
APPENDIX 'A'

SPECIFIC IMPLEMENTATION PLANS

14 November 2012

SPECIFIC IMPLEMENTATION PLAN DATA (Project Completion - Including Future Clubhouse)									
BUILDING		PARKING							
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO	
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	N/A	
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 THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

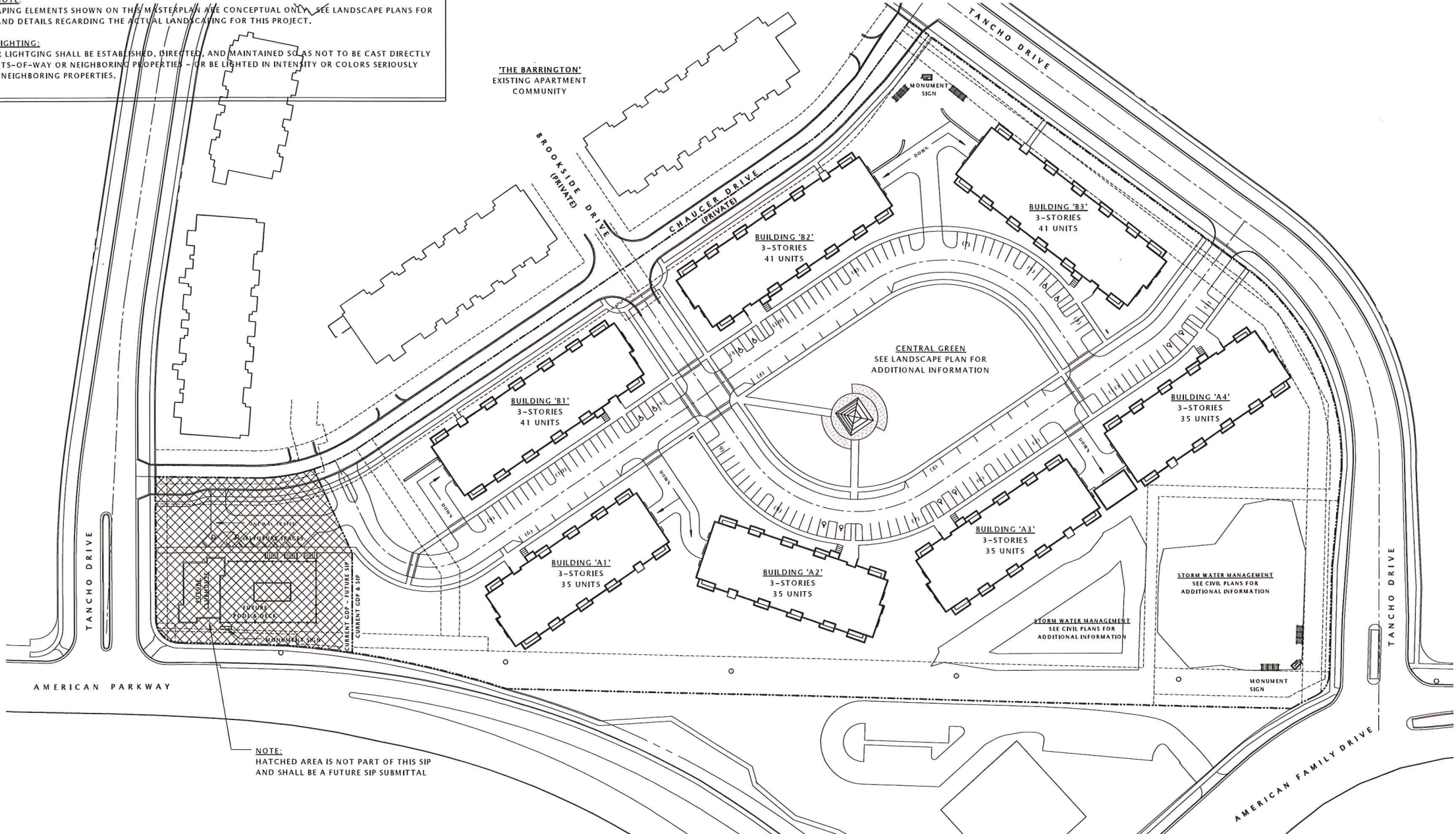
EXTERIOR SITE LIGHTING:

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'																																																																							
		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	
		573 S.F.		759 S.F.		805 S.F.		0 S.F.		751 S.F.		0 S.F.		851 S.F.		0 S.F.		1156 S.F.		1217 S.F.		1195 S.F.		0 S.F.		0 S.F.		0 S.F.		1390 S.F.		0 S.F.		999 A.S.F.																																					
		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	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area																										
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	-	-	-	-	-	-	1	1,390	-	-	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		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%		0.0%		8.6%		0.0%	100%																																						
	Studies:	2	1,146															1	Bedrooms:	37.1%																																																			
																			2	Bedrooms:	42.9%																																																		
																				2	Bedrooms+Den:	0.0%																																																	
																					</																																																		

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'B'																																					
	Unit A - Studio		Unit B1 - 1 BR		Unit B2 - 1BR		Unit B3 - 1 BR		Unit B4 - 1BR		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	1022 A.S.F.	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	-	-	-	-	-	1	1,390	-	-	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	12,872	6	7,302	3	3,585	-	-	-	-	-	3	4,170	-	-	41	41,912	5,713	47,625	88.0%	
Unit Breakdown	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%		0.0%		7.3%		0.0%	100%			1,162 s.f. per unit		
Studies:	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%		0.0%		7.3%		0.0%	100%			1,162 s.f. per unit		
1 Bedrooms:	31.7%												1BR+D:	4.9%																							
2 Bedrooms:	51.2%												2 Bedrooms:	51.2%																							
2 Bedroom+Den:	0.0%												2 Bedroom+Den:	0.0%																							
3 Bedrooms:	7.3%												3 Bedrooms:	7.3%																							
	100%												100%																								

