

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>August 1, 2007</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>August 8, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2425 Jeffy Trail/Lot 77 of Hawks Creek Plat

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Rick McKy /McKy-North, LLC

Knothe & Bruce Architects, LLC

906 Sauk Ridge Trail

7601 University Avenue, Suite 201

Madison, WI 53717

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

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

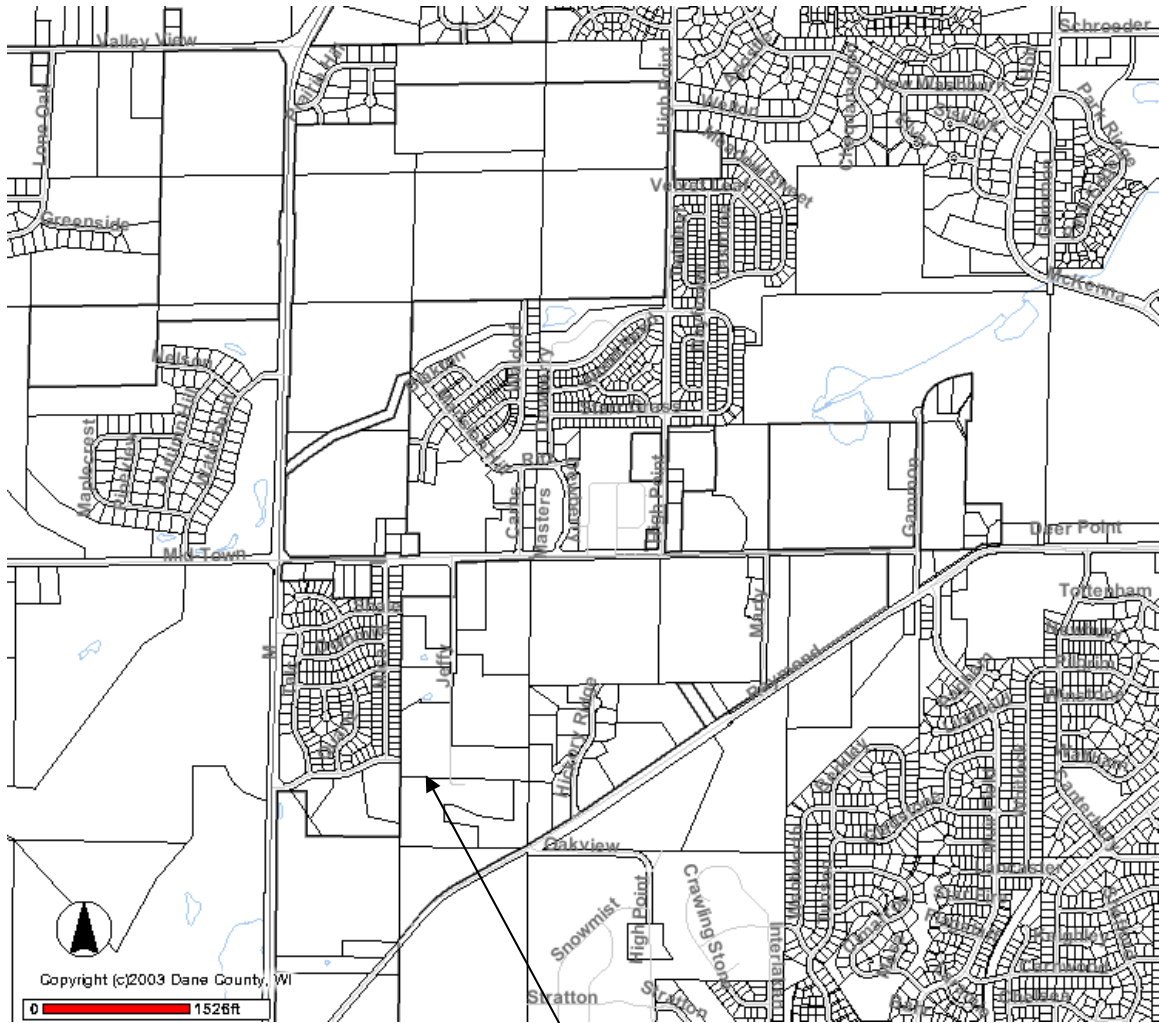
(See Section C for:)

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

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

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



# Site Locator Map

Jeffy Trail/Lot 77 of Hawks Creek Plat

May 23, 2007

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
R-4 Planned Residential Development  
2425 Jeffy Trail  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: McKy-North, LLC  
906 Sauk Ridge Trail  
Madison, WI 53717  
608-836-9300  
Contact: Rick McKy  
rmcky@starkhomes.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax  
Contact: Dave Glusick

Landscape Design: The Bruce Company  
2830 W. Beltline Hwy.  
Middleton, WI 53562  
(608) 836-7041  
(608) 831-4236 fax  
Contact: Steve Short

**Introduction:**

The proposed site is Lot 77 of the second addition to Hawk's Creek Plat. The Hawk's Creek Plat was approved by the Common Council on July 18, 2006 and the neighborhood plan amended in response to the plat. The property was zoned R-4 during the platting process. The proposed development and the resulting density conform to the R-4 zoning standards and neighborhood plan.

**Project Description:**

The development consists of a total of 30 condominiums in 5 four-unit buildings and 5 two-unit buildings. The buildings are all one story, some with an exposed lower level, and have a cottage-style architecture compatible with adjacent developments. The building exteriors will utilize an attractive, low-maintenance horizontal siding.

Each condominium has a private two-car attached garage. Parking for guests will be available in the condominium driveways with additional guest parking for 8 cars distributed throughout the site. Pedestrian access is maintained with sidewalks throughout the site and pedestrian connections to Jeffy Trail, the development to the north and the park to the south.

**Site Development Data:**

**Densities:**

Lot Area	230,844 S.F. or 5.29 acres
Dwelling Units	30 Units
Lot Area/D.U.	7,694 S.F./Unit
Density	5.6 Units/Acre
Open Space	100,559 S.F. (43.6%)
Usable Open Space	43,240 S.F.
Usable Open Space/D.U.	1,441 S.F./D.U.

**Dwelling Unit Mix:**

Three-Bedroom Townhomes	30
-------------------------	----

**Building Height:**

1-2 Stories

**Parking**

Automobile	
Surface	8 spaces
Garage	<u>60 spaces</u>
Total	68 spaces

Bicycle	
Surface	8 spaces
Garage	<u>30 spaces</u>
Total	38 spaces

Letter of Intent  
Lot 77 Addition to Hawk's Creek Plat  
2425 Jeffy Trail  
May 23, 2007  
Page 3 of 3

**Project Schedule:**

It is anticipated that construction of the first building will start in Summer 2007 and be completed by Spring 2008. Construction of the remaining buildings will proceed as market conditions dictate, with overall completion scheduled for 2010.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

