
THE AMERICAN
PARKWAY
APARTMENTS
MADISON, WISCONSIN



AMENDED PUD/GDP & PUD/SIP

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PROJECT TEAM:



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Madison, Wisconsin 53718
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PREVIOUS GENERAL DEVELOPMENT PLANS

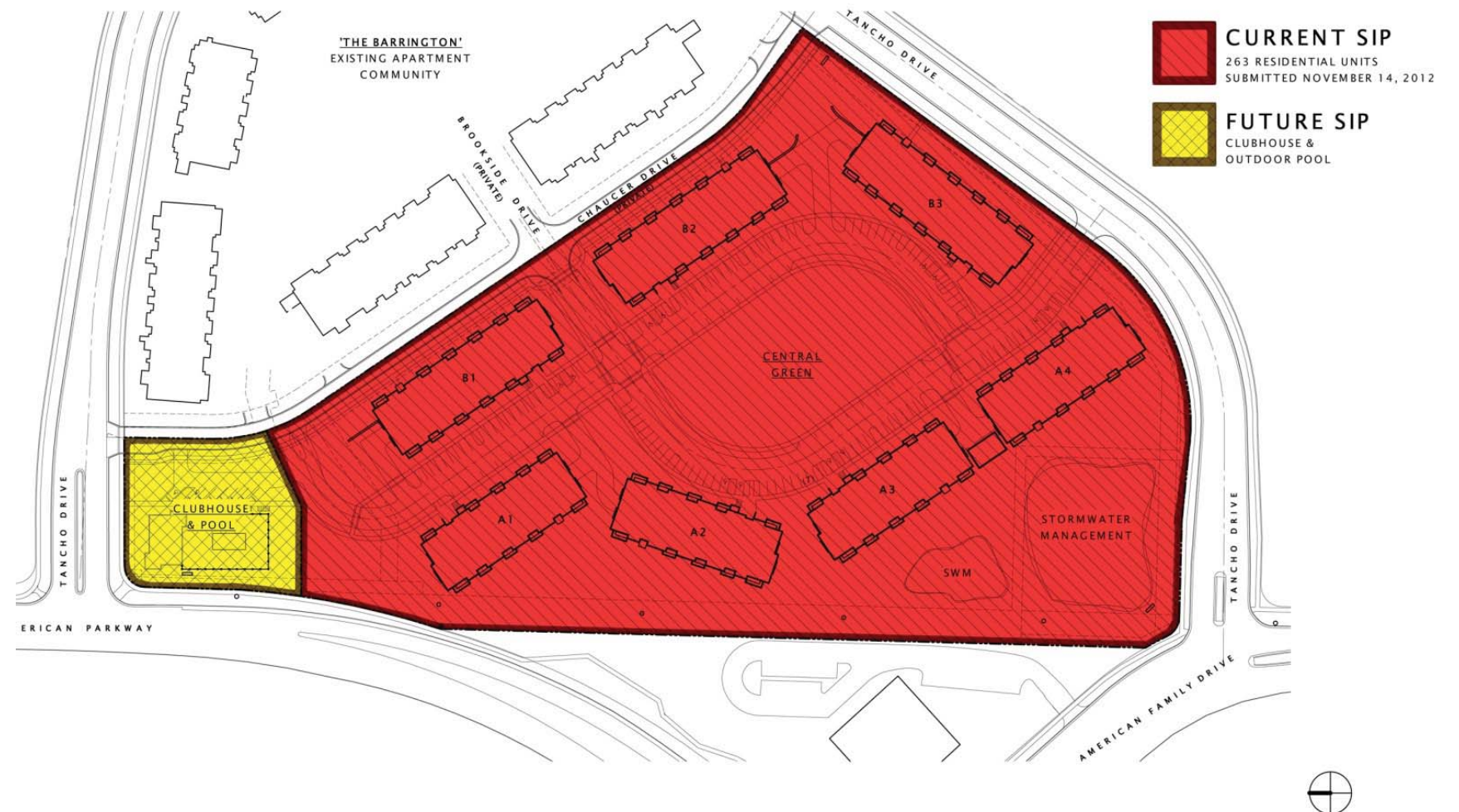
THIS DOCUMENT SHALL SERVE AS AN AMENDED PLANNED UNIT DEVELOPMENT - GENERAL DEVELOPMENT PLAN (PUD/GDP) AND PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN (PUD/SIP) TO THE PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN:

- THE AMMENDED PUD/GDP FOR: 5302 TANCHO DRIVE AND 5101 AMERICAN PARKWAY - (LOT 1 CSM 11206) APPROVED BY COMMON COUNCIL ON NOVEMBER 4, 2003 AND FINAL SIGN OFF ON FEBRUARY 23, 2006.

EXTENT OF THIS GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN BOUNDARIES

This document shall serve as the following:

- The General Development Plan for the areas shown in BOTH red and yellow on the keyplan shown to the right.
- The Specific Implementation Plan for the area shown in red ONLY on the keyplan shown to the right.
- A Specific Implementation Plan for the area shown in yellow on the keyplan will be submitted for review & approval at a later date. This area contains the common clubhouse & pool area.



PROJECT LOCATION & GENERAL DESCRIPTION

LOCATION

Located in the American Family campus on Madison's east side, the proposed project is the development of Lot 1 of CSM 11206 bounded by American Parkway, Tancho Drive and Chauser Drive.

EXISTING CONDITIONS

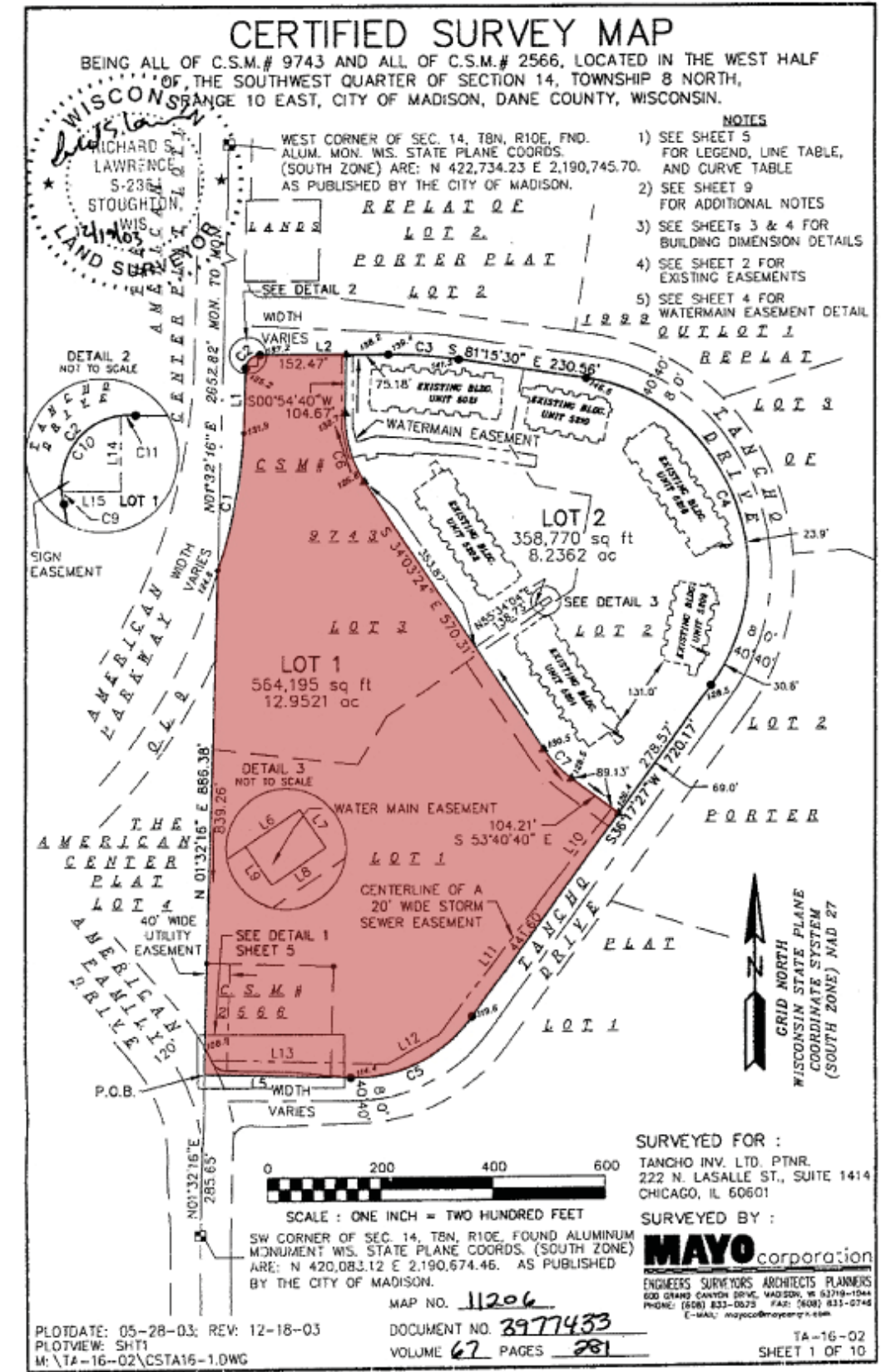
The subject property, Lot 1 of CSM 11206, is currently undeveloped. It is located adjacent to The Barrington Apartments which were developed on Lot 2 of CSM 11206 under the previous GDP that gained approval in 2003 and encompassed both Lot 1 and Lot 2 of CSM 11206.

PROJECT DESCRIPTION

The development is to be comprised of 263 market-rate apartments located in seven buildings utilizing two building types: three buildings are to be 41 units and four buildings are to be 35 units each. A mix of unit types are being provided that range from studio to three bedroom units.

The development also includes such features as

- a separate clubhouse and pool
- a large central green to provide recreational space to the immediate residents and the broader community.
- sidewalks throughout to connect all buildings and amenities in a pedestrian friendly environment
- underground parking for cars and bicycles.



PROJECT IMPLEMENTATION

As of the date of this submission, it is anticipated that the project will be developed according to the following schedule

Phase 1

Shall include storm water management; construction of buildings 'A1', 'B1', 'B2 and the club house.