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

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

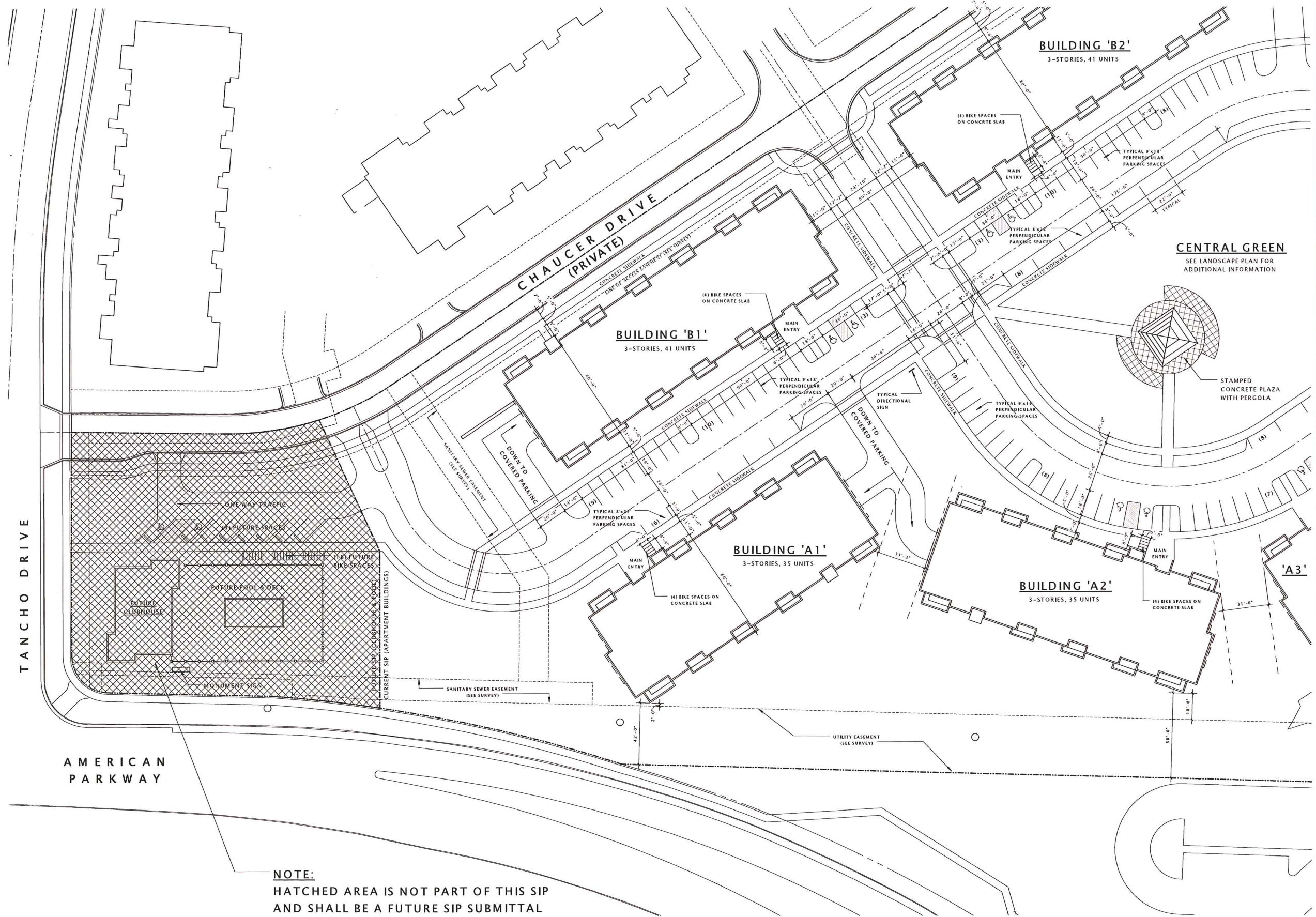
Revision Schedule		
Mark	Description	Date

SHEET TITLE

DEVELOPMENT
MASTERPLAN

SHEET NUMBER

ASP-100



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

ARCHITECTURAL SITE PLAN -
 BUILDINGS B1, A1, A2
 1" = 30'-0"

JLA
 ARCHITECTS + PLANNERS

JOSEPH LEE - ASSOCIATES
 125 WEST ALPINE, SUITE 2700
 MADISON, WISCONSIN 53703
 608.261.9900
 JLA PROJECT NUMBER: Project Number

Fiduciary
 REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY REAL
 ESTATE
 DEVELOPMENT, INC.