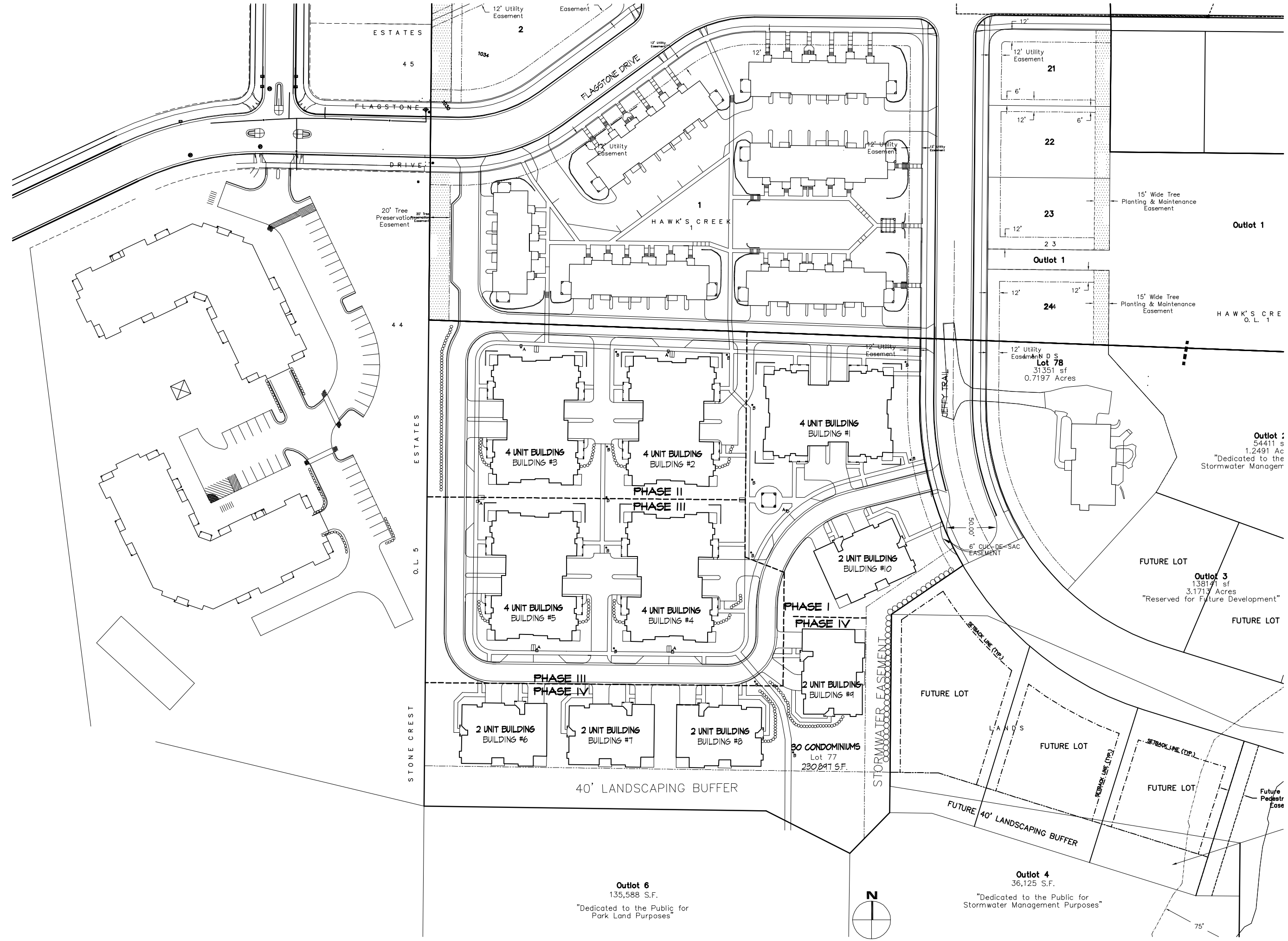
J. Randy Bruce, AIA  
Managing Member

Consultant

Notes

SHEET INDEX

- C-1.0 SITE PLAN- OVERVIEW
  - C-1.1 SITE LAYOUT PLAN
  - C-1.2 SITE LIGHTING PLAN
  - C-2.1 SITE GRADING PLAN
  - C-3.1 SITE UTILITY PLAN
  - C-4.1 LANDSCAPE PLAN
- 
- A-1.1 4-UNIT & 2-UNIT FLOOR PLANS
  - A-2.1 ELEVATIONS - BUILDING #1
  - A-2.2 ELEVATIONS - BUILDING #2-#5
  - A-2.3 ELEVATIONS - BUILDING #6-#8
  - A-2.4 ELEVATIONS - BUILDING #9 & #10



Outlot 1

HAWK'S CREEK O.L. 1

Outlot 2  
 54411 s  
 1.2491 Ac  
 "Dedicated to the Stormwater Manager"

Outlot 3  
 138141 sf  
 3.1713 Acres  
 "Reserved for Future Development"

Outlot 4  
 36,125 S.F.  
 "Dedicated to the Public for Stormwater Management Purposes"

Outlot 6  
 135,588 S.F.  
 "Dedicated to the Public for Park Land Purposes"

Revisions  
 December 18, 2006- Informational UDC Submittal  
 May 23, 2007- Conditional Use Submittal  
 August 1, 2007- UDC Final Submittal

Project Title  
 2425 Jeffy Trail  
 Lot 77, 2nd Add. to  
 Hawk's Creek Plat

Drawing Title  
**Site Plan- Overview**

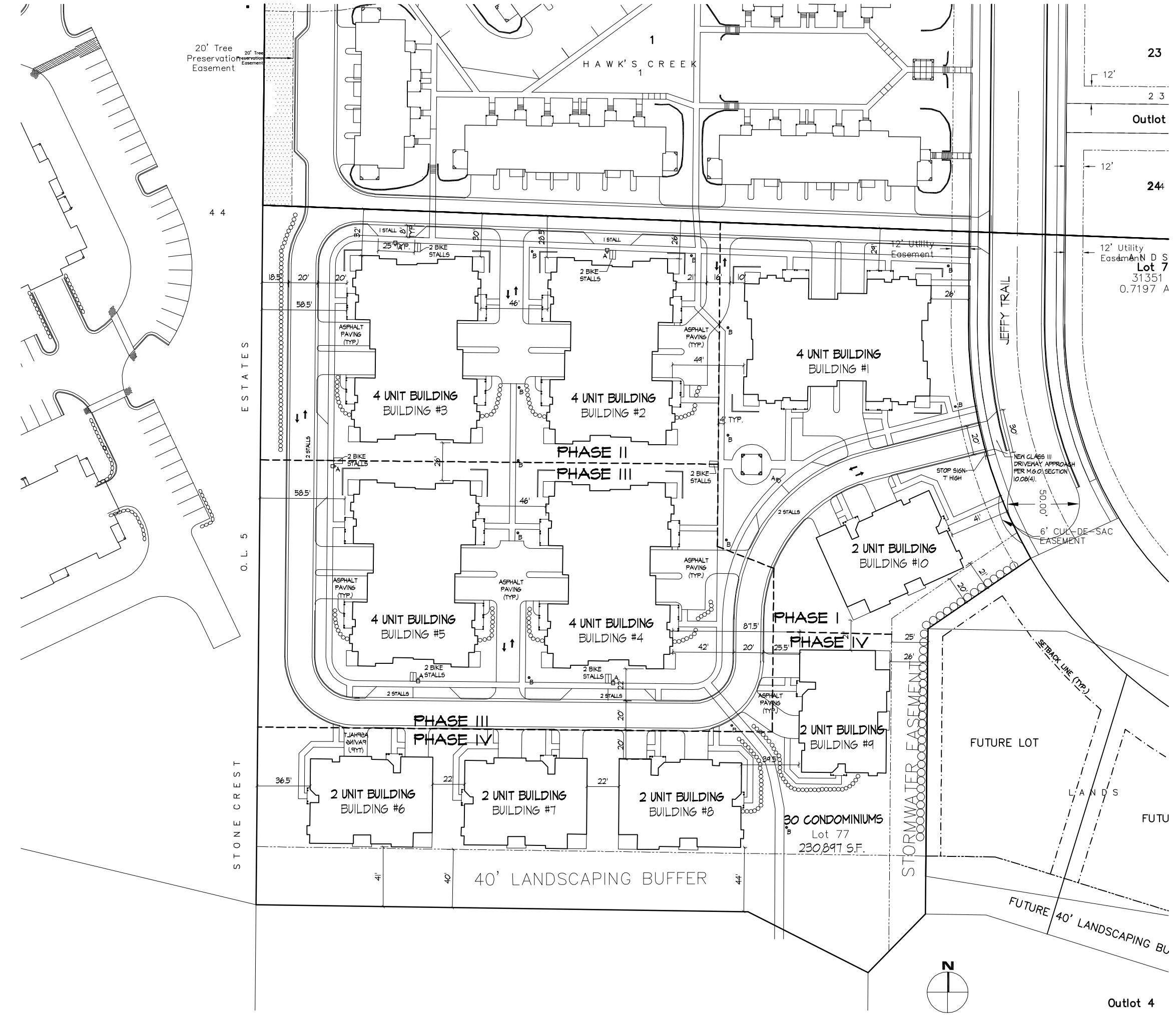
SCALE 1"=40'

Project No. Drawing No.

0519 C-1.0

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SITE DATA	
LEGAL DESCRIPTION - LOT 7, SECOND ADDITION TO HAWK'S CREEK PLAT	
LOT AREA - 230,844 S.F. (5.29 ACRES)	
DWELLING UNITS - 30 UNITS	
LOT AREA / D.U. - 7694.8 S.F. / D.U.	
DENSITY - 5.61 UNITS / ACRE	
DWELLING UNIT MIX	
3 BEDROOM	30
PARKING PROVIDED	
GARAGE SURFACE	60
TOTAL PARKING	68
PARKING / D.U. 2.26 / D.U.	
BIKE PARKING PROVIDED	
GARAGE SURFACE	30
TOTAL BIKE PARKING	38
BIKE PARKING / D.U. 1.26 / D.U.	
BUILDING COVERAGE - 74,915 S.F. (32.2%) (INCL. STOOPS)	
SIDEWALK COVERAGE - 4,208 S.F. (1.8%)	
ASPHALT COVERAGE - 46,762 S.F. (20.2%)	
TOTAL PAVEMENT - 50,970 S.F. (22.0%)	
OPEN SPACE - 100,594 S.F. (43.6%)	
USABLE OPEN SPACE - 48,240 S.F.	
USABLE OPEN SPACE / D.U. - 1.61 S.F. / D.U.	



