URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 9702 Watts Rd

Title: Timber Valley II

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 30, 2019

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial approval ☑ Final approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☑ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name John McKenzie Company McKenzie

Street address 9201 Waterside Dr. City/State/Zip Middleton, WI 53562

Telephone 608-836-3800 Email Johnmc300@gmail.com

Project contact person Greg Held Company Knothe Bruce Architects

Street address 7601 University Ave Ste 201 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 #105 Email Gheld@knothebruce.com

Property owner (if not applicant) See above

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with UDC Meeting on September 4, 2019.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant John McKenzie Relationship to property Owner

Authorizing signature of property owner _____ Date 10/8/19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☑ Grading Plan
- ☑ Proposed Signage (if applicable)
- ☑ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☑ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☑ PD text and Letter of Intent (if applicable)
- ☑ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

July 17, 2019

knothe • bruce
ARCHITECTS

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Conditional Use
9702 Watts Rd.
Madison, WI

Dear Ms. Stouder:

The following is submitted together with the plans and application for staff for approval.

Organizational structure:

Owner: John McKenzie
9201 Waterside Dr.
Middleton, WI 53562
608-836-3800
Contact: John McKenzie
Johnmc300@gmail.com

Engineer: Vierbicher Associates, Inc
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Randy Kolinski
rkol@vierbicher.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Greg Held
gheld@knothebruce.com

Landscape Design: Olson Toon Landscaping
4387 Schwartz Rd.
Middleton, WI 53562
(608) 827-9401
Contact: Brad Fregien
brad@olsontoon.com

Introduction:
The proposed site is Lot 2, 1000 Oaks Plat, located on the west side of Madison at the northwest corner of Watts Road and Harvest Moon Lane. The site is currently zoned SR-V2. There is also a deed restriction that limits the density on the lot to 100 dwelling units and requires 15% of the dwelling units to contain three bedrooms. We are requesting a conditional-use approval for a multifamily building complex and the amendment of the deed restriction as specified in the original recorded document.

Project Description:

The proposed development consists of 118 dwelling units arranged in a mix of apartment buildings with underground parking and townhomes with attached garages. The buildings are oriented on the site to engage the street and provide individual private entrances wherever grade permits. To better relate to the duplex units across the street, the ends of the apartments fronting on Watts Rd. step down to two stories in height.

Surface parking has been located to the north of the buildings where it will be partially screened from the street. In addition, the parking adjacent to the buildings is single loaded to allow more green space immediately adjacent to the building and provide better landscape in this area.

The unit mix includes twelve 3-bedroom units, most of which are located within the townhome buildings. These larger units will be suitable for families with children and the townhome style should provide better acoustic separation between the units than stacked flats or apartments.

Extensive green space on the north side of the site buffers the development from the city-owned maintenance facility to the north and provides opportunities to integrate formal and informal recreational activities with required stormwater management features.

Site Development Data:

Densities:						
Lot Area	286,229 S.F./ 6.57 acres					
Dwelling Units	118 units					
Lot Area / D.U.	2,425 S.F./unit					
Density	17.9 units/acre					
Usable Open Space	79,451 S.F. (673 S.F./unit)					
Lot Coverage	114,780 S.F. (40%)					
Building Height	2-3 stories					
Dwelling Unit Mix:	Bldg #1	#2	#3	#4	#5	Total
Efficiency	6	0	6	0	6	18
One Bedroom	21	0	9	0	21	51
Two Bedroom	11	0	13	0	13	37
Three Bedroom	2	6	0	4	0	12
Total Dwelling Units	40	6	28	4	40	118
Vehicle Parking Stalls:						
Underground/Garage	39	12	26	8	38	123
Surface						75
Total						198
Parking Ratio	1.67 stalls/unit					

Bicycle Parking:	Bldg #1	#2	#3	#4	#5	Total
Long-term - floor	31	-	20	-	31	82
Long-term - wall	8	-	7	-	8	23
Long-term - garage	-	6	-	4	-	10
Long-term - surface	2	-	1	-	1	4
Short-term - surface	4	1	3	1	4	13
Total	45	7	31	5	44	132

Project Schedule:
The project construction will be phased over 2 to 3 years as market conditions dictate. Construction will start with Building 1 and progress towards the west with 1-2 buildings constructed per year.

Thank you for your time reviewing our proposal.

Sincerely,

Greg Held, AIA
Member

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

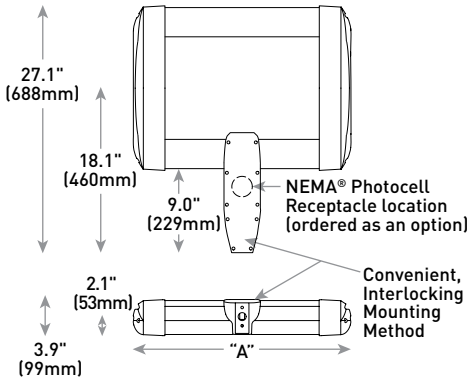
Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

†See http://lighting.cree.com/warranty for warranty terms

DA Mount





LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK **Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

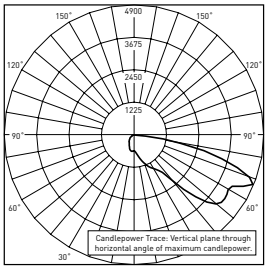
					E				
Product	**Optic**			**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm **SA** Side Arm - Available with 20-60 LEDs	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0˚ tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0˚ tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0˚ tilt **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45˚ tilt - Photocell by others - Refer to ML spec sheet for availability with ML options **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25˚ Flood **40** 40˚ Flood **70** 70˚ Flood **SN** Sign		**N6** NEMA® 6							

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

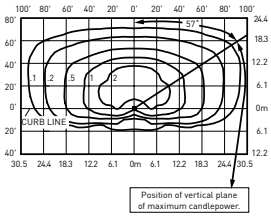
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/cree-edge-series-1

3MB



CSA Test Report #: 6448
ARE-EDG-3MB-**-06-E-UL-700
Initial Delivered Lumens: 7,740



ARE-EDG-3MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 12,420
Initial FC at grade

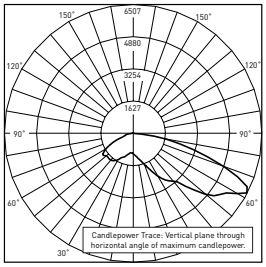
Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,499	B1 U0 G1	1,557	B1 U0 G1
04	2,999	B1 U0 G1	3,114	B1 U0 G1
06	4,446	B1 U0 G1	4,617	B1 U0 G1
08	5,929	B1 U0 G2	6,157	B1 U0 G2
10	7,393	B1 U0 G2	7,677	B1 U0 G2
12	8,872	B1 U0 G2	9,213	B1 U0 G2
14	10,285	B1 U0 G2	10,680	B1 U0 G2
16	11,754	B1 U0 G3	12,206	B1 U0 G3
525mA				
02	2,099	B1 U0 G1	2,180	B1 U0 G1
04	4,198	B1 U0 G1	4,359	B1 U0 G1
06	6,225	B1 U0 G2	6,464	B1 U0 G2
08	8,300	B1 U0 G2	8,619	B1 U0 G2
10	10,350	B1 U0 G2	10,748	B1 U0 G2
12	12,420	B1 U0 G3	12,898	B1 U0 G3
14	14,398	B1 U0 G3	14,952	B2 U0 G3
16	16,455	B2 U0 G3	17,088	B2 U0 G3
700mA				
02	2,564	B1 U0 G1	2,662	B1 U0 G1
04	5,127	B1 U0 G2	5,325	B1 U0 G2
06	7,603	B1 U0 G2	7,896	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

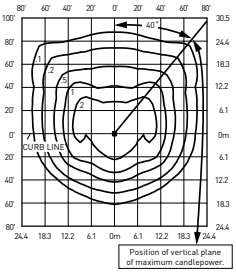
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/cree-edge-series-1

4M



CSA Test Report #: 6438
ARE-EDG-4M-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,367



ARE-EDG-4M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,710
Initial FC at grade

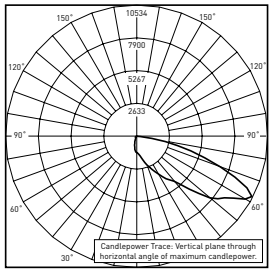
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B2 U0 G2
12	12,650	B3 U0 G3	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B3 U0 G3
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B4 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B2 U0 G2	11,259	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

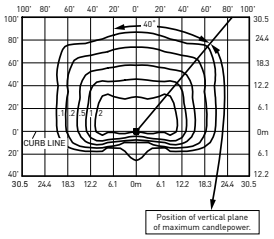
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/cree-edge-series-1

4MB



CSA Test Report #: 6449
ARE-EDG-4MB-**-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



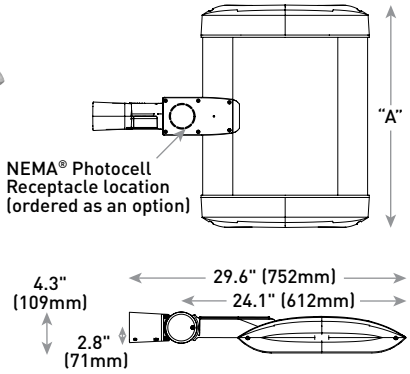
ARE-EDG-4MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G2	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
14	11,046	B1 U0 G2	11,471	B1 U0 G2
16	12,624	B1 U0 G2	13,110	B1 U0 G2
525mA				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
10	11,117	B1 U0 G2	11,544	B1 U0 G2
12	13,340	B1 U0 G2	13,853	B2 U0 G2
14	15,465	B2 U0 G2	16,060	B2 U0 G3
16	17,674	B2 U0 G3	18,354	B2 U0 G3
700mA				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G2
06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

AA Mount

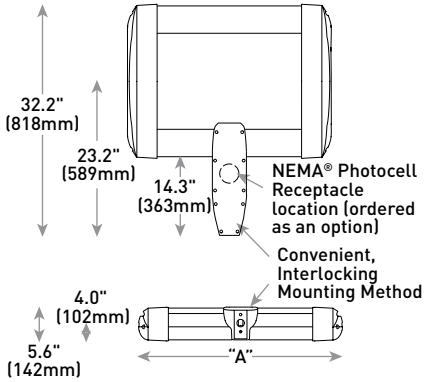




LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

DL Mount

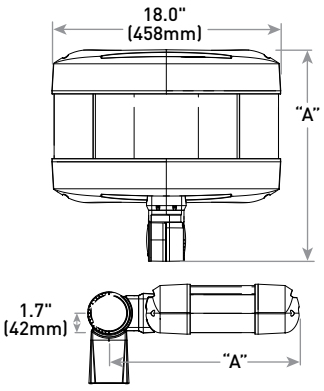




LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

SA Mount





LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

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US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415 **Canada: www.cree.com/canada** T (800) 473-1234 F (800) 890-7507

Cree Edge™ Series

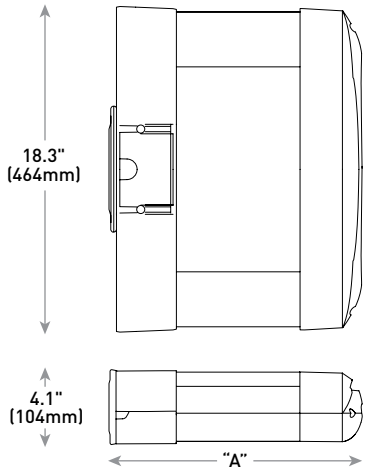
LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting





Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

†See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

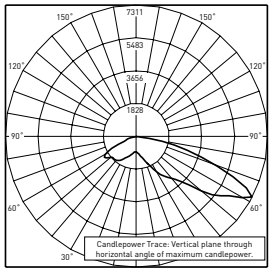
Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications of 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications of 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

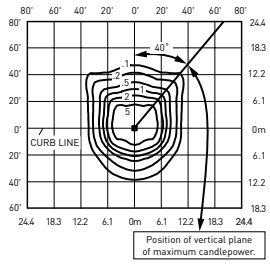
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5

4M



ITL Test Report #: 78793
SEC-EDG-4M-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,607

