

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>October 27, 2010</u>	Action Requested
UDC MEETING DATE: <u>November 3, 2010</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: 9401 Mid Town Road

ALDERMANIC DISTRICT: Jed Sanborn- District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Aspen Hill Apts, LLC/Tim McKenzie

Knothe & Bruce Architects, LLC

1902 Hawks Ridge Drive, Suite 322

7601 University Avenue, Suite 201

Verona, WI 53593

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

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)

October 27, 2010

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

Re: Letter of Intent
Conditional Use
9401 Mid Town Road
Lot 55 of the First Addition to Hawks Ridge Estates
Aspen Hill Apartments Phase II

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: Aspen Hill Apartments, LLC
1902 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 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: D'Onofrio & Kottke
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax
Contact: Ron Klaas
rklaas@donofrio.cc

Landscape Design: Watts Landscape Service, LLC
3570 Pioneer Road
Verona, WI 53593
(608) 833-3535
(608) 833-3534
Contact: Wayne Rayfield
watts@chorus.net

Introduction:

This development is located on the south side of Mid Town Road on Lot 55 of the First Addition to Hawks Ridge Estates subdivision plat. The site is designated for multifamily use and is currently being rezoned to R-5.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. Access to the site from Silverstone Lane and Hawkstone Way are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Silverstone Lane and Hawkstone Way.

The two 4-unit apartments give a residential appearance to the development and provide 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. These will have underground parking with additional surface parking provided in smaller surface parking areas. The community center and swimming pool are located in the Aspen Hill Phase I development just east of Lot 55.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building elements, materials and style will be a continuation of the existing Aspen Hills Phase I development.

Site Development Data:

Densities:

Lot Area	176,235 S.F. or 4.04 acres
Dwelling Units	64 units
Lot Area / D.U.	2,753 S.F./unit
Density	16 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	4	4	-	-	8
Studio + Loft	5	5	-	-	10
One Bedroom	7	7	-	-	14
<u>Two Bedroom</u>	<u>12</u>	<u>12</u>	<u>4</u>	<u>4</u>	<u>32</u>
Total	28	28	4	4	64

Building Height: 2-3 Stories (20'-35' high)

Letter of Intent – Conditional Use
9401 Mid Town Road
Lot 55 of the First Addition to Hawks Ridge Estates
Aspen Hill Apartments Phase II
October 27, 2010
Page 3 of 3

Floor Area Ratio:

Bldg #13	30,900 S.F.
Bldg #12	30,900 S.F.
Bldg #11	5,696 S.F.
<u>Bldg #10</u>	<u>5,696 S.F.</u>
Gross Floor Area (Excludes parking)	73,192 S.F.

Ratio 0.58

Vehicle Parking Stalls

Surface	60
Garage	16
<u>Underground</u>	<u>52</u>
Total	128
Ratio	2.0 stalls/unit

Bicycle parking Stalls

Surface	39
Garage	8
<u>Underground</u>	<u>10</u>
Total	57 (50 + .5(14) = 57 required)

Project Schedule:

This project will be a phased development with construction planned to start in fall of 2010. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2012.

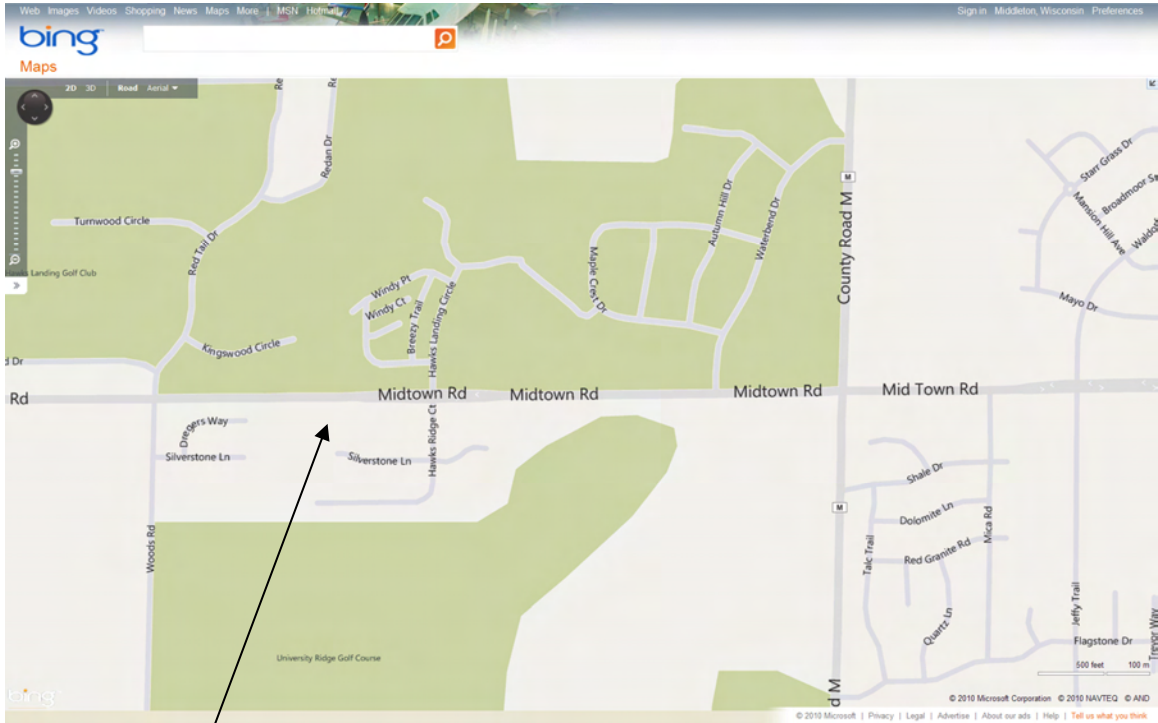
Social & Economic Impacts:

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

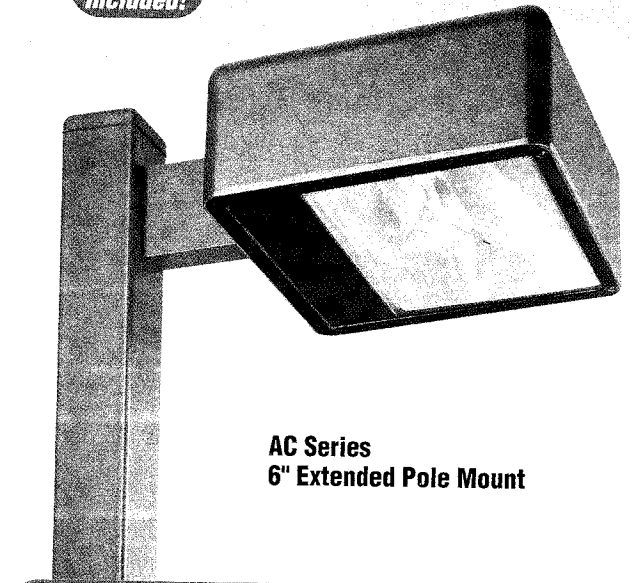
J. Randy Bruce, AIA
Managing Member



Locator Map
9401 Mid Town Road
Lot 55 of the First Addition to Hawks Ridge Estates

Lamp Included!

New improved photometric performance

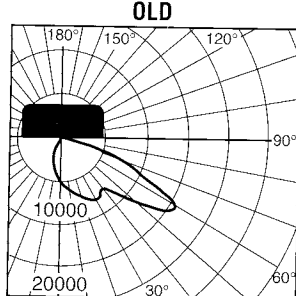


**AC Series
6" Extended Pole Mount**

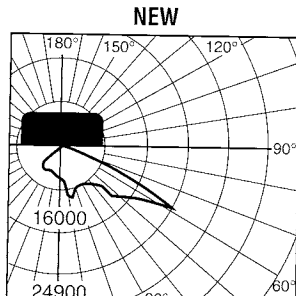
Area Cutoff Light

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.

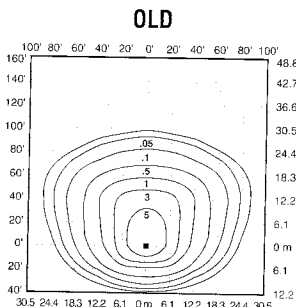
- Three Sizes:**
 12" square x 5" deep (305 x 127 mm)
 16" square x 6.5" deep (406 x 165 mm)
 22" square x 9.25" deep (559 x 235 mm)



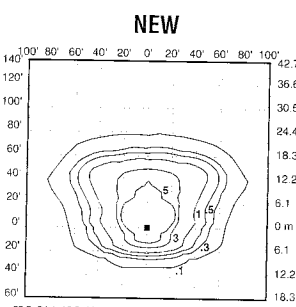
Candlepower distribution curve of 400W MH 16" Area Cutoff Light.



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	Mounting Code (Insert Code at * in Catalog #)
12"	150W PSMH	MAC*615-M	1 = 1-1/2" Close Pole Mount
16"	320W PSMH	AC*632-M	2 = 6" Extended Pole Mount
22"	750W PSMH	AC*675-M	3 = 2" Adjustable Fitter
12"	50W MH	MAC*405-D	4 = Yoke Mount
12"	70W MH	MAC*407-D	6 = 1/2" Adjustable Fitter (12" housing only)
12"	100W MH	MAC*410-D	K = Round Tube Off-Center Tenon Mount (16" housing only) (For 2-3/8" or 3" O.D.)
12"	175W MH	MAC*417-M	M = Round Tube Off-Center Direct Mount (16" housing only) (Direct Fitter for 4" sq. pole)
16"	175W MH	AC*417-M	W = Wall Mount (Backlight Shield is standard)
16"	250W MH	AC*425-M	8 = Without Mounting (hardware)
16"	400W MH	AC*440-M	
16"	1000W MH	AC*499-M	
12"	35W HPS	MAC*503-1	
12"	50W HPS	MAC*505-D	
12"	70W HPS	MAC*507-M	
12"	100W HPS	MAC*510-M	
12"	150W HPS	MAC*515-M	
16"	250W HPS	AC*525-M	
16"	400W HPS	AC*540-M	

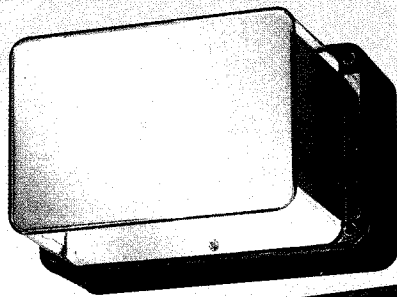
NOTE: When using multiple 22" sq. housings at 90° configuration, a special 12" arm is required; see page 150.

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
277V Reactor Ballast (PSMH only)	27	
120V Reactor ballast (50–150W HPS 12" housing only)	1	
480V ballast (320W PSMH, 175–1000W MH & 70–400W HPS only)	5	
347V ballast (50W HPS only) (Canada only)	6	
Quad-volt ballast (50–100W MH only)	M	
Tri-volt ballast (320W PSMH, 50–1000W MH & 70–400W HPS only) (Canada only)	T	
Single Fuse (277V Reactor, 120V, 277V or 347V)	27, 1, 2 or 6	F
Dual Fuse (208V, 240V or 480V)	3, 4 or 5	F
Quartz Standby (delay-relay type) (includes 100W Q lamp) (n/a 277V Reactor)	Q	
Button Photocell (Factory-installed with all mountings other than 2" Adjustable Fitter)		
NOTE: n/a on 1000W w/120V; all 480V	27, 1, 2, 3, 4 or 6	P
External Photocell (Factory-installed) (Page 133)		
For fixtures w/1000W, 120V	1	P
For fixtures w/480V	5	P

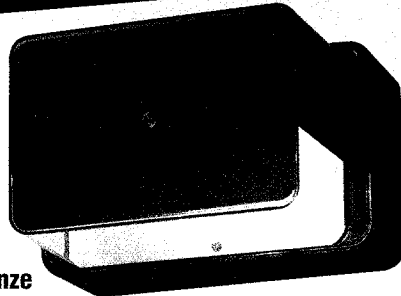
Accessories: (Field-installed)	12" housing	16" housing	22" housing
Wire Guard	FWG-12	FWG-16	FWG-22
Backlight Shield	SBL-12	SBL-16	SBL-22
(standard on AC Series Wall Mount)			
Button Photocell (Field-installed in fixtures with 2" Adjustable Fitter)	Catalog #		
For fixtures w/120V (n/a on 1000W)	PC-1		
For fixtures w/208, 240 or 277V	PC-2		
For fixtures w/347V	PC-6		

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



Lamp
Included!

E5 Series
(shown with Gold
Shroud option)



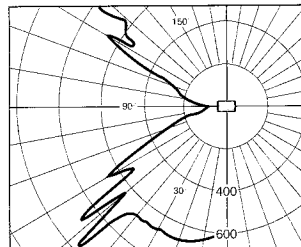
E8 Series
(shown with Bronze
Shroud option)

Up/Down Cutoff & Deep Shielded

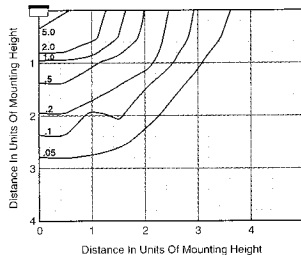
E5 Series
Up/Down Cutoff

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.