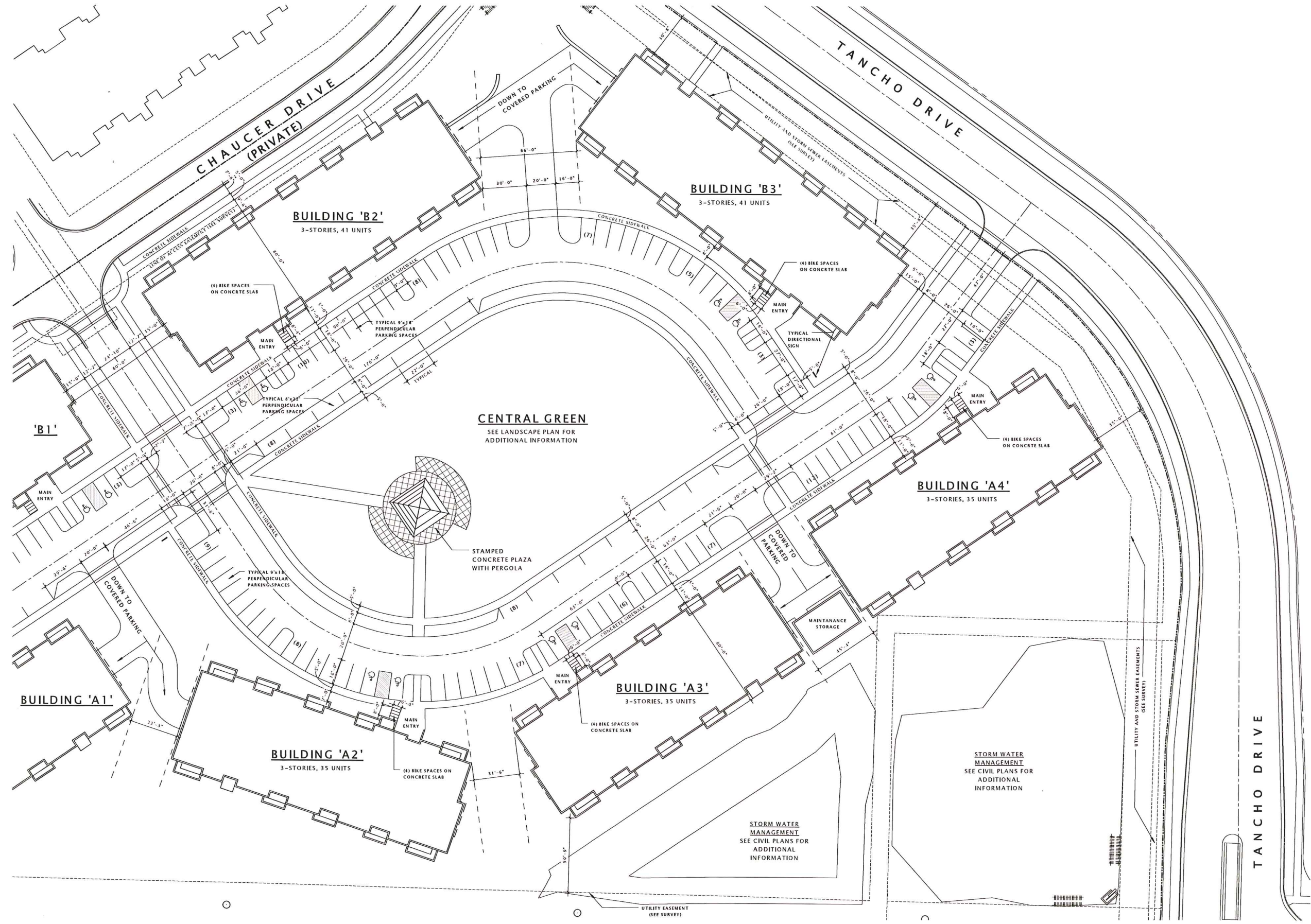
AMERICAN PARKWAY
 APARTMENTS

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
**ARCHITECTURAL SITE
 PLAN**

SHEET NUMBER
ASP-101



ARCHITECTURAL SITE PLAN -
BUILDINGS B2, B3, A3, A4
1" = 30'-0"

JLA
ARCHITECTS + PLANNERS

JOSEPH LEE + ASSOCIATES
325 WEST STREET, SUITE 2700
MADISON, WISCONSIN 53703
608.241.9000
JLA PROJECT NUMBER: Project Number

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

FIDUCIARY REAL
ESTATE
DEVELOPMENT, INC.

AMERICAN PARKWAY
APARTMENTS

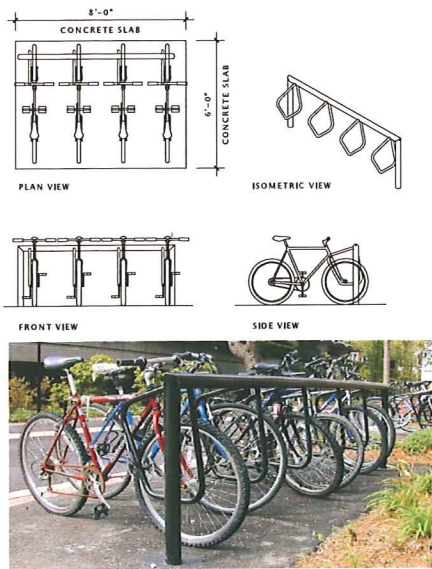
PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE		November 14, 2012
Revision Schedule		
Mark	Description	Date

SHEET TITLE
**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.



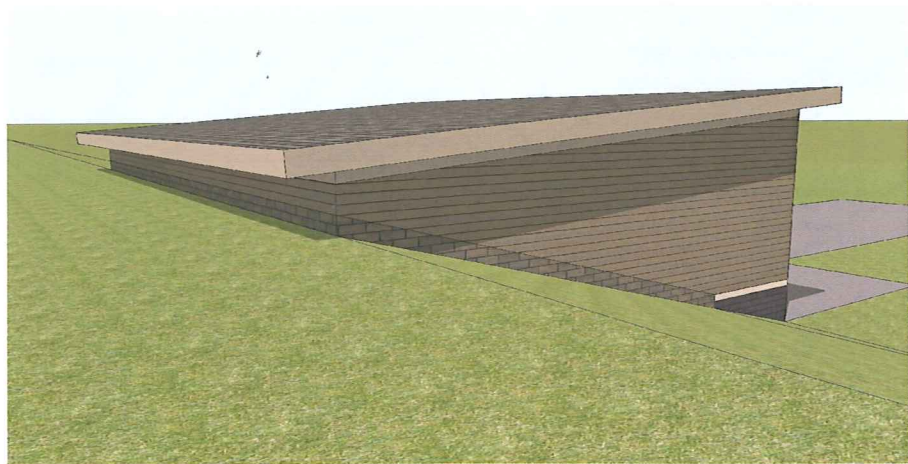
5 TYPICAL EXTERIOR BIKE RACK
1/4" = 1'-0"



6 MONUMENT SIGNS
1/8" = 1'-0"



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



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



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

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
1125 WEST STREET, SUITE 2700
MADISON, WISCONSIN 53703
608.211.7500

JLA PROJECT NUMBER: Project Number

Fiduciary
REAL ESTATE DEVELOPMENT, INC.

