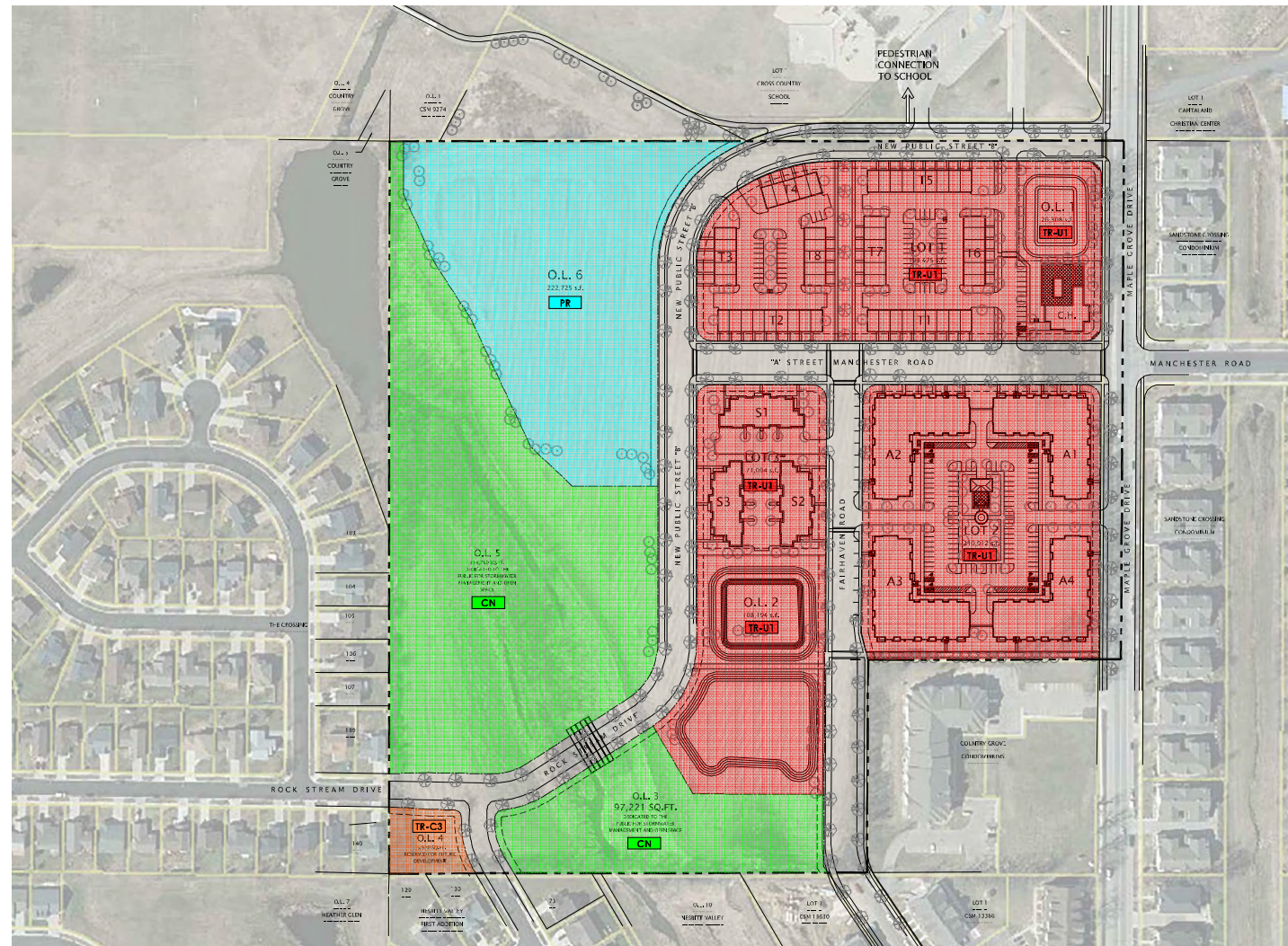


# MAPLE GROVE DRIVE RESIDENTIAL

MADISON, WISCONSIN



UDC INITIAL

FEBRUARY 3, 2020



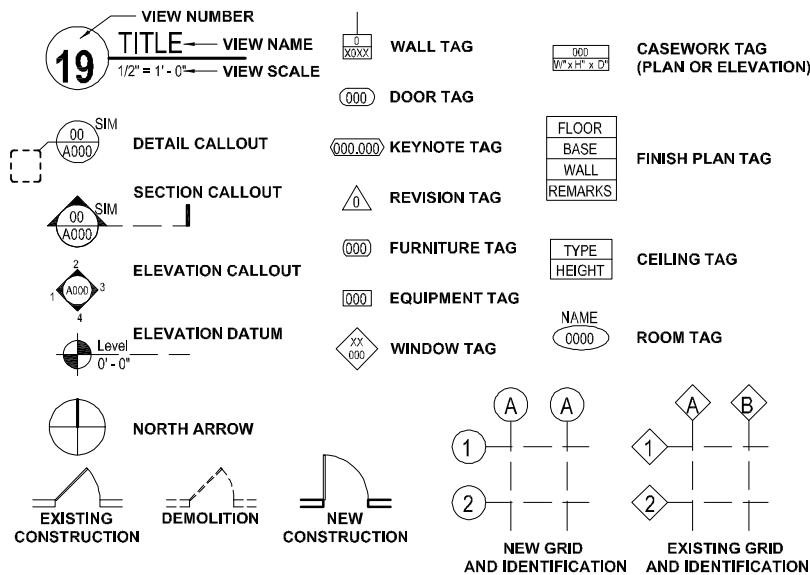
**JLA**  
ARCHITECTS

JLA PROJECT NUMBER: 17-1018

# ABBREVIATIONS

<b>A</b> air condition	<b>D</b> demolition	<b>G</b> gage	<b>N</b> north	<b>T</b> time & materials
<b>AE</b> Architect/Engineer	<b>DEPT</b> department	<b>GA</b> galvanized	<b>NP</b> not profitable	<b>TEMP</b> temperature
<b>ACT</b> acoustical ceiling tile	<b>DF</b> drinking fountain	<b>GB</b> grab bar	<b>NC</b> not in contract	<b>TER</b> terrazzo
<b>ADD</b> additional	<b>DPS</b> Door and Frame Schedule	<b>GC</b> general contractor	<b>ND</b> number	<b>TERB</b> terrazzo base
<b>ADDN</b> addendum	<b>DN</b> double hung	<b>GL</b> glass	<b>NF</b> nominal	<b>TFF</b> top of finish floor
<b>AF</b> above finished counter	<b>DM</b> diameter	<b>GLT</b> glass tile	<b>NS</b> no scale	<b>TK BD</b> taskboard
<b>AFF</b> above finished floor	<b>DR</b> door	<b>GLU LAM</b> glued laminated wood	<b>NFS</b> not to scale	<b>TO</b> top of
<b>AFS</b> above finished slab	<b>DR FR</b> door frame	<b>GR</b> grade, grading	<b>O</b> on center	<b>TOB</b> top of beam
<b>ALT</b> alternate	<b>DTL</b> detail	<b>GRAN</b> granite	<b>OC</b> on center	<b>TCC</b> top of concrete
<b>ALUM</b> aluminum	<b>DW</b> dishwasher	<b>GROU</b> group	<b>OD</b> outside diameter	<b>TOD</b> top of slab
<b>APFD</b> approved	<b>DWG</b> drawing	<b>GRZ</b> glazed wall tile	<b>OFI</b> owner furnished, contractor installed	<b>TOPO</b> topography
<b>APT</b> apartment	<b>E</b> east	<b>GYPB</b> gypsum board	<b>OFI</b> owner furnished, owner installed	<b>TOS</b> top of steel
<b>ASC</b> above suspended ceiling	<b>EFS</b> exterior insulation & finish system		<b>OFVI</b> owner furnished, vendor installed	<b>TV</b> television
	<b>EL</b> elevator		<b>OH DR</b> opposite hand opening	<b>TY</b> typical
<b>B</b> baseboard	<b>ELEV</b> elevation	<b>H</b> hose bib	<b>OPM</b> opening	
<b>BB</b> bulletin board	<b>ELEC</b> electrical	<b>HCP</b> hollow core		
<b>BLDG</b> building	<b>ELEV</b> elevator	<b>HMC</b> hollow metal		
<b>BL</b> blinds (window)	<b>ELEV</b> electrical	<b>HORIZ</b> horizontal		
<b>BLT</b> borrowed light	<b>EP</b> epoxy	<b>HSPWC</b> hot/waterproofing		
<b>BLW</b> below	<b>EPS</b> expanded polystyrene board	<b>HVAC</b> heating, ventilating & air conditioning		
<b>BR</b> base plate	<b>EQ</b> equal			
<b>BOS</b> bottom of steel	<b>EQJST</b> equal, expansion joint	<b>I</b> inside		
	<b>EXT</b> exterior	<b>ID</b> inside diameter		
<b>C</b> catch basin		<b>INSUL</b> insulation		
<b>CB</b> construction bulletin	<b>F</b> female	<b>INT</b> interior		
<b>CFI</b> contractor furnished, contractor installed	<b>FA</b> fire alarm	<b>IR</b> infrared		
<b>CFI</b> contractor furnished, owner installed	<b>FAB</b> fabric	<b>IS</b> insulated		
<b>CFM</b> contractor furnished, vendor installed	<b>FAC</b> facade	<b>J</b> junction		
<b>CG</b> corner guard	<b>FCD</b> fire code	<b>JR</b> junction		
<b>CH</b> chairboard	<b>FEC</b> fire extinguisher cabinet	<b>K</b> knee		
<b>CP</b> cast pipe	<b>FEG</b> fire escape	<b>L</b> laminate		
<b>CL</b> construction joint	<b>FEM</b> factory mutual	<b>LAV</b> lavatory		
<b>CLC</b> ceiling	<b>FIP</b> fire protection	<b>LAV</b> lavatory		
<b>CLF</b> clear	<b>FIP</b> fireproof	<b>LAV</b> lavatory		
<b>CM</b> construction management	<b>FPL</b> fire stop	<b>LAV</b> lavatory		
<b>CMU</b> concrete masonry unit	<b>FR</b> fire rated	<b>LAV</b> lavatory		
<b>COL</b> column	<b>FRP</b> fire resistant panel	<b>LAV</b> lavatory		
<b>CONC</b> concrete	<b>FT</b> footing	<b>LAV</b> lavatory		
<b>CORR</b> corrosion	<b>FTG</b> footing	<b>LAV</b> lavatory		
<b>COR</b> corner	<b>FTG</b> footing	<b>LAV</b> lavatory		
<b>CPT</b> carpet	<b>FTG</b> footing	<b>LAV</b> lavatory		
<b>CSW</b> casework	<b>FTG</b> footing	<b>LAV</b> lavatory		
<b>CT</b> ceramic tile	<b>FTG</b> footing	<b>LAV</b> lavatory		
<b>CTB</b> ceramic tile base	<b>FTG</b> footing	<b>LAV</b> lavatory		

# SYMBOL LEGEND



# PROJECT ADDRESS

MAPLE GROVE DRIVE RESIDENTIAL  
MADISON, WISCONSIN

# OWNER INFORMATION

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

789 NORTH WATER STREET - SUITE 200  
MILWAUKEE, WISCONSIN 53202  
CONTACT: MR. CRAIG RADDATZ  
CRADDATZ@FRED-INC.COM  
P 414.226.4535

# PROJECT TEAM

## ARCHITECTURAL

JLA ARCHITECTS & PLANNERS

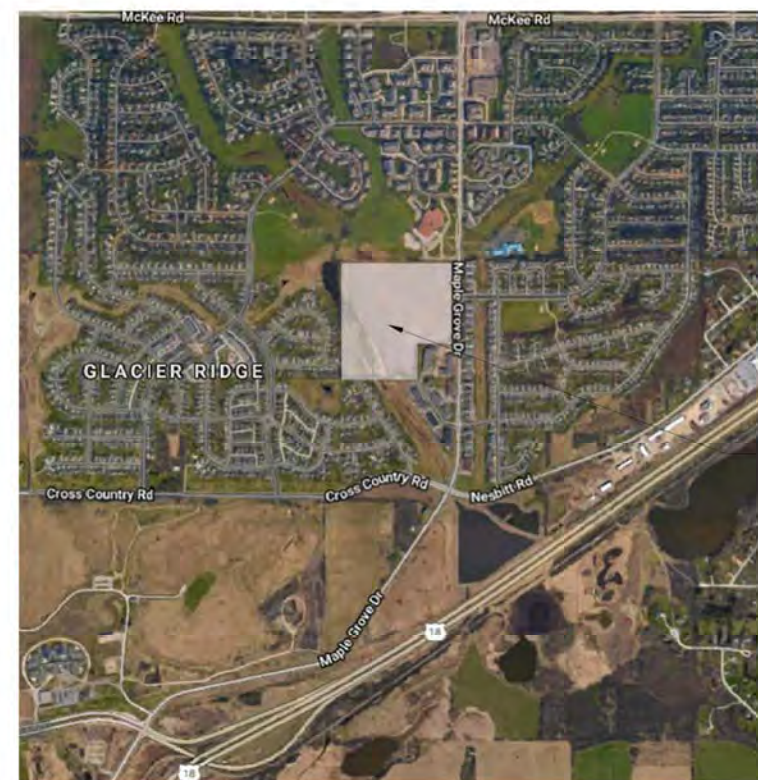
2418 CROSSROADS DRIVE - SUITE 2300  
MADISON, WISCONSIN 53718  
CONTACT: MR. MARC OTT  
MOTT@JLA-AP.COM  
OFFICE: 608.241.9500 DIRECT: 608.442.3867

## CIVIL ENGINEERING

D'ONOFRIO KOTTKE AND ASSOCIATES

7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
CONTACT: MR. BRUCE HOLLAR  
BHOLLAR@DONOFRIO.CC  
608.833.7530

# VICINITY MAP



EXTENTS OF DEVELOPMENT

# SHEET INDEX

G000 COVER  
G001 INDEX  
G002 CONTEXTUAL SITE INFORMATION  
G003 CONTEXTUAL SITE INFORMATION

C-001 EXISTING CONDITIONS  
C-100 SITE PLAN  
C-101 SITE PLAN  
C-102 SITE PLAN  
C-201 GRADING PLAN  
C-202 GRADING PLAN  
C-301 UTILITY PLAN  
C-302 UTILITY PLAN  
C-500 FIRE ACCESS PLAN

P-1.0 SITE LIGHTING PHOTOMETRIC

L-1.0 OVERALL LANDSCAPE PLAN  
L-1.1 OVERALL EXISTING TREE INVENTORY  
L-1.2 OVERALL LANDSCAPE PLAN: LOT 1  
L-1.3 FOUNDATION LANDSCAPE PLAN: CLUBHOUSE & TOWNHOMES  
L-1.4 ENLARGED LANDSCAPE FOUNDATION PLANS: LOT 1  
L-1.5 OVERALL LANDSCAPE PLAN: LOT 2  
L-1.6 ENLARGED APARTMENT FOUNDATION LANDSCAPE PLAN: OPTION A  
L-1.7 ENLARGED APARTMENT FOUNDATION LANDSCAPE PLAN: OPTION B  
L-1.8 OVERALL LANDSCAPE PLAN: LOT 3  
L-1.9 ENLARGED LANDSCAPE FOUNDATION PLANS: OPTION A & B  
L-1.10 OVERALL LANDSCAPE PLAN: OUTLOT 1 & 2

T-A101 FLOOR PLANS  
T-A102 FLOOR PLANS  
T-A200 EXTERIOR ELEVATIONS  
T-A201 EXTERIOR ELEVATIONS  
T-A202 EXTERIOR PERSPECTIVES

A-A100 LOWER LEVEL PLAN  
A-A101 FIRST FLOOR PLAN  
A-A102 SECOND FLOOR PLAN  
A-A103 THIRD FLOOR PLAN  
A-A104 ROOF PLAN  
A-A200 EXTERIOR ELEVATIONS  
A-A201 EXTERIOR ELEVATIONS  
A-A202 EXTERIOR PERSPECTIVES

S-A101 FIRST FLOOR PLAN  
S-A102 SECOND FLOOR PLAN  
S-A103 ROOF PLAN  
S-A200 EXTERIOR ELEVATIONS  
S-A201 EXTERIOR ELEVATIONS  
S-A202 EXTERIOR PERSPECTIVES

CH-A101 FIRST FLOOR PLANS  
CH-A200 EXTERIOR ELEVATIONS  
CH-A201 EXTERIOR ELEVATIONS  
CH-A202 EXTERIOR PERSPECTIVES



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE  
RESIDENTIAL

UDC INITIAL

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 3, 2020

### REVISION SCHEDULE

MARK	DESCRIPTION	DATE

SHEET TITLE

INDEX SHEET

SHEET NUMBER

G001



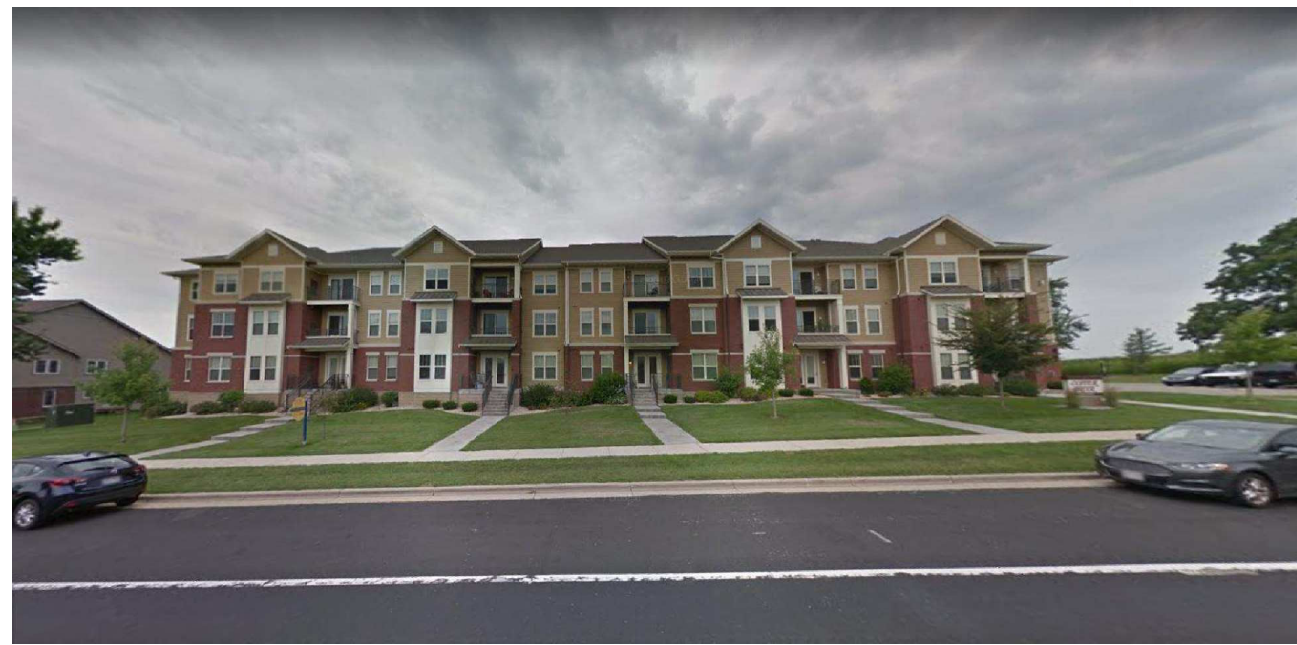
CHAVEZ ELEMENTARY - NORTHSIDE OF PROPERTY



VIEW OF PROPERTY FROM NORTHEAST CORNER OF MAPLE GROVE DRIVE



VIEW OF PROPERTY FROM SOUTHEAST CORNER OF MAPLE GROVE DRIVE



VIEW OF PROPERTY OF SOUTH NEIGHBOR FROM MAPLE GROVE DRIVE



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JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
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Mark	Description	Date

SHEET TITLE

CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

G002



VIEW OF NEIGHBOR ON THE EAST SIDE OF MAPLE GROVE DRIVE



EXAMPLE NEIGHBORHOOD BUILDING ALONG MAPLE GROVE DRIVE



EXAMPLE NEIGHBORHOOD BUILDING ALONG MAPLE GROVE DRIVE



EXAMPLE NEIGHBORHOOD BUILDING ALONG MAPLE GROVE DRIVE



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Mark	Description	Date

SHEET TITLE

CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

**G003**

# FRED - Maple Grove Drive

4840 MAPLE GROVE DRIVE  
CITY OF MADISON, DANE COUNTY, WI  
CITY OF MADISON SITE PLAN REVIEW DOCUMENTS



### SHEET INDEX

- C-000 COVER SHEET
- C-001 EXISTING CONDITIONS
- C-100 SITE PLAN OVERALL
- C-101 SITE PLAN NORTH
- C-102 SITE PLAN SOUTH
- C-200 GRADING & EROSION CONTROL PLAN
- C-201 GRADING PLAN NORTH
- C-202 GRADING PLAN SOUTH
- C-300 SITE UTILITY PLAN
- C-301 UTILITY PLAN NORTH
- C-302 UTILITY PLAN SOUTH



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**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
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JLA PROJECT NUMBER: 17-1018



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-05-101

MAPLE GROVE DRIVE  
RESIDENTIAL  
LAND DEVELOPMENT

LAND USE SUBMITTAL

### PROGRESS DOCUMENTS

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### REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

COVER SHEET

SHEET NUMBER

C-000



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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.  
7590 Westward Way, Madison, WI 53717  
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DKA PROJECT NUMBER: 19-05-101

### MAPLE GROVE DRIVE RESIDENTIAL LAND DEVELOPMENT

LAND USE SUBMITTAL

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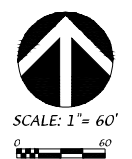
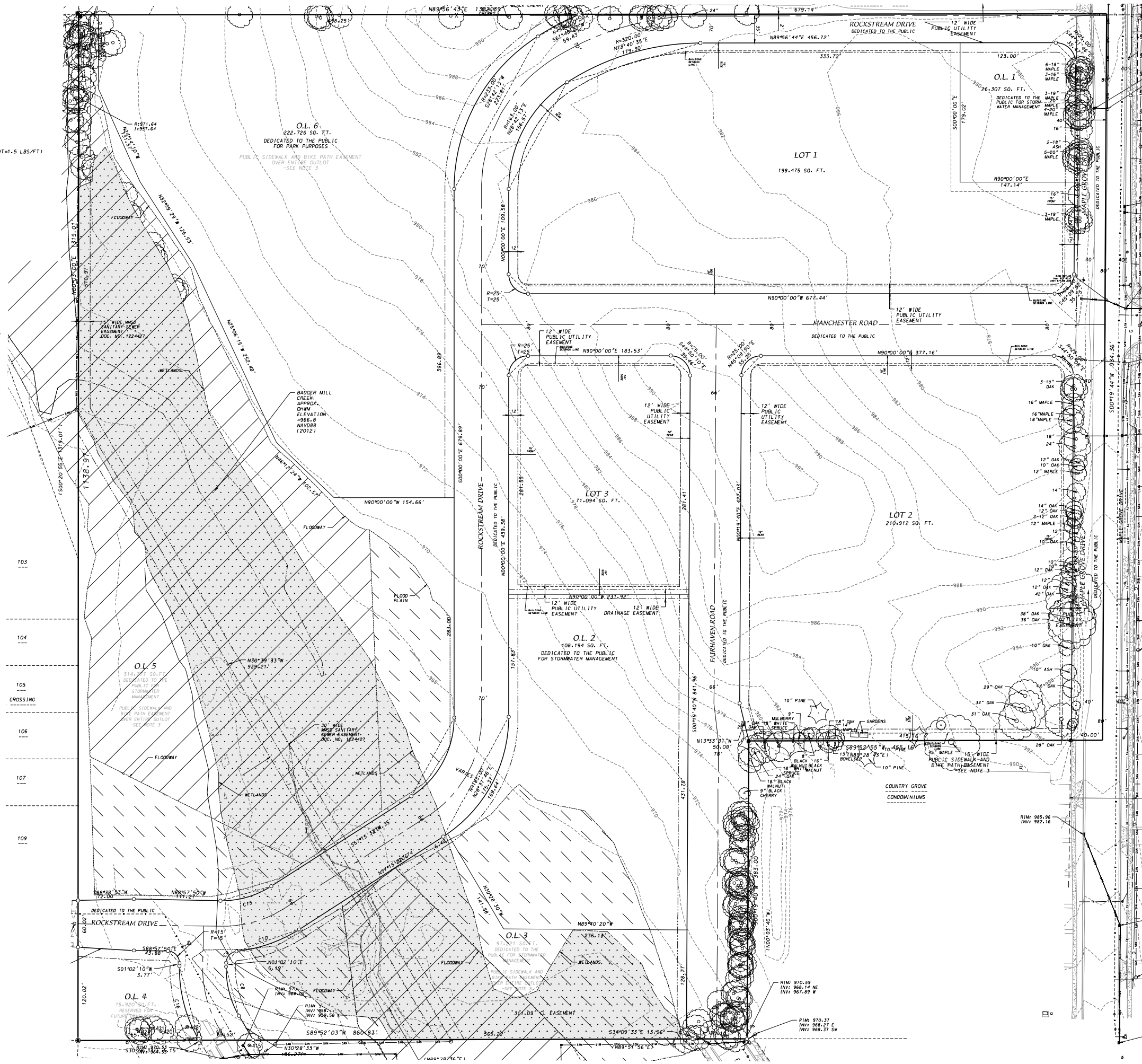
SHEET TITLE

EXISTING  
CONDITIONS

SHEET NUMBER

C-001

- LEGEND**
- FOUND 3/4" REBAR
  - FOUND 1-1/4" REBAR
  - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
  - SAN — SANITARY SEWER
  - W — WATER MAIN
  - STM — STORM SEWER
  - TV — TELECOMMUNICATION
  - MANHOLE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - CATCH BASIN/INLET
  - LIGHT POLE
  - VALVE
  - HYDRANT
  - SIGN
  - FENCE
  - CONCRETE CURB AND GUTTER
  - EXISTING CONTOUR



SCALE: 1" = 60'

- LEGEND**
- FOUND 3/4" REBAR
  - FOUND 1-1/4" REBAR
  - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
  - SAN — SANITARY SEWER
  - W — WATER MAIN
  - STM — STORM SEWER
  - TV — TELECOMMUNICATION
  - MANHOLE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - CATCH BASIN/INLET
  - LIGHT POLE
  - VALVE
  - HYDRANT
  - SIGN
  - ACCESSIBLE PARKING SPACE
  - NO. PARKING SPACES
  - FENCE
  - CONCRETE CURB AND GUTTER

