

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

#0531

AGENDA ITEM # 3
Project # 6-50-06
03833

DATE SUBMITTED: <u>September 27, 2006</u>	Action Requested
UDC MEETING DATE: <u>October 4, 2006</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: 9201 Mid Town Road

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>T.R. McKenzie/ Tim McKenzie</u>	<u>Knothe & Bruce Architects, LLC</u>
<u>7704 Terrace Ave.</u>	<u>7601 University Avenue, Suite 201</u>
<u>Middleton, WI 53562</u>	<u>Middleton, Wisconsin 53562</u>

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

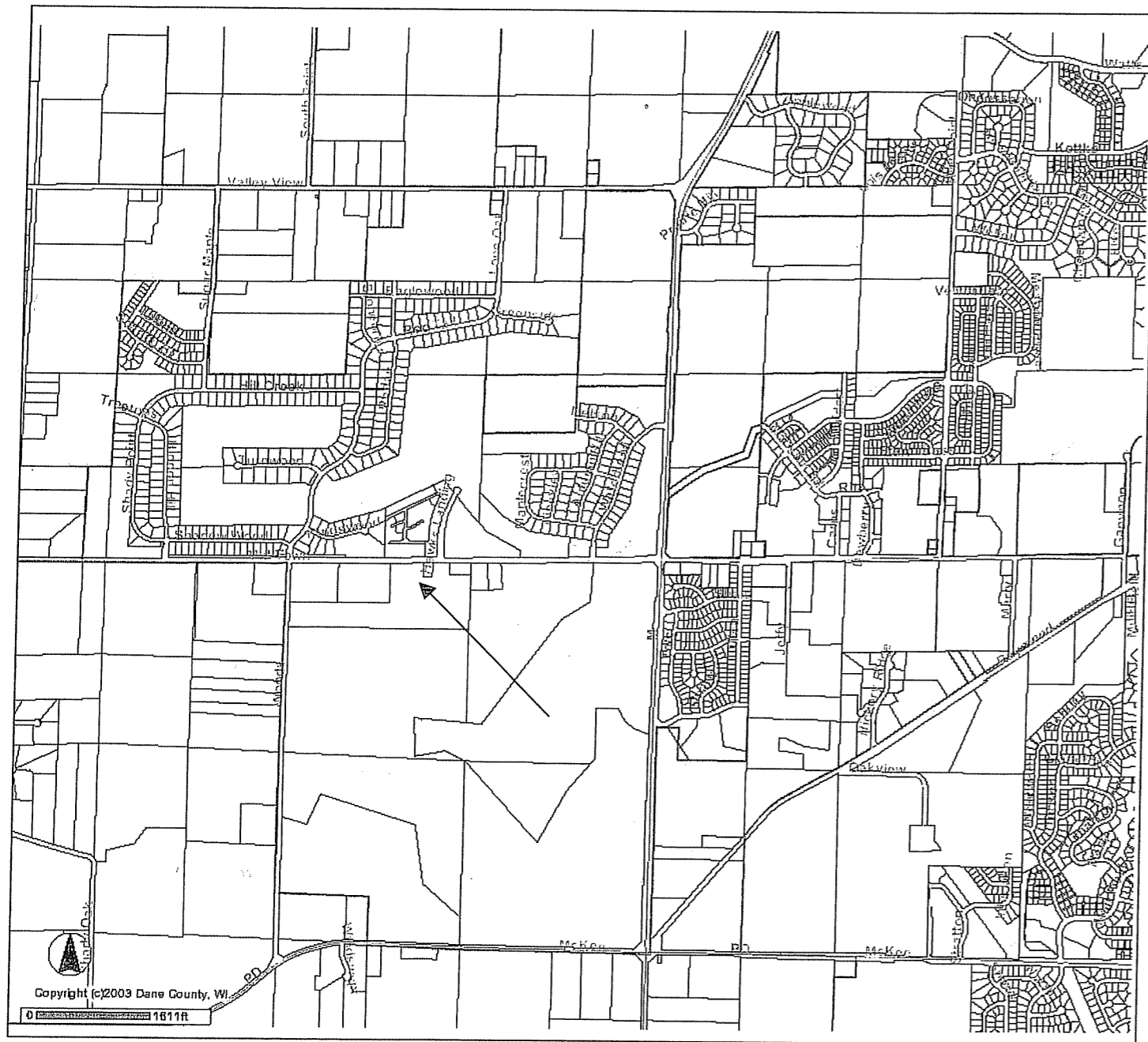
E-mail address: rbruce@knothebruce.com

11:26 am



- 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

9201 Mid Town Road



July 19, 2006
Revised: September 27, 2006

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: Revised Letter of Intent
R-5 to PUD-GDP-SIP
9201 Mid Town Road
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: T.R. McKenzie, Inc
7704 Terrace Avenue
Middleton, WI 53562
608-836-0900
608-836-0504 fax
Contact: Tim McKenzie

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

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

Landscape Design: Herman Landscape Service, Inc.
6606 Seybold Rd.
P.O. Box 45017
Madison, WI 53744-5017
(608) 288-9400
Contact: Jerry Ophime

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This development is located on the south side of Mid-town Road on Lot 2 of the Hawks Ridge Estates subdivision plat. The site is one of two lots (Lots 1 and 2) in the plat that are designated for multifamily use and currently zoned R-5. Even though the R-5 zoning was established, at the time of the preliminary plat approval the density on the two lots was restricted to the densities allowed in the R-4 zoning district. A rezoning to PUD-SIP is requested for this proposal to allow for flexibility in the building height and a further subdivision of Lot 2.

Lot 1 has 94,385 square feet and Lot 2 has 279,178 square feet for a total area of 366,657 square feet. This lot area could accommodate 183 dwelling units given the R-4 density limitations. As the development team began the design of Lot 2, it was determined that a range of density and building scale would be preferred to having a uniform density across the two multifamily lots. With this proposal the developer is suggesting that Lot 2 have a total of 176 units and that Lot 1 be limited to 7 dwelling units.

Lot 2 will be further subdivided into two lots to allow for a planned development with a mix of building sizes for both rental apartments and condominiums. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with owner-occupied condominiums and rental apartments. Private streets provide access to the site from Hawks Ridge and Dregers Way and are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Dregers Way and Hawks Ridge.

The 20 condominiums are traditional two story townhomes. The private street provides vehicular access to the attached garages. This arrangement gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment buildings are located on the northern portion of the site along Midtown Road with Building #4 being two stories to provide a better scale along Hawks Ridge for the single-family lots. All of the buildings will have underground parking with additional surface parking provided in smaller surface parking areas and along the private street. A community center and swimming pool are located in the 74-unit building (Building #01) with the pool located on the roof.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building exteriors will have a similar prairie-style architectural treatment to integrate the new neighborhood.

Site Development Data (Lot 2, Hawks Ridge Estates):

Densities:

Lot Area	279,178 S.F. or 6.4 acres
Dwelling Units	176 units
Lot Area / D.U.	1,586 S.F./unit
Density	27.5 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
Efficiency	12	4	4	4	24
Studio + Loft	18	5	5	10	38
One Bedroom	31	6	6	4	47
One Bedroom + Loft	1	1	1	0	3
<u>Two Bedroom</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>8</u>	<u>44</u>
Total	74	28	28	26	156

<u>Condominiums</u>	<u>Bldg #5-#9</u>	
2 bedrooms	4 (5 buildings)	<u>20</u>

Total Dwelling Units 176

Building Height: 2-4 Stories (20'-40' high)

Floor Area Ratio:

Bldg #1	89,080 S.F.
Bldg #2	30,900 S.F.
Bldg #3	30,894 S.F.
Bldg #4	25,797 S.F.
<u>Bldgs #5-#9</u>	<u>28,480 S.F.</u>
Gross Floor Area (Exclude parking)	205,151 S.F.

Ratio .73

Vehicle Parking Stalls

Surface	97
Garage	40
<u>Underground</u>	<u>152</u>
Total	289
Ratio	1.64 stalls/unit

Bicycle parking Stalls

Surface	19
Garage	20
<u>Underground</u>	<u>69</u>
Total	108
Ratio	1.63 stalls/unit

Letter of Intent – PUD-GDP-SIP
9201 Mid Town Road
May 24, 2006
Revised: September 27, 2006
Page 4 of 4

Project Schedule:

This project will be a phased development with construction planned to start in fall of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009.

Social & Economic Impacts:

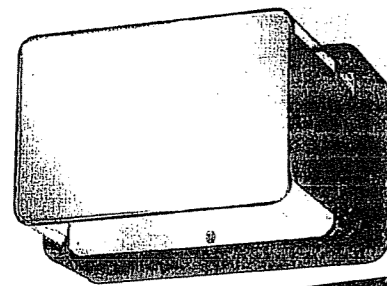
This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

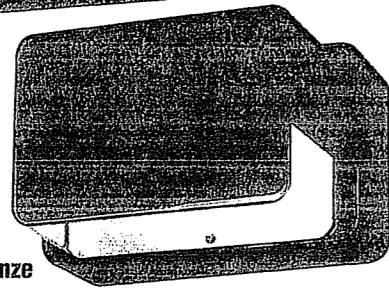
Very Truly Yours,

J. Randy Bruce, AIA
Managing Member

Up/Down Cutoff & Deep Shielded



E5 Series
(shown with Gold Shroud option)



E8 Series
(shown with Bronze Shroud option)

Up/Down Cutoff & Deep Shielded

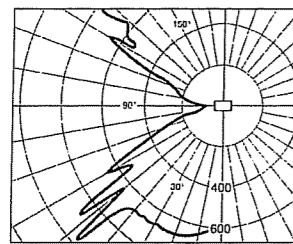
E5 Series Up/Down Cutoff

The optics provide controlled uplight and downlight with side cutoff. The E5 Series optics are also available for vertical mounting; add suffix "R" to catalog number.

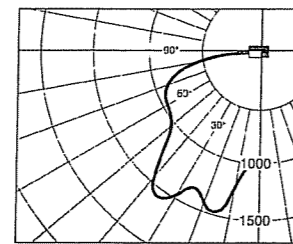
NOTE: 50-watt MH with suffix "G" is supplied with a glass insert to allow operation in the wall-mounted position.

E8 Series Deep Shielded

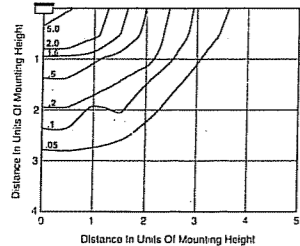
Front brightness shielding without sacrificing wide light distribution. The E8 works ideally over entrances.



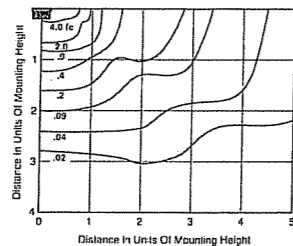
Candlepower Distribution Curve of 50W HPS E5 Up/Down Cutoff Light.



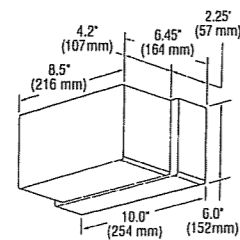
Candlepower Distribution Curve of 70W HPS E8 Deep Shielded Light.



Isofootcandle plot of one 50W HPS E5 Up/Down Cutoff Light at 10' (3.0 m) mounting height (plan view).



Isofootcandle plot of one 70W HPS E8 Deep Shielded Light at 15' (4.6 m) mounting height (plan view).



For 70W and 100W HPS with quad-volt or tri-volt, and all MH fixtures, the housing depth is 3" (76 mm), and the overall fixture depth is 7.2" (183 mm).

E Series Order Information

Description	Wattage/ Lamp Type	Catalog Number	Mounting Position	Prepay Price
Up/Down Cutoff	50W MH	E5405-DG	Wall	\$127
	35W HPS	E5503-1	Any	\$88
	50W HPS	E5505-1	Any	\$88
Deep Shielded	50W MH	E8405-D	Wall Downlight only	\$113
	70W MH	E8407-D	Wall Downlight only	\$113
	35W HPS	E8503-1	Any	\$85
	50W HPS	E8505-1	Any	\$85
	70W HPS	E8507-1	Wall Downlight only	\$85
	100W HPS	E8510-1	Wall Downlight only	\$85

NOTE: Suffix "G" indicates glass insert is supplied.

Options: (Factory-installed)	Change Suffix To	Add After Suffix	Prepay Adder
Single-volt ballast (277V, 208V or 240V) (35-50W HPS only)	2, 3 or 4		\$22
Quad-volt ballast (70-100W HPS only)	M		\$22
Quad-volt ballast (50-70W MH)	M		\$5
347V ballast (50W HPS only)	6		\$22
Tri-volt ballast (50 & 70W MH only) (Canada only)	T		\$5
Tri-volt ballast (70 & 100W HPS only) (Canada only)	T		\$33
Photocell (120V, 277V, 208V, 240V or 347V)	1, 2, 3, 4 or 6	P	\$15
Bronze Color Shroud		BS	\$8
Gold Color Shroud (not available on 100W HPS)		GS	\$8
High Power Factor ballast		H	\$10
Tamperproof Lens Fasteners		J	\$2
Vertical Mounting (E5 Series only)		R	\$15

NOTE: Not available when both hpf and photocell supplied

Polycarbonate Lens	V		\$4
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Accessories: (Field-installed)	Catalog Number	Prepay Price
Surface Mounting Box	ESB-7	\$15
Pole Mounting Bracket	PAS-7	\$23
Tamperproof Screwdriver	TPS-1	\$17
Catalog Number Logic/Voltage Suffix Key		Page 11
Bollard Panel		Page 31
Accessories		Page 39

E5 Series Mounting Multipliers

Height	Multiplier
7' (2.1 m)	2.04
8' (2.4 m)	1.56
9' (2.7 m)	1.23
10' (3.0 m)	1.00
12' (3.7 m)	0.69
15' (4.6 m)	0.44
20' (6.1 m)	0.25

E8 Series Mounting Multipliers

Height	Multiplier
8' (2.4 m)	3.52
10' (3.0 m)	2.25
12' (3.7 m)	1.56
15' (4.6 m)	1.00
20' (6.1 m)	0.56
25' (7.6 m)	0.36

The E5 Series photometric data was developed in testing Ruud fixtures with clear, 50W HPS 4,000 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

Lamp/Wattages	Multiplier
50W MH	0.85
35W HPS	0.56

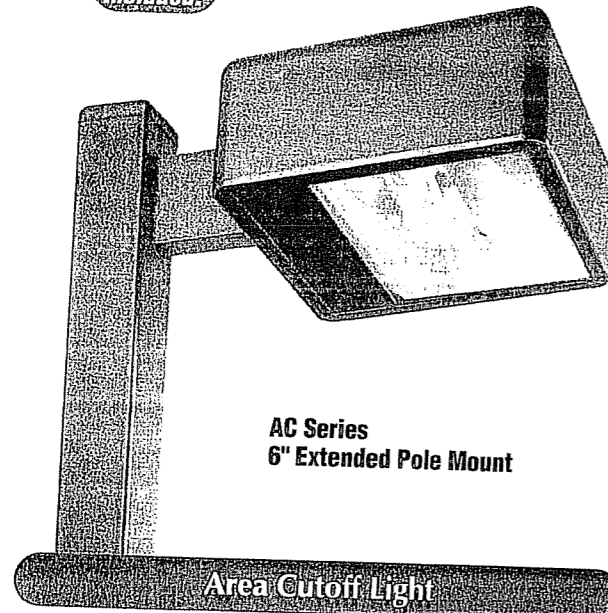
The E Series photometric data in this section was developed in testing Ruud fixtures with clear, 70W HPS 6,400 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

Lamp/Wattages	Multiplier
50W MH	0.53
70W MH	0.86
35W HPS	0.35
50W HPS	0.63
100W HPS	1.48

No-price catalogs available!
(800) 236-7000; FAX: (800) 236-7500
Order on-line www.ruudlighting.com

Lamp Included!

New improved photometric performance

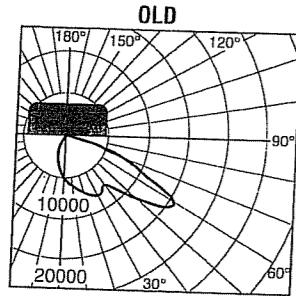


**AC Series
6" Extended Pole Mount**

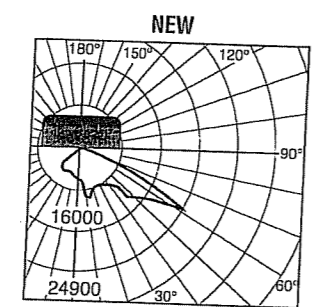
You'll see double-digit increases in street side efficiency with the redesigned reflector and repositioned lamp in the AC Series. This compact forward-throw reflector has a main beam of 60°+ from vertical (30° from horizontal), providing wide lateral distribution and excellent uniformities. A Backlight Shield accessory (standard on Wall Mount) permits precise cutoff adjustability.

Three Sizes:

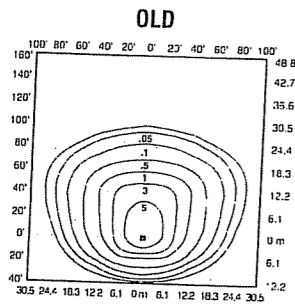
- 12" square x 5" deep (305 x 127 mm)
- 16" square x 6.5" deep (406 x 165 mm)
- 22" square x 9.25" deep (559 x 235 mm)



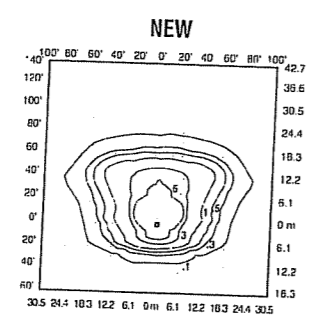
Candlepower distribution curve of 400W MH 16" Area Cutoff Light.