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

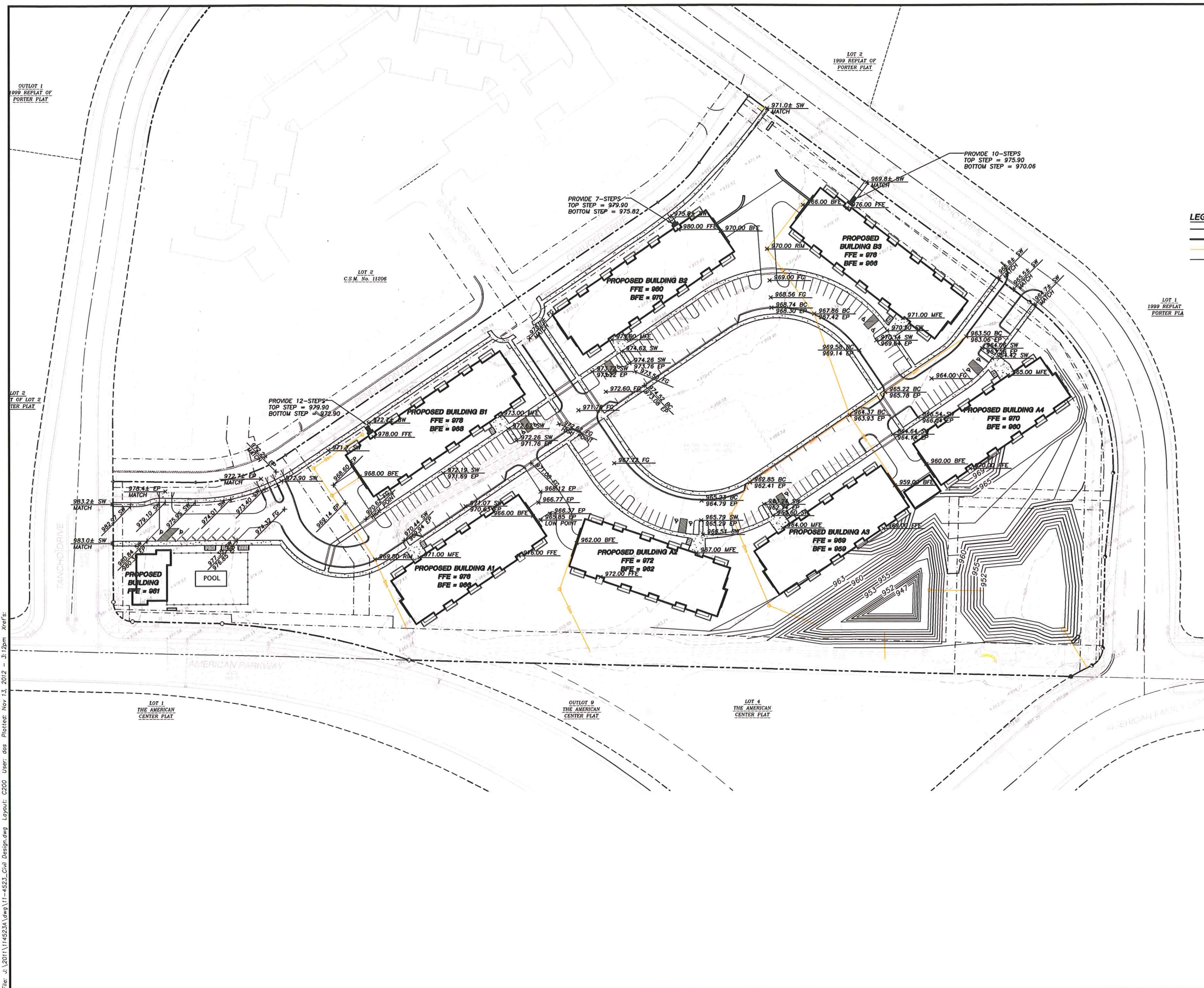
Revision Schedule		
Mark	Description	Date

SHEET TITLE

SITE DETAILS

SHEET NUMBER

ASP-103



JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

**"BUILDING RELATIONSHIPS WITH A
COMMITMENT TO CLIENT SATISFACTION
THROUGH TRUST, QUALITY AND EXPERIENCE"**

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

**MADISON | MILWAUKEE
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



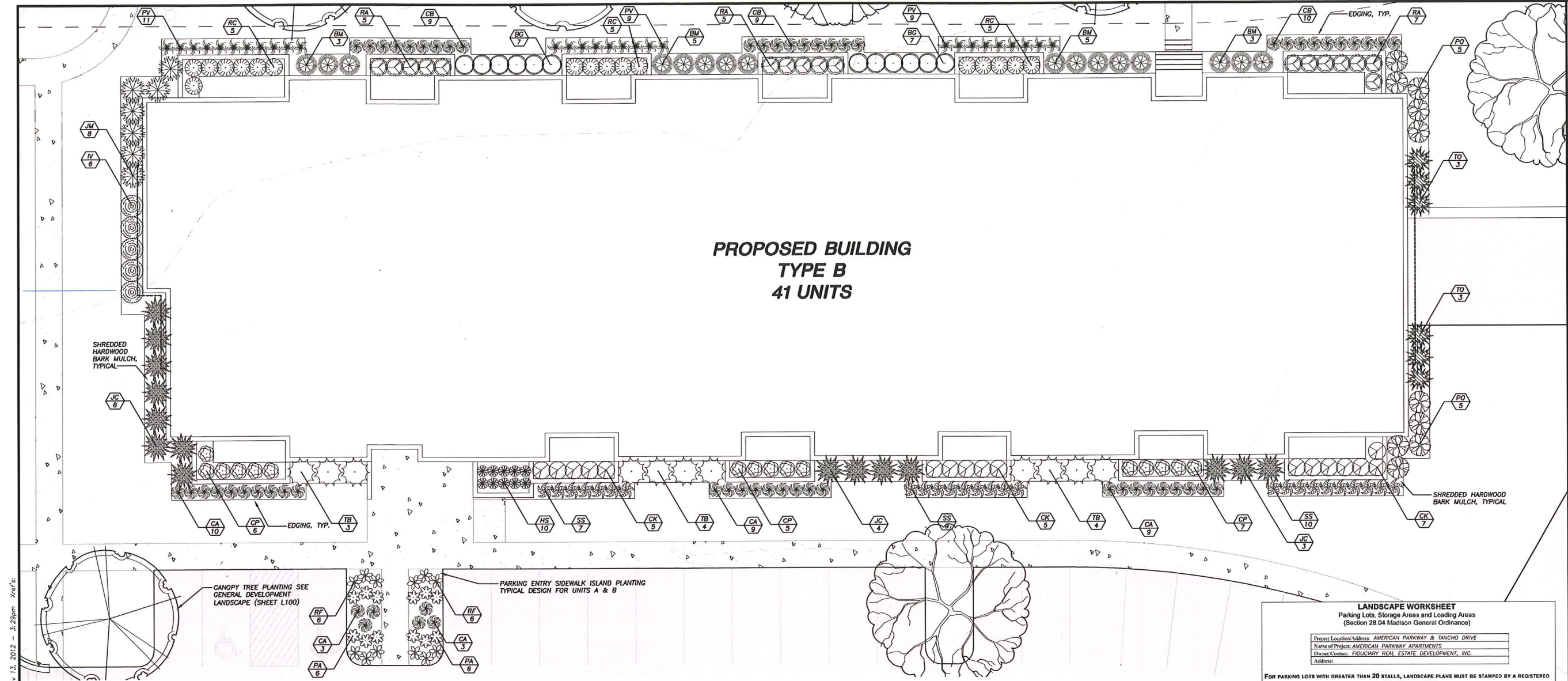
Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C200

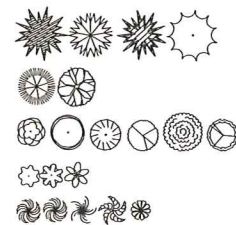
[illegible]

File: J:\2011\114523A\dwg\11-4523_Landscape.dwg User: jfrank Plotted: Nov 13, 2012 3:28pm Xref's:



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



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	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 Ninesbark	PHYSOCARPUS opulifolius 'Nanus'	24" Min. Ht.	# 3 Cont.	2	20
MEDIUM DECIDUOUS SHRUBS							
CP	19	Cymomon Pymy Barberry	BERBERIS thunbergii 'Crimson Pymy'	18" Min. Ht.	# 2 Cont.	2	38
BG	12	Wintergreen Bonwood	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 saricosa 'Kelsey'	18" Min. Ht.	# 3 Cont.	2	34
N	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	HELIOTRICHON 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

LANDSCAPE WORKSHEET Parking Lots, Storage Areas and Loading Areas (Section 28.04 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 (500) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (20) 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		TOTAL																																																													
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: 40 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 points required.																																																															
The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side)		TOTAL																																																													
Number of Points Required (See Schedule on reverse side)		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.																																																															
<table><tr><th>ELEMENT</th><th>POINTS VALUE</th><th>QUANTITY</th><th>POINTS ACCRUED</th><th>CREDITS</th></tr><tr><td>Canopy Tree 2" - 2 1/2"</td><td>35</td><td>3**</td><td>0</td><td></td></tr><tr><td>Deciduous Shrub</td><td>2</td><td>39</td><td>78</td><td></td></tr><tr><td>Evergreen Shrub</td><td>3</td><td>114</td><td>228</td><td></td></tr><tr><td>Decorative Wall or Fence (per 10 L.F.)</td><td>5</td><td></td><td></td><td></td></tr><tr><td>Earth Berms (per 10 L.F.)</td><td>5</td><td></td><td></td><td></td></tr><tr><td>Avg. Height 10"</td><td>5</td><td></td><td></td><td></td></tr><tr><td>Avg. Height 15"</td><td>2</td><td></td><td></td><td></td></tr><tr><td>Evergreen Trees 3" height minimum</td><td>15</td><td></td><td></td><td></td></tr><tr><td>Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab Apple)</td><td>15</td><td></td><td></td><td></td></tr><tr><td colspan="3">Sub Totals</td><td>345</td><td>+</td></tr><tr><td colspan="3"></td><td>TOTAL</td><td>345</td></tr></table>				ELEMENT	POINTS VALUE	QUANTITY	POINTS ACCRUED	CREDITS	Canopy Tree 2" - 2 1/2"	35	3**	0		Deciduous Shrub	2	39	78		Evergreen Shrub	3	114	228		Decorative Wall or Fence (per 10 L.F.)	5				Earth Berms (per 10 L.F.)	5				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 Apple)	15				Sub Totals			345	+				TOTAL	345
ELEMENT	POINTS VALUE	QUANTITY	POINTS ACCRUED	CREDITS																																																											
Canopy Tree 2" - 2 1/2"	35	3**	0																																																												
Deciduous Shrub	2	39	78																																																												
Evergreen Shrub	3	114	228																																																												
Decorative Wall or Fence (per 10 L.F.)	5																																																														
Earth Berms (per 10 L.F.)	5																																																														
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 Apple)	15																																																														
Sub Totals			345	+																																																											
			TOTAL	345																																																											
*Trees required in Part I above, are not to be included in the point count.																																																															
** 3 total shade canopy trees included for each unit, see sheet L100																																																															
Total No. of Points Provided (Equal to or greater than points required)																																																															
Approved by: _____ Date: _____																																																															

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE / 608.848.2255 FAX

MADISON / MILWAUKEE
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: JLF 10-31-12
DRAWN: JLF 10-31-12
APPROVED: -

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

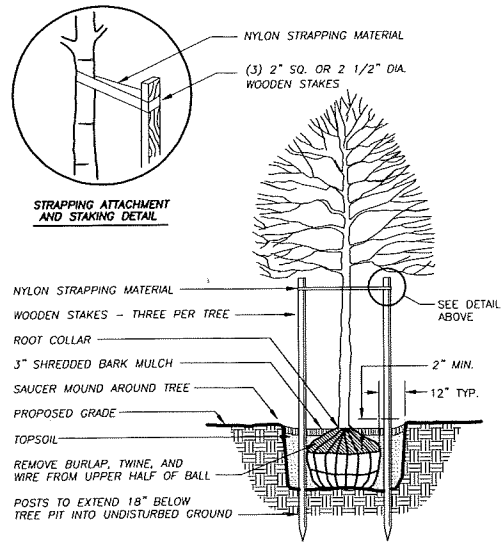
DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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

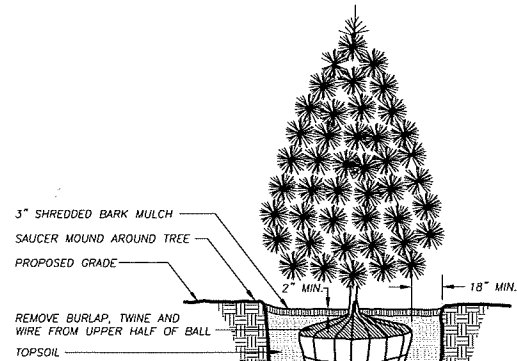
SHEET NUMBER:
L300

THESE PLANS AND DESIGNS ARE COPYRIGHTED PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



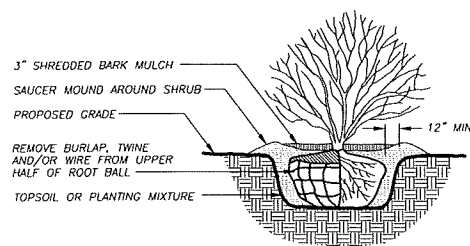
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

1
L400
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



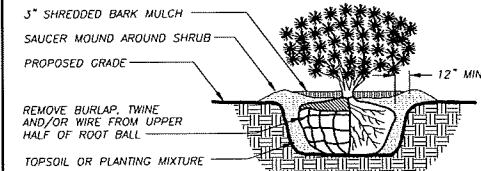
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2
L400
EVERGREEN TREE PLANTING DETAIL
N.T.S.



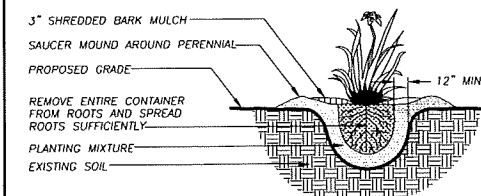
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3
L400
DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.



