





STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2024
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

5. **Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 10920 W. Lincoln Ave. (Tax Key No. 481-9991-010).**

Overview & Zoning



Property Line = 
Building Envelope = 

The applicant for the property at 10920 Lincoln Ave. is proposing to convert the existing office and storage building into indoor storage for a landscaping business, accounting for

approximately 21,973 S.F. of the space. The other 53,541 S.F. of this building will be leased to five prospective tenants.

The property is zoned I-1. Landscaping companies with indoor vehicle storage are considered a light industrial use which is considered a limited use in the I-1 district. The only condition for this use within the I-1 district is that the total landscaped area of the property must equal 20% of its total area.

Site, Landscaping and Architectural Plan

The office section of the of the building was previously occupied by Henry Schein Dental, a dental supply store. This will be the new office location for the proposed landscaping business in addition to indoor truck storage behind the office.



The property is located near the corner of W. Lincoln Ave. and S. 109th St. Paved surface parking is located along the eastern wall of the building and in total accounts for 5 angled stalls and 60 standard stalls. The southern wall of the building will accommodate 10 angled parking stalls and one handicap stall. The frontage of the building facing S. 111th St. to the west contains one parking lots with 118 standard stalls and six handicap stalls as well as another parking lot with 85 stalls and four handicap stalls.

The northwestern parking lot region of the property may be considered an outdoor storage yard, as indicated on SP 1.0 of the submitted plans. If the intended use of this region is to be outdoor storage, the applicant must indicate what materials are intended to be stored in this lot. The material type, location, and height should be indicated for further review. If materials are to be stored outdoors, screening methods must be implemented, and the location of outdoor storage screening must be indicated on the site plan.

These parking lots will be separated by an 8 ft tall black vinyl chain link fence which will be newly installed. Another new fence will be installed to the north of the lot aligning with the

northern wall of the building extending toward S. 111th St. A street-facing portion of the building facing W. Lincoln Ave. consists of an existing monument sign that will be replaced by a multi-tenancy monument sign. The applicant has applied for the appropriate signage change.

The primary change to the building will consist of four new overhead doors, with two located along the western wall of the building and two located on the eastern wall. Other changes to the site include the demolition of two block walls, the removal and replanting of trees in regions outlined on the landscaping plan, and the removal and replacement of surface vegetation along the southern property line primarily. Removed landscaping features will be replaced by shredded hardwood bark mulch and Kentucky Blue Grass, and stone mulch with woven weed barriers. Although landscaping measures are detailed throughout the applicant's submission, it is undetermined whether the plans meet the 20% landscaping requirement in full.

No architectural changes are proposed to the building's exterior. Architectural renderings are provided through the exterior elevation plans of the building, which largely remain unchanged from its previous occupancy.

Floor Plan

The applicant submitted a floor plan for the first floor of the property showing the proposed landscaping business' intended uses. This 21,973 S.F. space will dedicate a majority of the space to trucks and storage for the landscaping business' use. Two restrooms and one open office is indicated on this floor plan. The other vacant areas within this floor plan do not yet show their proposed use of floor plan space, as the rest of the building is pending tenancy.

Design Guidelines

The proposal is considered a minor redevelopment; guidelines may be used as a framework but are not a requirement for approval.



Recommendation: Approval of the Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 10920 W. Lincoln Ave. (Tax Key No. 481-9991-010) subject to the following conditions:

1. A revised site and landscaping plan must be submitted to the Planning & Zoning Office to show (a) location of stored outdoor materials within storage yard (ex. salt storage, outdoor storage, equipment) (b) identify screening method for any outdoor storage on the site and landscaping plan prior to final approval, (c) While inspecting the property, staff note that certain existing landscaped regions are overgrown, weedy, or ill-maintained in some regions. As a contingency for landscaping of this property, maintenance of landscaped regions previously established should become maintained and compliant with city landscaping standards in conjunction with proposed relandscaping efforts.
2. Per 19.33 (6) in the West Allis zoning code, conditional use requirements for this property's zoning district require that 20% of the total site area to be landscaped. While detailed landscaping plans have been submitted and demonstrate which vegetated regions will remain untouched and those which will be altered, the applicant is requested to update their landscaping plan to indicate the percentage to which the site will be landscaped in accordance with this limited use regulation.
3. Code Enforcement has indicated that the evaluation and modification to the HVAC system will be needed for the change of use to indoor motor vehicle storage. If

vehicles are also serviced within the building, additional code provisions apply. The applicant must indicate (a) any evaluation or modification of the building's HVAC system to accommodate the building's new use as primarily indoor vehicle storage and (b) the applicant must indicate whether vehicles will be serviced in the indoor motor vehicle storage area.



PLAN OF OPERATION

04/25/2024

To:

City of West Allis
Planning Department
7525 W Greenfield Ave
West Allis, WI 53214

From:

David M Raschka, Associate Architect
Thrive Architects, LLC
259 South Street Suite A
Waukesha, WI 53186
P: 833-380-6180

Regarding:

10920 W Lincoln Ave, West Allis, WI

Planned Use:

Landscape company w/ indoor vehicle storage
Additional contractor tenant spaces

Occupant Load:

Birchwood to occupy the North 22,000 sq ft plus exterior yard space to the West of the building.
Expected Occupant load of their space is 8 office staff and 25 field staff. Field staff will be engaged in outdoor operations off site.

Hours of Operation:

During landscaping season (March-November)

Monday – Friday 6:30am-5:00pm

During snow season (December-March) extended hours including weekends and off hours as required to accommodate client needs.

Deliveries are to be handled:

Deliveries will be handled at the West of the building, through the gate and storage yard.

Trash collection is to be handled:

Dumpster will be kept in the storage yard area, near the building.

Provisions to be made for fire protection and human safety:

Existing building is fully sprinklered

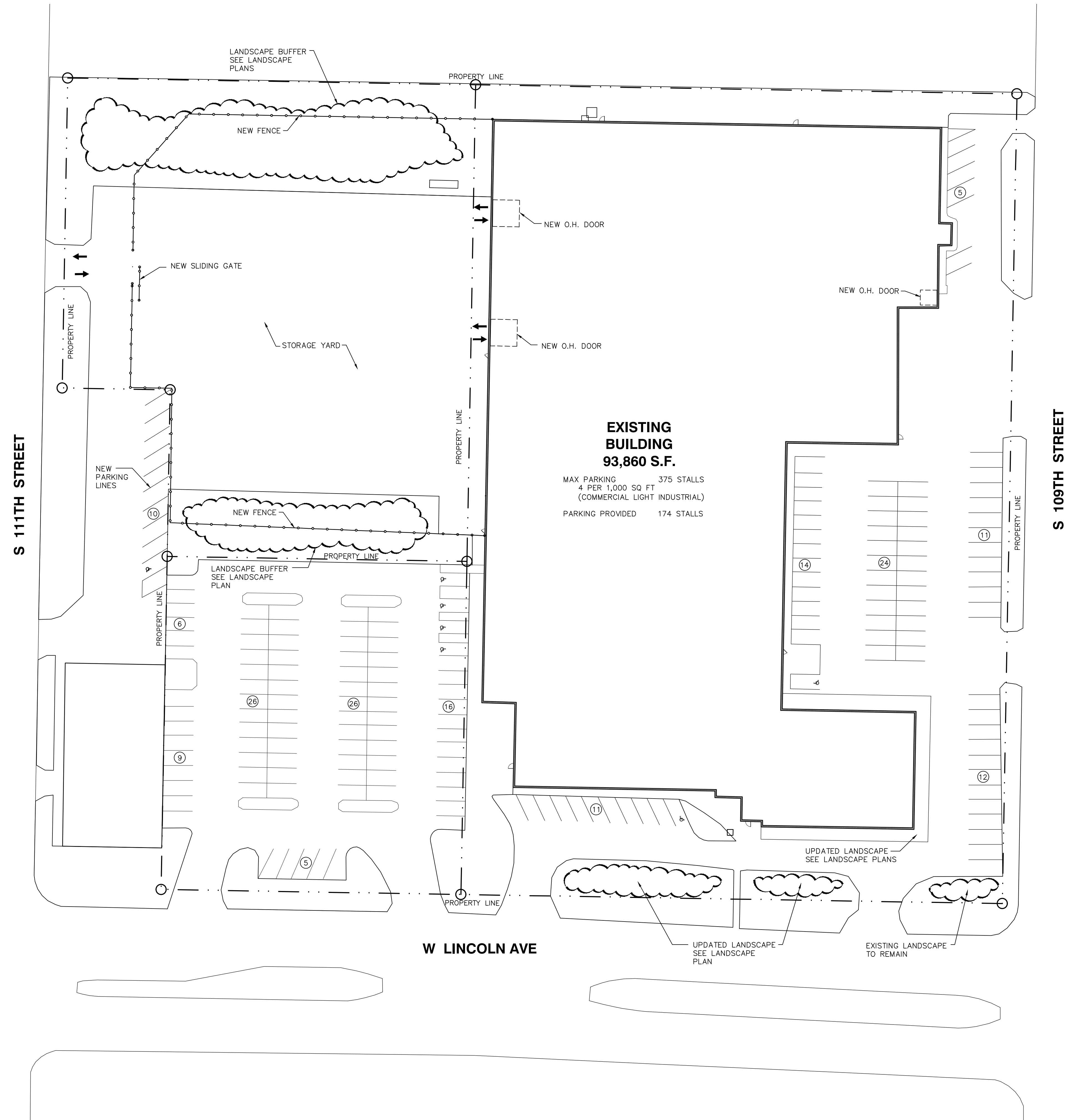
Construction Schedule:

Construction: Summer of 2024

Planned Opening: Fall of 2024

Drawn by	Checked by
NJH	DMR

Revisions		
No.	Date	Description
	04.24.24	Preliminary



S 109TH STREET

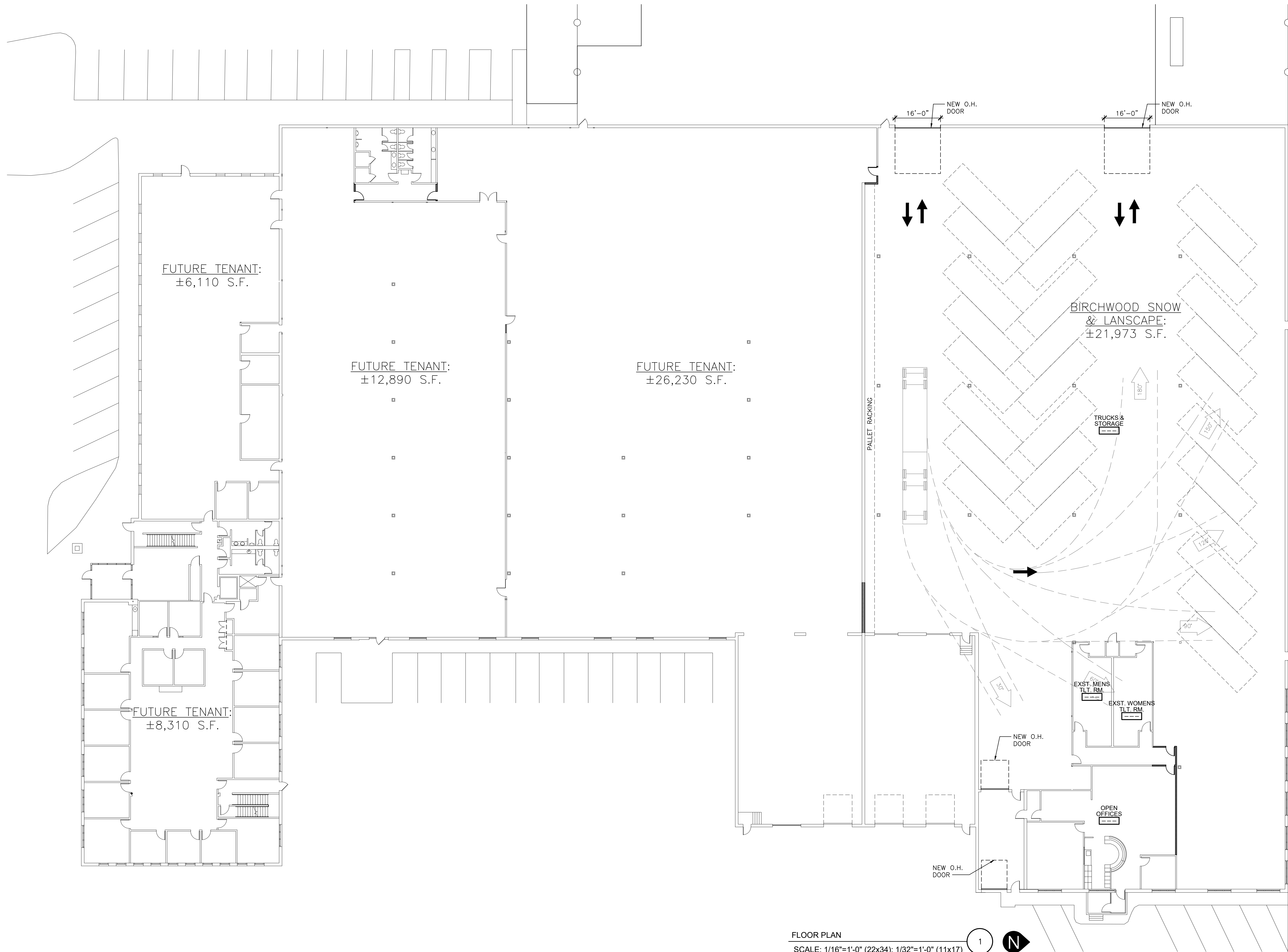
S 111TH STREET

W LINCOLN AVE

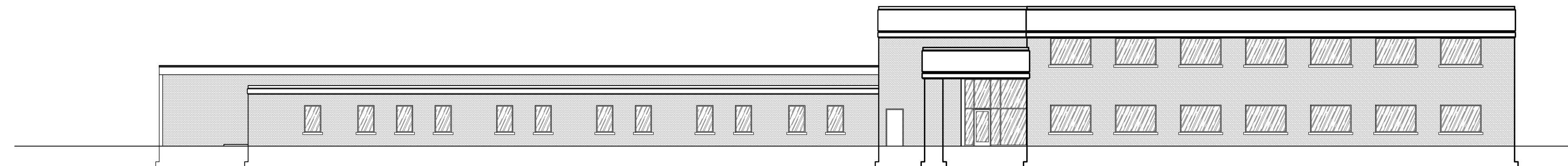
NOT FOR CONSTRUCTION

Drawn by	Checked by
NJH	DMR

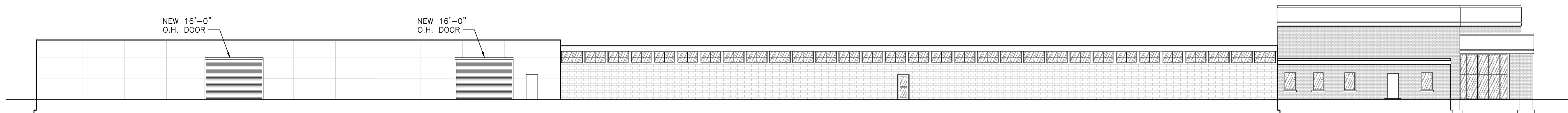
Revisions		
No.	Date	Description
	04.24.24	Preliminary



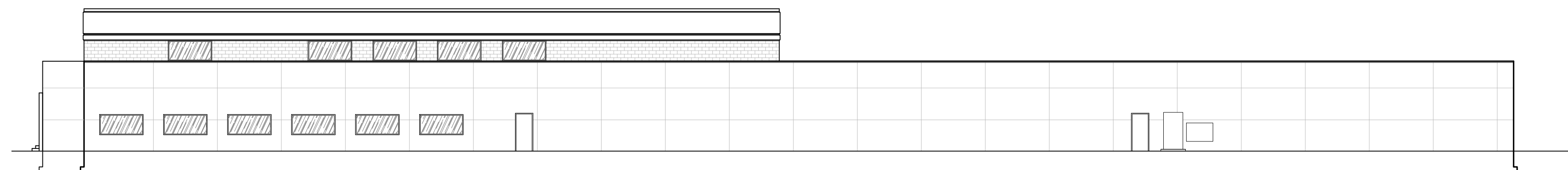
NOT FOR CONSTRUCTION



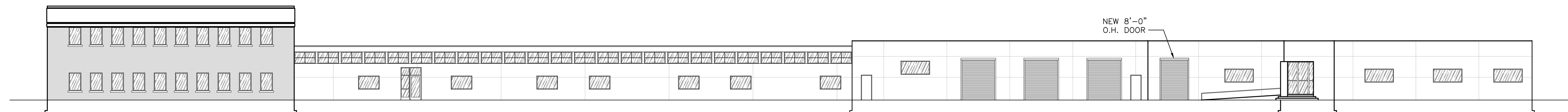
SOUTH EXTERIOR ELEVATION 4
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)



WEST EXTERIOR ELEVATION 3
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)



NORTH EXTERIOR ELEVATION 2
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)



EAST EXTERIOR ELEVATION 1
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)

Drawn by	Checked by
NJH	DMR

Revisions		
No.	Date	Description
	04.24.24	Preliminary

NOT FOR CONSTRUCTION



DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND, SIDEWALKS, PRIVATE DRIVES, PARKING AREAS, ETC. FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - NOTIFYING THE DESIGN ENGINEER AND AUTHORITY HAVING JURISDICTION 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- THOUGH NOT ANTICIPATED, ANY CONTAMINATED SOILS FOUND SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL. IF SOILS ARE FOUND, CONTACT WISDOT REPRESENTATIVE BEFORE PROCEEDING.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511. CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATOR AND COORDINATE WITH OWNER FOR PRIVATE UTILITY LOCATIONS.
- NO LAND DISTURBANCE BEYOND PROPERTY LINES.

DEMOLITION LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING GROUND FLAG POLE LIGHT
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING AIR CONDITIONER UNIT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- TREE REMOVAL
- SHRUB REMOVAL
- PROTECT EXISTING TREE
- REMOVAL OF LANDSCAPE BEDDING AND TURF SURFACE VEGETATION AND ANY STUMPS, ROOTS, ETC.
- REMOVAL OF BLOCK WALLS

THRIVE ARCHITECTS
 Architect
 259 South Street, Suite A
 WAUKESHA, WI 53186
 p: 833-380-6180

