

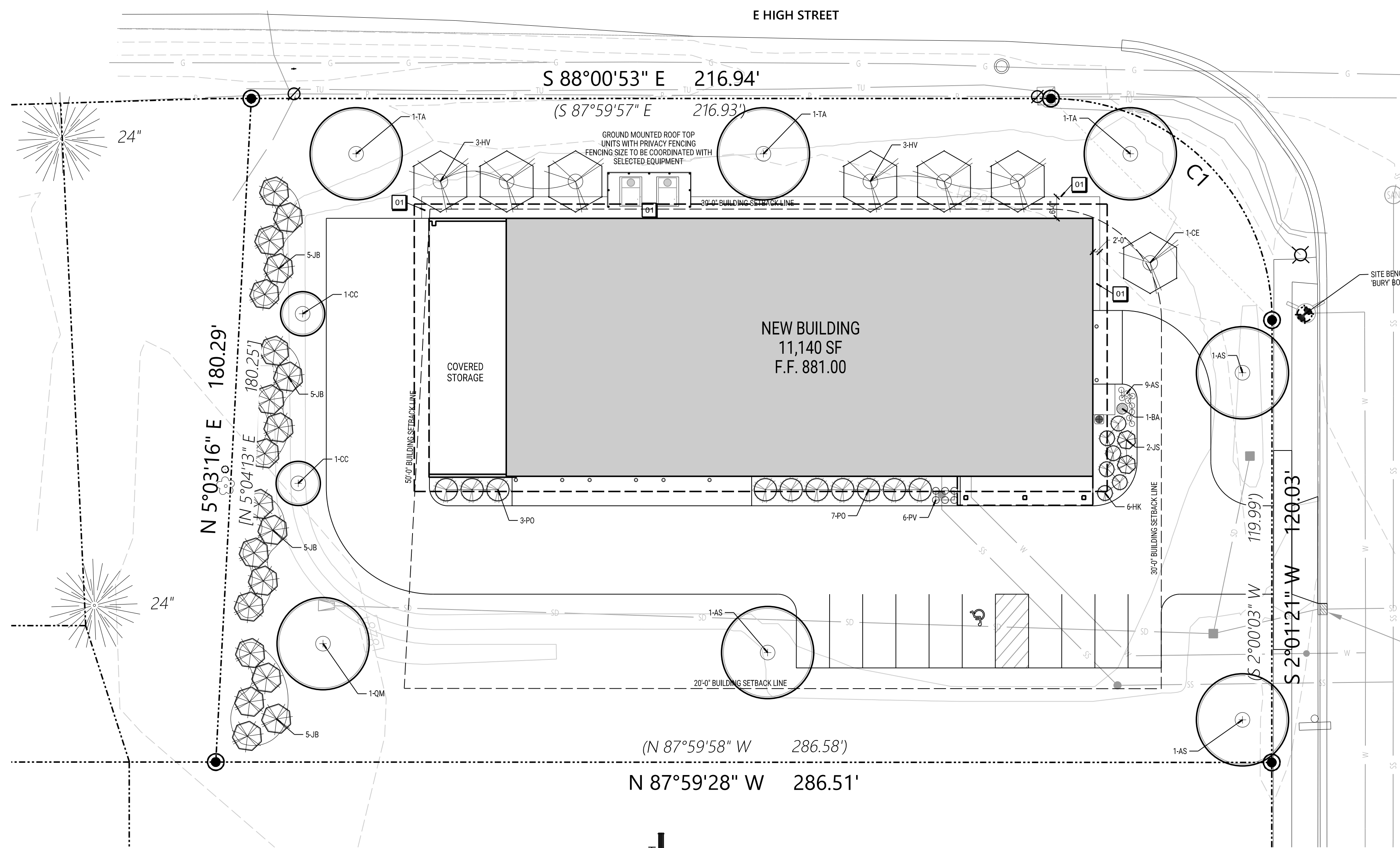
CALL TOLL FREE 1-800-242-8511
 MILWAUKEE AREA 414-259-1181
 FAX A LOCATE 1-800-338-3860
 TDD (HEARING IMPAIRED) 1-800-542-2289
 ONLINE: www.DiggersHotline.com

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

CLAPPER
 PROPERTIES

Auto Inspection
 & Showroom

Milton, Wisconsin



		SHADE TREE
		ORNAMENTAL TREE
		EVERGREEN SHRUB OR TREE
		DECIDUOUS SHRUB
		ORNAMENTAL GRASS
		PERENNIAL
		EXISTING VEGETATION
		EXISTING EVERGREEN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

KEYNOTES

- 01 STONE MULCH ALONG BUILDING FOUNDATION. SEE DIMENSIONS AND GENERAL NOTE 6.

