



LANDSCAPE
raSmith
 CREATIVITY BEYOND ENGINEERING
 221 SOUTH 2nd STREET
 MILWAUKEE, WI 53204
 262.781.1000 (F) 262.781.8466 (F)
 raSmith Project #: 3240059

PROJECT INFORMATION
THE RESERVE ON ARBOR WAY

D KAUKAUNA, WI 54130

ISSUANCE AND REVISIONS
 09/27/2024 CITY SITE PLAN REVIEW

KEY PLAN

SHEET INFORMATION
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER REW
PROJECT NUMBER 123192-01
raSmith PROJECT NUMBER 3230265

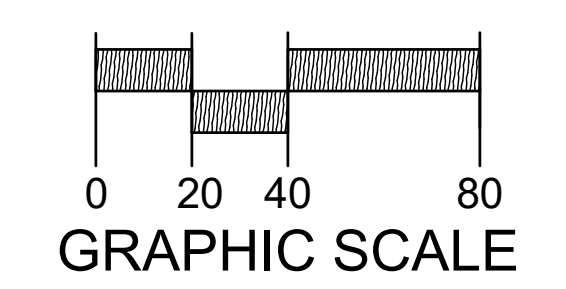
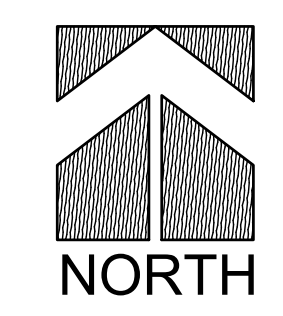
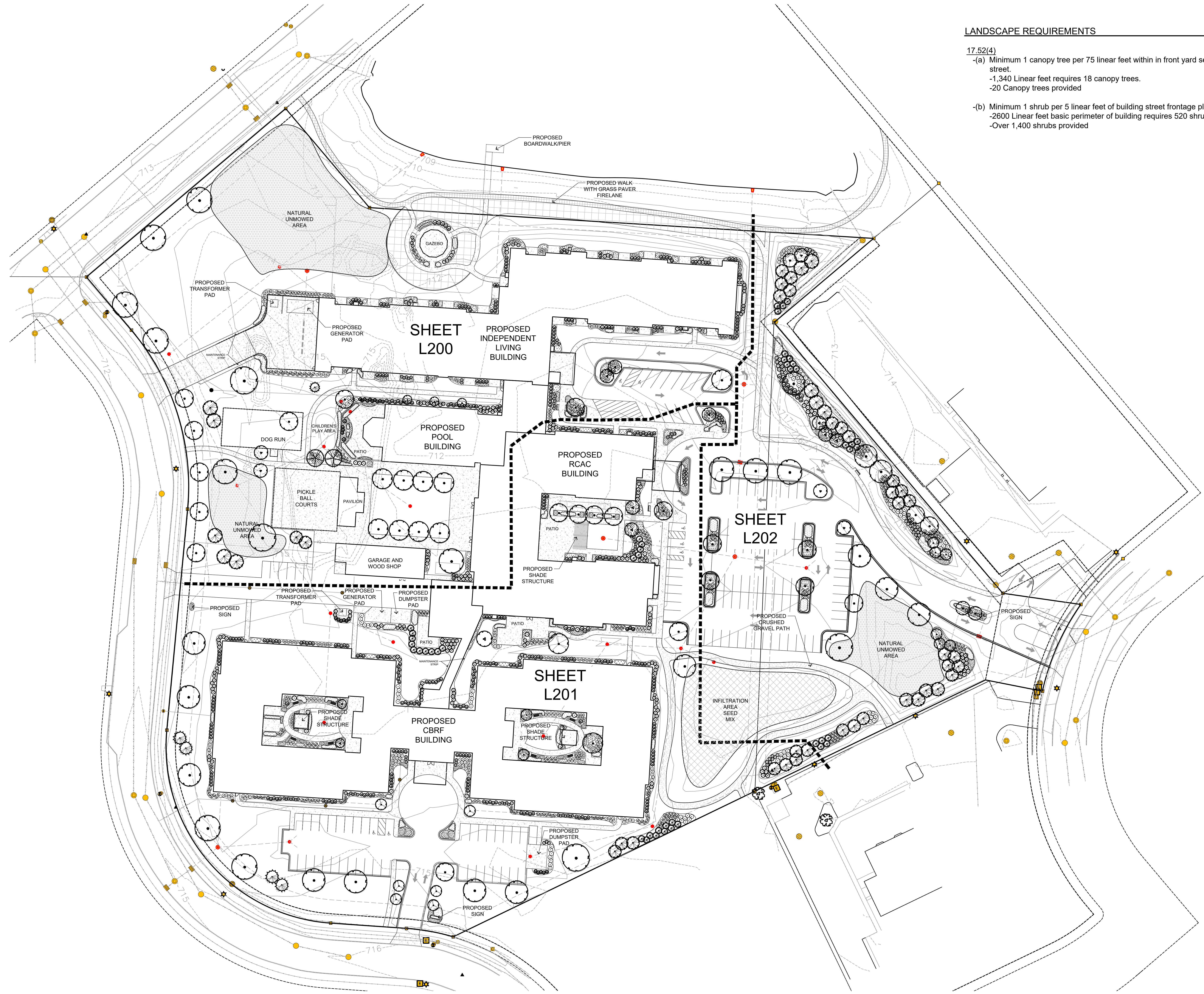
OVERALL LANDSCAPE PLAN

