

January 18, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
1704 Autumn Lake Parkway
The Village at Autumn Lake – Lot 564
KBA Project # 1644

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Grosse, Hanzel & Simon 6650 University Ave. Middleton, WI 608-575-9023 Contact: Dick Hanzel dickhanzel@yahoo.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce rbruce@knothebruce.com
Engineer:	D'Onofrio & Kottke 7530 Westward Way Madison, WI 53717 (608) 833-7530 (608) 833-1089 fax Contact: Dan Day dday@donofrio.cc	Landscape Design:	Olson Toon Landscaping, Inc. 3570 Pioneer Road Verona, WI 53593 (608) 827-9401 Contact: Rich Carlson rich@olsontoon.com

Introduction:

The proposed site is Lot 564 of Village of Autumn Lake subdivision, located at the northeast corner of Lien Road and City View Drive in Madison, Wisconsin. This site will be developed along with Lot 520 by development team listed above. The site is zoned CC-T and a conditional-use approval is required to allow the proposed multifamily building complex.

Project Description:

Lot 564 contains 73 apartments and 3,134 S.F. of flex space in two to three-story apartment buildings with underground parking. A one-story clubhouse building and a swimming pool are provided for community social and recreation facilities to serve Lots 564 and 520. The exterior architecture is well articulated, using a combination of stone and horizontal siding to create a moderately dense residential village at the entrance to the Autumn Lake subdivision.

The site is bounded on all four sides by public streets and vehicular access to the site is achieved from two of them: Summer Shine Drive and Willow Rock Road. Underground parking at each building is provided and includes a total of 82 resident parking stalls. An additional 43 parking spaces are located

on grade and on-street parking is available to supplement on-site parking. Bicycle parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

Building 2 includes the flex-space that faces Autumn Lake Parkway. The flex-space is designed to ultimately accommodate neighborhood-serving office and retail uses. In the near term, this space will be filled with 3 apartments. The exterior architecture provides a commercial facade and with a downsizing of the window openings, can be utilized for the residential use.

Site Development Data:

Densities:

Lot Area	131,856 S.F. / 3.1 Acres
Dwelling Units	73 to 76 DU
Flex-Space	3,134 SF (3 DU's)
Lot Area / D.U.	1,734 to 1,806 SF/unit
Density	24.1 to 25.1 units/acre

Building Height 2 - 3 stories

Lot Coverage 62,865 S.F. = 48% (75% Max.)
Usable Open Space 68,991 S.F. (908 SF/DU)

Dwelling Unit Mix:

Efficiency	6
One Bedroom	34 to 35
<u>Two Bedroom</u>	<u>33 to 35</u>
Total Dwelling Units	73 to 76

Vehicle Parking:

Surface	43 stalls
<u>Underground</u>	<u>80 stalls</u>
Total	123 stalls
Ratio	1.6 to 1.7 stalls/unit

Bicycle Parking:

Surface	14 stalls
Surface Guest	8 stalls
Underground Garage – Wall Hung	15 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>53 stalls</u>
Total	90 stalls

Letter of Intent –Conditional Use
The Village at Autumn Lake – Lot 564
1704 Autumn Lake Parkway, Madison, WI
January 18, 2017
Page 3 of 3

Project Schedule:

This site (Lot 564) will be constructed and managed as a single development along with the buildings on Lot 520. It is anticipated that the construction on this site will start in summer 2017 with Building 1 and that the 7 buildings on the two sites will be completed over a 4-year build-out.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Bruce", with a long, sweeping horizontal line extending to the right.

Randy Bruce, AIA

December 15, 2016

Alder Samba Baldeh
Aldersperson – District # 17
City-County Building
Common Council Office
210 Martin Luther King Jr. Blvd.
Madison, WI 53709-0001



Re: 5501 Spring Tide Way & 1704 Autumn Lane Parkway

Dear Samba,

I understand that you met with Dan Brinkman last week to discuss a proposed development located at 5501 Spring Tide Way & 1704 Autumn Lane Parkway. As a follow up to that discussion, I would like to take this opportunity to formally notify you that we are planning to submit an application for conditional use approval on January 18, 2017.

The proposed development is an apartment community on Lots 520 & 564 of The Village of Autumn Lake Replat. There are a total of approximately 250 apartments, 2,000 square feet of commercial-residential flex-space and common amenities to support the apartment community.

We look forward to working with you to design a successful development for this property. If you have any questions, please contact me at 608-836-3690 or rbruce@knothebruce.com.

Sincerely,



J. Randy Bruce, AIA
Managing Member

From: Baldeh, Samba <district17@cityofmadison.com>
Sent: Thursday, December 15, 2016 11:17 AM
To: Randy Bruce
Cc: Dan Brinkman; Dan Day; Denise Salimes; Greg Held
Subject: Re: Autumn Lake Apartments

Morning Bruce -

Thank you for the letter, I appreciate the updates on this. Please keep me posted and let me know if anything.

Like I said to Dan I am looking forward to working with all of you on this project and hopefully others. Also mentioned to him about affordable units. I totally understand if the project could not accommodate a few in this phase but I just believe that having one or two affordable units will diversity the economic make up of the complex and also serves as give back to a community.

While this totally skip my mind and I did not bring this up to Dan, I generally like to engage neighbors very early on so their input can be factored in designs but this area is not that inhabited yet except to the South East of the proposed project site. I would therefore, like to have an informational session with the neighbors to the south east some time after your January 18th application is finalized.

Please let me know if you have any questions or concerns.

Thank you.

Alder Samba Baldeh
MCC - District 17
Email: district17@cityofmadison.com
www.cityofmadison.com/council/district17

From: Randy Bruce <RBruce@knothebruce.com>
Sent: Thursday, December 15, 2016 10:03 AM
To: Baldeh, Samba
Cc: Dan Brinkman; Dan Day; Denise Salimes; Greg Held
Subject: Autumn Lake Apartments

Samba,

Please see attached letter.

J. Randolph Bruce, AIA | Managing Member | Knothe & Bruce Architects, LLC | Ph: 608.836.3690, ext. 101
7601 University Avenue, Middleton, WI 53562 | rbruce@knothebruce.com

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

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

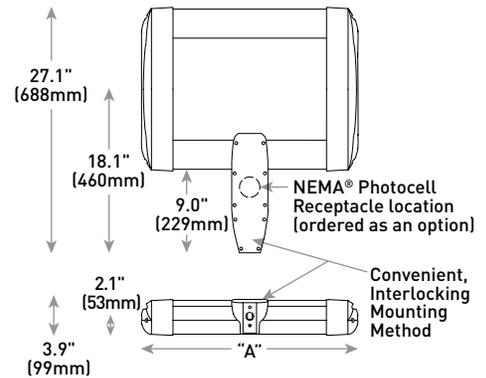
Ordering Information

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

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options									
ARE-EDG	2M Type II Medium w/BLS 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 w/BLS 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	E	UL Universal 120-277V	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									
			04						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								
			06														
			08														
			10														
			12														
			14														
			16														
			FLD-EDG							25 25° Flood 40 40° Flood 70 70° Flood N6 NEMA® 6 Sign		25					
												40					
												70					

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

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



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Rev. Date: V3 08/03/2016

Canada: www.cree.com/canada

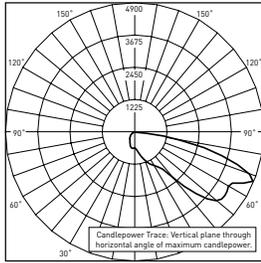


T (800) 473-1234 F (800) 890-7507

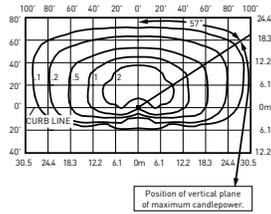
Photometry

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

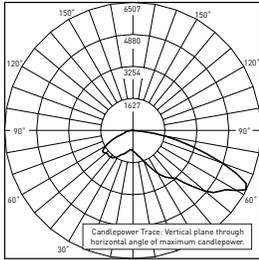
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



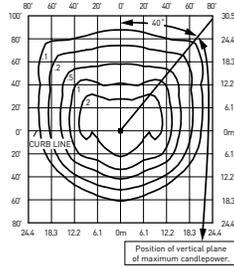
Photometry

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

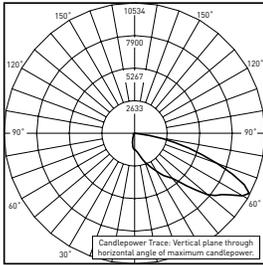
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



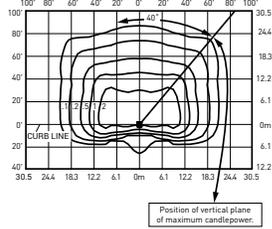
Photometry

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

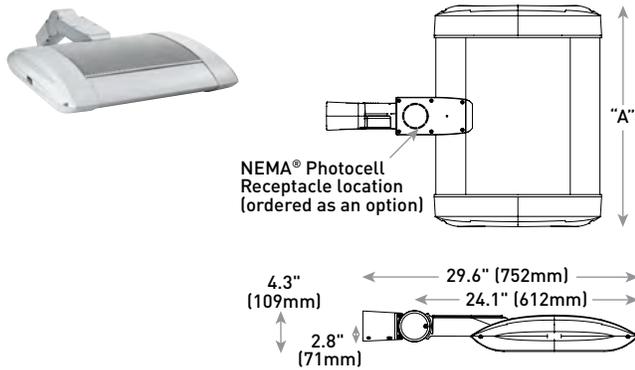


ARE-EDG-4MB-**-12-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 13,340
 Initial FC at grade

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

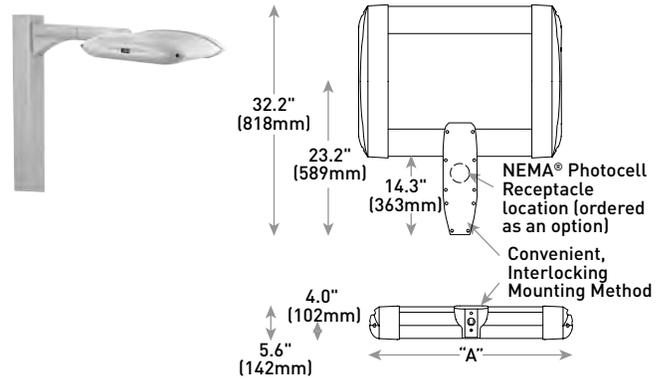
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

AA Mount



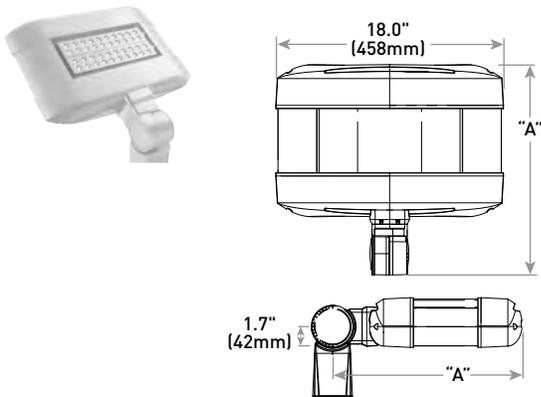
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