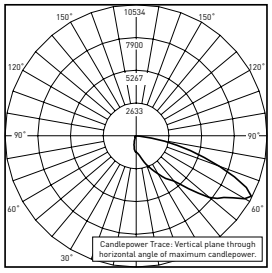


SEC-EDG-4M-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,835
Initial FC at grade

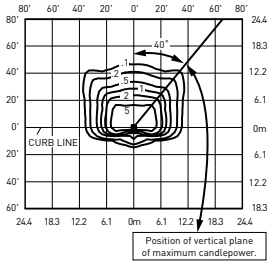
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B3 U0 G3
12	12,650	B3 U0 G3	13,137	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G2	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B3 U0 G3	12,290	B3 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B3 U0 G3	11,259	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

4MB



CSA Test Report #: 6449
ARE-EDG-4MB-**-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



SEC-EDG-4MB-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,915
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
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02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
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06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25˚C (77˚F)
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Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507



Aerial Map
1000 Oaks, Lots 2&3
Madison, WI
September 04, 2019

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TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Site Aerial

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TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Context Photos

kba
knothe bruce
ARCHITECTS







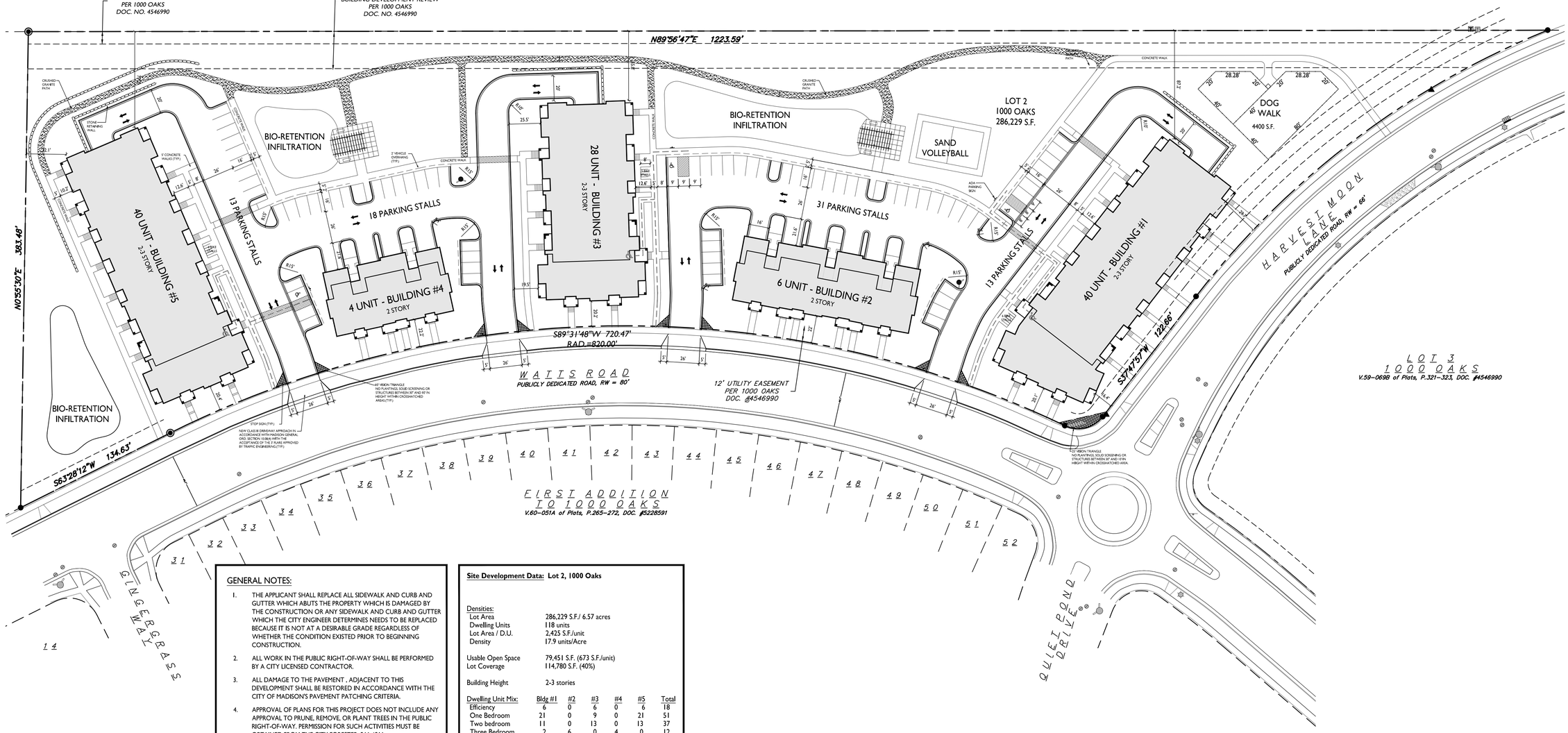


TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Context Photos

knothe bruce ARCHITECTS



GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE 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 REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
7. 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.

Site Development Data: **Lot 2, 1000 Oaks**

Densities:	
Lot Area	286,229 S.F./ 6.57 acres
Dwelling Units	118 units
Lot Area / D.U.	2,425 S.F./unit
Density	17.9 units/Acre
Usable Open Space	79,451 S.F. (673 S.F./unit)
Lot Coverage	114,780 S.F. (40%)
Building Height	2-3 stories

Dwelling Unit Mix:	Bldg #1	#2	#3	#4	#5	Total
Efficiency	6	0	6	0	6	18
One Bedroom	21	0	9	0	21	51
Two bedroom	11	0	13	0	13	37
Three Bedroom	2	6	0	4	0	12
Total Dwelling Units	40	6	28	4	40	118

Vehicle Parking Stalls:						
Underground/Garage	39	12	26	8	38	123
Surface						75
Total						198

Parking Ratio 1.67 stalls/unit

Bicycle Parking:	Bldg #1	#2	#3	#4	#5	Total
Long-term - floor	31	-	20	-	31	82
Long-term - wall	8	-	7	-	8	23
Long-term - garage	-	6	-	4	-	10
Long-term surface	2	-	1	-	1	4
Short-term surface	4	1	3	1	4	13
Total	45	7	31	5	44	132

1 / C-1.1 SITE PLAN
1" = 40'-0"

GRAPHIC SCALE
0 40 80 120
1 INCH = 40 FT (24X36 SHEET)



INTERIOR & EXTERIOR BIKE STALLS, FLOOR-MOUNT: MADRAX UX RACK



INTERIOR BIKE STALLS, WALL-MOUNT: MADRAX VERT. WALL MOUNT

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use Submittal - July 17, 2019
Issued for Final UDC Submittal - Oct. 9, 2019

PROJECT TITLE
TIMBER VALLEY II

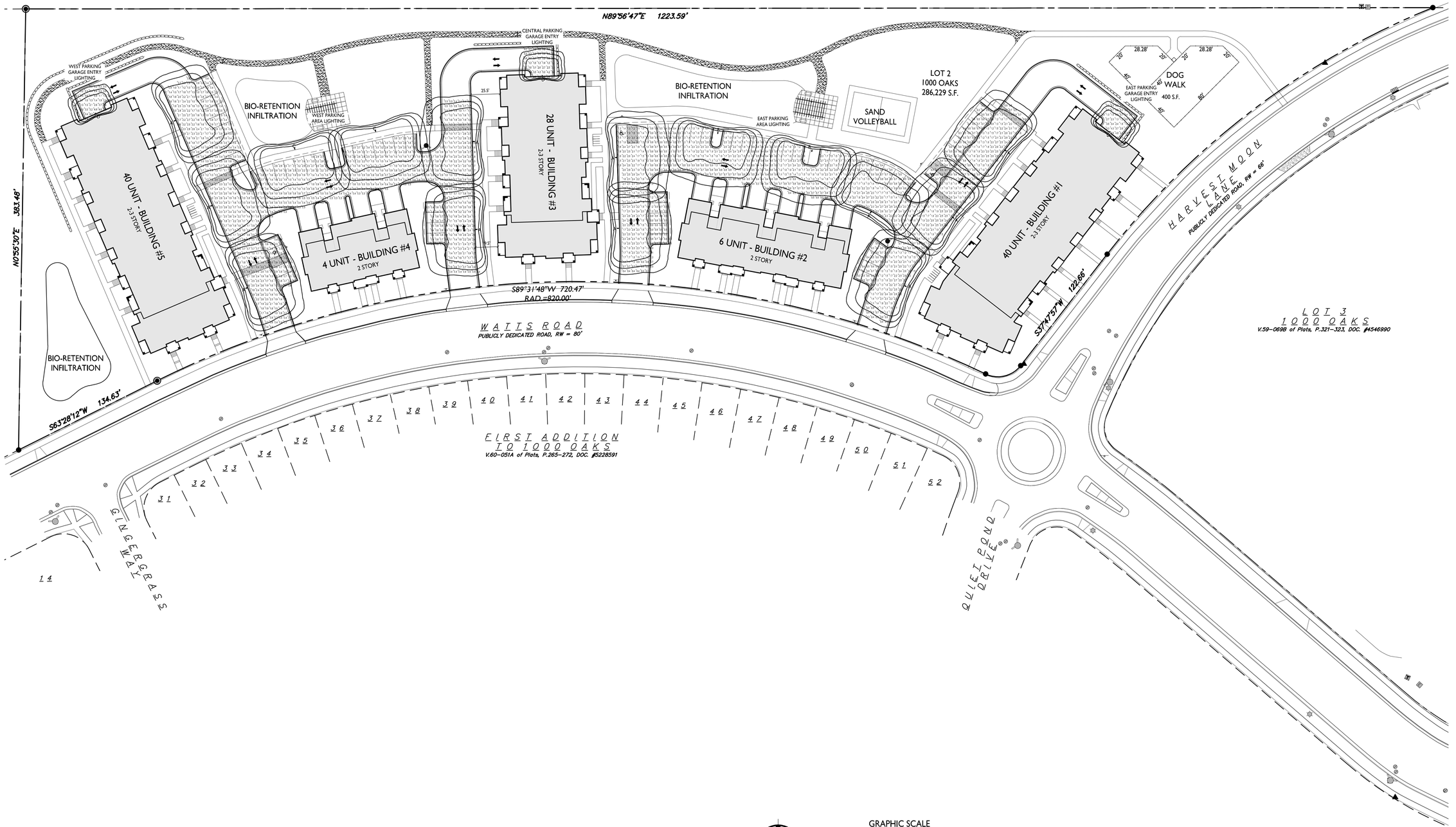
9702 Watts Rd.
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1858

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1 C-1.2 OVERALL SITE LIGHTING PLAN

1" = 40'-0"

GRAPHIC SCALE

0 40 80 120

1 INCH = 40 FT (24X36 SHEET)

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use Submittal - July 17, 2019

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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Overall Site Lighting Plan