L100

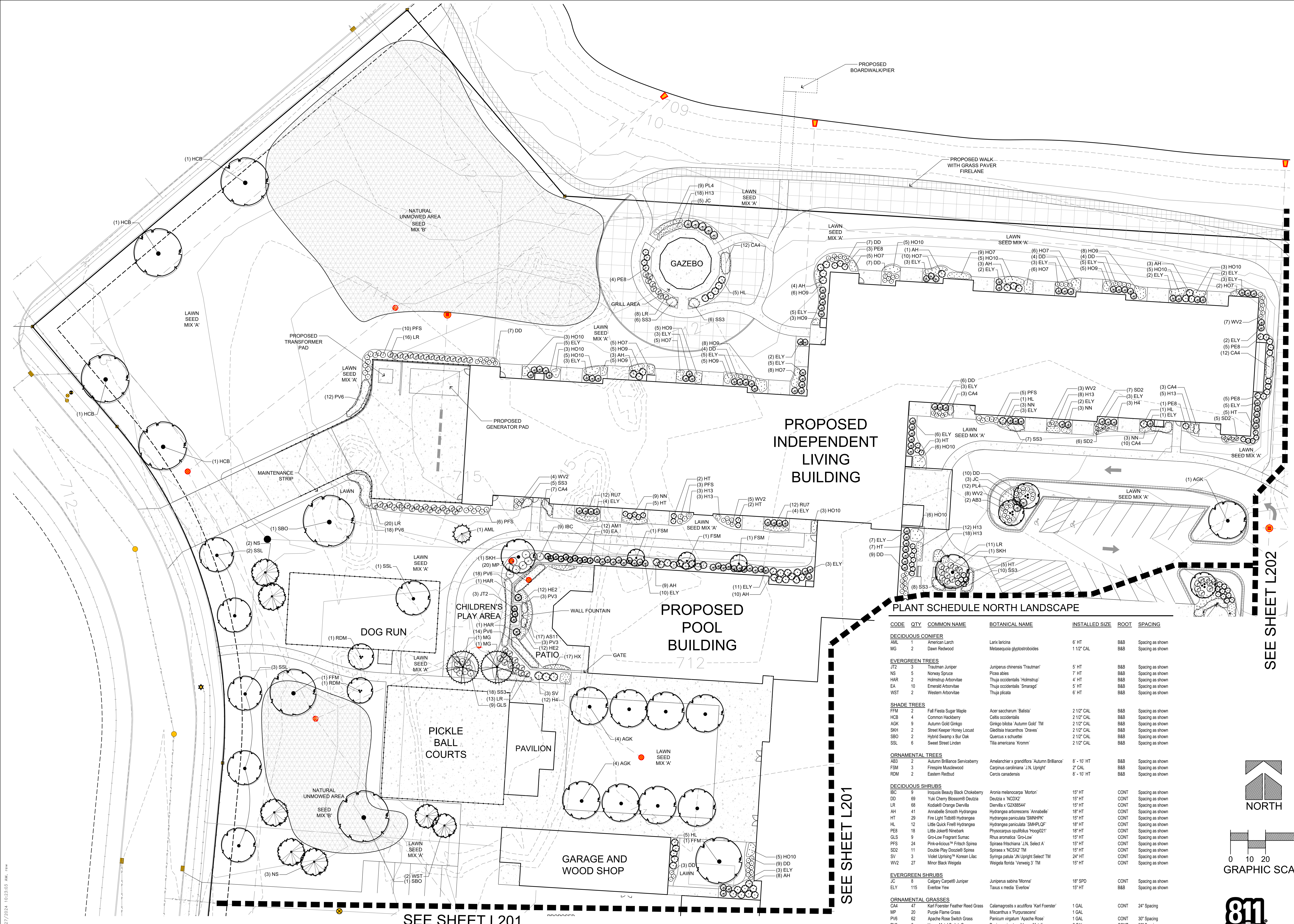
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LANDSCAPE REQUIREMENTS

- 17.52(4)
- (a) Minimum 1 canopy tree per 75 linear feet within in front yard setback adjacent to street.
 - 1,340 Linear feet requires 18 canopy trees.
 - 20 Canopy trees provided
 - (b) Minimum 1 shrub per 5 linear feet of building street frontage placed on site.
 - 2600 Linear feet basic perimeter of building requires 520 shrubs.
 - Over 1,400 shrubs provided



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PROPOSED INDEPENDENT LIVING BUILDING

PROPOSED POOL BUILDING

DOG RUN

PICKLE BALL COURTS

PAVILION

GARAGE AND WOOD SHOP

GAZEBO

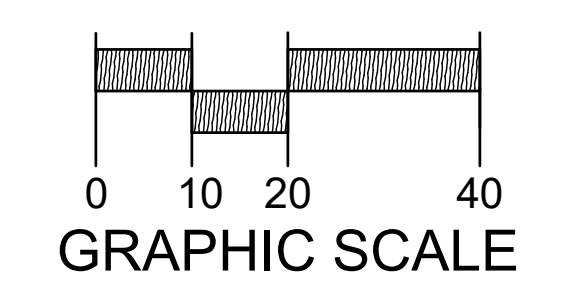
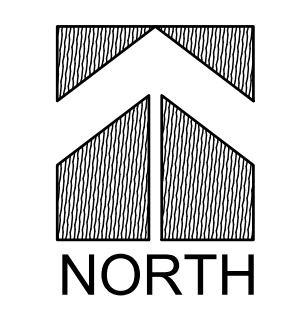
PLANT SCHEDULE NORTH LANDSCAPE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
DECIDUOUS CONIFER						
AVL	1	American Larch	Larix laricina	6' HT	B&B	Spacing as shown
MG	2	Dawn Redwood	Metasequoia glyptostroboides	1 1/2' CAL	B&B	Spacing as shown
EVERGREEN TREES						
JT2	3	Trautman Juniper	Juniperus chinensis 'Trautman'	5' HT	B&B	Spacing as shown
NS	5	Norway Spruce	Picea abies	7' HT	B&B	Spacing as shown
HAR	2	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	4' HT	B&B	Spacing as shown
EA	10	Emerald Arborvitae	Thuja occidentalis 'Smaragd'	5' HT	B&B	Spacing as shown
WST	2	Western Arborvitae	Thuja plicata	6' HT	B&B	Spacing as shown
SHADE TREES						
FFM	2	Fall Fiesta Sugar Maple	Acer saccharum 'Balista'	2 1/2' CAL	B&B	Spacing as shown
HCB	4	Common Hackberry	Celtis occidentalis	2 1/2' CAL	B&B	Spacing as shown
AGK	9	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold' TM	2 1/2' CAL	B&B	Spacing as shown
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2' CAL	B&B	Spacing as shown
SBO	2	Hybrid Swamp x Bur Oak	Quercus x schuettei	2 1/2' CAL	B&B	Spacing as shown
SSL	6	Sweet Street Linden	Tilia americana 'Kromm'	2 1/2' CAL	B&B	Spacing as shown
ORNAMENTAL TREES						
AB3	2	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	8' - 10' HT	B&B	Spacing as shown
FSM	3	Firespire Muscadewood	Carpinus caroliniana 'J.N. Upright'	2' CAL	B&B	Spacing as shown
RDM	2	Eastern Redbud	Cercis canadensis	8' - 10' HT	B&B	Spacing as shown
DECIDUOUS SHRUBS						
IBC	9	Inquots Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	15' HT	CONT	Spacing as shown
DR	69	Yuki Cherry Blossom Deutzia	Deutzia x 'NCDXZ'	15' HT	CONT	Spacing as shown
LL	68	Kodiak® Orange Diervilla	Diervilla x 'G228554'	15' HT	CONT	Spacing as shown
AH	41	Amabilis Smooth Hydrangea	Hydrangea arborescens 'Amabilis'	18' HT	CONT	Spacing as shown
HT	29	Fire Light Tidbit® Hydrangea	Hydrangea paniculata 'SMNHPC'	15' HT	CONT	Spacing as shown
HL	12	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLQF'	18' HT	CONT	Spacing as shown
PE8	18	Little Joker® Ninebark	Physocarpus opulifolius 'Hoog021'	18' HT	CONT	Spacing as shown
GLS	9	Go-Low Fragrant Sumac	Rhus aromatica 'Go-Low'	15' HT	CONT	Spacing as shown
PFS	24	Pink-Coloratus™ Fitch Spirea	Spiraea filicoides 'J.N. Select A'	15' HT	CONT	Spacing as shown
SD2	11	Double Play Doonagh Spirea	Spiraea x 'NGSKZ' TM	15' HT	CONT	Spacing as shown
SV	3	Violet Uprising™ Korean Lilac	Syringa patula 'J.N. Upright Select' TM	24' HT	CONT	Spacing as shown
WV2	27	Minor Black Weigela	Weigela florida 'Vewweg 3' TM	15' HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
JC	8	Calgary Carpet® Juniper	Juniperus sabina 'Monna'	18' SPD	CONT	Spacing as shown
ELY	115	Everlow Yew	Taxus x media 'Everlow'	15' HT	B&B	Spacing as shown
ORNAMENTAL GRASSES						
CA4	47	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing
MP	20	Purple Flame Grass	Miscanthus x 'Purpurascens'	1 GAL	CONT	30" Spacing
PV6	62	Apache Rose Switch Grass	Panicum virgatum 'Apache Rose'	1 GAL	CONT	30" Spacing
PV3	6	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	2 GAL	CONT	30" Spacing
SS3	60	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing
PERENNIALS						
AS11	17	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4 1/2"	POT	18" Spacing
AM1	12	Blue Ice Bluestar	Asterina x 'Blue Ice'	4 1/2"	POT	18" Spacing
H4	15	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H13	67	Mini Pearl Daylily	Hemerocallis x 'Mini Pearl'	4 1/2"	POT	18" Spacing
HE2	24	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	15" Spacing
HX	17	Island Breeze Hosta	Hosta x 'Island Breeze'	1 GAL	POT	24" Spacing
H07	54	August Moon Hosta	Hosta x 'August Moon'	4 1/2"	POT	24" Spacing
PFS	30	Blue-Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2"	POT	24" Spacing
H010	49	Guacamole Hosta	Hosta x 'Guacamole'	4 1/2"	POT	24" Spacing
NN	18	Junior Walker™ Calmint	Nepeta x fassenii 'Novanepur'	4 1/2"	POT	24" Spacing
PL4	21	Denim™ Lace Russian Sage	Perovskia atriplicifolia 'Denim™ Lace'	4 1/2"	POT	24" Spacing
RU7	24	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. 'sulfurata' 'Little Goldstar'	4 1/2"	POT	18" Spacing