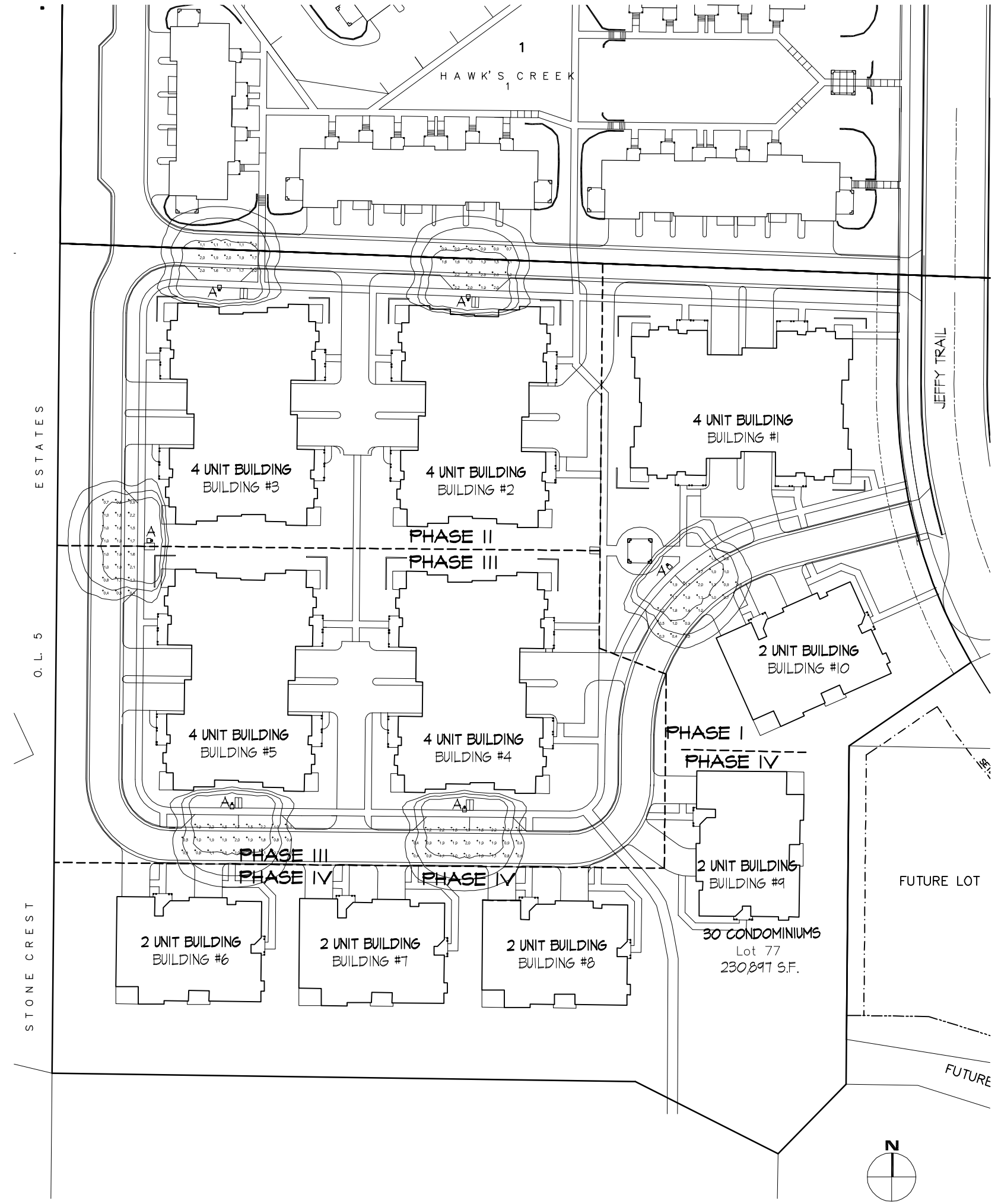
Revisions  
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 May 25, 2007 - Conditional Use Submittal  
 August 1, 2007 - UDC Final Submittal

Project Title  
**2425 Jeffy Trail  
 Lot 77, 2nd Add. to  
 Hawk's Creek Plat**

Drawing Title  
**Site Plan**  
 SCALE 1"=30'  
 Project No. Drawing No.

0519 C-1.1

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LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Northeast Parking	+	1.5 fc	2.5 fc	0.7 fc	3.6x1	2.3x1
Northwest Parking	+	1.8 fc	2.0 fc	1.1 fc	1.8x1	1.6x1
West Parking	+	1.3 fc	2.2 fc	0.4 fc	5.5x1	3.2x1
Southwest Parking	+	1.2 fc	2.2 fc	0.3 fc	7.3x1	4.0x1
Southeast Parking	+	1.3 fc	2.2 fc	0.4 fc	5.5x1	3.1x1
East Parking	+	1.2 fc	2.0 fc	0.3 fc	6.7x1	3.0x1

LIGHTING SCHEDULE									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Mounting
□	A	ANTIQUE STREET LAMPS	EM17 100M MED GCSG SR4SC	EUROTOQUE ARCHITECTURAL LUMINAIRE WITH SR4SC REFLECTOR, CLEAR SAG GLASS LENS.	ONE 100-WATT CLEAR ED17 METAL HALIDE, HORIZONTAL POS.	L610243Niles	8100	1.00	1 1/2" POLE, 4" DIA. ALUM POLE (EPAX 16 S4-3/8ST11) WITH ARM (EAJ41) ON 1" TALL 1/2" DIA. CONCRETE BASE

Revisions  
December 18, 2006- Informational UDC Submittal  
May 23, 2007- Conditional Use Submittal

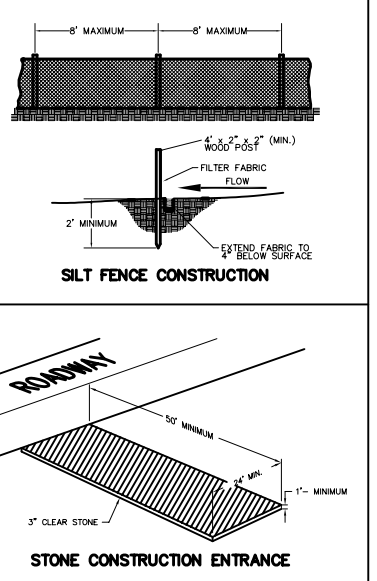
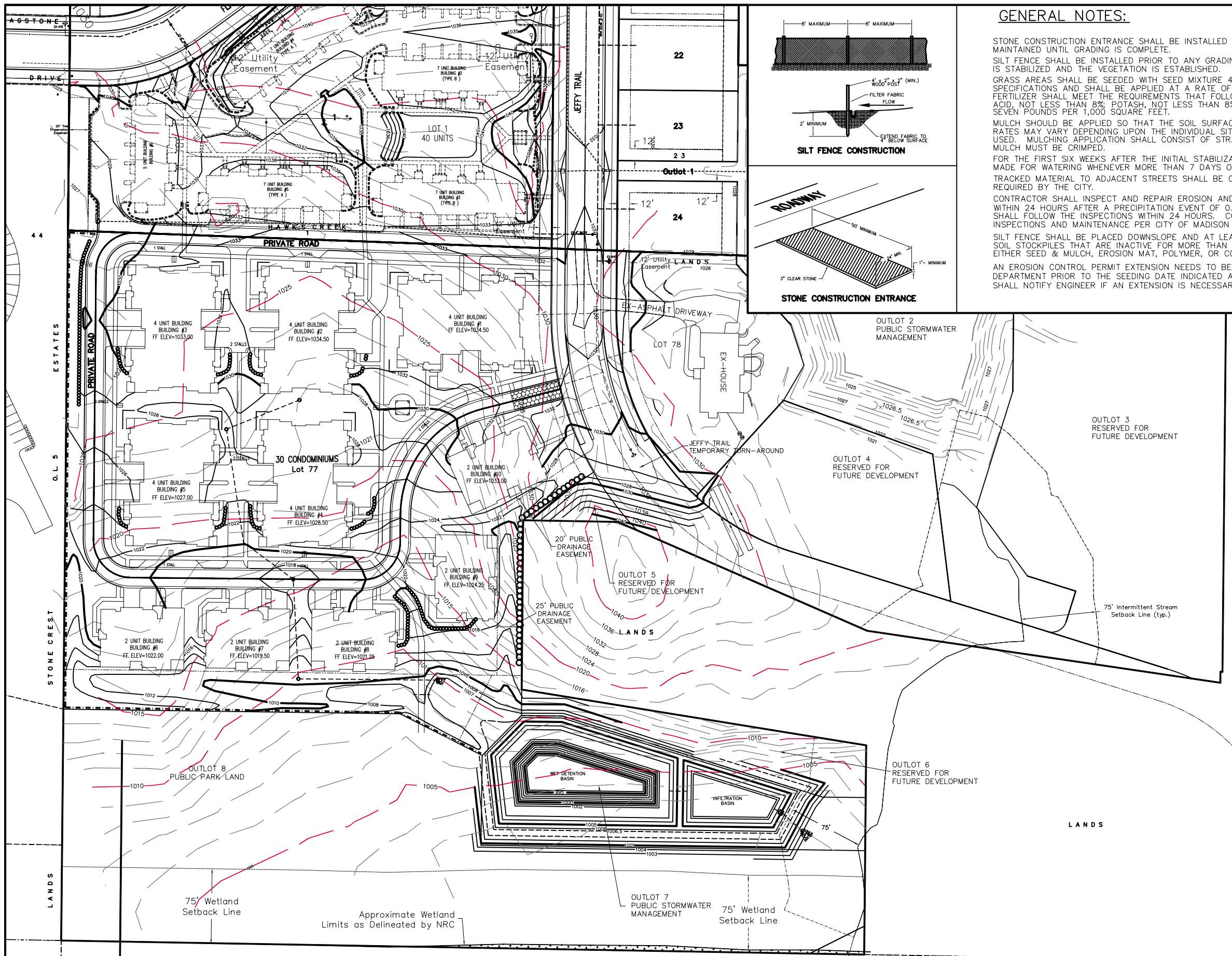
Project Title  
2425 Jeffy Trail  
Lot 77, 2nd Add. to  
Hawk's Creek Plat

