

CONTEXT PLAN

NORTH

1" = 150' 0 150'

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CALL 811 NOTE:

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

PROGRESSIVE COMPANIES

PROGRESSIVE ARCHITECTS ME, ENGINEERING & PLANNING, LLC

Charlotte, NC | Detroit, MI | Grand Rapids, MI

weareprogressive.com

HICKORY INDUSTRIAL PROJECT

HICKORY LANE, DEFOREST, WI 53532

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ISSUANCE

03/12/2026 CUP SUBMITTAL

WISCONSIN
JOSHUA PAUL MANION
49871-6
GRAND RAPIDS, MI
PROFESSIONAL ENGINEER
03/12/2026

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PROJECT NUMBER
83460315

PROJECT MANAGER
R. NOAKES

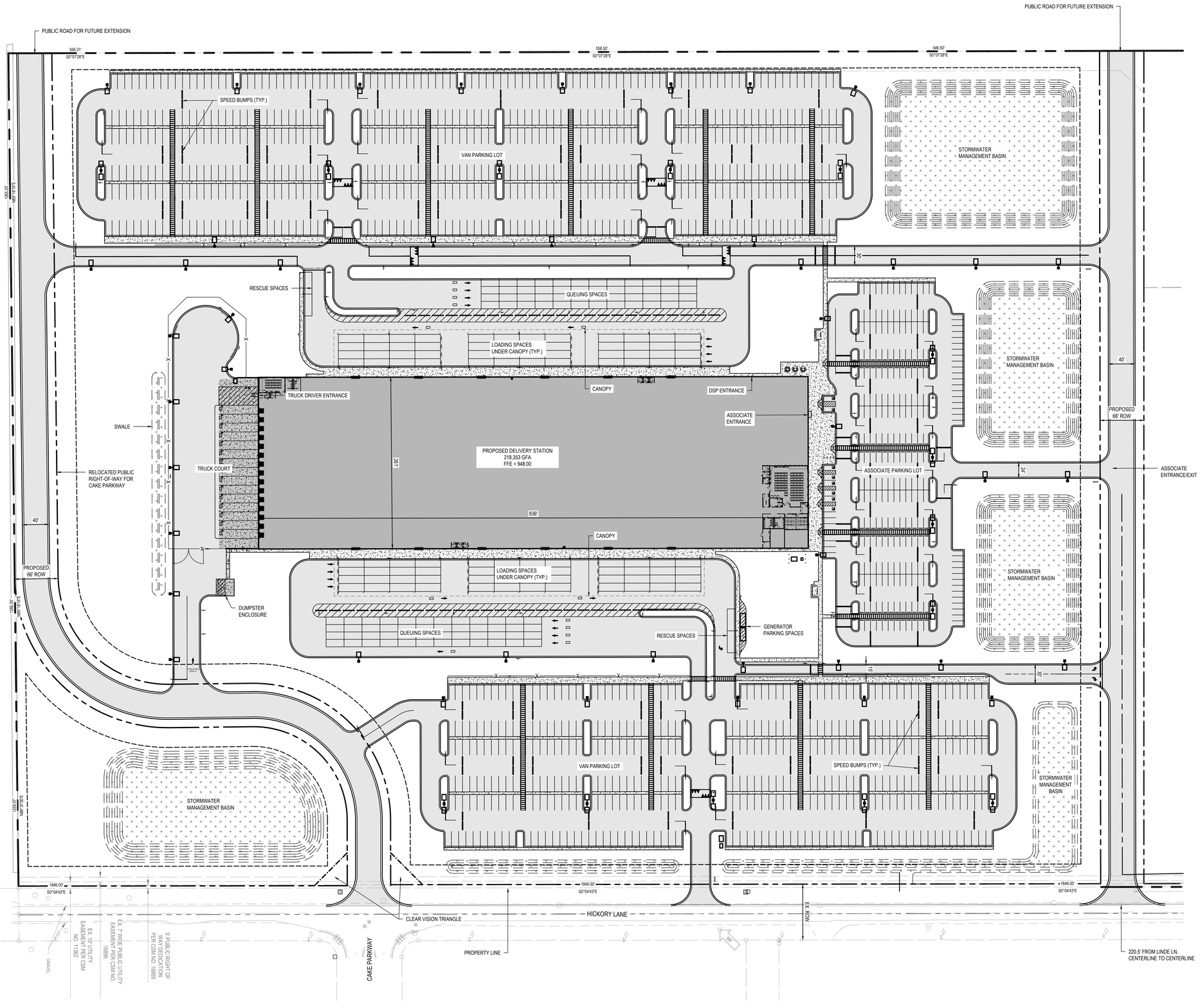
PROFESSIONAL
J. MANION

DRAWN BY
H. JULIEN

CHECKED BY
H. JULIEN

CONTEXT PLAN
C1.02

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OVERALL SITE LAYOUT PLAN

NORTH 1"= 60' 0 60'

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GENERAL SITE LAYOUT NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
4. CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE YELLOW/WHITE. BARRIER FREE MARKINGS TO BE BLUE.
5. UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
6. ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
7. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
8. ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
9. ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET VILLAGE OF DEFOREST STANDARDS.
10. CONTRACTOR TO PROTECT EXISTING IRRIGATION SYSTEM AS MUCH AS POSSIBLE. REPAIR DAMAGE TO EXISTING IRRIGATION SYSTEM AND RECONFIGURE SPRINKLER LAYOUT TO ACCOMMODATE THE NEW IMPROVEMENTS.