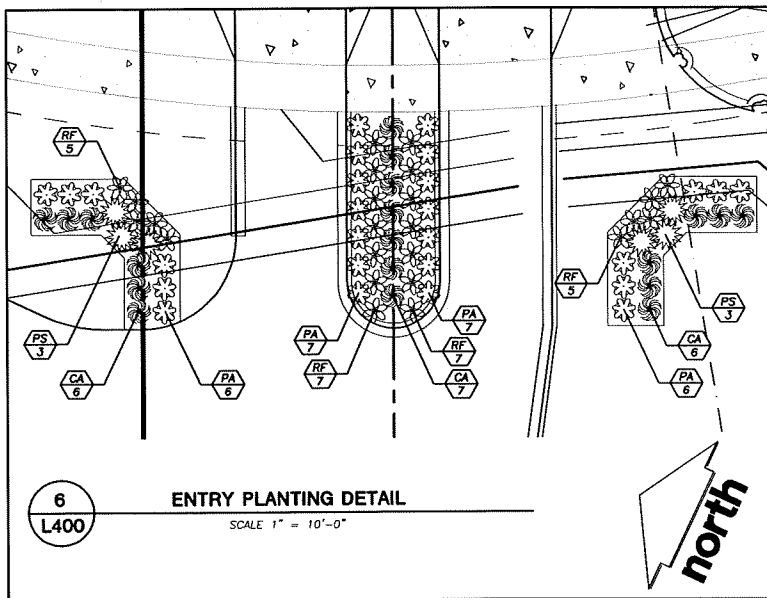
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4
L400
EVERGREEN SHRUB PLANTING DETAIL
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL.

5
L400
PERENNIAL PLANTING DETAIL
N.T.S.



6
L400
ENTRY PLANTING DETAIL
SCALE 1" = 10'-0"

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-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 CROWN 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 AND 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:
 - SEEDED AREAS = 7"
 - PARKING ISLANDS = 20"
 - 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 SEEDDED 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. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SEED: BIORETENTION AREA DESIGNATED TO RECEIVE PRAIRIE SEED MIX IS TO BE SEEDDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50012) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53884, TEL. 608-298-3679. 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 CAMBIAL 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 CIRCUMSTANCES 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 SEEDDED 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.

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.6060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
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: JLF 10-31-12
DRAWN: JLF 10-31-12
APPROVED: -

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

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 258-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

**LANDSCAPE
DETAILS &
SPECIFICATIONS**

SHEET NUMBER:

L400

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

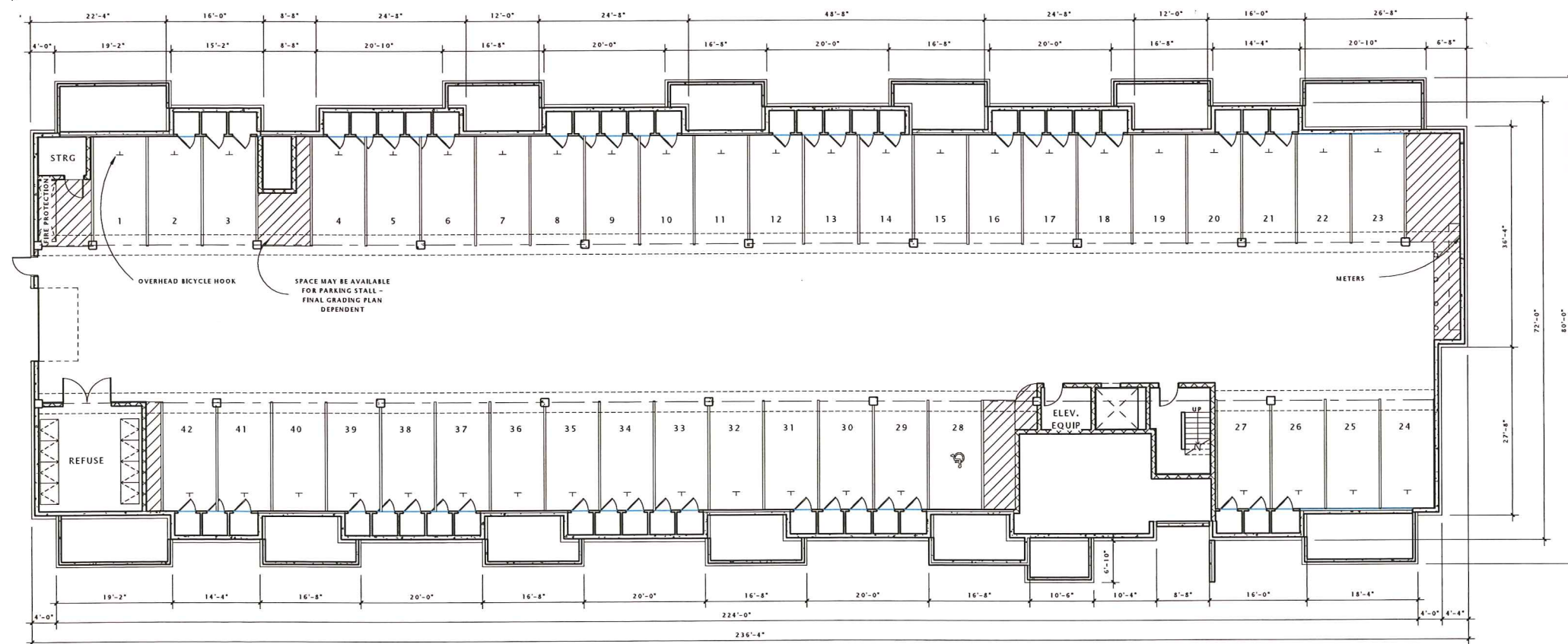
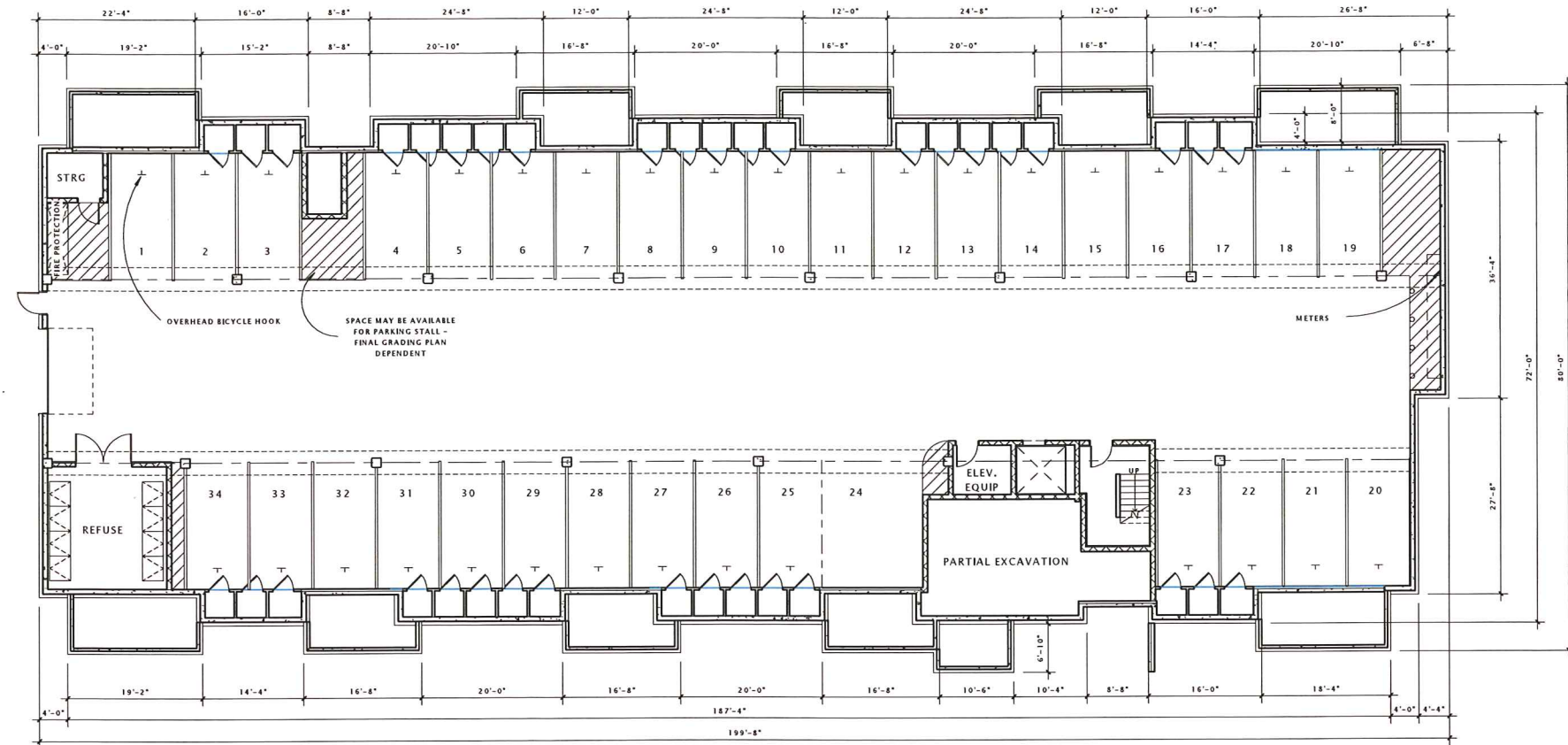
Revision Schedule		
Mark	Description	Date