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PLANT SCHEDULE SOUTH

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
EVERGREEN TREES						
JT2	14	Trautman Juniper	Juniperus chinensis 'Trautman'	5' HT	B&B	Spacing as shown
MBJ	25	Mountain Juniper	Juniperus chinensis 'Mountain'	6' HT	B&B	Spacing as shown
CJ	4	Canaret Juniper	Juniperus virginiana 'Canaret'	6' HT	B&B	Spacing as shown
WST	8	Western Arborvitae	Thuja plicata	6' HT	B&B	Spacing as shown
SHADE TREES						
SMM	4	State Street Myrtle Maple	Acer myriophyllum 'State Stree'	2 1/2" CAL	B&B	Spacing as shown
HCB	2	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Spacing as shown
SHL	3	Shademaster Locust	Gleditsia inaequalis inermis 'Shademaster'	2 1/2" CAL	B&B	Spacing as shown
SKH	5	Street Keeper Honey Locust	Gleditsia inaequalis 'Draves'	2 1/2" CAL	B&B	Spacing as shown
LT	1	Tulip Poplar	Liriodendron tulipifera	2 1/2" CAL	B&B	Spacing as shown
SBO	1	Hybrid Swamp x Bur Oak	Quercus x schuettei	2 1/2" CAL	B&B	Spacing as shown
SSL	1	Sweet Street Linden	Tilia americana 'Kromm'	2 1/2" CAL	B&B	Spacing as shown
NHE	1	New Horizon Elm	Ulmus x 'New Horizon'	2 1/2" CAL	B&B	Spacing as shown
ORNAMENTAL TREES						
AG	2	Paperbark Maple	Acer griseum	1 1/2" CAL	B&B	Spacing as shown
AB3	1	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	8" - 10" HT	B&B	Spacing as shown
FS3	2	Firespire Muscadine	Campsis caroliniana 'J.N. Upright'	6" - 7" HT	B&B	Spacing as shown
CL2	2	Saffron Gentian® Cornelium Cherry	Cornus mas 'SFF PM Legacy'	1 1/2" CAL	B&B	Spacing as shown
CCD	2	Golden Glory Cornelium Cherry	Cornus mas 'Golden Glory'	6" HT	B&B	Spacing as shown
M02	1	Merrill Magnolia	Magnolia x hobbesii 'Merrill'	5" - 6" HT	B&B	Spacing as shown
RRC	6	Royal Raindrops Crabapple	Malus 'JFS-KW5'	2" CAL	B&B	Spacing as shown
DECIDUOUS SHRUBS						
IBC	41	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	15" HT	CONT	Spacing as shown
NJT	10	New Jersey Tea	Ceanothus americanus	15" HT	CONT	Spacing as shown
AFD	5	Arctic Fire® Dogwood	Cornus stolonifera 'Farrow'	24" HT	CONT	Spacing as shown
SDN	21	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	15" HT	CONT	Spacing as shown
DD	51	Yaki Cherry Blossom® Deutzia	Deutzia x 'NDX2'	15" HT	CONT	Spacing as shown
LR	93	Kodiak® Orange Diervilla	Diervilla x 'G2X8544'	15" HT	CONT	Spacing as shown
BXF	41	Bronx Forsythia	Forsythia viridissima 'Bronxensis'	15" HT	CONT	Spacing as shown
FC	14	Gold Tide® Forsythia	Forsythia x 'Coutasof'	18" HT	CONT	Spacing as shown
HF	2	First Edition® Tahiti™ Hibiscus	Hibiscus syriacus 'Minerva'	30" HT	CONT	Spacing as shown
AH	62	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18" HT	CONT	Spacing as shown
HT	63	Fire Light Tidbit® Hydrangea	Hydrangea paniculata 'SMNHPK'	15" HT	CONT	Spacing as shown
HL	33	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT	Spacing as shown
PE8	31	Little Jester® Ninebark	Physocarpus opulifolius 'Hoop021'	18" HT	CONT	Spacing as shown
GLS	75	Grow-Low Fragrant Sumac	Rhus aromatica 'Grow-Low'	15" HT	CONT	Spacing as shown
PFS	41	Prink-A-Lot™ Fitch Spirea	Spiraea filifolia 'J.N. Select A'	15" HT	CONT	Spacing as shown
SD2	38	Double Play Double® Spirea	Spiraea x 'NGSX2 TM'	15" HT	CONT	Spacing as shown
SV	14	Violet Upright™ Korean Lilac	Syringa patula 'J.N. Upright Select TM'	24" HT	CONT	Spacing as shown
WV2	10	Minor Black Weigela	Weigela florida 'Verweig 3 TM'	15" HT	CONT	Spacing as shown

