm | Ulmus americana 'Valley Forge' | 3" CAL | B&B | Full, matching heads | |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS | WCOL |
| PJC | 44 | Kallay Compact Pfitzer Juniper | Juniperus chinensis 'Kallays Compact' | 18" SPD | CONT. | | 2' |
| GLS | 35 | Gro-Low Fragrant Sumac | Rhus aromatica 'Gro-Low' | 15" HT | CONT. | | 2'-3' |
| AWS | 58 | Anthony Waterer Spiraea | Spiraea x bumalda 'Anthony Waterer' | 15" HT | CONT. | | 2'-3' |
| MKL | 5 | Miss Kim Lilac | Syringa patula 'Miss Kim' | 18" HT | CONT. | | 4'-6' |
| SD | 3 | Declaration Lilac | Syringa x 'Declaration' | 24" HT | CONT. | | |
| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS | WCOL |
| CA3 | 63 | Overdam Feather Reed Grass | Calamagrostis x acutiflora 'Overdam' | 1 GAL | POT | 24" Spacing | |
| PERENNIALS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS | WCOL |
| H4 | 110 | Happy Returns Daylily | Hemerocallis x 'Happy Returns' | 4 1/2" | POT | 18" Spacing | |



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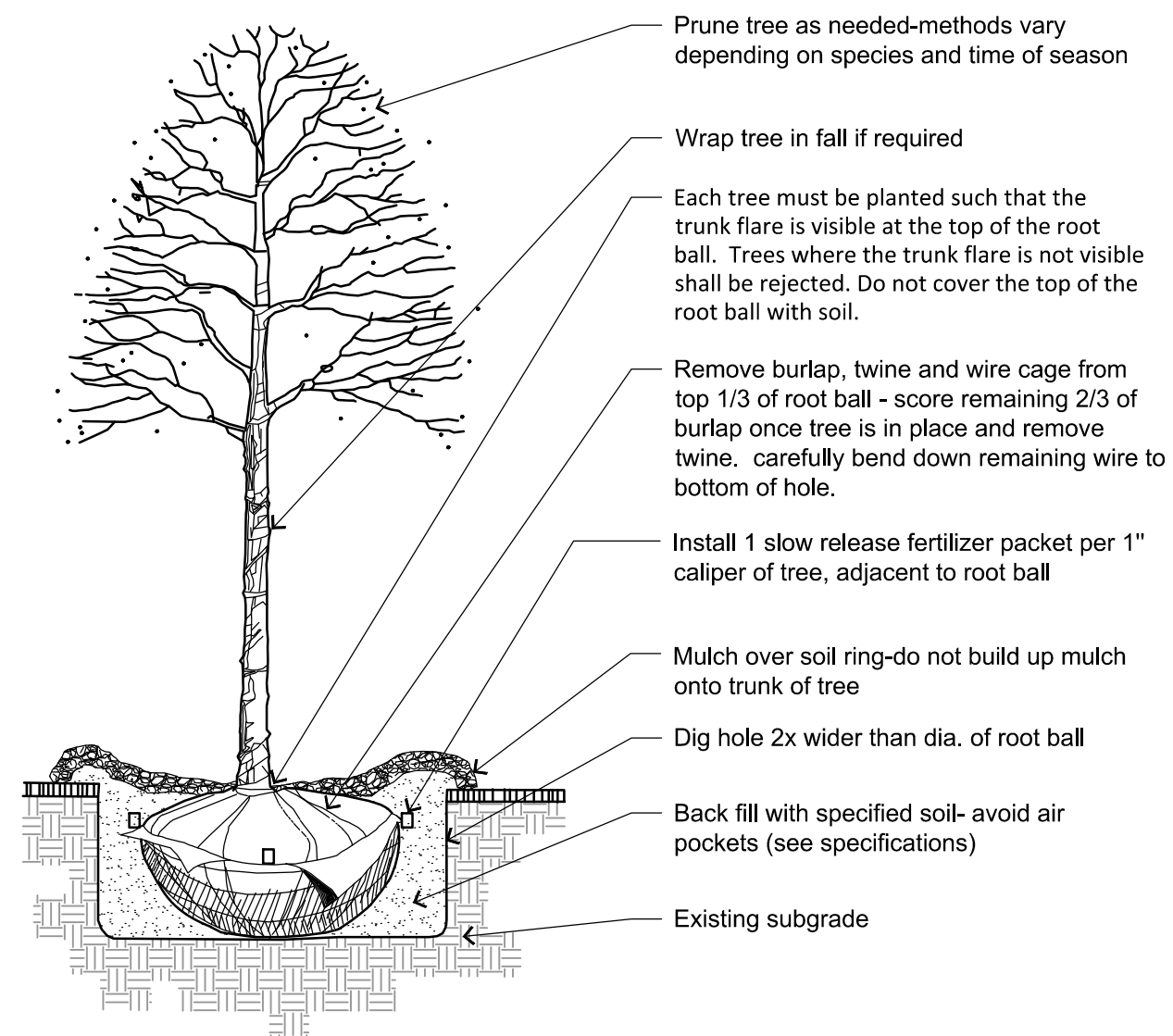
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Naperville, IL | Pittsburgh, PA | Irvine, CA

