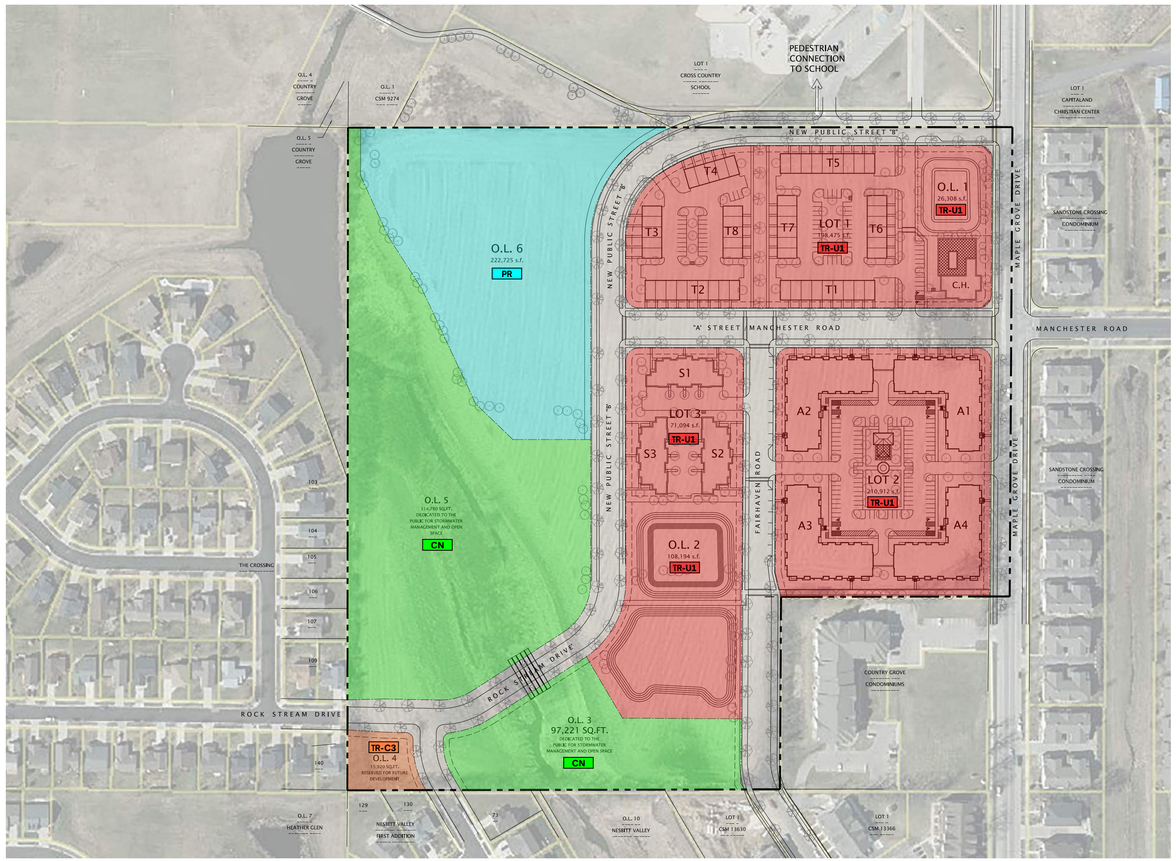
MAPLE GROVE DRIVE RESIDENTIAL

MADISON, WISCONSIN



UDC INITIAL

FEBRUARY 3, 2020

Fiduciary
REAL ESTATE DEVELOPMENT, INC

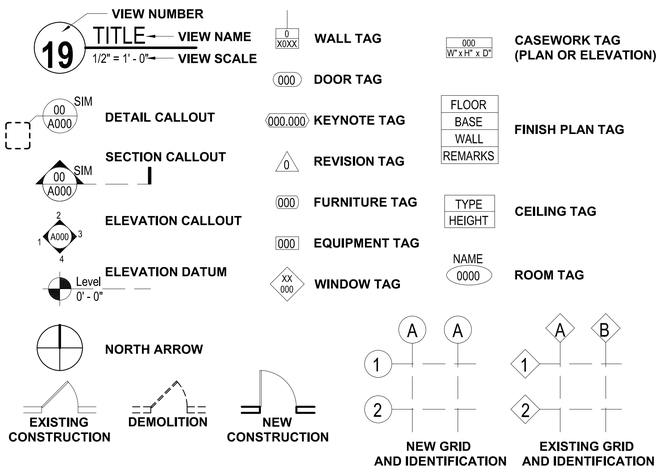
JLA
ARCHITECTS

JLA PROJECT NUMBER: 17-1018

ABBREVIATIONS

A		**D**		**G**		**N**		**T**	
A/C	air condition	DEMO	demolition	GA	gage	N	north	T&M	time & materials
A/E	Architect/Engineer	DEPT	department	GALV	galvanized	NA	not applicable	TEMP	temperature
ACT	acoustical ceiling tile	DF	drinking fountain	GB	grab bar	NIC	not in contract	TER	terrazzo
ADDL	additional	DFS	Door and Frame Schedule	GC	general contractor	NO	number	TERB	terrazzo base
ADDM	addendum	DH	double hung	GL	glass	NOM	nominal	TFF	top of finish floor
AFC	above finished counter	DIA	diameter	GLT	glass tile	NS	no scale	TK BD	tackboard
AFF	above finished floor	DR	door	GLU LAM	glued laminated wood	NTS	not to scale	TO	top of
AFG	above finished grade	DR FR	door frame	GR	grade, grading			TOB	top of beam
AFS	above finished slab	DTL	detail	GRAN	granite	**O**		TOC	top of concrete
ALT	alternate	DW	dishwasher	GT	grout	OC	on center	TOJ	top of joist
ALUM	aluminum	DWG	drawing	GWT	glazed wall tile	OD	outside diameter	TOPO	topography
APPD	approved			GYP BD	gypsum board	OF/CI	owner furnished, contractor installed	TOS	top of slab
APT	apartment	**E**				OF/OI	owner furnished, owner installed	TOS	top of steel
ASC	above suspended ceiling	E	east	**H**		OF/VI	owner furnished, vendor installed	TV	television
		EIFS	exterior insulation & finish system	HB	hose bibb	OH DR	overhead (coiling) door	TYP	typical
B		EL	elevation	HC	hollow core	OPH	opposite hand		
BB	baseboard	ELEC	electric, electrical	HCP	handicapped	OPNG	opening	**U**	
BLDG	bulletin board	ELEV	elevator	HM	hollow metal			UNO	unless noted otherwise
BL	building	EP	epoxy	HORIZ	horizontal	**P**		UON	unless otherwise note
BLT	blinds (window)	EPB	epoxy base	HSKPG	housekeeping	PLAM	plastic laminate		
BLW	borrowed light	EPS	expanded polystyrene board	HT	height	PLYWD	plywood	**V**	
BPL	below	EQ	equal	HVAC	heating, ventilating & air conditioning	PREFAB	prefabricated	VCT	vinyl composition tile
BD	base plate	EXIST	existing	HW	hot water	PREFIN	prefinished	VF/CI	vendor furnished, contractor installed
BOS	bottom of	EXP	expand, expansion	HWF	hardwood floor	PSI	pounds per square inch	VF/OI	vendor furnished, owner installed
	bottom of steel	EXT	exterior	HWY	highway	PT	paint, painted	VF/VI	vendor furnished, vendor installed
C		**F**		**I**		PTN	partition	VNR	veneer
CB	catch basin	F	female	ID	Inside diameter	**Q**		VIF	verify in field
CF/CI	construction bulletin contractor furnished, contractor installed	F	filler	INSUL	insulation	QT	quarry tile	VWC	vinyl wall covering
CF/OI	contractor furnished, owner installed	FA	fire alarm	INT	interior	QTB	quarry tile base	**W**	
CF/VI	contractor furnished, vendor installed	FAB	fabric			R		W	west
CG	corner guard	FAX	facsimile	**J**		RB	resilient base	W/	with
CH BD	chalkboard	FC	file cabinet	JS	janitor sink	RCP	reflected ceiling plan	W/O	without
CIP	cast-in-place	FD	floor drain			RD	roof drain	WC	water closet
CJ	control joint	FEC	fire extinguisher cabinet	**L**		REBAR	reinforcing steel bars	WC	wall covering
CJ	construction joint	FHC	fire hose cabinet	LAM	laminate	RF	resilient flooring	WD	wood
CL	centerline	FG	foot grille	LAV	lavatory	RFS	room finish schedule	WDB	wood base
CLG	ceiling	FLR	floor	LL	live load	RO	rough opening	WDV	wood veneer
CLR	clear	FM	factory mutual					WH	water heater
CM	construction management	FM	floor mat	**M**		**S**		WP	wall protection
CMU	concrete masonry unit	FP	fire protection	MAX	maximum	S	south	WP	workpoint
CO	cleanout	FP	fireproof	MC	modular carpet tile	SAN	sanitary		
COL	column	FPL	fire place	MECH	mechanical	SC	sealed concrete	**X**	
CONC	concrete	FRP	fiber reinforced panel	MFR	manufacturer	SC	solid core	XPS	extruded polystyrene board (insul)
CORR	corridor	FT	feet	MIN	minimum	SF	square foot		
CONT	continuous	FTG	footing	MIN	minute	SH	shades	**Y**	
CPT	carpet	FWP	fabric wrapped panel	MISC	miscellaneous	SIM	similar		
CSWK	casework			MO	masonry opening	SS	solid surface	**Z**	
CT	ceramic tile			MS	mop sink	SST	stainless steel		
CTB	ceramic tile base			MRB	marble base	ST	stain		
				MRF	marble floor	ST	stair		
				MTL	metal	STN	stone		
						STNB	stone base		
						STRUCT	structure		
						SV	sheet vinyl		

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

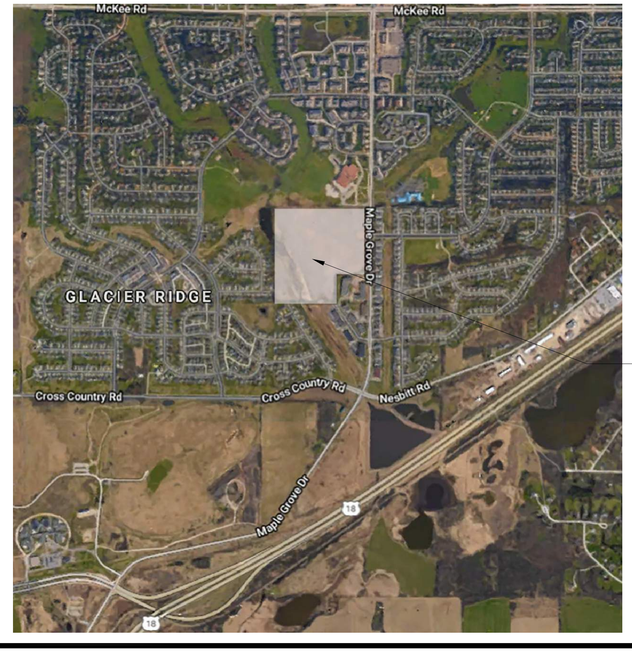
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
CONTACT: MR. MARC OTT
MOTT@JLA-AP.COM
OFFICE: 608.241.9500 DIRECT: 608.442.3867

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	CONTECTUAL 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
jla-ap.com

JLA PROJECT NUMBER:17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

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



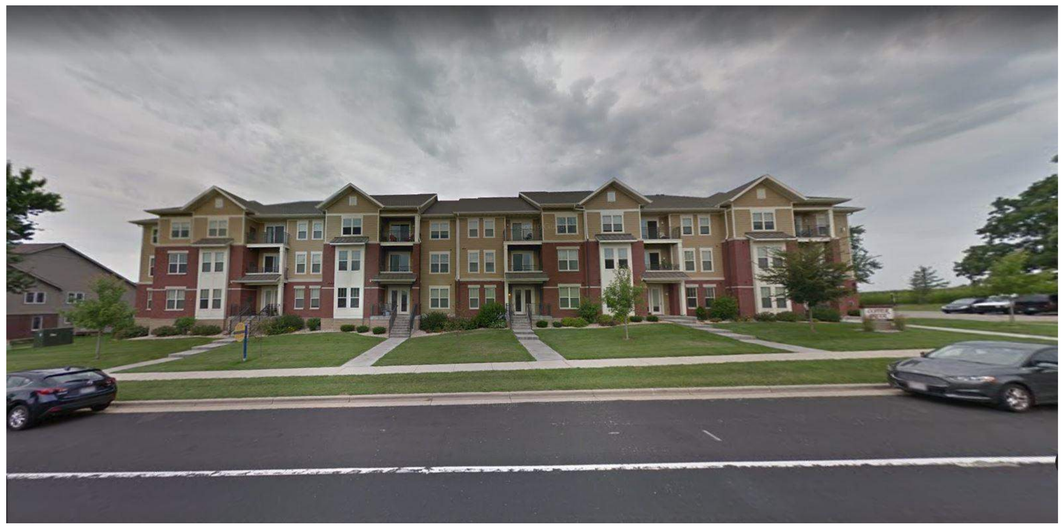
CHAVEZ ELEMENTARY - NORTHSIDE OF PROPERTY



VIEW OF PROPERTY FROM NORTHEAST CORNER OF MAPLE GROVE DRIVE



VIEW OF PROPERTY FROM SOUTHEAST CORNER OF MAPLE GROVE DRIVE



VIEW OF PROPERTY OF SOURTH NEIGHBOR FROM MAPLE GROVE DRIVE

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE RESIDENTIAL

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

CONTEXTUAL SITE INFORMATION

SHEET NUMBER

G002

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

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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

WISCONSIN
WILLIAM F. KOTTLER
E-30901
MADISON
WISCONSIN
PROFESSIONAL ENGINEER
02-27-2020

PROJECT LOCATION
(NOT TO SCALE)

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
Dial 811 or (800) 242-8511
DiggersHotline.com

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

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

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DATE OF ISSUANCE February-27-2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

COVER SHEET

SHEET NUMBER

C-000

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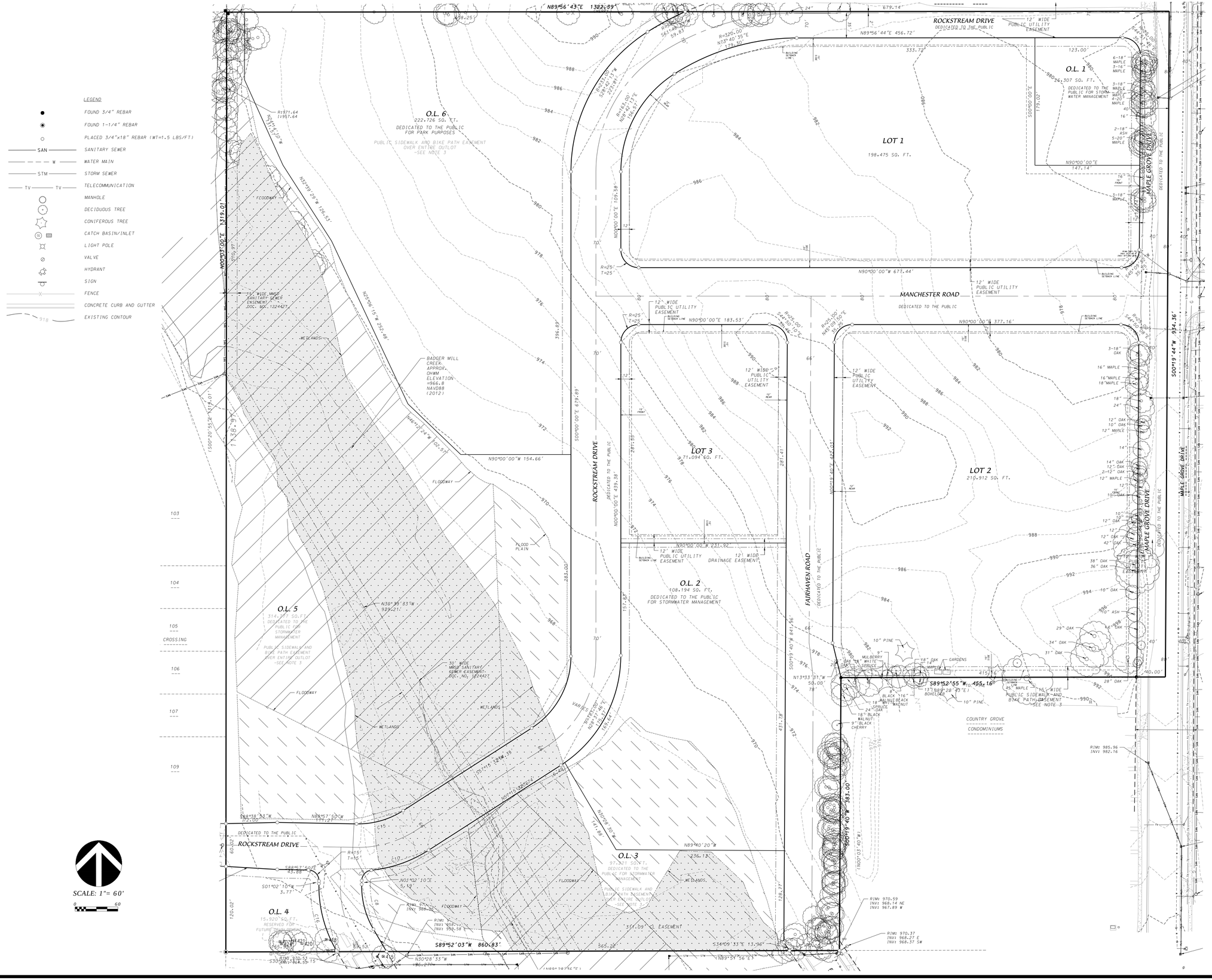

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JLA ARCHITECTS

MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 17-1018

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Mark	Description	Date

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/F)
- 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

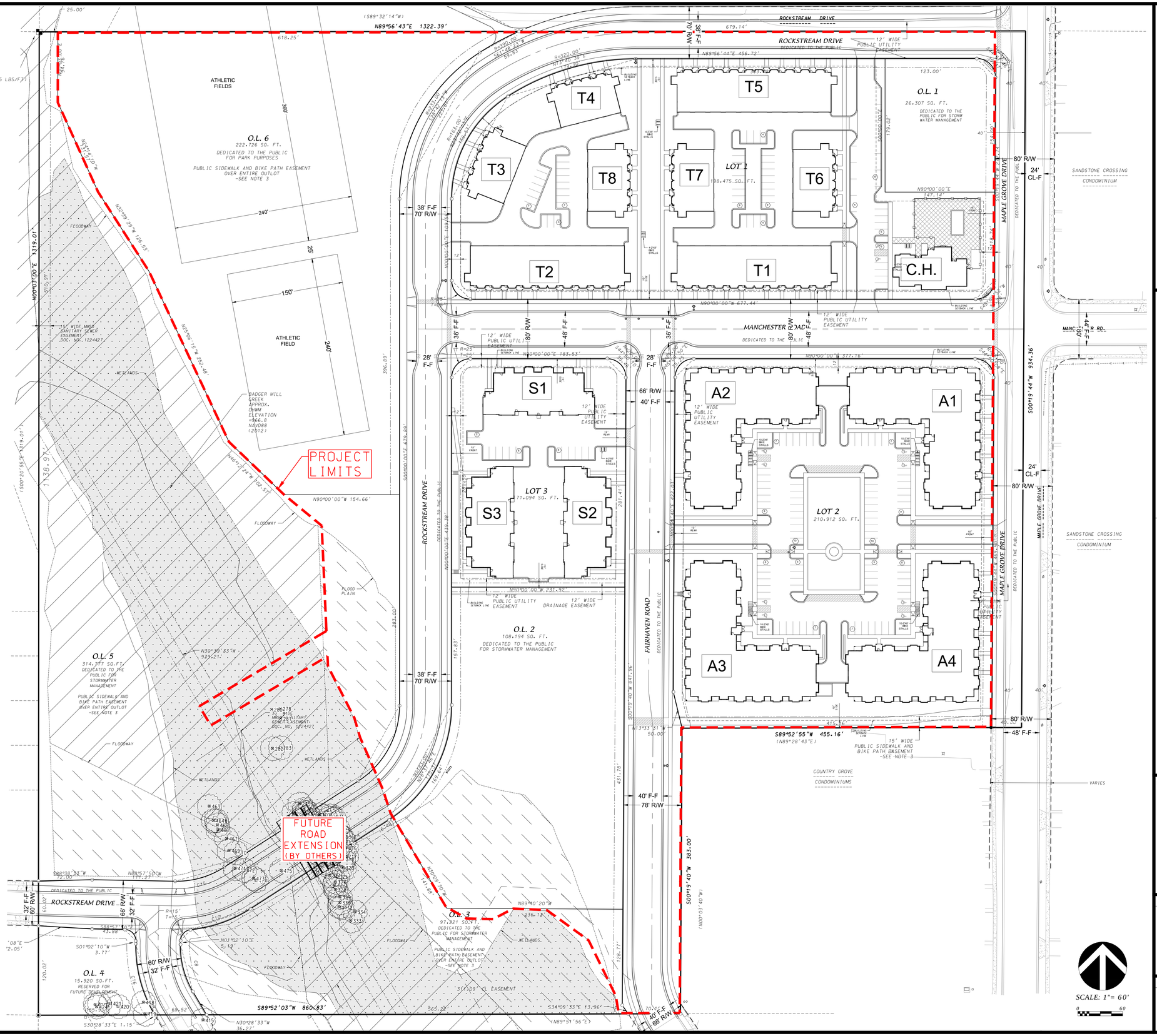
Existing Lot Area	198,475 sf
Building Area	66,381 sf
Total Covered Parking Stalls	100
Total Surface Parking Stalls	64
Total Parking Stalls	164
Total Covered Bike Parking Stalls	100
Total Surface Bike Parking Stalls	12
Total Bike Parking Stalls	112

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 Guest Parking Stalls	14
Total Parking Stalls	86
Total Covered Bike Parking Stalls	48
Total Surface Bike Parking Stalls	4
Total Bike Parking Stalls	52



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JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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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