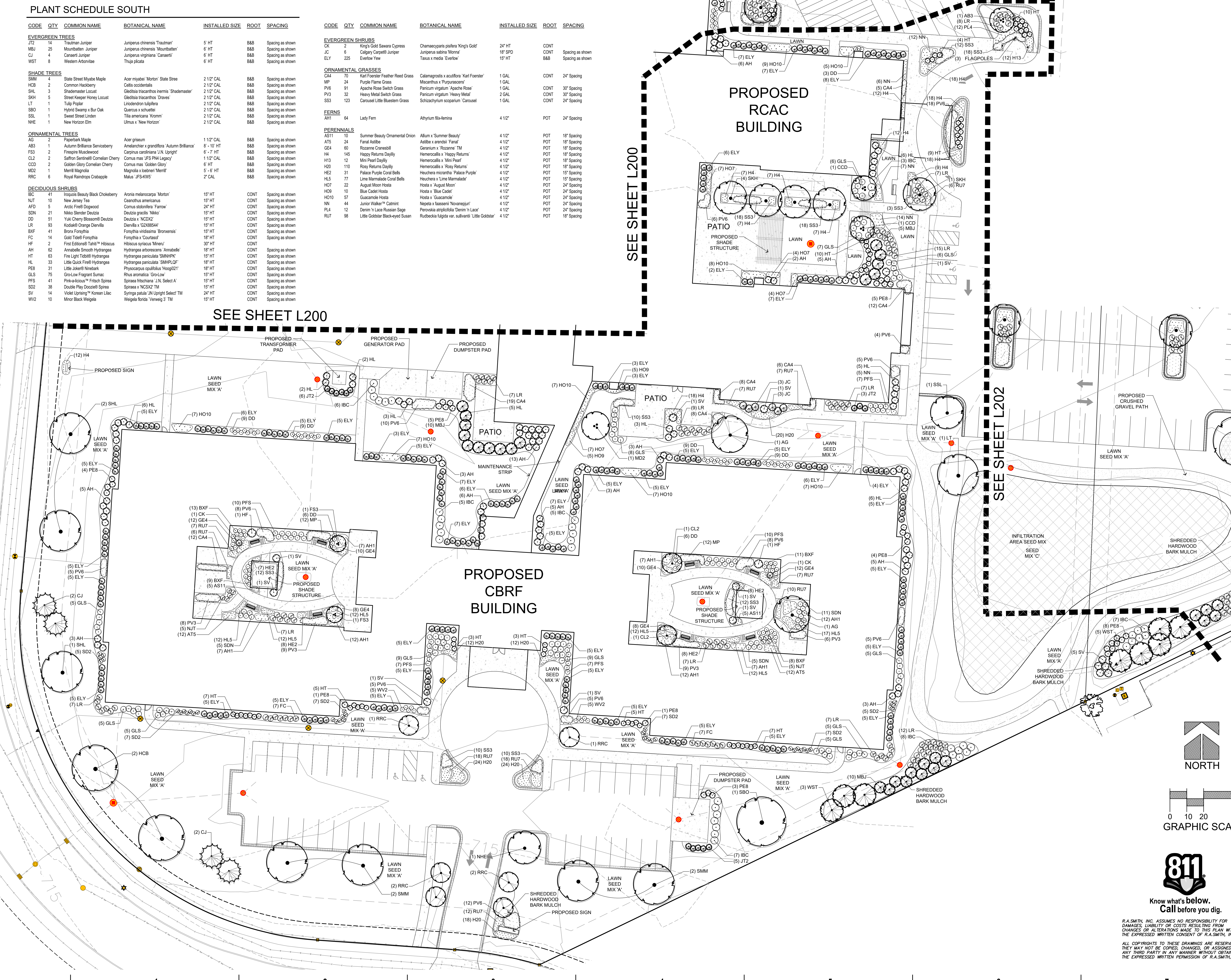
CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
EVERGREEN SHRUBS						
CK	2	King's Gold Sawara Cypress	Chamaecyparis pisifera 'King's Gold'	24" HT	CONT	Spacing as shown
JC	6	Calgary Carpet® Juniper	Juniperus sabina 'Mormo'	18" SPD	CONT	Spacing as shown
ELY	225	Everlow Yew	Taxus x media 'Everlow'	15" HT	B&B	Spacing as shown
ORNAMENTAL GRASSES						
CA4	70	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	2" Spacing
MP	24	Purple Flame Grass	Miscanthus x 'Purpureus'	1 GAL	CONT	Spacing as shown
PV6	91	Apache Rose Switch Grass	Panicum virgatum 'Apache Rose'	1 GAL	CONT	30" Spacing
PV3	32	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	2 GAL	CONT	30" Spacing
SS3	123	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing
FERNS						
AH1	64	Lady Fern	Athyrium filix-femina	4 1/2"	POT	24" Spacing
PERENNIALS						
AS11	10	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4 1/2"	POT	18" Spacing
AT5	24	Fanal Aesthe	Asclepias x 'andrei' 'Fanal'	4 1/2"	POT	18" Spacing
GE4	60	Rozanne Cramenbill	Geranium x 'Rozanne' TM	4 1/2"	POT	18" Spacing
HA	145	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H13	12	Mini Pearl Daylily	Hemerocallis x 'Mini Pearl'	4 1/2"	POT	18" Spacing
H20	110	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4 1/2"	POT	18" Spacing
HE2	31	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	15" Spacing
HL5	77	Lime Marmalade Coral Bells	Heuchera x 'Lime Marmalade'	4 1/2"	POT	15" Spacing
HO7	22	August Moon Hosta	Hosta x 'August Moon'	4 1/2"	POT	24" Spacing
HO9	10	Blue Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2"	POT	24" Spacing
HO10	57	Guacamole Hosta	Hosta x 'Guacamole'	4 1/2"	POT	24" Spacing
NI	44	Junior Walker™ Cambrist	Nepeta x 'bassens' 'Novemjun'	4 1/2"	POT	24" Spacing
PL4	12	Denim 'n Lace Russian Sage	Perovskia atriplicifolia 'Denim 'n Lace'	4 1/2"	POT	24" Spacing
RU7	98	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. 'sulfuranti' 'Little Goldstar'	4 1/2"	POT	18" Spacing

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raSmith Project #: 3240259

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D KAUKAUNA, WI 54130

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09/27/2024 CITY SITE PLAN REVIEW

