



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

SMARTCODE ADMINISTRATIVE APPROVAL APPLICATION

Location of Property:

Street Address: NW corner of Lacy Road and E Cheryl Parkway

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Lot 56, Fourth Addition to Nine Springs

Administrative Approval Details:

1. Administrative Approval Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Approval(s) should be submitted with this application.

Administrative Approval Checklist:

- ☒ 1. Describe each specific Approval requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what is required by the Code and what is being proposed.
- ☒ 2. The effect of the approval on the overall Regulating Plan and how such requested approval will meet the standards of Section 1.6.5 of Chapter 23 SmartCode District.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Avante Properties

Address: 120 E. Lakeside St. Madison, WI

Phone No.: 608-294-4085

Contact Person: Karyl Lynn Bruckner

E-mail: karyllynn@avanteproperties.com

Address: _____

Phone No.: _____

Respectfully Submitted By: Km. Bruckner

Date: 10-25-16

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: 12/13/16

Comments: Approval is granted in accord with Table 2 +
Table 25 of Chapter 23 SmartCode.

171
2-17-17

October 25, 2016

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Administrative Approval
Lot 56 – NW Corner of Lacy Rd & E. Cheryl Pkwy

KBA Project # 1608

Dear Mr. Hovel,

This is a request for Administrative Approval to allow for an Edgeyard building disposition in the T5 Transect Zone for the site at the northwest corner of Lacy Road and East Cheryl Parkway. As stated in Table 16 of the Smartcode, the Edgeyard building disposition type is a building that occupies the center of its lot with setbacks on all sides. The Edgeyard building disposition type is most suitable for this site because of its unique corner location. The Smartcode also states that an Edgeyard building disposition is possible with Administrative Approval in the T5 Transect Zone.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow



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

SMARTCODE
ADMINISTRATIVE ~~APPROVAL~~ ^{WALIVER}
APPLICATION

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Lot 56, Fourth Addition to Nine Springs

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Phone No.: 608-294-4085

Contact Person: Karyl Lynn Bruckner

E-mail: karyllynn@avanteproperties.com

Address: _____

Phone No.: _____

Respectfully Submitted By: *K. Bruckner*

Date: 10-25-16

Owner's or Authorized Agent's Signature

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PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: 12/13/16

Conditions

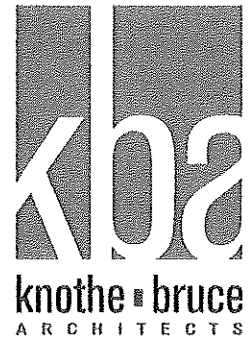
Comments:

Waiver is granted in accord with 5.13.4(g).
Rooftop mechanical equipment shall be installed to be
fully concealed by the parapet, as required by code.

JH
2-17-17

October 26, 2016

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Administrative Approval
Lot 56 – Lacy Rd and East Cheryl Parkway

KBA Project # 1608

Dear Mr. Hovel,

This is a request for Administrative Approval for the building on the NW corner of Lacy Rd and E Cheryl Parkway to allow for a parapet height of 24", which is less than the 42" minimum required height in the T5 Transect Zone. The Smartcode states that a parapet height below the minimum 42" is possible with Administrative Approval in the T5 Transect Zone. The detail on attached sheet A-3.1 shows that the mechanical equipment will still be concealed with the 24" parapet.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow



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

SMARTCODE BUILDING/SITE PLAN APPLICATION (ARTICLE 5)

1. Location of Property:

Street Address: Northwest corner of Lacy Rd and E. Cheryl Parkway

Legal Description - (Metes & Bounds, or Lot No. And Plat): Lot 56, Fourth Addition to Nine Springs

2. Description of Project: 4 story, 99 unit apartment building w/ underground parking and 1st floor commercial space

3. Existing Transect Zone: T5 **Article 3 or Article 4 approval date:** 7/22/16

4. Size of Site: 56,672 S.F. **Site Density (if applicable):** 572 SF/DU

5. Building/Site Plan applications shall provide plans and information showing the following:

- | | |
|---|---|
| ☐ 1. Building Disposition | ☐ 13. Signage Standards |
| ☐ 2. Building Configuration | ☐ 14. Special Requirements, if any |
| ☐ 3. Building Use | ☐ 15. Architectural Standards |
| ☐ 4. Parking calculation & location | ☐ 16. Fencing Standards |
| ☐ 5. Number of dwelling units | ☐ 17. Lighting Standards |
| ☐ 6. Base Residential Density | ☐ 17. Grading Plan |
| ☐ 7. Building square footage | ☐ 18. Statistics, maps and other documentation |
| ☐ 8. All requests for Administrative Waivers, if any | showing how the Article 5 application, in |
| ☐ 9. All requests for Administrative Approvals, if any | combination with the past approved Article 5 |
| ☐ 10. All known requests for Conditional Use | plans, will meet the approved Community |
| Permits, if any | Regulating Plan, and the standards of this |
| ☐ 11. Civic Building design(s) | Chapter. |
| ☐ 12. Landscape Standards | |

***Also submit all mapping in either CADD or GIS files

Current Owner(s) of Property: Avante Properties

Address: 120 E. Lakeside St. Madison, WI

Phone No.: 608-294-4085

Contact Person: Karyl Lynn Bruckner

E-mail: karyllynn@avanteproperties.com

Address: _____

Phone No.: _____

Respectfully Submitted By: Km. Bruckner

Date: 10.25-16

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

FOR CITY USE ONLY

Date Received: 12/13/16 **Permit Request No.:** Article 5

APPROVED

12-17-17

Approval is based on plan set provided to the City on 12/13/2016, accompanying materials and responses to staff comments, along with approved Administrative Waiver + Approval. See attached for conditions of this approval.

Lot 56 Fourth Addition to Nine Springs
Article 5 Plan Approval Conditions
February 17, 2017

- 1.) Approval is based on revised plans submitted on December 13, 2016 with site plan dated December 1, 2016.
- 2.) Shall provide sufficient bicycle parking to satisfy both long- and short-term bike parking requirements.
- 3.) Signage shall comply with requirements of Chapter 23 SmartCode Zoning.
- 4.) Lighting shall be full cut-off or dark sky compliant.
- 5.) Park improvement fee shall be paid for each dwelling unit prior to issuance of any zoning or building permit.
- 6.) Applicant shall continue to work with Public Works to coordinate final water and sewer lateral locations with the final approved plans for public works construction in associated plat.
- 7.) Applicant shall obtain an Erosion Control and Stormwater Management (ECSWM) permit prior to the issuance of any zoning or building permit.
- 8.) No building or zoning permit shall be obtained until all public improvements associated with the plat have been accepted.
- 9.) Building is addressed as 5120 E Cheryl Parkway.

