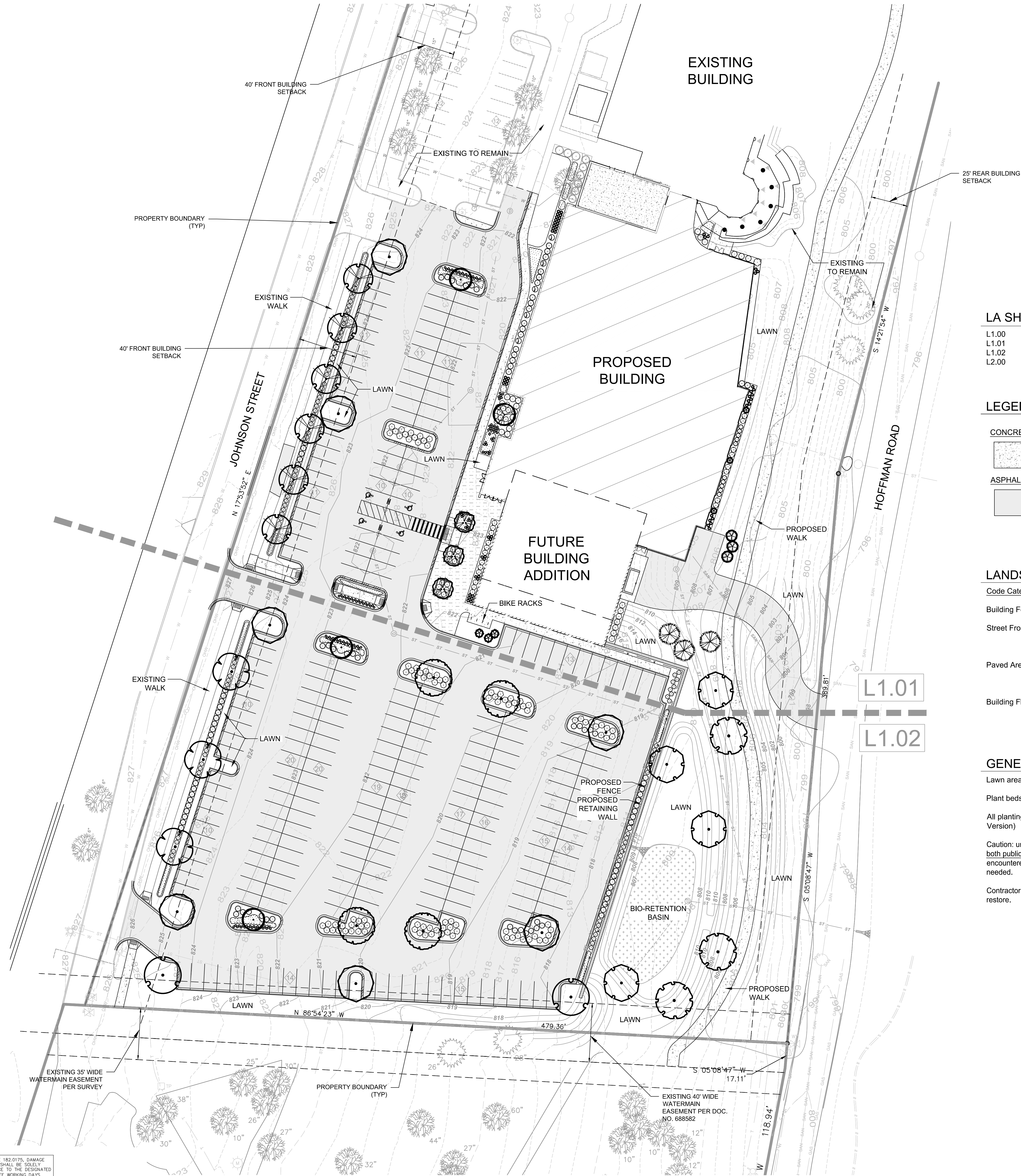




IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



LA SHEET INDEX

L1.00	LANDSCAPE PLAN - OVERALL
L1.01	LANDSCAPE PLAN - NORTH
L1.02	LANDSCAPE PLAN - SOUTH
L2.00	LANDSCAPE DETAILS & NOTES

LEGEND

CONCRETE	EXISTING TREES TO REMAIN
ASPHALT	BIO-RETENTION BASIN

LANDSCAPE REQUIREMENTS

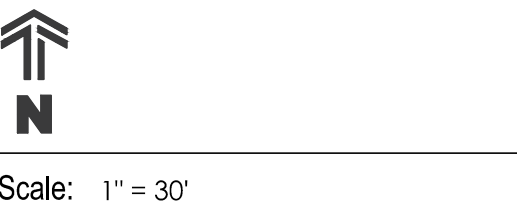
Code Category	Measurement	Ratio	Requirement	Provided
Building Foundation	840 LF	40 PTS / 100 LF	336 PTS	L1.01 = 336 PTS
Street Frontage	653 LF	40 PTS / 100 LF	261 PTS	L1.01 = 90 PTS L1.02 = 225 PTS Total = 315 PTS
Paved Areas	333 Stalls	80 PTS / 20 Stalls	1,332 PTS	L1.01 = 355 PTS L1.02 = 1,069 PTS Total = 1,424 PTS
Building Floor Area	40,121 SF	15 PTS / 1,000 SF	602 PTS	L1.01 = 195 PTS L1.02 = 450 PTS Total = 645 PTS

GENERAL NOTES

- Lawn areas to be seeded with premium commercial grade bluegrass seed mix, see specifications.
- Plant beds, parking lot islands and maintenance strips to receive a 3-4" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)
- Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- Contractor to limit construction traffic to within work areas. All adjacent damage shall be the responsibility of the contractor to restore.

