


Rec # 1-013565

|   |  |   |
|---|--|---|
|  | City of Fitchburg<br>Planning/Zoning Department<br>5520 Lacy Road<br>Fitchburg, WI 53711<br>(608) 270-4200 | <h2>CONDITIONAL USE PERMIT APPLICATION</h2> |
|---|--|---|

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

- Location of Property:**  
 Street Address: 2039 Fish Hatchery Rd.  
 Legal Description - (Metes & Bounds, or Lot No. And Plat): Part of Lot 26, Maple Lawn Heights Centerline of Fish Hatchery 110' N 27°30' East, North 27°30' E 120', South 73'24' East, 289.1 ft. along centerpoint of .30' drive. South 27°30' W. 15.3'  
 \*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [PLANNING@FITCHBURGWI.GOV](mailto:PLANNING@FITCHBURGWI.GOV)
- Current Use of Property:** Undeveloped.
- Proposed Use of Property:** Multi-tenant Business.
- Proposed Development Schedule:** Construction Start May 1, 2017 Completion Sept. 1, 2017
- Zoning District:** B-6 General Business
- Future Land Use Plan Classification:** B-6

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

**Type of Residential Development (If Applicable):** NA

No. of Dwelling Units by Bedroom: 1 BR  2 BR  3 BR  4 or More

No. Of Parking Stalls: \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** Multi-tenant business

Proposed Hours of Operation: 6am - 10 pm No. Of Employees: 20 - 40

Floor Area: 6,000 SF - Main 2,316 - upper No. Of Parking Stalls: 36

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: Fish Hatchery LLC c/o Janet Frakes

Address: 25 Arboredge Way Phone No: \_\_\_\_\_

Contact Person: Janet Frakes Brad Koning - Shulfer Architects LLC

Email: bkoning@shulferarchitects.com

Address: 7780 Elmwood Ave Ste 208 Phone No: 608-836-7570

Respectfully Submitted By: Brad Koning AIA

Owner's or Authorized Agent's Signature

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 3/21/2017 Publish: \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$ 465.00

Permit Request No. C0-2148-17



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Brad Koning  
 Address: 7780 Elmwood Ave st. 208 Phone Number of Contact Person: 608-836-7570  
 City, State, Zip Code: Middleton, WI 53562 Email of Contact Person: bkoning@shulferarchitects.com  
 Project Address: 2839 Fish Hatchery Rd. Lot: 26 Subdivision: Maple Lawn Heights  
 Project Type:  Multi-Family  Commercial  Industrial  Other  
 New  Addition

Impervious Surface Ratio (ISR): 80% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

ARCHITECTURAL AND DESIGN REVIEW APPLICATION

Page 2

**Landscaping:**


1. Location, species, size of existing trees, shrubs, and plantings.
2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: Brenda Koning - AIA  
Applicant or Authorized Agent

Date: March 21, 2017

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

**FOR CITY USE ONLY**

Date Received: \_\_\_\_\_ Plan Commission Date: \_\_\_\_\_

**Comments:**

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March 21, 2017

**CITY OF FITCHBURG  
PLANNING AND ZONING DEPARTMENT**

Susan Badtke, Community Planner  
5520 Lacy Road  
Fitchburg, Wisconsin 53711  
EMAIL: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

RE: 2839 Fish Hatchery Road - Development

On behalf of Shadow Capital, LLC, I am submitting this letter of intent for the development to the existing vacant undeveloped parcel located at 2839 Fish Hatchery Road. We have met with city planning staff to initially discuss the development and city process on Feb. 8, 2017.

**Proposal Summary:** The proposed project is a two story building, having a 6,000 square foot main level multi-use building consisting of approximately 3 units of varying size. Each tenant will have access to patio areas located along the street front, surrounded in black aluminum fencing to create a desirable visual appearance for both customers and tenants. The upper level is designed for a single tenant and is 2,316 sf with an outdoor patio facing to the east. The two story structure fronts northbound Fish Hatchery Road. The site plan is currently showing a drive-thru located on the north end of the building for a moderate use tenant.

The project is located within the B-G General Business zoning district, which allows the proposed buildings potential uses. The current condition of the site is undeveloped, wooded parcel situated between McDonalds to the south and small business offices to the north. As part of the development, improvements include heavily planted landscape islands, multi-tenant building facade, and pedestrian friendly access.

The building construction will be wood framed, partial two story construction with a flat membrane roof. Mechanicals will be located on the roof with parapet extensions for screening. The exterior building materials will consist mainly of brick masonry, fiber cement board panels, and EIFS signage areas along with large amounts of clear storefront glazing. Signage areas are comprised of exterior insulation finish system to create individual storefronts for those businesses. The building will have a substantial amount of vision glass on all four sides of the construction, with larger amounts facing Fish Hatchery Road.

The existing ingress/egress will remain into the parcel via the shared northern alley. Thru access for delivery and garbage trucks has been provided and will be scheduled for off-hours of the businesses. General hours of operation should be between 6am and 10pm, depending on type of business. Without specific tenants identified, the number of potential employees will vary, but could be assumed between 20-40 employees.



In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name: Fitchburg Retail Development  
Address: 2839 Fish Hatchery Road  
Lot size: 32,560 gsf  
Building Size: 6,000 gsf  
Proposed Use: Multi-Use Development (multi-tenant, mixed-use)  
Parking: 36 stalls, including 2 ADA accessible  
Estimated Const. Cost: \$500,000.00

**Zoning District:**

The property is currently zoned B-G General Business Zoning District. Proposed use meets current zoning district(s).

**Development Team:**

Current Owner: Fish Hatchery, LLC.  
C/O Janet Frakes  
25 Arboredge Way  
Fitchburg, WI

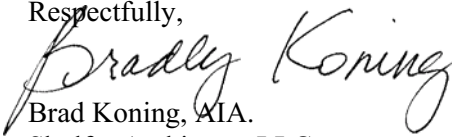
Future Owner: Shadow Capitol, LLC.  
6430 Bridge Road. Ste. 230  
Madison Wisconsin

Architect: Shulfer Architects, LLC.  
7780 Elmwood Ave. Suite 208  
Middleton Wisconsin

Civil Engineer: Professional Engineering, LLC  
818 Meadowbrook Ln.  
Wauwaukee Wisconsin

I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

  
Brad Koning, AIA.  
Shulfer Architects, LLC

# FITCHBURG RETAIL

## FITCHBURG, WI



**FITCHBURG RETAIL**  
 2839 FISH HATCHERY RD.  
 FITCHBURG, WI

COVER SHEET

03/21/2017  
PC SUBMITTAL

**A0.1**

### PROJECT DATA

**LOCATION:** 2839 FISH HATCHERY RD.  
 FITCHBURG, WI 53132  
**REGULATING MUNICIPALITIES:**  
 CITY OF FITCHBURG  
 DADE COUNTY  
 STATE OF WISCONSIN  
**BUILDING CODE:**  
 CITY OF FITCHBURG ZONING ORDINANCES  
 DADE COUNTY ZONING ORDINANCES  
 WISCONSIN ADMINISTRATIVE CODE  
 2009 INTERNATIONAL BUILDING CODE  
 ACCESSIBILITY ANSIA117.1 - 2009  
**OCCUPANCY:**  
 SUITE 1 = A-2  
 SUITE 2 = B- BUSINESS  
 SUITE 3 = A-2 RESTAURANT  
**CONSTRUCTION TYPE:**  
 TYPE "WB"  
 TWO STORY  
 NON-SPRINKLERED  
**BUILDING AREA:**  
 FIRST FLOOR = 6,000 SF  
 SECOND FLOOR = 2,316 SF  
**FIRE CONTROL:**  
 NON-SPRINKLERED BUILDING  
 PORTABLE FIRE EXTINGUISHERS (906.3.1) MAX AREA 3000 SF, MAX DISTANCE 75 FEET  
**EXIT TRAVEL DISTANCE:**  
 NON-SPRINKLERED BUILDING = 200 FT MAX TRAVEL  
 100 FT COMMON PATH OF TRAVEL  
**ACCESSIBILITY:**  
 PER ANSIA117.1

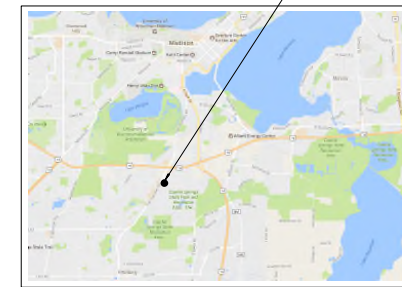
### GENERAL PROJECT NOTES:

- DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEERS FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL AND PLUMBING (MEP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
- ALL EXPOSED WOOD, OR IN CONTACT WITH CONC. OR MASONRY, SHALL BE PRESSURE TREATED.
- VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG.