SITE PLAN REVIEW CHECKLIST:

<u>YES</u>	<u>NO</u>	
_____	_____	Signed and completed Building / Site Plan – Article 5 Application
_____	_____	Proposals / design compliant with Ch. 23 SmartCode District
_____	_____	Vicinity map (no larger than 11 x 17)
_____	_____	2 (two) reduced size (11 x 17) plan sets
_____	_____	1 (one) full set of bounded drawings, include landscape plans
_____	_____	1 (one) electronic copy (.tif or .pdf) of the plan set
_____	_____	CADD or GIS files for all mapping
		<u>Plans to include existing and proposed information on the following:</u>
_____	_____	Location of structures, improvements and landscaping
_____	_____	North arrow and scale bar
_____	_____	Site boundaries
_____	_____	Setback distance from property lines
_____	_____	Rights-of-way, property lines and easements
_____	_____	Location & dimensions of driveways, streets and sidewalks
_____	_____	On-site parking and circulation
_____	_____	Location of loading spaces, if applicable
_____	_____	Location of trash receptacle enclosure
_____	_____	Location of all outdoor electrical, plumbing and mechanical equipment
_____	_____	Landscaping Plan for site
_____	_____	Signage Plan for site (type & fixtures)
_____	_____	Elevations for each side of the building detailing the materials & colors
_____	_____	Fencing Plan (if installing fence)
_____	_____	Lighting Plan (in footcandles) & fixtures cut-sheets
_____	_____	Grading Plan
_____	_____	Site plan data table containing: transect zone, site size in square feet or acres, lot coverage by building in square feet and percentage, residential density in units per acre (if applicable), square feet of impervious surface and parking and landscaping calculations.

ARTICLE 5 SUPPLEMENTAL FORM:

Building Disposition:

Lot(s) 56 Plat Fourth Addition to Nine Springs

Transect Zone: T5

Lot Width 147.08' Lot Coverage 88%

Type of Building: ☒ Edgeyard ☐ Sideyard ☐ Rearyard ☐ Courtyard ☐ Specialized

Principal Building Setbacks: Front (principal) 11.3-11.7 Front (secondary) 11.2' Side 11.6' Rear 6.9'-11.8'

Primary Setback: 11.3-11.7 feet Frontage buildout (if applicable): 81 %

Outbuilding: ☐ Yes ☒ No

Outbuilding Setbacks: Front N/A Side N/A Rear N/A

Building Configuration:

Type of Private Frontage: ☐ Common Yard ☐ Porch & Fence ☐ Light court ☒ Forecourt

☒ Stoop ☐ Shopfront ☐ Gallery ☐ Arcade

☐ Parking Lot ☐ Common Entry & Planter

% of clear glass of 1st story Façade: 32.1% @ primary facade, 18.5% @ secondary

Overall building height: 50'-6" feet 3 & 4 stories

1st story: 11'-1 7/8" feet

2nd story: 11'-1 7/8" feet

[3] story: 11'-1 7/8" feet

4 story: 11'-1 7/8"

Building Use:

Use of principal building: Multi-family residential plus a commercial space of 1,204 s.f.

of residential dwelling units in principal building (if applicable): 99 dwelling units

Use of accessory building: N/A

*If multiple uses in building, please provide square footage of each type of use.

Parking & Density:

of parking stalls provided within the Lot: 61

of parking stalls along parking lane corresponding to the Lot Frontage: 7

of parking stalls by lease or purchase from a Civic Parking Reserve within the Community Unit: N/A

If looking to use Effective Parking standards, applicant shall provide completed Parking Occupancy Rate Table (Table 20)

Current density for transect zone within the block: 0 (per 5.9.2f)

Parking Location:

Drive width: 22.6'

Material of parking / drive areas: asphalt

Landscape:

% of landscape area of 1st Layer of Principal Frontage: 50.5% % (minimum 30%)

% of landscape area of 1st Layer of Secondary Frontage: 66.7% % (minimum 30%)

of trees planted within the 1st Layer: 5

Requirements: T3 – 1 tree shall be planted within the 1st Layer for every 800 sq. ft of landscape area

T4 – minimum of 1 Understory Tree or 6 shrubs planted within 1st Layer for every 500 sq. ft. of 1st Layer landscape area.

T5 – Trees not required in 1st Layer.

Signage:

A or B grid street: N/A

Type of sign: N/A

(* note: A sign permit is required for all signs)

Architectural:

Type of building materials: Brick veneer, metal panels, composite siding, cast stone veneer, precast sills, aluminum railings
(See Section 5.13.4.c for requirements if using vinyl product.)

For single-family Edgeyard & Sideyard Residential, durable material used in height of 2 ft. above grade:

N/A

Fence: ☐ Yes ☒ No

If yes, fence at the 1st Layer shall be painted or stained.

Balcony or porch: ☒ Yes ☐ No

If yes, material of railings: Aluminum

Fencing:

Height of fence (if applicable): N/A feet

Lighting:

Are all parking lot and exterior building lighting on private lots dark sky approved or full cut-off fixtures? ☒ Yes ☐ No

Average lighting levels, in footcandles, at the building frontage line: 0



MEMORANDUM

CITY OF FITCHBURG PLANNING DEPARTMENT

5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200

FAX: (608) 270-4275

EMAIL: planning@city.fitchburg.wi.us

Application: Lot 56 4th Addition to Nine Springs – Article 5

Review Date: November 15, 2016

Planning Staff Review #1

Planning staff has reviewed the submitted Article 5 Plan for Lot 56 4th Addition to Nine Springs, plan set dated October 25, 2016. The following comments are based on this review. Please provide a detailed narrative response to each of these comments/questions, along with appropriate revised plans. Further comments or questions may arise as additional review occurs.

- 1.) Please note that the final plat for Fourth Addition to Nine Springs has not yet been signed or recorded. The plat will need to be recorded prior to issuance of any Article 5 plan approval for lots within the plat.

RESPONSE: The final plat for the Fourth Addition to Nine Springs is currently in the review process with the State Department of Administration for approval. It is noted that prior to any Article 5 plan approval, the final plat will need to be fully signed and recorded.

- 2.) Please include the lot dimensions on the site plan.

RESPONSE: This has been added to C-1.1.

- 3.) Please provide setback dimension for side setback off alley at NW building near Stanley Park Place.

RESPONSE: This has been added to C-1.1.

- 4.) The first level of residential should be a minimum of 2' above the average sidewalk grade. The elevations appear to show meeting this, but please provide confirmation that this is being satisfied.

RESPONSE: This has been confirmed and is noted on C-04 (lower left-hand corner), A-2.1 and A-2.2.

- 5.) Outdoor electrical, plumbing and mechanical shall be located in the second or third layer and concealed from the frontage view. The site plan shows one transformer on the site, located north of the alley. Please confirm this is the only ground equipment proposed for the site.

RESPONSE: This is correct.

- 6.) Please dimension the setback of parking stalls off alley from the west property line.

RESPONSE: This has been added to C-1.1.

- 7.) The increased setback off of E Cheryl Pkwy is allowed under section 5.7.6, which specifies that for a forecourt private frontage, the building may recess from the Frontage Line a maximum of 20 feet for pedestrian entries.

