

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_  
Legistar # 56729

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

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

## 1. Project Information

Address: 9702 Watts Road

Title: Timber Valley II

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

UDC meeting date requested September 4, 2019

- ☒ New development      ☐ Alteration to an existing or previously-approved development  
☐ Informational      ☐ Initial approval      ☒ Final approval

## 3. Project Type

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

### Signage

- ☐ Comprehensive Design Review (CDR)  
☐ Signage Variance (i.e. modification of signage height, area, and setback)

### Other

- ☐ Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name Jack McKenzie  
Street address 9201 Waterside Dr.  
Telephone 608-831-5343

Project contact person Greg Held  
Street address 7601 University Ave, Suite 201  
Telephone 608-836-3690

Property owner (if not applicant) \_\_\_\_\_  
Street address \_\_\_\_\_  
Telephone \_\_\_\_\_

Company The MCKenzie 300 Company  
City/State/Zip Middleton, WI 53562  
Email jack@mckenzie-apartments.com

Company Knothe & Bruce Architects, LLC  
City/State/Zip Middleton, WI 53562  
Email gheld@knothebruce.com

City/State/Zip \_\_\_\_\_  
Email \_\_\_\_\_

## 5. Required Submittal Materials

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

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

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

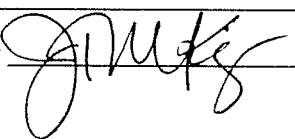
For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

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

## 6. Applicant Declarations

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with T. Parks & J. Kirchgatter on 2/27/2019.
- The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Jack McKenzie Relationship to property Partner

Authorizing signature of property owner  Date 7/17/19

## 7. Application Filing Fees

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

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

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

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

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

## Introduction

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

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

## Types of Approvals

There are three types of requests considered by the UDC:

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

## Presentations to the Commission

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

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

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

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

# UDC

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

## 1. Informational Presentation

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

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

### Requirements for All Plan Sheets

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

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

## 2. Initial Approval

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

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

## 3. Final Approval

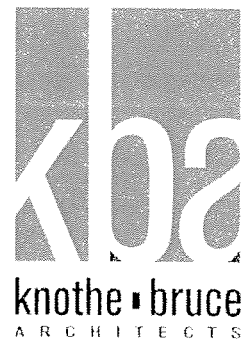
All the requirements of the Initial Approval (see above), **plus**:

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

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

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





July 17, 2019

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

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

Dear Ms. Stouder:

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

**Organizational structure:**

|           |                                                                                                                                                                    |                   |                                                                                                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner:    | John McKenzie<br>9201 Waterside Dr.<br>Middleton, WI 53562<br>608-836-3800<br>Contact: John McKenzie<br>Johnmc300@gmail.com                                        | Architect:        | Knothe & Bruce Architects, LLC<br>7601 University Avenue, Ste 201<br>Middleton, WI 53562<br>608-836-3690<br>Contact: Greg Held<br><a href="mailto:gheld@knothebruce.com">gheld@knothebruce.com</a> |
| Engineer: | Vierbicher Associates, Inc<br>999 Fourier Drive Ste 201<br>Madison, WI 53717<br>608-826-0532<br>608-826-0530 fax<br>Contact: Randy Kolinski<br>rkol@vierbicher.com | Landscape Design: | Olson Toon Landscaping<br>4387 Schwartz Rd.<br>Middleton, WI 53562<br>(608) 827-9401<br>Contact: Brad Fregien<br><a href="mailto:brad@olsontoon.com">brad@olsontoon.com</a>                        |

**Introduction:**

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

### **Project Description:**

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

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

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

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

### **Site Development Data:**

#### **Densities:**

|                 |                          |
|-----------------|--------------------------|
| Lot Area        | 286,229 S.F./ 6.57 acres |
| Dwelling Units  | 118 units                |
| Lot Area / D.U. | 2,425 S.F./unit          |
| Density         | 17.9 units/acre          |

|                   |                             |
|-------------------|-----------------------------|
| Usable Open Space | 79,451 S.F. (673 S.F./unit) |
| Lot Coverage      | 114,780 S.F. (40%)          |

|                                  |                       |                  |                  |                  |                  |                     |
|----------------------------------|-----------------------|------------------|------------------|------------------|------------------|---------------------|
| Building Height                  | x stories             |                  |                  |                  |                  |                     |
| <b><u>Dwelling Unit Mix:</u></b> | <b><u>Bldg #1</u></b> | <b><u>#2</u></b> | <b><u>#3</u></b> | <b><u>#4</u></b> | <b><u>#5</u></b> | <b><u>Total</u></b> |
| Efficiency                       | 6                     | 0                | 6                | 0                | 6                | 18                  |
| One Bedroom                      | 21                    | 0                | 9                | 0                | 21               | 51                  |
| Two Bedroom                      | 11                    | 0                | 13               | 0                | 13               | 37                  |
| Three Bedroom                    | 2                     | 6                | 0                | 4                | 0                | 12                  |
| Total Dwelling Units             | 40                    | 6                | 28               | 4                | 40               | 118                 |

#### **Vehicle Parking Stalls:**

|                    |    |    |    |   |    |     |
|--------------------|----|----|----|---|----|-----|
| Underground/Garage | 39 | 12 | 26 | 8 | 38 | 123 |
| Surface            |    |    |    |   |    | 75  |
| Total              |    |    |    |   |    | 198 |

|               |                  |
|---------------|------------------|
| Parking Ratio | 1.67 stalls/unit |
|---------------|------------------|

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

**Project Schedule:**

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

Thank you for your time reviewing our proposal.

Sincerely,



Greg Held, AIA  
Member



SOUTH POINT DRIVE

site

Academy for  
Little Learners

Cardinal  
Glenn Park

City of Madison  
Streets Division - Yard

HARVEST  
MOON LANE

WATTS RD

Thousand Oaks Park

Sugar Maple Park





site

City of Madison  
Street's Division - Yard

Google

# 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                                                                                                                                                |                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Bird Spikes</b><br>XA-BRDSPK                                                                                                                                | <b>Backlight Control Shields</b><br>XA-20BLS-4<br>- Four-pack<br>- Unpainted stainless steel |
| <b>Hand-Held Remote</b><br>XA-SENSREM<br>- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required |                                                                                              |

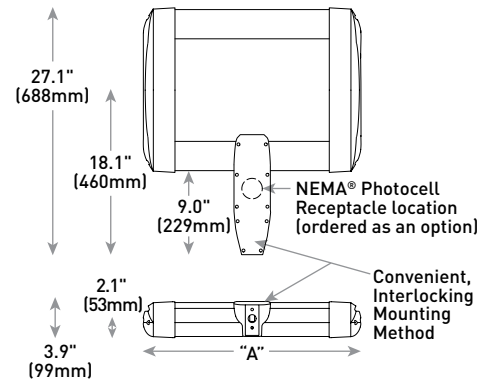
## Ordering Information

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

\* 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](http://lighting.cree.com/lighting)

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

Rev. Date: V3 08/03/2016

Canada: [www.cree.com/canada](http://www.cree.com/canada)

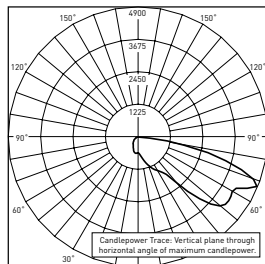


T (800) 473-1234 F (800) 890-7507

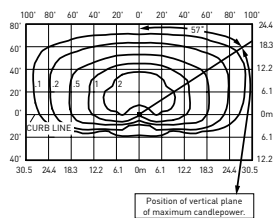
## Photometry

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<br>(x10) | 4000K                           |                                  | 5700K                           |                                  |
|--------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
|                    | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| <b>350mA</b>       |                                 |                                  |                                 |                                  |
| 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                         |
| <b>525mA</b>       |                                 |                                  |                                 |                                  |
| 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                         |
| <b>700mA</b>       |                                 |                                  |                                 |                                  |
| 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                         |

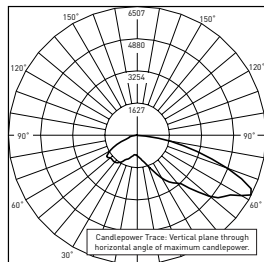
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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

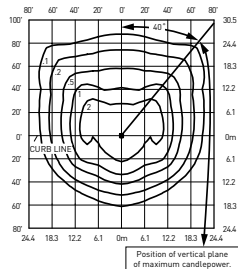
## Photometry

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<br>(x10) | 4000K                           |                                  | 5700K                           |                                  |
|--------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
|                    | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| <b>350mA</b>       |                                 |                                  |                                 |                                  |
| 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                         |
| <b>525mA</b>       |                                 |                                  |                                 |                                  |
| 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                         |
| <b>700mA</b>       |                                 |                                  |                                 |                                  |
| 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

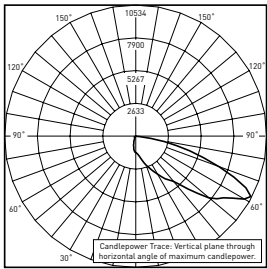
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



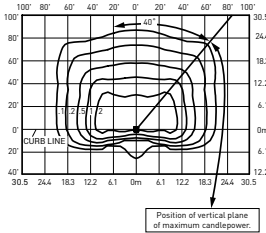
Photometry

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

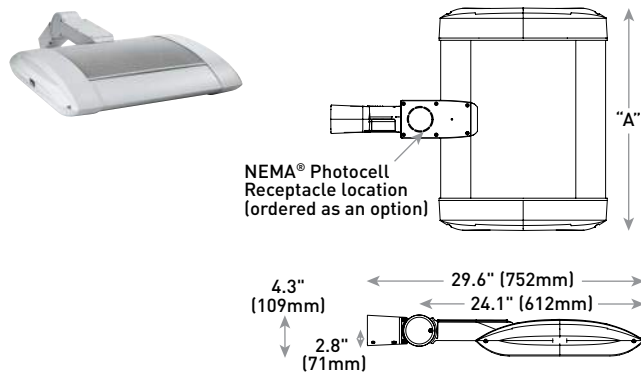


ARE-EDG-4MB-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 13,340  
Initial FC at grade

| 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                   |

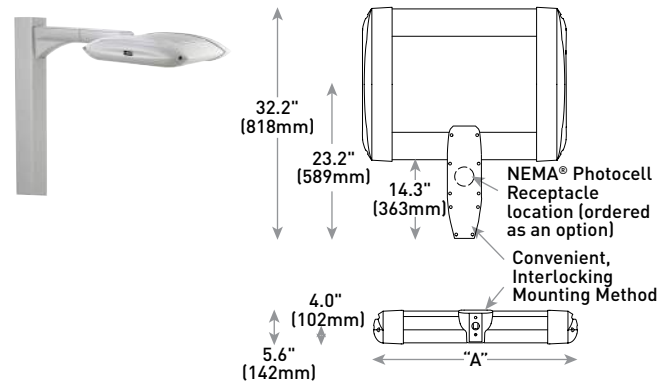
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).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

AA Mount



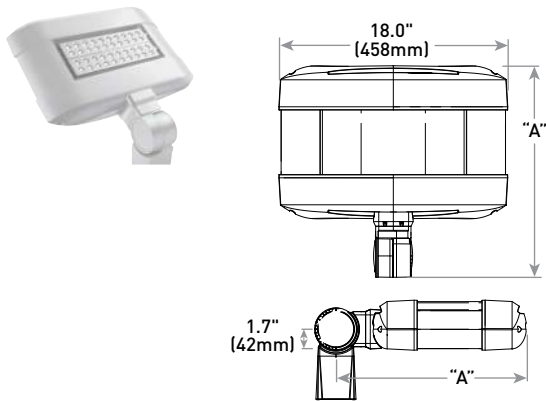
| LED Count (x10) | Dim. "A"      | Weight         |
|-----------------|---------------|----------------|
| 02              | 12.1" (306mm) | 21 lbs. (10kg) |
| 04              | 12.1" (306mm) | 24 lbs. (11kg) |
| 06              | 14.1" (357mm) | 27 lbs. (12kg) |
| 08              | 16.1" (408mm) | 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 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

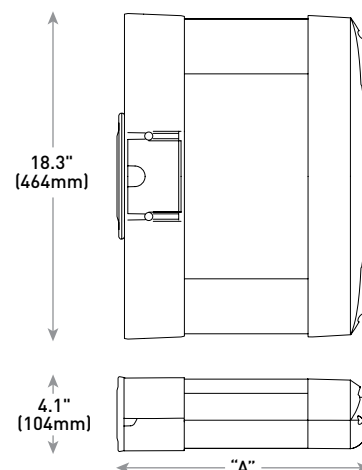
**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

| Field-Installed                 |                                                                                                                                                                |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bird Spikes</b><br>XA-BRDSBK | <b>Hand-Held Remote</b><br>XA-SENSREM<br>- 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 | <b>2M</b><br>Type II Medium<br><b>2MB</b><br>Type II Medium w/BLS<br><b>2S</b><br>Type II Short<br><b>2SB</b><br>Type II Short w/BLS<br><b>3M</b><br>Type III Medium<br><b>3MB</b><br>Type III Medium w/BLS<br><b>4M</b><br>Type IV Medium<br><b>4MB</b><br>Type IV Medium w/BLS | <b>WM</b><br>Wall Mount | <b>02</b><br><b>04</b><br><b>06</b><br><b>08</b><br><b>10</b><br><b>12</b> | <b>E</b> | <b>UL</b><br>Universal<br>120-277V<br><b>UH</b><br>Universal<br>347-480V<br><b>34</b><br>347V | <b>BK</b><br>Black<br><b>BZ</b><br>Bronze<br><b>SV</b><br>Silver<br><b>WH</b><br>White | <b>350</b><br>350mA<br><b>525</b><br>525mA<br><b>700</b><br>700mA<br>-Available with 20-60 LEDs | <b>DIM 0-10V Dimming</b><br>- Control by others<br>- Refer to Dimming spec sheet for details<br>- Can't exceed specified drive current<br><b>F Fuse</b><br>- Refer to ML spec sheet for availability with ML options<br>- Available with UL voltage only<br>- When code dictates fusing, use time delay fuse<br><b>ML Multi-Level</b><br>- Refer to ML spec sheet for details<br>- Intended for downlight applications of 0° tilt<br><b>P Photocell</b><br>- Refer to ML spec sheet for availability with ML options<br>- Must specify UL or 34 voltage<br><b>PML Programmable Multi-Level</b><br>- Refer to PML spec sheet for details<br>- Intended for downlight applications of 0° tilt<br><b>40K 4000K Color Temperature</b><br>- Minimum 70 CRI<br>- Color temperature per luminaire |



US: [lighting.cree.com/lighting](http://lighting.cree.com/lighting)

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

Rev. Date: V2 07/28/2016

Canada: [www.cree.com/canada](http://www.cree.com/canada)



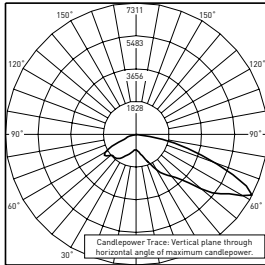
T (800) 473-1234 F (800) 890-7507

## Cree Edge™ LED Security Wall Pack Luminaire

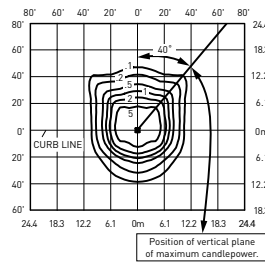
### Photometry

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

#### 4M

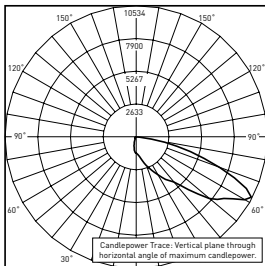


ITL Test Report #: 78793  
SEC-EDG-4M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 11,607

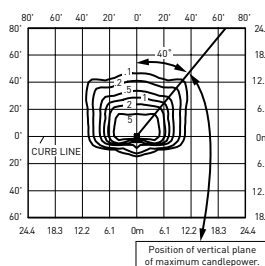


SEC-EDG-4M-\*\*-08-E-UL-525-40K  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 11,835  
Initial FC at grade

#### 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 |                           |                            |                           |                            |
|-----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| 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](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)

| 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](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)

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Canada: [www.cree.com/canada](http://www.cree.com/canada)



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



LOT 3  
CSM #995Z  
V.58 of CSM's, P.72-75, DOC. #3289615

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

FIRST ADDITION  
TO 1000 OAKS  
V.60-051A of Plat, P.265-272, DOC. #5228991

#### GENERAL NOTES:

- 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.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- 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 FORESTRY, 266-4816.
- EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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