### SHEET INDEX

| SHEET NUMBER          | SHEET NAME              | REVISIONS |      |
|-----------------------|-------------------------|-----------|------|
|                       |                         | MARK      | DATE |
| GENERAL               |                         |           |      |
| A0.1                  | COVER SHEET             |           |      |
| CIVIL                 |                         |           |      |
| C1.1                  | EXISTING CONDITIONS     |           |      |
| C2.0                  | SITE PLAN               |           |      |
| C3.0                  | GRADING PLAN            |           |      |
| C3.1                  | EROSION CONTROL PLAN    |           |      |
| C4.0                  | UTILITY PLAN            |           |      |
| C4.1                  | UTILITY SCHEDULES       |           |      |
| CIVIL - LANDSCAPE     |                         |           |      |
| L1.0                  | LANDSCAPE PLAN          |           |      |
| CIVIL - SITE LIGHTING |                         |           |      |
| ES1.1                 | SITE LIGHTING PLAN      |           |      |
| ES1.2                 | SITE LIGHTING CUTSHEETS |           |      |
| ARCHITECTURAL         |                         |           |      |
| A2.1                  | FIRST FLOOR PLAN        |           |      |
| A2.2                  | SECOND FLOOR PLAN       |           |      |
| A2.3                  | ROOF PLAN               |           |      |
| A3.1                  | EXTERIOR ELEVATIONS     |           |      |
| A10.1                 | SCHEDULES               |           |      |
| GENERAL               |                         |           |      |
| A2.4                  | Unnamed                 |           |      |

### PROJECT LOCATION



### BUILDING LOCATION



### PROJECT CONTACTS:

|   |   |   |   |
|---|---|---|---|
| <b>OWNER:</b><br>FISH HATCHERY, LLC<br>25 ARBOREDE WAY<br>FITCHBURG, WI 53711 | <b>ARCHITECT:</b><br>SHULFER ARCHITECTS, LLC<br>7780 ELMWOOD AVE, STE. 208<br>MIDDLETON, WI 53562 | <b>STRUCTURAL ENGINEER:</b><br>MP-SQUARED, LLC<br>583 SPONFORD DR, STE 201<br>MADISON, WI 53719 | <b>CIVIL ENGINEER:</b><br>PROFESSIONAL ENGINEERS, LLC<br>818 MEADOWBROOK LANE<br>WAUKESHA, WI 54985 |
| <b>CONTACT:</b><br>JANET FRANKS   | <b>CONTACT:</b><br>BRAD KONIG (ARCHITECT)<br>ROSS TREICHEL (DESIGNER)<br>608-836-7570             | <b>CONTACT:</b><br>MELISSA PETTON, P.E.<br>608-821-4770   | <b>CONTACT:</b><br>ROZANNE JOHNSON, P.E.<br>608-849-9378  |

Legal Description: As provided in in Chicago Title Insurance Company Order No. CO-5451 effective date September 29, 2016.

Lot 2 of Certified Survey Map No. 8844, recorded September 7, 2016 as Document No. 10600197, being a redivision of Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998 and as corrected by Affidavit of Correction recorded as Document No. 7724864, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

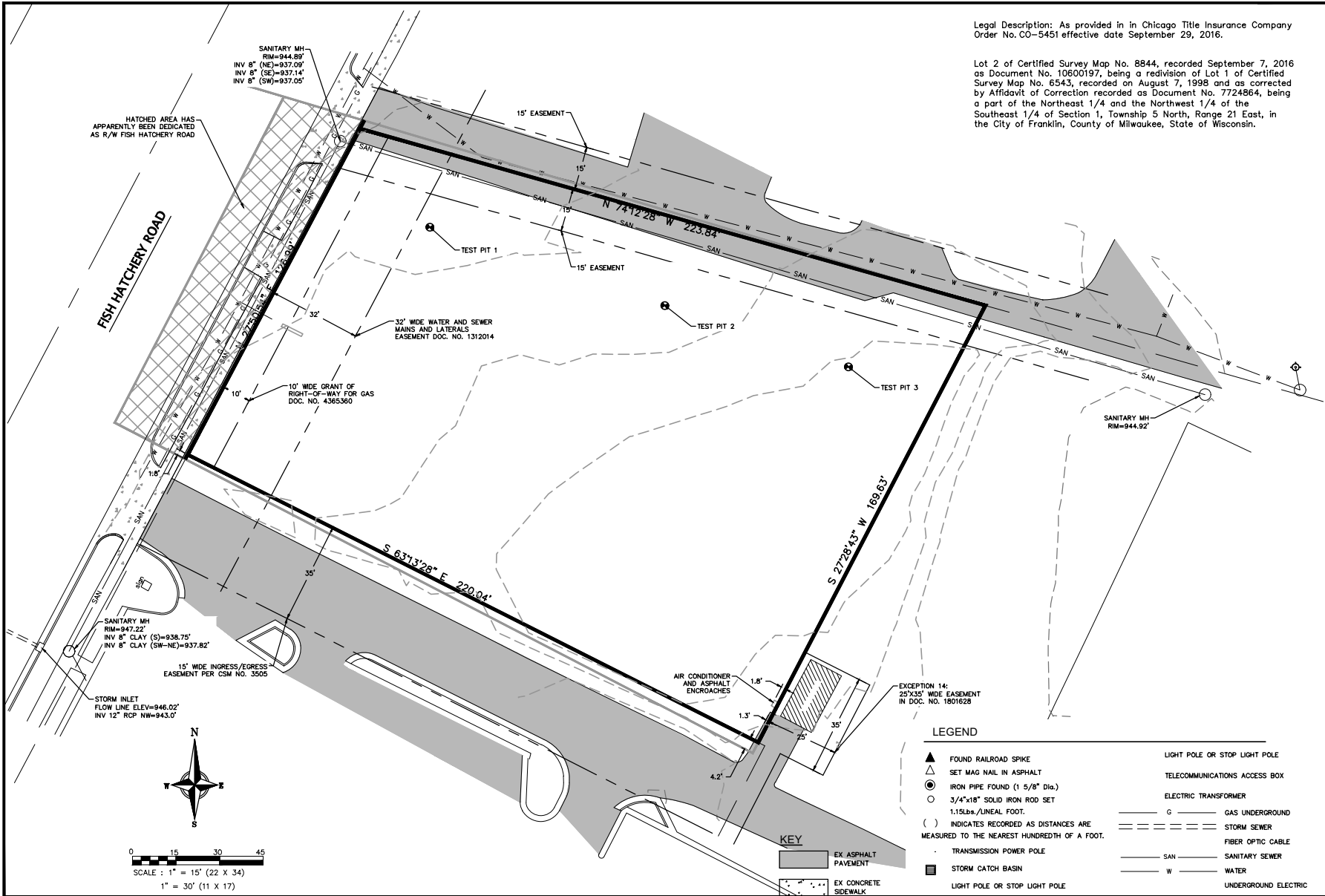
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|-------------------|----------|
| DATE              | 02-21-17 |
| ISSUANCE/REVISION |          |
| PLAN COMMISSION   |          |

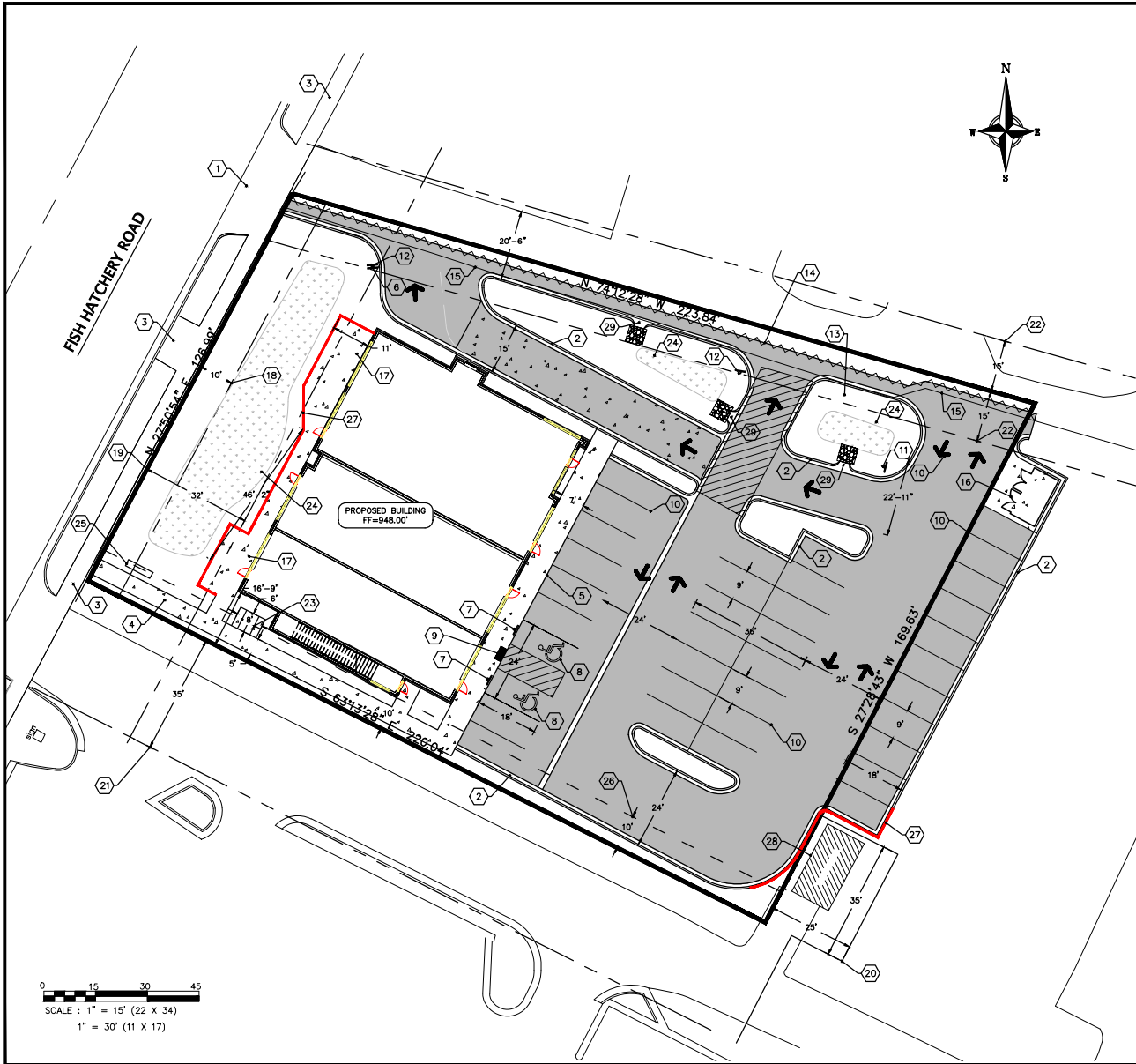
818 N Meadowbrook Ln  
Wauwatosa, WI 53597  
phone (608) 849-9378  
www.pe-wi.com



