

UPL Passed 10-3-12 No. 5

LEGEND LANDSCAPE MANAGEMENT ZONES

- EXISTING BUILDINGS TO BE RENOVATED:**
- **A. INTENSIVE FOUNDATION PLANTING ZONE:**
New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.
 - Mix of evergreen and deciduous shrubs with perennial planting accents.
 - Add double shredded hardwood mulch, natural color throughout all planting beds, 3" depth.
 - Shovel cut edges, smooth, continuous radii/lines.
 - Seasonal aesthetic interest with minimal maintenance. Plantings selected based on durability and tolerance to drought, soil and neglect.
 - Remove existing vegetation around signage entries and replace with ornamental plantings as indicated.
 - **B. PRIMARY REJUVENATION PLANTING ZONE:**
Selectively remove overgrown and aging species. Replace with plantings that add aesthetic character and enhance environmental capabilities (attract wildlife, reduce stormwater, etc.).
 - See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
 - This zone is located along south and western frontages of buildings. Deciduous canopy vegetation shall be utilized to increase building energy efficiency. Evergreen trees shall be selectively removed to reduce dense shade and afford better sight lines for safety.
 - Combine planting beds with proposed "Type A" management zone bed lines where indicated.
 - Remove existing wood mulch and built up debris to bring grade within proximity of adjacent walks.
 - Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
 - Replace dead, damaged or diseased trees/shrubs with like variety.
 - **C. SECONDARY REJUVENATION PLANTING ZONE:**
Selectively remove overgrown and aging species with some additions of new shrub material. Areas are defined by single (isolated) species with functional characteristics over ornamental variety. Refresh mulch.
 - See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
 - Prune and limb up deciduous trees species along Moorland Road in buffer yard area.
 - Remove "isolated" shrub effect along Moorland Road in buffer yard area. Combine single species or add similar species to create edge buffer.
 - Selectively remove diseased, damaged or crowding species.
 - Areas behind units along patios to be maintained. Replace dead, damaged or diseased shrubs with like varieties.
 - Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
 - **D. MATURE DECIDUOUS TREE CANOPY ZONE:**
Maintain existing landscape aesthetic with large deciduous tree canopies planted in lawn areas. Selectively remove and/or prune if necessary to increase light, enhance views or provide aesthetics.
 - Perform a tree diagnosis and actions plan to identify health and safety of existing mature trees in lawn areas throughout the site.
 - Restore lawn or add lawn as indicated on the plans. Slopes of 1:4 or greater shall be stabilized until establishment.
 - Remove invasive trees.
 - Provide 6" diameter mulch rings around all trees. Do not place mulch against tree trunks.

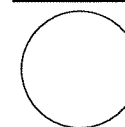


* architectural treatments per architectural plans
IDENTITY COLOR PALETTE
FOCAL ENTRY LANDSCAPE VIGNETTE

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING 1*
BUILDING 2*
BUILDING 3*
BUILDING 4*
BUILDING 5*
BUILDING 6*
BUILDING 7*
CLUBHOUSE
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
GARAGE #6
GARAGE #7
GARAGE #8
GARAGE #9
GARAGE #10



ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:
TBD

OWNER:
NOB HILL APARTMENTS LLC
710 NORTH PLANKINTON AVENUE
SUITE 120D
MILWAUKEE, WI 53203

PROJECT:
NOB HILL APARTMENTS
1108 MOORLAND ROAD
MADISON, WI 53713

PRELIMINARY SHEET DATES:

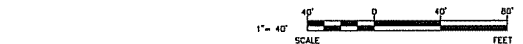
- JUNE 20, 2012
- JULY 18, 2012
- SEPT 26, 2012