**SELLARS
5800 HOPE AVENUE, MILWAUKEE, WI**

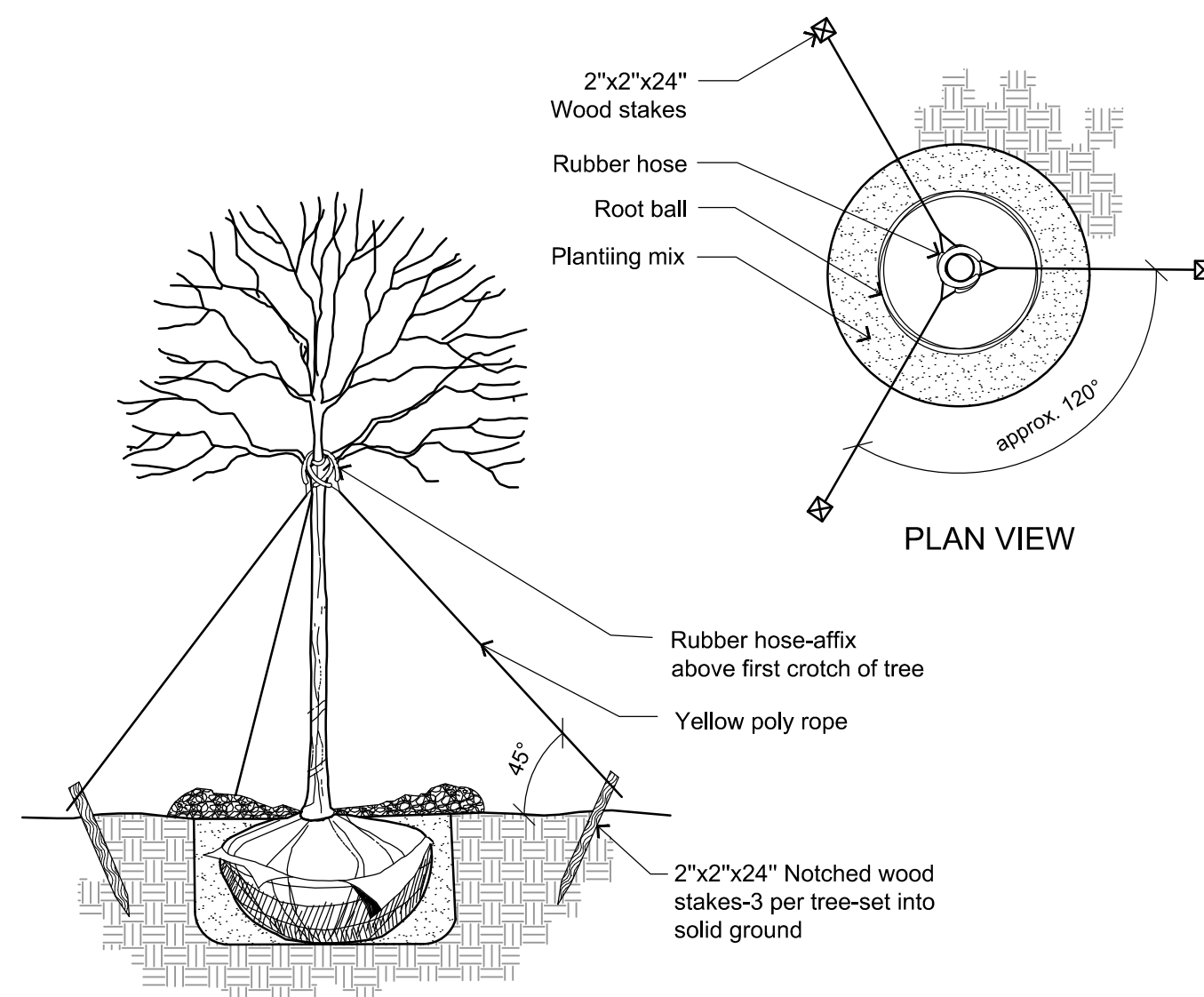
LANDSCAPE PLAN - SE

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|--|
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| DATE: 06/19/2018 |
| SCALE: 1" = 20' |
| JOB NO. 3180130 |
| PROJECT MANAGER: ROBERT J. HARLEY, P.E. |
| DESIGNED BY: LJH |
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| SHEET NUMBER |
| L104 |