SITE PLAN REVIEW

Sheet:
LANDSCAPE
PLAN - OVERALL



No.	Date:	Description:



PLANT SCHEDULE BUILDING FOUNDATION

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
ABS	3	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7' Ht.	B&B	As Shown	10	30
AMH	1	American Hornbeam/Musclewood	Carpinus caroliniana	2" Cal.	B&B	As Shown	10	10
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
EGA	3	Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	5' Ht.	B&B	As Shown	12	36
TA	3	Techny Arborvitae	Thuja occidentalis 'Techny'	5' Ht.	B&B	As Shown	12	36
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
ACD	1	Dwarf Red Twig Dogwood	Cornus sericea 'Alleman's Compact'	36" Ht.	B&B	As Shown	5	5
CSH	23	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	18" Ht.	Cont.	As Shown	1	23
AH	19	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	24" Ht.	Cont.	As Shown	1	19
LQH	10	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPFL'	24" Ht.	Cont.	As Shown	1	10
GLS	7	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" Ht.	Cont.	As Shown	1	7
GFS	20	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	24" Ht.	Pot	As Shown	1	20
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
HY	5	Hicks Japanese Yew	Taxus x media 'Hicksii'	36" Ht.	B&B	As Shown	12	60
TY	16	Taunton's Japanese Yew	Taxus x media 'Tauntonii'	24" Sprd.	Cont.	As Shown	5	80
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
KFG	15	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	Pot	24" o.c.	-	-
LBS	43	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot	24" o.c.	-	-
PDG	41	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	18" o.c.	-	-
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
KKC	48	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot	18" o.c.	-	-
HRD	12	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.	-	-
JPD	12	Just Plum Happy Daylily	Hemerocallis x 'Just Plum Happy'	4.5"	Pot	18" o.c.	-	-
RRD	24	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4.5"	Pot	18" o.c.	-	-
PCB	6	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4.5"	Pot	18" o.c.	-	-
SGH	13	Stained Glass Hosta	Hosta x 'Stained Glass'	4.5"	Pot	24" o.c.	-	-
								336

PLANT SCHEDULE STREET FRONTAGE - NORTH

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS PER	TOTAL POINTS
SC	6	Sargent Cherry	Prunus sargentii	2" Cal.	B&B	15	90

PLANT SCHEDULE PAVED AREA - NORTH

<u>DECIDUOUS TREES</u>	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
FFM	2	Fall Fiesta® Sugar Maple	Acer saccharum 'Balista'	2" Cal.	B&B	As Shown	75	150
AFM	1	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	2" Cal.	B&B	As Shown	30	30
<u>EVERGREEN TREES</u>	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
MBJ	3	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5' Ht.	B&B	As Shown	12	36
<u>DECIDUOUS SHRUBS</u>	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
GLS	14	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" Ht.	Cont.	As Shown	1	14
AWS	45	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown	1	45
<u>EVERGREEN SHRUBS</u>	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
KCJ	16	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.	As Shown	5	80
<u>ORNAMENTAL GRASSES</u>	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
PDG	42	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	18" o.c.	-	-
<u>PERENNIALS</u>	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
HRD	23	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.	-	-
JPD	22	Just Plum Happy Daylily	Hemerocallis x 'Just Plum Happy'	4.5"	Pot	18" o.c.	-	-
RRD	22	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4.5"	Pot	18" o.c.	-	-
LRS	44	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	4.5"	Pot	18" o.c.	-	-
								355

PLANT SCHEDULE DEVELOPED LOTS - NORTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
SWO	1	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	As Shown	75	75
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING		
WS	3	White Spruce	Picea glauca	7' Ht.	B&B	As Shown	40	120
								195

Consultant:



Project:

Watertown YMCA

Location:
672 Johnson Street
Watertown, WI 53094

Key Plan:

SITE PLAN REVIEW

Sheet:

LANDSCAPE
PLAN - NORTH



Scale: 1" = 20'

Revisions:

No.	Date:	Description:

Date:

02-23-2024

Project No.:

230049.00

(Owner) Project No.:

Sheet No.:

L1.01



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



PLANT SCHEDULE STREET FRONTAGE - SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
AGG	3	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2" Cal.	B&B	As Shown	75	225