SHEET NUMBER

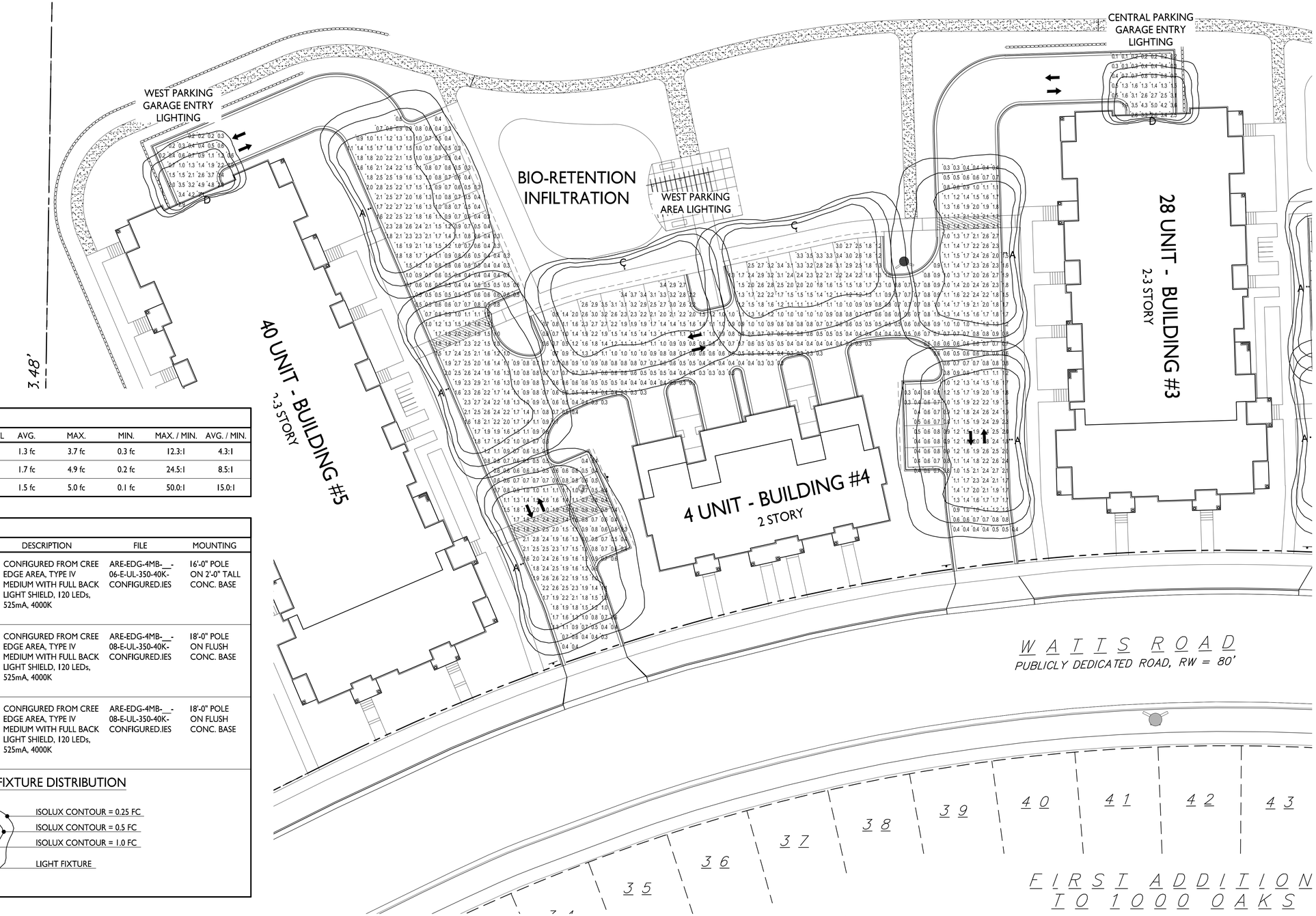
C-1.2

PROJECT NO. 1858

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N89°

3.48'

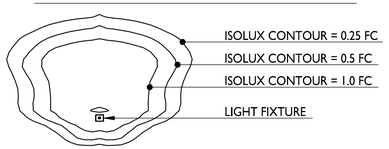


STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
West Parking Area Lighting	+	1.3 fc	3.7 fc	0.3 fc	12.3:1	4.3:1
West Parking Garage Entry	+	1.7 fc	4.9 fc	0.2 fc	24.5:1	8.5:1
Center Parking Garage Entry	+	1.5 fc	5.0 fc	0.1 fc	50.0:1	15.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○ □	A	5	CREE, Inc.	ARE-EDG-4MB-**-06-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXALIJ12E-UC7)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-06-E-UL-350-40K-CONFIGURED.IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○ □	C	2	CREE, Inc.	ARE-EDG-4MB-**-08-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXALIJ12E-UC7)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-08-E-UL-350-40K-CONFIGURED.IES	18'-0" POLE ON FLUSH CONC. BASE
○	D	2	CREE, Inc.	ARE-EDG-4MB-**-08-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXALIJ12E-UC7)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-08-E-UL-350-40K-CONFIGURED.IES	18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 / C-1.2a PARTIAL SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use Submittal - July 17, 2019
Issued for Final UDC Submittal - Oct. 9, 2019

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Partial Site Lighting Plan

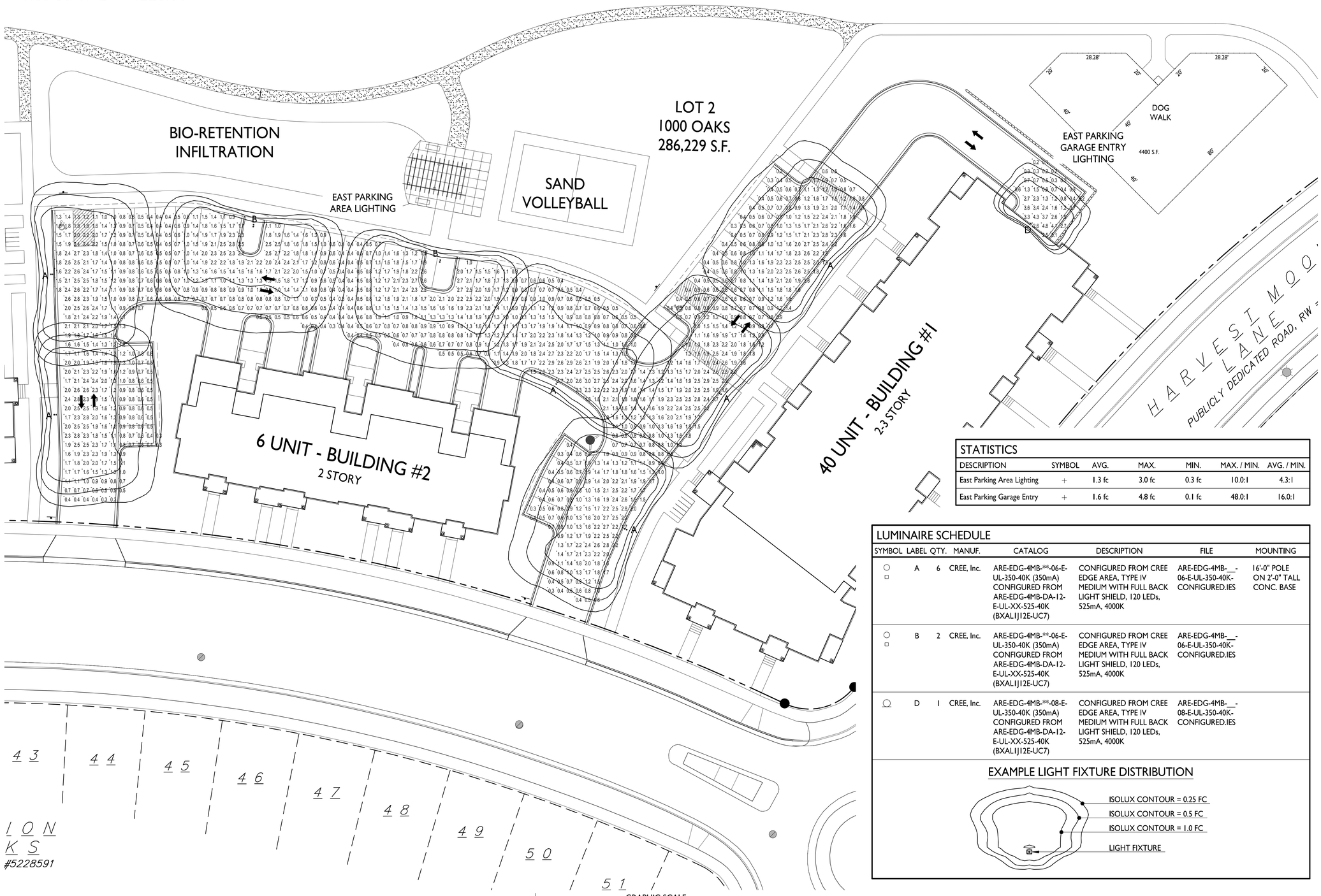
SHEET NUMBER
C-1.2a

PROJECT NO. 1858

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V.58 OF OSM'S, P.72-75, DOC. #5289615

N89°56'47"E 1223.59'



1 C-1.2b PARTIAL SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
East Parking Area Lighting	+	1.3 fc	3.0 fc	0.3 fc	10.0:1	4.3:1
East Parking Garage Entry	+	1.6 fc	4.8 fc	0.1 fc	48.0:1	16.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○ □	A	6	CREE, Inc.	ARE-EDG-4MB-**-06-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXAL1J12E-UC7)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-06-E-UL-350-40K-CONFIGURED.IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○ □	B	2	CREE, Inc.	ARE-EDG-4MB-**-06-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXAL1J12E-UC7)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-06-E-UL-350-40K-CONFIGURED.IES	
○	D	1	CREE, Inc.	ARE-EDG-4MB-**-08-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXAL1J12E-UC7)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-08-E-UL-350-40K-CONFIGURED.IES	

EXAMPLE LIGHT FIXTURE DISTRIBUTION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use Submittal - July 17, 2019
Issued for Final UDC Submittal - Oct. 9, 2019

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Partial Site Lighting Plan

SHEET NUMBER
C-1.2b

PROJECT NO. 1858

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SANITARY SEWER MANHOLES					
STRUCTURE ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
SMH 1	1065.37	E W	1049.82	15	PVC
		N	1050.32	8	PVC
SMH 2	1066.63	E W	1051.09	15	PVC
		N	1051.58	8	PVC
SMH 3	1068.03	E W	1052.18	15	PVC
		N	1052.73	8	PVC
SMH 4	1068.73	E W	1053.04	15	PVC
		N	1053.48	8	PVC
SMH 5	1069.41	E W	1054.00	15	PVC
		NE	1054.41	8	PVC
SMH 6	1068.38	S NE	1057.04	8	PVC
		W	1057.18	8	PVC
SMH 7	1069.66	S NE	1058.06	8	PVC
SMH 8	1070.61	SW NE	1058.30	8	PVC
SMH 9	1072.19	SW NE	1059.11	8	PVC

STORM SEWER CURB INLETS					
INLET ID	TC ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
CIN 1	1065.18	E	1060.14	24	RCP
		S	1060.14	24	RCP
CIN 2	1066.10	SW	1061.00	24	RCP
		E	1061.20	21	RCP
		SE	1062.00	12	RCP
CIN 3	1067.34	W	1062.35	21	RCP
		E	1062.55	18	RCP
		SE	1063.10	12	RCP
CIN 4	1068.74	W	1063.20	18	RCP
CIN 5	1068.30	SE	1064.04	12	RCP
CIN 6	1068.30	NE	1063.90	18	RCP
		E	1063.90	18	RCP
CIN 7	1070.62	SW	1065.68	18	RCP
		NE	1065.88	15	RCP
		SE	1065.88	15	RCP
CIN 8	1071.78	SW	1067.37	15	RCP
		NE	1067.37	15	RCP
		SE	1067.53	12	RCP

NOTES:

1. *This survey is based upon field survey work performed on June 10, 2019. Any changes in site conditions after June 10, 2019 are not reflected by this survey.*
2. *Elevations depicted on this survey are based upon NAVD88 (2012 Geoid) Datum.*
3. *Elevations for this plan set are based on the benchmark, Center of Section 28-07-08 adjusted elevation per City of Madison (1076.86').*
4. *Benchmarks shall be verified before construction. Benchmark locations are shown on the plan and are referenced to Top Nut of Hydrants.*
5. *Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.*
6. *Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20192424873.*
7. *Location of buried private utilities are not within the scope of this survey. The location of said private utilities depicted hereon has been determined upon field observations during the course of field survey work and has been provided for informational purposes only. Utilities other than those shown may be encountered, and the actual location of these utilities my be different from what is depicted hereon.*

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING 24" STORM SEWER
- EXISTING 21" STORM SEWER
- EXISTING 18" STORM SEWER
- EXISTING 15" STORM SEWER
- EXISTING 12" STORM SEWER
- EXISTING 15" SANITARY SEWER
- EXISTING 8" SANITARY SEWER
- EXISTING 8" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