JOB NUMBER:
1206230

SHEET

C1.5

LANDSCAPE MANAGEMENT PLAN






PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

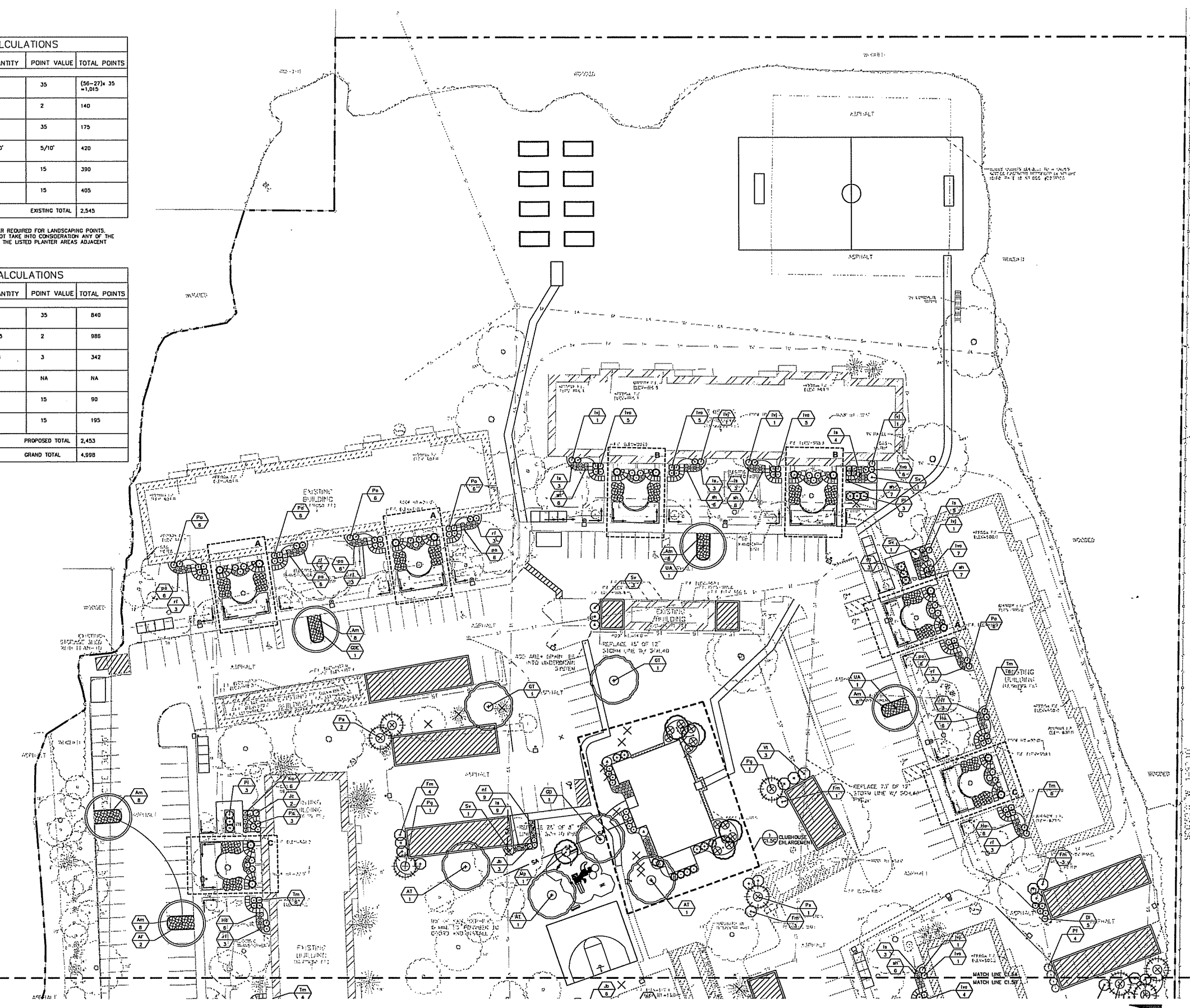
SAA DESIGN GROUP
SAA Design Group, Inc.
191 E. Dodge Road
Madison, WI 53713
Ph. 608.211.9920
www.saa-design.com

REQUIREMENTS: BASED ON 483 EXISTING STALLS
 CANOPY TREES REQUIRED = 27
 LANDSCAPE POINTS REQUIRED = 1,630

EXISTING LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2" - 2.5" MIN.	LOCATED WITHIN 50' OF THE EDGE OF THE PARKING LOT.	56	35	(56-27) x 35 = 1,015
DECIDUOUS SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	70	2	140
EVERGREEN SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	5	35	175
DECORATIVE FENCE (PER 10')	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	840'	5/10'	420
EVERGREEN TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	26	15	390
SMALL TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	27	15	405
EXISTING TOTAL				2,545

 EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
 EXISTING EVERGREEN TREE
 EXISTING SHRUB
LANDSCAPE NOTES:
 THE EXISTING SITE IS OVER REQUIRED FOR LANDSCAPING POINTS. THE ABOVE POINTS DO NOT TAKE INTO CONSIDERATION ANY OF THE SHRUB PLANTINGS WITHIN THE LISTED PLANTER AREAS ADJACENT TO THE BUILDINGS.