Densities:  
Lot Area 286,229 S.F./ 6.57 acres  
Dwelling Units 118 units  
Lot Area / D.U. 2,425 S.F./unit  
Density 17.9 units/Acre

Usable Open Space 79,451 S.F. (673 S.F./unit)  
Lot Coverage 114,780 S.F. (40%)

Building Height 2-3 stories

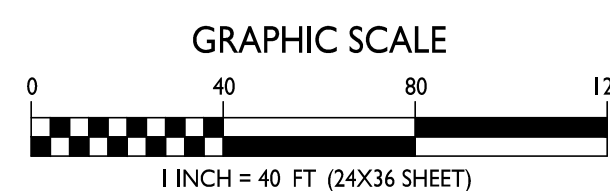
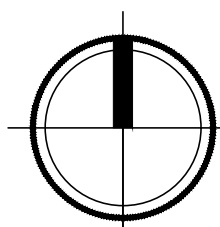
| Dwelling Unit Mix:   | Bldg #1 | #2 | #3 | #4 | #5 | Total |
|----------------------|---------|----|----|----|----|-------|
| Efficiency           | 6       | 0  | 6  | 0  | 6  | 18    |
| One Bedroom          | 21      | 0  | 9  | 0  | 21 | 51    |
| Two bedroom          | 11      | 0  | 13 | 0  |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

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

Parking Ratio 1.67 stalls/unit

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

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



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



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

#### SHEET INDEX

| SITE   |                        |
|--------|------------------------|
| C-1.1  | SITE PLAN              |
| C-1.2a | SITE LIGHTING          |
| C-1.2b | SITE LIGHTING          |
| C-1.3  | FIRE DEPARTMENT ACCESS |
| C-1.4  | USABLE OPEN SPACE      |
| C-1.5  | LOT COVERAGE           |
| C-1.0  | EXISTING CONDITIONS    |
| C-2.0  | EROSION CONTROL PLAN   |
| C-3.0  | WEST GRADING PLAN      |
| C-3.1  | EAST GRADING PLAN      |
| C-4.0  | WEST UTILITY PLAN      |
| C-4.1  | EAST UTILITY PLAN      |
| L-1.1  | LANDSCAPE PLAN         |

#### ARCHITECTURAL

##### BUILDING #1

|       |                   |
|-------|-------------------|
| A-1.0 | BASEMENT PLAN     |
| A-1.1 | FIRST FLOOR PLAN  |
| A-1.2 | SECOND FLOOR PLAN |
| A-1.3 | THIRD FLOOR PLAN  |
| A-2.1 | ELEVATIONS        |
| A-2.2 | ELEVATIONS        |

##### BUILDING #2

|       |                           |
|-------|---------------------------|
| A-1.1 | FIRST & SECOND FLOOR PLAN |
| A-2.1 | ELEVATIONS                |

##### BUILDING #3

|       |                   |
|-------|-------------------|
| A-1.0 | BASEMENT PLAN     |
| A-1.1 | FIRST FLOOR PLAN  |
| A-1.2 | SECOND FLOOR PLAN |
| A-1.3 | THIRD FLOOR PLAN  |
| A-2.1 | ELEVATIONS        |
| A-2.2 | ELEVATIONS        |

##### A-5.1

TYPICAL UNIT PLANS

##### BUILDING #4

|       |                           |
|-------|---------------------------|
| A-1.1 | FIRST & SECOND FLOOR PLAN |
| A-2.1 | ELEVATIONS                |

##### BUILDING #5

|       |                   |
|-------|-------------------|
| A-1.0 | BASEMENT PLAN     |
| A-1.1 | FIRST FLOOR PLAN  |
| A-1.2 | SECOND FLOOR PLAN |
| A-1.3 | THIRD FLOOR PLAN  |
| A-2.1 | ELEVATIONS        |
| A-2.2 | ELEVATIONS        |

#### RENDERINGS





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608.836.3690 Middleton, WI 53562

CONSULTANT

ISSUED  
Issued for Land Use Submittal - July 17, 2019

- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE  
**TIMBER VALLEY II**

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
**Overall Site  
Lighting Plan**

SHEET NUMBER

**C-1.2**

PROJECT NO. **1858**

© Knothe & Bruce Architects, LLC

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

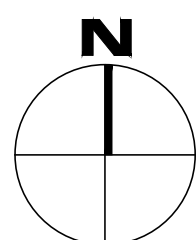
N89°56'47"E 1223.59'

LOT 2  
1000 OAKS  
286,229 S.F.

LOT 3  
1000 OAKS  
V.58-0698 of Plats, P.321-323, DOC. #4546990

WATTS ROAD  
PUBLICLY DEDICATED ROAD, RW = 80'

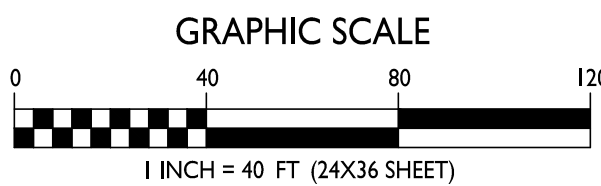
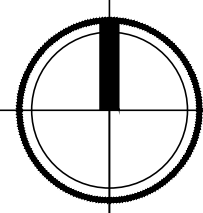
FIRST ADDITION  
TO 1000 OAKS  
V.60-051A of Plats, P.265-272, DOC. #5228591



I  
C-1.2

**OVERALL SITE LIGHTING PLAN**

1" = 40'-0"







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ISSUED

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- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.

Madison, WI

SHEET TITLE

Partial Site

Lighting Plan

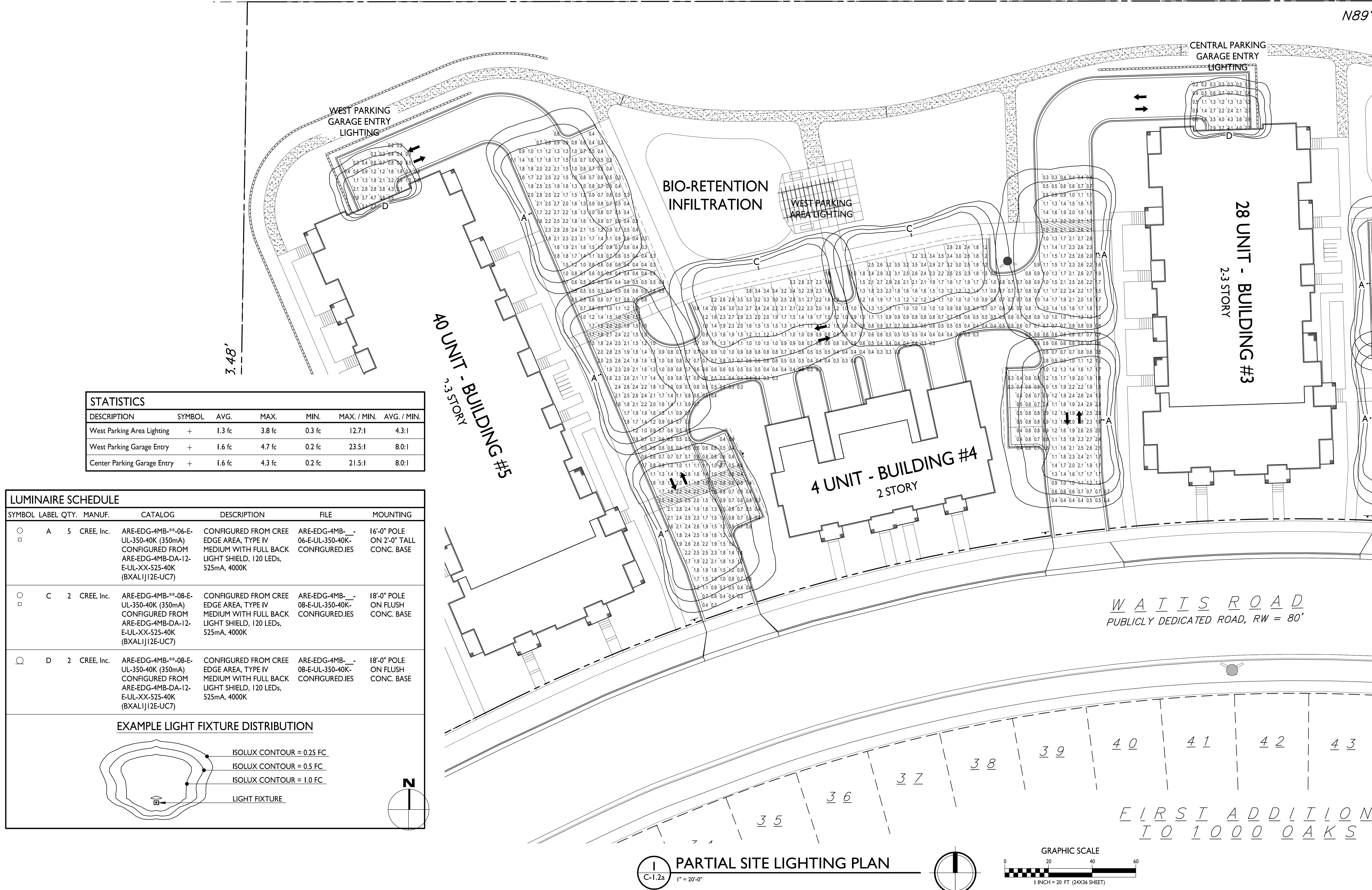
SHEET NUMBER

C-1.2a

PROJECT NO.

1858

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3 Revised - Month Day, Year  
2 Revised - Month Day, Year  
1 Revised - Month Day, Year

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI

SHEET TITLE  
Partial Site  
Lighting Plan

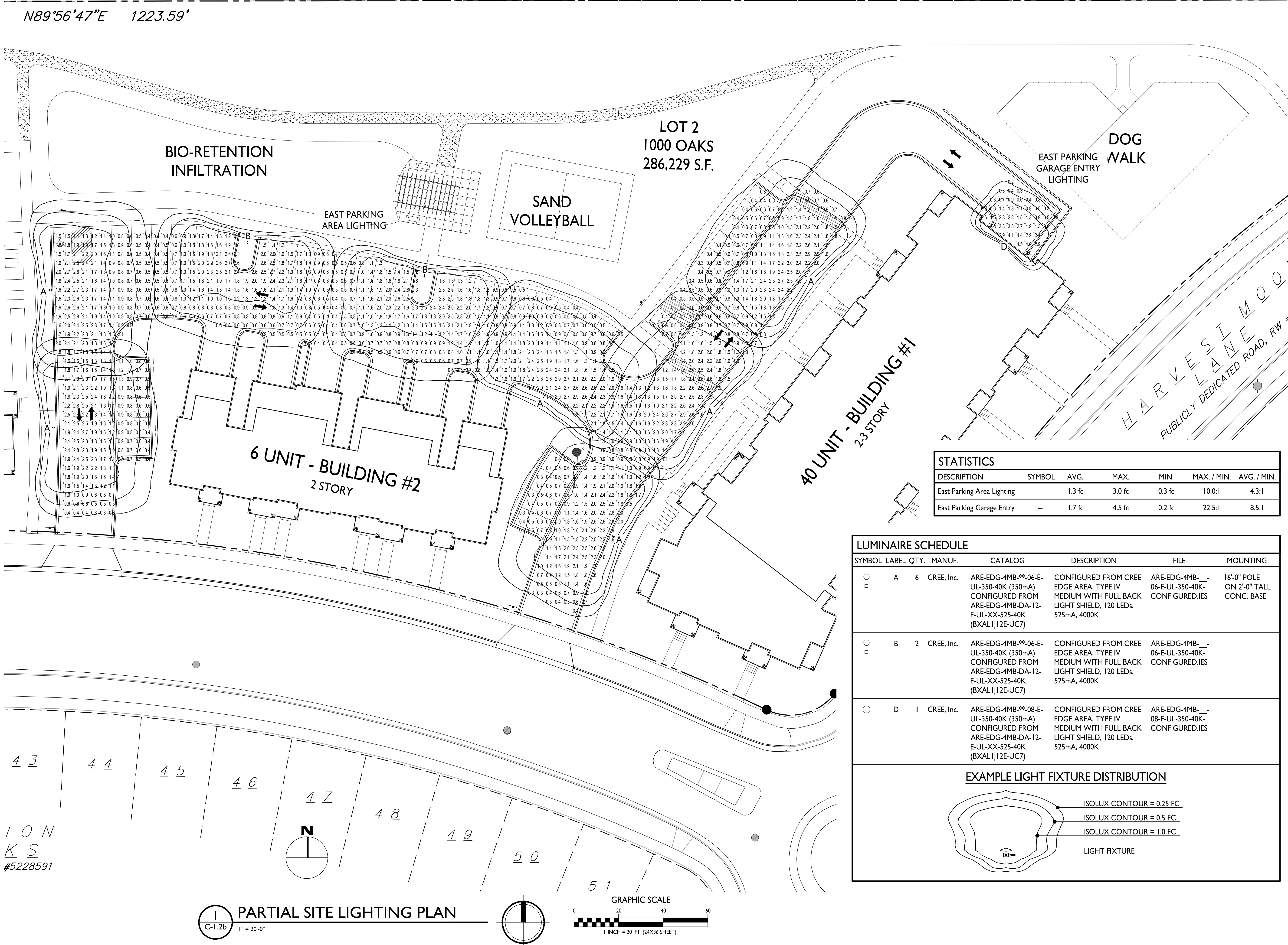
SHEET NUMBER

C-1.2b

PROJECT NO. 1858

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V.58 OF CSM S, P.12-15, DOC. #3289615







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Issued for Land Use Submittal - July 17, 2019

- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE  
**TIMBER VALLEY II**

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
**Fire Department  
Access Plan**

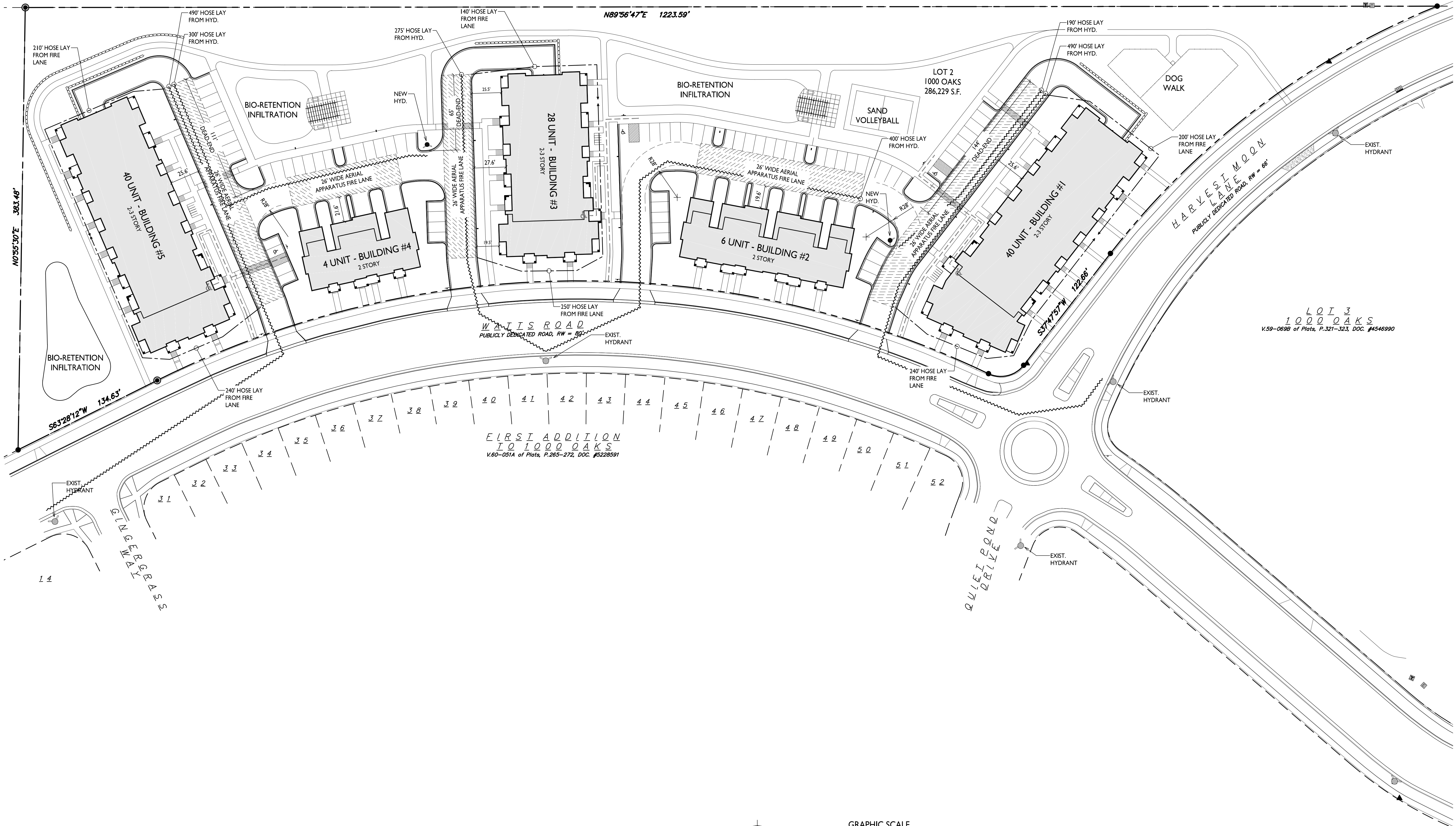
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**C-1.3**

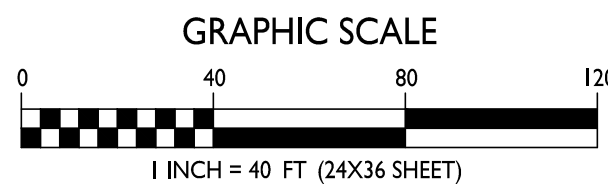
PROJECT NO. **1858**

© Knothe & Bruce Architects, LLC

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



**FIRE DEPARTMENT ACCESS PLAN**  
1" = 40'-0"







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Issued for Land Use Submittal - July 17, 2019

- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE  
**TIMBER VALLEY II**

9702 Watts Rd.  
Madison, WI

SHEET TITLE  
**Usable Open Space**

SHEET NUMBER

**C-1.4**

PROJECT NO. 1858

© Knothe & Bruce Architects, LLC

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

N89°56'47"E 1223.59'

GROUND SPACE = 72,843 S.F.  
DECKS & PATIOS = X S.F.  
TOTAL OPEN SPACE = X S.F.

