

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

Legistar # 27549

DATE SUBMITTED: November 28, 2012

UDC MEETING DATE: December 5, 2012

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 5302 Tancho Drive & 5101 American Parkway

ALDERMANIC DISTRICT: District 17

OWNER/DEVELOPER (Partners and/or Principals)

Fiduciary Real Estate Development

789 North Water Street - Suite 200

Milwaukee, Wisconsin 53202

ARCHITECT/DESIGNER/OR AGENT:

JLA Architects + Planners

5325 Wall Street - Suite 2700

Madison, Wisconsin 53718

Contact: Joseph Lee

CONTACT PERSON: Joseph Lee (JLA Architects + Planners)

Address: 5325 Wall Street - Suite 2700
Madison, Wisconsin 53718

Phone: 608.241.9500

Fax: _____

E-mail address: jlee@jla-ap.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

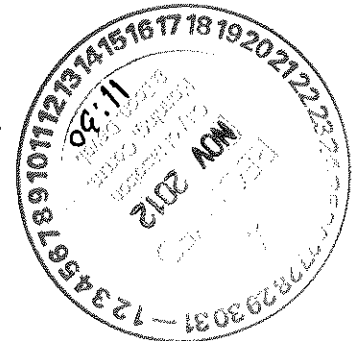
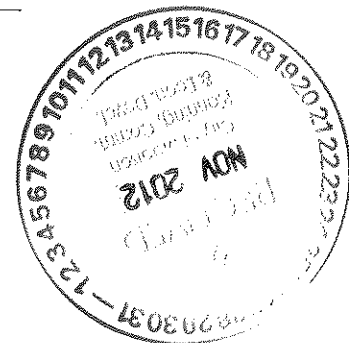
R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____



***Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)**

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



789 North Water Street, Suite 200, Milwaukee, Wisconsin 53202
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Brett K. Miller
Vice President & COO
Direct Dial: (414) 274-8218
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November 14, 2012

Mr. Matt Tucker
Zoning Administrator
City of Madison
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: C.S.M. 11206, Lot 1 SIP Application

Dear Matt,

On behalf of Fiduciary Real Estate Development, Inc. and our development partners, please consider this our formal letter of intent to pursue GDP / SIP rezoning for C.S.M. 11206, Lot 1 located in the American Family campus on Madison's east side. In November 2003, the Common Council conditionally approved the Amended PUD (GDP) for the subject parcel. At this time, we are presenting our development plan and our submittal for both the GDP and SIP for the development (exclusive of the clubhouse).

We have not yet named our proposed 263-unit project and will generically refer to it as the "American Parkway Apartments." Please consider the following:

PROJECT TEAM

Applicant

Fiduciary Real Estate Development, Inc.
789 N. Water St. Suite 200
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Phone: 414-274-8218
Fax: (414) 274-8219
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Architect

JOSEPH LEE+ASSOCIATES
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Development Consultant

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Engineer

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Landscape Design

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Phone: 608-848-5060
Fax: 608-848-2255
Justin Frahm
justin.frahm@jsdinc.com

PROPERTY INFORMATION

<i>Address:</i>	C.S.M. 11206, Lot 1
<i>Aldermanic District:</i>	District 17, Alder Clausius
<i>Alder/Neighborhood Notification:</i>	July 13, 2012
<i>Concept Design UDC Presentation:</i>	September 5, 2012
<i>Legal Description:</i>	LOT 1, C.S.M. No. 11206, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OR SECTION 14, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN
<i>Lot Area:</i>	564,195 square feet
<i>Existing Land Use:</i>	Agricultural
<i>Existing Zoning:</i>	Expired PUD – GDP (reversion to agricultural)
<i>Surrounding Uses:</i>	Medium Density Residential, Daycare
<i>Development Schedule:</i>	2013-2016: Construction in three phases <ul style="list-style-type: none">• Phase 1: 117 units – 4/2013 – 2/2014• Phase 2: 76 units – 4/2014 – 2/2015• Phase 3: 70 units – 4/2015 – 2/2016

PROJECT DESCRIPTION

The development will be comprised of 263 market-rate apartments located in seven (7) buildings and will include a separate clubhouse and pool. The apartments will include a mix of studios, one bedrooms, two bedrooms and three bedrooms. There are two distinct building types: three with 41 units each and four with 35 units each.

This community features underground parking for cars, bikes & mopeds, energy efficient building materials and techniques, and a carefully designed street level massing and character. In addition, the development will feature an exceptional central green that will provide recreational space to the broader community. The property will be professionally managed on site by Fiduciary Real Estate Development, Inc., which currently manages approximately 5,000 units and the property will feature a clubhouse with swimming pool, fitness center, clubroom, tanning room and other amenities.

The following details the specific elements of the development, all of which are detailed in the Amended PUD/GDP & PUD/SIP Submittal Package dated November 14, 2012:

Site Area:	564,195 square feet
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Clubhouse Square Footage:	Up to 6,500 square feet
Gross Building Square Footage:	310,400
Residential Square Footage:	303,900
Residential Unit Count:	263 <ul style="list-style-type: none">• Three 41 unit buildings with 68 bedrooms each• Four 35 unit buildings with 56 bedrooms each
Residential Unit Mix	Studio 14 One Bedroom 105 Two Bedrooms 123 Three Bedrooms 21
Underground Parking Count:	263
Surface Parking Count:	138
Bicycle Parking Count:	28 exterior, 263 interior
Open Space Percentage:	55% Open Space (at project completion)
Estimate School-age Population:	47 (per Dane County 2000 Impact Study at 0.18 / apartment)
Trash / Snow Removal:	All trash and snow removal will be performed by private contractors.
Amenities:	Private and public outdoor space- private balconies, public green Covered automobile, scooter, and bicycle parking Laundry facilities in each unit Community Room Pool Fitness Center Tanning Room

EXISTING CONDITIONS

The property is currently undeveloped. It is located adjacent to The Barrington Apartments, which were developed under the previous GDP.

The 2003 approval established a zoning code for the subject parcel, including a variety of bulk regulations. The following summarizes the approved zoning code:

2003 ZONING TEXT (PREVIOUS PUD/GDP)

A. USES:

Lot 3-A shall be used for medium density multi-family residential development and accessory uses, including but not limited to swimming pool(s), patios, recreation facilities, activity rooms, and sales/marketing center. The development shall consist of up to 273 dwelling units in nine buildings. The proposed building mix is four (4) thirty-nine unit buildings, four (4) twenty-four unit buildings, and one (1) twenty-one unit building.

B. BULK REGULATIONS:

1. Height Regulations: No building shall exceed three (3) stories or forty-three (43) feet in height.
2. Yard Requirements: The buildings shall be a minimum of thirty (30) feet apart. The buildings shall be an average of twenty five (25) feet and at no point closer than ten (10) feet to the private drive. The buildings shall be setback from the public street a minimum of fifteen (15) feet. And a minimum of twenty (20) feet shall be provided from the back of sidewalks to garage doors.
3. Usable Open Space: The total usable open space is 304,460 square feet and the average per dwelling unit is 1,153 square feet.
4. Off-Street Loading Facilities: To be provided per M. G. O. Section 28.11 or as provided on the approved plan.
5. Off-Street Parking: Parking shall comply with M. G. O. Section 28.11. 164 surface and 264 underground for a total of 428 parking stalls are currently shown.
6. Density: 273 units on 12.98 acres is a density of 21.03 units per acre.

C. FAMILY DEFINITION/PERMITTED:

Family shall be as defined per M. G. O. Section 28.03 (2) and shall be permitted as it applies to the R-5 zoning district.

D. SITE IMPROVEMENTS:

1. Street(s): All streets internal to a lot or shared between lots shall be private and shall intersect with the dedicated public street.
2. Sanitary Sewer: On-site sanitary sewers shall be private with connections to the existing public sewers in Tancho Drive at the designated locations.
3. Storm Sewer: Storm water management shall be provided on site per M. G. O. Section 37.09
4. Water Mains: A looped public water main shall be constructed through the site connecting the existing stubbed public main along the east edge of the lot with the water main in Tancho Drive. All water services to the individual buildings shall be private.
5. Solid waste, snow removal and maintenance: Solid waste collection, snow removal and maintenance shall be private.

E. LANDSCAPE AND SIGNS:

Landscaping shall be as per the approved plans, to be designed to integrate vegetation, entrance monument, signs, decorative paving accents, site lighting, ponds, and fountains. Landscaping shall be rich and detailed to give a park like setting with strong identifiable architecture to assist in the creation of an identifiable neighborhood. Landscaping and signs shall be installed per the plans approved in the Planned Unit Development - Specific Implementation Plan of each phase as development takes place. Signs will be allowed per Chapter 31 of the M.G.O. for the R-5 zoning district.

STATEMENT OF CONFORMANCE WITH ZONING

This new development will substantially comply with the bulk regulations as outlined in the 2003 Zoning Code. The enclosed Amended PUD/GDP and PUD/SIP Submittal dated November 14, 2012 contains new Zoning Text that will serve to regulate this new development.

PROPOSED PROJECT SCHEDULE

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

Phase 1 Construction Start:	4/1/13
Phase 1 Occupancy:	2/1/14
Phase 2 Construction Start:	4/1/14
Phase 2 Occupancy:	2/1/15
Phase 3 Construction Start:	4/1/15
Phase 3 Occupancy:	2/1/16

Matt, we look forward to working with you to make this an outstanding project for Fiduciary and its partners and the City of Madison.

Yours very truly,



Brett K. Miller
Vice President & Chief Operating Officer

Enclosures

THE AMERICAN
PARKWAY
APARTMENTS
MADISON, WISCONSIN



City of Madison UDC Submittal – Initial Approval

CONTENTS :

- PREVIOUS GENERAL DEVELOPMENT PLANS
- SPECIFIC IMPLEMENTATION BOUNDARIES
- PROJECT LOCATION & GENERAL DESCRIPTION
- PROPOSED SIP ZONING TEXT
- SIP DEVELOPMENT DATA
- PROJECT IMPLEMENTATION
- APPENDIX 'A' - Specific Implementation Plans
 - SIP Civil Plans
 - SIP Landscape Plans
 - SIP Architectural Plans

PROJECT TEAM:



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608.241.9500



JSD PROFESSIONAL SERVICES, INC.
161 Horizon Drive – Suite 101
Verona, Wisconsin 53593
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PREVIOUS GENERAL DEVELOPMENT PLANS

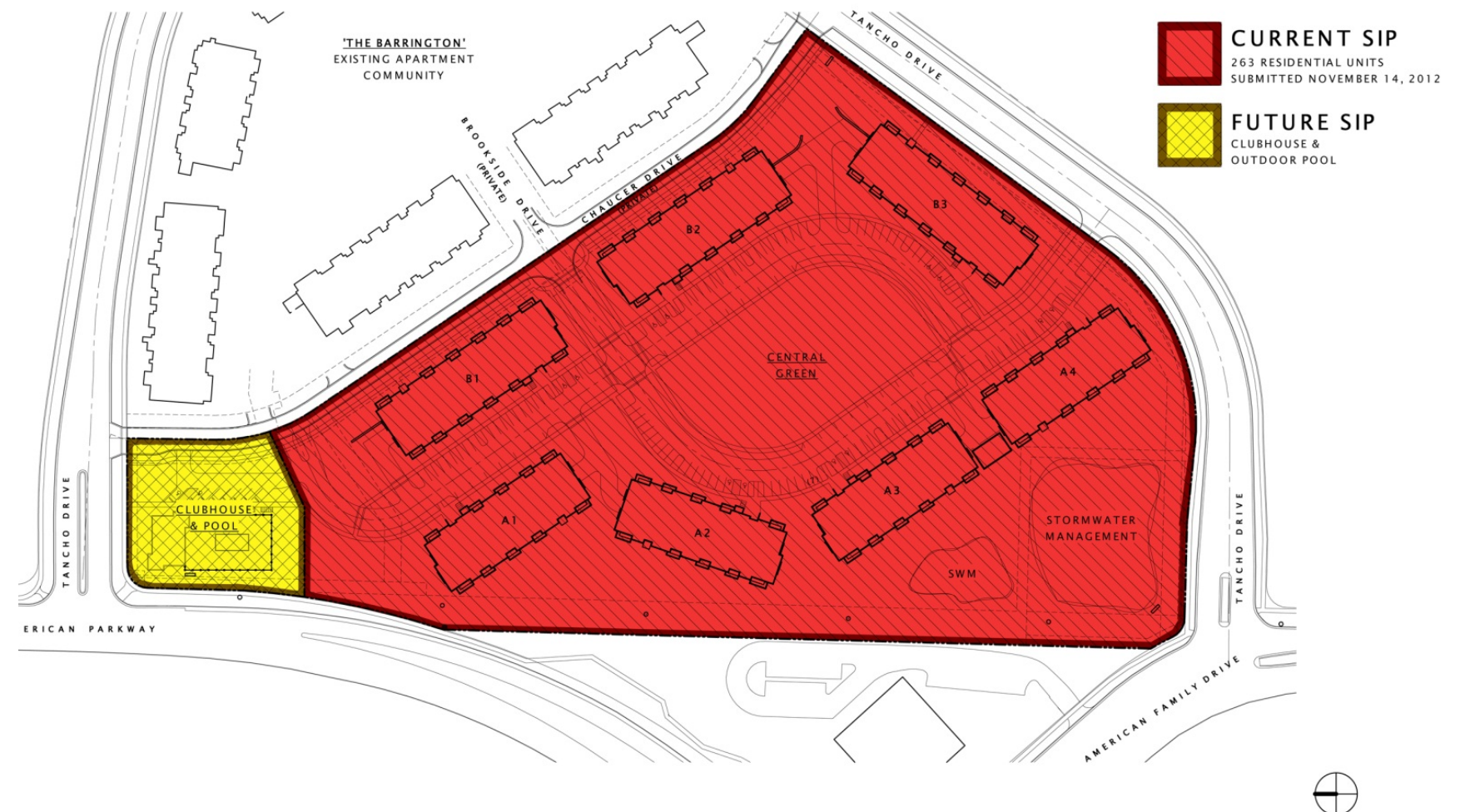
THIS DOCUMENT SHALL SERVE AS AN AMENDED PLANNED UNIT DEVELOPMENT - GENERAL DEVELOPMENT PLAN (PUD/GDP) AND PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN (PUD/SIP) TO THE PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN:

- 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 THE 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