PROPOSED LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2" - 2.5" MIN.	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	24	35	840
DECIDUOUS SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	493	2	986
EVERGREEN SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	114	3	342
DECORATIVE FENCE (PER 10')	NO NEW FENCING PROPOSED	NA	NA	NA
EVERGREEN TREE	BEHIND PROPOSED GARAGE AREA	6	15	90
SMALL TREE	ENTRY SIGNAGE	13	15	195
PROPOSED TOTAL				2,453
GRAND TOTAL				4,998

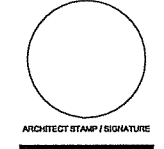


100 CAMLOTT DRIVE
 FOND DU LAC, WI 54633
 PHONE: (920) 926-9800
 FAX: (920) 926-9801

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING 'A'
BUILDING 'B'
BUILDING 'C'
BUILDING 'D'
BUILDING 'E'
BUILDING 'F'
BUILDING 'G'
BUILDING 'H'
BUILDING 'I'
BUILDING 'J'
CLUBHOUSE
GARAGE #1
GARAGE #2
GARAGE #3
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GARAGE #7
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GARAGE #9
GARAGE #10



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 SUITE 1200
 MILWAUKEE, WI 53203


PROJECT:
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 MADISON, WI 53713

PRELIMINARY SHEET DATES:
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JOB NUMBER:
 1206230
 SHEET