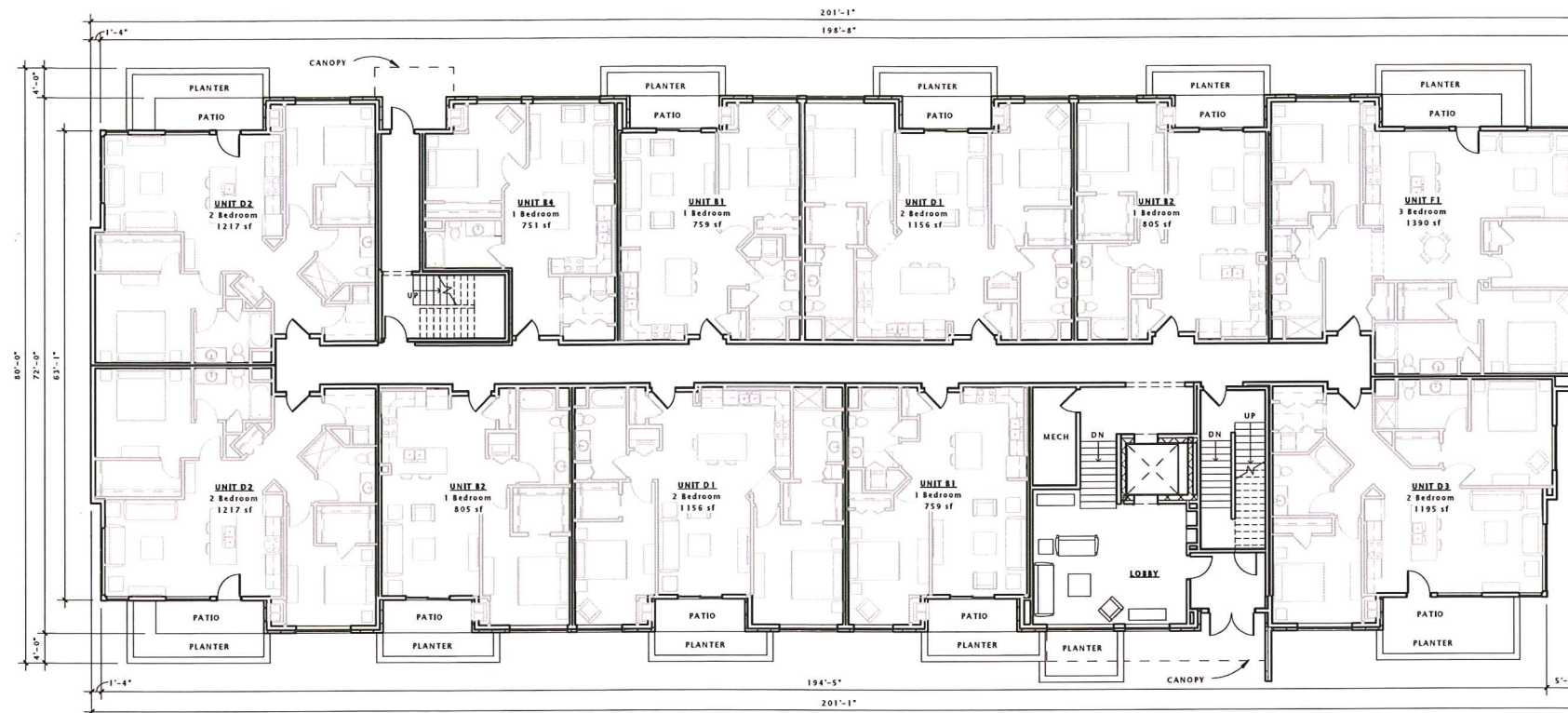
SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100