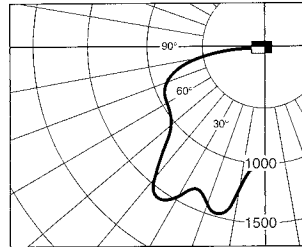
Candlepower Distribution Curve of 50W HPS E5 Up/Down Cutoff Light.



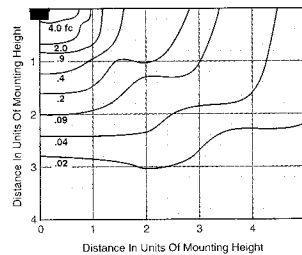
Isofootcandle plot of one 50W HPS E5 Up/Down Cutoff Light at 10' (3.0 m) mounting height (plan view).

E8 Series
Deep Shielded

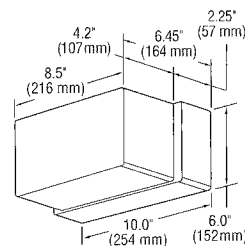
Front brightness shielding without sacrificing wide light distribution. The E8 works ideally over entrances.



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



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	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	\$88
	50W HPS	E8505-1	Any	\$88
	70W HPS	E8507-1	Wall Downlight only	\$88
	100W HPS	E8510-1	Wall Downlight only	\$88

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

Options: (Factory-installed)	Change Suffix To	Add After Suffix	Price
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		\$5
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
Polycarbonate Lens		V	\$4

Accessories: (Field-installed)	Catalog Number	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

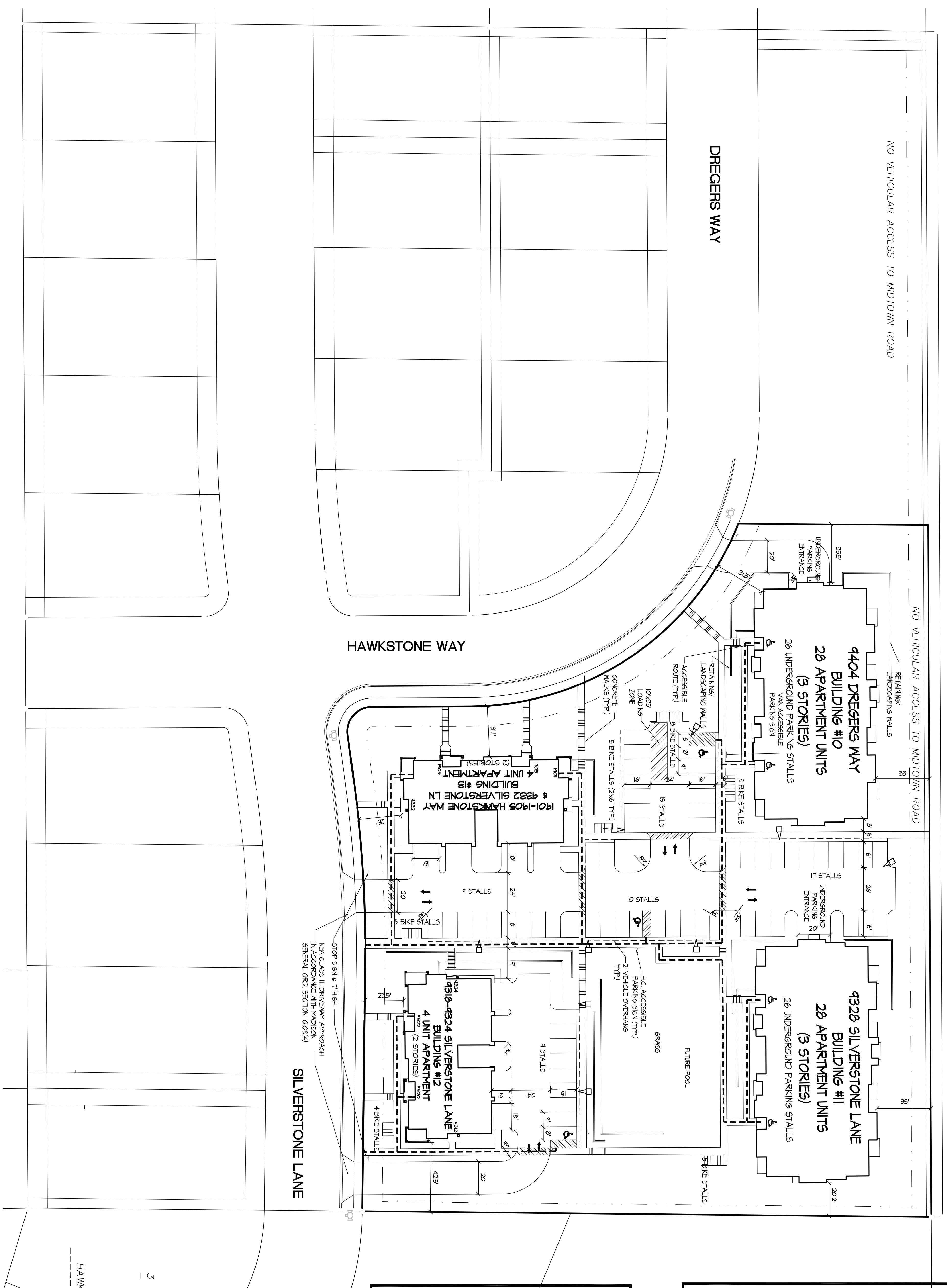
The E5 Series photometric data was developed in testing Ruud fixtures with clear, 50W HPS 4,000 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

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	0.85
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



SHEET INDEX:	
SITE	
C-11	SITE PLAN
C-12	SITE LIGHTING PLAN
C-21	SITE GRADING & EROSION CONTROL PLAN
C-41	LANDSCAPE PLAN
ARCHITECTURAL	
A-10	BASEMENT PLAN - 28 UNIT
A-11	FIRST FLOOR PLAN - 28 UNIT
A-12	SECOND FLOOR PLAN - 28 UNIT
A-13	THIRD FLOOR PLAN - 28 UNIT
A-14	LOFT FLOOR PLAN - 28 UNIT
A-15	FLOOR PLANS - 4 UNIT
A-21	ELEVATIONS - 28 UNIT
A-22	ELEVATIONS - 28 UNIT
A-23	ELEVATIONS - 4 UNIT

SITE DEVELOPMENT STATISTICS	
LOT AREA	126,235 SF / 2.94 ACRES
DRILLING UNITS	64 D.U.
LOT AREA D.U.	1,912.4 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING HEIGHT	2-3 STORIES
GROSS FLOOR AREA (including underground parking)	79,942 SF.
FLOOR AREA RATIO	0.58
UNIT MIX	
EFFICIENCY	0
STUDIO W/ LOFT	10
ONE BEDROOM	14
TWO BEDROOM	22
TOTAL	64
VEHICLE PARKINGS	
SURFACE	60 (INCL. 3 VAN ACCESSIBLE)
GARAGE	16 (INCL. 2 ACCESSIBLE)
UNDERGROUND	52 (INCL. 5 ACCESSIBLE)
TOTAL	128
BIKE PARKINGS	
SURFACE	34
GARAGE	0
UNDERGROUND	10
TOTAL	57 (60 + 5(4)-5(7) REQUIRED)

- Notes
- A SIDE WALK WITH A FITZG. GREATER THAN 11.20 IS A RAMP. THE MAXIMUM FITZG. OF ANY RAMP OR WALK SHALL BE 1:12. SLOPES OTHER THAN MORE THAN 1:12 SHALL BE 1:12. SLOPES OTHER THAN MORE HANDRAILS ON BOTH SIDES.
 - ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRIBUTED BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 - ALL NEW DRIVEWAYS TO BE CONSTRUCTED WITH CURBS AND SIDEWALKS IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 0206(4).
 - ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS OR IN PRIVATE GARAGES.
 - SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 - BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11 (SEE SECTIONS 03(6) AND 03(12A)).
 - ALL CITY SIGNALS, CURB AND GUTTERS, WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
 - ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
 - GRADE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE PLAN COMMISSION. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.
 - PUBLIC SIGNING AND MARKING RELATED TO THE DEVELOPMENT MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER FOR WHICH THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE.

- Revisions
- September 15, 2010 - JDC: Initial Site/Initial
 - September 20, 2010 - Conrad: Use Residential
 - October 13, 2010 - JDC: Final Submittal
 - October 21, 2010 - JDC: Final Submittal II

Project Title
Aspen Hill Apartments Phase II
 4401 Mid Town Road
 Lot 55 of the First Addition
 10 Hawks Ridge Estates

Drawing Title
Site Plan

Project No. **1020** Drawing No. **C-11**

Site Plan
 1" = 30'

1020 C-11

1" = 30'

Consultant

Notes

LIGHTING SCHEDULE									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Mounting
	A	9	RFLD LIGHTING	MACCHISBL	17" AS4 CIRCUS / W/BACK L.T. SHIELD	100 W MH	MAC4175BLU	9000	16" POLE ON 2" CON. BASE
	B	2	RFLD LIGHTING	EMMS	RECTANGULAR SECURITY / DEEP SHIELDED	50 W MH	ES07IES	3080	5" O' UP ON SIDE OF BUILDING

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Ang/Min
Parking Lots	+	1.2fc	5.5fc	0.3fc	18.3:1	4.8:1

Revisions

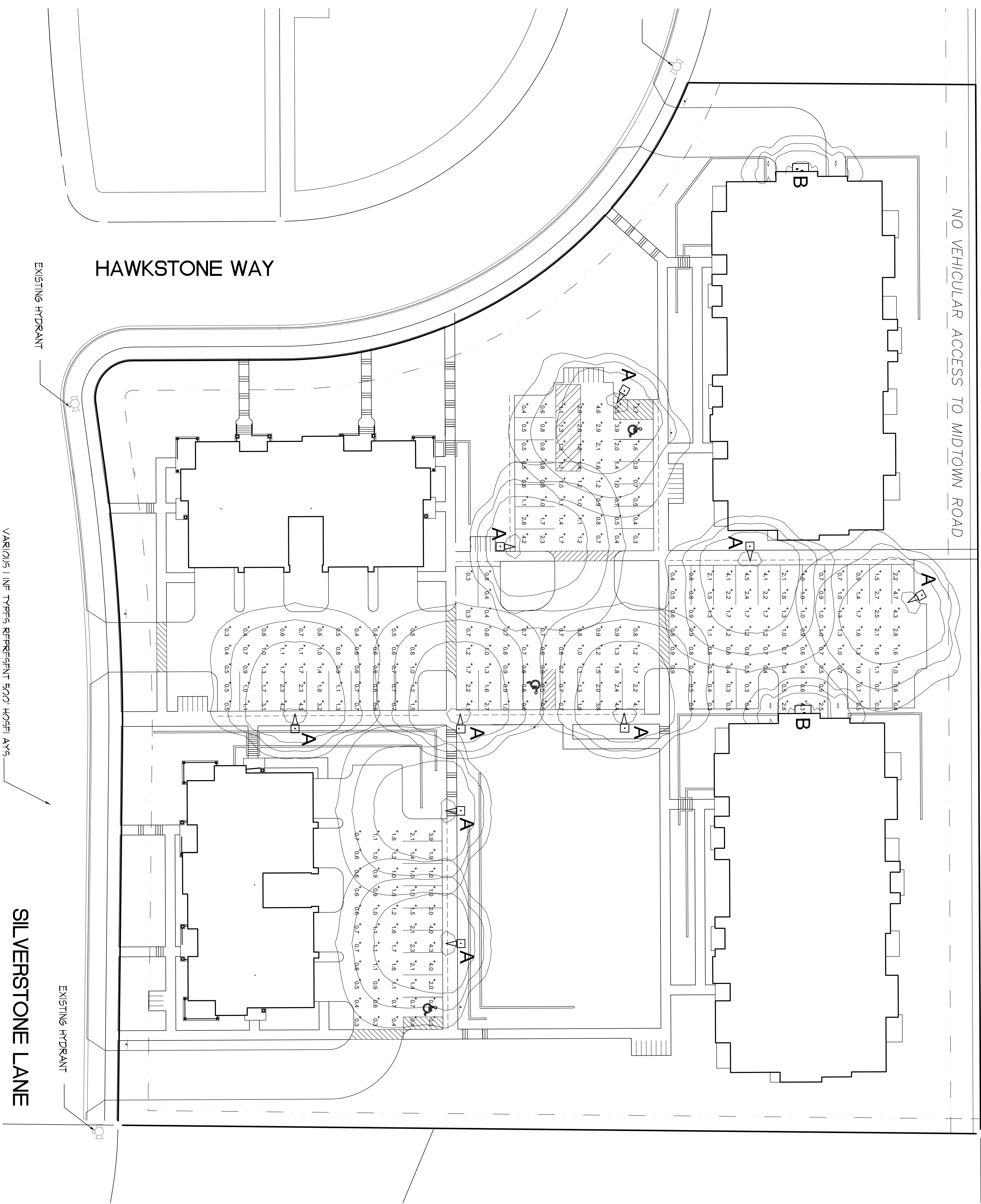
September 8, 2010 - Conditional Use Submittal
Sept. 20, 2010 - Re-submit Conditional Use
October 13, 2010 - UDC Final Submittal
October 21, 2010 - UDC Final Submittal II