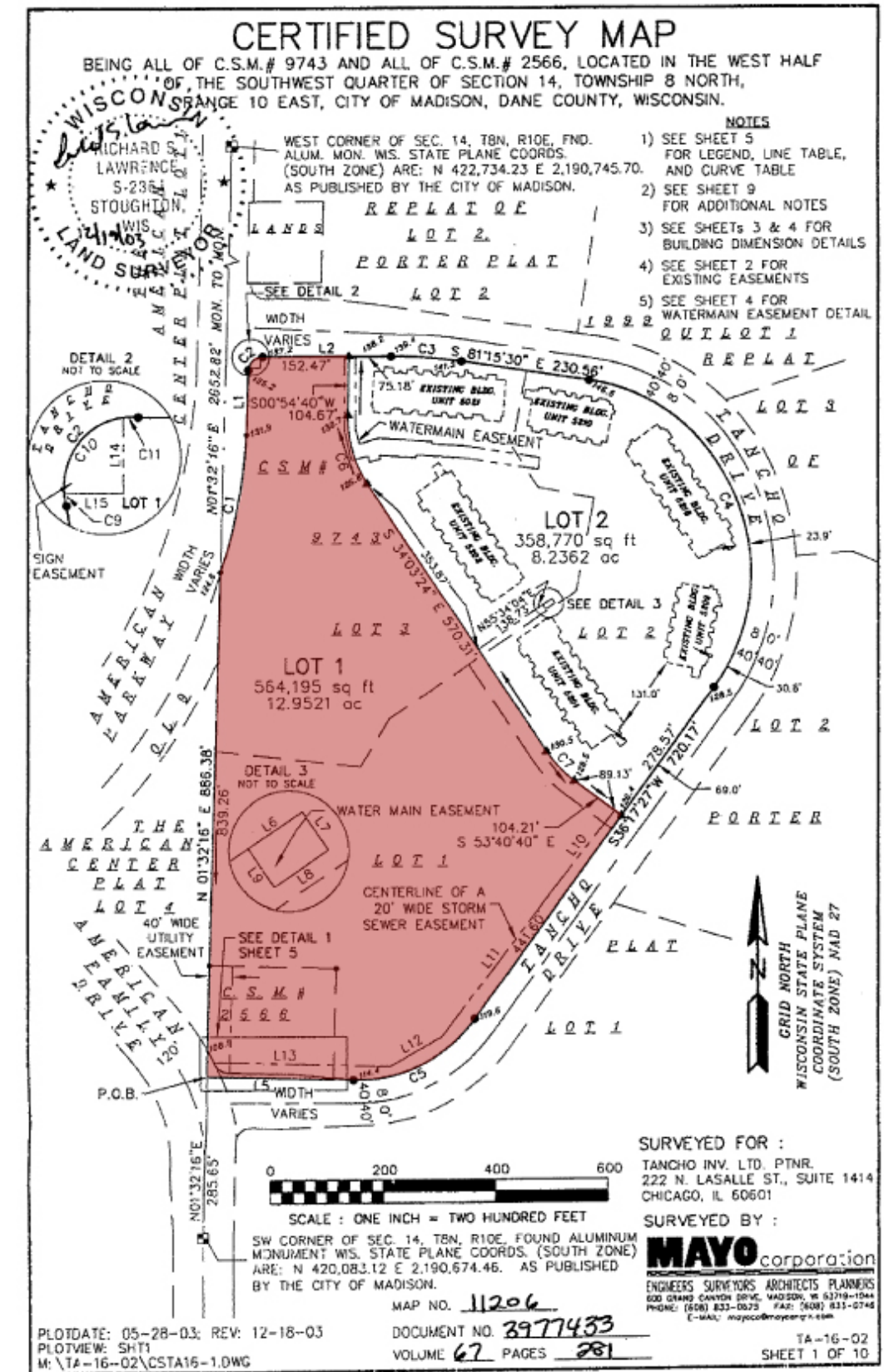
The subject property, Lot 1 of CSM 11206, is currently undeveloped. It is located adjacent to The Barrington Apartments which were developed on Lot 2 of CSM 11206 under the previous GDP that gained approval in 2003 and encompassed both Lot 1 and Lot 2 of CSM 11206.

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.



PROPOSED SIP ZONING TEXT

Project: **AMERICAN PARKWAY APARTMENTS**
 Lot 1 of CSM 11206
 Madison, Wisconsin 53715

Legal Description:

The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

Lot Area:

LOT 1, C.S.M. No. 11206, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OR SECTION 14, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

A. Statement of Purpose:

This zoning district is established to allow for the construction of 3 story multi-dwelling unit residential buildings and a 2 story club house and related amenities.

B. Permitted Uses:

The following uses are Permitted in this Planned Unit Development (PUD):

1. Medium Density multi-family residential development and accessory uses, including but not limited to swimming pool(s), patios, club house(s), recreation facilities, maintenance facilities, activity rooms and sales/marketing center.
2. The development shall consist of up to 273 dwelling units in up to nine buildings.

C. Conditional Uses:

The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R5 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

D. Floor Area Ratio:

The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 0.75

E. Building Height:

In this Planned Unit Development (PUD), no building or structure shall exceed stories (3) nor forty-six (46) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

F. Yard Requirements:

The buildings shall be a minimum of thirty (30) feet apart (excluding accessory structures). The buildings shall be at no point closer than (10) feet to the private drive. The buildings shall be setback from the public street a minimum of fifteen (15) feet and a minimum of twenty (20) feet shall be provided from the back of sidewalks to garage doors.

G. Usable Open Space:

Usable Open Space totaling no less than 1,100 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

H. Accessory Off-Street Parking & Loading:

In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined minimum total of one (1) parking space per dwelling unit.
 - i) Bicycle spaces shall be 24"x72" (minimum)
 - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

I. Signage:

In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

J. Lighting:

In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

K. Landscaping:

In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

L. Alterations & Revisions:

No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

DEVELOPMENT DATA

Specific Implementation Site Plan Data

At the time of this Specific Implementation Plan, of Lot 1 of CSM 11206 is as follows. The exact data (right) is subject to change slightly as the project's design is further developed. However, the final data shall meet all Specific Implementation Plan Zoning Standards (above).

Note: Open space is provided at 1,177 sf per unit excluding balconies.

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%

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

Building Plan Data

At the time of this Specific Implementation Plan, of Lot 1 of CSM 11206 is as follows. The exact building data (below) is subject to change as the project's design is further developed. However, total unit count & density for the entire development shall be regulated by the approved Amended PUD/GDP & PUD/SIP.

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	
	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	-	-	-	-	-	-	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%		1,145 s.f. per unit		
	Studios: 5.7%								1 Bedrooms: 37.1%				1BR+D: 5.7%				2 Bedrooms: 42.9%				2 Bedroom+Den: 0.0%				3 Bedroom: 8.6%				100%								

BUILDING DATA - RESIDENTIAL BUILDING TYPE 'B'																																					
	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	-	-	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	13,872	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		
	Studios: 4.9%								1 Bedrooms: 31.7%				1BR+D: 4.9%				2 Bedrooms: 51.2%				2 Bedroom+Den: 0.0%				3 Bedroom: 7.3%				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.

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

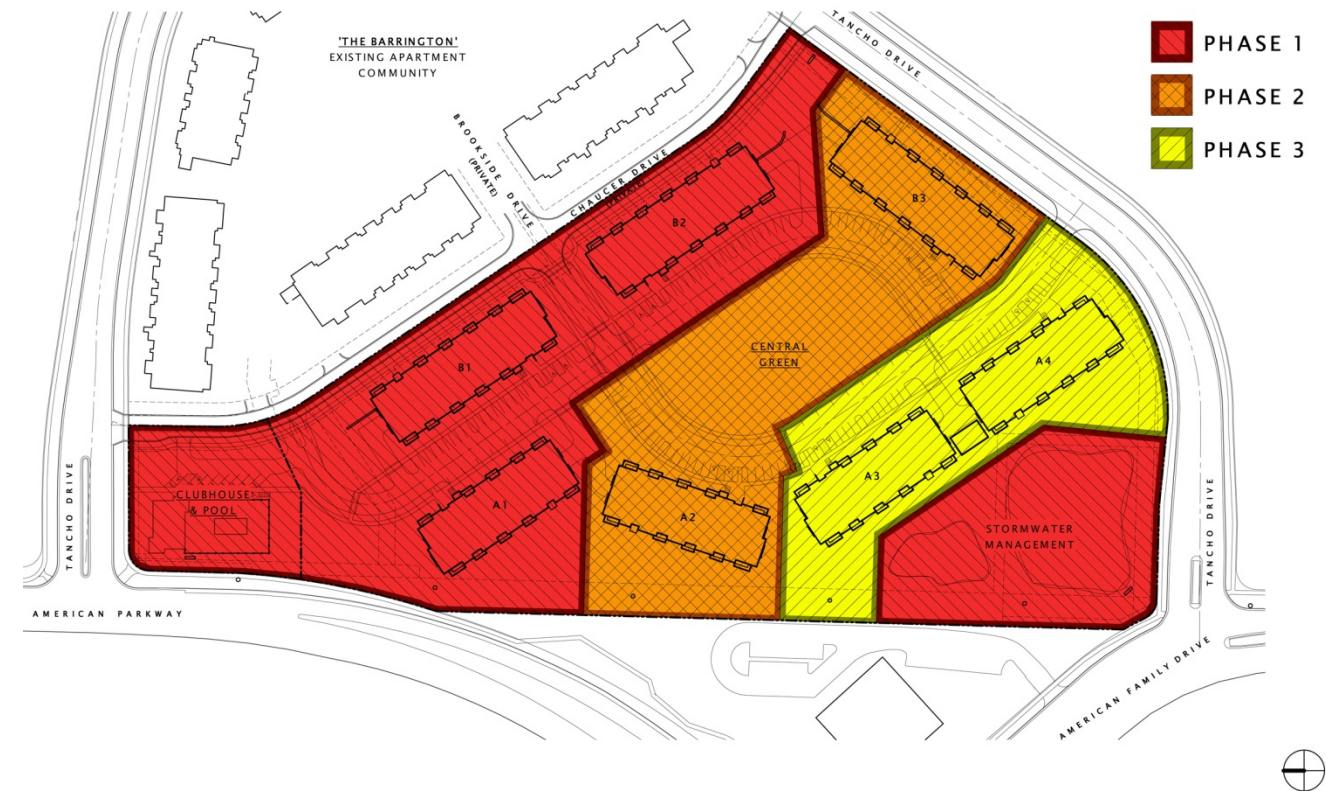
Construction of buildings 'A2', 'B3' and the central green.

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'
SUBMITTAL PLANS

28 November 2012

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

NAME	USE	BUILDING		PARKING				RATIO
		FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	
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.

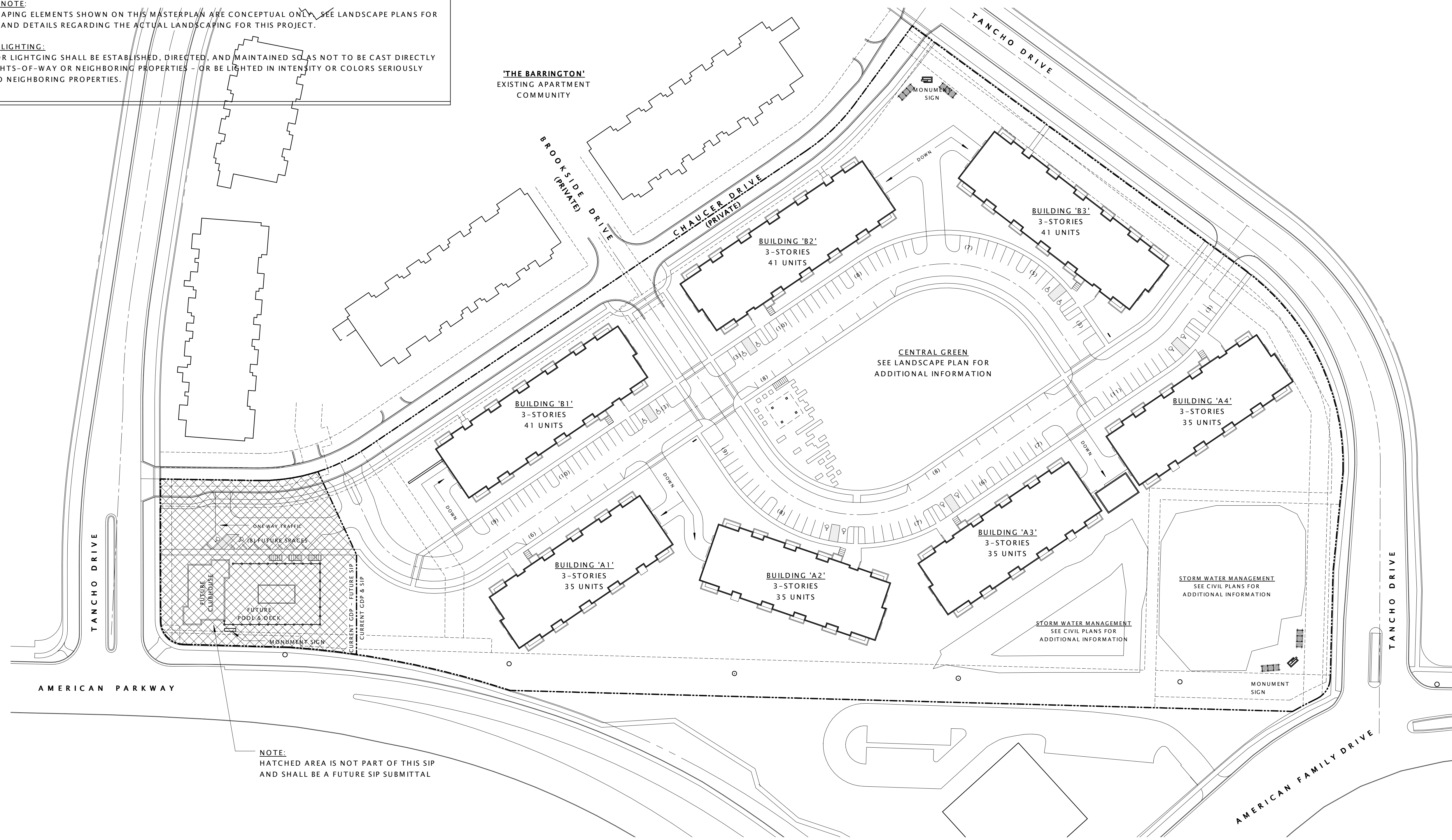
BUILDING DATA - RESIDENTIAL BUILDING TYPE 'A'

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	1,538	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	1,538	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	1,538	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	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	Qty.	Area	Area	Efficiency						
Floor 3	1	573	2	1,538	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	1,538	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	1,538	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	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
 3325 wall street - suite 2700
 madison, wisconsin 53718
 608.241.9500



FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

AMERICAN PARKWAY APARTMENTS

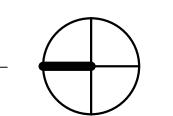
PROGRESS DOCUMENTS
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

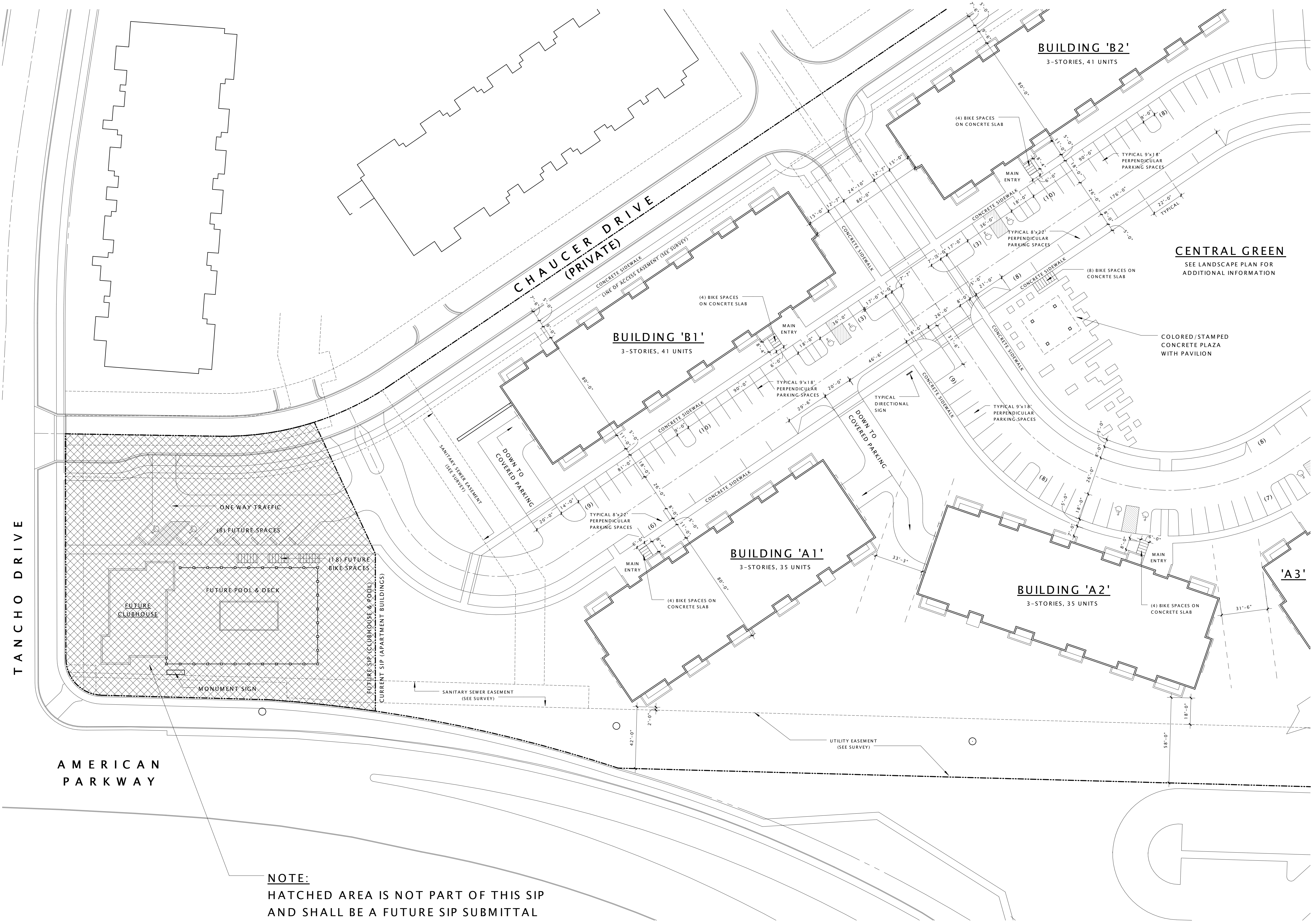
DATE OF ISSUANCE November 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE
DEVELOPMENT MASTERPLAN