PLANT SCHEDULE PAVED AREA - SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
FFM	5	Fall Fiesta® Sugar Maple	Acer saccharum 'Ballsta'	2" Cal.	B&B	As Shown	75	375
AFM	2	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	2" Cal.	B&B	As Shown	30	60
CHB	4	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown	30	120
RL	2	Redmond Linden	Tilia x 'Redmond'	2" Cal.	B&B	As Shown	30	60
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
GLS	85	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" Ht.	Cont.	As Shown	1	85
AWS	39	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown	1	39
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
KCJ	66	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.	As Shown	5	330
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
PDG	42	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	18" o.c.	-	-
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
HRD	24	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.	-	-
JPD	24	Just Plum Happy Daylily	Hemerocallis x 'Just Plum Happy'	4.5"	Pot	18" o.c.	-	-
RRD	24	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4.5"	Pot	18" o.c.	-	-
LRS	88	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	4.5"	Pot	18" o.c.	-	-
								1,069

PLANT SCHEDULE DEVELOPED LOTS - SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
SWO	3	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	As Shown	75	225
RO	3	Red Oak	Quercus rubra	2" Cal.	B&B	As Shown	75	225
								450



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Consultant:



Project:

Watertown YMCA

Location:
672 Johnson Street
Watertown, WI 53094

Key Plan:

SITE PLAN REVIEW

Sheet:

LANDSCAPE
PLAN - SOUTH



Scale: 1" = 20'

Revisions:

No.	Date:	Description:

Date:

02-23-2024

Project No.:

230049.00

(Owner) Project No.:

Sheet No.:

General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of City of Watertown Municipal Code.
- 1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & security. See Mechanical drawings for other site equipment.
- 1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction.
- 1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except as noted in the plant schedule. Contractor shall forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.
- 2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 2.07 Topsoil requirements:
- All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All turf, low-mow & shortgrass prairie areas shall have min. 6".
 - Existing topsoil meeting project specifications may be stripped, stored & re-used if previously approved. Contractor shall remove all excessive clay, gravel & stones detrimental to healthy plant growth. Contractor shall remove all debris greater than 1" diameter.
 - Contaminated soil shall be removed from the project site if discovered.
 - Subgrade shall be tilled and/or scarified prior to placement of topsoil.
 - Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen / phosphorus / potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments if required to support growth of standard ornamental landscape materials.
- 2.08 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.09 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be 40% organic black topsoil, 30% sphagnum moss, 20% composted manure & 10% coarse sand by volume. Submit material information for review.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 Mulch: All tree circles, planting beds and maintenance strips to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- 2.13 Plant Bed Edging: Edge all planting beds and maintenance strips with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- 2.14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering (as needed for establishment), weeding (once monthly), pruning (twice per season), fertilizing (twice per season), pest management (as needed, min 3 visits per season) and spring / fall clean-ups. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities & dates.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor.

- In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.

- Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect prior to application.

- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.
- BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders or approved equal. Apply @ 6 lbs per 1000 GSF.
- 3.10 Contractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:

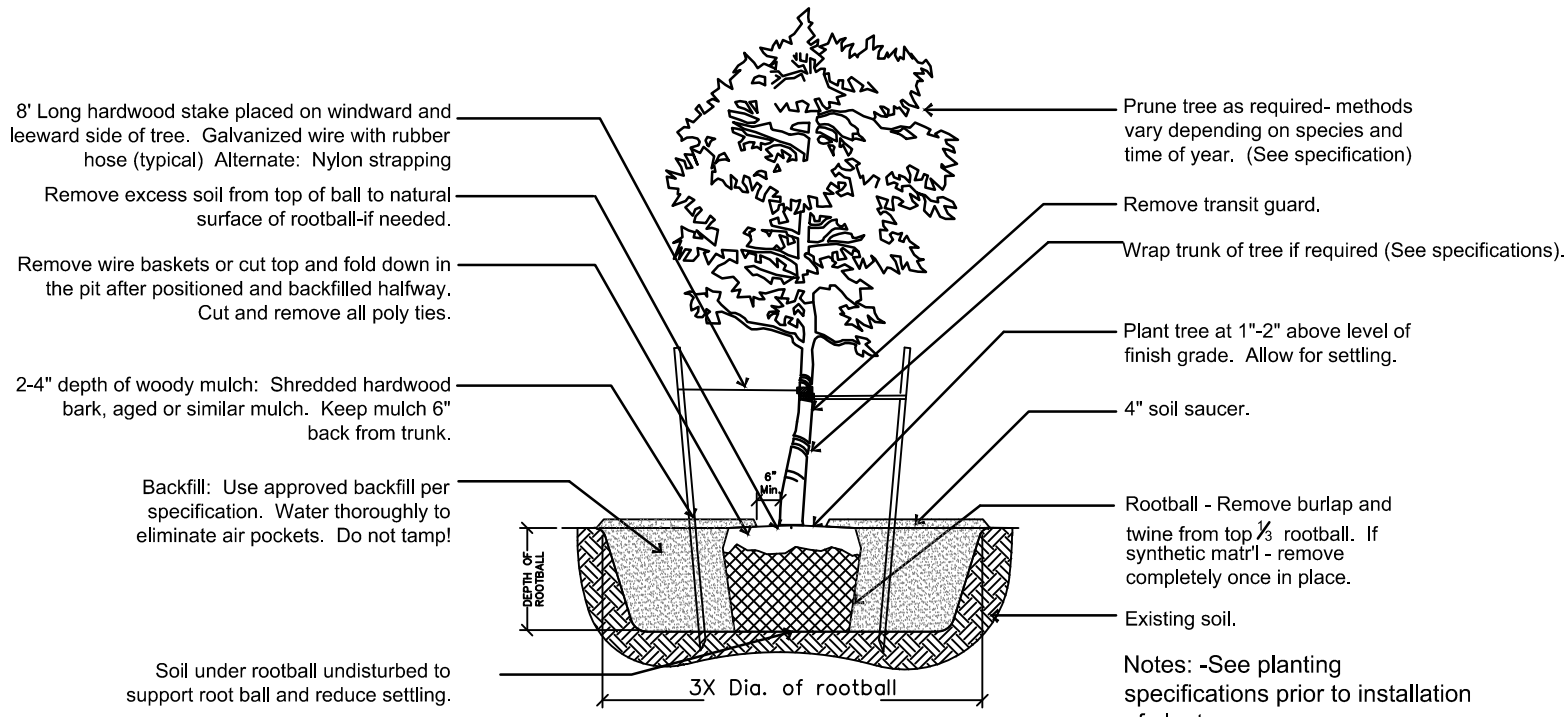
- Bluegrass areas shall be for 60 days after installation. Work shall include all watering (min. 1" per week, or as needed), weeding & mowing. Assume 2 mowings prior to Owner hand-off.