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)

Cree Edge™ Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description

The Cree Edge™ High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low profile design that minimizes wind load and a rugged die cast aluminum adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. Available with Cree TrueWhite® Technology, the Cree Edge™ High Output helps to beautifully render true colors and deliver value beyond energy savings.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

Performance Summary

- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI:** Minimum 70 CRI (4000K & 5700K); 90 CRI (5000K)
- CCT:** 4000K (+/- 300K), 5000K (+/- 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-BRDSPKXAK12 - 120 LED XA-BRDSPKXAK24 - 240 LED	Backlight Control Shields XA-30BLS-4 - Four-pack for 120 LED - Unpainted stainless steel XA-30BLS-8 - Eight-pack for 240 LED - Unpainted stainless steel

Ordering Information

Example: ARE-EH0-2M-HV-12-E-UL-SV-700

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EH0	2M Type II Medium	HV Horizontal/ Vertical Tenon - For EH0-UNV direct mount bracket, refer to Tenons & Brackets on page 12	12	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	700 700mA 1000 1000mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options - Not available with UH voltage ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt - Not available with UH voltage or 240 LEDs with 1000mA drive current
	24		R NEMA® Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Consult factory for vertical tenon application - Photocell and shorting cap by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Utilizes Cree TrueWhite® Technology - Color temperature per luminaire					
FLD-EH0	15 15° Flood	SN Sign N6 NEMA® 6	40 40° Flood					
	25 25° Flood		70 70° Flood					

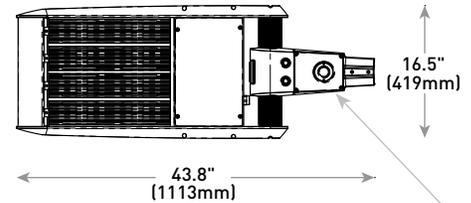
NOTE: Price adder may apply depending on configuration



HV Mount (shown in horizontal position)

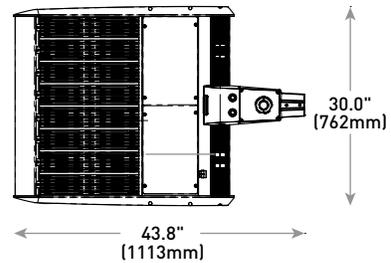


120 LED



NEMA® Photocell Receptacle location (ordered as an option)

240 LED



LED Count (x10)	Weight
12	45.3 lbs. [20.5kg]
24	80.5 lbs. [36.5kg]

HV Mount (shown in Vertical position) Direct Mount Bracket- see page 13 for weight & dimensions



Rev. Date: V7 05/20/2016



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

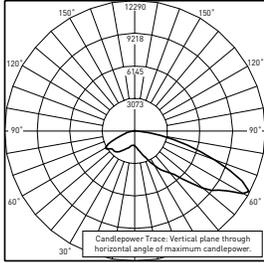
Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

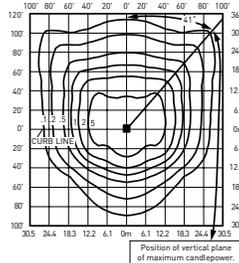
Photometry

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: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

4M



ITL Test Report #: 77685
 ARE-EHO-4M-**-12--E-UL-700-50K
 Initial Delivered Lumens: 19,507



ARE-EHO-4M-**-24--E-UL-1000-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 61,352
 Initial FC at grade

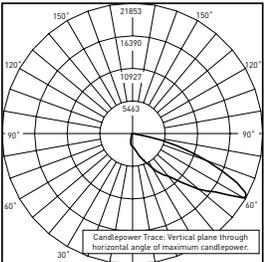
Type IV Medium Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	22,829	B3 U1 G3	18,088	B3 U1 G3	23,707	B3 U1 G3
24	45,687	B5 U1 G4	36,199	B4 U1 G4	47,445	B5 U1 G4
1000mA						
12	30,656	B4 U1 G4	24,289	B3 U1 G3	31,835	B4 U1 G4
24	61,352	B5 U1 G5	48,609	B5 U1 G5	63,711	B5 U1 G5

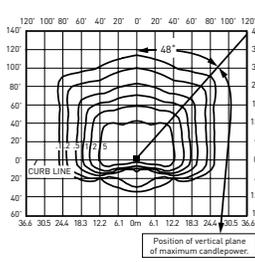
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** 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

4MB



ITL Test Report #: 78734
 ARE-EHO-4MB-**-12-E-UL-1000-40K
 Initial Delivered Lumens: 25,113



ARE-EHO-4MB-**-24-E-UL-1000-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 46,213
 Initial FC at grade

Type IV Medium w/BLS Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	17,196	B2 U1 G3	13,625	B1 U1 G2	17,857	B2 U1 G3
24	34,414	B2 U1 G4	27,266	B2 U1 G4	35,738	B3 U1 G4
1000mA						
12	23,092	B2 U1 G3	18,296	B2 U1 G3	23,980	B2 U1 G4
24	46,213	B3 U1 G5	36,615	B3 U1 G4	47,990	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

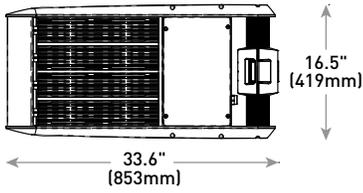
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



Cree Edge™ LED High Output Area/Flood Luminaire

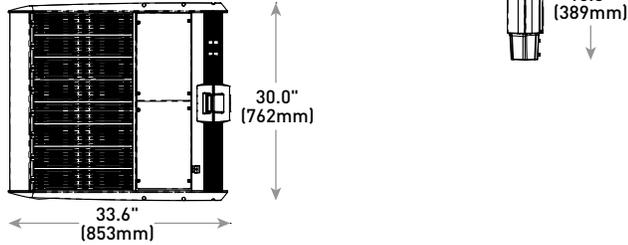
HV Mount (shown in vertical position)

120 LED



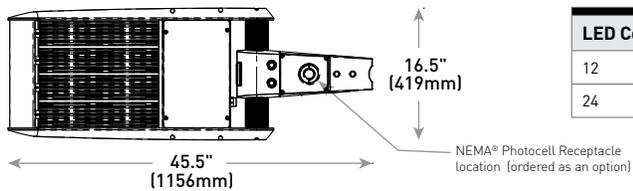
LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

240 LED



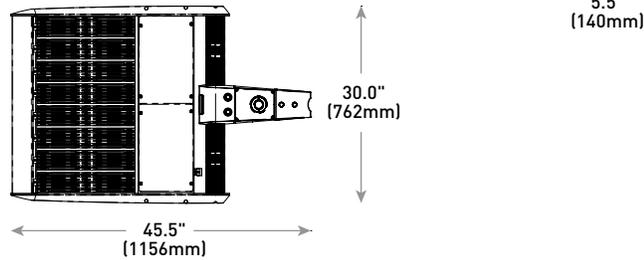
Direct Mount Bracket (accessory sold separately)

120 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

240 LED



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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

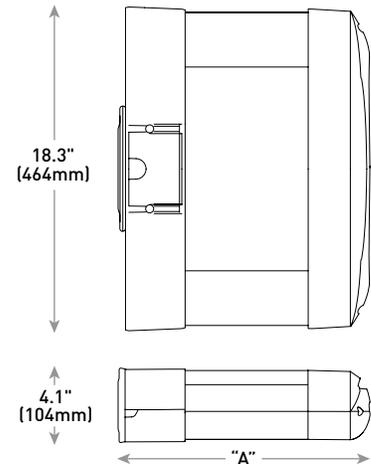
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

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



Rev. Date: V2 07/28/2016



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

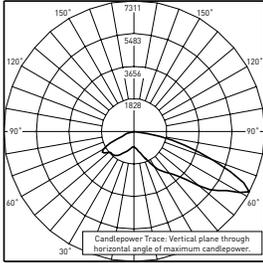
Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

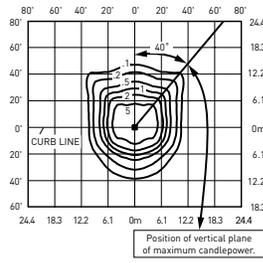
Photometry

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

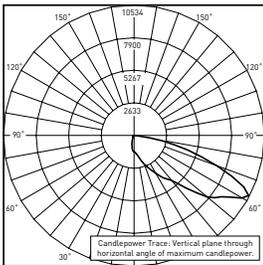


SEC-EDG-4M-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,835
Initial FC at grade

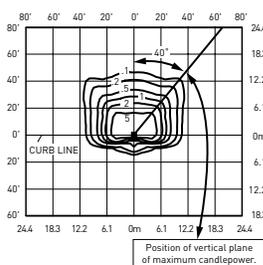
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	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
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
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
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)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf





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

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C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
C-2.0	
C-2.0	SITE GRADING PLAN
C-3.0	SITE UTILITY PLAN
L-1.0	
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
CLUBHOUSE	
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BUILDING #1	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
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A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-1.3	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-5.1	TYPICAL UNIT PLANS

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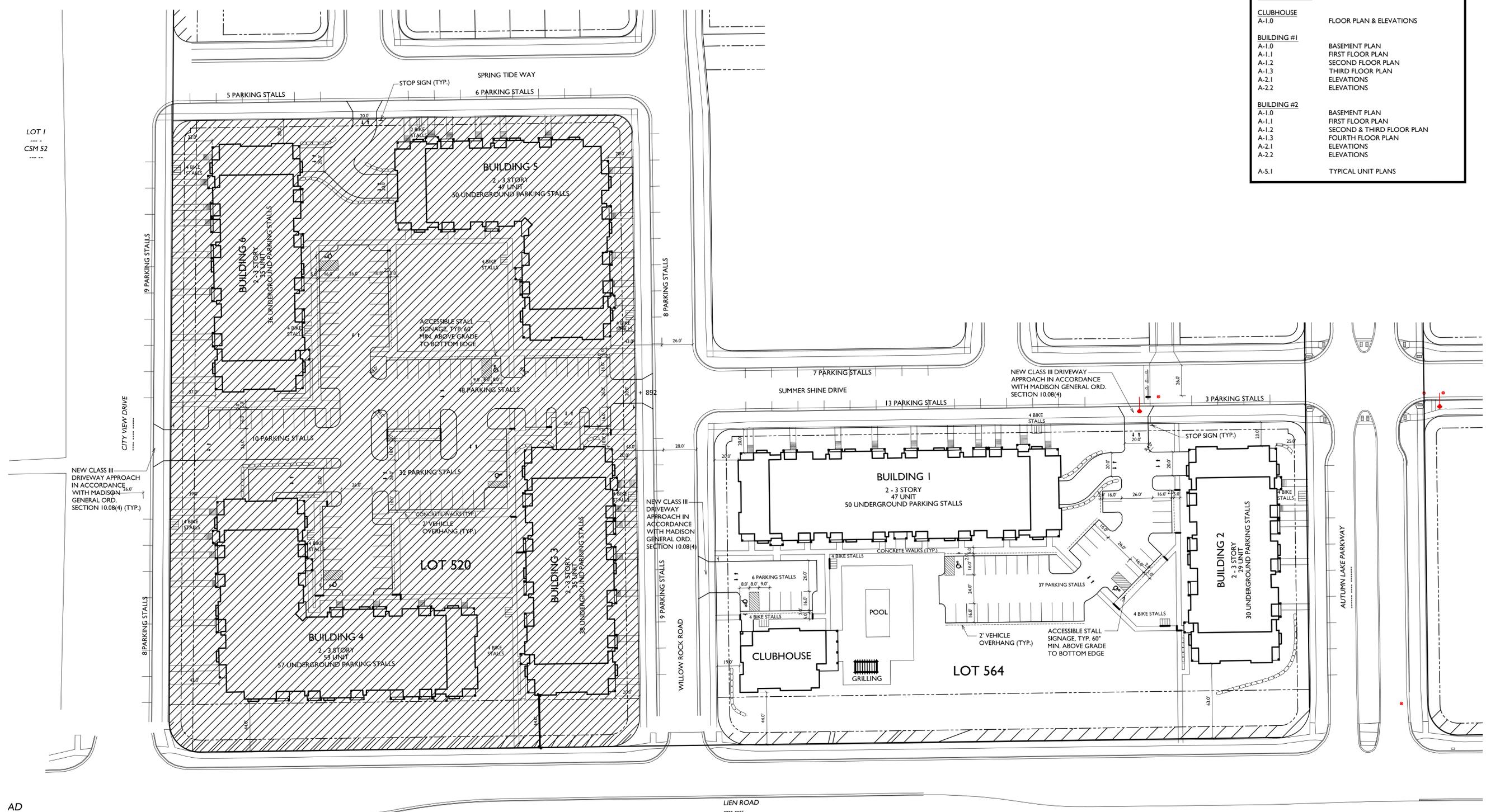
PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Overall Site Plan