Project Info. — 24065 —
WEST ALLIS COMMERCE CENTER
 INTERIOR ALTERATION
 10920 W. LINCOLN AVE
 WEST ALLIS, WI

Sheet Title
LANDSCAPE DEMOLITION PLAN

Drawn by	Checked by
RWN	KCB

Revisions

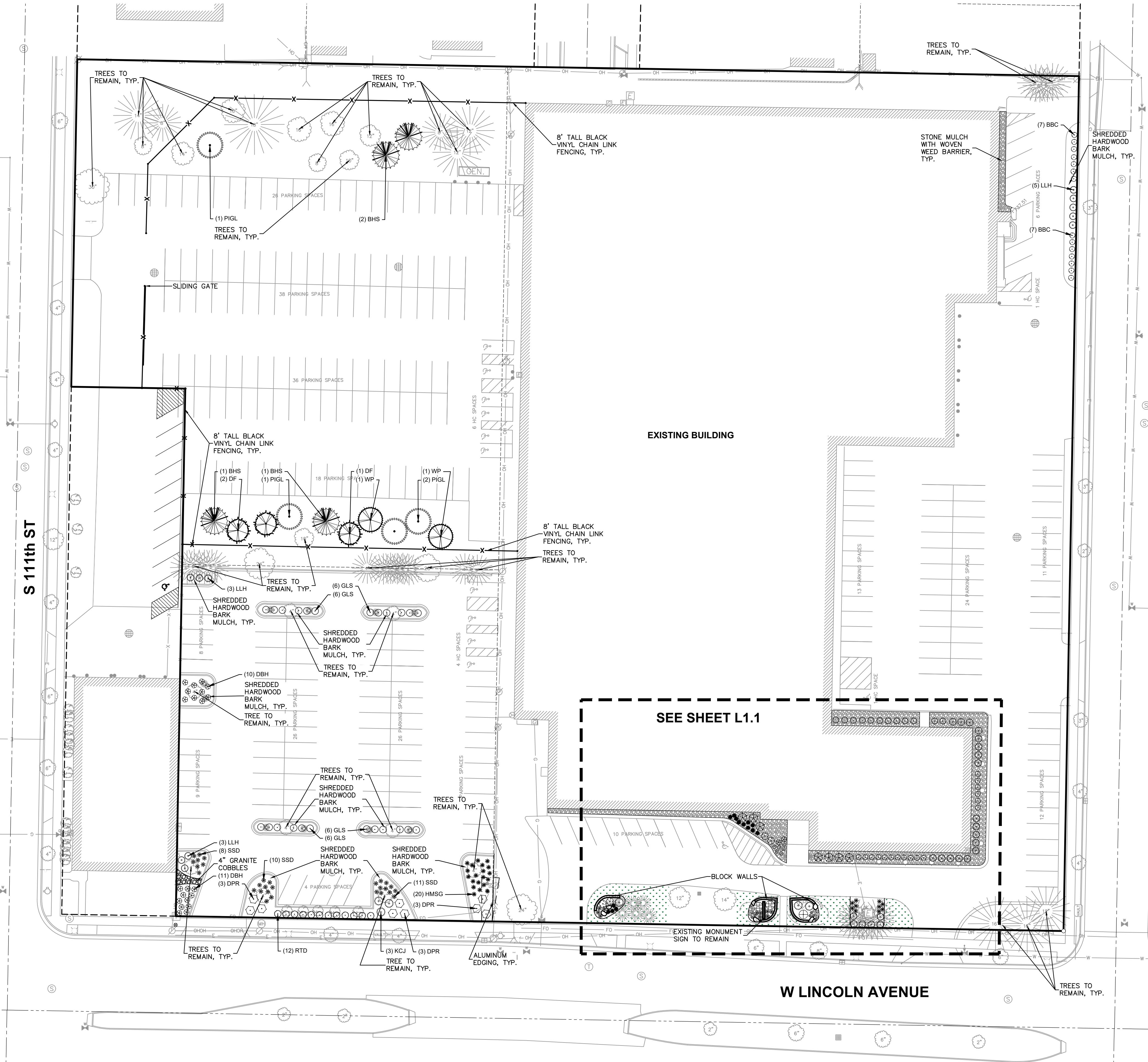
No.	Date	Description
	04.23.24	Preliminary

Sheet No.
L1.0

NOT FOR CONSTRUCTION



DIGGERS HOTLINE
 Toll Free (800) 242-8511



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	STANDARD CURB AND GUTTER
	EXISTING WATERMAIN
	KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
	STONE MULCH
	4" GRANITE COBBLES

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - 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.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

THRIVE ARCHITECTS
 Architect
 259 South Street, Suite A
 WAUKESHA, WI 53186
 p: 833-380-6180

Project Info. — 24065
WEST ALLIS COMMERCE CENTER
 INTERIOR ALTERATION
 10920 W. LINCOLN AVE
 WEST ALLIS, WI

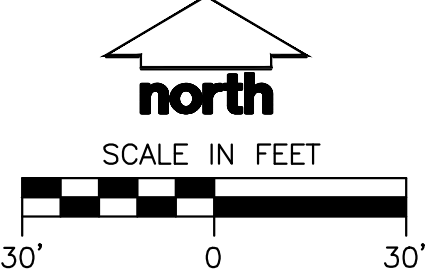
Sheet Title
LANDSCAPE PLAN

Drawn by	Checked by
RWN	KCB

Revisions

No.	Date	Description
	04.23.24	Preliminary

Sheet No.
L1.1



DIGGERS HOTLINE
 Toll Free (800) 242-8511

NOT FOR CONSTRUCTION

THRIVE ARCHITECTS
 Architect
 259 South Street, Suite A
 WAUKESHA, WI 53186
 p: 833-380-6180