**FITCHBURG RETAIL  
EXISTING CONDITIONS**  
2839 FISH HATCHERY ROAD  
FITCHBURG, WISCONSIN

**C1.1**





**PLAN KEY**

- 1 EXISTING DRIVEWAY APRON TO REMAIN
- 2 18" CURB AND GUTTER
- 3 EX SIDEWALK (NO WORK)
- 4 CONCRETE SIDEWALK
- 5 RAISED CONCRETE SIDEWALK
- 6 7' HIGH STOP SIGN
- 7 VAN ACCESSIBLE STALL, TYP.
- 8 VAN ACCESSIBLE PARKING SIGN, TYP.
- 9 CURB RAMP TYPE 1 WITH DETECTABLE WARNING FIELD, TYP
- 10 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 11 DRIVE THRU ENTER SIGN
- 12 DO NOT ENTER SIGN
- 13 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
- 14 SAW CUT ASPHALT
- 15 EXISTING ASPHALT TO BE REMOVED
- 16 TRASH ENCLOSURE, SEE ARCHITECTURALS
- 17 PATIO AREA FOR SEATING
- 18 30" WIDE WATER AND SEWER MAINS AND LATERALS EASEMENT DOC. NO. 1312014
- 19 10' WIDE GRANT OF RIGHT-OF-WAY FOR GAS DOC. NO. 4365360
- 20 EXCEPTION 14: 25'X35' WIDE EASEMENT IN DOC. NO. 1801628
- 21 35' INGRESS/EGRESS EASEMENT PER CSM NO. 3505
- 22 15' WIDE EASEMENT
- 23 BIKE RACK TO BE HITCH BIKE RACK DERO PART #BH-FT-EPX IN GROUND MOUNT POWDER COAT FINISH, TYP
- 24 BIORETENTION POND
- 25 MONUMENT SIGN, BY OTHERS
- 26 10' BUILDING SETBACK
- 27 CONCRETE RETAINING WALL
- 28 EXISTING UTILITY BUILDING
- 29 CONCRETE FLUME

**PAVEMENT KEY**

- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- SAW CUT ASPHALT

0 15 30 45  
 SCALE : 1" = 15' (22 X 34)  
 1" = 30' (11 X 17)



|                   |          |
|-------------------|----------|
| DATE              | 02-21-17 |
| ISSUANCE/REVISION |          |
| PLAN COMMISSION   |          |

818 N Meadowbrook Ln  
 Wauwatosa, WI 53097  
 phone (608) 849-9378  
 www.pe-wi.com

**PROFESSIONAL ENGINEERING LLC**

**FITCHBURG RETAIL  
 SITE PLAN**  
 2839 FISH HATCHERY ROAD  
 FITCHBURG, WISCONSIN

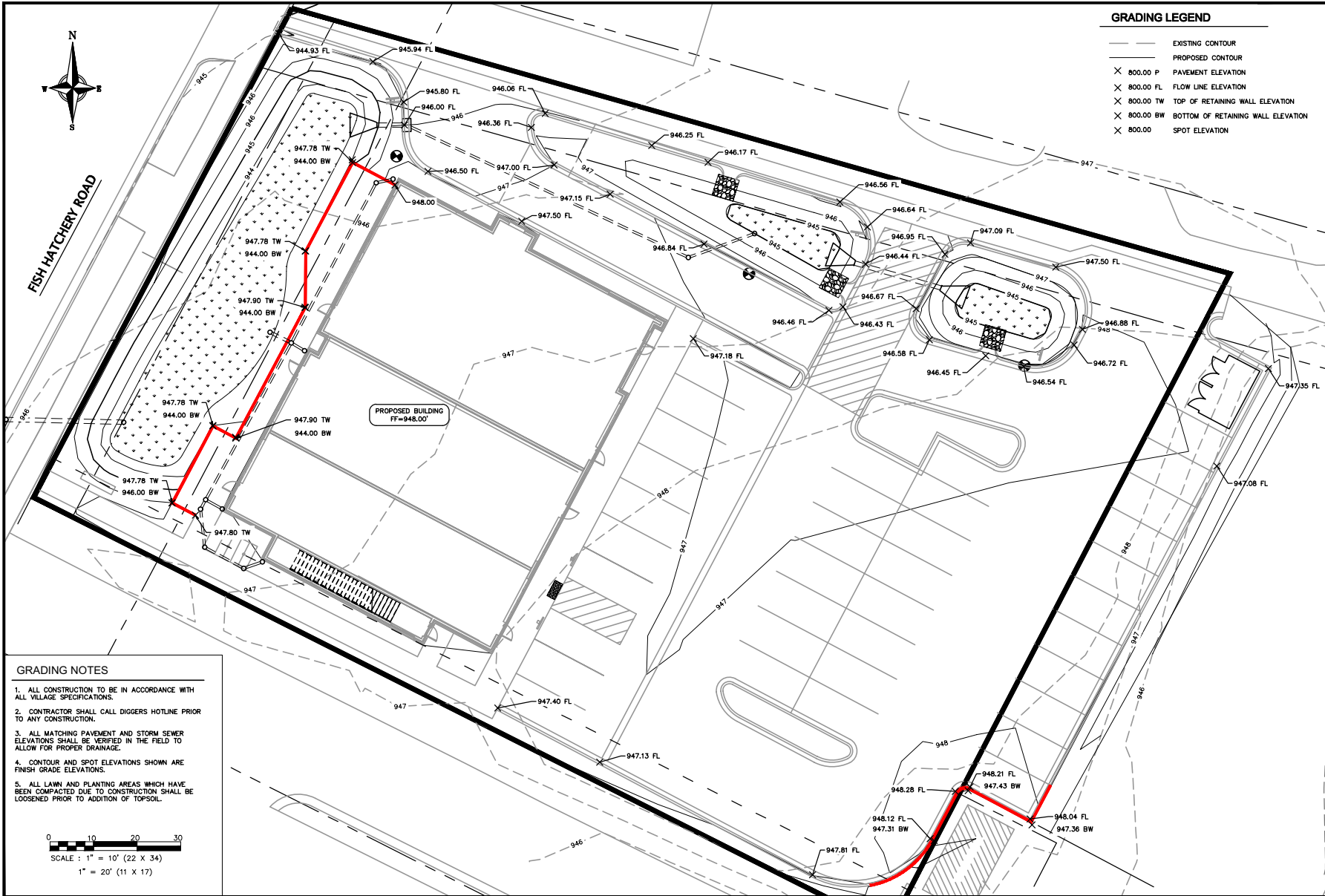
**C2.0**

**GRADING LEGEND**

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- × 800.00 P PAVEMENT ELEVATION
- × 800.00 FL FLOW LINE ELEVATION
- × 800.00 TW TOP OF RETAINING WALL ELEVATION
- × 800.00 BW BOTTOM OF RETAINING WALL ELEVATION
- × 800.00 SPOT ELEVATION

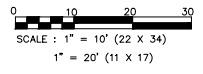


FISH HATCHERY ROAD



**GRADING NOTES**

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL VILLAGE SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.



|                   |          |
|-------------------|----------|
| DATE              | 02-21-17 |
| ISSUANCE/REVISION |          |
| PLAN COMMISSION   |          |

818 N Meadowbrook Ln  
Waukegan, WI 53097  
phone (608) 849-9378  
www.pe-wi.com

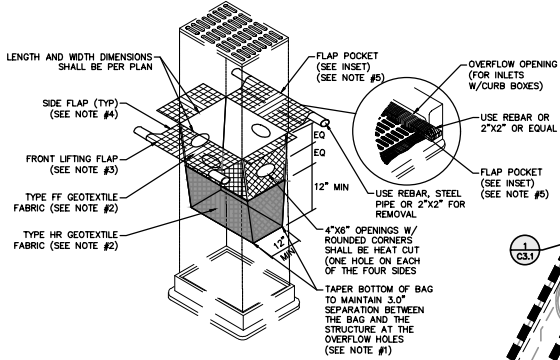
**PROFESSIONAL ENGINEERING LLC**

**FITCHBURG RETAIL GRADING PLAN**  
2839 FISH HATCHERY ROAD  
FITCHBURG, WISCONSIN

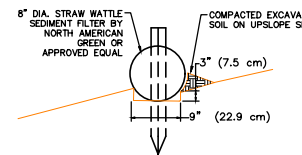
**C3.0**

**NOTES:**

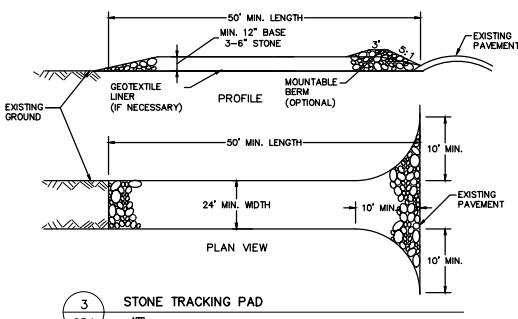
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURAL WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG, GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x2". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