LOT 3  
1000 OAKS  
V.59-0698 of Plats, P.321-323, DOC. #4546990

WATTS ROAD  
PUBLICLY DEDICATED ROAD, RW = 80'

FIRST ADDITION  
TO 1000 OAKS  
V.60-051A of Plats, P.265-272, DOC. #5228591

#### USABLE OPEN SPACE

ZONING: SR-V2

REQUIRED OPEN SPACE SINGLE FAMILY ATTACHED: 100 S.F. / D.U.

REQUIRED OPEN SPACE MULTI-FAMILY: 500 S.F. / D.U.

DWELLING UNITS: 118

100 X 10 = 1,000 S.F. OPEN SPACE REQUIRED

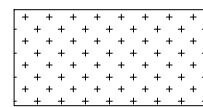
500 X 108 = 54,000 S.F. OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

DECKS, BALCONIES & PATIOS: 118 X 56 S.F. = 6,608 S.F.

SURFACE: 72,843 S.F.

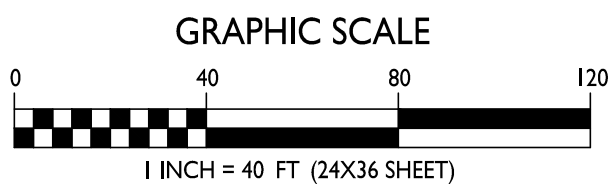
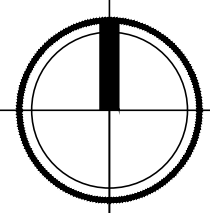
TOTAL: 79,451 S.F.



I  
C-1.4

USABLE OPEN SPACE

1" = 40'-0"



L=181.39', R=260.00'  
Δ=39°58'20"  
Cd=N69°12'58"W 177.73'





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Issued for Land Use Submittal - July 17, 2019

- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE  
**TIMBER VALLEY II**

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**C-1.5**

PROJECT NO. **1858**  
© Knothe & Bruce Architects, LLC

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

N89°56'47"E 1223.59'

LOT 2  
1000 OAKS  
286,229 S.F.

HARVEST MOON  
LANE  
PUBLICLY DEDICATED ROAD, RW = 66'

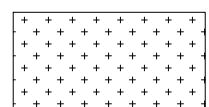
LOT 3  
1000 OAKS  
V.58-0698 of Plats, P.321-323, DOC. #4546990

WATTS ROAD  
PUBLICLY DEDICATED ROAD, RW = 80'

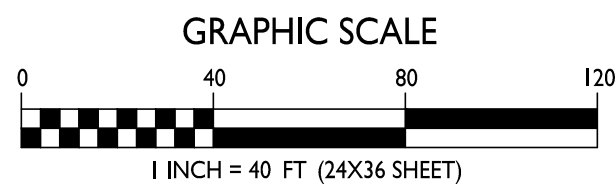
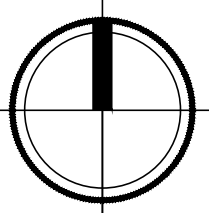
FIRST ADDITION  
TO 1000 OAKS  
V.60-051A of Plats, P.265-272, DOC. #5228591

**LOT COVERAGE**

ZONING: SR-V2  
MAXIMUM LOT COVERAGE: 60%  
TOTAL LOT AREA: 286,229 S.F.  
ALLOWED COVERAGE: 171,737 S.F.  
PROPOSED COVERAGE: 114,780 S.F. / 40%



**I**  
C-1.1  
**SITE PLAN**  
1" = 40'-0"

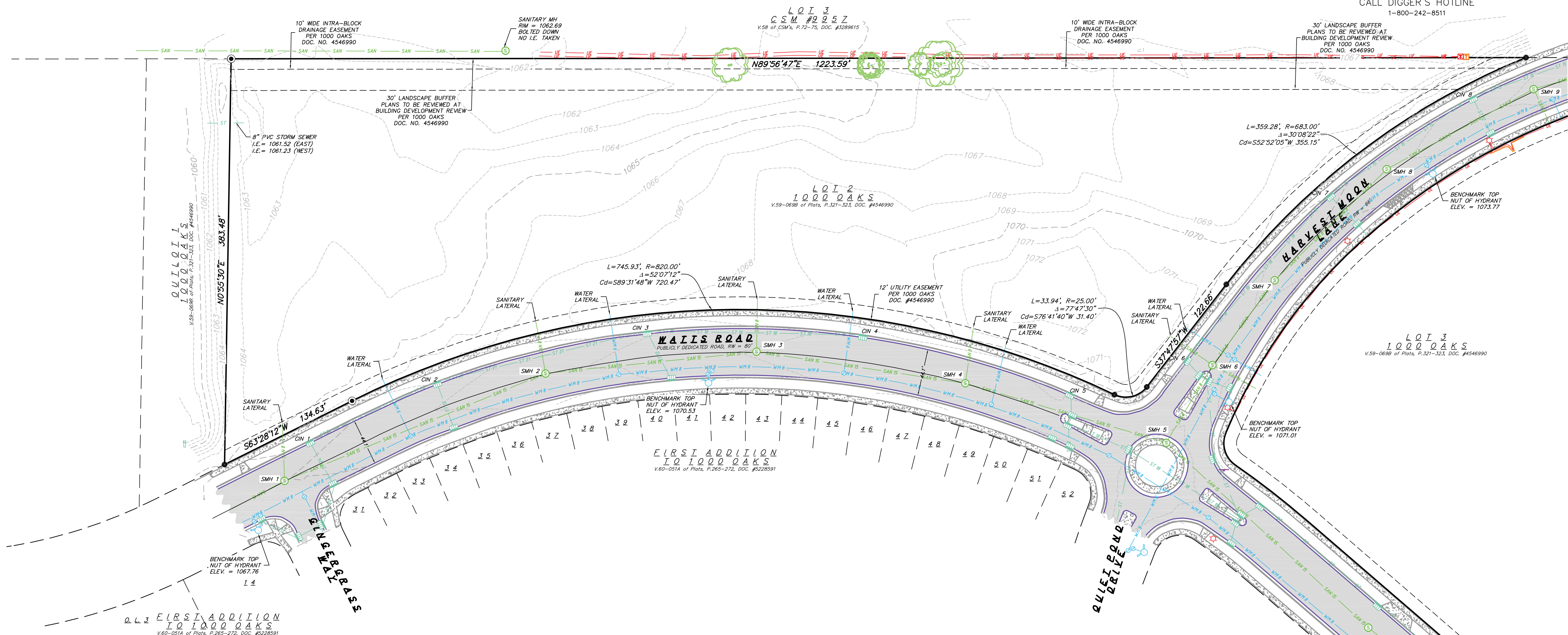
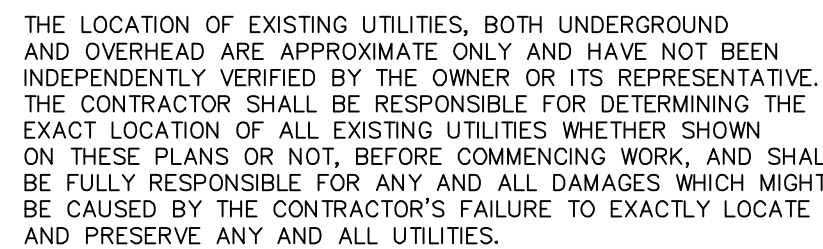
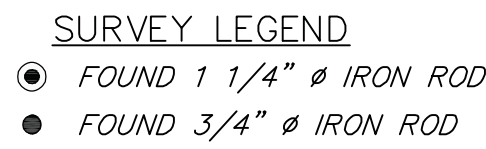
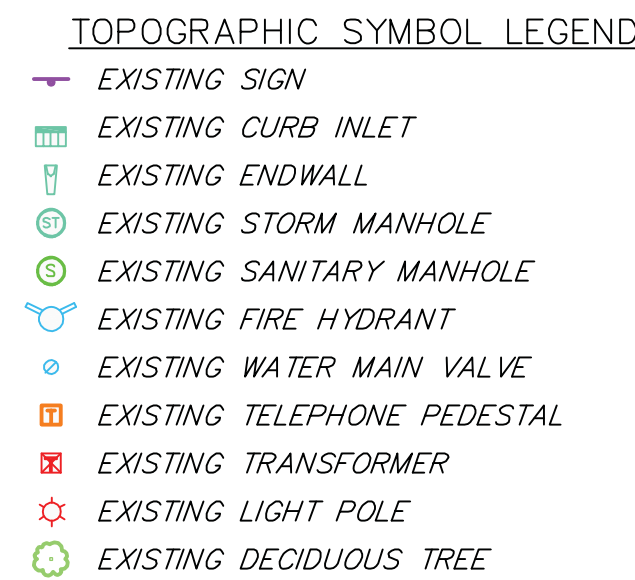




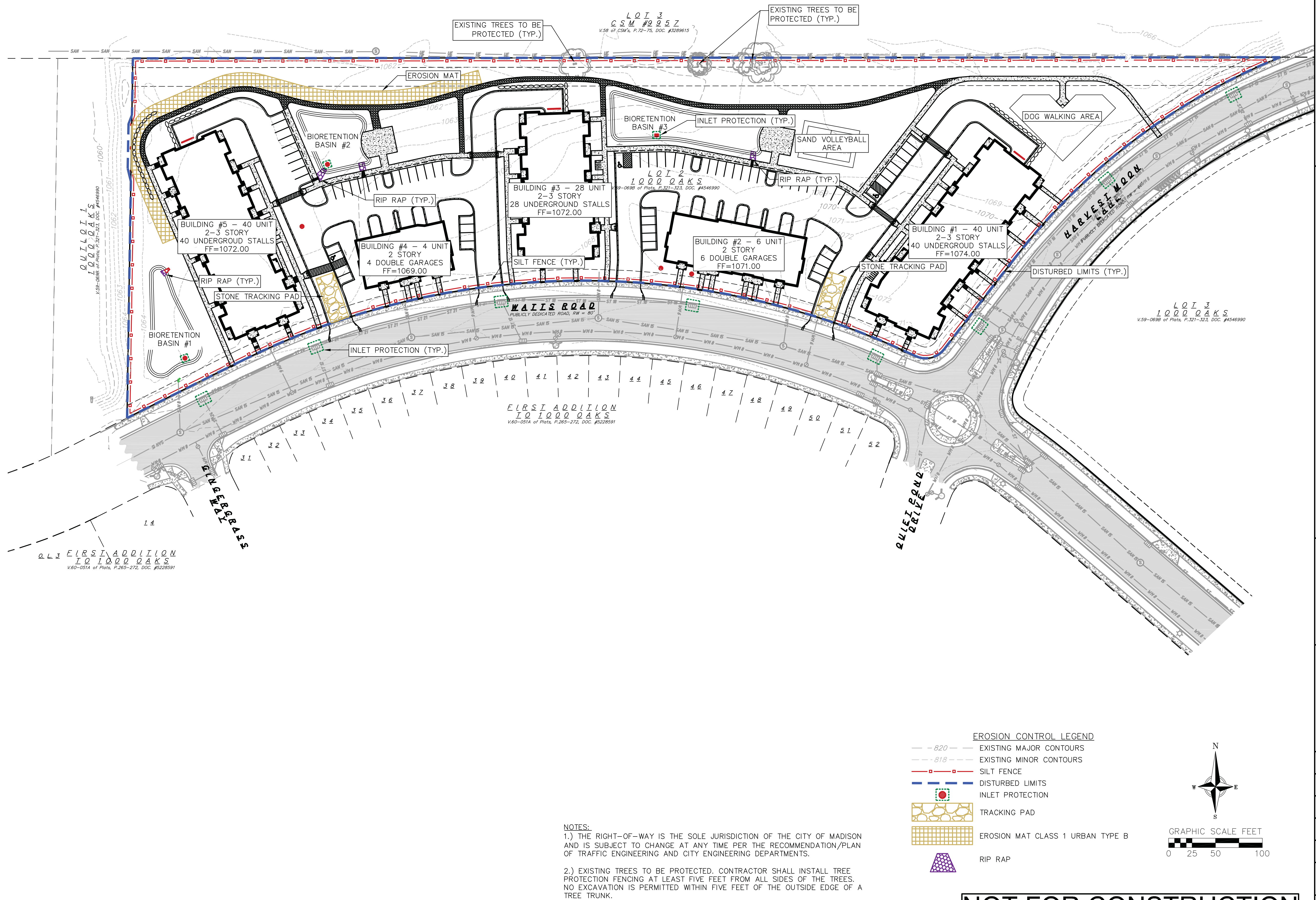
| STORM SEWER CURB INLETS |              |           |         |                    |               |
|-------------------------|--------------|-----------|---------|--------------------|---------------|
| INLET ID                | TC ELEVATION | DIRECTION | INVERT  | PIPE SIZE (INCHES) | PIPE MATERIAL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