PAVEMENT LEGEND

- STANDARD CURB AND GUTTER
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

SITE NOTES

TOTAL LOT AREA =	50.17 AC
EXISTING IMPERVIOUS AREA =	0 AC
EXISTING GREENSPACE =	50.17 AC
PROPOSED BUILDING AREA =	5.01 AC
PROPOSED IMPERVIOUS AREA =	25.09 AC
PROPOSED GREENSPACE =	20.07 AC
PERCENT IMPERVIOUS =	60%
PERCENT GREENSPACE =	40%

PROGRESSIVE COMPANIES
PROGRESSIVE ARCHITECTS INC. | PROGRESSIVE A/E BUILDERS, LLC
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HICKORY LANE, DEFOREST, WI 53532

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ISSUANCE

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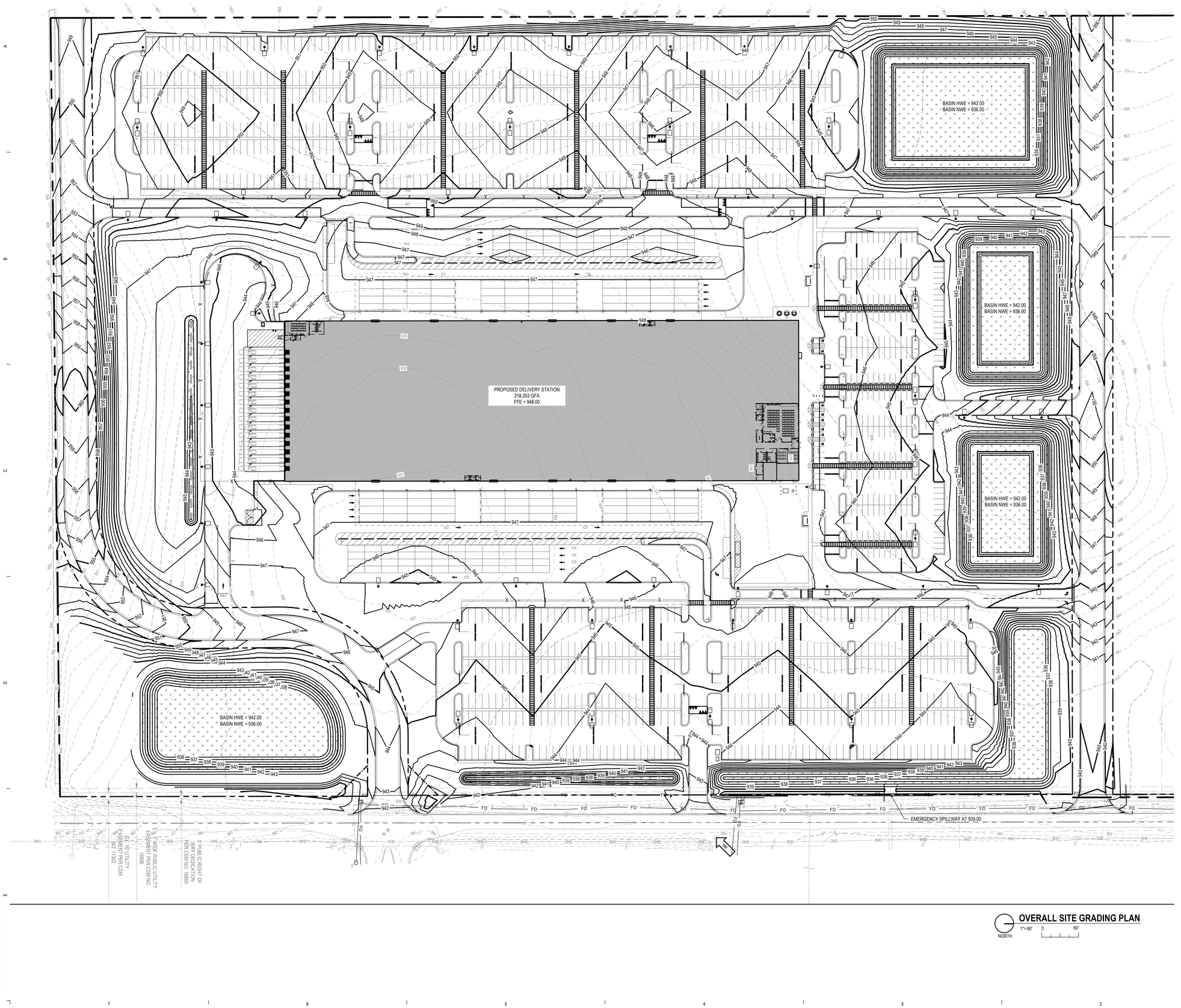
WISCONSIN JOSHUA MANION 42071-6 GRAND RAPIDS PROFESSIONAL ENGINEER
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PROJECT NUMBER
6340315
PROJECT MANAGER
R. NOAKES
PROFESSIONAL
J. MANION
DRAWN BY
K. HOLLEMAN
CHECKED BY
H. JULIEN