SHEET NUMBER
ASP-100





PROGRESS DOCUMENTS

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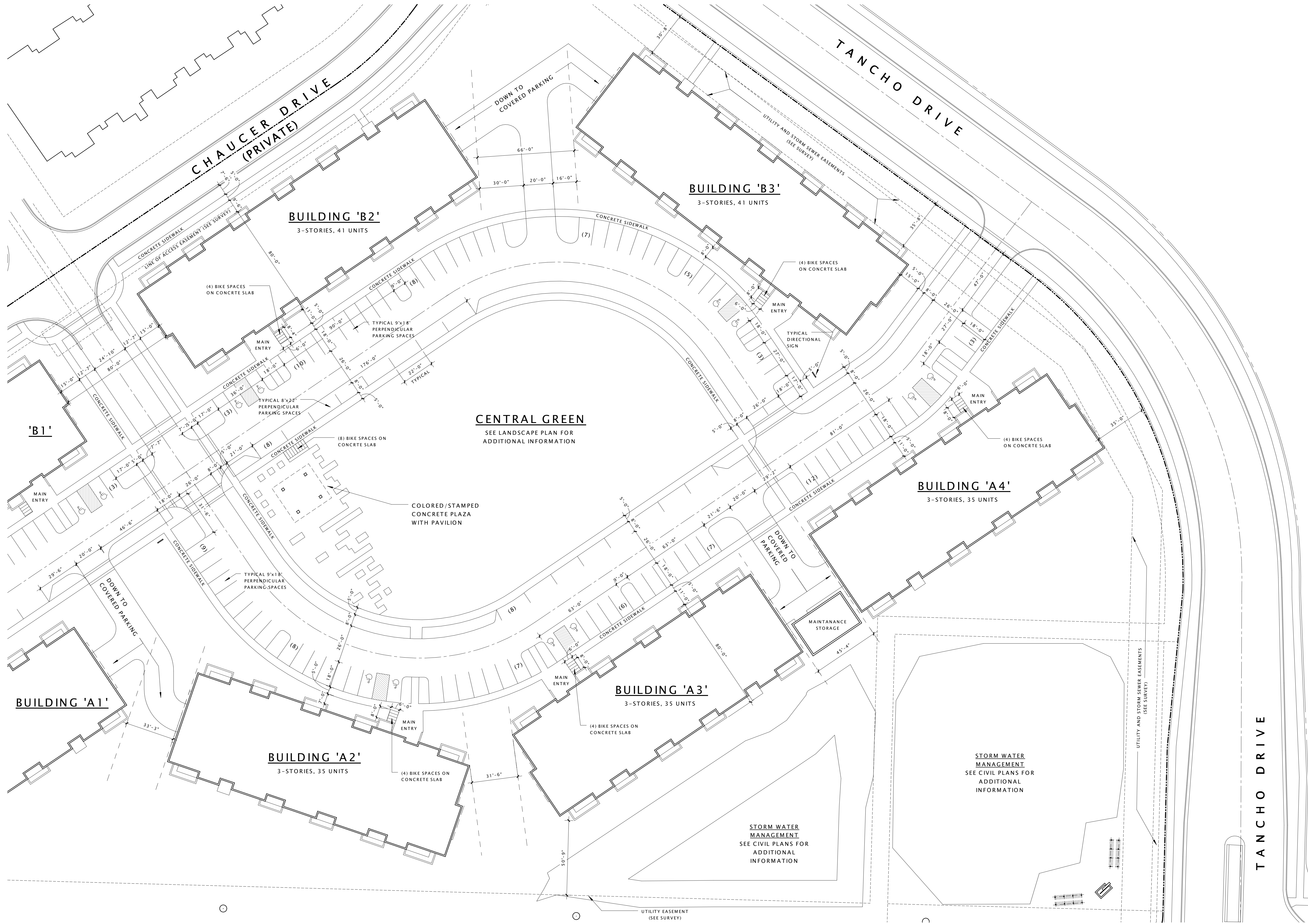
Revision Schedule		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-101



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



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AMERICAN PARKWAY APARTMENTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE November 14, 2012

Revision Schedule		
Mark	Description	Date

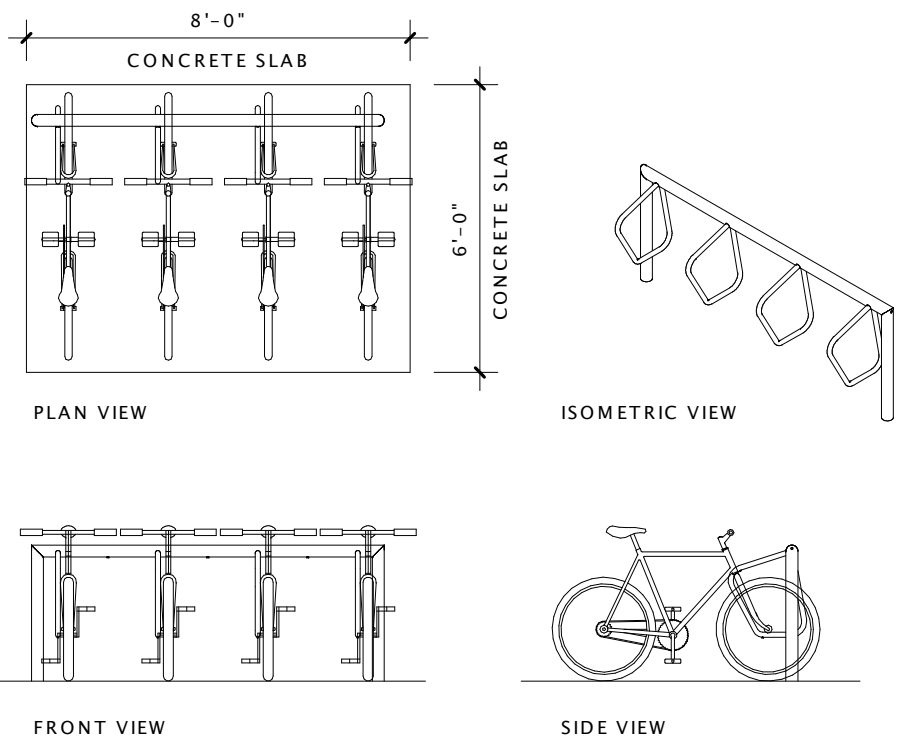
SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-102

EXTERIOR BIKE RACKS
 EXTERIOR BIKE RACKS SHALL BE 'DERO CAMPUS - S4' OR EQUAL WITH IN-GROUND MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. ONE 'S4' RACK SHALL BE LOCATED AT THE ENTRY OF EACH RESIDENTIAL BUILDING AS NOTED ON THE PLANS.

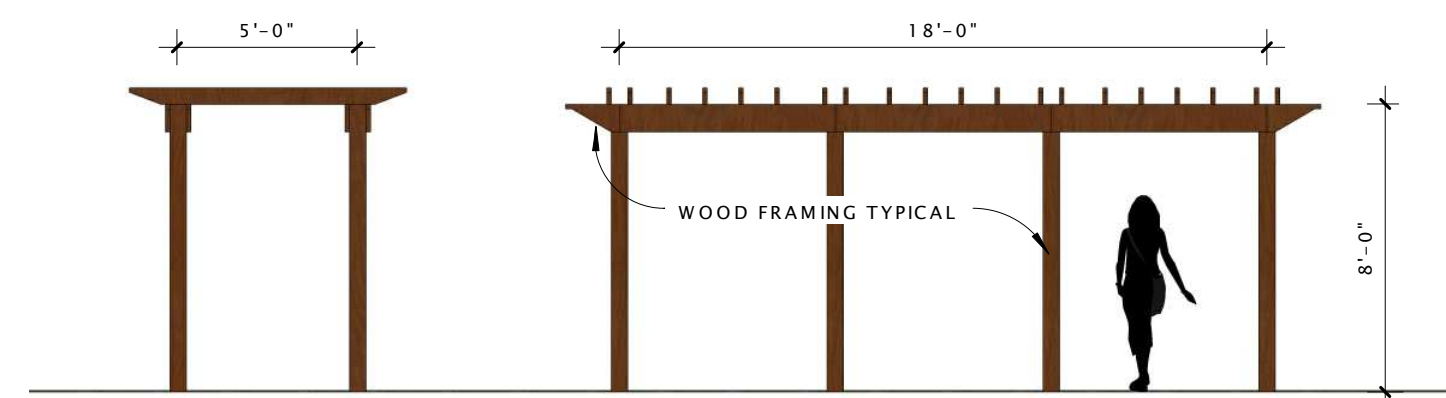


5 TYPICAL EXTERIOR BIKE RACK
 1/4" = 1'-0"

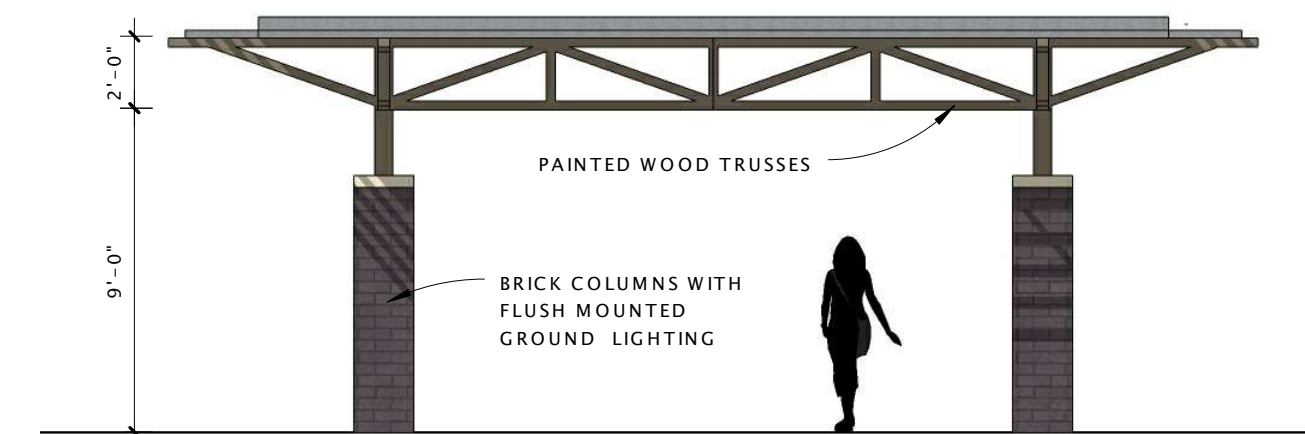
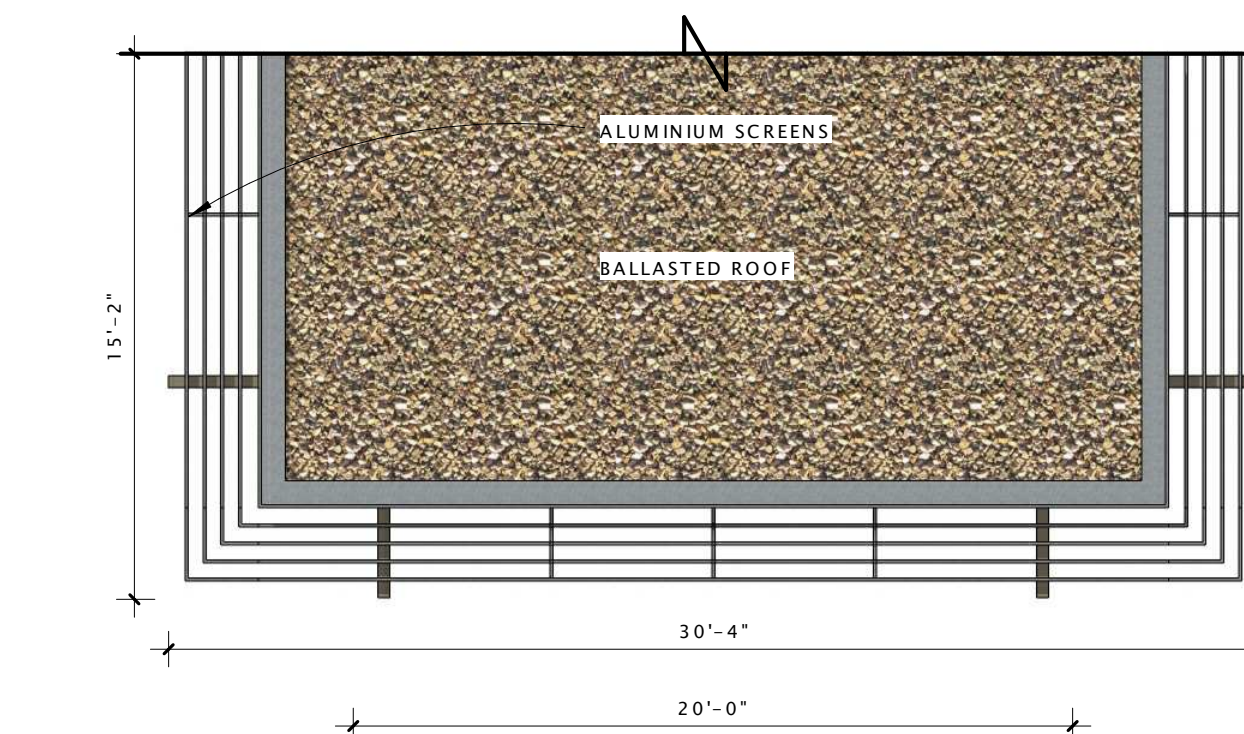