Project Info. — 24065 —
WEST ALLIS COMMERCE CENTER
 INTERIOR ALTERATION
 10920 W. LINCOLN AVE
 WEST ALLIS, WI

Sheet Title —
LANDSCAPE PLAN ENLARGEMENT

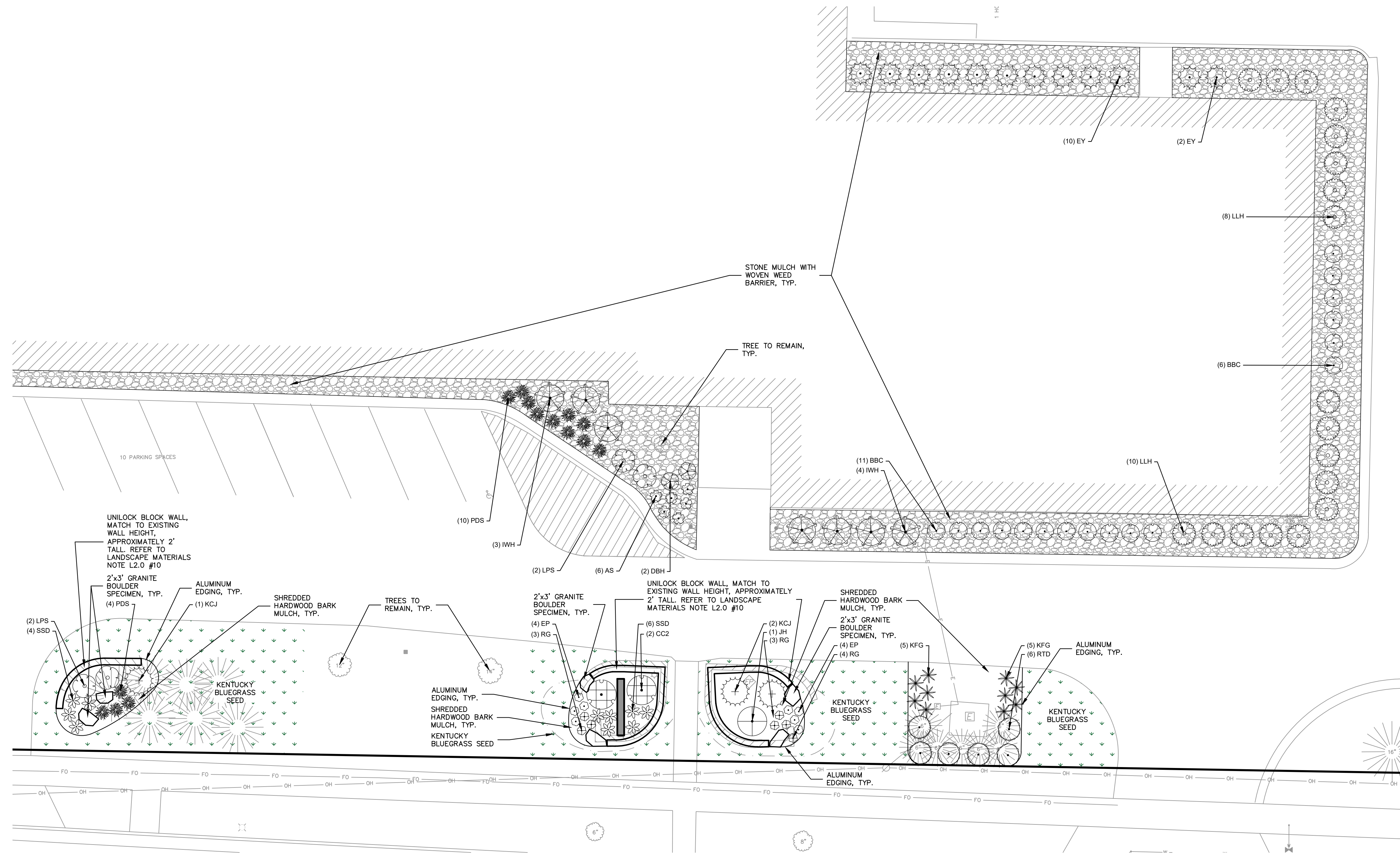
Drawn by	Checked by
RWN	KCB

Revisions		
No.	Date	Description
	04.23.24	Preliminary

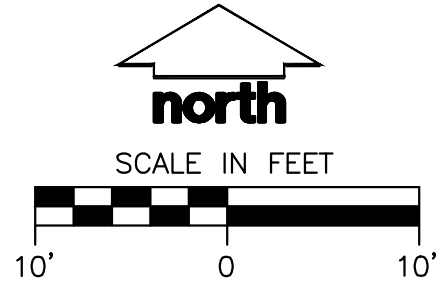
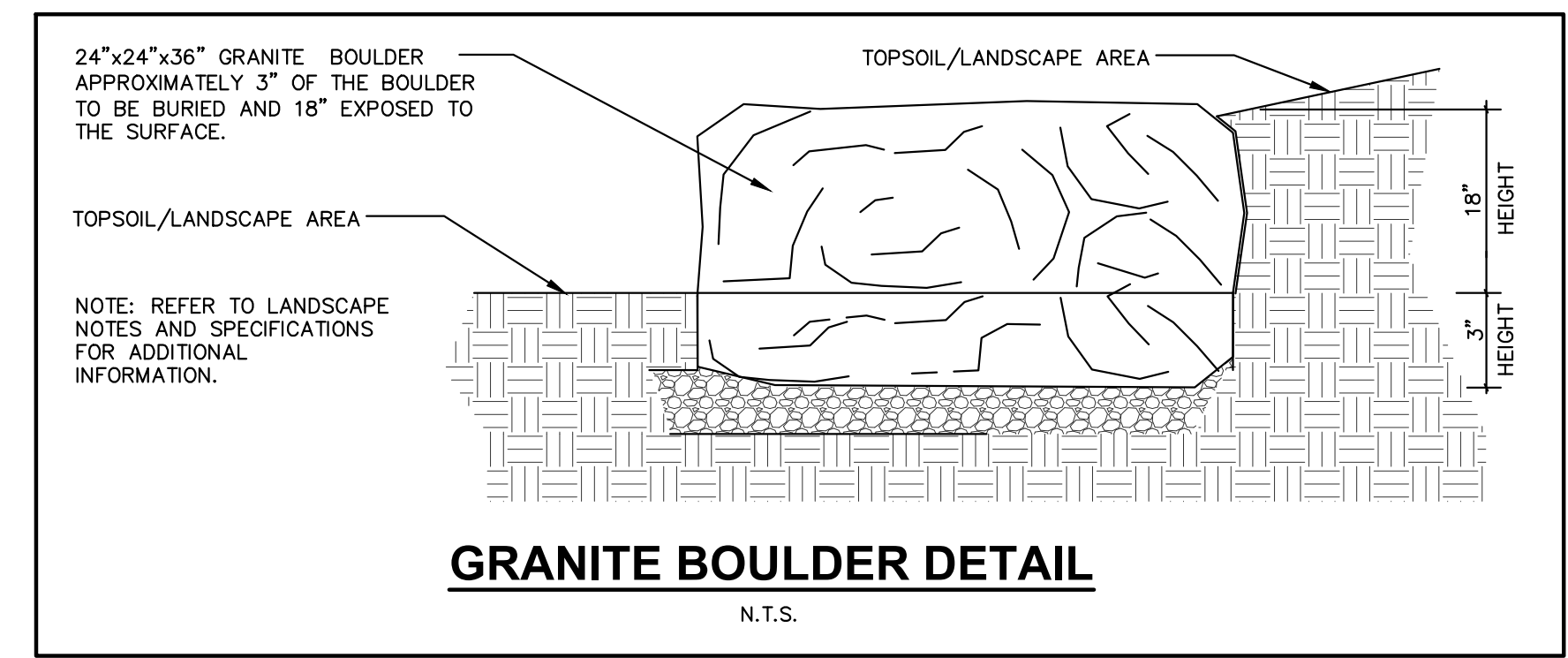
Sheet No. —
L1.2

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	STANDARD CURB AND GUTTER
	EXISTING WATERMAIN
	KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
	STONE MULCH



LANDSCAPE PLAN ENLARGEMENT FRONT ENTRY



DIGGERS HOTLINE
 Toll Free (800) 242-8511

NOT FOR CONSTRUCTION

LANDSCAPE DETAILS AND NOTES

Drawn by	Checked by
RWN	KCB

Revisions		
No.	Date	Description
	04.23.24	Preliminary

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO 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'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDS AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- 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.

LANDSCAPE MATERIAL NOTES

- MATERIALS – PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS – TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS – SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. **SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.**
- MATERIALS – STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE 2" MISSISSIPPI RIVER STONE, FINAL SELECTION APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. **STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.**
- MATERIALS – TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDS LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-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 WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS – ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS – TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS – (ALTERNATE 1): TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS – (ALTERNATE 2): ROOT WATERING SYSTEM:** ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.
- MATERIALS – UNILOCK WALL:** ALL BLOCK WALLS LABELED ON PLAN TO BE INSTALLED WITH UNILOCK PISA 7 7/8" X 5 7/8" X 11 7/8" STANDARD GRANITE BLOCK, COLOR: NATURAL. BLOCK WALLS SHALL BE INSTALLED WITH PISA 23 5/8" X 3" X 11 7/8" COPING 24" DOUBLE UNIT, COLOR: NATURAL. ALL WALLS SHALL MATCH EXISTING WALL HEIGHT, APPROXIMATELY 2' IN HEIGHT.