N

W E

S

GRAPHIC SCALE FEET

0 25 50 100

SURVEY LEGEND

- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

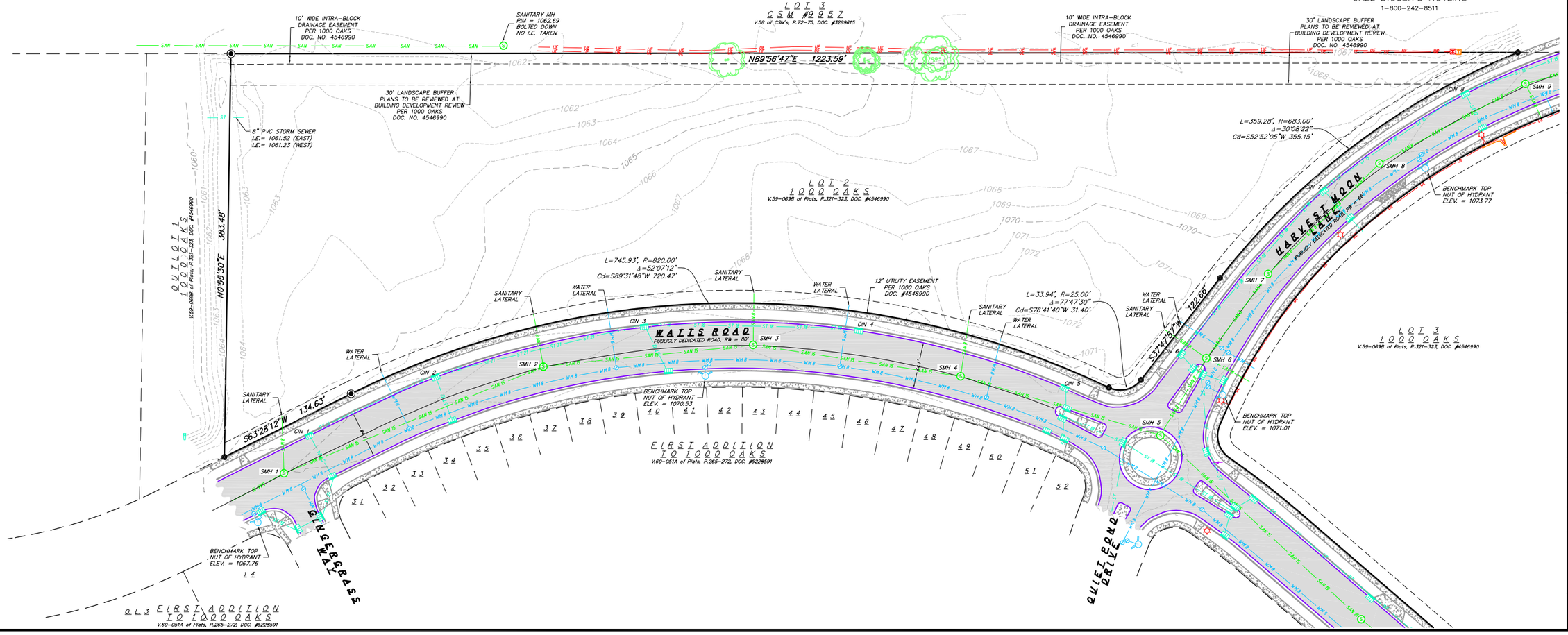
DIGGERS HOTLINE

Dial 811 or (800) 242-8511

www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



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Phone: (800) 261-3898

Existing Conditions
Timber Valley II
City of Madison
Dane County, Wisconsin

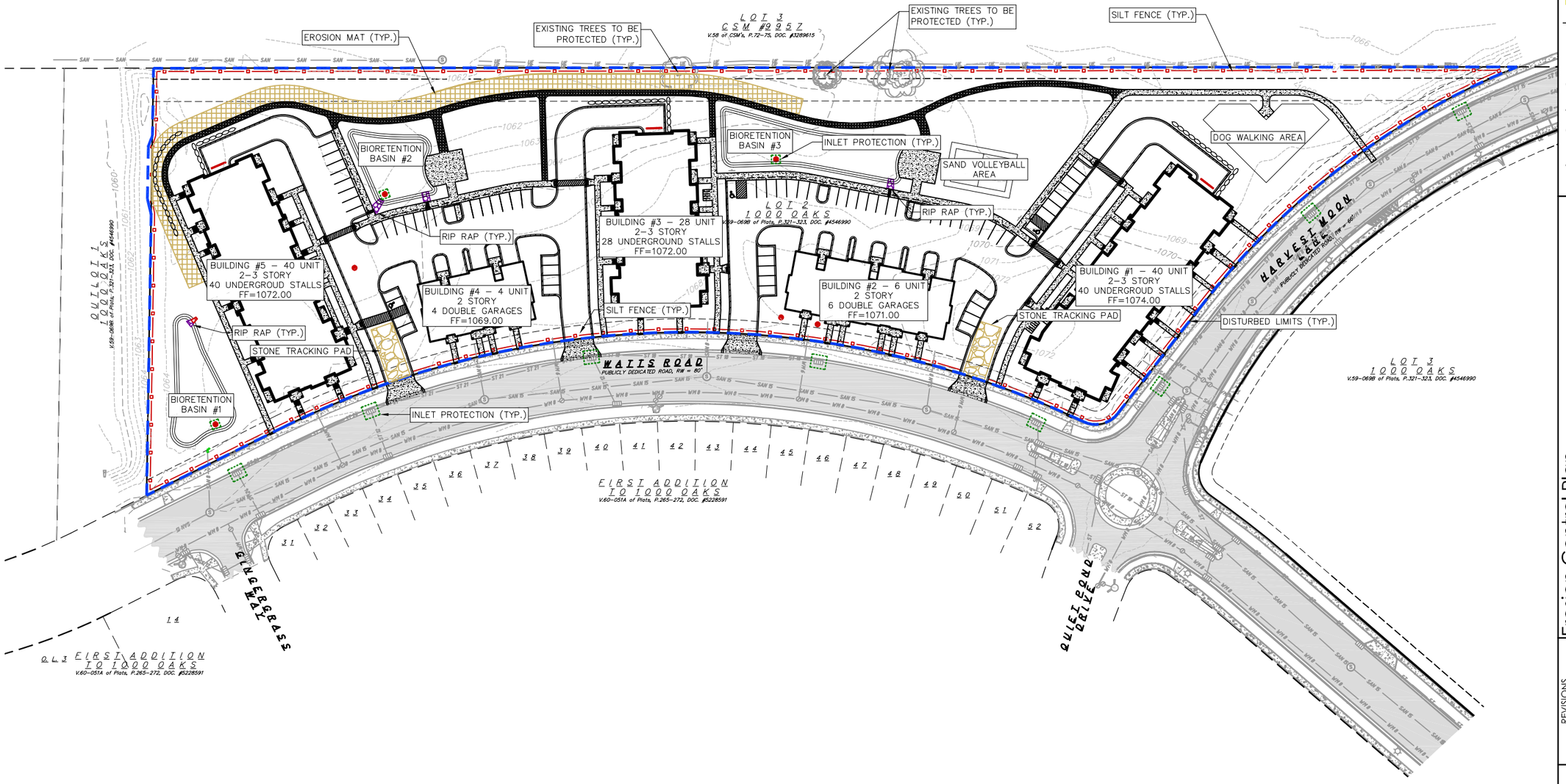
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/08/2019
DRAFTER: DGUL
CHECKED: MMAR
PROJECT NO.: 190146
SHEET: 1 OF 6
DWG. NO.: C-1.0

07 Oct 2019 - 7:29p M:\McKenzie Apt Co\190146_Timber Valley II, Madison\CADD\190146 Existing Conditions.dwg by: njoh

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NOTES:

1.) 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.

2.) EXISTING TREES TO BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AT LEAST FIVE FEET FROM ALL SIDES OF THE TREES. NO EXCAVATION IS PERMITTED WITHIN FIVE FEET OF THE OUTSIDE EDGE OF A TREE TRUNK.

EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION
- TRACKING PAD
- EROSION MAT CLASS 1 URBAN TYPE B
- RIP RAP

N W E S

GRAPHIC SCALE FEET
0 25 50 100

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Erosion Control Plan

Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

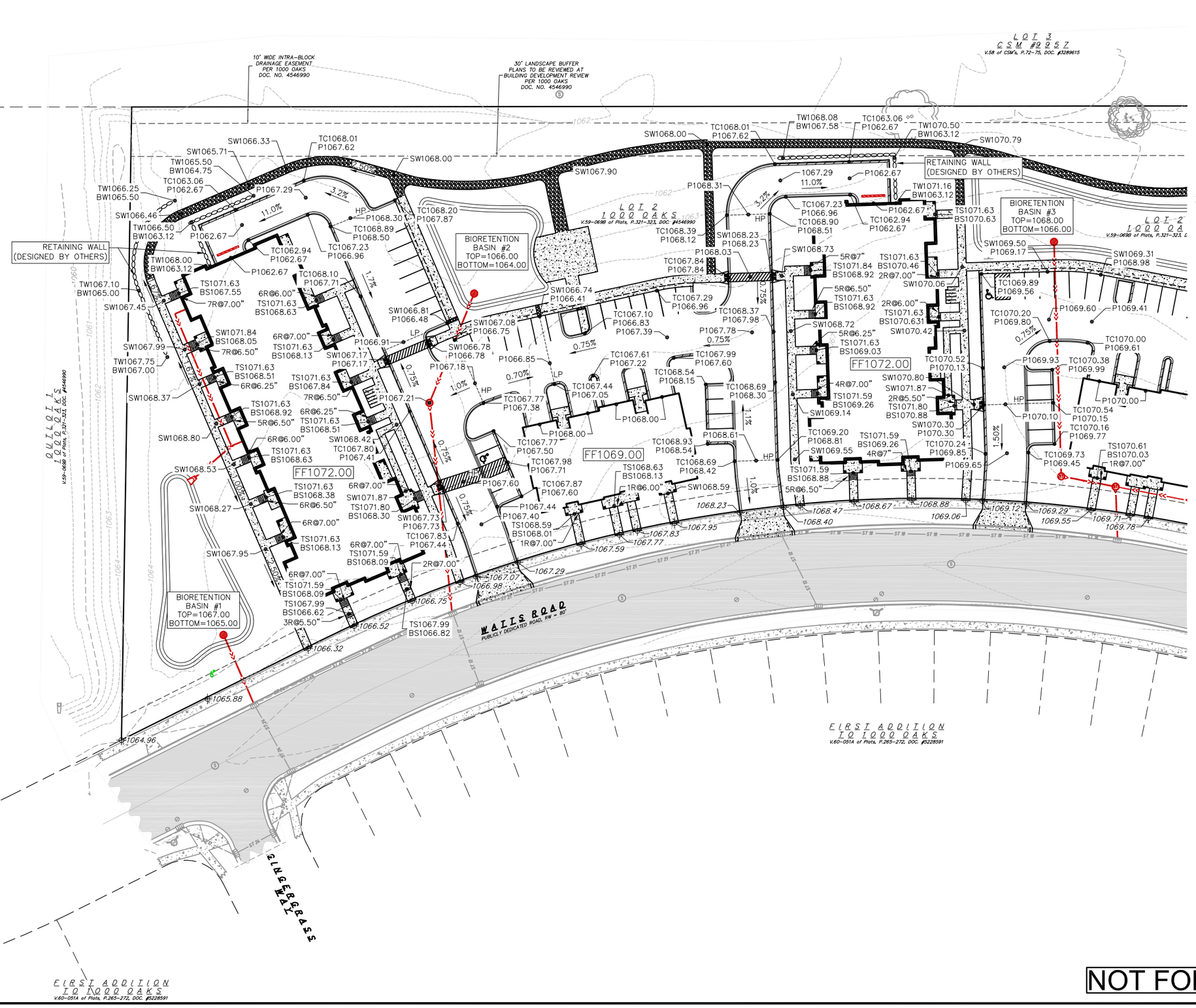
REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/08/2019
DRAFTER: NJOH
CHECKED: RKOL
PROJECT NO.: 190146
SHEET: 2 OF 6
DWG. NO.: C-2.0

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GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- CURB AND GUTTER (REVERSE CURB HATCHED)
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
P – PAVEMENT
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