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
10 Hawks Ridge Estates

Drawing Title
Site Lighting Plan

Project No. **1020** Drawing No. **C-12**

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Site Lighting Plan
1" = 20'

VARIOUS LINE TYPES REPRESENT FOOT COUNCIL AYS

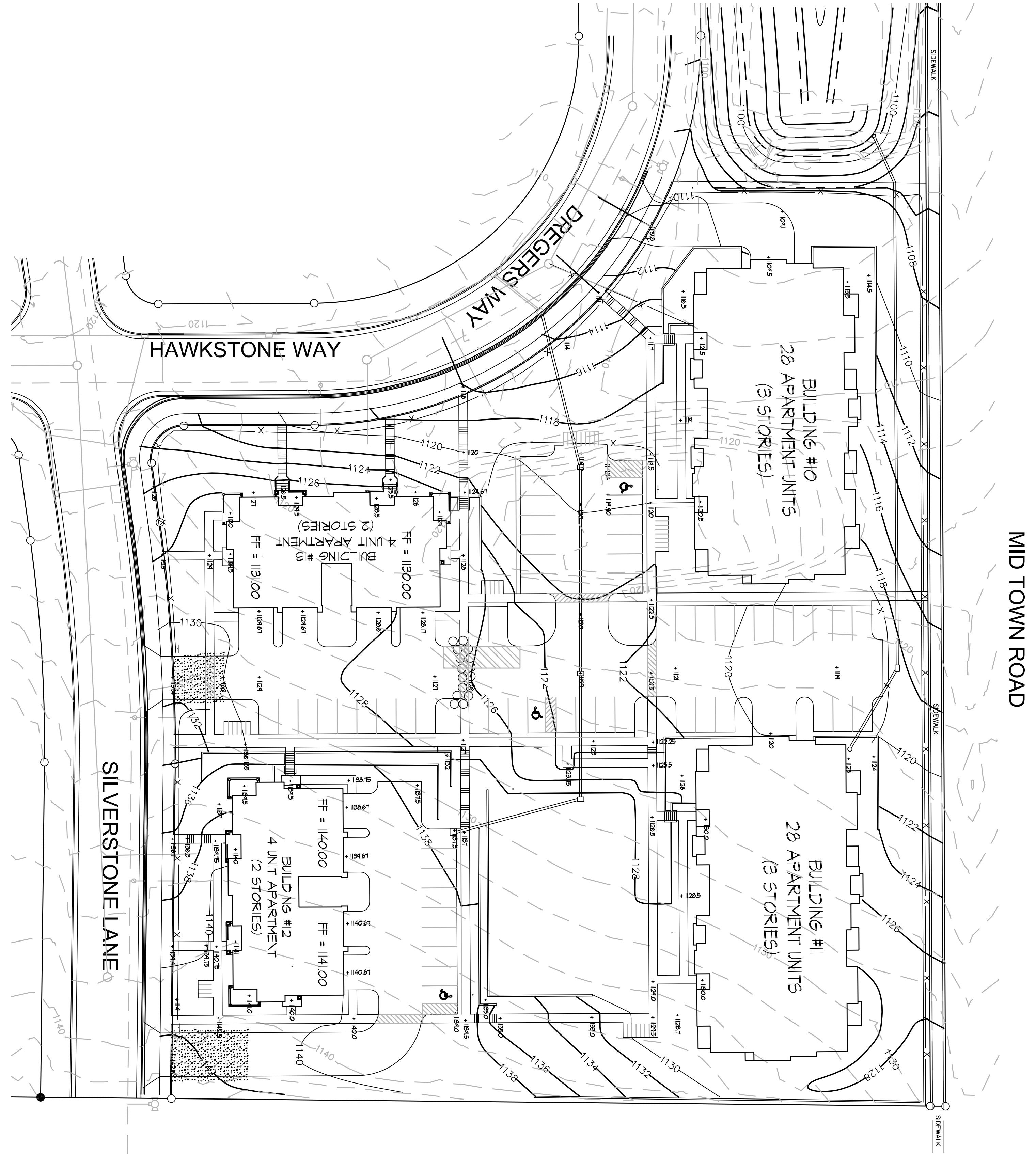
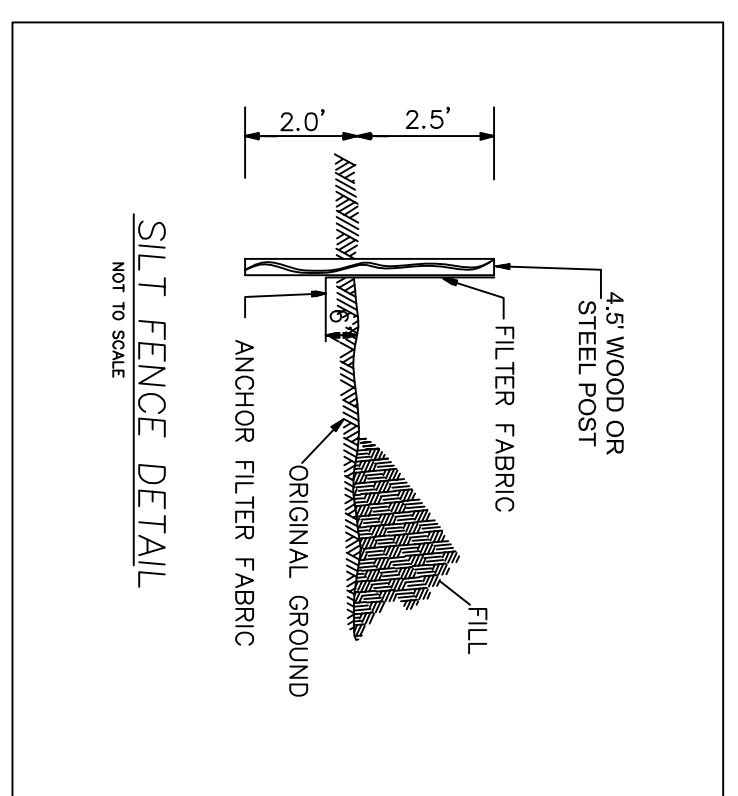
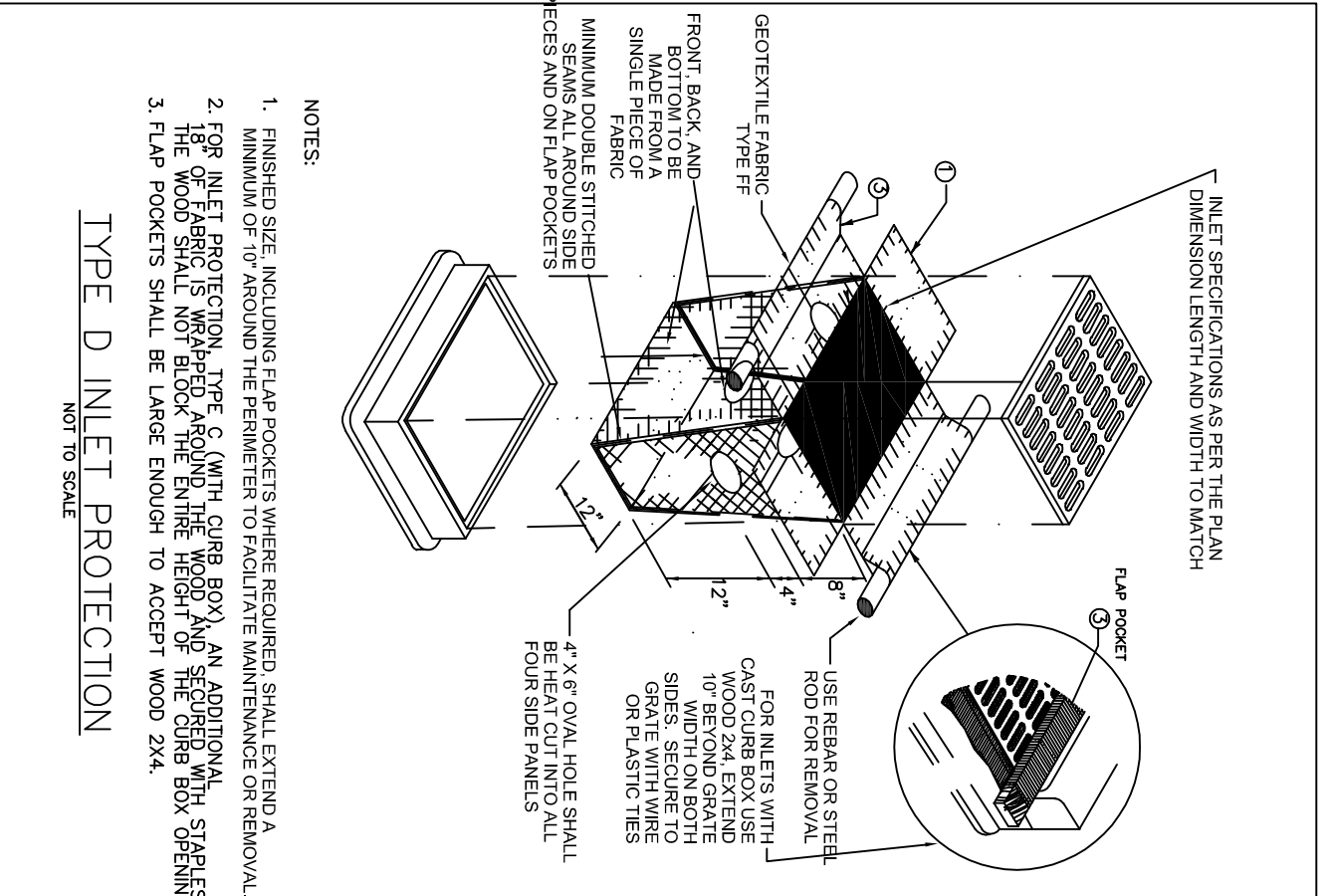
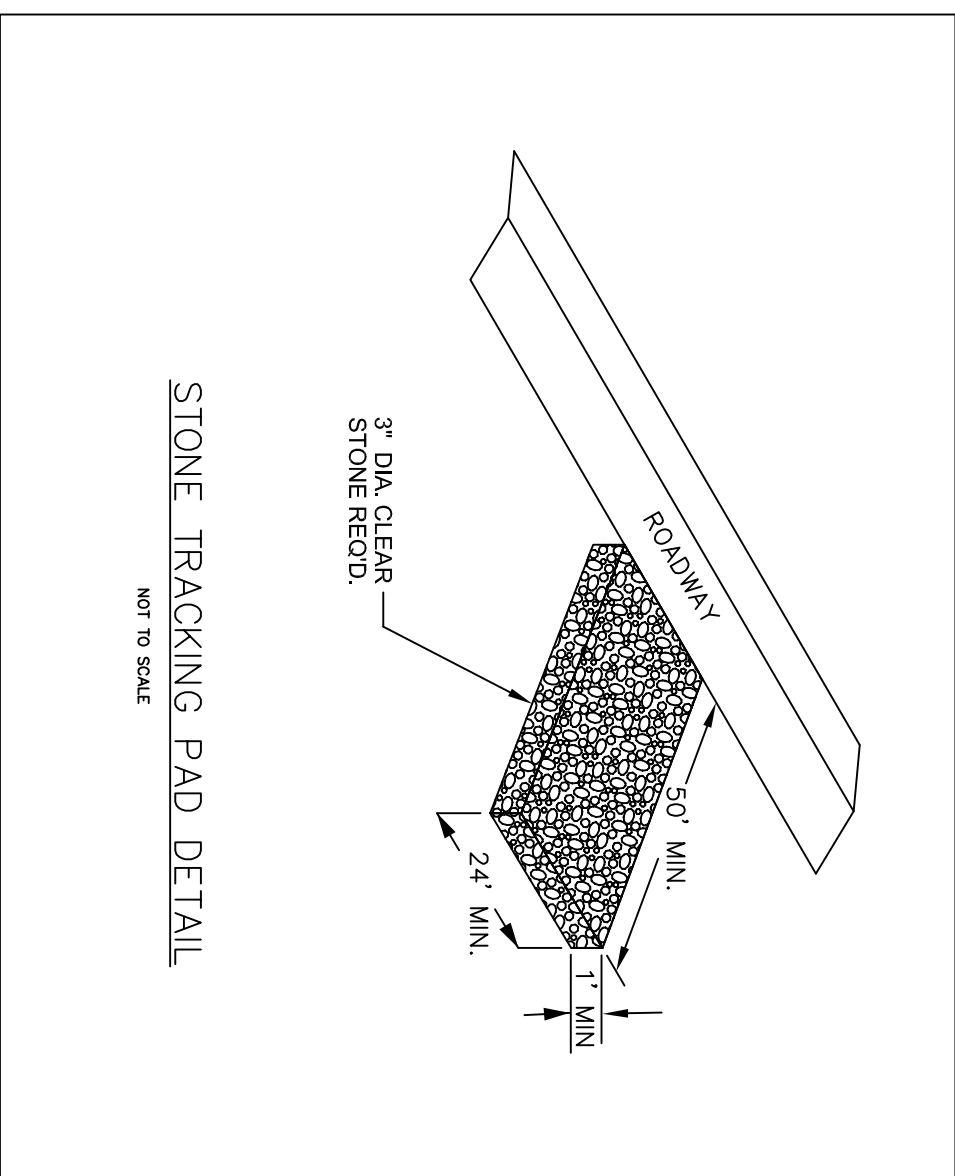
SILVERSTONE LANE