KEY PLAN

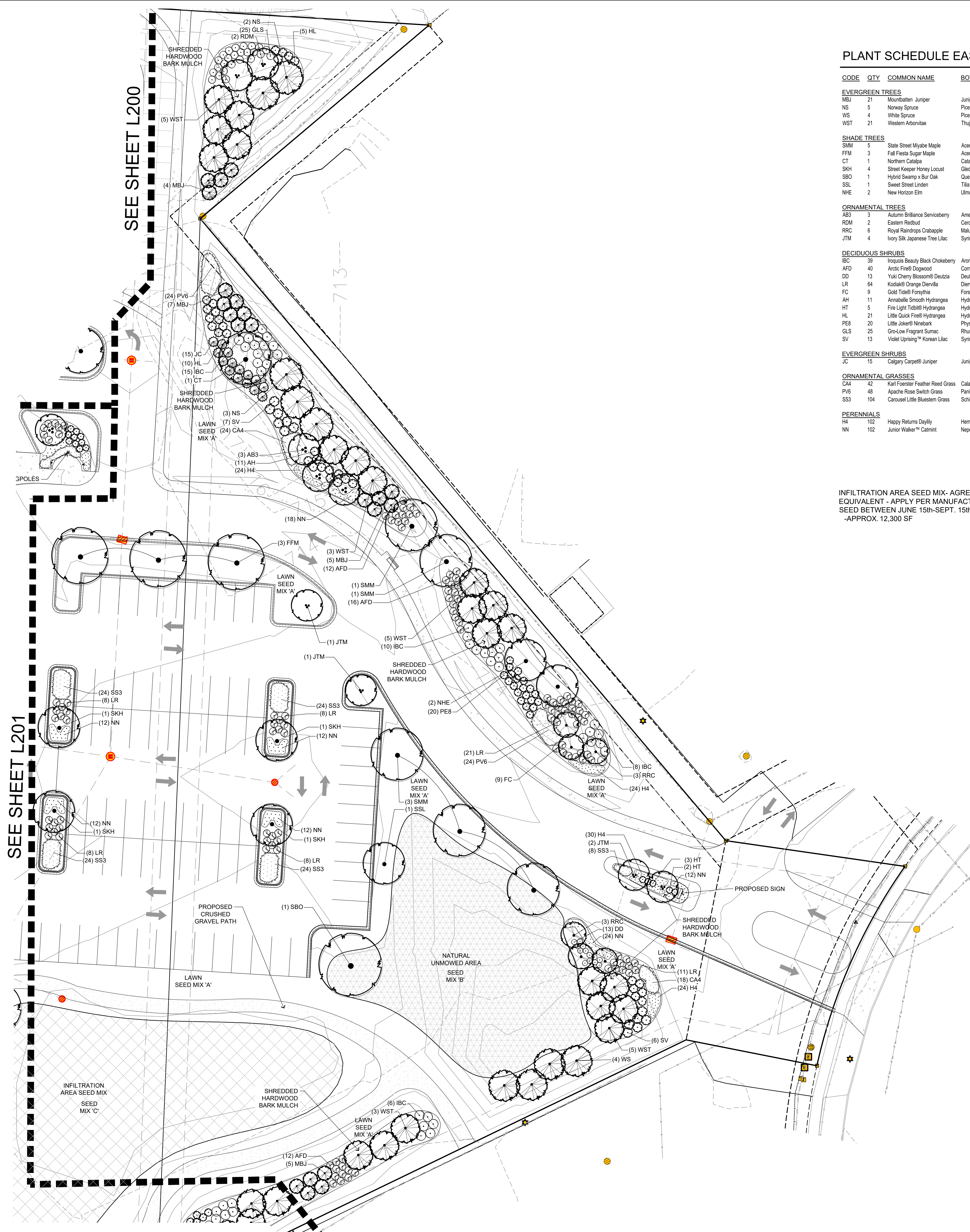
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PROJECT NUMBER 123192-01
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SOUTH LANDSCAPE PLAN

L201

811
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PLANT SCHEDULE EAST

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
EVERGREEN TREES						
MBJ	21	Mountain Juniper	Juniperus chinensis 'Mountbatten'	6' HT	B&B	Spacing as shown
NS	5	Norway Spruce	Picea abies	7' HT	B&B	Spacing as shown
WS	4	White Spruce	Picea glauca	7' HT	B&B	Spacing as shown
WST	21	Western Arborvitae	Thuja plicata	6' HT	B&B	Spacing as shown
SHADE TREES						
SMT	5	State Street Myrtle Maple	Acer myrtifolium 'Morton' State Street	2 1/2' CAL	B&B	Spacing as shown
FFM	3	Fall Fiesta Sugar Maple	Acer saccharum 'Ballista'	2 1/2' CAL	B&B	Spacing as shown
CT	1	Northern Catalpa	Catalpa speciosa	2 1/2' CAL	B&B	Spacing as shown
SKH	4	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2' CAL	B&B	Spacing as shown
SBO	1	Hybrid Swamp x Bur Oak	Quercus x schottkei	2 1/2' CAL	B&B	Spacing as shown
SSL	1	Sweet Street Linden	Tilia americana 'Korom'	2 1/2' CAL	B&B	Spacing as shown
NHE	2	New Horizon Elm	Ulmus x 'New Horizon'	2 1/2' CAL	B&B	Spacing as shown
ORNAMENTAL TREES						
AB3	3	Autumn Brilliance Serviceberry	Aamelanchier x grandiflora 'Autumn Brilliance'	8' - 10' HT	B&B	Spacing as shown
RDM	2	Eastern Redbud	Cercis canadensis	8' - 10' HT	B&B	Spacing as shown
RRC	6	Royal Raindrops Crabapple	Malus 'JFS-KWS'	2' CAL	B&B	Spacing as shown
JTM	4	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	8' - 10' HT	B&B	Spacing as shown
DECIDUOUS SHRUBS						
BC	39	Inquise Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	15' HT	CONT	Spacing as shown
AFD	40	Arctic Fire® Dogwood	Cornus stolonifera 'Farrow'	24" HT	CONT	Spacing as shown
DD	13	Yuki Cherry Blossom® Deutzia	Deutzia x 'NCDX2'	15" HT	CONT	Spacing as shown
LR	64	Kodak® Orange Diervilla	Diervilla x 'CZXR8544'	15" HT	CONT	Spacing as shown
FC	9	Gold Tidel® Forsythia	Forsythia x 'Cousins'	18" HT	CONT	Spacing as shown
AH	11	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18" HT	CONT	Spacing as shown
HT	5	Fire Light Tidbe® Hydrangea	Hydrangea paniculata 'SMNHPK'	15" HT	CONT	Spacing as shown
HL	21	Little Joker® Fire® Hydrangea	Hydrangea paniculata 'SMHPLQ'	18" HT	CONT	Spacing as shown
PE8	20	Little Joker® Ninebark	Physocarpus opulifolius 'Hoog021'	18" HT	CONT	Spacing as shown
GLS	25	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT	Spacing as shown
SV	13	Violet Upright™ Korean Lilac	Syringa patula 'VU Upright Select' TM	24" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
JC	15	Calgary Carpet® Juniper	Juniperus sabinna 'Moma'	18" SPD	CONT	Spacing as shown
ORNAMENTAL GRASSES						
CA4	42	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing
PV6	48	Apache Rose Switch Grass	Panicum virgatum 'Apache Rose'	1 GAL	CONT	30" Spacing
SS3	104	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing
PERENNIALS						
H4	102	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
NN	102	Junior Walker™ Catmint	Nepeta x faassenii 'Novanejuri'	4 1/2"	POT	24" Spacing