- All other seed areas (wet-tolerant) shall be for three years after installation. Work shall include all watering (as needed for establishment), weeding (both spot herbicide and/or hand-pulling, depending on necessity, once per month), spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.

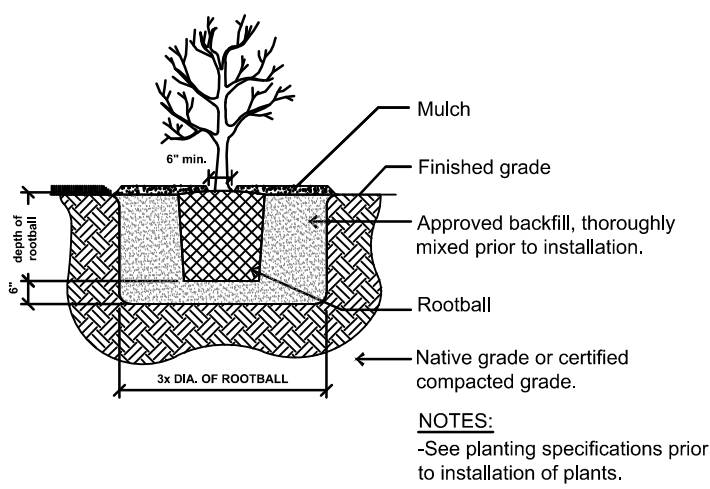
- Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