1 INLET PROTECTIONS, TYPE D - HYBRID  
C3.1 MTS



2 SEDIMENT FILTER  
C3.1 MTS



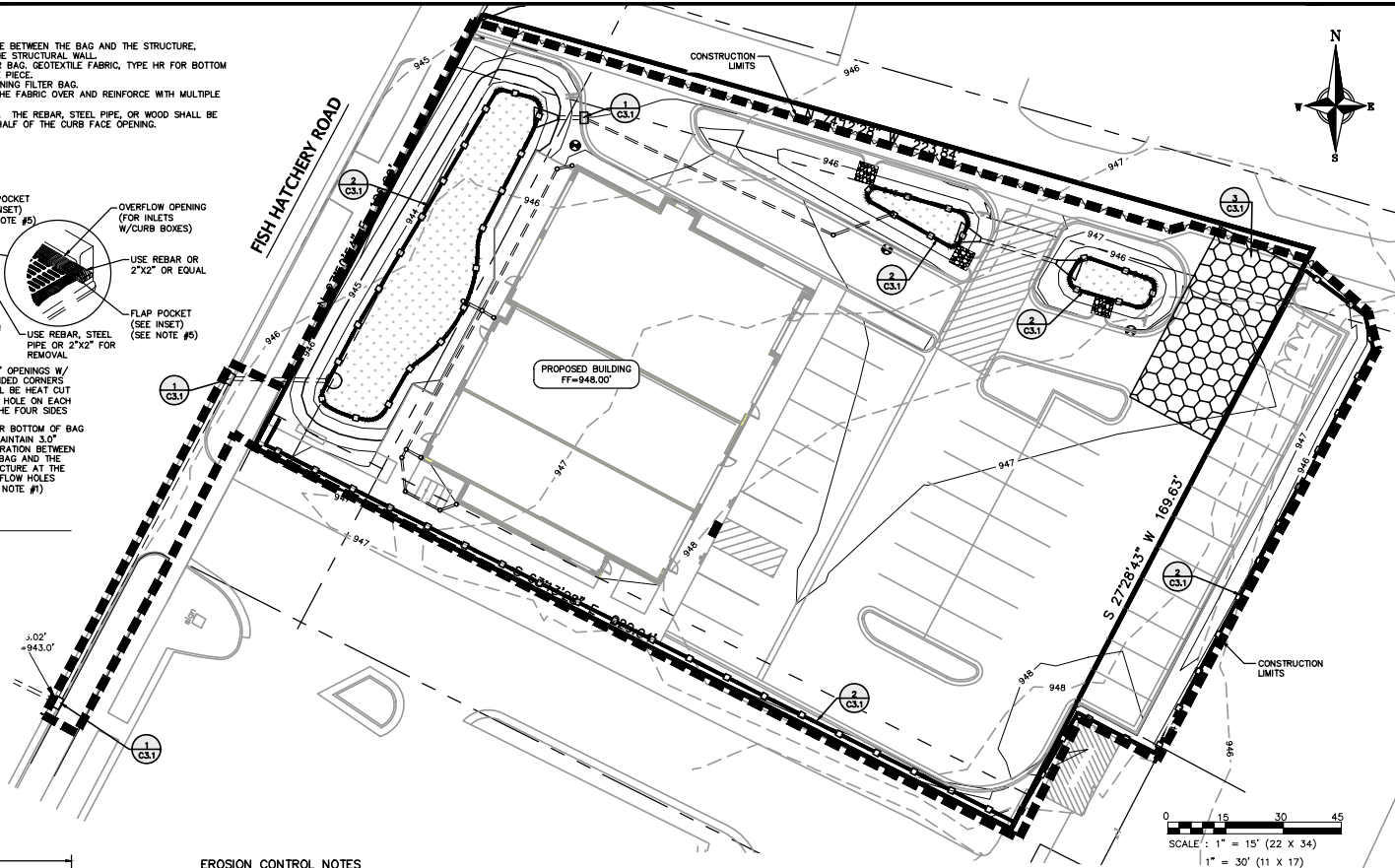
3 STONE TRACKING PAD  
C3.1 MTS

**EROSION CONTROL NOTES**

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A WISCONSIN DOT TYPE D INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SOODED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

**CONSTRUCTION SCHEDULE**

INSTALL EROSION CONTROL MEASURES: MAY 1, 2017  
 BEGIN GRADING: MAY 1, 2017  
 SEED & MULCH ANY REMAINING DISTURBED AREAS: SEPTEMBER 15, 2017  
 VEGETATION ESTABLISHED: MAY 15, 2018



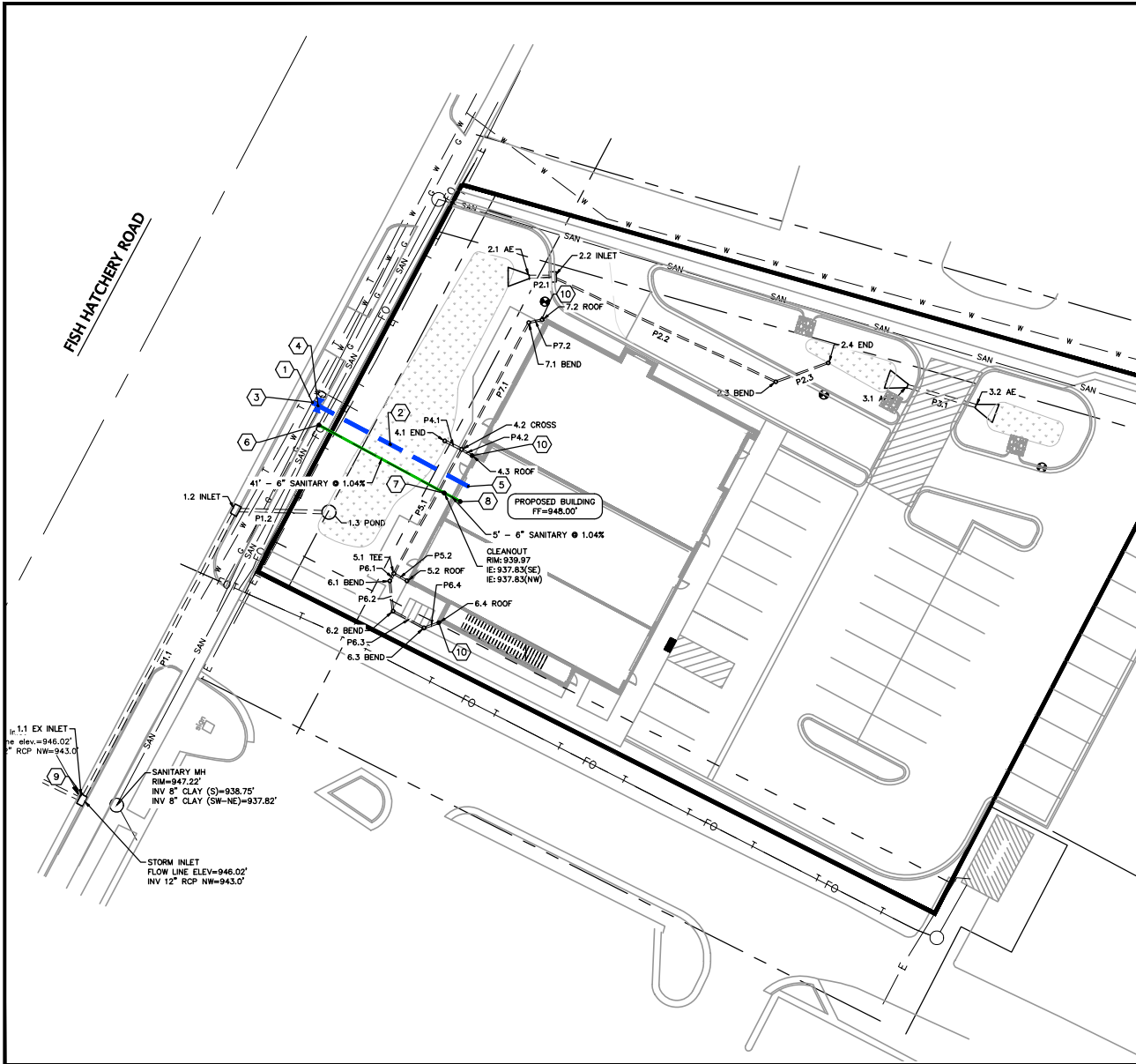
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|-------------------|----------|
| DATE              | 05-21-17 |
| ISSUANCE/REVISION |          |
| PLAN COMMISSION   |          |

818 N Meadowbrook Ln  
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**PROFESSIONAL ENGINEERING LLC**

**FITCHBURG RETAIL EROSION CONTROL PLAN**  
 2839 FISH HATCHERY ROAD  
 FITCHBURG, WISCONSIN

C3.1

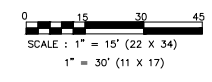


**PLAN KEY**

- ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH WATER UTILITY
- ② 2" WATER SERVICE
- ③ CORPORATION STOP
- ④ CURB STOP
- ⑤ CONNECT TO BLDG WATER SERVICE
- ⑥ CONNECT TO EXISTING SANITARY SEWER PER CITY REQUIREMENTS
- ⑦ SANITARY CLEANOUT
- ⑧ CONNECT TO SANITARY BLDG SEWER (SEE PLUMBING PLANS)
- ⑨ CONNECT TO EXISTING STORM SEWER PER CITY STANDARDS
- ⑩ CONNECT TO ROOF DRAIN, TYP.