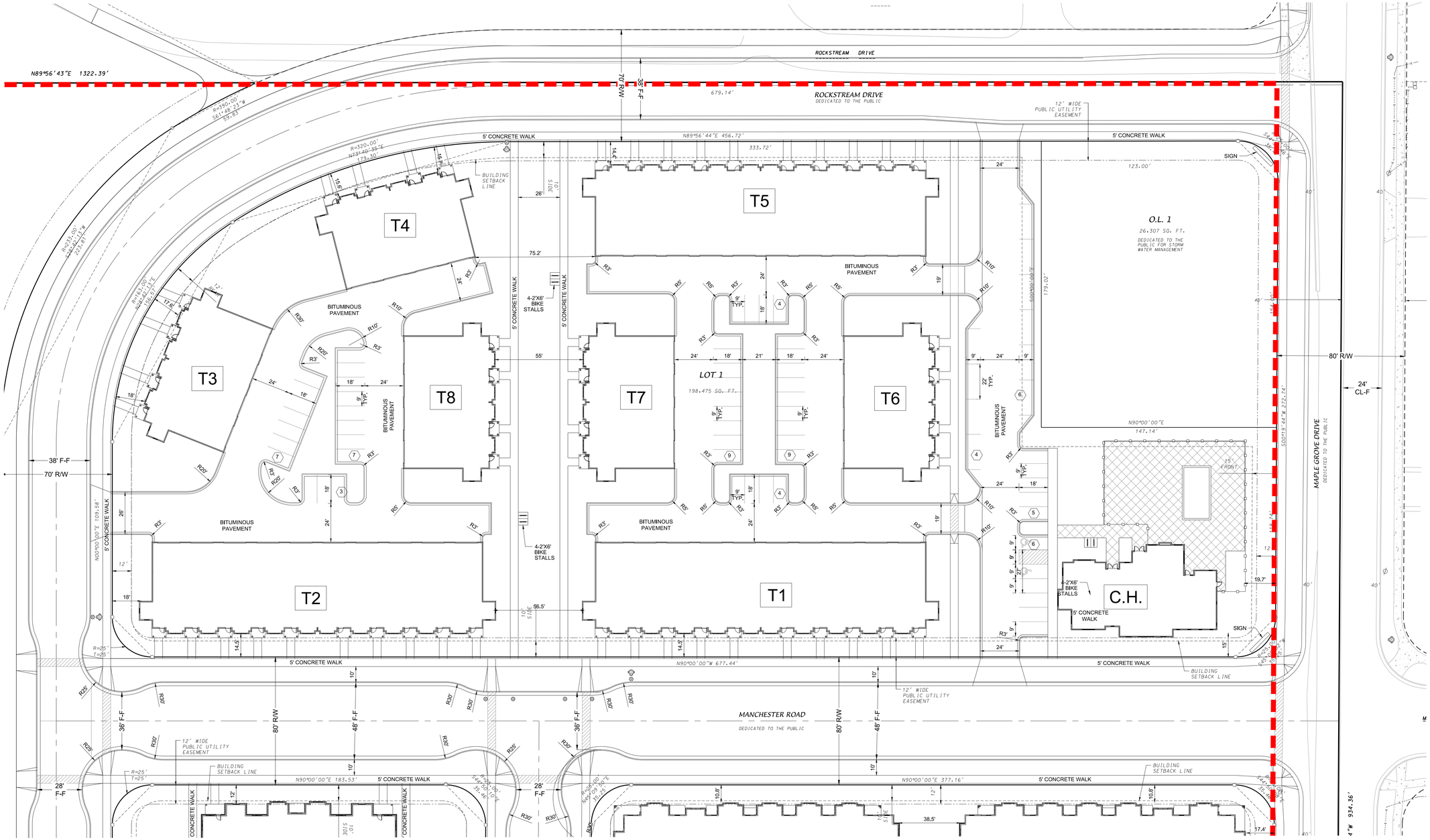
REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
SITE PLAN OVERALL

SHEET NUMBER
C-100

SCALE: 1"= 60'
0 60



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'

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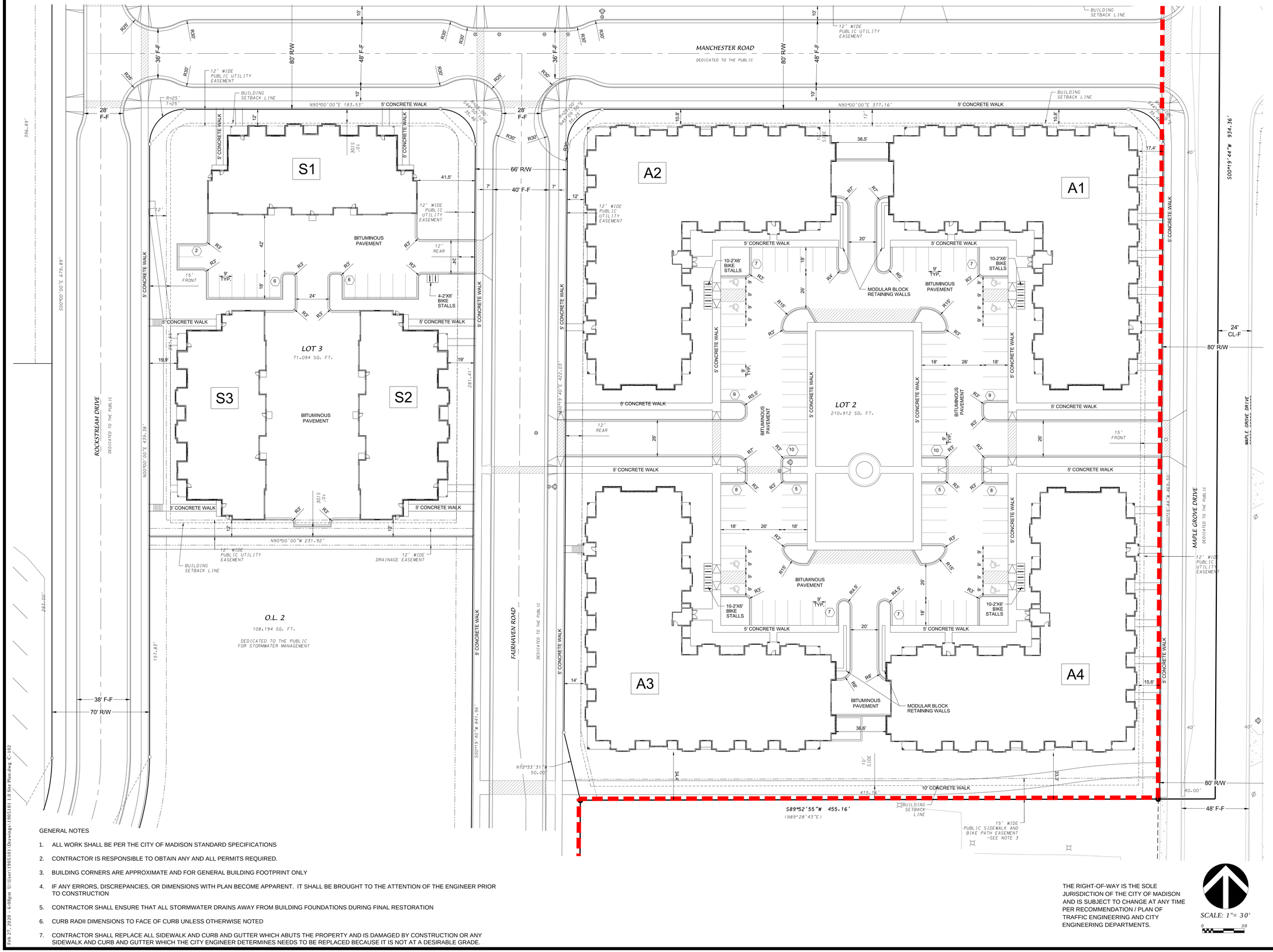
SHEET TITLE

SITE PLAN NORTH

SHEET NUMBER

C-101



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SCALE: 1"= 30'

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JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

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Mark	Description	Date

SHEET TITLE

SITE PLAN SOUTH

SHEET NUMBER

C-102

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 WDNR 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 CONTROLS 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 ½ 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 QUALFIED 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

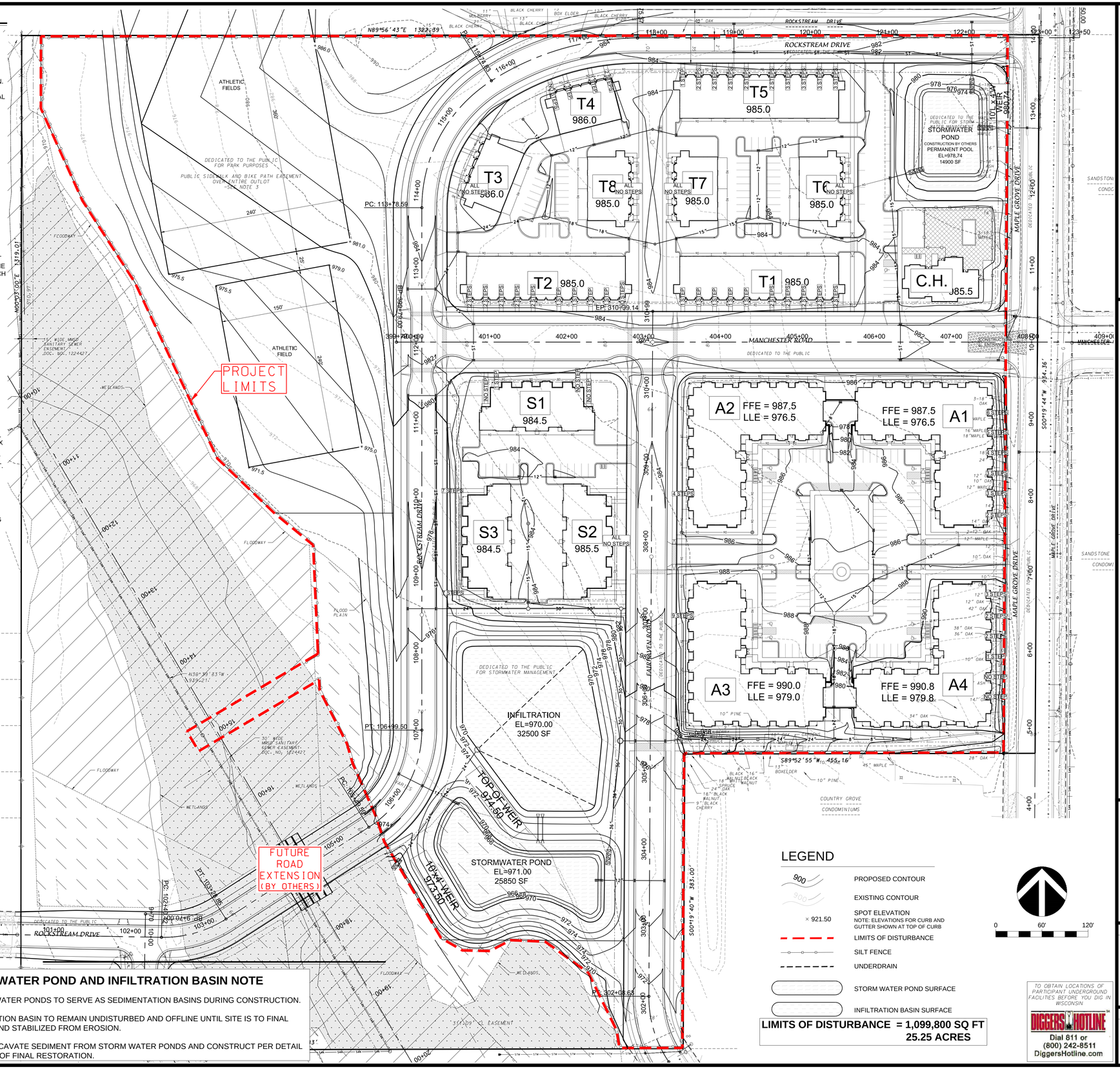
05/15/2020 TO 04/01/2021
- GRADE MANCHESTER AND FAIRHAVEN TO SUBGRADE
- INSTALL UTILITIES IN MANCHESTER FAIRHAVEN
- GRAVEL MANCHESTER AND FAIRHAVEN
- BUILDING 'A' SITES EXCAVATION AND FOUNDATIONS

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 PERVIOUS SITE AREAS

11/01/22
- REMOVE EROSION CONTROL FROM ESTABLISHED SITE



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- × 921.50 SPOT ELEVATION NOTE: ELEVATIONS FOR CURB AND GUTTER SHOWN AT TOP OF CURB
- LIMITS OF DISTURBANCE
- SILT FENCE
- UNDERDRAIN
- STORM WATER POND SURFACE
- INFILTRATION BASIN SURFACE

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

0 60' 120'

*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.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
Dial 811 or (800) 242-8511
DiggersHotline.com

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

Fiduciary REAL ESTATE DEVELOPMENT, INC

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

JLA PROJECT NUMBER: 17-1018

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

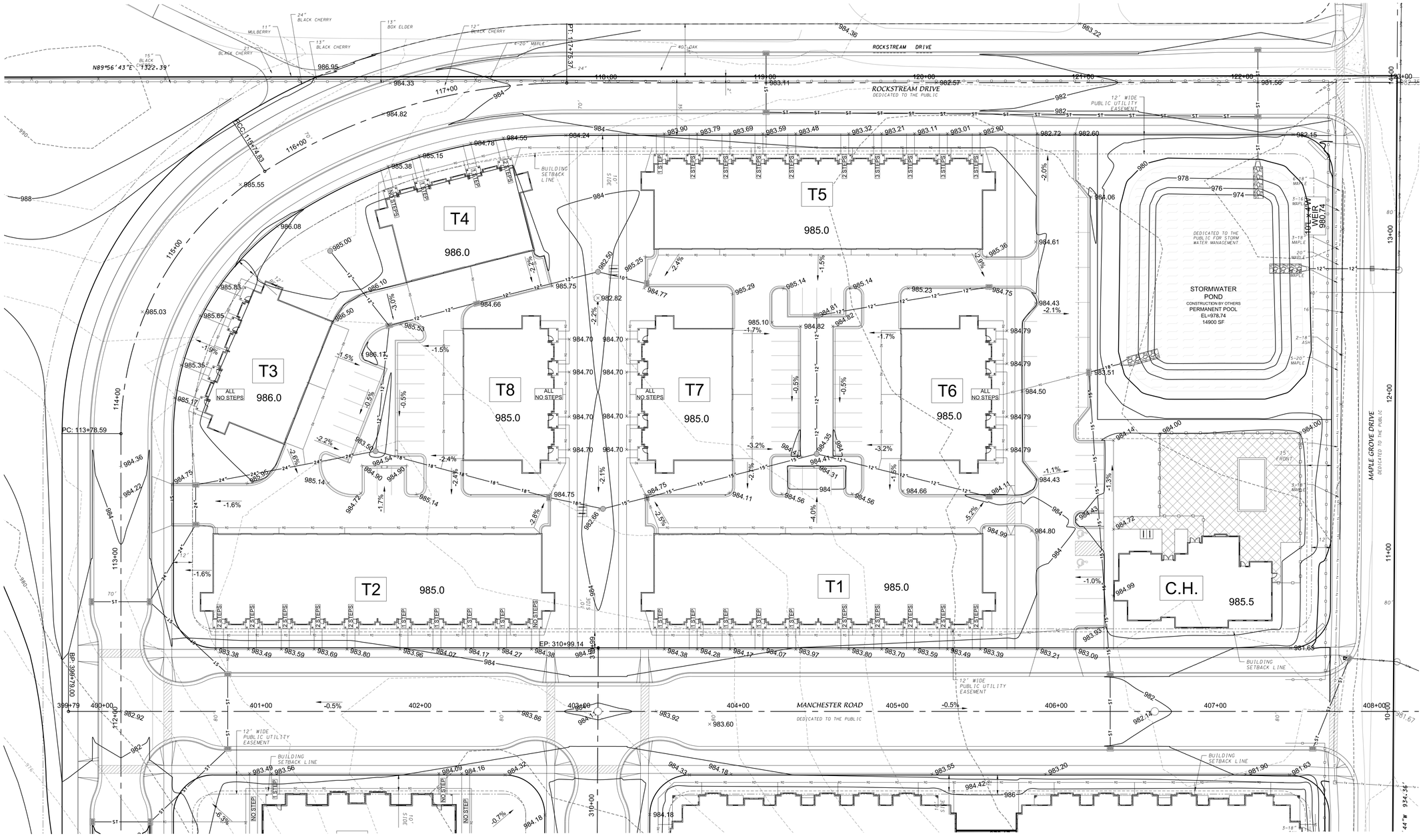
SHEET TITLE

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER

C-200

Feb 27, 2020 - 6:08pm U:\Users\190510\1 Drawings\190510 2.0 Grading.dwg C-200



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR

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. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

GRADING AND EROSION CONTROL NOTES

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

NORTH

SCALE: 1"= 30'

0 30

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

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward 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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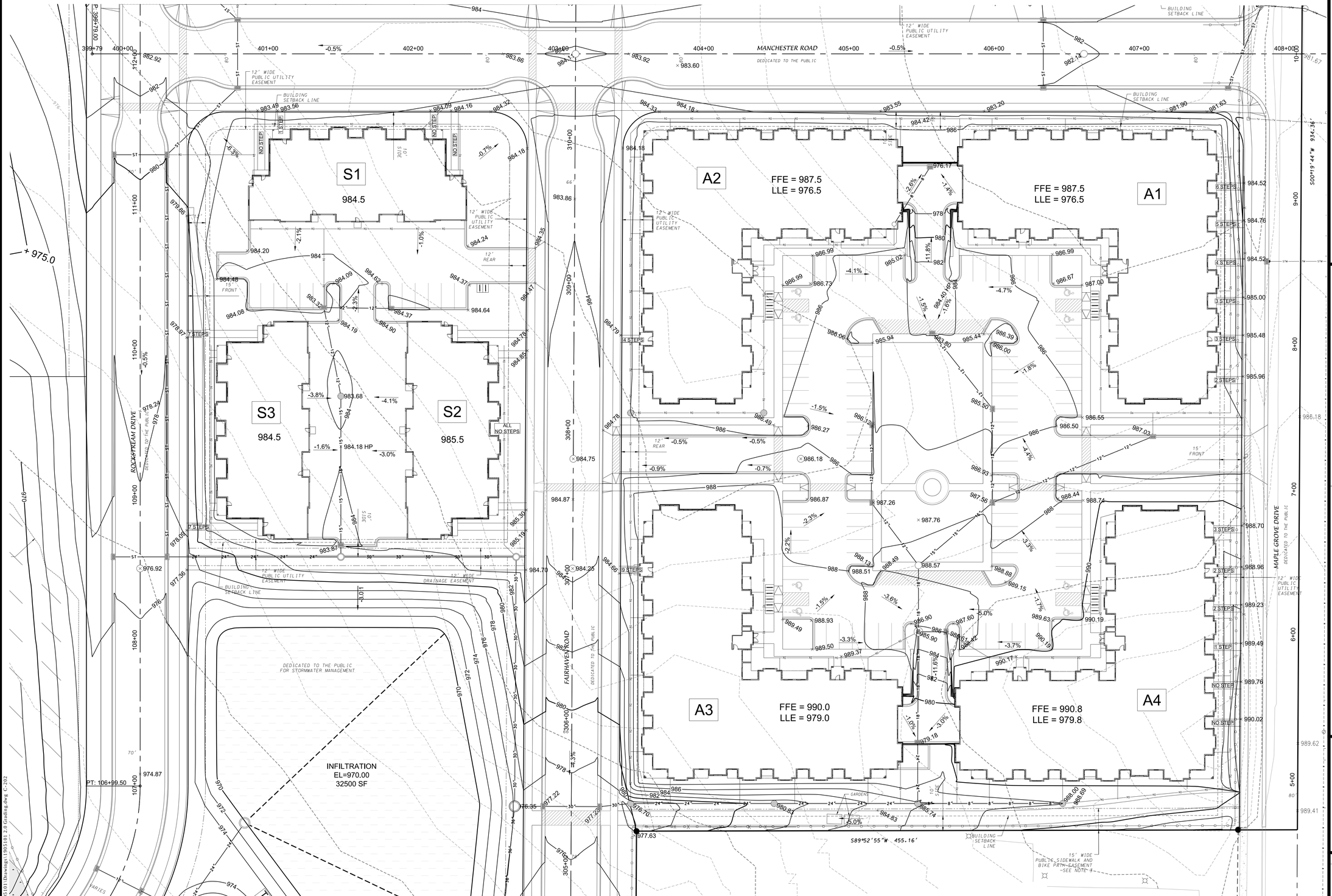
DATE OF ISSUANCE February-27-2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-201



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR

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. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

GRADING AND EROSION CONTROL NOTES

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

SCALE: 1"= 30'

0 30

Feb 27, 2020 - 6:09pm U:\User\19051011\Drawings\19051011 2-0 Grading.dwg C-202

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward 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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DATE OF ISSUANCE February-27-2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

GRADING PLAN SOUTH

SHEET NUMBER

C-202

PROJECT LIMITS

EXISTING MMSD SANITARY SEWER

PROPOSED SEWER CONNECTION

EXISTING MMSD MANHOLE

FUTURE ROAD EXTENSION (BY OTHERS)

ROCKSTREAM DRIVE

MANCHESTER ROAD

MAPLE GROVE DRIVE

FAIRHAVEN ROAD

O.L. 1 — 26,307 SQ. FT. — DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

STORMWATER POND — CONSTRUCTION BY OTHERS — PERMANENT POOL EL=978.74 — 14900 SF

O.L. 2 — 108,194 SQ. FT. — DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

INFILTRATION EL=970.00 32500 SF

STORMWATER POND EL=971.00 25850 SF

O.L. 3 — 97,321 SQ.FT. — DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

O.L. 4 — 15,920 SQ.FT. — RESERVED FOR FUTURE DEVELOPMENT

O.L. 5 — 314,277 SQ.FT. — DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT

O.L. 6 — 222,726 SQ. FT. — DEDICATED TO THE PUBLIC FOR PARK PURPOSES

LOT 1 — 198,475 SQ. FT.

LOT 2 — 210,912 SQ. FT.

LOT 3 — 77,064 SQ. FT.