Construction Start: 4/1/13
Occupancy: 2/1/14

Phase 2

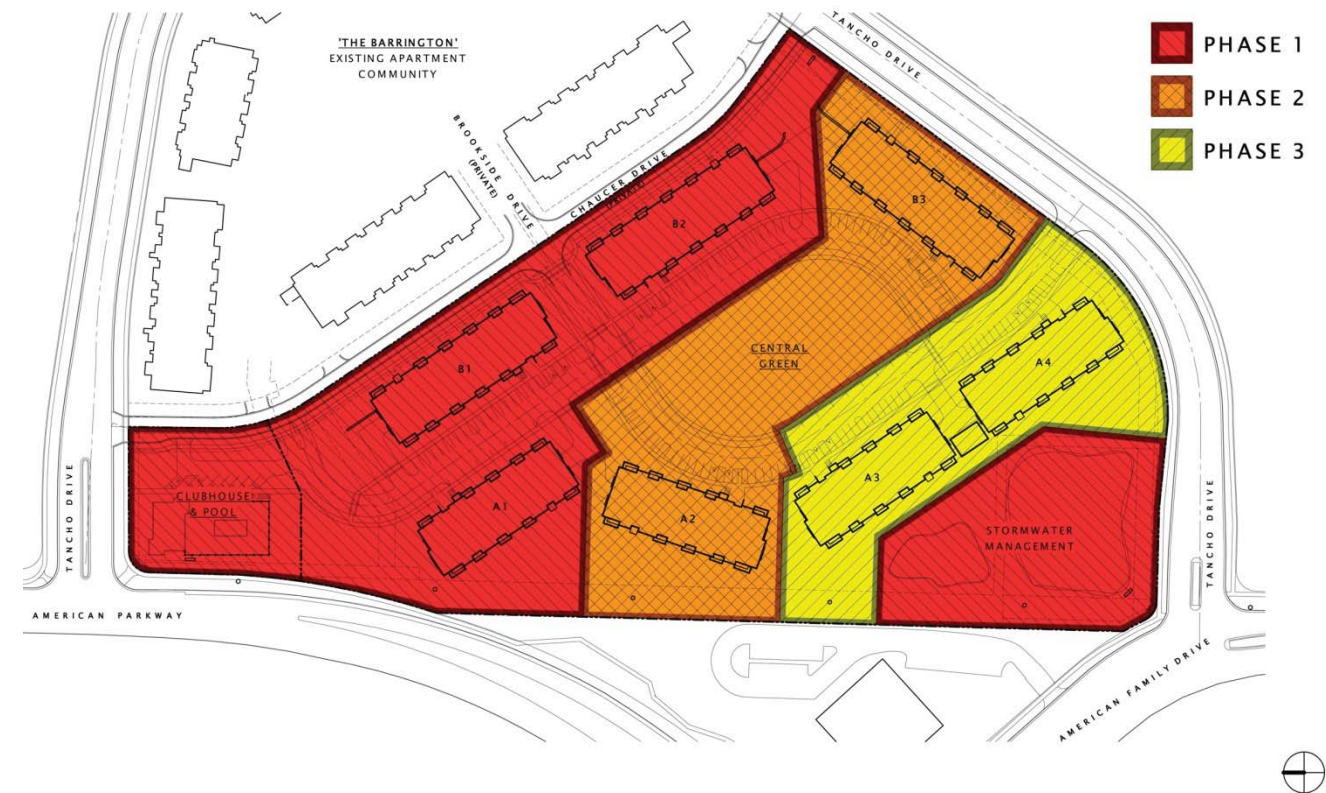
Construction of buildings 'A2', 'B3' and the central green.

Construction Start: 4/1/14
Occupancy: 2/1/15

Phase 3

Construction of buildings 'A3', 'A4'.

Construction Start: 4/1/15
Occupancy: 2/1/16



APPENDIX 'A'
SPECIFIC IMPLEMENTATION PLANS

14 November 2012

SPECIFIC IMPLEMENTATION PLAN DATA (Project Completion - Including Future Clubhouse)

NAME	USE	BUILDING		FOOTPRINT		FLOOR AREA		UNITS	COVERED		SURFACE		PARKING		RATIO
		QTY	AREA	QTY	AREA	QTY	AREA		QTY	AREA	QTY	AREA	QTY	AREA	
A1	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35	35	17	52	1.49	PER UNIT				
A2	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35	35	17	52	1.49	PER UNIT				
A3	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35	35	17	52	1.49	PER UNIT				
A4	Multi-Family Residential	13,400	S.F.	40,200	S.F.	35	35	17	52	1.49	PER UNIT				
B2	Multi-Family Residential	15,900	S.F.	47,700	S.F.	41	41	21	62	1.51	PER UNIT				
B3	Multi-Family Residential	15,900	S.F.	47,700	S.F.	41	41	21	62	1.51	PER UNIT				
B4	Multi-Family Residential	15,900	S.F.	47,700	S.F.	41	41	21	62	1.51	PER UNIT				
C1	Clubhouse - M.F. Accessory Uses	3,250	S.F.	6,500	S.F.	0	0	8	8						
TOTALS		104,550	S.F.	310,400	S.F.	263	263	139	402	1.53	PER UNIT				

ZONING REQUIREMENT	SIP DESIGN VALUE	CALCULATIONS
SITE DENSITY	20.31 Units/Acre	263 Units / 12.952 AC. = 20.31
BUILDING COVERAGE	18.5% of Parcel	104,550 S.F. / 564,189 S.F. = 18.5%
FLOOR AREA RATIO	55.0% of Parcel	310,400 S.F. / 564,189 S.F. = 55.0%
IMPERVIOUS SURFACE PERCENTAGE	26.6% of Parcel	150,000 S.F. / 564,189 S.F. = 26.6%
OPEN SPACE PERCENTAGE	54.9% of Parcel	309,639 S.F. / 564,189 S.F. = 54.9%

MASTERPLAN NOTES

PARKING NOTES:

1) VEHICULAR COVERED PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL OF EACH RESIDENTIAL BUILDING BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTE:

1) ALL LANDSCAPING ELEMENTS SHOWN ON THE MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:

1) ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES - OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES.

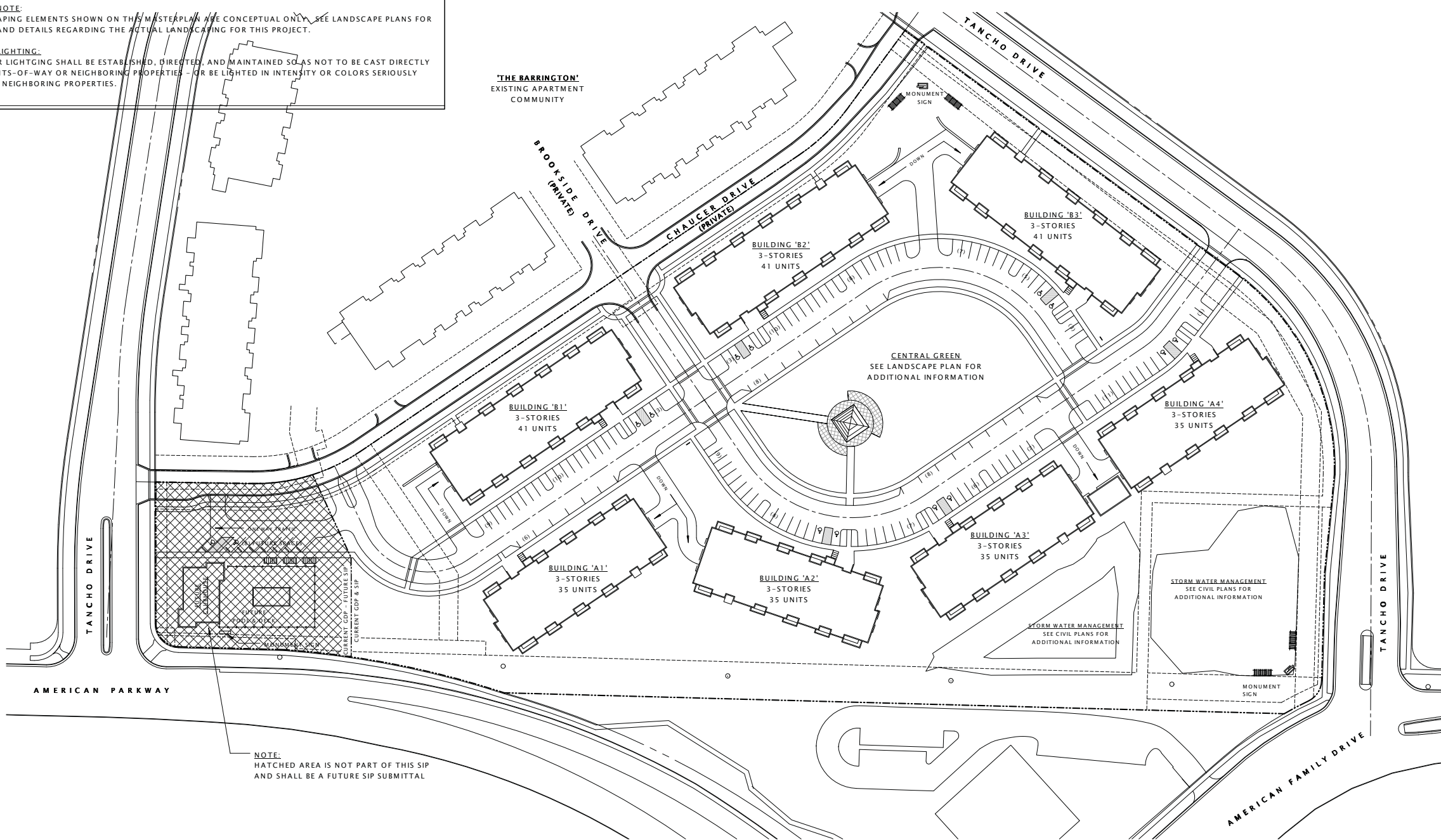
BUILDING DATA - RESIDENTIAL BUILDING TYPE 'A'

Floor	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals	
	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Area	Efficiency			
Floor 3	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 2	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	12	11,883	1,472	13,355	89.0%
Floor 1	-	-	2	1,518	2	1,610	-	-	1	751	-	-	-	-	-	-	2	2,312	2	2,434	1	1,195	-	-	-	-	-	-	3	4,170	-	-	11	11,210	2,145	13,355	83.9%
Totals	2	1,146	6	4,554	6	4,830	-	-	1	751	-	-	2	1,702	-	-	6	6,936	6	7,302	3	3,585	-	-	-	-	-	3	4,170	-	-	35	34,976	5,089	40,065	87.3%	
Unit Breakdown	Studios: 5.7%		17.1%		17.1%		0.0%		2.9%		0.0%		5.7%		0.0%		17.1%		17.1%		8.6%		0.0%		0.0%		8.6%		0.0%		100%		1,145 s.f. per unit				

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'B'

Floor	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1 BR		Unit B5 - 1 BR		Unit C1 - 1BR+D		Unit C2 - 1BR+D		Unit D1 - 2 BR		Unit D2 - 2 BR		Unit D3 - 2 BR		Unit D4 - 2BR		Unit E1 - 2 BR+D		Unit E2 - 2BR+D		Unit F1 - 3 BR		Unit F2 - 2BR+D		Total Units		Common Space	Building Totals	
	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Qty	Area	Area	Efficiency					
Floor 3	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 2	1	573	2	1,518	2	1,610	-	-	-	-	-	-	1	851	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	1	1,390	-	-	14	14,195	1,680	15,875	89.4%
Floor 1	-	-	2	1,518	2	1,610	-	-	1	751	-	-	-	-	-	-	4	4,624	2	2,434	1	1,195	-	-	-	-	-	-	3	4,170	-	-	13	13,522	2,353	15,875	85.2%
Totals	2	1,146	6	4,554	6	4,830	-	-	1	751	-	-	2	1,702	-	-	12	13,872	6	7,302	3	3,585	-	-	-	-	-	3	4,170	-	-	41	41,912	5,713	47,625	88.0%	
Unit Breakdown	Studios: 4.9%		14.6%		14.6%		0.0%		2.4%		0.0%		4.9%		0.0%		29.3%		14.6%		7.3%		0.0%		0.0%		7.3%		0.0%		100%		1,162 s.f. per unit				

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.



