

WISCONSIN LANDSCAPE PLAN NOTES

CELS-NOTE-GNRL-1100

05/01/25

A. GENERAL

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
- OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIAL

- PLANT MATERIAL:**
 - PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH IN THE 'ANSI Z60.1 (LATEST ADDITION)' 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.
 - ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT NURSERY AT SAME HARDINESS ZONE AS THE PROJECT LOCATION.
 - ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.
- PLANT QUANTITIES:** THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT QUANTITY DISCREPANCIES PRIOR TO PLACING ORDERS.
- PLANT SIZE:** THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
- SUBSTITUTIONS:** NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED BY THE CONTRACTOR.
- GUARANTEE:** PLANT MATERIAL SHALL BE GUARANTEED FOR **ONE (1) YEAR** AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD, DYING, DEFOLIATING, AND/OR LOST MORE THAN 50% OF ITS NATURAL FORM WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN **ONE YEAR OR ONE GROWING SEASON**. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS, LAWN, AND SEEDING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES) UNTIL FINAL ACCEPTANCE BY THE OWNER.

C. TOPSOIL REQUIREMENTS

- TOPSOIL REQUIREMENTS: SEE WISDOT SECTION 625 FOR REFERENCE AND SOIL ADDITIVES.**
 - UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS, AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS, NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.
 - TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLOUDS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
 - TOPSOIL PH SHALL BE BETWEEN 6.0 AND 7.0. SHOULD ANY SOIL ADDITIVES BE NEEDED TO ACHIEVE A TOPSOIL PH WITHIN THE ACCEPTABLE RANGE, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOIL TESTING AGENCY.
 - TOPSOIL SHALL CONTAIN NOT LESS THAN FIVE PERCENT (5%) AND NOT MORE THAN FIFTEEN PERCENT (15%) ORGANIC MATTER ACCORDING TO AASHTO T194. SHOULD ANY SOIL ADDITIVES BE NEEDED TO ACHIEVE THE DESIRED TOPSOIL ORGANIC MATTER CONTENT, THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOIL TESTING AGENCY.
 - TOPSOIL GRADATION/PARTICLE SIZE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - NO MORE THAN TWENTY PERCENT (20%) BY WEIGHT SHALL BE RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE SHALL BE DETERMINED USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T88.
 - SAND (0.075 MM TO 0.425 MM) SHALL BE 55 - 75% BY WEIGHT COMPOSITION.
 - SILT (0.075 MM TO 0.005 MM) 10 - 40% BY WEIGHT COMPOSITION.
 - CLAY (0.005 MM AND SMALLER) 25 - 45% BY WEIGHT COMPOSITION.

2. PREPARATION OF SUBGRADE:

- HOLLOWES, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE SANDY LOAM AS OUTLINED ABOVE OR SOIL AS DESCRIBED HEREON. SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
- LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A DEPTH OF 4"-6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.

3. TESTING AND APPROVAL OF SOILS:

- THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF TOPSOIL. TESTING SHALL BE PERFORMED BY **STATE COOPERATIVE RESEARCH & EXTENSION TESTING LABORATORIES** OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

D. PLANTING PROCEDURES

1. PLANTING BEDS:

- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
- PLANTING BEDS SHALL RECEIVE **FOUR (4) INCHES** OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR. UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
- MULCH SHALL BE DOUBLE SHREDDED GROUND HARDWOOD BARK MULCH. SHALL BE AGED A MINIMUM OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS, AND/OR PRESSURE TREATED LUMBER, AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DIED MULCH WILL BE ACCEPTED.
- SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

- PLANT LOCATIONS:** THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.

- PLANTING DATES:** PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. OPTIMAL PLANTING SEASONS ARE DEFINED AS **MARCH 15 THROUGH MAY 15** AND **SEPT 15 THROUGH NOV 15**. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.