Drawing Title  
**Lighting Plan**  
SCALE 1"=30'  
Project No. Drawing No.

0519 C-1.2

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**GENERAL NOTES:**

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRADING IS COMPLETE.

SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL THE SITE IS STABILIZED AND THE VEGETATION IS ESTABLISHED.

GRASS AREAS SHALL BE SEEDED WITH SEED MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MINIMUM RATE OF 2.0 TONS PER ACRE. MULCH MUST BE CRIMPED.

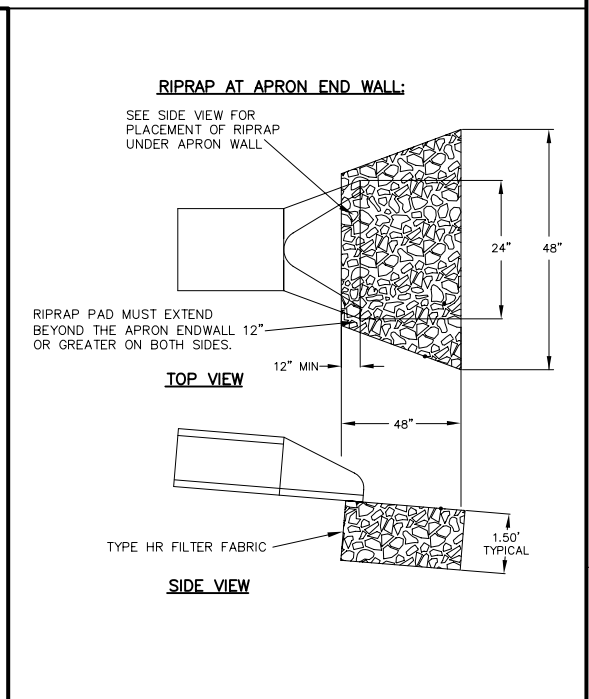
FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHALL FOLLOW THE INSPECTIONS WITHIN 24 HOURS. CONTRACTOR SHALL MAINTAIN RECORDS OF INSPECTIONS AND MAINTENANCE PER CITY OF MADISON GUIDELINES.

SILT FENCE SHALL BE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM ANY SOIL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH EITHER SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS.

AN EROSION CONTROL PERMIT EXTENSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE SEEDING DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.



- LEGEND:**
- = RETAINING WALL
  - = SILT FENCE
  - = STONE CONSTRUCTION ENTRANCE

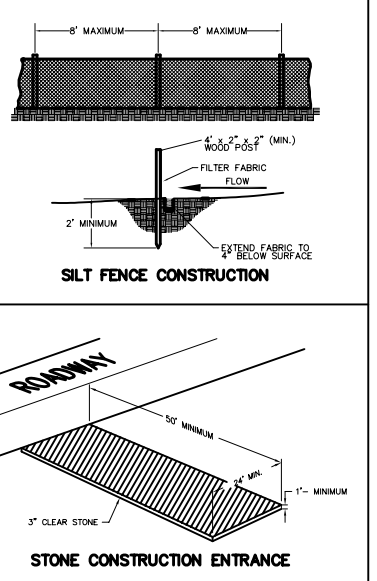
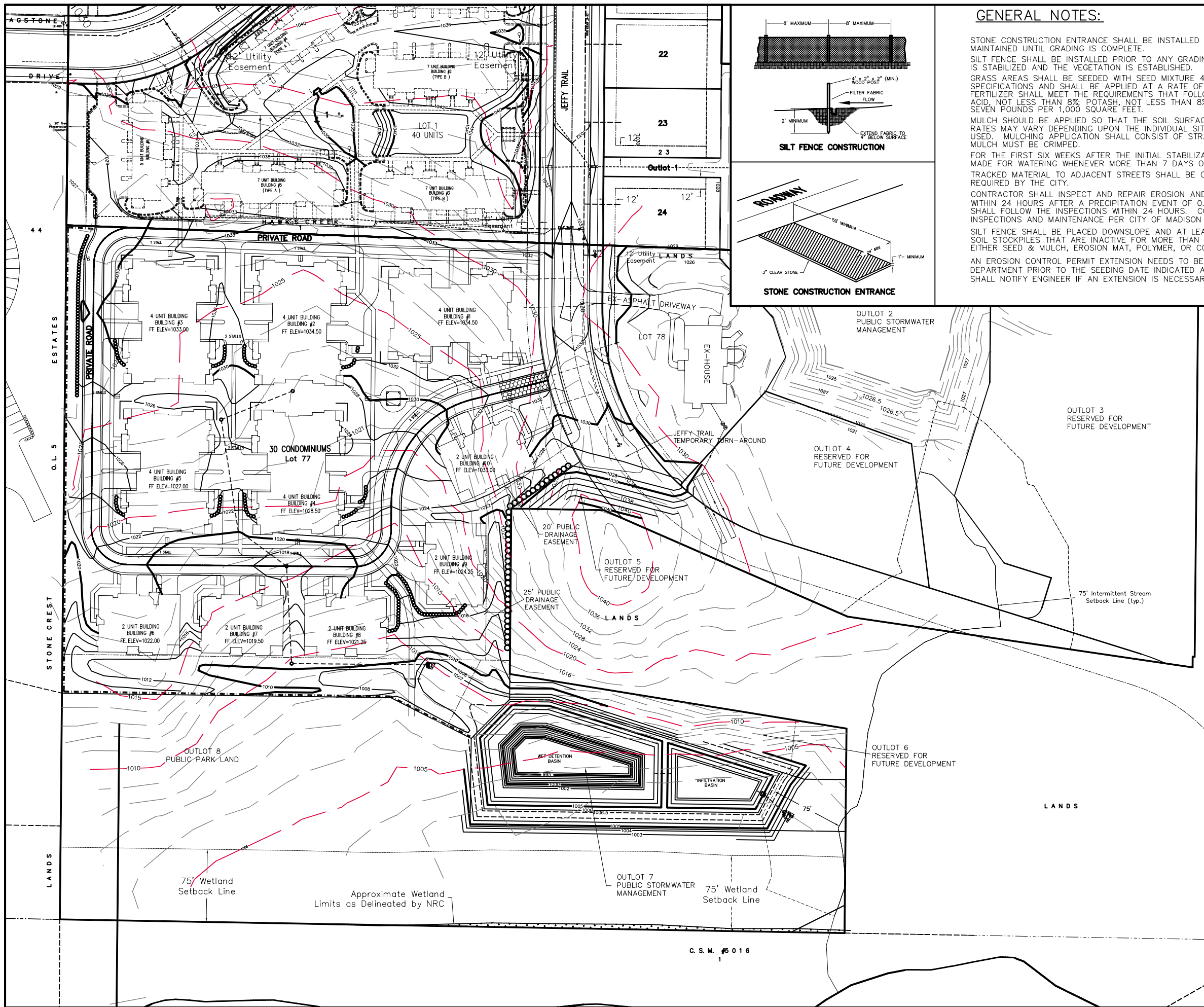
SCALE: 1" = 100' (11"X17")  
 1" = 50' (24"X36")