Candlepower distribution curve of 400W MH 16" Area Cutoff Light.



Isofootcandle plot of 400W MH Area Cutoff Light at 25' (7.6 m) mounting height, 0° tilt above horizontal, with backlight shield removed.



Isofootcandle plot of 400W MH Area Cutoff Light at 25' (7.6 m) mounting height, 0° tilt above horizontal, with backlight shield removed.

AC Series Order Information

Housing Size (sq.)	Wattage/Lamp	Catalog Number	Prepay Price	Mounting Code	Price
12"	150W PSMH	MAC*615-M	\$193	1 = 1-1/2" Close Pole Mount	\$8
16"	320W PSMH	AC*632-M	\$216	2 = 6" Extended Pole Mount	\$13
22"	750W PSMH	AC*675-M	\$396	3 = 2" Adjustable Filter	\$22
12"	50W MH	MAC*405-D	\$180	4 = Yoke Mount	\$10
12"	70W MH	MAC*407-D	\$180	6 = 1/2" Adjustable Filler (12" housing only)	\$10
12"	100W MH	MAC*410-D	\$180	K = Round Tube Off-Center Tenon Mount (16" housing only)	\$10
12"	175W MH	MAC*417-M	\$168	M = Round Tube Off-Center Direct Mount (16" housing only)	\$10
16"	175W MH	AC*417-M	\$198	W = Wall Mount (Backlight Shield is standard)	\$10
16"	250W MH	AC*425-M	\$198	B = Without Mounting (hardware)	\$10
16"	400W MH	AC*440-M	\$208		\$10
22"	1000W MH	AC*499-M	\$360		\$10
12"	35W HPS	MAC*503-1	\$159		\$10
12"	50W HPS	MAC*505-D	\$164		\$10
12"	70W HPS	MAC*507-M	\$164		\$10
12"	100W HPS	MAC*510-M	\$164		\$10
12"	150W HPS	MAC*515-M	\$167		\$10
16"	250W HPS	AC*525-M	\$211		\$10
16"	400W HPS	AC*540-M	\$230		\$10

NOTE: When using multiple 22" sq. housings at 90° configuration, a special 12' arm is required; see page 150.

Other lamp wattages available—consult factory
 † Reduced envelope lamp. ED28 for 320W PSMH and 400W MH; BT37 for 1000W MH.

Options: (Factory-installed)	Change Suffix To	Add After Suffix	Prepay Price
277V Reactor Ballast (PSMH only)	27		no add.
120V Reactor ballast (50-150W HPS 12" housing only)	1		deduct \$0
480V ballast (320W PSMH, 175-1000W MH & 70-400W HPS only)	5		no add.
347V ballast (50W HPS only) (Canada only)	6		\$22
Quad-volt ballast (50-100W MH only)	M		\$10
Tri-volt ballast (320W PSMH, 50-1000W MH & 70-400W HPS only) (Canada only)	T		no add.
Single Fuse (277V Reactor, 120V, 277V or 347V)	27, 1, 2 or 6	F	\$15
Dual Fuse (208V, 240V or 480V)	3, 4 or 5	F	\$22
Quartz Standby (relay-type) (includes 100W Q lamp) (n/a 277V Reactor)	Q		\$41
Button Photocell (Factory-installed with all mountings other than 2" Adjustable Filter)			\$15
External Photocell (Factory-installed) (Page 133)			
For fixtures w/1000W, 120V	1	P	\$20
For fixtures w/480V	5	P	\$24

Accessories: (Field-installed)	Prepay Price	12" housing Price	16" housing Price	22" housing Price
Wire Guard FWG-12	\$13			
Backlight Shield SBL-12	\$5			
		FWG-16	\$17	FWG-22
		SBL-16	\$5	SBL-22
				\$8

Button Photocell (field-installed in fixtures with 2" Adjustable Filter)	Catalog #	Prepay Price
For fixtures w/120V (n/a on 1000W)	PC-1	\$10
For fixtures w/208, 240 or 277V	PC-2	\$10
For fixtures w/347V	PC*6	\$10

Mountings Page 116

Catalog Number Logic/Voltage Suffix Key Page 115

Optical Systems Pages 105-107

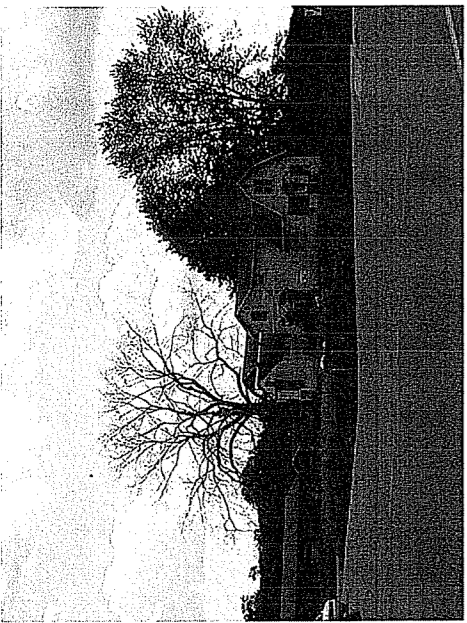
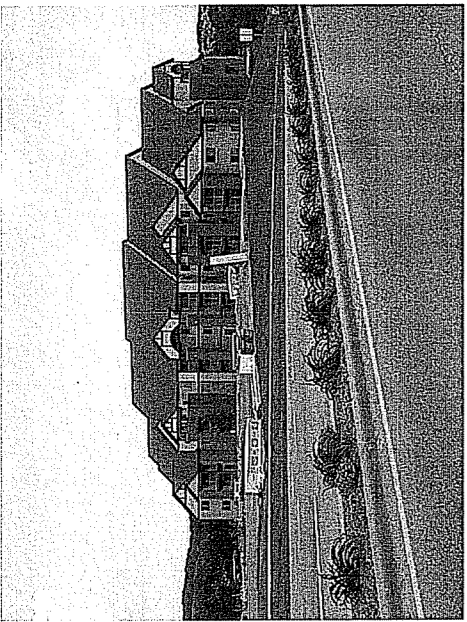
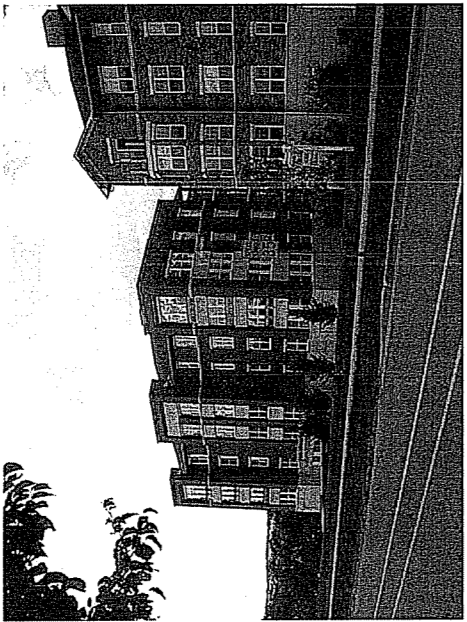
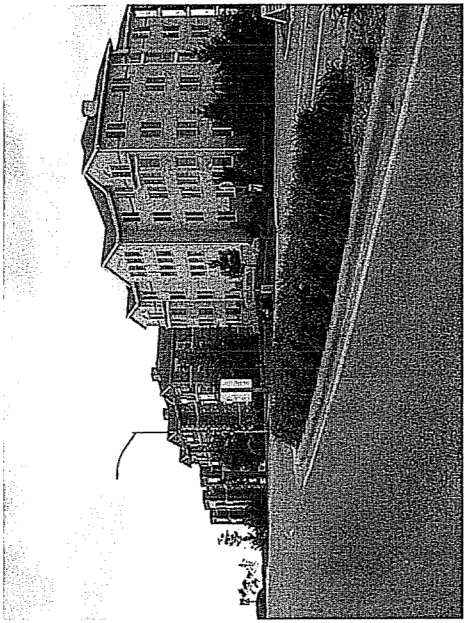
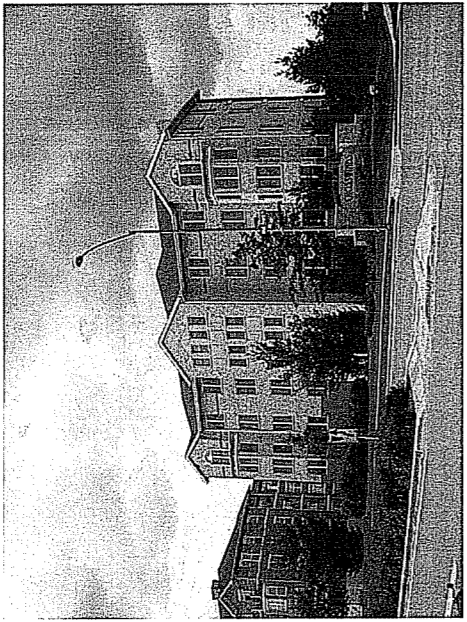
Accessories Page 133

Mounting Alternatives Pages 150-151

Mounting Brackets Pages 152-153

Poles Pages 154-157

Ask for details on 60 day no-risk sample orders!
 (800) 236-7900, 7 a.m. to 6 p.m. CT
 Order on-line www.ruudlighting.com



Consultant

Notes
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.

2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.

3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4)

4. ALL TRASH AND RECYCLING TO BE COLLECTED IN PRIVATE GARAGES OR TRASH ROOM IN THE BASEMENT.

5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.

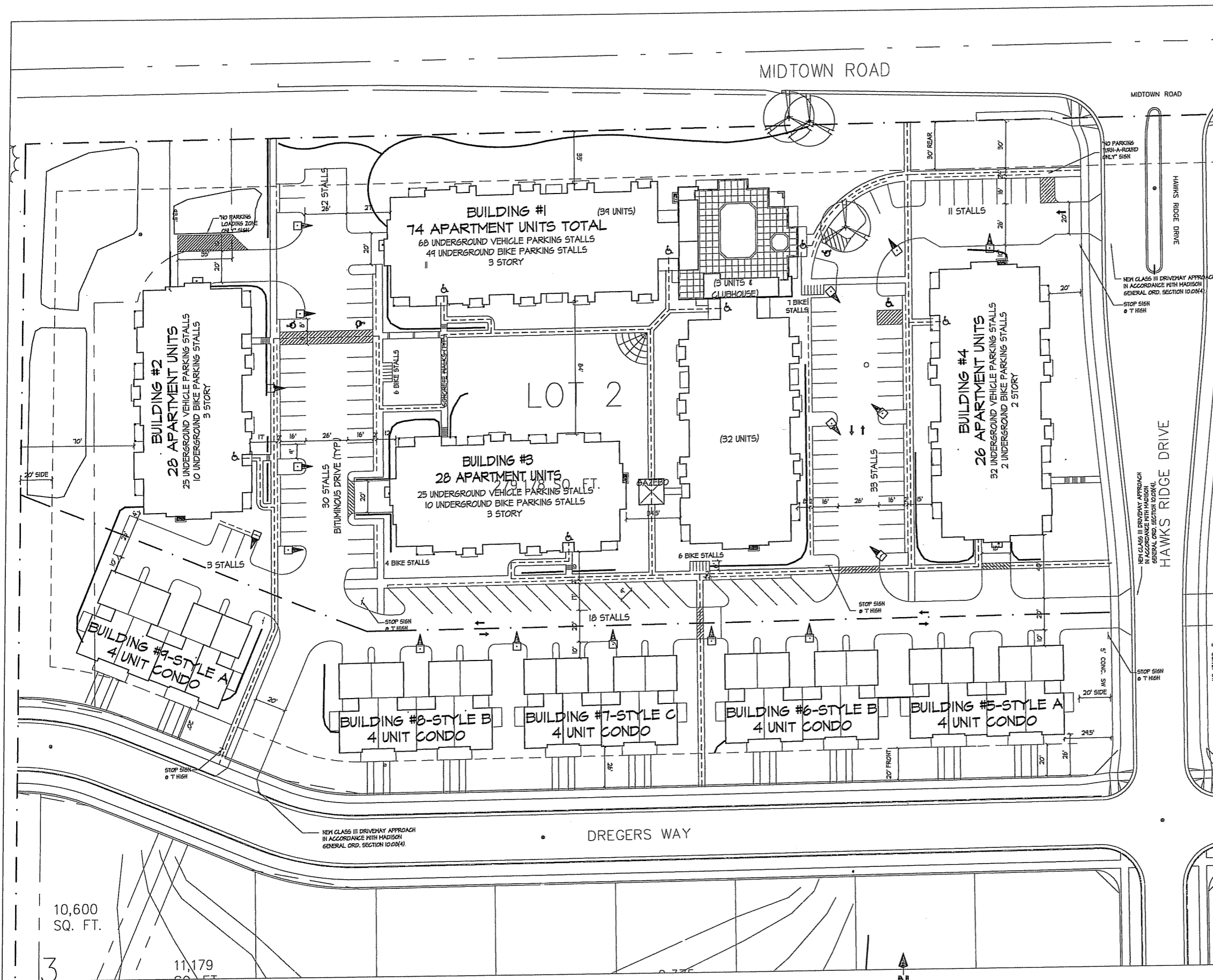
6. COM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONSTRUCTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, FOR THE TYPES OF RACKS (SEE SUBSECTIONS (B)(a) AND (B)(1)(2))

SHEET INDEX:

1. SITE PLAN
2. GRADING & EROSION CONTROL PLAN
3. ~~APPROACH PLAN (NOT INCLUDED)~~
4. SITE LIGHTING PLAN
5. FIRE DEPT. ACCESS PLAN
6. LANDSCAPE PLAN
7. BLDG #1 - BASEMENT PLAN
8. BLDG #1 - FIRST FLOOR PLAN
9. BLDG #1 - SECOND FLOOR PLAN
10. BLDG #1 - THIRD FLOOR PLAN
11. BLDG #1 - LOFT FLOOR PLAN
12. BLDG #1 - ELEVATIONS
13. BLDG #1 - ELEVATIONS
14. BLDG #2 - BASEMENT PLAN
15. BLDG #2 - FIRST FLOOR PLAN
16. BLDG #2 - SECOND FLOOR PLAN
17. BLDG #2 - THIRD FLOOR PLAN
18. BLDG #2 - LOFT FLOOR PLAN
19. BLDG #2 - ELEVATIONS
20. BLDG #2 - ELEVATIONS
21. BLDG #3 - BASEMENT PLAN
22. BLDG #3 - FIRST FLOOR PLAN
23. BLDG #3 - SECOND FLOOR PLAN
24. BLDG #3 - THIRD FLOOR PLAN
25. BLDG #3 - LOFT FLOOR PLAN
26. BLDG #3 - ELEVATIONS
27. BLDG #3 - ELEVATIONS
28. BLDG #4 - BASEMENT PLAN
29. BLDG #4 - FIRST FLOOR PLAN
30. BLDG #4 - SECOND FLOOR PLAN
31. BLDG #4 - LOFT FLOOR PLAN
32. BLDG #4 - ELEVATIONS
33. BLDG #4 - ELEVATIONS
34. BLDG #5-#4 - FLOOR PLANS
35. BLDG #5-#4 - ELEVATIONS



SITE DEVELOPMENT DATA:

DENSITIES:

Lot Area	279,178 S.F. or 6.4 acres
Dwelling Units	176 units
Lot Area / D.U.	1,586 S.F./unit
Density	27.5 units/acre

DWELLING UNIT MIX:

	Bldg #1	Bldg #2	Bldg #3	Bldg #4	Total
Apartments					
Efficiency	12	4	4	4	24
Studio + Loft	18	5	5	10	38
One Bedroom	31	6	6	4	47
One Bedroom + Loft 1	1	1	1	0	3
Two Bedroom	12	12	12	2	44
Total	74	28	28	26	156

Condominiums

Bldg #5-#4	4 (5 buildings)	20
------------	-----------------	----

Total Dwelling Units 176

BUILDING HEIGHT: 2-4 Stories (20'-40' high)

FLOOR AREA RATIO:

Bldg #1	89,080 S.F.
Bldg #2	30,900 S.F.
Bldg #3	30,894 S.F.
Bldg #4	25,797 S.F.
Bldgs #5-#4	28,480 S.F.
Gross Floor Area	205,151 S.F.
(Exclude parking)	
Ratio	.73

Revisions
1-2 REVIEW SUBMITTAL - APRIL 27TH, 2006
5.I.P. SUBMITTAL - MAY 24, 2006
INITIAL UDC SUBMITTAL - MAY 31, 2006
FINAL UDC SUBMITTAL - SEPT. 27, 2006

VEHICLE PARKING STALLS:

Surface	97
Garage	40
Underground	152
Total	289
Ratio	1.64 stalls/unit

BIKE PARKING STALLS:

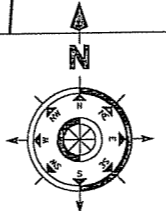
Surface	19
Garage	20
Underground	63
Total	102
Ratio	1.63 stalls/unit

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Drawing Title
Site Plan

Project No. 0531 Drawing No. 1

SITE PLAN
1" = 30'



10,600 SQ. FT.

11,179 SQ. FT.

3

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GENERAL NOTES/SPECIFICATIONS:

- All erosion control measures shall be installed prior to clearing and grubbing. The Contractor is responsible for the implementation and maintenance of erosion control measures until vegetation is re-established. The Contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow on inspection within 24 hours. Sediment deposit shall be removed when deposits reach one-half of the height of the device.
- All debris tracked onto public streets shall be swept or scraped clean (not hydraulic flushing) before the end of each workday.
- WDOT Type D Inlet protection shall be installed in all open grate storm sewer catch basins as soon as installed. Refer to WDOT Product Acceptability List at: <http://www.dot.wiscnsh.gov/business/engserv/pol.htm>
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- Erosion control devices shall comply with City of Madison ordinances and WDR standards found at <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm>.
- All temporary rock check dams shall be removed after final site stabilization.
- All disturbed ground left inactive for 7 days shall be stabilized by mulching, temporary or permanent seeding, sodding, covering with tarps, or equivalent control measures. Seeding and sodding may only be used from May 1st to September 15th of any year. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.