RESPONSE: That is correct and is what we followed for this design.

- 8.) A streetscreen is required along any portion of the frontage line where there isn't a building. Please update the site plan to show location of streetscreens and also provide a streetscreen detail.

RESPONSE: These have been added to the site drawings.

- 9.) Open parking shall be masked from the frontage by a building or streetscreen between 3.5 and 5.0 ft in height. Please update the site plan to show location of streetscreens and also provide a streetscreen detail.

RESPONSE: These have been added to the site drawings.

- 10.) Based on the proposed plan, 35 short-term bicycle stalls and 62 long-term bicycle stalls are required. The site plan shows 38 short-term stalls provided outside, 28 stalls in the basement with racks and indicates horizontal mounted bike racks will be provided where applicable. The horizontal mounted bike racks will need to be provided to satisfy the bike parking requirements.

RESPONSE: These will be installed as noted on A-1.0.

- 11.) Site will need to comply with all signage requirements of Chapter 23 under Section 5.12.

RESPONSE: This will be addressed in the future with a separate signage submittal.

- 12.) Please detail the floor heights on the building elevations.

RESPONSE: This has been added to A-2.1 and A-2.2

- 13.) Are there parking stalls parallel to the building on the south side of the alley off of Lacy Road?

RESPONSE: Yes, there are two parallel stalls located there.

- 14.) C-1.2 lighting plan shows lighting in the parking lot and a light at the parking garage entrance. Is there any other exterior lighting for the site?

RESPONSE: There will be bollard lighting on the plaza to light the pedestrian path to the main entry and there will also be emergency lighting above every exterior exit door as required by code.

- 15.) Parkland dedication was handled during the platting of the Fourth Addition to Nine Springs. Park Improvement fee of \$160 (2016 \$) will need to be paid for each dwelling unit, totaling \$15,840.

RESPONSE: Understood.

**Vista 1 Building – Lot 56 Fourth Addition to Nine Springs
51xx E. Cheryl Parkway
Public Works Review #1**

The following comments are based on the building/site plan (SmartCode Article 5) (CS-2132-16) submitted by Kevin Burrow of Knothe & Bruce, agent for Avante dated October 25, 2016 for Lot 56 Fourth Addition to Nine Springs. EJE 11-21-16; TF 11-11-16; CH 11-21-16. Additional comments beyond these may be required on future reviews.

General Comments

1. Please confirm the sizing and location of the refuse and recycling containers.
RESPONSE: The refuse and recycling containers are contained within the basement and there will be a total of (6) 2-yard containers.
2. The applicant will need to submit a Construction & Demolition Reuse/Recycling (CDRR) Plan to Public Works. CDRR Plans are required both for new construction and for demolition.
RESPONSE: This will be handled at the time of obtaining the building permit.

Water Main and Sanitary Sewer Comments

1. Coordinate final water and sewer lateral locations with the final approved plans for public works construction in associated plat. Final service locations and sizes need to be shown on the plans.
RESPONSE: The water and sewer lateral locations will be coordinated with the proposed Stanley Park Place Plans. Lateral locations and sizes are shown on the plans.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at:
<http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
RESPONSE: The current Erosion Control & Storm Water Management permit application for the Stanley Park Place improvements disturbance area incorporates the lot 56 project area. It is our intention to modify the currently submitted Stanley Park Place Erosion Control & Storm Water Management permit application for the Lot 56 project.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link:
<http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
RESPONSE: It is noted that a recorded stormwater maintenance agreement will be required for the private storm sewer and stormwater management facilities.

Recycling Plan

Project Overview

Project Data

Client: Knothe & Bruce Architects
Project: Vista
Location: NW corner of Lacy Rd and East Cheryl Parkway
Date: October 26, 2016
Contact: Kevin Burow

Project Overview

This proposed development is located near the corner of East Cheryl Parkway and Lacy Road. The site is part of the approved Article 3 Nine Springs Neighborhood Plan. This application is for Article 5 Smartcode administrative approval for the development of (1) apartment building on (1) lot totaling 99 units.

The Plan

1. The wood frame building will recycle the following items produced onsite:
 - Clean Wood
 - Clean Drywall
 - Shingles
 - Corrugated Cardboard
 - Non-Toxic Metal
2. 70% of construction material must be recycled according to City of Fitchburg Chapter 41 Ordinance, Section 151-157
3. Construction and Demolition Reuse/Recycling Report Form shall be submitted within 60 days of project completion.

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

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

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

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

Accessories

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

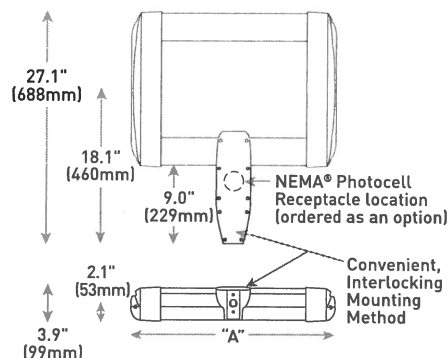
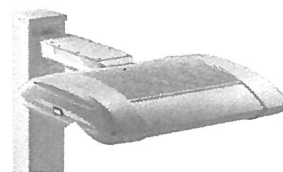
Ordering Information

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

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

Rev. Date: V3 08/03/2016

Canada: www.cree.com/canada



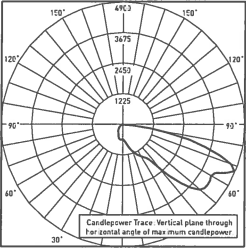
T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

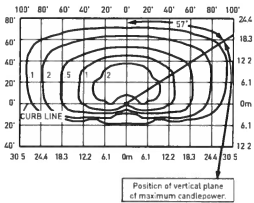
Photometry

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/area/cree-edge-series-1>

3MB



CSA Test Report #: 6448
ARE-EDG-3MB-**-06-E-UL-700
Initial Delivered Lumens: 7,740



ARE-EDG-3MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 12,420
Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,499	B1 U0 G1	1,557	B1 U0 G1
04	2,999	B1 U0 G1	3,114	B1 U0 G1
06	4,446	B1 U0 G1	4,617	B1 U0 G1
08	5,929	B1 U0 G2	6,157	B1 U0 G2
10	7,393	B1 U0 G2	7,677	B1 U0 G2
12	8,872	B1 U0 G2	9,213	B1 U0 G2
14	10,285	B1 U0 G2	10,680	B1 U0 G2
16	11,754	B1 U0 G3	12,206	B1 U0 G3
525mA				
02	2,099	B1 U0 G1	2,180	B1 U0 G1
04	4,198	B1 U0 G1	4,359	B1 U0 G1
06	6,225	B1 U0 G2	6,464	B1 U0 G2
08	8,300	B1 U0 G2	8,619	B1 U0 G2
10	10,350	B1 U0 G2	10,748	B1 U0 G2
12	12,420	B1 U0 G3	12,898	B1 U0 G3
14	14,398	B1 U0 G3	14,952	B2 U0 G3
16	16,455	B2 U0 G3	17,088	B2 U0 G3
700mA				
02	2,564	B1 U0 G1	2,662	B1 U0 G1
04	5,127	B1 U0 G2	5,325	B1 U0 G2
06	7,603	B1 U0 G2	7,896	B1 U0 G2