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West Grading Plan

Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

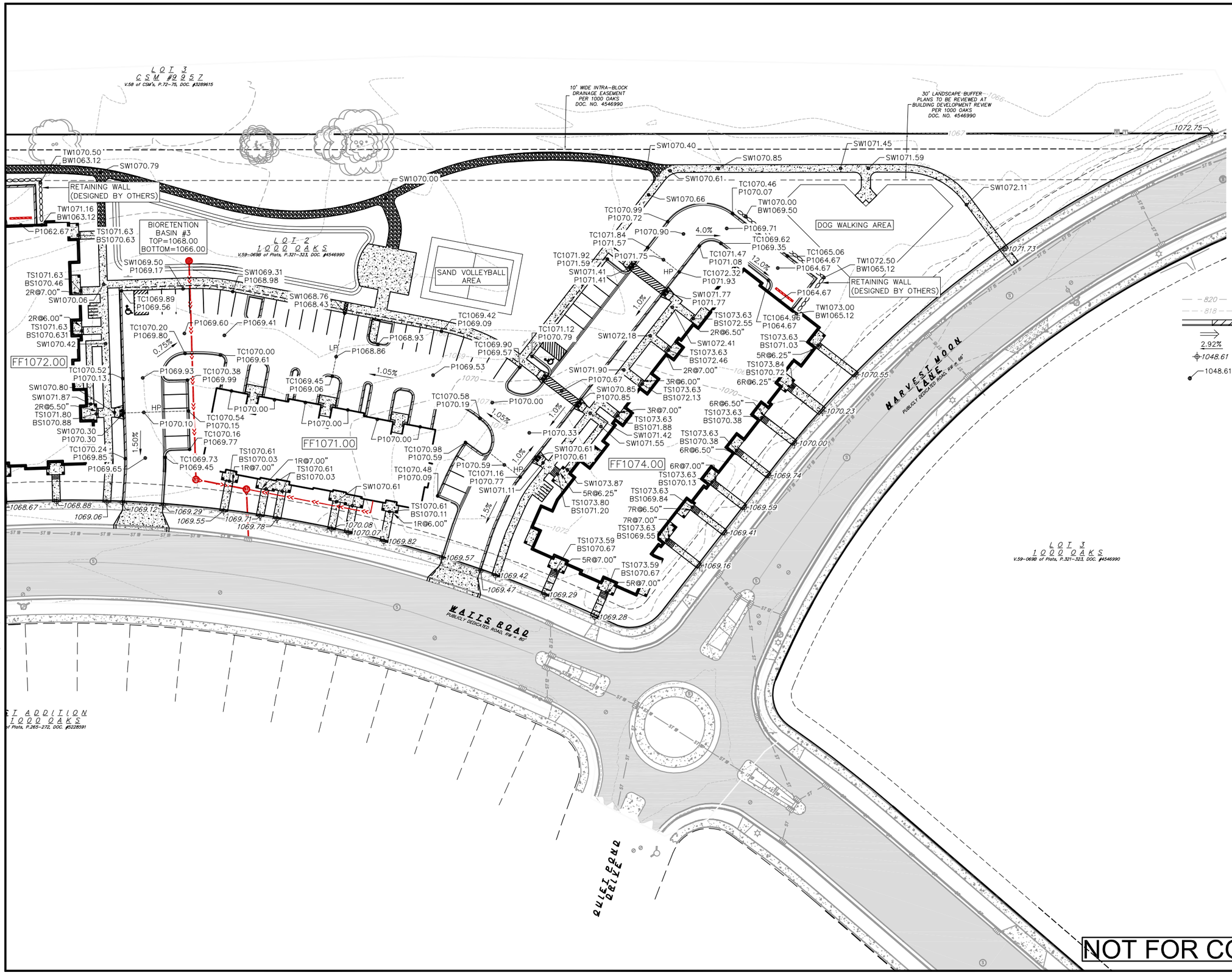
REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/08/2019
DRAFTER: NJOH
CHECKED: RKOL
PROJECT NO.: 190146
SHEET: 3 OF 6
DWG. NO.: C-3.0

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East Grading Plan

Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
10/08/2019

DRAFTER
NJOH

CHECKED
RKOL

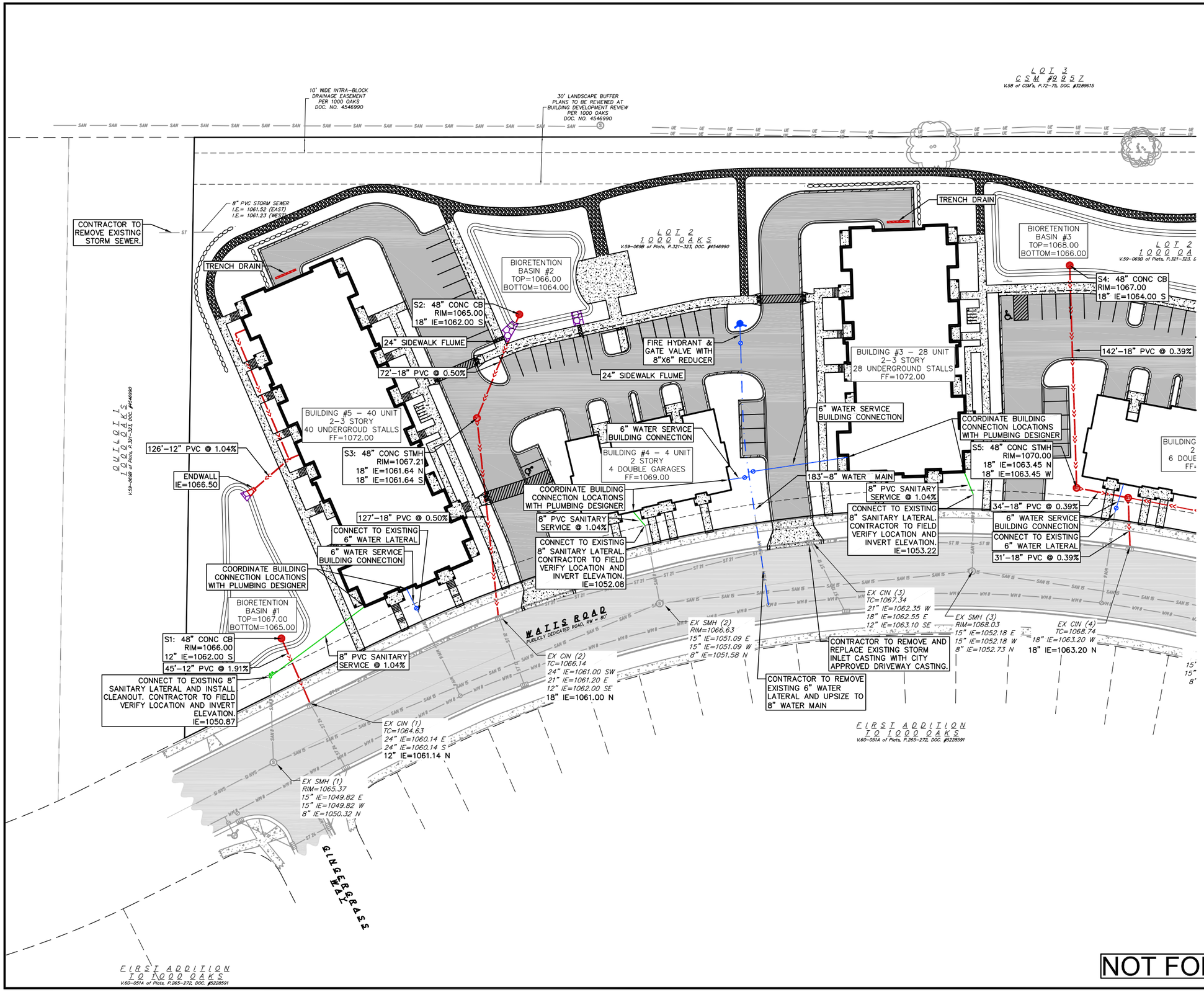
PROJECT NO.
190146

SHEET
4 OF 6

DWG. NO.
C-3.1

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N

W E

S

GRAPHIC SCALE FEET

0 15 30 60

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CIN – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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West Utility Plan

Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/08/2019
DRAFTER: NJOH
CHECKED: RKOL
PROJECT NO.: 190146
SHEET: 5 OF 6
DWG. NO.: C-4.0

07 Oct 2019 - 7:29p M:\McKenzie Apt Co\190146_Timber Valley II..Madison\CADD\190146_Base.dwg by: njoh

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LOT 3
CSM #9957
V.58 of CSM's, P.72-75, DOC. #3289615

10' WIDE INTRA-BLOCK DRAINAGE EASEMENT PER 1000 OAKS DOC. NO. 4546990

30' LANDSCAPE BUFFER PLANS TO BE REVIEWED AT BUILDING DEVELOPMENT REVIEW PER 1000 OAKS DOC. NO. 4546990

BIORETENTION BASIN #3
TOP=1068.00
BOTTOM=1066.00

LOT 2
1000 OAKS
V.59-069B of Plats, P.321-323, DOC. #4546990

SAND VOLLEYBALL AREA

DOG WALKING AREA

TRENCH DRAIN

S4: 48" CONC CB
RIM=1067.00
18" IE=1064.00 S

24" SIDEWALK FLUME

142'-18" PVC @ 0.39%

G #3 - 28 UNIT
-3 STORY
ERGROUND STALLS
F=1072.00

FIRE HYDRANT & GATE VALVE

BUILDING #1 - 40 UNIT
2-3 STORY
40 UNDERGROUD STALLS
FF=1074.00

COORDINATE BUILDING CONNECTION LOCATIONS WITH PLUMBING DESIGNER

BUILDING #2 - 6 UNIT
2 STORY
6 DOUBLE GARAGES
FF=1071.00

S5: 48" CONC STMH
RIM=1070.00
18" IE=1063.45 N
18" IE=1063.45 W

8" PVC SANITARY SERVICE @ 1.04%

90'-6" PVC @ 1.04%

34'-18" PVC @ 0.39%

6" WATER SERVICE BUILDING CONNECTION

CONNECT TO EXISTING 6" WATER LATERAL

31'-18" PVC @ 0.39%

S6: 48" CONC STMH
RIM=1070.02
18" IE=1063.32 S
18" IE=1063.32 E
6" IE=1064.32 W

CONNECT TO EXISTING 8" SANITARY LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATION.
IE=1054.01

6" WATER SERVICE BUILDING CONNECTION

COORDINATE BUILDING CONNECTION LOCATIONS WITH PLUMBING DESIGNER

CONNECT TO EXISTING 6" WATER LATERAL

8" PVC SANITARY SERVICE @ 1.04%

CONNECT TO EXISTING 6" WATER LATERAL

CONNECT TO EXISTING 8" SANITARY LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATION.
IE=1057.66

CONNECT TO EXISTING 6" WATER LATERAL

N (3)
067.34
E=1062.35 W
E=1062.55 E
E=1063.10 SE

EX SMH (3)
RIM=1068.03
15" IE=1052.18 E
8" IE=1052.73 N

EX CIN (4)
TC=1068.74
18" IE=1063.20 W
18" IE=1063.20 N

TO REMOVE AND
TING STORM
WITH CITY
NEWAY CASTING.