Hardscape / Amenity Notes

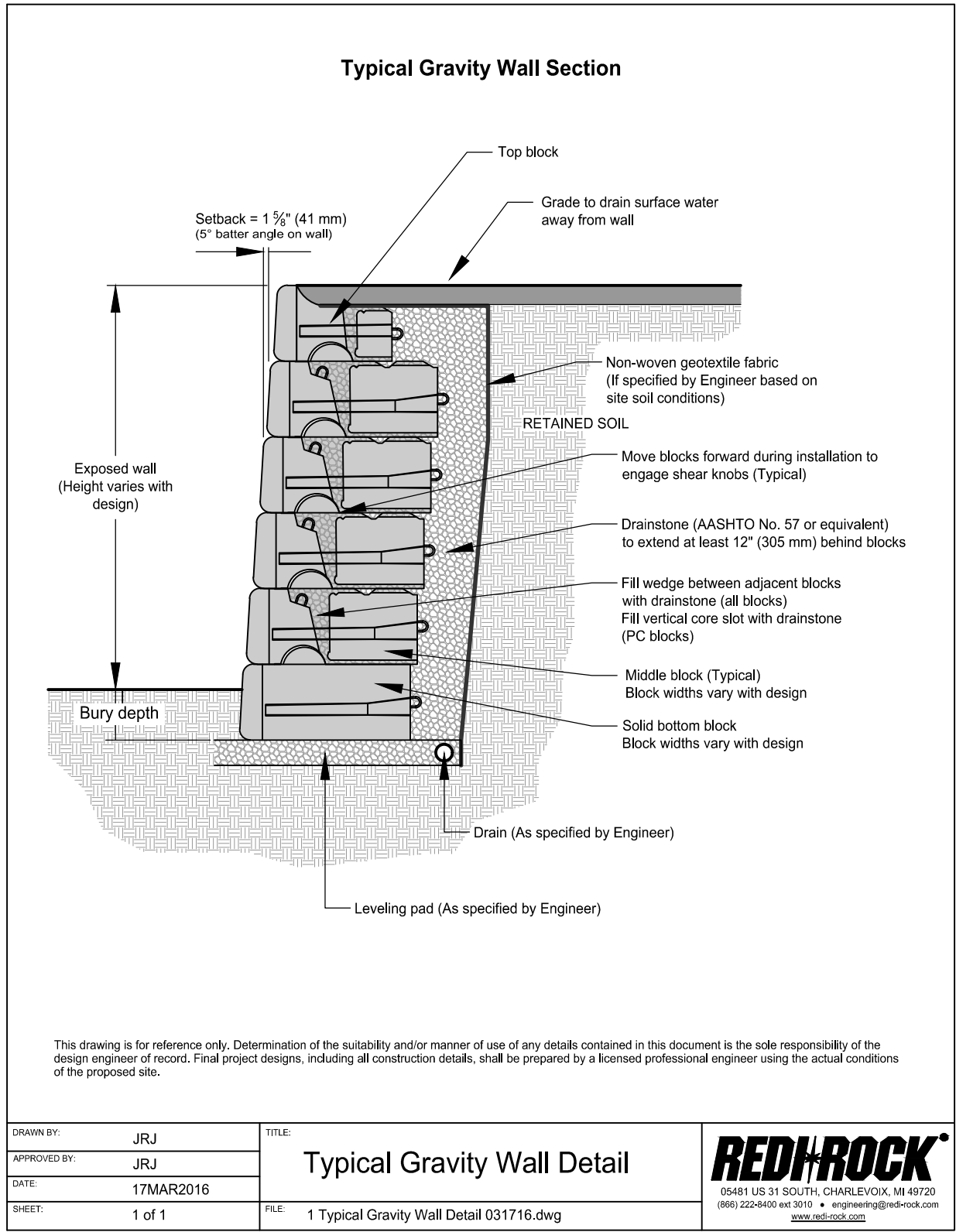
- 4.01 Bike racks: Shall be custom Inverted-U style with City of Watertown logo, powdercoat finish, color TBD to match building (selected from standard range), surface-mounted w/ stainless steel hardware, 'Square U Bike Rack.' Shall be furnished by Madrax, Madison WI, 608-849-1080. Or approved equal.
- Qty. (4)
- 4.02 Retaining Wall: Redi Rock Cobblestone or approved equivalent. Color TBD from standard color palette, contractor to provide samples prior to construction. Final selection By Owner and coordinated with Landscape Architect. Engineered and installed per manufacturers specifications. See civil plans for top and bottom of wall elevations.
- 4.03 Ornamental Fence: Shall be 4' ht. Jerith Premier #202 Flat Top Panel with black finish or approved equal. Install per manufacturer's specifications.



1 Tree Planting Detail
Not To Scale



2 Shrub Planting Detail
Not To Scale



3 Gravity Wall Detail
Not To Scale

Consultant:



Project:

Watertown YMCA

Location:
672 Johnson Street
Watertown, WI 53094

Key Plan:

SITE PLAN REVIEW

Sheet:

LANDSCAPE
DETAILS
& NOTES



Scale: NTS

Revisions:

No.	Date:	Description:

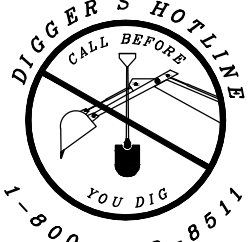
Date:

02-23-2024

Project No.: 230049.00 (Owner) Project No.:

Sheet No.:

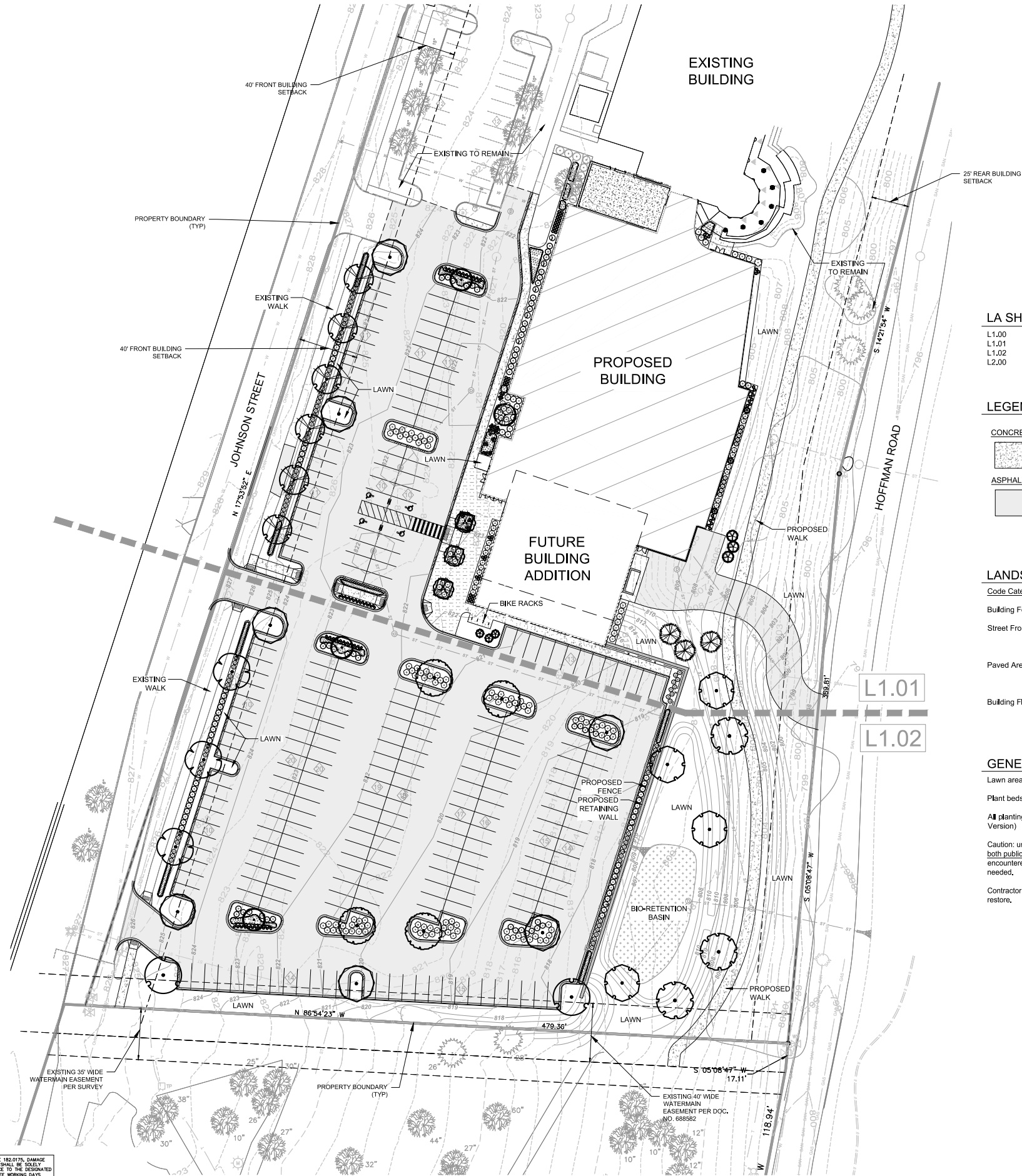
L2.00



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSDUCER FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



LA SHEET INDEX

L1.00	LANDSCAPE PLAN - OVERALL
L1.01	LANDSCAPE PLAN - NORTH
L1.02	LANDSCAPE PLAN - SOUTH
L2.00	LANDSCAPE DETAILS & NOTES

LEGEND

CONCRETE	EXISTING TREES TO REMAIN
ASPHALT	BIO-RETENTION BASIN

LANDSCAPE REQUIREMENTS

Code Category	Measurement	Ratio	Requirement	Provided
Building Foundation	840 LF	40 PTS / 100 LF	336 PTS	L1.01 = 336 PTS
Street Frontage	653 LF	40 PTS / 100 LF	261 PTS	L1.01 = 90 PTS L1.02 = 225 PTS Total = 315 PTS
Paved Areas	333 Stalls	80 PTS / 20 Stalls	1,332 PTS	L1.01 = 355 PTS L1.02 = 1,069 PTS Total = 1,424 PTS
Building Floor Area	40,121 SF	15 PTS / 1,000 SF	602 PTS	L1.01 = 195 PTS L1.02 = 450 PTS Total = 645 PTS

GENERAL NOTES

Lawn areas to be seeded with premium commercial grade bluegrass seed mix, see specifications.

Plant beds, parking lot islands and maintenance strips to receive a 3-4" deep layer of shredded hardwood mulch.

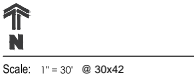
All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.

Contractor to limit construction traffic to within work areas. All adjacent damage shall be the responsibility of the contractor to restore.

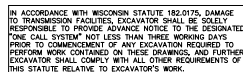
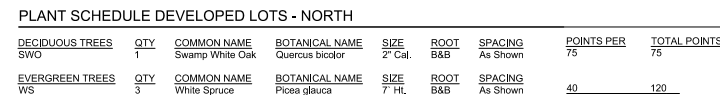
SITE PLAN REVIEW