C1.5A

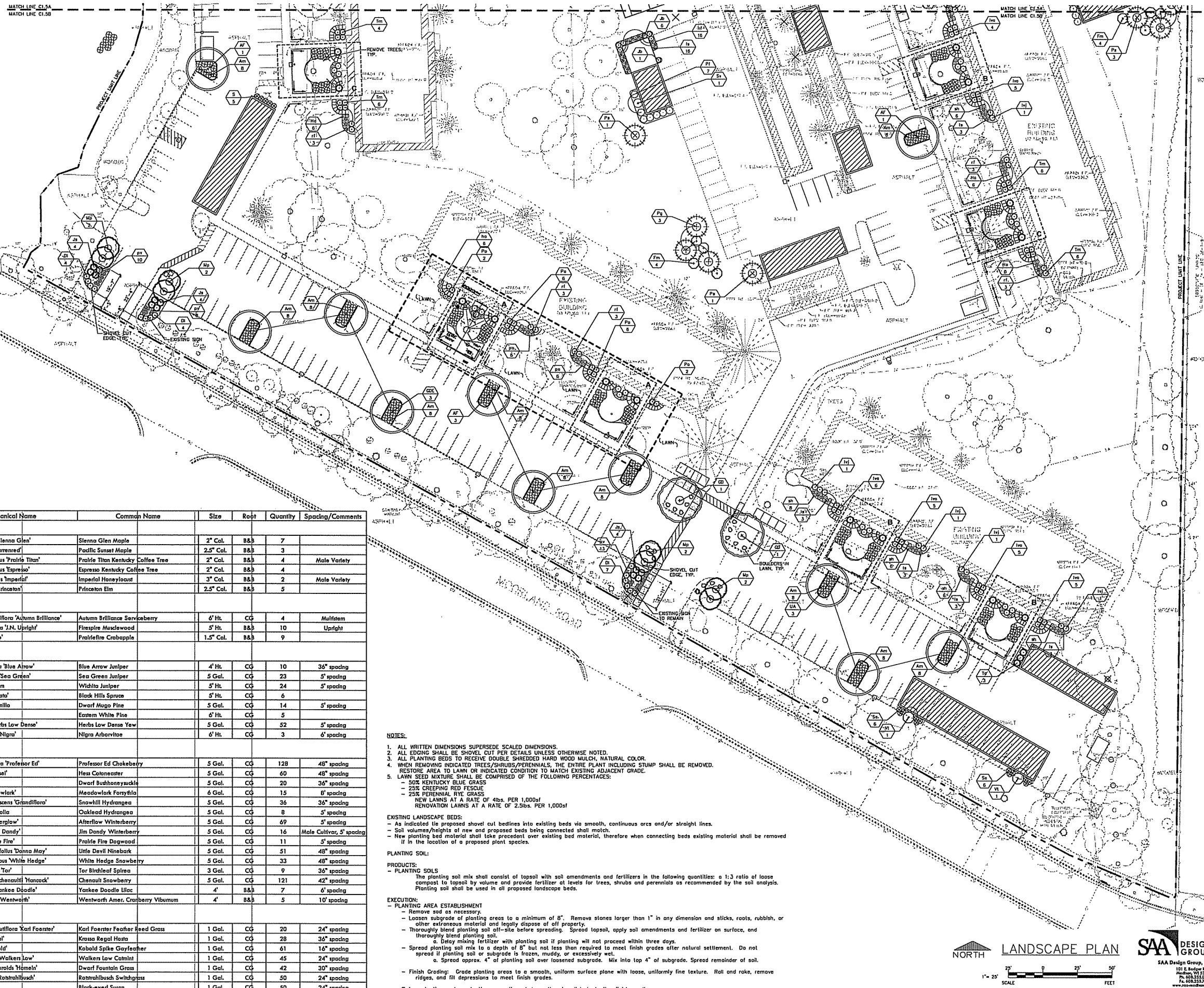
LANDSCAPE PLAN

 NORTH

SCALE: 1" = 20' FEET

SAA DESIGN GROUP
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

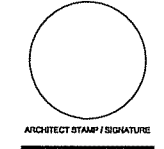


100 CAMELOT DRIVE
FOND DU LAC, WI 54933
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FAX: (920) 826-9001

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTERSET
SUBNO 1
SUBNO 2
SUBNO 3
SUBNO 4
SUBNO 5
SUBNO 6
SUBNO 7
SUBNO 8
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SUBNO 100



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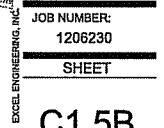
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C1.5B



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Symbol	Botanical Name	Common Name	Size	Root	Quantity	Spacing/Comments
SHADE TREES						
AF	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	2" Cal.	B&B	7	
AT	Acer punctatum 'Warrenred'	Pacific Sunset Maple	2.5" Cal.	B&B	3	
GD	Gymnocladus dioica 'Prairie Titan'	Prairie Titan Kentucky Coffee Tree	2" Cal.	B&B	4	Male Variety
GDE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2" Cal.	B&B	4	
GT	Gleditsia inaequalis 'Imperial'	Imperial Honeylocust	3" Cal.	B&B	2	Male Variety
UA	Ulmus americana 'Princeton'	Princeton Elm	2.5" Cal.	B&B	5	
ORNAMENTAL TREES						
Ac	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" Ht.	CG	4	Multistem
Cc	Carpinus caroliniana 'J.N. Upright'	Finespire Muscadewood	5" Ht.	B&B	10	Upright
Mp	Malus sp. 'Prairefire'	Prairefire Crabapple	1.5" Cal.	B&B	9	
EVERGREEN TREES/SHRUBS						
Jb	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	4" Ht.	CG	10	36" spacing
Jc	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	CG	23	5' spacing
Js	Juniperus scopulorum	White Juniper	5" Ht.	CG	24	5' spacing
Pg	Pinus strobus 'Densata'	Black Hills Spruce	5" Ht.	CG	6	
Pl	Pinus mugo var. pumillo	Dwarf Mugo Pine	5 Gal.	CG	14	5' spacing
Pt	Pinus strobus	Eastern White Pine	6" Ht.	CG	5	