6 MONUMENT SIGNS
 1/2" = 1'-0"

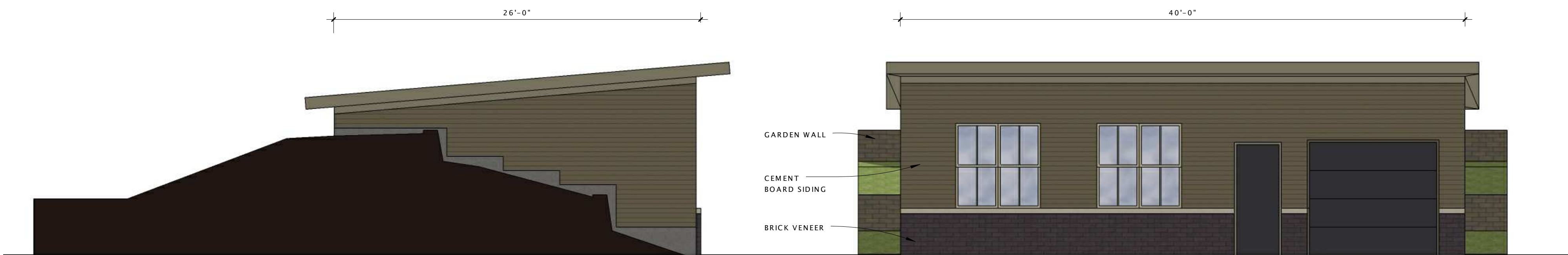
1 DIRECTIONAL SIGNS
 1/2" = 1'-0"



3 TRELLIS DETAIL
 3/16" = 1'-0"



2 PAVILION
 3/16" = 1'-0"



16 MAINTENANCE BUILDING
 3/16" = 1'-0"

PROGRESS DOCUMENTS

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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

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- 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	11-27-12

DIGGERS HOTLINE

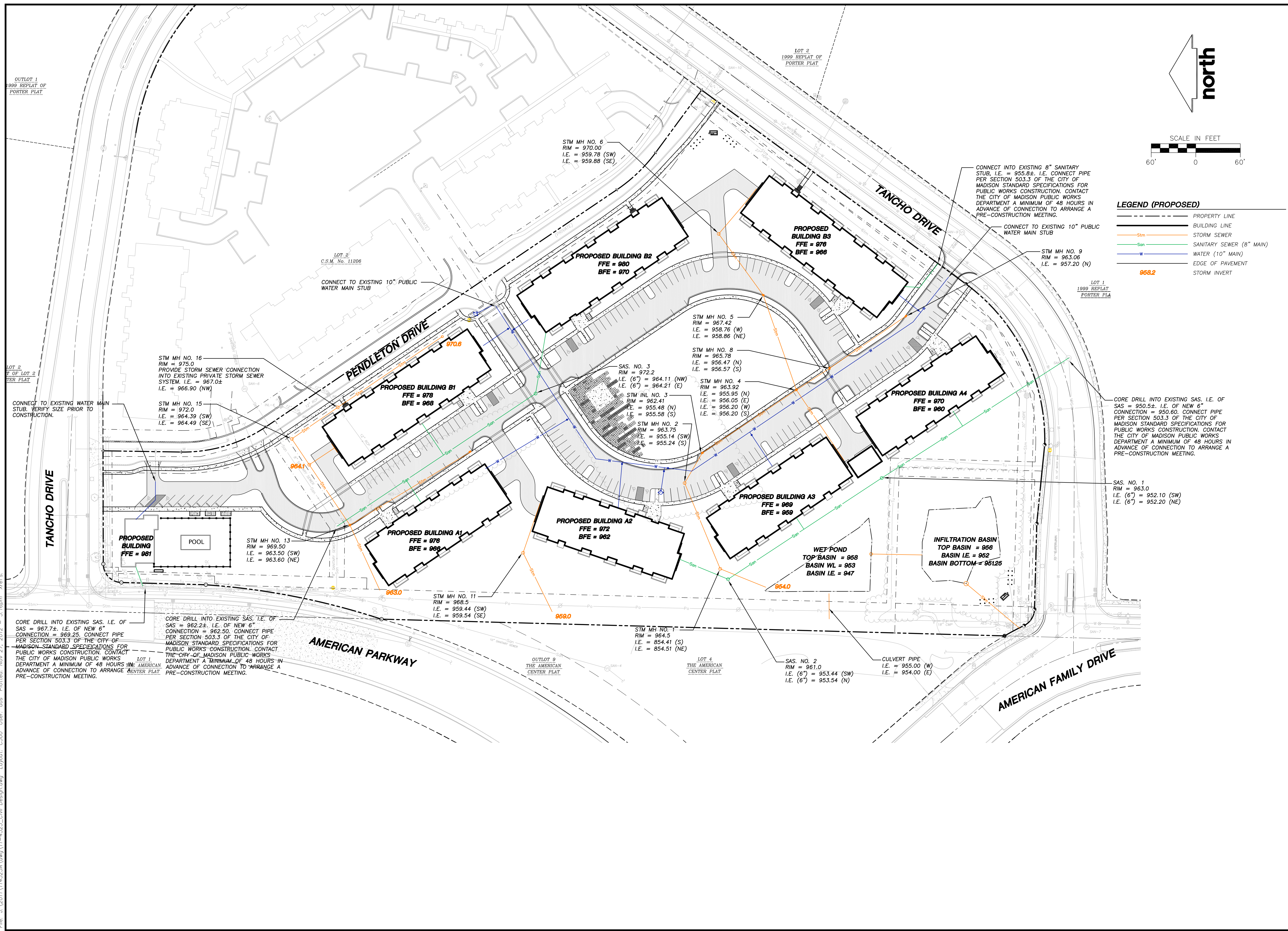
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 Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C200

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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:	DOS	10-15-12
DRAWN:	DOS	10-15-12
APPROVED:	WPW	-
PLAN MODIFICATIONS:		DATE:
CITY OF MADISON		11-27-12

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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C300

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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

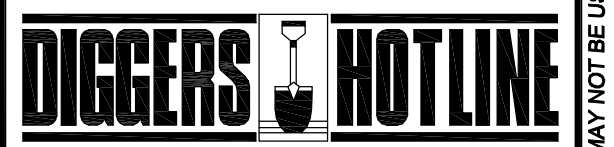
JSD PROJECT NO.: 11-4523

SEAL/SIGNATURE:

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: [Signature] [Date]

PLAN MODIFICATIONS: DATE:
 CITY OF MADISON 11-28-12



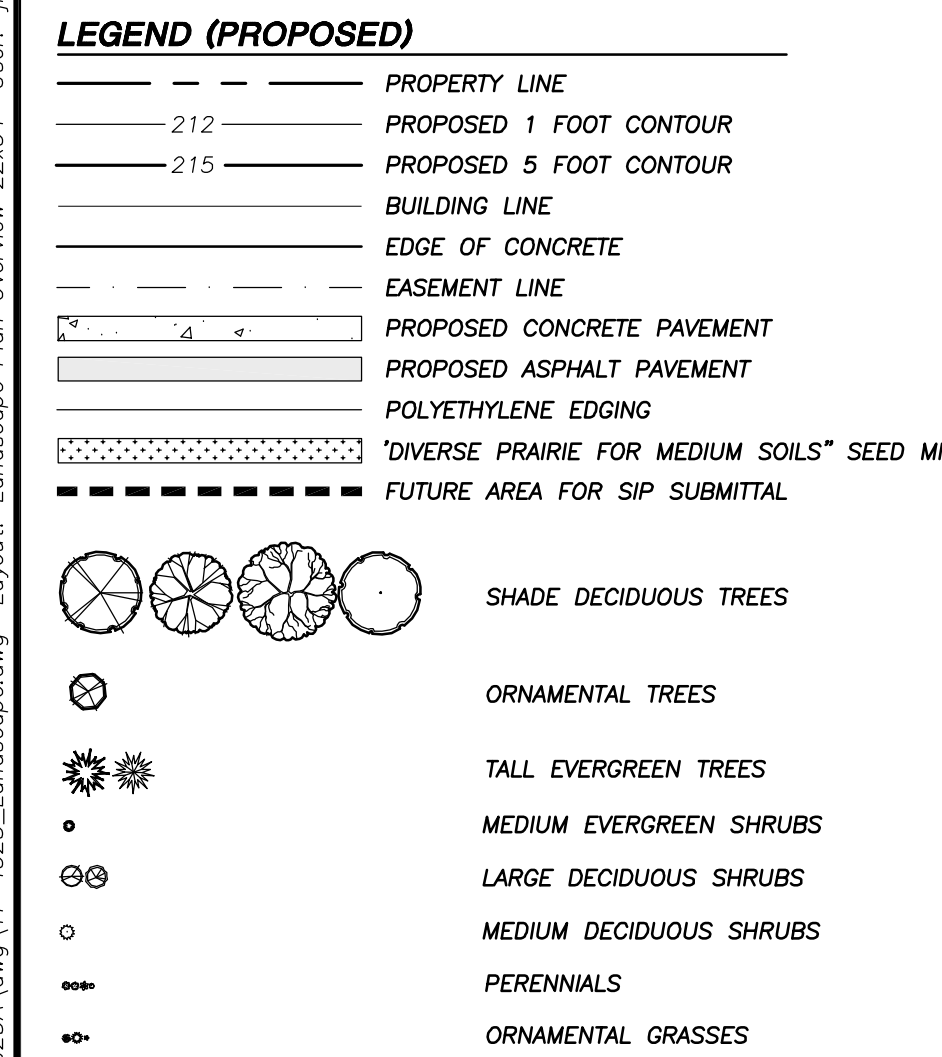
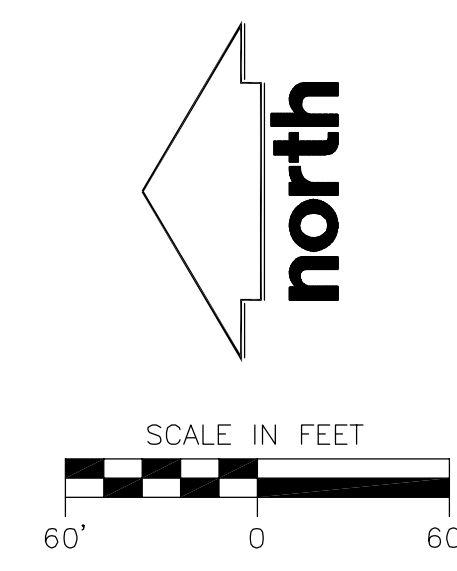
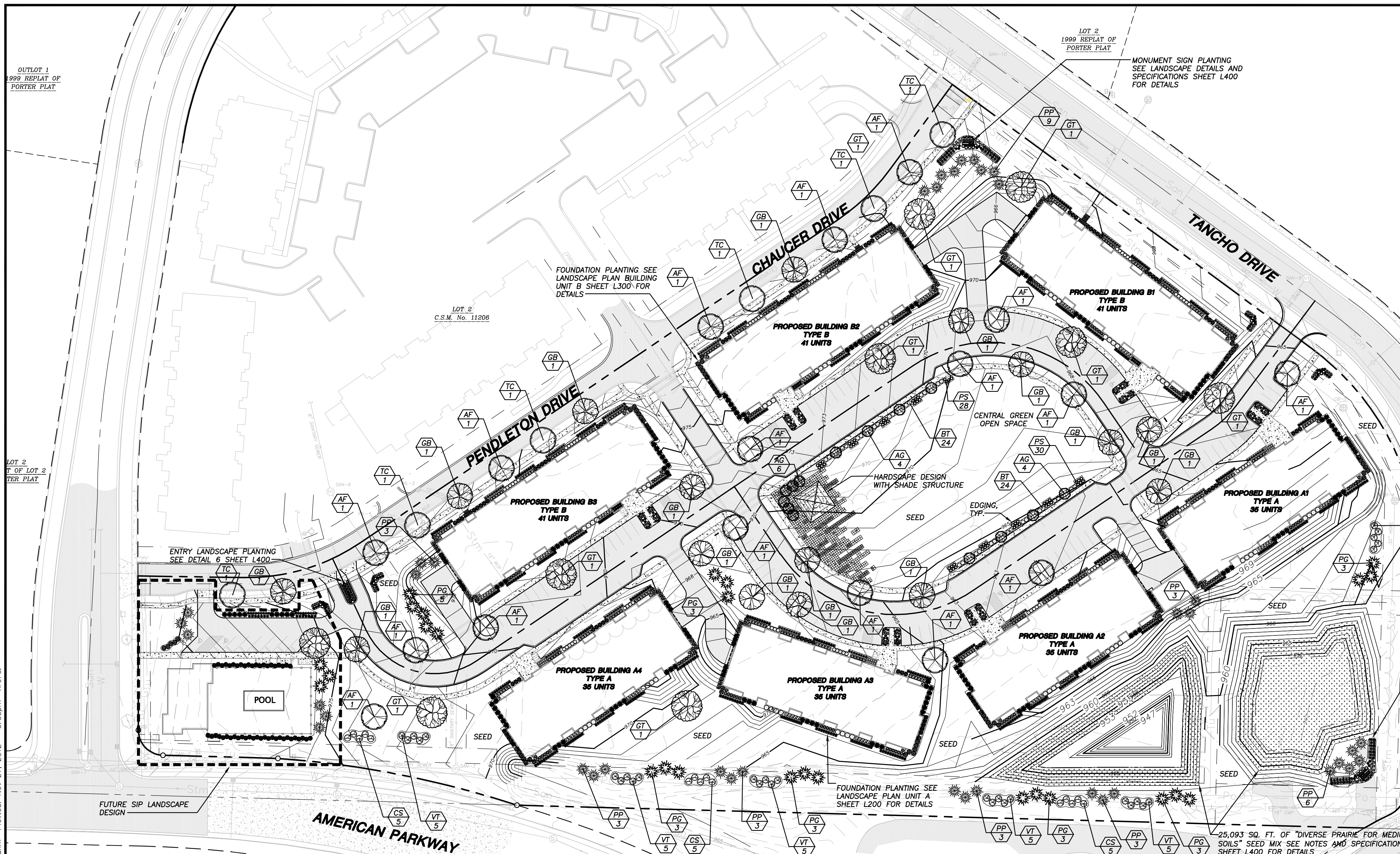
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SHEET TITLE:

GENERAL DEVELOPMENT LANDSCAPE PLAN

SHEET NUMBER:

L100



- 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
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	GLEDTISIA 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	14	Autumn Brilliance Serviceberry (Tree Form)	AMELANCHIER x grandiflora 'Autumn Brilliance'	1 1/2" Cal.	B&B	15	210
TALL EVERGREEN TREES							
PG	23	Black Hills Spruce	PICEA glauca var. densata	4" Min. Ht.	B&B	15	345
PP	33	Colorado Blue Spruce	PICEA pungens 'Glaucia'	4" Min. Ht.	B&B	15	495
LARGE DECIDUOUS SHRUBS							
CS	15	Redosier Dogwood	CORNUS sericea	24-30" Min. Ht.	E&B	2	30
VT	30	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'SpringRed'	24-30" Min. Ht.	E&B	2	60
MEDIUM DECIDUOUS SHRUBS							
BT	48	Rose Glow Barberry	BERBERIS thunbergii 'Rose Glow'	18" Min. Ht.	# 2 Cont.	2	96
PERENNIALS							
PA	66	Russian Sage	PEROVSKIA atriplicifolia	10 - 12" Ht.	# 1 Cont.	0	0
LS	32	Gayfeather Blazing Star	LIASTRIS spicata 'Kobold'	10 - 12" Ht.	# 1 Cont.	0	0
RF	34	Black Eyed Susan	RUDBECKIA fulgida 'Goldstrim'	10 - 12" Ht.	# 1 Cont.	0	0
RS	10	Black Eyed Susan Little Star	RUDBECKIA fulgida var. sultivanti 'Little Goldstar'	4 1/2" Ht.	# 1 Cont.	0	0
ORNAMENTAL GRASSES							
CA	44	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
PV	17	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10 - 12" Ht.	# 1 Cont.	0	0
PS	80	Shenandoah Red Switch Grass	PANICUM virgatum 'Shenandoah'	10 - 12" Ht.	# 1 Cont.	0	0
PH	11	Dwarf Fountain Grass	PENNISETUM alopecuroides 'Harmeln'	4 1/2" Ht.	# 1 Cont.	N/A	
						TOTAL:	1271

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 2834 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 21 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

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 Landscape Points Required:
 Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by 3000 square feet. This converts to stalls. (Example: 10,000 square feet is equivalent to (33 stalls or (3) trees and (180) points).