**UTILITY NOTES**

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE SDR-35 PVC OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED ON THE STORM SEWER SCHEDULE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER SERVICE SHALL BE TYPE "K" COPPER.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.



|                   |          |
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**PROFESSIONAL ENGINEERING LLC**

**FITCHBURG RETAIL UTILITY PLAN**

2839 FISH HATCHERY ROAD  
FITCHBURG, WISCONSIN

C4.0

| STRUCTURE TABLE |                              |                |  |                              |                  |
|-----------------|------------------------------|----------------|--|------------------------------|------------------|
| STRUCTURE NAME  | SIZE                         | TOP OF CASTING | PIPES IN   | PIPES OUT                    | CASTING          |
| 1.1 EX INLET    |                              | 944.17         | P1.1, 12"<br>INV IN =943.00  |                              |                  |
| 1.2 INLET       | 2X3-FT                       | 944.65         | P1.1, 12"<br>INV IN =943.48  | P1.1, 12"<br>INV OUT =943.48 | NEENAH<br>R-3067 |
| 1.3 POND        | 3' DIA. MH                   | 945.28         |  | P1.2, 12"<br>INV OUT =943.62 | HAALA #CC36TM    |
| 2.1 AE          | APRON ENDWALL                | 944.53         | P2.1, 12"<br>INV IN =943.40  |                              |                  |
| 2.2 INLET       | 2X3-FT                       | 946.00         | P2.2, 6"<br>INV IN =943.75   | P2.1, 12"<br>INV OUT =943.50 | NEENAH<br>R-3067 |
| 2.3 BEND        | BEND                         | 946.93         | P2.3, 6"<br>INV IN =944.69   | P2.2, 6"<br>INV OUT =944.69  |                  |
| 2.4 END         | PIPE END                     | 946.04         |  | P2.3, 6"<br>INV OUT =945.50  |                  |
| 3.1 AE          | APRON ENDWALL                | 946.13         | P3.1, 12"<br>INV IN =945.00  |                              |                  |
| 3.2 AE          | APRON ENDWALL                | 946.28         |  | P3.1, 12"<br>INV OUT =945.15 |                  |
| 4.1 END         | PIPE END                     | 944.29         | P4.1, 8"<br>INV IN =943.58   |                              |                  |
| 4.2 CROSS       | CROSS                        | 947.92         | P5.1, 6"<br>INV IN =943.80<br>P7.1, 6"<br>INV IN =943.80<br>P4.2, 6"<br>INV IN =943.80 | P4.1, 8"<br>INV OUT =943.63  |                  |
| 4.3 ROOF        | CONNECT TO ROOF<br>DOWNSPOUT | 947.99         |  | P4.2, 6"<br>INV OUT =943.84  |                  |
| 5.1 TEE         | TEE                          | 947.89         | P6.1, 6"<br>INV IN =944.21<br>P5.2, 6"<br>INV IN =944.21                               | P5.1, 6"<br>INV OUT =944.21  |                  |
| 5.2 ROOF        | CONNECT TO ROOF<br>DOWNSPOUT | 947.90         |  | P5.2, 6"<br>INV OUT =944.25  |                  |
| 6.1 BEND        | BEND                         | 947.84         | P6.2, 6"<br>INV IN =944.23   | P6.1, 6"<br>INV OUT =944.23  |                  |
| 6.2 BEND        | BEND                         | 947.68         | P6.3, 6"<br>INV IN =944.32   | P6.2, 6"<br>INV OUT =944.32  |                  |
| 6.3 BEND        | BEND                         | 947.72         | P6.4, 6"<br>INV IN =944.42   | P6.3, 6"<br>INV OUT =944.42  |                  |
| 6.4 ROOF        | CONNECT TO ROOF<br>DOWNSPOUT | 947.97         |  | P6.4, 6"<br>INV OUT =944.47  |                  |
| 7.1 BEND        | BEND                         | 947.92         | P7.2, 6"<br>INV IN =944.22   | P7.1, 6"<br>INV OUT =944.22  |                  |
| 7.2 ROOF        | CONNECT TO ROOF<br>DOWNSPOUT | 947.62         |  | P7.2, 6"<br>INV OUT =944.26  |                  |

| PIPE TABLE |      |        |       |          |                           |                         |
|------------|------|--------|-------|----------|---------------------------|-------------------------|
| NAME       | SIZE | LENGTH | SLOPE | MATERIAL | START INVERT<br>ELEVATION | END INVERT<br>ELEVATION |
| P1.1       | 12"  | 96'    | 0.50% | RCP      | 943.48'                   | 943.00'                 |
| P1.2       | 12"  | 28'    | 0.50% | SDR 35   | 943.62'                   | 943.48'                 |
| P2.1       | 12"  | 7'     | 1.47% | SDR 35   | 943.50'                   | 943.40'                 |
| P2.2       | 6"   | 72'    | 1.32% | SDR 35   | 944.69'                   | 943.75'                 |
| P2.3       | 6"   | 17'    | 5.00% | SDR 35   | 945.50'                   | 944.69'                 |
| P3.1       | 12"  | 21'    | 0.72% | SDR 35   | 945.15'                   | 945.00'                 |
| P4.1       | 8"   | 6'     | 1.00% | SDR 35   | 943.63'                   | 943.58'                 |
| P4.2       | 6"   | 4'     | 1.00% | SDR 35   | 943.84'                   | 943.80'                 |
| P5.1       | 6"   | 42'    | 1.00% | SDR 35   | 944.21'                   | 943.80'                 |
| P5.2       | 6"   | 5'     | 1.00% | SDR 35   | 944.25'                   | 944.21'                 |
| P6.1       | 6"   | 3'     | 1.00% | SDR 35   | 944.23'                   | 944.21'                 |
| P6.2       | 6"   | 9'     | 1.00% | SDR 35   | 944.32'                   | 944.23'                 |
| P6.3       | 6"   | 11'    | 1.00% | SDR 35   | 944.42'                   | 944.32'                 |
| P6.4       | 6"   | 5'     | 1.00% | SDR 35   | 944.47'                   | 944.42'                 |
| P7.1       | 6"   | 42'    | 1.00% | SDR 35   | 944.22'                   | 943.80'                 |
| P7.2       | 6"   | 4'     | 1.00% | SDR 35   | 944.26'                   | 944.22'                 |

|                   |          |
|-------------------|----------|
| DATE              | 02-21-17 |
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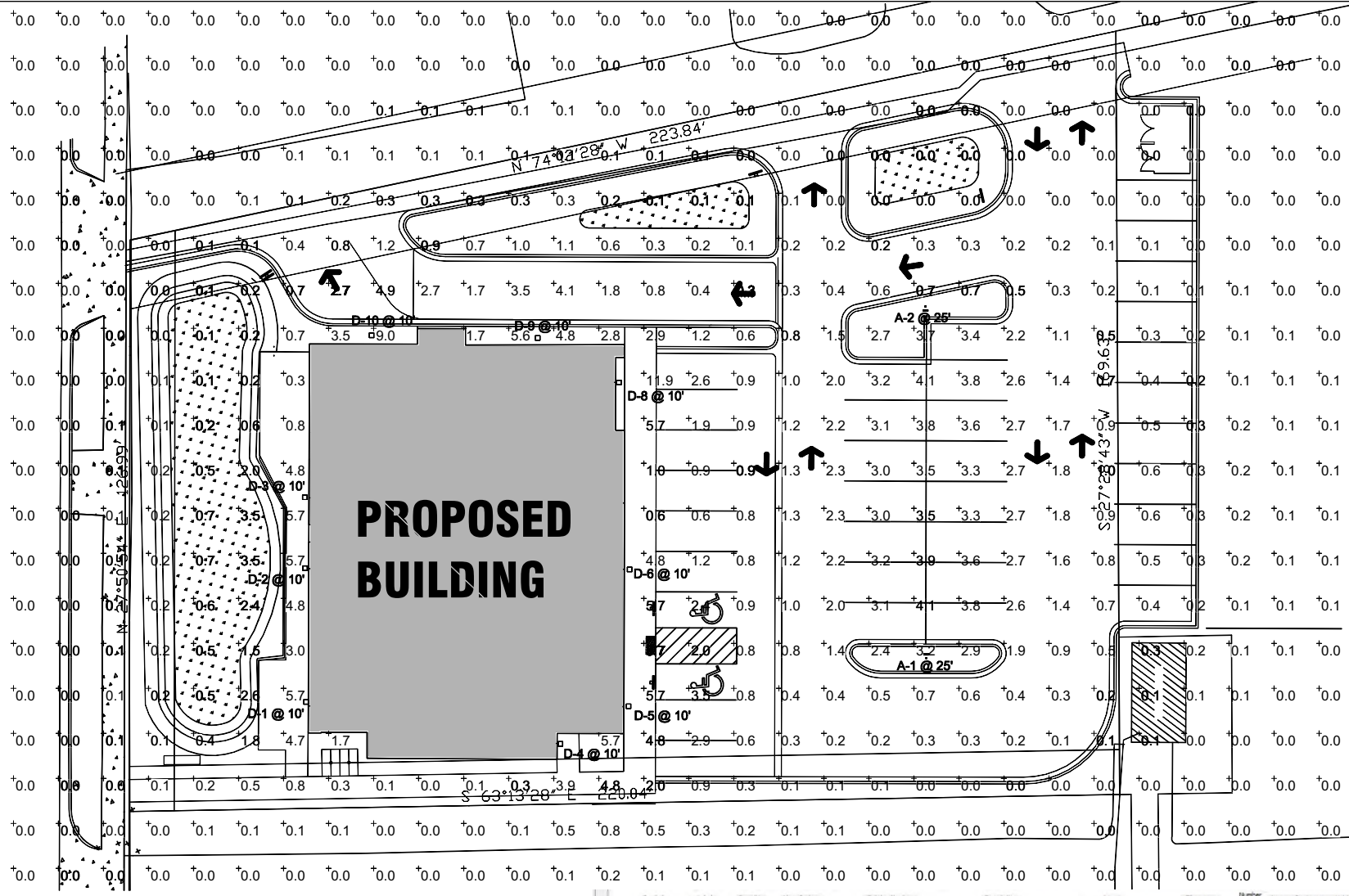