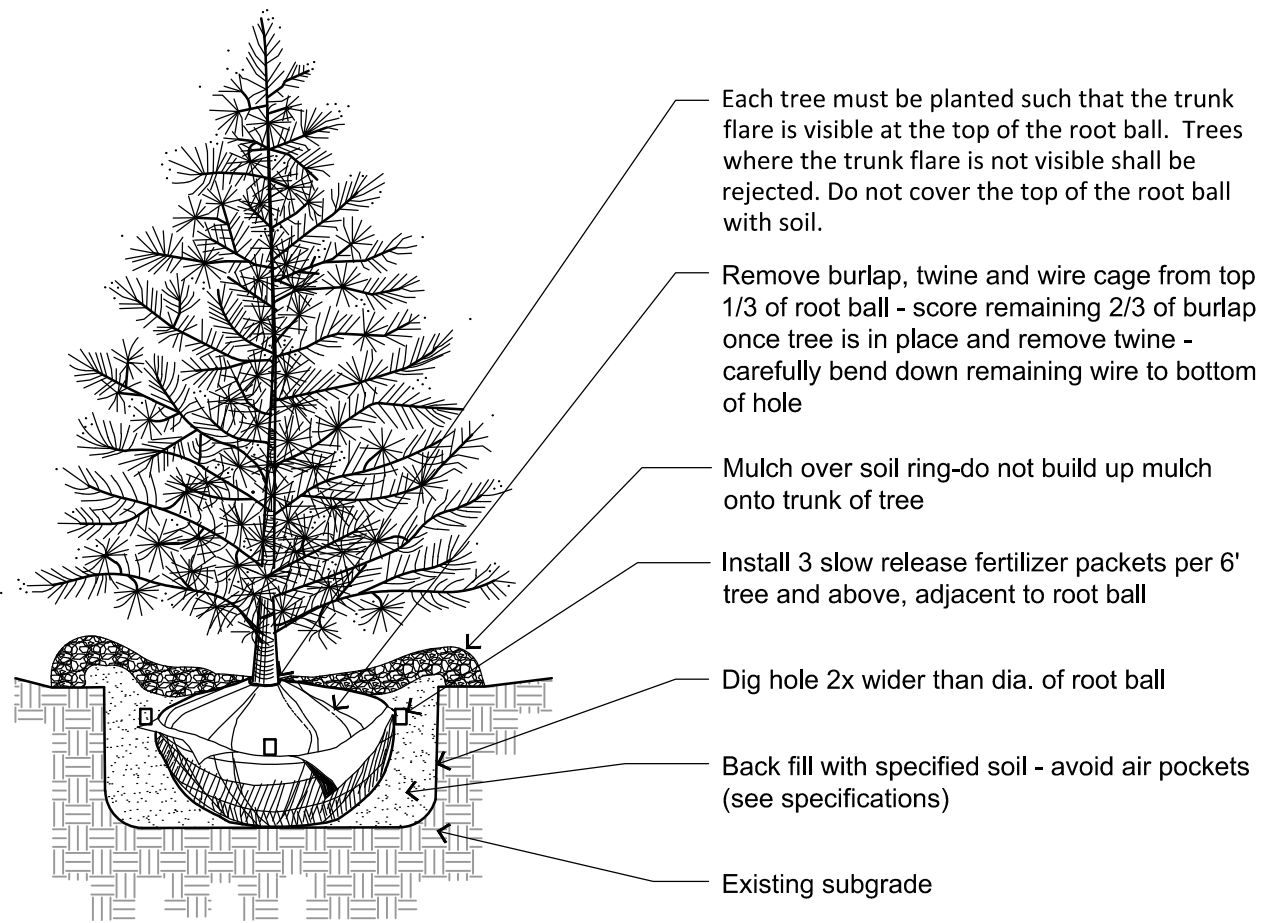
LANDSCAPE DETAILS