**BUILDING TYPE A
(35 UNITS)**



**BUILDING TYPE B
(41 UNITS)**

PROGRESS DOCUMENTS

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

FIRST FLOOR PLAN

SHEET NUMBER

A101



BUILDING TYPE A
(35 UNITS)



BUILDING TYPE B
(41 UNITS)

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

SECOND AND THIRD
FLOOR PLANS

SHEET NUMBER

A102

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

BUILDING A -
EXTERIOR ELEVATIONS

SHEET NUMBER

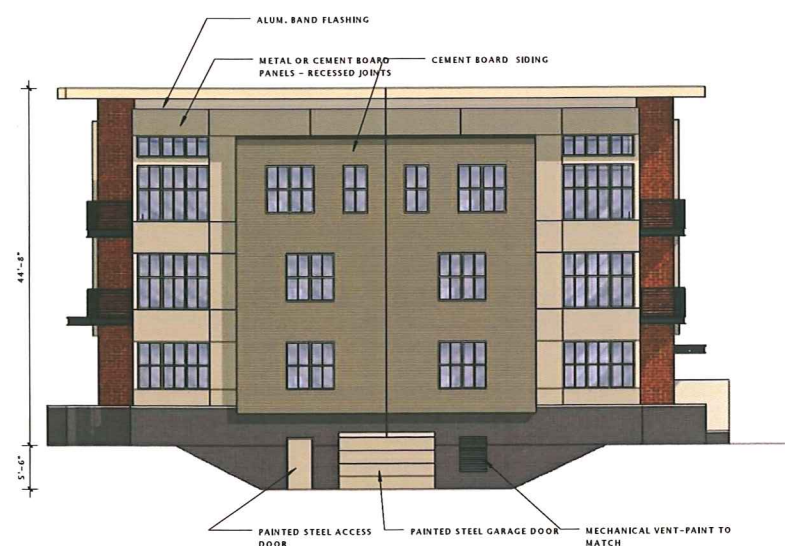
A200



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"



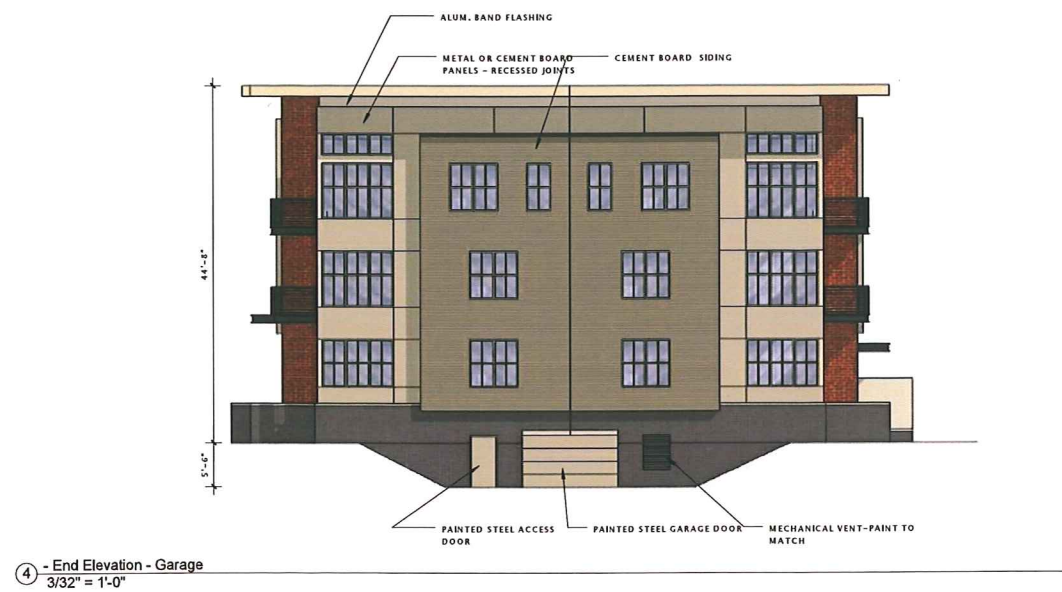
③ Typical End Elevation
3/32" = 1'-0"



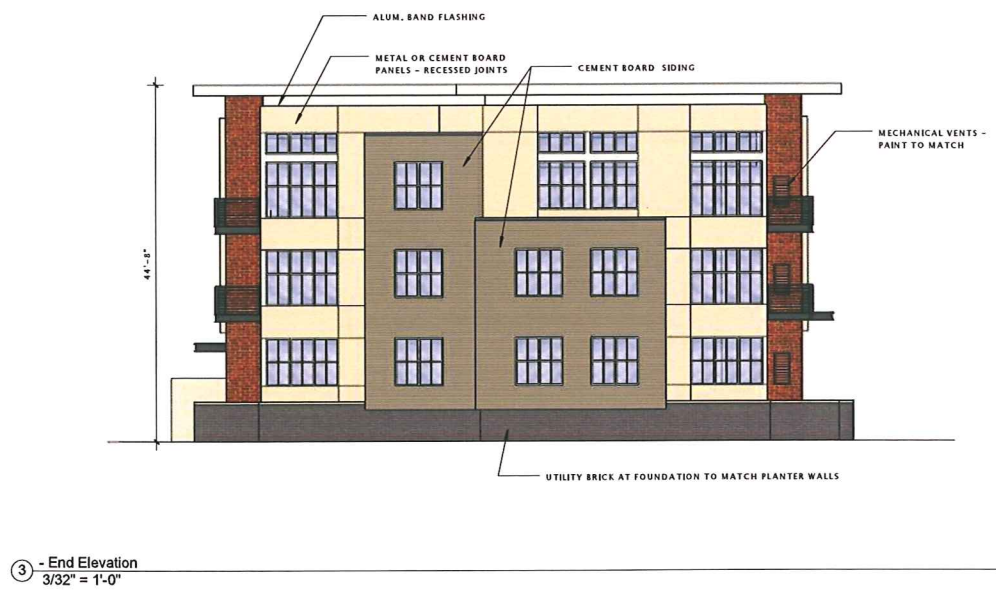
② Building B - Front Elevation
3/32" = 1'-0"



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



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



③ - End Elevation
3/32" = 1'-0"

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

BUILDING B -
EXTERIOR ELEVATIONS

SHEET NUMBER

A201