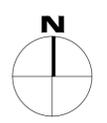
SHEET NUMBER

C-1.0

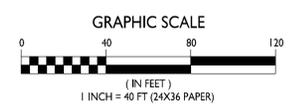
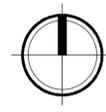
PROJECT NO. **1644**
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AD



OVERALL SITE PLAN
C-1.0
1" = 40'-0"



LIEN ROAD



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

LOT 546 SITE DEVELOPMENT DATA	
DENSITIES	
LOT AREA	131.856365 S.F./3.1 ACRES
DWELLING UNITS	76 DU
LOT AREA/ D.U.	1,735 S.F./DU
DENSITY	24.5 UNITS/ACRE
BUILDING HEIGHT	
	2-3 STORIES
LOT COVERAGE	
USABLE OPEN SPACE	62,865 S.F. = 48% (75% MAX)
USABLE OPEN SPACE / D.U.	68,991 S.F. 908 S.F./ D.U.
DWELLING UNIT MIX:	
EFFICIENCY	6
ONE BEDROOM	34 - 35
TWO BEDROOM	33 - 35
TOTAL UNITS	73 - 76 UNITS
VEHICLE PARKING STALLS:	
SURFACE	43
UNDERGROUND	80
TOTAL	123 VEHICLE STALLS
RATIO	1.6 STALLS/UNIT
BICYCLE PARKING STALLS	
SURFACE	14
SURFACE GUEST	8
UNDERGROUND GARAGE-WALL HUNG	12
UNDERGROUND GARAGE STD. 2'X6'	56
TOTAL	90 BICYCLE STALLS

- 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

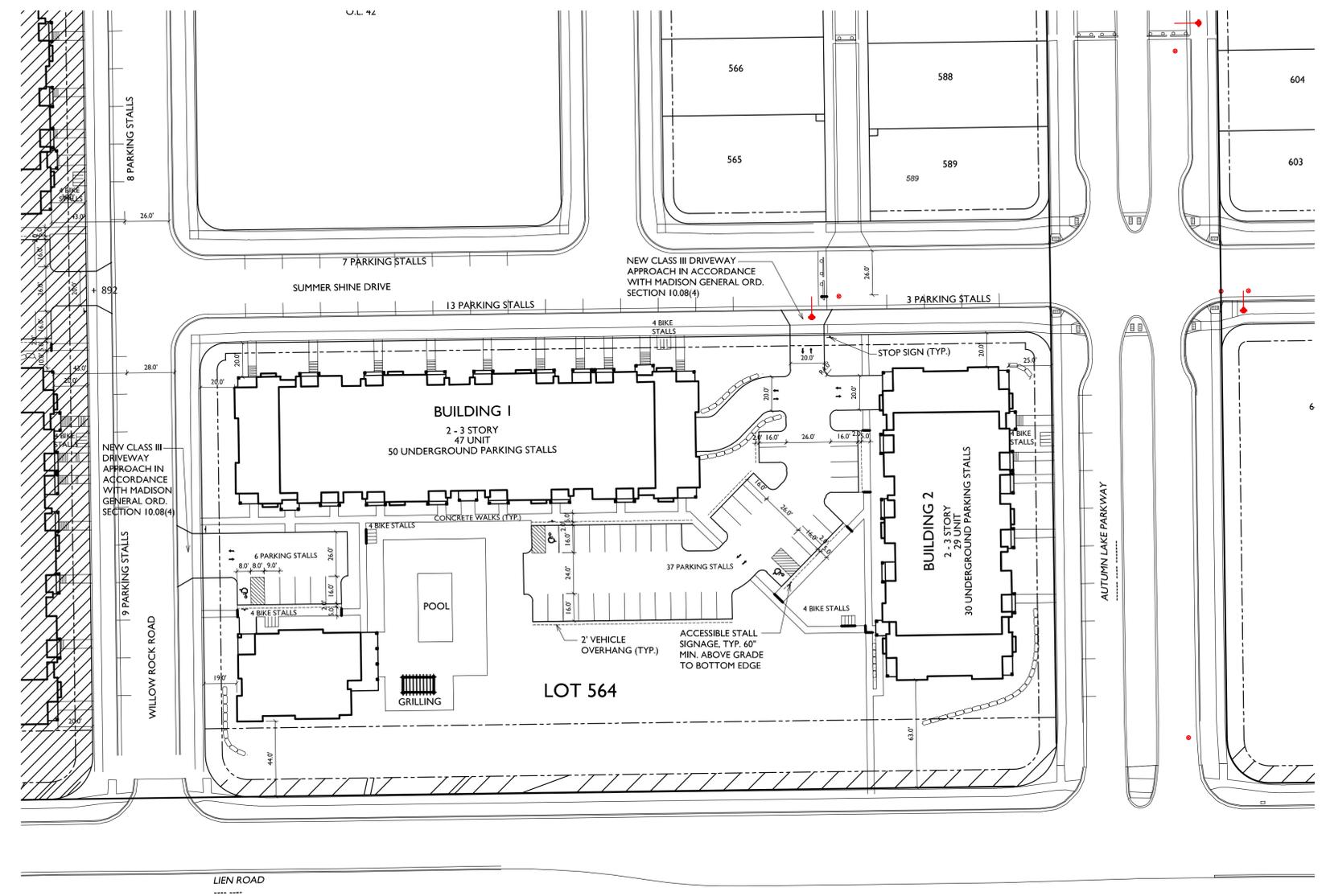
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PROJECT TITLE
Village at Autumn Lake

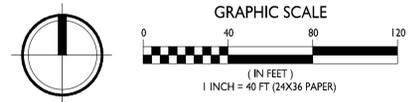
Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. **1644**
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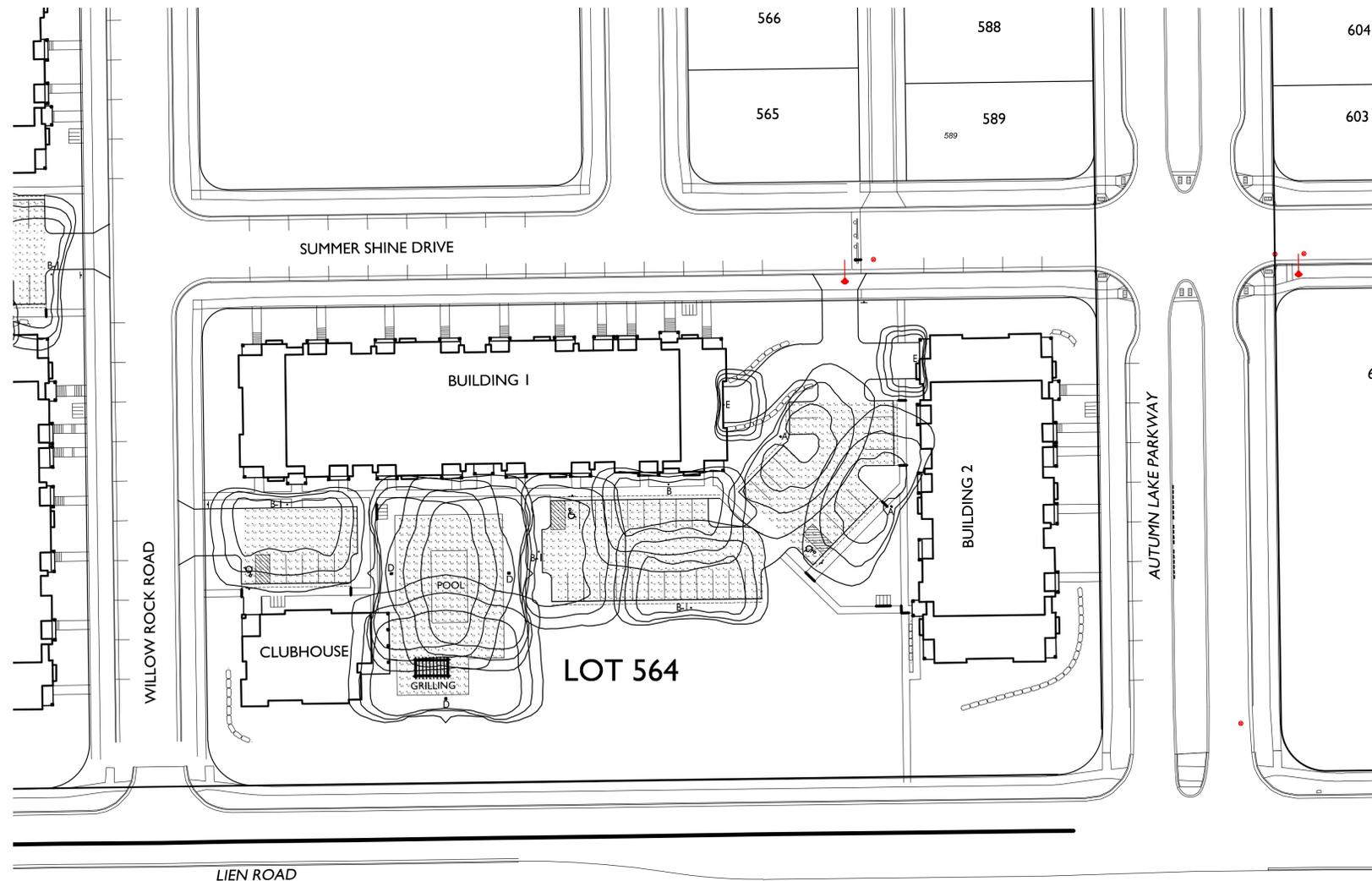
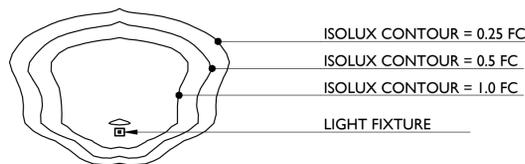
I SITE PLAN
C-1.1 1" = 40'-0"