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):

Number of Parking Stalls	131
Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet	0
Number of Canopy Shade Trees Required (2 - 1/2" Caliper) (See Schedule on reverse side)	10
Number of Additional Canopy Shade Trees Required - 34-41 Underground Parking Stalls Per Unit (7 Units x 3 Trees per Unit = 21 Additional Canopy Shade Trees Required)	21
Total	580

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.

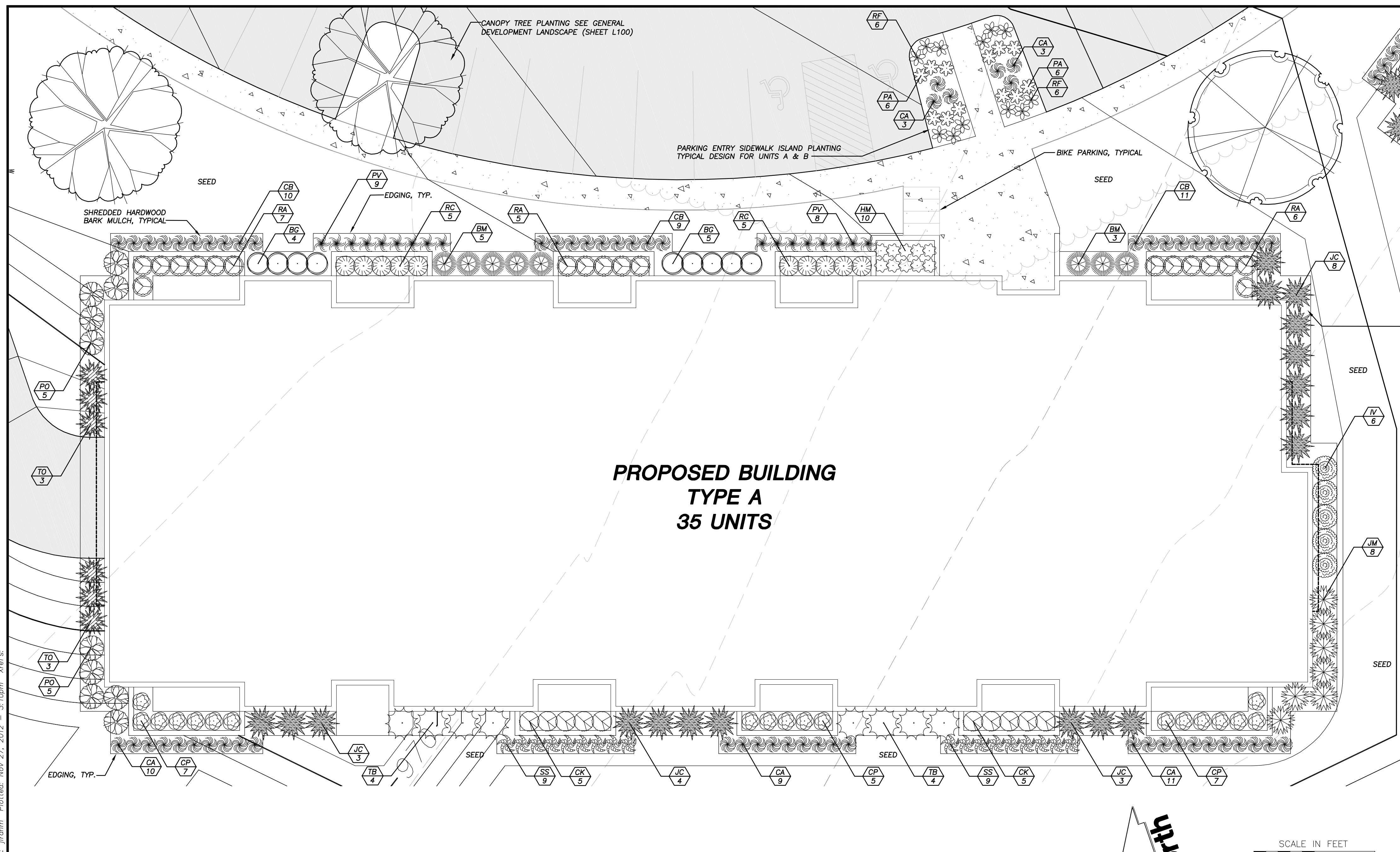
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	QUANTITY	POINTS	
Canopy Tree: 2" - 2 1/2" Caliper	35	47	0	1	35		
Deciduous Shrub	2	93	186				
Evergreen Shrub	3	0	0				
Decorative Wall or Fence (per 10 L.F.)	5						
Earth Berm (per 10 L.F.) Avg. Height 5"	5						
Avg. Height 15"	2						
Evergreen Trees 3' height minimum	15	56	840				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Cash, Hawthorn)	15	14	210				
Sub Totals			1236	+	35		
						TOTAL	1271

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

Approved by: _____ Date: _____

File: J:\2011\14523A.dwg User: jfrahm Plotted: Nov 27, 2012 - 3:08pm Ref: [unclear] Layout: Landscape Plan Overview 22x34

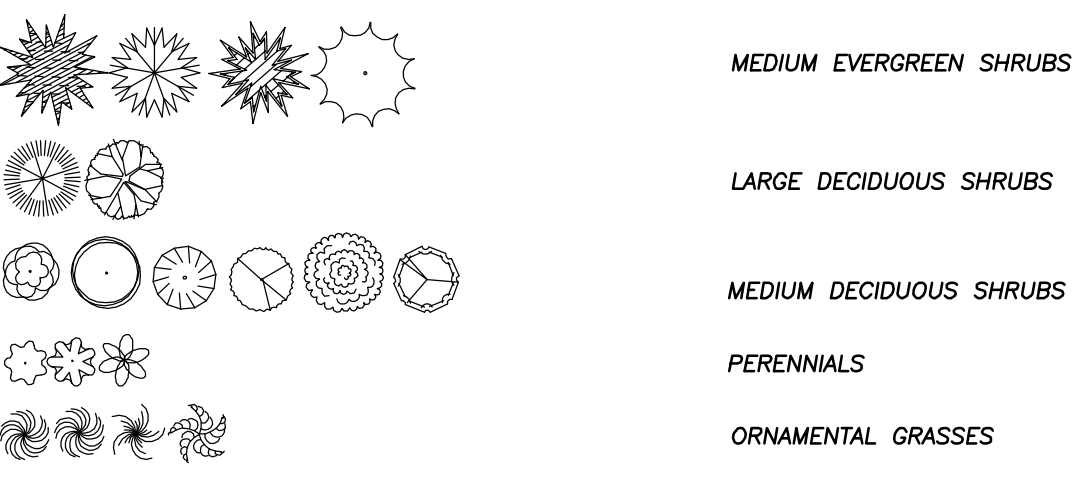
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**PROPOSED BUILDING
TYPE A
35 UNITS**

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

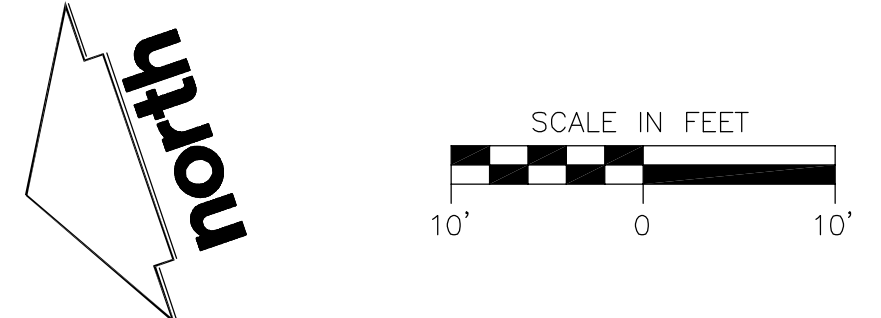


- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS 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	Crymson Pygmy Barberry	BERBERIS thunbergii 'Crimson Pygmy'	18" Min. Ht.	# 2 Cont.	2	44
BG	9	Wintgreen Boxwood	BUXUS 'Wintergreen'	18" Min. Ht.	# 3 Cont.	2	18
RC	10	Rub / Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	# 3 Cont.	2	20
CK	10	Kelsy's Compact Dogwood	CORNUS sericea 'Kelsy'	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.)

Number of Parking Stalls: 34/UNIT

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

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

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: 49.9 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: 49.9 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): 0

Number of Points Required (See Schedule on reverse side): 164

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	94	282			
Decorative Wall or Fence (per 10 L.F.)						
Earth Berm (per 10 L.F.)						
Avg. Height 10"	5					
Avg. Height 15"	2					
Evergreen Trees	15					
3" height minimum						
Canopy Tree or Small Tree (1 1/2" - 2" Caliper)	15					
(i.e., Crab, Hawthorn)						
Sub Total:						305
						TOTAL
						305

**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 100

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
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- 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 11-28-12

DIGGERS HOTLINE

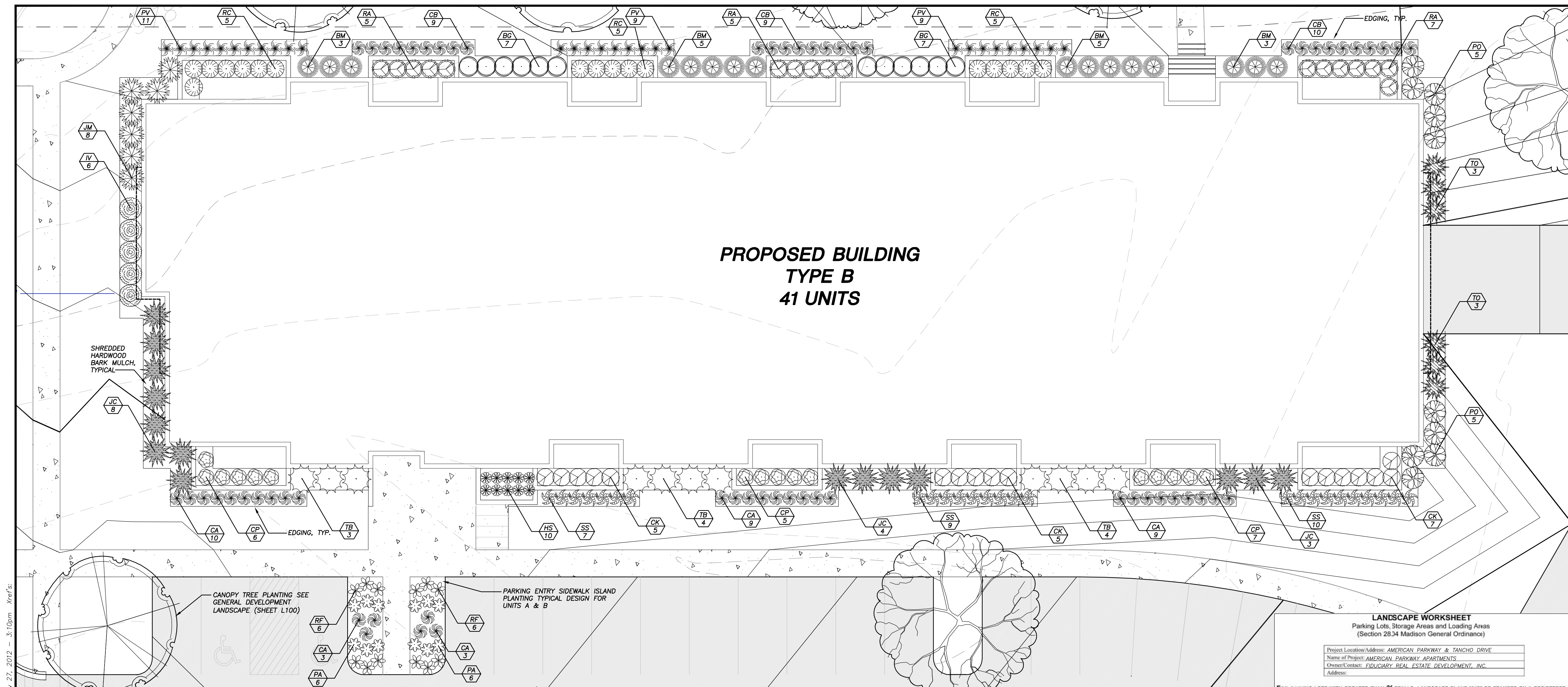
Toll Free (800) 242-8511
Milwaukee Area (414) 258-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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

SHEET NUMBER:
L200

File: J:\2011\14523A\dwg\11-4523_Landscape.dwg User: jfrahm Plotted: Nov 27, 2012 3:10pm Xref's: Layout: Landscape Plan Unit A Detail 22x34

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 • Engineers • Surveyors • Planners

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SERVICES PROVIDED TO:

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

PROJECT:

AMERICAN PARKWAY APARTMENTS

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 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		11-28-12

DIGGERS HOTLINE

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 Milwaukee Area (414) 258-1181
 Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:

**LANDSCAPE PLAN
 UNIT B TYPICAL**

SHEET NUMBER:

L300

File: J:\2011\114523A\dwg\11-4523_Landscape.dwg Layout: Landscape Plan Unit B Detail 22x34 User: jfrhm Plotted: Nov 27, 2012 3:10pm 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

LANDSCAPE NOTES

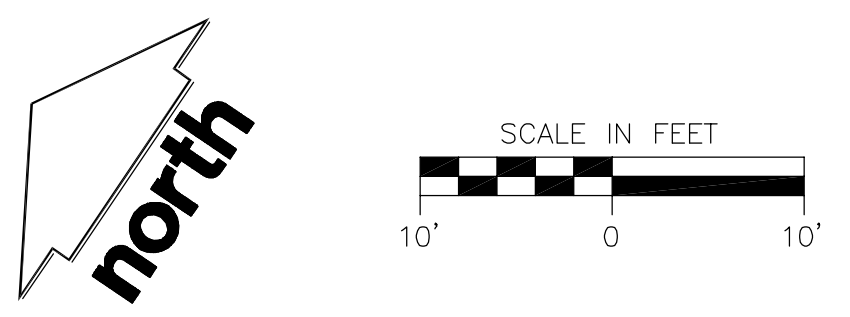
- REFER TO SHEET L400 FOR DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.
- REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
- REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING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

GENERAL NOTES

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- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET C100

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 Ninebark	PHYSOCARPUS opulifolius 'Nanus'	24" Min Ht.	# 3 Cont.	2	20
MEDIUM DECIDUOUS SHRUBS							
CP	19	Crysmum Pygmy Barbbery	BERBERIS thunbergii 'Crimson Pygmy'	18" Min Ht.	# 2 Cont.	2	38
BG	12	Wingreen Boxwood	BUXUS Wirtgen'	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	CALAM-GROSTIS brachytricha	10 - 12" Ht.	# 1 Cont.	0	0
CA	28	Karl Foerster Feather Reed Grass	CALAM-GROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	0	0
HS	10	Blu 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



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/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.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts 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) (See Schedule on reverse side): 3

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: 49.9 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.)