TIME SCHEDULE:

November 1 - 7, 2006	Install erosion control devices, construct swale, strip topsoil and seed and mulch stockpiles, if applicable.
Nov. 8 - Aug. 15, 2007	Construct buildings, parking lot, and utilities.
Aug. 16 - 23, 2007	Restore all pervious disturbed areas.

RESTORATION NOTES:

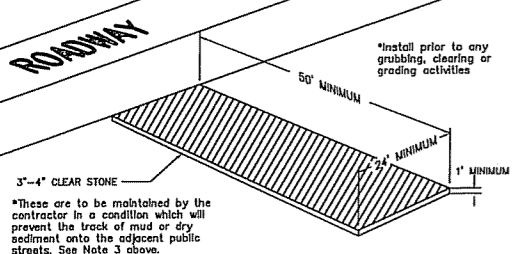
All disturbed areas, except street pavement, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed and mulch. Restoration will occur as soon after the disturbance as practical. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of D.O.T. specifications. An equal amount of annual ryegrass shall be added to the mix. Seed mixtures shall be applied at the rate of four (4) pounds per 1,000 square feet. Fertilizer shall be applied at the rate of four (4) pounds per 1,000 square feet. Fertilizer shall meet the minimum requirements that follow: nitrogen, not less than 16%; phosphoric acid, not less than 6%; potash, not less than 6%.

OWNER:

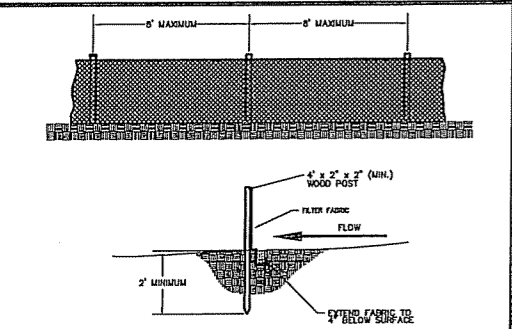
T.R. McKenzie, Inc.
Attn: Tim McKenzie
7704 Terrace Avenue
Middleton, WI 53562
Phone: (608) 636-0900

ENGINEER:

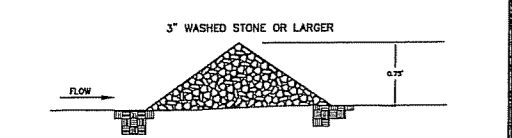
Burse Surveying and Engineering, Inc.
Attn: Michelle Burse
1400 E. Washington Avenue, Suite 150
Madison, WI 53703



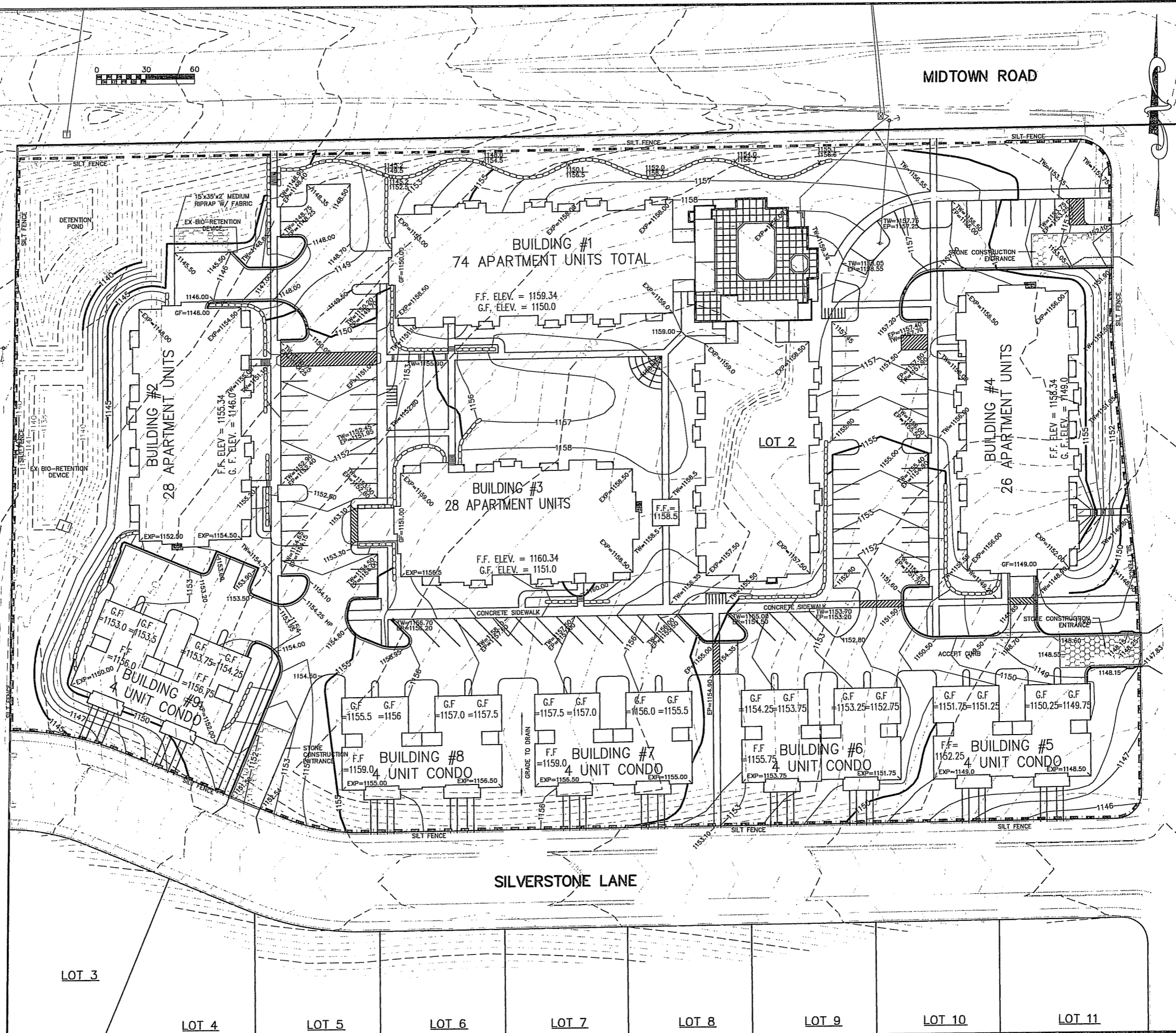
STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION



ROCK CHECK DAM DETAIL



Burse
Surveying and Engineering, Inc.
1400 E. Washington Ave. Suite 150
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: burse@chorus.net
www.bursesurveyeng.com

APPROVAL:	PROJECT:
DESIGNED BY:	DATE:
CHECKED BY:	SCALE:
DATE:	BY:

LOT 2 OF HAWKS RIDGE
HAWKS RIDGE
MADISON, WI

KNOTHE & BRUCE
MADISON, WI

PROJECT #: BSE966-06

PLOT DATE:
9-26-2006

REVISION DATES:

ISSUE DATES:

GRADING AND
EROSION CONTROL
PLAN

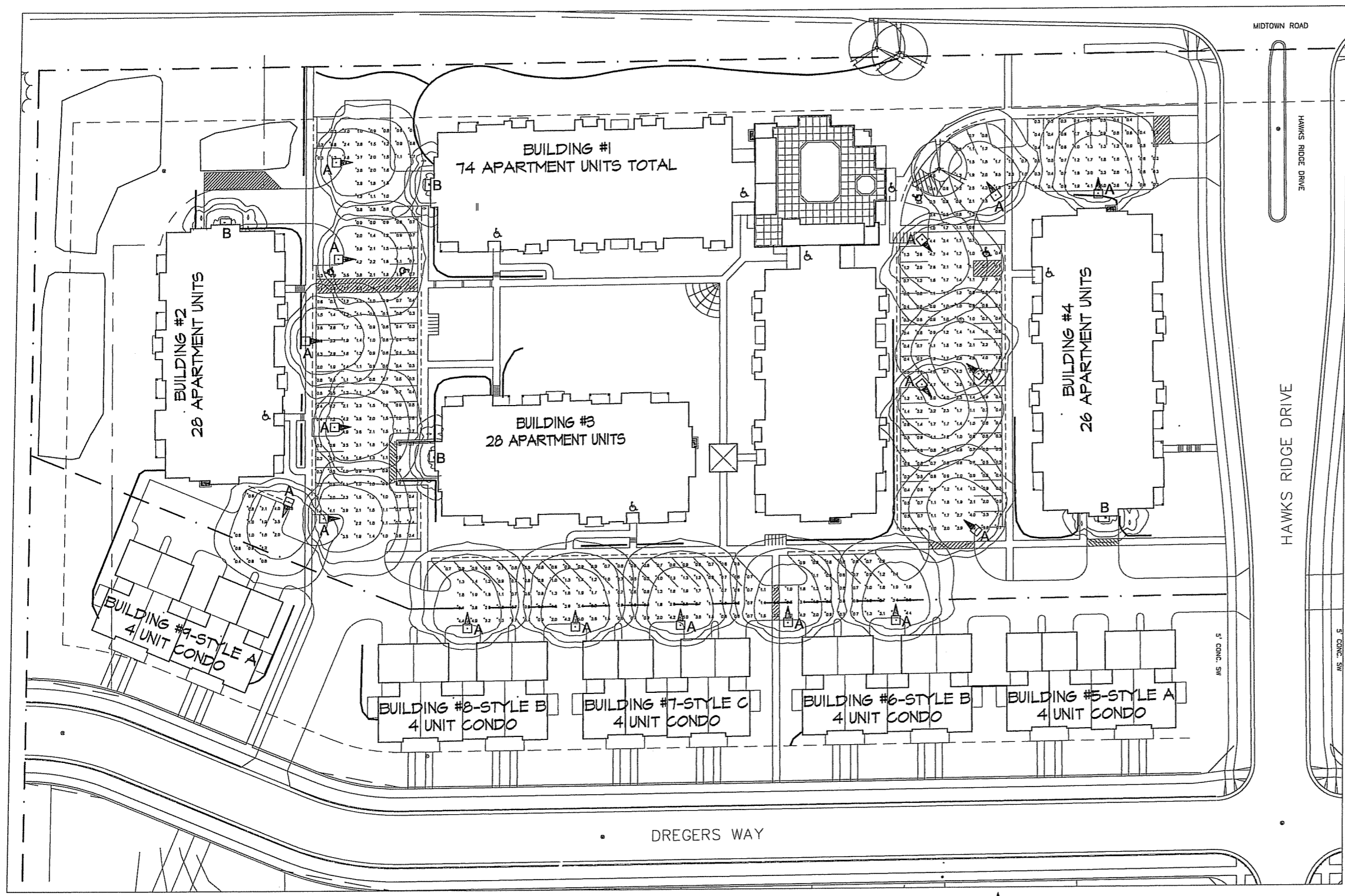
Burse
Surveying and Engineering, Inc.

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DRAWING NUMBER
2

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Southwest Parking	+	1.6 fc	4.8 fc	0.4 fc	12.0:1	3.9:1
West Parking	+	1.2 fc	6.0 fc	0.3 fc	16.7:1	4.0:1
South Parking	+	1.5 fc	5.0 fc	0.5 fc	10.0:1	3.0:1
East Parking	+	1.2 fc	5.3 fc	0.3 fc	17.7:1	4.0:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
	A	17	RUUD LIGHTING	MAC4105BL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC4175BL	15'-0" POLE ON 2'-0" CONC. BASE
	B	4	RUUD LIGHTING	E8405-D	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E8507.JES	8'-0" UP ON SIDE OF BUILDING



Notes
L -

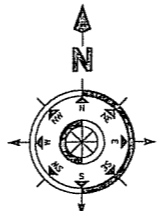
- Revisions
 1-2 REVIEW SUBMITTAL - APRIL 27TH, 2006
 3-1P SUBMITTAL - MAY 24, 2006
 INITIAL UDC SUBMITTAL - MAY 31, 2006
 FINAL UDC SUBMITTAL - SEPT. 21, 2006

Project Title
 LOT#2 Hawks Ridge
 9201 Midtown Road

Drawing Title
 Lighting Plan

Project No. 0531 Drawing No. 4


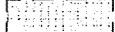
LIGHTING PLAN
 1" = 30'

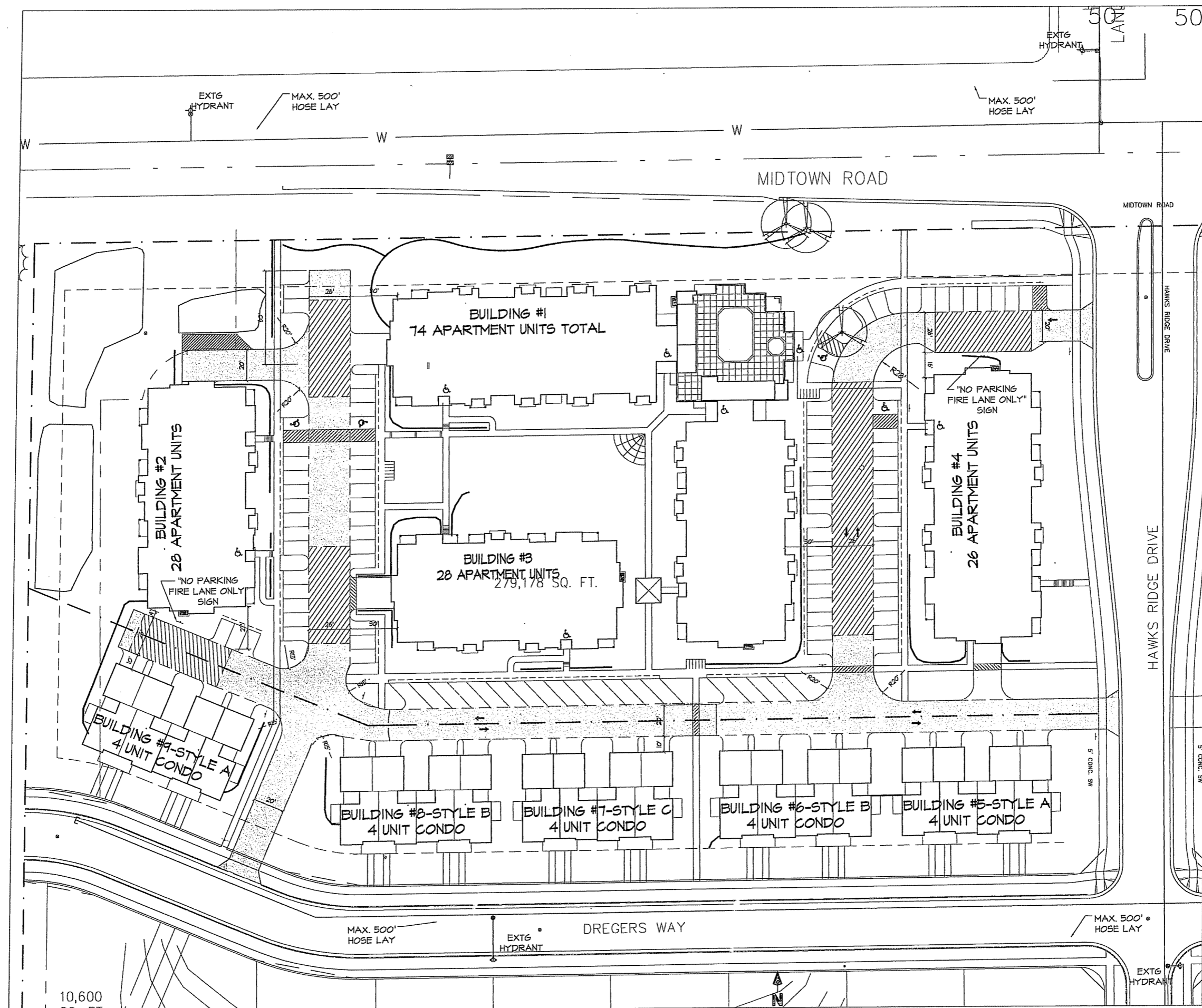


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Notes

1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2.  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)

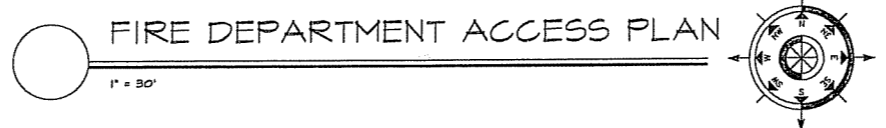


Revisions
 1-2 REVIEW SUBMITTAL - APRIL 21TH, 2006
 5.1.P. SUBMITTAL - MAY 24, 2006

Project Title
 LOT#2 Hawks Ridge
 9201 Midtown Road

Drawing Title
 Fire Department
 Access Plan

Project No. 0531 Drawing No. 5



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MIDTOWN ROAD

MIDTOWN ROAD

Distinctive Landscape
Planning Design &
Construction
6608 Seybold Rd.
P.O. Box 45017
Madison, WI 53744-5017
268-8400
Jery Opilone
Landscape Architect

Consultant

Notes

PLANT MATERIAL LIST

CODE	COMMON NAME	QTY	SIZE	ROOT
SHADE TREES				
ASL	American SENTRY Linden	9	2"	B&B
AMN	Austrian Blue Spruce	5	2"	B&B
RM	Rubus-Maple	10	2"	B&B
SHL	Skyline Honey Locust	13	2"	B&B
SWD	Swamp White Oak	7	2"	B&B
ORNAMENTAL TREES				
AC	Amelanchier Canadensis	20	4"	B&B
ABA	Austrian Brilliant Amelanchier	7	6"	B&B
LSL	Lacey Silk Liliac	14	1 1/2"	B&B
FTC	Frolic Fire Crab	2	1 1/2"	B&B
CP	Cleveland Pear	4	1 1/2"	B&B
BC	River Birch Clump	3	6"	B&B
DECIDUOUS SHRUBS				
FDH	Pink Diamond Hydrangea	60	33"	Pots
HL	Miss-Kiss Lilac	34	33"	Pots
LPS	Little Princess Spirea	53	32"	Pots
FMS	Frand's Mound Spirea	80	32"	Pots
NCS	Magic Carpet Spirea	64	32"	Pots
BF	Bronxensis Forsythia	50	32"	Pots
CB	Compact Burning Bush	40	35"	Pots
PHP	Pink Whipper Potentilla	20	32"	Pots
SHS	Snow Mound Spirea	16	32"	Pots
EVERGREEN TREES				
BHS	Black Hills Spruce	19	5"	B&B
VL	Japanese Larch	3	4"	B&B
TA	Tachy Arborvitae	20	4"	B&B
ZA	Zenith Arborvitae	10	3"	B&B
WP	White Pine	4	4"	B&B
EVERGREEN SHRUBS				
AJ	Arctic Juniper	35	33"	Pots
GA	Globe Arborvitae	101	33"	Pots
PERENNIALS				
H	Hosts	30	3"	Pots
SUD	Shasta Daisy Daylily	48	3"	Pots

LANDSCAPE REQUIREMENTS

REQUIREMENT	POINTS
number of stalls	99
number of 2" caliper trees required	0
loading berths	0
number of required landscape points	450.4
Solution	
canopy trees (2"-2 1/2")	175
deciduous shrubs, 12 shrubs	24
evergreen trees, 12 4" evergreen trees	180
canopy trees (1 1/2")	90
Total Points	469

Revisions

DATE:

Project Title
LOT#2 Hanks Ridge
9201 Midtown Road.