NOTE: HATCHED AREA IS NOT PART OF THIS SIP AND SHALL BE A FUTURE SIP SUBMITTAL



JOSEPH LEE + ASSOCIATES
5325 wall street - suite 2700
madison, wisconsin 53718
608.241.9900

JLA PROJECT NUMBER: Project Number



FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

AMERICAN PARKWAY APARTMENTS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE November 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

DEVELOPMENT MASTERPLAN

SHEET NUMBER

ASP-100



PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

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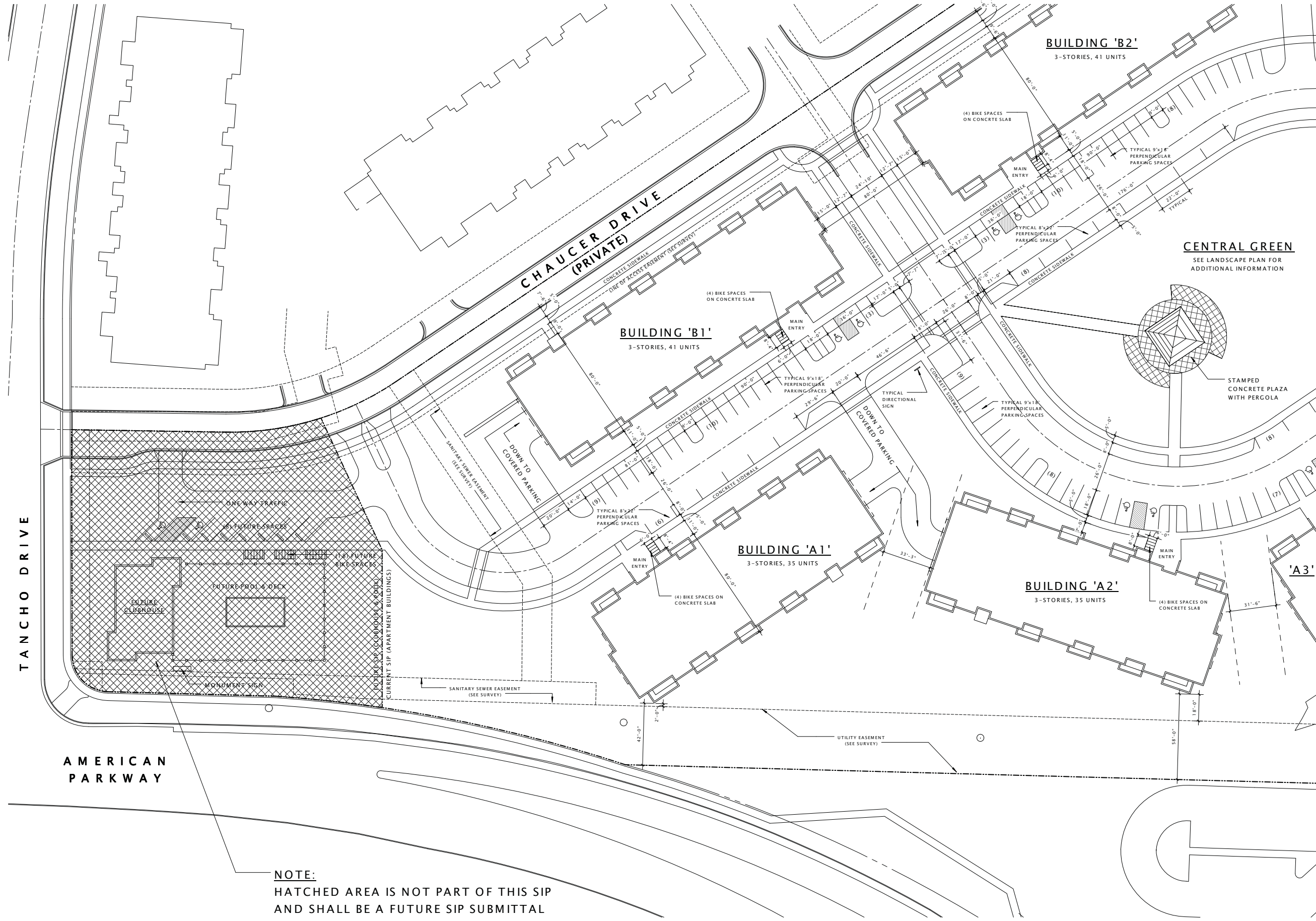
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-101



NOTE:
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AND SHALL BE A FUTURE SIP SUBMITTAL

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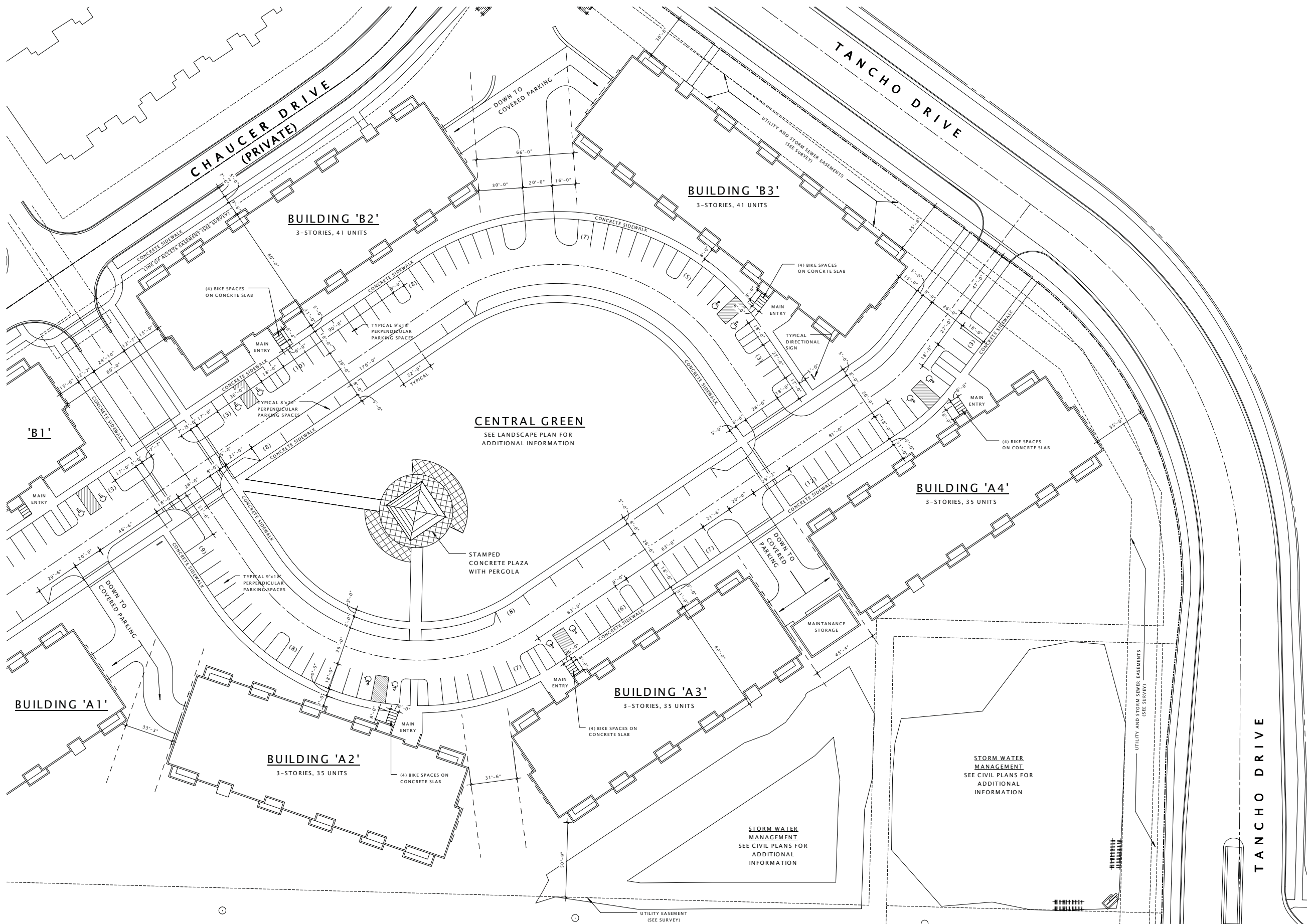
Revision Schedule		
Mark	Description	Date

SHEET TITLE

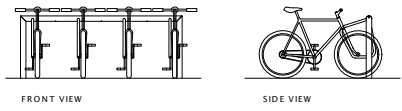
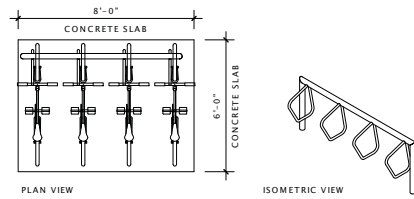
ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-102



EXTERIOR BIKE RACKS
 EXTERIOR BIKE RACKS SHALL BE 'DERO CAMPUS - 54' OR EQUAL WITH IN-GROUND MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. ONE '54' RACK SHALL BE LOCATED AT THE ENTRY OF EACH RESIDENTIAL BUILDING AS NOTED ON THE PLANS.