**2502 JEFFY TRAIL  
 2ND ADDITION TO HAWK'S CREEK  
 GRADING AND EROSION CONTROL PLAN**

**Calkins Engineering, LLC**  
 Civil Engineers & Land Surveyors

C-2.1

DATE: 07-31-07  
 REVISIONS:  
 DRAWING NAME: P:\PROJECTS\MKY06\DESIGN\BASE-LOT 77.DWG  
 FN: MKY06



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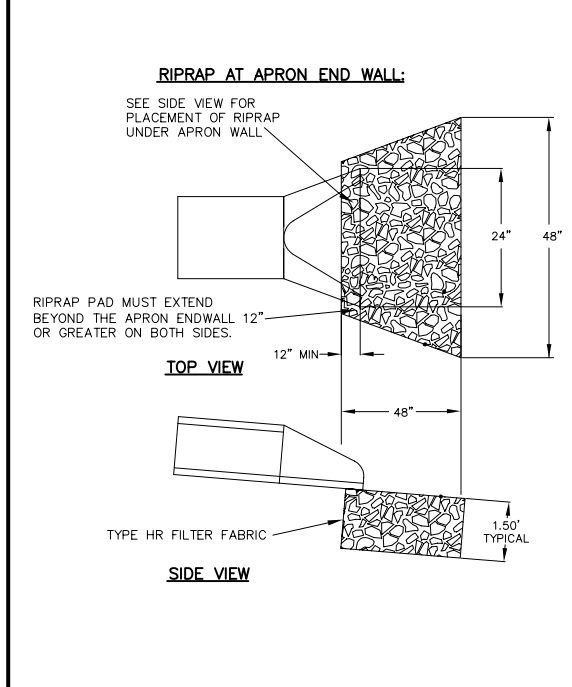
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AN EROSION CONTROL PERMIT EXTENSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE SEEDING DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.



- LEGEND:**
- = RETAINING WALL
  - = SILT FENCE
  - = STONE CONSTRUCTION ENTRANCE

SCALE: 1" = 100' (11"X17")  
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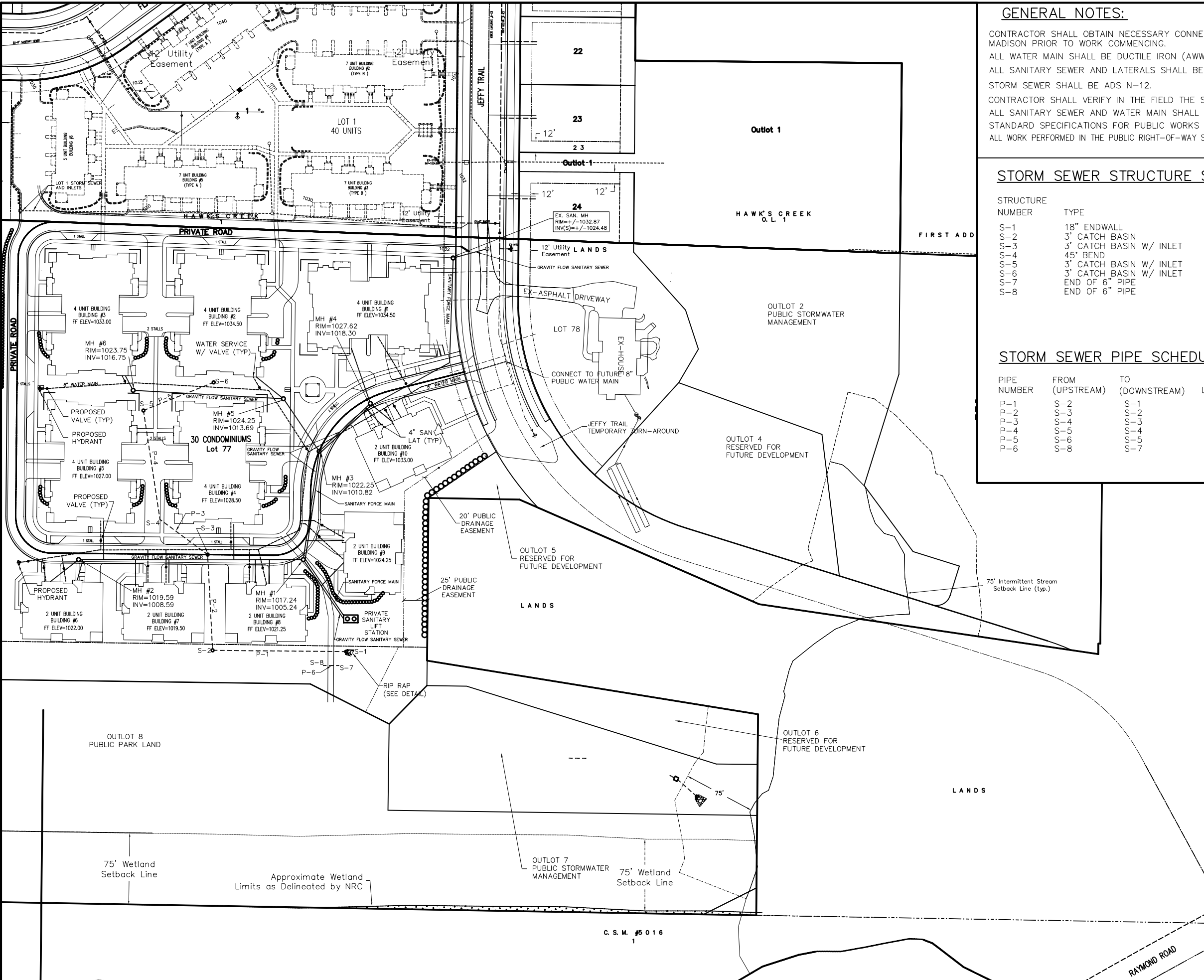
**2502 JEFFY TRAIL  
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**Calkins Engineering, LLC**  
 Civil Engineers & Land Surveyors

C-2.1

Calkins Engineering, LLC  
 5010 Vogel Road  
 Madison, WI 53718  
 (608) 658-0444

DATE: 07-31-07  
 REVISIONS:  
 DRAWING NAME: P:\PROJECTS\MKY06\DESIGN\BASE-LOT 77.DWG  
 FN: MKY06



**GENERAL NOTES:**

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM THE CITY OF MADISON PRIOR TO WORK COMMENCING.  
 ALL WATER MAIN SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).  
 ALL SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).  
 STORM SEWER SHALL BE ADS N-12.  
 CONTRACTOR SHALL VERIFY IN THE FIELD THE SIZE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.  
 ALL SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.  
 ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

**STORM SEWER STRUCTURE SCHEDULE:**

STRUCTURE NUMBER	TYPE	GRATE AND LID TYPES	TOP OF CASTING	INVERT	DEPTH
S-1	18" ENDWALL	N/A	N/A	1007.00	N/A
S-2	3' CATCH BASIN	R-1550-A	1011.00	1007.69	3.40
S-3	3' CATCH BASIN W/ INLET	R-2501	1017.60	1013.60	4.00
S-4	45° BEND	N/A	N/A	1016.01	N/A
S-5	3' CATCH BASIN W/ INLET	R-2501	1025.00	1020.56	4.44
S-6	3' CATCH BASIN W/ INLET	R-2501	1026.00	1023.60	2.40
S-7	END OF 6" PIPE	N/A	N/A	1007.00	N/A
S-8	END OF 6" PIPE	N/A	N/A	1008.00	N/A

**STORM SEWER PIPE SCHEDULE:**

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	137'	1007.69	1007.00	0.50	18"
P-2	S-3	S-2	97'	1013.60	1008.19	5.55	12"
P-3	S-4	S-3	60'	1016.01	1013.60	4.00	12"
P-4	S-5	S-4	114'	1020.56	1016.01	4.00	12"
P-5	S-6	S-5	76'	1023.60	1020.56	4.00	12"
P-6	S-8	S-7	17'	1008.00	1007.00	6.00	6"


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SCALE: 1" = 100' (11"X17")  
 1" = 50' (24"X36")

C. S. M. #5 0 1 6  
 1

Calkins Engineering, LLC  
 5010 Vogel Road  
 Madison, WI 53718  
 (608) 838-0444

DATE: 07-31-07  
 REVISIONS:

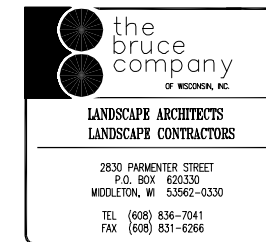
2502 JEFFY TRAIL  
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 UTILITY PLAN

DRAWING NAME : P:\PROJECTS\16\MKY06\DESIGN\BASE-LOT 77.DWG  
 FN: MKY06

Calkins Engineering, LLC  
 Civil Engineers & Land Surveyors

C-3.1

Consultant:



Notes

**GENERAL NOTES**

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3' wide beds for shrub groupings).