HAWKSTONE WAY

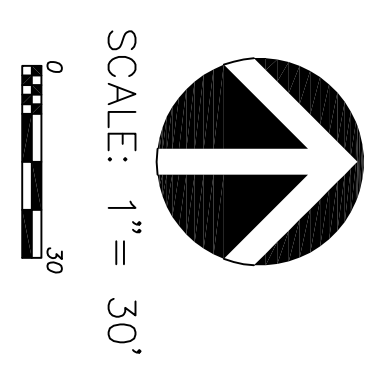
NO VEHICULAR ACCESS TO MIDTOWN ROAD

EXISTING HYDRANT

EXISTING HYDRANT



- LEGEND
- 232 EXISTING CONTOUR
 - PROPOSED STORM SEWER
 - x SILT FENCE
 - 8888 CLEAR STONE VELOCITY CHECK
 - STONE TRACKING PAD
 - RETAINING WALL
 - PROPOSED SPOT ELEVATION



DREGERS HOTLINE
TOLL FREE: 1-800-242-6511
MILWAUKEE AREA: 414-253-1181
TDD: 1-800-542-2289
STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND ADJACENTS OF ANY SPILL OR LEAK.
SEE MANUAL FOR DETAILS.

- SITE GRADING AND EROSION CONTROL NOTES**
- 1) All site grading and erosion control shall conform with the City of Madison Standard Specifications and all addendums issued prior to the contract bid date.
 - 2) Stone tracking pad shall be installed at the construction entrance to all the construction site. Stone tracking pad shall be constructed with a minimum of 3' clear stone. Entrance shall be maintained in a clean state. Entrance shall be maintained public right-of-way.
 - 3) Silt fence shall be installed at the start of site grading and maintained until the site has been stabilized.
 - 4) Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
 - 5) Disturbed areas outside the street right-of-way shall be restored with topsoil, seed, fertilizer and mulch or in accordance with an approved landscape plan.
 - 6) Public streets and adjacent parking lots shall be cleaned daily as necessary.
 - 7) Erosion control shall be the responsibility of the Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
 - 8) The Contractor shall install additional erosion measures as of Madison within 24 hours of professional approval of the City.
 - 9) Containment berm shall be temporary seeded and mulched upon completion.
 - 10) Type D inlet protection shall be installed as soon as the structure is gutter installation is complete.
 - 11) Erosion mat shall be installed on all slopes 4:1 or steeper. Erosion mat shall be North American Green S15 or equivalent.

Revisions

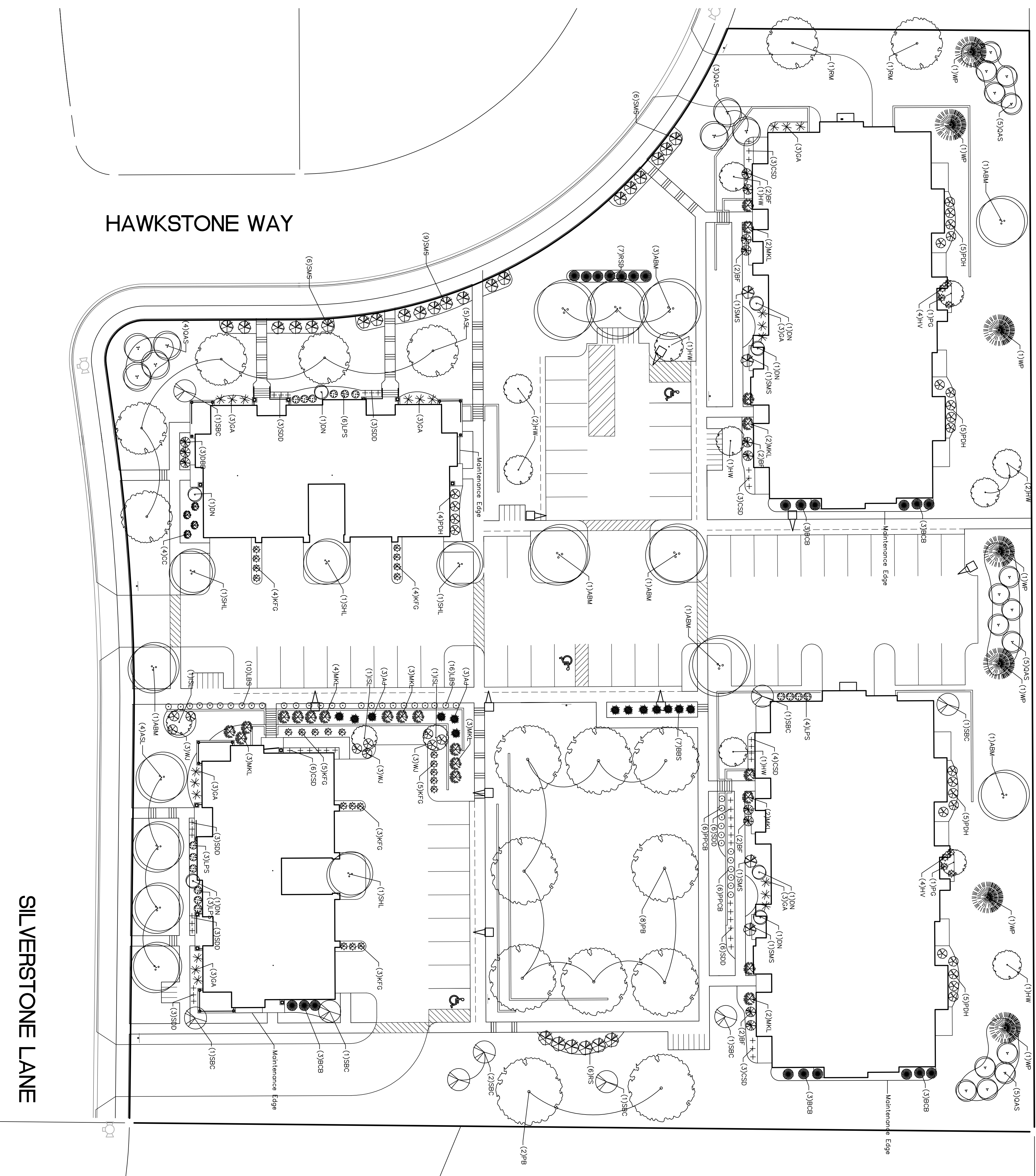
Aspen Hill Apartments
Phase II
9401 Mid Town Road

Lot #55
First Add. Hawks
Ridge Estates

Drawing Title
**Site Grading and Erosion
Control Plan**

Project No. _____ Drawing No
1020 C-2.1

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Key

Code	Number	Plant Common Name	Size
ABM	10	Autumn Blaze Maple	2"
HV	8	Hawthorne (Thornless)	1.5"
ISL	3	Ivory Silk Lilac	2"
PG	2	Prunella Dogwood	4"
OAS	22	Quaking Aspen, Single	1.25"
PM	10	Paper Birch	8"
RM	2	Red Maple	2"
SEC	11	Serviceberry Clump	5"
ASL	9	American Sentry Linden	6"
SHL	4	Sylvia Honey Locust	4"
WP	7	White Pine	4"
ECB	15	Black Chokeberry	#3
BF	10	Bronx Forsythia	15"
CC	4	Cantenary Cornusaster	#3
DBB	3	Dwarf Burning Bush	2"
DN	7	Diablo Nandak	2"
LPS	16	Little Princess Spiraea	15"
MKL	21	Miss Kim Lilac	18"
PCH	24	Pink Diamond Hydrangea	18"
RS	6	Running Serviceberry	18"
RSD	7	Rustless Dogwood	2"
SMS	25	Snowmound Spruce	15"
AJ	6	Arctostaphylos	#3
GA	21	Woodward Globe Arborvitae	30"
WJ	9	Wisconsin Juniper	#3
BBS	7	Big Bluestem	#1
KFG	25	Kaif Forester Feather Reed Grass	#1
LBS	26	Little Blue Stem	#1
CSD	19	Chicago Sunble Daily	#1
HV	8	Gold Standard Hosta	#1
PPCB	12	Purple Palace Coralbell	#1
SD	27	Shelia D'Ono Daylily	#1

- Notes**
1. ALL BEDS TO BE EDGED WITH BLACK ALUMINUM EDGING.
 2. BEDS TO BE EITHER 2" NATIVE WASH STONE OR SHREDED HARDWOOD MULCH OWNERS CHOICE.

Consultant
 7601 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-836-3690 Fax 836-6934



Revisions
 UDC Final Submittal - October 13, 2010
 UDC Final Submittal II - Oct. 27, 2010

Project Title
 Aspen Hill Apartments
 Phase II
 9401 Mid Town Road
 Lot 55 of the First Addition
 10 Hawks Ridge Estates

Drawing Title
 Landscape Plan

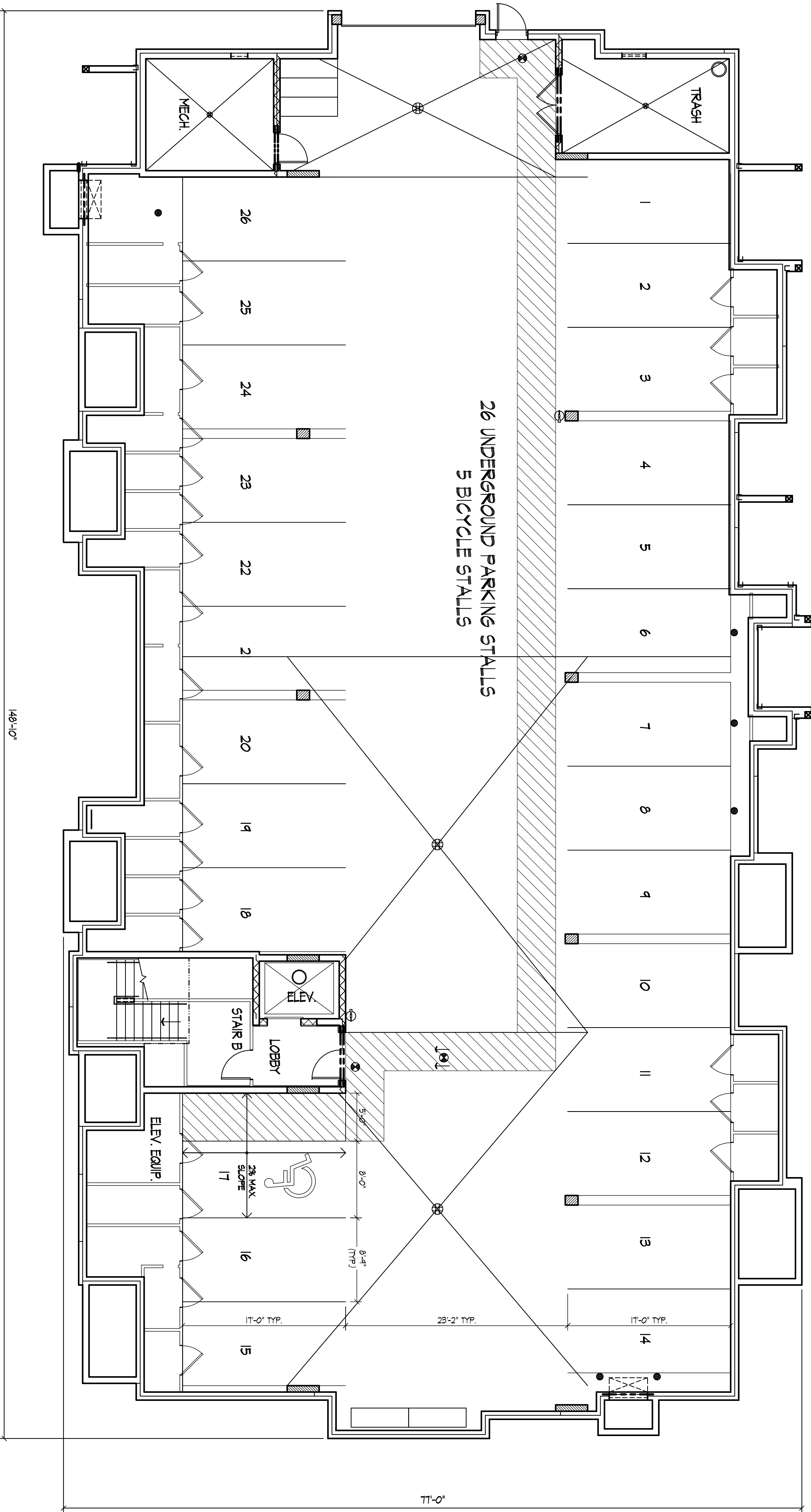
Project No. 1020
Drawing No. C-4.1

Landscape Plan
 1" = 20'