INFILTRATION AREA SEED MIX- AGRECOL 'STORMWATER BIOFILTRATION' OR EQUIVALENT - APPLY PER MANUFACTURER INCLUDING NURSE CROP AND DONT SEED BETWEEN JUNE 15th-SEPT. 15th.
-APPROX. 12,300 SF



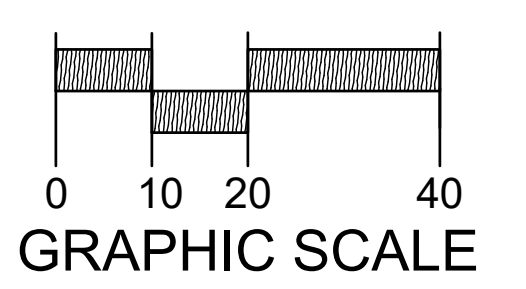
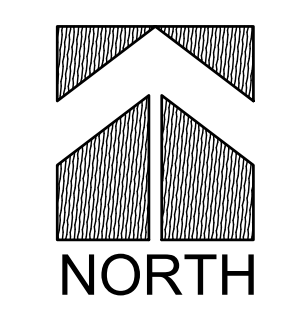
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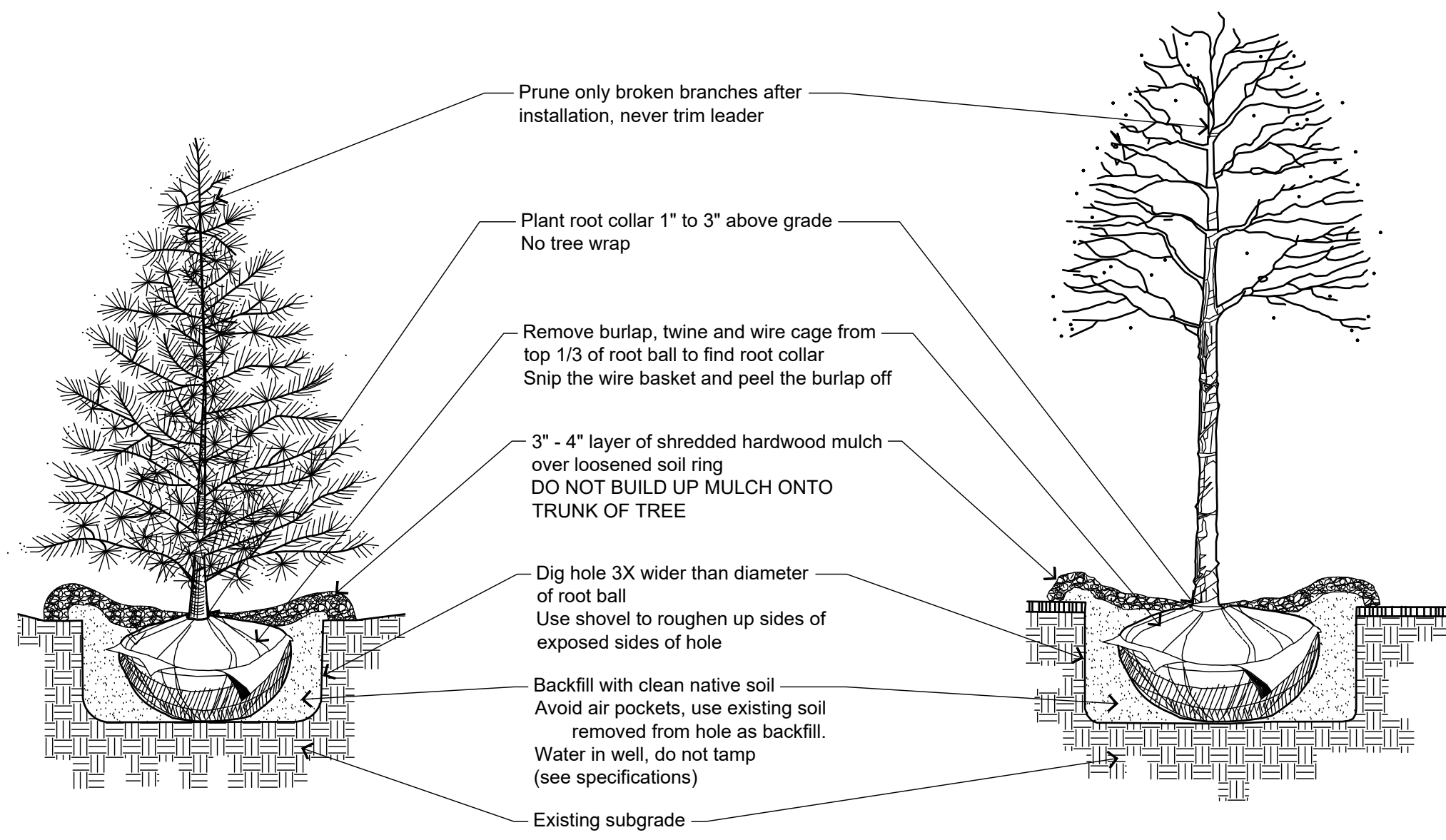
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PROJECT NUMBER 123192-01
raSmith PROJECT NUMBER 3230265