TOPOGRAPHIC HATCHING LEGEND

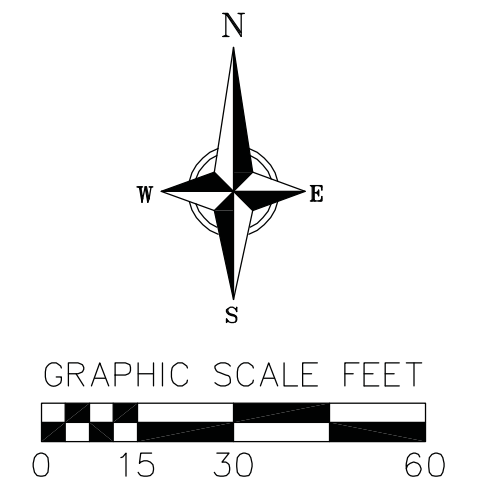
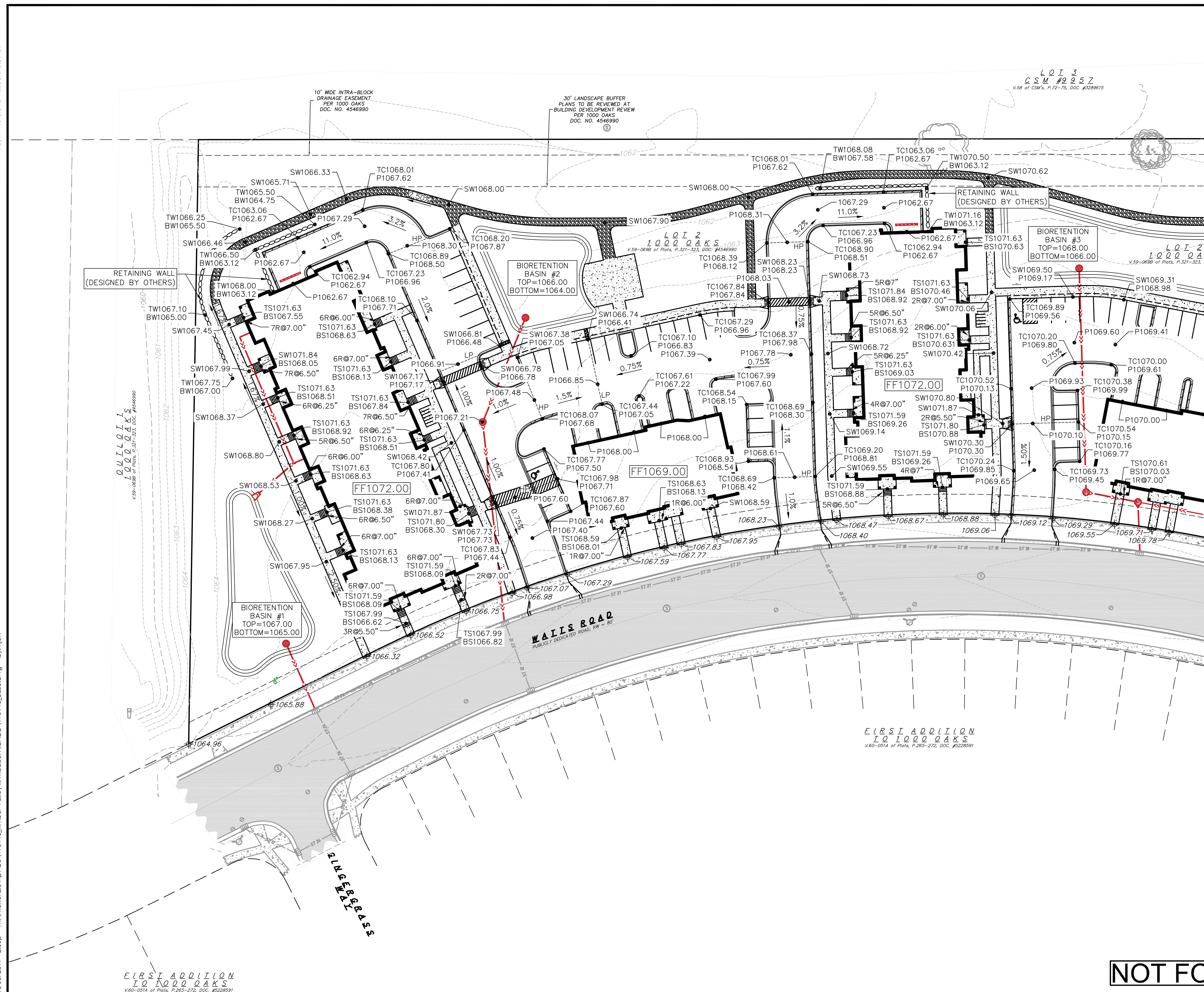
|                                                                                     |                   |
|-------------------------------------------------------------------------------------|-------------------|
|  | CONCRETE SIDEWALK |
|  | ASPHALT PAVEMENT  |











### GRADING LEGEND

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

## ABBREVIATIONS

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



**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898

---

# West Grading Plan

## Timber Valley II

City of Madison  
Dane County, WI

| REVISIONS |      | REVISIONS |          |
|-----------|------|-----------|----------|
| NO.       | DATE | REMARKS   | NO. DATE |
|           |      |           |          |
|           |      |           |          |
|           |      |           |          |
|           |      |           |          |

SCALE  
AS SHOWN

DATE  
07/17/2019

DRAFTER

CHECKED  
RKOL

PROJECT NO.  
190146

SHEET

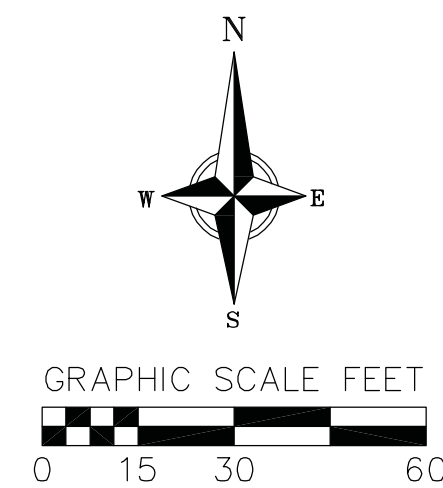
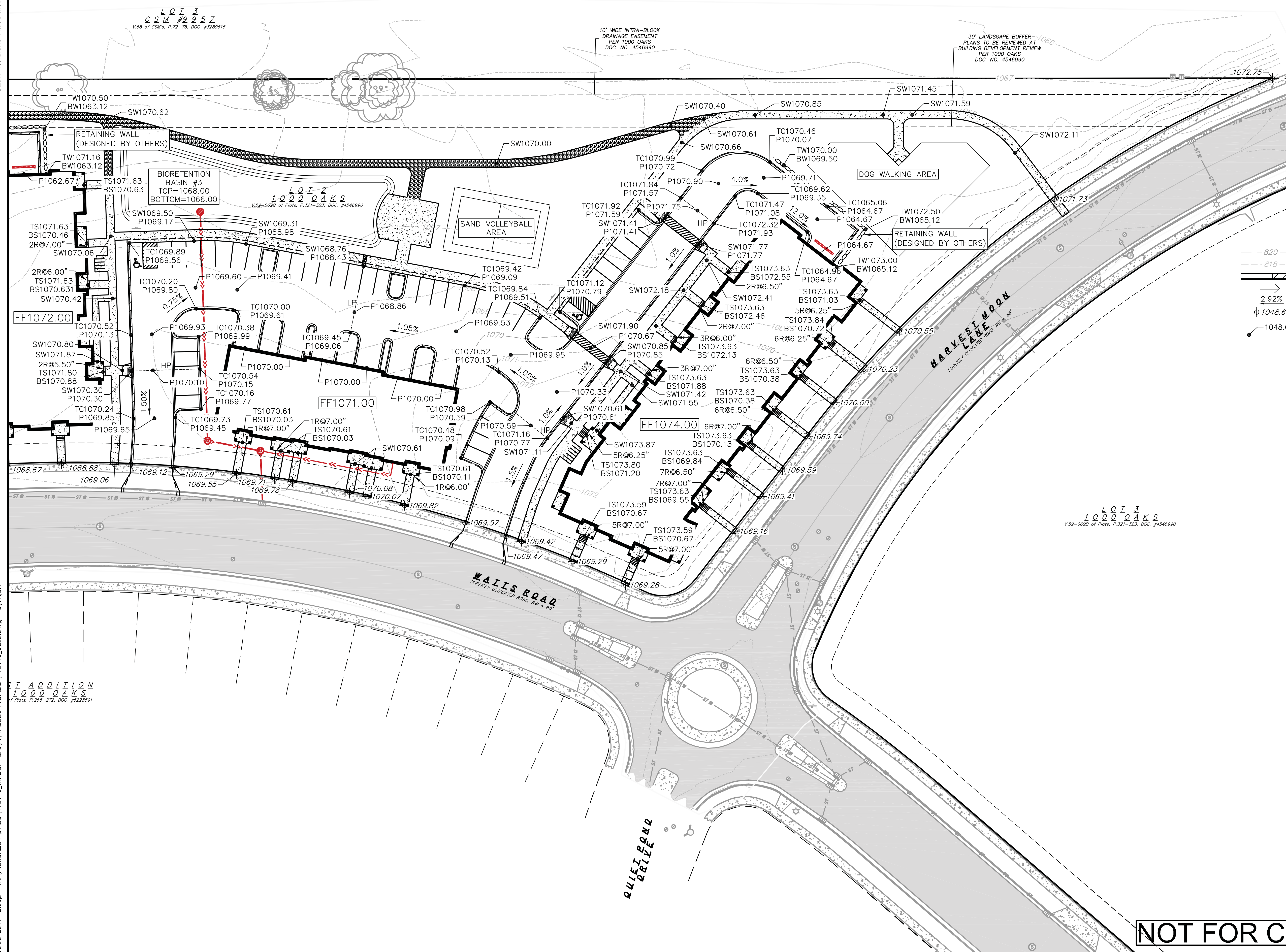
3 OF 6

DWG. NO.

C-3.0

**NOT FOR CONSTRUCTION**





**GRADING LEGEND**

— EXISTING MAJOR CONTOURS

— EXISTING MINOR CONTOURS

 CURB AND GUTTER (REVERSE CURB HATCHED)

DRAINAGE DIRECTION

PROPOSED SLOPE ARROWS

EXISTING SPOT ELEVATIONS

PROPOSED SPOT ELEVATIONS

**ABBREVIATIONS**

TC – TOP OF CURB

FF – FINISHED FLOOR

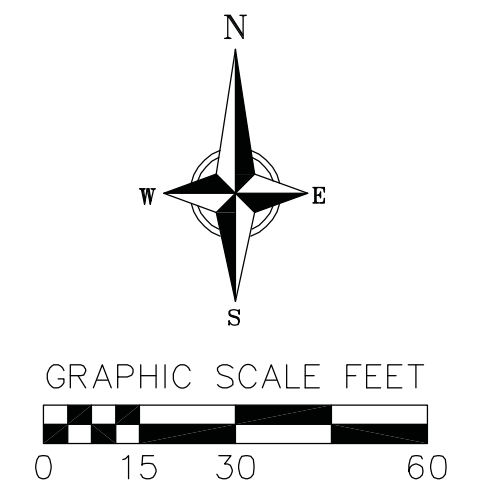
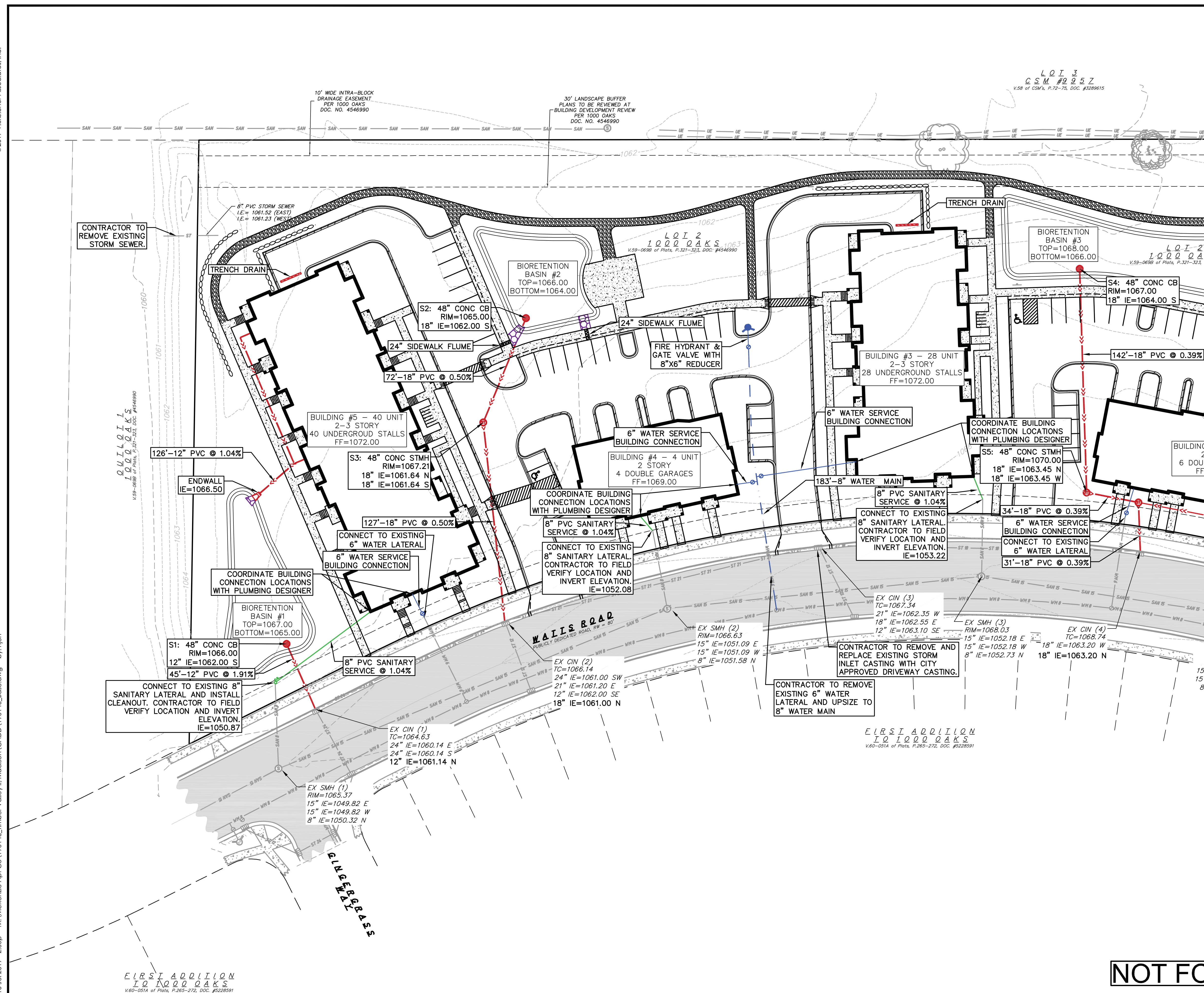
F – PAVEMENT

SW – TOP OF WALK

TW – TOP OF WALL

BW – BOTTOM OF WALL





### PROPOSED UTILITY LEGEND

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

## ABBREVIATIONS

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

West Utility Plant  
Timber Valley II

City of Madison  
Dane County, WI

| NO. | REMARKS |  | NO. | REMARKS |  |
|-----|---------|--|-----|---------|--|
|     | DATE    |  |     | DATE    |  |
|     |         |  |     |         |  |
|     |         |  |     |         |  |
|     |         |  |     |         |  |

AS SHOWN

07/17/2019

BEFORE  
AFTER

CHECKED  
KOL

PROJECT NO.  
90146

EET

5 OF 6

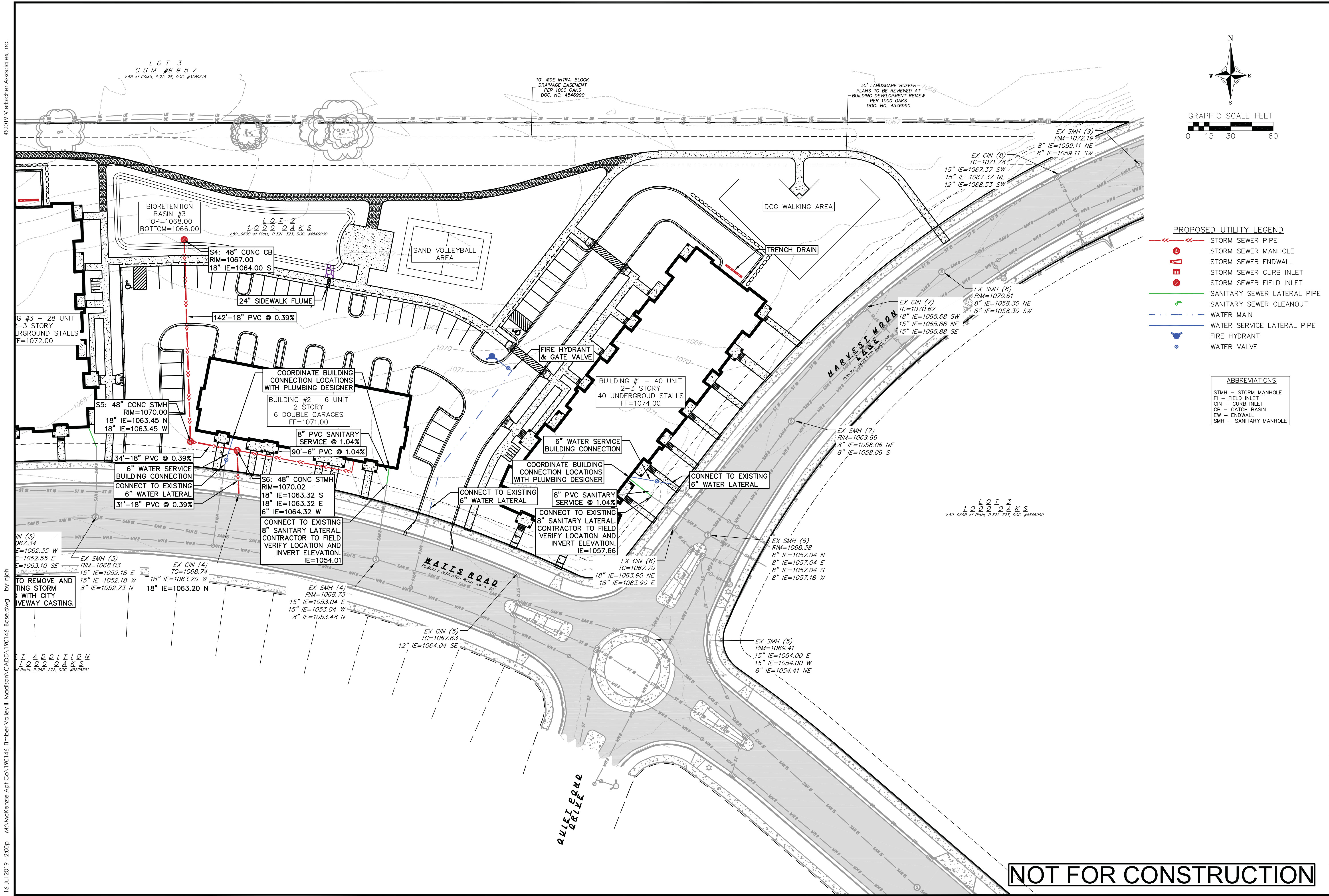
---

VG NO

C-4.0

**NOT FOR CONSTRUCTION**





**vierbicher**  
planners | engineers | advisors  
Phone: (608) 261-3898

**East Valley Plan**  
Timber Valley II  
City of Madison  
Dane County, Wisconsin

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
|           |     |      |         |
|           |     |      |         |
|           |     |      |         |
|           |     |      |         |