Drawing Title
Landscape Plan

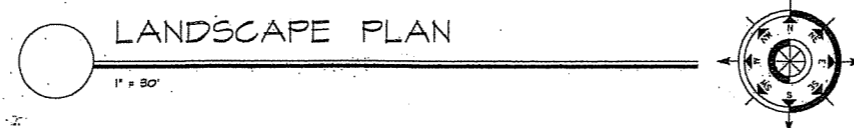
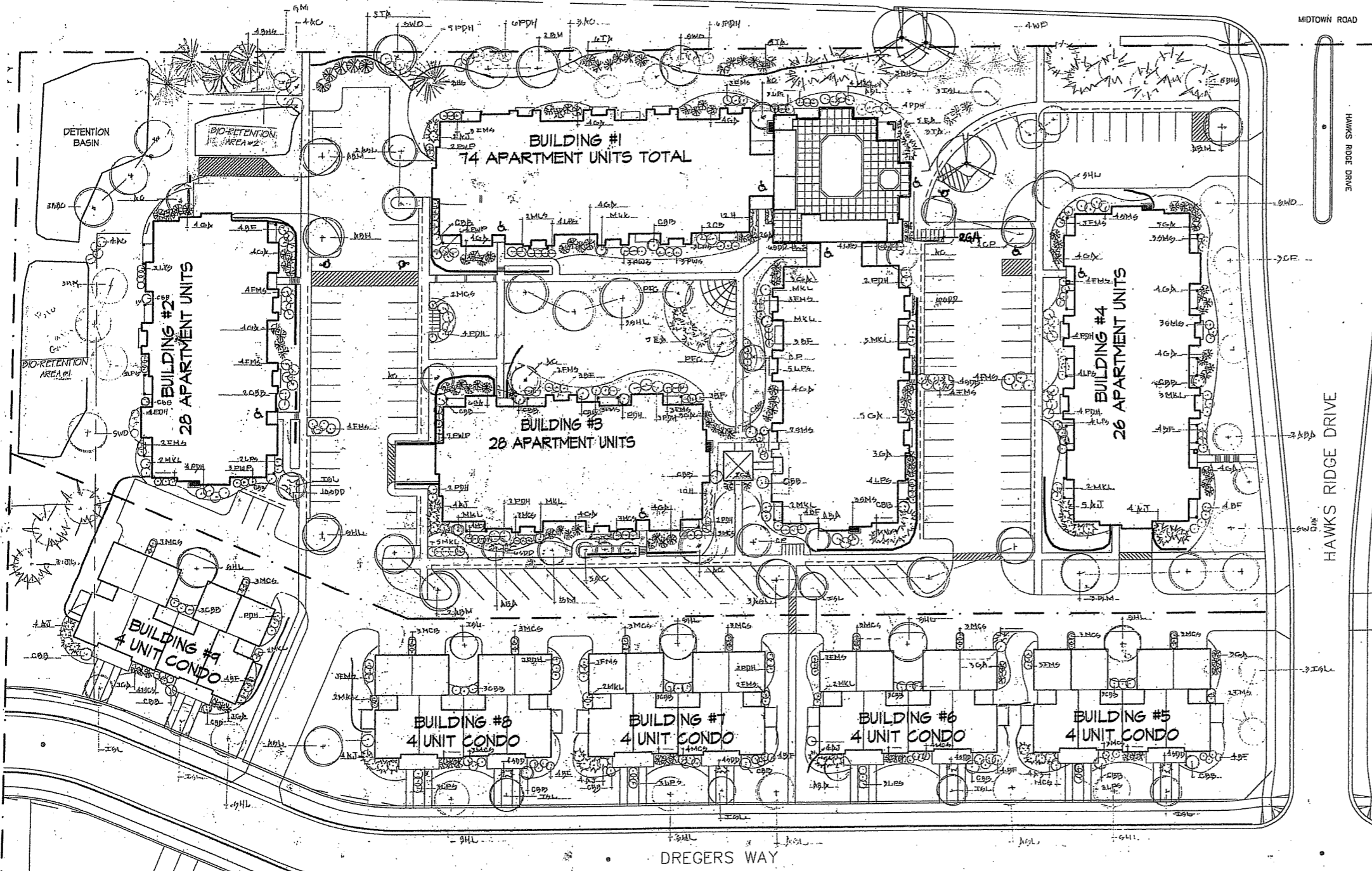
Project No.
0531

Drawing No.
6

BIO-RETENTION PLANT MATERIAL LIST

COMMON NAME	BIO-RETENTION #1	BIO-RETENTION #2
Grasses and Sedges		
Bottlebrush Sedge	320	120
Fox Sedge	576	256
Dark-Green Bullrush	576	256
Forbs		
Lavender Hyssop	160	64
New England Aster	160	64
Blue Wild-Indigo	160	64
Pale Purple Coneflower	160	64
Purple Coneflower	160	64
Sneezeweed	160	64
Cardinal Flower	160	64
Smooth Penstemon	160	96
Yellow Coneflower	160	64
Sweet Black-eyed Susan	160	64
Ohio Goldenrod	160	64
Riddell's Goldenrod	160	64
Stiff Goldenrod	160	64
Golden Alexander	160	96
Total Plants	3712	1600

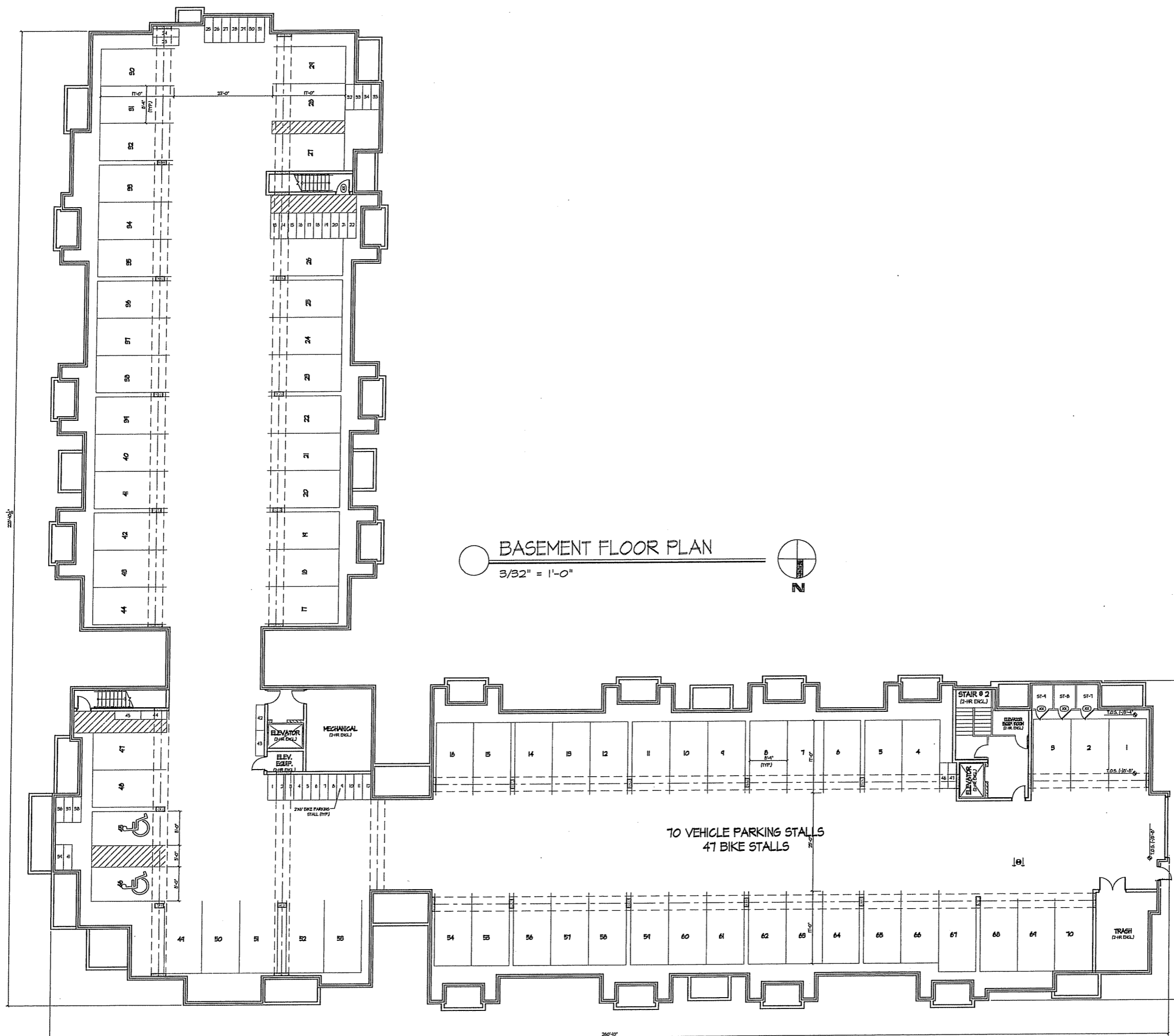
*all bio-retention plants to be plugs



LANDSCAPE PLAN

1" = 50'

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Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
LOT#2 Hawks Ridge
4201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit

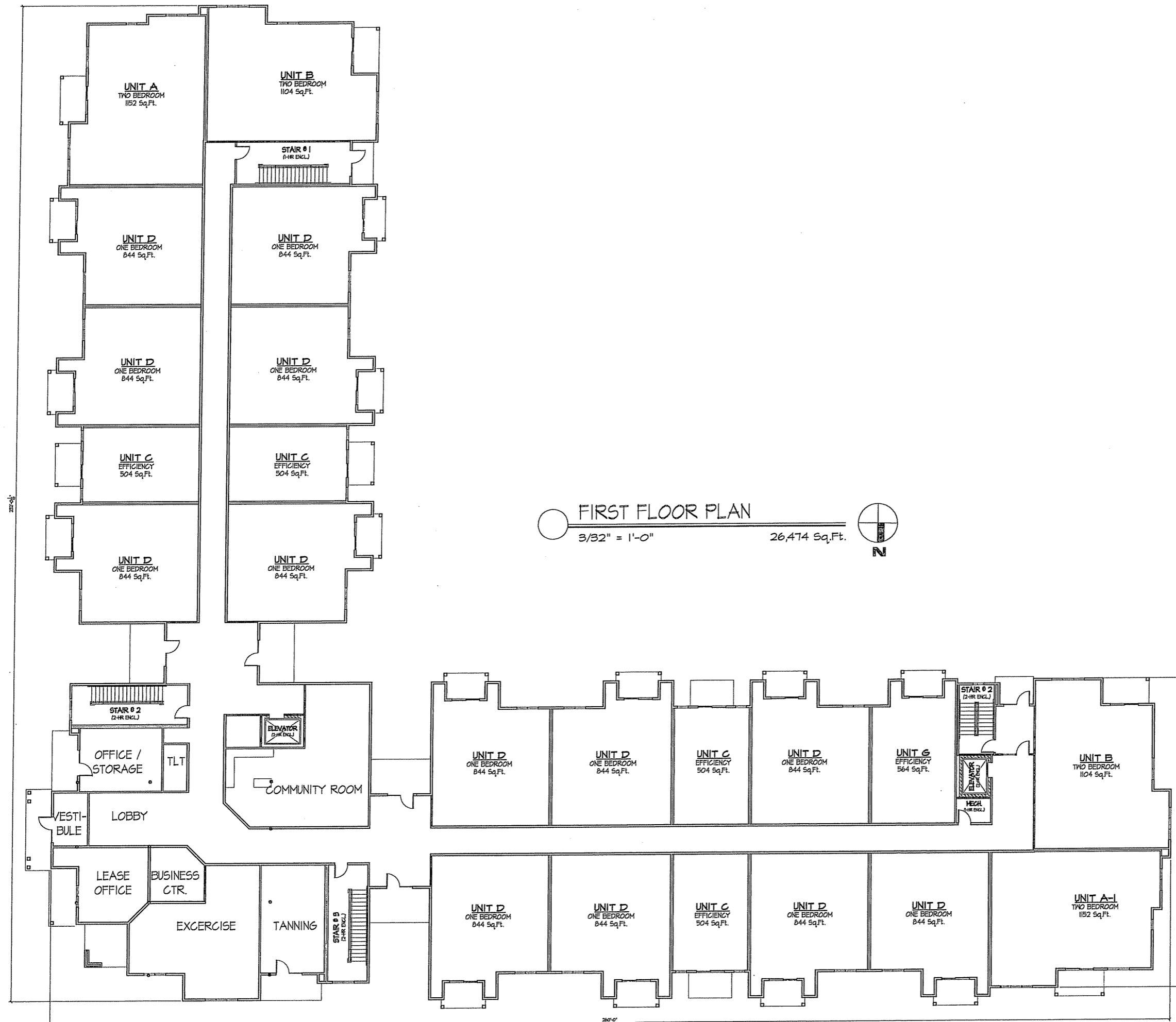
Drawing Title
Basement Plan

Project No. Drawing No.

0531 **7**

Consultant

Notes



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
**LOT#2 Hawks Ridge
#201 Midtown Road**

**Hawks Ridge
Apartments
Building #1 - 74 Unit**
Drawing Title
First Floor Plan

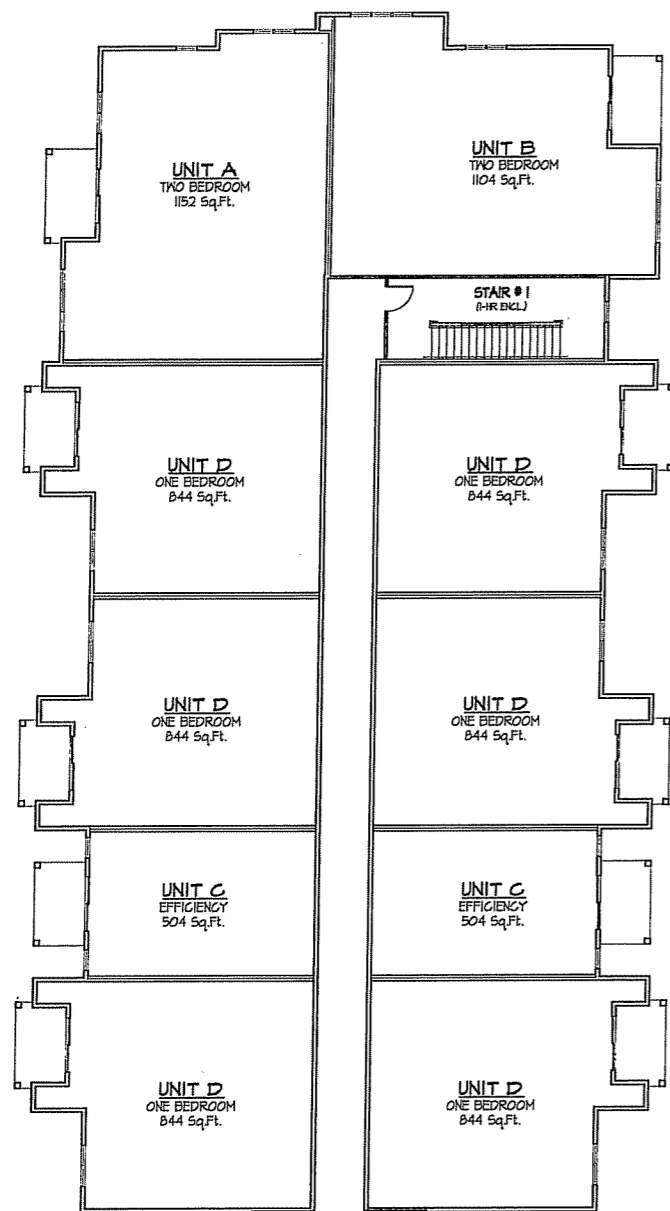
Project No. Drawing No.