SEEDING, SODDING, & POND VEGETATION NOTES

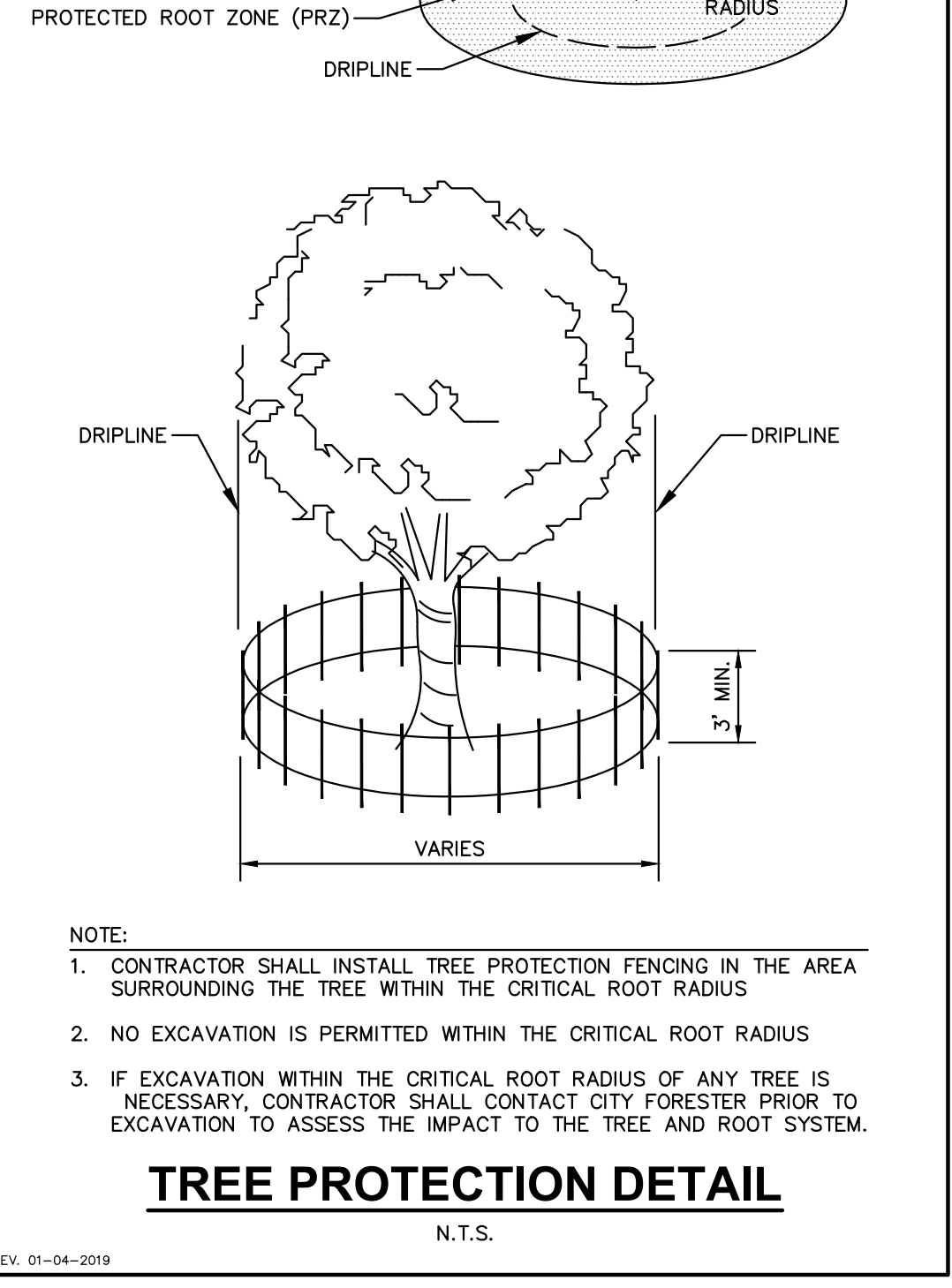
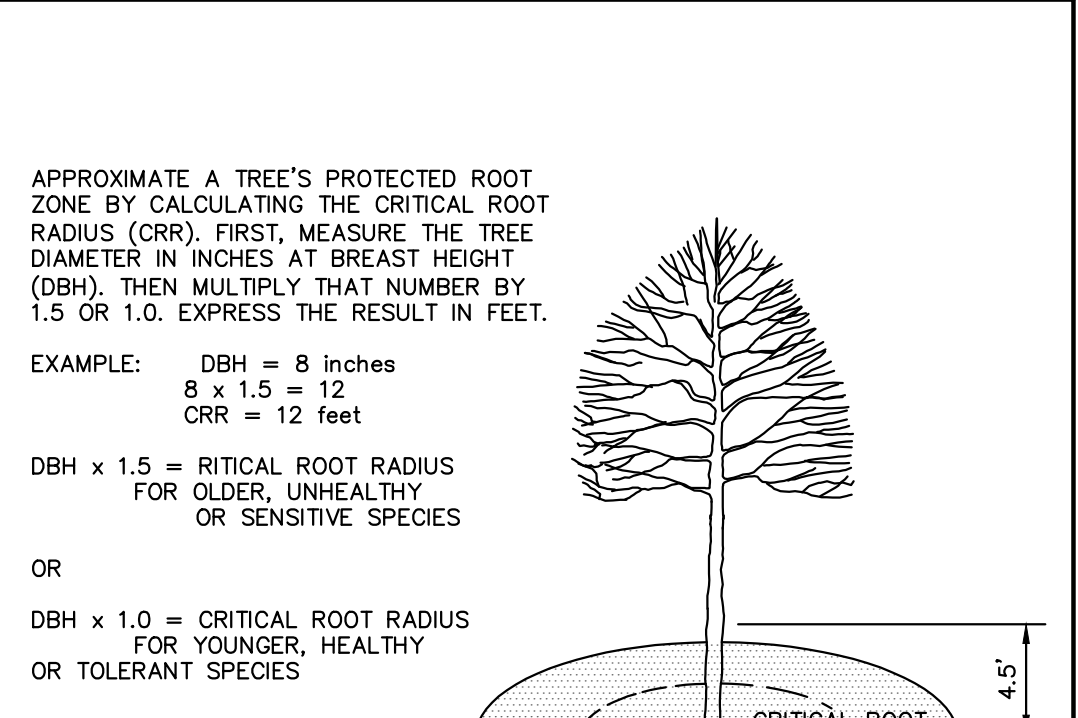
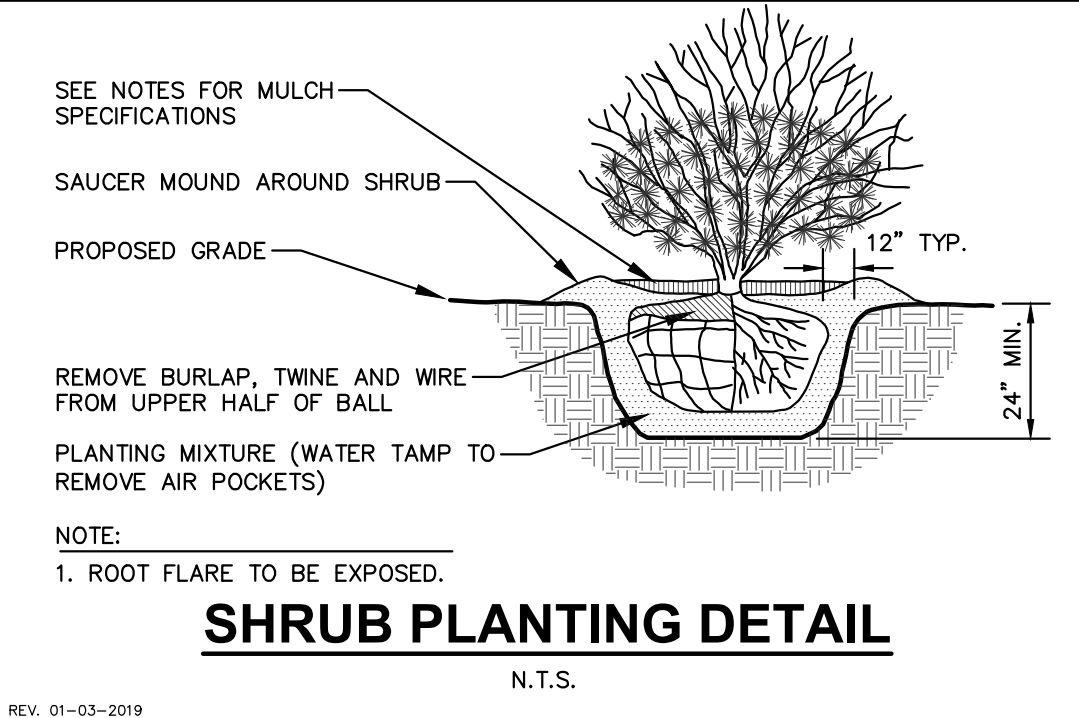
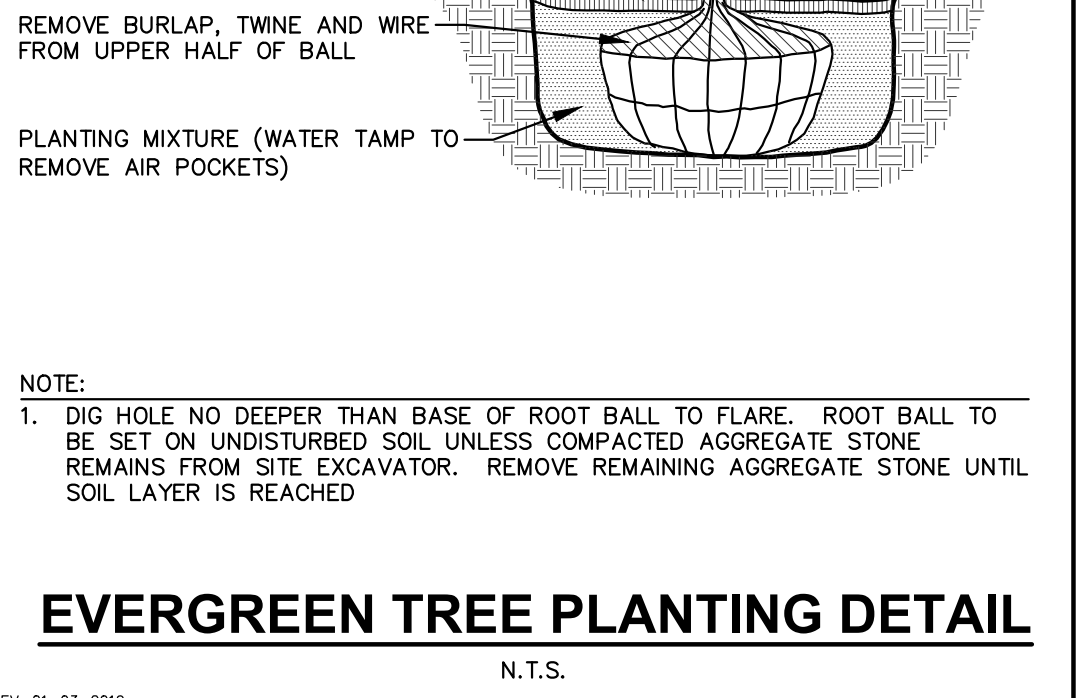
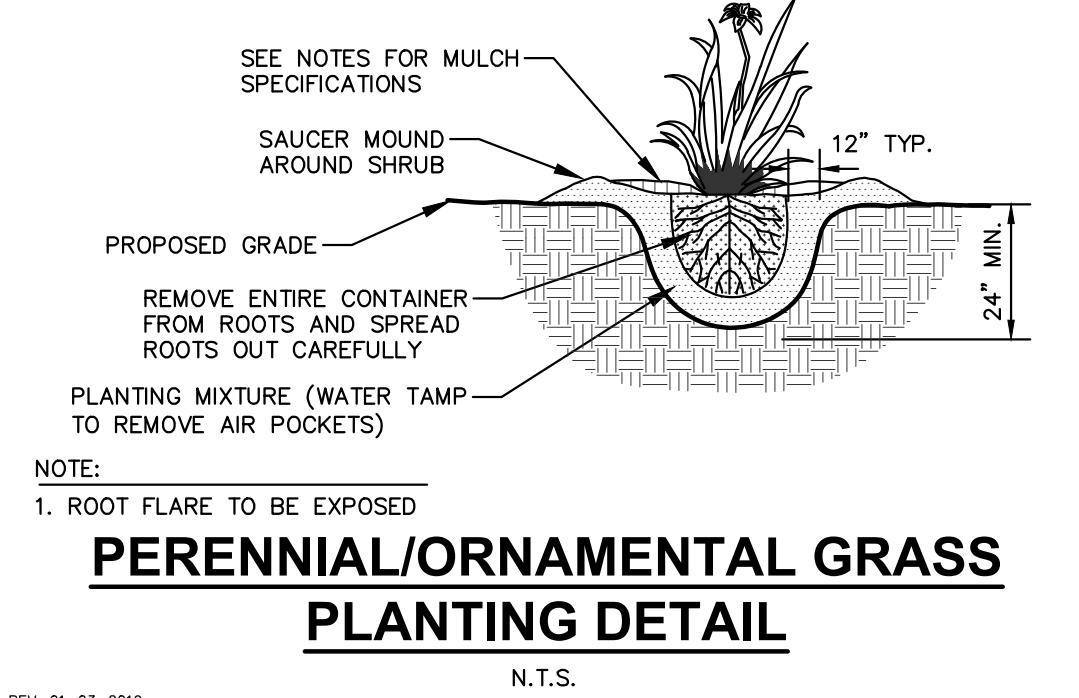
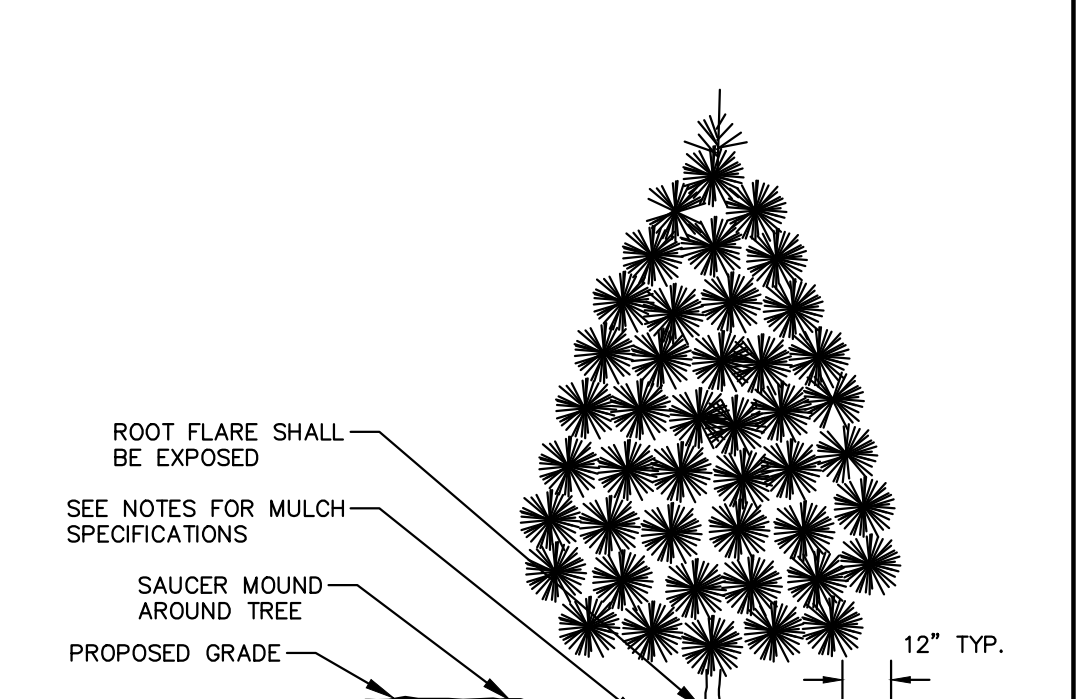
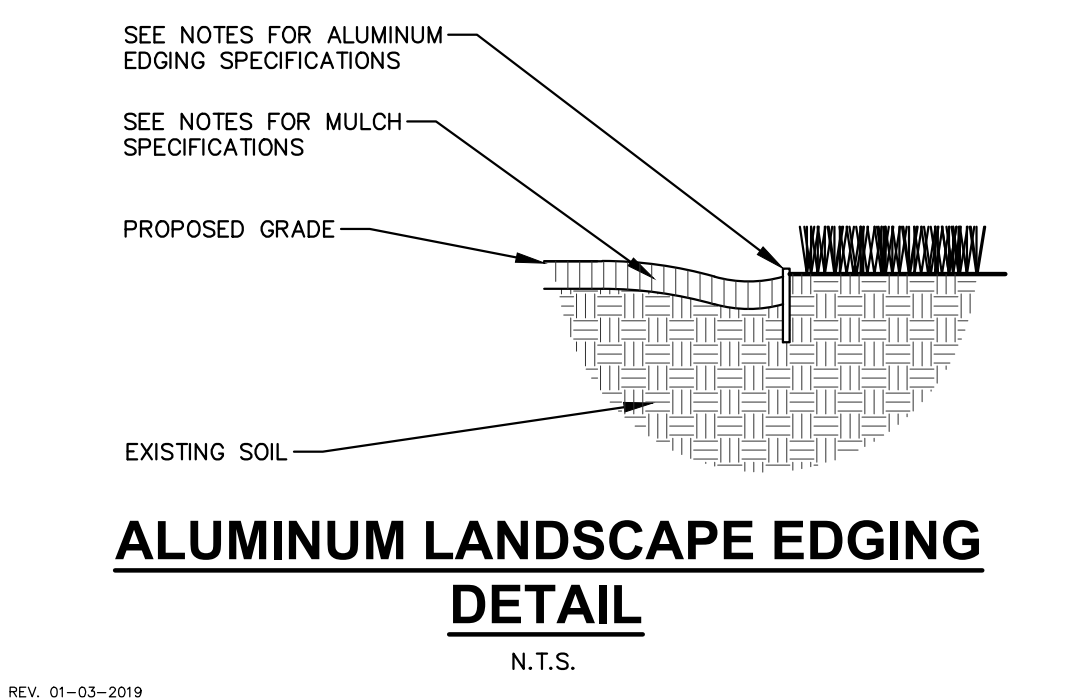
- MATERIALS – TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL 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 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS FROM 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 AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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 THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. 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 CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS – PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED 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 OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