**SITE PLAN INFORMATION BLOCK LOT 1**

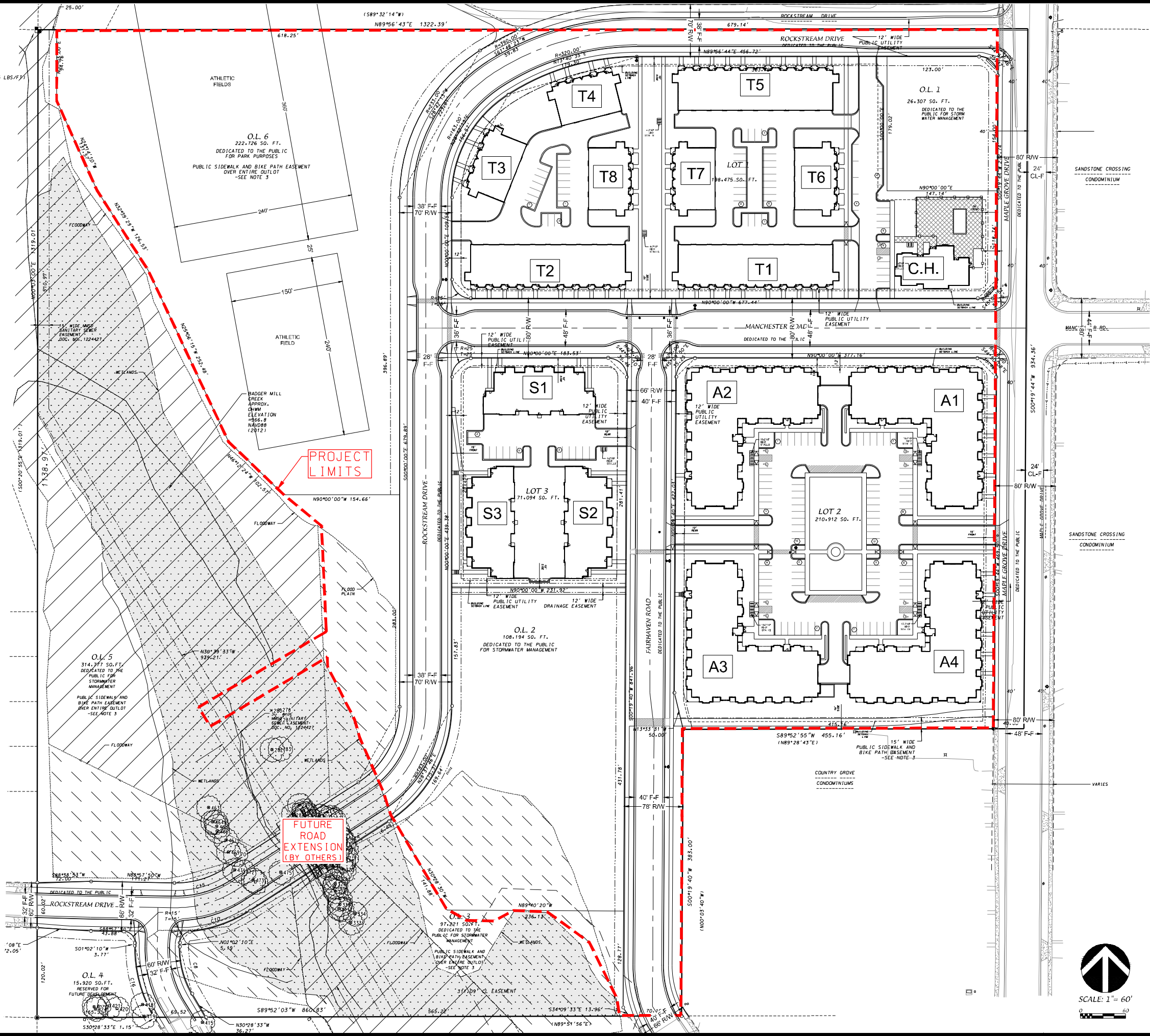
Existing Lot Area	198,475 sf
Building Area	66,381 sf
Total Covered Parking Stalls	100
Total Surface Parking Stalls	64
Total Parking Stalls	164
Total Covered Bike Parking Stalls	100
Total Surface Bike Parking Stalls	12
Total Bike Parking Stalls	112

**SITE PLAN INFORMATION BLOCK LOT 2**

Existing Lot Area	210,912 sf
Building Area	87,280 sf
Total Covered Parking Stalls	204
Total Surface Parking Stalls	92
Total Parking Stalls	296
Total Covered Bike Parking Stalls	176
Total Surface Bike Parking Stalls	40
Total Bike Parking Stalls	216

**SITE PLAN INFORMATION BLOCK LOT 3**

Existing Lot Area	71,094 sf
Building Area	24,903 sf
Total Covered Parking Stalls	36
Total Surface Parking Stalls	36
Total Parking Stalls	72
Total Covered Bike Parking Stalls	14
Total Surface Bike Parking Stalls	86
Total Bike Parking Stalls	100



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D'ONOFRIG KOTTKE AND ASSOCIATES, INC.  
7530 Westwood Way, Madison, WI 53717  
Phone: 608.433.7530 • Fax: 608.433.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-05-101

MAPLE GROVE DRIVE  
RESIDENTIAL  
LAND DEVELOPMENT

LAND USE SUBMITTAL

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE

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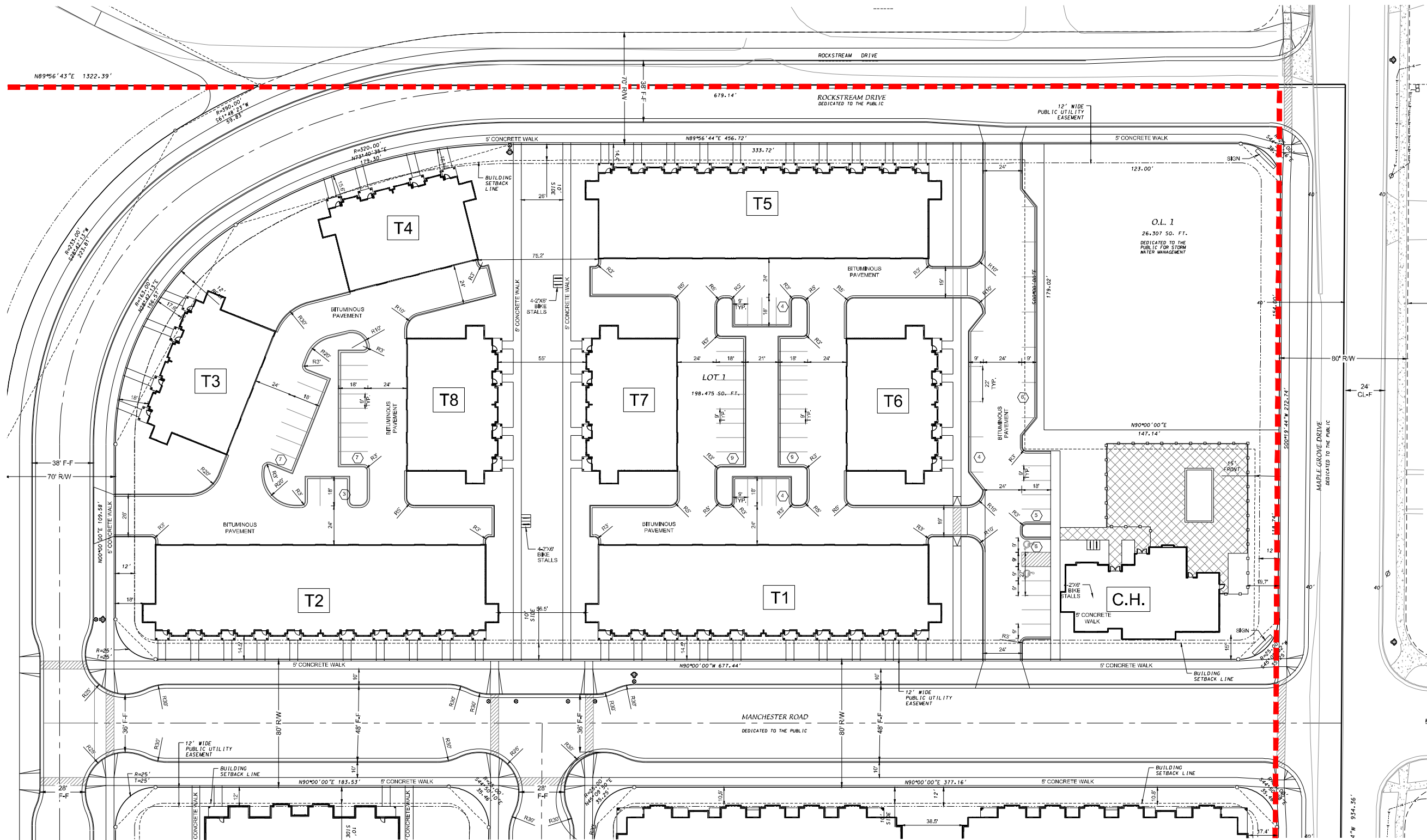
SHEET TITLE  
SITE PLAN  
OVERALL

SHEET NUMBER

C-100



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**GENERAL NOTES**

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. CURB RADII DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

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SCALE: 1" = 30'



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



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Phone: 608.433.7530 • Fax: 608.433.1089  
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DKA PROJECT NUMBER: 19-05-101

**MAPLE GROVE DRIVE  
RESIDENTIAL  
LAND DEVELOPMENT**

LAND USE SUBMITTAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE February-27-2020

**REVISION SCHEDULE**

Mark	Description	Date

SHEET TITLE

**SITE PLAN  
NORTH**

SHEET NUMBER

**C-101**

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**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



**D'ONOFRIS KUTTKE AND ASSOCIATES, INC.**

7530 Westwood Way, Madison, WI 53717  
Phone: 608.233.7530 • Fax: 608.233.1089  
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DKA PROJECT NUMBER: 19-05-101

# MAPLE GROVE DRIVE RESIDENTIAL LAND DEVELOPMENT

LAND USE SUBMITTAL

## PROGRESS DOCUMENTS

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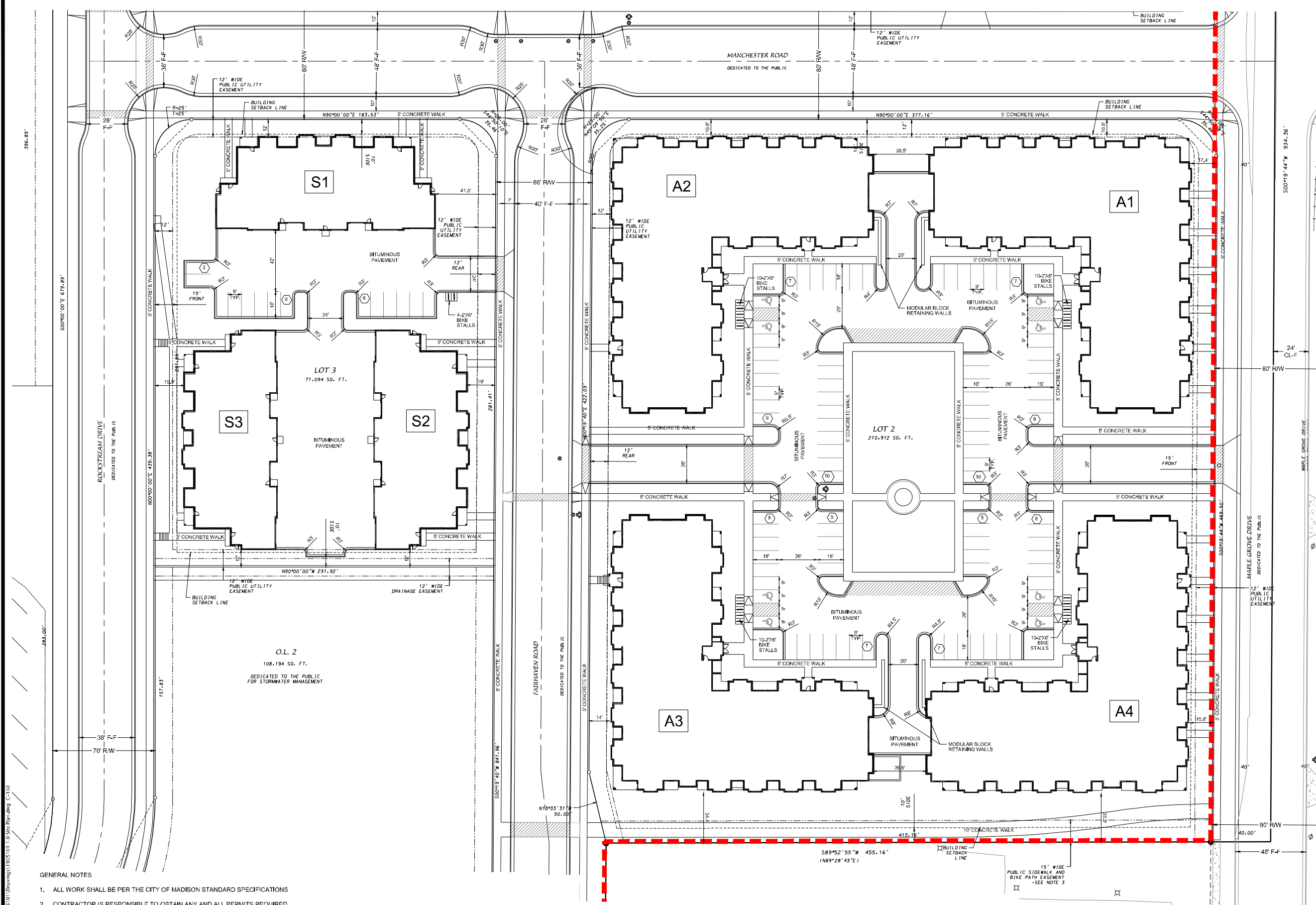
Mark	Description	Date

SHEET TITLE

SITE PLAN  
SOUTH

SHEET NUMBER

C-102



### GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. CURB RADI DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

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SCALE: 1" = 30'

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**GRADING AND EROSION CONTROL NOTES**

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDMR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROL MEASURES AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CONTRACTOR SHALL REMOVE THE TYPE D INLET PROTECTION DURING THE TIME PERIOD BETWEEN NOV. 15 AND MARCH 15, AND INSTALL A FRAME TYPE INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT.
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
15. GROUNDWATER DEWATERING IS NOT ANTICIPATED DURING THE CONSTRUCTION ACTIVITIES. SHOULD DEWATERING BECOME NECESSARY, AN APPROPRIATE DEWATERING SYSTEM AND IMPLEMENTATION PLAN SHALL BE PREPARED AND SUBMITTED TO CITY ENGINEERING PRIOR TO A QUALIFIED CONTRACTOR BEGINNING DEWATERING OPERATIONS.

**GENERAL NOTES**

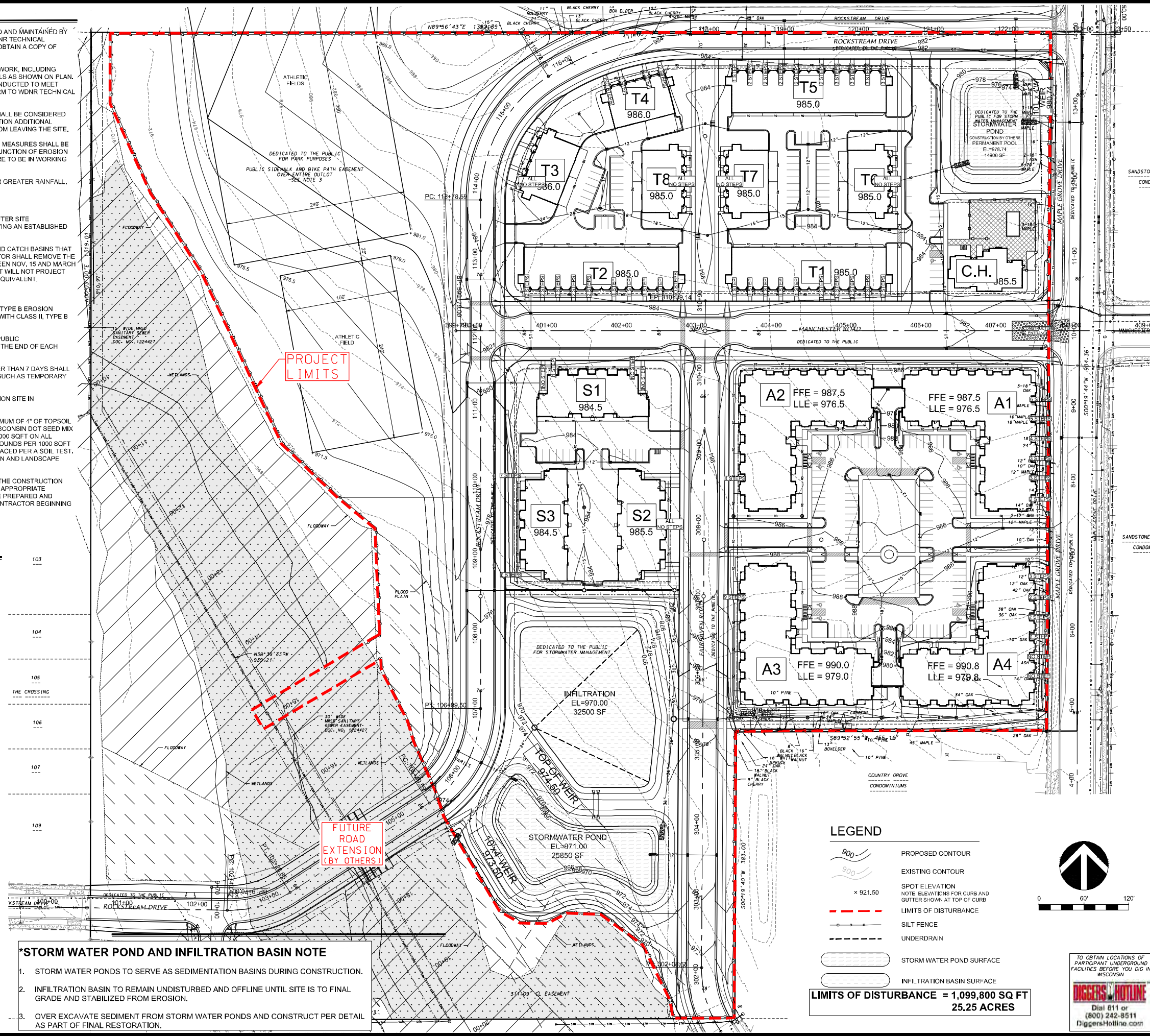
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

**SEQUENCE OF CONSTRUCTION**

- 05/01/2020 TO 5/15/2020
  - INSTALL EROSION CONTROL
  - PREPARE SEDIMENT BASINS
  - STRIP AND STOCKPILE TOPSOIL
  - SILT FENCE, SEED, FERTILIZER, AND MULCH STOCKPILE
- 05/15/2020 TO 04/01/2021
  - GRADE MANCHESTER AND FAIRHAVEN TO SUBGRADE
  - INSTALL UTILITIES IN MANCHESTER FAIRHAVEN
  - GRAVEL MANCHESTER AND FAIRHAVEN
  - BUILDING 'A' SITES EXCAVATION AND FOUNDATIONS
- 04/01/2021 TO 07/08/2021
  - GRADE ROCKSTREAM DRIVE SUBGRADE
  - INSTALL UTILITIES IN ROCKSTREAM DRIVE
  - GRAVEL ROCKSTREAM DRIVE
- 07/08/2021 TO 12/31/21
  - BUILDING 'S' AND 'T' SITES EXCAVATION AND FOUNDATIONS
  - BUILDING 'A' SITES PAVING AND INTERIOR WORK
- 01/01/22 TO 09/01/22
  - BUILDING 'S' AND 'T' SITES PAVING AND INTERIORS
  - OVER EXCAVATE AND FINAL GRADE STORM WATER PONDS
  - CONSTRUCTION INFILTRATION BASIN
  - FINAL PAVING AND LANDSCAPING
  - ESTABLISH ALL PVIOUS SITE AREAS
- 11/01/22
  - REMOVE EROSION CONTROL FROM ESTABLISHED SITE

**\*STORM WATER POND AND INFILTRATION BASIN NOTE**

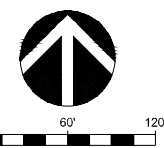
1. STORM WATER PONDS TO SERVE AS SEDIMENTATION BASINS DURING CONSTRUCTION.
2. INFILTRATION BASIN TO REMAIN UNDISTURBED AND OFFLINE UNTIL SITE IS TO FINAL GRADE AND STABILIZED FROM EROSION.
3. OVER EXCAVATE SEDIMENT FROM STORM WATER PONDS AND CONSTRUCT PER DETAIL AS PART OF FINAL RESTORATION.



**LEGEND**

- 900 (dashed line) PROPOSED CONTOUR
- 900 (solid line) EXISTING CONTOUR
- x 921.50 SPOT ELEVATION
- (dotted line) LIMITS OF DISTURBANCE
- (line with circles) SILT FENCE
- (dashed line) UNDERDRAIN
- (circle with cross) STORM WATER POND SURFACE
- (circle with cross) INFILTRATION BASIN SURFACE

LIMITS OF DISTURBANCE = 1,099,800 SQ FT  
25.25 ACRES



MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018

7530 Westwood Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-05-101

**MAPLE GROVE DRIVE RESIDENTIAL LAND DEVELOPMENT**

LAND USE 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 February-27-2020

REVISION SCHEDULE		
Mark	Description	Date

**GRADING AND EROSION CONTROL PLAN**

SHEET NUMBER  
**C-200**

Dial 611 or (800) 242-8511  
DiggersHotline.com



JLA ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



7530 Westwood Way, Madison, WI 53717  
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-05-101

# MAPLE GROVE DRIVE RESIDENTIAL LAND DEVELOPMENT

LAND USE SUBMITTAL

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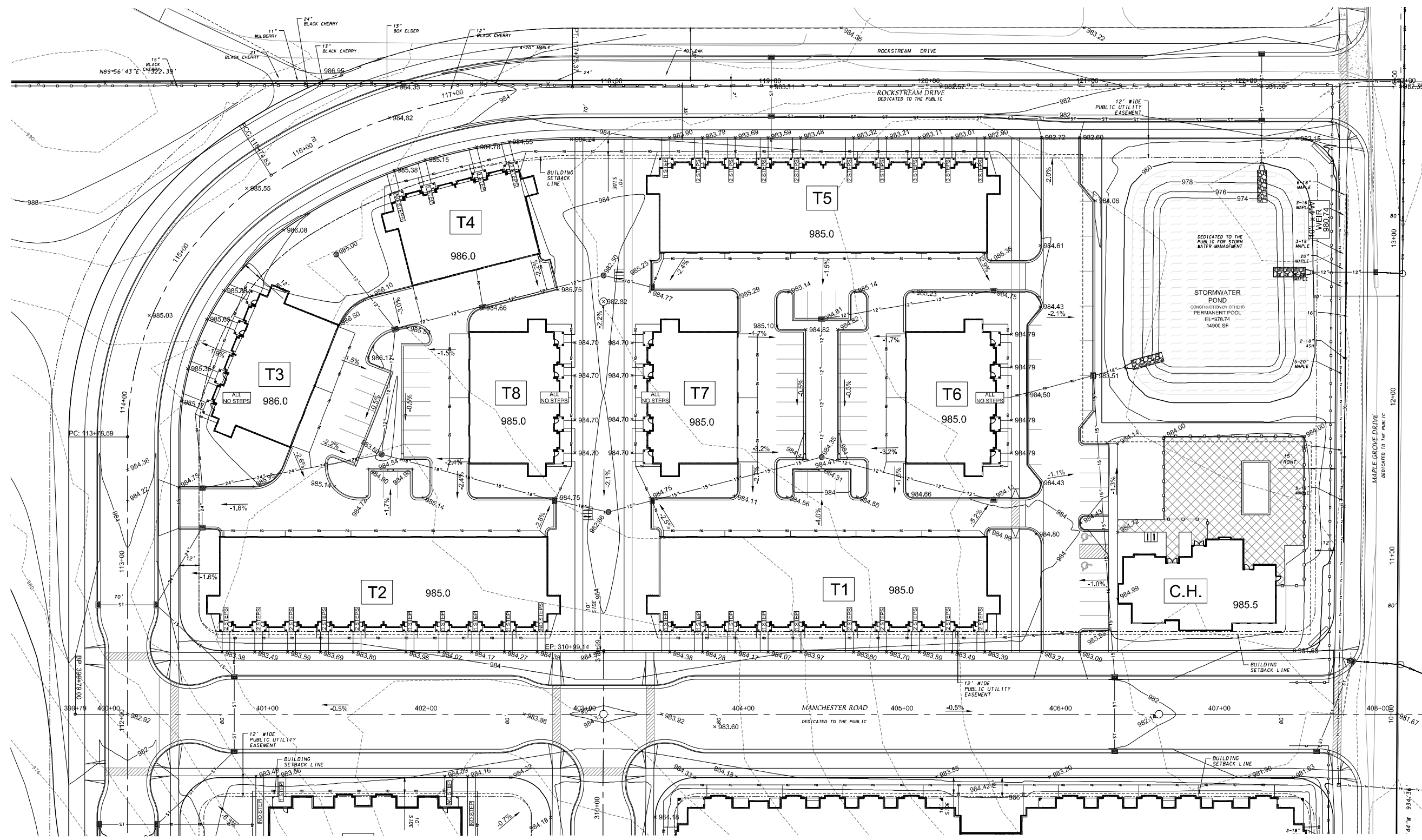
DATE OF ISSUANCE February-27-2020

### REVISION SCHEDULE

Mark	Description	Date

## SHEET TITLE GRADING PLAN NORTH

SHEET NUMBER  
**C-201**



### LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR

### GENERAL NOTES

- ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

### GRADING AND EROSION CONTROL NOTES

- NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
- DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



SCALE: 1" = 30'

Feb 27, 2020 - 6:08am U:\User\1905101\Drawings\1905101 2.0\Grading.dwg, C-201



JLA ARCHITECTS

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jla-ap.com

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7530 Westwood Way, Madison, WI 53717  
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-05-101

# MAPLE GROVE DRIVE RESIDENTIAL LAND DEVELOPMENT

LAND USE SUBMITTAL

## PROGRESS DOCUMENTS

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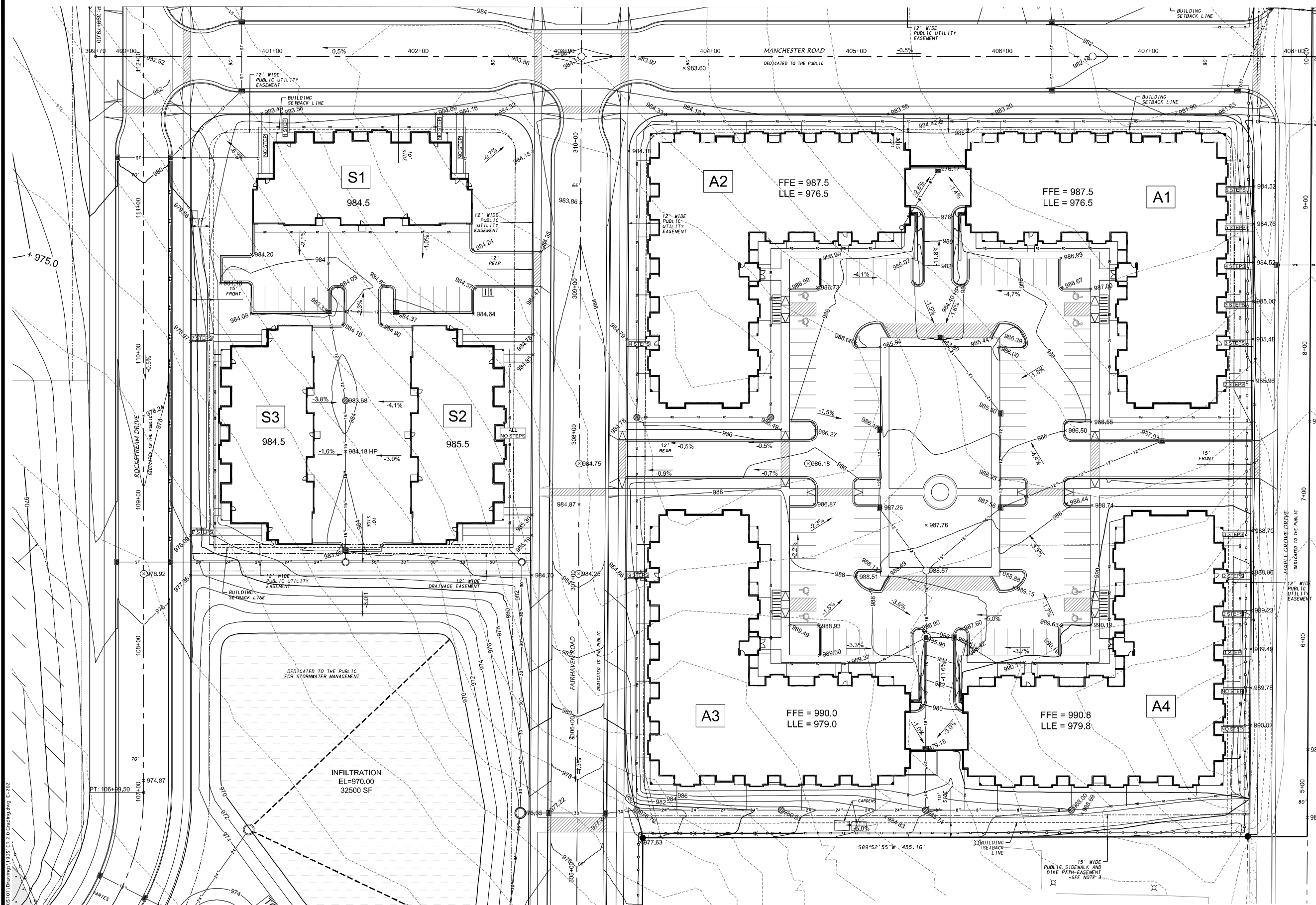
## REVISION SCHEDULE