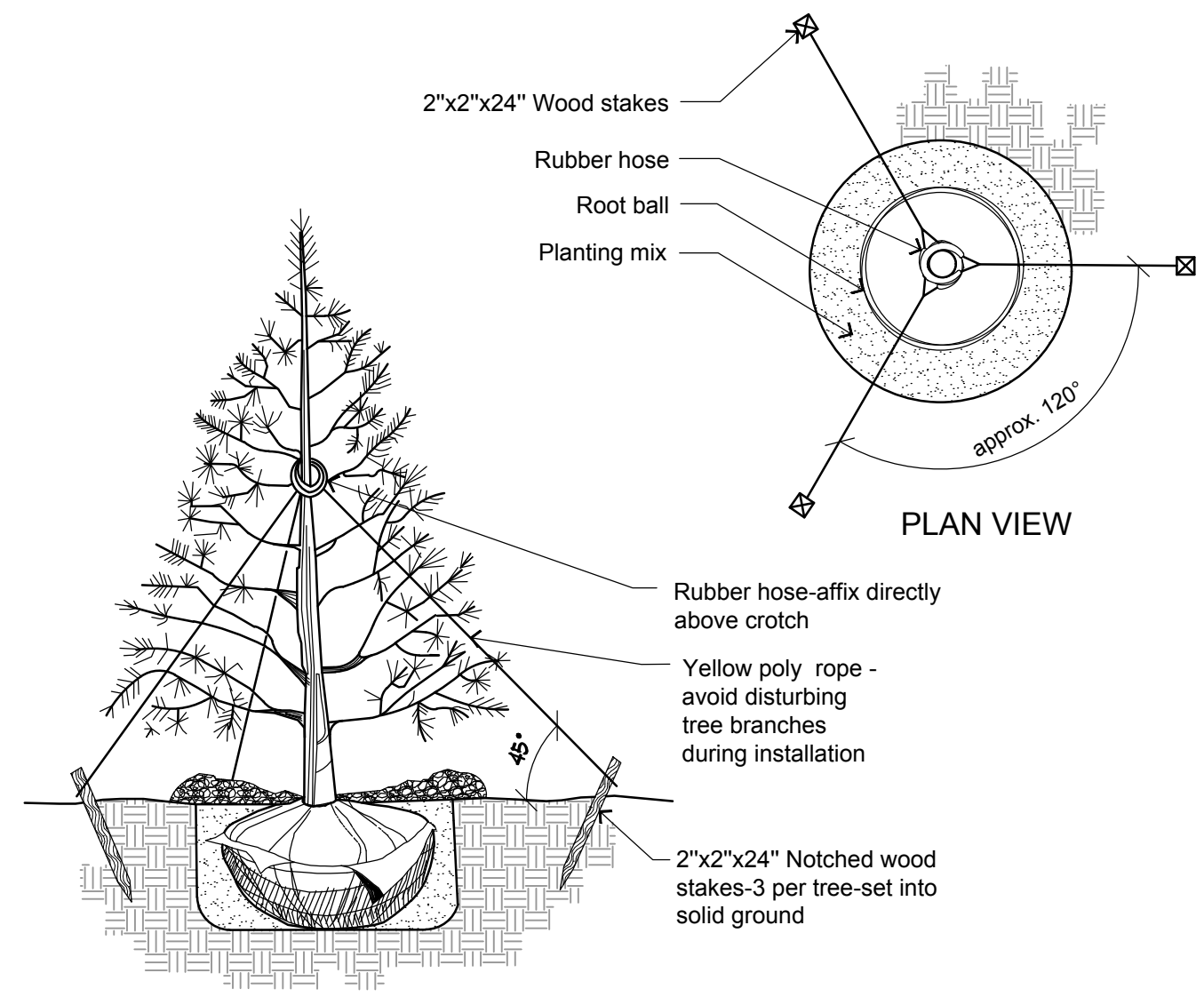
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