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
|           |     |      |         |
|           |     |      |         |
|           |     |      |         |
|           |     |      |         |

SCALE  
AS SHOWN

DATE  
07/17/2019

DRAFTER  
NJOH

CHECKED  
RKOL

PROJECT NO.  
190146

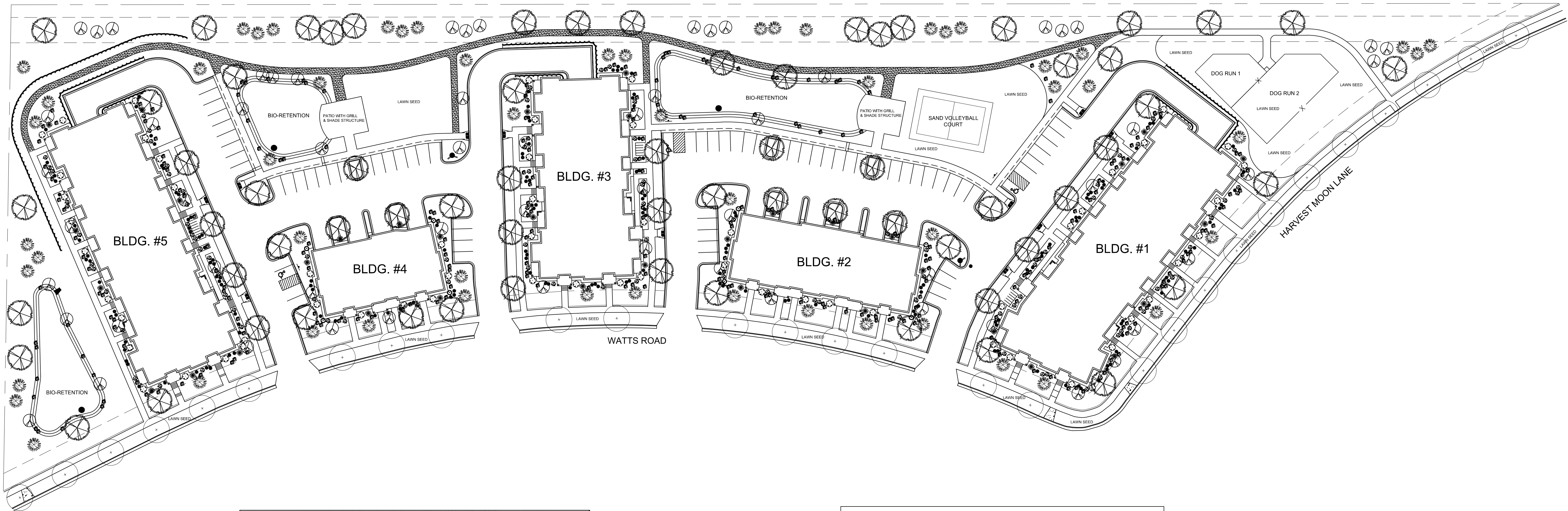
SHEET  
6 OF 6

DWG. NO.  
C-4.1



TIMBER VALLEY APARTMENTS - PHASE II

Watts Road  
Madison, WI

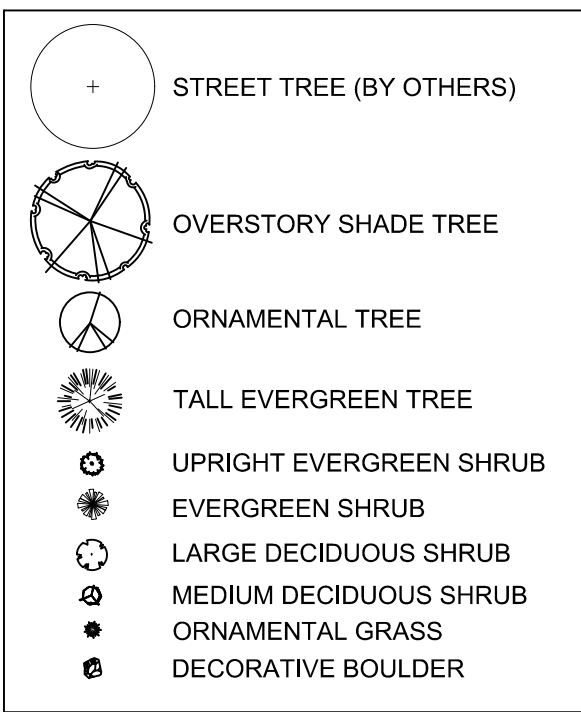


| CITY OF MADISON LANDSCAPING REQUIREMENTS |  |  |
|------------------------------------------|--|--|
| 7/16/2019                                |  |  |

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

| PROPOSED PLANTS                                                   |             |          |              |
|-------------------------------------------------------------------|-------------|----------|--------------|
| PLANT TYPE / ELEMENT                                              | POINT VALUE | QUANTITY | TOTAL POINTS |
| Overstory Deciduous                                               | 35          | 66       | 2310         |
| Tall Evergreen Tree                                               | 35          | 56       | 1960         |
| Ornamental Tree                                                   | 15          | 58       | 870          |
| Upright Evergreen Shrub (i.e. arbovitae)                          | 10          | 8        | 80           |
| Shrub, deciduous                                                  | 3           | 161      | 483          |
| Shrub, evergreen                                                  | 4           | 35       | 140          |
| Ornamental Grasses/Perennials                                     | 2           | 177      | 354          |
| Ornamental/Decorative Fencing or Wall (4pts / 10LF)               | 4           |          | 0            |
| Existing Significant Specimen Tree                                | 14          |          | 0            |
| Landscape Furniture for public seating and/or transit connections | 5           |          | 0            |
| POINTS PROVIDED                                                   |             |          | 6197         |

PLANT KEY



LANDSCAPE NOTES:

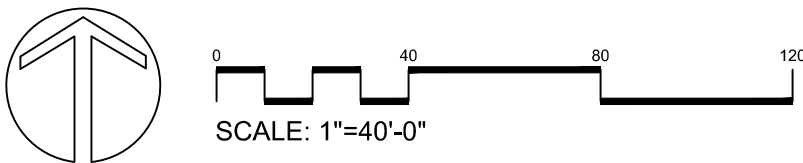
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings
- All lawn areas to be No Mow Fescue seed mix / erosion netting unless specified as lawn seed
- Foundation perimeter to have 1.5" Capitol stone mulch / weed barrier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

STREET TREE NOTE:

Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Contractor shall contact City Forestry Brad Hofmann [bhofmann@cityofmadison.com](mailto:bhofmann@cityofmadison.com) or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

PRELIMINARY LANDSCAPE PLAN

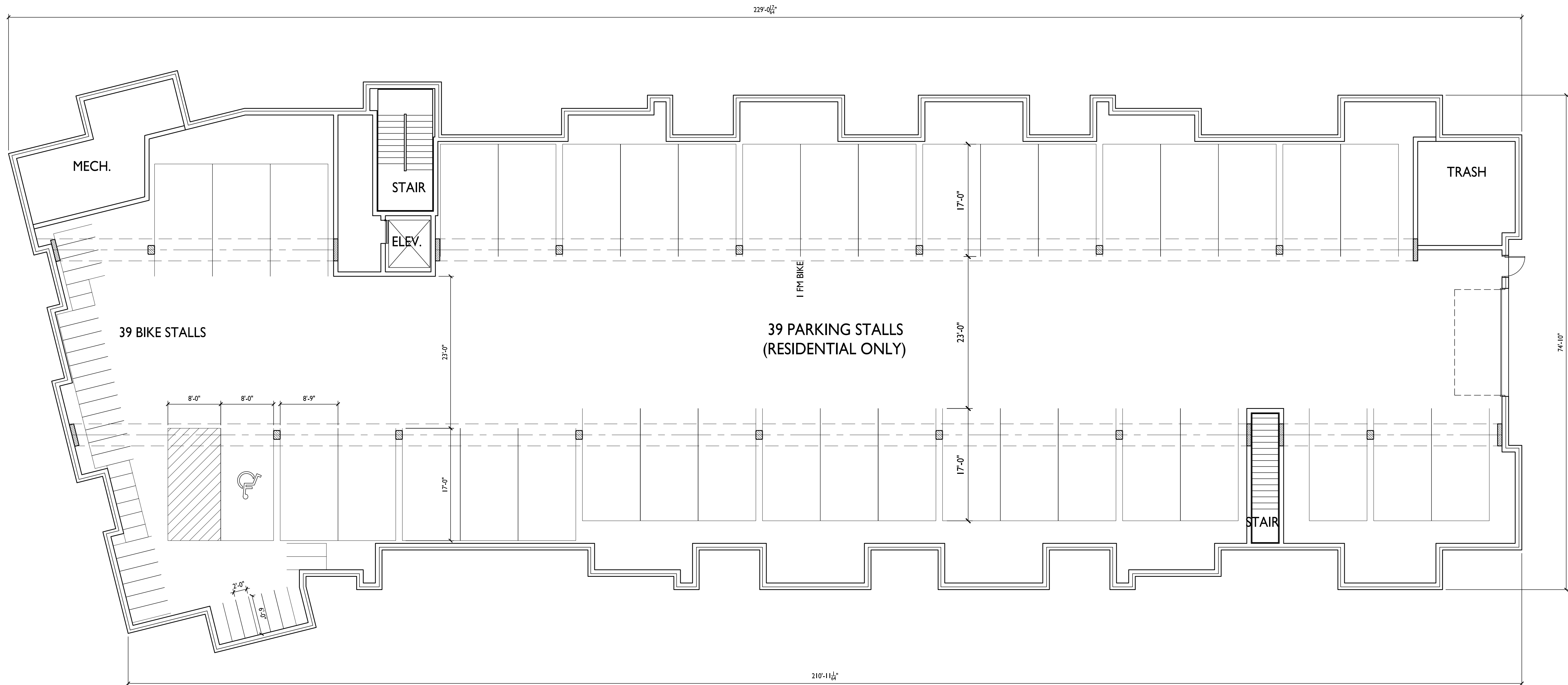


Date: July 16, 2019  
Scale: 1" = 40'  
Designer: peb  
Job # 2019-07-16-C

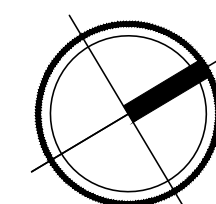
Seal:  
To protect against legal liability the plans presented herein are "schematic," and should not be used for construction documents unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:





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







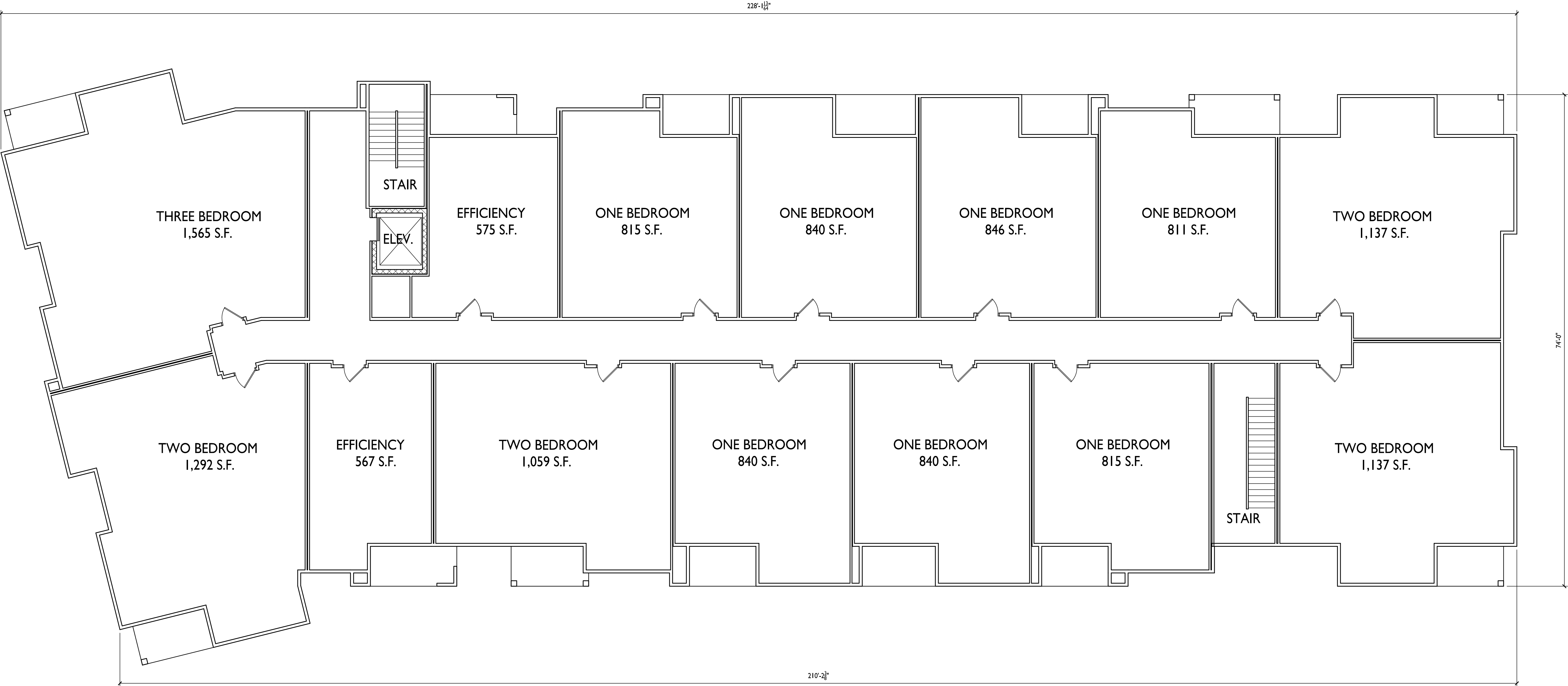
ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building I  
First Floor Plan

SHEET NUMBER





ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building I  
Second Floor Plan

I  
A-1.2

1/8" = 1'-0"

SECOND FLOOR PLAN

SHEET NUMBER

A-1.2

PROJECT NO. 1858

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Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building I  
Third Floor Plan

SHEET NUMBER

A-1.3  
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC





1

A-2.1

HARVEST MOON LN. ELEVATION

1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                    |
|----------------------------|------------------------------------|
| ROOF                       | GAF BURNT SIENNA                   |
| MASONRY                    | NSVI "WOODLAND"                    |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018          |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055 |
| SHAKE SIDING               | COMPOSITE - UMBER RUST SW9100      |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND           |
| WINDOWS                    | WEATHER-SHIELD TAN                 |
| RAILING                    | ALUMINUM - DARK BRONZE             |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE  |



2

A-2.1

WATTS RD. ELEVATION

1/8" = 1'-0"

ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building I  
Elevations

SHEET NUMBER





ISSUED  
Issued for Land Use Submittal : July 17, 2019

I  
A-2.2  
1/8" = 1'-0"