T1 985.0 | T2 985.0 | T3 986.0 | T4 986.0 | T5 985.0 | T6 985.0 | T7 985.0 | T8 985.0

C.H. 985.5

A1 FFE = 987.5 LLE = 976.5

A2 FFE = 987.5 LLE = 976.5

A3 FFE = 990.0 LLE = 979.0

A4 FFE = 990.8 LLE = 979.8

S1 984.5 | S2 985.5 | S3 984.5

12' WIDE PUBLIC UTILITY EASEMENT

15' WIDE MMSD SANITARY SEWER EASEMENT DOC. NO. 1224427

SANDSTONE CROSSING CONDOMINIUM

COUNTRY GROVE CONDOMINIUMS

FOUND BRASS CAP MON. WEST 1/4 CORNER SECTION 12, T6N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(2012) N:458709.66 E:789141.37 PER CITY OF MADISON N:458709.50 E:789141.34

BENCHMARK: TOP OF MONUMENT 969.60 NAVD88(2012)

N89°56'43"E 1322.39'

S89°52'55"W 455.16'

S00°19'40"W 383.00'

S89°52'03"W 860.83'

N00°03'00"E 1319.01'

N39°39'33"W 339.21'

SCALE: 1"= 60'

0 60

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

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: 19-03-104

MAPLE GROVE DRIVE RESIDENTIAL

LAND USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE February-27-2020

REVISION SCHEDULE

Mark	Description	Date

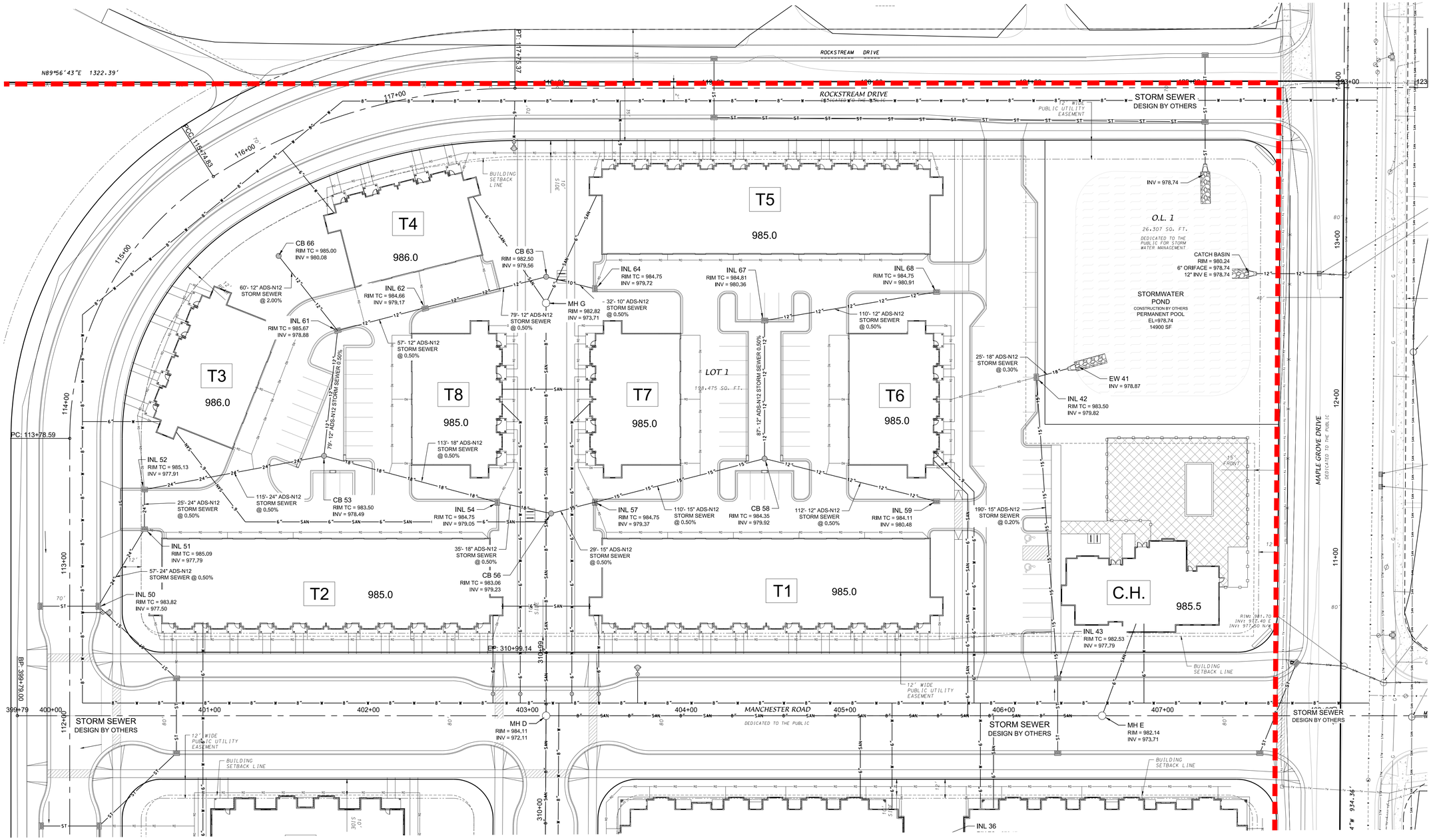
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-300

Feb 27, 2020 - 6:09pm U:\User\19051013\Drawings\19051013 3.0 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)
- RG — ROOF DRAIN
- 8" — SAN — SANITARY SEWER
- 8" — W — WATER MAIN
- HYDRANT - WATER VALVE
- CURB INLET
- CURB CUT - YARD DRAIN

SCALE: 1"= 30'

0 30

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

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: 19-03-104

MAPLE GROVE DRIVE RESIDENTIAL

LAND USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE February-27-2020

REVISION SCHEDULE

Mark	Description	Date

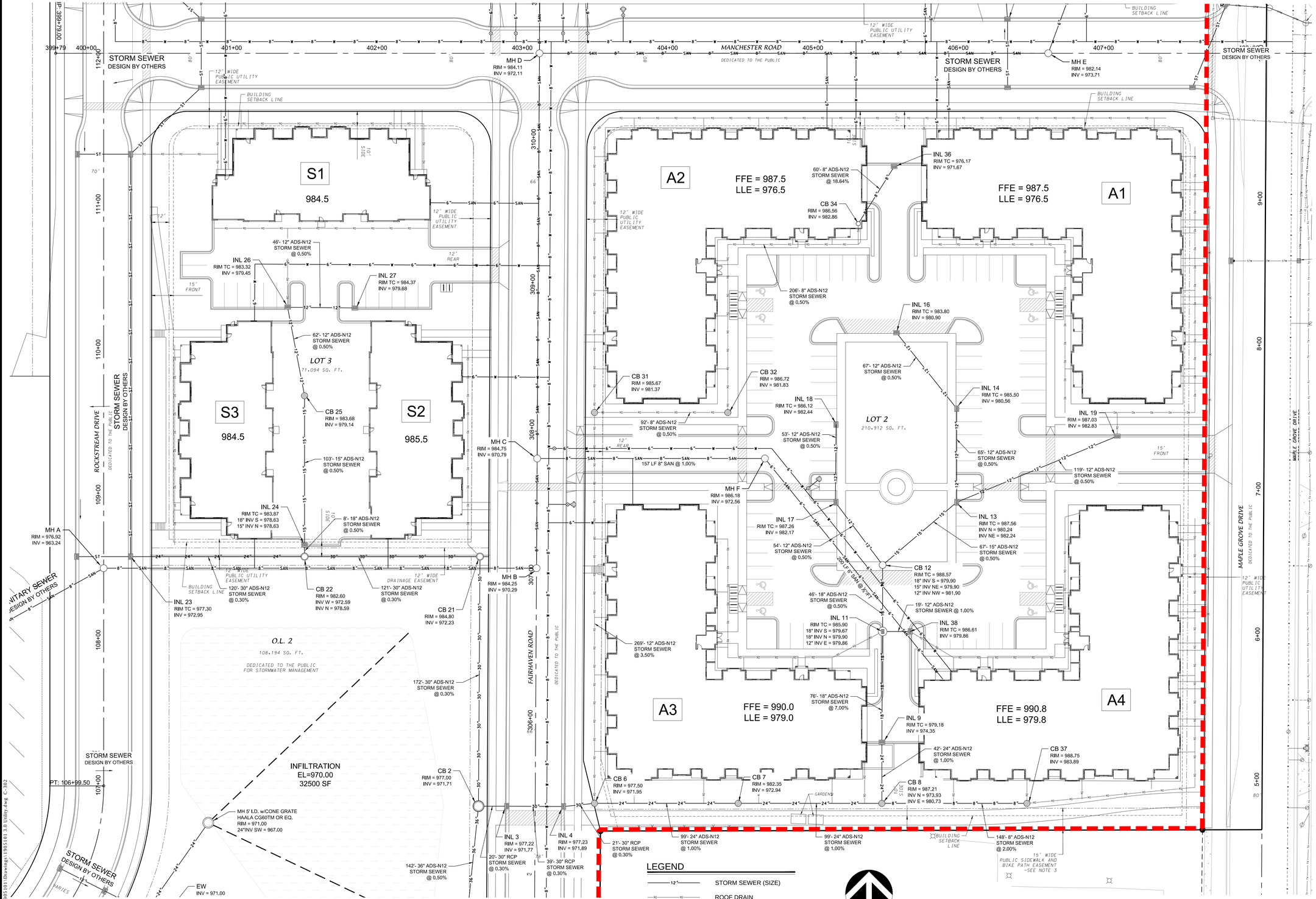
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-301

Feb 27, 2020 - 6:09pm U:\Sheet\19051013\Drawings\19051013-3.0 Utility.dwg, C-301



Feb 27, 2020 - 6:09pm U:\Jla\e\19051013\Drawings\19051013 Utility.dwg C-302

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary
REAL ESTATE DEVELOPMENT, INC

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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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

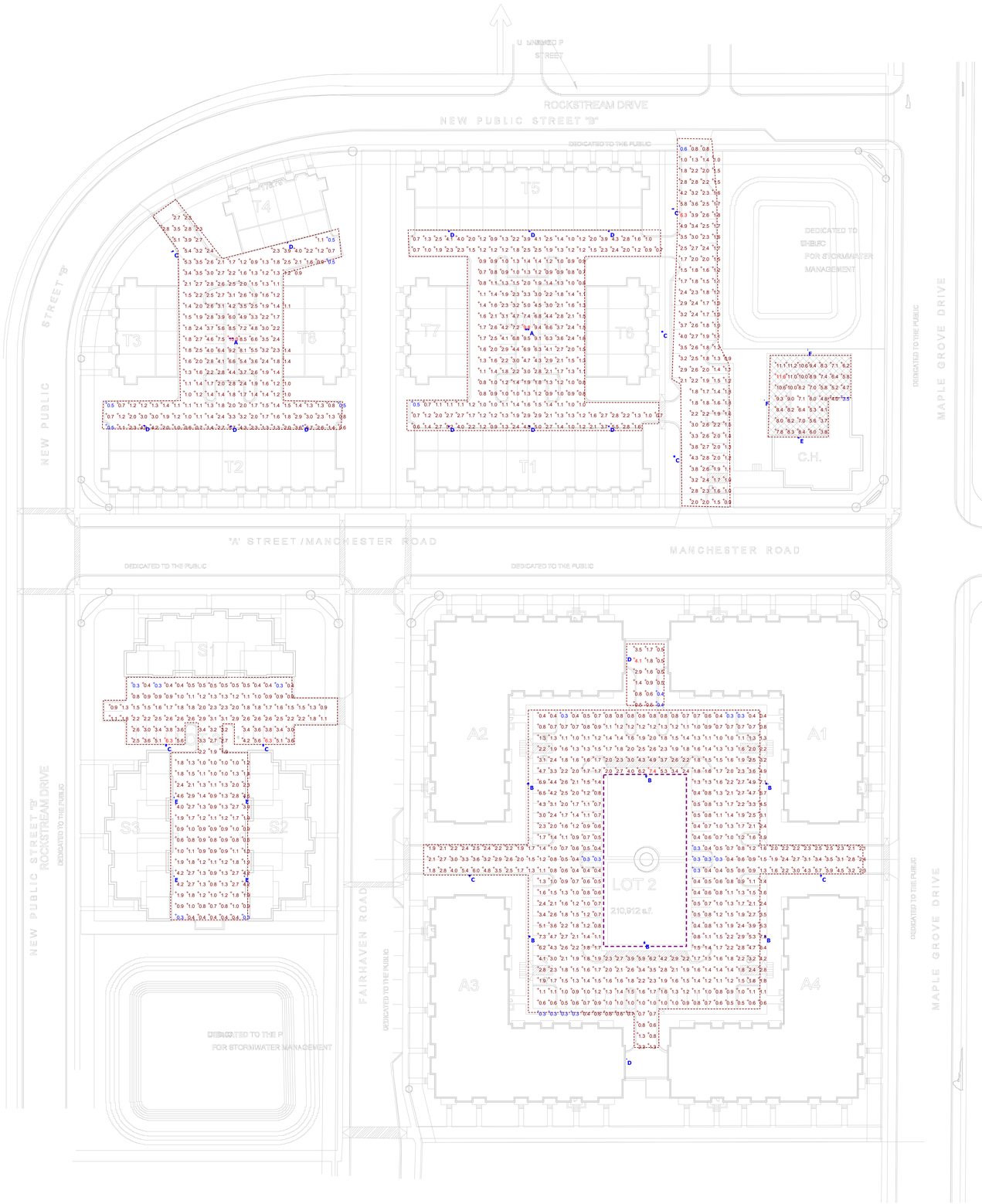
Mark	Description	Date

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-302



Plan View
Scale - 1" = 50ft

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	RAR2-480L-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

HEIN ELECTRIC SUPPLY COMPANY

MAPLE GROVE SITE PLAN

Designer
JAB
Date
12/5/2019
Scale
Not to Scale
Drawing No.

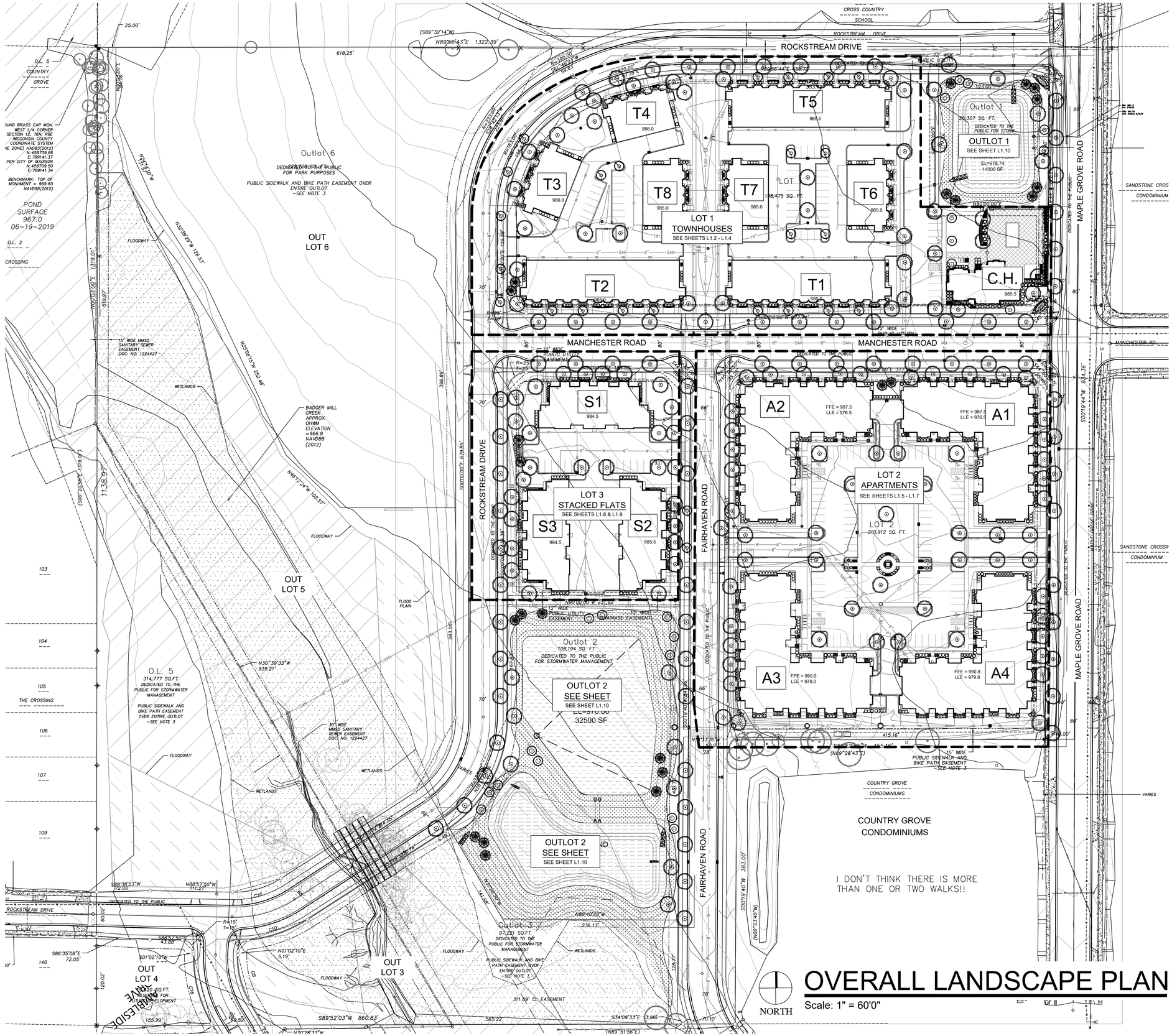
Summary

P-1.0

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

DIGGERS HOTLINE

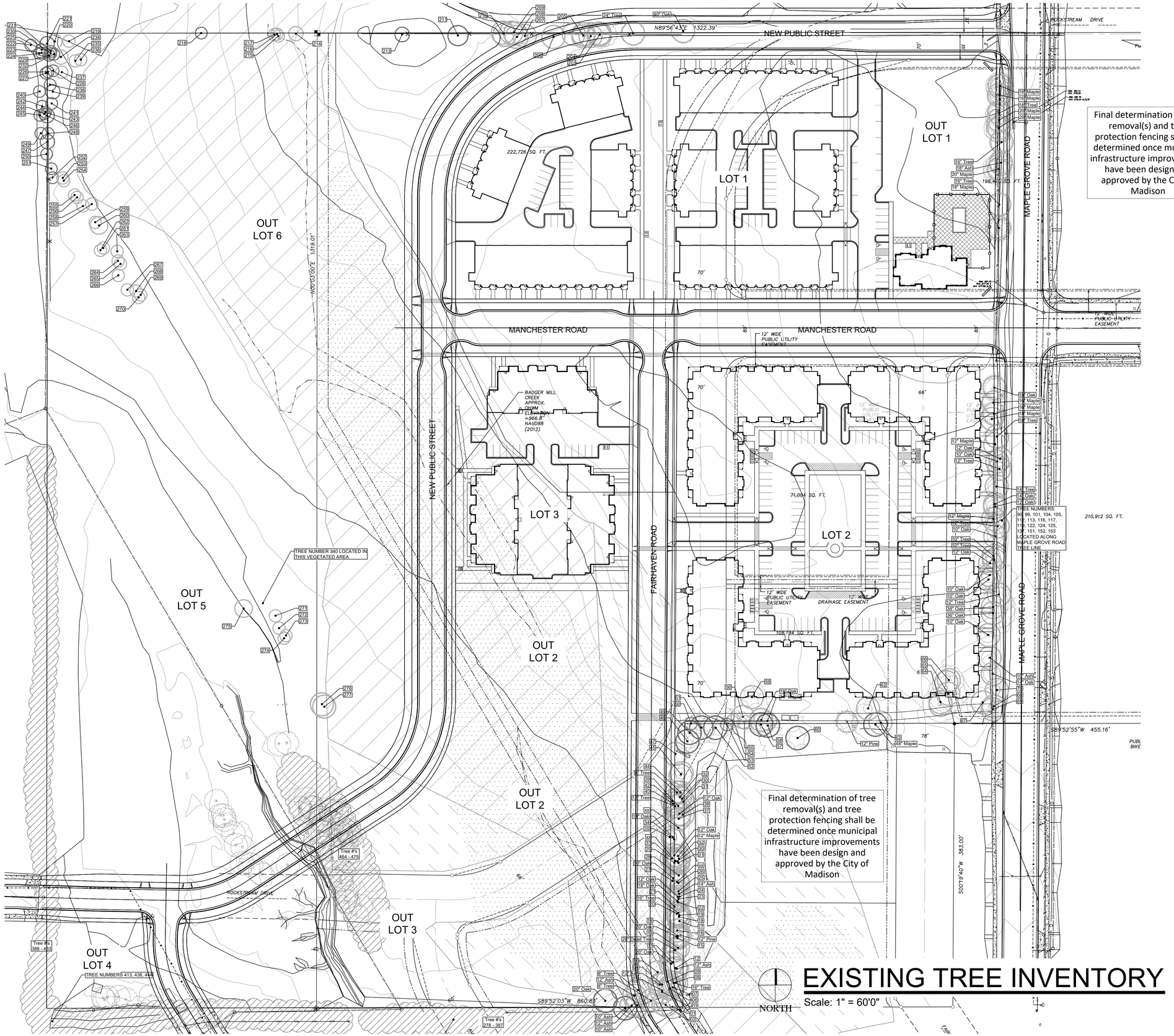
CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE


ROCKSTREAM DRIVE
MANCHESTER ROAD
MAPLE GROVE ROAD
FAIRHAVEN ROAD
T1
T2
T3
T4
T5
T6
T7
T8
LOT 1
TOWNHOUSES
SEE SHEETS L1.2 - L1.4
LOT 198,475 SQ. FT.
OUTLOT 1
SEE SHEET L1.10
20,307 SQ. FT.
DEDICATED TO THE PUBLIC FOR STORM
EL=978.74
14000 SF
C.H.
985.5
S1
S2
S3
LOT 3
STACKED FLATS
SEE SHEETS L1.8 & L1.9
A1
A2
A3
A4
LOT 2
APARTMENTS
SEE SHEETS L1.5 - L1.7
LOT 2
210,912 SQ. FT.
OUTLOT 2
SEE SHEET
SEE SHEET L1.10
32500 SF
Outlot 2
108,194 SQ. FT.
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT
Outlot 3
97,221 SQ.FT.
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT
PUBLIC SIDEWALK AND BIKE PATH EASEMENT OVER ENTIRE OUTLOT -SEE NOTE 3
Outlot 6
DEDICATED TO THE PUBLIC FOR PARK PURPOSES
PUBLIC SIDEWALK AND BIKE PATH EASEMENT OVER ENTIRE OUTLOT -SEE NOTE 3
OUT LOT 5
OUT LOT 6
OUT LOT 4
OUT LOT 3
O.L. 5
314,777 SQ.FT. DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT
PUBLIC SIDEWALK AND BIKE PATH EASEMENT OVER ENTIRE OUTLOT -SEE NOTE 3
O.L. 2
O.L. 5 COUNTRY GROVE
CROSSING
THE CROSSING
COUNTRY GROVE CONDOMINIUMS
SANDSTONE CROSSING CONDOMINIUM
MANCHESTER RD.
ROCKSTREAM DRIVE
CROSS COUNTRY
SCHOOL
POND SURFACE 967.0 06-19-2019
FLOODWAY
WETLANDS
FLOOD PLAIN
BADGER MILL CREEK APPROX. OHWM ELEVATION =966.8 NAVD88 (2012)
15' WIDE MMSD SANITARY SEWER EASEMENT DOC. NO. 1224427
30' WIDE MMSD SANITARY SEWER EASEMENT DOC. NO. 1224427
12' WIDE PUBLIC UTILITY EASEMENT
12' WIDE PUBLIC UTILITY AND STORM SEWER EASEMENT
15' WIDE PUBLIC UTILITY EASEMENT
PUBLIC SIDEWALK AND BIKE PATH EASEMENT -SEE NOTE 3
I DON'T THINK THERE IS MORE THAN ONE OR TWO WALKS!!
618.25'
(S89°32'14"W)
N89°56'43"E 1322.39'
N00°28'00"E 1319.01'
N42°39'29"W 126.53'
N25°36'15"W 250.48'
N40°12'24"W 102.57'
S00°19'44"W 934.36'
S00°20'29"E 1318.97'
11.38.99'
N30°39'33"W 939.21'
N01°02'10"E 5.19'
S01°02'10"W 43.88'
S86°35'08"E 72.05'
S89°52'03"W 860.83'
S34°09'33"E 13.96'
(N89°51'56"E)
565.22'
311.09' CL EASEMENT
S88°38'53"W 72.00'
N88°57'50"W 111.27'
S88°57'50"E 43.88'
N88°40'20"W 236.13'
S00°19'40"W 383.00'
(N00°03'40"W)
S89°28'43"E 415.16'
(N89°28'43"E)
N89°56'43"E 1322.39'
N00°00'00"W 224.00'
N00°00'00"E 224.00'
R=25'
R=15'
R=225.00'
R=300.00'
R=275.00'
R=175.00'
R=200.00'
R=150.00'
R=250.00'
R=225

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(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

EXISTING TREE INVENTORY

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

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

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

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811 or 1-800-242-8511
MILW. AREA 258-1191
(EXCEPT WHERE EXEMPTED BY WIS. STATUTE 182.0175(1974))
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 SHURBS

GVB	Green Velvet Boxwood
KCPJ	Kallay Compact Pfitzer Juniper
GSJ	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 & Roses Compact Wiegela

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
PDS	Prairie Dropseed

DA	Deutschland Astible (White)
HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
MRCB	Midnight Rose Coralbells
PPCB	Palace Purple Coralbells
FH	Francee Hosta
CBSI	Caesars' Brother Siberian Iris
KKC	Dwarf Catmint
BES	Black-eyed Susan

PLANT ABBREVIATIONS

Site Landscape Calculations

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

	LOT 1	
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
Evergreen Tree	5-6' Tall	35		0
Ornamental Tree	1.5" Cal.	15		0
Specimen Tree		14/inch		
Total Existing Credits				**0**

Proposed Landscape Points

Type	Min. Size	Points	Quantity	Points
Shade Tree	2.5" DBH	35	35	1,225
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
Total Landscape Points Provided				**3,358**

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 1	
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 interiar landscape area
One (1) shade tree far every 160 SF of interior landscape area
2 ornamental trees may be used to replace 1 shade tree, max. 25%

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"

NORTH

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

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PROJECT

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SHEET TITLE

OVERALL LANDSCAPE PLAN: LOT 1

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20

SHEET NUMBER

L 1.2

EVERGREEN SHURBS

GVB	Green Velvet Boxwood
KCPJ	Kallay Compact Pfitzer Juniper
GSJ	Green Sargent Juniper
TIY	Taunton Intermediate Yew