0531 8

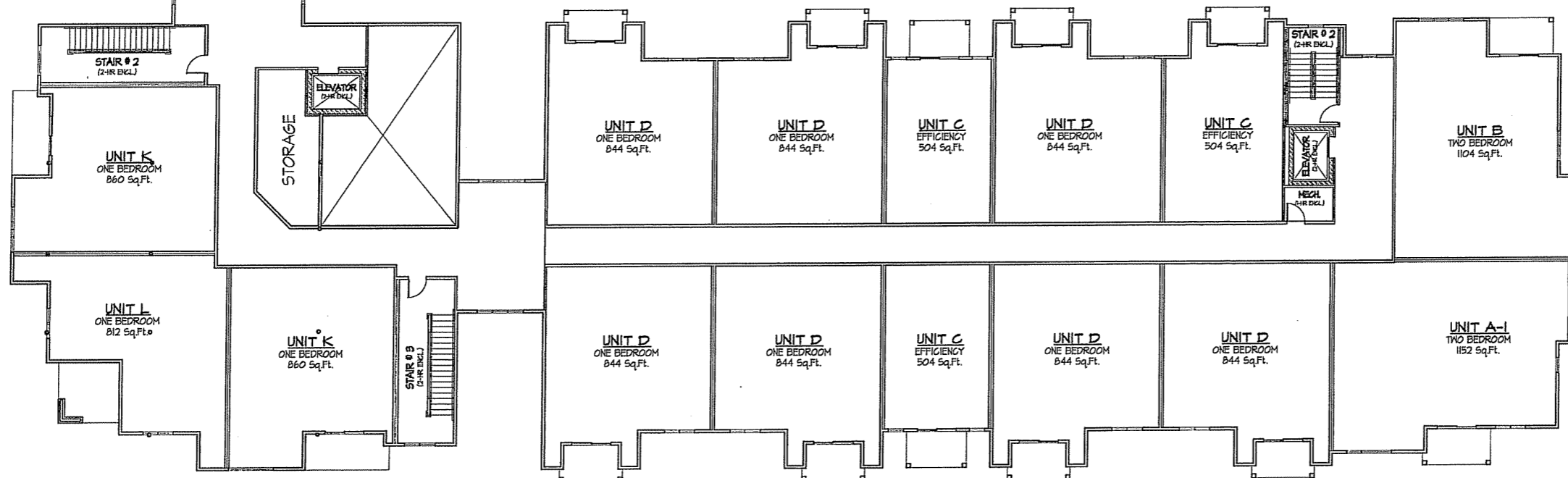
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Notes



SECOND FLOOR PLAN
3/32" = 1'-0" 25,808 Sq.Ft.



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
**LOT#2 Hawks Ridge
9201 Midtown Road**

**Hawks Ridge
Apartments
Building #1 - 74 Unit**

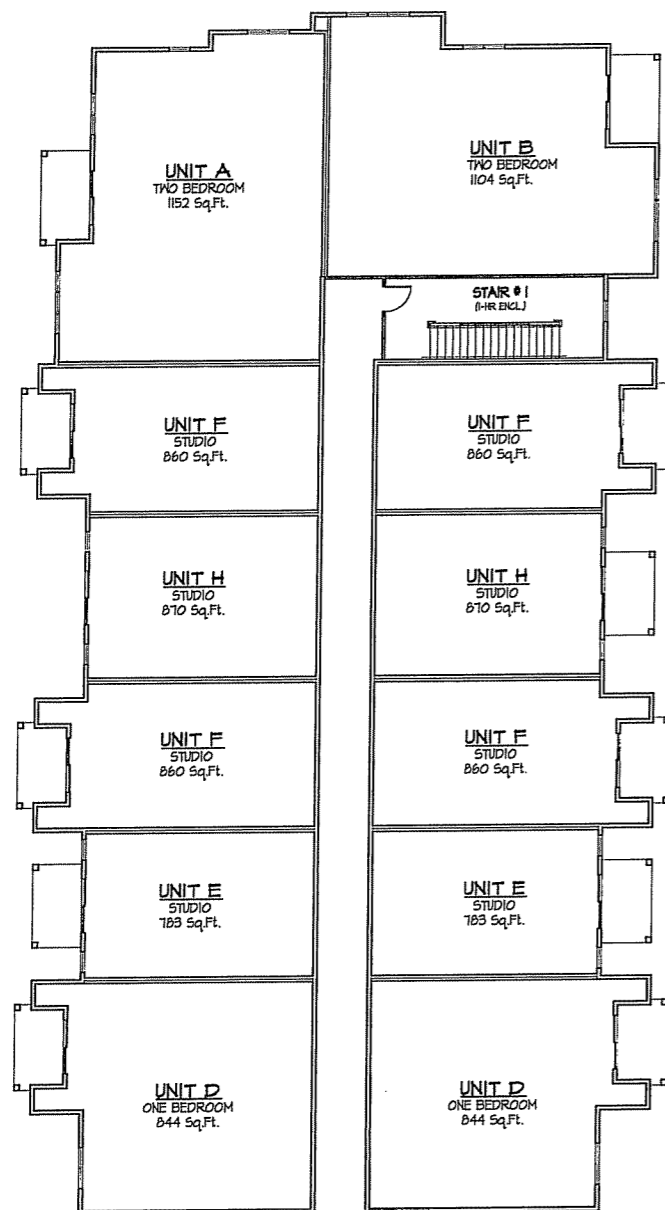
Drawing Title
Second Floor Plan

Project No.

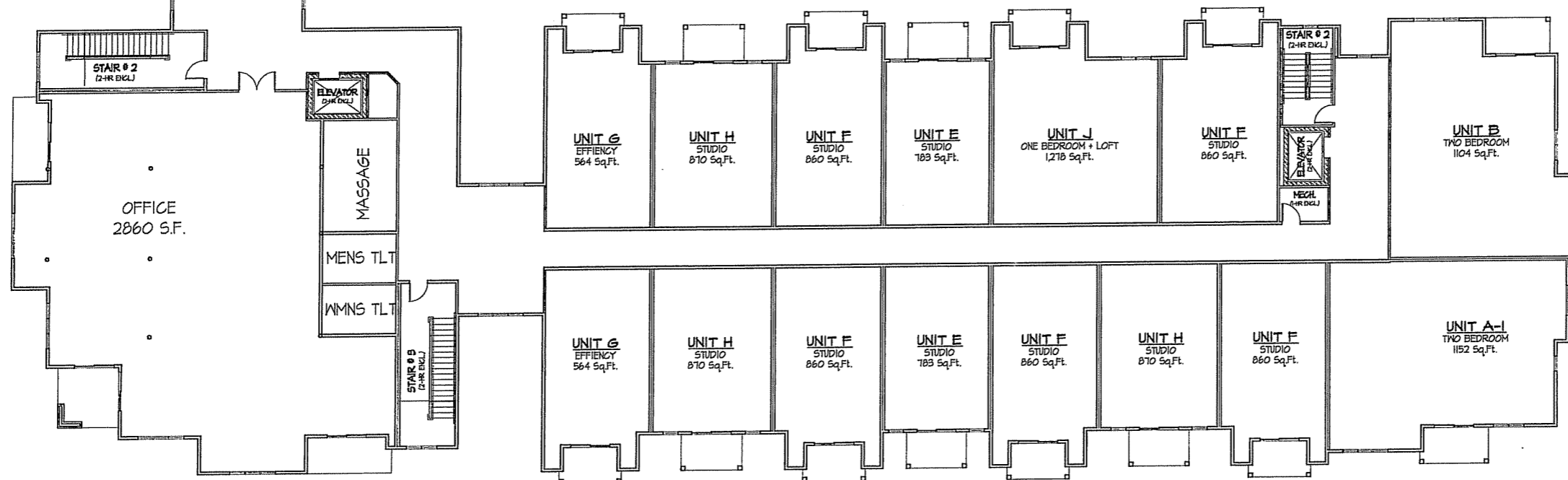
Drawing No.

0531

9



THIRD FLOOR PLAN
 3/32" = 1'-0" 26,474 Sq.Ft.



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit
 Drawing Title
Third Floor Plan

Project No. Drawing No.

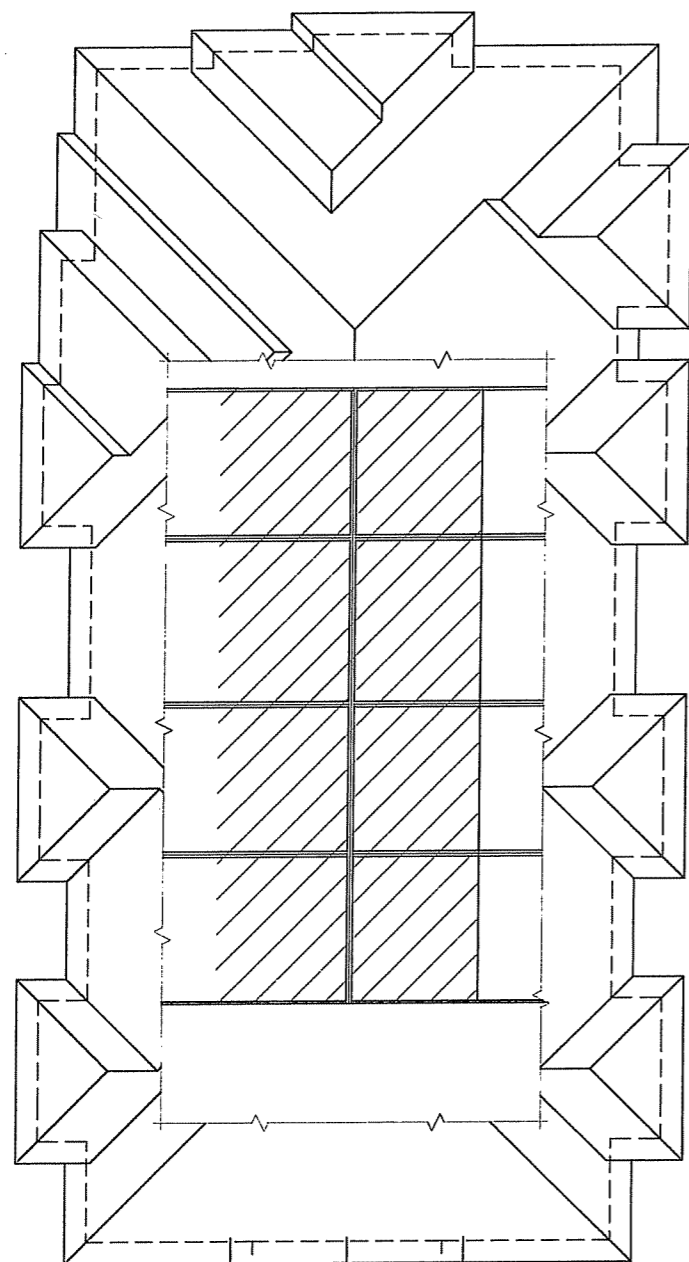
0531

10

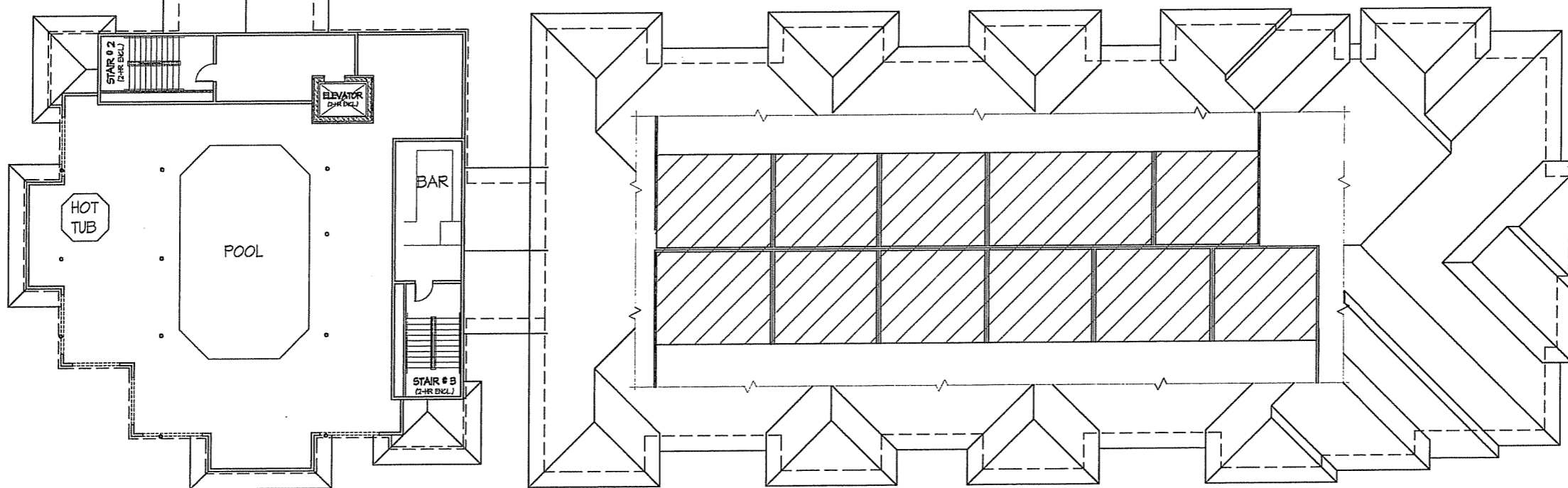
Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



LOFT FLOOR PLAN
3/32" = 1'-0" 10,324 Sq.Ft.



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit
Drawing Title
Loft Floor Plan

Project No. Drawing No.

0531

11

Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



- TYPICAL MATERIALS:**
- Asphalt Shingles
 - Painted / Alum. Fascia & Soffit
 - Horizontal Siding
 - Precast Sill
 - Soldier Course
 - Painted / Alum. Window Trim
 - Painted Columns
 - Brick Veneer
 - Aluminum Railing
 - Accent Band
 - Precast Window Heads, Sills & Bands
 - Smooth Face C.M.U.

NORTH ELEVATION
3/8" = 1'-0"

Revisions

- 1-2 REVIEW SUBMITTAL - APRIL 27, 2006
- 5.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 27, 2006



EAST ELEVATION
3/8" = 1'-0"

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit

Drawing Title
Elevations

Project No.

Drawing No.

0531

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Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



SOUTH ELEVATION
 3/8" = 1'-0"



WEST ELEVATION
 3/8" = 1'-0"

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 27, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit

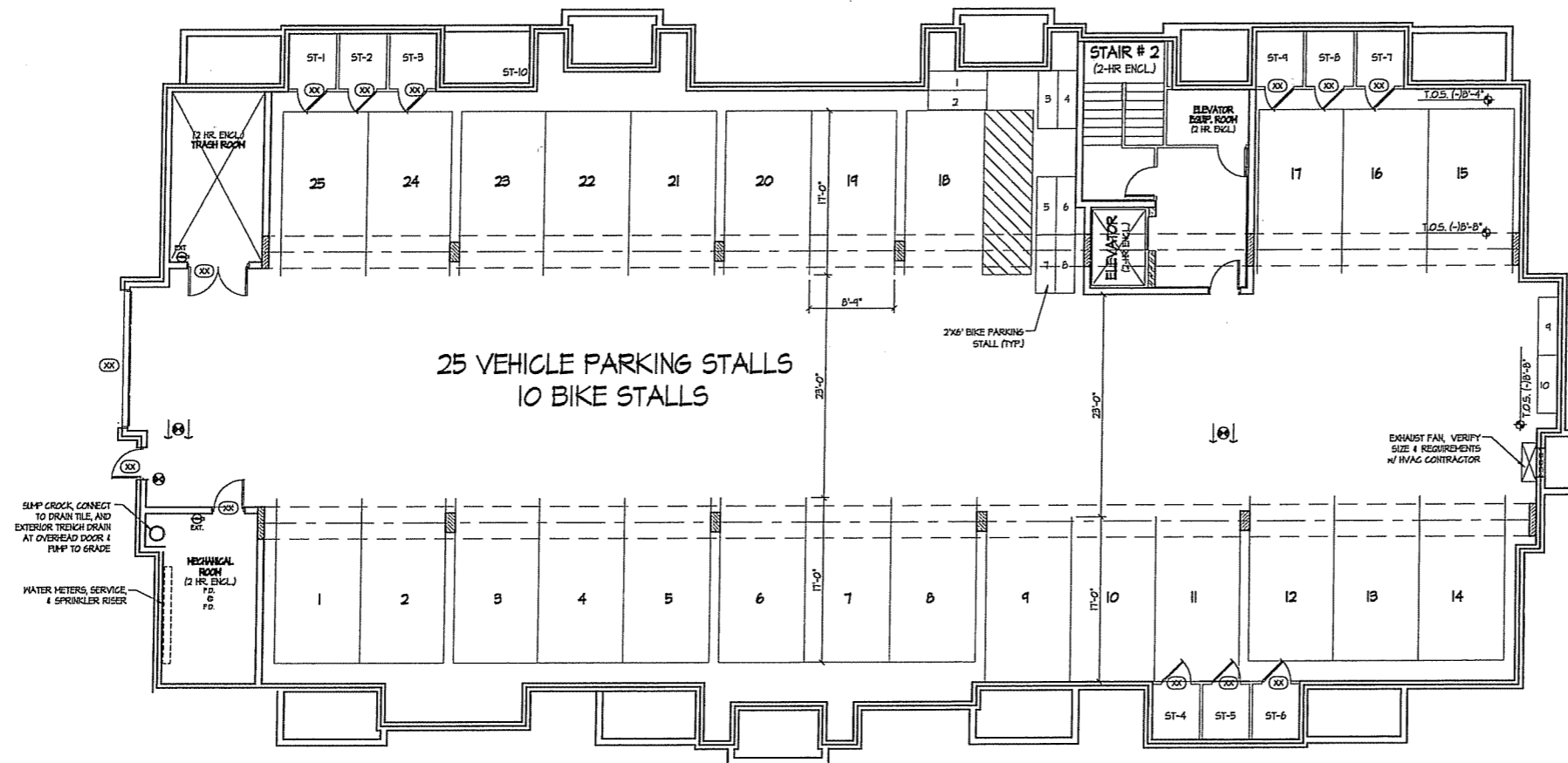
Drawing Title
Elevations

Project No.