Mark	Description	Date

## SHEET TITLE GRADING PLAN SOUTH

SHEET NUMBER

# C-202



### LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR

### GENERAL NOTES

- ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

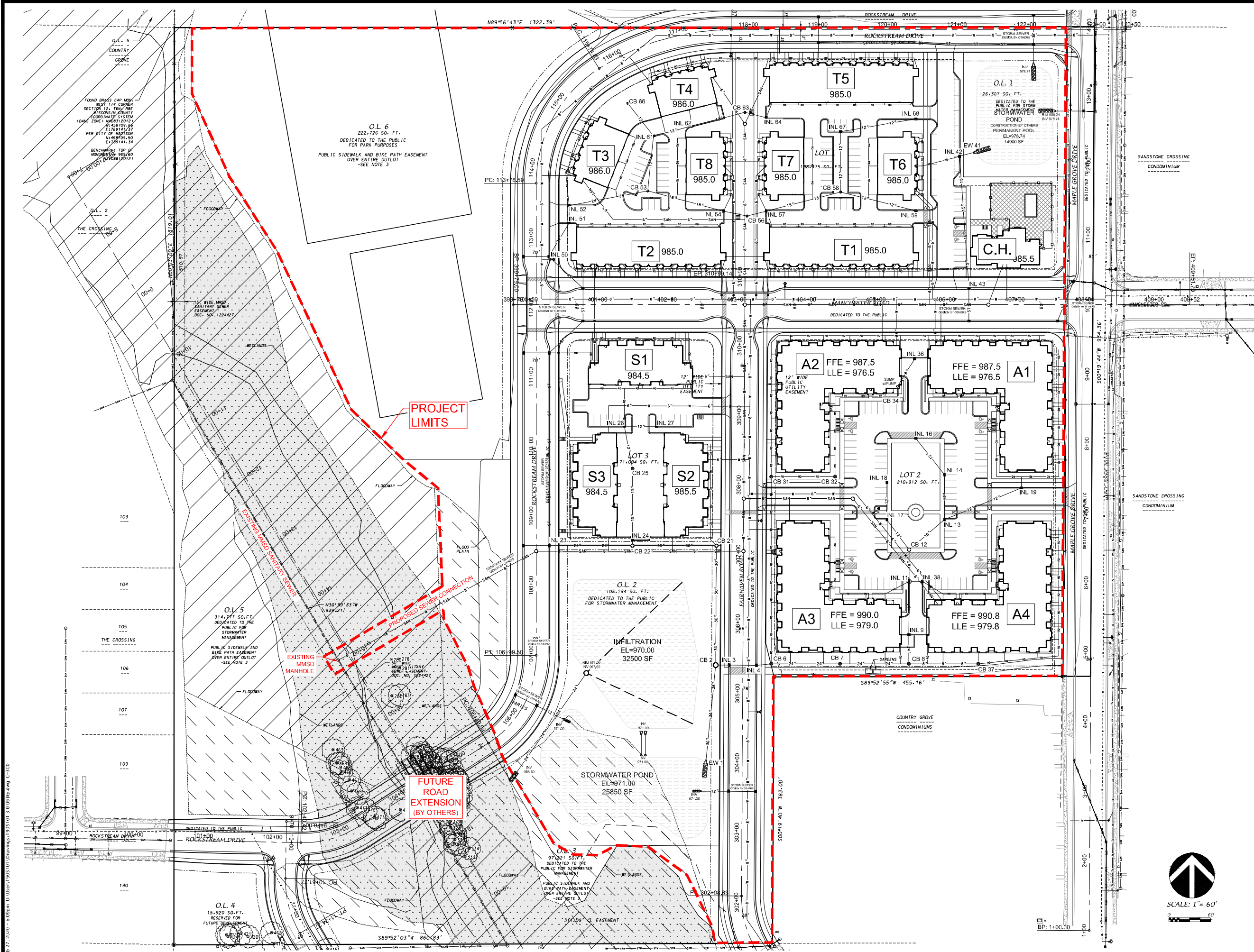
### GRADING AND EROSION CONTROL NOTES

- NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
- DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



SCALE: 1" = 30'

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**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



**D'ONOFRIG KUTTKE AND ASSOCIATES, INC.**  
7530 Westwood Way, Madison, WI 53717  
Phone: 608.233.7530 • Fax: 608.233.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-03-104

## MAPLE GROVE DRIVE RESIDENTIAL

LAND USE SUBMITTAL

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE February-27-2020

### REVISION SCHEDULE

Mark	Description	Date

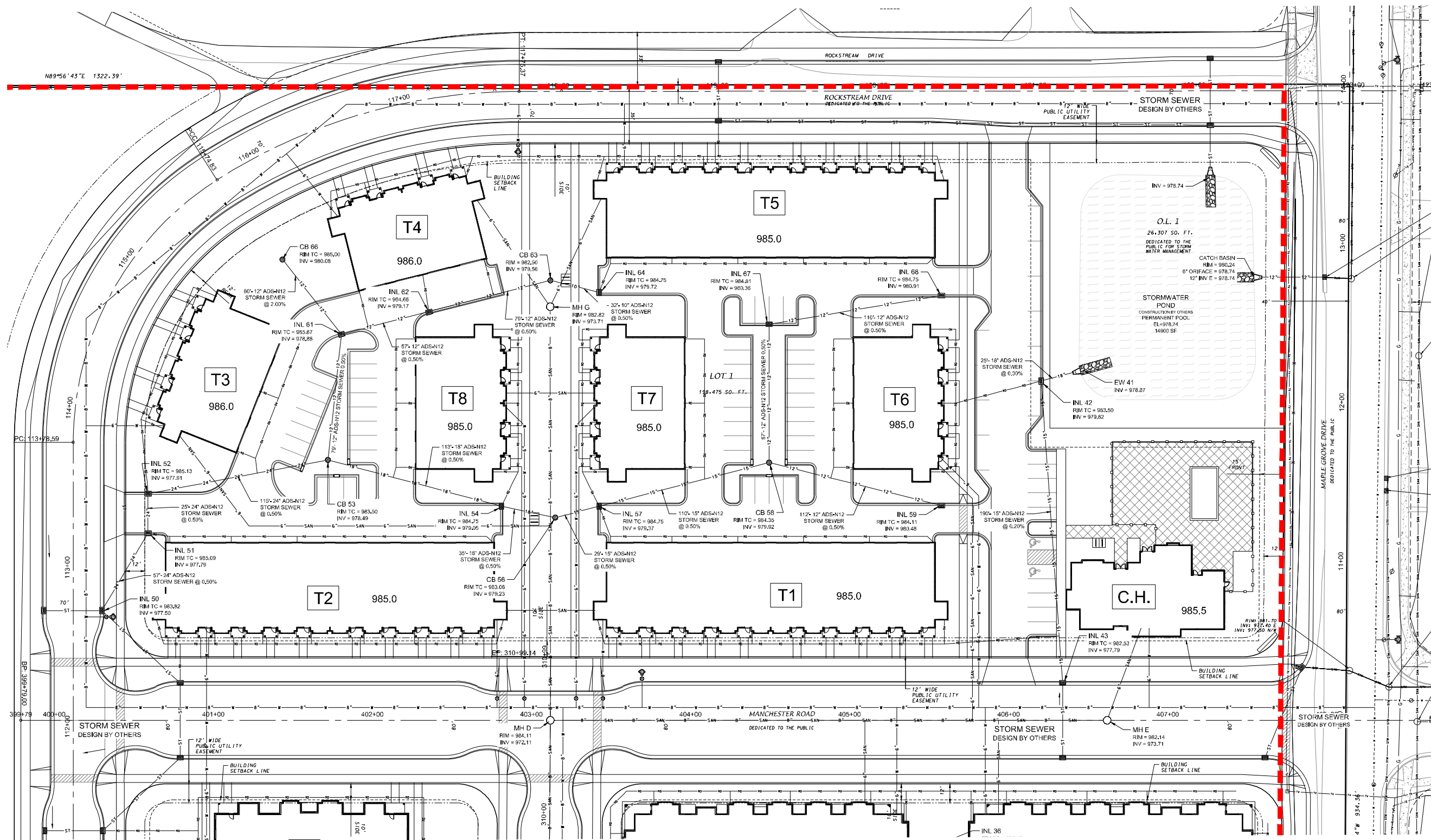
SHEET TITLE

## UTILITY PLAN

SHEET NUMBER

# C-300

Feb 27, 2020 - 6:05pm U:\User1\19051011\Drawings\19051013\_01\Utility.dwg C-300



**SITE UTILITY NOTES**

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
7. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE.
8. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-1550A FRAME WITH SOLID LID.
9. ALL STORM PIPES IN CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE. ALL OTHER STORM PIPE TO BE N-12.
10. ALL ROOF DRAIN STORM PIPES TO BE N-12 @ 1.0% UNLESS OTHERWISE SHOWN.

**LEGEND**

- 12" — STORM SEWER (SIZE)
- ROOF DRAIN
- 8" — SAN — SANITARY SEWER
- 6" — WATER MAIN
- ⊕ HYDRANT - WATER VALVE
- ⊙ CURB INLET
- CURB CUT - YARD DRAIN



SCALE: 1" = 30'



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



**D'ONOFRIO KUTTKE AND ASSOCIATES, INC.**  
7530 Westwood Way, Madison, WI 53717  
Phone: 608.233.7530 • Fax: 608.233.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-03-104

**MAPLE GROVE DRIVE  
RESIDENTIAL**

LAND USE SUBMITTAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE February-27-2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**UTILITY PLAN**

SHEET NUMBER  
**C-301**

Feb 27, 2020 - 6:05pm U:\User1\1905101\Drawings\1905101\_3\_0\Utility.dwg C-301



JLA ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



D'ONOFRI KUTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.233.7530 • Fax: 608.233.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DKA PROJECT NUMBER: 19-03-104

### MAPLE GROVE DRIVE RESIDENTIAL

LAND USE SUBMITTAL

#### PROGRESS DOCUMENTS

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DATE OF ISSUANCE February-27-2020

#### REVISION SCHEDULE

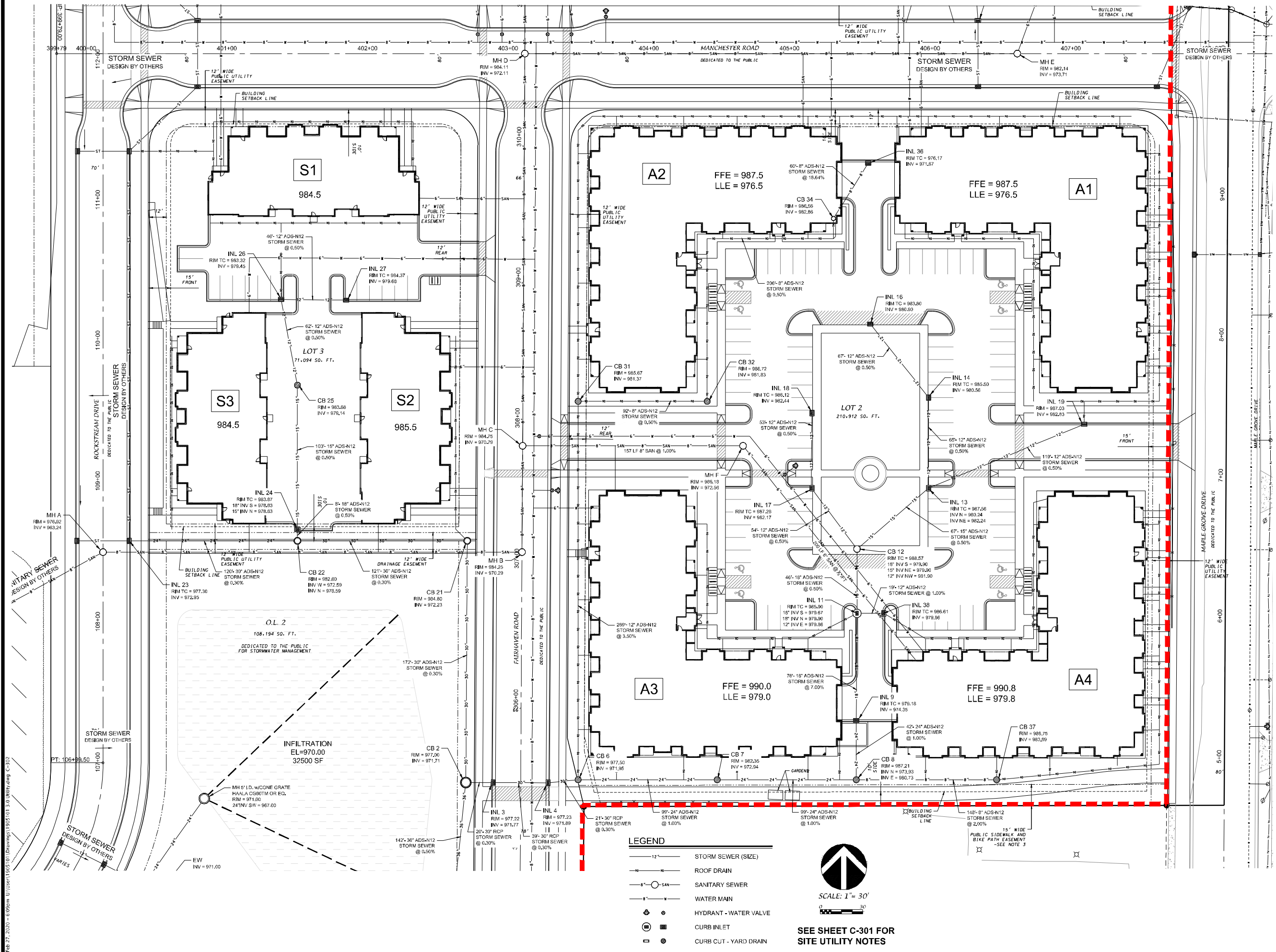
Mark	Description	Date

#### SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-302

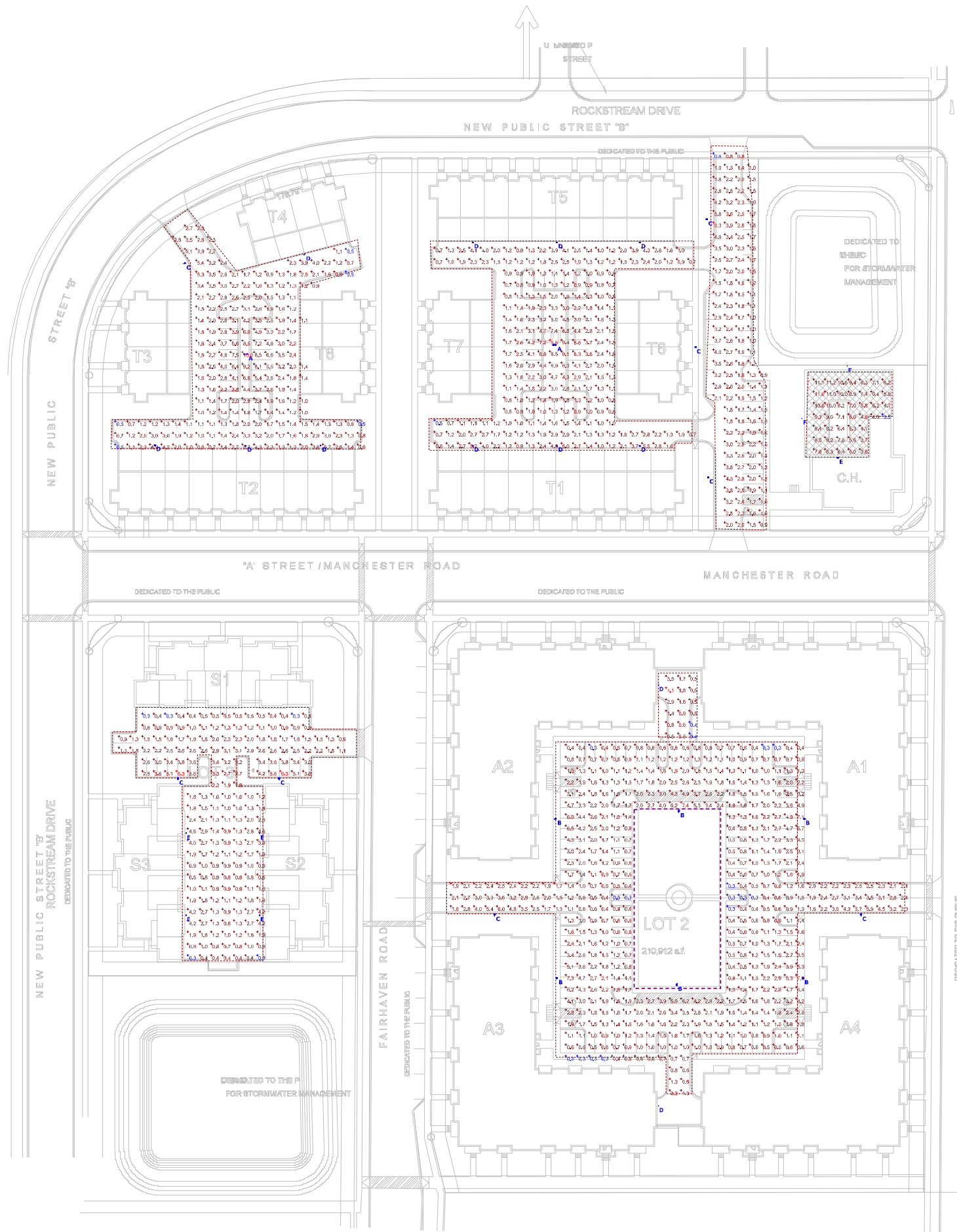


- LEGEND**
- 12" — STORM SEWER (SIZE)
  - 8" — ROOF DRAIN
  - 8" — SAN — SANITARY SEWER
  - 8" — WATER MAIN
  - ⊕ — HYDRANT - WATER VALVE
  - ⊙ — CURB INLET
  - ⊖ — CURB CUT - YARD DRAIN

SCALE: 1" = 30'

SEE SHEET C-301 FOR SITE UTILITY NOTES

FEB 27, 2020 - 6:05pm U:\User1\9051011\Drawings\1905101\_3\_0\Utility.dwg C-302



Plan View  
Scale - 1" = 50'

Manufacturer	Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
		A		2	Lithonia Lighting	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution	17427	1	228.14	22FT AFG 20FT POLE + 2FT BASE
		B		6	Lithonia Lighting	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution	17427	1	114.07	22FT AFG 20FT POLE + 2FT BASE
		C		8	Lithonia Lighting	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution	17202	1	114.07	22FT AFG 20FT POLE + 2FT BASE
		D		12	Lithonia Lighting	DSXW1 LED 20C 530 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 530mA.	4287	1	34.9	10FT AFG
		E		5	Lithonia Lighting	DSXW1 LED 20C 530 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA.	4201	1	34.9	10FT AFG
		F		2	HUBBELL OUTDOOR	RAK2-480L-240-4K7-4W		31850	1	226.9	

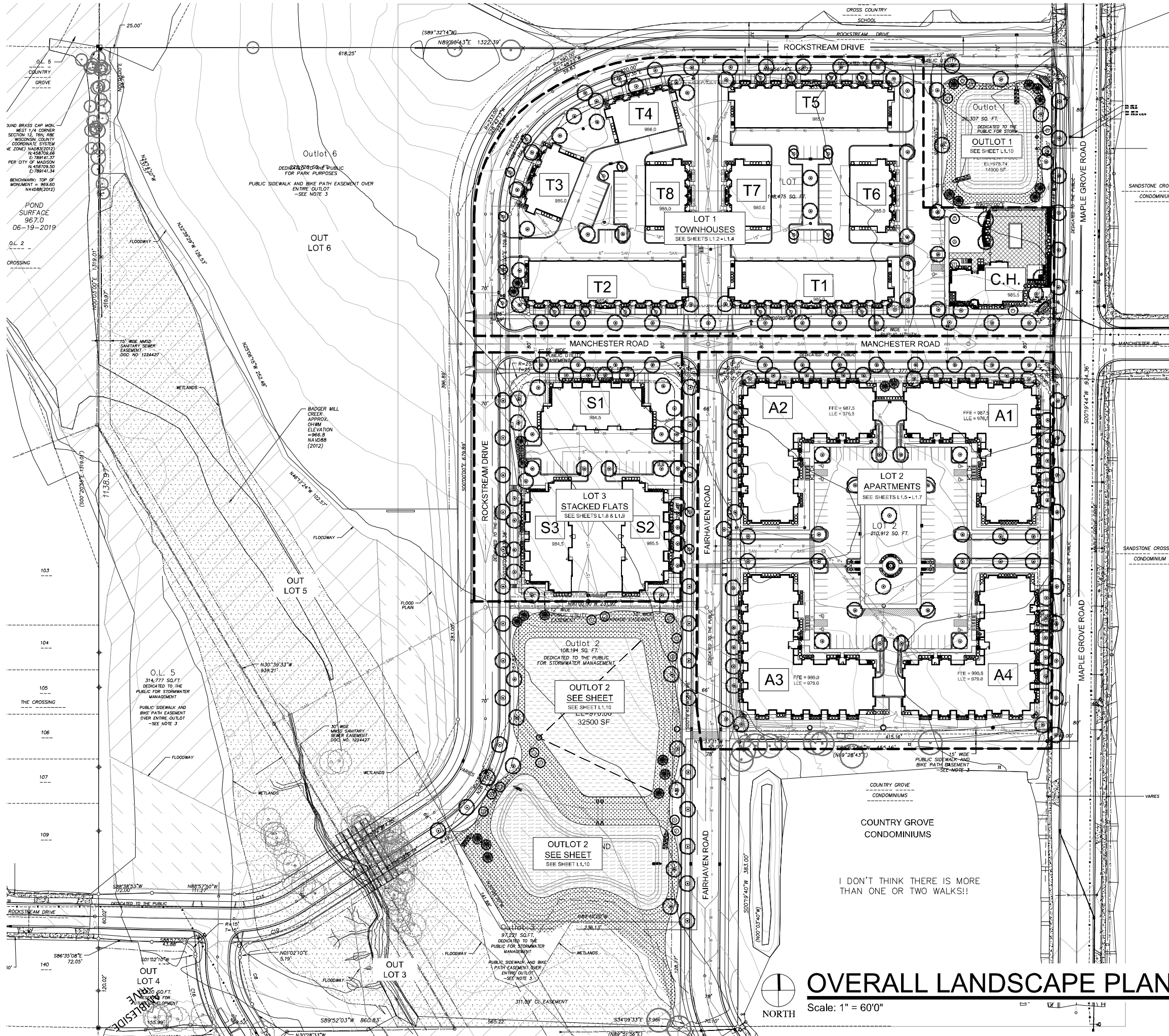
**Note**  
FC Measured at 0' AFG  
Per Wisconsin Administrative Code SPS 390.16 (3) (d) pool will have an underwater light.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BETWEEN T6 & C.H.	+	2.1 fc	6.3 fc	0.6 fc	10.5:1	3.5:1
LOT 1	+	2.2 fc	9.8 fc	0.5 fc	19.6:1	4.4:1
LOT 2		1.8 fc	7.4 fc	0.3 fc	24.7:1	5.9:1
LOT 3	+	1.8 fc	6.3 fc	0.3 fc	21.0:1	6.0:1
POOL	+	7.4 fc	11.6 fc	3.5 fc	3.3:1	2.1:1
T2/T3/T4/T8	+	2.5 fc	10.0 fc	0.5 fc	20.0:1	5.0:1





CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MILWAUKEE AREA 258-1181  
WIS. STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



# OVERALL LANDSCAPE PLAN

Scale: 1" = 60'



**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE  
P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com

## PROJECT MAPLE GROVE MULTI-FAMILY

Maple Grove Road at  
Manchester Road  
Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

SHEET TITLE

# OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.2020
SHEET NUMBER	

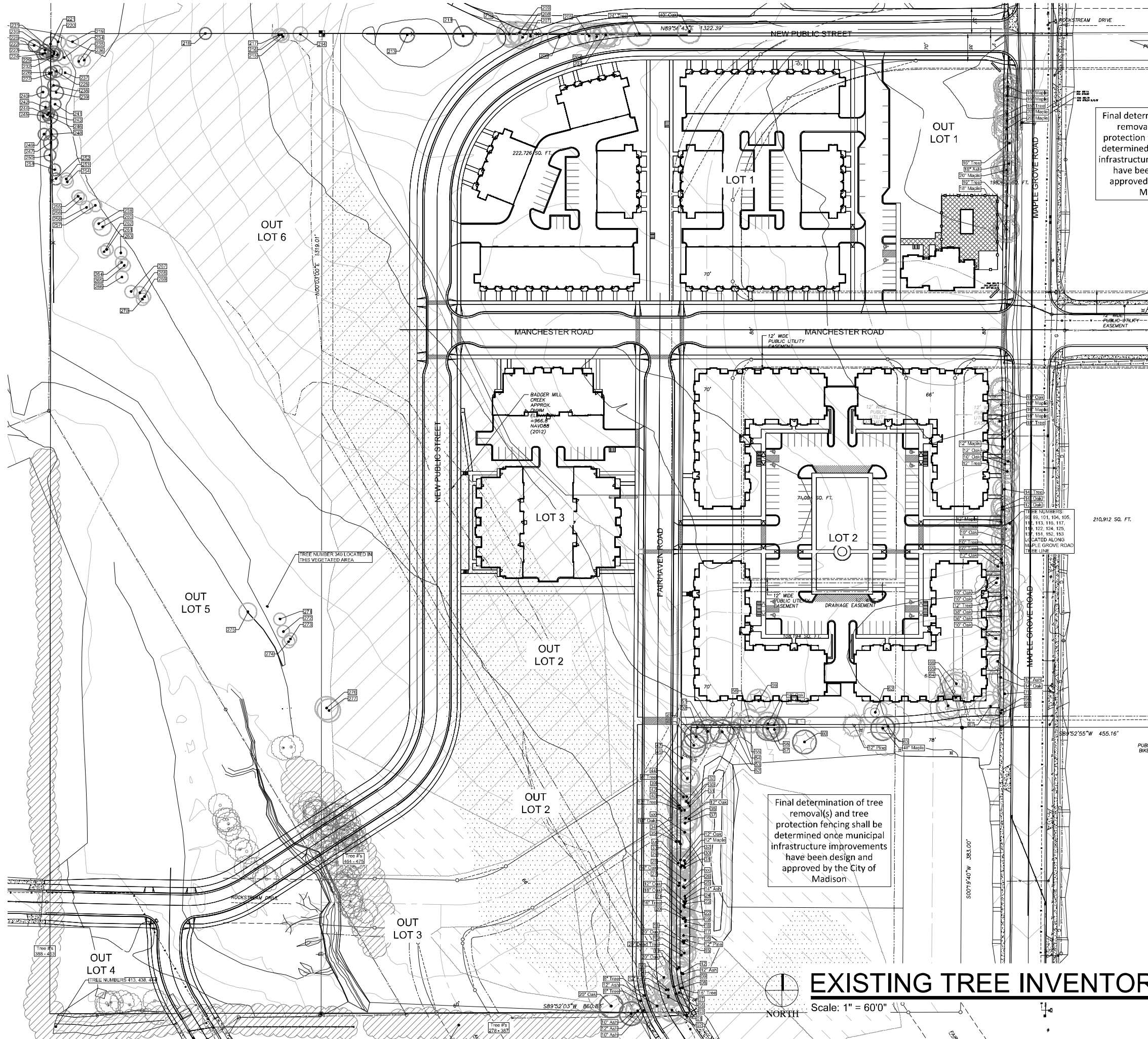
# L 1.0

I DON'T THINK THERE IS MORE  
THAN ONE OR TWO WALKS!!