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

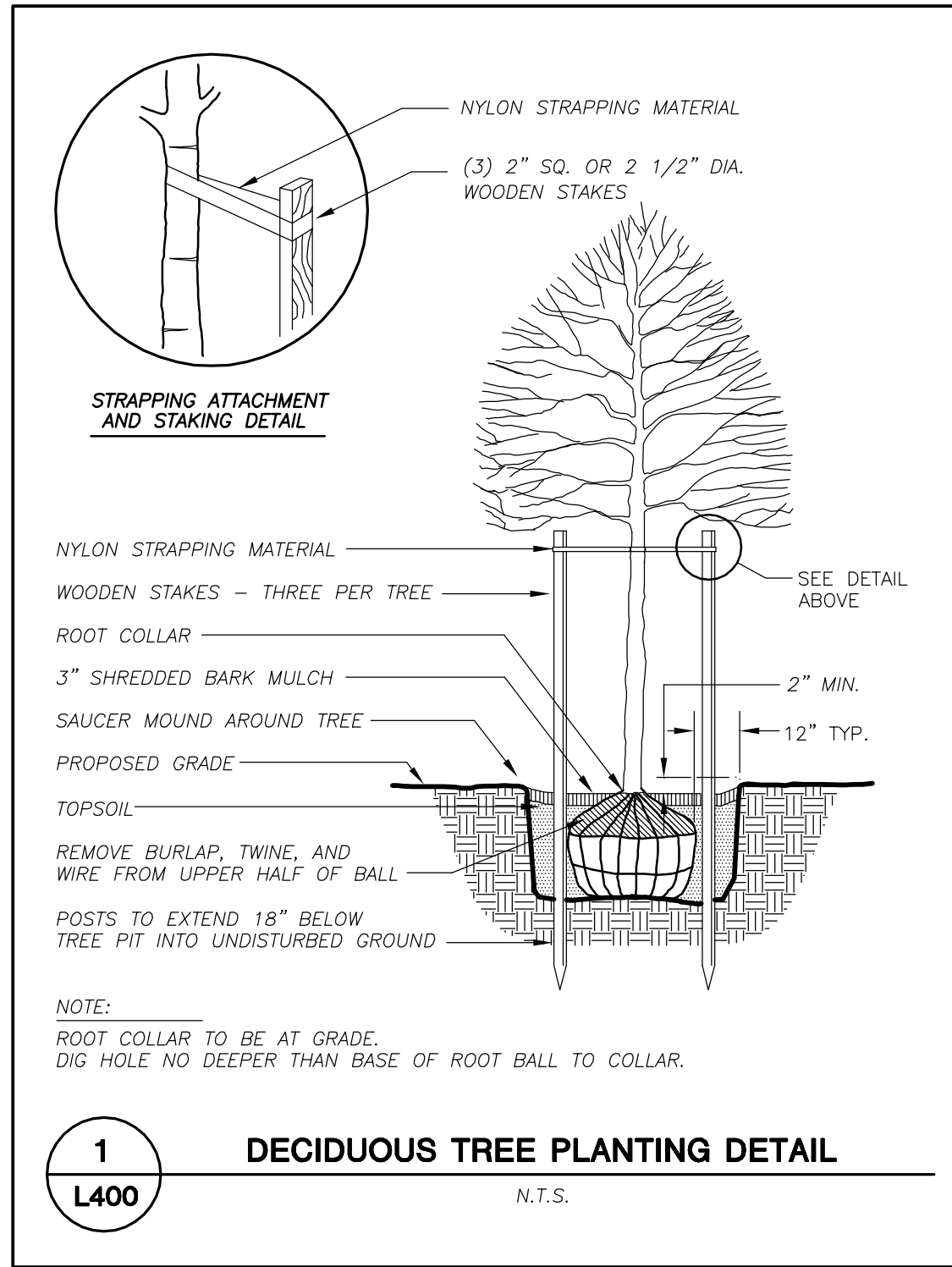
Tabulation of Points and Credits
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

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	5	114	570			
Decorative Wall or Fence (per 10 L.F.)						
Earth Berm (per 10 L.F.)						
Avg. Height 50"	5					
Avg. Height 15"	2					
Evergreen Trees	15					
Canopy Tree or Small Tree (1 1/2" - 2" Caliper (i.e., Crab, Hawthorn))	15					
Sub Total						345
						TOTAL
						345

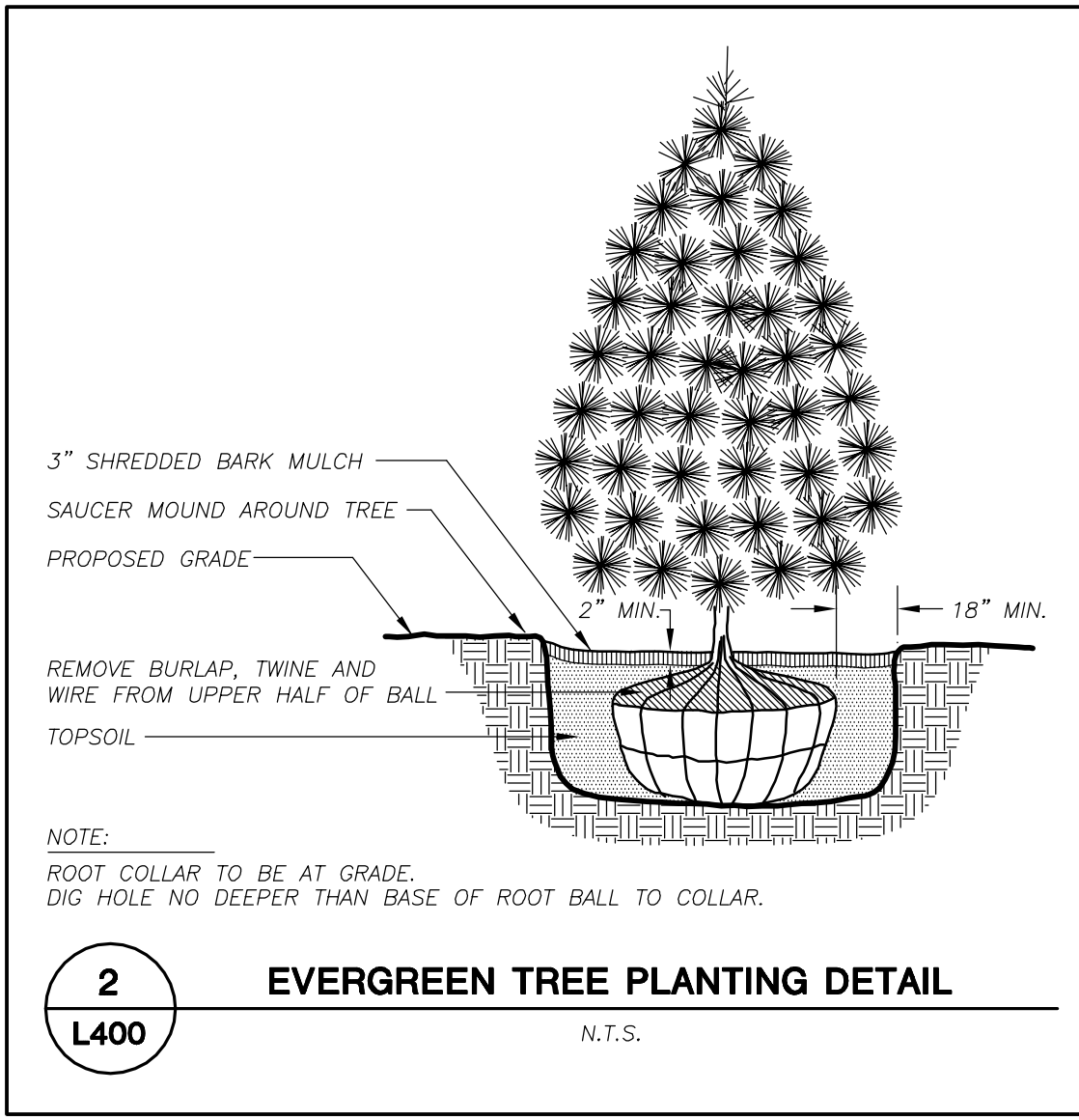
** Trees required in Part I above, are not to be included in the point count.
 *** 3 total shade canopy trees included for each unit, see sheet L100

Approved by: _____ Date: _____

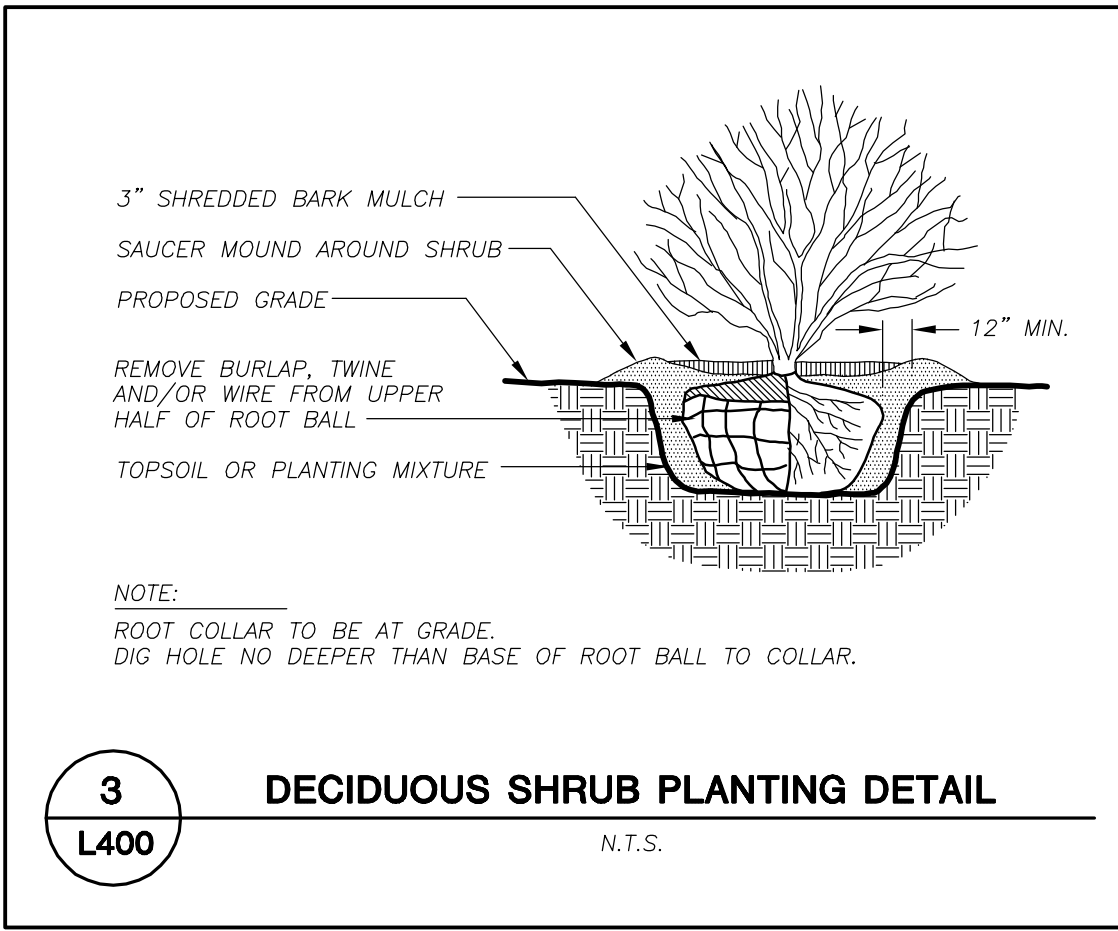
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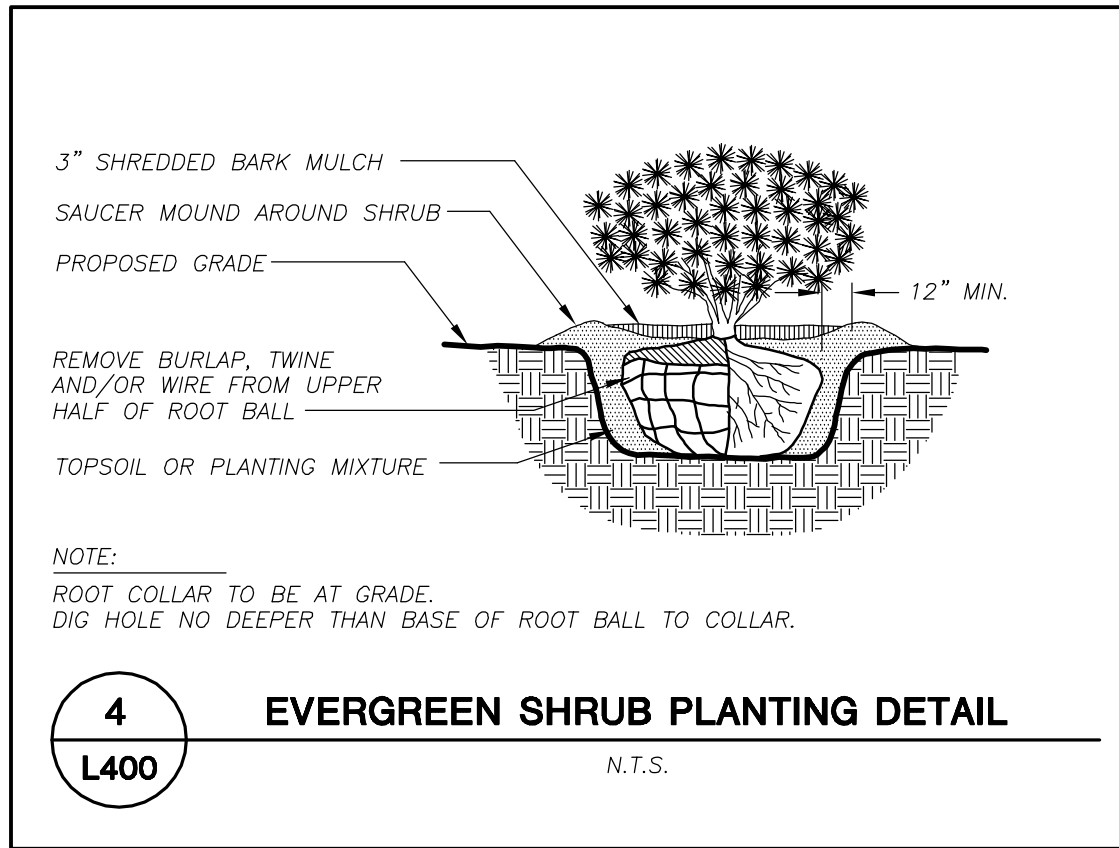
1 DECIDUOUS TREE PLANTING DETAIL
L400 N.T.S.



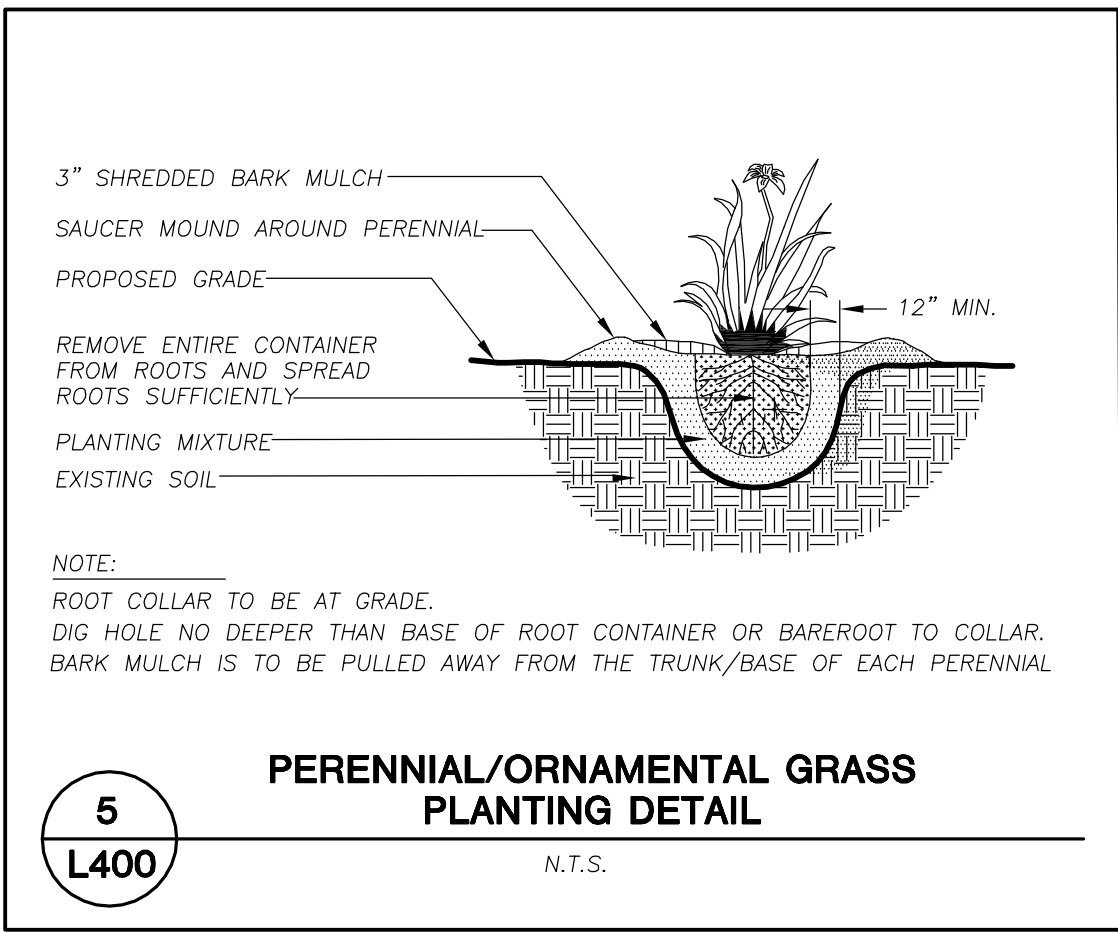
2 EVERGREEN TREE PLANTING DETAIL
L400 N.T.S.