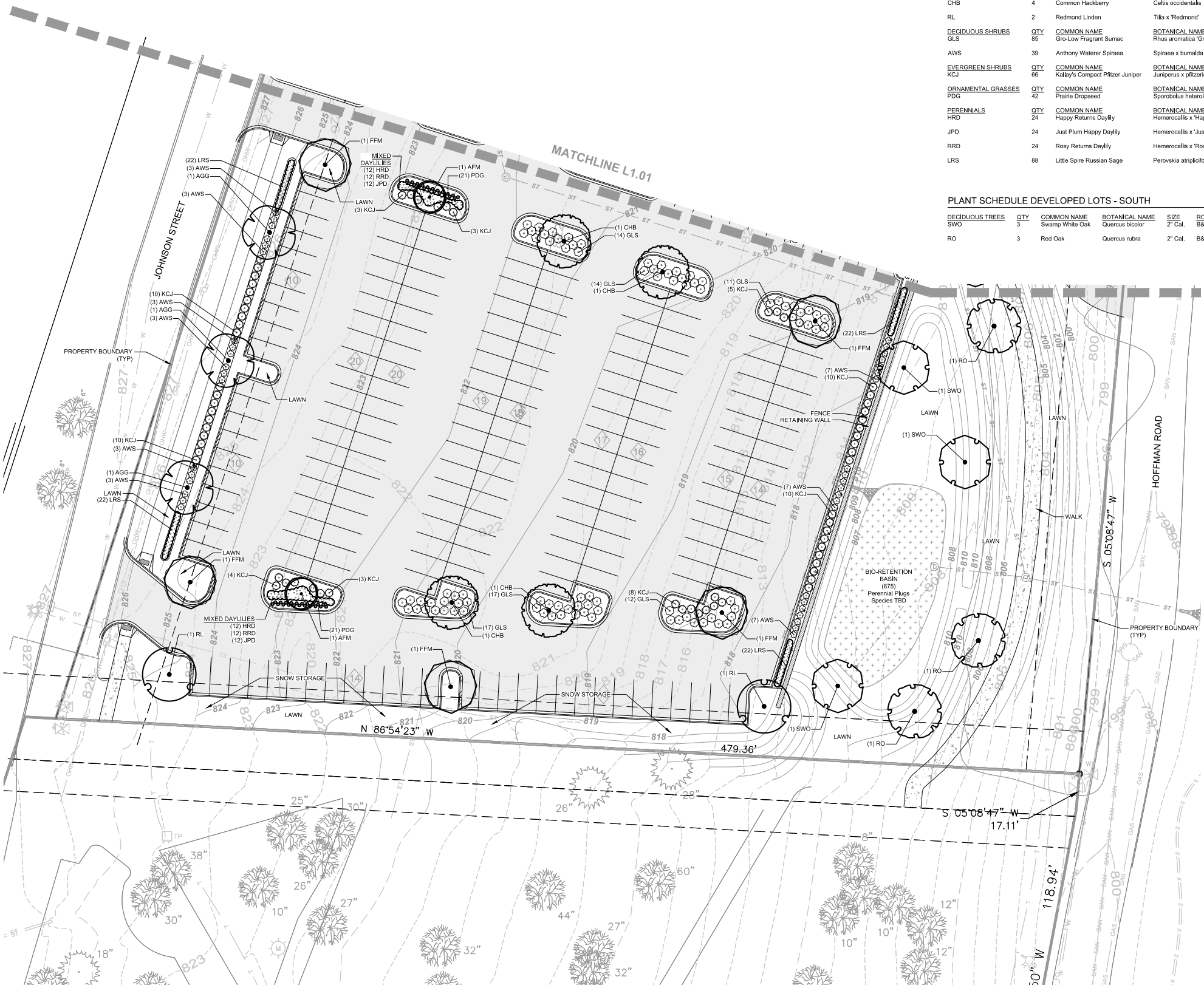
Sheet:
LANDSCAPE
PLAN - OVERALL



Revisions:		
No.	Date:	Description:

Date:	02-23-2024
Project No.:	230049.00
Sheet No.:	





PLANT SCHEDULE STREET FRONTAGE - SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
AGG	3	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2" Cal.	B&B	As Shown	75	225

PLANT SCHEDULE PAVED AREA - SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
FFM	5	Fall Fiesta® Sugar Maple	Acer saccharum 'Bailista'	2" Cal.	B&B	As Shown	75	375
AFM	2	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	2" Cal.	B&B	As Shown	30	60
CHB	4	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown	30	120
RL	2	Redmond Linden	Tilia x 'Redmond'	2" Cal.	B&B	As Shown	30	60
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
GLS	85	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" HL	Cont.	As Shown	1	85
AWS	39	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" HL	Cont.	As Shown	1	39
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
KCJ	66	Kalloy's Compact Pfizer Juniper	Juniperus x pfizeriana 'Kalloy's Compact'	24" Sprd.	Cont.	As Shown	5	330
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
PDG	42	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	18" o.c.	-	-
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
HRD	24	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.	-	-
JPD	24	Just Plum Happy Daylily	Hemerocallis x 'Just Plum Happy'	4.5"	Pot	18" o.c.	-	-
RRD	24	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4.5"	Pot	18" o.c.	-	-
LRS	88	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	4.5"	Pot	18" o.c.	-	-
								1,069

PLANT SCHEDULE DEVELOPED LOTS - SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	POINTS PER	TOTAL POINTS
SWO	3	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	As Shown	75	225
RO	3	Red Oak	Quercus rubra	2" Cal.	B&B	As Shown	75	225
								450