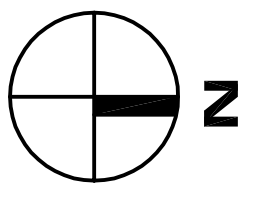
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Consultant

Notes



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

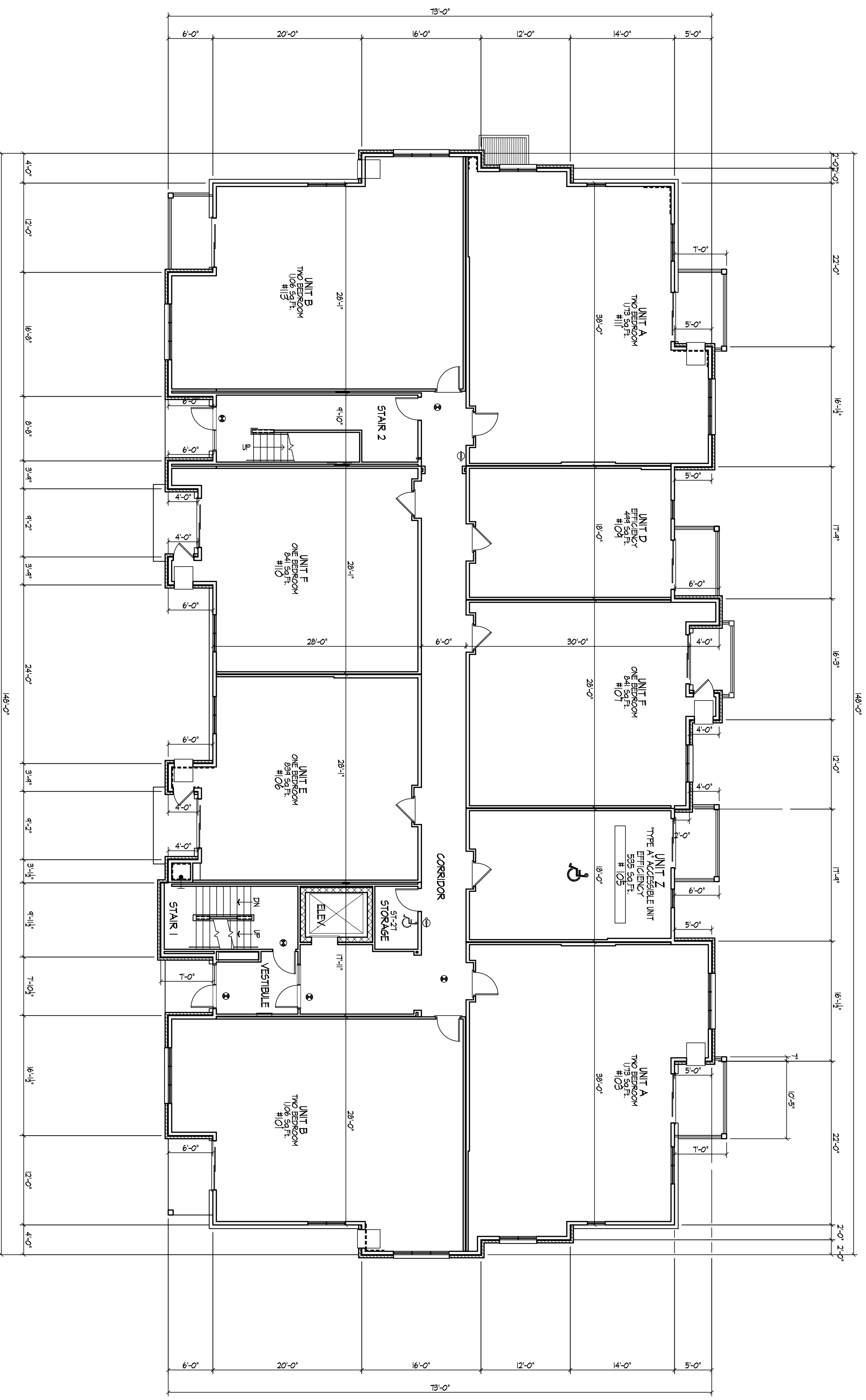


Revisions
OCTOBER 21, 2010 - UDC FINAL SUBMITTAL II

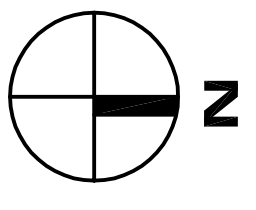
Project Title
Aspen Hill Apartments
Phase II
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Basement Floor Plan
28 Unit- Buildings #10 & #11
Project No. **1020**
Drawing No. **A-110**

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



Revisions
OCTOBER 21 2010 - UDC FINAL SUBMITTAL II

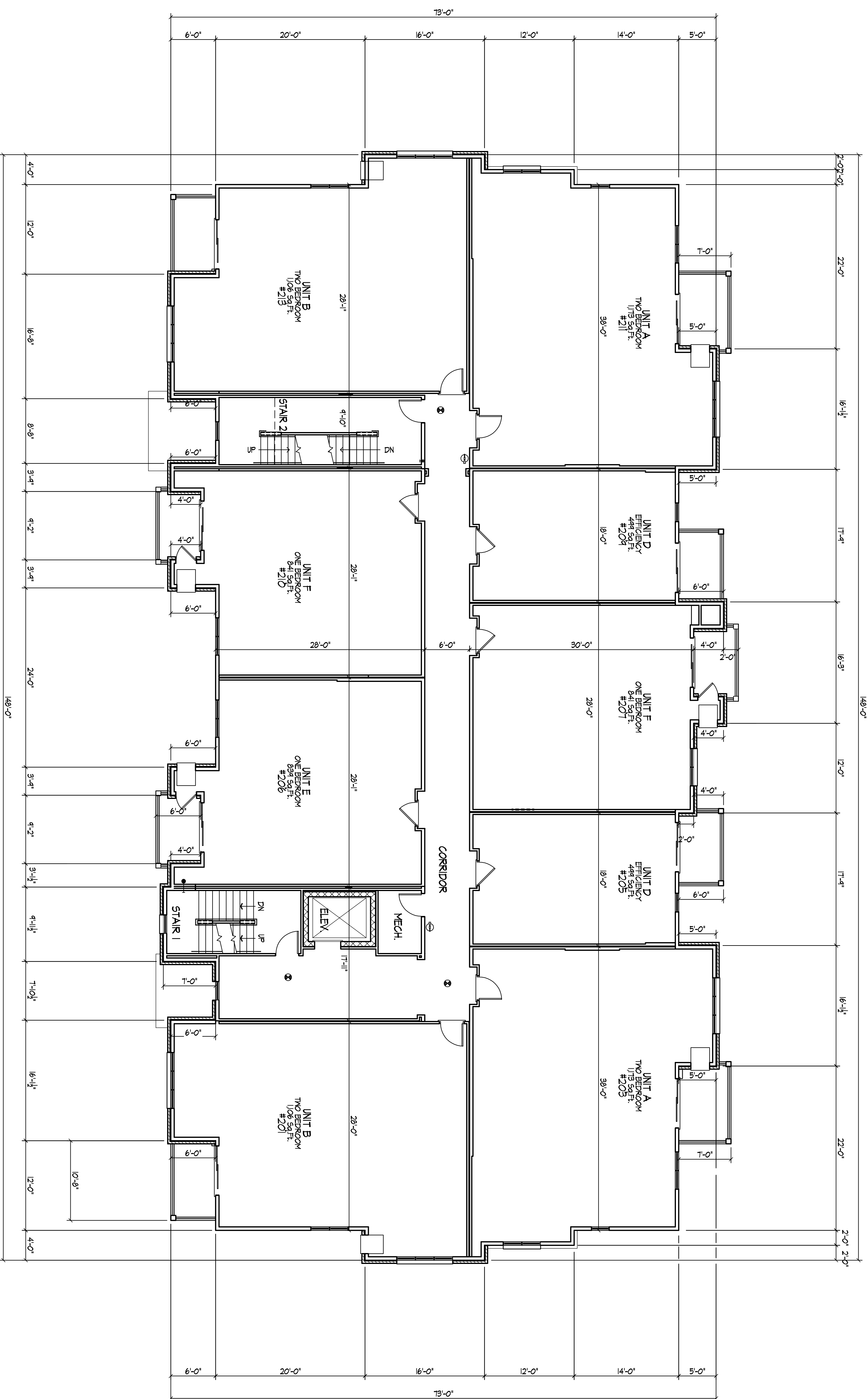
Project Title
Aspen Hill Apartments
Phase II
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
First Floor Plan
28 Unit- Buildings #10 & #11
Project No. **1020**
Drawing No. **A-1.1**

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Notes
1. SEE SHEET A-11 FOR TYPICAL NOTES



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

Revisions
OCTOBER 21, 2010 - JDC FINAL SUBMITTAL II

Project Title
**Aspen Hill Apartments
Phase II**
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Second Floor Plan
28 Unit- Buildings #10 & #11
Project No. **1020** Drawing No. **A-1.2**

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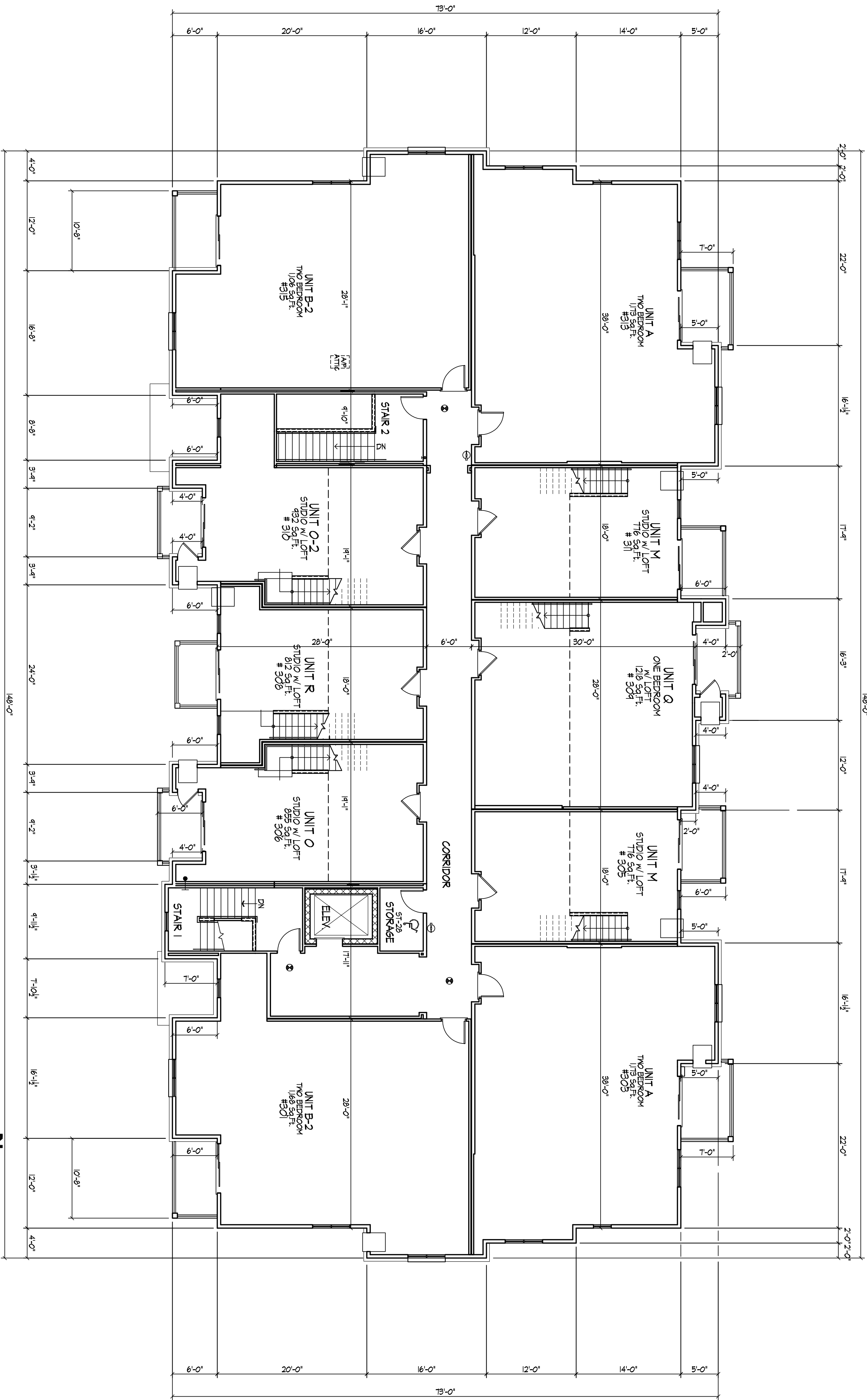
Consultant