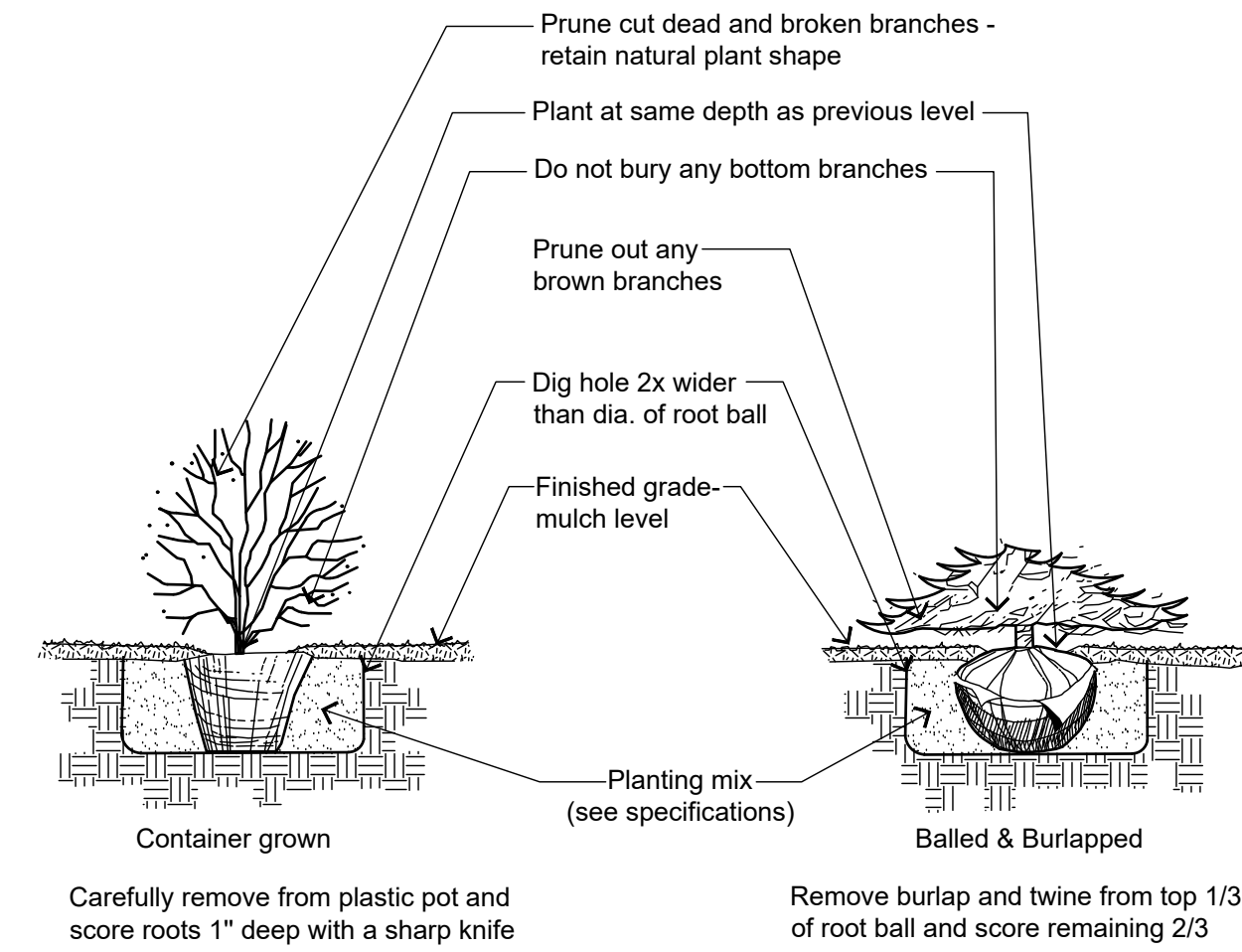
EAST LANDSCAPE PLAN

L202

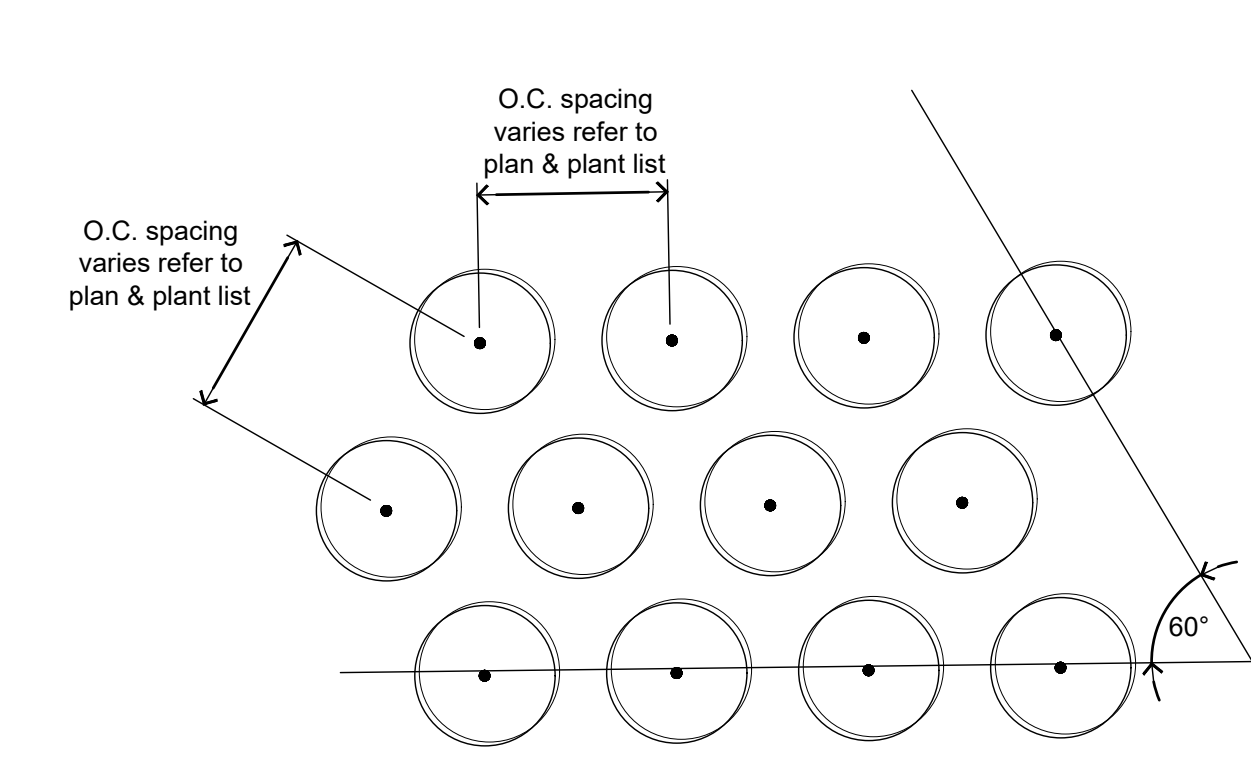
PLANTING DETAILS



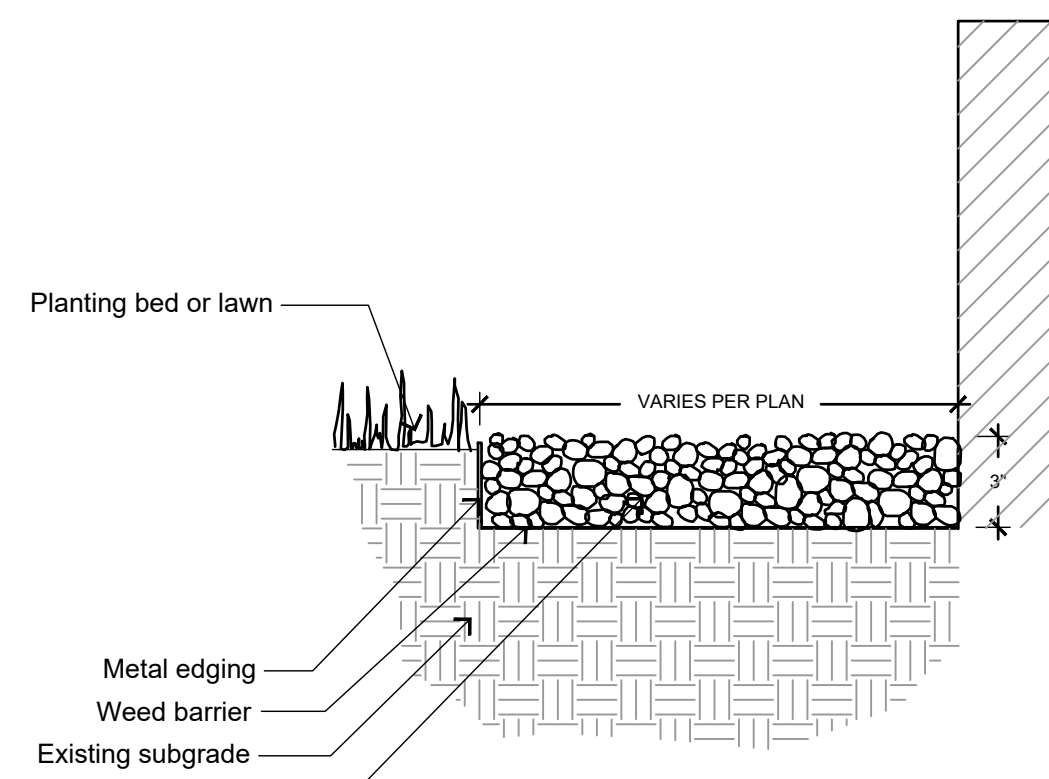
1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PLANTING LAYOUT
NOT TO SCALE