⑤ TYPICAL EXTERIOR BIKE RACK
 1/4" = 1'-0"



⑥ MONUMENT SIGNS
 1/8" = 1'-0"



⑧ TYPICAL DIRECTIONAL SIGN
 1/8" = 1'-0"



① MAINTENANCE BUILDING - REAR
 1/8" = 1'-0"



⑬ MAINTENANCE BUILDING - FRONT
 1/8" = 1'-0"

JLA
 ARCHITECTS + PLANNERS

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 madison, wisconsin 53718
 608.241.9900

JLA PROJECT NUMBER: Project Number

Fiduciary
 REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY REAL
 ESTATE
 DEVELOPMENT, INC.

AMERICAN PARKWAY
 APARTMENTS

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Revision Schedule		
Mark	Description	Date

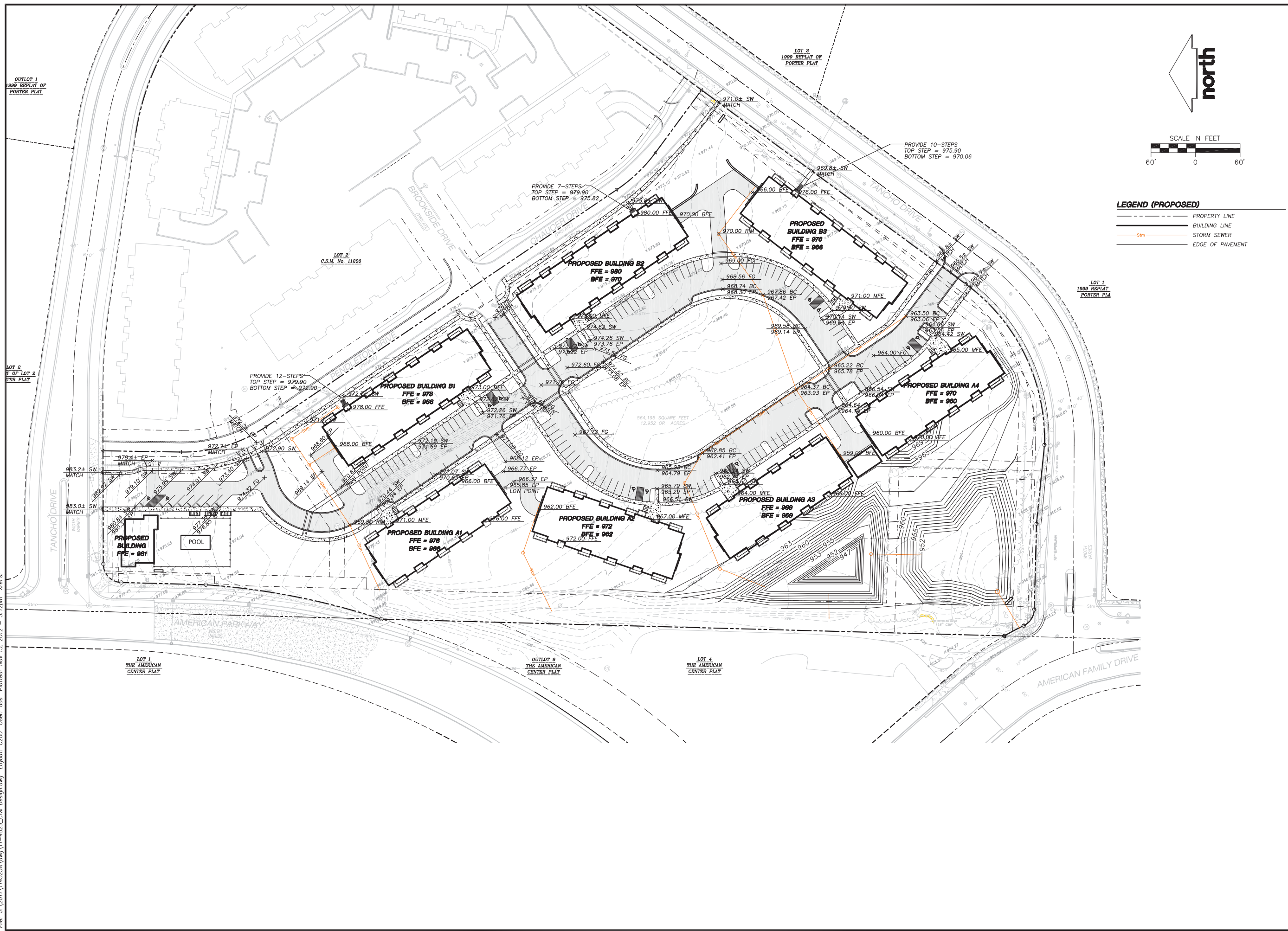
SHEET TITLE

SITE DETAILS

SHEET NUMBER

ASP-103

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 KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:
FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

789 N. WATER ST. STE. 200
 MILWAUKEE, WI 53202

PROJECT:
AMERICAN PARKWAY APARTMENTS

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: DOS 10-15-12
 DRAWN: DOS 10-15-12
 APPROVED: WPW

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-14-12

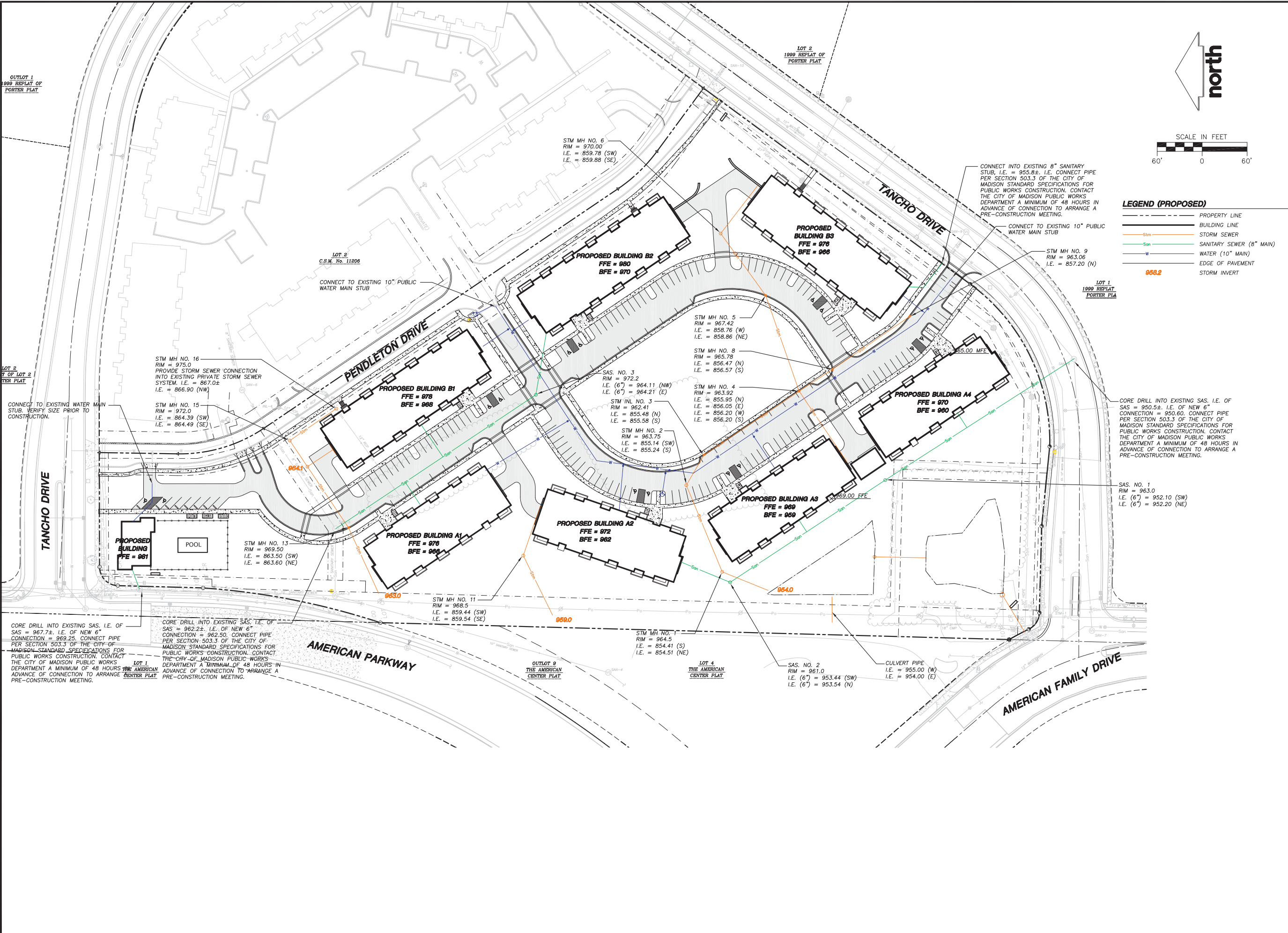
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Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C200