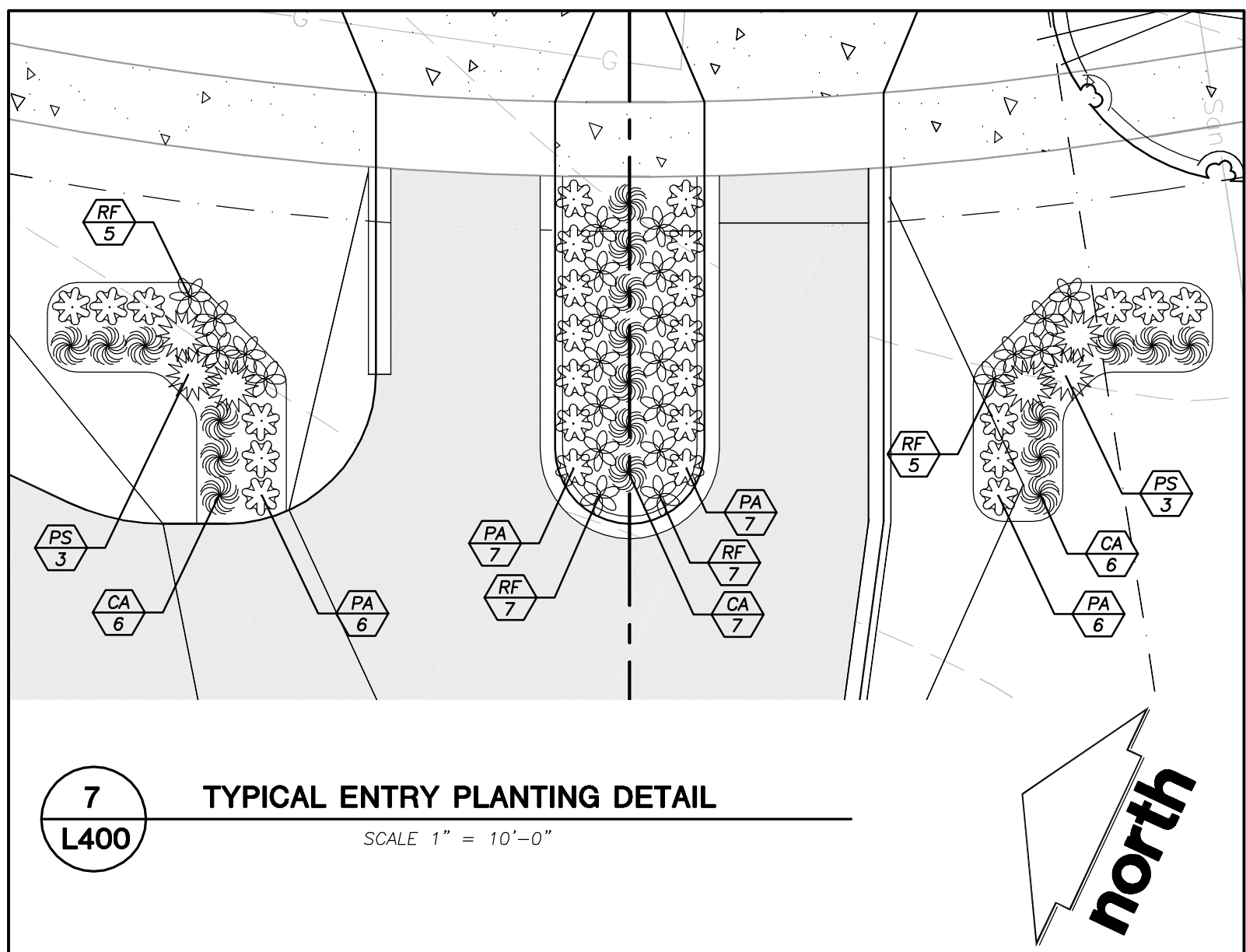
3 DECIDUOUS SHRUB PLANTING DETAIL
L400 N.T.S.



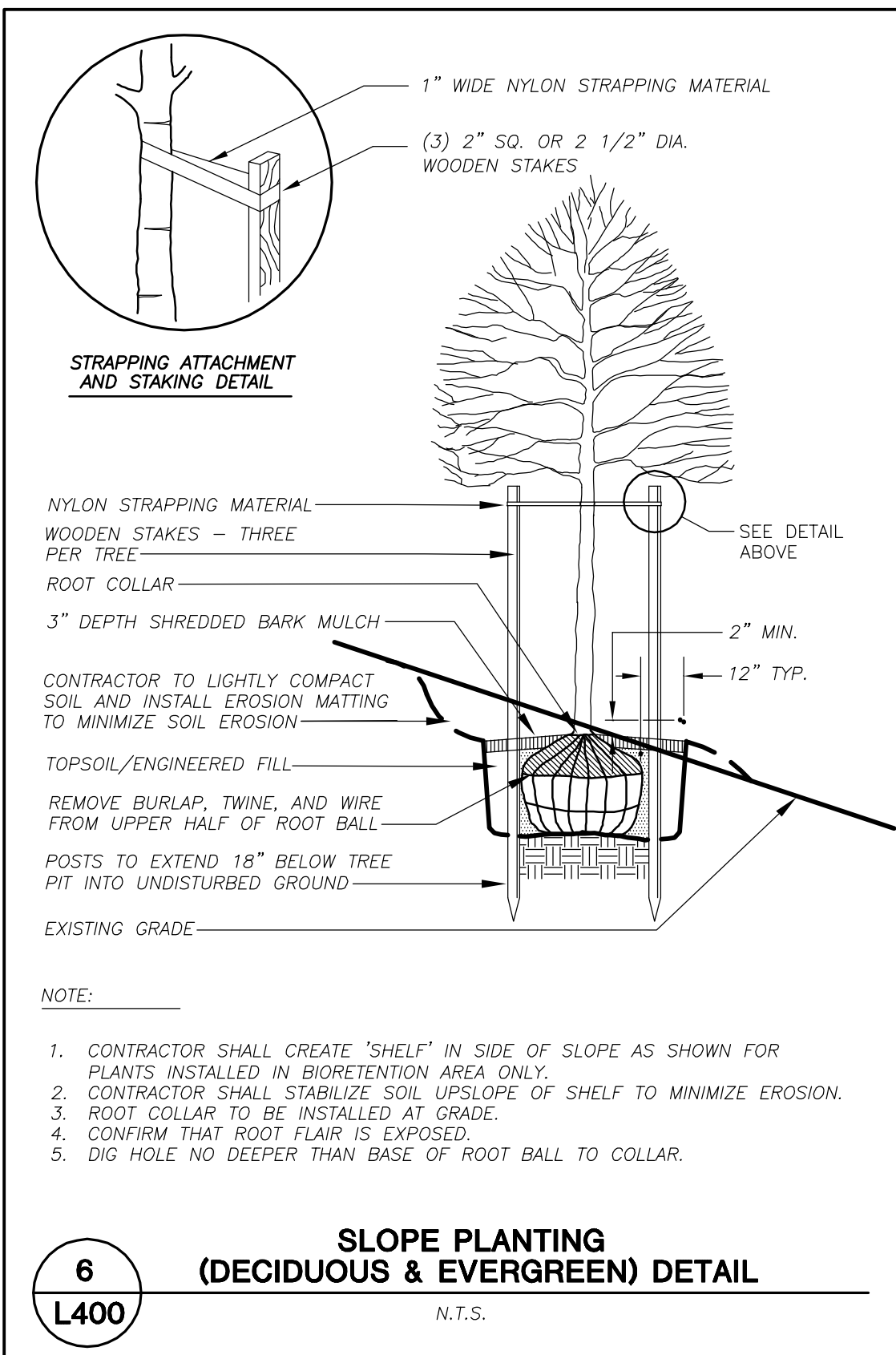
4 EVERGREEN SHRUB PLANTING DETAIL
L400 N.T.S.



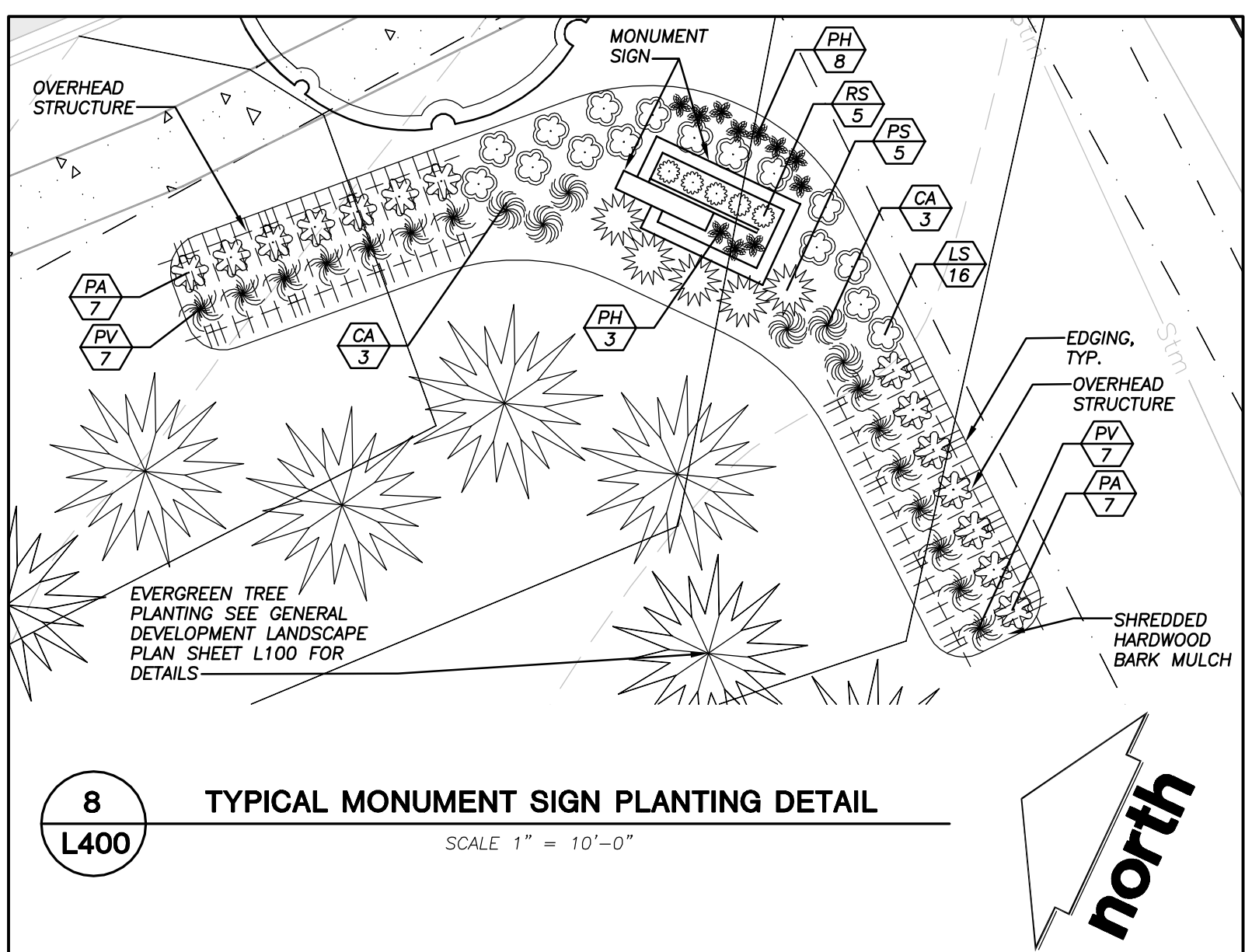
5 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
L400 N.T.S.



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



6 SLOPE PLANTING (DECIDUOUS & EVERGREEN) DETAIL
L400 N.T.S.



8 TYPICAL MONUMENT SIGN PLANTING DETAIL
L400 SCALE 1" = 10'-0"

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 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, 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:** 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:** PARKING ISLAND AREAS ONLY 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.
- 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 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.
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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		11-28-12