4. PLANTING METHODS:

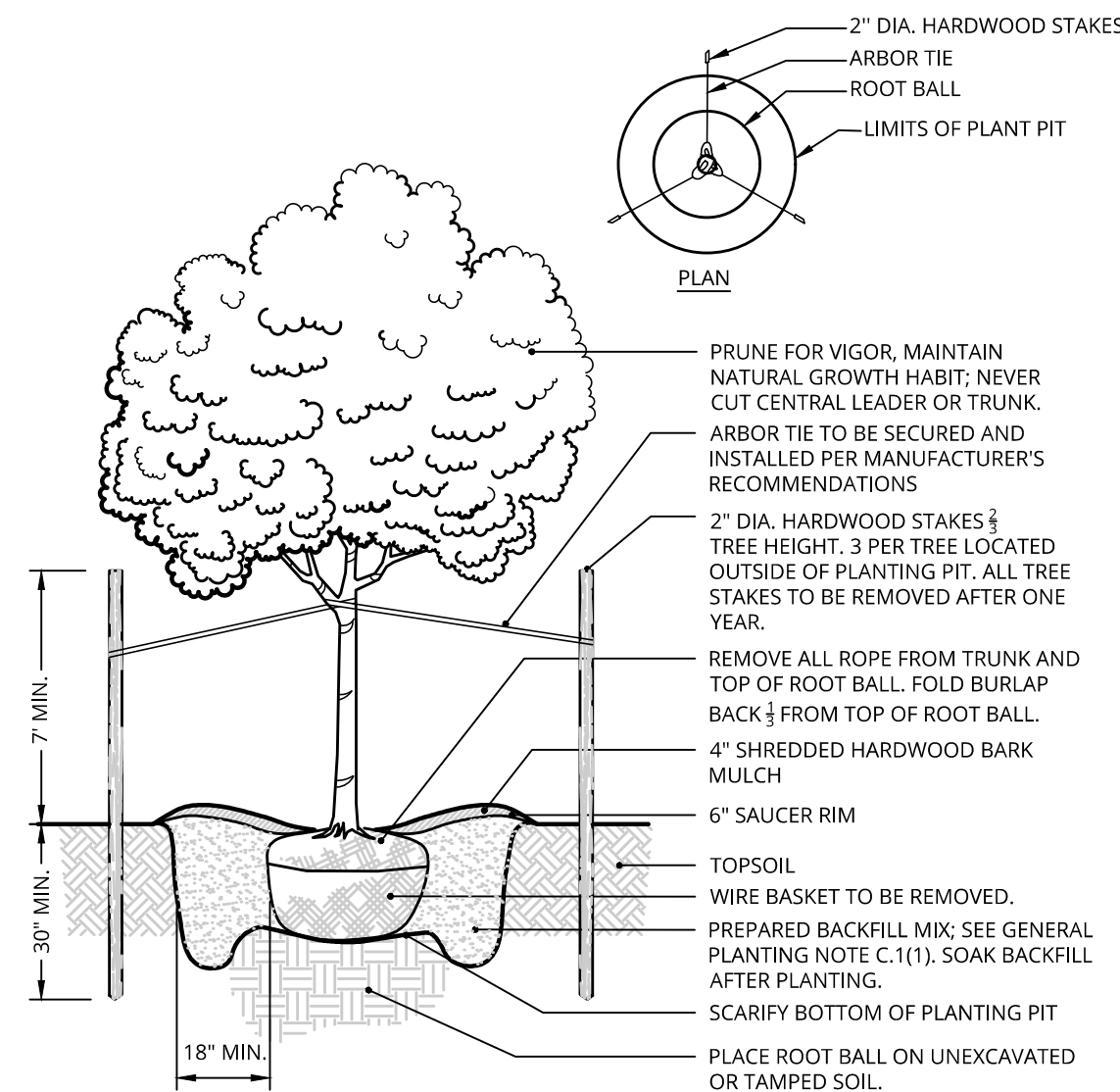
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY SECURED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.
 - STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER
 - THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 1/2 TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
 - TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE (1/2" WIDE RECOMMENDED FOR TREES UP TO 2 1/2" INCHES IN CALIPER).
 - SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
 - AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.
 - B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.
 - CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER 1/3 OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

E. MAINTENANCE

1. PRUNING:

- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".
 - THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
- LAWN AREAS:**
 - THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX NOTES AND THE SOIL EROSION AND SEDIMENT CONTROL DISTRICTS SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.
 - SOD, IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