Tm	Taxus x media 'Herbs Law Dense'	Herbs Law Dense Yew	5 Gal.	CG	52	5' spacing
To	Thuja occidentalis 'Nigra'	Nigra Arborvitae	6" Ht.	CG	3	6' spacing
DECIDUOUS SHRUBS						
Am	Aronia melanocarpa 'Professor Ed'	Professor Ed Chokeberry	5 Gal.	CG	128	48" spacing
Ch	Coloaster x 'Hess'	Hess Coloaster	5 Gal.	CG	60	48" spacing
DI	Dierilla lancaea	Dwarf Buthoneysuckle	5 Gal.	CG	20	36" spacing
Fm	Forsythia x 'Meadowlark'	Meadowlark Forsythia	6 Gal.	CG	15	8' spacing
Ha	Hydrangea arborescens 'Grandiflora'	Snowhill Hydrangea	5 Gal.	CG	36	36" spacing
Hq	Hydrangea quercifolia	Oakleaf Hydrangea	5 Gal.	CG	8	5' spacing
Iva	Ilex verticillata 'Afterglow'	Afterglow Winterberry	5 Gal.	CG	69	5' spacing
Ivj	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	5 Gal.	CG	16	Male Cultivar, 5' spacing
Pf	Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	5 Gal.	CG	11	5' spacing
Pa	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal.	CG	51	48" spacing
So	Symphoricarpos albus 'White Hedge'	White Hedge Snowberry	5 Gal.	CG	33	48" spacing
Sb	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	3 Gal.	CG	9	36" spacing
Sc	Symphoricarpos x chenaultii 'Hanzack'	Chenault Snowberry	5 Gal.	CG	121	42" spacing
Sv	Syringa vulgaris 'Yankee Doodle'	Yankee Doodle Lilac	4'	B&B	7	6' spacing
Vt	Viburnum trilobum 'Wentworth'	Wentworth Amer. Cranberry Viburnum	4'	B&B	5	10' spacing
PERENNIALS & GRASSES						
ca	Calamagrostis x caudiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	CG	20	24" spacing
ho	Hosta 'Krasa Regal'	Krasa Regal Hosta	1 Gal.	CG	28	36" spacing
ls	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1 Gal.	CG	61	16" spacing
nl	Nepeta x fassenii 'Walkers Low'	Walkers Low Catmint	1 Gal.	CG	45	24" spacing
pa	Pennisetum alopecuroides 'Hemlet'	Dwarf Fountain Grass	1 Gal.	CG	42	30" spacing
pv	Panicum virgatum 'Rothschild'	Rothschild Switchgrass	1 Gal.	CG	50	24" spacing
rf	Rudbeckia fulgida	Black-eyed Susan	1 Gal.	CG	50	24" spacing
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	CG	109	24" spacing