HARVEST MOON LN. ELEVATION



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

WATTS RD. ELEVATION

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building I  
Elevations

SHEET NUMBER



ISSUED  
Issued for Land Use Submittal : July 17, 2019

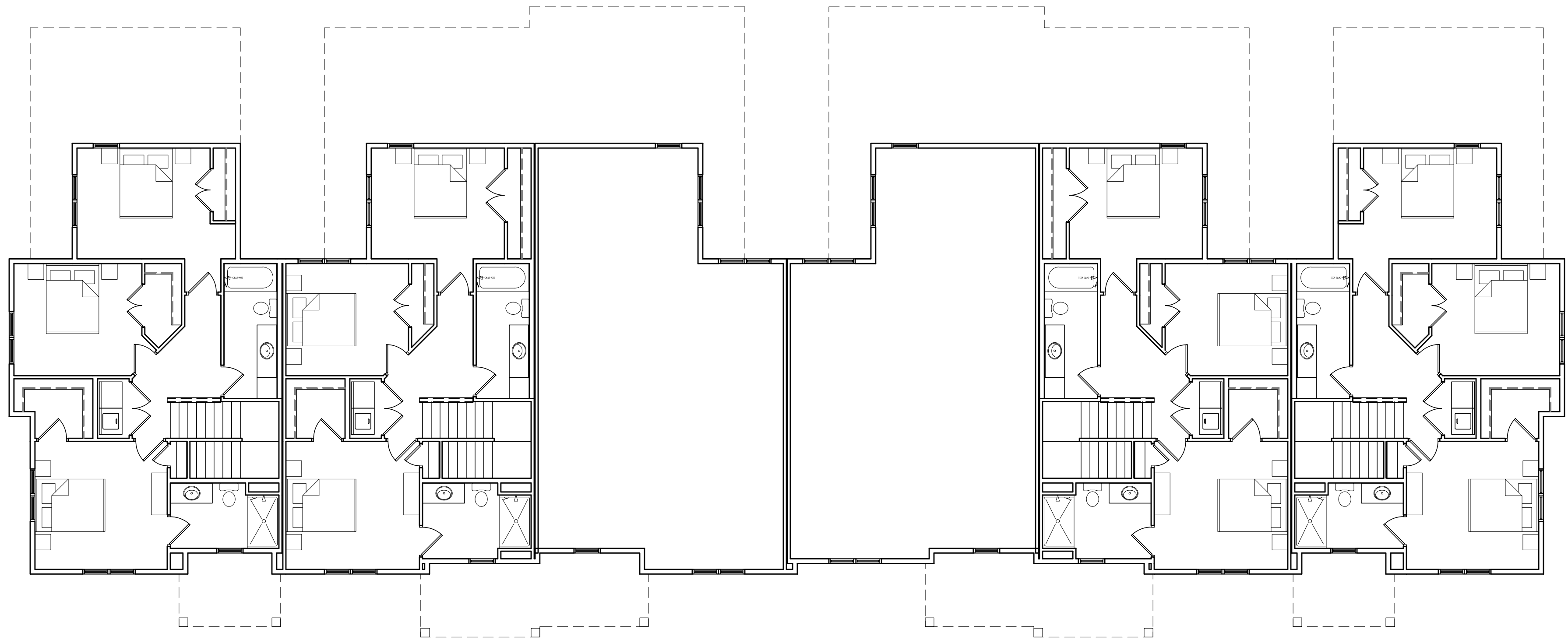
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TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 2  
Floor Plans

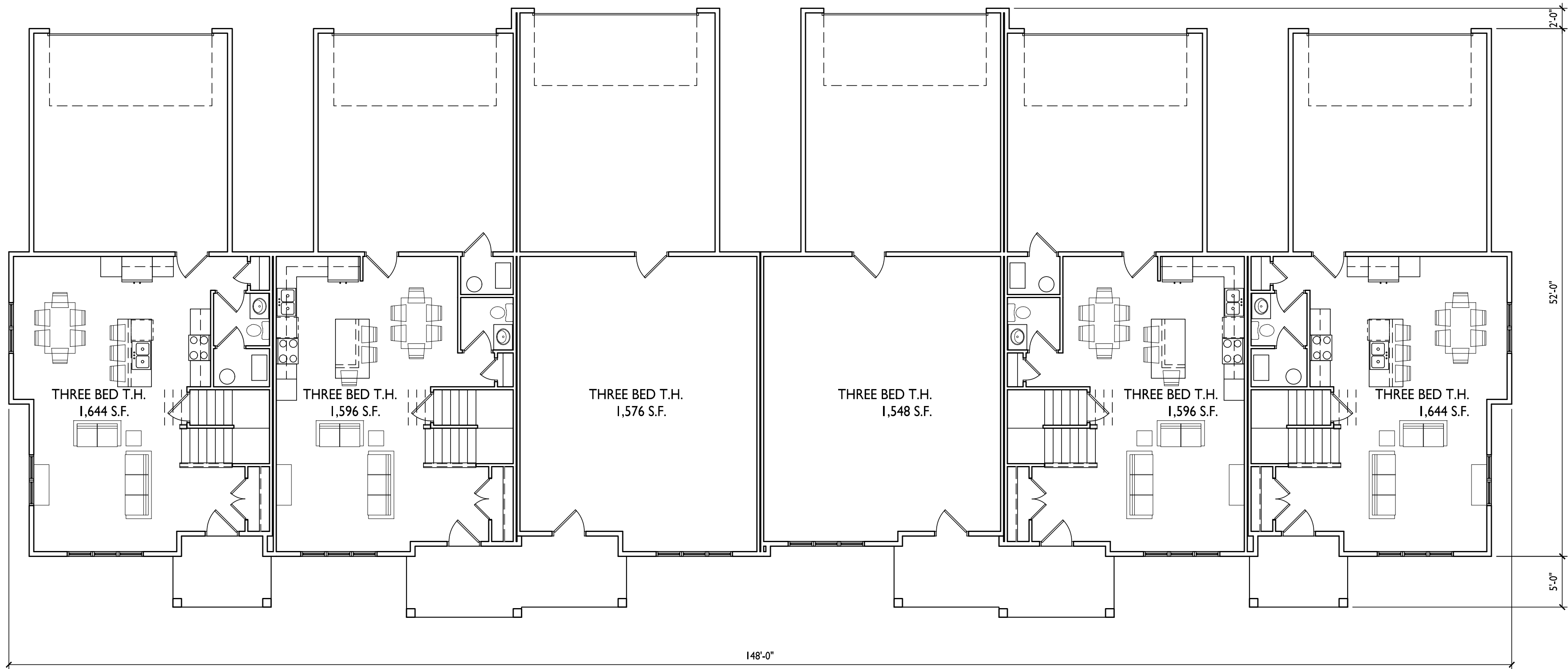
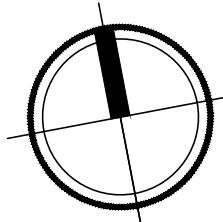
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A-1.1

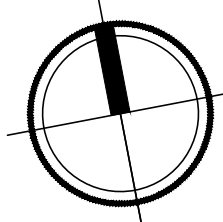
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC



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



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







1

WATTS RD. ELEVATION

A-2.1

1/8" = 1'-0"

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2

SIDE ELEVATIONS

A-2.1

1/8" = 1'-0"

PROJECT TITLE  
TIMBER VALLEY II



3

REAR (NORTH) ELEVATION

A-2.1

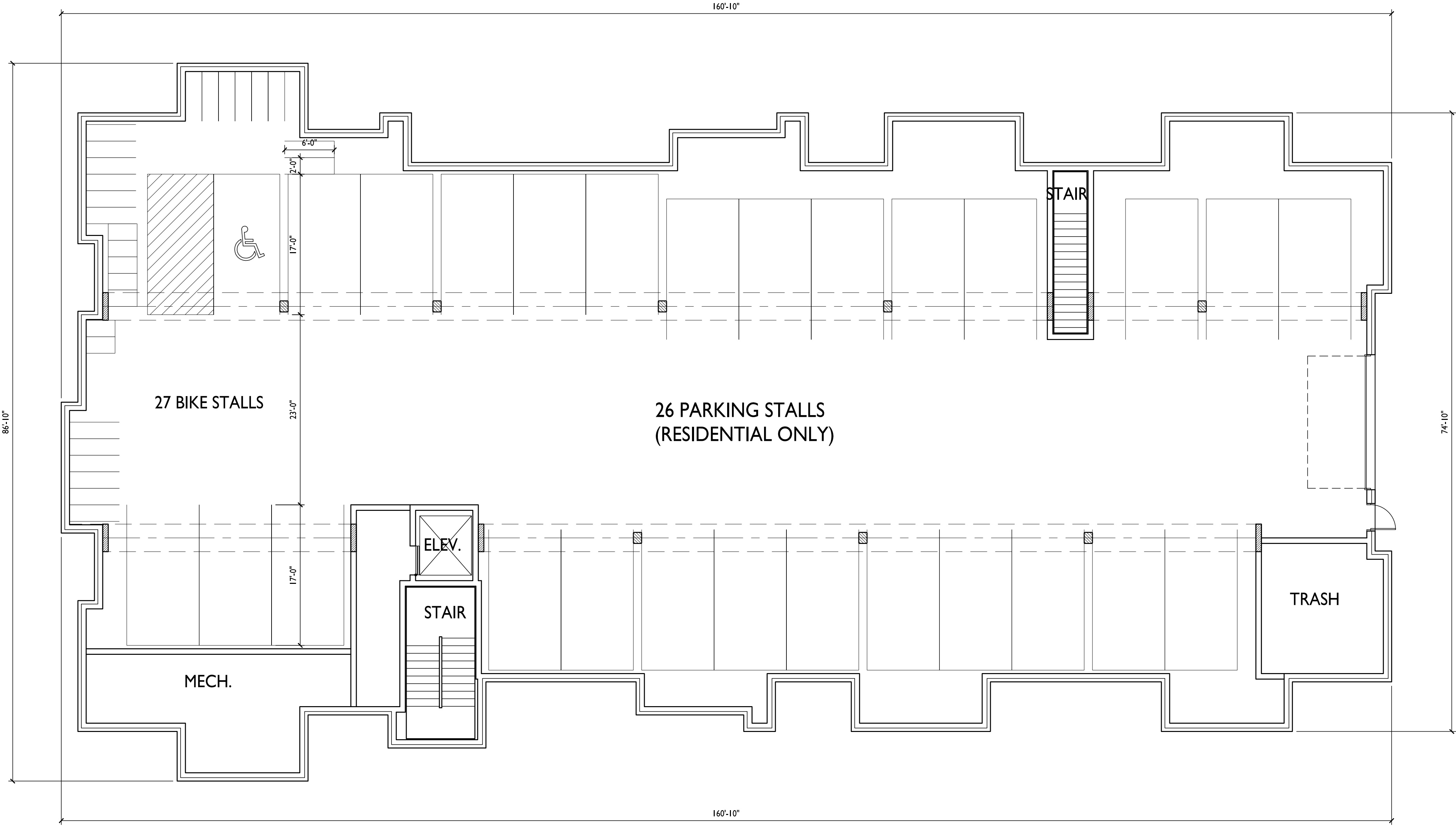
1/8" = 1'-0"

9702 Watts Rd.  
Madison, WI

SHEET TITLE  
Building 2  
Elevations

SHEET NUMBER





I

A-1.0

BASEMENT FLOOR PLAN

1/8" = 1'-0"

ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 3  
Basement Plan

SHEET NUMBER

A-1.0  
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC





1

A-1.1

FIRST FLOOR PLAN

1/8" = 1'-0"

ISSUED  
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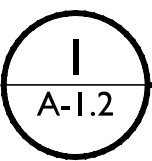
PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 3  
First Floor Plan

SHEET NUMBER

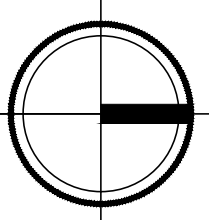
A-1.1  
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC





SECOND FLOOR PLAN

1/8" = 1'-0"



ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

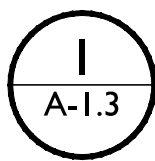
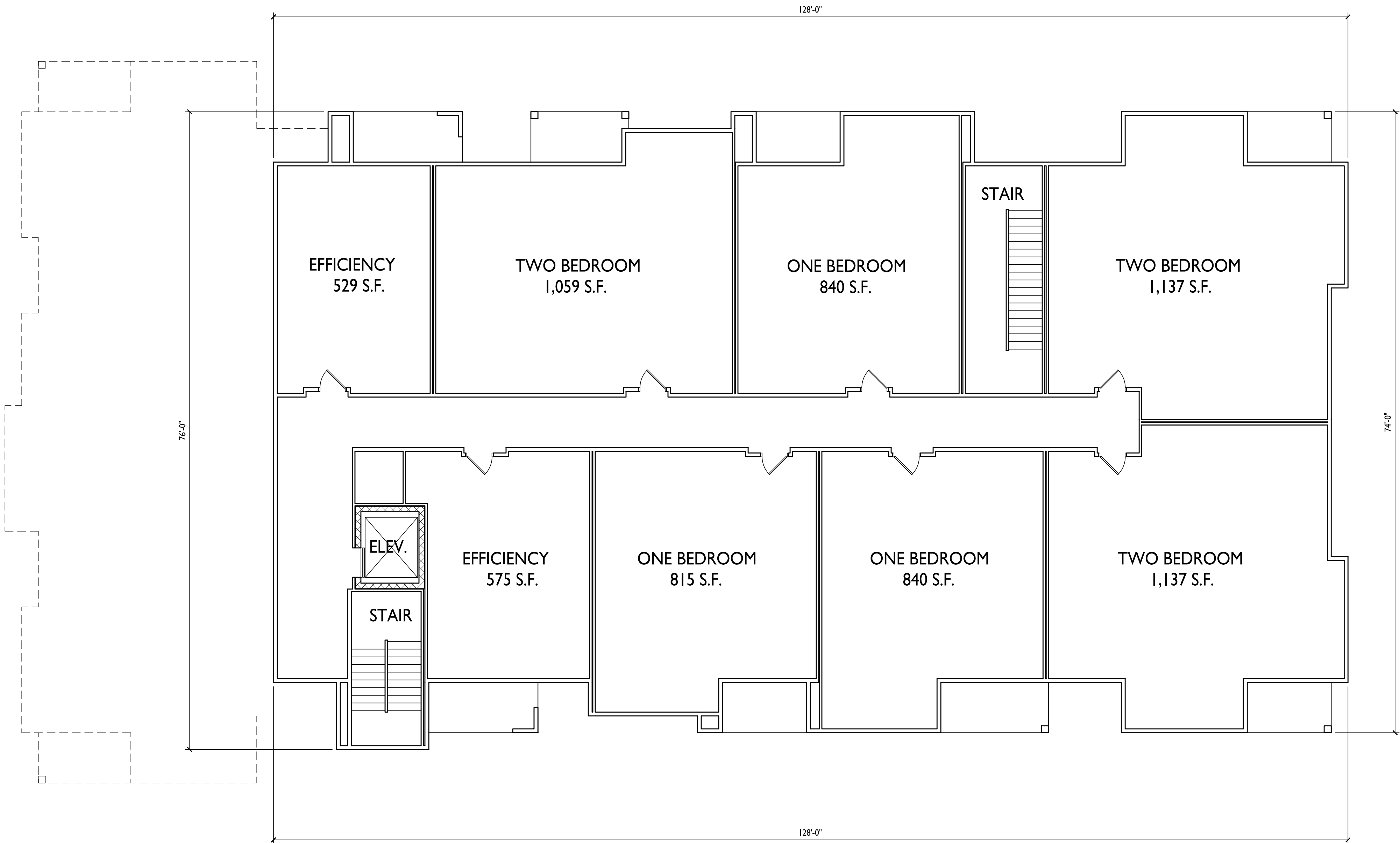
9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 3  
Second Floor Plan

SHEET NUMBER

A-1.2

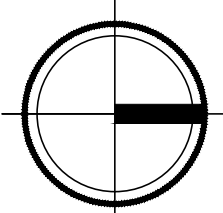
PROJECT NO. 1858  
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THIRD FLOOR PLAN

1/8" = 1'-0"



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Issued for xyz - Month Day, Year

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 3  
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC





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



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





1  
A-2.2

EAST ELEVATION

1/8" = 1'-0"



2  
A-2.2

NORTH ELEVATION

1/8" = 1'-0"