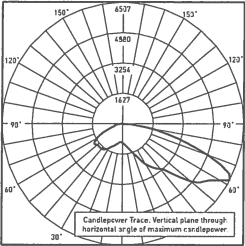
* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Cree Edge™ LED Area/Flood Luminaire

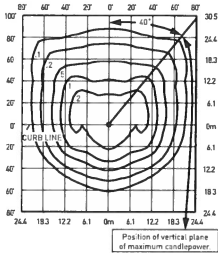
Photometry

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/area/cree-edge-series-1>

4M



CSA Test Report #: 6438
ARE-EDG-4M-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,367



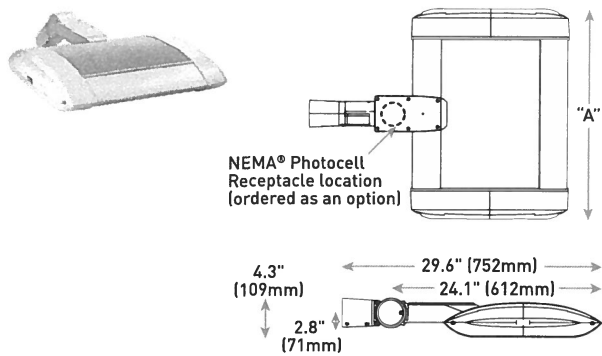
ARE-EDG-4M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,710
Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B2 U0 G2
12	12,650	B3 U0 G3	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B3 U0 G3
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B4 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B2 U0 G2	11,259	B2 U0 G2

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

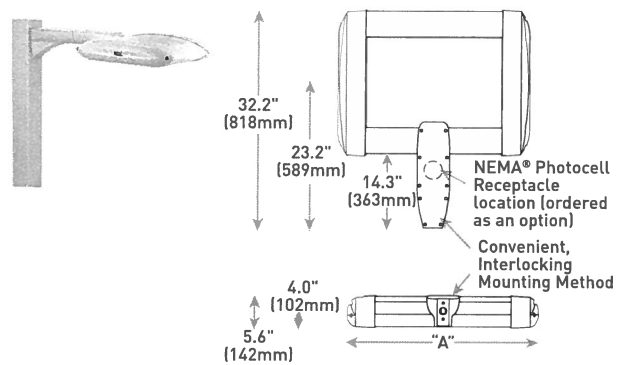
Cree Edge™ LED Area/Flood Luminaire

AA Mount



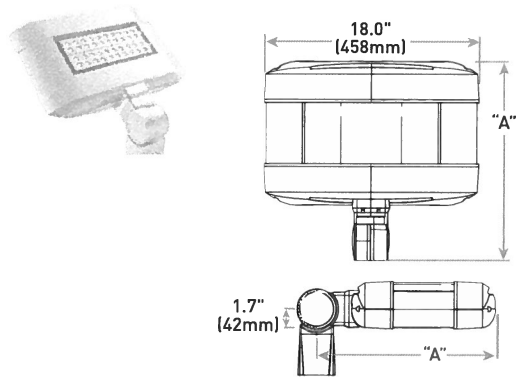
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

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)

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Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

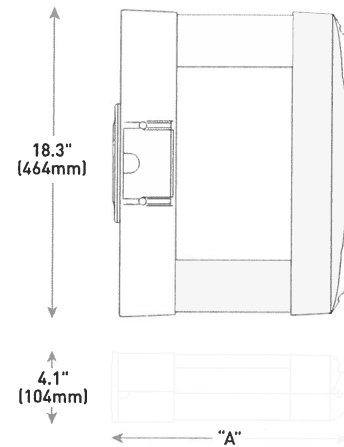
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

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

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

Accessories

Field-Installed	
Bird Spikes XA-BRDSPPK	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	WM Wall Mount	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 525 525mA 700 700mA 700 700mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications of 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight applications of 0° tilt 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire



US: lighting.cree.com/lighting

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

Rev. Date: V2 07/28/2016

Canada: www.cree.com/canada



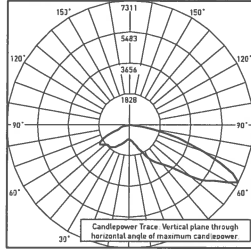
T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Security Wall Pack Luminaire

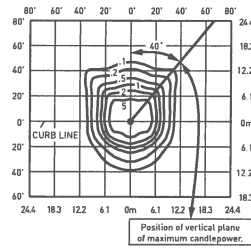
Photometry

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

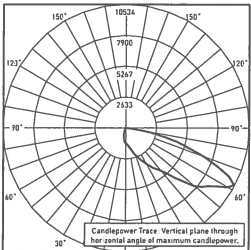
Type IV Medium Distribution

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B3 U0 G3
12	12,650	B3 U0 G3	13,137	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G2	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B3 U0 G3	12,290	B3 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B3 U0 G3	11,259	B3 U0 G3

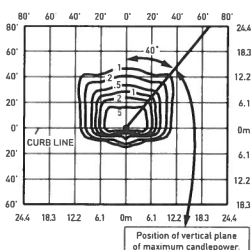
* Initial delivered lumens at 25°C (77°F)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

4MB



CSA Test Report #: 6449
ARE-EDG-4MB-**-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



SEC-EDG-4MB-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,915
Initial FC at grade

Type IV Medium Distribution w/BLS

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G2	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
525mA				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
700mA				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G2
06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25°C (77°F)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

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US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