LOT #564 - STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot #564 - East	+	1.0 fc	1.7 fc	0.4 fc	4.3:1	2.5:1
Lot #564 - Central	+	1.5 fc	2.5 fc	0.6 fc	4.2:1	2.5:1
Lot #564 - West	+	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1
Lot #520 - Pool Deck	+	6.1 fc	9.0 fc	3.7 fc	2.4:1	1.6:1

lot #564 - LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	CATALOG	DESCRIPTION	LAMP	FILE	MOUNTING
□	A	2	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	LED TYPE III MEDIUM OPTIC W/ FULL BACKLIGHT 700MA 4000K LEDWAY STREETLIGHT	60 WHITE LED, VERTICAL BASE-UP	ARE-EDG-3MB-_-06-E-UL-350-40K-CONFIGURED. IES	A 20'-0" POLE ON FLUSH CONC. BASE
○	B	1	ARE-EDG-4MB-**-06-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEADS, 525mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	ARE-EDG-4MB-_-06-E-UL-350-40K-CONFIGURED. IES	B 20'-0" POLE ON FLUSH CONC. BASE B-I 18'-0" POLE ON 2'-0" TALL CONC. BASE
C (NOT USED ON LOT #564)							
□	D	3	ARE-EHO-4MB-**-12-E-UL-700-40K (700mA)	CREE EDGE HIGH OUTPUT, TYPE IV MEDIUM W- FULL BLS, 120 LEADS, 1000mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	ARE-EHO-4MB-_-12-E-UL-700-40K-CONFIGURED. IES	D 20'-0" POLE ON FLUSH CONC. BASE
○	E	2	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEADS, 525mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	SEC-EDG-4MB-_-02-E-UL-350-40K-CONFIGURED. IES	E 8'-0" ABOVE GRADE ON SIDE OF BUILDING

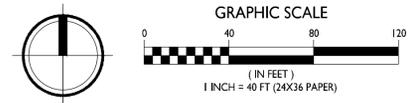
EXAMPLE LIGHT FIXTURE DISTRIBUTION



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PROJECT TITLE
Village at Autumn Lake

1 SITE LIGHTING PLAN
 C-1.2 1" = 40'-0"



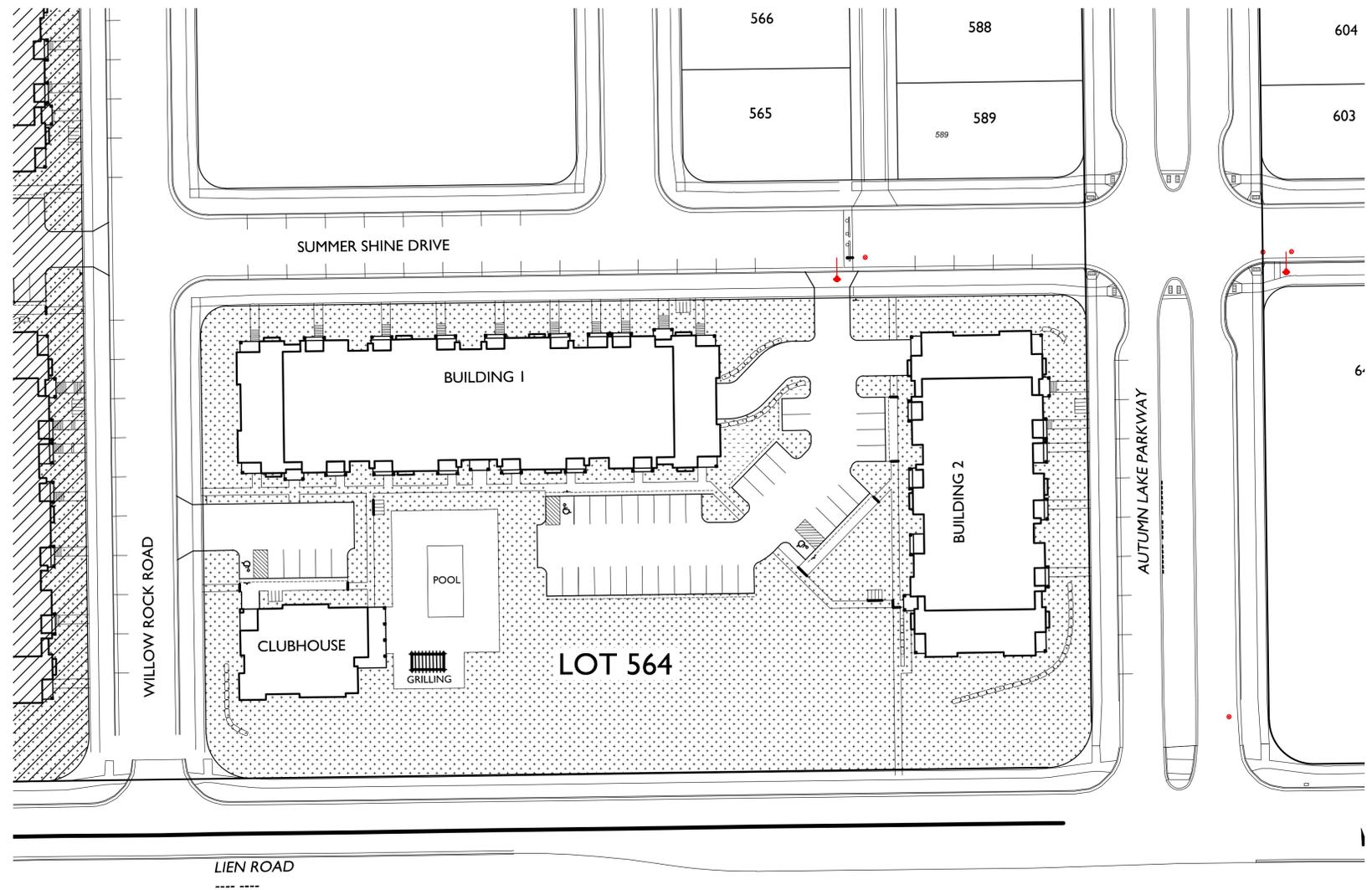
Lot 564
 1704 Autumn Lake Pkwy
 SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. **1644**
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 **USABLE OPEN SPACE**
 GROUND SPACE = 68,991 SF



ISSUED
 Issued for Land Use & UDC -Jan. 18, 2017

PROJECT TITLE
Village at Autumn Lake

Lot 564
 1704 Autumn Lake Pkwy
 SHEET TITLE
Usable Open Space



SHEET NUMBER

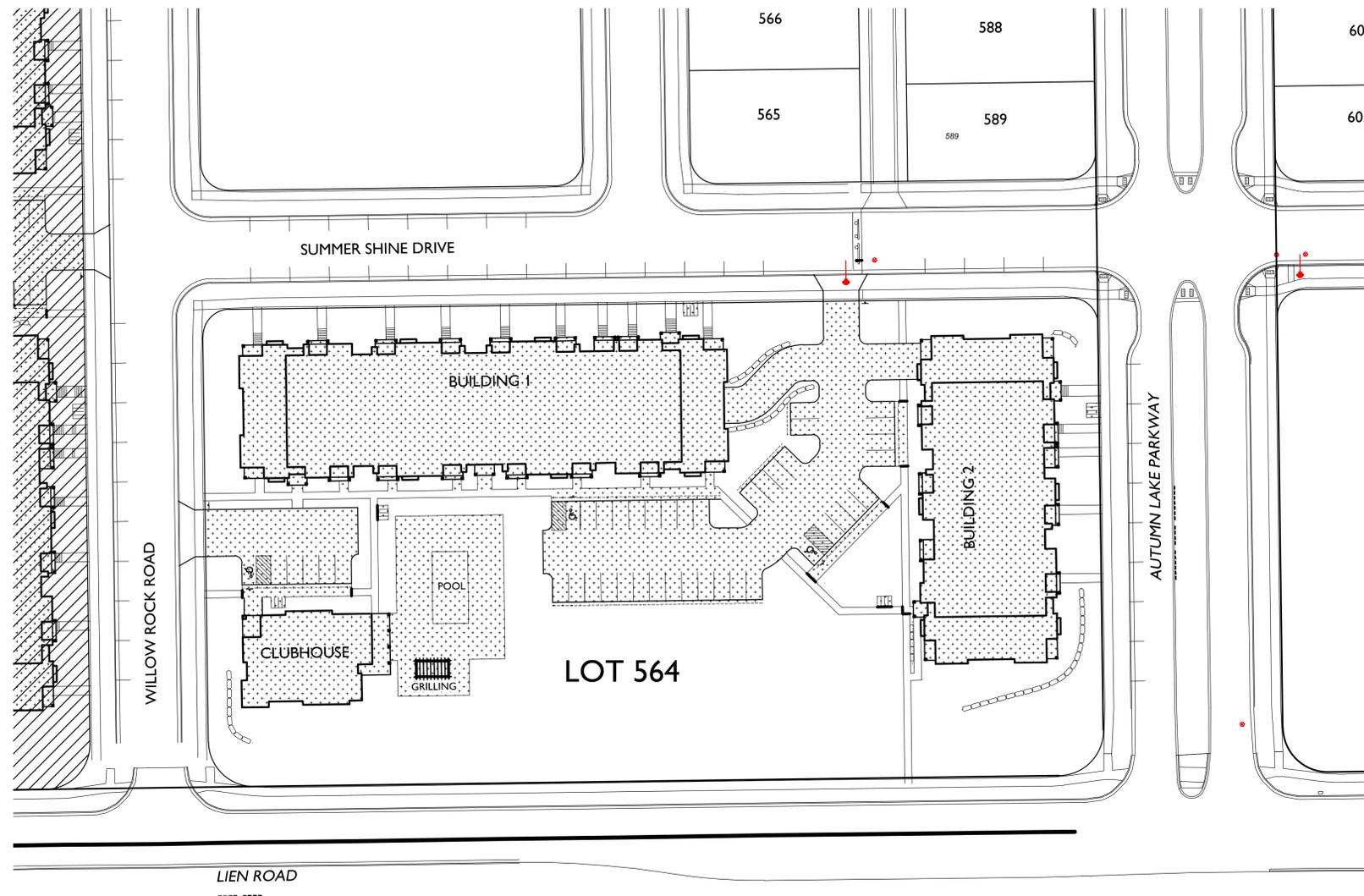
C-1.4
 PROJECT NO. **1644**
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Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

LOT COVERAGE	
TOTAL LOT AREA	= 131,856 SF
LOT COVERAGE	= 62,865 SF
	= 48 %
ALLOWED	75 %



ISSUED
Issued for Land Use & UDC -Jan. 18, 2017

PROJECT TITLE
Village at Autumn
Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Lot Coverage



C-1.5
1" = 40'-0"



GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 INCH = 40 FT (24X36 PAPER)

SHEET NUMBER

C-1.5

PROJECT NO. 1644

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ISSUED
Issued for Land Use & UDC - Jan. 18, 2017

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy

SHEET TITLE
Grading Plan

SHEET NUMBER

C-2.0

PROJECT NO.