Drawing No.

0531

13



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
Drawing Title
Basement Plan

Project No. Drawing No.

0531 14



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
**LOT#2 Hawks Ridge
9201 Midtown Road**

**Hawks Ridge
Apartments
Building #2 - 28 Unit A**
Drawing Title
First Floor Plan

Project No.

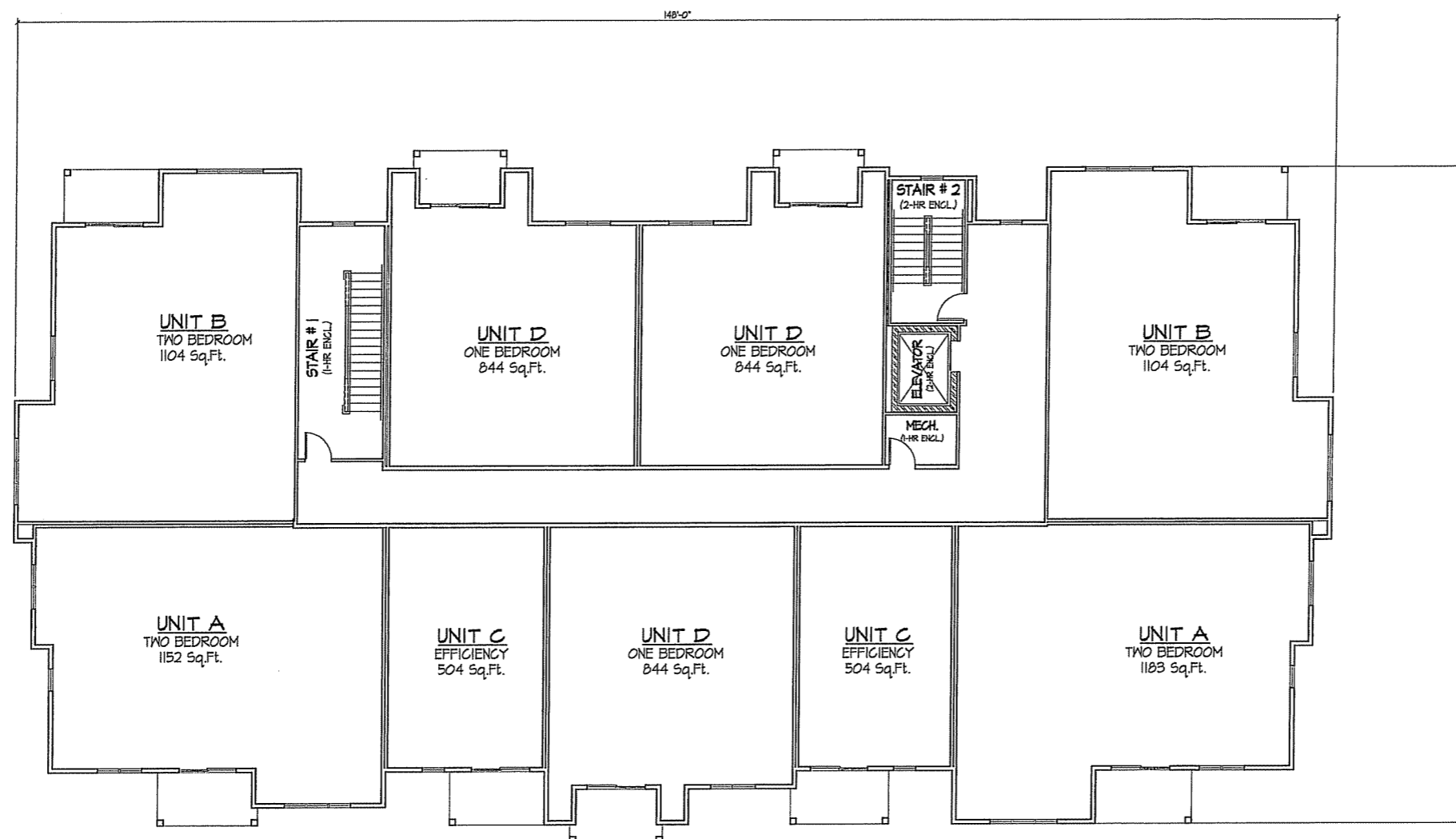
Drawing No.

0531

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○ FIRST FLOOR PLAN
1/8" = 1'-0" 9,681 Sq.Ft. ⊕ N



- Revisions
- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
 - S.I.P. SUBMITTAL - MAY 24, 2006
 - INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
 - FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

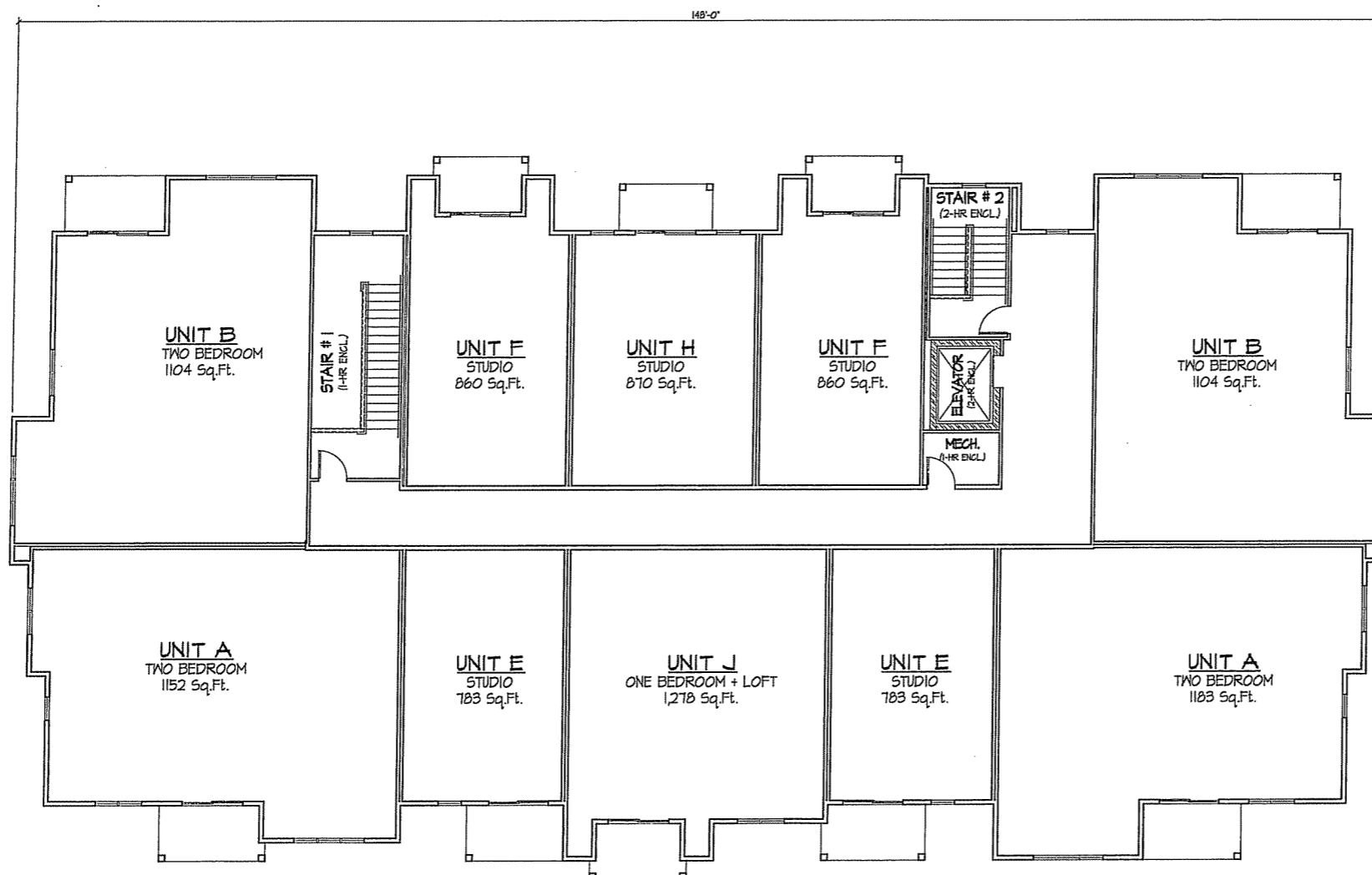
○ SECOND FLOOR PLAN
 1/8" = 1'-0" 9,681 Sq.Ft. N

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
 Drawing Title
Second Floor Plan

Project No. Drawing No.
0531 16

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THIRD FLOOR PLAN
 1/8" = 1'-0" 9,621 Sq.Ft.

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
 Drawing Title
Third Floor Plan

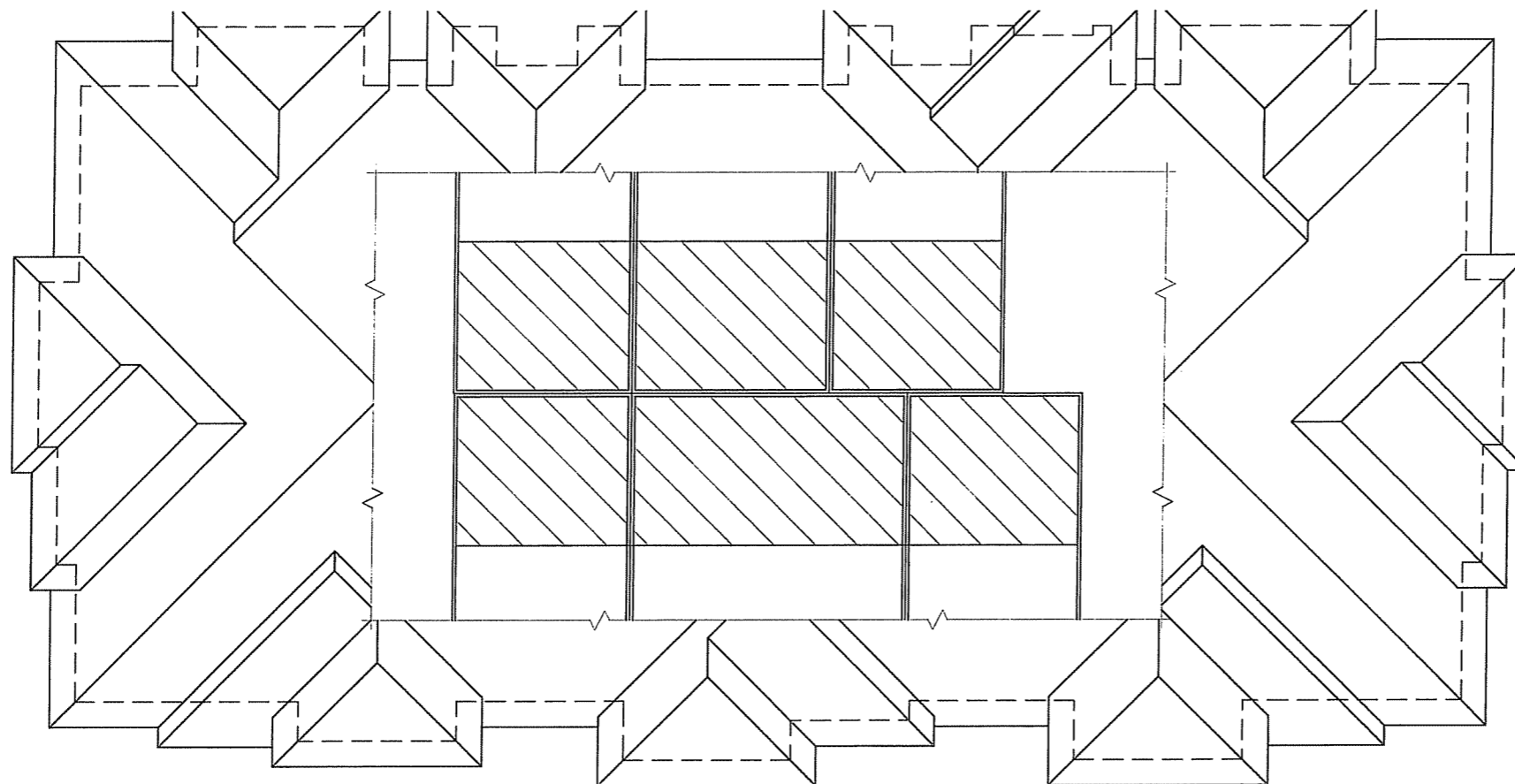
Project No. Drawing No.

0531 17

Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

LOFT FLOOR PLAN
1/8" = 1'-0" 1,257 Sq.Ft. 

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
Drawing Title
Loft Floor Plan

Project No. Drawing No.

0531 18

Consultant

Notes



TYPICAL MATERIALS:

- Asphalt Shingles
- Painted / Alumn. Fascia & Soffit
- Horizontal Siding
- Precast Sill
- Soldier Course
- Painted / Alumn. Window Trim
- Painted Columns
- Brick Veneer
- Aluminum Railing
- Accent Band
- Precast Window Heads, Sills & Bands
- Smooth Face C.M.U.

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



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 27, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A

Drawing Title
Elevations

Project No.

Drawing No.

0531

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Consultant

Notes



- TYPICAL MATERIALS:**
- Asphalt Shingles
 - Painted / Alumn. Fascia & Soffit
 - Horizontal Siding
 - Precast Sill
 - Solder Course
 - Painted / Alumn. Window Trim
 - Painted Columns
 - Brick Veneer
 - Aluminum Railing
 - Accent Band
 - Precast Window Heads, Sills & Bands
 - Smooth Face C.M.U.

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



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

Revisions

- I-2 REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 21, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
Drawing Title
Elevations

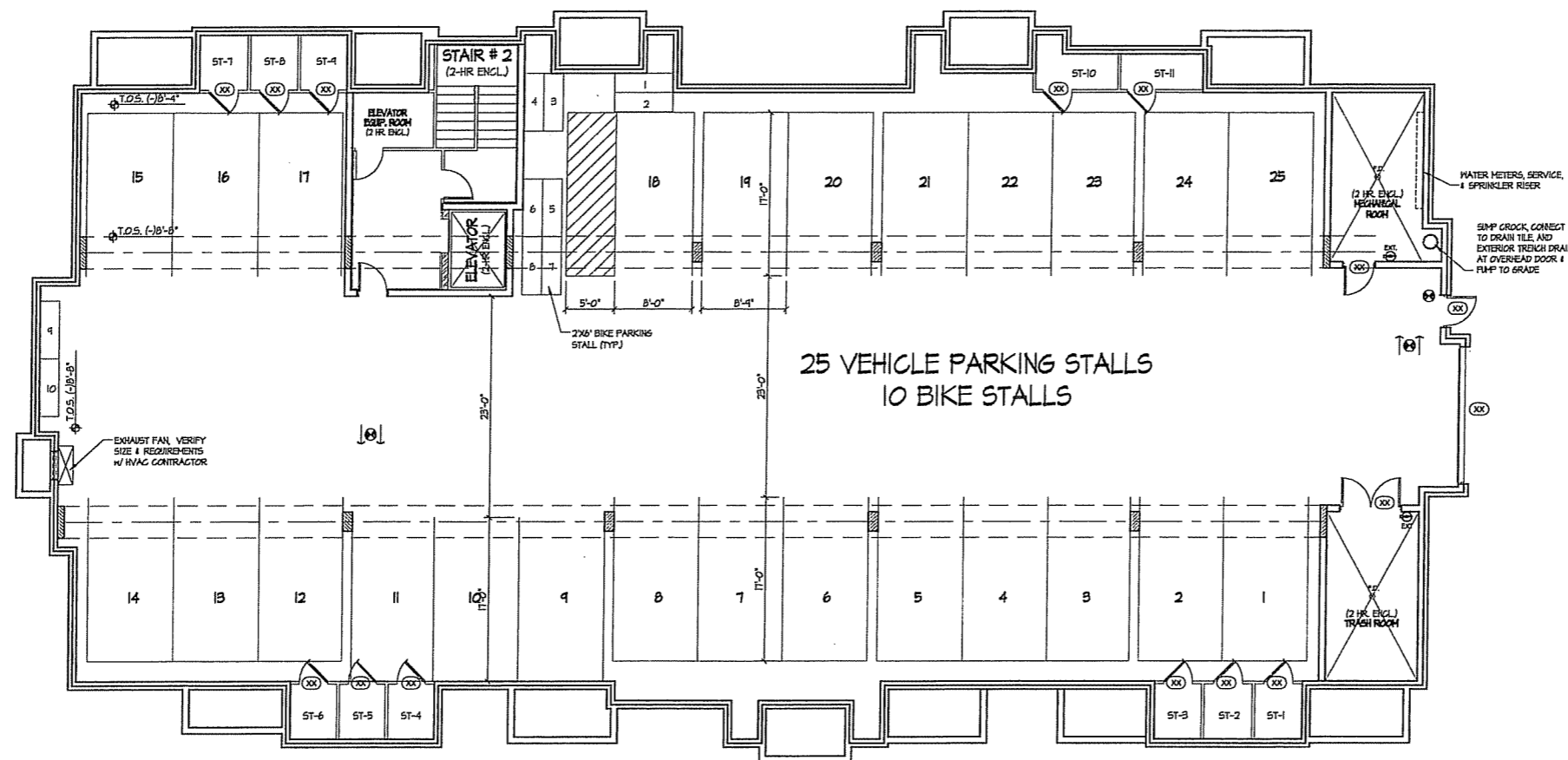
Project No.