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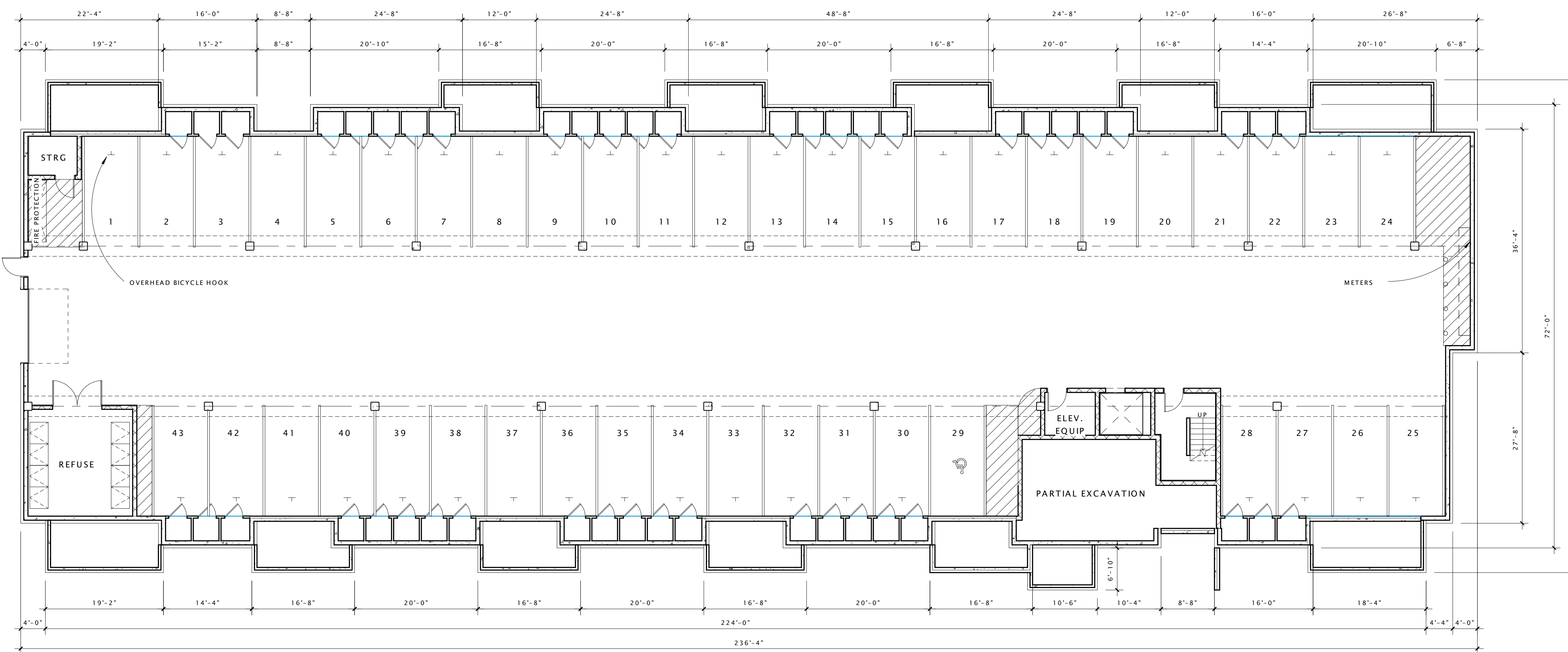
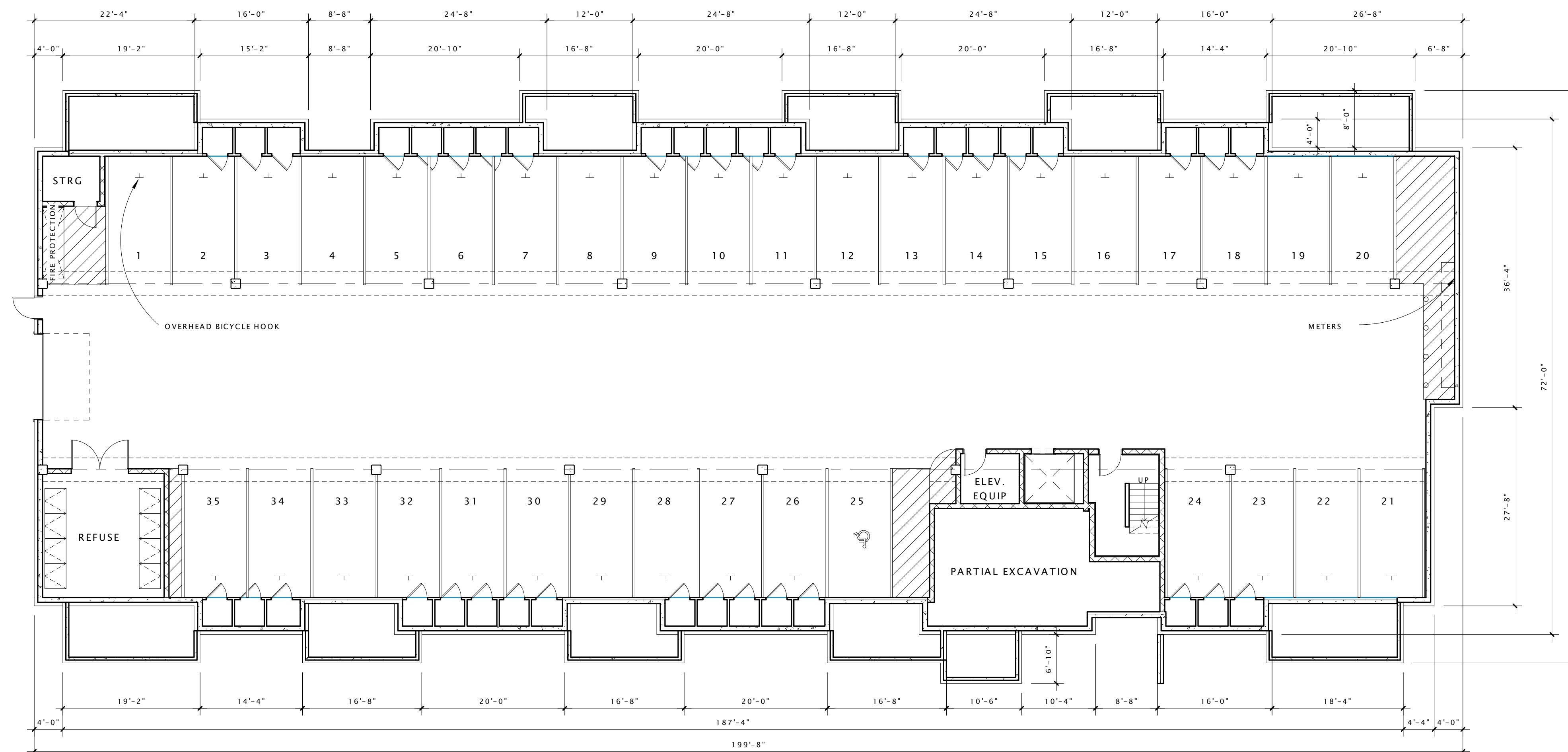
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SHEET TITLE:
LANDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER:
L400

File: J:\2011\14523A\dwg\11-4523_Landscape.dwg Layout: Landscape Details 22x34 User: jfranm Plotted: Nov 27, 2012 - 3:11pm 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

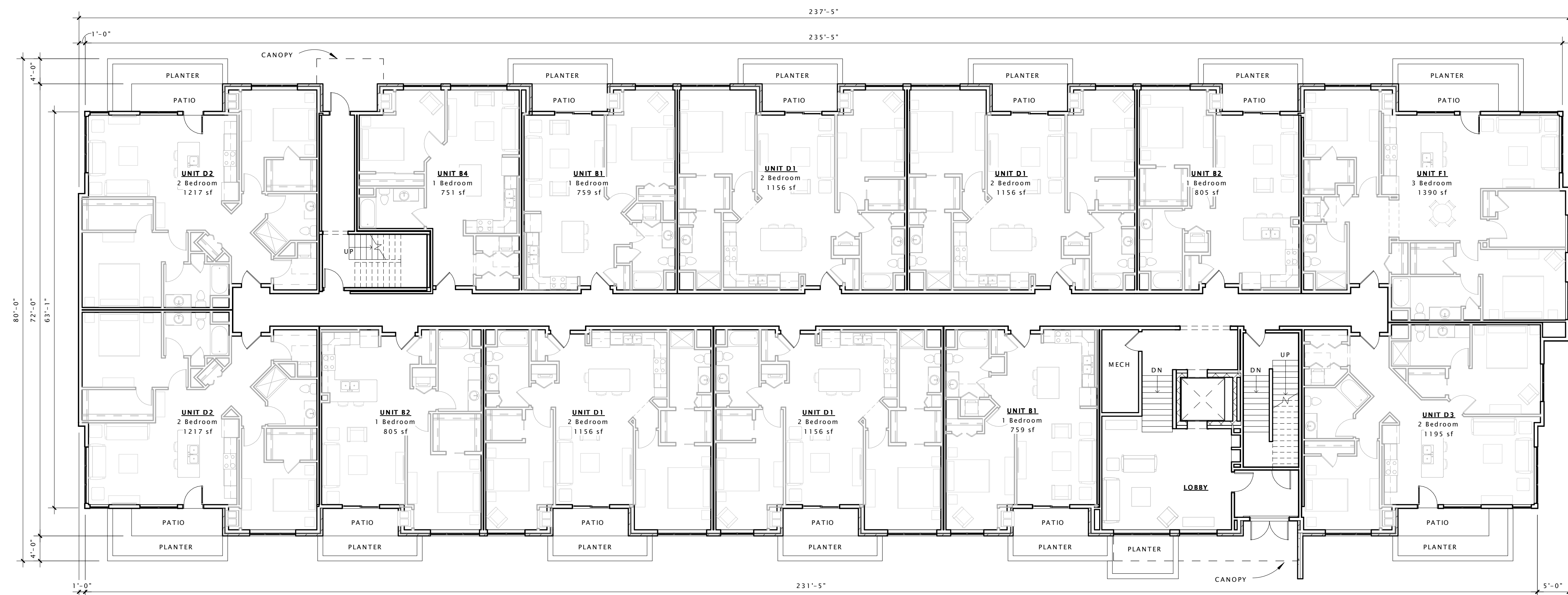
LOWER LEVEL PLAN

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)

AMERICAN PARKWAY
APARTMENTS

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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

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

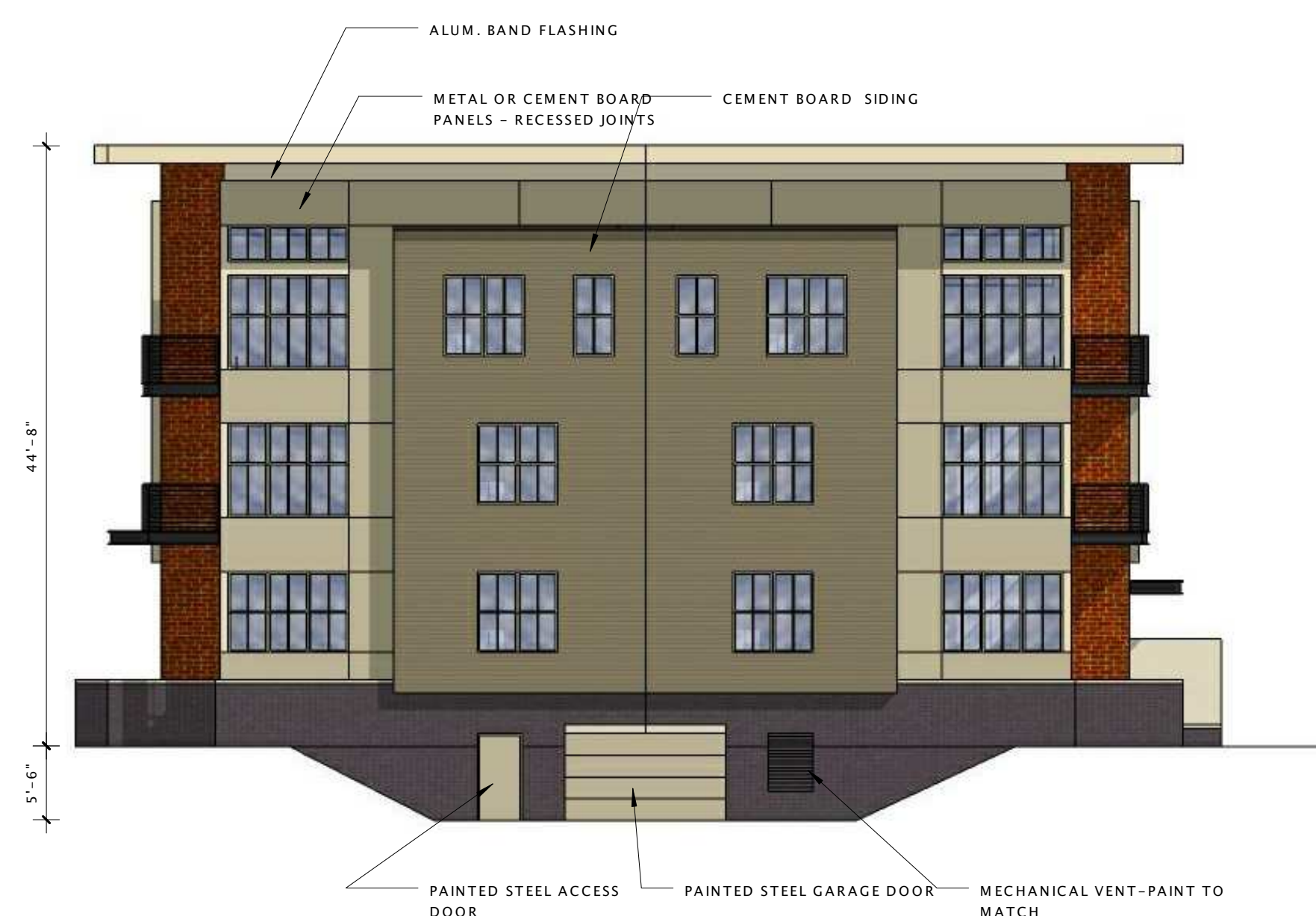
A200



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

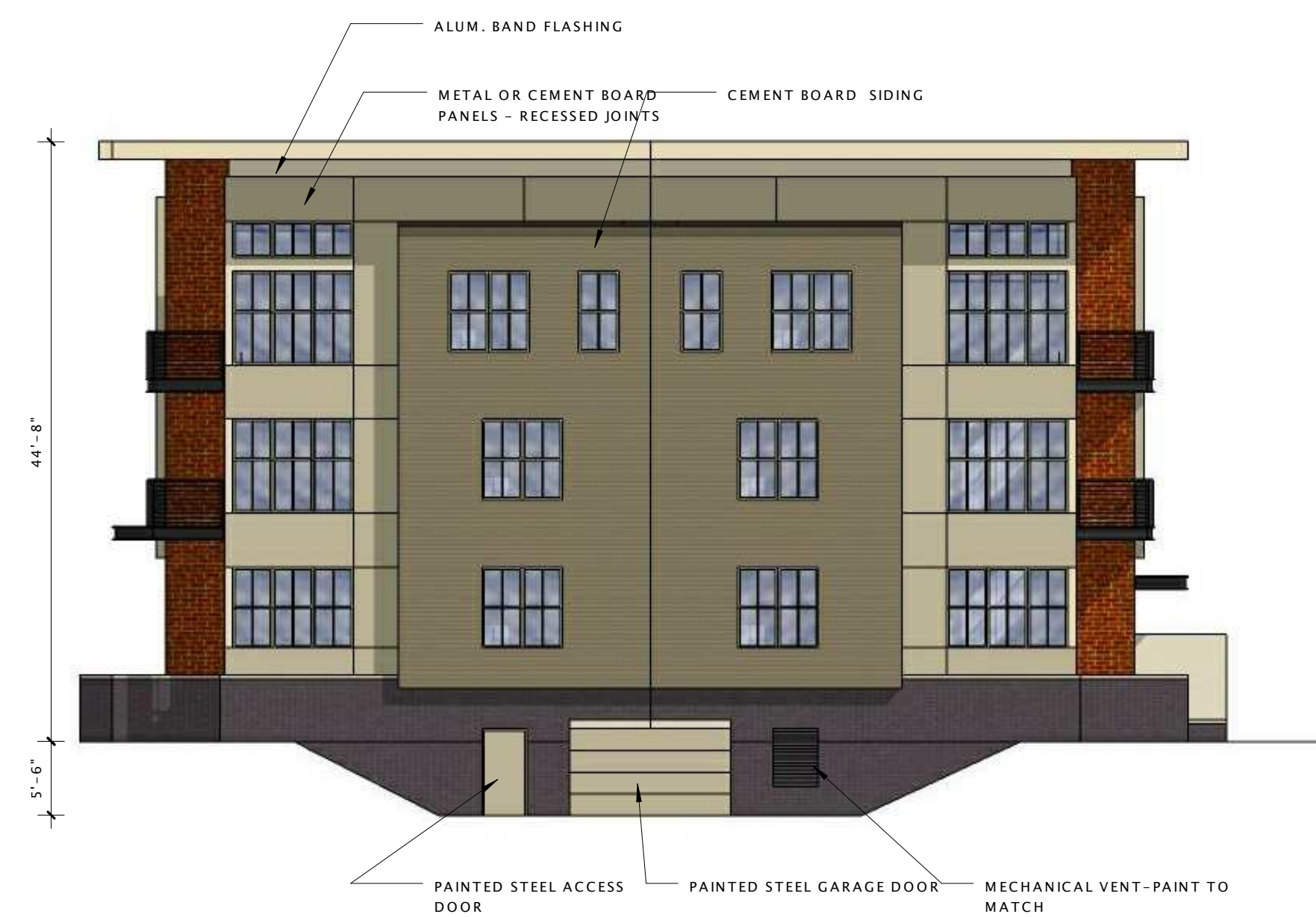
A201



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"