**PROFESSIONAL  
ENGINEERING**

**FITCHBURG RETAIL  
UTILITY PLAN**  
2839 FISH HATCHERY ROAD  
FITCHBURG, WISCONSIN

**C4.0**





**PROPOSED  
BUILDING**

| Symbol | Label | Quantity | Manufacturer       | Catalog Number                             | Description   | Lens  | Filename   | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |      |
|--------|-------|----------|--------------------|--|---|---|--|--------------|-----------------|-------------------|---------|------|
|        | A     | 2        | RAD LIGHTING, INC. | WRFLS2C4Y / ALDCC2C4Y (7.5 DEGREE UP TILT) | CAST FINNED METAL HOUSING, 2-PIECE EXTRUDED METAL HEAT SINK, 4-CIRCUIT BOARD EACH WITH 1 LED, HOUSER PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE PER PROJECTIONS SIDE UP | FOUR WHITE MULTI-CHIP LED'S (EMITTING 3000K LIGHT) TILTED 15 DEGREES FROM VERTICAL IN AN ARRAY OF THREE UNITS EACH FROM STRAIGHT AHEAD  | ISB142.asx   | 4            | Absolute        | 1.00              | 106.3   |      |
|        | B     | 0        | Urban Lighting     | AF1  | NOT USED  | NOT USED  | AF1.asx  | 2            | 304             | 1.00              | 12.0    |      |
|        | C     | 0        | RAD LIGHTING, INC. | DRLED17ACBLOOD                             | DRILLED 17 AC BLOOD HOUSED LENS   | CAST FINNED METAL HOUSING, ONE-CIRCUIT BOARD WITH ONE LED, SPUN BEND SPECULAR METAL REFLECTOR, PROTECTED FLAT GLASS LENS IN CAST BLACK PAINTED METAL TRIM RING, PROJECTIONS SIDE UP | ONE WHITE MULTI-CHIP LED'S (EMITTING 3000K LIGHT) SPUN BEND SPECULAR METAL REFLECTOR, PROTECTED FLAT GLASS LENS IN CAST BLACK PAINTED METAL TRIM RING, PROJECTIONS SIDE UP | rsb0026.asx  | 1               | Absolute          | 1.00    | 15.6 |
|        | D     | 9        | RAD LIGHTING, INC. | SLM57W (WHITE FINISH)                      | NOT USED  | NOT USED  | ISB471.asx   | 22           | Absolute        | 1.00              | 56.6    |      |

1 SITE LIGHTING PLAN  
3/16"=1'-0"



**ALEDC104Y/PC1**



Cut-off viewing. Mounts to square steel plate at 20" x 24" x 1/4" (4 holes per plate. Plates feeding thermal management system 100,000-hour L70 lifespan, 5 Year Warranty. Color: Bronze. Weight: 26.0 lbs.

|                            |                 |
|----------------------------|-----------------|
| Project: O'Reilly Aquatics | Type: A         |
| Prepared By:               | Date: 5/23/2016 |

| Driver Info  |                  | LED Info       |              |
|--------------|------------------|----------------|--------------|
| Type         | Constant Current | Watts          | 104W         |
| 120V         | E5SA             | Color Temp     | 3000K (Warm) |
| 200V         | E5SA             | Color Accuracy | 90 CRI       |
| 240V         | E5IA             | L70 Lifetime   | 100,000      |
| 277V         | E4AA             | Lumens         | 8,171        |
| Input/Output | 100W             | Efficiency     | 80 LPM       |
| Efficiency   | 89%              |                |              |

**Technical Specifications**

**Electrical:** 100V - 277V Tolerant. Photocell included. Photocell compatible with 120V - 277V.

**Photocell:** 100V - 277V Tolerant. Photocell included. Photocell compatible with 120V - 277V.

**Driver:** Constant current, Class 1, 100-277V, 5000 Hz, 40V Surge Protection, 100mA, 100-277V ±0.5%, Power Factor 98.2%.

**THD:** 4.3% at 120V, 6.0% at 277V.

**Input Watts:** 114W.

**Loadings:** 114W.

**UL Listing:** UL Listed for Wet Locations as ULight and Drought.

**RoHS/REACH:** RoHS/REACH Compliant. RAB LED Luminaires have been verified by an independent laboratory in accordance with RoHS/REACH and have received the Department of Energy "Tagging Facility" label.

**ULC Listed:** This product is the Design Light Concentration (DLC) Qualified Products List and is eligible to receive from D.L. Hunter Utilities.

**Construction:** IP Rating: Ingress Protection rating of IP65 for dust and water. Effective Protection Area: EPA = 2.8.

**Cold Weather Starting:** Minimum starting temperature is -40°F (-41°C).

**Ambient Temperature:** Suitable for use in 40°F (4°C) ambient temperature.

**Thermal Management:** Superior thermal management with external Air Flow fins.

**Housing:** Precision die cast aluminum housing, zinc finish.

**Anti:** Die-cast aluminum with anodized exterior.

**Lens:** Tempered glass.

**Reflector:** Spectator vacuum metallized polycarbonate.

**RoHS/REACH:** RoHS/REACH Compliant. RAB LED Luminaires have been verified by an independent laboratory in accordance with RoHS/REACH and have received the Department of Energy "Tagging Facility" label.

**ULC Listed:** This product is the Design Light Concentration (DLC) Qualified Products List and is eligible to receive from D.L. Hunter Utilities.

**Construction:** IP Rating: Ingress Protection rating of IP65 for dust and water. Effective Protection Area: EPA = 2.8.

**SLIM57Y/PC**



17, 17 and 42 Watt SLIM (Slim) fixtures are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20" to 30", and require NO ballast. They have 200W/hm to 250W/hm. These slim-light efficiency fixtures are available in cut-off or full cut-off views. Color: Bronze. Weight: 11.0 lbs.

|                            |                 |
|----------------------------|-----------------|
| Project: O'Reilly Aquatics | Type: DD        |
| Prepared By:               | Date: 5/23/2016 |

| Driver Info  |                  | LED Info       |              |
|--------------|------------------|----------------|--------------|
| Type         | Constant Current | Watts          | 57W          |
| 120V         | E5AA             | Color Temp     | 3000K (Warm) |
| 200V         | N/A              | Color Accuracy | 90 CRI       |
| 240V         | N/A              | L70 Lifetime   | 100,000      |
| 277V         | N/A              | Lumens         | 3,738        |
| Input/Output | 57W              | Efficiency     | 66 LPM       |
| Efficiency   | N/A              |                |              |

**Technical Specifications**

**Electrical:** 100V Bulbs/Photocell included. Photocell is only compatible with 120V.

**Photocell:** 100V Bulbs/Photocell included. Photocell is only compatible with 120V.

**Driver:** Two Drivers, Constant Current, Class 2, 100-277V, 5000Hz, 40V Surge Protection, 100mA, 100-277V ±0.5%, Power Factor 98.2%.

**THD:** 4.3% at 120V, 3.0% at 277V.

**Loadings:** 114W.

**UL Listing:** UL Listed for wet locations. High Mount only.

**RoHS/REACH:** RoHS/REACH Compliant. RAB LED Luminaires have been verified by an independent laboratory in accordance with RoHS/REACH and have received the Department of Energy "Tagging Facility" label.

**ULC Listed:** This product is the Design Light Concentration (DLC) Qualified Products List and is eligible to receive from D.L. Hunter Utilities.

**Construction:** IP Rating: Ingress Protection rating of IP65 for dust and water. Effective Protection Area: EPA = 2.8.

**Cold Weather Starting:** Minimum starting temperature is -40°F (-41°C).

**Ambient Temperature:** Suitable for use in 40°F (4°C) ambient temperature.

**Thermal Management:** Superior thermal management with internal Air-Flow fins.

**Housing:** Precision die-cast aluminum housing and door frame.

**Mounting:** Die-cast back box with four (4) pre-drilled pilot points and threaded system for granular base or direct mounting. Hinged housing and bubble level for easy installation.

**Cutoff:** Cutoff (7°).

**Recommended Mounting Height:** Up to 25 ft.

**Lens:** Microprismatic diffusion glass lens encloses glass and has smooth and even light distribution.

**Reflector:** Spectator vacuum metallized.

**Footprint:** Designed to replace RAB LED VPO wallpacks, both in size and height footprint, so upgrading to LED is not just an aesthetic choice.

**IP Rating:** Ingress Protection rating of IP65 for dust and water.

**Cold Weather Starting:** Minimum starting temperature is -40°F (-41°C).

**Ambient Temperature:** Suitable for use in 40°F (4°C) ambient temperature.

**Green Technology:** Mercury and UV free, and RoHS compliant.

**LED Characteristics:** Long-life, high-efficiency, room-precision surface mount LEDs; barrel and metal for uniform light output and color.