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LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW
- RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

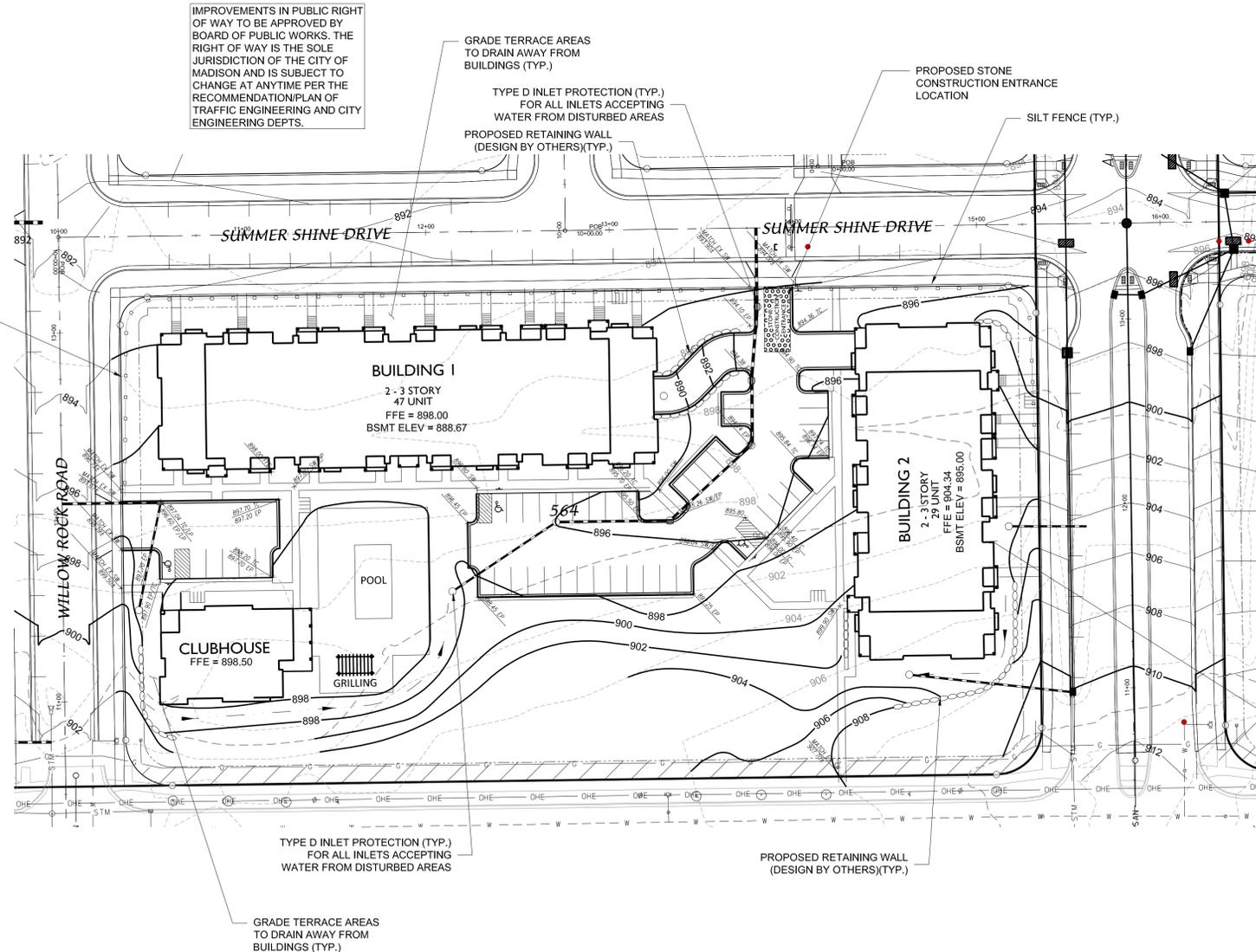
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARDSPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

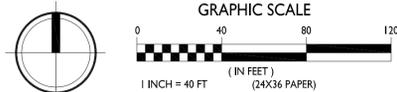


IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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GRADING PLAN
C-1.1 1" = 40'-0"



PRELIMINARY - NOT FOR CONSTRUCTION





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ISSUED

Issued for Land Use & UDC - Jan. 18, 2017

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy

SHEET TITLE
Utility Plan

SHEET NUMBER

C-3.0

PROJECT NO.

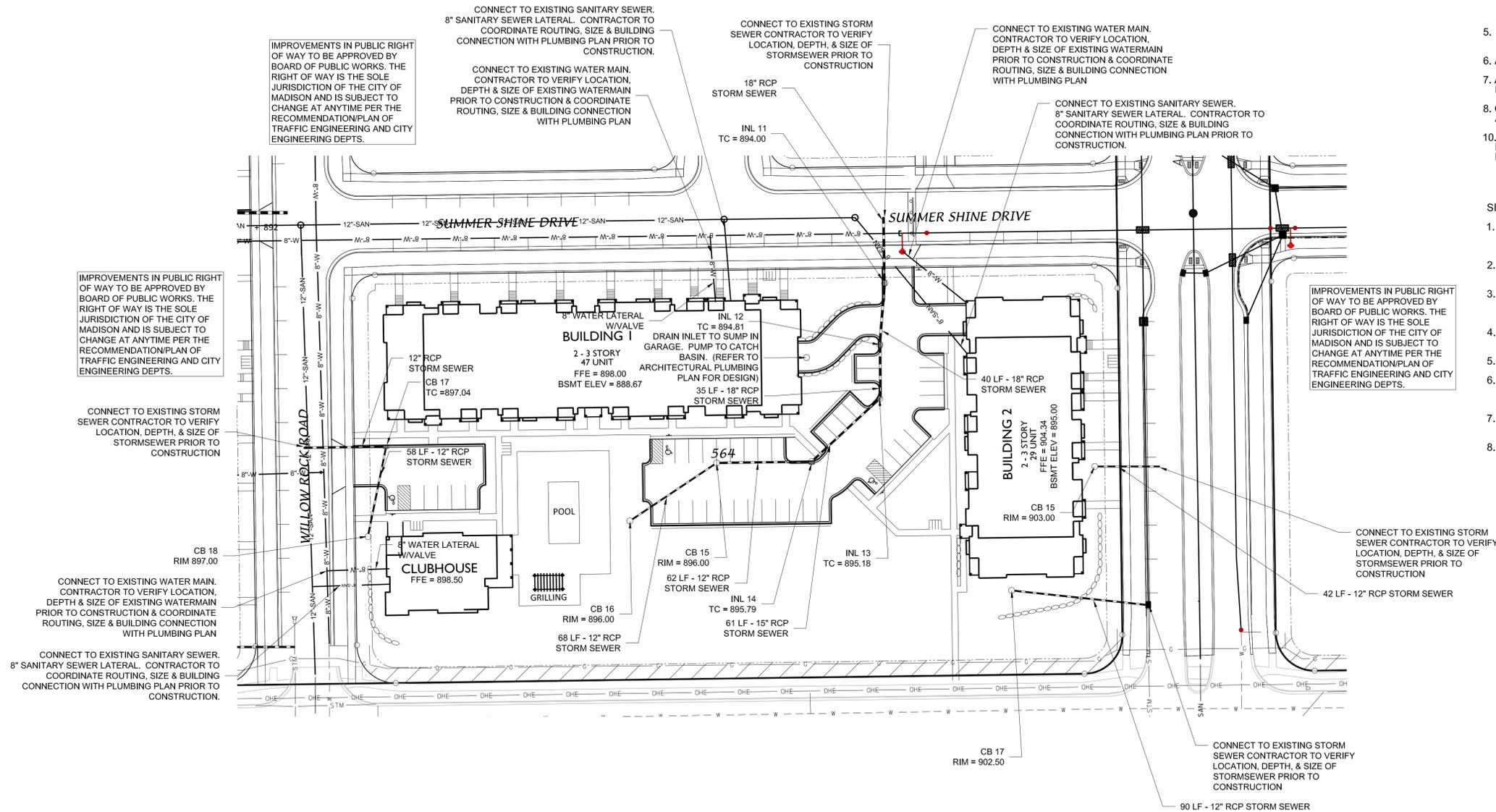
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GENERAL NOTES

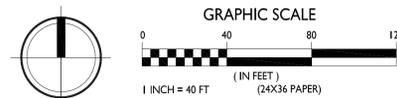
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SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER BUILDING SERVICE CONNECTION LOCATION, SIZES, & DEPTHS WITH ARCHITECTURAL PLUMBING PLAN PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
6. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
8. PLACE 8' X 4' X 2" WATERMAIN INSULATION AT ALL STORM SEWER CROSSINGS