NOTES:

- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- ALL EDGING SHALL BE SHOVEL CUT PER DETAILS UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARD WOOD MULCH, NATURAL COLOR.
- WHEN REMOVING INDICATED TREES/SHRUBS/PERENNIALS, THE ENTIRE PLANT INCLUDING STUMP SHALL BE REMOVED. RESTORE AREA TO LAWN OR INDICATED CONDITION TO MATCH EXISTING ADJACENT GRADE.
- LAWN SEED MIXTURE SHALL BE COMPRISED OF THE FOLLOWING PERCENTAGES:
- 50% KENTUCKY BLUE GRASS
- 25% CREEPING RED FESCUE
- 25% PERENNIAL RYE GRASS
NEW LAWNS AT A RATE OF 4lbs. PER 1,000sf
RENOVATION LAWNS AT A RATE OF 2.5lbs. PER 1,000sf

EXISTING LANDSCAPE BEDS:

- As indicated the proposed shovel cut bedlines into existing beds via smooth, continuous arcs and/or straight lines.
- Soil volumes/heights of new and proposed beds being connected shall match.
- New planting bed material shall take precedent over existing bed material, therefore when connecting beds existing material shall be removed if in the location of a proposed plant species.

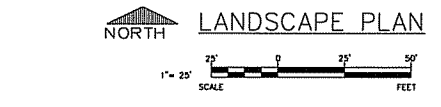
PLANTING SOIL:

PRODUCTS:

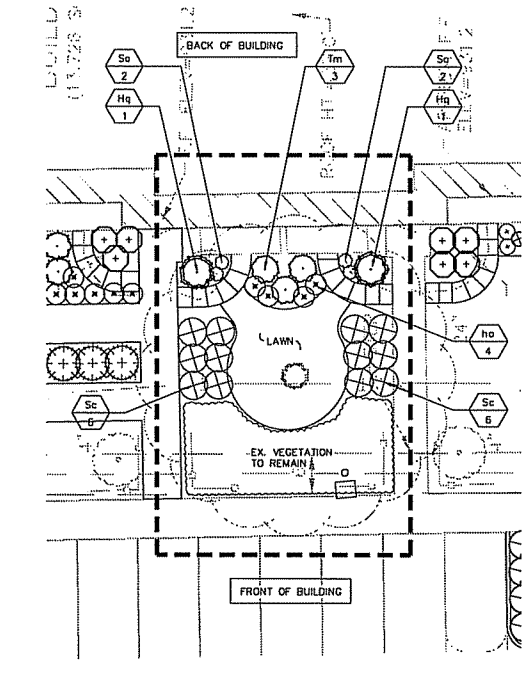
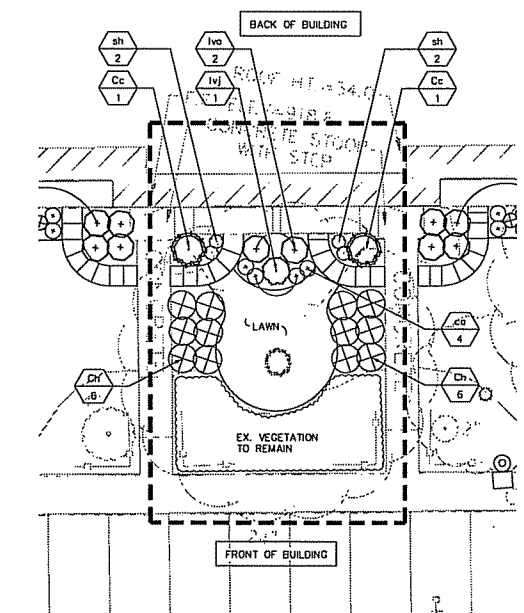
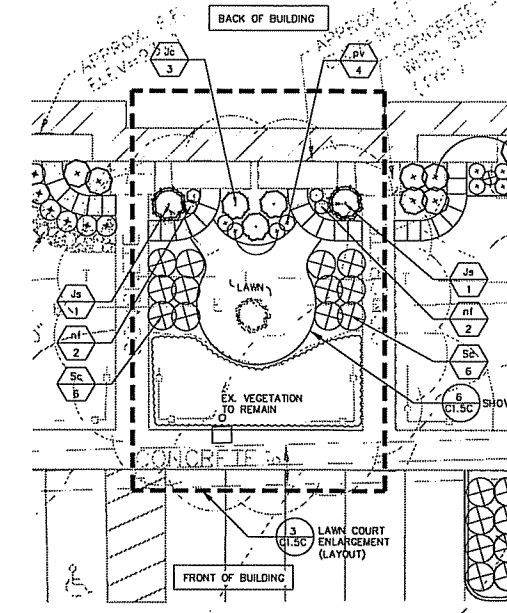
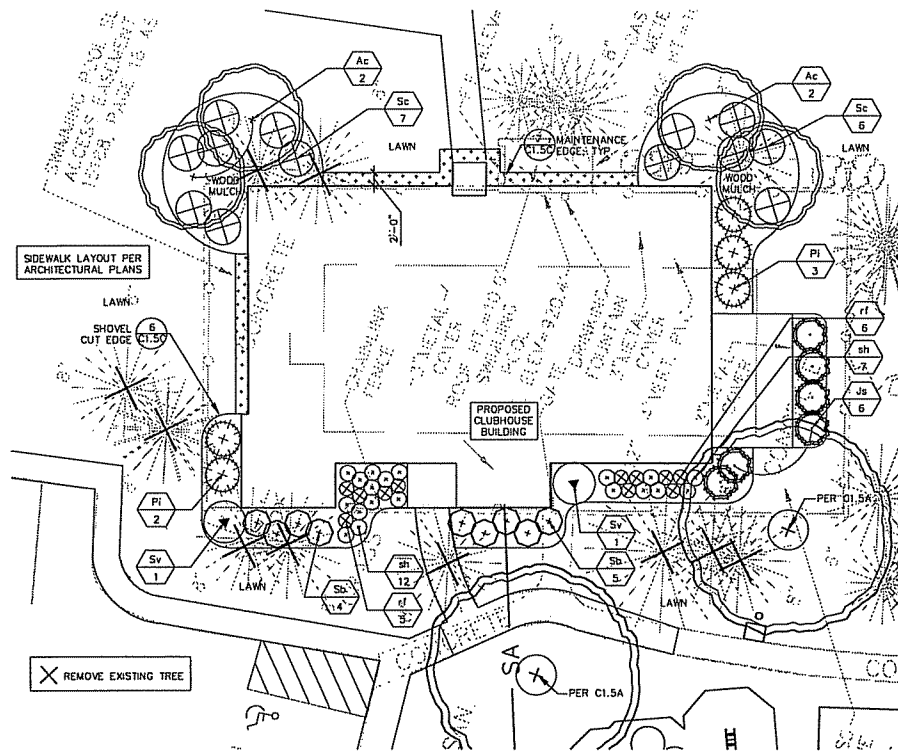
- PLANTING SOILS
The planting soil mix shall consist of topsoil with soil amendments and fertilizers in the following quantities: a 1:3 ratio of loose compost to topsoil by volume and provide fertilizer at levels for trees, shrubs and perennials as recommended by the soil analysis. Planting soil shall be used in all proposed landscape beds.

EXECUTION:

- PLANTING AREA ESTABLISHMENT
- Remove sod as necessary.
- Loosen subgrade of planting areas to a minimum of 8". Remove stones larger than 1" in any dimension and sticks, roots, rubbish, or other extraneous material and legally dispose of off property.
- Thoroughly blend planting soil off-site before spreading. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil.
o Delay mixing fertilizer with planting soil if planting will not proceed within three days.
- Spread planting soil mix to a depth of 8" but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
o Spread approx. 4" of planting soil over loosened subgrade. Mix into top 4" of subgrade. Spread remainder of soil.
- Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
Before planting restore planting areas if eroded or otherwise disturbed after finish grading.