T ADDITION
1000 OAKS
f Plats, P.265-272, DOC. #5228591

EX SMH (4)
RIM=1068.73
15" IE=1053.04 E
15" IE=1053.04 W
8" IE=1053.48 N

EX CIN (5)
TC=1067.63
12" IE=1064.04 SE

EX CIN (6)
TC=1067.70
18" IE=1063.90 NE
18" IE=1063.90 E

WAITS ROAD
PUBLICLY DEDICATED ROAD, RW = 60'

EX SMH (5)
RIM=1069.41
15" IE=1054.00 E
15" IE=1054.00 W
8" IE=1054.41 NE

EX SMH (6)
RIM=1068.38
8" IE=1057.04 N
8" IE=1057.04 E
8" IE=1057.04 S
8" IE=1057.18 W

EX SMH (7)
RIM=1069.66
8" IE=1058.06 NE
8" IE=1058.06 S

LOT 3
1000 OAKS
V.59-069B of Plats, P.321-323, DOC. #4546990

EX CIN (7)
TC=1070.62
18" IE=1065.68 SW
15" IE=1065.88 NE
15" IE=1065.88 SE

EX SMH (8)
RIM=1070.61
8" IE=1058.30 NE
8" IE=1058.30 SW

EX CIN (8)
TC=1071.78
15" IE=1067.37 SW
15" IE=1067.37 NE
12" IE=1068.53 SW

EX SMH (9)
RIM=1072.19
8" IE=1059.11 NE
8" IE=1059.11 SW

HARVEST MOON LANE
PUBLICLY DEDICATED ROAD, RW = 66'

QUIET ROAD
DALLE

N
W E
S

GRAPHIC SCALE FEET
0 15 30 60

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE

ABBREVIATIONS

STMH - STORM MANHOLE
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EW - ENDWALL
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East Utility Plan
Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE
AS SHOWN

DATE
10/08/2019

DRAFTER
NJOH

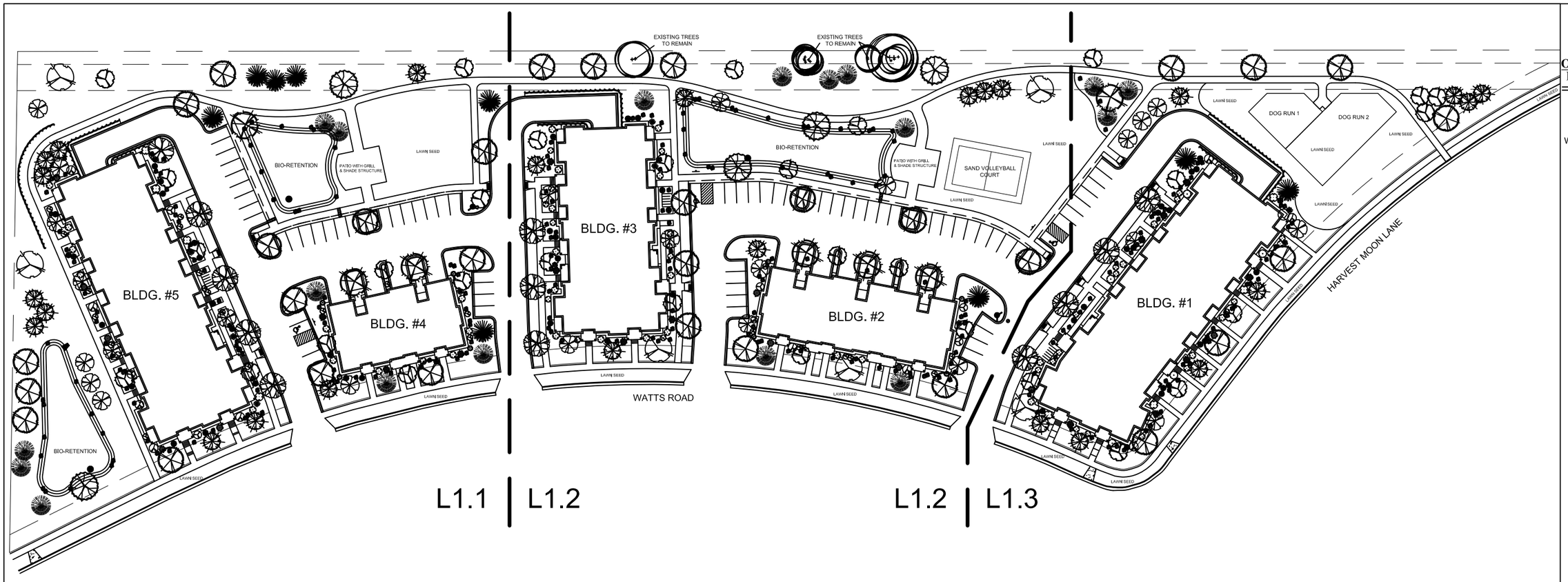
CHECKED
RKOL

PROJECT NO.
190146

SHEET
6 OF 6

DWG. NO.
C-4.1

07 Oct 2019 - 7:29p M:\McKenzie Apt Co\190146_Timber Valley II -Madison\CADD\190146_Base.dwg by: njoh



PLANT KEY

AUTUMN BLAZE MAPLE		AUTUMN BRILLIANCE SERVICEBERRY	
RIVER BIRCH		PAGODA DOGWOOD	
COMMON HACKBERRY		REGENT SERVICEBERRY	
QUAKING ASPEN		GLOSSY BLACK CHOKEBERRY	
CHINQUAPIN OAK		NEW JERSEY TEA	
WHITE FIR		KELSEY DOGWOOD	
EASTERN WHITE PINE		ELDERBERRY	
BLACK HILLS SPRUCE		GALAXY SNOWBERRY	
		MISS KIM LILAC	
		COMPACT AMERICAN CRANBERRYBUSH	
		MOON FROST HEMLOCK	
		MINI ARCADIA JUNIPER	
		EMERALD ARBORVITAE	

PLANTING SCHEDULE

Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDIOUS TREES				
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"	30	B&B
Betula nigra	River Birch	2.5"	5	B&B
Celtis occidentalis	Common Hackberry	2.5"	12	B&B
Populus tremuloides	Quaking Aspen	2"	7	B&B
Quercus muehlenbergii	Chinquapin Oak	2.5"	6	B&B
TALL EVERGREEN TREE				
Abies concolor	White Fir	6'	18	B&B
Pinus strubus	Eastern White Pine	6'	9	B&B
Picea glauca var. densata	Black Hills Spruce	6'	24	B&B
ORNAMENTAL TREE				
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"	31	B&B
Cornus alternifolia	Pagoda Dogwood	5'	24	B&B
UPRIGHT EVERGREEN SHRUB				
Thuja occidentalis 'Smaragd'	Emerald Arborvitae	5'	8	B&B
SHRUB, DECIDIOUS				
Amelanchier alnifolia 'Regent'	Regent Serviceberry	#5	10	Cont.
Aronia melanocarpa var. Elata	Glossy Black Chokeberry	#5	8	Cont.
Ceanothus americanus	New Jersey Tea	#5	28	Cont.
Cornus sericea 'Kelseyi'	Kelsey Dogwood	#3	50	Cont.
Sambucus canadensis	Elderberry	#5	6	Cont.
Symphoricarpos x doorenbosii 'Kolmagala'	Galaxy Snowberry	#3	24	Cont.
Syringa pubescens subsp. Patula 'Miss Kim'	Miss Kim Lilac	#5	34	Cont.
Viburnum trilobum 'Bailey Compact'	Bailey Compact Cranberrybush	#5	5	Cont.
SHRUB, EVERGREEN				
Juniperus sabina 'Mini Arcadia'	Mini Arcadia Juniper	#3	24	Cont.
Tsuga canadensis 'Moon Frost'	Moon Frost Hemlock	#3	9	Cont.

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings
- All lawn areas to be No Mow Fescue seed mix / erosion netting unless specified as lawn seed / erosion netting
- Foundation perimeter to have 1.5" Capitol stone mulch / weed barrier fabric / vinyl edge
- New street trees to be installed at direction of City of Madison Forester
- See civil plans for retaining wall information

STREET TREE NOTE:
1. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

CITY OF MADISON LANDSCAPING REQUIREMENTS

7/25/2019

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
286,250 (project area) - 54,472 (building footprints)	231,778	
First Five Acres	217,800	3630
Additional Acres	13,978	140
	TOTAL	**3770**

PROPOSED PLANTS

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous Tree	35	60	2100
Tall Evergreen Tree	35	51	1785
Ornamental Tree	15	55	825
Upright Evergreen Shrub (i.e. arborvitae)	10	8	80
Shrub, deciduous	3	165	495
Shrub, evergreen	4	33	132
Ornamental Grasses/Perennials	2		0
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
		POINTS PROVIDED	**5417**

LANDSCAPE PLAN

0 80 160 240

SCALE: 1"=80'-0"

L1.0

OLSON TOON LANDSCAPING
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II

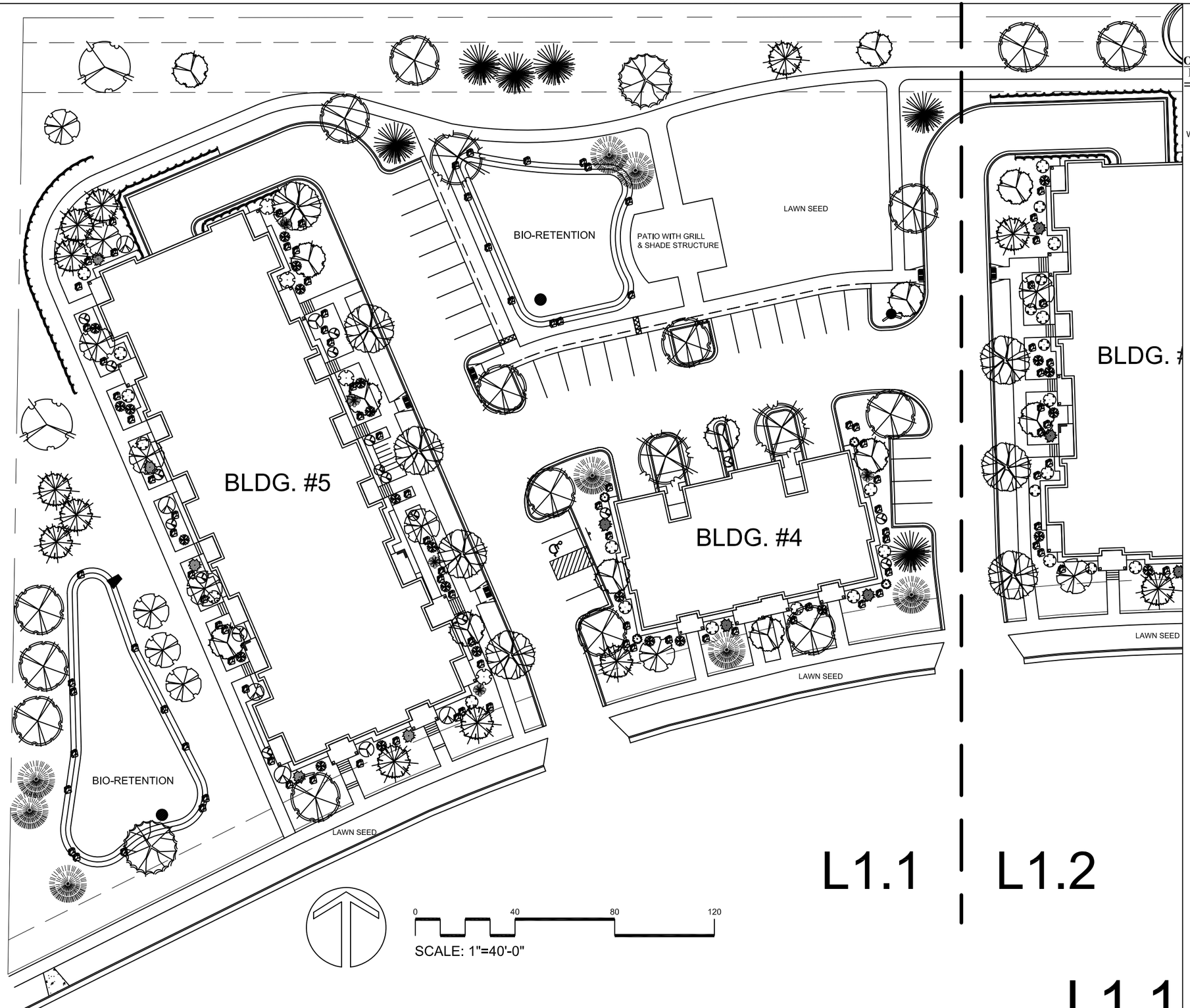
Watts Road
Madison, WI

Date: July 25, 2019
Scale: 1" = 80'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

Reference Name:
McKenzie



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LANDSCAPING
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Verona, WI 53593
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FAX: (608) 827-9402
WEB: www.olsontoon.com

Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II

Watts Road
Madison, WI

L1.1 L1.2

Date: July 25, 2019
Scale: 1" = 40'
Designer: peb
Job # 2019-07-16-02

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Revisions:
August 13, 2019
October 8, 2019

L1.1

Reference Name:
McKenzie

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

LAWN SEED

BIO-RETENTION

PATIO WITH GRILL & SHADE STRUCTURE

SAND VOLLEYBALL COURT

LAWN SEED

LAWN SEED

BLDG. #3

BLDG. #2

BLDG

BLDG. #4

LAWN SEED

LAWN SEED

LAWN SEED

LAWN SEED

WATTS ROAD

L1.1

L1.2

0 40 80 120

SCALE: 1"=40'-0"