B) Areas labeled "Bark Mulch" to receive a mixture of hardwood shredded bark mulch spread to a 3" depth over pre-emergent.

C) "Edging" to be Valley View Black Diamond Edging or equivalent.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:  
40% Palmer Ryegrass  
20% Baron Bluegrass  
20% Nassau Bluegrass  
20% Pennlawn Creeping Red Fescue

Revisions  
August 01, 2007 - UDC Final Submittal

Project Title  
Lot 77  
Second Addition to  
Hanks Creek Plat  
2425 Jeffy Trail

Drawing Title  
**Landscape Plan**  
SCALE 1"=30'  
Project No. 0622 C-4.1

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**Plant Material List - Common Areas Treescape**

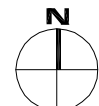
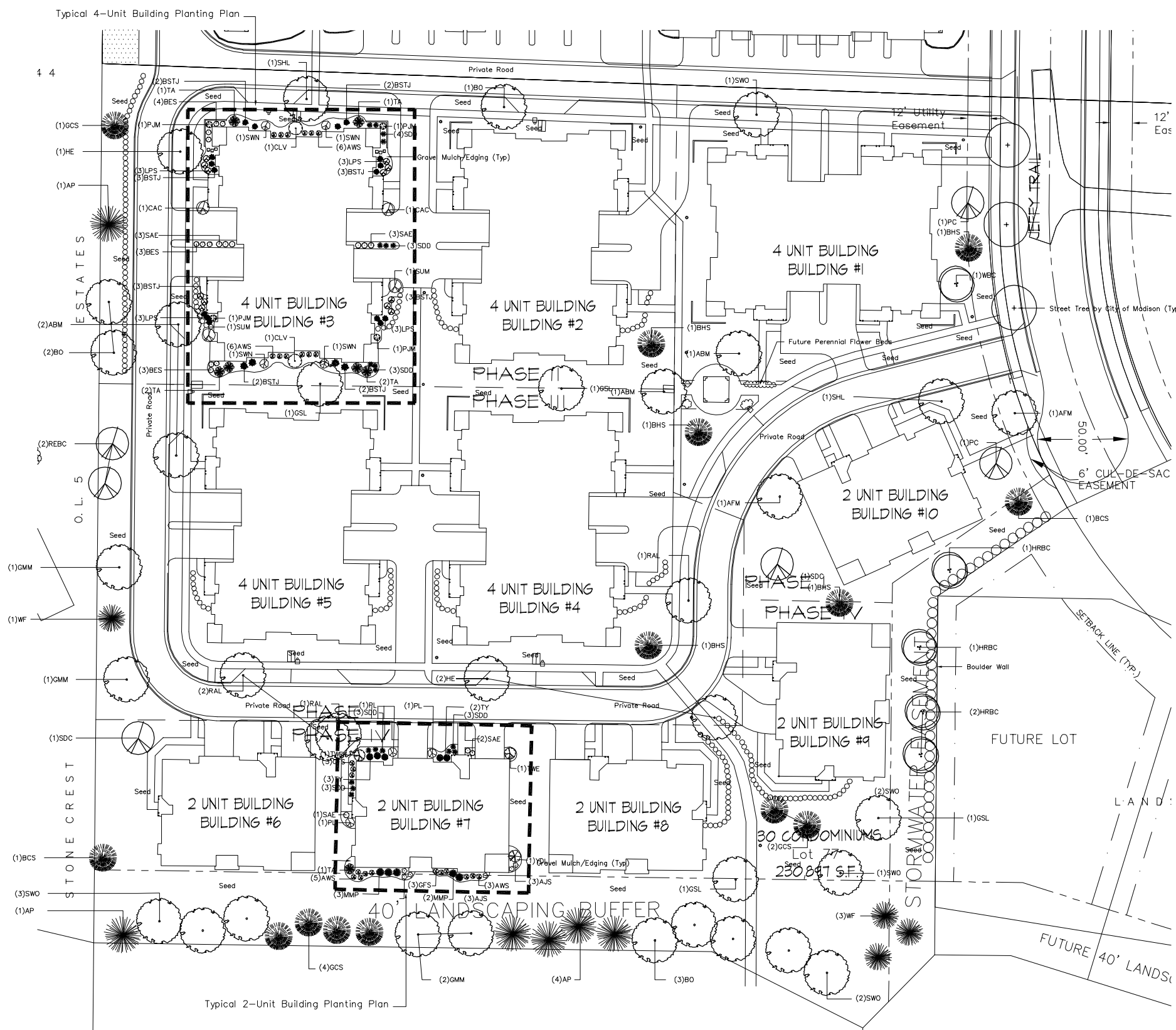
Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
4	ABM	Autumn Blaze Maple	2" B&B
3	AFM	Autumn Fantasy Maple	2" B&B
6	BO	Burr Oak	3" B&B
4	GMM	Green Mountain Sugar Maple	2" B&B
4	GSL	Greenspire Littleleaf Linden	2" B&B
4	HRBC	Heritage River Birch (clip)	6" B&B
4	HE	Homestead Elm	2" B&B
2	PC	Profusion Crabapple	1 1/2" B&B
2	REBC	Redbud Crabapple	1 1/2" B&B
4	RAL	Redmond Amer Linden	2" B&B
2	SHL	Skyline Thins Honeylocust	2" B&B
2	SDC	Snowdrift Crabapple	1 1/2" B&B
6	SWO	Swamp White Oak	3" B&B
1	WBC	Whitespire Gray Birch (clip)	6" B&B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
6	AP	Austrian Pine	4" B&B
5	BHS	Black Hills Spruce	4" B&B
2	BCS	Blue Colorado Spruce	4" B&B
7	GCS	Green Colorado Spruce	4" B&B
4	WF	White Fir	4" B&B

**Plant Material List - 4-Unit Typical Foundation**

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
2	CAC	Camelot Crabapple	1 1/2" B&B
2	SUM	Susan Magnolia	4" B&B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
20	BSTJ	Blue Star Juniper	#2 CONT.
6	TA	Techny/mission Arborvitae	4" B&B
Perennial			
Quantity	Code Name	Common Name	Planting Size
10	BES	Black-eyed Susan	#1 CONT.
6	SAE	Sarcocoe Euonymus	#2 CONT.
10	SDD	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
12	AWS	Anthony Waterer Spirea	#2 CONT.
6	CWR	Carefree Wonder Rose	#2 CONT.
2	CLV	Chicago Lustre Arwd Viburnum	3" B&B
12	LPS	Little Princess Spirea	#2 CONT.
4	PJM	P/jn Rhododendron	#3 CONT.
4	SWN	Summer Wine Ninebark	#5 CONT.