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 MILWAUKEE, WI 53202

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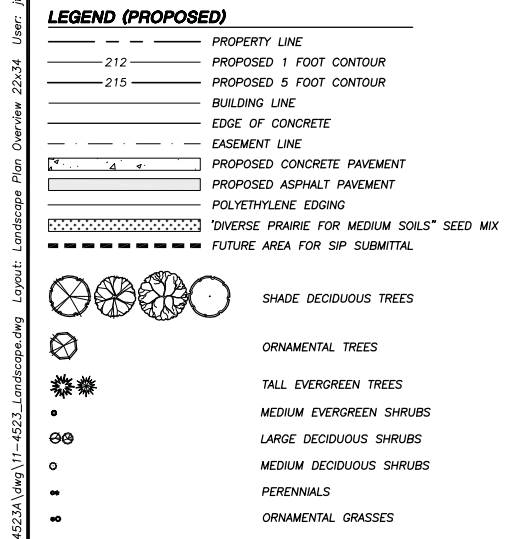
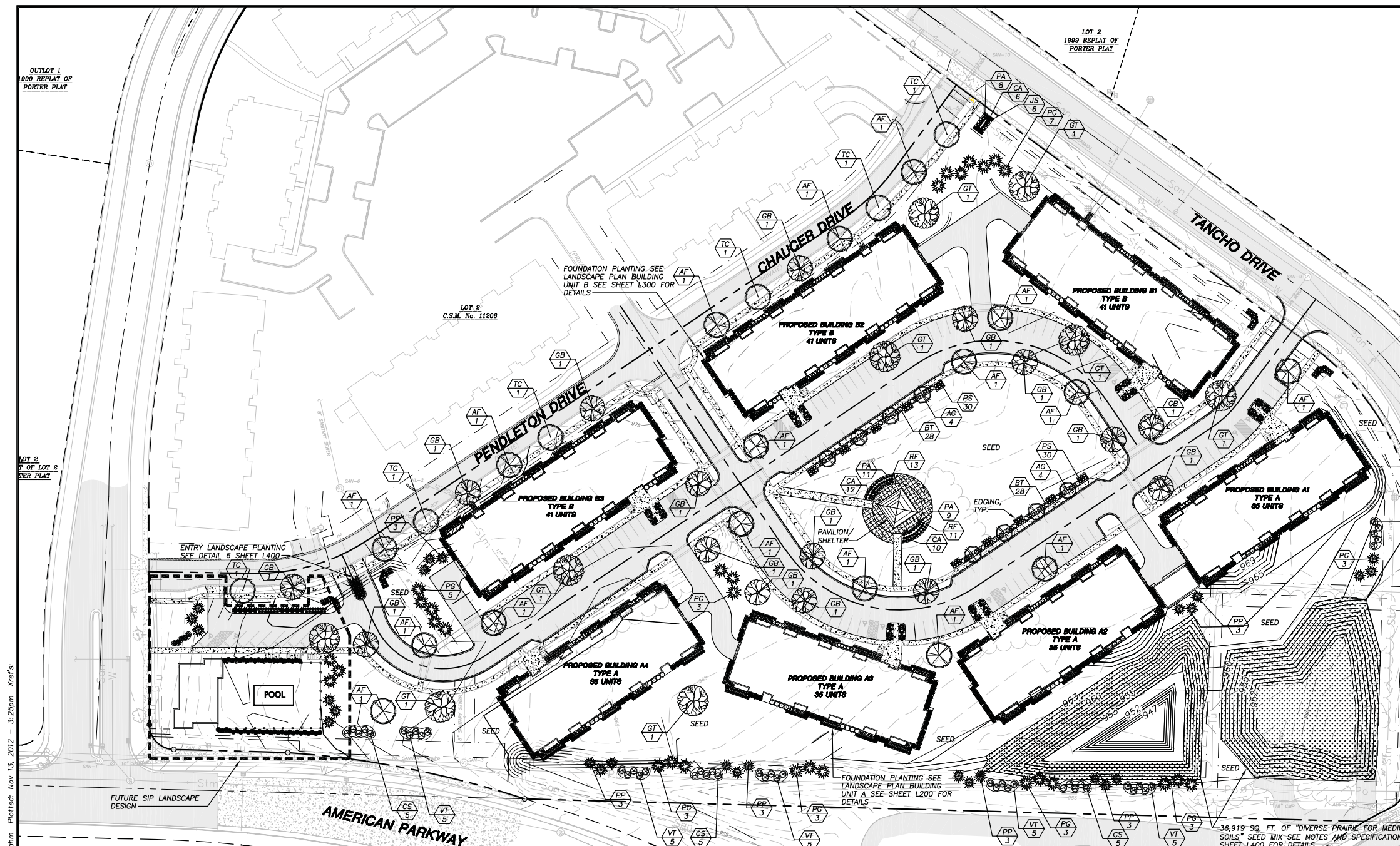
PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-14-12

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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C300



GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

LANDSCAPE NOTES

- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
- REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
- REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
SHADE TREES							
AF	17	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	3" Cal.	B&B	35	35
GB	16	Autumn Gold Ginkgo (Male Cultivar Only)	GINKGO biloba 'Autumn Gold'	3" Cal.	B&B	35	0
GT	8	Skyline Honeylocust	GLEDITSIA triacanthos 'Skyline'	3" Cal.	B&B	35	0
TC	6	Greenspire Littleleaf Linden	TILIA cordata 'Greenspire'	3" Cal.	B&B	35	0
ORNAMENTAL TREES							
AG	8	Autumn Brilliance Serviceberry (Tree Form)	AMELANCHIER x grandiflora 'Autumn Brilliance'	1 1/2" Cal.	B&B	15	120
TALL EVERGREEN TREES							
PG	27	Black Hills Spruce	PICEA glauca var. densata	4' Min Ht.	B&B	15	405
PP	21	Colorado Blue Spruce	PICEA pungens 'Glaucé'	4' Min Ht.	B&B	15	315
MEDIUM EVERGREEN SHRUBS							
JS	6	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	24' Min Ht.	# 3 Cont.	3	18
LARGE DECIDUOUS SHRUBS							
CS	15	Redosier Dogwood	CORNUS sericea	24-30" Min. Ht.	B&B	2	30
VT	30	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	24-30" Min. Ht.	B&B	2	60
MEDIUM DECIDUOUS SHRUBS							
BT	56	Rose Glow Barberry	BERBERIS thunbergii 'Rose Glow'	18" Min. Ht.	# 2 Cont.	2	112
PERENNIALS							
PA	66	Russian Sage	PEROVSKIA atriplicifolia	10 - 12" Ht.	# 1 Cont.	0	0
RF	58	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10 - 12" Ht.	# 1 Cont.	0	0
ORNAMENTAL GRASSES							
CA	60	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
PS	72	Shenandoah Red Switch Grass	PANICUM virgatum 'Shenandoah'	10 - 12" Ht.	# 1 Cont.	0	0
						TOTAL:	1095

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: AMERICAN PARKWAY & TANCHO DRIVE
Name of Project: AMERICAN PARKWAY APARTMENTS
Owner/Contract: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 131

Total Square Footage of the Storage Area: 0
Divided by Three Hundred (300) Square Feet: 0

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper): 10
(7 Units x 3 Trees per Unit = 21 Additional Canopy Shade Trees Required)

Number of Additional Canopy Shade Trees Per Unit: 21

II. Number of Landscape Points Required
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls. A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus, 49.5 points would be rounded down to 49.0 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side.)

Number of Points Required (See Schedule on reverse side): 0

Tabulation of Points and Credits
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACCRUED	CREDITS	POINTS	
Canopy Tree: 2" - 2 1/2"	35	47	0	1	35	
Deciduous Shrub	2	107	214			
Evergreen Shrub	3	6	18			
Decorative Wall or Fence (per 10 L.F.)	5					
Earth Berm (per 10 L.F.)	5					
Avg. Height 50"						
Avg. Height 15"						
Evergreen Trees (per 100 sq. ft. minimum)	15	48	720			
Canopy Tree or Small Tree (1 1/2" - 2" Caliper (i.e., Curb, Headstems)	15	8	120			
Sub Totals			1060		35	
					TOTAL	1095

*Trees required in Part I above, are not to be included in the point count.
* 15 total landscape trees not included in point count.

Approved by: _____ Date: _____

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SERVICES PROVIDED TO:
FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

789 N. WATER ST. STE. 200
MILWAUKEE, WI 53202

PROJECT:
AMERICAN PARKWAY APARTMENTS

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

SEAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JLF	10-31-12
DRAWN:	JLF	10-31-12
APPROVED:		
PLAN MODIFICATIONS:		DATE:
CITY OF MADISON		11-14-12

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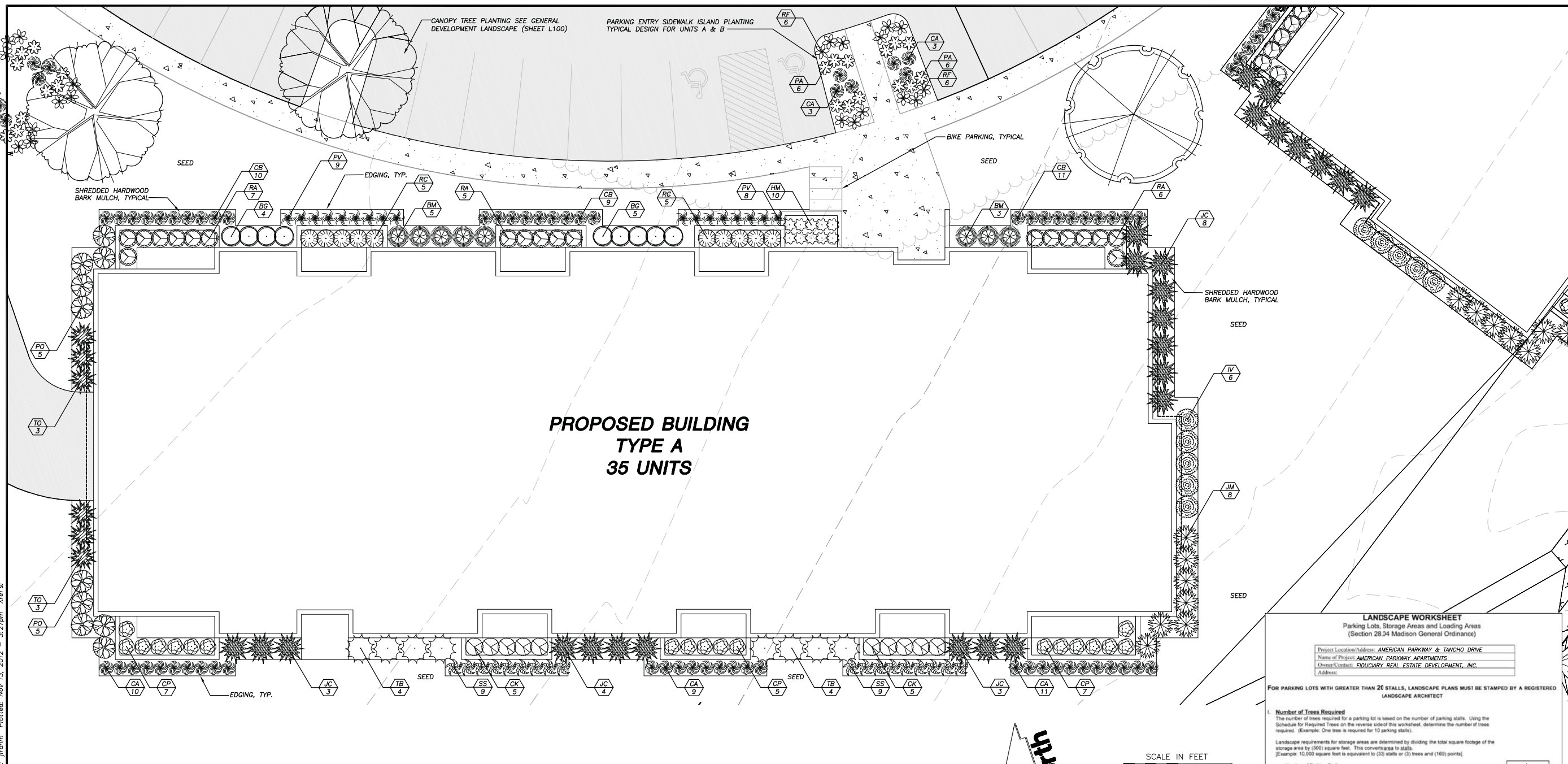
SHEET TITLE:
GENERAL DEVELOPMENT LANDSCAPE PLAN