DECIDUOUS SHRUBS

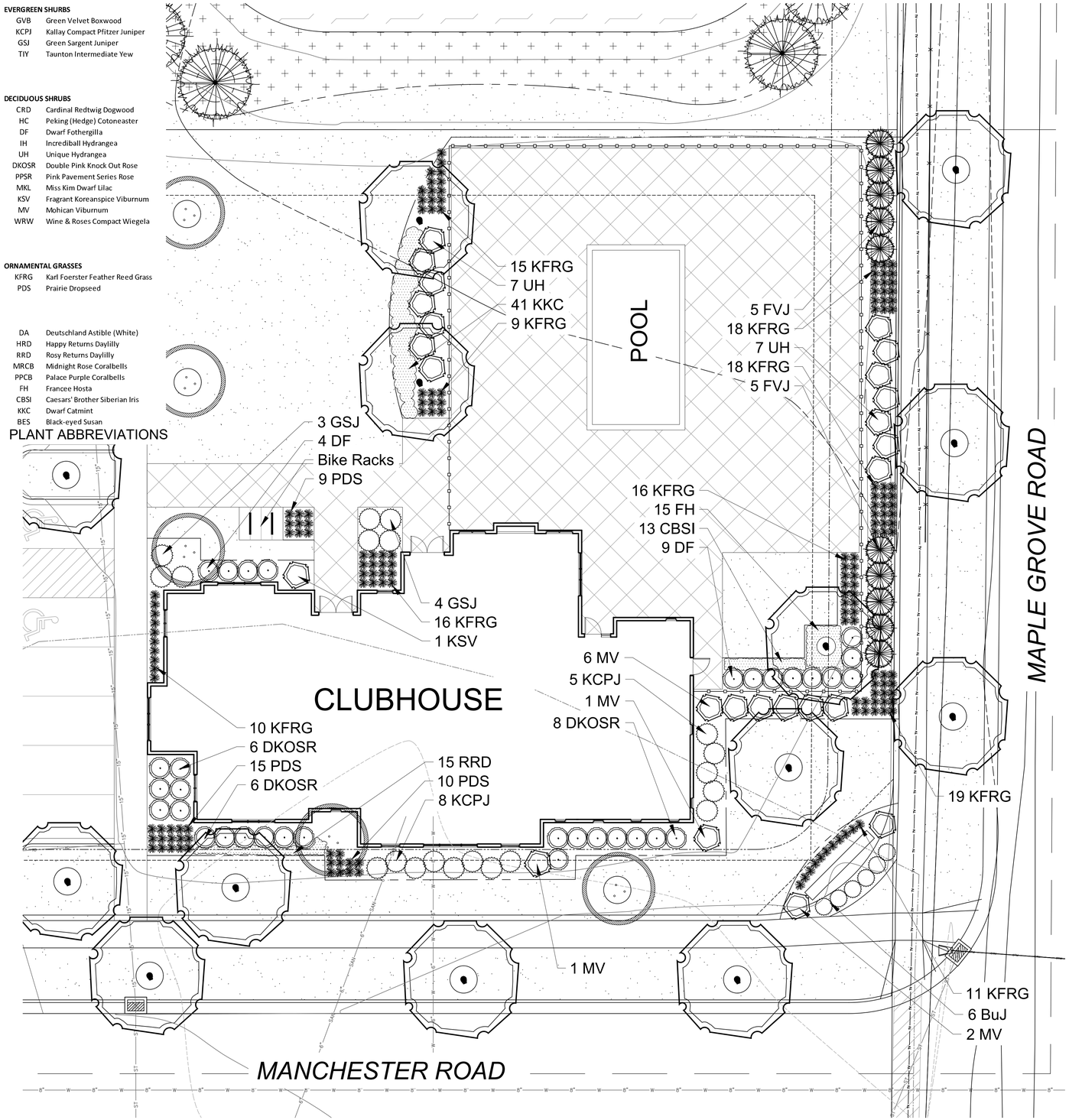
CRD	Cardinal Redtwig Dogwood
HC	Peking (Hedge) Cotoneaster
DF	Dwarf Fothergilla
IH	Incrediball Hydrangea
UH	Unique Hydrangea
DKOSR	Double Pink Knock Out Rose
PPSR	Pink Pavement Series Rose
MKL	Miss Kim Dwarf Lilac
KSV	Fragrant Koreanspice Viburnum
MV	Mohican Viburnum
WRW	Wine & Roses Compact Wiegela

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
PDS	Prairie Dropseed

DA	Deutschland Astible (White)
HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
MRCB	Midnight Rose Coralbells
PPCB	Palace Purple Coralbells
FH	Francee Hosta
CBSI	Caesars' Brother Siberian Iris
KKC	Dwarf Catmint
BES	Black-eyed Susan

PLANT ABBREVIATIONS



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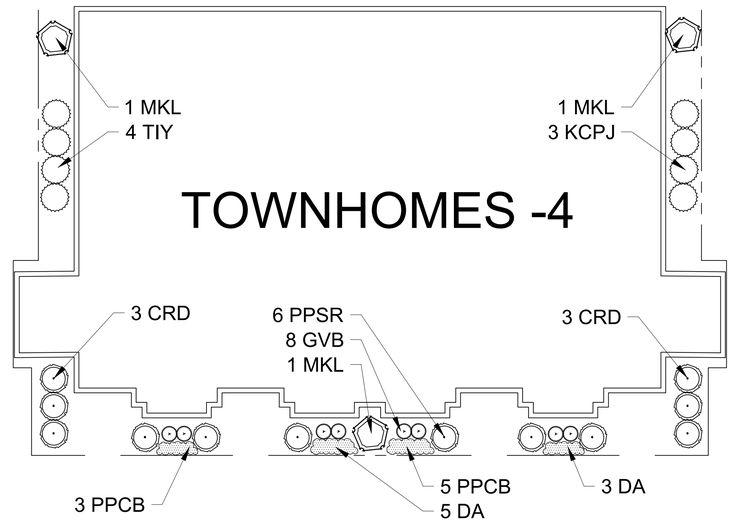
NORTH

FOUNDATION LANDSCAPE PLAN - CLUBHOUSE

Scale: 1" = 10'0"



FOUNDATION LANDSCAPE PLAN - OPTION "A"

Scale: 1" = 10'0"

FOUNDATION LANDSCAPE PLAN - OPTION "B"

Scale: 1" = 10'0"

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PROJECT

MAPLE GROVE MULTI-FAMILY

Maple Grove Road at
Manchester Road
Madison, WI

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

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MILW. AREA 259-1181
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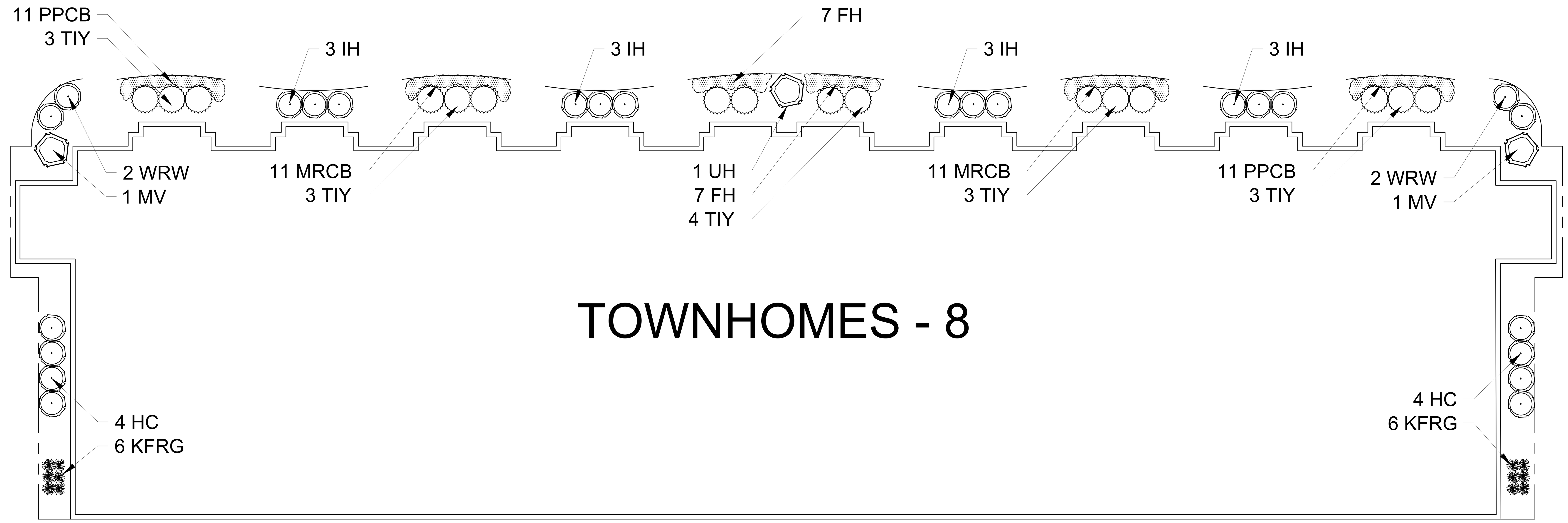
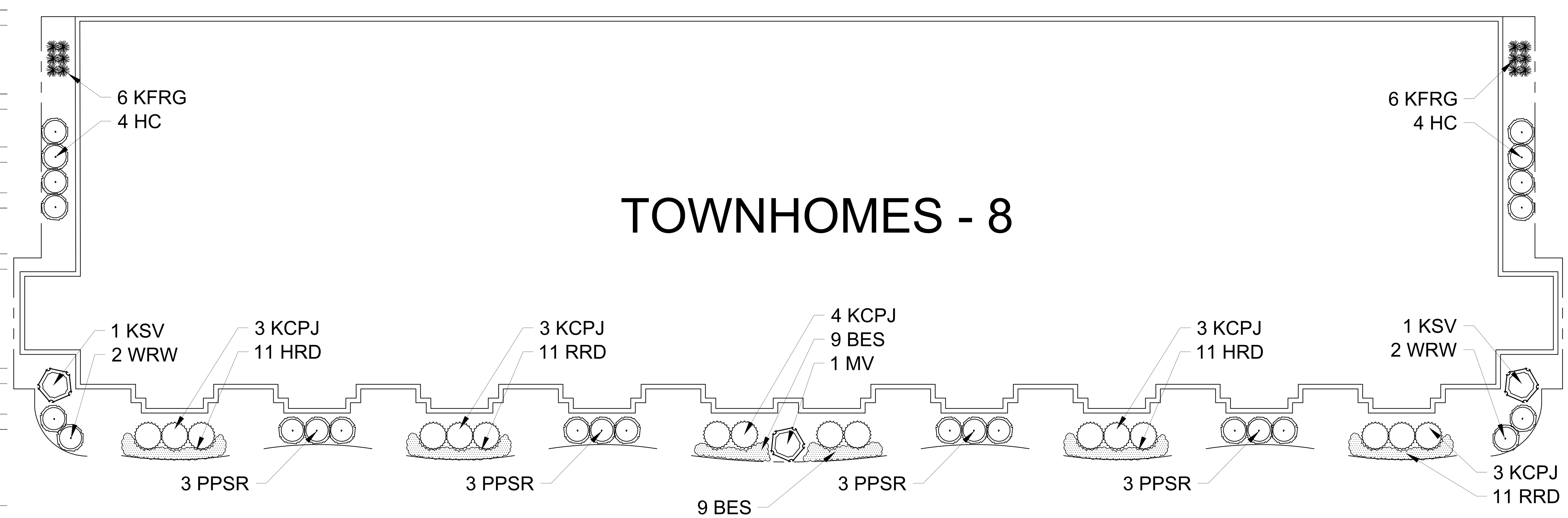


NORTH

FOUNDATION LANDSCAPE PLAN -OPTION "C"

Scale: 1" = 10'0"



NORTH

FOUNDATION LANDSCAPE PLAN -OPTION "D"

Scale: 1" = 10'0"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME		ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Street Trees							
	24	Shade Trees				The City of Madison shall Deine the final locations, sizes & species of proposed street trees located in the City right-of-way	
	5	Ornamental Trees					

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (OECIDUOUS)							
AFM	10	Acer xfreemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	B	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	5	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AE	6	Ulumus 'Morton' Accolade	Accolade Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL TREES (DECIDUOUS)							
ABS	4	Amelanchier xgrandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
RJFC	10	Malus x 'Jewelcole'	Red Jewel Flowering Crabapple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
JTL-s	B	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
FVJ	10	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	6' H	B&B	Evenly shaped tree with branching to the ground	60"
BHS	2	Picea glauca 'densata'	Black Hills Spruce	B' H	B&B	Evenly shaped tree with branching to the ground	15'

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHRUBS							
GVB	16	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
KCPJ	37	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded well branched shrub	48"
GSJ	7	Juniperis chinensis sargenti 'Viridis'	Green Sargent Juniper	24"w	Cont.	Full rounded well branched shrub	42"
TIY	24	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"w	B&B	Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
CRD	12	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	42"	Cont.	Full, well rooted plant, evenly shaped	48"
HC	16	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
DF	13	Fothergilla gardeni	Dwarf Fothergilla	24"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30"
IH	12	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
UH	15	Hydrangea paniculata 'Unique'	Unique Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped	60"
DKOSR	20	Rosa 'Double Knock Out' (Pink)	Double Pink Knock Out Rose	18"	Cont.	Full, well rooted plant, evenly shaped	48"
PPSR	24	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	1B"	Cont.	Full, well rooted plant, evenly shaped	42"
MKL	6	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	36"	Cont.	Full, well rooted plant, evenly shaped	60"
KSV	3	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	11	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
WRW	11	Wiegela florida 'Wine & Roses'	Wine & Roses Compact Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	156	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-1B"
PDS	34	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
DA	22	Astilbe arundsii 'Deutchland'	Deutschland Astible (White)	#1	Cont.	Full, well rooted plant, evenly shaped	15"
HRD	22	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
RRD	37	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MRCB	22	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PPCB	44	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
FH	29	Hosta fortunei 'Francee'	Francee Hosta	#1	Cont.	Full, well rooted plant, evenly shaped	18"
CBSI	13	Iris sibirica 'Caesars' Brother'	Caesars' Brother Siberian Iris	#1	Cont.	Full, well rooted plant, evenly shaped	18"
KKC	41	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	24"
BES	14	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1	Cont.	Full, well rooted plant, evenly shaped	18"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED: SPECIFIED SEED MIX / SOD		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	70900	Lawn Establishment Area / Grading Area			SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	70900	Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	

Hardscape Materials

BB	Shredded Hardwood Mulch (3" depth)	*+/- 9,510 SF of Bed Area*	CY	Bark Mulch; apply Preemergent after installation of mulch
59	Soil Amendments (2" depth)	*+/- 9,510 SF of Bed Area*	CY	
21B	Pulverized Topsoil (Lawn Area)	*+/- 70,900 SF of Seeded Area*	CY	
59	Pulverized Topsoil (2" over bed areas)	*+/- 9,510 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): — Seed at rate of 150-200# per acre
20% Kentucky Bluegrass (Sod Quality) — 15% Quebec Perennial Ryegrass
15% Newport Kentucky Bluegrass — 10% Fiesta III Perennial Ryegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

PLANT & MATERIAL SCHEDULE: LOT 1

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ph 262.639.9733
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PROJECT

MAPLE GROVE MULTI-FAMILY

Maple Grove Road at Manchester Road
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SHEET TITLE

ENLARGED LANDSCAPE FOUNDATION PLANS: LOT 1

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

L 1.4

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME		ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Street Trees							
	26	Shade Trees				The City of Madison shall Deine the final locations, sizes & species of proposed street trees located in the City right-of-way	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	10	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GMSM	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	Ulumus 'Morton' Accolade	Accolade Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL TREES (DECIDUOUS)							
TFC	1	Malus sargentii 'Tina'	Tina Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
NS	2	Picea abies	Norway Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	17'

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHURBS							
GVB	8	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
KCPJ	98	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded well branched shrub	48"
TIY	50	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"w	B&B	Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
CRD	22	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	42"	Cont.	Full, well rooted plant, evenly shaped	48"
IH	24	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
UH	16	Hydrangea paniculata 'Unique'	Unique Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped	60"
GLS	11	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	18-24"	Cont.	Full, well rooted plant, evenly shaped	42"
KOSR	48	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	48"
PPSR	12	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped	42"
AWS	0	Spirea xbumalda 'Anthony Waterer'	Anthony Waterer Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
GMS	4	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
MKL	24	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	36"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	10	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
JRW	36	Wiegela florida 'Java Red'	Java Red Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
WRW	12	Wiegela florida 'Wine & Roses'	Wine & Roses Compact Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	52	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
HERBACEOUS PERENNIALS							
HRD	142	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
RRD	156	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MRCB	88	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PPCB	128	Heuchera micrantha 'Pallace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	60600	Lawn Establishment Area / Grading Area			SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	60600	Erosion Matting for sloped seeded areas	*see plan for orea delineation*		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
Hardscape Materials							
	111	Shredded Hardwood Mulch (3" depth)	*+/- 12,000 of Bed Areo*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	74	Soil Amendments (2" depth)	*+/- 12,000 sf Bed Areo*		CY		
	186	Pulverized Topsoil (Lawn Area)	*+/- 60,600 SF of Seeded*		CY		
	74	Pulverized Topsoil (2" over bed areas)	*+/- 12,000 of Bed Areo*		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): — Seed at rate of 150-200# per acre

- 20% Kentucky Bluegrass (Sod Quality)
- 15% Newport Kentucky Bluegrass
- 15% Ken Blue Kentucky Bluegrass
- 25% Creeping Red Fescue
- 15% Quebec Perennial Ryegrass
- 10% Fiesta III Perennial Ryegrass

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
Evergreen Tree	5-6' Tall	35		0
Ornamental Tree	1.5" Cal.	15		0
Specimen Tree		14/inch		
Total Existing Credits				**0**

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
Total Landscape Points Provided				**4,458**

Development Frontage Landscaping

Located between the buildings or porking lot and the adjocent street

1 shade tree & 5 shrubs for every 30 linear feet

2 ornamental or evergreen trees moy 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 orea shall be devoted to interior landscape areo

One (1) shade tree for every 160 SF of interior landscape area

2 ornamental trees moy be used to reploce 1 shade tree, max. 25%

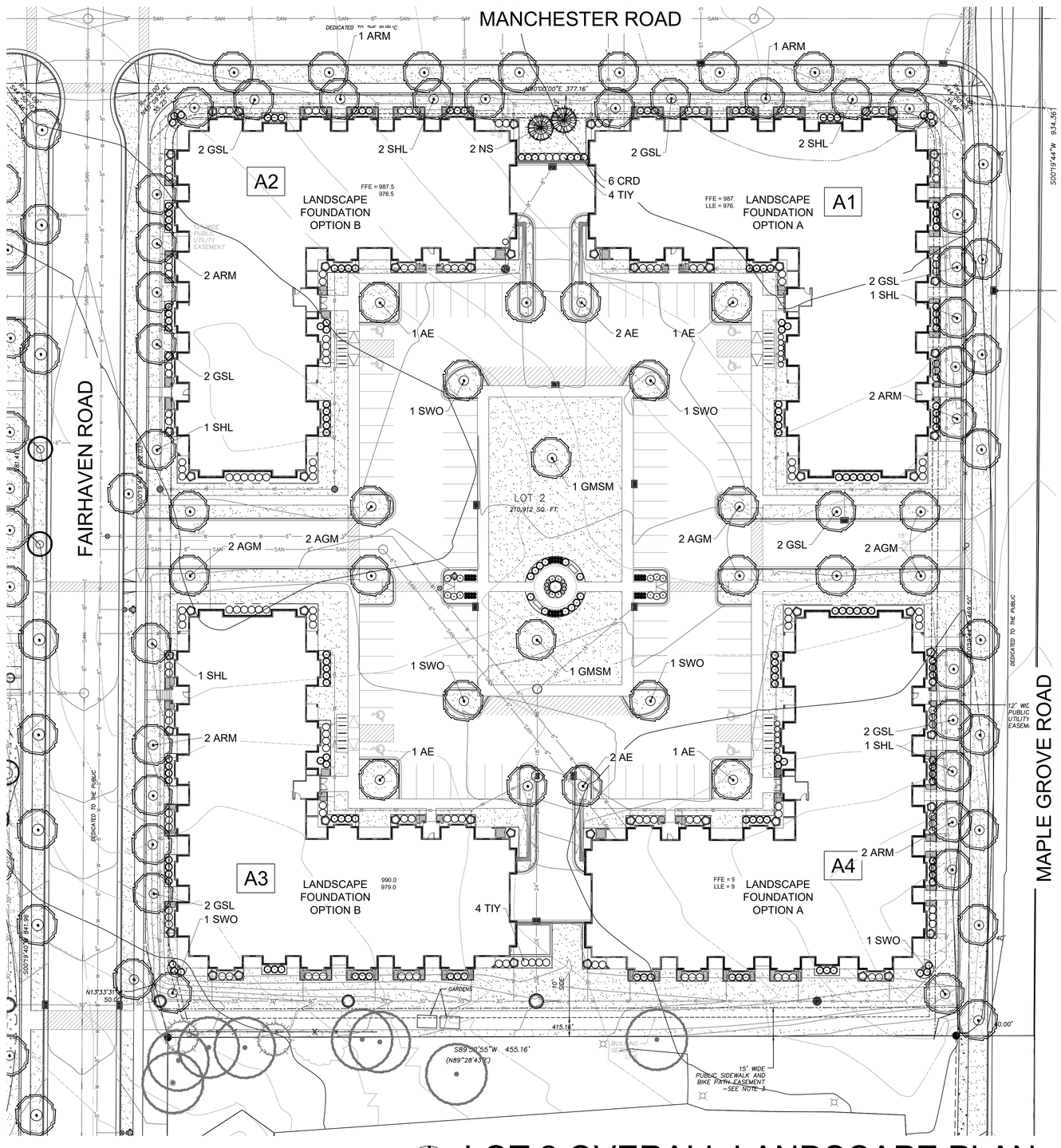
Area of Parking Area:	35,274 SF
Required Landscape Area:	2,821.9 SF
Landscape Area Shown:	14,886 SF
Required Number of Trees:	17.6 Trees
Number of Trees Shown:	18 Trees

CODE REQUIREMENTS

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



NORTH

LOT 2 OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

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

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

SHEET TITLE

OVERALL LANDSCAPE PLAN: LOT 2

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20

SHEET NUMBER

L 1.5

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MLW AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

DECIDUOUS SHRUBS

CRD	Cardinal Redtwig Dogwood
IH	Incrediball Hydrangea
UH	Unique Hydrangea
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
MV	Mohican Viburnum
JRW	Java Red Wiegela
WRW	Wine & Roses Compact Wiegela

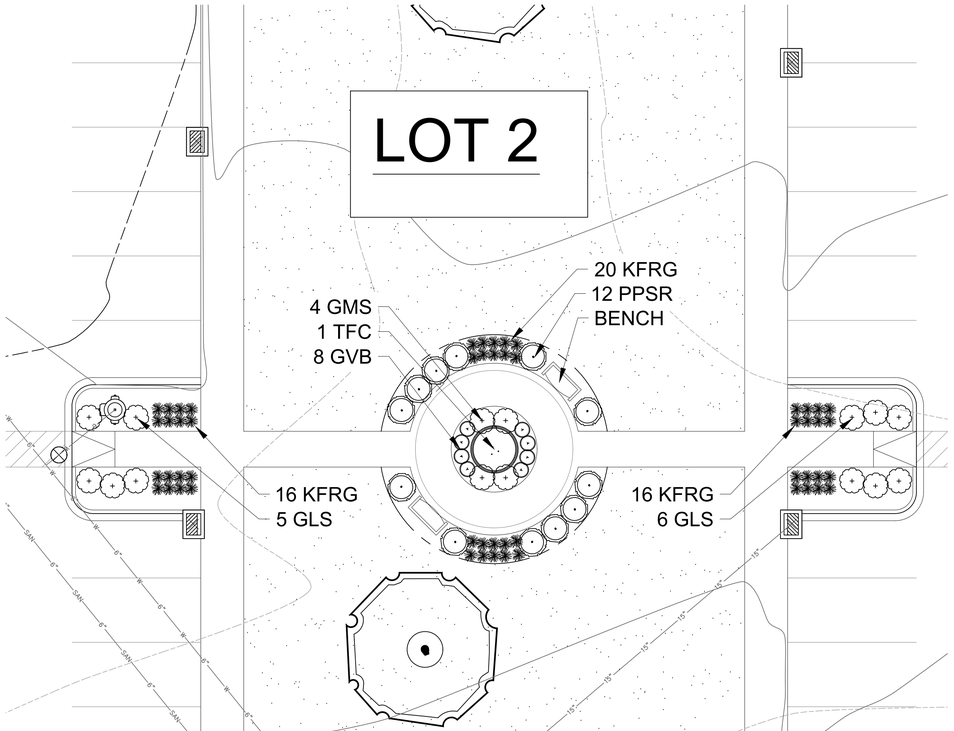
ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS

HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
MRCB	Midnight Rose Coralbells
PPCB	Palace Purple Coralbells

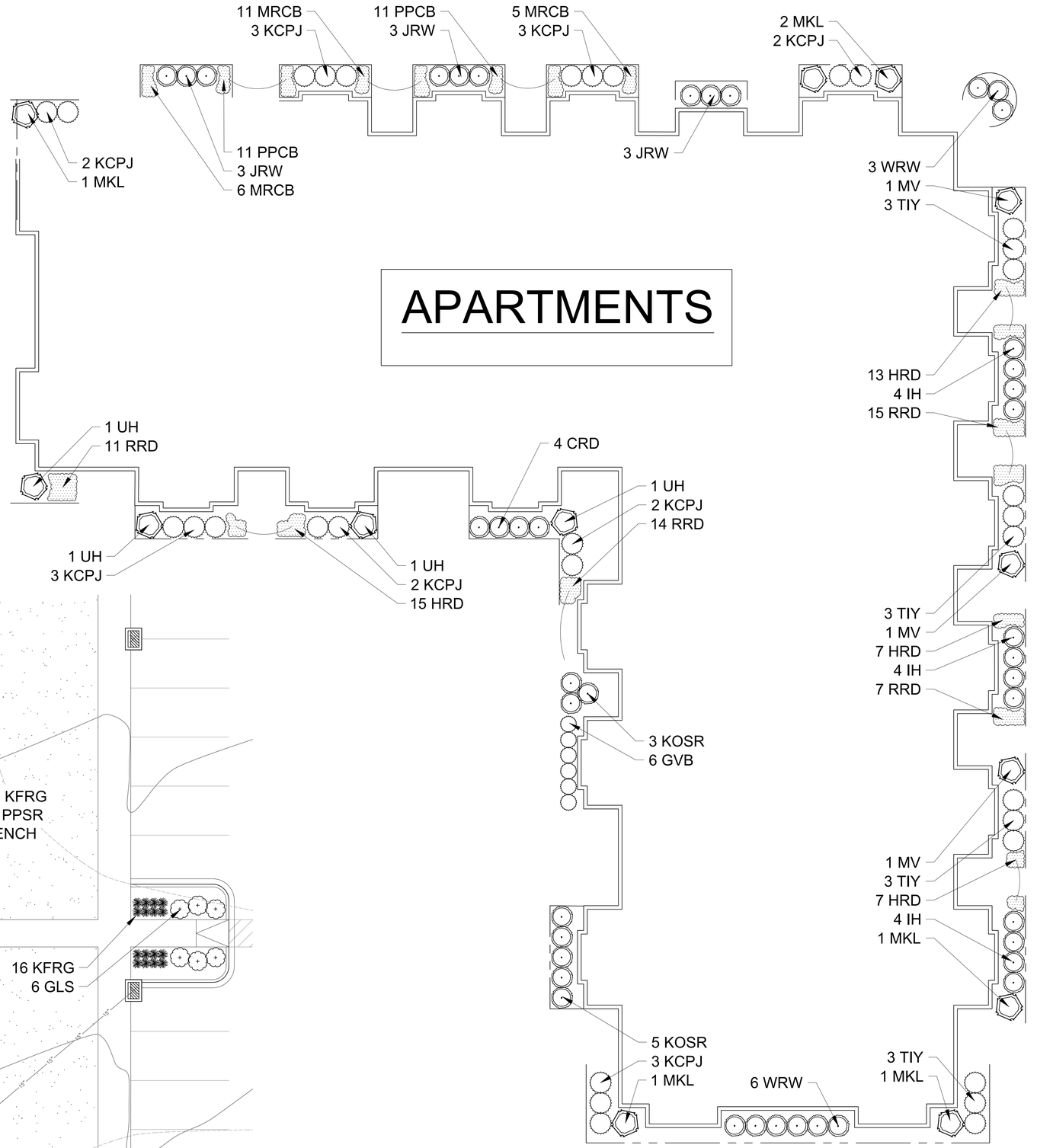
PLANT ABBREVIATIONS



NORTH

ENLARGED LANDSCAPE PLAN

Scale: 1" = 30'0"



NORTH

FOUNDATION LANDSCAPE PLAN - OPTION "A"

Scale: 1" = 10'0"

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PROJECT

MAPLE GROVE MULTI-FAMILY

Maple Grove Road at
Manchester Road
Madison, WI

ISSUANCE AND REVISIONS

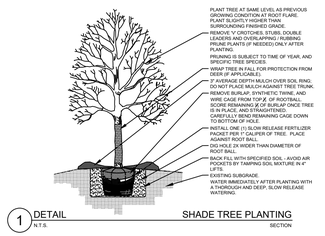
DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN

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

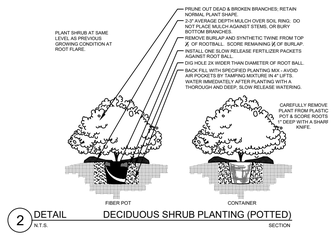
SHEET TITLE

ENLARGED APARTMENT FOUNDATION LANDSCAPE PLAN: OPTION "A"

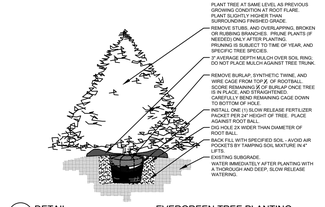
PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	2.28.20
SHEET NUMBER	L 1.6



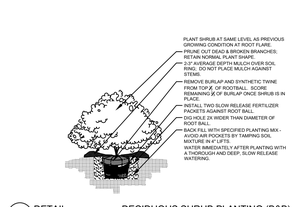
1 DETAIL SHADE TREE PLANTING
N.T.S. SECTION



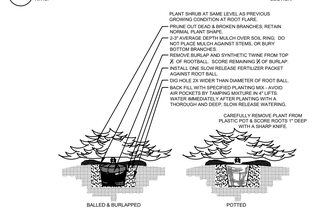
2 DETAIL DECIDUOUS SHRUB PLANTING (POTTED)
N.T.S. SECTION



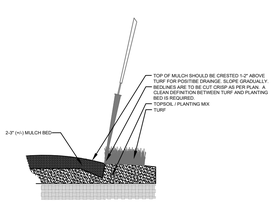
5 DETAIL EVERGREEN TREE PLANTING
N.T.S. SECTION



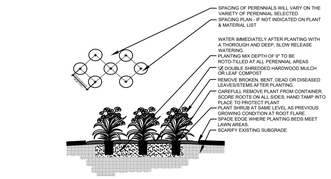
6 DETAIL DECIDUOUS SHRUB PLANTING (B&B)
N.T.S. SECTION



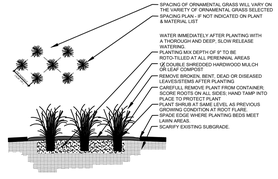
3 DETAIL EVERGREEN SHRUB PLANTING
N.T.S. SECTION



4 DETAIL SPADE EDGE PLANT BED EDGE DETAIL
N.T.S. SECTION

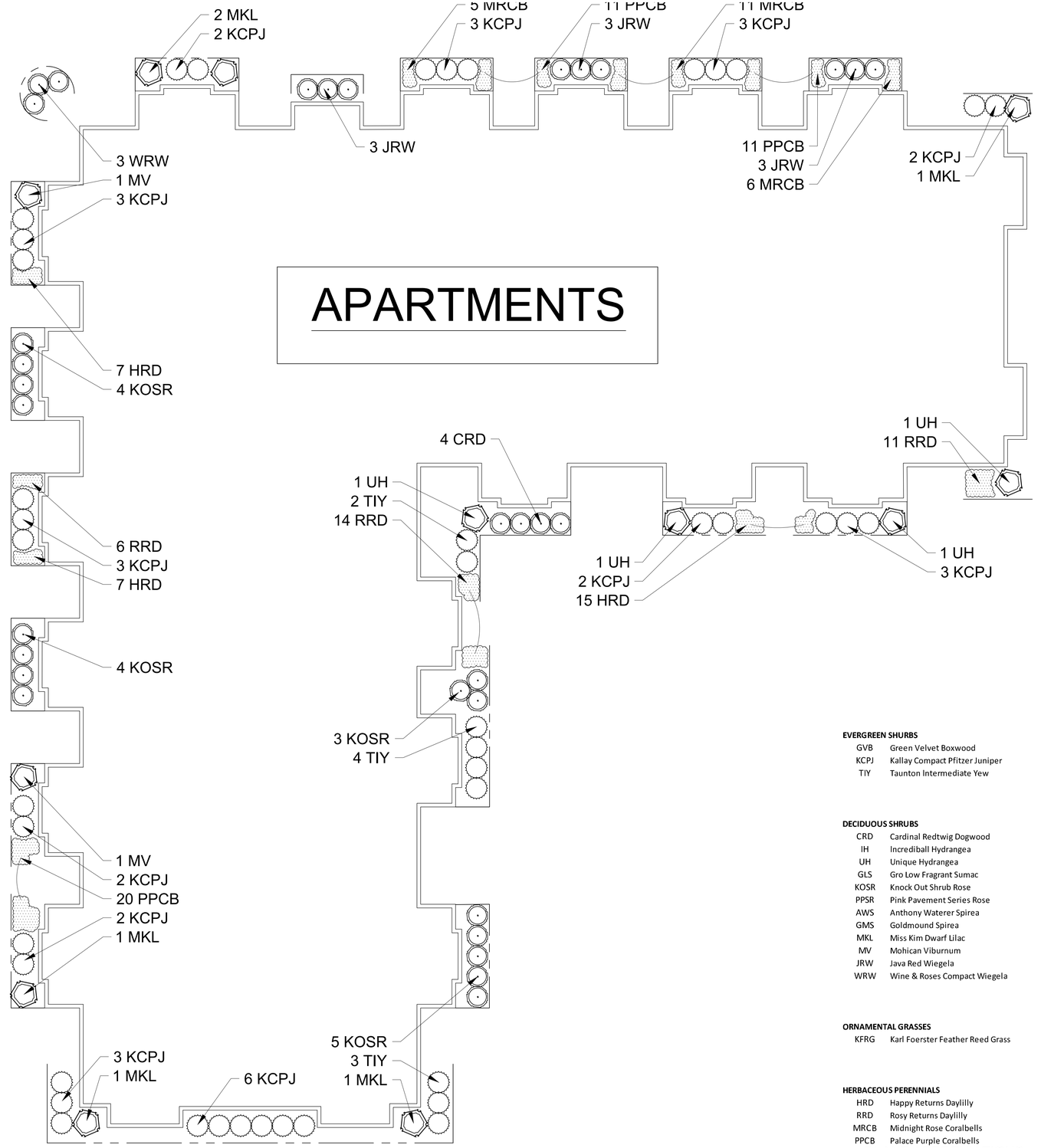


7 DETAIL GROUNDCOVER / PERENNIAL PLANTING
N.T.S. SECTION



8 DETAIL ORNAMENTAL GRASS PLANTING
N.T.S. SECTION

PLANTING & HARDSCAPE DETAILS



NORTH

LANDSCAPE FOUNDATION PLAN -OPTION "B"

Scale: 1" = 10'0"

EVERGREEN SHURBS

GVB	Green Velvet Boxwood
KCPJ	Kallay Compact Pfitzer Juniper
TIY	Taunton Intermediate Yew

DECIDUOUS SHRUBS

CRD	Cardinal Redtwig Dogwood
IH	Incrediball Hydrangea
UH	Unique Hydrangea
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
MV	Mohican Viburnum
JRW	Java Red Wiegela
WRW	Wine & Roses Compact Wiegela

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS

HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
MRCB	Midnight Rose Coralbells
PPCB	Palace Purple Coralbells

PLANT ABBREVIATIONS

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

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

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

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME		ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Street Trees							
	29	Shade Trees				The City of Madison shall Deine the final locations, sizes & species of	
	2	Ornamental Trees				proposed street trees located in the City right-of-way	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	4	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GMSM	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGM	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GSL	7	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
BHS	2	Picea glauca 'densata'	Black Hills Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	15'

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHURBS							
KCPJ	40	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded well branched shrub	48"
TIY	20	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"w	B&B	Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
IH	6	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
UH	4	Hydrangea paniculata 'Unique'	Unique Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped	60"
SJW	0	Hypericum kalmianum	St. Johnswort	24"	Cont.	Full, well rooted plant, evenly shaped	36"
PPSR	12	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped	42"
AWS	16	Spirea xbumalda 'Anthony Waterer'	Anthony Waterer Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
GMS	30	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
MKL	0	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	36"	Cont.	Full, well rooted plant, evenly shaped	60"
KSV	12	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	8	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
WRW	0	Wiegela florida 'Wine & Roses'	Wine & Roses Compact Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	36	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PDS	48	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD		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	*see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
Hardscape Materials							
	46	Shredded Hardwood Mulch (3" depth)	*+/- 4,950 SF of Bed Area*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	30	Soil Amendments (2" depth)	*+/- 4,950 SF of Bed Area*		CY		
	86	Pulverized Topsoil (Lawn Area)	*+/- 27,800 SF of Seeded Area*		CY		
	30	Pulverized 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): Seed at rate of 150-200# per acre

20% Kentucky Bluegrass (Sod Quality)
15% Newport Kentucky Bluegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue
15% Quebec Perennial Ryegrass
10% Fiesta III Perennial Ryegrass

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
Required Landscape Points:	807	Points

Existing Plant Credits

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

Proposed Landscape Points

Type	Min. Size	Points	Quantity	Points
Shade Tree	2.5" DBH	35	28	980
Evergreen Tree	5-6' Tall	35	2	70
Ornamental Tree	1.5" Cal.	15	0	0
Upright EG Shrub	3-4' Tall	10	0	0
Deciduous Shrub	12-24"(#3)	3	88	264
Evergreen Shrub	12-24"(#3)	4	60	240
Grass/Perennial	8-18"(#1)	2	84	168
Total Landscape Points Provided				**1,722**

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

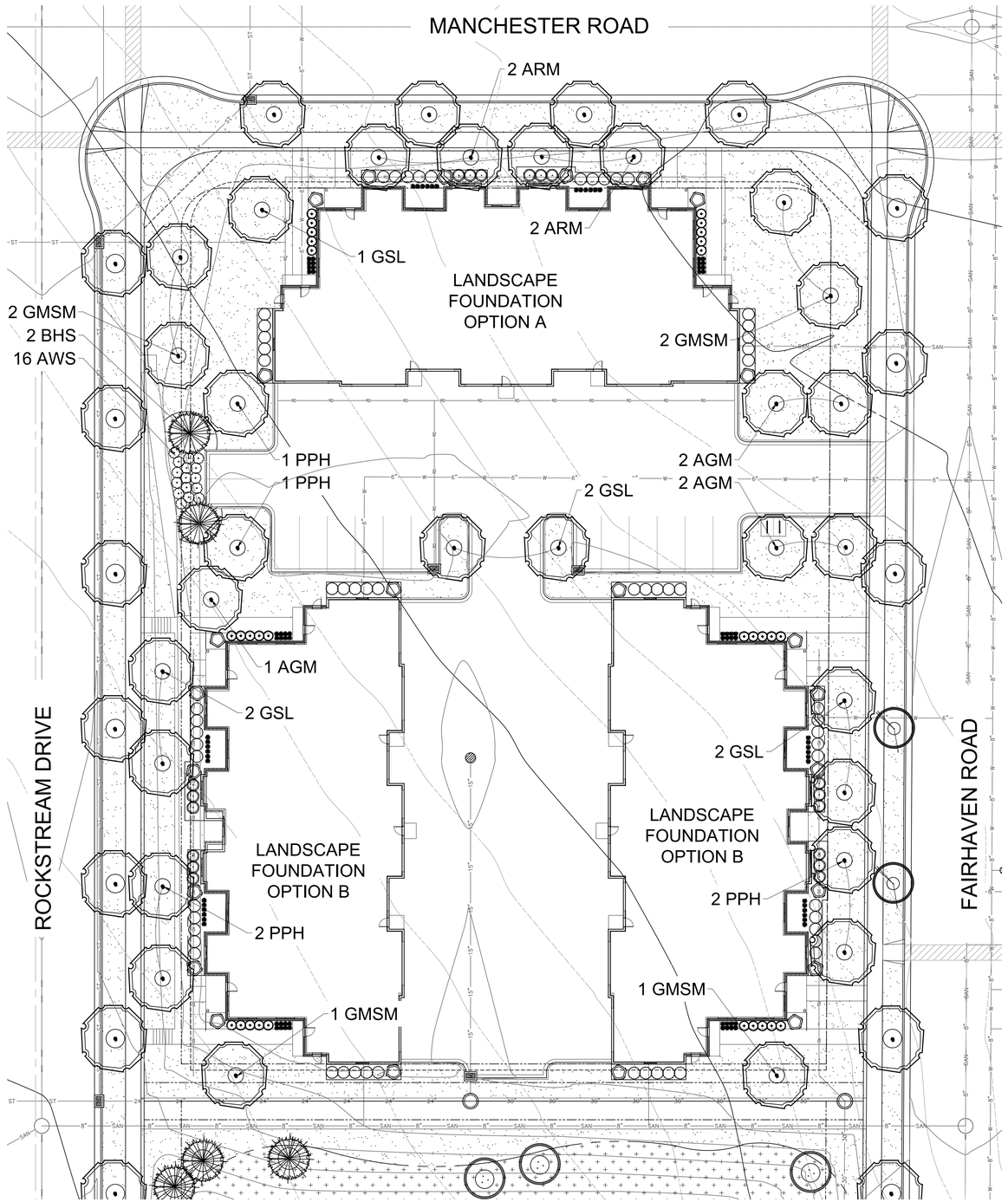
	LOT 3	
Length of Frontage:	785	LF
Required Number of Trees:	26.2	Trees
Number of Trees Shown:	26	Trees
Required Number of Shrubs:	130.9	Shrubs
Number of Shrubs Shown:	126	Shrubs

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:	5,055	SF
Required Landscape Area:	404.4	SF
Landscape Area Shown:	408	SF
Required Number of Trees:	2.5	Trees
Number of Trees Shown:	3	Trees

CODE REQUIREMENTS



NORTH

LOT 3 OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"

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

DIGGERS HOTLINE

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WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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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

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

DIGGERS HOTLINE

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MILW. AREA 259-1181
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REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EVERGREEN SHURBS

KCPJ	Kallay Compact Pfitzer Juniper
TIY	Taunton Intermediate Yew

DECIDUOUS SHRUBS

IH	Incredibal 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 Grade" 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. Topspoil 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. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ 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 $\frac{2}{3}$ 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 $\frac{2}{3}$ 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 $^{60}/_{20}$ 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 $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter 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. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
¼ 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 ½" 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 tightly 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 are 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 608-296-3679) 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.

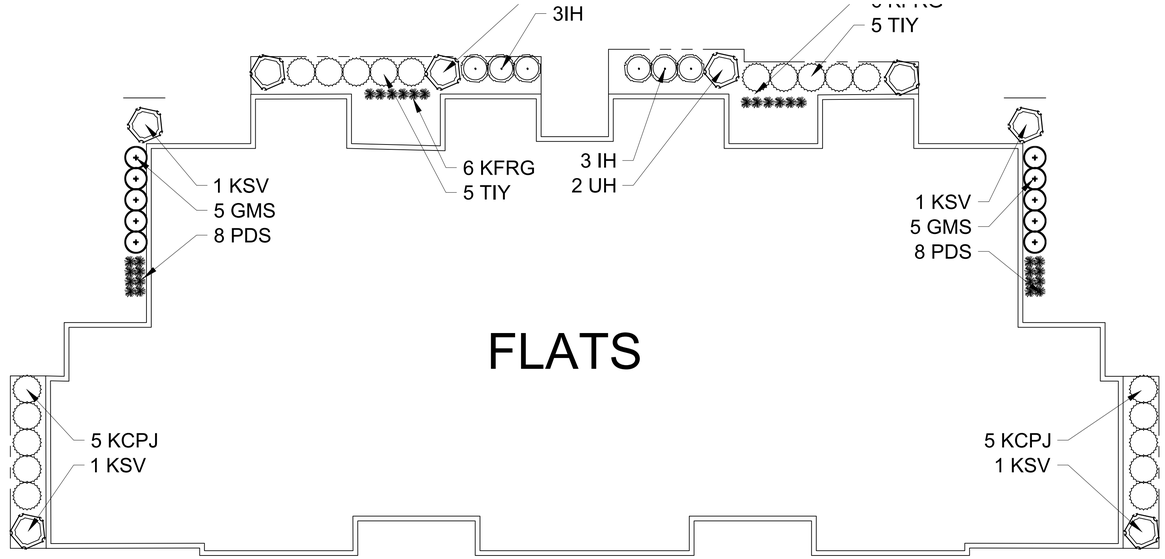
15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix 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 Landscape 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.