ISSUED  
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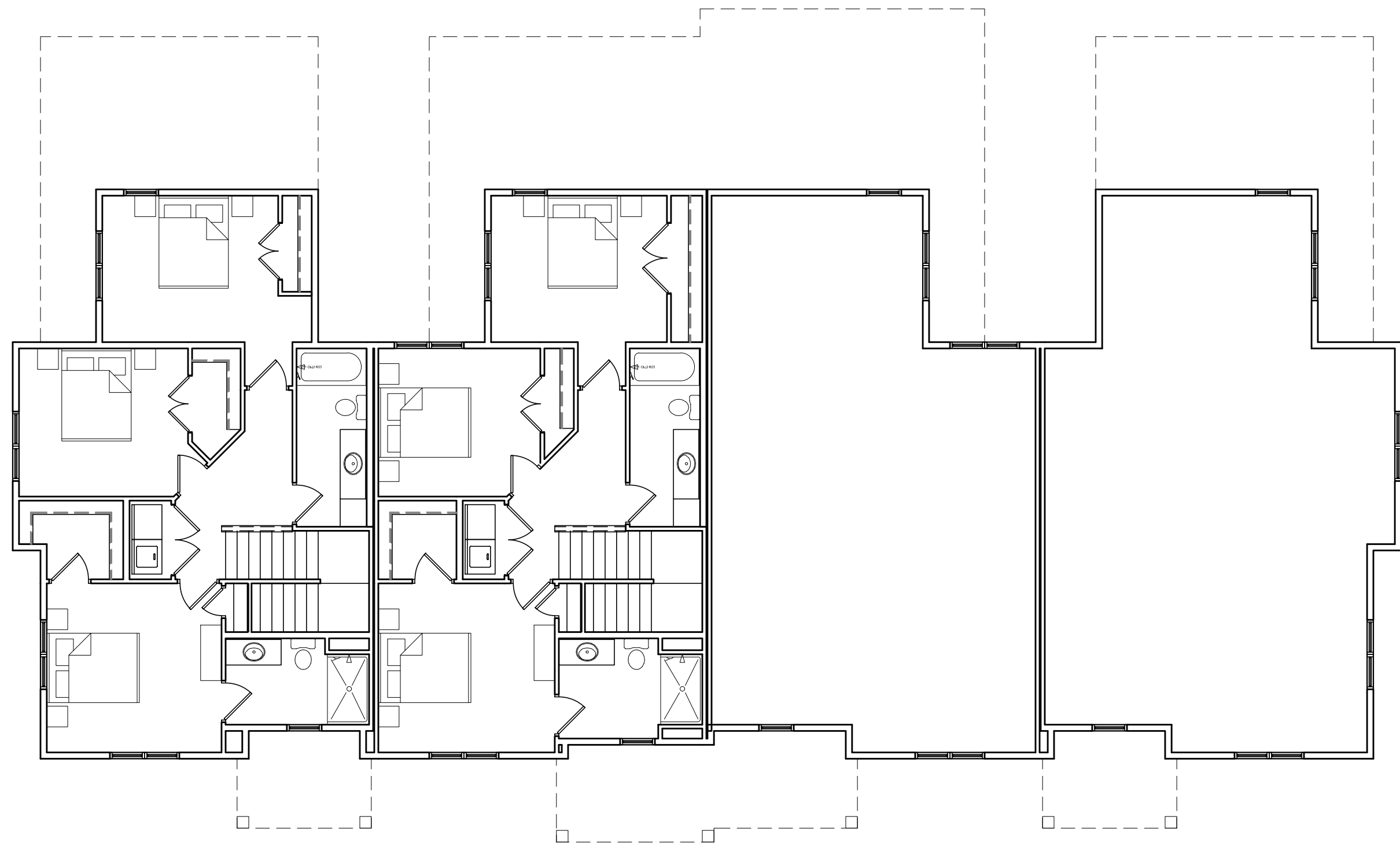
PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 3  
Elevations

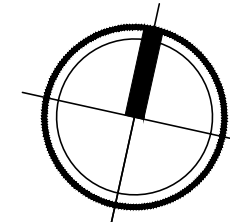
SHEET NUMBER

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PROJECT NO. 1858  
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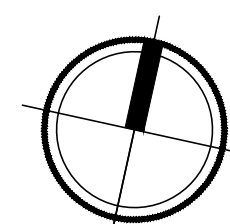




2 SECOND FLOOR PLAN  
A-I.1 1/8" = 1'-0"



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







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

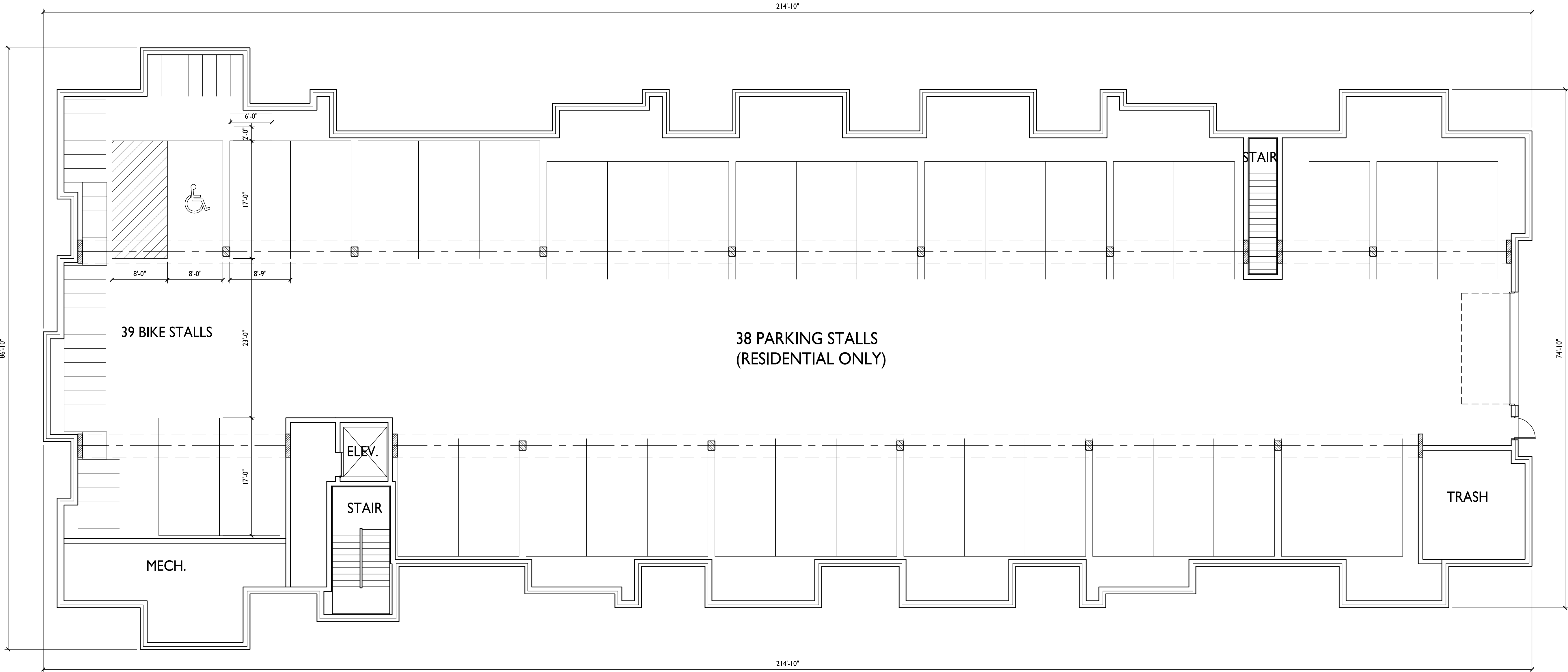


2 SIDE ELEVATIONS  
A-2.1 1/8" = 1'-0"



3 REAR (NORTH) ELEVATION  
A-2.1 1/8" = 1'-0"





ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

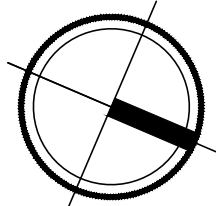
9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 5  
Basement Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1858  
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I BASEMENT FLOOR PLAN  
A-1.0 1/8" = 1'-0"







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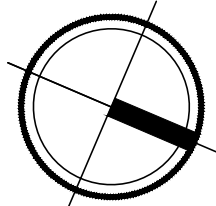
PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 5  
First Floor Plan

SHEET NUMBER

A-I.1  
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC

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







ISSUED  
Issued for Land Use Submittal : July 17, 2019

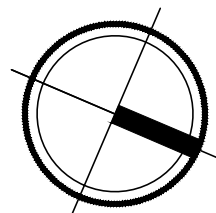
PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 5  
Second Floor Plan

SHEET NUMBER

A-1.2  
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC

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







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Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 5  
Third Floor Plan

SHEET NUMBER

A-1.3  
PROJECT NO. 1858  
© Knothe & Bruce Architects, LLC





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



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





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

EAST ELEVATION



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

NORTH ELEVATION

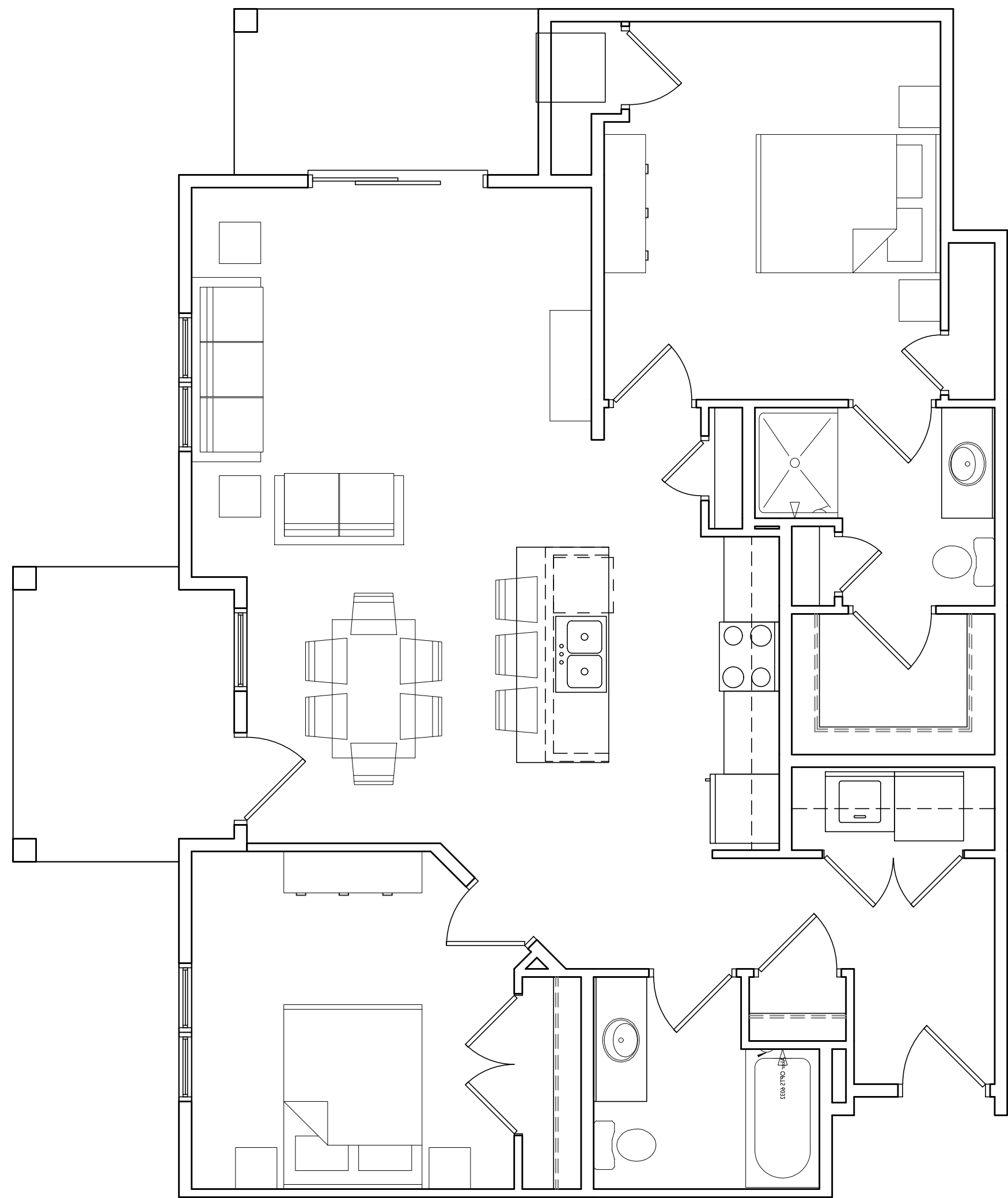
ISSUED  
Issued for Land Use Submittal : July 17, 2019

PROJECT TITLE  
TIMBER VALLEY II

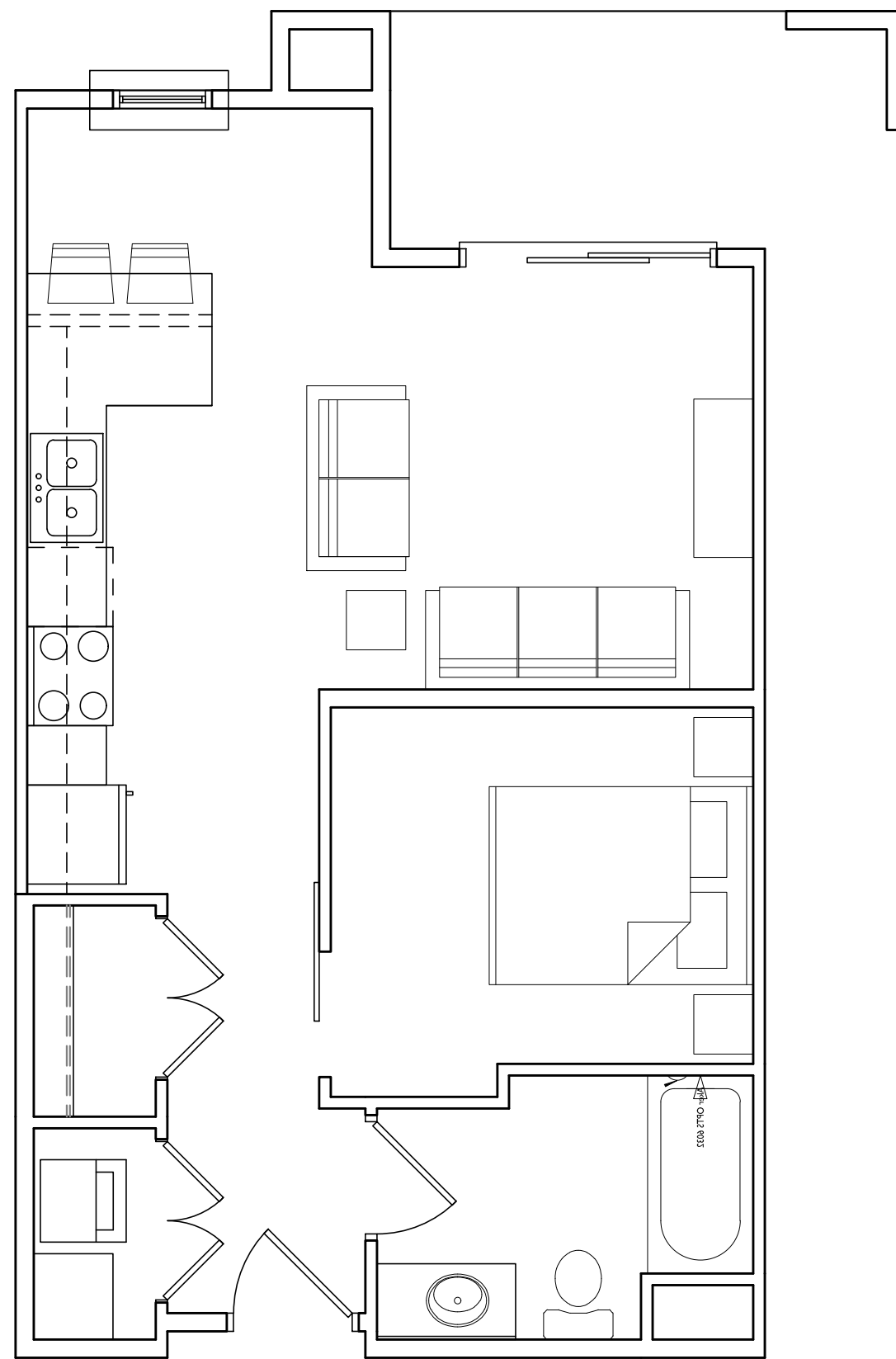
9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 5  
Elevations