SHEET NUMBER:
L100

File: s:\2011\14523A\dwg\11-4523_Landscape.dwg User: jfrabm Plotted: Nov 13, 2012 - 3:25pm Xref's: Layout: Landscape Plan Overview 22x34

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File: J:\2011\14523A\dwg\17-4523_Landscape.dwg Layout: Landscape Plan Unit A Detail 22x34 User: jfrahm Plotted: Nov 13, 2012 3:27pm Xref's:



**PROPOSED BUILDING
TYPE A
35 UNITS**

LEGEND (PROPOSED)

---	PROPERTY LINE
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	BUILDING LINE
---	EDGE OF CONCRETE
---	EASEMENT LINE
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	POLYETHYLENE EDGING

	MEDIUM EVERGREEN SHRUBS
	LARGE DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

- LANDSCAPE NOTES**
- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
 - REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
MEDIUM EVERGREEN SHRUBS							
JC	18	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	30" Min Ht.	# 3 Cont.	3	54
JM	7	Mountbatten Juniper	JUNIPERUS chinensis 'Mountbatten'	4" Min Ht.	# 3 Cont.	3	21
TO	6	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	2" Min Ht.	# 3 Cont.	3	18
TB	8	Berkman's Golden Arborvitae	THUJA occidentalis 'Berkman's Golden'	2" Min Ht.	# 3 Cont.	3	24
LARGE DECIDUOUS SHRUBS							
BM	8	Green Mountain Boxwood	BUXUS 'Green Mountain'	24" Min. Ht.	# 3 Cont.	2	16
PO	10	Dwarf Ninebark	PHYSOCARPUS opulifolius 'Nanus'	24" Min. Ht.	# 3 Cont.	2	20
MEDIUM DECIDUOUS SHRUBS							
CP	22	Crimson Pygmy Barberry	BERBERIS thunbergii 'Crimson Pygmy'	18" Min. Ht.	# 2 Cont.	2	44
BG	9	Wintergreen Boxwood	BUXUS 'Wintergreen'	18" Min. Ht.	# 3 Cont.	2	18
RC	10	Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	# 3 Cont.	2	20
CK	10	Kelsey's Compact Dogwood	CORNUS sericea 'Kelsey'	18" Min. Ht.	# 3 Cont.	2	20
IV	6	Little Henry Sweetspire	ITEA virginica 'Little Henry'	18" Min. Ht.	# 3 Cont.	2	12
RA	19	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Min. Ht.	# 3 Cont.	2	38
PERENNIALS							
HM	10	Lime Marmalade Palace Purple	HEUCHERA micrantha 'Lime Marmalade'	10- 12" Ht.	# 1 Cont.	0	0
PA	12	Russian Sage Little Spire	PEROVSKIA atriplicifolia 'Little Spire'	10- 12" Ht.	# 1 Cont.	0	0
RF	12	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10- 12" Ht.	# 1 Cont.	0	0
ORNAMENTAL GRASSES							
CB	30	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	10- 12" Ht.	# 1 Cont.	0	0
CA	36	Kari Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Kari Foerester'	10- 12" Ht.	# 1 Cont.	0	0
PV	17	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10- 12" Ht.	# 1 Cont.	0	0
SS	18	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10- 12" Ht.	# 1 Cont.	0	0
						TOTAL:	305

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.34 Madison General Ordinance)

Project Location/Address: AMERICAN PARKWAY & TANCHE DRIVE
Name of Project: AMERICAN PARKWAY APARTMENTS
Owner/Contractor: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by 300 square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33 stalls or 33 trees and (160) points).

Number of Parking Stalls: TOTAL:

Total Square Footage of the Storage Area: Divided by Three Hundred (300) Square Feet:

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) (See Schedule on reverse side): TOTAL:

II. Number of Landscape Points Required
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 48.0 points are required for 10 stalls. A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side.)

Number of Points Required (See Schedule on reverse side): TOTAL:

Tabulation of Points and Credits
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACCRUED	CREDITS	QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	3**	0			
Deciduous Shrub	2	39	117			
Evergreen Shrub	3	94	168			
Decorative Wall or Fence (per 10 L.F.)						
Earth Berm (per 10 L.F.)						
Avg. Height 10"	5					
Avg. Height 15"	2					
Evergreen Trees 3" height minimum	15					
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15					
			Sub Total	305		
						TOTAL = 305

*Trees required in Part I above, are not to be included in this point count.
** 3 total shade canopy trees included for each unit, see sheet 100

Approved by: _____ Date: _____

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FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

789 N. WATER ST. STE. 200
MILWAUKEE, WI 53202

PROJECT:
AMERICAN PARKWAY APARTMENTS

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

SEAL SIGNATURE: _____

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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DRAWN: JLF 10-31-12
APPROVED: _____

PLAN MODIFICATIONS: _____ DATE: _____
CITY OF MADISON 11-14-12

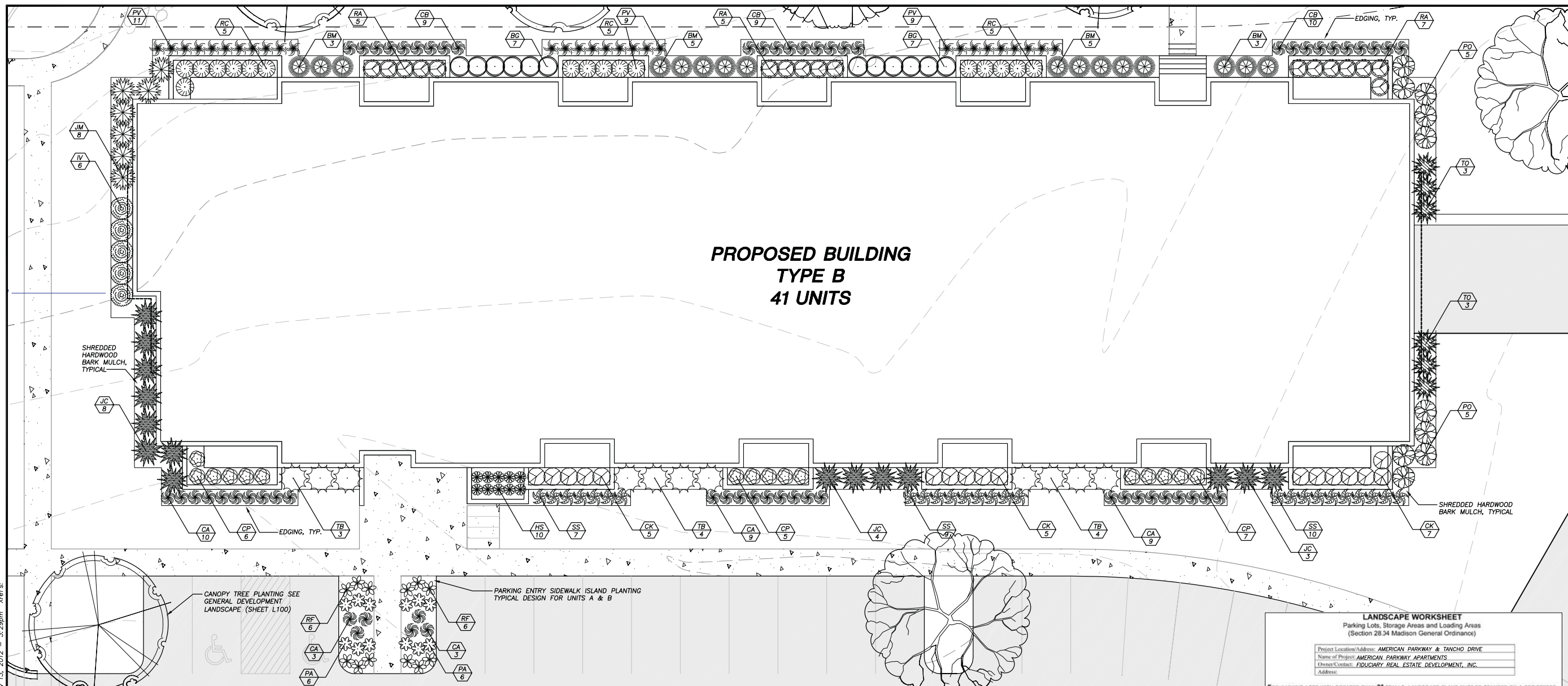
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SHEET TITLE:
**LANDSCAPE PLAN
UNIT A TYPICAL**

SHEET NUMBER:
L200

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File: J:\2011\14523A\dwg\17-4523_Landscape.dwg User: jfrahm Plotted: Nov 13, 2012 3:29pm Xref's: Layout: Landscape Plan Unit B Detail 22x34



**PROPOSED BUILDING
TYPE B
41 UNITS**

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
MEDIUM EVERGREEN SHRUBS							
JC	15	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	30" Min Ht.	# 3 Cont.	3	45
JM	7	Mountain Juniper	JUNIPERUS chinensis 'Mountain'	4' Min Ht.	# 3 Cont.	3	21
TO	6	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	2' Min Ht.	# 3 Cont.	3	18
TB	11	Berkman's Golden Arborvitae	THUJA occidentalis 'Berkman's Golden'	2' Min Ht.	# 3 Cont.	3	33
LARGE DECIDUOUS SHRUBS							
BM	16	Green Mountain Boxwood	BUXUS Green Mountain'	24" Min. Ht.	# 3 Cont.	2	32
PO	10	Dwarf Ninebark	PHYSOCARPUS opulifolius 'Nanus'	24" Min. Ht.	# 3 Cont.	2	20
MEDIUM DECIDUOUS SHRUBS							
CP	19	Crimson Pygmy Barberry	BERBERIS thunbergii 'Crimson Pygmy'	18" Min. Ht.	# 2 Cont.	2	38
BG	12	Winegreen Boxwood	BUXUS Wintergreen'	18" Min. Ht.	# 3 Cont.	2	24
RC	17	Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	# 3 Cont.	2	34
CK	17	Kelsey's Compact Dogwood	CORNUS sericea 'Kelsey'	18" Min. Ht.	# 3 Cont.	2	34
IV	6	Little Henry Sweetspire	ITEA virginica 'Little Henry'	18" Min. Ht.	# 3 Cont.	2	12
RA	17	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Min. Ht.	# 3 Cont.	2	34
PERENNIALS							
PA	12	Russian Sage Little Spire	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	0	0
RF	12	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrum'	10 - 12" Ht.	# 1 Cont.	0	0
ORNAMENTAL GRASSES							
CB	28	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	10 - 12" Ht.	# 1 Cont.	0	0
CA	28	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
HS	10	Blue Oat Grass	HELICOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	0	0
PV	29	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10 - 12" Ht.	# 1 Cont.	0	0
SS	26	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	0	0
						TOTAL:	345

- LEGEND (PROPOSED)**
- PROPERTY LINE
 - 212 PROPOSED 1 FOOT CONTOUR
 - 215 PROPOSED 5 FOOT CONTOUR
 - BUILDING LINE
 - EDGE OF CONCRETE
 - EASEMENT LINE
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - POLYETHYLENE EDGING

- LANDSCAPE NOTES**
- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
 - REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR

- GENERAL NOTES**
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 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.34 Madison General Ordinance)

Project Location/Address: AMERICAN PARKWAY & TANCHE DRIVE
Name of Project: AMERICAN PARKWAY APARTMENTS
Owner/Contractor: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points.)