Notes
1. SEE SHEET A-11 FOR TYPICAL NOTES

Revisions
OCTOBER 21, 2010 - IJC FINAL SUBMITTAL II

Project Title
Aspen Hill Apartments
Phase II
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

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



Drawing Title
Third Floor Plan
28 Unit- Buildings #10 & #11
Project No. _____ Drawing No. _____

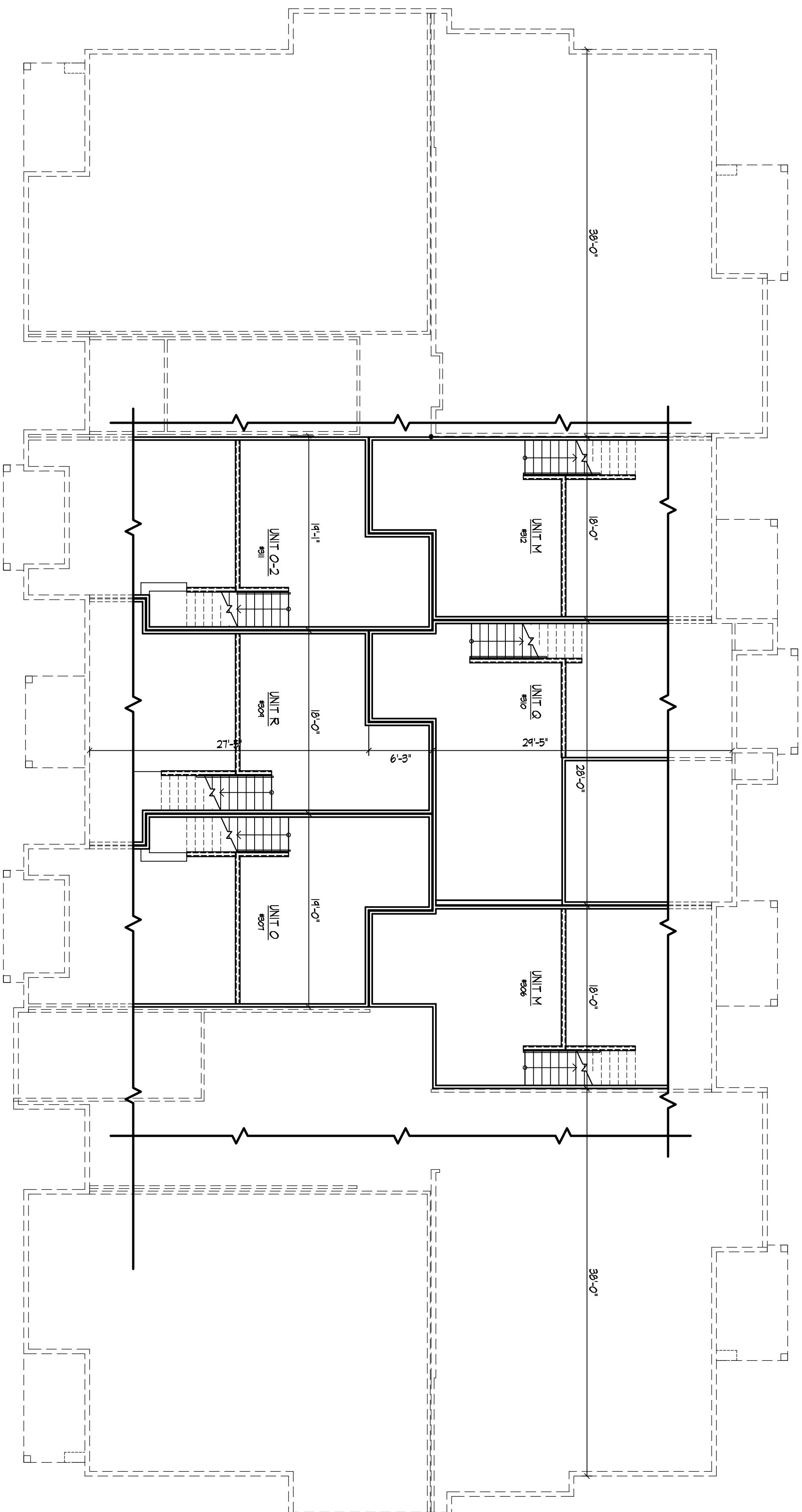
1020 A-13

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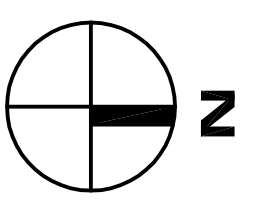
Consultant

Notes

1. SEE SHEET A-11 FOR TYPICAL NOTES



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



Revisions
OCTOBER 21, 2010 - JDC FINAL SUBMITTAL II

Project Title
Aspen Hill Apartments
Phase II
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

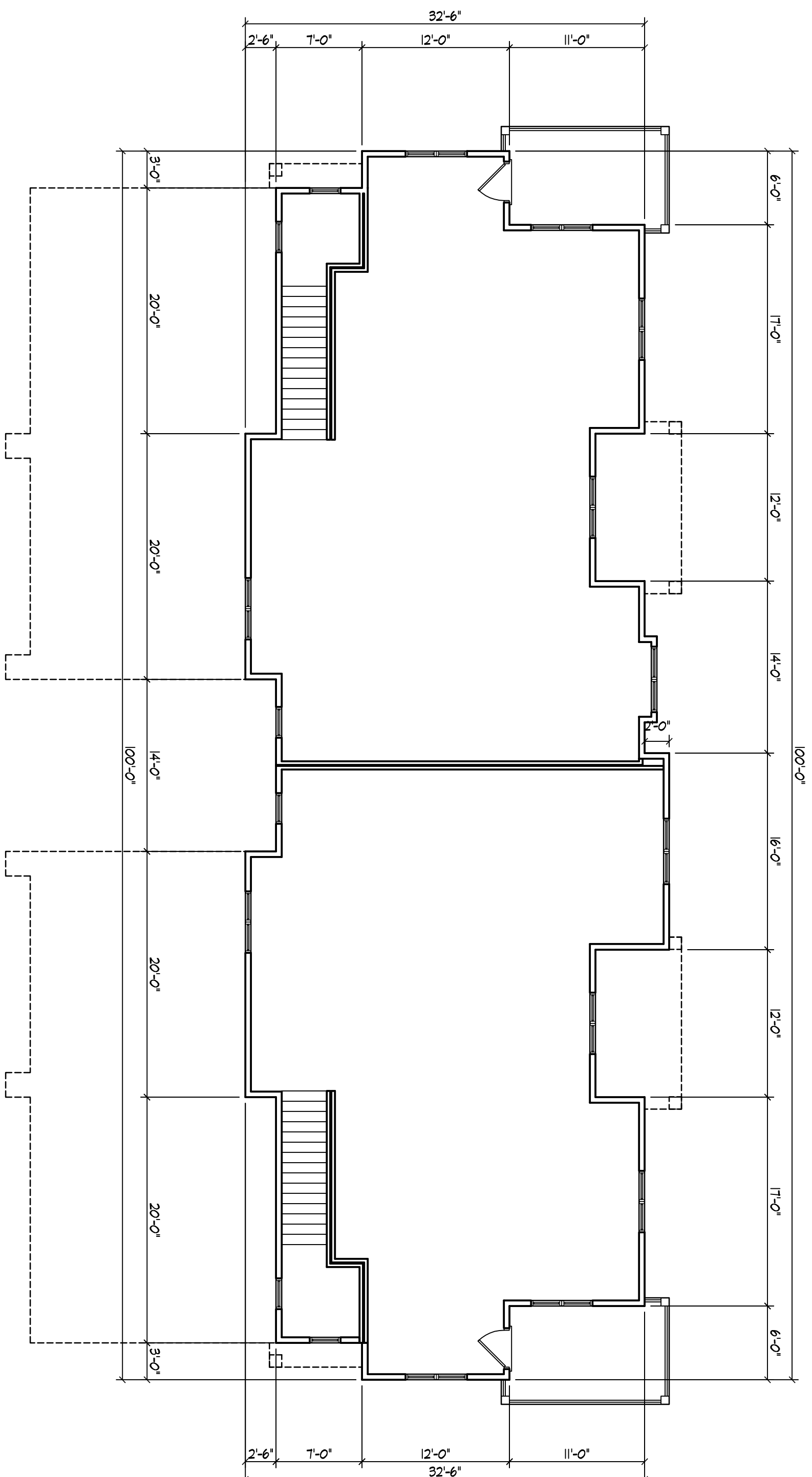
Drawing Title
Loft Plan
28 Unit Buildings #10 & #11

Project No. **1020** Drawing No. **A-1.4**

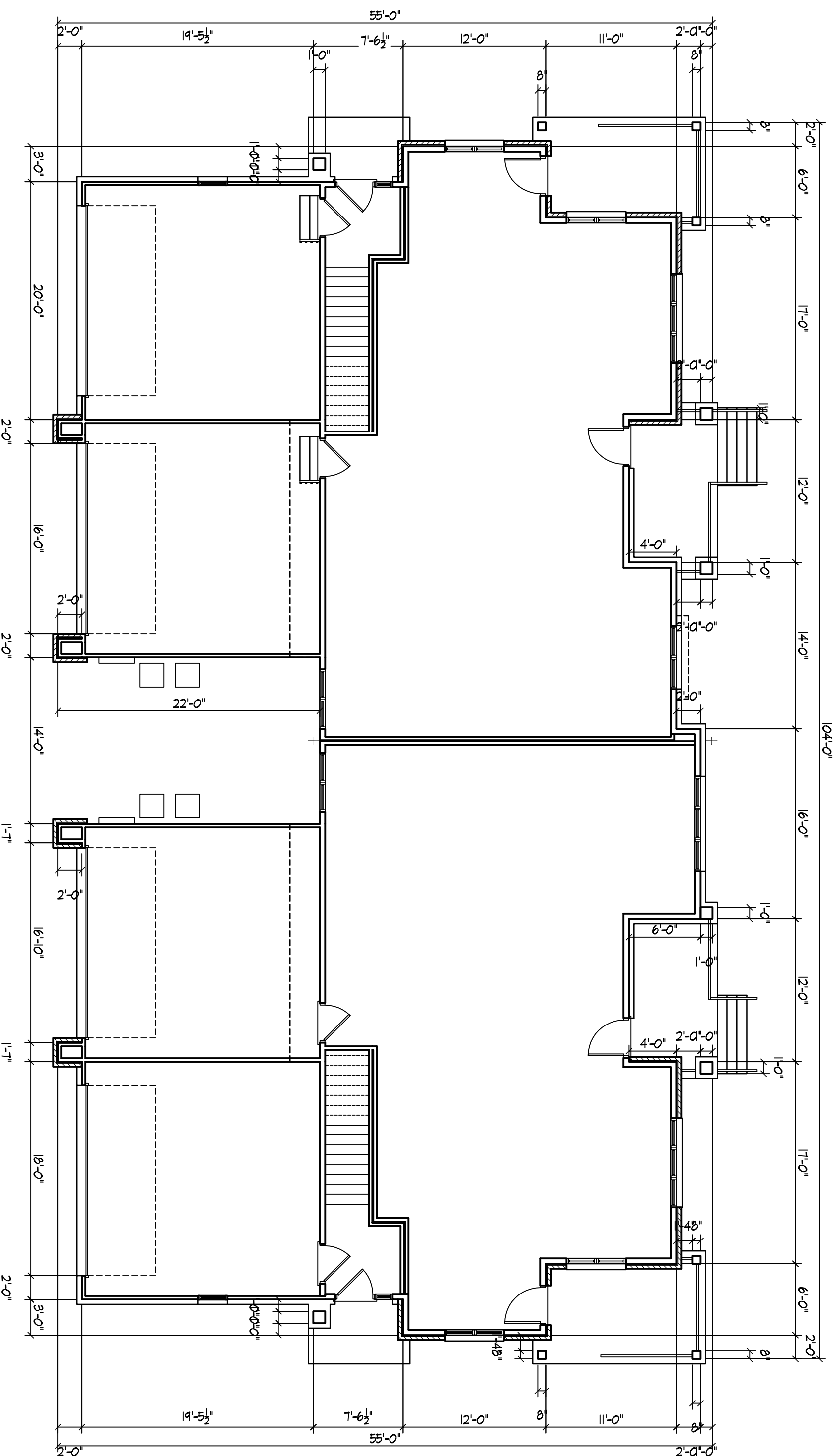
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Notes