OVERALL SITE LAYOUT PLAN
C2.00

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OVERALL SITE GRADING PLAN

NORTH 1"= 60' 0 60'

CALL 811 NOTE:

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EARTHWORK & GRADING NOTES

1. EARTHWORK AND PAVEMENT CONSTRUCTION ARE TO BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WisDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING ITEMS.
2. THE SUBGRADE SHALL BE THOROUGHLY PROOFROLLED USING THE EQUIVALENT OF A FULLY LOADED TANDEM AXLE TRUCK HAVING A MINIMUM AXLE WEIGHT OF 10 TONS. SOFT OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
3. PROOFROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER.
4. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
5. GRADE THE AGGREGATE BASE MATERIAL TO PROVIDE POSITIVE DRAINAGE AT A MINIMUM OF 1.5 PERCENT.
6. THE AGGREGATE AND SUBBASE SHALL EXTEND 12 INCHES BEYOND THE PAVED EDGE.
7. THE EXISTING CLAY MAY BE UTILIZED AS ENGINEERED FILL PROVIDED ALL DELETERIOUS OR ORGANIC MATERIALS ARE REMOVED FROM THE SOILS. ANY ON-SITE SOILS USED FOR ENGINEERED FILL SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
8. ENGINEERED FILL LOCATED WITHIN PAVEMENT AND BUILDING AREAS SHALL BE PLACED IN 8 INCH MAXIMUM LOOSE THICKNESS AND MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT TO MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557, MODIFIED PROCTOR METHOD
9. ALL FILL OPERATIONS SHALL BE OBSERVED BY A QUALIFIED SOIL TECHNICIAN. A MINIMUM OF ONE COMPACTION TEST SHALL BE CONDUCTED PER 2,500 SFT AREA AT EACH LIFT. WITHIN TRENCH EXCAVATIONS, ONE TEST SHALL BE CONDUCTED FOR EACH 100 LINEAR FEET PER LIFT.
10. SIDE SLOPES SHALL NOT EXCEED 1 VERTICAL OVER 3 HORIZONTAL SLOPE UNLESS SHOWN OTHERWISE.
11. EXCESS TOPSOIL SHALL BE SPOILED ON SITE IN LOCATION DETERMINED WITH OWNER AND ENGINEER AND SEEDED.
12. PARKING LOT CURBS SHALL BE BUILT WITH REVERSE SLOPE ON THE DOWNHILL SIDE OF THE ISLAND TO ASSURE POSITIVE STORM WATER RUNOFF TO CATCH BASINS.
13. UNLESS SHOWN OTHERWISE, FINISH GRADES OF LAWN/LANDSCAPE ADJACENT TO BUILDING WALLS SHALL BE 6" BELOW FINISH FLOOR ELEVATION.
14. PLACE 4" MINIMUM TOPSOIL IN ALL LANDSCAPE AREAS TO BE SEEDED. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
15. FOR ALL CURB ISLANDS, CENTER OF ISLANDS TO BE A MINIMUM OF 6" HIGHER THAN TOP OF CURB.