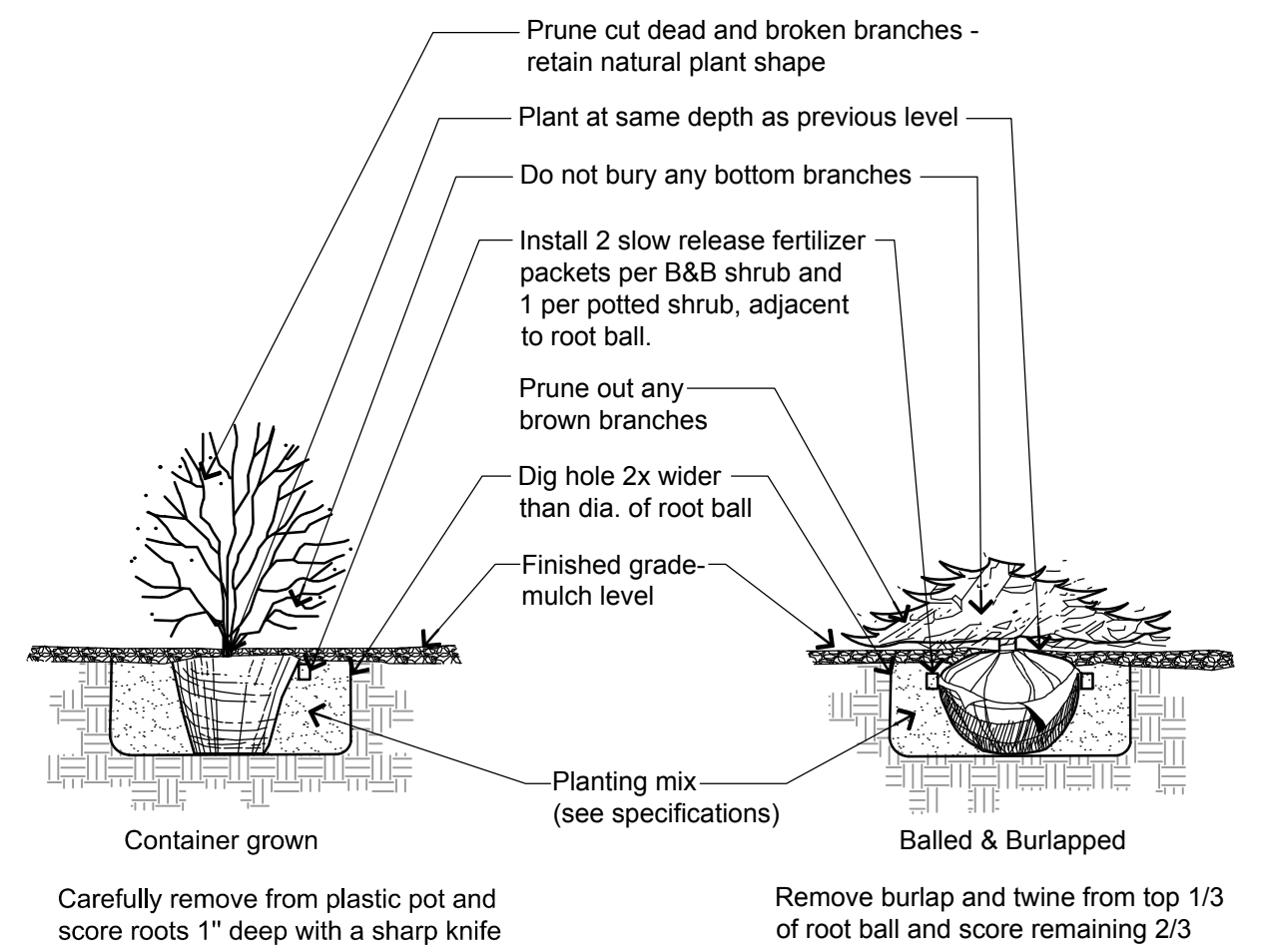
2 DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE