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



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

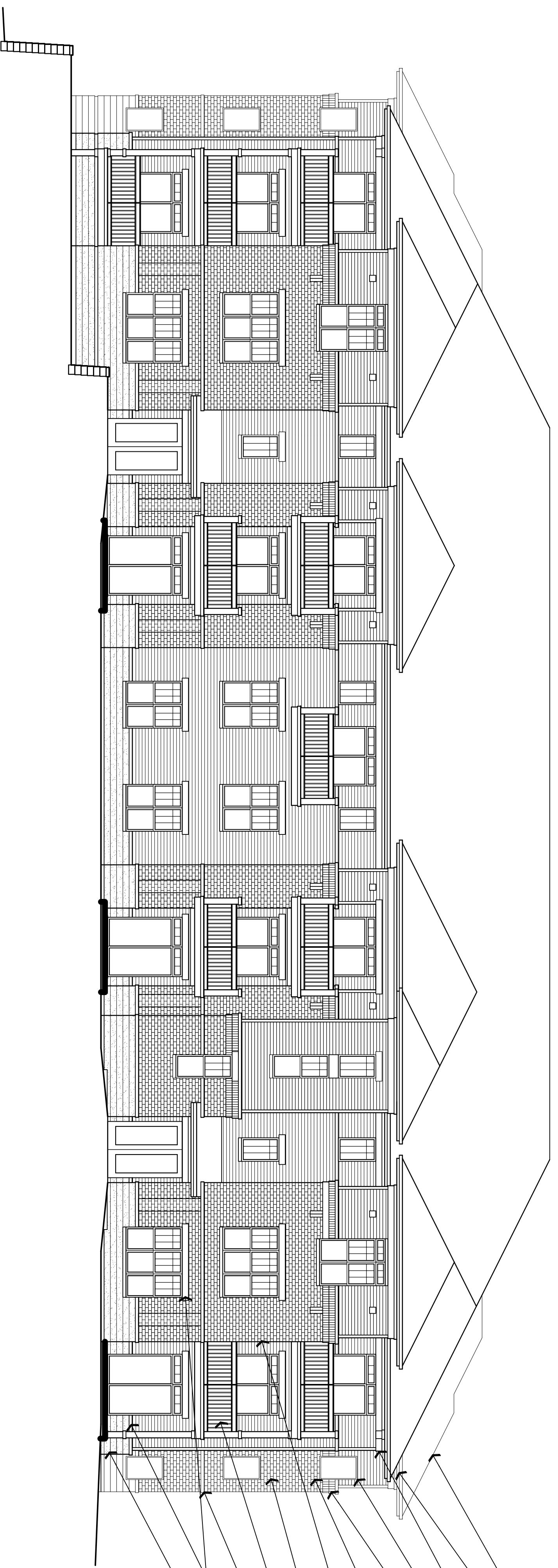
Revisions
OCTOBER 21 2010 - IDC FINAL SUBMITTAL II

Project Title
**Aspen Hill Apartments
Phase II**
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Floor Plans
4 Unit Buildings #12 & #13
Project No. **1020**
Drawing No. **A-1.5**

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



SOUTH ELEVATION

1/8" = 1'-0"

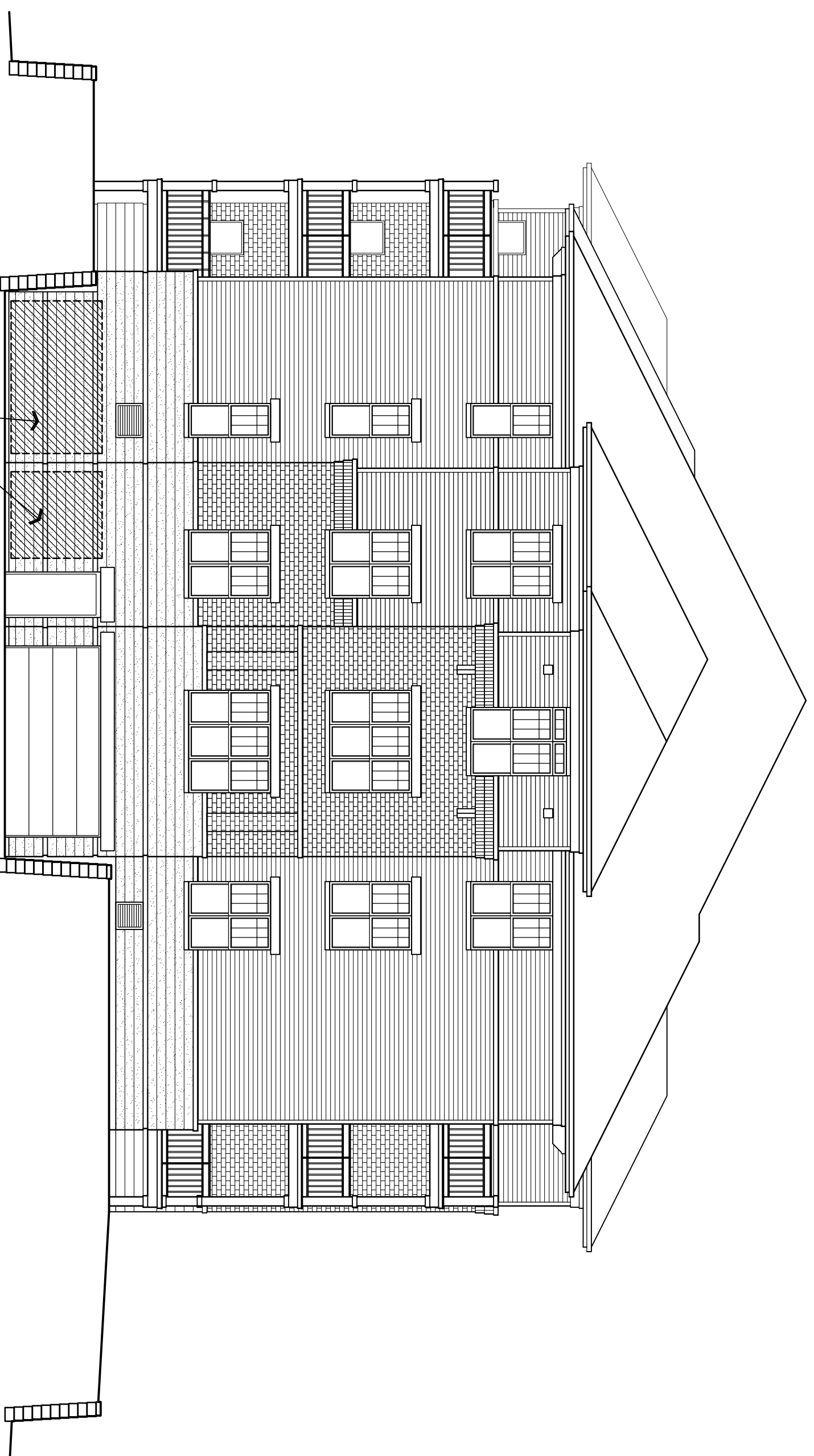
Project Title
**Aspen Hill Apartments
Phase II**
4401 Mid Town Road
Lot 55 of the First Addition
to Hawk's Ridge Estates

Drawing Title
Elevations
28 Unit Buildings - #10 & #11

Project No. 1020 Drawing No. A-2.1

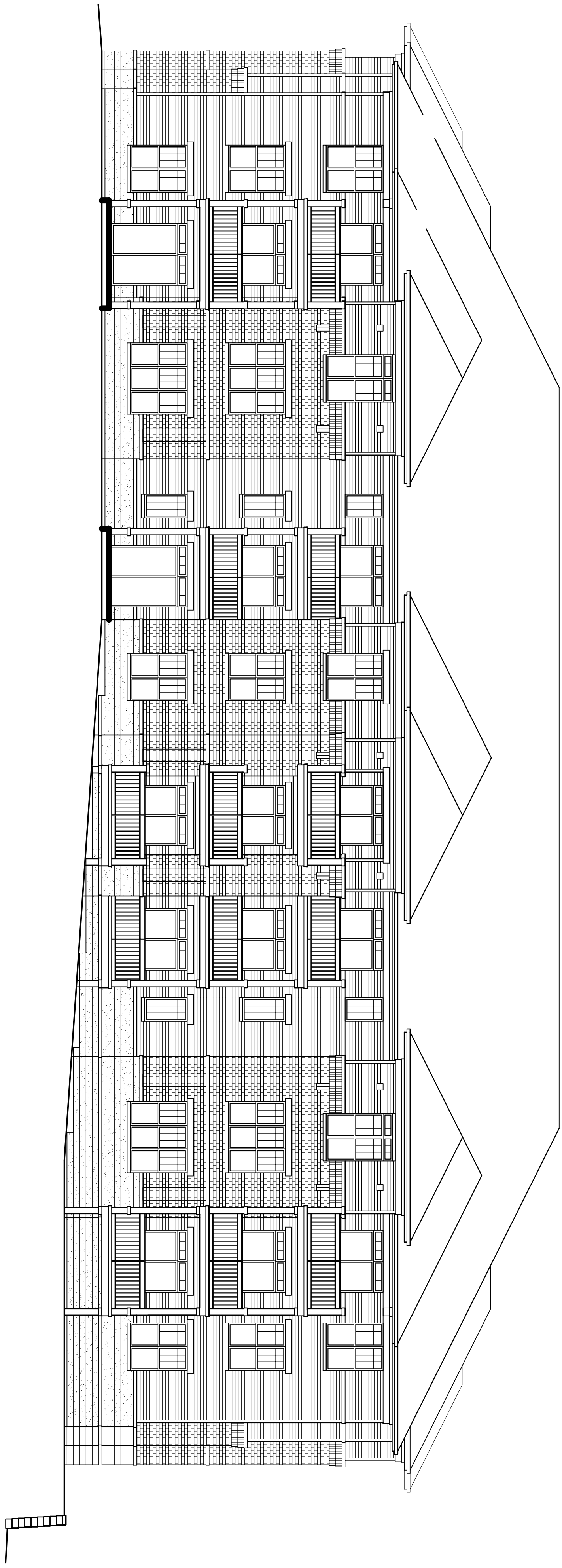
WEST ELEVATION

1/8" = 1'-0"



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Notes



NORTH ELEVATION

1/8" = 1'-0"

Revisions

OCTOBER 21, 2010 -DC FINAL SUBMITTAL II

Project Title

Aspen Hill Apartments
Phase II
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title

Elevations

28 Unit Buildings - #10 & #11

Project No.

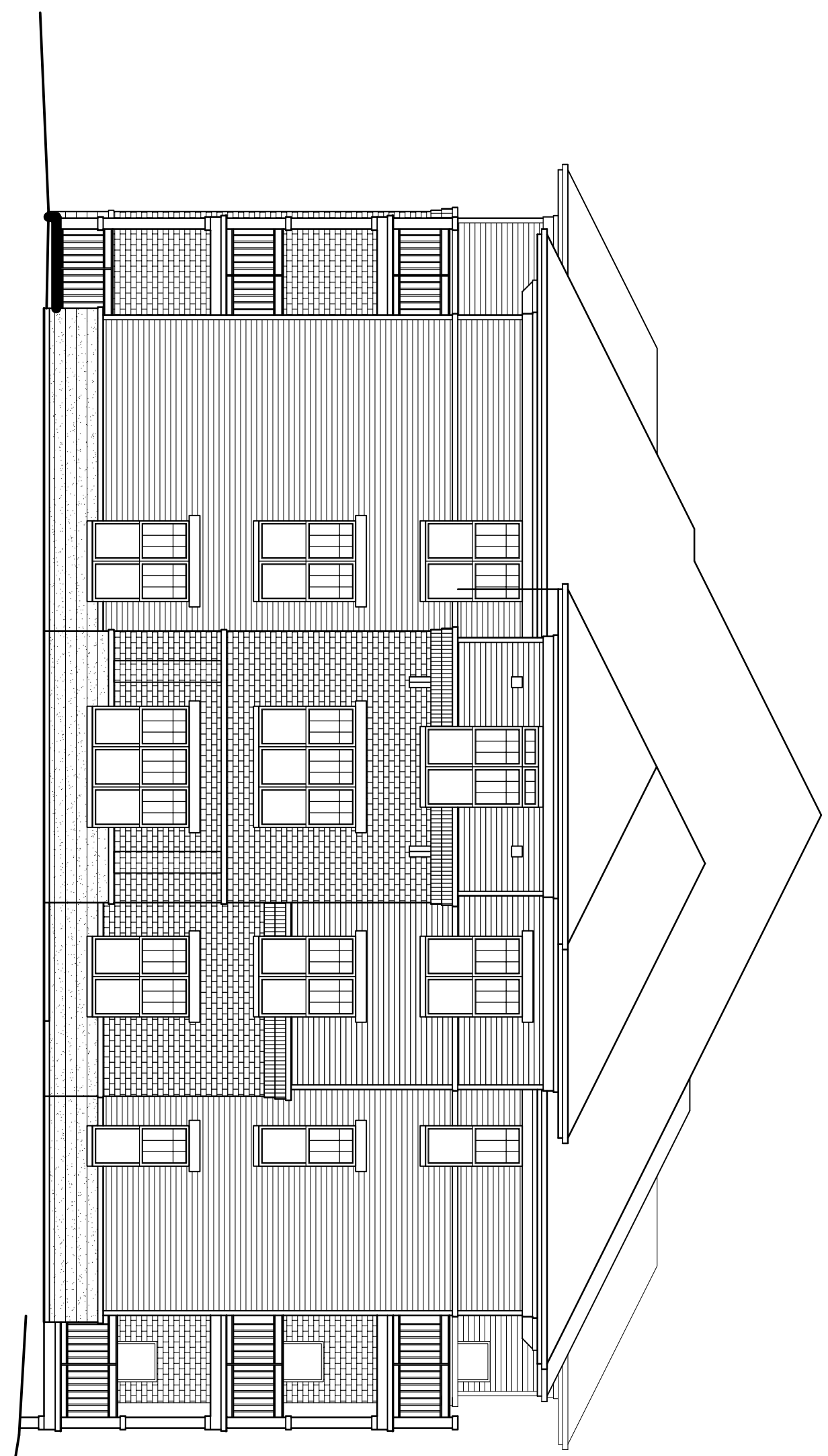
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Drawing No.