LANDSCAPE GENERAL NOTES

- TRUE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
- RESTORE ALL AREAS TO SEEDED LAWN UNLESS NOTED OTHERWISE.
- ALL PLANTING BEERS SHALL RECEIVE 3" THICK DECORATIVE STONE MULCH (1" DIAMETER) WITH WEED BARRIER FABRIC AND BLACK ANODIZED ALUMINUM EDGING.
- ALL INDIVIDUAL TREES SHALL RECEIVE 4'-0" DIAMETER, 3" THICK SHREDED BARK MULCH TREE RING WITH SPACE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
- ALL LAWN TO BE RESTORED WITH SEED AND EROSION MAT OR HYDROMULCH UNLESS NOTED OTHERWISE. WISDOT URBAN TYPE B EROSION MAT SHALL BE PROVIDED ON SLOPES 4:1 OR GREATER.
- IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

LANDSCAPE REQUIREMENTS - INDUSTRIAL (M-R) PROPERTY

Street Tree Requirement:

Provide 1 large deciduous tree for every 100' of street frontage.

Street	Street Frontage	Calculation	Trees Required
E High Street	263 lf	1 / 100 LF	3
Gateway Drive	167 lf	1 / 100 LF	2

General Yard Areas

Provide landscaping at ratio of 1,800 points per 1 acre for all portions of the lot located between the rearmost building line and the front property line.

Lot Area located between the rearmost building line and the front property line	Area	Required Landscape Points
	33,710 sf	1,393

Provided Landscaping

Plant	Point Value	Quantity	Provided Landscape Points
Large Deciduous Tree (Mature 25" H), 2" Cal.	150	ea	1
Small Deciduous Tree, 1.5" Cal.	60	ea	9
Shrub, 18" High	20	ea	38
Perennials, 20 points per 20-sf bed	20	ea	4
			Subtotal
			1,530

Buffer Yards:

Provide all-season landscape screen with opacity of at least 80%. Plant at a minimum height of 3'. Plant within 25' of property line.

ISSUANCES / REVISIONS

NO.	DESCRIPTION:	DATE:
1.	Preliminary Floor Plans	20220302
2.	Plan Review with Owner	20220524
3.	Preliminary Plans for pricing	20220608
4.	State Review / Construction	20220629

8/31/2022

Due to electronic distribution, this drawing not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission of.

ANGUS-YOUNG ASSOCIATES, INC.
 Copyright © 2022. All Rights Reserved

PROJECT NUMBER

73700

APPROVED BY

REVIEWED BY

JCT

DRAWN BY

KAU

LANDSCAPE PLAN

L101

SCALE: 1"=20'-0"

X:\173700\cad\173700shl101.dgn

PLOTTED BY: katieu

ORIGINAL SIZE: 24" x 36"

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
AS	<i>Aesculus glabra 'JN Select'</i>	Early Glow Buckeye (nearly seedless)	2" Cal.	B.B.	35' H x 35' W	3
CC	<i>Carpinus caroliniana 'Wisconsin Red'</i>	Wisconsin Red Muscledwood	6" High Multistem	B.B.	20' H x 30' W	2
CE	<i>Cercis canadensis</i>	Eastern Redbud	6" High Multistem	B.B.	20' H x 20' W	1
HV	<i>Hamamelis virginiana</i>	Common Witchhazel	4" Multistem	4.5 Gallon	15' H x 15' W	6
QM	<i>Quercus muehlenbergii</i>	Chinkapin Oak	2" Cal.	B.B.	75' H x W	1
TA	<i>Tilia americana 'Kromm'</i>	Sweet Street Linden	2" Cal.	B.B.	50' H x 25' W	3
SHRUBS:						
HK	<i>Hypericum kalmianum</i>	St. John's Wort	4-5 Gallon	Container	3-4' H x 3-4' W	6
JB	<i>Juniperus chinensis 'Blue Point'</i>	Blue Point Upright Juniper	4" High	4-5 Gallon	12' H x 8' W	20
JS	<i>Juniperus sabina 'Monard'</i>	Moor-Dense Juniper	8-12" H	Cont.	8-12" H x 5-6" W	2
PO	<i>Physocarpus opulifolius 'Center Glow'</i>	Center Glow Ninebark	18-24" H	3 Gallon	6-8' H x 6-8' W	10
GRASSES:						
PV	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1 Gallon		3' H x 2' W	6
PERENNIALS:						
AS	<i>Allium 'Summer Beauty'</i>	Summer Beauty Onion	4.5" Pot		18" H x 12" W	9
BA	<i>Baptisia australis</i>	False Indigo	4.5" Pot		3-4' H x 2-3' W	1