- 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 THE LATEST VERSION OF THE 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 CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES 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 SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREES					
	PIGL	<i>Picea glauca</i> / White Spruce	B & B	8' Tall	4
	BHS	<i>Picea glauca</i> 'densata' / Black Hills Spruce	B & B	8' Tall	4
	WP	<i>Pinus strobus</i> / White Pine	B & B	8' Tall	2
	DF	<i>Pseudotsuga menziesii</i> / Douglas Fir	B & B	8' Tall	3
DECIDUOUS SHRUBS					
	BBBC	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	Cont.	#3	31
	RTD	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood	B & B	36" Ht.	18
	CC2	<i>Cotoneaster adpressus</i> / Creeping Cotoneaster	Cont.	#5	2
	DBH	<i>Diervilla lonicera</i> / Dwarf Bush Honeysuckle	Cont.	#3	23
	IWH	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	Cont.	#3	7
	LLH	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	Cont.	#3	29
	GLS	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	24
	DPR	<i>Rosa rugosa</i> 'Dwarf Pavement' / Dwarf Pavement Rose	Cont.	#3	9
	LPS	<i>Spiraea japonica</i> 'Little Princess' / Little Princess Japanese Spirea	Cont.	#3	4
EVERGREEN SHRUBS					
	KCJ	<i>Juniperus chinensis</i> 'Kalloys Compact' / Kallay Compact Pfitzer Juniper	Cont.	#5	6
	JH	<i>Juniperus horizontalis</i> / Creeping Juniper	Cont.	#5	1
	EY	<i>Taxus x media</i> 'Everlow' / Everlow Yew	B & B	24" Tall	12
PERENNIALS & GRASSES					
	AS	<i>Allium x 'Summer Beauty' / Summer Beauty Allium</i>	Cont.	#1	6
	KFG	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	#1	18
	EP	<i>Echinacea x 'CBC Cone 2' TM / Pixie Meadowbrite Purple Coneflower</i>	#1	Min. 8"-18"	8
	SSD	<i>Hemerocallis x 'Stella D'Oro' / Stella D'Oro Daylily</i>	Cont.	#1	39
	HMSG	<i>Panicum virgatum</i> 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	#1	28
	RG	<i>Rudbeckia hirta</i> 'Goldlocks' / Goldlocks Black-eyed Susan	1 gal	Min 8"-18"	7
	PDS	<i>Sporobolus heterolepis</i> / Prairie Dropseed	Cont.	#1	14



NOT FOR CONSTRUCTION