**Lifespan:** 100,000-hour L70 lifespan based on IES LM-80 report and TM-21 calculations.

**Controlled Color Temp. (Nominal CCT):** 3000K.

**Color Stability:** LED color temperature is warranted to shift no more than 20% in CCT over a 5 year period.

**Color Consistency:** 7-view binning (Super Binning) to achieve consistent fixture to fixture color.

**HD Replacement Range:** The SLIM57 can be used to replace 200W ball based on achieved lumens.

**Accessories:** Available accessories include individual and site-guied. Click to view all accessories.

**ALEDC104Y/PC1**



**Technical Specifications (continued)**

**Other:** GSA Bid/Submit: 100 FAR Subject 25.4

**Warranty:** RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of installation to the end user, including coverage of any initial color stability, power performance and fixture finish.

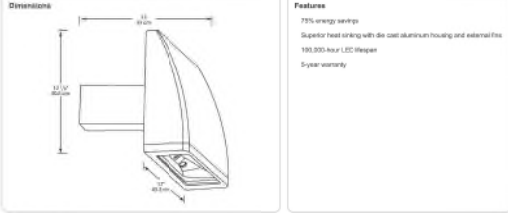
**LED Characteristics:** LED color temperature is warranted to shift no more than 20% in CCT over a 5 year period.

**Dimensions:** 10" H, 14" W, 14" D

**Features:** 75% energy savings. Superior heat sinking with die cast aluminum housing and external 100,000-hour LEC lifespan. 5-year warranty.

**Ordering Matrix:**

| Family | Cutoff           | Watts | Color Temp   | Finish      | Photocell          | Bi-Level      |
|--------|------------------|-------|--------------|-------------|--------------------|---------------|
| ALED   | FC = Full Cutoff | 104W  | 3000K (Warm) | BR = Bronze | PC = 120V Standard | BL = Bi-Level |



**Ordering Matrix**

| Family | Cutoff           | Watts | Color Temp   | Finish      | Photocell          | Bi-Level      |
|--------|------------------|-------|--------------|-------------|--------------------|---------------|
| ALED   | FC = Full Cutoff | 104W  | 3000K (Warm) | BR = Bronze | PC = 120V Standard | BL = Bi-Level |

**SLIM57Y/PC**



**Technical Specifications (continued)**

**Other:** GSA Bid/Submit: 100 FAR Subject 25.4

**Warranty:** RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of installation to the end user, including coverage of any initial color stability, power performance and fixture finish.

**LED Characteristics:** LED color temperature is warranted to shift no more than 20% in CCT over a 5 year period.

**Dimensions:** 10" H, 14" W, 14" D

**Features:** Covers footprint of most traditional wallpacks. Easy installation with integral access, bubble level and multiple conduit entries. Tightback gasket keeps elements out. 100,000-hour LEC lifespan. 5-year warranty.

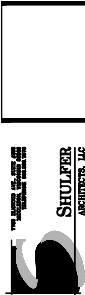
**Ordering Matrix:**

| Family | Cutoff           | Watts | Color Temp   | Finish      | Photocell          | Bi-Level      |
|--------|------------------|-------|--------------|-------------|--------------------|---------------|
| SLIM   | FC = Full Cutoff | 57W   | 3000K (Warm) | BR = Bronze | PC = 120V Standard | BL = Bi-Level |



**Ordering Matrix**

| Family | Cutoff           | Watts | Color Temp   | Finish      | Photocell          | Bi-Level      |
|--------|------------------|-------|--------------|-------------|--------------------|---------------|
| SLIM   | FC = Full Cutoff | 57W   | 3000K (Warm) | BR = Bronze | PC = 120V Standard | BL = Bi-Level |