Drawing No.

0531

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Revisions

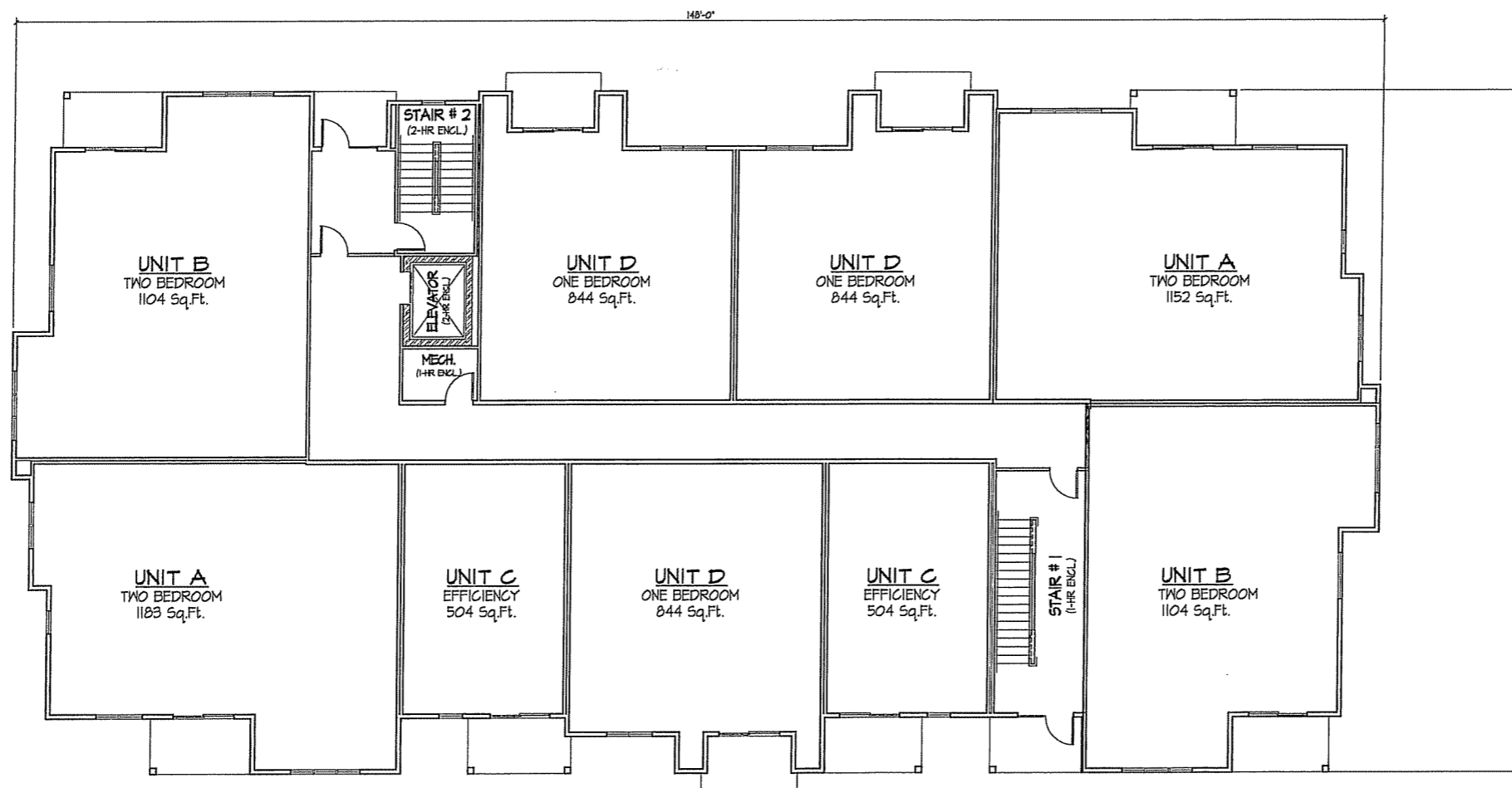
- 1-Z REVIEW SUBMITTAL - APRIL 27, 2006
- 5-I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

BASEMENT FLOOR PLAN
1/8" = 1'-0"
N

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Basement Plan

Project No. **0531** Drawing No. **21**



FIRST FLOOR PLAN
1/8" = 1'-0" 9,679 Sq.Ft.



- Revisions
- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
 - S.I.P. SUBMITTAL - MAY 24, 2006
 - INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
 - FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

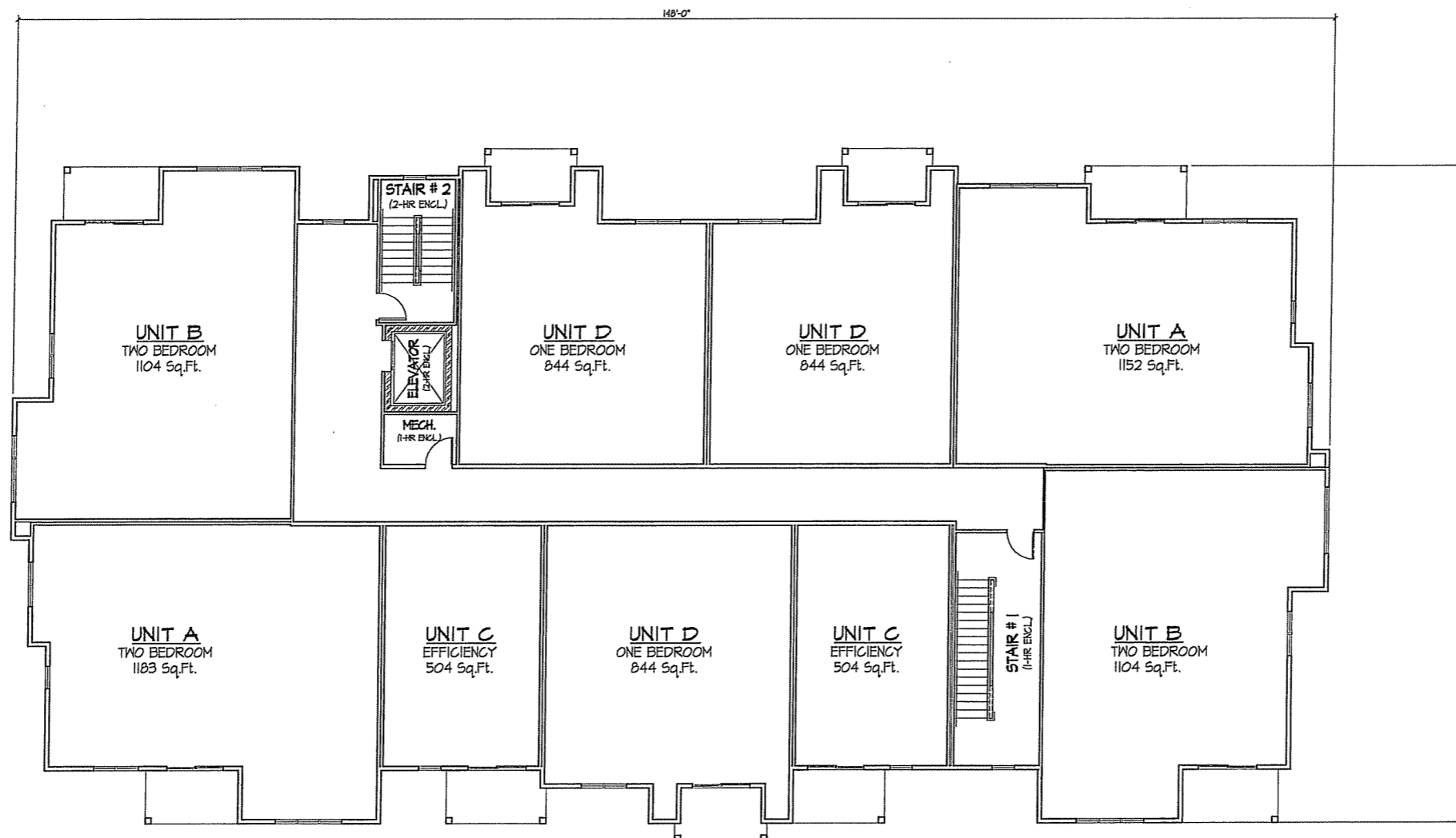
Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
First Floor Plan

Project No. **0531** Drawing No. **22**

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Notes



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- FINAL U.D.C. SUBMITTAL - SEPT. 21 2006

○ SECOND FLOOR PLAN
 1/8" = 1'-0" 9,679 Sq.Ft.

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 2B Unit B

Drawing Title
Second Floor Plan

Project No. Drawing No.

0531 23

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Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
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- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 21 2006



Project Title
**LOT#2 Hawks Ridge
 9201 Midtown Road**

**Hawks Ridge
 Apartments
 Building #3 - 28 Unit B**
 Drawing Title
Third Floor Plan

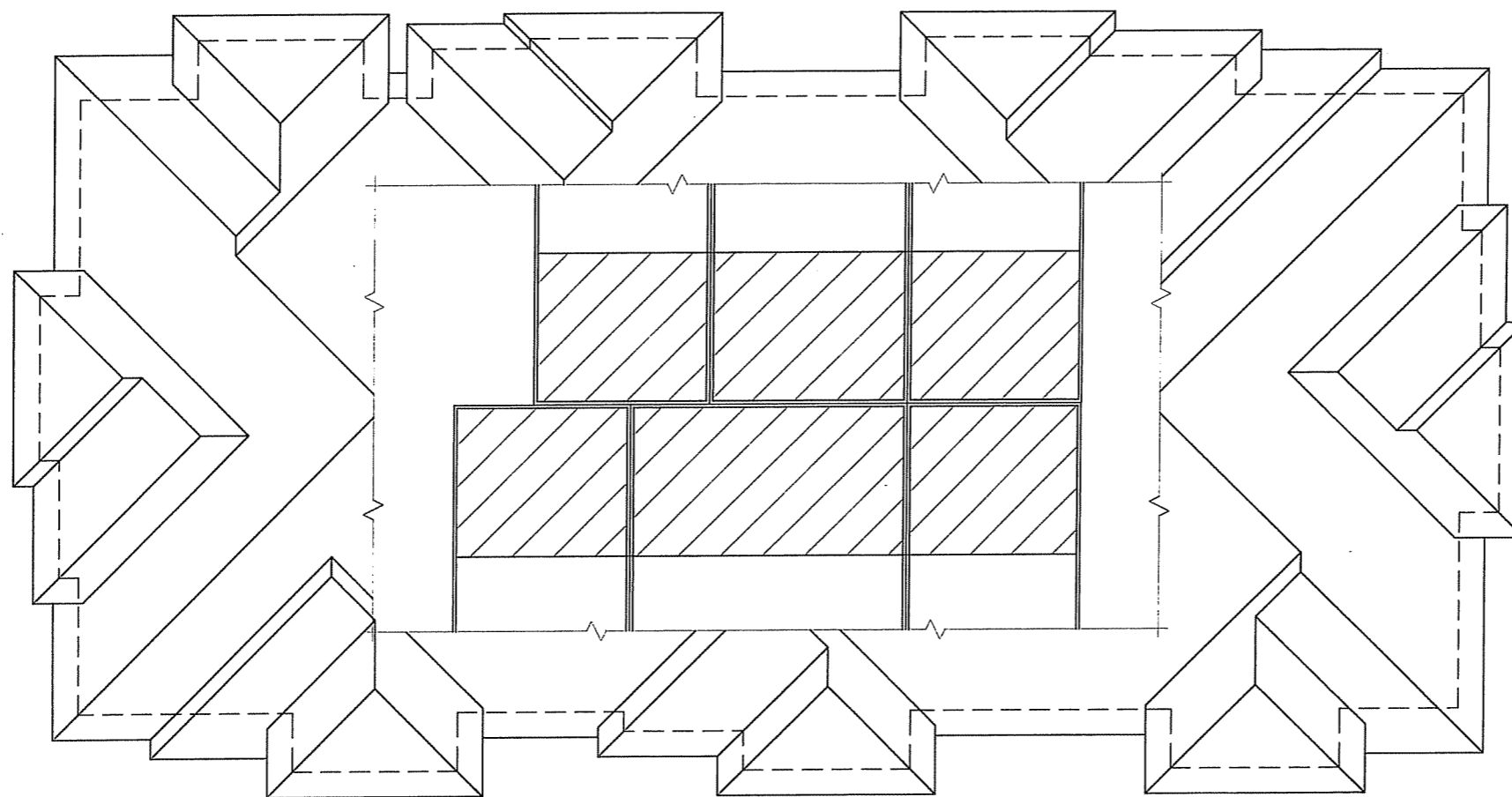
Project No. Drawing No.

0531 24

Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 21 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B

Drawing Title
Loft Floor Plan



Project No. Drawing No.

0531

25



TYPICAL MATERIALS:

- Asphalt Shingles
- Painted / Alumn. Fascia & Soffit
- Horizontal Siding
- Precast Sill
- Soldier Course
- Painted / Alumn. Window Trim
- Painted Columns
- Brick Veneer
- Aluminum Railing
- Accent Band
- Precast Window Heads, Sills & Bands
- Smooth Face C.M.U.

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



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 21, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Elevations

Project No.

Drawing No.

0531

26

Consultant

Notes



TYPICAL MATERIALS:

- Asphalt Shingles
- Painted / Alumn. Fascia & Soffit
- Horizontal Siding
- Precast Sill
- Soldier Course
- Painted / Alumn. Window Trim
- Painted Columns
- Brick Veneer
- Aluminum Railing
- Accent Band
- Precast Window Heads, Sills & Bands
- Smooth Face C.M.U.

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



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

Revisions

- 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 21, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

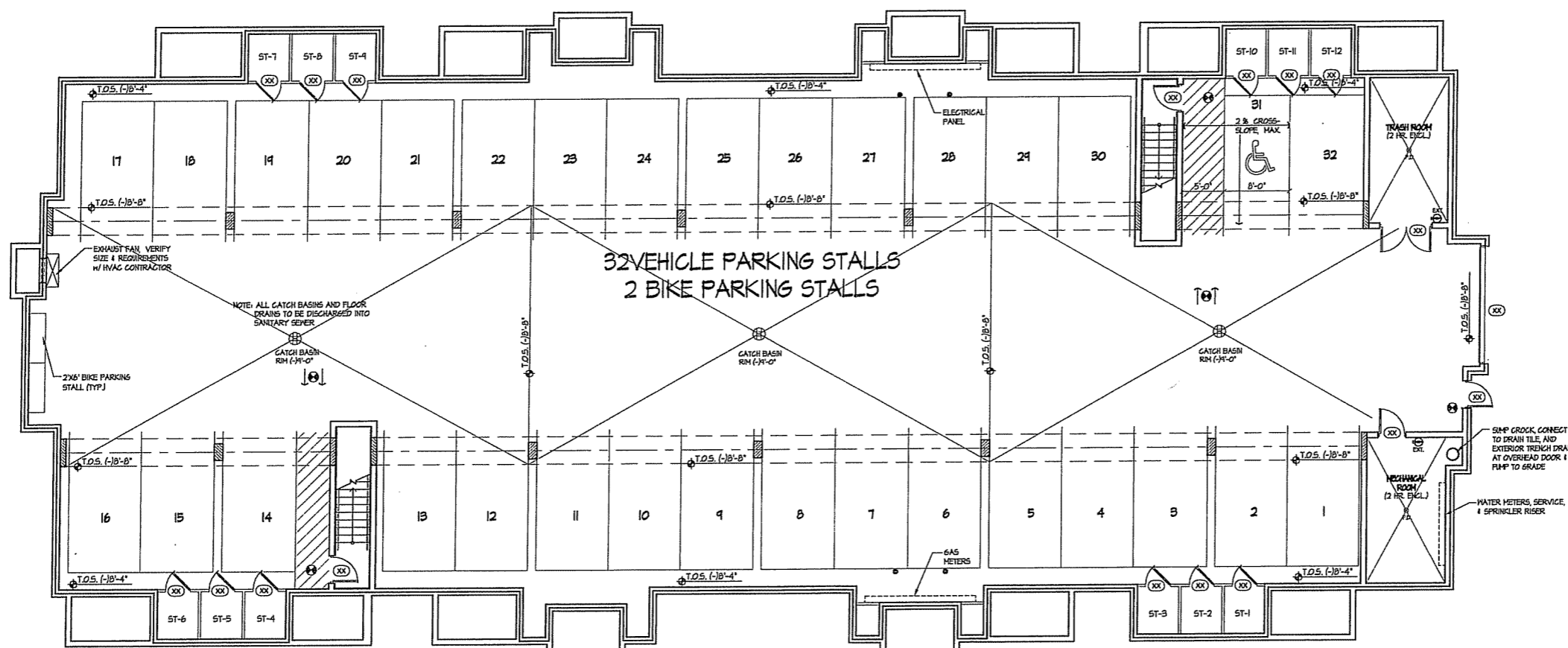
Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Elevations

Project No.

Drawing No.