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

SITE PLAN REVIEW

Sheet:
LANDSCAPE
PLAN - SOUTH

Revisions:		
No.	Date:	Description:

General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of City of Watertown Municipal Code.
- 1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & security. See Mechanical drawings for other site equipment.
- 1.03 Contractor shall provide shop drawings and material submittals of all hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction.
- 1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except as noted in the plant schedule. Contractor shall forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.
- 2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 2.07 Topsoil requirements:
- All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All turf, low-mow & shortgrass prairie areas shall have min. 6".
 - Existing topsoil meeting project specifications may be stripped, stored & re-used if previously approved. Contractor shall remove all excessive clay, gravel & stones detrimental to healthy plant growth. Contractor shall remove all debris greater than 1" diameter.
 - Contaminated soil shall be removed from the project site if discovered.
 - Subgrade shall be tilled and/or scarified prior to placement of topsoil.
 - Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen / phosphorus / potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments if required to support growth of standard ornamental landscape materials.
- 2.08 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.09 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be 40% organic black topsoil, 30% sphagnum moss, 20% composted manure & 10% coarse sand by volume. Submit material information for review.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 Mulch: All tree circles, planting beds and maintenance strips to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- 2.13 Plant Bed Edging: Edge all planting beds and maintenance strips with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- 2.14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering (as needed for establishment), weeding (once monthly), pruning (twice per season), fertilizing (twice per season), pest management (as needed, min 3 visits per season) and spring / fall clean-ups. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities & dates.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor.

- In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.

- Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect prior to application.

- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.
- BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders or approved equal. Apply @ 6 lbs per 1000 GSF.
- 3.10 Contractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:

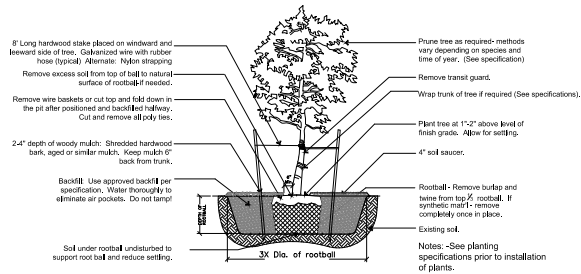
- Bluegrass areas shall be for 60 days after installation. Work shall include all watering (min. 1" per week, or as needed), weeding & mowing. Assume 2 mowings prior to Owner hand-off.

- All other seed areas (wet-tolerant) shall be for three years after installation. Work shall include all watering (as needed for establishment), weeding (both spot herbicide and/or hand-pulling, depending on necessity, once per month), spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.

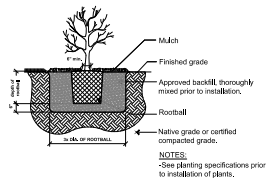
- Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

Hardscape / Amenity Notes

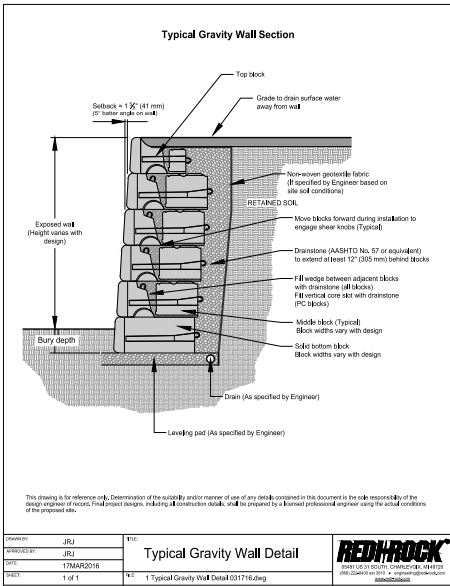
- 4.01 Bike racks: Shall be custom Inverted-U style with City of Watertown logo, powdercoat finish, color TBD to match building (selected from standard range), surface-mounted w/ stainless steel hardware. 'Square U Bike Rack,' Shall be furnished by Madrax, Madison WI, 608-849-1080, Or approved equal.
- Qty. (4)
- 4.02 Retaining Wall: Redi Rock Cobblestone or approved equivalent. Color TBD from standard color palette, contractor to provide samples prior to construction. Final selection By Owner and coordinated with Landscape Architect. Engineered and installed per manufacturers specifications. See civil plans for top and bottom of wall elevations.
- 4.03 Ornamental Fence: Shall be 4' ht, Jerith Premier #202 Flat Top Panel with black finish or approved equal. Install per manufacturer's specifications.



1 Tree Planting Detail
Not To Scale



2 Shrub Planting Detail
Not To Scale



3 Gravity Wall Detail
Not To Scale

Consultant:



Project:

Watertown YMCA

Location:
672 Johnson Street
Watertown, WI 53094

Key Plan:

SITE PLAN REVIEW

Sheet:

LANDSCAPE
DETAILS
& NOTES



Scale: NTS

Revisions:

No.	Date:	Description:

Date:

02-23-2024

Project No.: 230049.00 (Owner) Project No.:

Sheet No.:

L2.00



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.