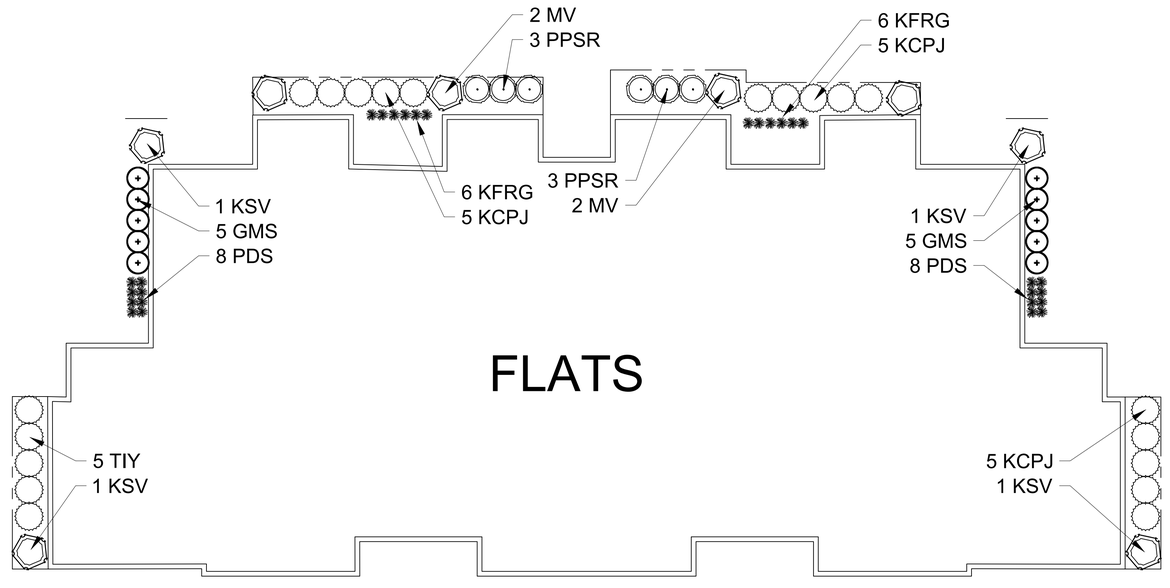
LANDSCAPE GENERAL NOTES



NORTH

LANDSCAPE FOUNDTION - OPTION "A"

Scale: 1" = 10'0"



NORTH

LANDSCAPE FOUNDTION - OPTION "B"

Scale: 1" = 10'0"

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

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

SHEET TITLE

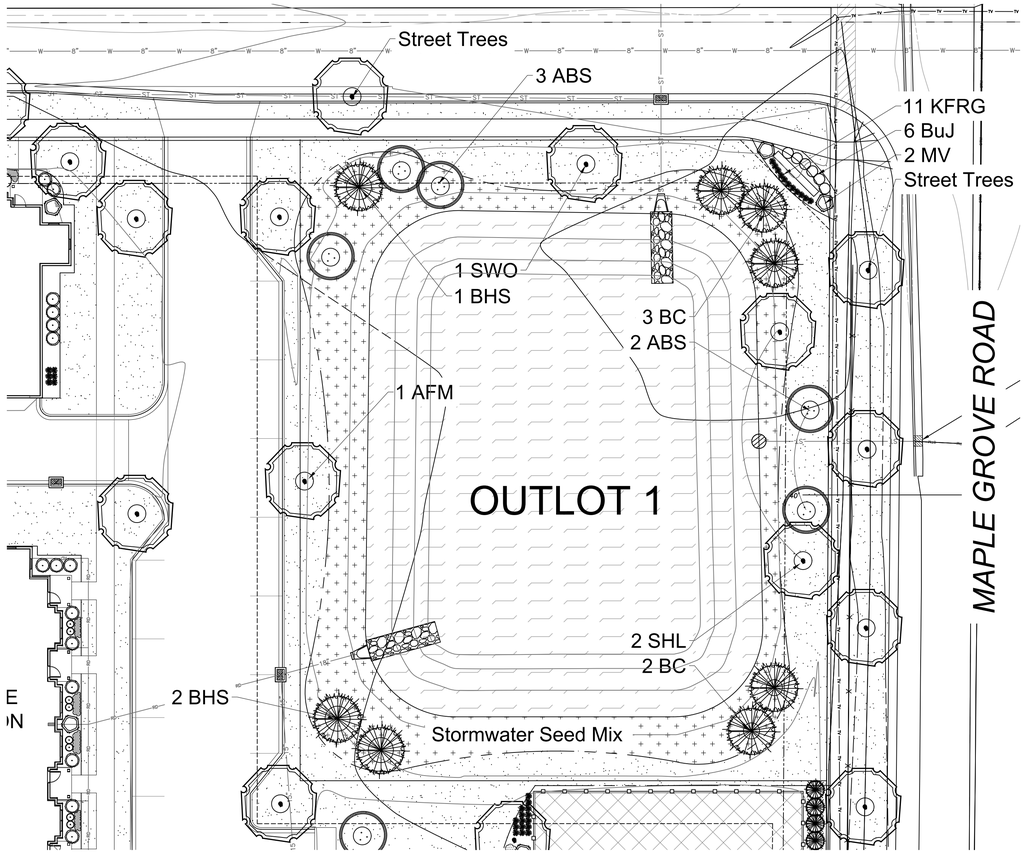
OVERALL LANDSCAPE PLAN: LOT 3

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

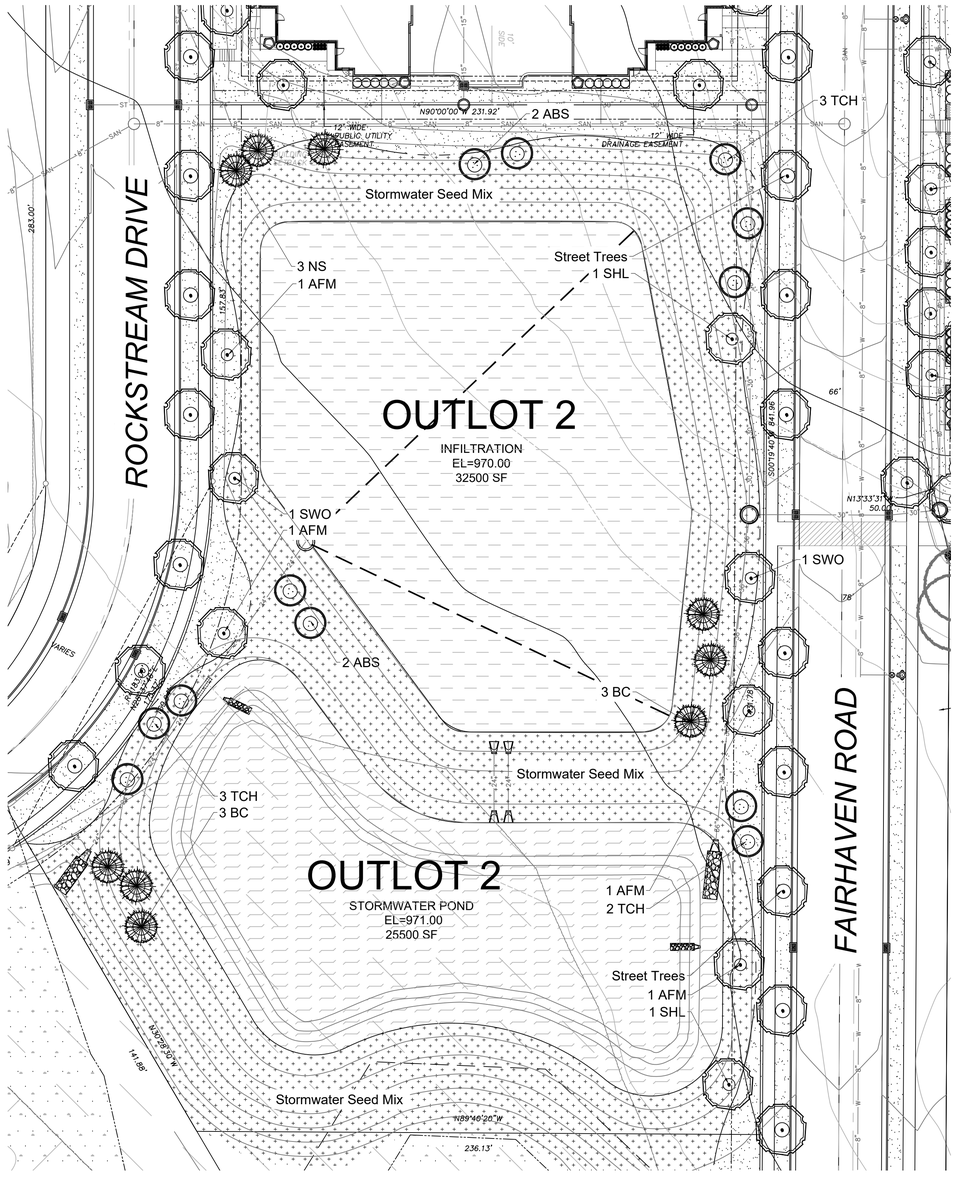
DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"



ENLARGED LANDSCAPE PLAN

Scale: 1" = 30'0"

HELLER & ASSOCIATES, LLC
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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

Cardno Native Plant Nursery
www.cardnonativeplantnursery
128 Sunset Drive
Walkerton, Indiana 46574
Ph: 574-586-2412

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

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Carex cristatella	Crested Oval Sedge	1.00
Carex frankii	Bristly Cattail Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex sporgonioidex v. cepholoidea	Rough-Clustered Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Eleocharis ovata	Blunt Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersio oryzaides	Rice Cut Grass	1.00
Ponicum virgatum	Switch Grass	2.00
Scirpus atravirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviotilis	River Bulrush	0.25
Scirpus volidus	Great Bulrush	6.00
	Total	**45.75**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lalium multiflorum	Annual Rye	116.00
	Total	**476.00**
Forbs:		
Alismo spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	3.00
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum pensylvonicum	Pinkweed	4.00
Rudbeckia subtomentasia	Sweet Black-Eyed Susan	1.00
Sagittoria lotifolia	Broad-Leaf Arrowhead	1.00
Senno hebecorpa	Wild Senna	1.00
Thalictrum dasycorpum	Purple Meadow Rue	2.00
	Total	**21.25**

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

STORMWATER SEED MIX

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME		ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Street Trees							
	19	Shade Trees		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
AFM	5	Acer xfreemanii '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	
SWO	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	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL TREES (DECIDUOUS)							
ABS	9	Amelanchier xgrandiflora 'Autumn Brilliance'	Autumn Brilliance Servicoberry	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
TCH	8	Crataegus crus-gali 'Inermis'	Thornless Cockspur Hawthorn	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
NS	3	Picea abies	Norway Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	17'
BHS	3	Picea glauca 'densata'	Black Hills Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	15'

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHURBS							
Buj	6	Juniperus sabina 'Buffalo'	Buffalo Juniper	18"w	Cont.	Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
MV	2	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	11	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	43050	Lawn Establishment Area / Grading Area		SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
SWSM	1.15	Stormwater Seed Mix	*see plan for area delineation*	Acres	Cardno Native Plant Nursery (574-586-2412)	
	93350	Erosion Matting for sloped seeded areas	*see plan for area delineation*	SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
Hardscape Materials						
	13	Shredded Hardwood Mulch (3" depth)	*1,400 SF Bed Areas*	CY	Bark Mulch; apply Preemergent after installation of mulch	
	9	Soil Amendments (2" depth)	*1,400 SF Bed Areas*	CY		
	291	Pulverized Topsoil (Lawn Area)	*43,050 SF Bed Areas*	CY		
	9	Pulverized Topsoil (2" over bed areas)	*1,400 SF Bed Areas*	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): — Seed at rate of 150-200# per acre
20% Kentucky Bluegrass (Sod Quality)
15% Newport Kentucky Bluegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue
15% Quebec Perennial Ryegrass
10% Fiesta III Perennial Ryegrass

PLANT & MATERIAL SCHEDULE: OUTLOTS 1 & 2

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

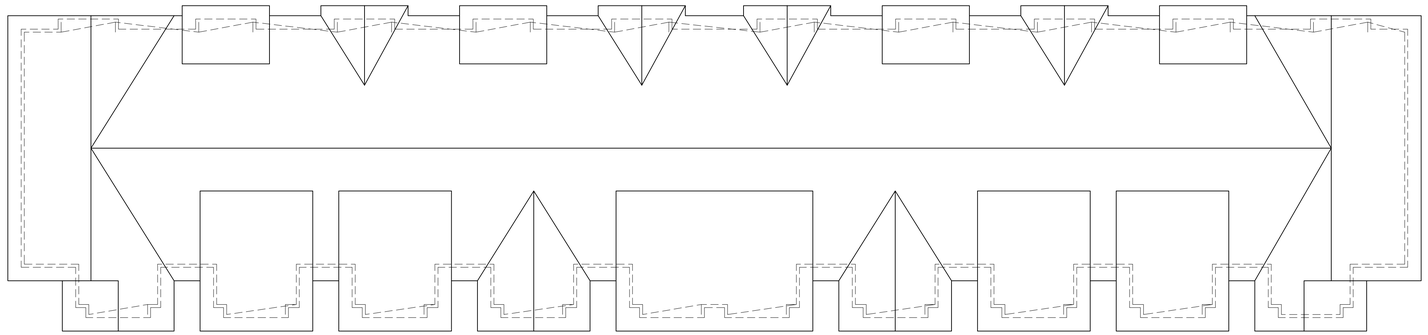
SHEET TITLE

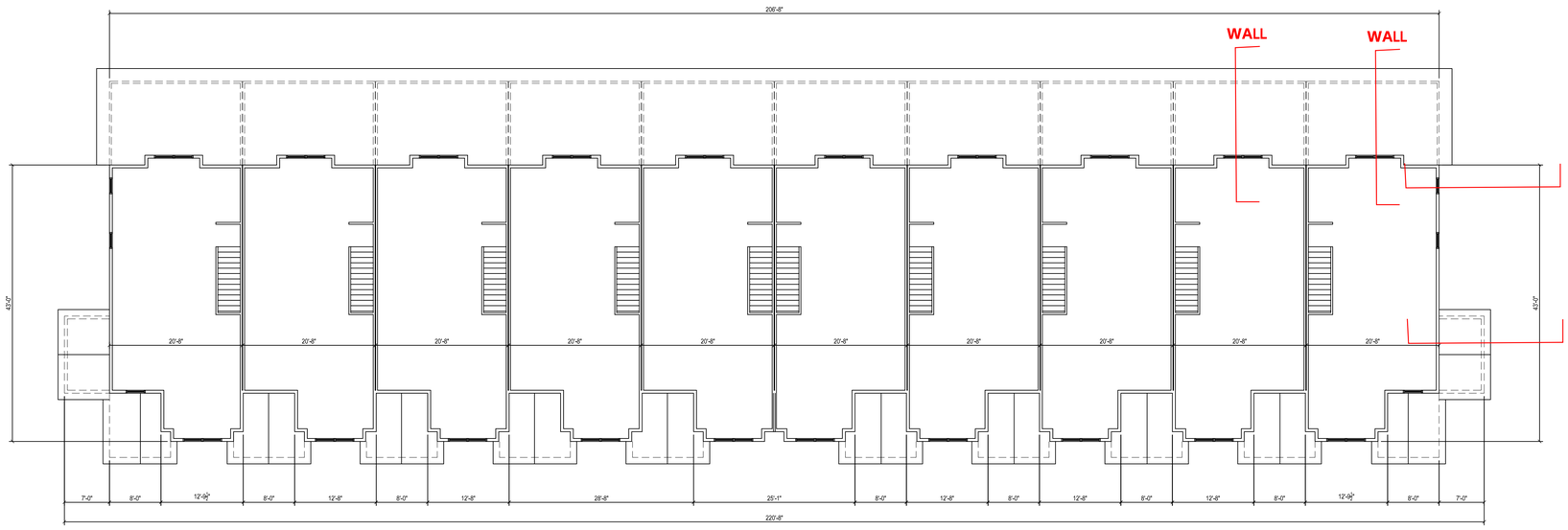
OVERALL LANDSCAPE PLAN: OUTLOTS 1 & 2

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

Fiduciary
REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE RESDIENTIAL 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

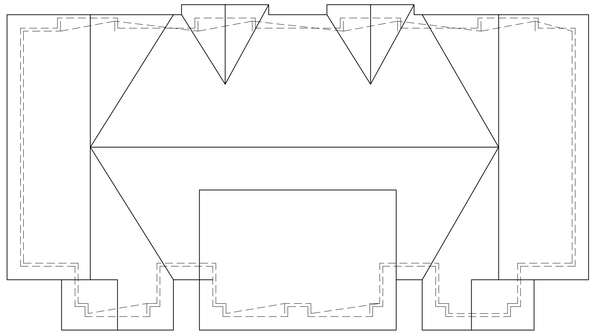
Mark	Description	Date

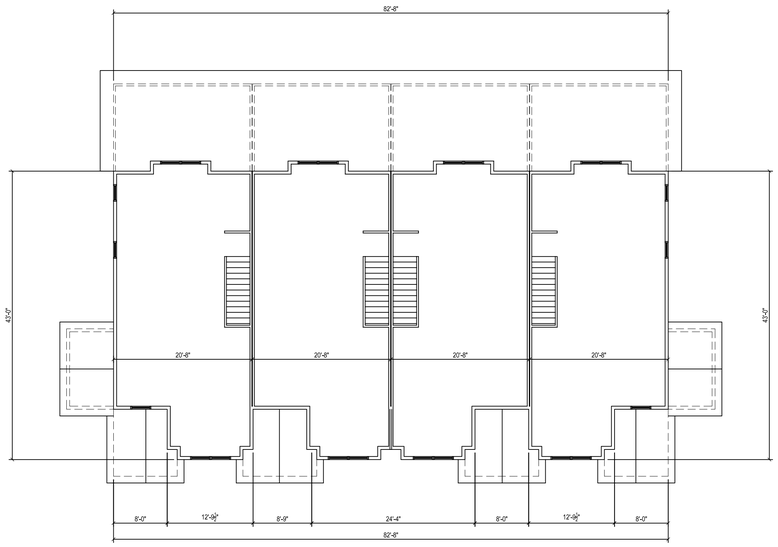
SHEET TITLE

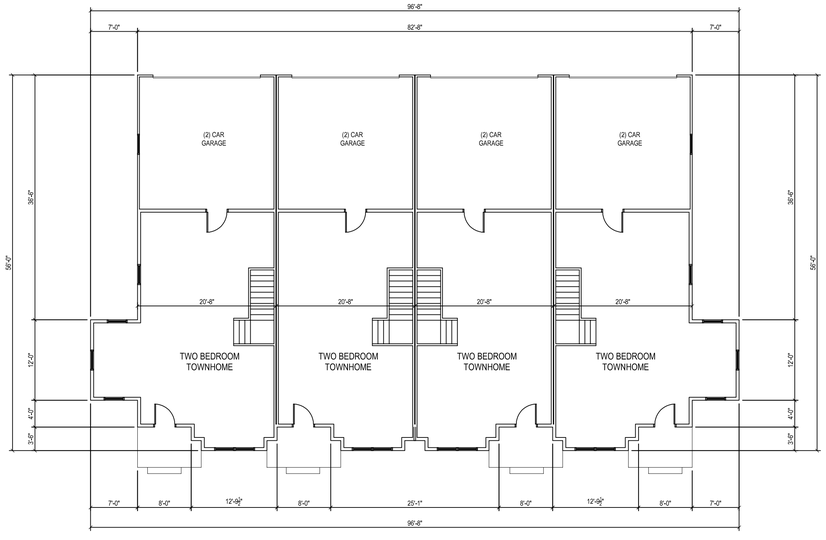
FLOOR PLANS

SHEET NUMBER

T-101







JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary
REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE RESDIENTIAL TOWNHOMES

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

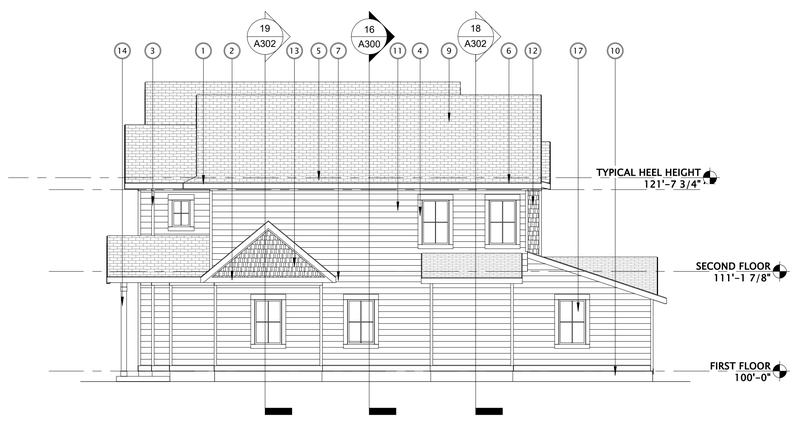
FLOOR PLANS

SHEET NUMBER

T-102



6 SOUTH ELEVATION 10-UNIT
1/8" = 1'-0"



16 EAST ELEVATION 10-UNIT
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
11	LAP SIDING	CERTAINTEED - LANDMARK DESIGNER	7G SERIES - HORIZONTAL	5" NOMINAL	PAINTED: MIDNIGHT BLUE	
12	SHAKE SIDING - 1- BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	6" NOMINAL	PAINTED: MIDNIGHT BLUE	
13	SHAKE SIDING - 2 - WICKER	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: SAVANNAH WICKER	
14	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
15	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
17	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	

3/6/2020 4:28:03 PM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE TOWNHOMES

UDC INITIAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 6, 2020

REVISION SCHEDULE

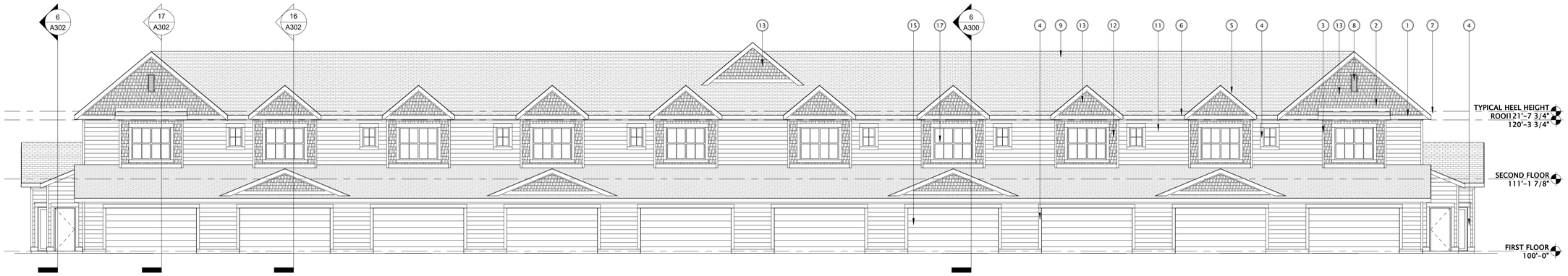
Mark	Description	Date

SHEET TITLE

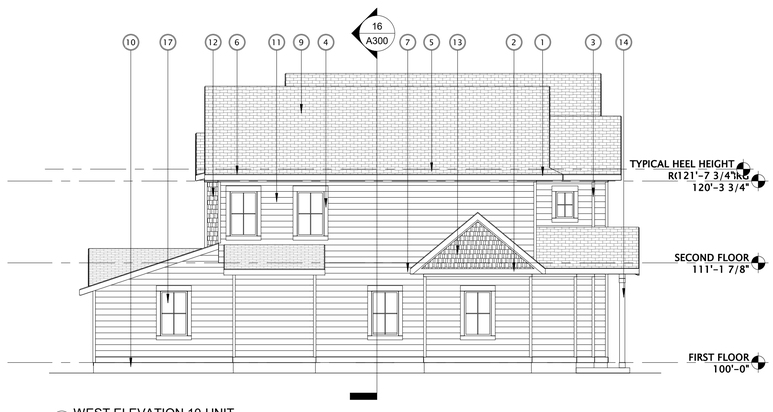
EXTERIOR ELEVATIONS 10-UNIT

SHEET NUMBER

T-A200a



6 NORTH ELEVATION 10-UNIT
1/8" = 1'-0"



16 WEST ELEVATION 10-UNIT
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
11	LAP SIDING	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: MIDNIGHT BLUE	
12	SHAKE SIDING - 1- BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: MIDNIGHT BLUE	
13	SHAKE SIDING - 2 - WICKER	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: SAVANNAH WICKER	
14	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
15	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
17	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 17-1018

Fiduciary
REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE
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 MARCH 6, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS 10-UNIT

SHEET NUMBER

T-A201a

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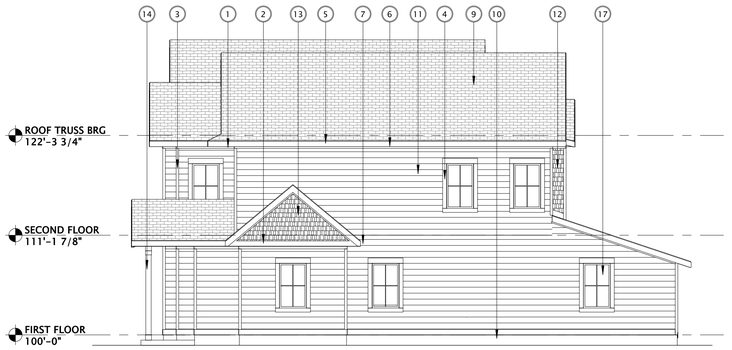
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
11	LAP SIDING	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: MIDNIGHT BLUE	
12	SHAKE SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: MIDNIGHT BLUE	
13	SHAKE SIDING - 2 - WICKER	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: SAVANNAH WICKER	
14	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
15	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
17	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	