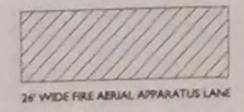


UTILITY PLAN
C-2.1 1" = 40'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

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

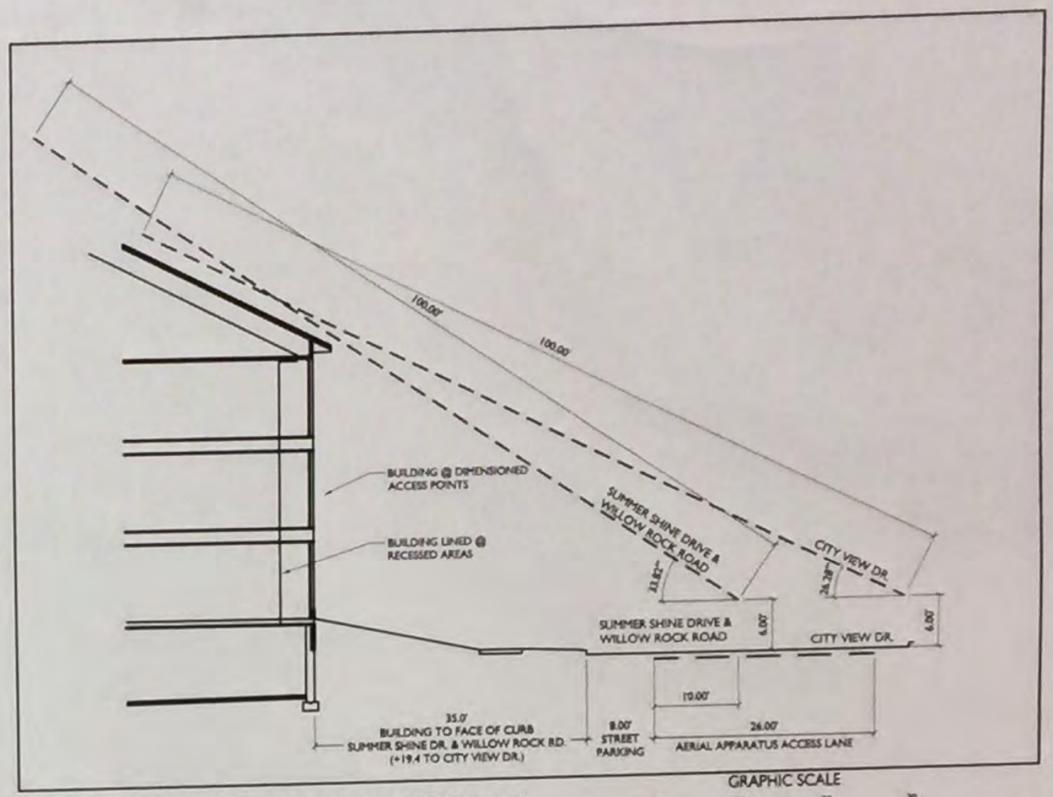


ISSUED
 Issued for Plan Commission - 1000X, 2017

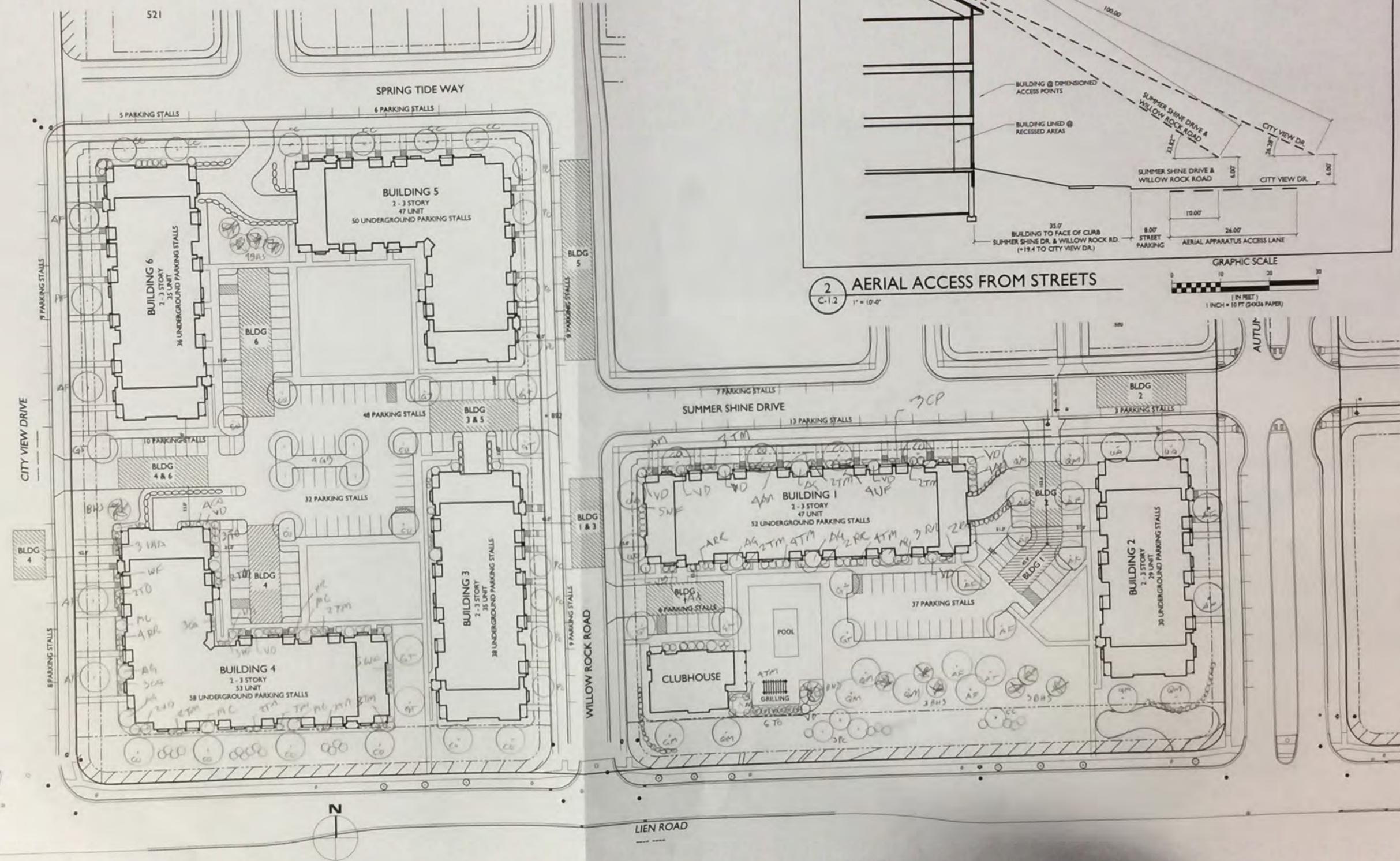
PROJECT TITLE
Autumn Lake
 Lot 520:
 5501 Spring Tide Way
 Lot 564:
 1704 Autumn Lake
 Parkway

Madison, WI
 SHEET TITLE
Landscape Plan

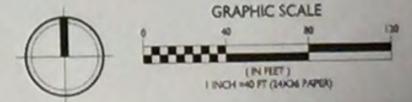
SHEET NUMBER
L-1.0
 PROJECT NO. **1644**
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2 AERIAL ACCESS FROM STREETS
 C-1.2 1" = 10'-0"



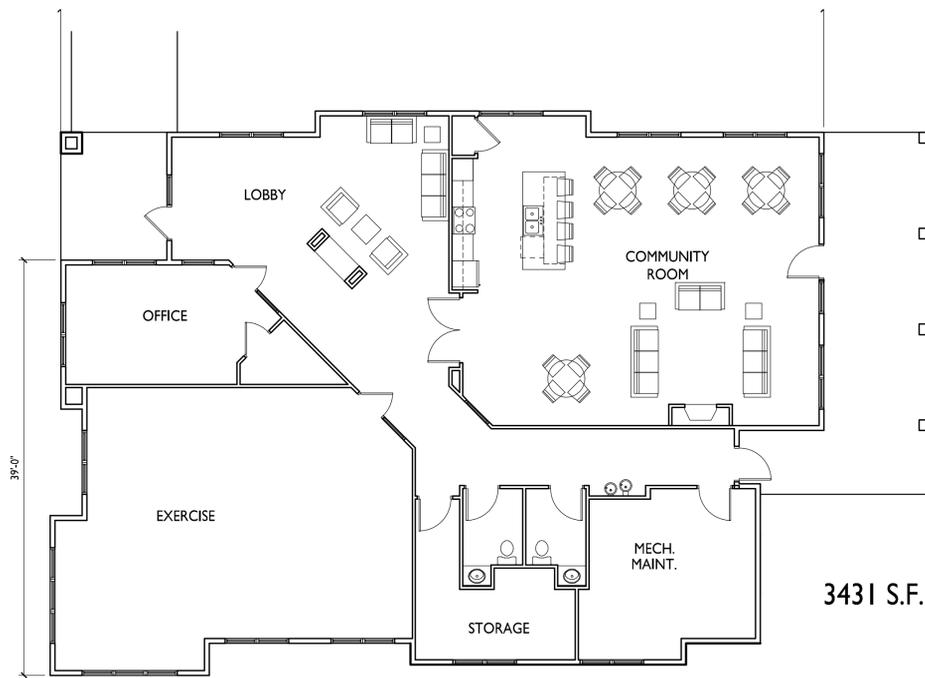
Landscape Plan



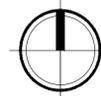
LOT 1
 CSM 52

ROAD

LANDS



1 CLUBHOUSE FLOOR PLAN
A-1.0 1/8" = 1'-0"



ISSUED
Issued for Land Use & UDC - January 18, 2017



2 EAST ELEVATION
A-1.0 1/8" = 1'-0"



3 WEST ELEVATION
A-1.0 1/8" = 1'-0"

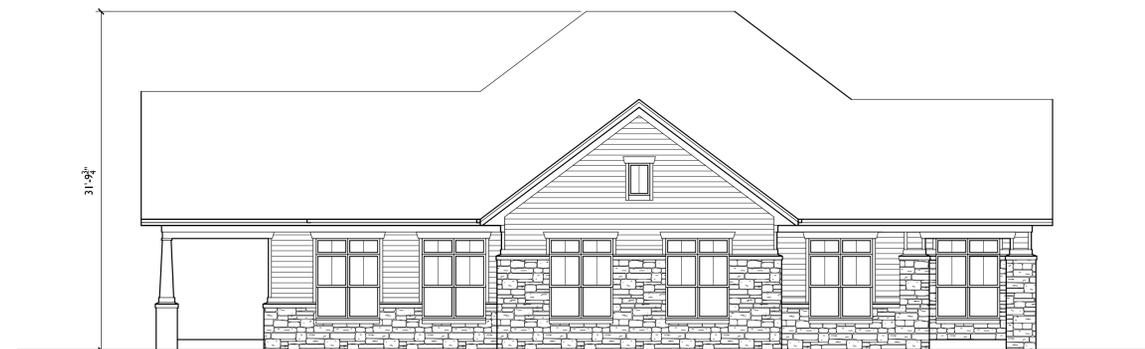
ALONG WILLOW ROCK ROAD

TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- HORIZONTAL SIDING
- SHAKES
- TRIM
- VINYL WINDOWS
- CAST STONE SILLS & BANDS
- STONE VENEER



4 SOUTH ELEVATION
A-1.0 1/8" = 1'-0"



5 NORTH ELEVATION
A-1.0 1/8" = 1'-0"

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Clubhouse Plans & Elevations

SHEET NUMBER

A-1.0

PROJECT NO. **1644**
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PROJECT TITLE
**Village at Autumn
Lake**