SHEET NUMBER

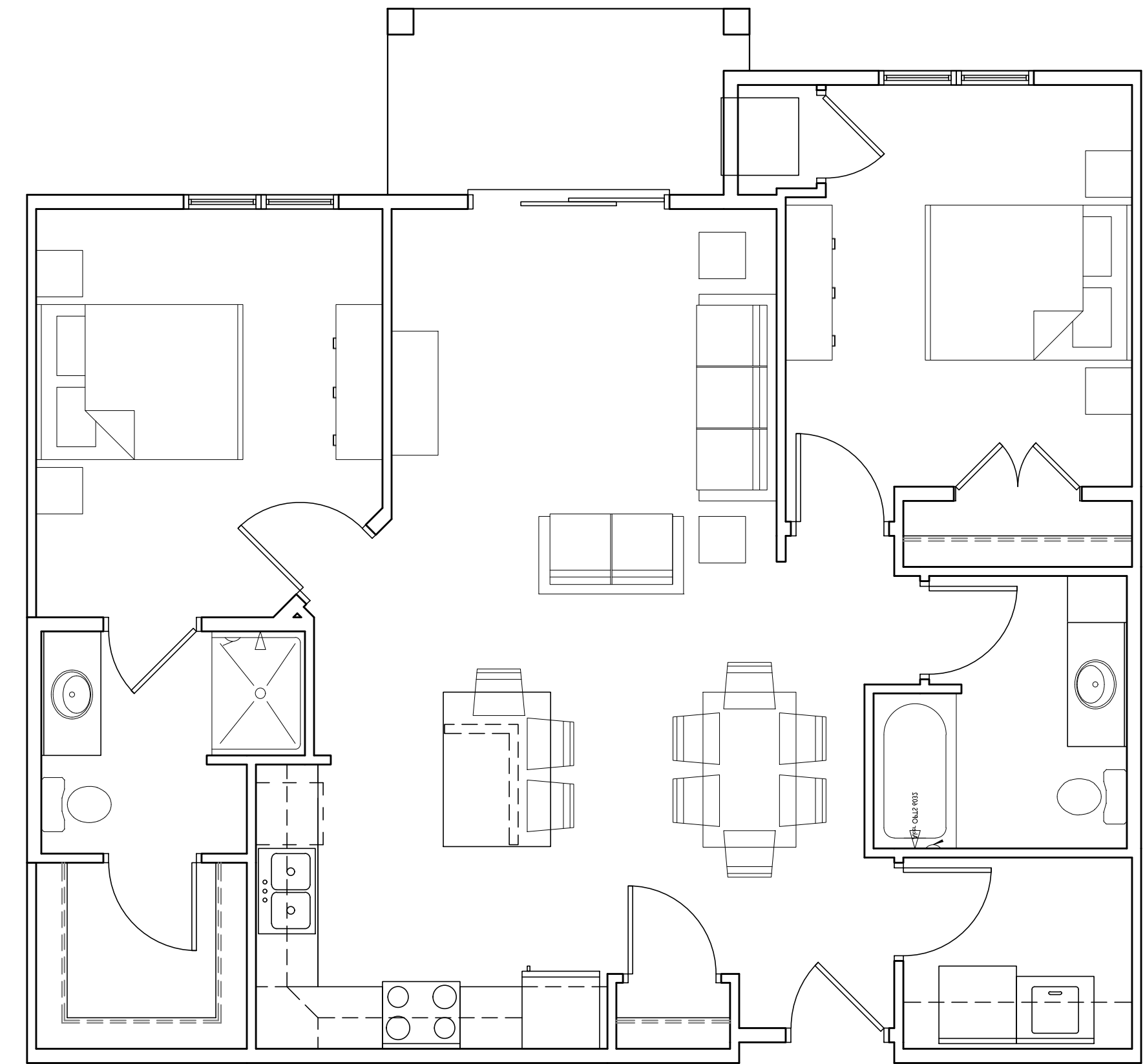




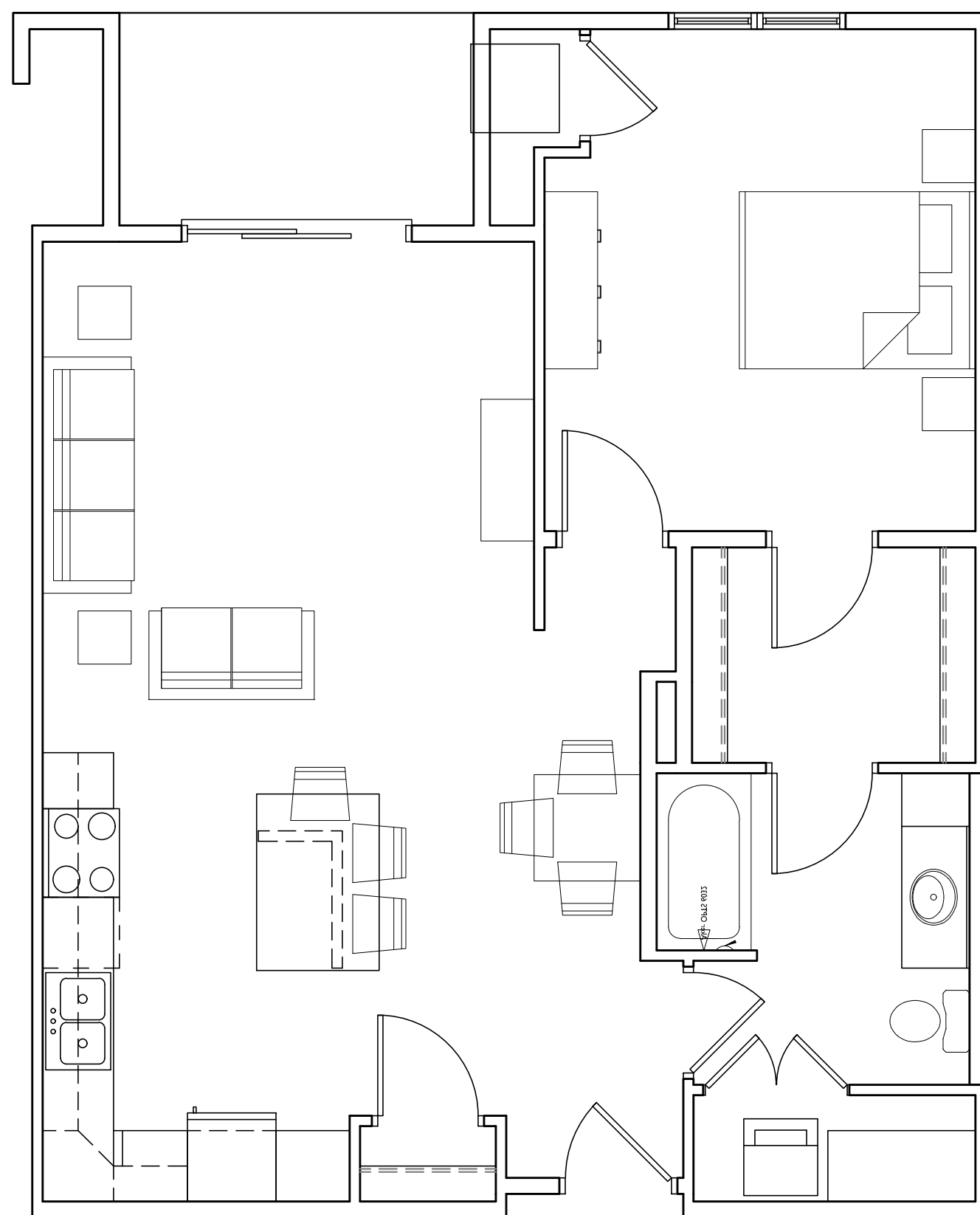
**TWO BEDROOM**  
**1,155 S.F.**



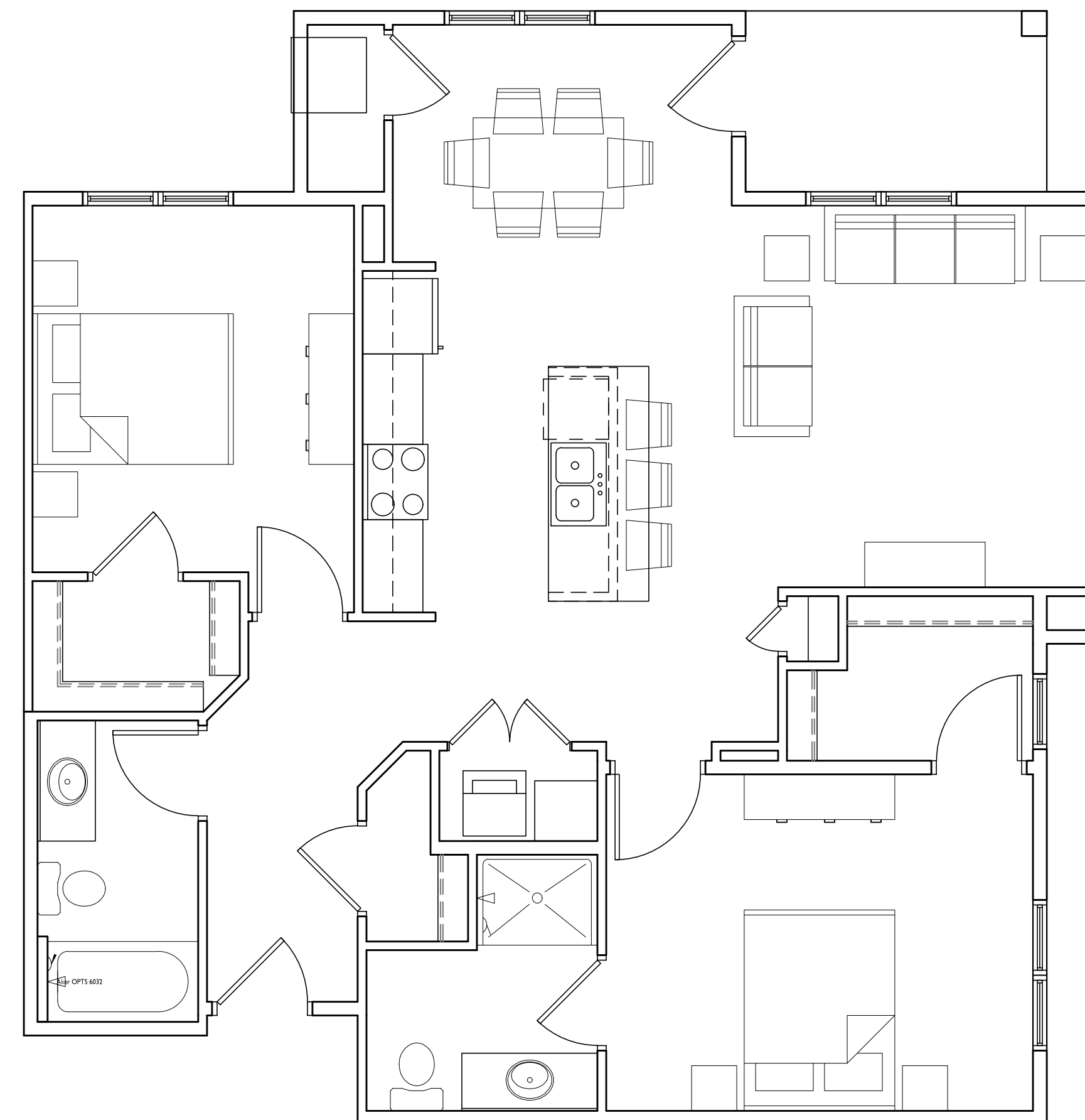
**EFFICIENCY**  
**567 S.F.**



**TWO BEDROOM**  
**1,059 S.F.**



**ONE BEDROOM**  
**840 S.F.**



**TWO BEDROOM**  
**1,137 S.F.**





1

A-2.1

HARVEST MOON LN. ELEVATION

1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                     |
|----------------------------|-------------------------------------|
| ROOF                       | GAF BURNT SIENNA                    |
| MASONRY                    | NSVI "WOODLAND"                     |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018           |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055  |
| SHAKE SIDING               | COMPOSITE - BUNGLEHOUSE GRAY SW2845 |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND            |
| WINDOWS                    | WEATHER-SHIELD TAN                  |
| RAILING                    | ALUMINUM - DARK BRONZE              |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE   |



2

A-2.1

WATTS RD. ELEVATION

1/8" = 1'-0"

ISSUED

Issued for xyz - Month Day, Year

PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.

Madison, WI

SHEET TITLE

Building I

Elevations

SHEET NUMBER



ISSUED  
Issued for xyz - Month Day, Year

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building I  
Elevations

SHEET NUMBER



| EXTERIOR MATERIAL SCHEDULE |                                     |
|----------------------------|-------------------------------------|
| ROOF                       | GAF BURNT SIENNA                    |
| MASONRY                    | NSVI "WOODLAND"                     |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018           |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055  |
| SHAKE SIDING               | COMPOSITE - BUNGLEHOUSE GRAY SW2845 |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND            |
| WINDOWS                    | WEATHER-SHIELD TAN                  |
| RAILING                    | ALUMINUM - DARK BRONZE              |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE   |

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



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





1

WATTS RD. ELEVATION

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

| EXTERIOR MATERIAL SCHEDULE |                                    |
|----------------------------|------------------------------------|
| ROOF                       | GAF BURNT SIENNA                   |
| MASONRY                    | NSVI "WOODLAND"                    |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018          |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055 |
| SHAKE SIDING               | COMPOSITE - SOFT FAWN SW9097       |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND           |
| WINDOWS                    | WEATHER-SHIELD TAN                 |
| RAILING                    | ALUMINUM - DARK BRONZE             |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE  |



2

SIDE ELEVATIONS

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



3

REAR (NORTH) ELEVATION

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

ISSUED  
Issued for xyz - Month Day, Year

PROJECT TITLE  
TIMBER VALLEY II

9702 Watts Rd.  
Madison, WI  
SHEET TITLE  
Building 2  
Elevations

SHEET NUMBER



ISSUED

Issued for xyz - Month Day, Year

PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.

Madison, WI

SHEET TITLE

Building 3 Elevations

SHEET NUMBER



1 WEST ELEVATION

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



2 WATTS RD. ELEVATION

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

| EXTERIOR MATERIAL SCHEDULE |                                     |
|----------------------------|-------------------------------------|
| ROOF                       | GAF BURNT SIENNA                    |
| MASONRY                    | NSVI "WOODLAND"                     |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018           |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055  |
| SHAKE SIDING               | COMPOSITE - BUNGLEHOUSE GRAY SW2845 |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND            |
| WINDOWS                    | WEATHER-SHIELD TAN                  |
| RAILING                    | ALUMINUM - DARK BRONZE              |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE   |





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

WATTS RD. ELEVATION



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

SIDE ELEVATIONS

| EXTERIOR MATERIAL SCHEDULE |                                    |
|----------------------------|------------------------------------|
| ROOF                       | GAF BURNT SIENNA                   |
| MASONRY                    | NSVI "WOODLAND"                    |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018          |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055 |
| SHAKE SIDING               | COMPOSITE - SOFT FAWN SW9097       |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND           |
| WINDOWS                    | WEATHER-SHIELD TAN                 |
| RAILING                    | ALUMINUM - DARK BRONZE             |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE  |

ISSUED  
Issued for xyz - Month Day, Year

PROJECT TITLE  
TIMBER VALLEY II



3  
A-2.1  
1/8" = 1'-0"

REAR (NORTH) ELEVATION

9702 Watts Rd.  
Madison, WI

SHEET TITLE  
Building 4  
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1858

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1

WEST ELEVATION

A-2.1

1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                     |
|----------------------------|-------------------------------------|
| ROOF                       | GAF BURNT SIENNA                    |
| MASONRY                    | NSVI "WOODLAND"                     |
| MASONRY ACCENTS            | EDWARDS CAST STONE DC-018           |
| HORIZONTAL SIDING          | COMPOSITE - ENDURING BRONZE SW7055  |
| SHAKE SIDING               | COMPOSITE - BUNGLEHOUSE GRAY SW2845 |
| FASCIA / SOFFIT / TRIM     | COMPOSITE - PRAIRIE SAND            |
| WINDOWS                    | WEATHER-SHIELD TAN                  |
| RAILING                    | ALUMINUM - DARK BRONZE              |
| BUILDING ENTRANCES         | ALUMINUM STOREFRONT - DARK BRONZE   |



2

WATTS RD. ELEVATION

A-2.1

1/8" = 1'-0"

ISSUED

Issued for xyz - Month Day, Year

PROJECT TITLE

TIMBER VALLEY II

9702 Watts Rd.

Madison, WI

SHEET TITLE

Building 5

Elevations

SHEET NUMBER





## TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Rendered Perspective 1







## TIMBER VALLEY II

9702 Watts Rd. Madison, WI

Rendered Perspective 2