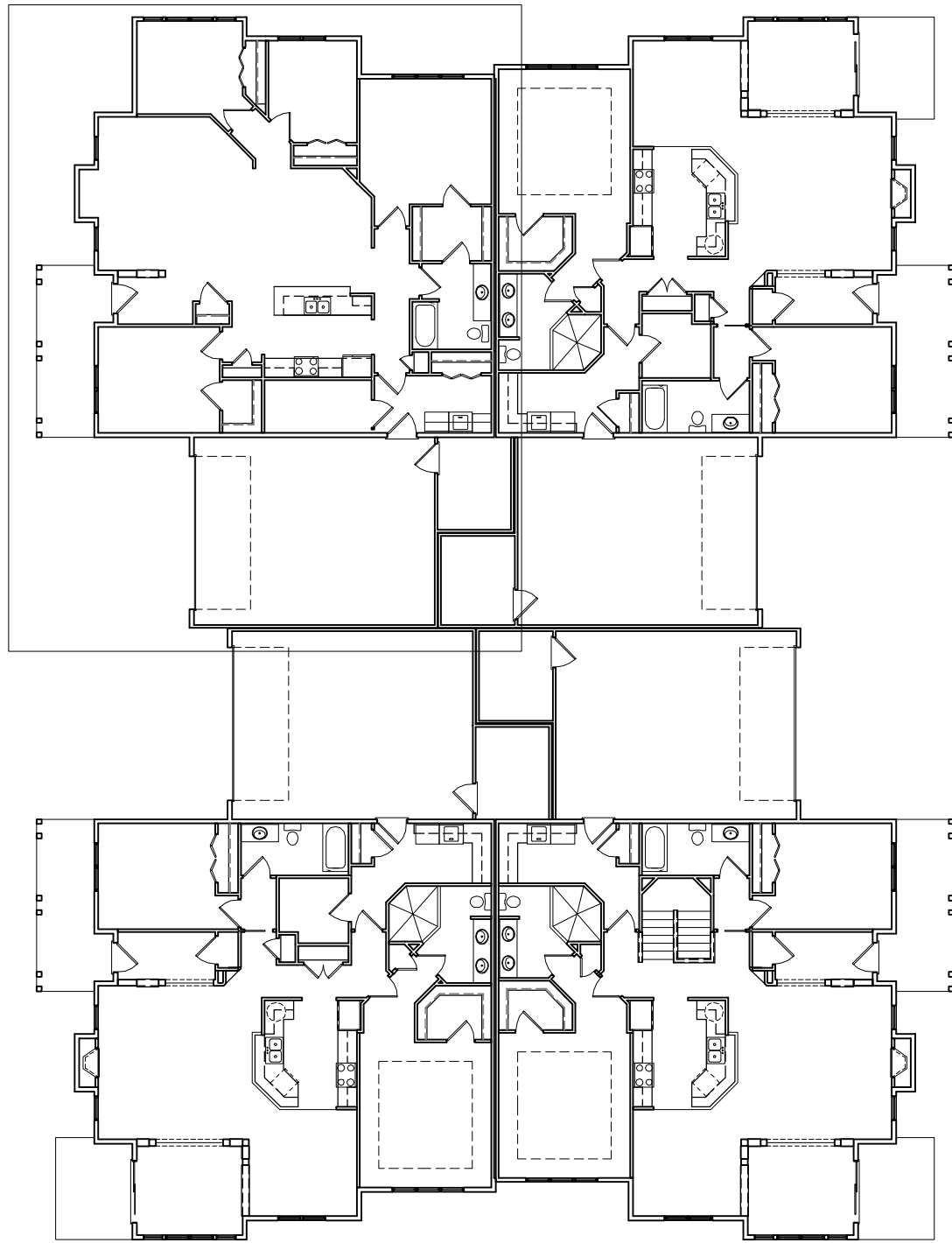
**Plant Material List - 2-Unit Typical Foundation**

Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
5	MMP	Mops Mugo Pine	#3 CONT.
5	TY	Taunton Yew	15" B&B
1	TA	Techny/mission Arborvitae	4" B&B
Perennial			
Quantity	Code Name	Common Name	Planting Size
6	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
3	SAE	Sarcocoe Euonymus	#2 CONT.
9	SDD	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
8	AWS	Anthony Waterer Spirea	#2 CONT.
6	GFS	Goldflame Spirea	#2 CONT.
3	PL	Palibin Lilac	24" B&B
2	TWE	Tures Winged Euonymus	#3 CONT.
1	YDL	Yankee Doodle Lilac	#5 CONT.

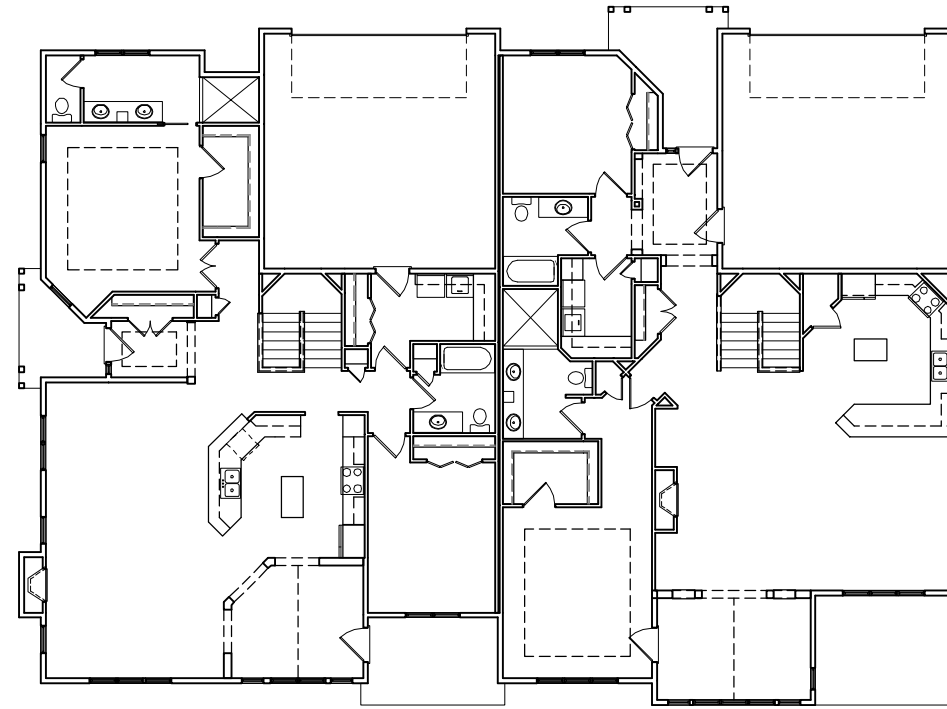


Consultant:

Notes  
 Date



4 UNIT FLOOR PLAN  
 1/8" = 1'-0"



2 UNIT FLOOR PLAN  
 1/8" = 1'-0"

Revisions  
 May 28, 2007- Conditional Use Submittal  
 July 9, 2007- Revised Floor plans  
 August 01, 2007- UDC Final Submittal

Project Title  
 2425 Jeffy Trail  
 Lot 77, 2nd Add. to  
 Hawk's Creek Plat

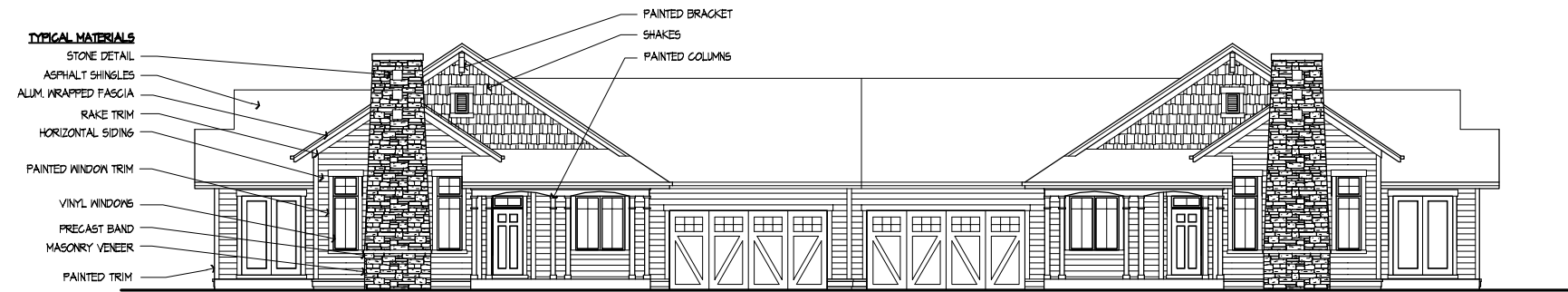
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**Floor Plans**  
 SCALE 1/8"=1'  
 Project No. Drawing No.

0519 A-1.1

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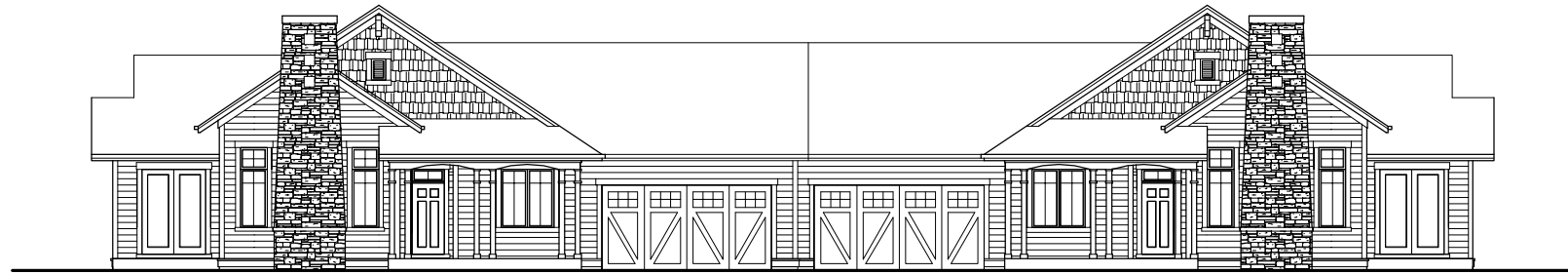
Notes  
Date



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



**EAST & WEST ELEVATION**  
1/8" = 1'-0"



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

Revisions  
May 28, 2007 - Conditional Use Submittal  
August 01, 2007 - Final UDC Submittal