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HICKORY INDUSTRIAL PROJECT

HICKORY LANE, DEFOREST, WI 53532

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ISSUANCE

03/13/2026 CUP SUBMITTAL

WISCONSIN JOSHUA MANION 49271 GRAND RAPIDS MI PROFESSIONAL ENGINEER 03/13/2026 811.44.847

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PROJECT NUMBER
83460315

PROJECT MANAGER
R. NOAKES

PROFESSIONAL
J. MANION

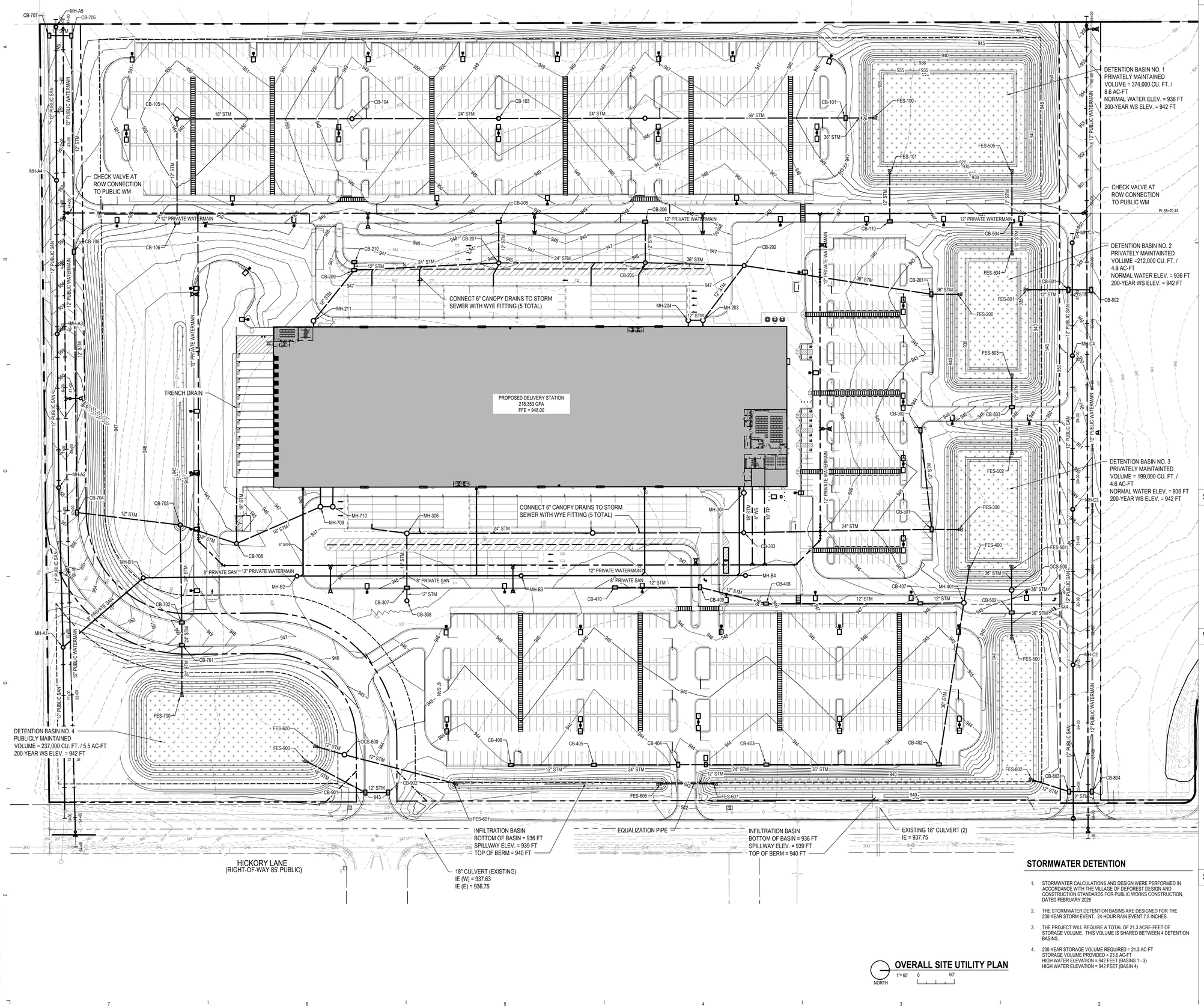
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K. HOLLEMAN

CHECKED BY
H. JULIEN

OVERALL SITE GRADING PLAN

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OVERALL SITE UTILITY PLAN

1" = 60' (NORTH) 0 60'

STORMWATER DETENTION

1. STORMWATER CALCULATIONS AND DESIGN WERE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF DEFOREST DESIGN AND CONSTRUCTION STANDARDS FOR PUBLIC WORKS CONSTRUCTION, DATED FEBRUARY 2025
2. THE STORMWATER DETENTION BASINS ARE DESIGNED FOR THE 200-YEAR STORM EVENT. 24-HOUR RAIN EVENT 7.5 INCHES.
3. THE PROJECT WILL REQUIRE A TOTAL OF 21.3 ACRE-FEET OF STORAGE VOLUME. THIS VOLUME IS SHARED BETWEEN 4 DETENTION BASINS.
4. 200-YEAR STORAGE VOLUME REQUIRED = 21.3 AC-FT
   STORAGE VOLUME PROVIDED = 23.6 AC-FT
   HIGH WATER ELEVATION = 942 FEET (BASINS 1 - 3)
   HIGH WATER ELEVATION = 942 FEET (BASIN 4)

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UTILITY LEGEND

- FIBER OPTIC
- CABLE TV
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- GAS LINE
- TELEPHONE LINE
- SANITARY SEWER
- SANITARY FORCEMAIN
- STEAM LINE
- STORM SEWER
- UNDERDRAIN
- WATERMAIN
- CABLE RISER
- POWER POLE
- TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- ELECTRIC SWITCHGEAR
- AIR CONDITIONER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION W/ RIPRAP
- TELEPHONE MANHOLE
- TELEPHONE RISER
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- POST INDICATOR VALVE
- WATER PLUG
- WATER REDUCER
- WATER SLEEVE