0531

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Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

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

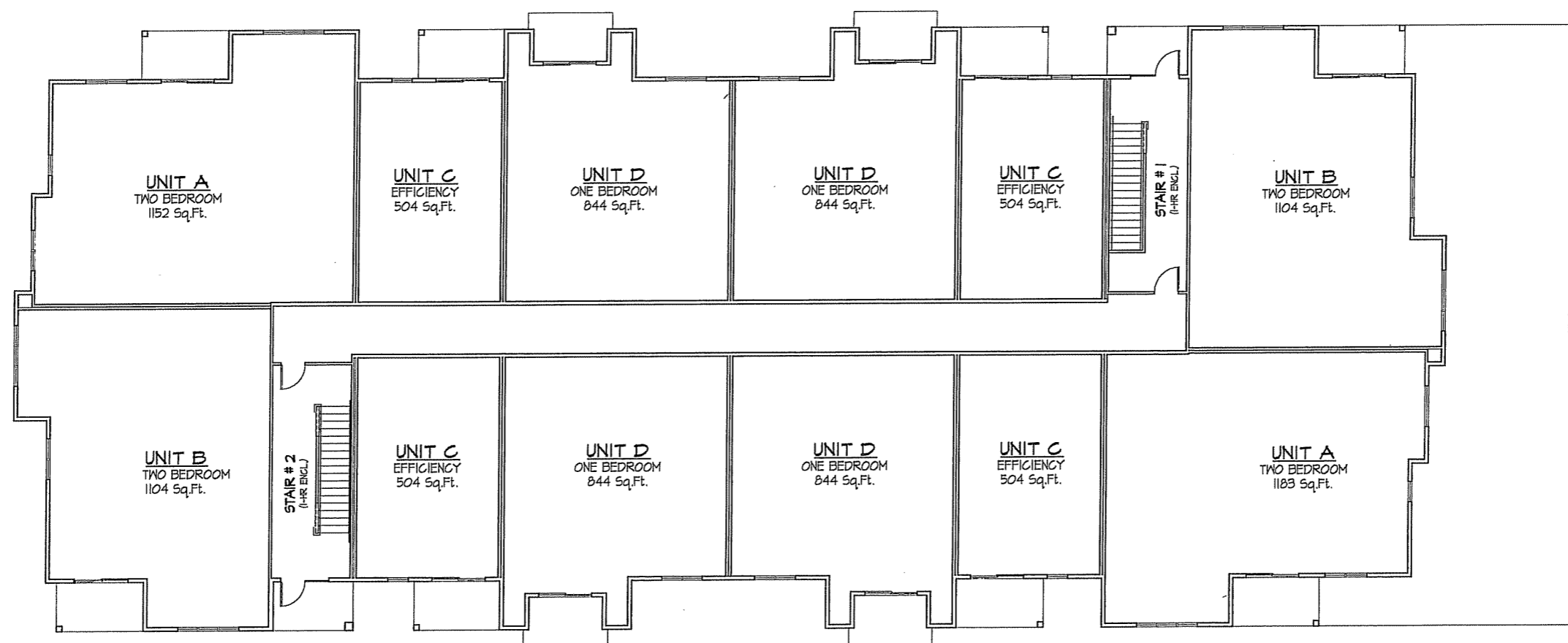
Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
Drawing Title
Basement Plan

Project No. Drawing No.

0531 **28**

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Revisions

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- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

FIRST FLOOR PLAN
1/8" = 1'-0" 11,474 Sq.Ft.

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
Drawing Title
First Floor Plan

Project No. Drawing No.

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Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 21 2006

○ SECOND FLOOR PLAN
1/8" = 1'-0" 11,474 Sq.Ft. N

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
Drawing Title
Second Floor Plan

Project No. Drawing No.

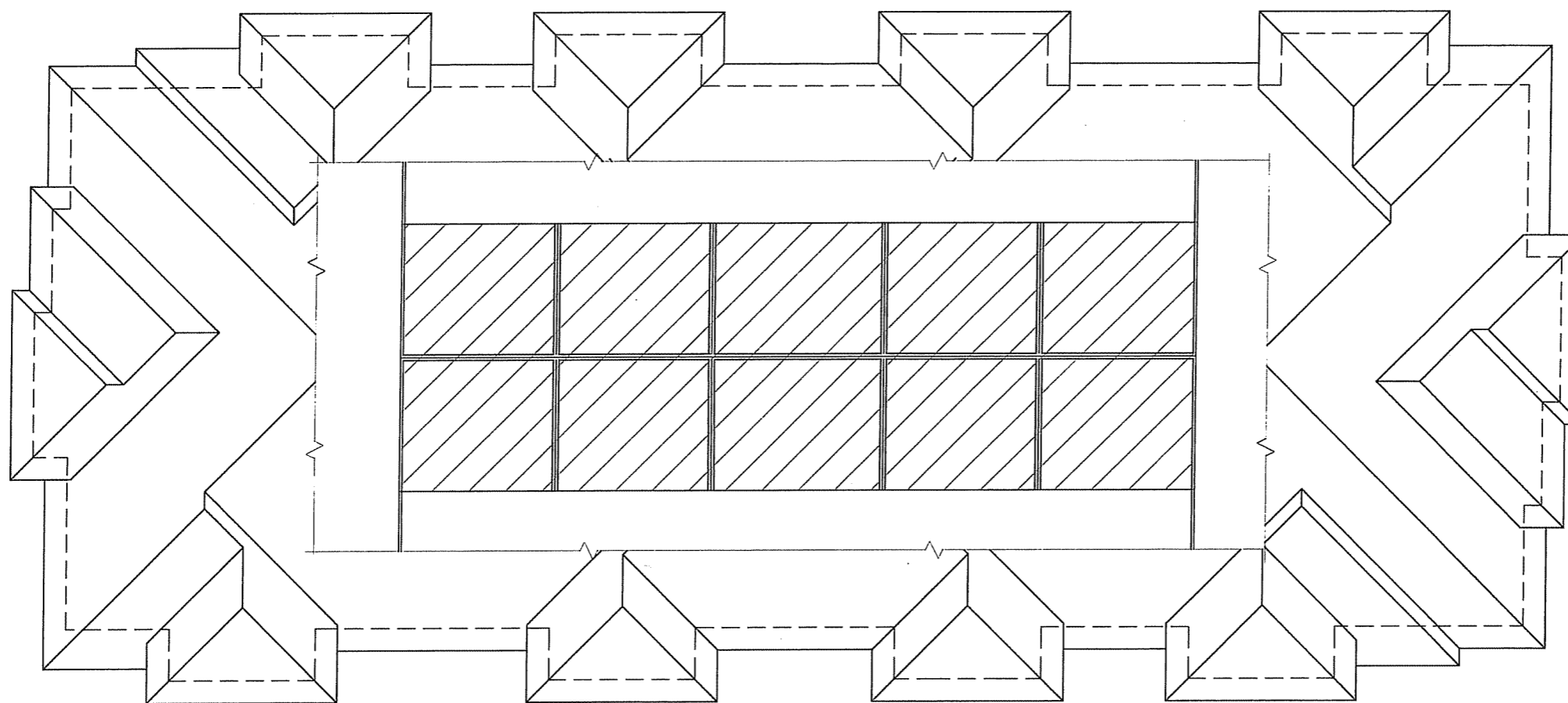
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Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
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- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT. 27 2006

LOFT FLOOR PLAN
 1/8" = 1'-0" 2,849 Sq.Ft.



Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit

Drawing Title
Loft Floor Plan

Project No. Drawing No.

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Notes



TYPICAL MATERIALS:

- Asphalt Shingles
- Painted / Alumn. Fascia & Soffit
- Horizontal Siding
- Precast Sill
- Solder Course
- Painted / Alumn. Window Trim
- Precast Sill
- Brick Veneer
- Precast Window Heads, Sills & Bands
- Smooth Face C.M.U.

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



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 21, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building # 4 - 26 Unit
Drawing Title
Elevations

Project No. Drawing No.

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Notes

TYPICAL MATERIALS:

- Asphalt Shingles
- Painted / Alumn. Fascia & Soffit
- Horizontal Siding
- Precast Sill
- Soldier Course
- Painted / Alumn. Window Trim
- Precast Sill
- Brick Veneer
- Precast Window Heads, Sills & Bands
- Smooth Face C.M.U.



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



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- INITIAL U.D.C. SUBMITTAL - MAY 31, 2006
- FINAL U.D.C. SUBMITTAL - SEPT 27, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

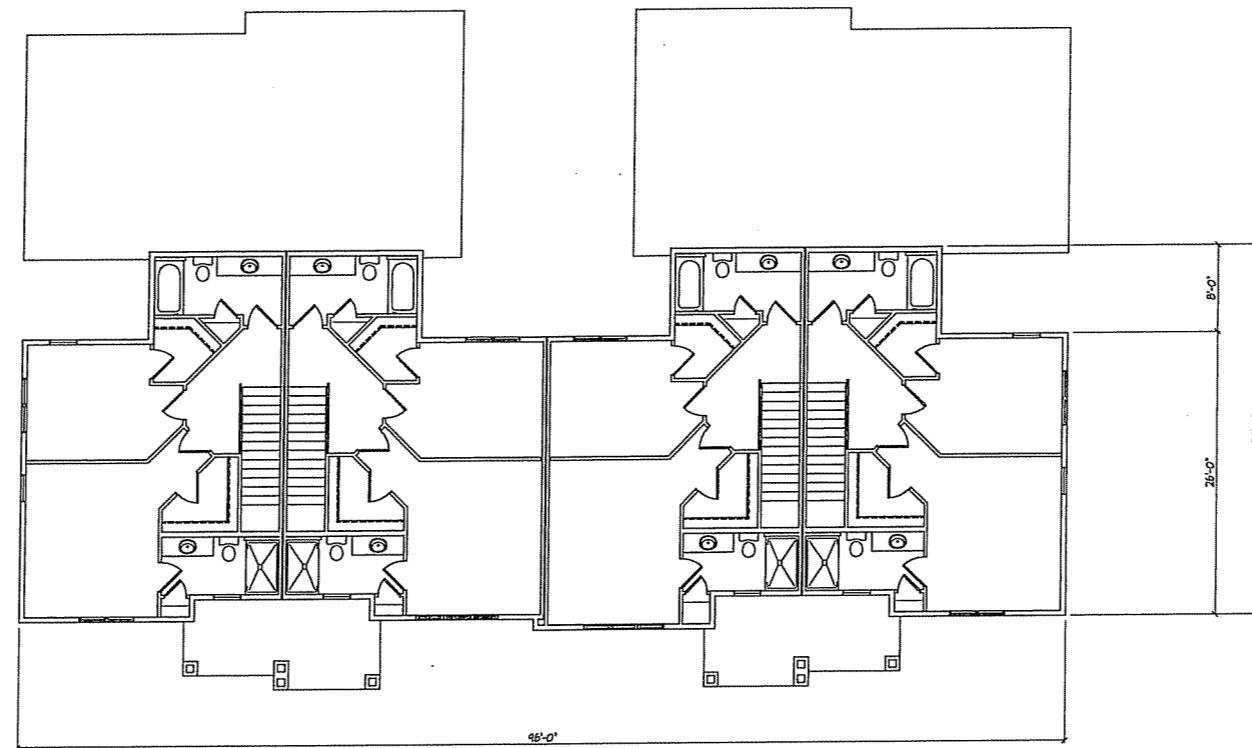
Hawks Ridge
Apartments
Building # 4 - 26 Unit
 Drawing Title
Elevations

Project No.

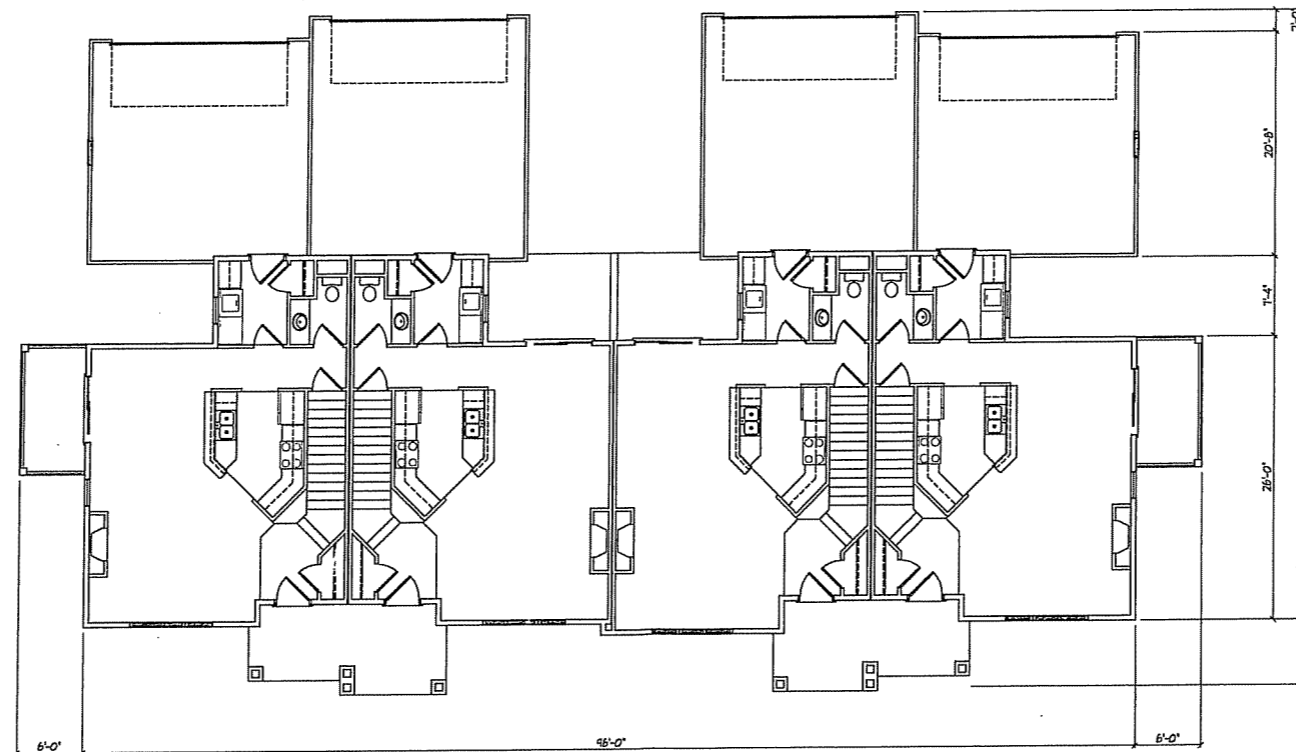
Drawing No.

0531

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○ SECOND FLOOR PLAN
1/8" = 1'-0" 2846 SF.



○ FIRST FLOOR PLAN
1/8" = 1'-0" 2846 SF.

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- FINAL UDC SUBMITTAL - SEPT. 27, 2006

Project Title

Lot #2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Town House Condo
Bldgs #5-#9 / 4 Unit

Drawing Title
Floor Plans

Project No.

0531

Drawing No.

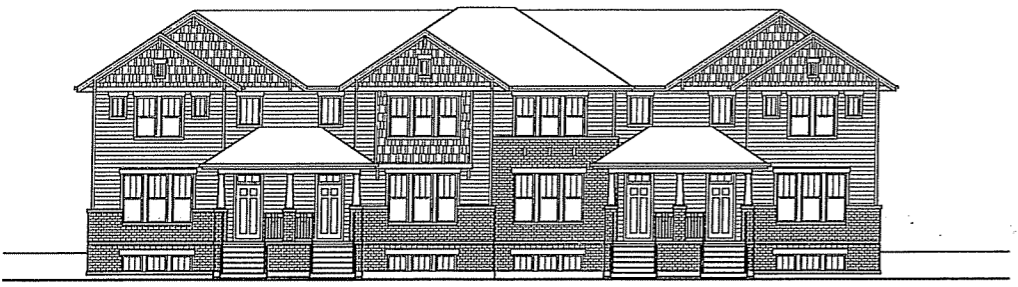
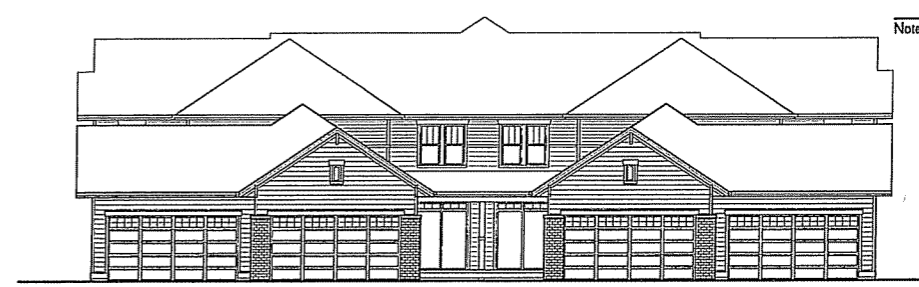
34

Consultant

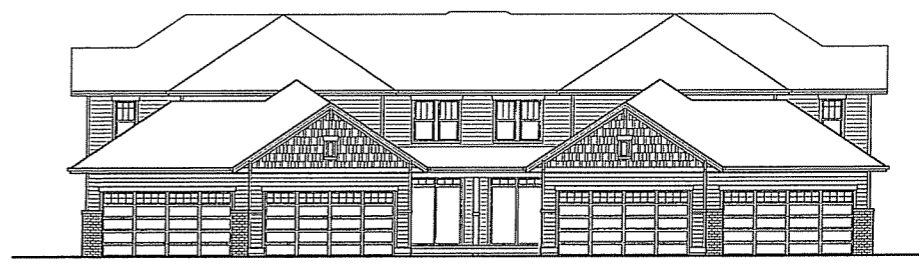
Notes



STYLE A



STYLE B



STYLE C



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006
- FINAL UDC SUBMITTAL - SEPT. 27, 2006

Project Title
 Lot #2 Hawks Ridge
 9201 Midtown Road

Hawks Ridge
 Town House Condo
 Bldgs #5-#9 / 4 Unit
 Drawing Title
 Elevations

Project No. **0531** Drawing No. **35**

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○ FRONT ELEVATION
 1/8" = 1'-0"

○ SIDE ELEVATION
 1/8" = 1'-0"

○ BACK ELEVATION
 1/8" = 1'-0"