Information contained herein is based on survey information, field inspection, and believed to be accurate.



CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MUN. AREA 228-1181  
WIS. STATUTE 186.2175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



Final determination of tree removal(s) and tree protection fencing shall be determined once municipal infrastructure improvements have been design and approved by the City of Madison

Final determination of tree removal(s) and tree protection fencing shall be determined once municipal infrastructure improvements have been design and approved by the City of Madison



P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com

PROJECT  
**MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at Manchester Road  
Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE  
**OVERALL EXISTING TREE INVENTORY**

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

**L 1.1**

**EXISTING TREE INVENTORY**

Scale: 1" = 60"





CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MILWAUKEE AREA 226-1147  
WIS. STATUTE 192.27(2)(22)  
NOTICE BEFORE YOU EXCAVATE

- SHADE TREES (DECIDUOUS)**
- AFM Autumn Fantasy Maple
  - PPH Prairie Pride Hackberry
  - SHL Skyline Honeylocust
  - SWO Swamp White Oak
  - AE Accolade Elm

- ORNAMENTAL TREES (DECIDUOUS)**
- ABS Autumn Brilliance Serviceberry
  - RJFC Red Jewel Flowering Crabapple
  - JTL-s Ivory Silk Japanese Tree Lilac

- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
  - BHS Black Hills Spruce

- EVERGREEN SHRUBS**
- GVB Green Velvet Boxwood
  - KCJJ Kallay Compact Fritzer Juniper
  - GSJ Green Sargent Juniper
  - TIY Taunton Intermediate Yew

- DECIDUOUS SHRUBS**
- CRD Cardinal Redtwig Dogwood
  - HC Peking (Hedge) Cotoneaster
  - DF Dwarf Forsythia
  - IH Incrediball Hydrangea
  - UH Unique Hydrangea
  - DKOSR Double Pink Knock Out Rose
  - PPSR Pink Pavement Series Rose
  - MKL Miss Kim Dwarf Lilac
  - KSV Fragrant Korean Spice Viburnum
  - MV Mohican Viburnum
  - WRW Wine & Roses Compact Wiegela

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - PDS Prairie Dropseed

- PLANT ABBREVIATIONS**
- DA Deutsdland Astilbe (White)
  - HRD Happy Returns Daylily
  - RRD Rosy Returns Daylily
  - MRCB Midnight Rose Coralbells
  - PPCB Palace Purple Coralbells
  - FH France Hosta
  - CBSI Caesar's Brother Siberian Iris
  - KKC Dwarf Catmint
  - BES Black-eyed Susan

**Site Landscape Calculations**  
Five (5) landscape points per 300 SF of total developed area

Gross Area of Lot:	198,473 SF 4.6 Acres
Less Building Footprints (at grade):	(63,716) SF
Less Structure (pool deck):	(4,960) SF
Less designated Open Space:	- SF
Less Undeveloped Area:	- SF
Total Developed Area:	129,797 SF
Required Landscape Points:	2,163 Points

**Existing Plant Credits**

Type	Min. Size	Points	Quantity	Points
Shade Tree	2.5" DBH	35	0	0
Evergreen Tree	5-6" Tall	35	0	0
Ornamental Tree	1.5" Cal.	15	0	0
Specimen Tree	14"/inch	14/	0	0
<b>Total Existing Credits</b>			<b>0</b>	<b>0</b>

**Proposed Landscape Points**

Type	Min. Size	Points	Quantity	Points
Shade Tree	2.5" DBH	35	1,225	42,875
Evergreen Tree	5-6" Tall	35	2	70
Ornamental Tree	1.5" Cal.	15	22	330
Upright EG Shrub	3-4" Tall	10	10	100
Deciduous Shrub	12-24" (#3)	3	143	429
Evergreen Shrub	12-24" (#3)	4	84	336
Grass/Perennial	8-18" (#1)	2	434	868
<b>Total Landscape Points Provided</b>			<b>3,358</b>	<b>47,808</b>

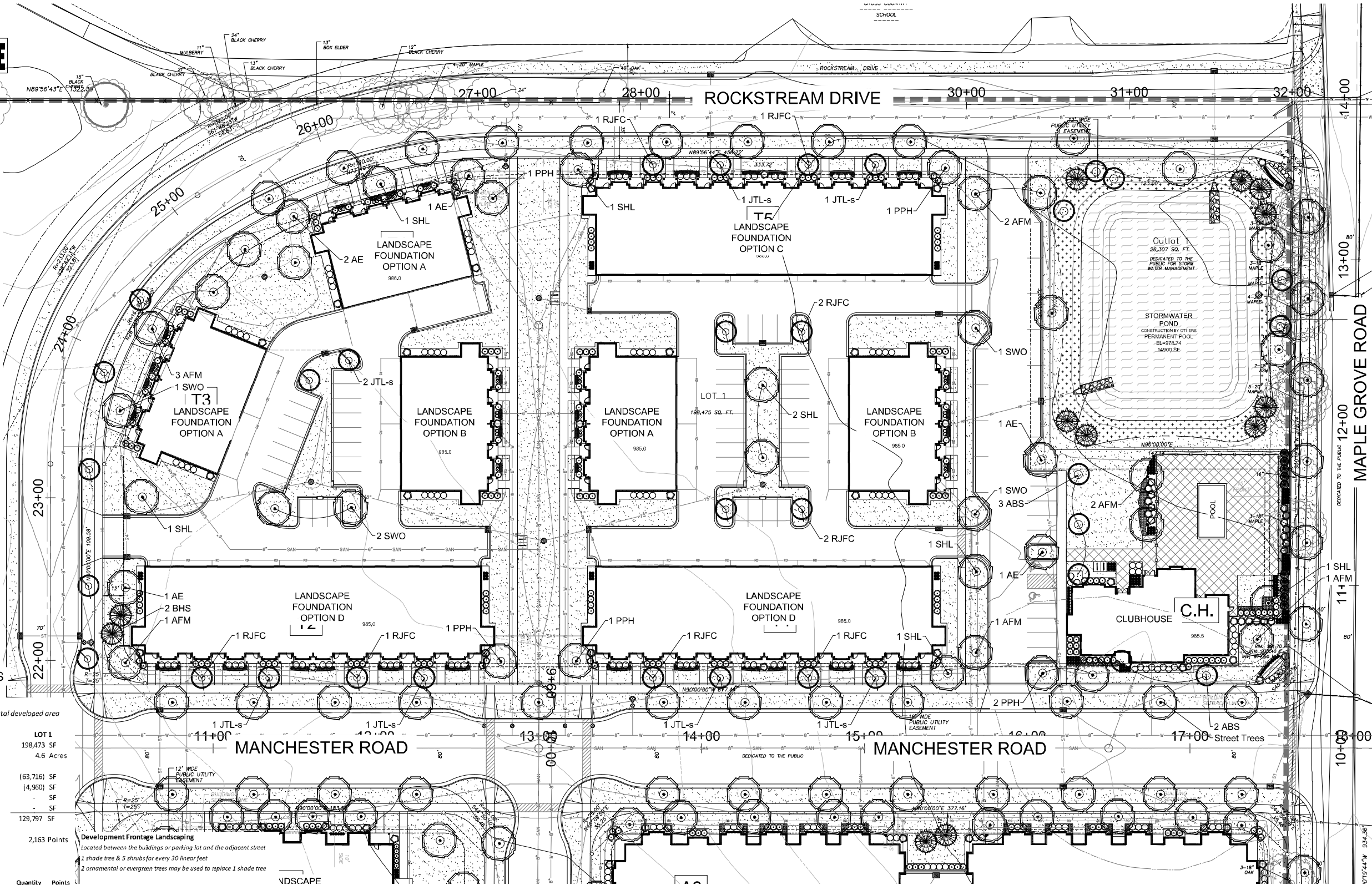
**Development Frontage Landscaping**  
Located between the buildings or parking lot and the adjacent street  
1 shade tree & 5 shrubs for every 30 linear feet  
2 ornamental or evergreen trees may be used to replace 1 shade tree

Quantity	Points
Length of Frontage:	1,030 LF
Required Number of Trees:	34.3 Trees
Number of Trees Shown:	34 Trees
Required Number of Shrubs:	171.7 Shrubs
Number of Shrubs Shown:	197 Shrubs

**Interior Parking Lot Landscaping**  
8% of parking area shall be devoted to interior landscape area  
One (1) shade tree for every 160 SF of interior landscape area  
2 ornamental trees may be used to replace 1 shade tree, max. 25%

Quantity	Points
Area of Parking Area:	23,940 SF
Required Landscape Area:	1,915.2 SF
Landscape Area Shown:	4,843 SF
Required Number of Trees:	12.0 Trees
Number of Trees Shown:	12 Trees

**CODE REQUIREMENTS**



**OVERALL LANDSCAPE PLAN - LOT 1**  
Scale: 1" = 30'0"

Final determination of location, quantity, size and species of all proposed Street Trees located in the public right-of-way shall be determined by the City of Madison Department of Forestry

**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE  
P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com

**PROJECT**  
**MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at Manchester Road  
Madison, WI

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

**SHEET TITLE**  
**OVERALL LANDSCAPE PLAN: LOT 1**

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

- EVERGREEN SHRUBS**
- GVB Green Velvet Boxwood
  - KCPJ Kallay Compact Pfitzer Juniper
  - GSI Green Sargent Juniper
  - TIY Taunton Intermediate Yew

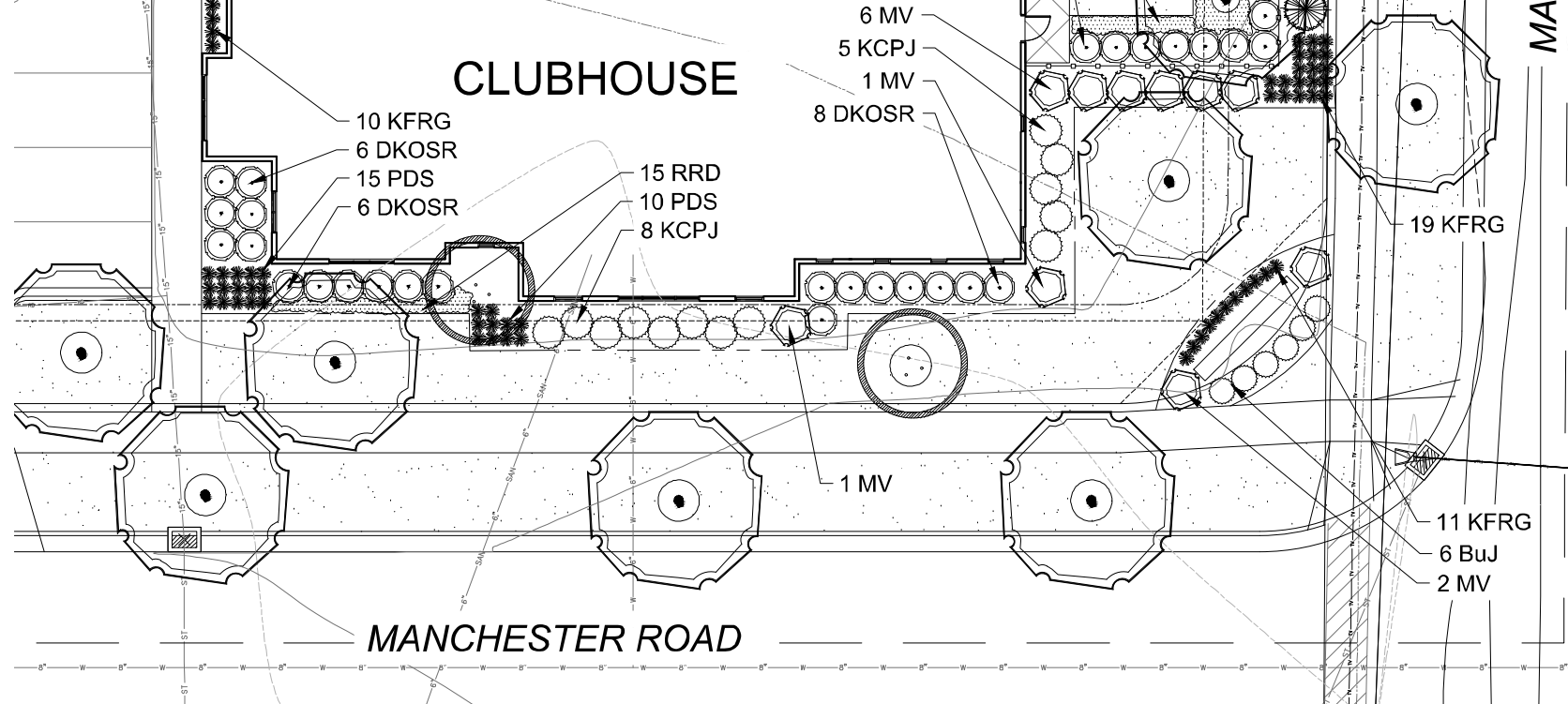
- DECIDUOUS SHRUBS**
- CRD Cardinal Redtwig Dogwood
  - HC Peking (Hedge) Cotoneaster
  - DF Dwarf Fothergilla
  - IH Incrediball Hydrangea
  - UH Unique Hydrangea
  - DKOSR Double Pink Knock Out Rose
  - PPSR Pink Pavement Series Rose
  - MKL Miss Kim Dwarf Lilac
  - KSV Fragrant Koreanspice Viburnum
  - MV Mohican Viburnum
  - WRW Wine & Rosas Compact Wiegela

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - PDS Prairie Dropseed

- PLANT ABBREVIATIONS**
- DA Deutschland Astible (White)
  - HRD Happy Returns Daylily
  - RSD Rosy Returns Daylily
  - MRCB Midnight Rose Coralbells
  - PCB Palace Purple Coralbells
  - FH Francee Hosta
  - CBSI Caesars' Brother Siberian Iris
  - KKC Dwarf Catmint
  - BES Black-eyed Susan

**PLANT ABBREVIATIONS**

- 3 GSJ
- 4 DF
- Bike Racks
- 9 PDS
- 4 GSJ
- 16 KFRG
- 1 KSV
- 6 MV
- 5 KCPJ
- 1 MV
- 8 DKOSR
- 10 KFRG
- 6 DKOSR
- 15 PDS
- 6 DKOSR
- 15 RRD
- 10 PDS
- 8 KCPJ
- 1 MV
- 11 KFRG
- 6 BuJ
- 2 MV



**FOUNDATION LANDSCAPE PLAN - CLUBHOUSE**

Scale: 1" = 10'0"



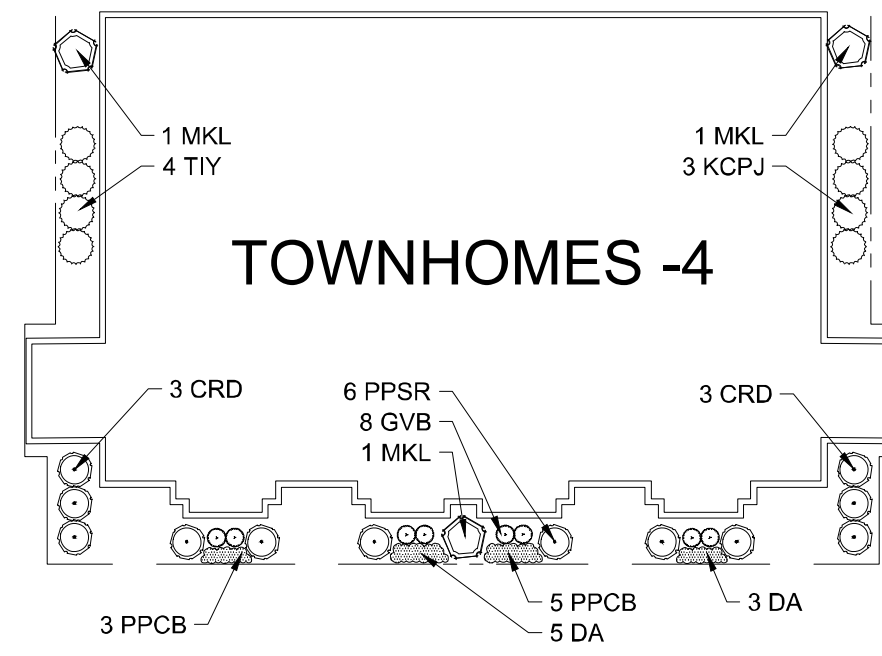
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOTLINE**

CALL DIGGERS HOTLINE  
811 or 1-800-242-8811  
MILWAUKEE AREA: 258-1181  
WIS. STATUTE 183.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MAPLE GROVE ROAD

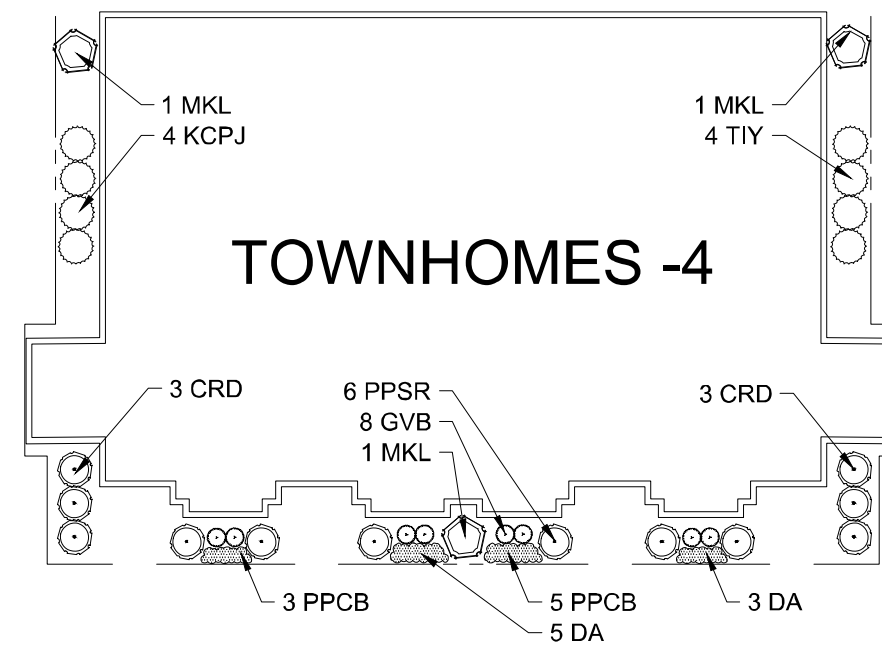
MANCHESTER ROAD



**TOWNHOMES -4**

**FOUNDATION LANDSCAPE PLAN - OPTION "A"**

Scale: 1" = 10'0"



**TOWNHOMES -4**

**FOUNDATION LANDSCAPE PLAN - OPTION "B"**

Scale: 1" = 10'0"

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**PROJECT**

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Maple Grove Road at Manchester Road  
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**ISSUANCE AND REVISIONS**

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**SHEET TITLE**

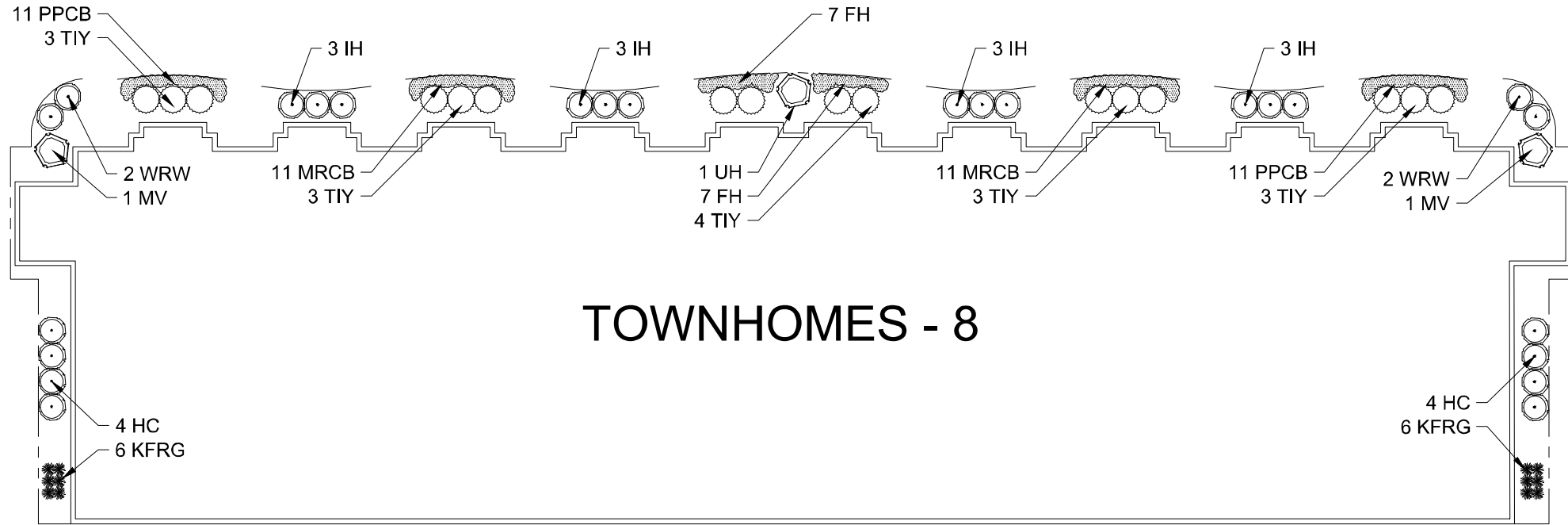
**FOUNDATION LANDSCAPE PLANS : CLUBHOUSE & TOWNHOUSE**

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

**L 1.3**

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**DIGGERS HOTLINE**  
 CALL DIGGERS HOTLINE  
 811 or 1-800-242-8511  
 M-F 8 AM - 5 PM  
 WES: STATUTE 182.0175(1974)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

**PROJECT**  
 MAPLE GROVE  
 MULTI-FAMILY  
 Maple Grove Road at  
 Manchester Road  
 Madison, WI

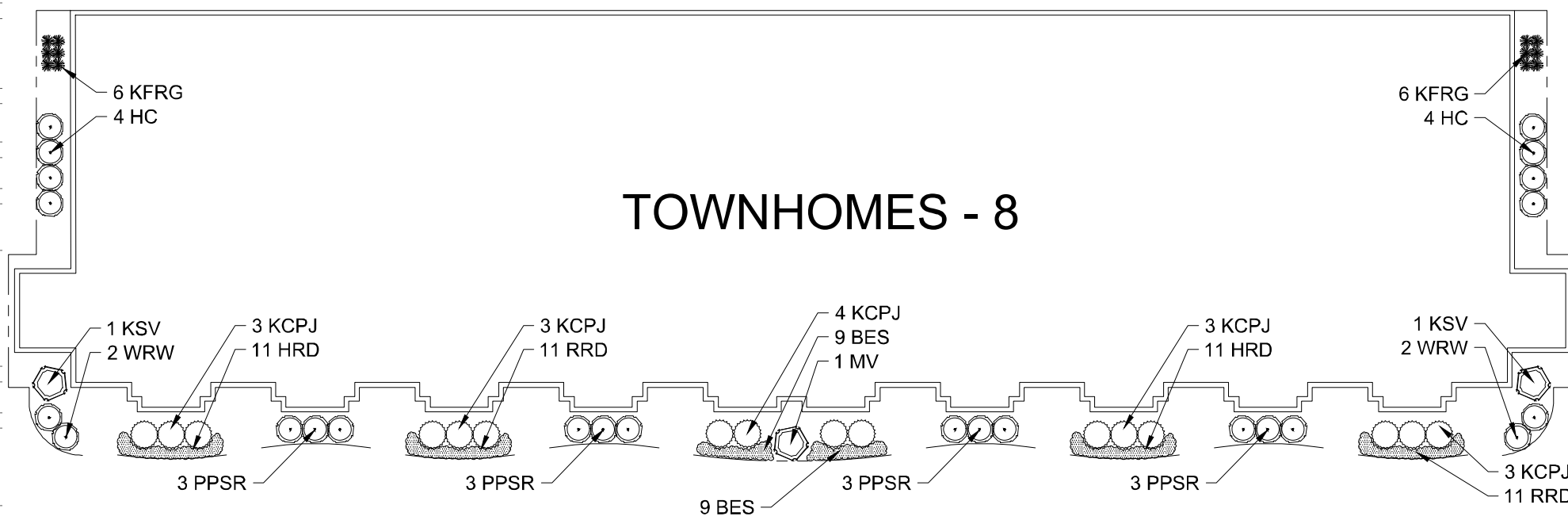


# TOWNHOMES - 8

## FOUNDATION LANDSCAPE PLAN -OPTION "C"

Scale: 1" = 10'0"