6 SOUTH ELEVATION 4-UNIT
1/8" = 1'-0"



9 EAST ELEVATION 4-UNIT
1/8" = 1'-0"



16 NORTH ELEVATION 4-UNIT
1/8" = 1'-0"



19 WEST ELEVATION 4-UNIT
1/8" = 1'-0"

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MAPLE GROVE DRIVE TOWNHOMES

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 4TH, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS 4-UNIT

SHEET NUMBER

T-A200b



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"

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JLA ARCHITECTS

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JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE RESDIENTIAL TOWNHOMES

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

T-A200



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



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



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

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

MAPLE GROVE DRIVE RESDIENTIAL TOWNHOMES

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PROGRESS DOCUMENTS

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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"

12/30/2019 4:27:56 PM

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MAPLE GROVE DRIVE RESDIENTIAL TOWNHOMES

UDC INITIAL

PROGRESS DOCUMENTS

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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"

12/30/2019 4:27:56 PM

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

MAPLE GROVE DRIVE RESDIENTIAL TOWNHOMES

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

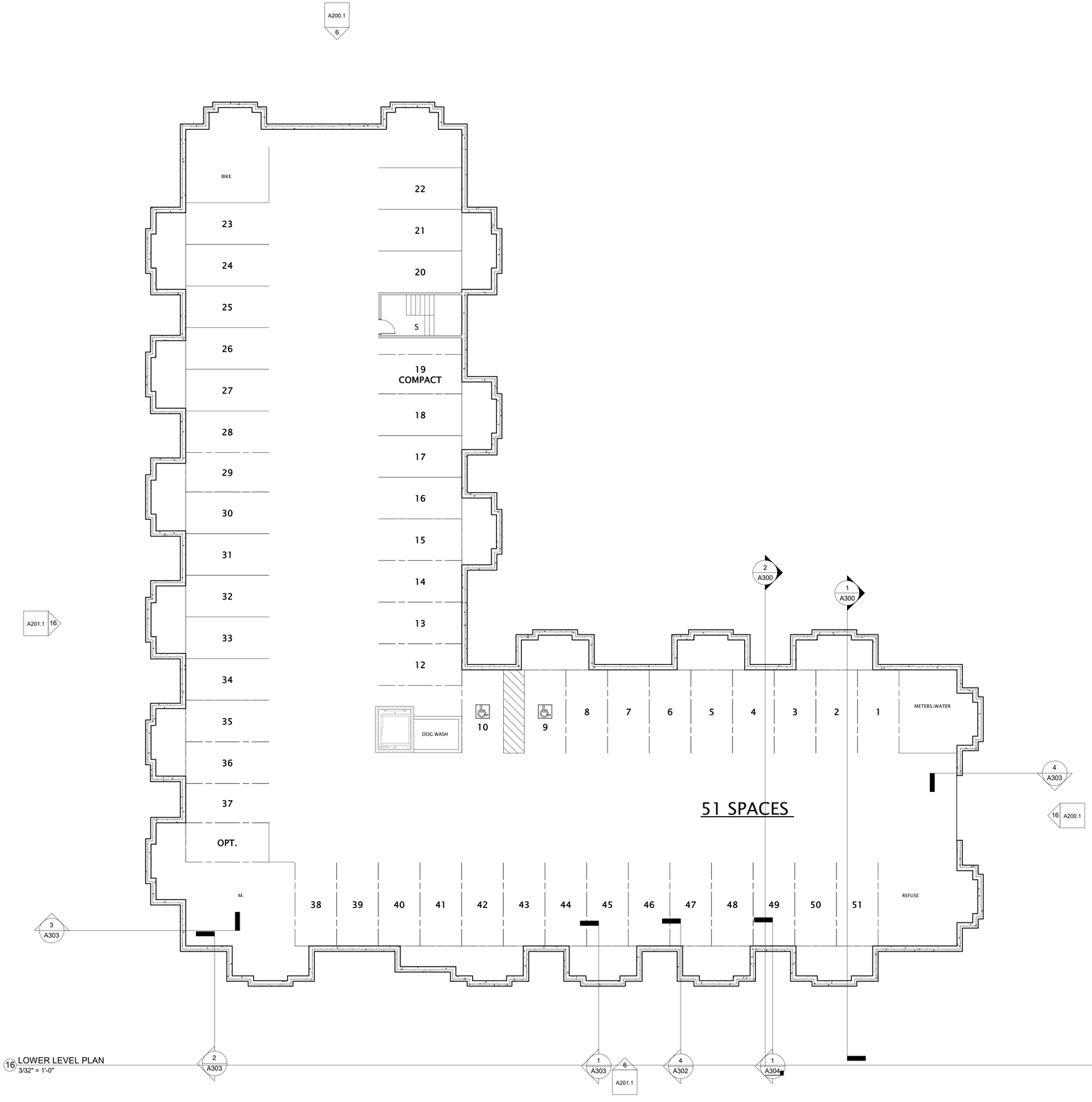
Mark	Description	Date

SHEET TITLE

SKETCHUP PERSPECTIVES

SHEET NUMBER

T-A202



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

1/31/2020 5:29:11 PM

JLA ARCHITECTS

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

MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

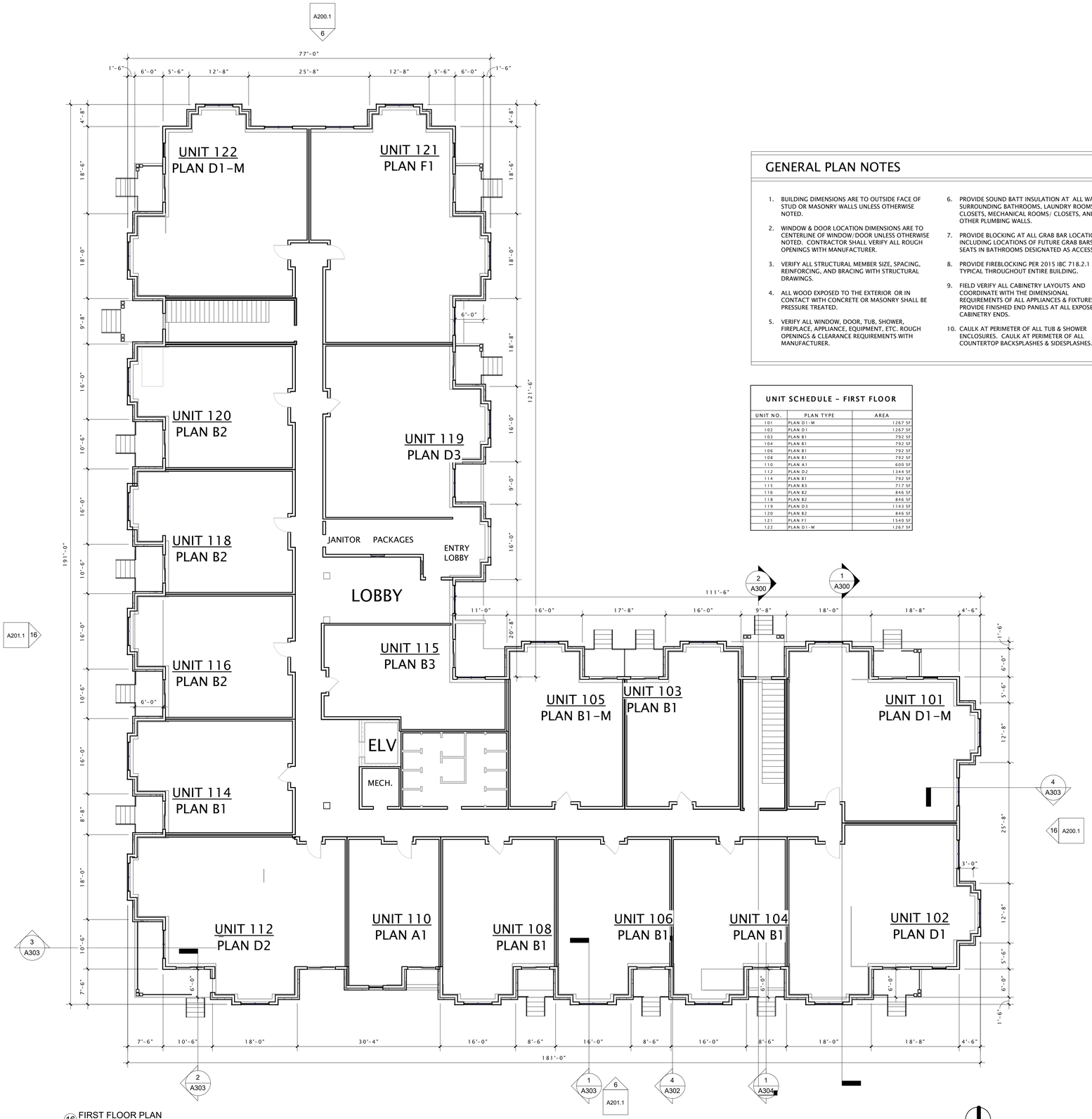
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A-A100



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

GENERAL PLAN NOTES

1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
12. 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
106	PLAN B1	792 SF
108	PLAN B1	792 SF
110	PLAN A1	600 SF
112	PLAN D2	1344 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 F1	1540 SF
122	PLAN D1-M	1267 SF

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MADISON : MILWAUKEE
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MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

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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

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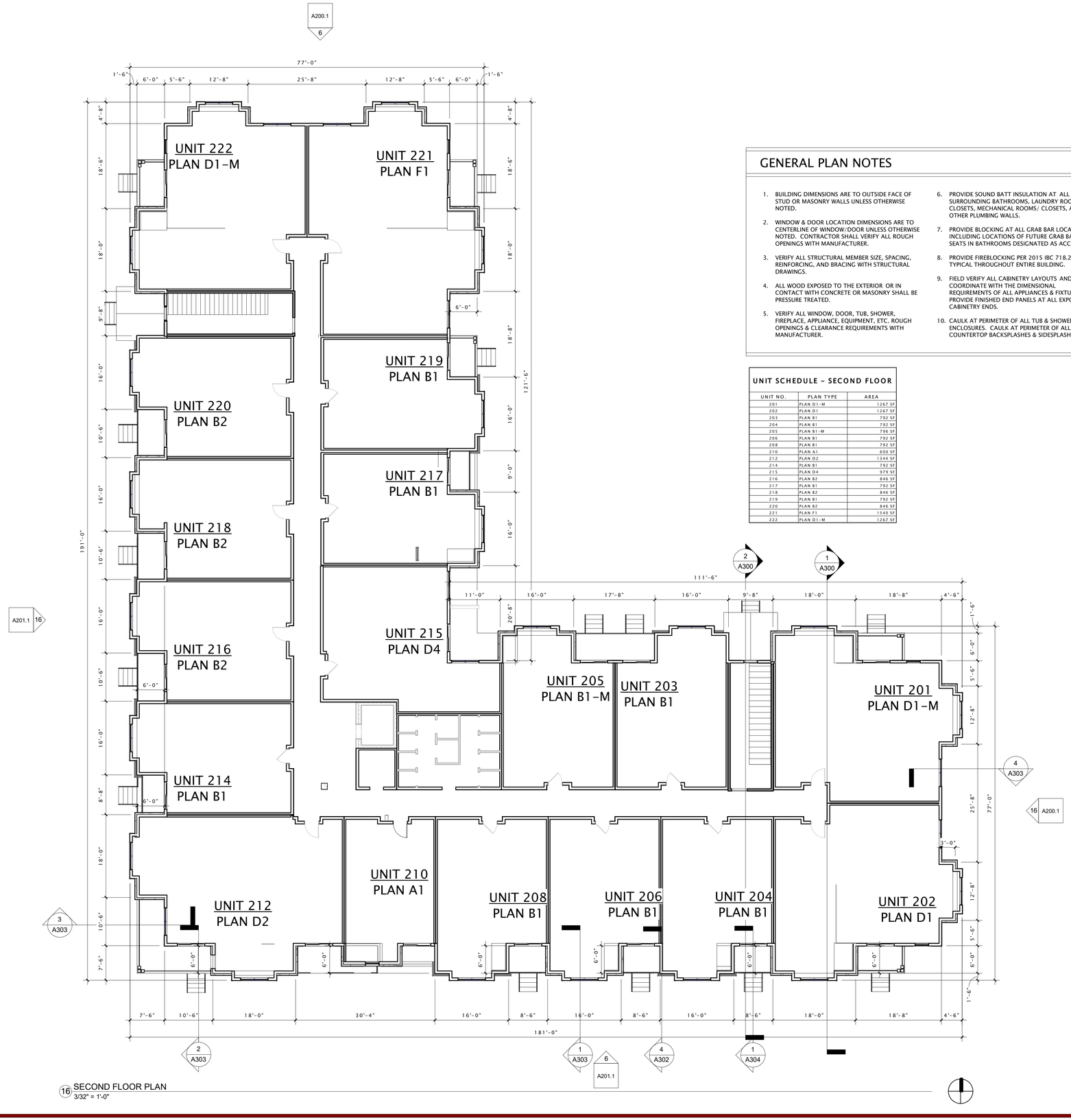

16 SECOND FLOOR PLAN
3/32" = 1'-0"

GENERAL PLAN NOTES

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

UNIT SCHEDULE – SECOND FLOOR

UNIT NO.	PLAN TYPE	AREA
201	PLAN D1-M	1267 SF
202	PLAN D1	1267 SF
203	PLAN B1	792 SF
204	PLAN B1	792 SF
205	PLAN B1-M	796 SF
206	PLAN B1	792 SF
208	PLAN B1	792 SF
210	PLAN A1	600 SF
212	PLAN D2	1344 SF
214	PLAN B1	792 SF
215	PLAN D4	979 SF
216	PLAN B2	846 SF
217	PLAN B1	792 SF
218	PLAN B2	846 SF
219	PLAN B1	792 SF
220	PLAN B2	846 SF
221	PLAN F1	1540 SF
222	PLAN D1-M	1267 SF

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

MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-A102

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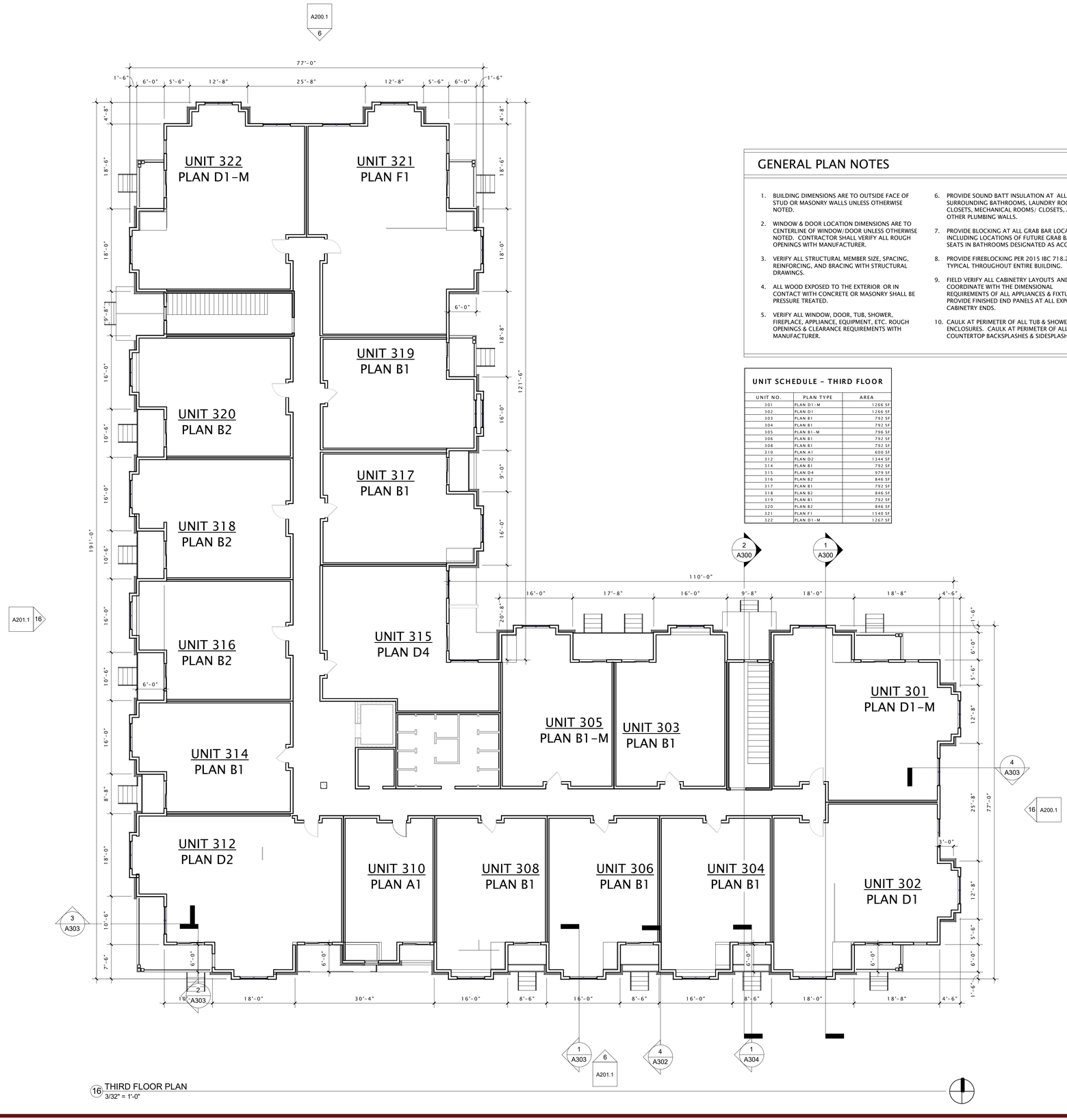

16 THIRD FLOOR PLAN
3/32" = 1'-0"

GENERAL PLAN NOTES

1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS – INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 – TYPICAL THROUGHOUT ENTIRE BUILDING.
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10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
12. 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	1266 SF
302	PLAN D1	1266 SF
303	PLAN B1	792 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

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

MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

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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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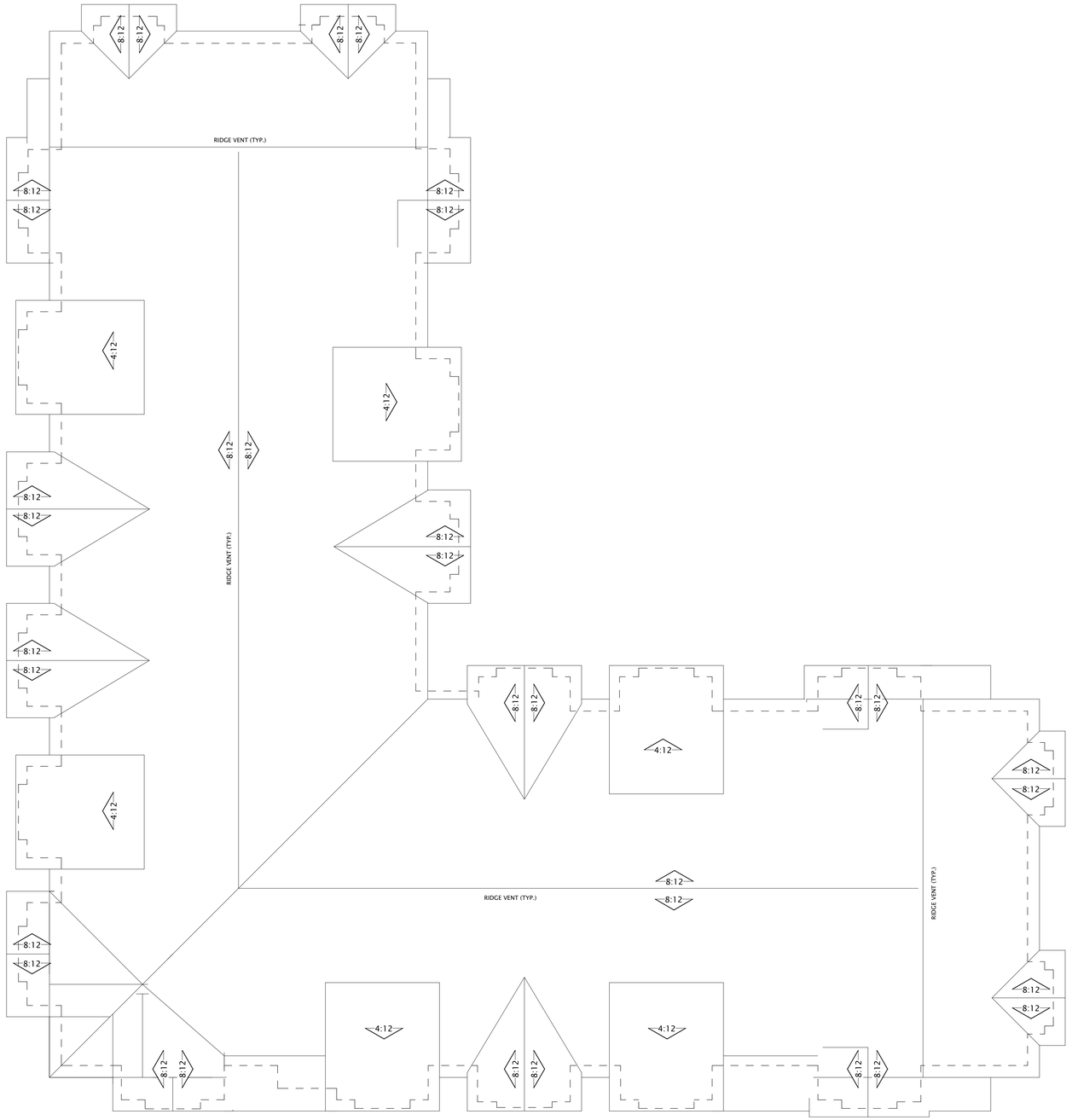

1 ROOF PLAN Copy 1
3/32" = 1'-0"

12/18/2019 8:05:44 AM

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

MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-A104

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL HVAC LOUVER / GRILLE	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (STONE)	GLEN-GERY BRICK				COLORED MORTAR TO MATCH BRICK
11	LAP SIDING - COLOR #1	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	8" NOMINAL	FOREST	
12	LAP SIDING - COLOR #2	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	GRANITE GREY	
13	LAP SIDING - COLOR #3	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	SAVANNAH WICKER	
14						
15	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
17	SHAKE SIDING - COLOR #1	LP "SMART SIDE"	76 SERIES - HORIZONTAL	6" NOMINAL	FOREST	
18	SHAKE SIDING - COLOR #2	LP "SMART SIDE"	76 SERIES - HORIZONTAL	6" NOMINAL	GRANITE GREY	
19	SHAKE SIDING - COLOR #3	LP "SMART SIDE"	76 SERIES - PANEL, STUCCO FINISH TBD	SEE PLAN	SAVANNAH WICKER	
20	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLAN	TBD	
21	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY	
22	BALCONY FASCIA & TRIM	LP		5/4x10, 1x3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM
23	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLAN	SEE WINDOW SCHEDULE	



6 SOUTH ELEVATION
3/32" = 1'-0"



16 WEST ELEVATION
3/32" = 1'-0"

3/6/2020 4:52:31 PM

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

UDC INITIAL

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DATE OF ISSUANCE MARCH 6, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