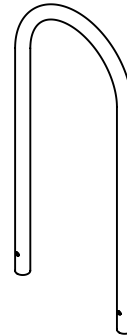
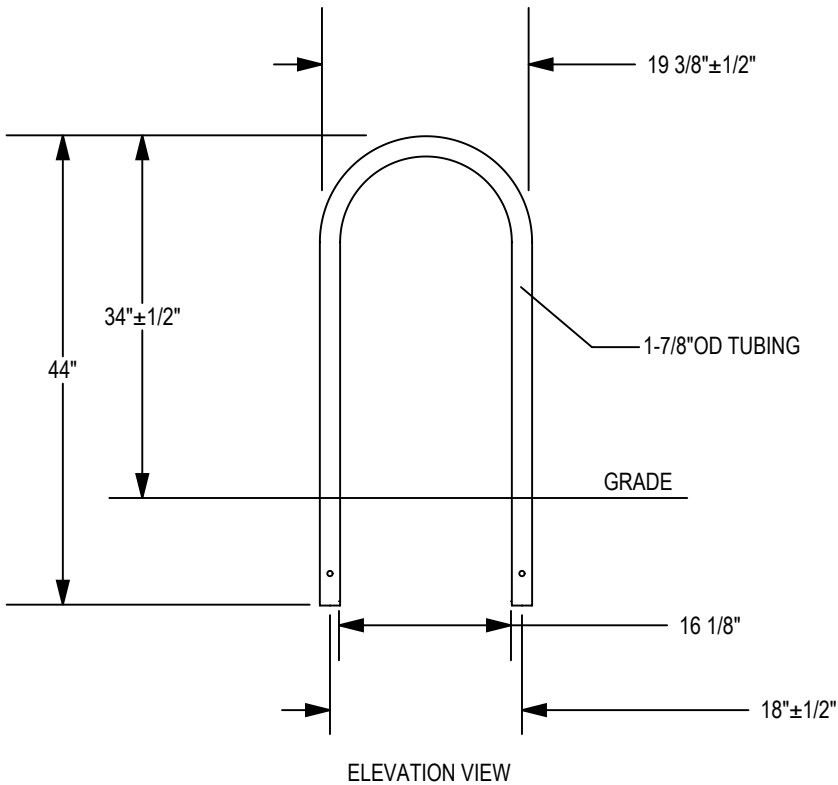


T (800) 473-1234 F (800) 890-7507

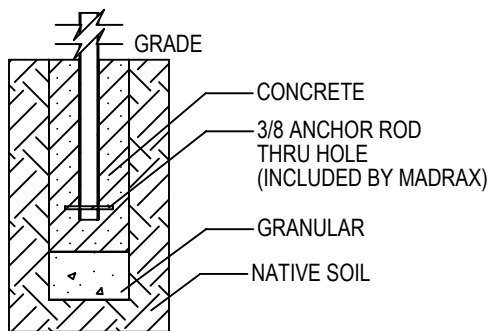


MADRAX DIVISION

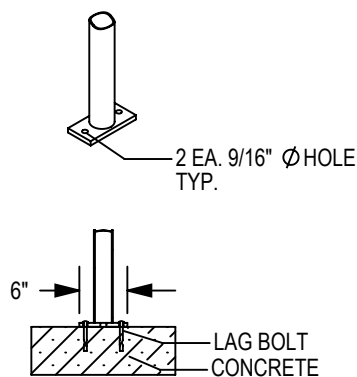
TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



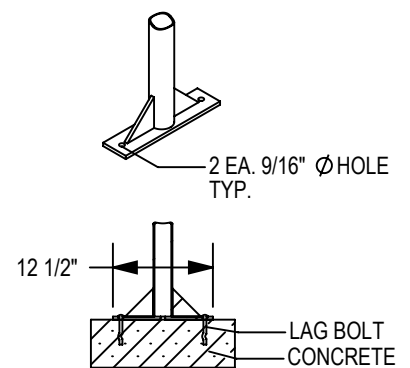
CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)
SECTION VIEWS



□ SURFACE GUSSET MOUNT (SG)
UPCHARGE

PRODUCT: U190-IG(SF,SG)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-5-02
ENG: TLG

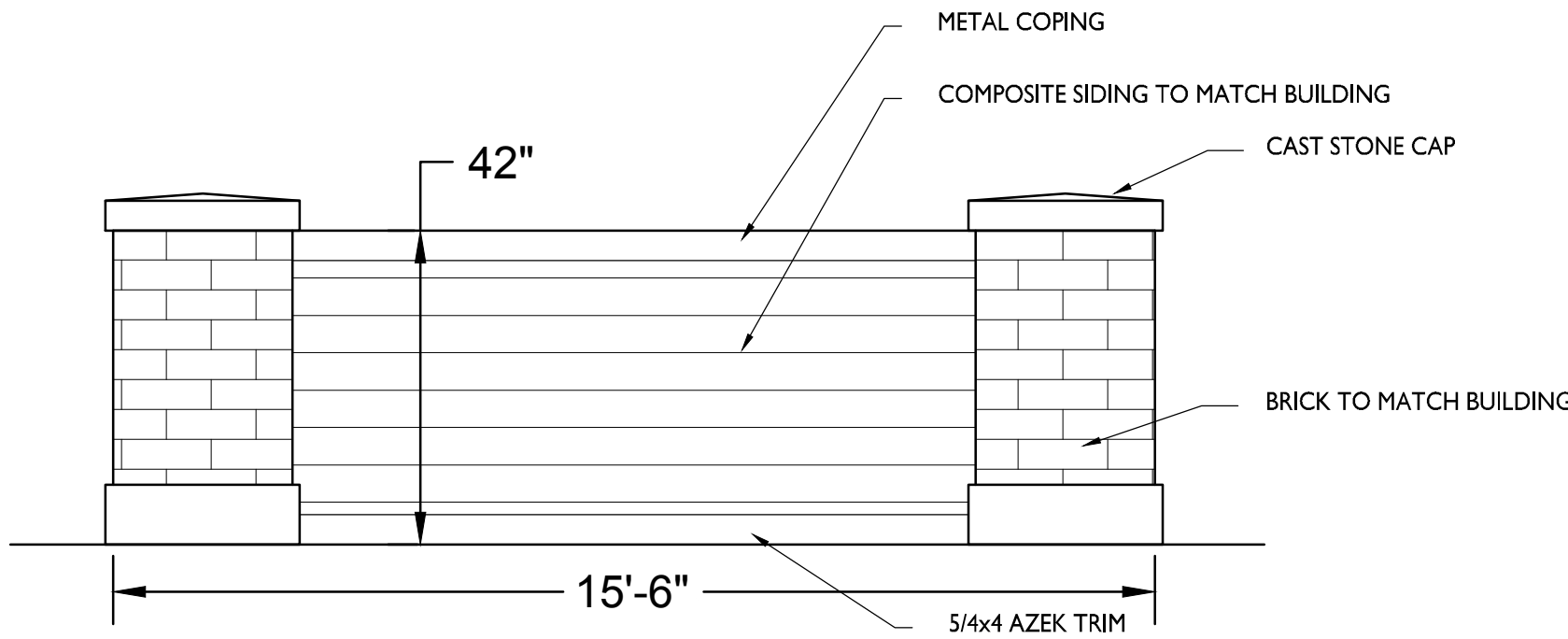
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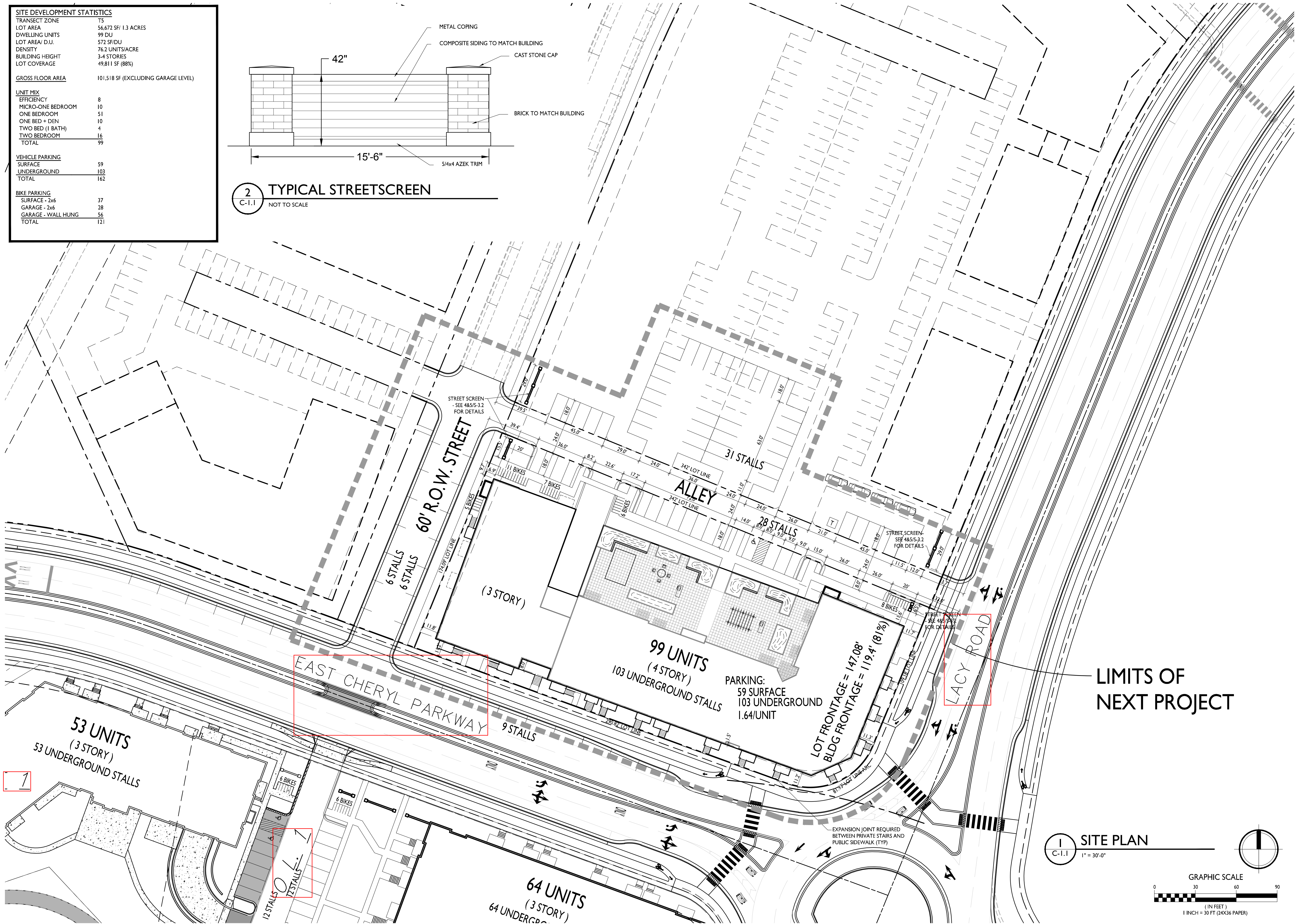
NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