PLANT KEY	QUANTITY	PLANT MATERIAL REQUIRED	COMMON NAME	HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Street Trees	24	Shade Tree			Root	The City of Madison shall issue the final location, size & spacing of proposed street trees located in the City right-of-way	
Proposed Landscaping Materials	1	Ornamental Tree					
PLANT KEY	QUANTITY	PLANT MATERIAL REQUIRED	COMMON NAME	HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
SHADE TREES (DECIDUOUS)							
AM	16	Aster multiflorus 'Asterum last year'	Aster multiflorus	7-10'	M	Upright central leader, full and even crown. Prune only after planting	
FPH	4	Crataegus punctata 'Prunae PFA'	Prunae Hawthorn	15-20'	M	Upright central leader, full and even crown. Prune only after planting	
SH	4	Quercus macrocarpa 'Shalimar'	Shalimar White Oak	25-35'	M	Upright central leader, full and even crown. Prune only after planting	
TD	1	Thuja occidentalis 'Danjani'	Danjani Blue Green Tree	25-35'	M	Upright central leader, full and even crown. Prune only after planting	
AI	1	Abies balsamea 'Millers Gem'	Millers Gem Fir	25-35'	M	Upright central leader, full and even crown. Prune only after planting	
ORNAMENTAL TREES (DECIDUOUS)							
AR	1	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Dogwood	4-11'	M	Small, upright, multi-stemmed tree with minimum four canes, and full appearance	
FR	3	Malus × 'Sovereign'	Red Jewel Flowering Crabapple	2.5'	M	Upright central leader, full and even crown. Prune only after planting	
ST	1	Syringa reticulata 'Honey Gold'	Honey Gold Lilac	2.5'	M	Upright central leader, full and even crown. Prune only after planting	
EVERGREEN TREES							
FR	3	Prunella angustifolia 'Frustrated'	Prunella angustifolia	6'-8'	M	Evenly shaped tree with branching to the ground	6"
MS	1	Thuja occidentalis 'Munstead'	Blue Spruce	8'-10'	M	Evenly shaped tree with branching to the ground	2"
DECIDUOUS SHRUBS							
CP	1	Cornus stricta 'Variegata'	Variegata Dogwood	2-3'	C	Full, well rounded, well branched shrub	18"-30"
LS	1	Lyonicia communis 'Yellow'	Yellow Saururus	2'-3'	C	Full, well rounded, well branched shrub	18"
SL	1	Spiraea alba 'Snowflake'	Snowflake Spirea	2'-3'	C	Full, well rounded, well branched shrub	18"
TR	2	Taxus canadensis 'Millers Gem'	Millers Gem Cedar	2'-3'	C	Full, well rounded, well branched shrub	4"
ORNAMENTAL GRASSES							
TR	1	Trisetum spodiopogon 'Blue Angel'	Blue Angel Grass	4-6'	C	Full, well rounded, well branched shrub	18"
TR	1	Trisetum spodiopogon 'Blue Angel'	Blue Angel Grass	4-6'	C	Full, well rounded, well branched shrub	18"



# TOWNHOMES - 8

## FOUNDATION LANDSCAPE PLAN -OPTION "D"

Scale: 1" = 10'0"

**ISSUANCE AND REVISIONS**

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12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

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### SHEET TITLE

## ENLARGED FOUNDATION PLANS: LOT 1

**PROJECT MANAGER** WDH  
**PROJECT NUMBER** 19-090  
**DATE** 2.28.20  
**SHEET NUMBER**

## PLANT & MATERIAL SCHEDULE: LOT 1

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME	CAULIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Street Trees</b>							
ARM	26	Shade Trees				The City of Madison shall define the final locations, sizes & species of proposed street trees located in the City right-of-way	
<b>Proposed Landscape Materials</b>							
<b>SHADE TREES (DECIDUOUS)</b>							
ARM	10	Acer fraxinifolius 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GMEM	2	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	8	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGM	8	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	6	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GSL	14	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AE	8	Liriodendron 'Morton' Accolade	Accolade Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
<b>ORNAMENTAL TREES (DECIDUOUS)</b>							
TFC	1	Morus nigra 'Tina'	Tina Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
<b>EVERGREEN TREES</b>							
NS	2	Picea abies	Norway Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	
<b>EVERGREEN SHRUBS</b>							
GVB	8	Buxus 'Greer Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	28-30"
KCFJ	98	Jasperium chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24" w	Cont.	Full rounded well branched shrub	48"
TY	50	Taxus media 'Trautoni'	Trautoni Intermediate Yew	24" w	B&B	Full rounded well branched shrub	42"
<b>DECIDUOUS SHRUBS</b>							
CRD	22	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	42"	Cont.	Full, well rounded plant, evenly shaped	48"
HI	24	Hydrangea aborescens 'Albetrox'	Incredibly White Hydrangea	45"	Cont.	Full, well rounded plant, evenly shaped	48"
UH	16	Hydrangea paniculata 'Unique'	Unique Hydrangea	42"	Cont.	Full, well rounded plant, evenly shaped	48"
GLS	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18-24"	Cont.	Full, well rounded plant, evenly shaped	42"
KCSR	48	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rounded plant, evenly shaped	42"
PPSR	12	Rosa rugosa 'Pink Pavement'	Pink Pavement Shrub Rose	18"	Cont.	Full, well rounded plant, evenly shaped	42"
AWS	0	Spiraea xumalda 'Anthony Waterer'	Anthony Waterer Spiraea	24"	Cont.	Full, well rounded plant, evenly shaped	36"
GS	4	Spiraea xumalda 'Goldmound'	Goldmound Spiraea	24"	Cont.	Full, well rounded plant, evenly shaped	36"
NWL	24	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	36"	Cont.	Full, well rounded plant, evenly shaped	48"
NV	10	Viburnum lantana 'Molican'	Molican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
JRW	36	Wigelia florida 'Java Red'	Java Red Wigelia	24"	Cont.	Full, well rounded plant, evenly shaped	42"
WRW	12	Wigelia florida 'Wine & Roses'	Wine & Roses Compact Wigelia	24"	Cont.	Full, well rounded plant, evenly shaped	42"
<b>ORNAMENTAL GRASSES</b>							
KFRG	52	Calamagrostis acutiflora 'Carl Foerster'	Carl Foerster Feather Reed Grass	#1	Cont.	Full, well rounded plant	35-38"
<b>HERBACEOUS PERENNIALS</b>							
HRD	142	Heimerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rounded plant, evenly shaped	18"
RRD	156	Heimerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rounded plant, evenly shaped	18"
MICB	88	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rounded plant, evenly shaped	18"
PPCB	128	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rounded plant, evenly shaped	18"
<b>LAWN</b>							
LAWN	60600	Reactor's Deluxe 50 Seed Mix / Grading Area	Reactor's Deluxe 50 Seed Mix (80-785-330)	SF			
	60600	Erosion Matting for sloped seeded areas	see plan for area delineation	SF		EnTrox DS75 Erosion Control Blanket (or approved equal)	
<b>Hardscape Materials</b>							
	111	Shredded Hardwood Mulch (3" depth)	+/- 12,000 SF of Bed Area	CY		Bank Mulch; apply Promoguard after installation of mulch	
	74	Soil Amendments (2" depth)	+/- 12,000 SF of Bed Area	CY			
	186	Pulverized Topsoil (Lawn Area)	+/- 60,600 SF of Seeded Area	CY			
	74	Pulverized Topsoil (2" over bed areas)	+/- 12,000 SF of Bed Area	CY			

\*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities under to complete a landscape installation as outlined on the Landscape Master Plan. In the event that a discrepancy occurs between the schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

**Seed Compositions:**

Reactor's Deluxe 50 Seed Mix (80-785-330)	15% Quebec Perennial Ryegrass	See at rate of 150-200# per acre
25% Kentucky Bluegrass (Good Quality)	10% Fiesta III Perennial Ryegrass	
15% Newport Kentucky Bluegrass		
15% Ken Blue Kentucky Bluegrass		
25% Creeping Red Fescue		

## PLANT & MATERIAL SCHEDULE: LOT 2

### Site Landscape Calculations

Five (5) landscape points per 300 SF of total developed area

LOT 2	
Gross Area of Lot:	210,912 SF 4.8 Acres
Less Building Footprints (at grade):	(79,848) SF
Less Structure (pool deck):	- SF
Less designated Open Space:	- SF
Less Undeveloped Area:	- SF
Total Developed Area:	131,064 SF

### Required Landscape Points:

2,184 Points

### Existing Plant Credits

Type	Min. Size	Points	Quantity	Points
Shade Tree	2.5" DBH	35	0	0
Evergreen Tree	5-6' Tall	35	0	0
Ornamental Tree	1.5" Cal.	15	0	0
Specimen Tree	14"/inch		0	0
<b>Total Existing Credits</b>			<b>0</b>	<b>0</b>

### Proposed Landscape Points

Type	Min. Size	Points	Quantity	Points
Shade Tree	2.5" DBH	35	56	1,960
Evergreen Tree	5-6' Tall	35	2	70
Ornamental Tree	1.5" Cal.	15	1	15
Upright EG Shrub	3-4' Tall	10	0	0
Deciduous Shrub	12-24" (#3)	3	219	657
Evergreen Shrub	12-24" (#3)	4	156	624
Grass/Perennial	8-18" (#1)	2	566	1,132
<b>Total Landscape Points Provided</b>			<b>4,458</b>	<b>17,6</b>

### Development Frontage Landscaping

Located between the buildings or parking lot and the adjacent street  
1 shade tree & 5 shrubs for every 30 linear feet  
2 ornamental or evergreen trees may be used to replace 1 shade tree

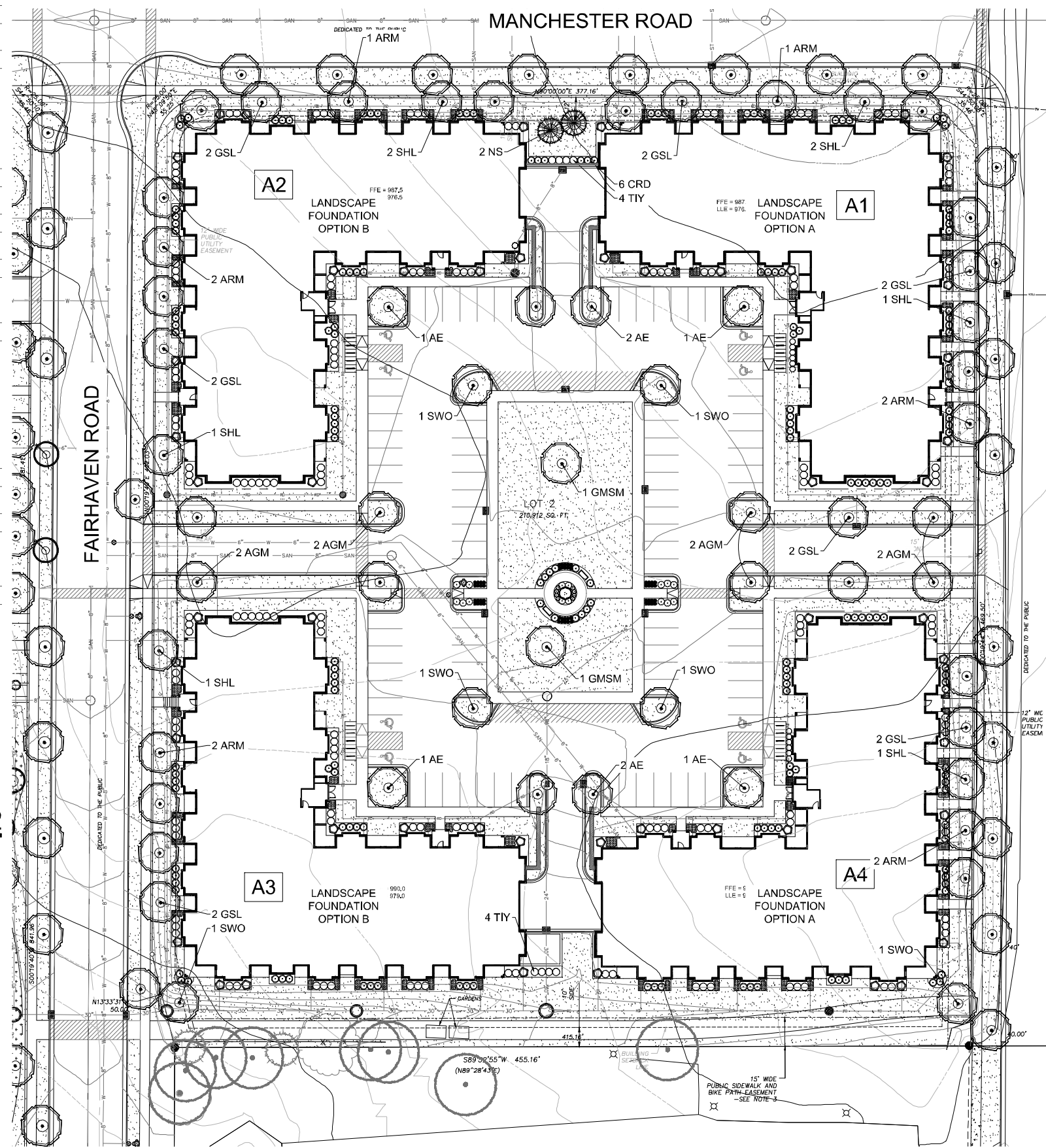
LOT 2	
Length of Frontage:	1,086 LF
Required Number of Trees:	36.2 Trees
Number of Trees Shown:	37 Trees
Required Number of Shrubs:	181.0 Shrubs
Number of Shrubs Shown:	208 Shrubs

### Interior Parking Lot Landscaping

8% of parking area shall be devoted to interior landscape area  
One (1) shade tree for every 160 SF of interior landscape area  
2 ornamental trees may be used to replace 1 shade tree, max 25%

Area of Parking Area:	35,274 SF
Required Landscape Area:	2,821.9 SF
Landscape Area Shown:	14,886 SF
Required Number of Trees:	17.6 Trees
Number of Trees Shown:	18 Trees

## CODE REQUIREMENTS



## LOT 2 OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"



**DIGGERS HOTLINE**

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WIS. STATUTE 183.176(1974)  
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# OVERALL LANDSCAPE PLAN: LOT 2

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

# L 1.5

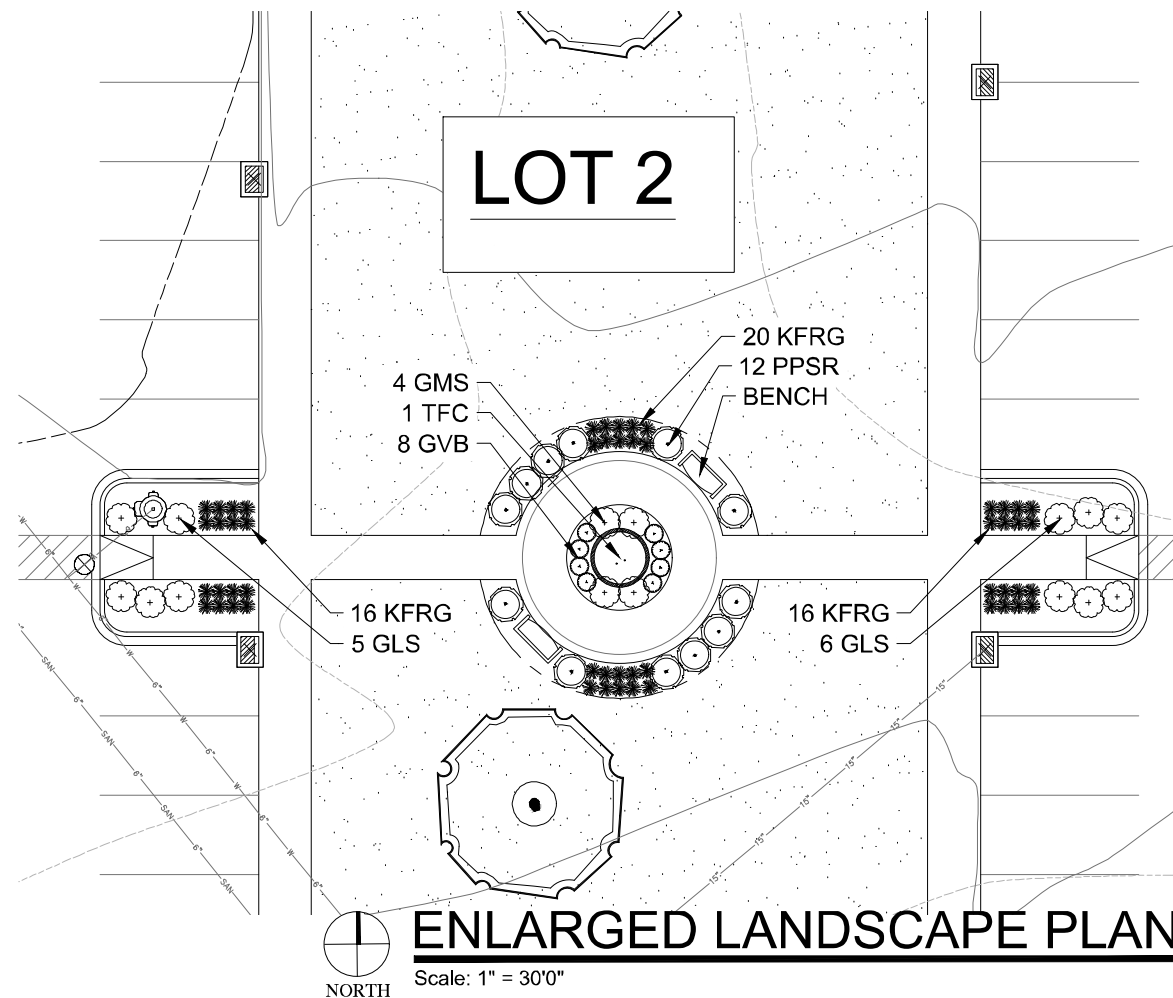
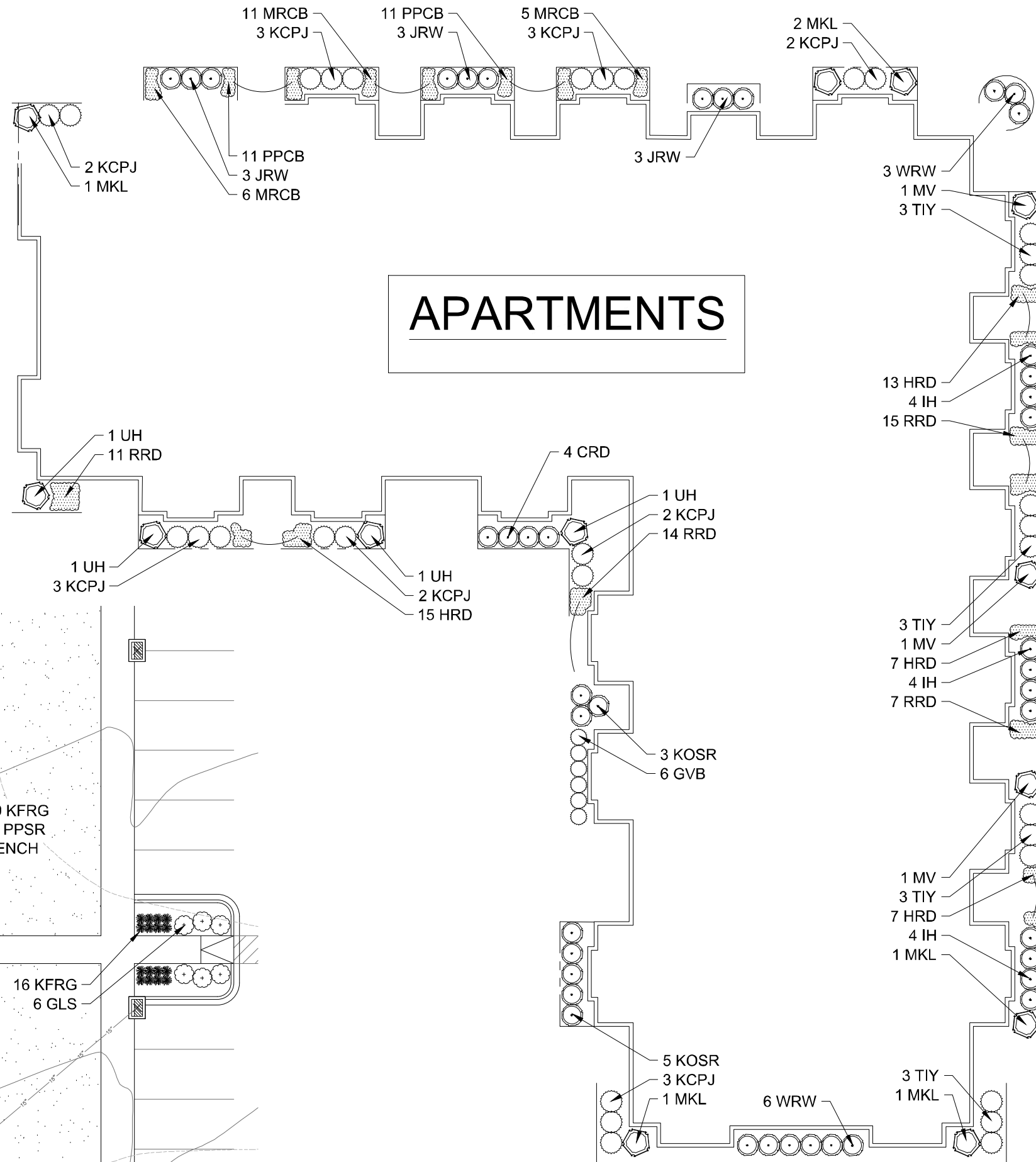


- DECIDUOUS SHRUBS**
- CRD Cardinal Redtwig Dogwood
  - IH Incrediball Hydrangea
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  - GLS Gro Low Fragrant Sumac
  - KOSR Knock Out Shrub Rose
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  - AWS Anthony Waterer Spirea
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- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylilly
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  - PPCB Palace Purple Coralbells

**PLANT ABBREVIATIONS**



**ENLARGED LANDSCAPE PLAN**

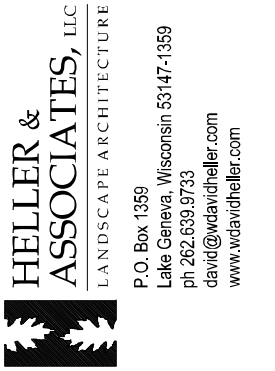


Scale: 1" = 30'0"



**FOUNDATION LANDSCAPE PLAN - OPTION "A"**

Scale: 1" = 10'0"



**PROJECT**  
**MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at Manchester Road  
Madison, WI

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**SHEET TITLE**  
**ENLARGED APARTMENT FOUNDATION LANDSCAPE PLAN: OPTION "A"**

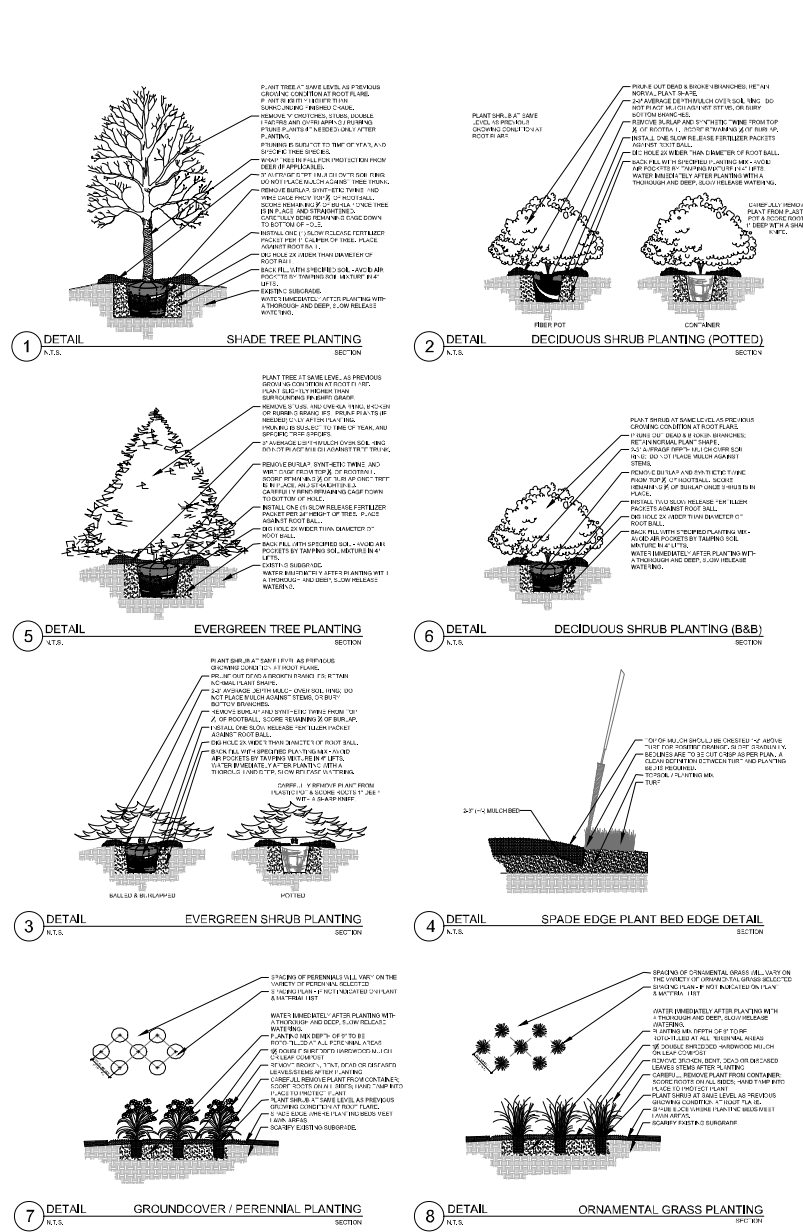
PROJECT MANAGER WDH

PROJECT NUMBER 19-090

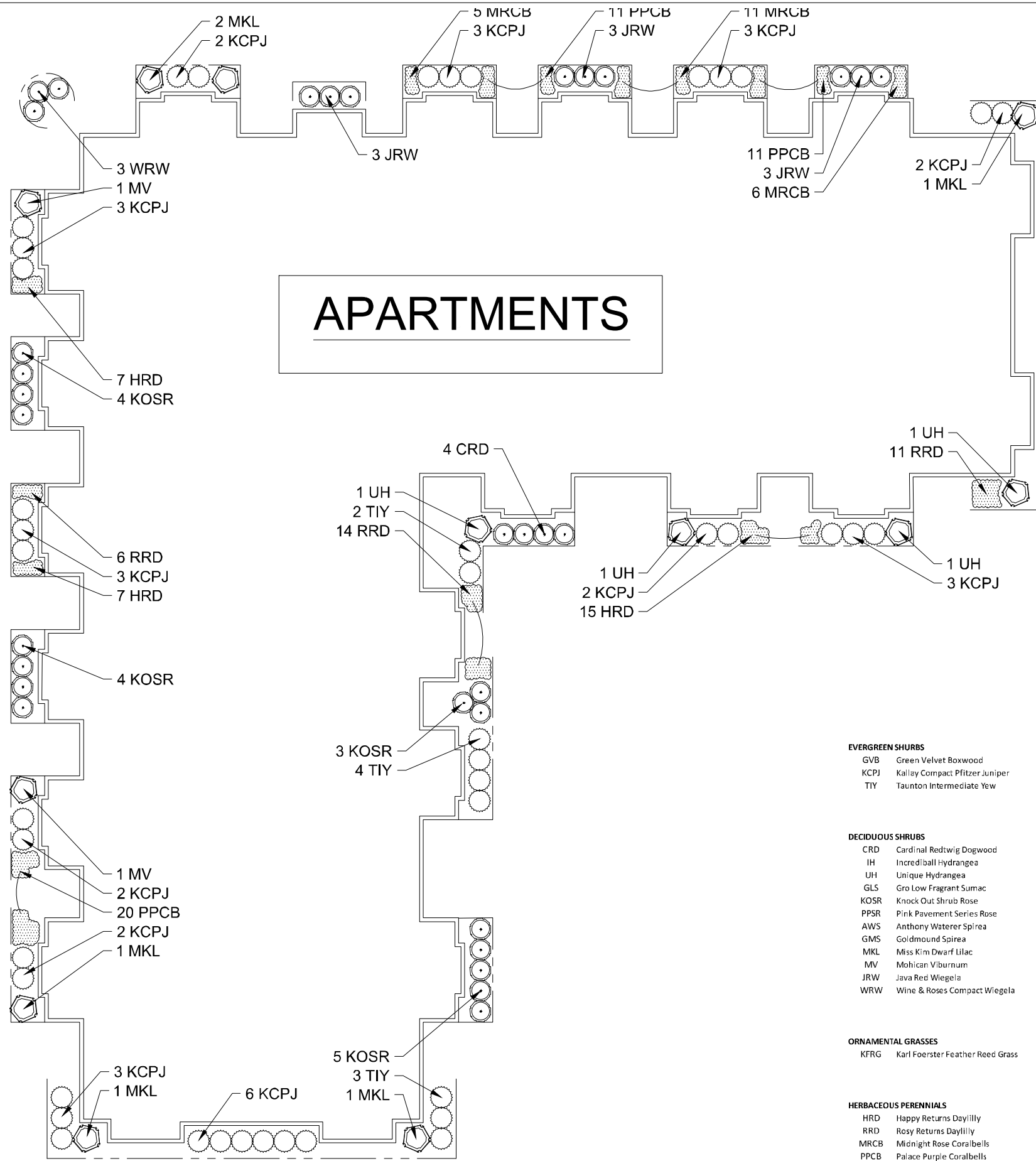
DATE 2.28.20

SHEET NUMBER

**L 1.6**



## PLANTING & HARDSCAPE DETAILS



# APARTMENTS

PROJECT  
**MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at  
 Manchester Road  
 Madison, WI