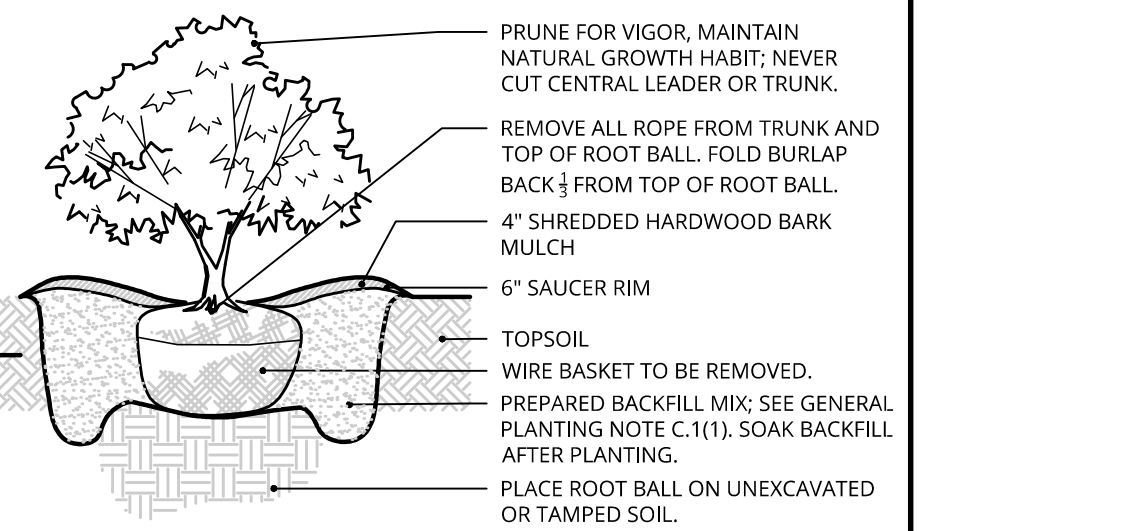
- EXISTING VEGETATION:** EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TRELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.
- SITE CLEANUP:** PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
 - WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

1 DECIDUOUS TREE PLANTING DETAIL

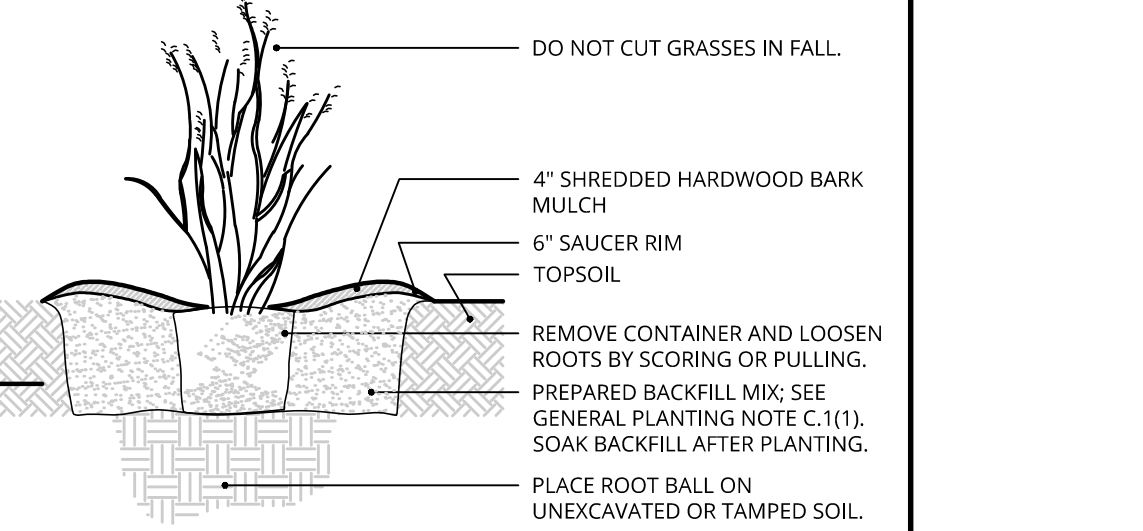
NOT TO SCALE CELS-PLNT-TREE-1000 05/01/25



- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

2 SHRUB PLANTING DETAIL

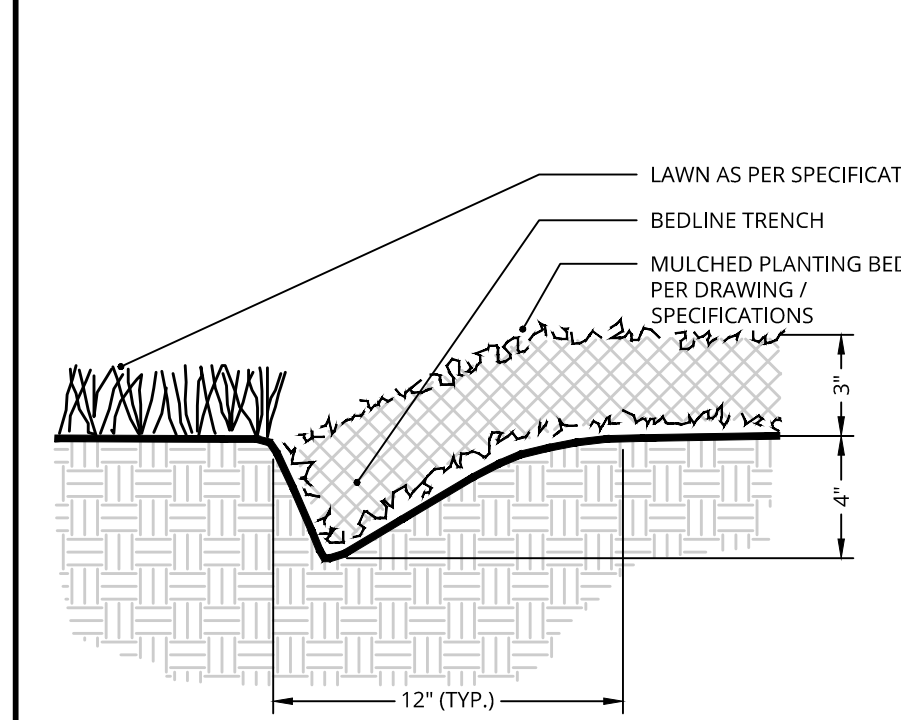
NOT TO SCALE CELS-PLNT-SHRB-1000 05/01/25



- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

3 ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE CELS-PLNT-SHRB-1100 05/01/25



4 PLANTING BED EDGE TREATMENT

NOT TO SCALE CELS-PLNT-BEDL-1001 05/01/25

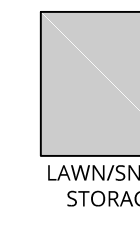
LAWN SEED MIX WISCONSIN DOT NO. 40 MIX - NOTES

05/01/25

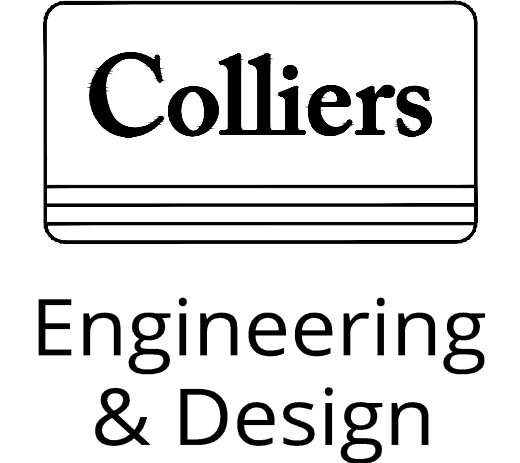
WISCONSIN DOT NO. 40 MIX BY REINDERS GRASS SEED STOCK NUMBER: 3407-1400 SEEDING RATE: 50 LB BAG - 2 LBS PER 1000 SQ FT

MIX COMPOSITION:
 35.0% POA PRATENSIS, KENTUCKY BLUEGRASS 9885
 25.0% FESTUCA BREVIPILO, VNS HARD FESCUE
 20.0% FESTUCA RUBRA, CREEPING RED FESCUE
 20.0% LOULH PERENNIE, VNS IMPROVED FINE PERENNIAL RYEGRASS

WISCONSIN RECOMMENDED PLANTING DATES FOR CONSERVATION COVER			
AREA	COOL SEASON GRASSES	WARM SEASON GRASSES	
NORTH	MAY 1 - JUNE 15 JULY 15 - AUGUST 10	THAW - JULY 15	OCTOBER 8 - FREEZE UP
CENTRAL	APRIL 15 - JUNE 1 AUGUST 1 - AUGUST 21	THAW - JUNE 30	OCTOBER 15 - FREEZE UP
SOUTH	APRIL 1 - MAY 15 AUGUST 7 - AUGUST 29	THAW - JUNE 30	OCTOBER 22 - FREEZE UP



By: MKEZAMARIBILLI on 2025-05-06 - 11:11 am



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REV	DATE	DESCRIPTION
1	5/6/26	PER VISION TRIANGLES

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

811
 Wisconsin's Inland Call before you dig

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BANK OF AMERICA

CONSTRUCTION DOCUMENTS

W14-300 HISTORIC MITCHELL

1300 W. HISTORIC MITCHELL ST.
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 COLLIER'S ENGINEERING & DESIGN, INC.
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AS SHOWN	EMB
DESIGNED BY:	REVIEWED BY:
EMB	MKB
DATE ISSUED:	PROJECT NUMBER:
04/27/26	25013241A
SHEET NAME:	

LANDSCAPE DETAILS

DRAWING NUMBER:
C-2.1