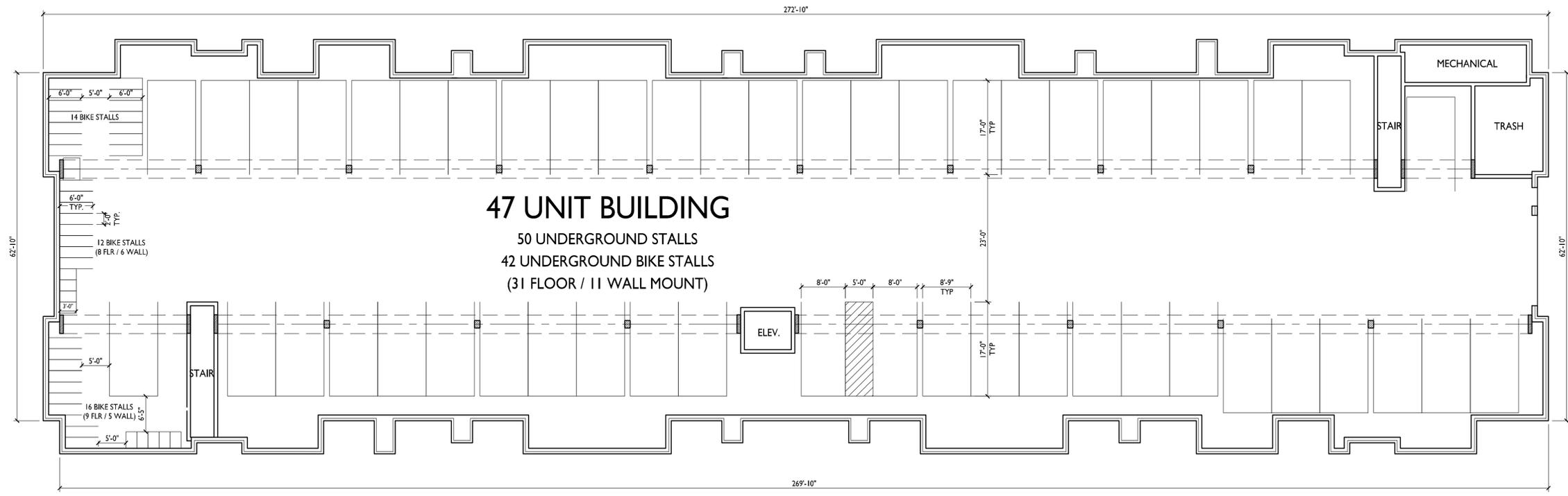
Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
**Basement Floor Plan
Building I**

SHEET NUMBER

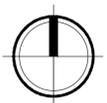
A-1.0

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1 BASEMENT FLOOR PLAN
A-1.0 3/32" = 1'-0"





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PROJECT TITLE
Village at Autumn
Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
First Floor Plan
Building I

SHEET NUMBER

A-1.1

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FIRST FLOOR PLAN
A-1.1 3/32" = 1'-0"



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PROJECT TITLE
Village at Autumn
Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Second Floor Plan
Building I

SHEET NUMBER

A-1.2

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1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



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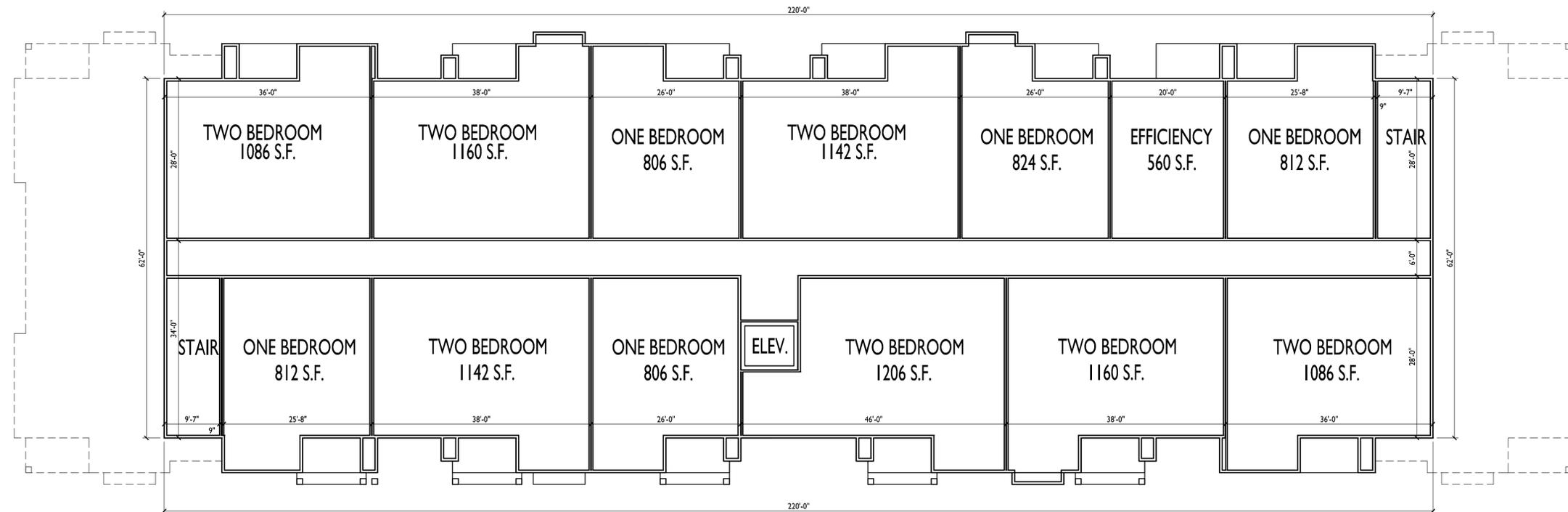
PROJECT TITLE
Village at Autumn
Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Third Floor Plan
Building I

SHEET NUMBER

A-1.3

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1 THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"





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1 SOUTH ELEVATION
A-2.1 3/32"=1'-0"



TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

2 NORTH ELEVATION
(ALONG SUMMER SHINE DR.)
A-2.1 3/32"=1'-0"

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Exterior Elevations Building I

SHEET NUMBER

A-2.1

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PROJECT TITLE
**Village at Autumn
Lake**

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
**Exterior Elevations
Building I**

SHEET NUMBER

A-2.2

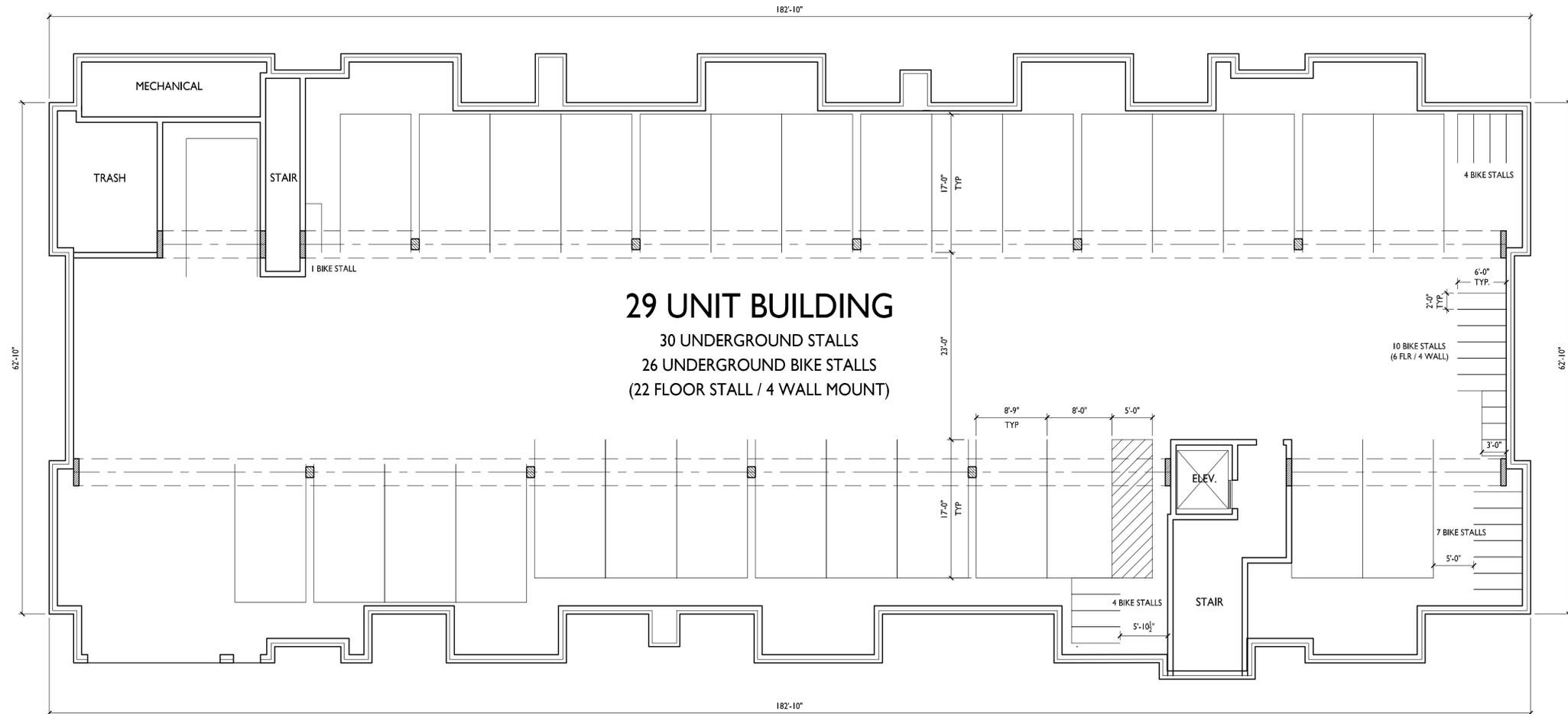
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1 EAST ELEVATION
A-2.2 1/8"=1'-0"



WEST ELEVATION
(ALONG WILLOW ROCK RD.)
2 A-2.2 1/8"=1'-0"



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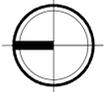
PROJECT TITLE
**Village at Autumn
 Lake**

Lot 564
 1704 Autumn Lake Pkwy
 SHEET TITLE
**Basement Floor Plan
 Building 2**

SHEET NUMBER

A-1.0

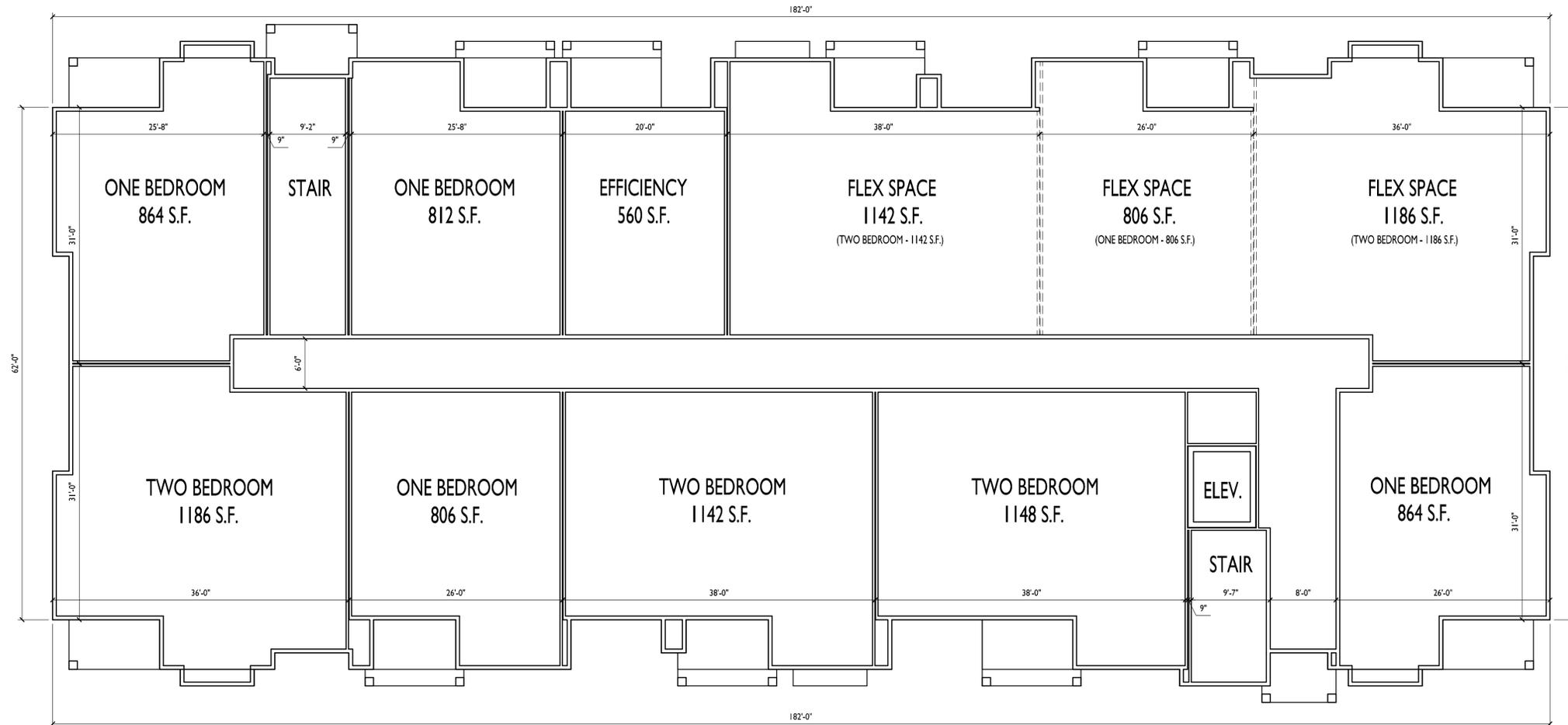
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1 BASEMENT FLOOR PLAN
 A-1.0 1/8" = 1'-0"