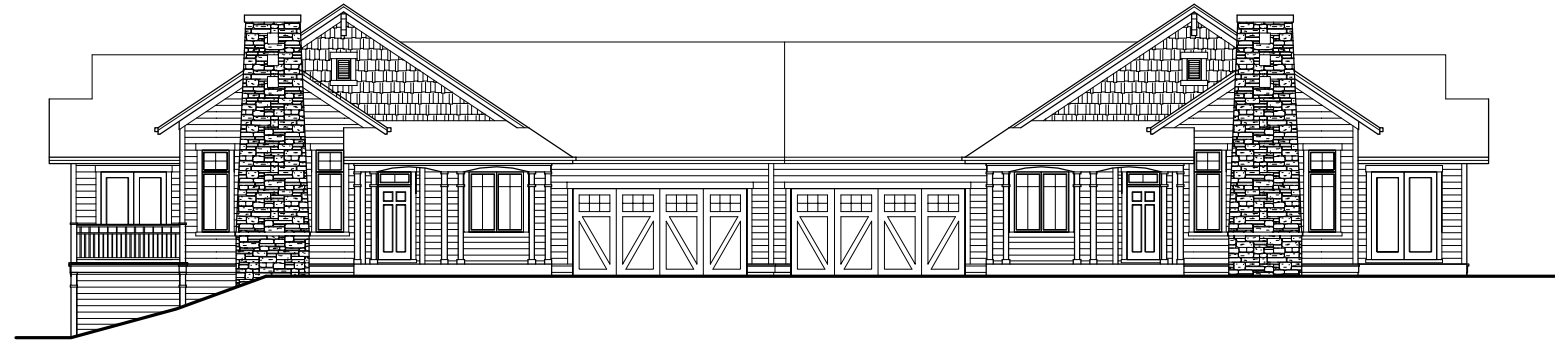
Project Title  
**2425 Jeffy Trail**  
Lot 77, 2nd Add. to  
Hawk's Creek Plat

Drawing Title  
**Building #1 Elevations**  
SCALE 1/8" = 1'  
Project No. 0519 Drawing No. A-2.1

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Notes  
 Date



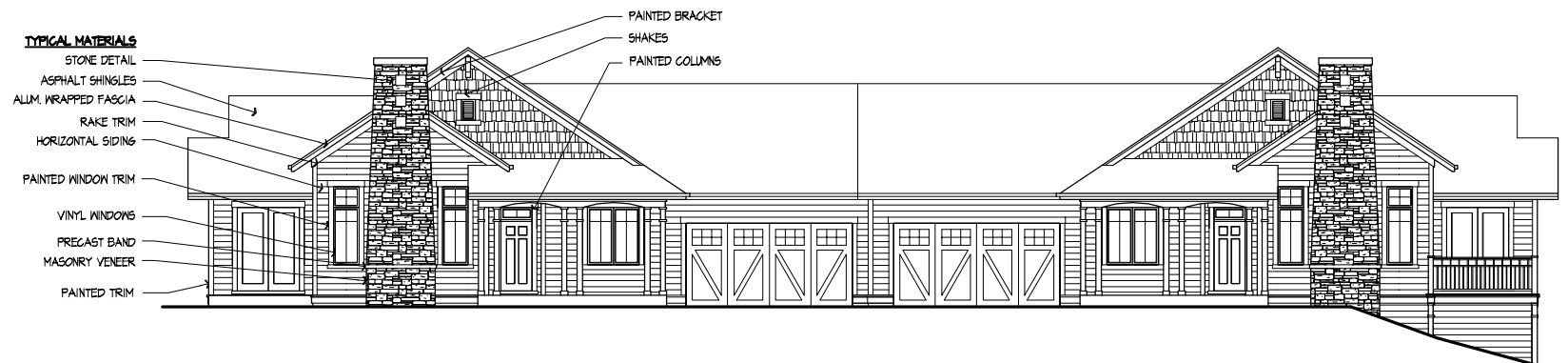
**EAST ELEVATION**  
 1/8" = 1'-0"



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



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



**TYPICAL MATERIALS**

- STONE DETAIL
- ASPHALT SHINGLES
- ALUM. WRAPPED FASCIA
- RAKE TRIM
- HORIZONTAL SIDING
- PAINTED WINDOW TRIM
- VINYL WINDOWS
- PRECAST BAND
- MASONRY VENEER
- PAINTED TRIM

- PAINTED BRACKET
- SHAKES
- PAINTED COLUMNS

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

Revisions  
 May 28, 2007 - Conditional Use Submittal  
 August 01, 2007 - Final UDC Submittal

Project Title  
**2425 Jeffy Trail**  
**Lot 77, 2nd Add. to**  
**Hawk's Creek Plat**

Drawing Title  
**4-Unit Elevations**  
**Buildings #2, 3, 4 & 5**

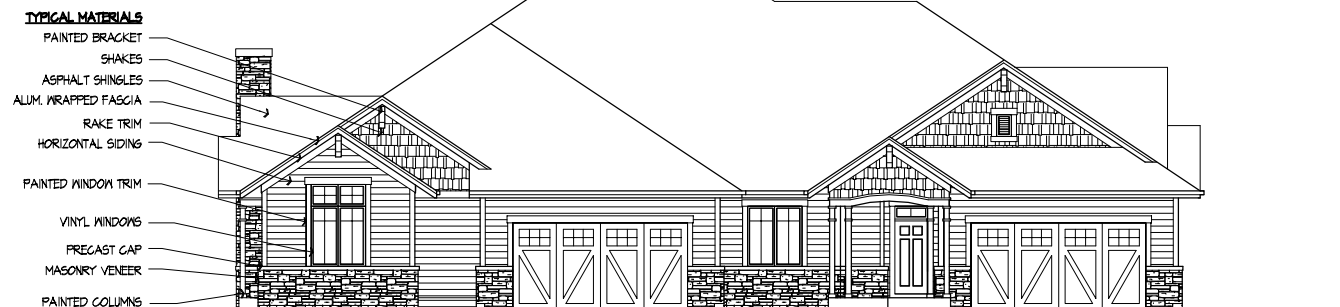
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 Project No. Drawing No.

0519 A-2.2

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Notes  
Date



FRONT ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

Revisions  
May 28, 2007 - Conditional Use Submittal  
August 01, 2007 - UDC Final Submittal

Project Title  
2425 Jeffy Trail  
Lot 77, 2nd Add. to  
Hank's Creek Plat

Drawing Title  
2-Unit Elevations  
Buildings #6, 7, 8

SCALE 1/8" = 1'  
0 4 8 16  
Project No. Drawing No.

0519 A-23

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Date

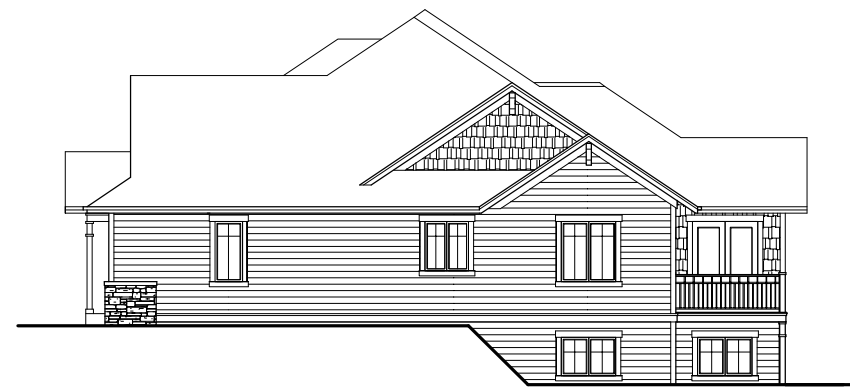
- TYPICAL MATERIALS**
- PAINTED BRACKET
  - SHAKES
  - ASPHALT SHINGLES
  - ALUM. WRAPPED FASCIA
  - RAKE TRIM
  - HORIZONTAL SIDING
  - PAINTED WINDOW TRIM
  - VINYL WINDOWS
  - PRECAST CAP
  - MASONRY VENEER
  - PAINTED COLUMNS



○ FRONT ELEVATION  
1/8" = 1'-0"



○ SIDE ELEVATION  
1/8" = 1'-0"



○ SIDE ELEVATION  
1/8" = 1'-0"

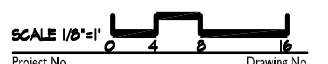


○ REAR ELEVATION  
1/8" = 1'-0"

Revisions  
May 28, 2007 - Conditional Use Submittal  
August 01, 2007 - UDC Final Submittal

Project Title  
2425 Jeffy Trail  
Lot 77, 2nd Add. to  
Hank's Creek Plat

Drawing Title  
2-Unit Elevations  
Buildings #9 & #10



Project No. 0519 Drawing No. A-2.4

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