L1.2

L1.3

L1.2

OLSON TOON LANDSCAPING

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Verona, WI 53593
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Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II

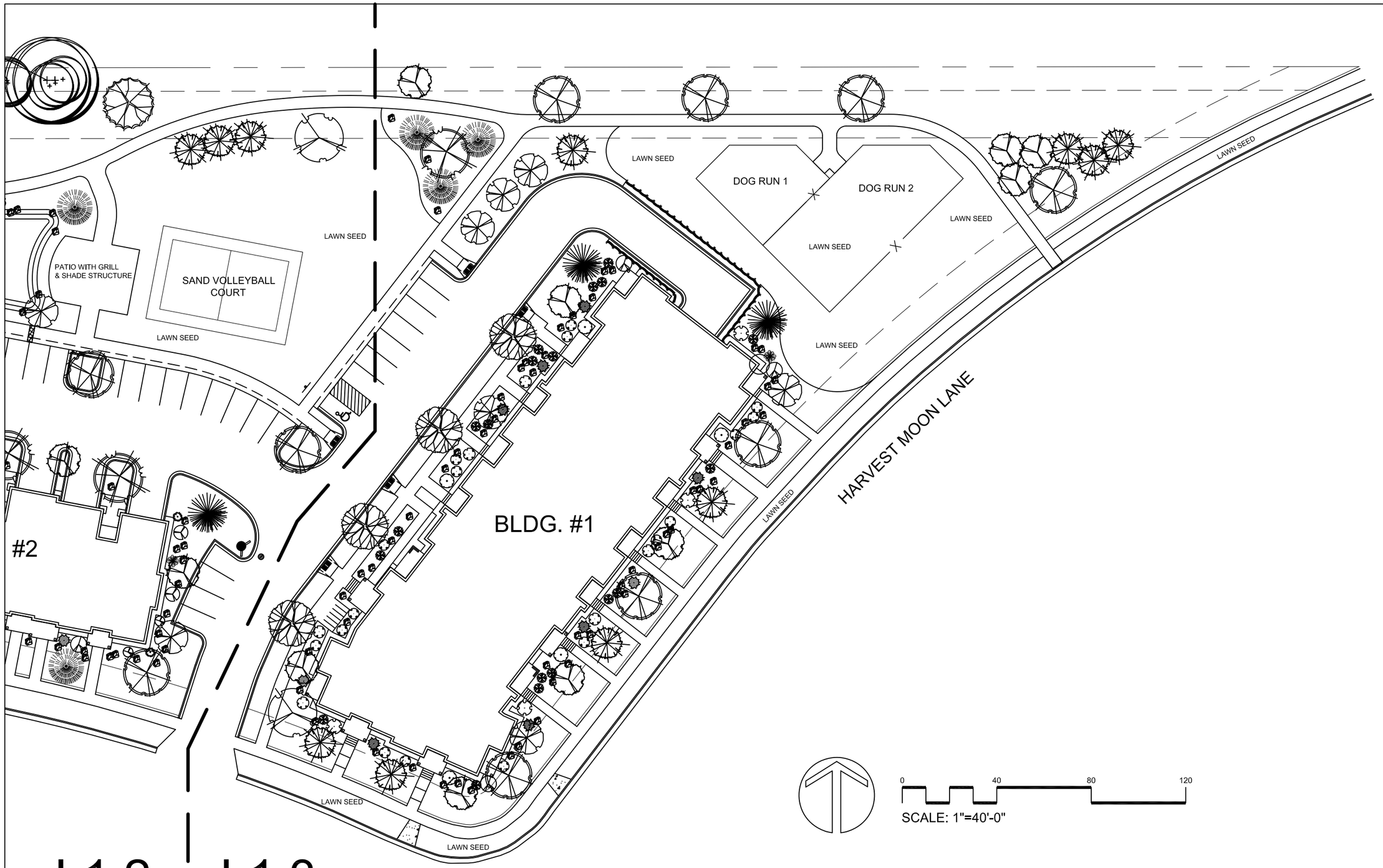
Watts Road
Madison, WI

Date: July 25, 2019
Scale: 1" = 40'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
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Reference Name:
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0 40 80 120

SCALE: 1"=40'-0"

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Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II

Watts Road
Madison, WI

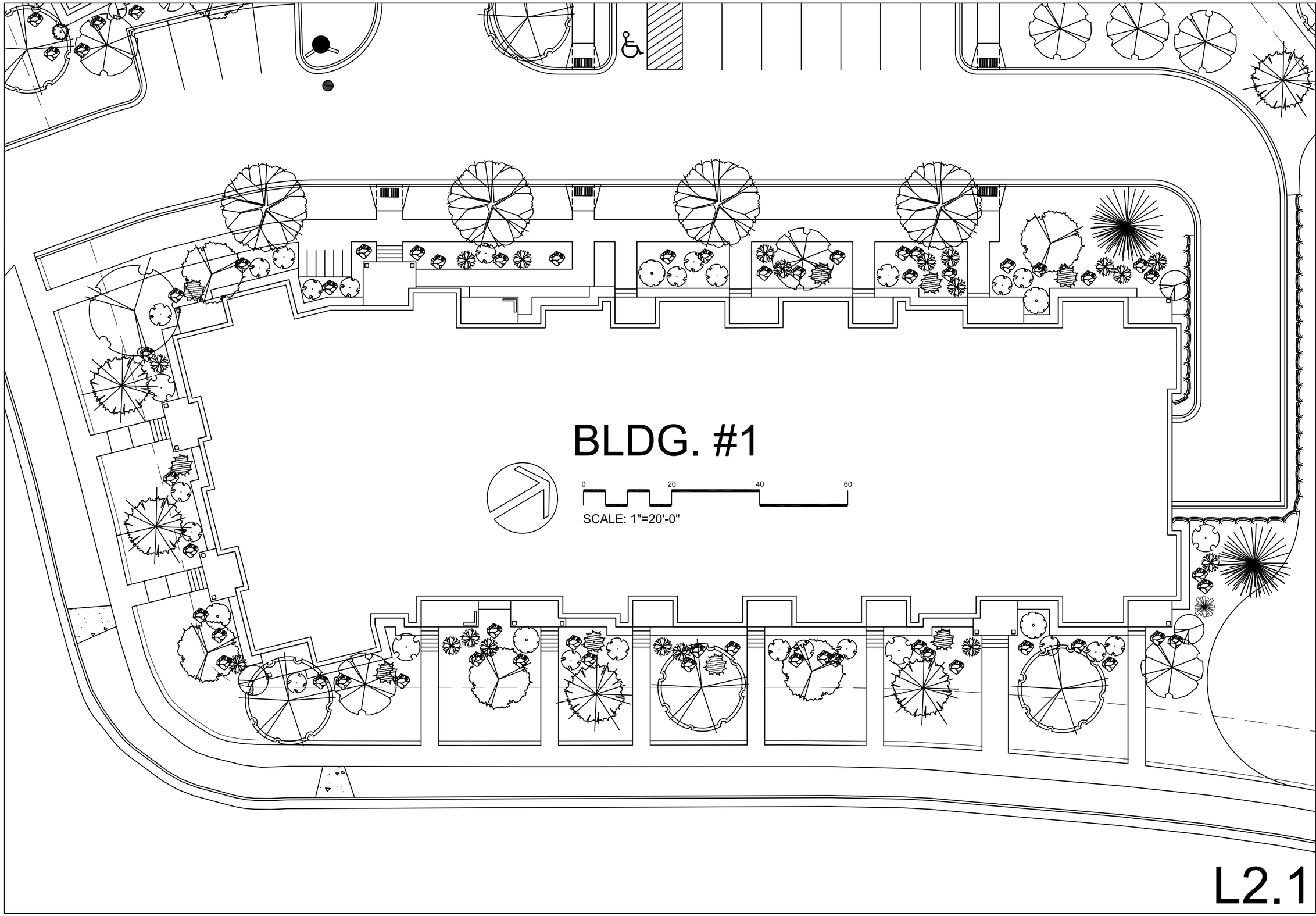
Date: July 25, 2019
Scale: 1" = 40'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

L1.3

Reference Name:
McKenzie



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Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II - BLDG #1

Watts Road
Madison, WI

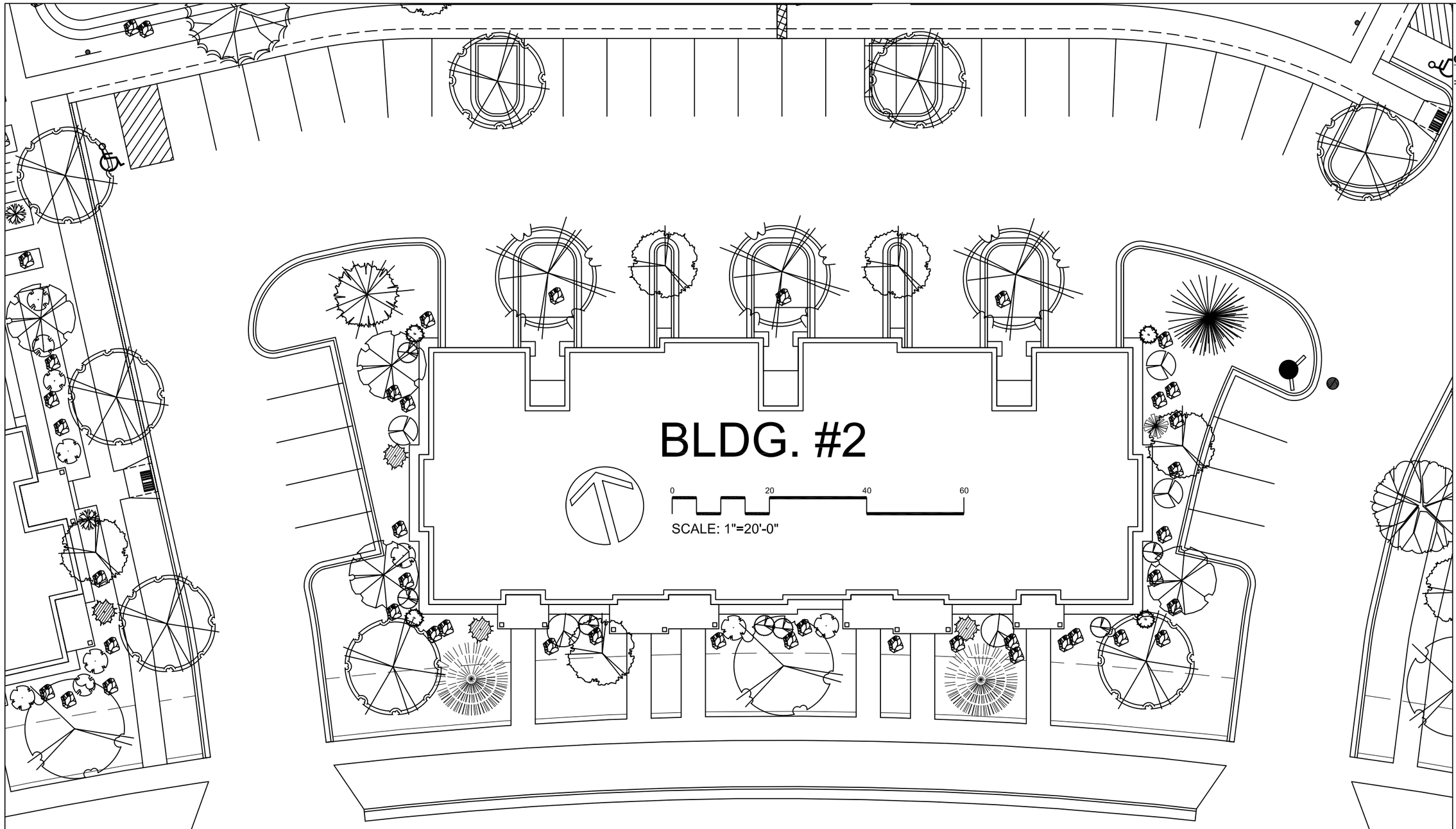
Date: July 25, 2019
Scale: 1" = 20'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

Reference Name:
McKenzie

L2.1



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FAX: (608) 827-9402
WEB: www.olsontoon.com

Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II - BLDG #2

Watts Road
Madison, WI

Date: July 25, 2019
Scale: 1" = 20'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

L2.2

Reference Name:
McKenzie

EXISTING TREES
TO REMAIN

BLDG. #3

0 20 40 60

SCALE: 1"=20'-0"

OLSON TOON
LANDSCAPING

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
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WEB: www.olsontoon.com

Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II - BLDG #3

Watts Road
Madison, WI

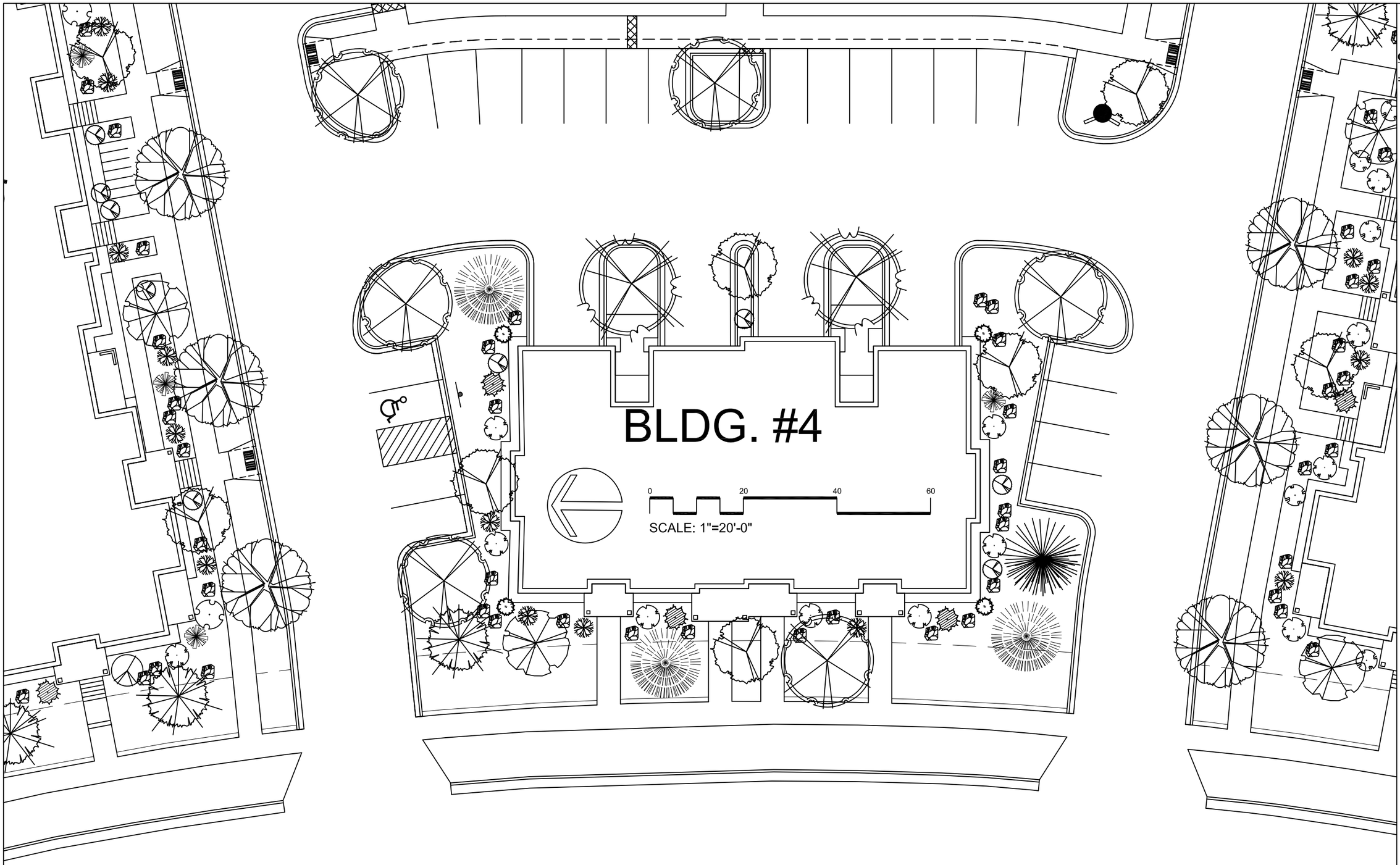
Date: July 25, 2019
Scale: 1" = 10'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
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October 8, 2019

L2.3

Reference Name:
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PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II - BLDG #4

Watts Road
Madison, WI

Date: July 25, 2019
Scale: 1" = 10'
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

L2.4

Reference Name:
McKenzie

BLDG. #5

0 20 40 60

SCALE: 1"=20'-0"

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FAX: (608) 827-9402
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Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II - BLDG #5

Watts Road
Madison, WI

Date: July 25, 2019
Scale: 1" = 10'
Designer: peb
Job # 2019-07-16-02

Seal:
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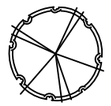
Revisions:
August 13, 2019
October 8, 2019

Reference Name:
McKenzie

L2.5

PLANT KEY

AUTUMN BLAZE MAPLE



RIVER BIRCH



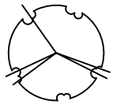
COMMON HACKBERRY



QUAKING ASPEN



CHINQUAPIN OAK



WHITE FIR



EASTERN WHITE PINE



BLACK HILLS SPRUCE



AUTUMN BRILLIANCE SERVICEBERRY



PAGODA DOGWOOD



REGENT SERVICEBERRY



GLOSSY BLACK CHOKEBERRY



NEW JERSEY TEA



KELSEY DOGWOOD



ELDERBERRY



GALAXY SNOWBERRY



MISS KIM LILAC



COMPACT AMERICAN CRANBERRYBUSH

MOON FROST HEMLOCK



MINI ARCADIA JUNIPER



EMERALD ARBORVITAE



PLANTING SCHEDULE

Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDIOUS TREES				
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"	34	B&B
Betula nigra	River Birch	2.5"	5	B&B
Celtis occidentalis	Common Hackberry	2.5"	12	B&B
Populus tremuloides	Quaking Aspen	2"	7	B&B
Quercus muehlenbergii	Chinquapin Oak	2.5"	8	B&B
TALL EVERGREEN TREE				
Abies concolor	White Fir	6'	12	B&B
Pinus strubus	Eastern White Pine	6'	5	B&B
Picea glauca var. densata	Black Hills Spruce	6'	24	B&B
ORNAMENTAL TREE				
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"	34	B&B
Cornus alternifolia	Pagoda Dogwood	6'	24	B&B
UPRIGHT EVERGREEN SHRUB				
Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6'	8	B&B
SHRUB, DECIDIOUS				
Amelanchier alnifolia 'Regent'	Regent Serviceberry	#5	12	Cont.
Aronia melanocarpa var. Elata	Glossy Black Chokeberry	#5	8	Cont.
Ceanothus americanus	New Jersey Tea	#5	24	Cont.
Cornus sericea 'Kelseyi'	Kelsey Dogwood	#3	50	Cont.
Sambucus canadensis	Elderberry	#5	8	Cont.
Symphoricarpos x doorenbosii 'Kolmagala'	Galaxy Snowberry	#3	24	Cont.
Syringa pubescens subsp. Patula 'Miss Kim'	Miss Kim Lilac	#5	34	Cont.
Viburnum trilobum 'Bailey Compact'	Bailey Compact Cranberrybush	#5	5	Cont.
SHRUB, EVERGREEN				
Juniperus sabina 'Mini Arcadia'	Mini Arcadia Juniper	#3	24	Cont.
Tsuga canadensis 'Moon Frost'	Moon Frost Hemlock	#3	8	Cont.

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Landscape Development for

TIMBER VALLEY APARTMENTS - PHASE II - PLANTS

Watts Road
Madison, WI

Date: July 25, 2019
Scale:
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

L3.1

Reference Name:
McKenzie

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings
- All lawn areas to be No Mow Fescue seed mix / erosion netting unless specified as lawn seed / erosion netting
- Foundation perimeter to have 1.5" Capitol stone mulch / weed barrier fabric / vinyl edge
- New street trees to be installed at direction of City of Madison Forester
- See civil plans for retaining wall information

STREET TREE NOTE:

1. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

CITY OF MADISON LANDSCAPING REQUIREMENTS

7/25/2019

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
286,250 (project area) - 54,472 (building footprints)	231,778	
First Five Acres	217,800	3630
Additional Acres	13,978	140
	TOTAL	**3770**

PROPOSED PLANTS

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous Tree	35	60	2100
Tall Evergreen Tree	35	51	1785
Ornamental Tree	15	55	825
Upright Evergreen Shrub (i.e. arborvitae)	10	8	80
Shrub, deciduous	3	165	495
Shrub, evergreen	4	33	132
Ornamental Grasses/Perennials	2		0
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
		POINTS PROVIDED	**5417**

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Landscape Development for
Watts Road
Madison, WI

TIMBER VALLEY APARTMENTS - PHASE II - LANDSCAPE NOTES

Date: July 25, 2019
Scale:
Designer: peb
Job # 2019-07-16-02

Seal:
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Revisions:
August 13, 2019
October 8, 2019

L3.2

Reference Name:
McKenzie



1 A-2.1 HARVEST MOON LN. ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - CYBERSPACE SW7076
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 WATTS RD. ELEVATION

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use Submittal : July 17, 2019
Issued for Final UDC Submittal : Oct. 9, 2019

PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 1
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562



1 A-2.2 HARVEST MOON LN. ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - CYBERSPACE SW7076
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.2 WATTS RD. ELEVATION
1/8" = 1'-0"

ISSUED
Issued for Land Use Submittal : July 17, 2019
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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Building 1
Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1858

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1 A-2.1 WATTS RD. ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 SIDE ELEVATIONS

1/8" = 1'-0"



3 A-2.1 REAR (NORTH) ELEVATION

1/8" = 1'-0"

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Middleton, WI 53562

ISSUED

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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 2
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562



1 A-2.1 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - CYBERSPACE SW7076
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 WATTS RD. ELEVATION
1/8" = 1'-0"

ISSUED
Issued for Land Use Submittal : July 17, 2019
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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Building 3
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1858

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1 A-2.2 EAST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - CYBERSPACE SW7076
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.2 NORTH ELEVATION

1/8" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 3
Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1858

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1 A-2.1 WATTS RD. ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 SIDE ELEVATIONS

1/8" = 1'-0"



3 A-2.1 REAR (NORTH) ELEVATION

1/8" = 1'-0"

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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 4
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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1 A-2.1 **WEST ELEVATION**

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - CYBERSPACE SW7076
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 **WATTS RD. ELEVATION**

1/8" = 1'-0"

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Phone: 608.836.3690
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Middleton, WI 53562

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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 5
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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ARCHITECTS
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1 A-2.2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - CYBERSPACE SW7076
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.2 NORTH ELEVATION
1/8" = 1'-0"

ISSUED
Issued for Land Use Submittal : July 17, 2019
Issued for Final UDC Submittal : Oct. 9, 2019

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Building 5
Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1858

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1 A-2.1 **HARVEST MOON LN. ELEVATION**

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 **WATTS RD. ELEVATION**

1/8" = 1'-0"

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ARCHITECTS
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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use Submittal : July 17, 2019
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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 1
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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1 / A-2.1 WATTS RD. ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 / A-2.1 SIDE ELEVATIONS

1/8" = 1'-0"



3 / A-2.1 REAR (NORTH) ELEVATION

1/8" = 1'-0"

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Building 2
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1858

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1 A-2.1 **WEST ELEVATION**

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 **WATTS RD. ELEVATION**

1/8" = 1'-0"

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PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE

Building 3
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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1 / A-2.1 WATTS RD. ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 / A-2.1 SIDE ELEVATIONS

1/8" = 1'-0"



3 / A-2.1 REAR (NORTH) ELEVATION

1/8" = 1'-0"

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Building 4
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1858

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1 A-2.1 **WEST ELEVATION**

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	TIMBERLINE MISSION BROWN BLEND
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
TIMBER TRIM	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 A-2.1 **WATTS RD. ELEVATION**

1/8" = 1'-0"

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI

SHEET TITLE
Building 5
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1858

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TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Rendered Perspective 1

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TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Rendered Perspective 2

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TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Rendered Perspective 3

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