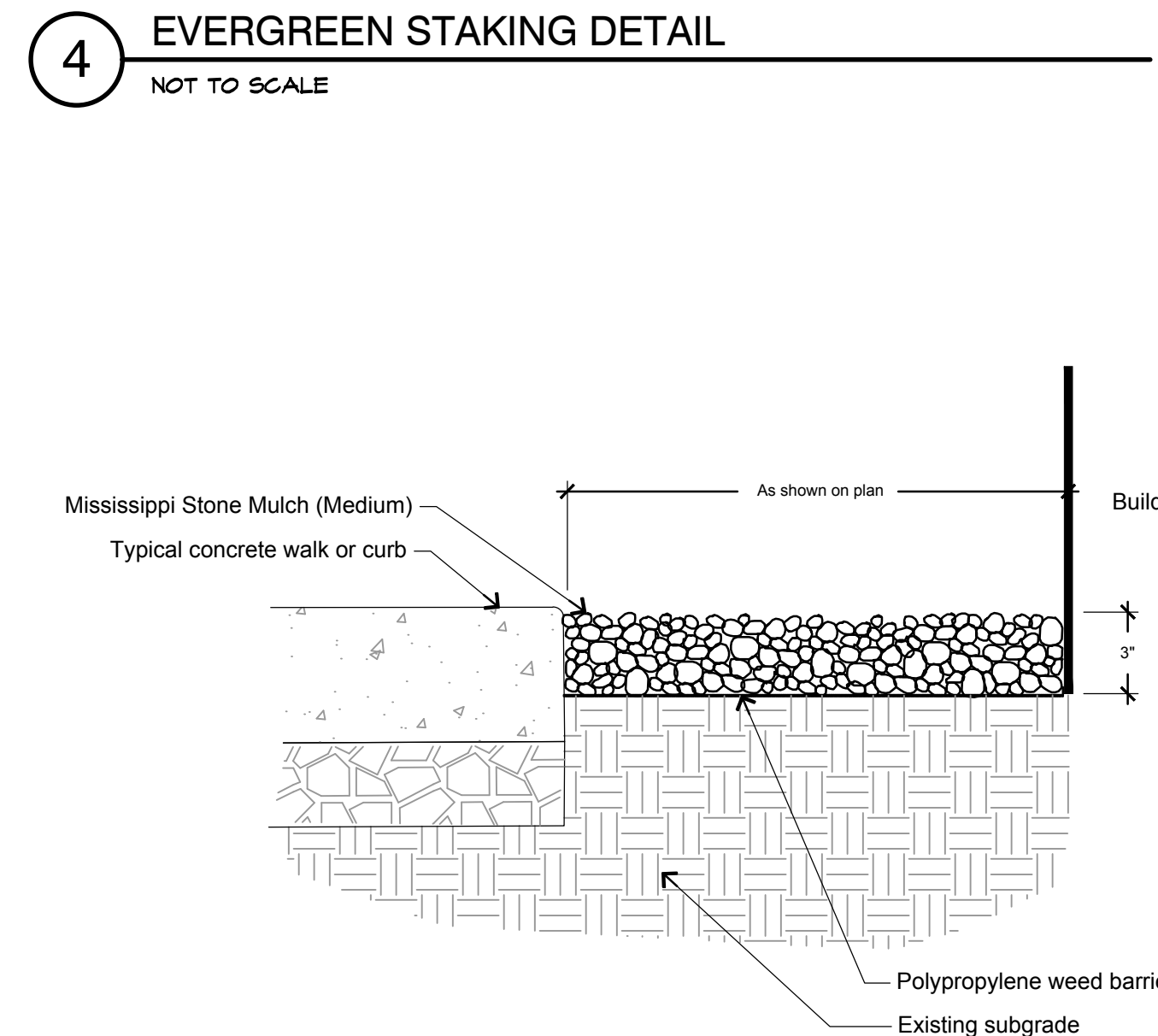
3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