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- GVB Green Velvet Boxwood
  - KCPJ Kallay Compact Pfitzer Juniper
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- CRD Cardinal Redtwig Dogwood
  - IH Incredible Hydrangea
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  - GLS Gro Low Fragrant Sumac
  - KOSR Knock Out Shrub Rose
  - PPSR Pink Pavement Series Rose
  - AWS Anthony Waterer Spirea
  - GMS Goldmound Spirea
  - MKL Miss Kim Dwarf Lilac
  - JRW Java Red Wiegela
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- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass

- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
  - RRD Rosy Returns Daylily
  - MRCB Midnight Rose Coralbells
  - PCB Palace Purple Coralbells
- PLANT ABBREVIATIONS**

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SHEET TITLE

**ENLARGED APARTMENT FOUNDATION LANDSCAPE PLAN: OPTION "B"**

PROJECT MANAGER WDH

PROJECT NUMBER 19-090

DATE 2.28.20

SHEET NUMBER

**L 1.7**



## LANDSCAPE FOUNDATION PLAN -OPTION "B"

Scale: 1" = 10'0"



PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		ROOT	SPECIFICATION / NOTES	PLANT SPACING
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT/CONT.	
<b>Proposed Street Trees</b>						
	25	Shade Trees			The City of Madison shall define the final locations, sizes & species of proposed street trees located in the City right-of-way	
	2	Ornamental Trees				
<b>Proposed Landscape Materials</b>						
<b>SHADE TREES (DECIDUOUS)</b>						
ARM	4	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	E&B	Straight central leader, full and even crown. Prune only after planting
GMSM	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	E&B	Straight central leader, full and even crown. Prune only after planting
PPH	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	E&B	Straight central leader, full and even crown. Prune only after planting
AGM	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	E&B	Straight central leader, full and even crown. Prune only after planting
GSL	7	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	E&B	Straight central leader, full and even crown. Prune only after planting
<b>EVERGREEN TREES</b>						
BHS	2	Picea glauca 'densata'	Black Hills Spruce	8' H	E&B	Evenly shaped tree with branching to the ground
<b>EVERGREEN SHRUBS</b>						
KCPJ	40	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24" w	Cont.	Full rounded well branched shrub
TIV	20	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24" w	E&B	Full rounded well branched shrub
<b>DECIDUOUS SHRUBS</b>						
IH	5	Hydrangea arborescens 'Abetwo'	Incredibly Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
UH	4	Hydrangea paniculata 'Unique'	Unique Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped
SIW	0	Hypericum kalmianum	St. Johnswort	24"	Cont.	Full, well rooted plant, evenly shaped
PPSR	12	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped
AWS	16	Spiraea xhemalda 'Anthony Waterer'	Anthony Waterer Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
GMS	30	Spiraea xhemalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
MKL	0	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	36"	Cont.	Full, well rooted plant, evenly shaped
KSV	12	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped
NIV	8	Viburnum lentana 'Mohican'	Mohican Viburnum	48"	E&B	Full, well rounded plant with moist rootball and healthy appearance
WRW	0	Wiegela florida 'Wine & Roses'	Wine & Roses Compact Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped
<b>ORNAMENTAL GRASSES</b>						
KFRG	36	Calamagrostis acutiflora 'Kar Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
PDS	48	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
<b>LAWN</b>						
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE	SPECIFICATION / NOTES	PLANT SPACING
LAWN	27800	Lawn Establishment Area / Grading Area		SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	27800	Erosion Matting for sloped seeded areas		SF	BoTex DS15 Erosion Control Blanket (or approved equal)	
<b>Hardscape Materials</b>						
	46	Shredded Hardwood Mulch (3" depth)		+/- 4,950 SF of Bed Area	CY	Bark Mulch; apply Pre-emergent after installation of mulch
	30	Soil Amendments (2" depth)		+/- 4,950 SF of Bed Area	CY	
	86	Fulverized Topsoil (Lawn Area)		+/- 27,800 SF of Seeded Area	CY	
	30	Fulverized Topsoil (2" over bed areas)		+/- 4,950 SF of Bed Area	CY	

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

**Seed Compositions:**  
 Reinder's Deluxe 50 Seed Mix (800-785-3301):  
 20% Kentucky Bluegrass (Sod Quality) 15% Quebec Perennial Ryegrass  
 15% Newport Kentucky Bluegrass 10% Fiesta III Perennial Ryegrass  
 15% Ken Blue Kentucky Bluegrass  
 15% Creeping Red Fescue

## PLANT & MATERIAL SCHEDULE: LOT 3

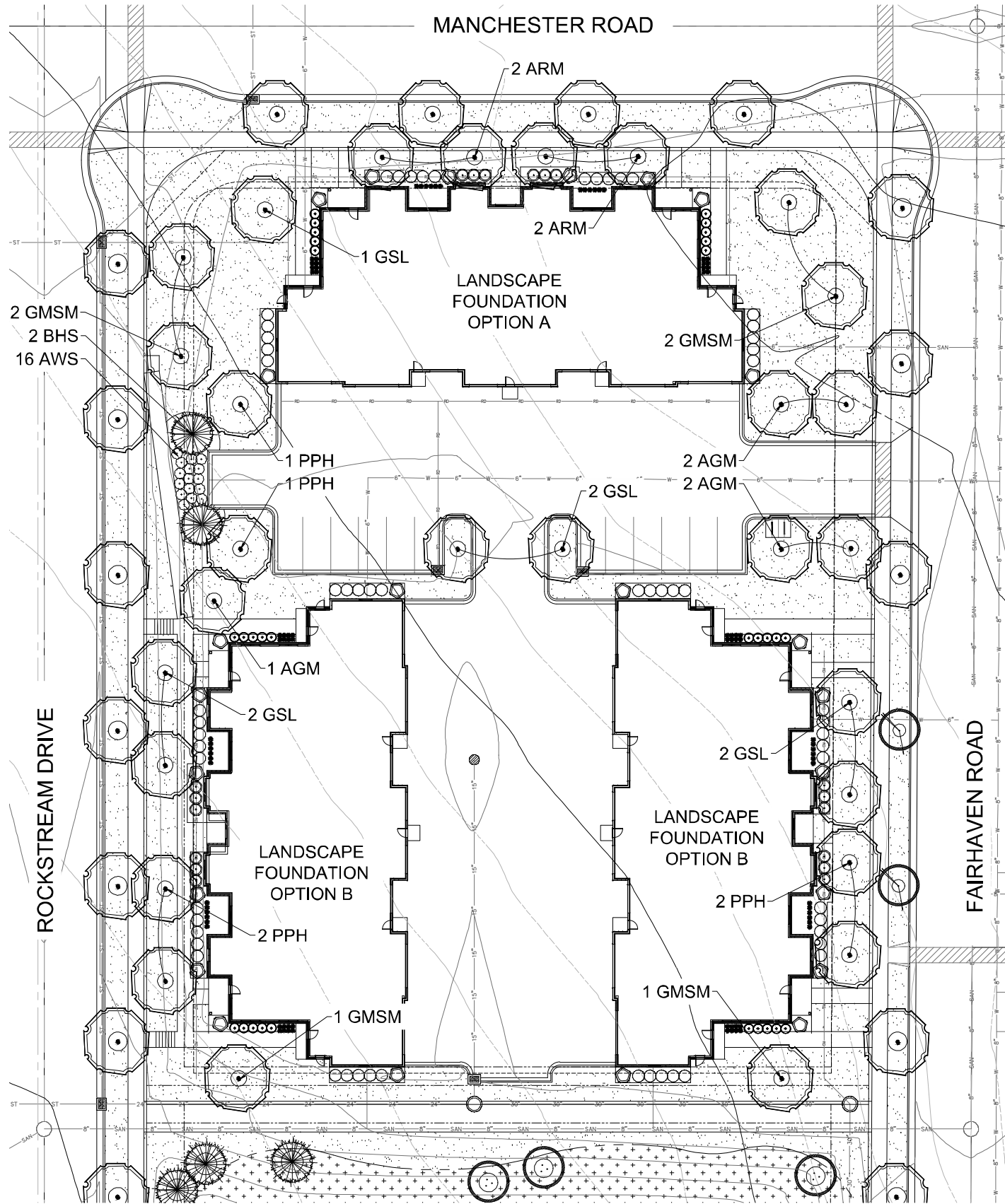
**Site Landscape Calculations**  
 Five (5) landscape points per 300 SF of total developed area

LOT 3	
Gross Area of Lot:	71,092 SF 1.6 Acres
Less Building Footprints (at grade):	(22,692) SF
Less Structure (pool deck):	- SF
Less designated Open Space:	- SF
Less Undeveloped Area:	- SF
Total Developed Area:	48,400 SF

**Development Frontage Landscaping**  
 Located between the buildings or parking lot and the adjacent street  
 1 shade tree & 5 shrubs for every 30 linear feet  
 2 ornamental or evergreen trees may be used to replace 1 shade tree

Existing Plant Credits				LOT 3	
Type	Min. Size	Points	Quantity	Points	
Shade Tree	2.5" DBH	35	0	0	Length of Frontage: 785 LF
Evergreen Tree	5-6' Tall	35	0	0	Required Number of Trees: 26.2 Trees
Ornamental Tree	1.5" Cal.	15	0	0	Number of Trees Shown: 26 Trees
Specimen Tree	14"/inch		0	0	Required Number of Shrubs: 130.9 Shrubs
<b>Total Existing Credits</b>		<b>0</b>			Number of Shrubs Shown: 126 Shrubs

Proposed Landscape Points				Interior Parking Lot Landscaping	
Type	Min. Size	Points	Quantity	Points	
Shade Tree	2.5" DBH	35	28	980	8% of parking area shall be devoted to interior landscape area
Evergreen Tree	5-6' Tall	35	2	70	One (1) shade tree for every 160 SF of interior landscape area
Ornamental Tree	1.5" Cal.	15	0	0	2 ornamental trees may be used to replace 1 shade tree, max. 25%
Upright EG Shrub	3-4' Tall	10	0	0	
Deciduous Shrub	12-24" (#3)	3	88	264	Area of Parking Area: 5,055 SF
Evergreen Shrub	12-24" (#3)	4	60	240	Required Landscape Area: 404.4 SF
Grass/Perennial	8-18" (#1)	2	84	168	Landscape Area Shown: 408 SF
<b>Total Landscape Points Provided</b>		<b>1,722</b>			Required Number of Trees: 2.5 Trees
					Number of Trees Shown: 3 Trees



## LOT 3 OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"



## CODE REQUIREMENTS

**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 P.O. Box 1359  
 Lake Geneva, Wisconsin 53147-1359  
 ph 262.639.9733  
 david@davidheller.com  
 www.davidheller.com

## PROJECT

### MAPLE GROVE MULTI-FAMILY

Maple Grove Road at  
 Manchester Road  
 Madison, WI

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

## SHEET TITLE

### OVERALL LANDSCAPE PLAN: LOT 3

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

# L 1.8



- EVERGREEN SHRUBS**
- KCPJ Kallay Compact Pfitzer Juniper
  - TIY Taunton Intermediate Yew
- DECIDUOUS SHRUBS**
- IH Incrediball Hydrangea
  - UH Unique Hydrangea
  - PPSR Pink Pavement Series Rose
  - AWS Anthony Waterer Spirea
  - MKL Miss Kim Dwarf Lilac
  - KSV Fragrant Koreanspice Viburnum
  - WRW Wine & Roses Compact Wiegela

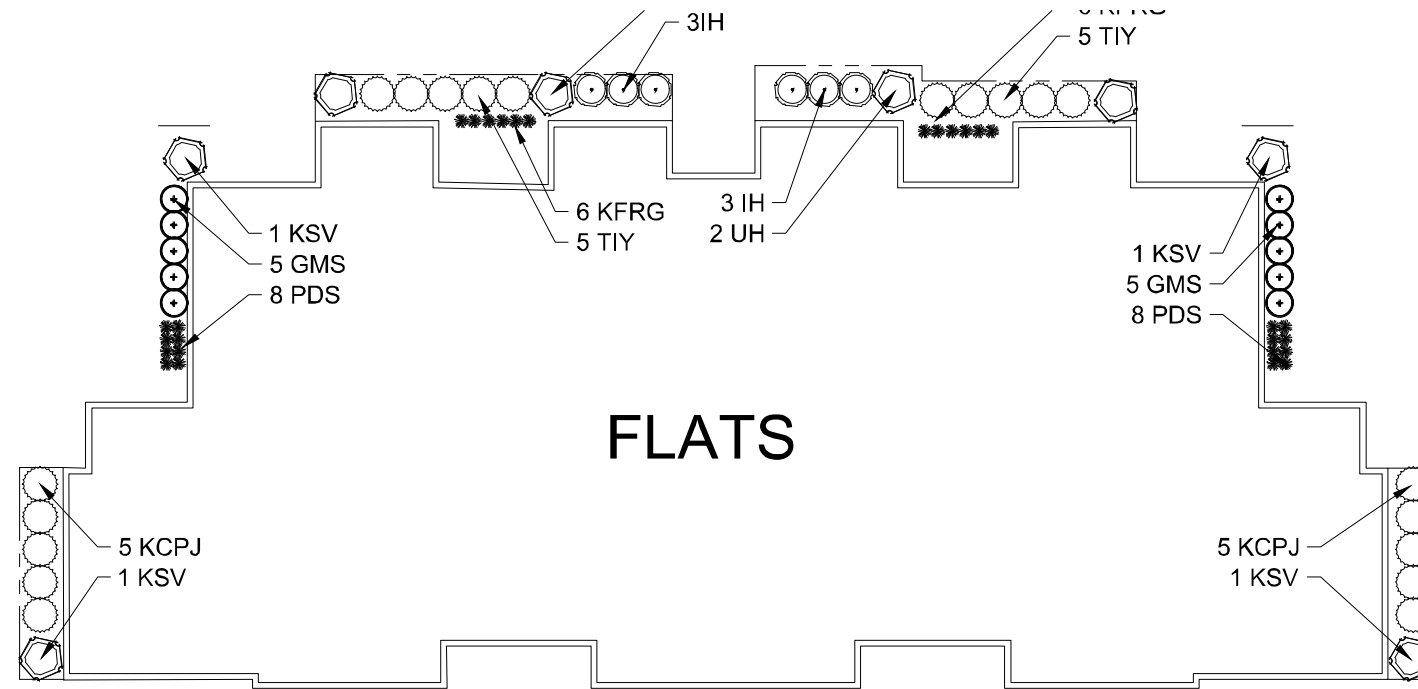
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - PDS Prairie Dropseed

**PLANT ABBREVIATIONS**

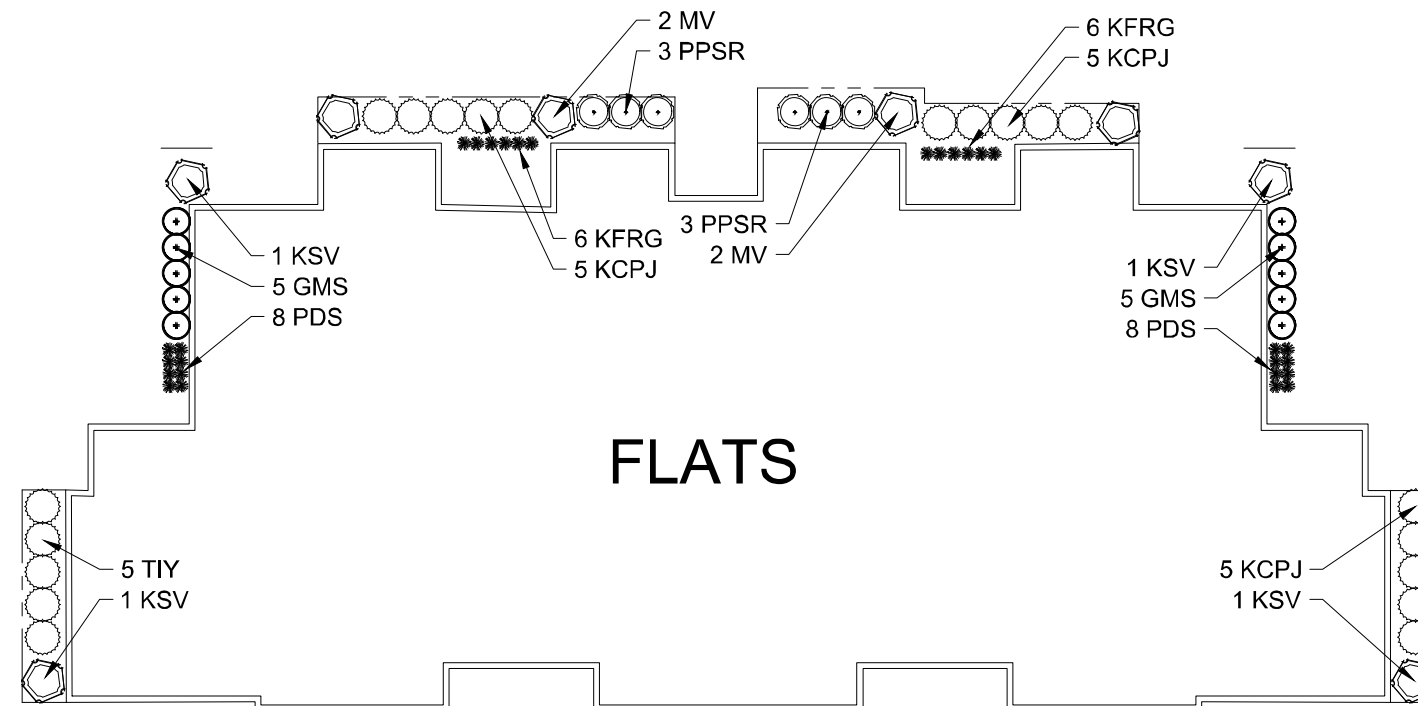
1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grace" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 5" of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 25% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Re-tilt the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 6"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil.
  - Per 100 SF of bed area (Soil Amendment composition):
  - 3/4 CY Peat Moss or Mushroom Compost
  - 1/4 CY blended/pulverized Topsoil
  - 1/4 CY composted manure

In roto-tilled beds only, also include in above mixture:  
2 lbs Starter Fertilizer
12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tight end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
  - An acceptable quality seed installation is defined as having:
  - No bare spots larger than one (1) square foot
  - No more than 10% of the total area with bare areas larger than one (1) square foot
  - A uniform coverage through all turf areas
14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3879) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3879 or JF New 800-248-1739 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscapes Contractor to the Owner upon completion of the project.
17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

**LANDSCAPE GENERAL NOTES**



**LANDSCAPE FOUNDTION - OPTION "A"**  
Scale: 1" = 10'0"



**LANDSCAPE FOUNDTION - OPTION "B"**  
Scale: 1" = 10'0"



**PROJECT**  
**MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at Manchester Road  
Madison, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

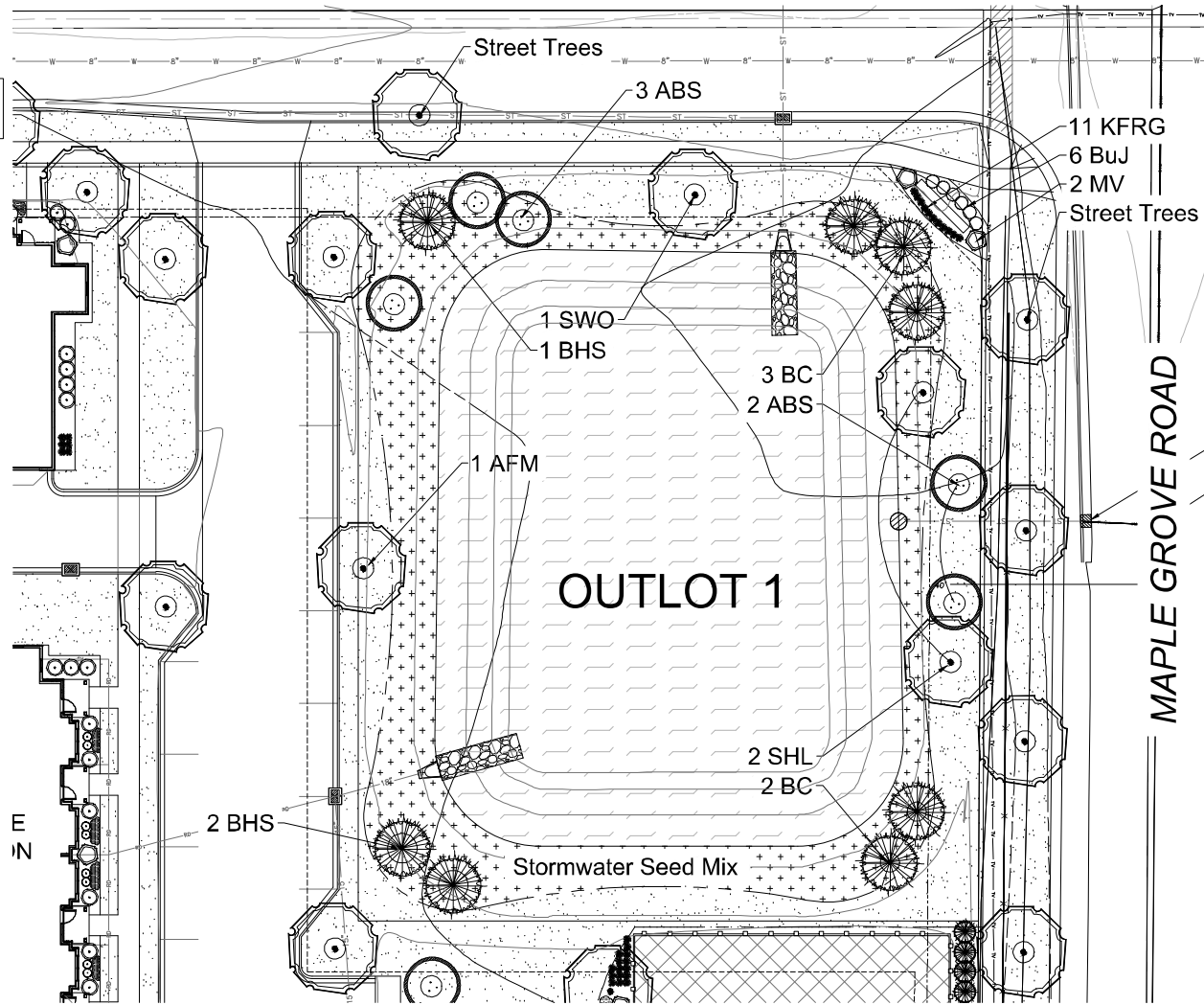
**SHEET TITLE**  
**OVERALL LANDSCAPE PLAN: LOT 3**

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

**L 1.9**

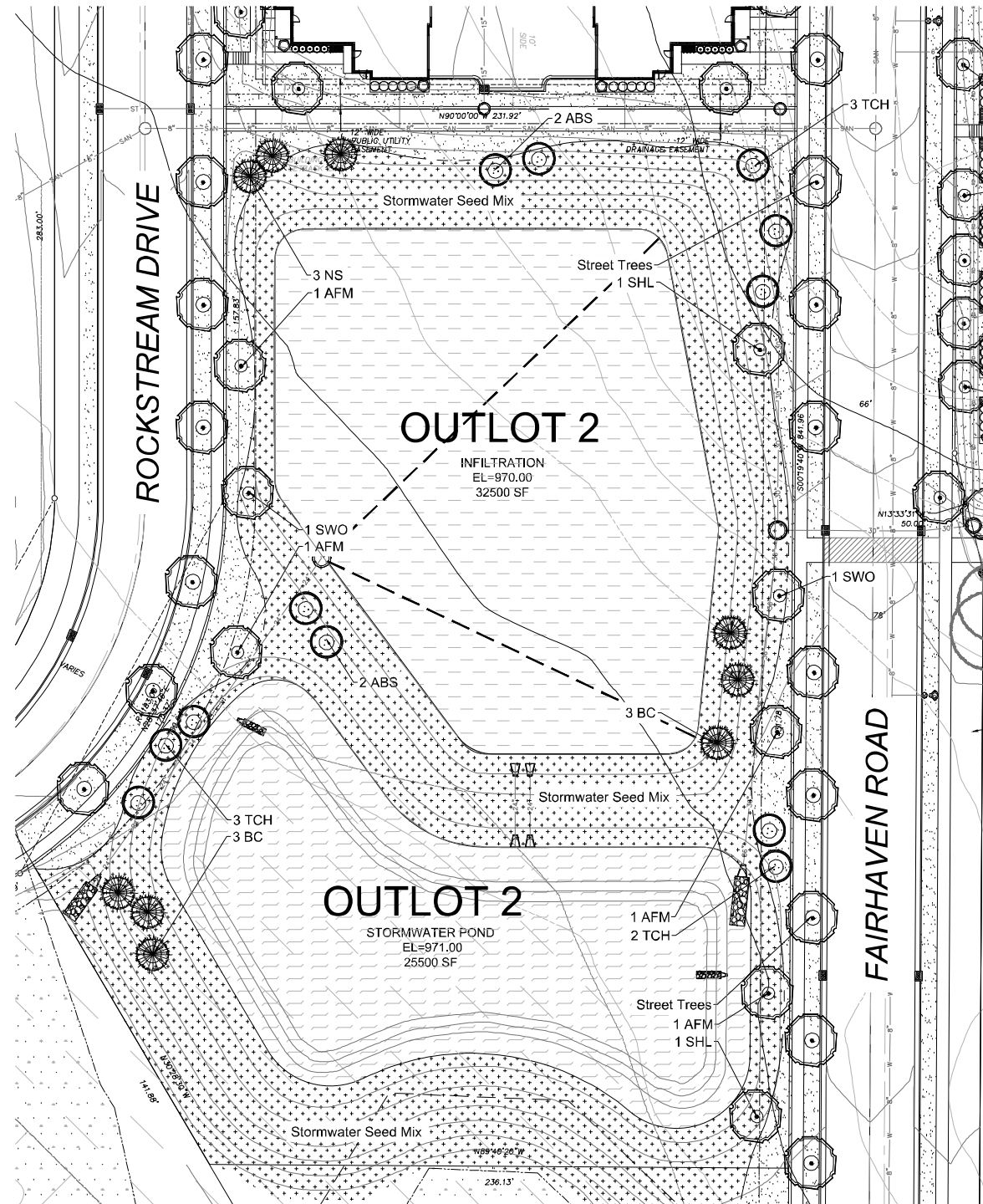


TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 811 or 1-800-242-8311  
 MILWAUKEE AREA 258-1181  
 WIS. STATUTE 186.2175(1974)  
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



## ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"



## ENLARGED LANDSCAPE PLAN

Scale: 1" = 30'0"



**Cardno Native Plant Nursery**  
 www.cardnonativeplantnursery.com  
 126 Sunset Drive  
 Walkerton, Indiana 46574  
 Ph: 574-586-1812

**Stormwater Seed Mix**  
 For Use on Stormwater Management Ponds (SMP) side slopes to High Water Line (HWL)

Botanical Name	Common Name	PLS Ounces/acre
<b>Permanent Grasses/Sedges/Rushes:</b>		
<i>Carex crinitata</i>	Crested Oval Sedge	1.00
<i>Carex frankii</i>	Brittly Cattail Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex sparganoides</i> v. <i>cephaloides</i>	Rough-Clustered Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Elymus ovatus</i>	Blunt Spike Rush	0.50
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glyceria striata</i>	Towl Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Forrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cespitosus</i>	Wood Grass	0.50
<i>Scirpus frutescens</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
<b>Total</b>		<b>45.75</b>
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	116.00
<b>Total</b>		<b>476.00</b>
<b>Forbs:</b>		
<i>Alisma</i> spp.	Water Plantain (Various Mix)	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens</i> spp.	Bidens (Various Mix)	2.00
<i>Harlequin</i> autumnale	Shagbark	3.00
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Perithorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum pennsylvanicum</i>	Pinkweed	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
<b>Total</b>		<b>21.25</b>

Approximate area of coverage:	
Total area (SF) of coverage surrounding SSM ponds:	50,300
Total area (acres) of coverage surrounding SSM ponds:	1.15

### STORMWATER SEED MIX

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Street Trees</b>							
ST	19	Shade Trees		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
<b>Proposed Landscape Materials</b>							
<b>SHADE TREES (DECIDUOUS)</b>							
AFM	5	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWD	3	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
BC	11	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
<b>ORNAMENTAL TREES (DECIDUOUS)</b>							
ABS	9	Amelanchier spicata 'Autumn Brilliance'	Autumn Brilliance Spiceberry	7.8'H	B&B	Well balanced multi stemmed tree with minimum four canes, and full appearance	
TCH	8	Crataegus crus galli 'Ironmix'	Thornless Cockspur Hawthorn	7.8'H	B&B	Well balanced multi stemmed tree with minimum four canes, and full appearance	
<b>EVERGREEN TREES</b>							
NS	3	Picea abies	Norway Spruce	8'H	B&B	Evenly shaped tree with branching to the ground	17'
BHS	3	Picea glauca 'Kermantzi'	Black Hills Spruce	8'H	B&B	Evenly shaped tree with branching to the ground	15'
<b>DECIDUOUS SHRUBS</b>							
Bu	6	Juniperus sabina 'Buffalo'	Buffalo Juniper	18"W	Cont.	Full rounded well branched shrub	42"
<b>SHRUBS</b>							
MV	2	Viburnum lantana 'Mehican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
<b>CONTAINER PLANTS</b>							
<b>ORNAMENTAL GRASSES</b>							
KFRG	11	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
<b>PLANT MATERIAL PROPOSED</b>							
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPECIFICATION / NOTES	PLANT SPACING	
LAWN	4050	Lawn Establishment Area / Grading Area		SF	Reinher's Deluxe 50 Seed Mix (800-786-3301)		
SWSM	1.15	Stormwater Seed Mix		Acres	Cardno Native Plant Nursery (574-586-2412)		
	8930	Erosion Matting for sloped seeded areas		SF	EroTrek E525 Erosion Control Blanket (or approved equal)		
<b>Landscape Materials</b>							
	13	Shredded Hardwood Mulch (3" depth)	1,400 SF Bed Area	CY	Bark Mulch, apply Preemergent after installation of mulch		
	9	Soil Amendments (2" depth)	1,400 SF Bed Area	CY			
	291	Pulverized Topsoil (Lawn Area)	48,000 SF Bed Area	CY			
	9	Pulverized Topsoil (2" over bed area)	1,400 SF Bed Area	CY			

\*Landscape counts and quantities are provided as a service to the Landscape Contractor. The Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, including the graphics and notations depicted therein, the Landscape Contractor shall govern.

**Seed Compositions:**  
 Reinher's Deluxe 50 Seed Mix (800-786-3301)  
 20% Kentucky Bluegrass (Soft Quality)  
 15% Kentucky Bluegrass  
 10% Kentucky Bluegrass  
 25% Creeping Red Fescue

Seed at rate of 150-200# per acre

## PLANT & MATERIAL SCHEDULE: OUTLOTS 1 & 2



P.O. Box 1359  
 Lake Geneva, Wisconsin 53147-1359  
 ph 262.639.9733  
 david@wdavidheller.com  
 www.wdavidheller.com

### PROJECT MAPLE GROVE MULTI-FAMILY

Maple Grove Road at  
 Manchester Road  
 Madison, WI

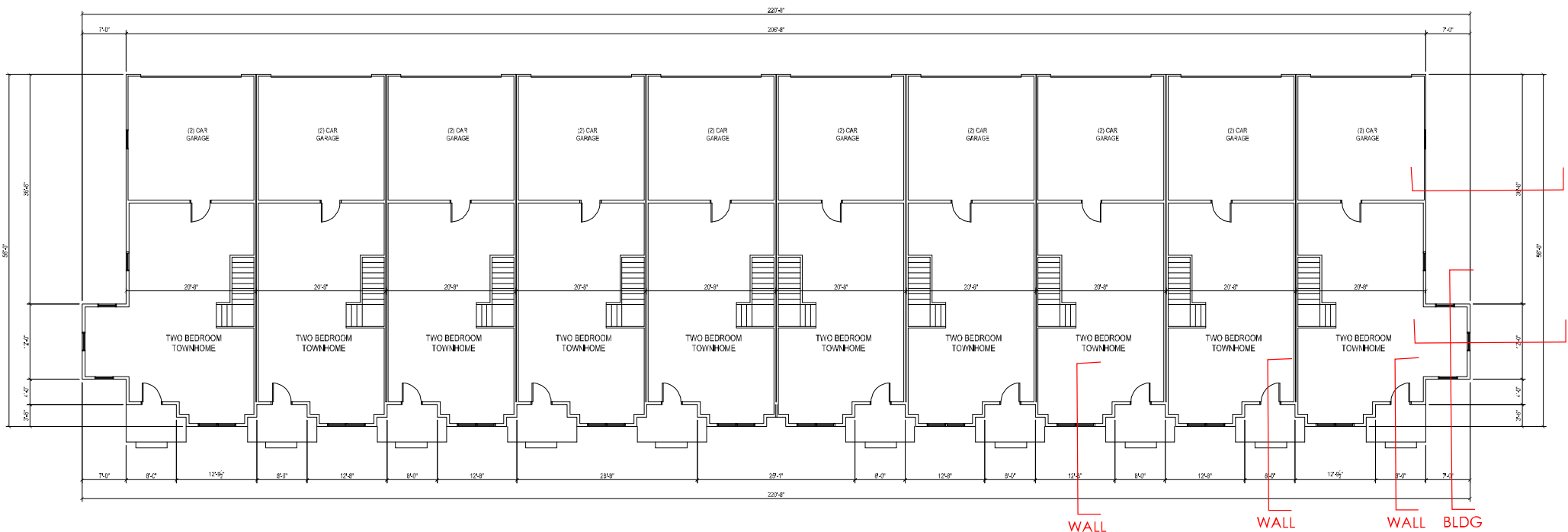
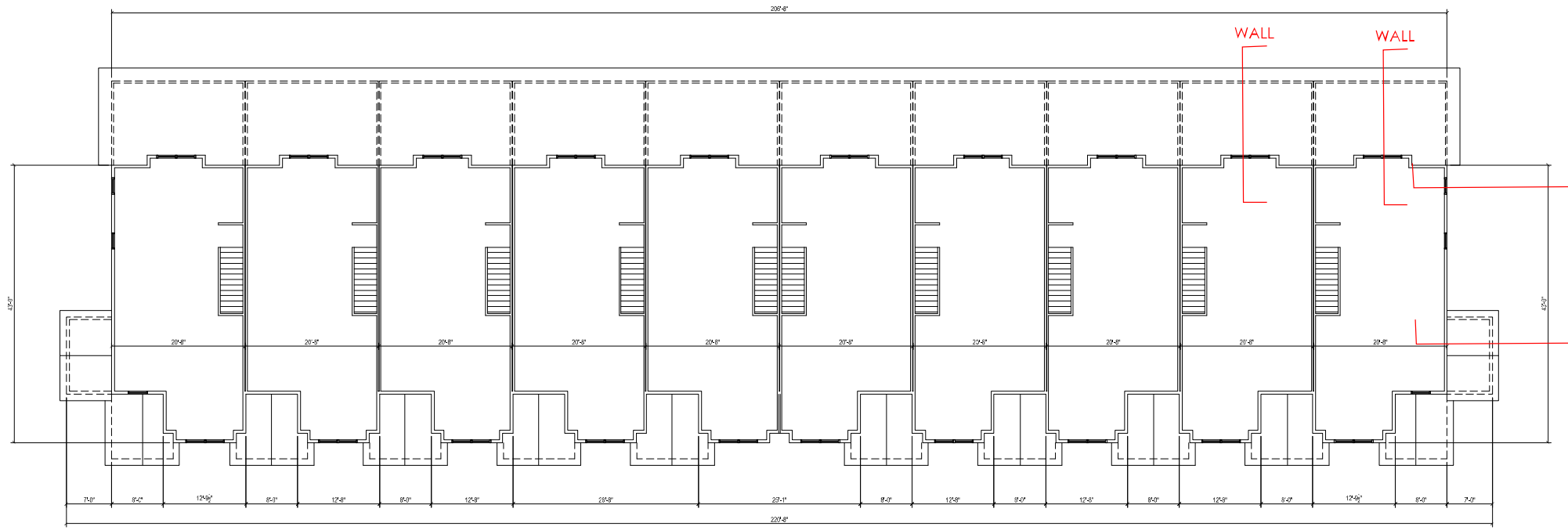
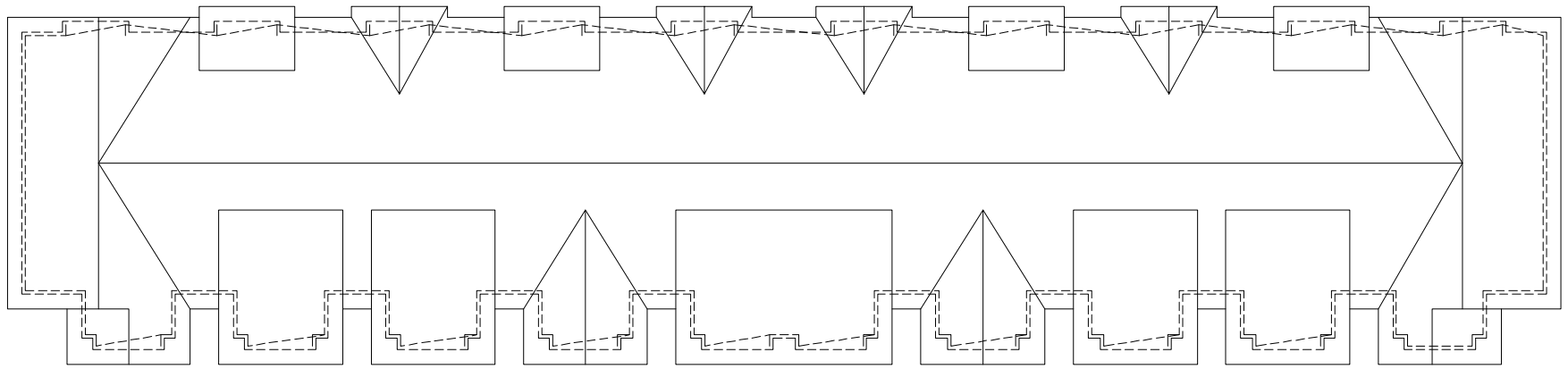
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DATE	DESCRIPTION
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12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

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### SHEET TITLE OVERALL LANDSCAPE PLAN: OUTLOTS 1 & 2

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	

# L 1.10



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE  
RESIDENTIAL  
TOWNHOMES

UDC INITIAL

**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 FEBRUARY 3, 2020

REVISION SCHEDULE

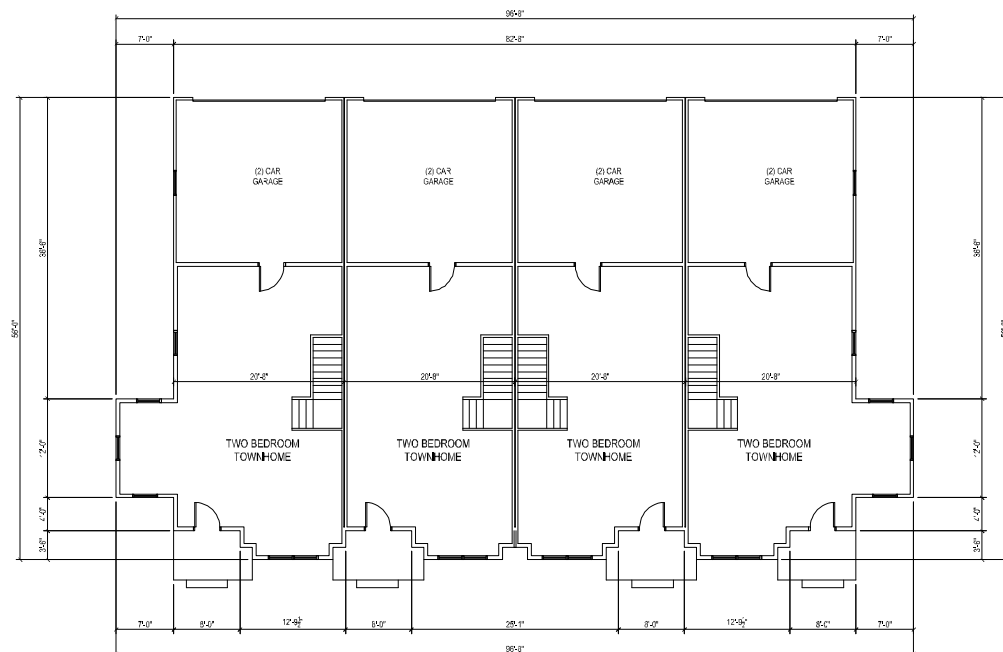
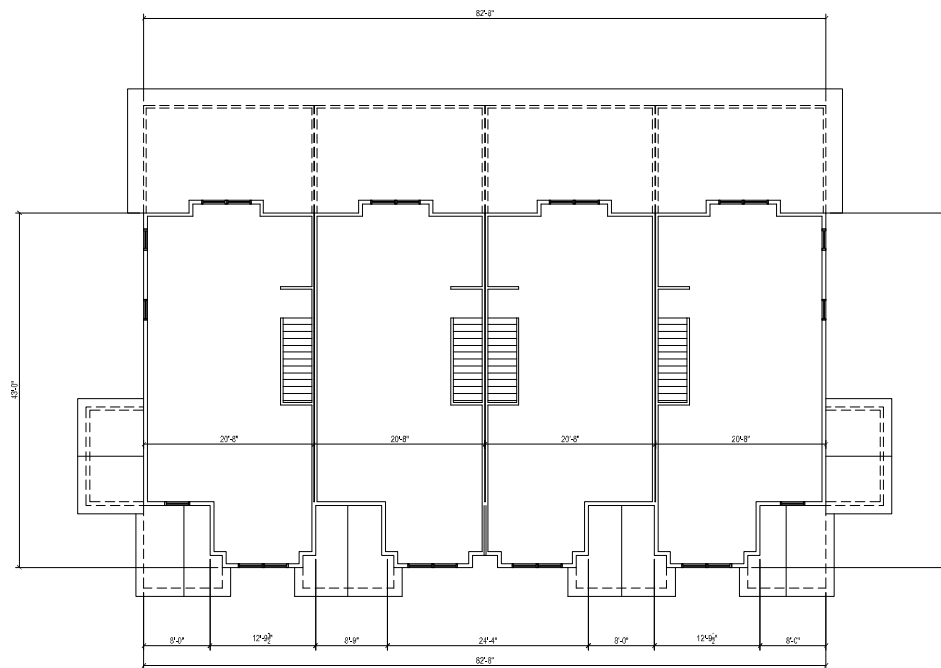
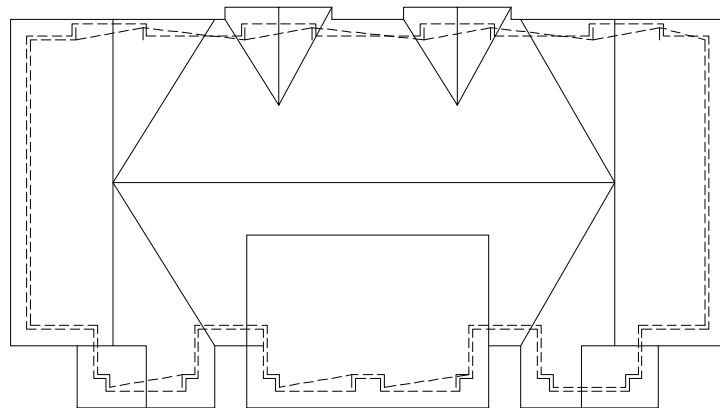
Mark	Description	Date

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

T-101



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE  
RESIDENTIAL  
TOWNHOMES

UDC INITIAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
FLOOR PLANS

SHEET NUMBER  
T-102



6 Side Elevation 2  
1/8" = 1'-0"



8 4 Unit West Elevation  
1/8" = 1'-0"



16 10 Unit South Elevation  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
TOWNHOMES

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

T-A200



⑥ Side Elevation 1  
1/8" = 1'-0"



⑧ 4 Unit East Elevation  
1/8" = 1'-0"



⑩ 10 Unit North Elevation  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
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TOWNHOMES

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

T-A201



6 PERSPECTIVE  
1/8" = 1'-0"



16 PERSPECTIVE  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
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JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SKETCHUP  
PERSPECTIVES

SHEET NUMBER

T-A202





6 PERSPECTIVE  
1/8" = 1'-0"



16 PERSPECTIVE  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
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JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
TOWNHOMES

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**PROGRESS DOCUMENTS**

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REVISION SCHEDULE

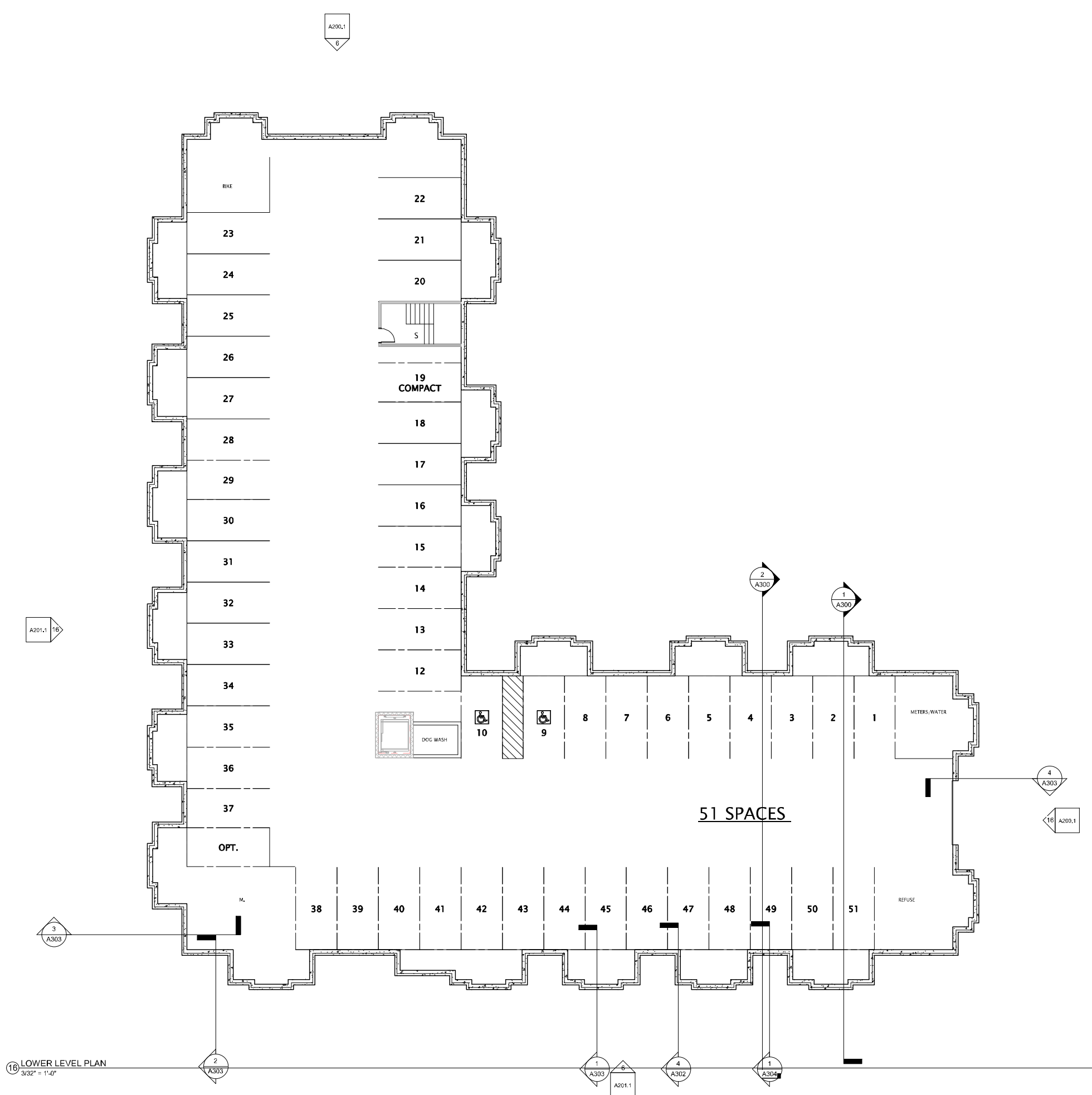
Mark	Description	Date
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SHEET TITLE

SKETCHUP  
PERSPECTIVES

SHEET NUMBER

T-A202



16 LOWER LEVEL PLAN  
3/32" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

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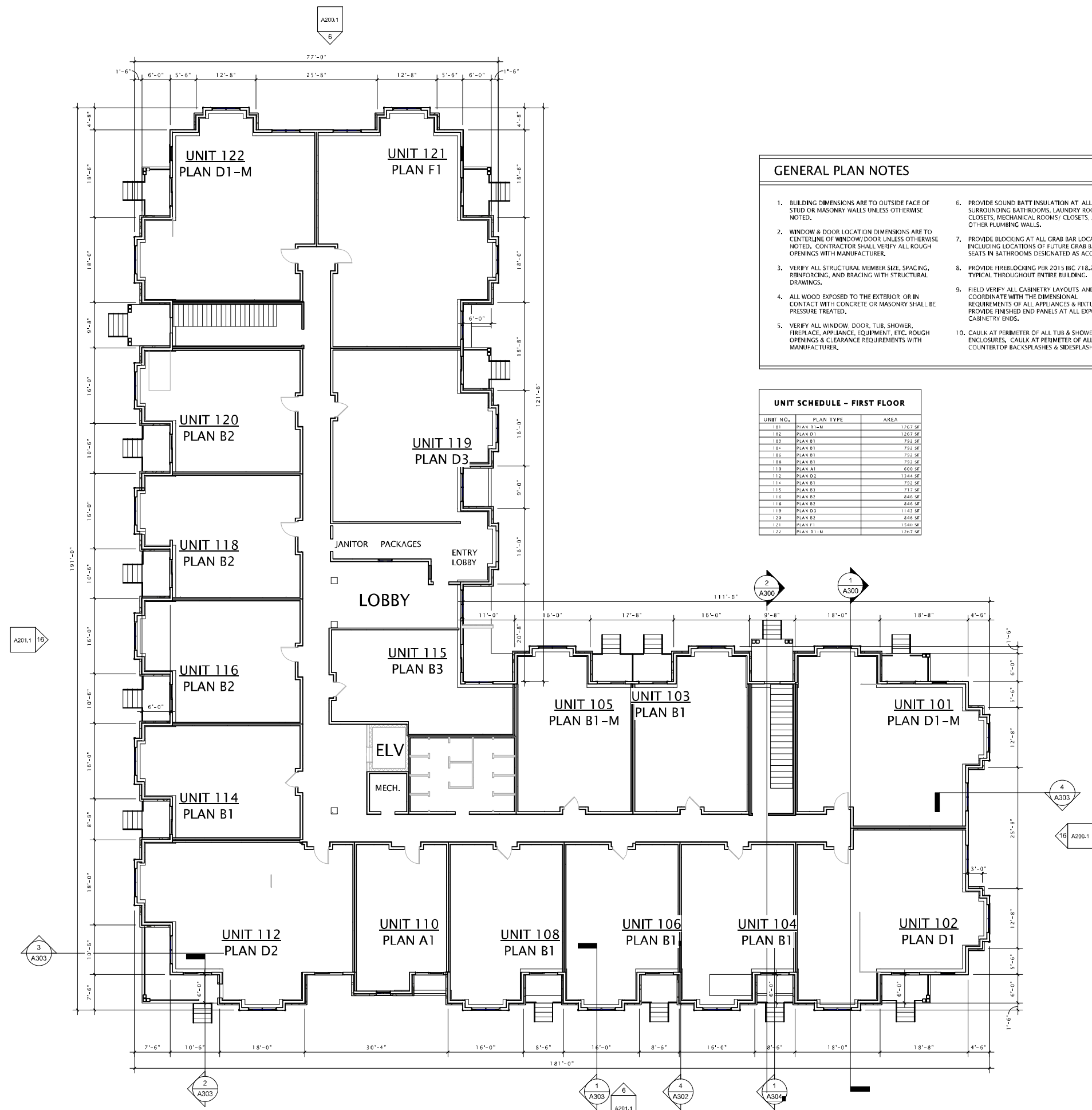
REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE  
LOWER LEVEL PLAN

SHEET NUMBER  
**A-A100**

1/21/2020 5:20:11 PM



- GENERAL PLAN NOTES**
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
  - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
  - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
  - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
  - VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
  - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
  - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
  - PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
  - FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
  - CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDESPLASHES.
  - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
  - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

**UNIT SCHEDULE - FIRST FLOOR**

UNIT NO.	PLAN TYPE	AREA
101	PLAN D1-M	1267 SF
102	PLAN D1	1267 SF
103	PLAN B1	792 SF
104	PLAN B1	792 SF
105	PLAN B1	792 SF
106	PLAN B1	792 SF
108	PLAN B1	792 SF
109	PLAN A1	668 SF
112	PLAN D2	1248 SF
114	PLAN B1	792 SF
115	PLAN B3	717 SF
116	PLAN B2	846 SF
118	PLAN B2	846 SF
119	PLAN D3	1143 SF
120	PLAN B2	846 SF
121	PLAN B1	1540 SF
122	PLAN D1-M	1267 SF