4 WASHED STONE MAINTENANCE STRIP AT BUILDING/WALL CURB
NOT TO SCALE

LANDSCAPE SPECS

DIVISION 1 - GENERAL REQUIREMENTS

- 01 5 00 Substitution Procedures**
- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- 01 11 13 Work Covered by Contract Documents**
- 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, biofiltration plants and seeded slopes and turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), applying deer fencing as needed, and any other needs that are required to keep the landscape healthy and well maintained.
 - Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
 - Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after the date of substantial completion of the landscape. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size.
- 01 12 16 Work Sequence**
- 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. Inform landscape architect and general contractor of date(s) when planting shall commence.

DIVISION 32 - EXTERIOR IMPROVEMENTS

- 32 84 00 PLANTING IRRIGATION**
- The landscape contractor shall provide a design / build irrigation construction plan to the owner and municipality (if required) that complies with State and local code requirements for review and approval prior to construction. Irrigation plan to be coordinated with general contractor.
 - The irrigation designer shall be certified by The Irrigation Association as a Commercial Irrigation Designer and have at least 5 years' experience designing irrigation systems of similar size and scope.
 - The irrigation system shall be metered to meet the requirements of the State and local codes; be fully automatic utilizing a weather based controller with rain/moisture sensors; zoned to water the turf with minimum over throw on landscapes, buildings and other structures; coverage of all plant / turf areas with head to head watering and be operational from a domestic water source provided by the owner.
 - In irrigated areas, turf areas shall be irrigated with pop-up rotary heads and all shrub / perennial beds shall be irrigated with a drip system.
 - Contractor may use the following approved manufacturers Hunter, Rainbird or Toro. Provide first year winterization and following spring startup.
 - Landscape contractor shall provide a complete set of "As-Built" plans of the installed irrigation system to the owner in a reproducible format.

32 91 00 - PLANTING PREPARATION

- 32 91 13 Soil Preparation**
- Areas to be seeded: remove / kill off any existing unwanted vegetation prior to seeding with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Prepare the topsoil by removing all surface stones 1" or larger. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize native seeding areas.
 - Erosion control measures are to be used in swales and on steep grades, where applicable.
 - Plant bed preparation: the soil in all perennial, ornamental grass, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".
 - Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.
- 32 91 13.16 Mulching**
- Decorative Stone Mulch - All tree and shrub planting beds unless otherwise noted to receive a 3" deep layer 'Merril Pebbles Dark' 1.5" from Vande Hey Company or equal. All perennial and ornamental grass planting areas to receive a 2" layer. Use weed barrier under decorative stone mulch. Do not mulch annual flower beds (if applicable). Do not allow stone mulch to contact plant stems and tree trunks.
 - Organic Shredded Hardwood Mulch - Areas noted on plans to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass 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.

32 91 19 LANDSCAPE GRADING

- 32 91 19.13 Topsoil Placement and Grading**
- The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
 - Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
 - Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with screened topsoil (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 6" of clean topsoil (per note below).
 - Topsoil shall be screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
 - Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
 - Seeded areas: to receive a settled minimum depth of 6" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.

32 92 00 - TURF AND GRASSES

- 32 92 19 Seeding**
- Seed type 'A' for lawn areas - use only a premium quality seed mix. 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 or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
 - Seed mix type 'B' for natural unmowed areas: Wisconsin DOT No. 10 seed mix or equal: 40% Kentucky bluegrass 98/85, 25% creeping red fescue, 20% perennial ryegrass, 10% white clover & 5% red top applied at 1.5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation. Preparation of soil to be the same as for all other seeded turf grass areas.
 - Seed Mix type 'C' for infiltration area. Agreco! 'Stormwater Biofiltration' or equal. Apply per manufacturer including soil preparation and nurse crop. Don't seed between June 15th and September 15th. Provide 3 year maintenance plan to owner.
 - Erosion control measures are to be used in swales and on steep grades, where applicable.
 - If straw mulch is used as a covering for seeding, a tackifier may be necessary to avoid wind damage.
 - 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 and evenly seeded native areas.
 - An acceptable quality seed installation is defined as having:
 - No bare spots larger than 1/2 square foot
 - No more than 5% of the total area with bare spots larger than 1/2 square foot
 - A uniform coverage throughout all areas

32 92 23 Sodding (Optional for Lawn 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, allowing for thickness of 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.
- Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than 1/2 square foot) until acceptance by owner.

32 93 00 - PLANTS

- 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.
- 32 93 33 Shrubs**
- Shrubs shall be planted per planting details.
 - All shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes.
 - When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- 32 93 43 Trees**
- Trees shall be planted per planting details.
 - Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.
 - An auger is not an acceptable method of digging tree planting holes.
 - Scarify side walls of tree pit prior to installation.
 - Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved, brace root ball by tamping soil around the lower portion of the root ball.
 - Remove and discard twine / rope, burlap and support wire from the sides of root ball.
 - Backfill tree planting holes with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones.
 - When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level.
 - Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all trees in lawn areas, reduced to 1" deep on top of root ball. Keep mulch 3" - 5" away from trunk of tree.
 - Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
 - Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.

32 94 00 - PLANTING ACCESSORIES

- 32 94 13 Landscape Edging**
- Edge all decorative stone mulched planting beds with a 4" steel edging. ALTERNATE BID- Commercial plastic edge.
 - Edge all hardwood bark mulched planting beds with a 4" deep spaced edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn and plant bed is required.



PROJECT INFORMATION
THE RESERVE ON ARBOR WAY

D **KAUKAUNA, WI 54130**

ISSUANCE AND REVISIONS
09/27/2024 CITY SITE PLAN REVIEW

C

KEY PLAN

B

SHEET INFORMATION
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER REW
PROJECT NUMBER 123192-01
raSmith PROJECT NUMBER 3230265

LANDSCAPE NOTES AND DETAILS

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