4 EVERGREEN STAKING DETAIL
NOT TO SCALE



5 SHRUB PLANTING DETAIL
NOT TO SCALE



6 GRAVEL MULCH DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
- All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
- The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
- Tree planting (see planting detail):
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.
Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -
Per every 100 square feet of bed area add:
2 cu. ft. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.
An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is also responsible for the required watering during this period.
- Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

IRON WORLD
3838 DAVIS AVE
HOWARD COUNTY, MD, 20723
PHONE: (301) 776-7448
TOLL FREE: 1-800-310-2747
FAX: (301) 776-7449
www.ironworldfencing.com

| NOM HEIGHT (A) | POST OPTION (C) | PICKET OPTION (D) |
|----------------|-------------------------|-------------------|
| 3'-0" | 2" SQ X 14 GA | 3/4" SQ > 14 GA |
| 3'-6" | 2 1/2" SQ X 12 OR 14 GA | OR 1" SQ > 16 GA |
| 4'-0" | 3" SQ X 12 GA | OR 1" SQ > 18 GA |
| 5'-0" | 4" SQ X 11 GA | OR 3/4" SOLID BAR |
| 6'-0" | 6" SQ X 3/16" WALL | |

| LEGEND |
|---|
| A - *NOM HEIGHT |
| B - *NOM SECTION LENGTH |
| C - *POST SIZE GAUGE |
| D - *PICKET SIZE GAUGE |
| E - *POST LENGTH |
| F - *FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET |

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.
6. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 2812-100.

7 GEORGETOWN FENCE - 6 Foot Height (Max.)
3 RAIL

2812-100
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PRELIMINARY DETAILS
NOT FOR CONSTRUCTION

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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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| DATE | | DESCRIPTION | |
| <p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p>raSmith CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA</p> | | | |
| <p>SELLARS 5800 HOPE AVENUE, MILWAUKEE, WI</p> <p>LANDSCAPE DETAILS & NOTES</p> | | | |
| <p>© COPYRIGHT 2018 R.A. Smith, Inc. DATE: 06/19/2018 SCALE: N.T.S. JOB NO. 3180130 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: LJM CHECKED BY: LJM SHEET NUMBER L200</p> | | | |

P:\3180130\Drawings\3180130-L200-Landscape Details.dwg, L200 LANDSCAPE DETAILS, 7/10/2018 2:15:43 PM, .rjp