SANITARY SEWER NOTES

1. CONTRACTOR SHALL OBTAIN VILLAGE APPROVAL TO CONNECT TO SANITARY SYSTEM FROM THE VILLAGE OF DEFOREST.
2. SANITARY SEWER WITHIN RIGHT OF WAY TO COMPLY WITH THE VILLAGE OF DEFOREST SANITARY SEWER SPECIFICATIONS.
3. CLEANOUTS TO BE PROVIDED WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ON ALL LATERALS EXITING THE BUILDING.
4. SANITARY SEWER LATERALS WITHIN SITE SHALL BE (ASTM D-3034) SDR 35. REFER TO PROFILES FOR SANITARY SEWER MAIN PIPE TYPE.
5. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
6. REFER TO PLUMBING PLANS FOR SCHEDULE OF GREASE TRAPS, SAND TRAPS, AND TRENCH DRAIN.

WATERMAIN NOTES

1. INSTALL WATERMAIN WITH MINIMUM 6.5' OF COVER TO TOP OF PIPE.
2. PROVIDE A MINIMUM VERTICAL SEPARATION AS LISTED IN THE PROFILES AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
3. PROVIDE APPROVED MECHANICAL RESTRAINED JOINTS AT ALL WATERMAIN BENDS. FOR A MINIMUM DISTANCE FROM THE FITTING AS SHOWN IN THE PIPE RESTRAINT TABLE.
4. WATERMAIN MATERIAL AND INSTALLATION SHALL BE PERFORMED PER VILLAGE OF DEFOREST STANDARD SPECIFICATIONS.
5. 4" AND LARGER WATERMAIN PIPE SHALL BE C900 PVC OR DUCTILE IRON PIPE.
6. 2" AND SMALLER DOMESTIC WATER SERVICE SHALL BE HDPE.
7. COORDINATE WATER TAPS WITH VILLAGE OF DEFOREST PUBLIC WORKS.
8. FIRE HYDRANTS TO COMPLY WITH VILLAGE OF DEFOREST CONSTRUCTION GUIDELINES.
9. GATE VALVES TO COMPLY WITH VILLAGE OF DEFOREST CONSTRUCTION GUIDELINES.
10. ALL FIRE HYDRANTS AND FDC TO UTILIZE STORZ CONNECTIONS.
11. BACKFLOW PREVENTION DEVICES FOR THE 4" DOMESTIC WATER SERVICE AND 10" FIRE SUPPRESSION LINES ARE LOCATED WITHIN THE RISER ROOM. SEE FIRE PROTECTION PLAN DRAWINGS FOR FURTHER DETAILS.
12. BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL PRIVATE LINES AT CONNECTION TO PUBLIC MAINS

STORM SEWER NOTES

1. STORM SEWER PIPE 12" DIA. OR LARGER SHALL BE ASTM C-76 CL IV REINFORCED CONCRETE PIPE OR ASTM F2306, HIGH DENSITY POLYETHHYLENE PIPE. STORM SEWER PIPE SMALLER THAN 12" SHALL BE SDR 35 PVC.
2. YARD DRAINS (YD) TO BE 12" SQUARE DRAINTECH CATCH BASIN BY NDS WITH SQUARE POLYPROPYLENE GRATE OR APPROVED EQUAL.
3. CATCH BASINS (CB) TO BE 4' DIA. UNLESS NOTED OTHERWISE.
4. CONNECT ALL ROOF DRAINS TO PROVIDED STORM SEWER UNLESS OTHERWISE NOTED.
5. UNDERDRAIN TO BE INSTALLED AT ALL CATCH BASINS PER DETAIL ON SHEET C5.01.
6. ALL STORM PIPE OUTLETS TO INCLUDE A HEADWALL DISSIPATOR STRUCTURE, FOLEY WINGED DISSIPATOR HEADWALL, DETAIL SHEET C5.06.

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HICKORY LANE, DEFOREST, WI 53532