A-2.2

EAST ELEVATION

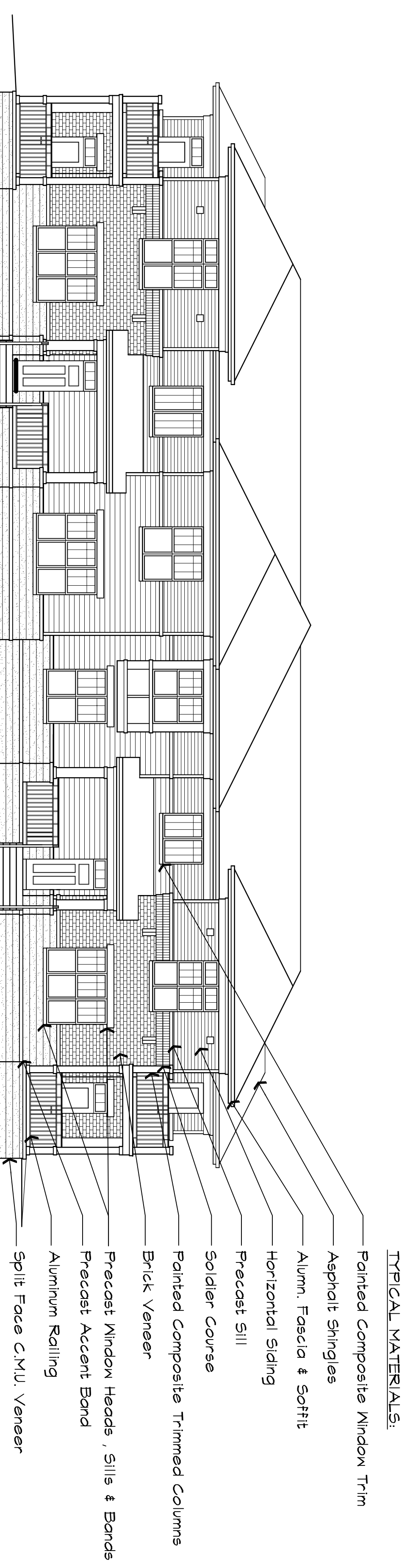
1/8" = 1'-0"



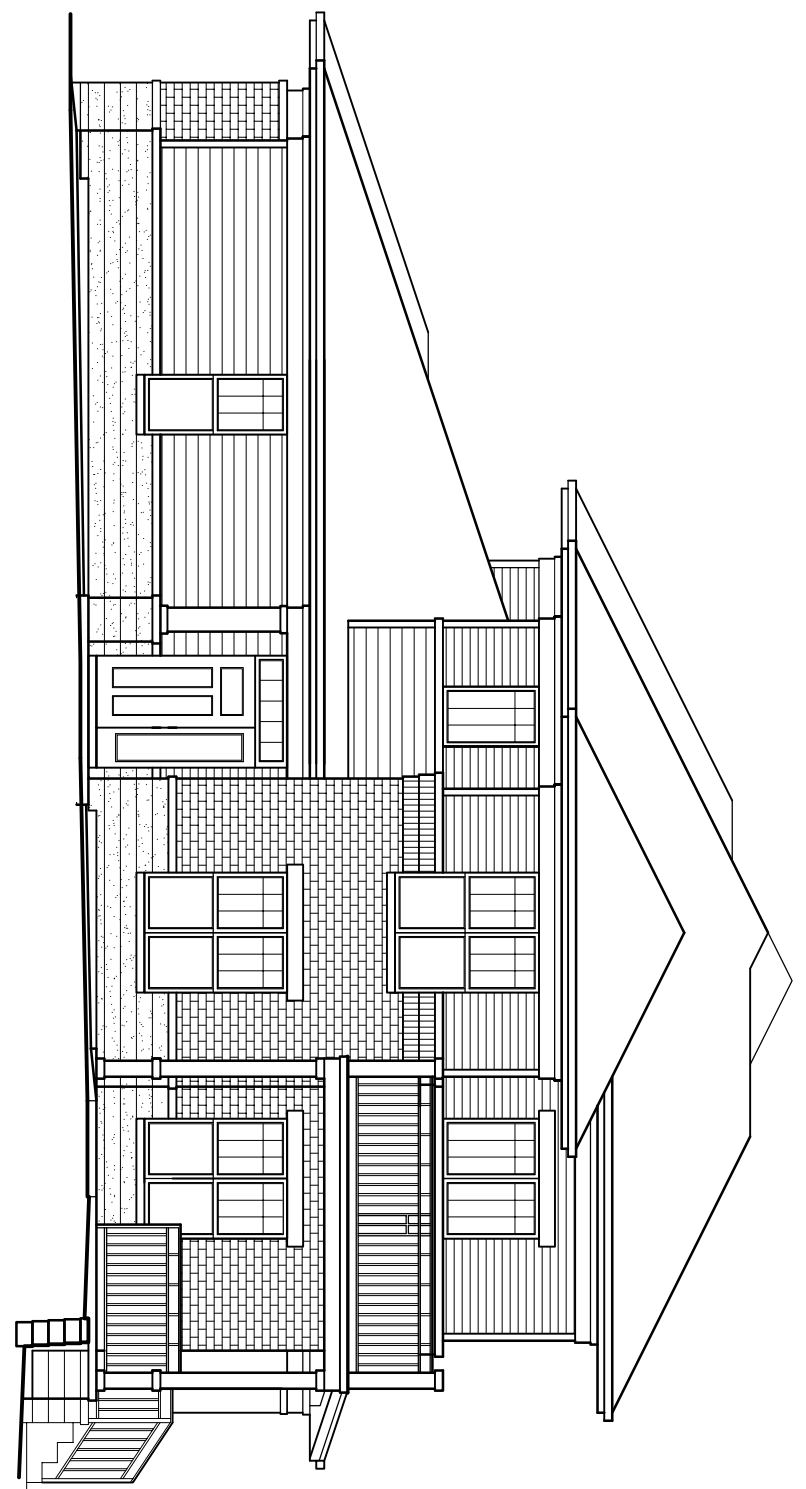
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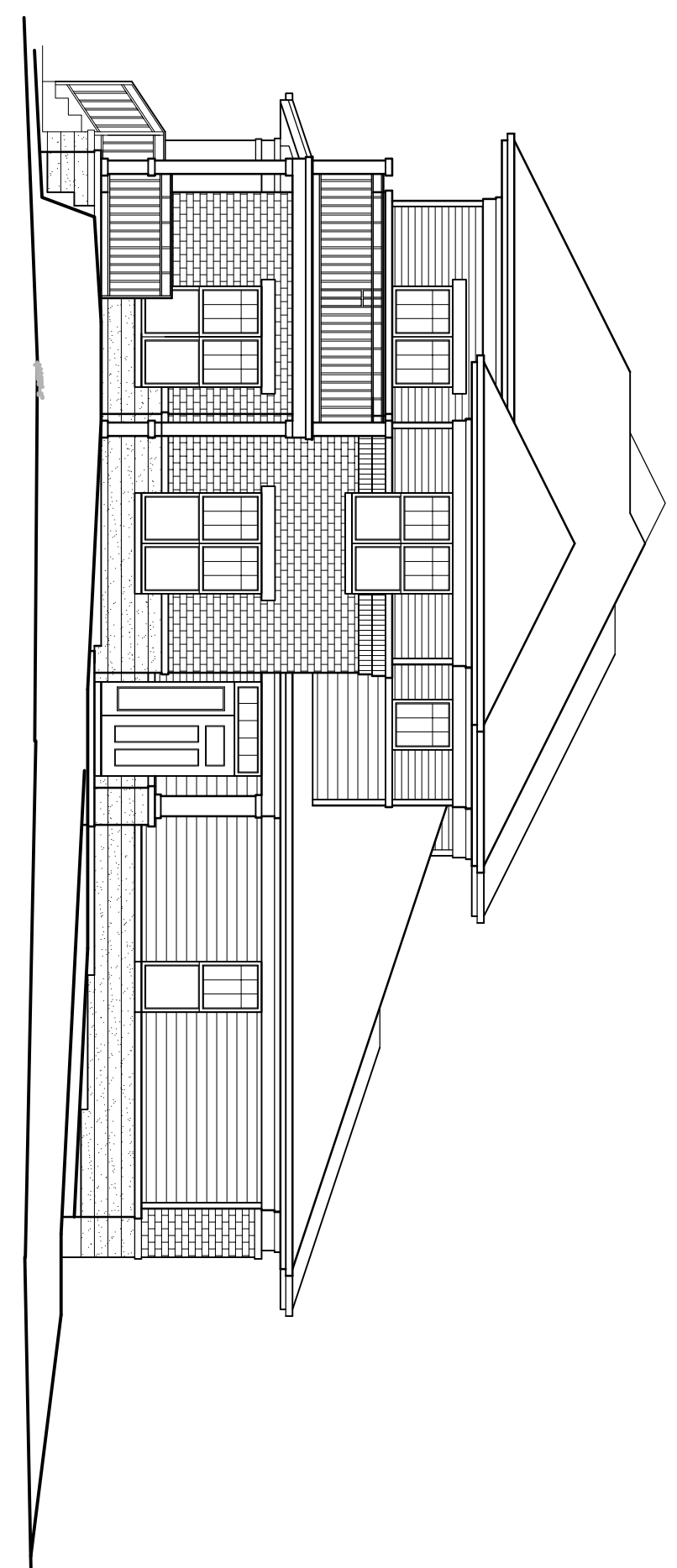
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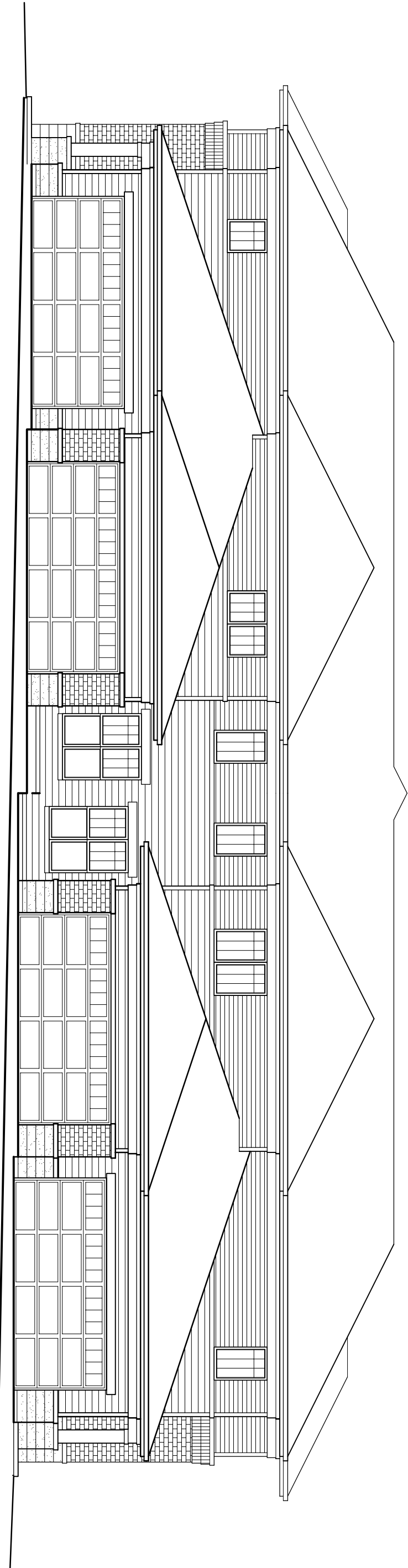
○ FRONT ELEVATION
1/8" = 1'-0"



○ SIDE ELEVATION
1/8" = 1'-0"



○ SIDE ELEVATION
1/8" = 1'-0"



○ REAR ELEVATION
1/8" = 1'-0"

Revisions
OCTOBER 21, 2010 - IDC FINAL SUBMITTAL II

Project Title
**Aspen Hill Apartments
Phase II**
4401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Elevations
4 Unit Buildings #12 & #13
Project No.
1020

Drawing No.
A-2.3

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