Number of Parking Stalls: 41/UNIT
Total Square Footage of the Storage Area: 0
Divided by Three Hundred (300) Square Feet: 0
TOTAL: 0

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper): 3
(See Schedule on reverse side)

II. Number of Landscape Points Required
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 48.0 points are required for 10 stalls. A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side.)

Number of Points Required (See Schedule on reverse side): 197
TOTAL: 197

Tabulation of Points and Credits
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACCRUED	CREDITS	QUANTITY	POINTS	
Canopy Tree: 2" - 2 1/2"	35	3**	0				
Deciduous Shrub	2	39	78				
Evergreen Shrub	3	114	342				
Decorative Wall or Fence (per 10 L.F.)	5						
Earth Berm (per 10 L.F.)	5						
Avg. Height 10"	2						
Avg. Height 15"	5						
Evergreen Trees	15						
3" height minimum							
Canopy Tree or Small Tree (1 1/2" - 2" Caliper (i.e., Crab, Hawthorn))	15						
			Sub Total	345			
						TOTAL	345

*Trees required in Part I above, are not to be included in this point count.
** 3 inch shade canopy trees included for each unit, see sheet 100

Approved by: _____ Date: _____

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789 N. WATER ST. STE. 200
MILWAUKEE, WI 53202

PROJECT:

**AMERICAN PARKWAY
APARTMENTS**

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4523

SEAL SIGNATURE:

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DESIGN:	JLF	10-31-12
DRAWN:	JLF	10-31-12
APPROVED:		
PLAN MODIFICATIONS:		DATE:
CITY OF MADISON		11-14-12

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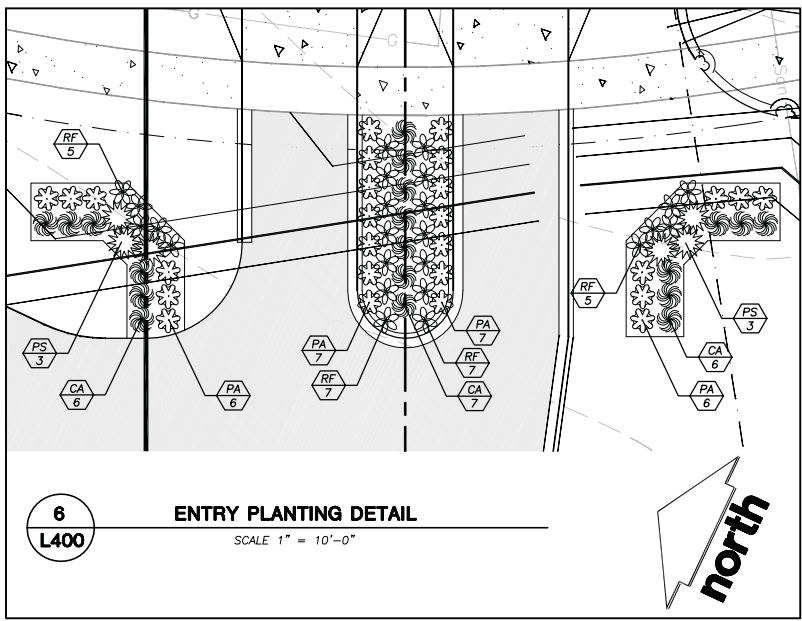
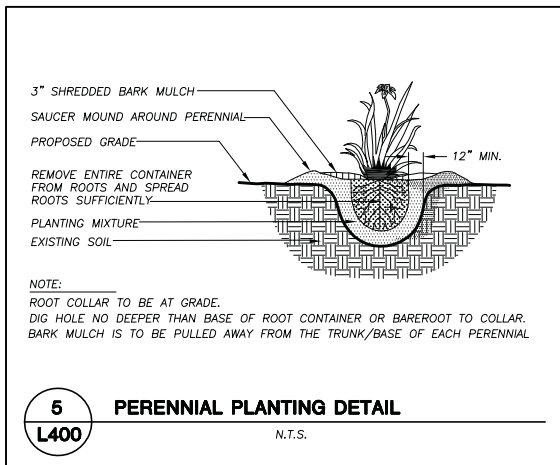
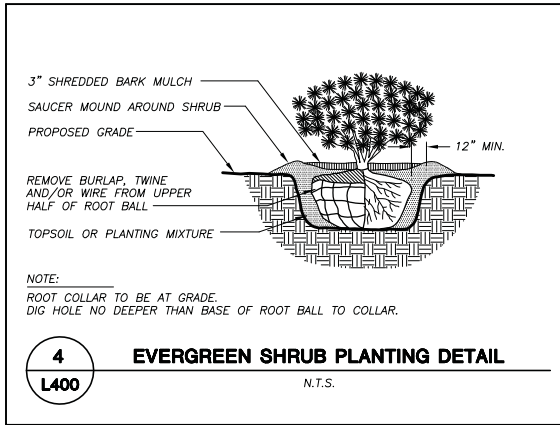
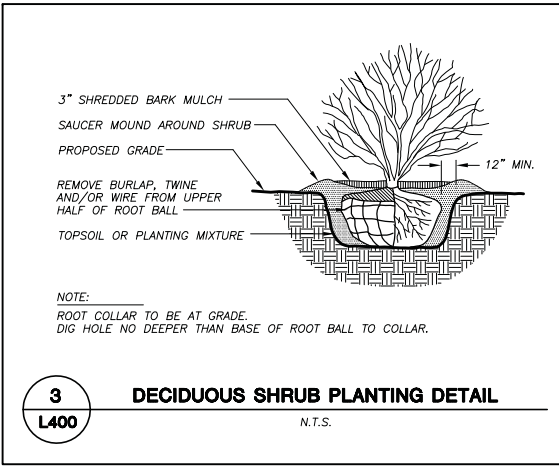
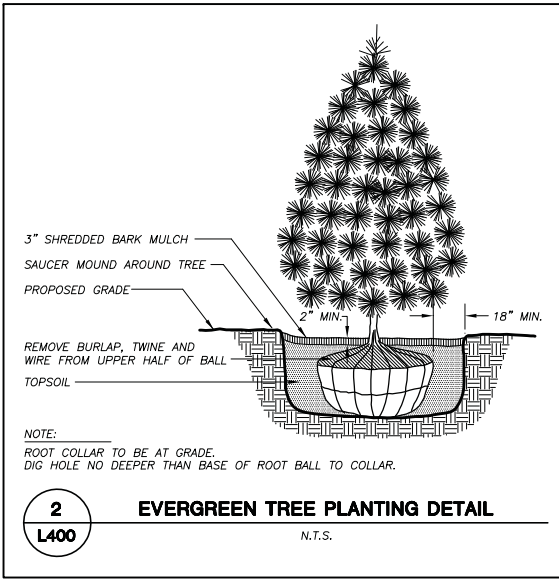
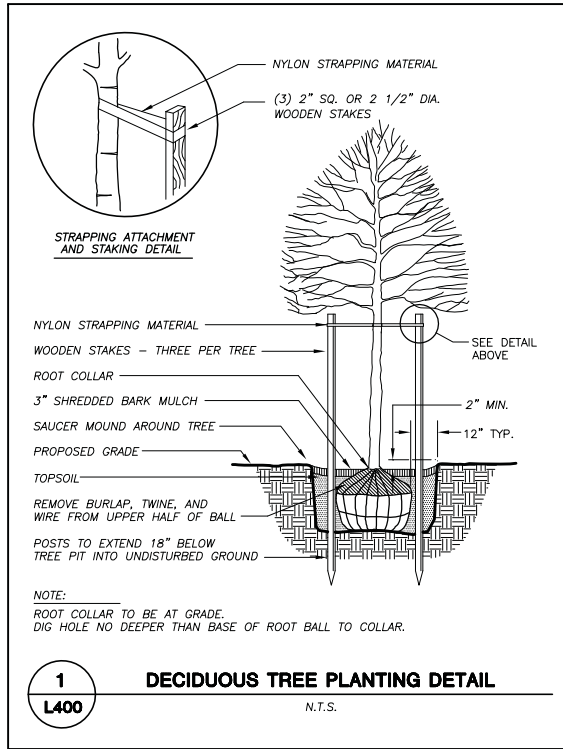
SHEET TITLE:

**LANDSCAPE PLAN
UNIT B TYPICAL**

SHEET NUMBER:

L300

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LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL:** ALL WORK IN THE R-0-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDS, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL:** PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 1. SEEDING AREAS = 7"
 2. PARKING ISLANDS = 20"
 3. TREE RINGS AND PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, ORNAMENTAL TREES NOT WITHIN EDGED LANDSCAPE BEDS SHALL BE INSTALLED WITH A 5" DIAMETER TREE RING WITH SHOVEL CUT EDGING 5" IN DEPTH.
- SEEDING:** ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED IN THESE NOTES.
- MATERIALS - SEED:** ALL LAWN SEED SHALL BE EARTH CARPET'S 'BOULEVARD' OR OWNER APPROVED EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZER AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SEED:** BIORETENTION AREA DESIGNATED TO RECEIVE PRAIRIE SEED MIX IS TO BE SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50012) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.
- MATERIALS - FERTILIZER AND MULCH:** PARKING ISLANDS, TREE RINGS AND BIORETENTION AREA SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - FERTILIZER AND MULCH:** ALL PLANTING BED AREAS SHALL RECEIVE 1 1/2" INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL GRADE WOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (IMPERVIOUS BARRIERS ACCEPTED) EX. BLACK VISQUEEN. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP:** DISPOSE OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR PLANT GUARANTEE PERIOD.