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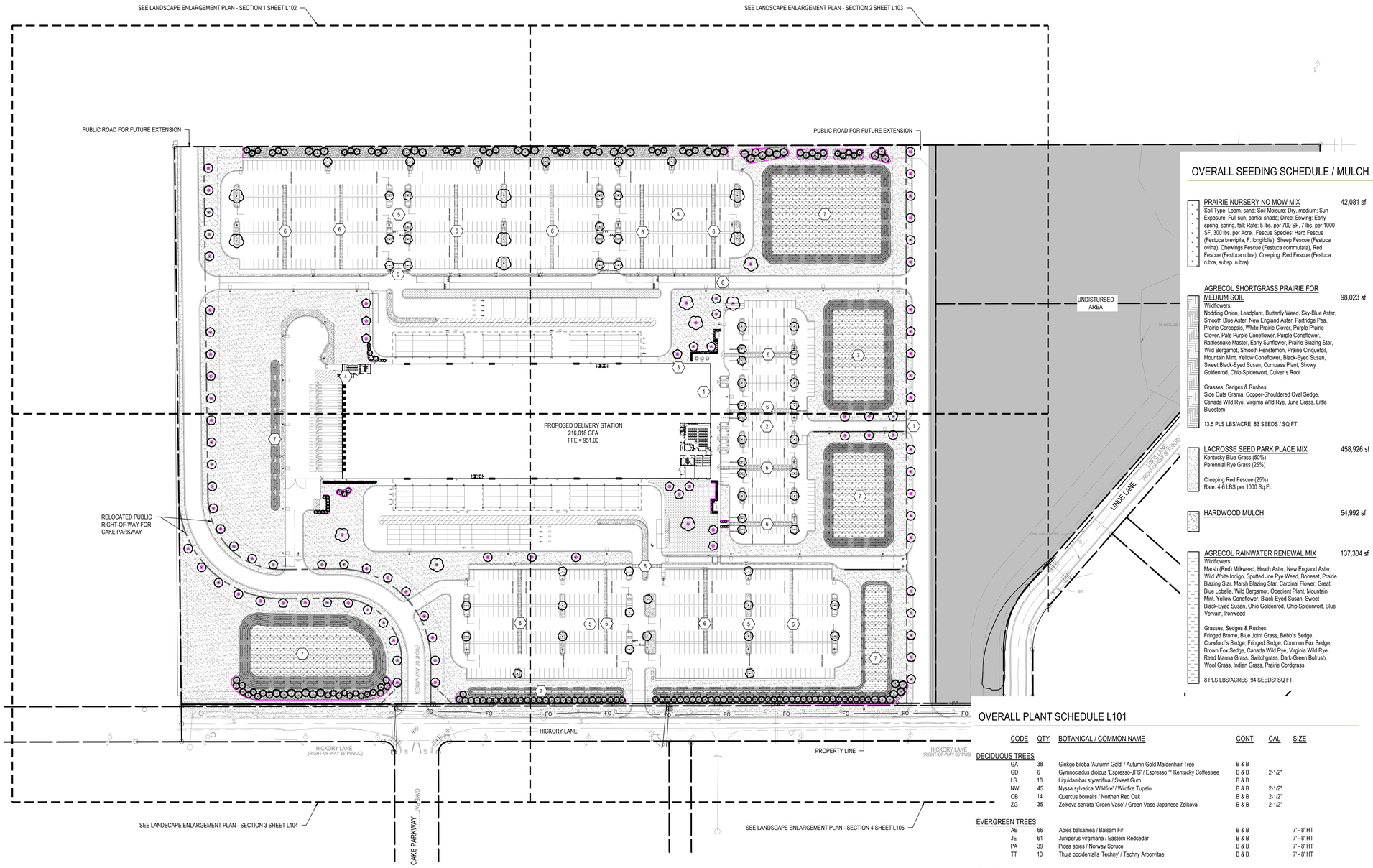
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PROJECT NUMBER
83460315
PROJECT MANAGER
R. NOAKES
PROFESSIONAL
J. MANION
DRAWN BY
N. TORREY
CHECKED BY
H. JULIEN

OVERALL SITE UTILITY PLAN
C4.00

3/13/2026 2:32:15 PM Harry JulienP:\83460315\03 WIP\C2 SW\01 - C4.00 - OVERALL SITE UTILITY PLAN.dwg Sylvan

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OVERALL SEEDING SCHEDULE / MULCH

PRAIRIE NURSERY NO MOW MIX — 42,081 sf
Soil Type: Loam, sand; Soil Moisure: Dry, medium; Sun Exposure: Full sun, partial shade; Direct Sowing: Early spring, spring, fall; Rate: 5 lbs. per 700 SF, 7 lbs. per 1000 SF, 300 lbs. per Acre. Fescue Species: Hard Fescue (Festuca brevipila, F. longifolia), Sheep Fescue (Festuca ovina), Chewings Fescue (Festuca commutata), Red Fescue (Festuca rubra), Creeping Red Fescue (Festuca rubra, subsp. rubra).

AGRECOL SHORTGRASS PRAIRIE FOR MEDIUM SOIL — 98,023 sf
Wildflowers:
Nodding Onion, Leadplant, Butterfly Weed, Sky-Blue Aster, Smooth Blue Aster, New England Aster, Partridge Pea, Prairie Coreopsis, White Prairie Clover, Purple Prairie Clover, Pale Purple Coneflower, Purple Coneflower, Rattlesnake Master, Early Sunflower, Prairie Blazing Star, Wild Bergamot, Smooth Penstemon, Prairie Cinquefoil, Mountain Mint, Yellow Coneflower, Black-Eyed Susan, Sweet Black-Eyed Susan, Compass Plant, Showy Goldenrod, Ohio Spiderwort, Culver's Root

Grasses, Sedges & Rushes:
Side Oats Grama, Copper-Shouldered Oval Sedge, Canada Wild Rye, Virginia Wild Rye, June Grass, Little Bluestem

13.5 PLS LBS/ACRE 83 SEEDS / SQ FT.

LACROSSE SEED PARK PLACE MIX — 458,926 sf
Kentucky Blue Grass (50%)
Perennial Rye Grass (25%)

Creeping Red Fescue (25%)
Rate: 4-6 LBS per 1000 Sq.Ft.