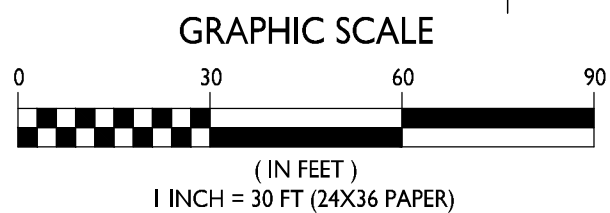
SITE DEVELOPMENT STATISTICS	
TRANSECT ZONE	T5
LOT AREA	56,672 SF/ 1.3 ACRES
DWELLING UNITS	99 DU
LOT AREA/ D.U.	572 SF/DU
DENSITY	76.2 UNITS/ACRE
BUILDING HEIGHT	3-4 STORIES
LOT COVERAGE	49.81 % SF (88%)
GROSS FLOOR AREA	
101,518 SF (EXCLUDING GARAGE LEVEL)	
UNIT MIX	
EFFICIENCY	8
MICRO-ONE BEDROOM	10
ONE BEDROOM	51
ONE BED + DEN	10
TWO BED (1 BATH)	4
TWO BEDROOM	16
TOTAL	99
VEHICLE PARKING	
SURFACE	59
UNDERGROUND	103
TOTAL	162
BIKE PARKING	
SURFACE - 2x6	37
GARAGE - 2x6	28
GARAGE - WALL HUNG	56
TOTAL	121



2 TYPICAL STREETSCREEN
C-1.1 NOT TO SCALE



1 SITE PLAN
C-1.1 1" = 30'-0"



ISSUED
Issued for Bid - December 1, 2016

PROJECT TITLE
VISTA

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1608
© 2013 Knothe & Bruce Architects, LLC



ISSUED
Issued for Bid - December 1, 2016

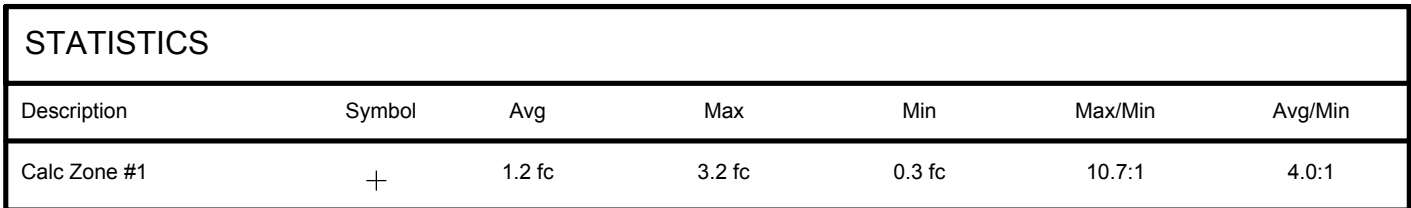
East Cheryl Parkway
Fitchburg, Wisconsin