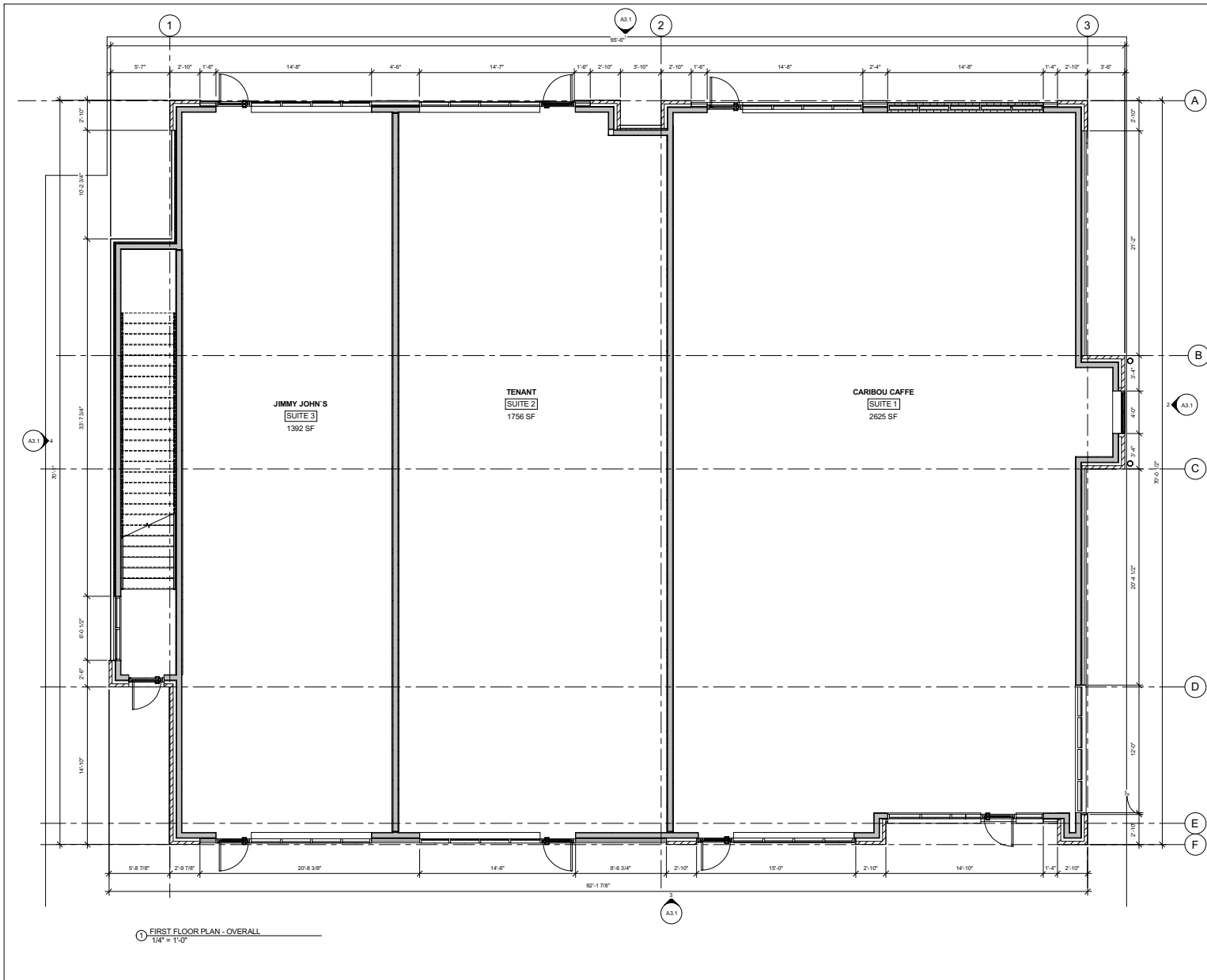


**FITCHBURG RETAIL**  
DEVELOPMENT  
FITCHBURG, WISCONSIN

**SITE LIGHTING**  
**FIXTURE SPECS**

03.21.17  
PC SUBMITTAL

**ES1.2**



**FITCHBURG RETAIL**  
2839 FISH HATCHERY RD.  
FITCHBURG, VT

**FIRST FLOOR PLAN**

03/21/2017  
PC SUBMITTAL

**A2.1**

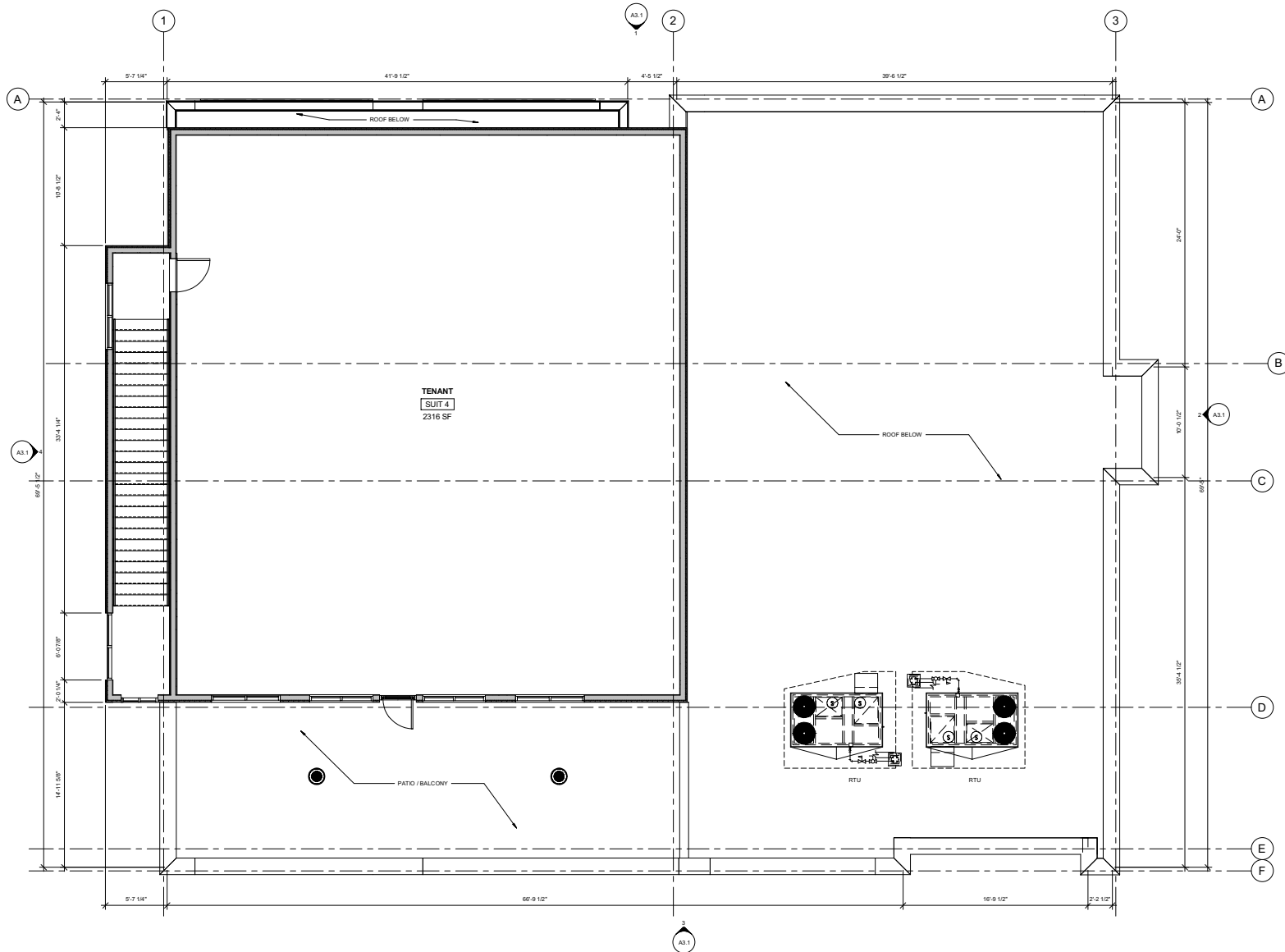


**FITCHBURG RETAIL**  
2839 FISH HATCHERY RD.  
FITCHBURG, VT

**SECOND FLOOR PLAN**

03/21/2017  
PC SUBMITTAL

**A2.2**



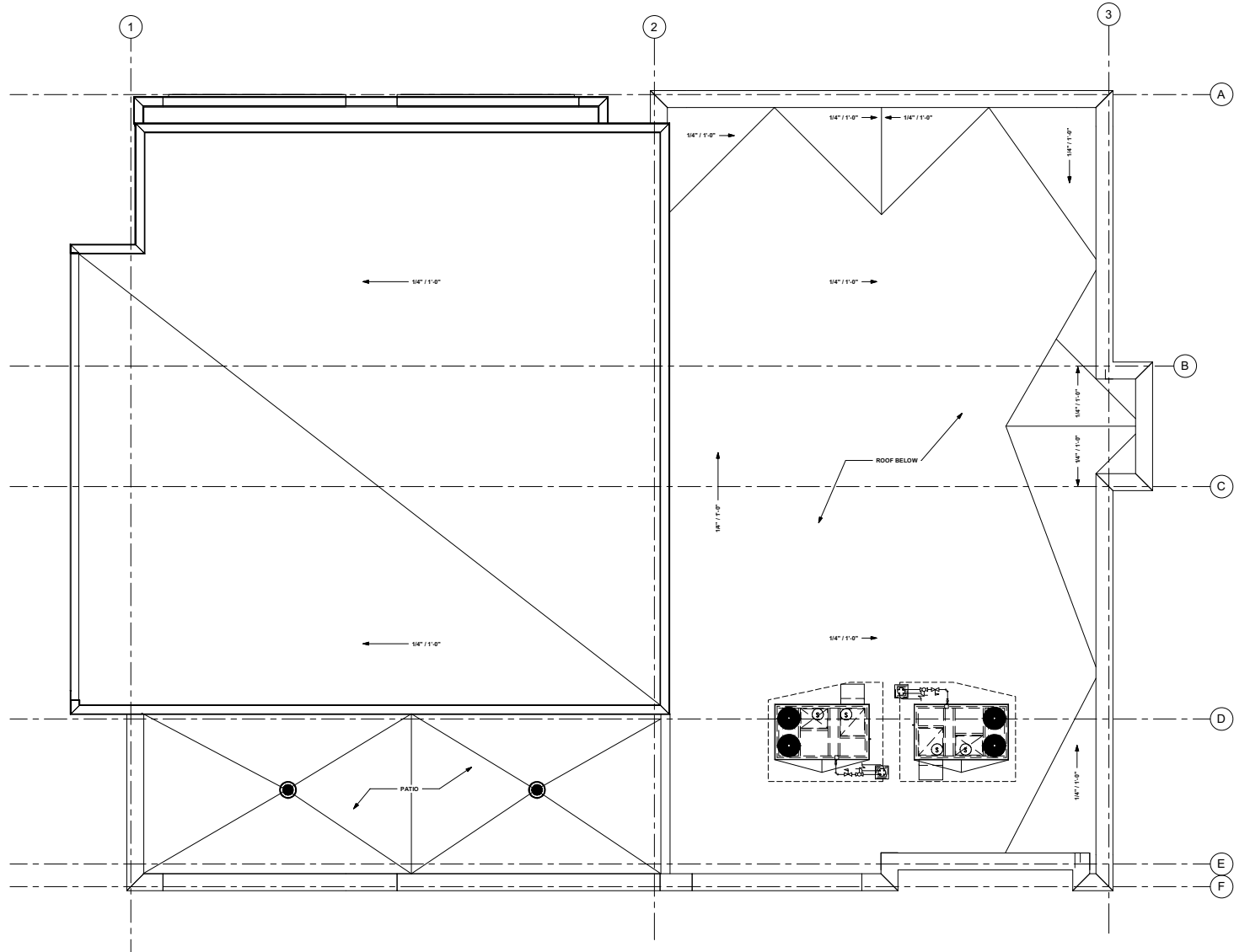


**FITCHBURG RETAIL**  
2839 FISH HATCHERY RD.  
FITCHBURG, WI

**ROOF PLAN**

03/21/2017  
PC SUBMITTAL  
02/20/2017  
FOR CONSTRUCTION

**A2.3**



① ROOF PLAN  
1/4" = 1'-0"

**MATERIAL NOTES**

- 1 TYPE 1 MASONRY - SIOUX CITY BRICK STANDARD BRICK, COLOR: 1
- 2 TYPE 2 MASONRY - SIOUX CITY BRICK STANDARD BRICK, COLOR: 2
- 3 TRELLIS SYSTEM W/ TIEBACKS, COLOR: DARK BRONZE
- 4 EXTERIOR INSULATION FINISH SYSTEM (EIFS), DRYVIT, SANDPBLEE FINISH, COLOR: SPECTRUM BROWN
- 5 EXTERIOR INSULATION FINISH SYSTEM (EIFS), DRYVIT, SANDPBLEE FINISH, COLOR: DOVER GRAY
- 6 EXTERIOR INSULATION FINISH SYSTEM (EIFS) COPING, DRYVIT, SANDPBLEE FINISH, COLOR: TBD
- 7 THERMALLY IMPROVED CLEAR ANODIZED STOREFRONT SYSTEM WITH 1" LOW-E GLAZING
- 8 PREFINISHED METAL COPING, COLOR: DARK BRONZE ANODIZED
- 9 BLACK CANVAS CANOPY WITH 1" SQUARE TUBE ALUMINUM FRAME
- 10 6" DIA. CONCRETE ROLLAND
- 11 THERMALLY IMPROVED CLEAR ANODIZED STOREFRONT SYSTEM WITH 1" LOW-E GLAZING WITH GRAY FILM
- 12 PASS-THRU WINDOW, CLEAR ANODIZED ALUMINUM FRAME, TENANT SUPPLIED, CONTRACTOR INSTALLED
- 13 NICHHA CEMENT PANELS, COLOR: TBD



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



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



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

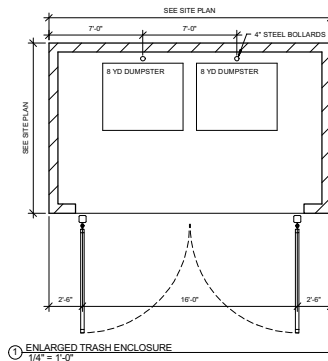


4 SOUTH ELEVATION  
1/8" = 1'-0"

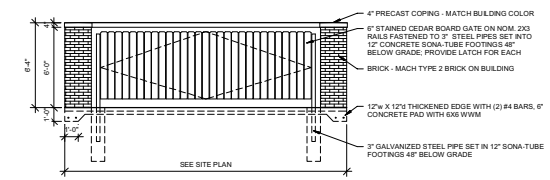
**FITCHBURG RETAIL**  
 2839 FISH HATCHERY RD.  
 FITCHBURG, WI

**EXTERIOR ELEVATIONS**

03/21/2017  
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① ENLARGED TRASH ENCLOSURE  
 1/4" = 1'-0"



② FRONT OF TRASH ENCLOSURE  
 1/4" = 1'-0"

**FITCHBURG RETAIL**  
 2839 FISH HATCHERY RD.  
 FITCHBURG, VT

**SCHEDULES**

03/21/2017  
 PC SUBMITTAL

**A10.1**