**16** FIRST FLOOR PLAN  
3/32" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

UDC INITIAL

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER  
**A-A101**



JLA ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

UDC INITIAL

PROGRESS DOCUMENTS

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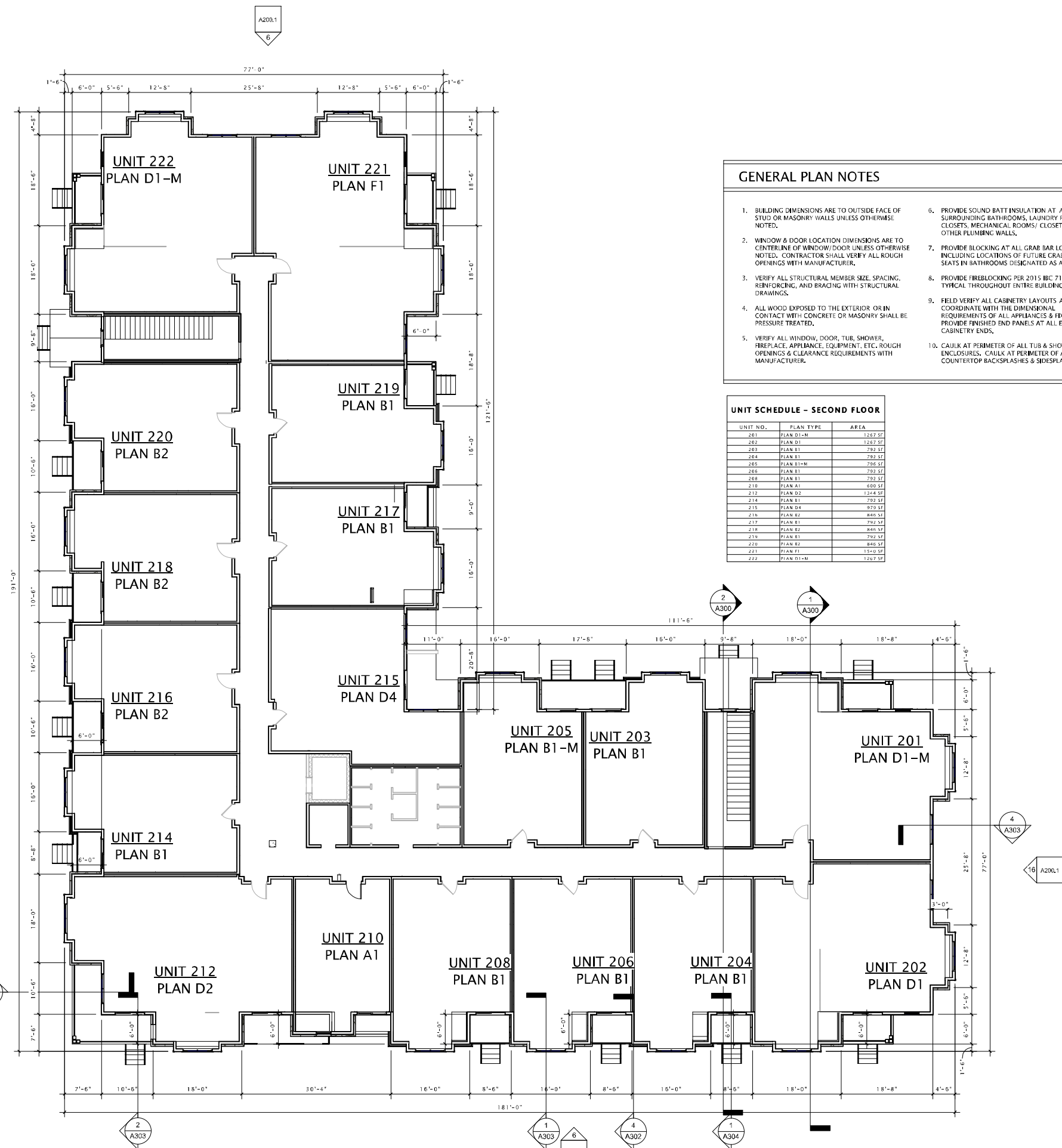
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR  
PLAN

SHEET NUMBER

A-A102



- GENERAL PLAN NOTES**
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
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**UNIT SCHEDULE - SECOND FLOOR**

UNIT NO.	PLAN TYPE	AREA
201	PLAN D1-M	1267.57
202	PLAN D1	1267.57
203	PLAN B1	792.57
204	PLAN B1	792.57
205	PLAN B1-M	792.57
206	PLAN B1	792.57
208	PLAN B1	792.57
210	PLAN A1	600.57
212	PLAN D2	1267.57
214	PLAN B1	792.57
215	PLAN D4	979.57
216	PLAN B2	846.57
217	PLAN B1	792.57
218	PLAN B2	846.57
219	PLAN B1	792.57
220	PLAN B2	846.57
221	PLAN F1	1500.57
222	PLAN D1-M	1267.57

16 SECOND FLOOR PLAN  
3/32" = 1'-0"

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JLA ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

UDC INITIAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
THIRD FLOOR PLAN

SHEET NUMBER  
A-A103



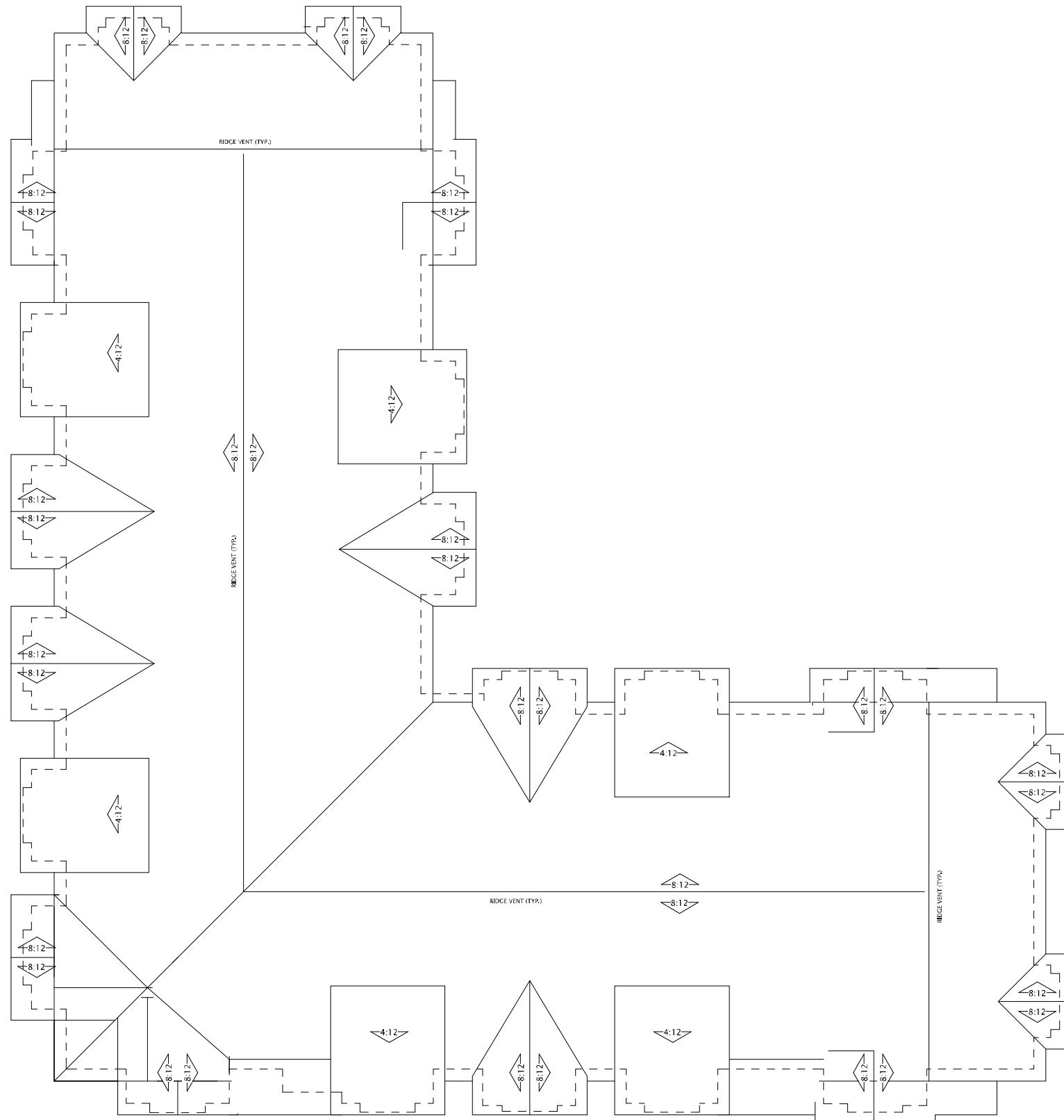
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  - CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
  - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
  - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

**UNIT SCHEDULE - THIRD FLOOR**

UNIT NO.	PLAN TYPE	AREA
301	PLAN D1-M	1206 SF
302	PLAN D1	1246 SF
303	PLAN B1	793 SF
304	PLAN B1	792 SF
305	PLAN B1-M	796 SF
306	PLAN B1	792 SF
308	PLAN B1	792 SF
310	PLAN A1	600 SF
312	PLAN D2	1344 SF
314	PLAN B1	792 SF
315	PLAN D4	879 SF
316	PLAN B2	846 SF
317	PLAN B1	792 SF
318	PLAN B2	846 SF
319	PLAN B1	792 SF
320	PLAN B2	846 SF
321	PLAN F1	1540 SF
322	PLAN D1-M	1267 SF

16 THIRD FLOOR PLAN  
3/32" = 1'-0"

2/11/2020 9:48:59 AM



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

UDC INITIAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER  
**A-A104**



⑥ A - Elevation South  
1/8" = 1'-0"



⑬ A - Elevation West  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

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jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

A-A200



6 A - Elevation North  
1/8" = 1'-0"



16 A - Elevation East  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

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jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

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Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

A-A201





6 PERSPECTIVE  
1/8" = 1'-0"



16 PERSPECTIVE  
1/8" = 1'-0"



**JLA**  
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MAPLE GROVE DRIVE  
RESIDENTIAL  
APARTMENTS

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Mark	Description	Date

SHEET TITLE

SKETCHUP  
PERSPECTIVES

SHEET NUMBER

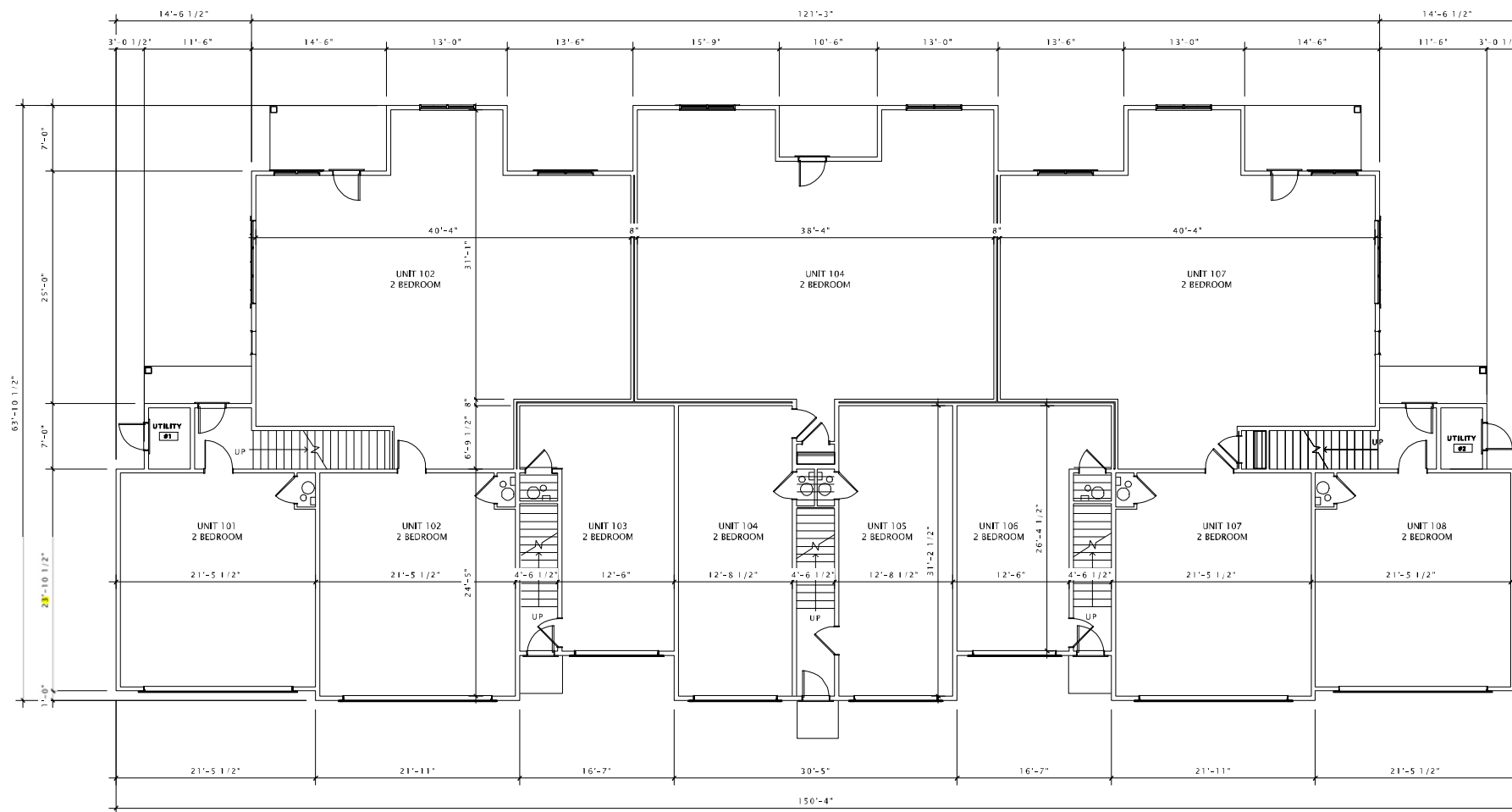
A-A202



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX



### MAPLE GROVE ROAD STACKED FLATS

UDC INITIAL

#### PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER  
**S-A101**

1 FIRST FLOOR PLAN  
1/8" = 1'-0"

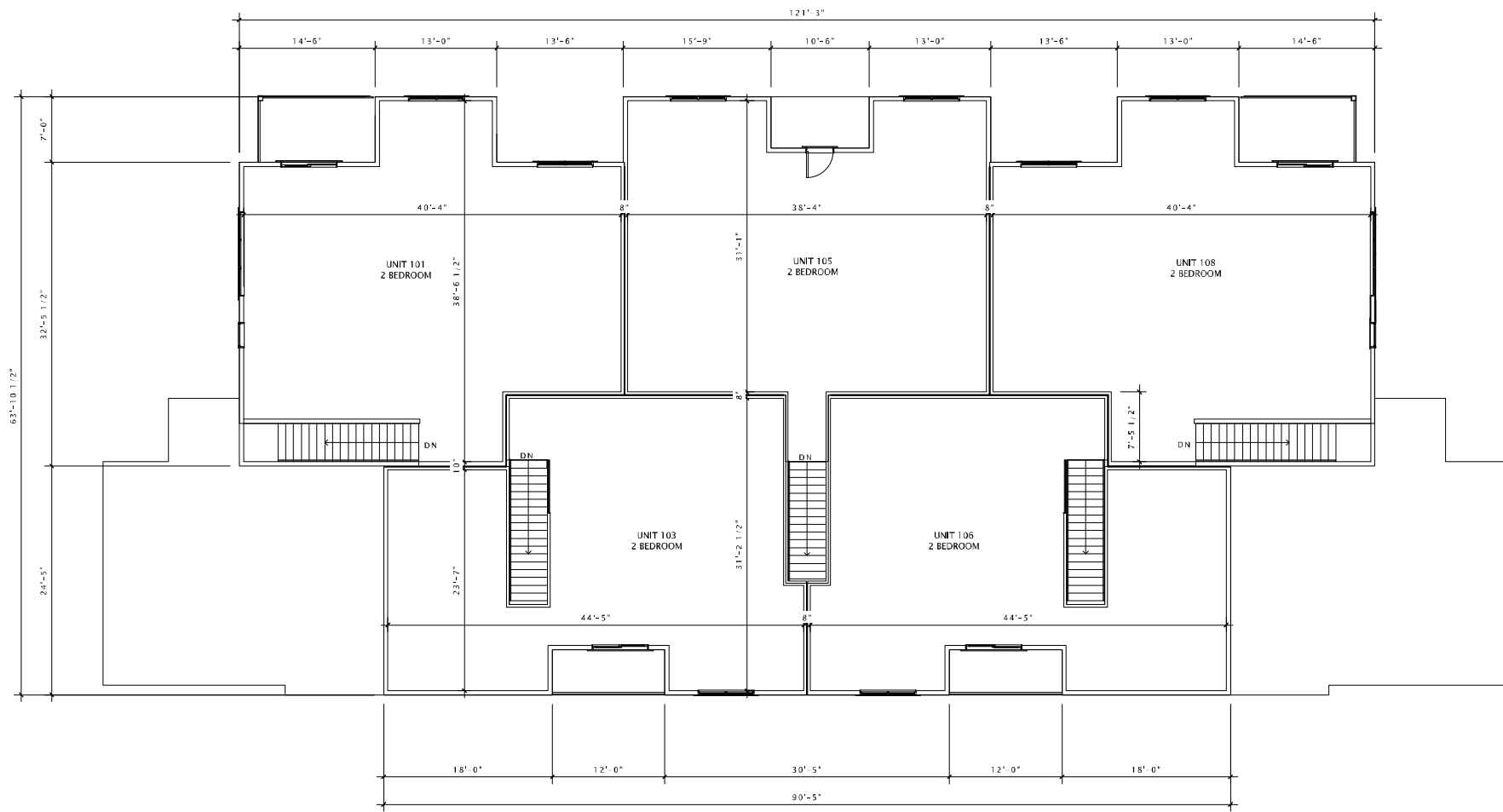




**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX



MAPLE GROVE ROAD  
STACKED FLATS

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR  
PLAN

SHEET NUMBER

S-A102

① SECOND FLOOR PLAN  
1/8" = 1'-0"





**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE ROAD  
STACKED FLATS

UDC INITIAL

**PROGRESS DOCUMENTS**

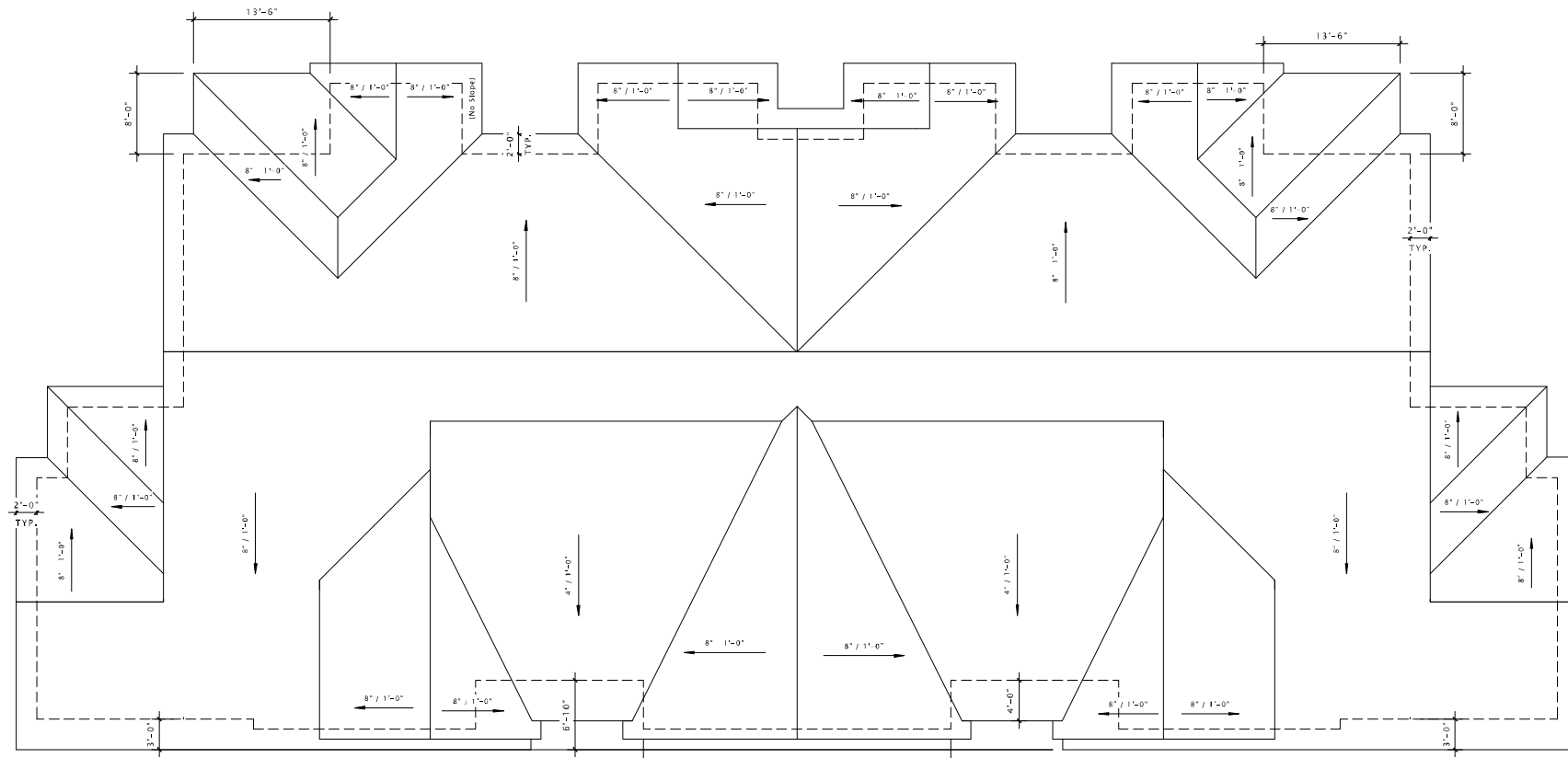
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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
ROOF PLAN

SHEET NUMBER  
S-A103



1 ROOF PLAN  
1/8" = 1'-0"





**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



⑥ North Elevation  
3/16" = 1'-0"

MAPLE GROVE ROAD  
STACKED FLATS

UDC INITIAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

S-A200



⑬ West Elevation  
3/16" = 1'-0"



⑥ South Elevation  
3/16" = 1'-0"



⑩ East Elevation  
3/16" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018

MAPLE GROVE ROAD  
STACKED FLATS

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

S-A201



6 PERSPECTIVE  
1/8" = 1'-0"



16 PERSPECTIVE  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
RESIDENTIAL  
STACKED FLATS

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SKETCHUP  
PERSPECTIVE

SHEET NUMBER

SF-A202



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

### MAPLE GROVE DRIVE CLUBHOUSE

UDC INITIAL

#### PROGRESS DOCUMENTS

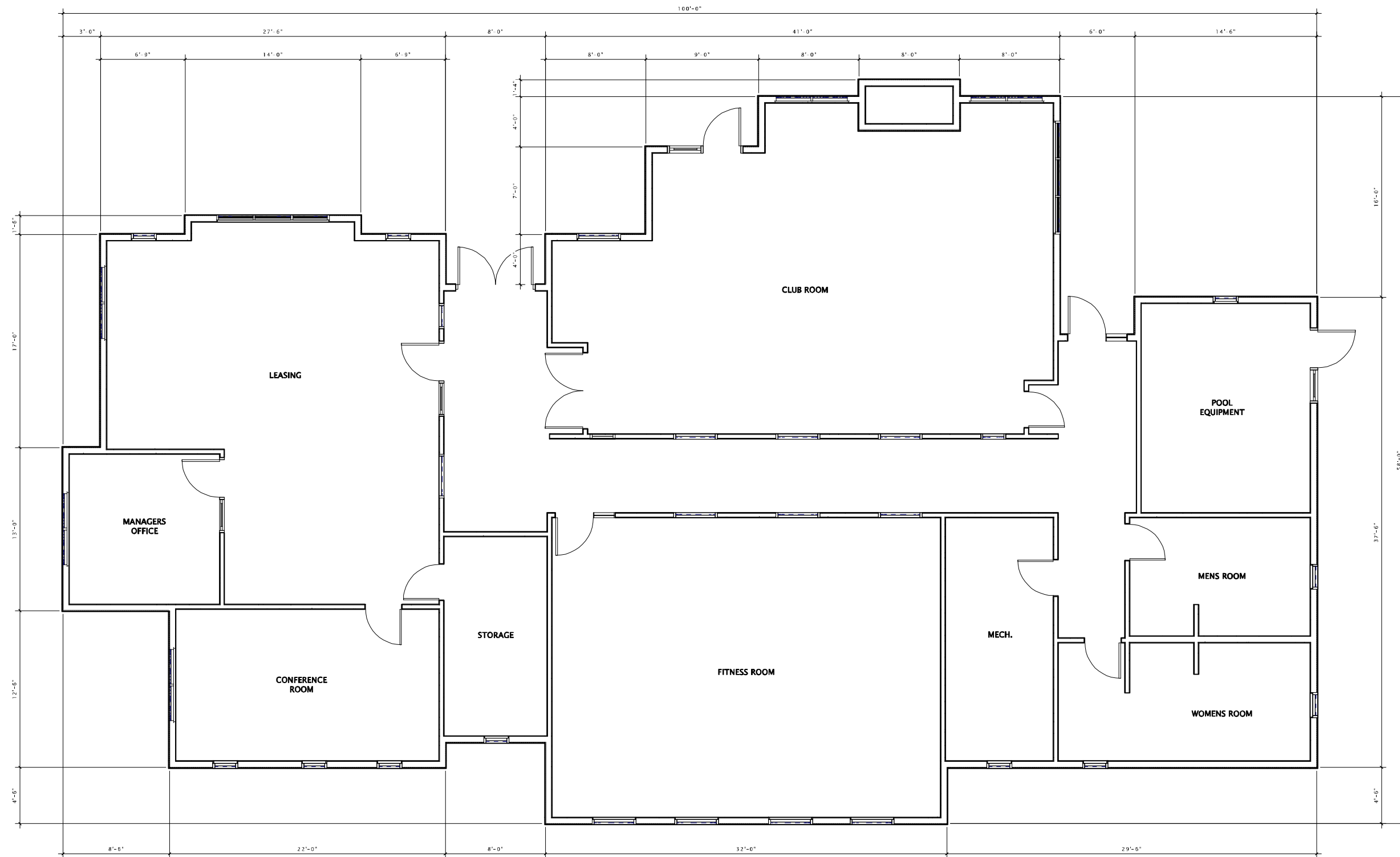
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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER  
**CH-A101**



16 FIRST FLOOR PLAN  
1/4" = 1'-0"







**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
CLUBHOUSE

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

CH-A200



⑥ C - Elevation North  
3/16" = 1'-0"



⑦ C - Elevation West  
3/16" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX



VINYL SHAKE SIDING (COLOR #2)

⑥ C - Elevation South  
3/16" = 1'-0"



⑩ C - Elevation East  
3/16" = 1'-0"

MAPLE GROVE DRIVE  
CLUBHOUSE

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SKETCHUP  
ELEVATIONS

SHEET NUMBER

CH-A201



6 PERSPECTIVE Club House  
1/8" = 1'-0"



16 PERSPECTIVE Club House  
1/8" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE  
CLUBHOUSE

UDC INITIAL

**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 FEBRUARY 3, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SKETCHUP  
PERSPECTIVES

SHEET NUMBER

CH-A202