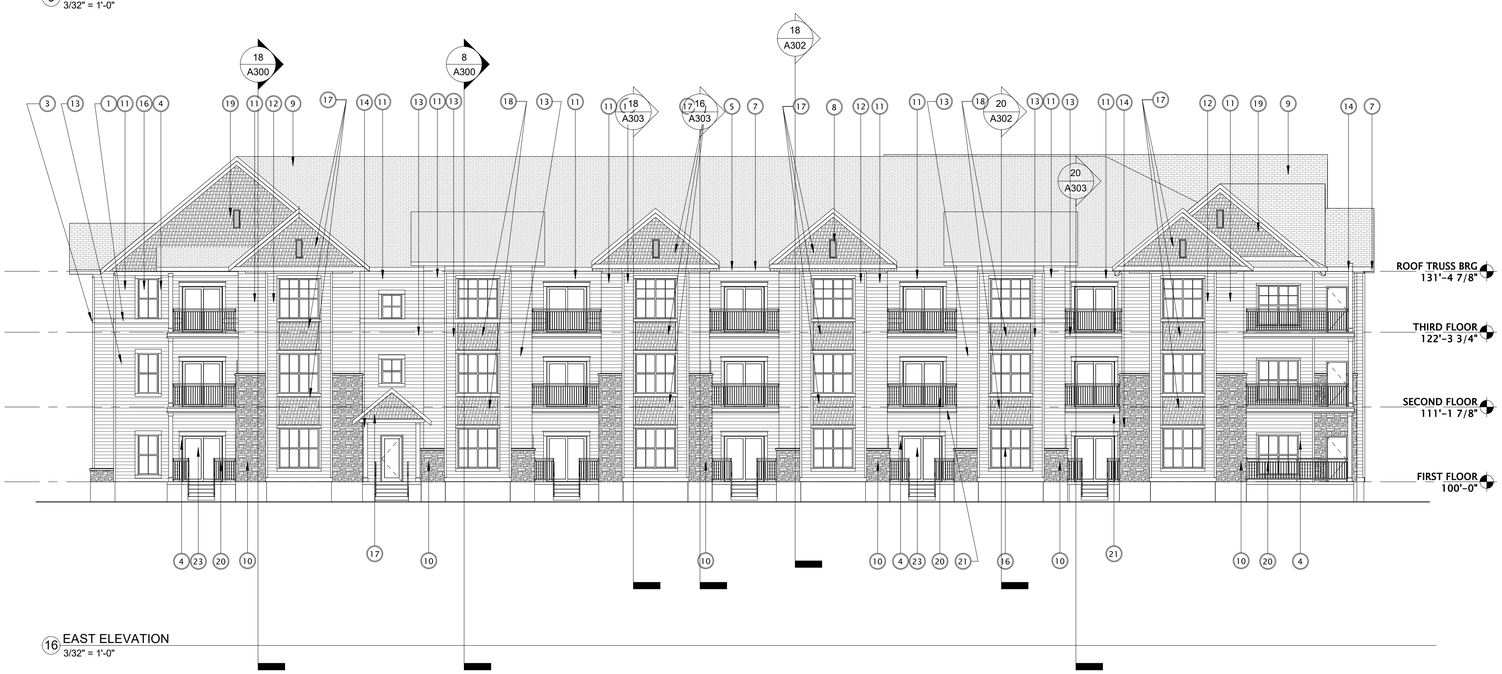
A-A200

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL HVAC LOUVER / GRILLE	EYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (STONE)	GLEN-GERY BRICK				COLORED MORTAR TO MATCH BRICK
11	LAP SIDING - COLOR #1	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	8" NOMINAL	FOREST	
12	LAP SIDING - COLOR #2	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	GRANITE GREY	
13	LAP SIDING - COLOR #3	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	SAVANNAH WICKER	
14						
15	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
17	SHAKE SIDING - COLOR #1	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	6" NOMINAL	FOREST	
18	SHAKE SIDING - COLOR #2	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	6" NOMINAL	GRANITE GREY	
19	SHAKE SIDING - COLOR #3	LP 'SMART SIDE'	76 SERIES - PANEL, STUCCO FINISH TBD	SEE PLAN	SAVANNAH WICKER	
20	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLAN	TBD	
21	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY	
22	BALCONY FASCIA & TRIM	LP		5/4x10, 1x3 T & B	MATCH RAILINGS	INSTALL 1x3 TRIM TOP & BOTTOM
23	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLAN	SEE WINDOW SCHEDULE	



6 NORTH ELEVATION
3/32" = 1'-0"



16 EAST ELEVATION
3/32" = 1'-0"

3/6/2020 4:32:38 PM

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS

UDC INITIAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 6, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-A201



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



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

2/4/2020 12:35:40 PM

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

SKETCHUP ELEVATIONS

SHEET NUMBER

A-A200



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



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

2/4/2020 12:35:41 PM

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

SKETCHUP ELEVATIONS

SHEET NUMBER

A-A201



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



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

12/31/2019 9:29:54 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

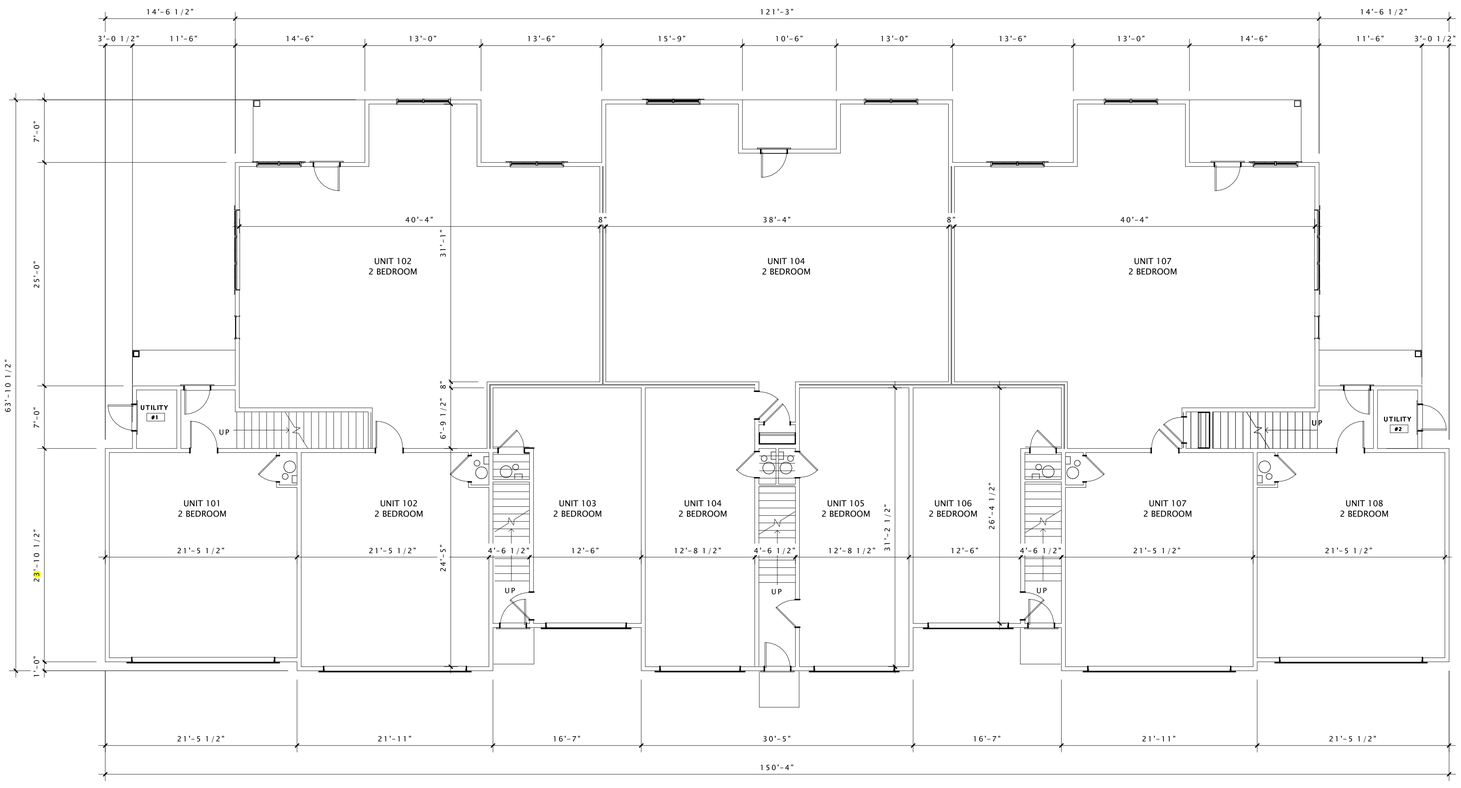
Mark	Description	Date

SHEET TITLE

SKETCHUP PERSPECTIVES

SHEET NUMBER

A-A202



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

12/17/2019 10:55:29 PM

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

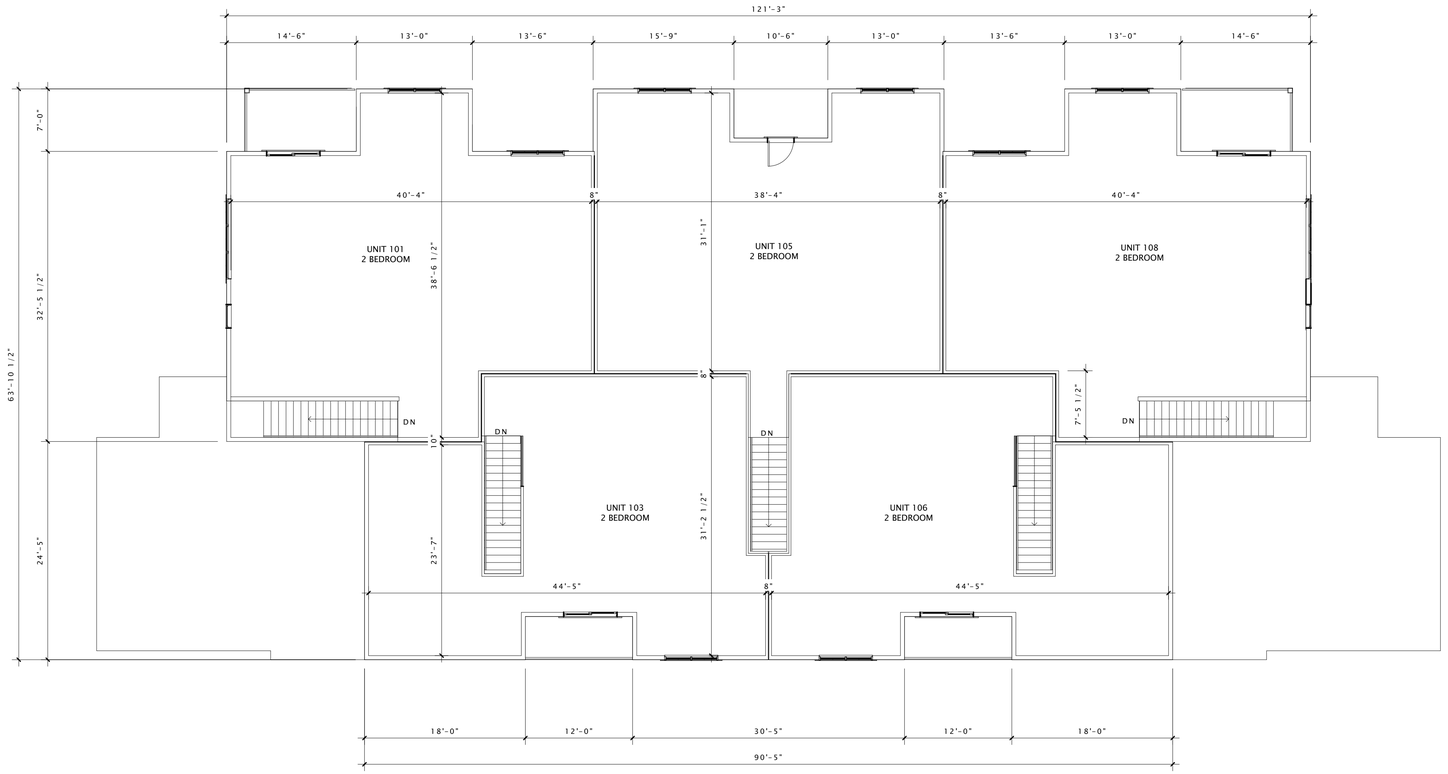
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

S-A101



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

12/17/2019 10:55:29 PM

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

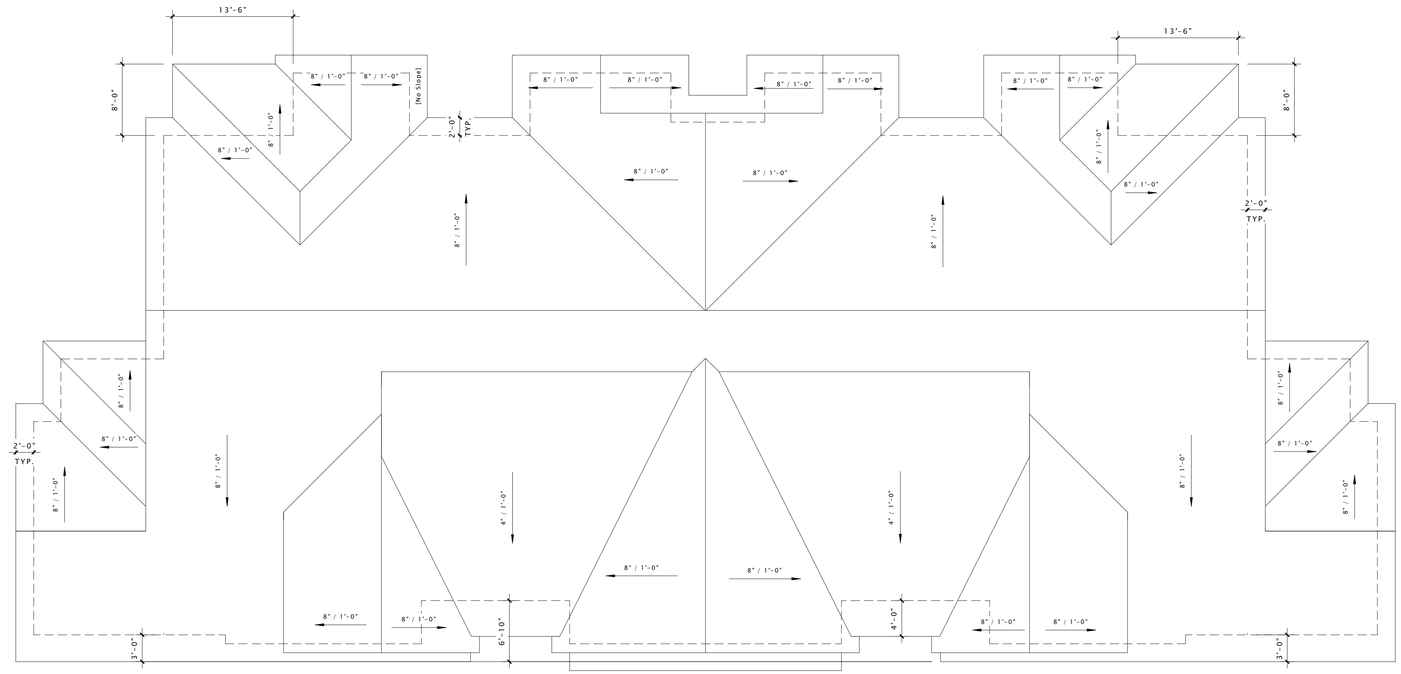
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

S-A102


13'-6"
8" / 1'-0"
8" / 1'-0"
(No Slope)
8'-0"
2'-0" TYP.
8" / 1'-0"
8" / 1'-0"
8" / 1'-0"



6 NORTH ELEVATION
1/8" = 1'-0"



16 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
11	LAP SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: PACIFIC BLUE	
12	LAP SIDING - 2 - GREY	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: DEEP GRANITE	
13	SHAKE SIDING - 1- BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: PACIFIC BLUE	
14	SHAKE SIDING - 2 - GREY	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: DEEP GRANITE	
15	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
16	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES- INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
17	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
18	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
19	PRECAST CONCRETE BANDING - PROFILE #1	GLEN-GERY BRICK	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
20	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY	
21	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	

3/6/2020 3:29:54 PM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary
REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE STACKED FLATS

UDC INITIAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 6, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

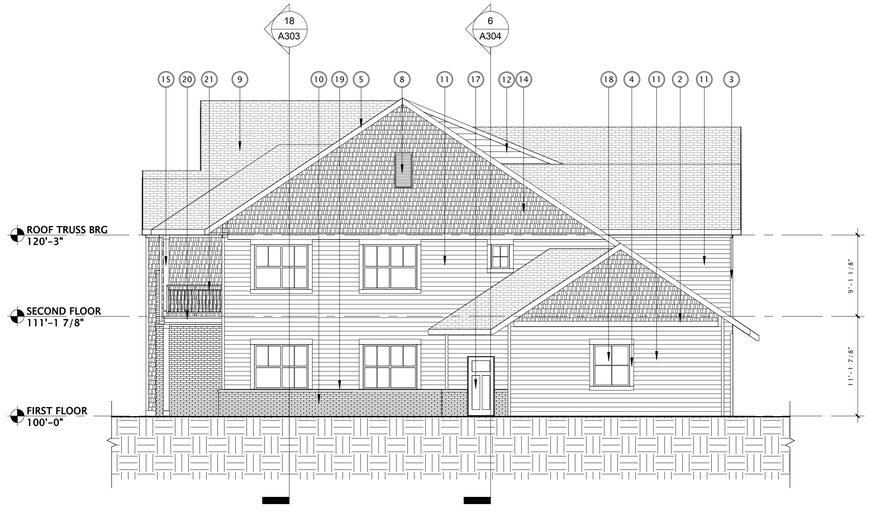
EXTERIOR ELEVATIONS

SHEET NUMBER

S-A200



6 SOUTH ELEVATION
1/8" = 1'-0"



16 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1x4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1x8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1x4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1x4	WHITE	
5	TYPICAL FASCIA	ROLLEX – OR EQUAL	PREFINISHED ALUMINUM	1x8	WHITE	
6	SOFFIT	ROLLEX – OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED – LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY – (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
11	LAP SIDING – 1 – BLUE	CERTAINTEED – LANDMARK DESIGNER	76 SERIES – HORIZONTAL	5" NOMINAL	PAINTED: PACIFIC BLUE	
12	LAP SIDING – 2 – GREY	CERTAINTEED – LANDMARK DESIGNER	76 SERIES – HORIZONTAL	5" NOMINAL	PAINTED: DEEP GRANITE	
13	SHAKE SIDING – 1– BLUE	CERTAINTEED – LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: PACIFIC BLUE	
14	SHAKE SIDING – 2 – GREY	CERTAINTEED – LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: DEEP GRANITE	
15	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
16	OVERHEAD GARAGE DOOR	WAYNE DALTON – OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
17	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
18	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
19	PRECAST CONCRETE BANDING – PROFILE #1	GLEN-GERY BRICK	PRECAST CONCRETE – SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
20	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1x6	CAPE COD GREY	
21	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

Fiduciary REAL ESTATE DEVELOPMENT, INC

MAPLE GROVE DRIVE STACKED FLATS

UDC INITIAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

S-A201

3/6/2020 3:29:55 PM



6 North Elevation
3/16" = 1'-0"



16 West Elevation
3/16" = 1'-0"

2.4.2020 1:28:28 PM

JLA
ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 17-1018

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



6 South Elevation
3/16" = 1'-0"



16 East Elevation
3/16" = 1'-0"

2/4/2020 1:28:28 PM

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018

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-A201



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



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

12/30/2019 3:17:42 PM

JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE RESIDENTIAL STACKED FLATS

UDC INITIAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE **FEBRUARY 3, 2020**

REVISION SCHEDULE

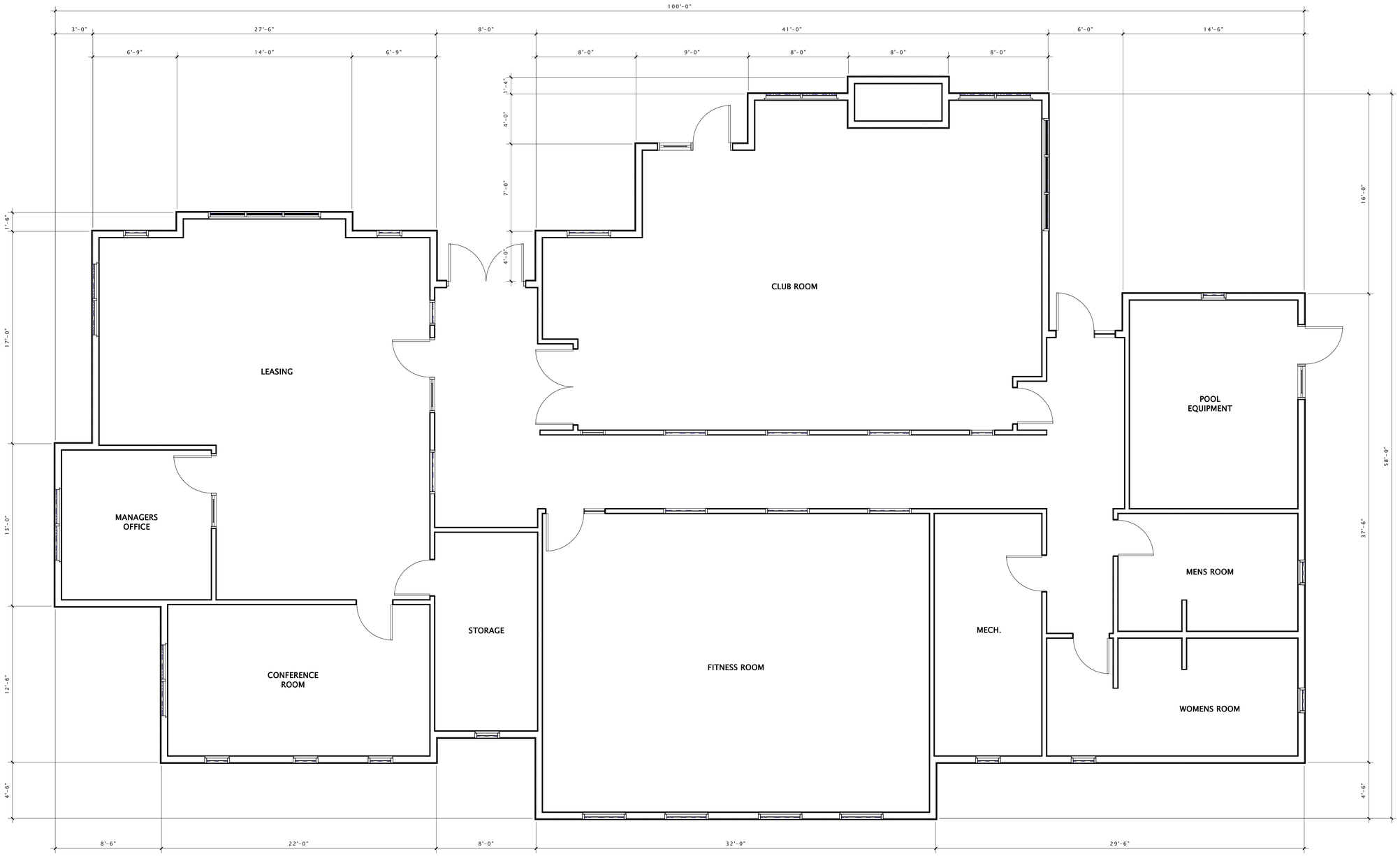
Mark	Description	Date

SHEET TITLE

SKETCHUP PERSPECTIVE

SHEET NUMBER

SF-A202



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

1/3/2020 2:42:08 PM

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



6 C - Elevation North
3/16" = 1'-0"



16 C - Elevation West
3/16" = 1'-0"

2/4/2020 12:38:08 PM

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

SKETCHUP ELEVATIONS

SHEET NUMBER

CH-A200



6 C - Elevation South
3/16" = 1'-0"



16 C - Elevation East
3/16" = 1'-0"

2/4/2020 12:38:08 PM

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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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"

12/31/2019 9:19:02 AM

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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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SKETCHUP PERSPECTIVES

SHEET NUMBER

CH-A202