HARDWOOD MULCH — 54,992 sf

AGRECOL RAINWATER RENEWAL MIX — 137,304 sf
Wildflowers:
Marsh (Red) Milkweed, Heath Aster, New England Aster, Wild White Indigo, Spotted Joe Pye Weed, Boneset, Prairie Blazing Star, Marsh Blazing Star, Cardinal Flower, Great Blue Lobelia, Wild Bergamot, Obedient Plant, Mountain Mint, Yellow Coneflower, Black-Eyed Susan, Sweet Black-Eyed Susan, Ohio Goldenrod, Ohio Spiderwort, Blue Vervain, Ironweed

Grasses, Sedges & Rushes:
Fringed Brome, Blue Joint Grass, Bebb's Sedge, Crawford's Sedge, Fringed Sedge, Common Fox Sedge, Brown Fox Sedge, Canada Wild Rye, Virginia Wild Rye, Reed Manna Grass, Switchgrass, Dark-Green Bulrush, Wool Grass, Indian Grass, Prairie Cordgrass

8 PLS LBS/ACRES 94 SEEDS/ SQ FT.

OVERALL PLANT SCHEDULE L101

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
GA	38	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B & B		
GD	6	Gymnocladus dioicus 'Espresso-JFS' / Espresso™ Kentucky Coffeetree	B & B	2-1/2"	
LS	18	Liquidambar styraciflua / Sweet Gum	B & B		
NW	45	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2-1/2"	
QB	14	Quercus borealis / Northen Red Oak	B & B	2-1/2"	
ZG	35	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	B & B	2-1/2"	
EVERGREEN TREES					
AB	66	Abies balsamea / Balsam Fir	B & B		7' - 8' HT
JE	61	Juniperus virginiana / Eastern Redcedar	B & B		7' - 8' HT
PA	39	Picea abies / Norway Spruce	B & B		7' - 8' HT
TT	10	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B		7' - 8' HT
ORNAMENTAL TREE					
AL	6	Amelanchier laevis / Allegheny Serviceberry	CLUMP		

CODE	QTY	BOTANICAL / COMMON NAME	CONT	FT	HT
SHRUBS					
AZ	21	Aronia melanocarpa 'McKenzie' / McKenzie Black Chokeberry	#5 CONT		
CB	12	Cornus sericea 'Bailadeline' / Firedance™ Red Twig Dogwood	#5 CONT		
SD	57	Spiraea x 'NCSXZ' / Double Play Doozie® Spirea	#5 CONT		
SL	8	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	#5 CONT		
VM	6	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	#5 CONT		
ORNAMENTAL GRASSES					
CK	63	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1 CONT		
PH	14	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	#1 CONT		
PERENNIALS					
CM	28	Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint	#3 CONT		
PA2	13	Perovskia abrotanoides / Russian Sage	#3 CONT		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
	RG	530	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#1 CONT	72" o.c.

KEYNOTES

1. ASSOCIATE ENTRANCE / EXIT
2. ASSOCIATE PARKING LOT
3. DSP ENTRANCE
4. TRUCK DRIVER ENTRANCE
5. VAN PARKING LOT
6. PEDESTRIAN SIDEWALK
7. STORM WATER MANAGEMENT BASIN

OVERALL LANDSCAPE PLAN

NORTH 1"= 100' 0 100'

GENERAL LANDSCAPE NOTES

1. CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY PLAN DISCREPANCIES.
2. MARK AND PROTECT ALL ABOVE AND UNDERGROUND UTILITIES (INCLUDING IRRIGATION IF APPLICABLE). SITE FEATURES, AND VEGETATION TO B RETAINED WITH PROTECTIVE ORANGE FENCING.
3. CONTRACTOR TO CONTACT DIGGERS HOTLINE AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
4. CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
5. NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
6. ALL PLANTING AREAS ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET AT A 2% SLOPE, OR AS DIRECTED BY THE GRADING PLAN.
7. INSTALL LANDSCAPE EDGE RESTRAINTS AFTER INSTALLATION OF IRRIGATION AND PRIOR TO PLANT MATERIAL. RE-STAKE EDGING IF NECESSARY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. MULCH ALL LANDSCAPE BEDS AND TREE SAUCERS. MULCH DEPTHS; TREE SAUCERS = 3 INCHES , AREAS WITH SHRUBS, FORBS & GRAMINOIDS = 1.5 INCHES.
9. SPADED EDGE TREATMENTS SHOULD PROVIDE A CONTINUOUS SPADE-CUT EDGE BETWEEN TURF TYPES, 3"4" DEEP MIN. WITH CLEAN SEPARATION.