SHEET TITLE

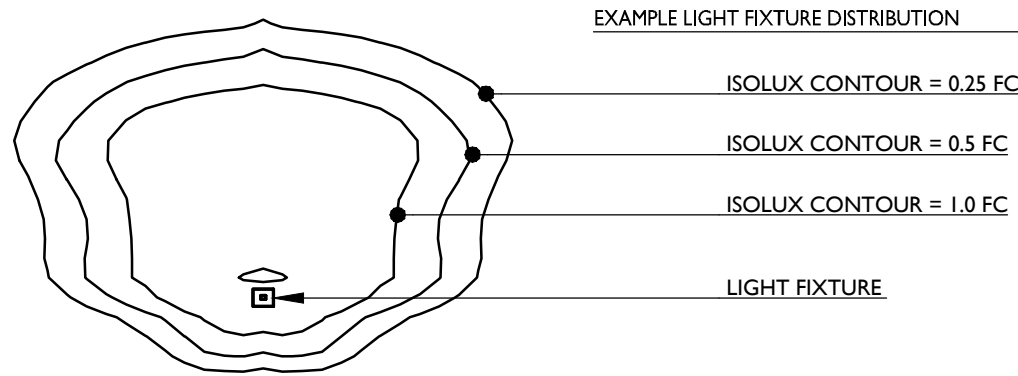
Site Lighting Plan

C-1.2

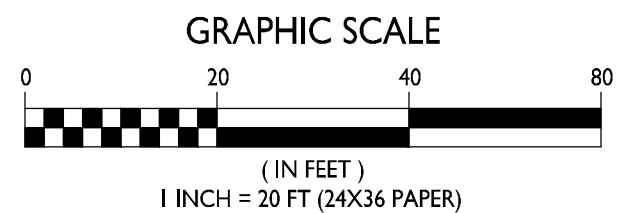
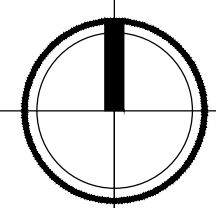
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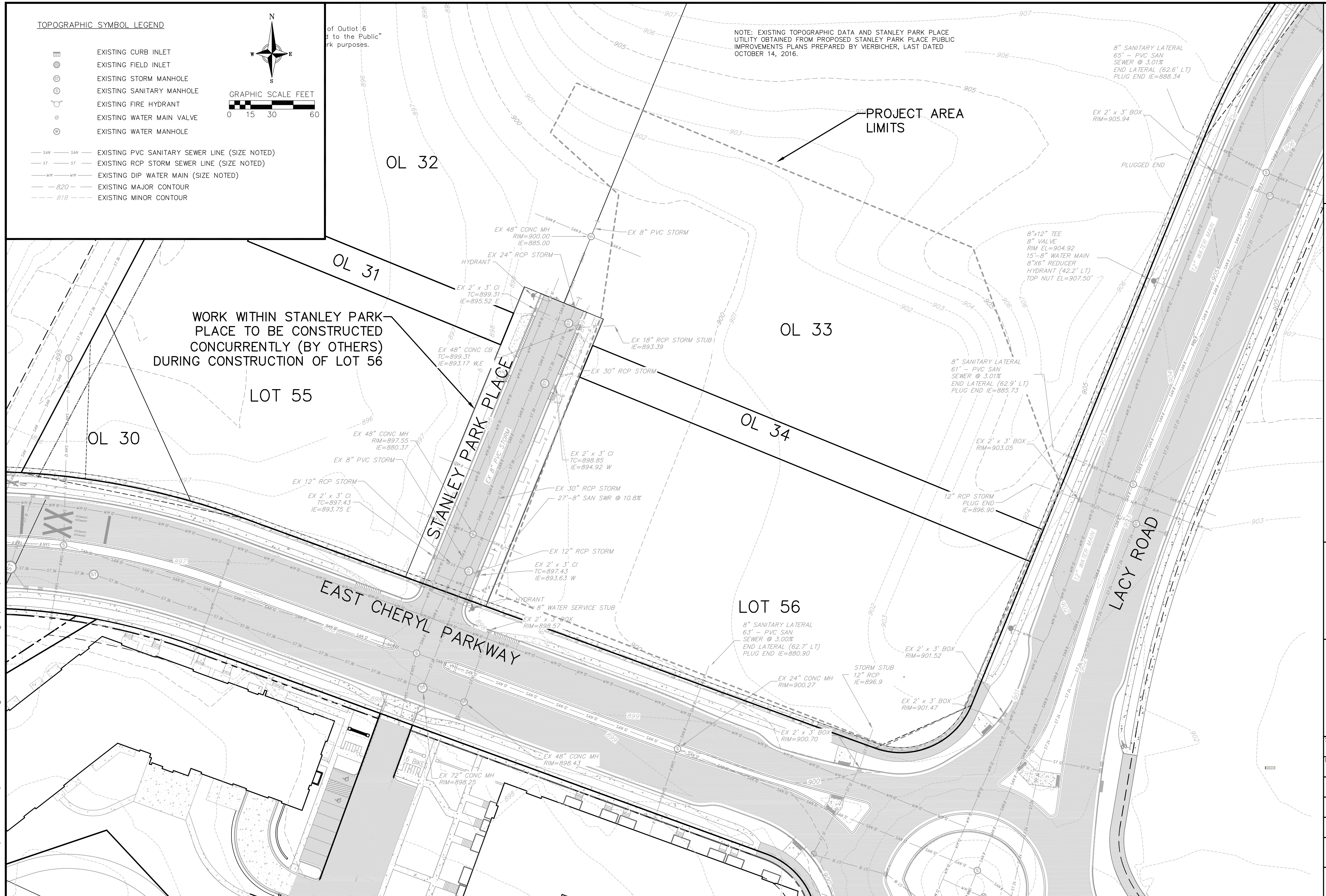