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PROJECT:

**AMERICAN PARKWAY
 APARTMENTS**

PROJECT LOCATION:

**CITY OF MADISON
 DANE COUNTY, WI**

JSD PROJECT NO.: 11-4523

SEAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JLF	10-31-12
DRAWN:	JLF	10-31-12
APPROVED:		

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-14-12

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SHEET TITLE:

**LANDSCAPE
 DETAILS &
 SPECIFICATIONS**

SHEET NUMBER:

L400

File: s:\2011\14523A\dwg\11-4523_Landscape.dwg Layout: Landscape Details 22x34 User: jfranm Plotted: Nov 13, 2012 - 3:30pm Xref's:

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PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 11/14/2012

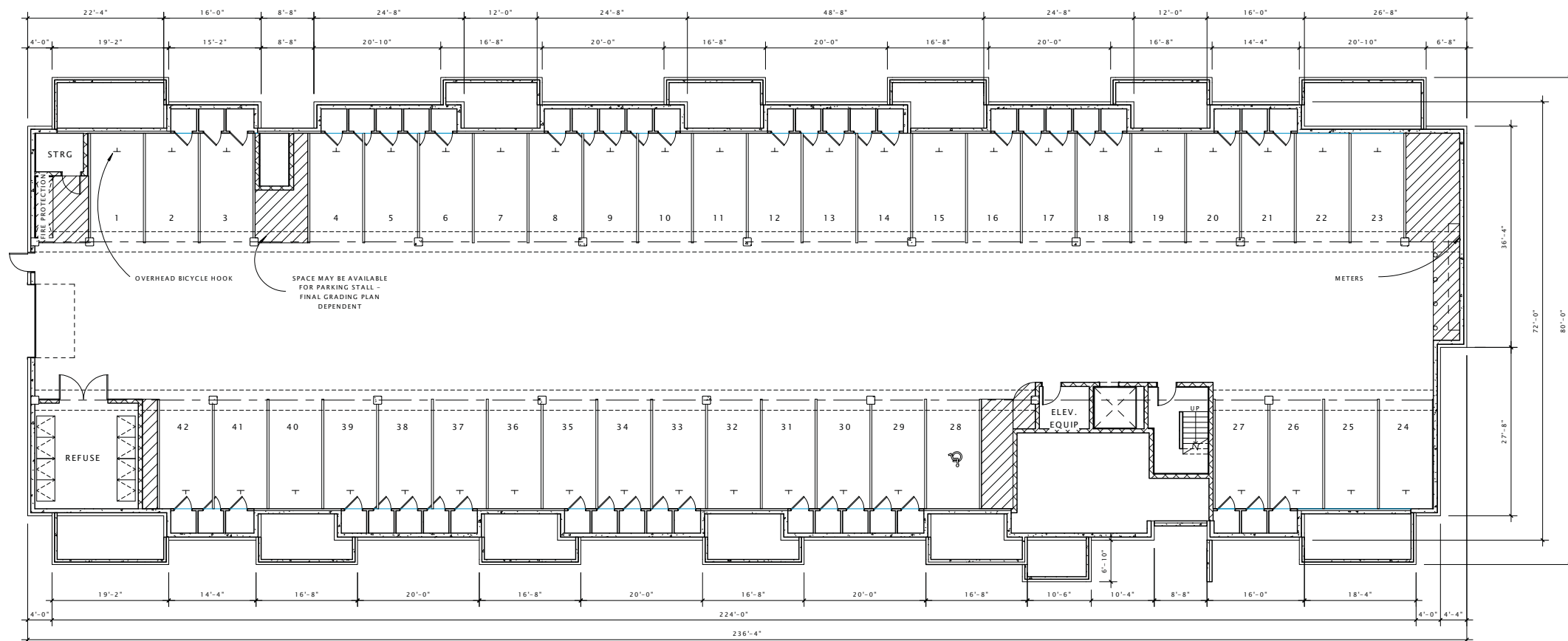
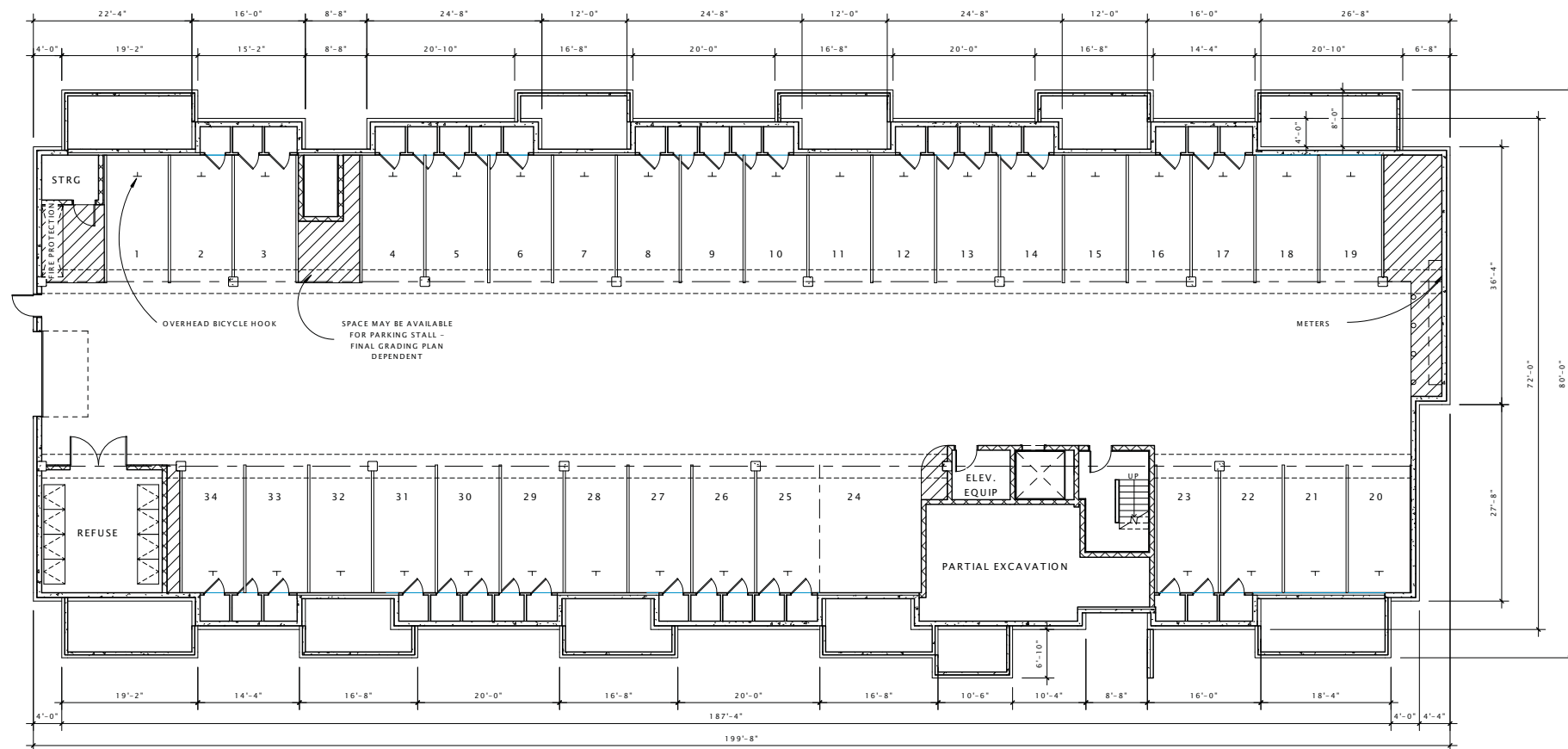
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100





**BUILDING TYPE A
(35 UNITS)**



**BUILDING TYPE B
(41 UNITS)**

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A101



**BUILDING TYPE A
(35 UNITS)**



**BUILDING TYPE B
(41 UNITS)**

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE
**SECOND AND THIRD
FLOOR PLANS**

SHEET NUMBER
A102

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

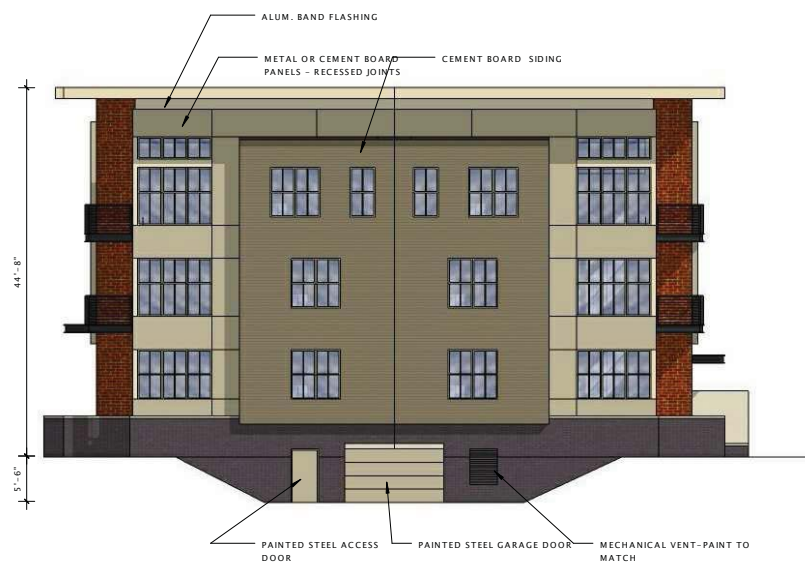
A200



① Building A - Front Elevation
3/32" = 1'-0"



② Building A - Back Elevation
3/32" = 1'-0"



④ End Elevation - Garage
3/32" = 1'-0"



③ Typical End Elevation
3/32" = 1'-0"

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 11/14/2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER

A201



② Building B - Front Elevation
3/32" = 1'-0"



① Building B - Back Elevation
3/32" = 1'-0"



④ - End Elevation - Garage
3/32" = 1'-0"



③ - End Elevation
3/32" = 1'-0"