PLANTING NOTES

1. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. ANY PLANT MATERIAL NOT MEETING THE REQUIREMENTS SHALL BE REJECTED, REMOVED, DISPOSED OF AND REPLACED BY AND AT THE CONTRACTOR'S EXPENSE.
3. PLANTS SHALL BE INSPECTED AND APPROVED ON-SITE PRIOR TO PLANTING BY THE OWNER'S REPRESENTATIVE.
4. VERIFY ALL QUANTITIES. PLANT QUANTITIES IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO COMPLETE THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANS AND SIZES SHOWN ON THE PLAN IN CASE OF A DISCREPANCY THE PLANTING PLAN SHALL DICTATE QUANTITY.
5. PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
6. ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED AND/OR SODDED (SEE PLAN FOR WHICH TYPE) UNLESS SHOWN OTHERWISE ON PLANS.

LANDSCAPE LEGEND

- PLANTING BED SPADE EDGE — **4,800 LINEAL FT**
- UNDISTURBED AREA — **735,863.06 S.F.**
- 3"-6" RIVER ROCK — **27,400 S.F.**

ZONING ORDINANCE CALCULATIONS / NOTES

MINIMUM LANDSCAPING POINTS REQUIRED BY ZONING DISTRICT

FOR INDUSTRIAL ZONING DISTRICT M - 2

- PER 100 LF. OF BUILDING FOUNDATION - (40 PTS)
- PER 1,000 SQ. FT. OF GROSS FLOOR AREA - (20 PTS)
- PER 100 LF. OF STREET FRONTAGE - (40 PTS)
- PER 10,000 SQ. FT. OF PAVED AREA OR EVERY 20 PARKING STALLS - (70 PTS)

NOTE: FOR EVERY 100 LF. OVER 1,000 LF. THE LANDSCAPE POINT REQUIREMENT ASSOCIATED WITH BUILDING FOUNDATION LENGTH SHALL BE REDUCED TO 10 PTS. PER 100 LF. FOR EVERY 1,000 SQ.FT. OVER 50,000 SQ.FT. OF GROSS FLOOR AREA, THE LANDSCAPE POINT REQUIREMENT ASSOCIATED WITH GROSS FLOOR AREA SHALL BE REDUCED TO 5 PTS. PER 1,000 SQ.FT.

BUILDING FOUNDATION
TOTAL LF - 1,097
MINIMUM POINTS REQUIRED - 438 PTS
PROPOSED POINTS - 450 PTS

GROSS FLOOR AREA
TOTAL SQ. FT. - 218,353
MINIMUM POINTS REQUIRED - 50,000 AT 20 PTS PER 1,000 SQ.FT, FOR EVERY 1,000 SQ.FT. OVER 50,000 PTS ARE AT 5 PTS PER 1,000 SQ.FT.
MINIMUM - 1,000 PTS (50,000 SQ.FT. AT 20 PTS.) 842 PTS (168,353 SQ.FT. AT 5 PTS.)TOTAL MINIMUM - 1,842 PTS.
PROPOSED POINTS - 1,845 PTS

STREET FRONTAGE
TOTAL LF. OF FRONTAGE - 1,731 LF
MINIMUM POINTS REQUIRED - 692 PTS
PROPOSED POINTS - 3,655 PTS

PAVED AREA
TOTAL PARKING STALLS - 915
MINIMUM POINTS REQUIRED - 3,202 PTS
PROPOSED POINTS - 4,800 PTS

a. LANDSCAPING POINTS AND INSTALLATION SIZES

Plant Category*	Landscaping Points per Plant	Minimum Installation Size
Canopy Tree	75	2" Caliper
Tall Deciduous Tree	30	1 ½" Caliper
Medium Deciduous Tree	15	6' Tall
Low Deciduous Tree	10	4' Tall
Tall Evergreen Tree	40	5' Tall
Medium Evergreen Tree	20	4' Tall
Low Evergreen Tree	12	3' Tall
Tall Deciduous Shrub	5	36" Tall
Medium Deciduous Shrub	3	24" Tall
Low Deciduous Shrub	1	18" Tall
Medium Evergreen Shrub	5	18" Tall/Wide
Low Evergreen Shrub	3	12" Tall/Wide

Bio-Retention Swales/Rain Gardens/Green Roofs (when deliberately planted with appropriate, non-turf species per industry standards)

Landscaping Points per 100 Square Feet in Area (not to exceed 300 total points) — 20 — Maximum Spacing Between Plantings — 12"

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HICKORY INDUSTRIAL PROJECT

HICKORY LANE, DEFOREST, WI 53532

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ISSUANCE
03/13/2026 75% (DD) SET

WISCONSIN — JOSHUA MANION — 46971-6 — GRAND RAPIDS, MI — 03/13/2026 — PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Joshua Paul Manion using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT NUMBER
83460315
PROJECT MANAGER
R. NOAKES
PROFESSIONAL
J. MANION
DRAWN BY
A. FILLER
CHECKED BY
R. JOHNSON

OVERALL LANDSCAPE PLAN
L101

3/13/2026 12:03 PM Andrew Filler
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