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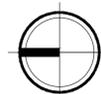


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PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
**First Floor Plan
Building 2**

1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



SHEET NUMBER

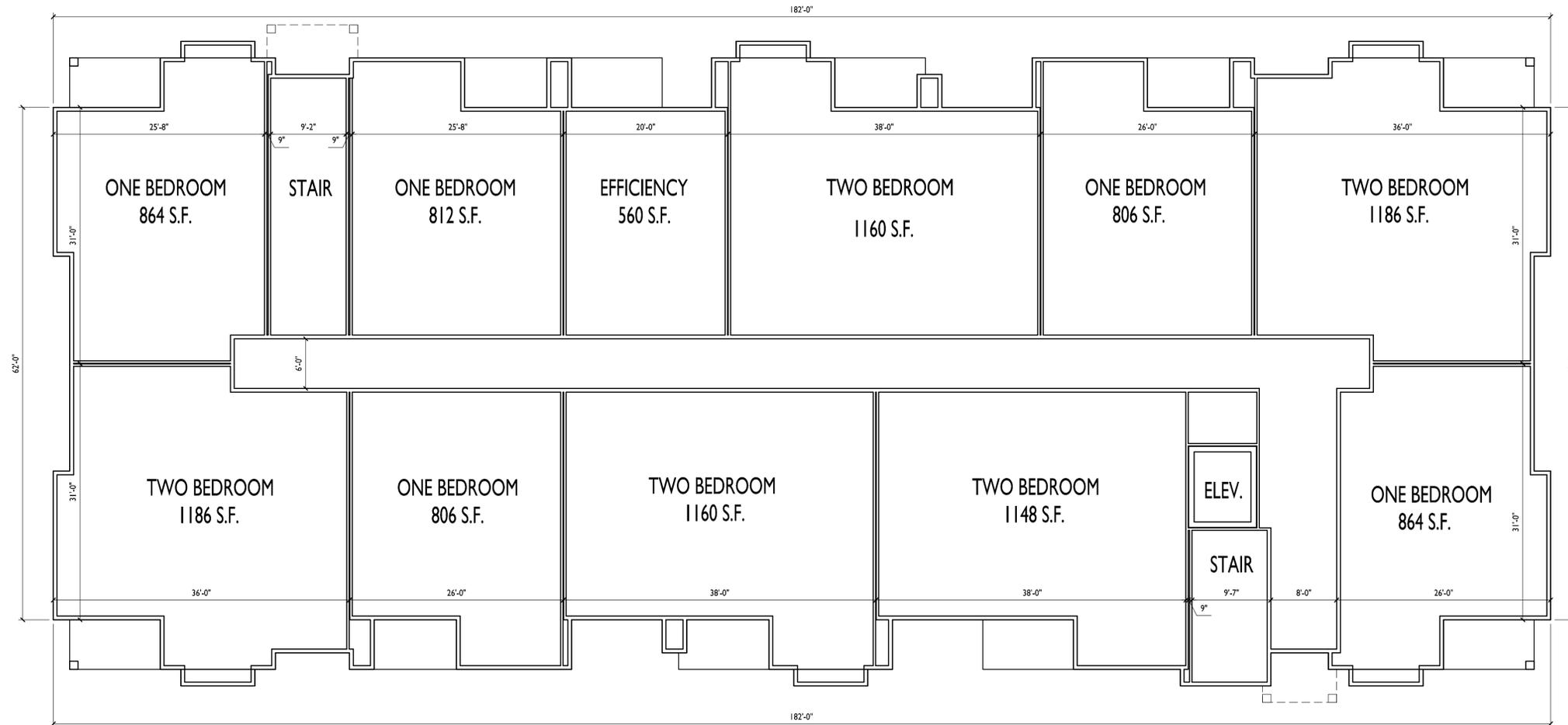
A-1.1

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PROJECT TITLE
**Village at Autumn
Lake**

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
**Second Floor Plan
Building 2**

1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



SHEET NUMBER

A-1.2

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PROJECT TITLE
**Village at Autumn
Lake**

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
**Third Floor Plan
Building 2**

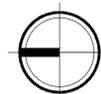
SHEET NUMBER

A-1.3

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THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"





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1 EAST ELEVATION (COMMERCIAL)
ALONG AUTUMN LAKE PARKWAY
A-2.1 1/8"=1'-0"

54'-8"
45'-4"
AVERAGE HEIGHT



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

55'-4"
46'-0"
AVERAGE GRADE

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Exterior Elevations Building 2

SHEET NUMBER

A-2.1

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TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

1
A-2.2
EAST ELEVATION (RESIDENTIAL)
(ALONG AUTUMN LAKE PARKWAY)
1/8"=1'-0"

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2
A-2.2
NORTH ELEVATION
(ALONG SUMMER SHINE DR.)
1/8"=1'-0"



3
A-2.2
SOUTH ELEVATION
(ALONG LIEN RD.)
1/8"=1'-0"

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy
SHEET TITLE
Exterior Elevations Building 2

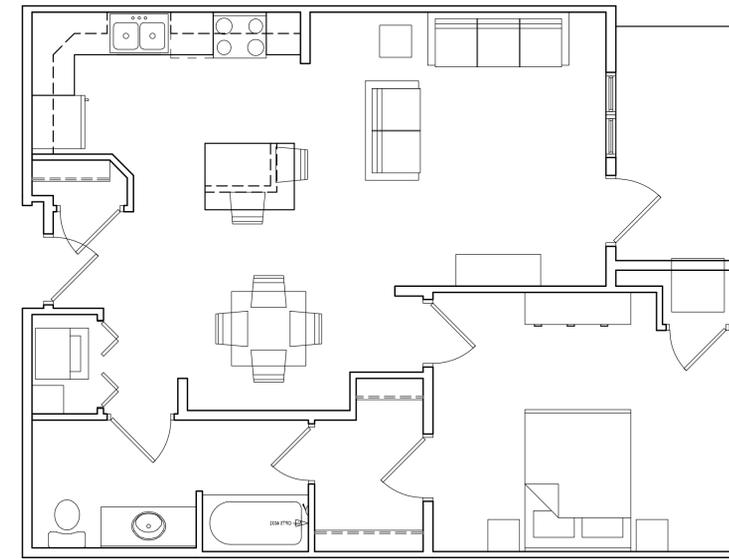
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A-2.2

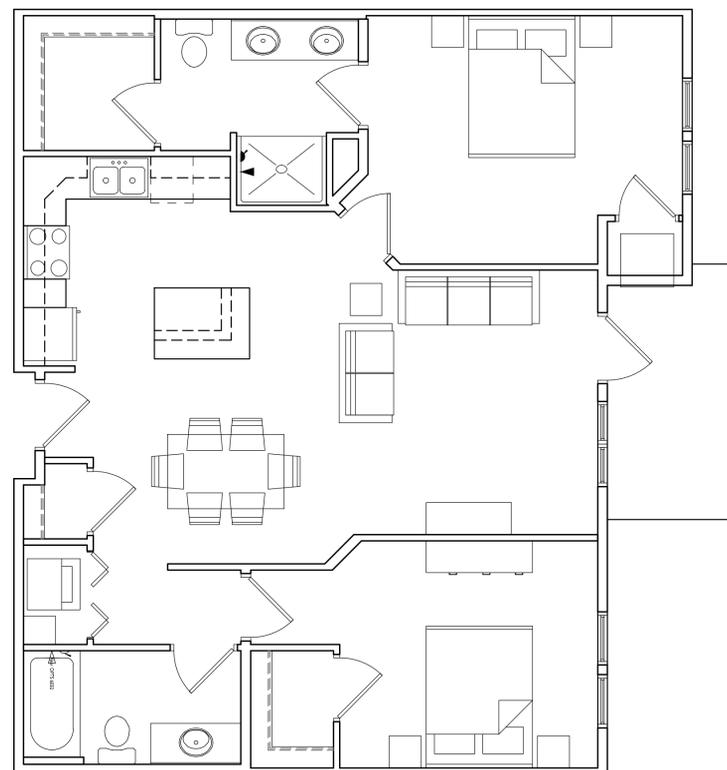
PROJECT NO. **1644**
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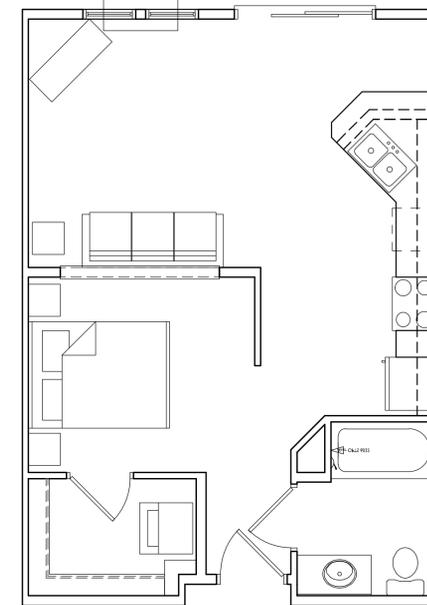
1 TYP. TWO BED 1156 S.F.
A-5.1 1/4" = 1'-0"



2 TYP. ONE BED 809 S.F.
A-5.1 1/4" = 1'-0"



3 TYP. TWO BED 1057 S.F.
A-5.1 1/4" = 1'-0"



4 TYP. EFFICIENCY 560 S.F.
A-5.1 1/4" = 1'-0"