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

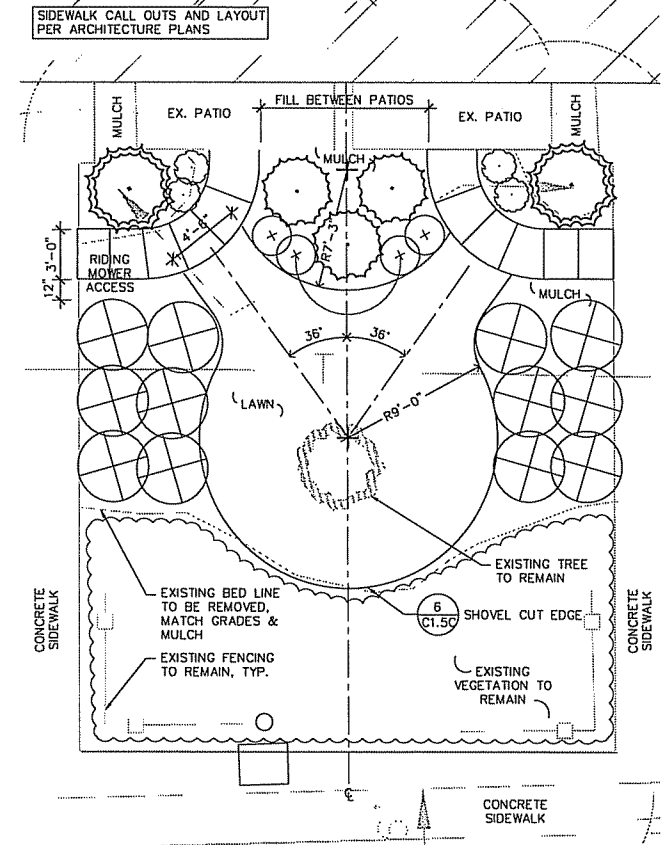
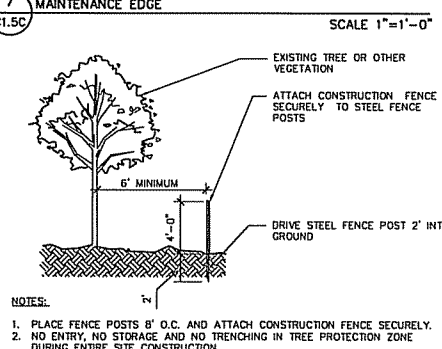
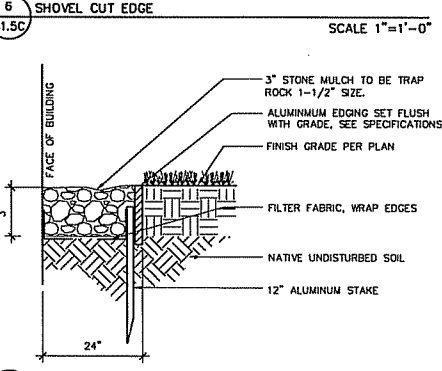
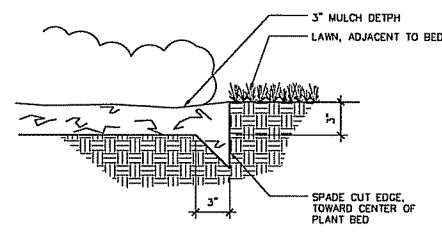
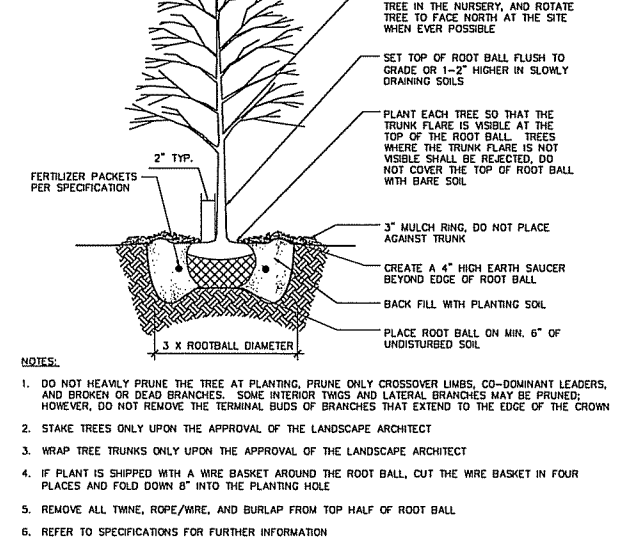
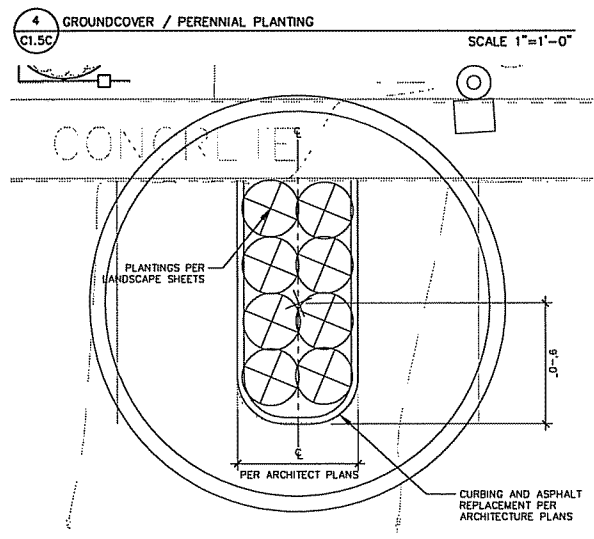
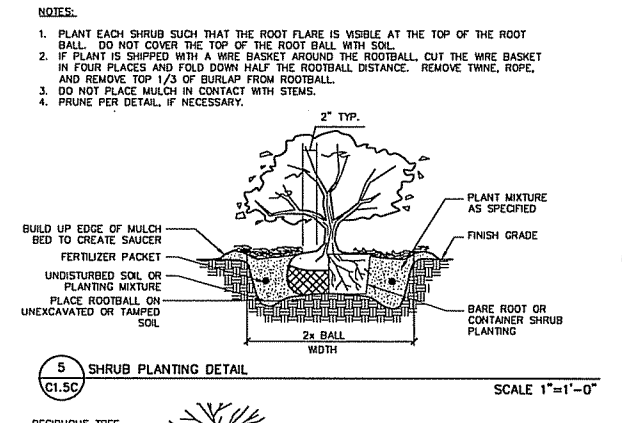
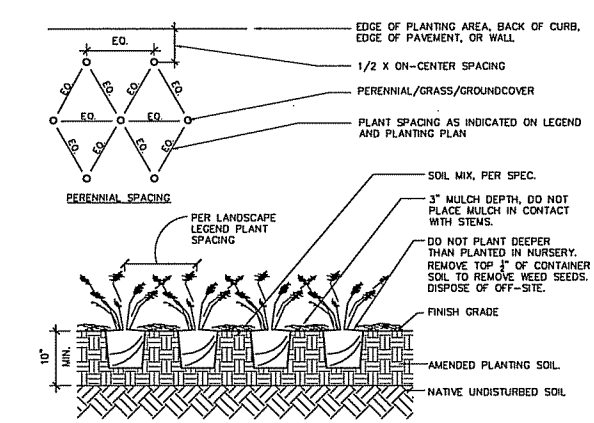


1 CLUBHOUSE ENLARGEMENT
C1.5C
SCALE: 1"=10'-0"

2A BUILDING FRONT YARDS - A
C1.5C TYPICAL OF 5
SCALE: 1"=10'-0"

2B BUILDING FRONT YARDS - B
C1.5C TYPICAL OF 5
SCALE: 1"=10'-0"

2C BUILDING FRONT YARDS - C
C1.5C TYPICAL OF 4
SCALE: 1"=10'-0"



3 LAWN COURT ENLARGEMENT
C1.5C TYPICAL
SCALE: 1/4"=1'-0"

EXCEL ENGINEERING
100 CAMELOT DRIVE
FOXD LAKE, WI 54935
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FAX: (920) 828-9901

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING X
BUILDING Y
BUILDING Z
BUILDING W
BUILDING V
BUILDING U
BUILDING T
BUILDING S
BUILDING R
BUILDING Q
BUILDING P
BUILDING O
BUILDING N
BUILDING M
BUILDING L
BUILDING K
BUILDING J
BUILDING I
BUILDING H
BUILDING G
BUILDING F
BUILDING E
BUILDING D
BUILDING C
BUILDING B
BUILDING A

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