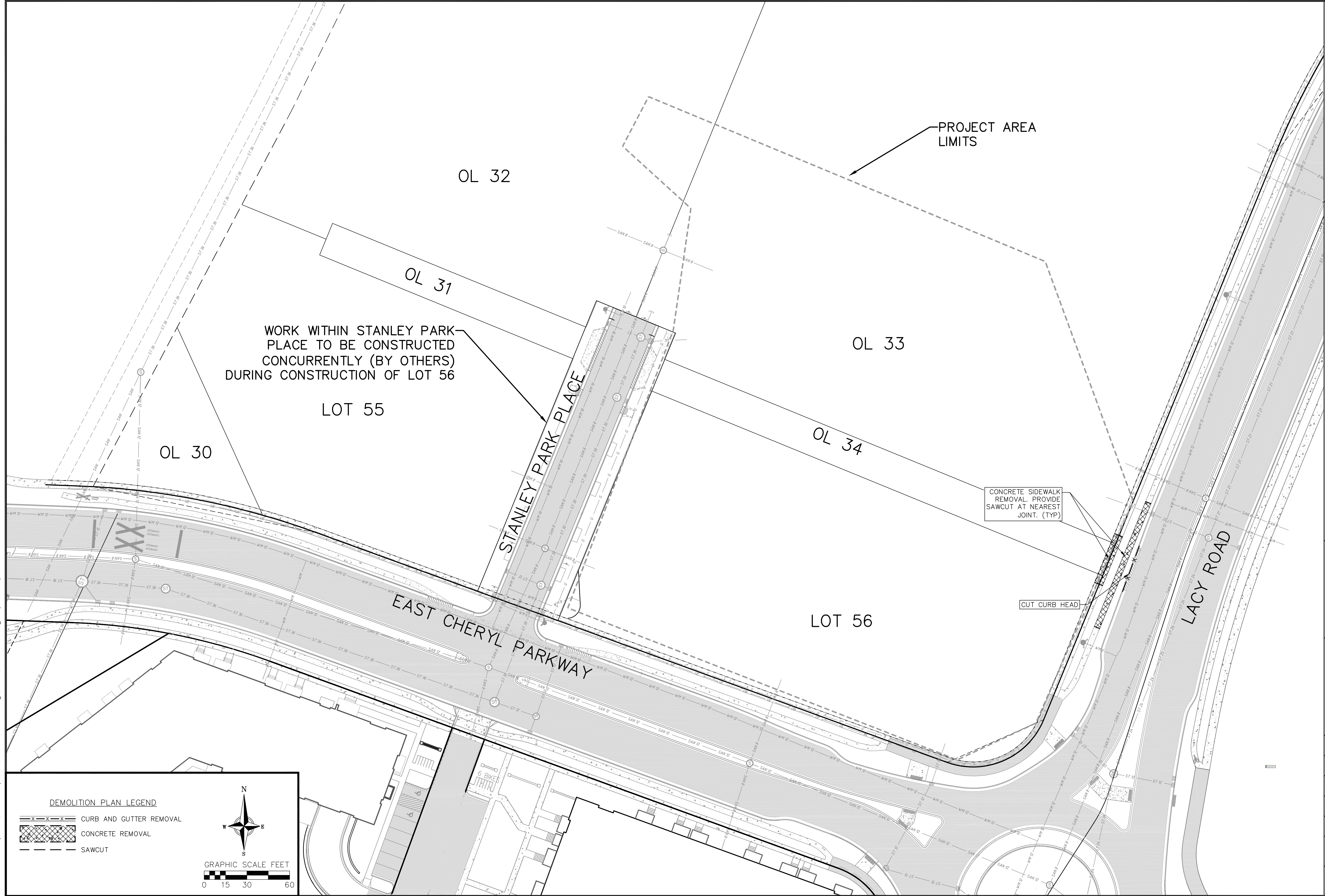
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
	A	1	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CONFIGURED FROM Cree Edge Area, Type IV Medium w- Full BLS, 120 LEDs, 525mA, 4000K	CONFIGURED FROM One Hundred Twenty White LEDs, Vertical Base-Up Position	SEC-EDG-4MB-**-02-E-UL-350-40K-CONFIGURED. IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
	B	3	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	CONFIGURED FROM 60 LED Type II Medium Optic w Full Backlight 700mA 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP	ARE-EDG-3MB-**-06-E-UL-350-40K-CONFIGURED. IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	3	ARE-EDG-4MB-**-08-E-UL-350-40K (350mA)	CONFIGURED FROM Cree Edge Area, Type IV Medium w- Full BLS, 120 LEDs, 525mA, 4000K	CONFIGURED FROM One Hundred Twenty White LEDs, Vertical Base-Up Position	ARE-EDG-4MB-**-08-E-UL-350-40K-CONFIGURED. IES	
	D	1	ARE-EDG-5M-**-08-E-UL-350-40K (350mA)	CONFIGURED FROM Cree Edge Area, Type V Medium, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-5M-**-08-E-UL-350-40K-CONFIGURED. IES	



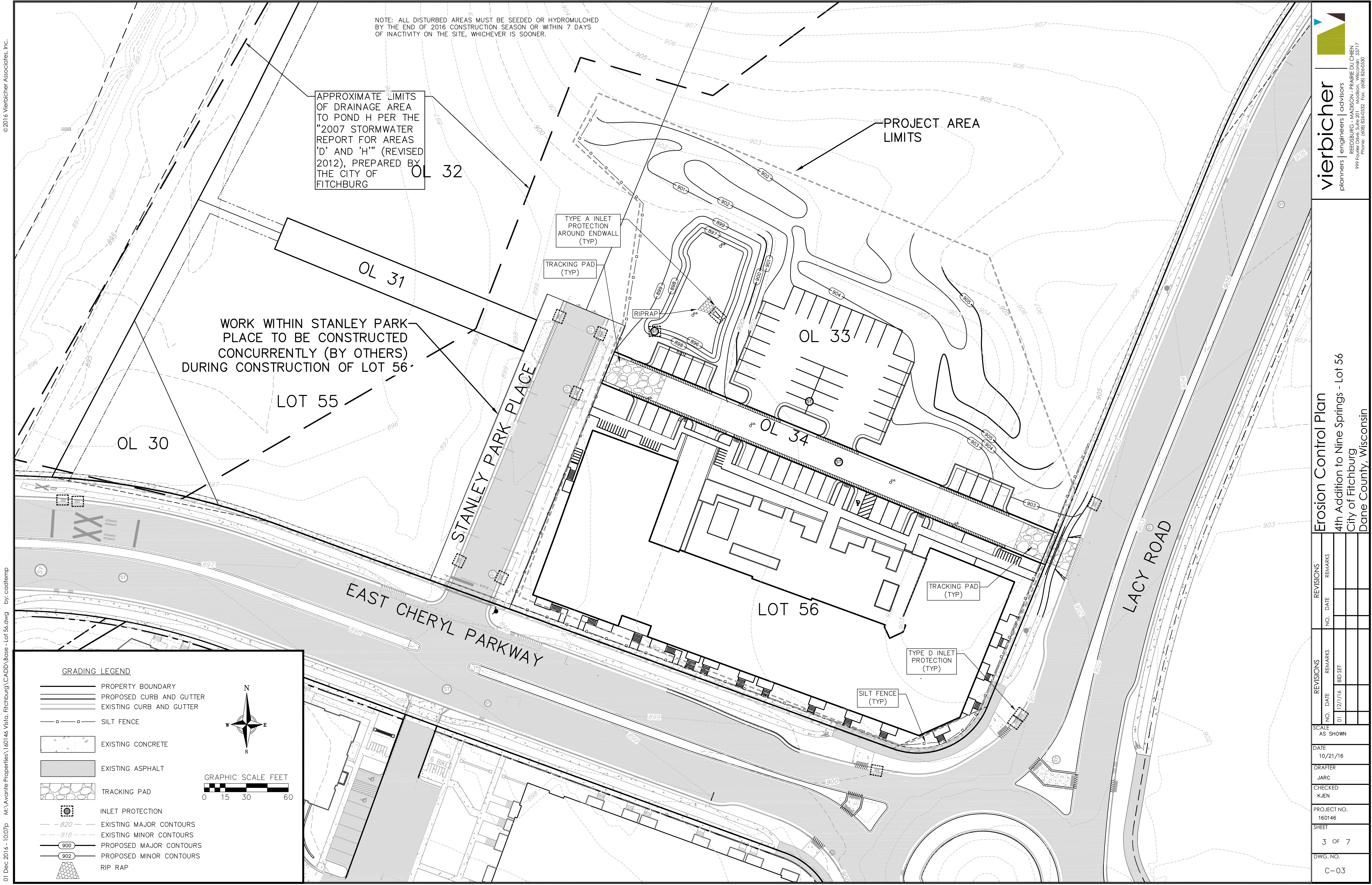
1 SITE LIGHTING PLAN







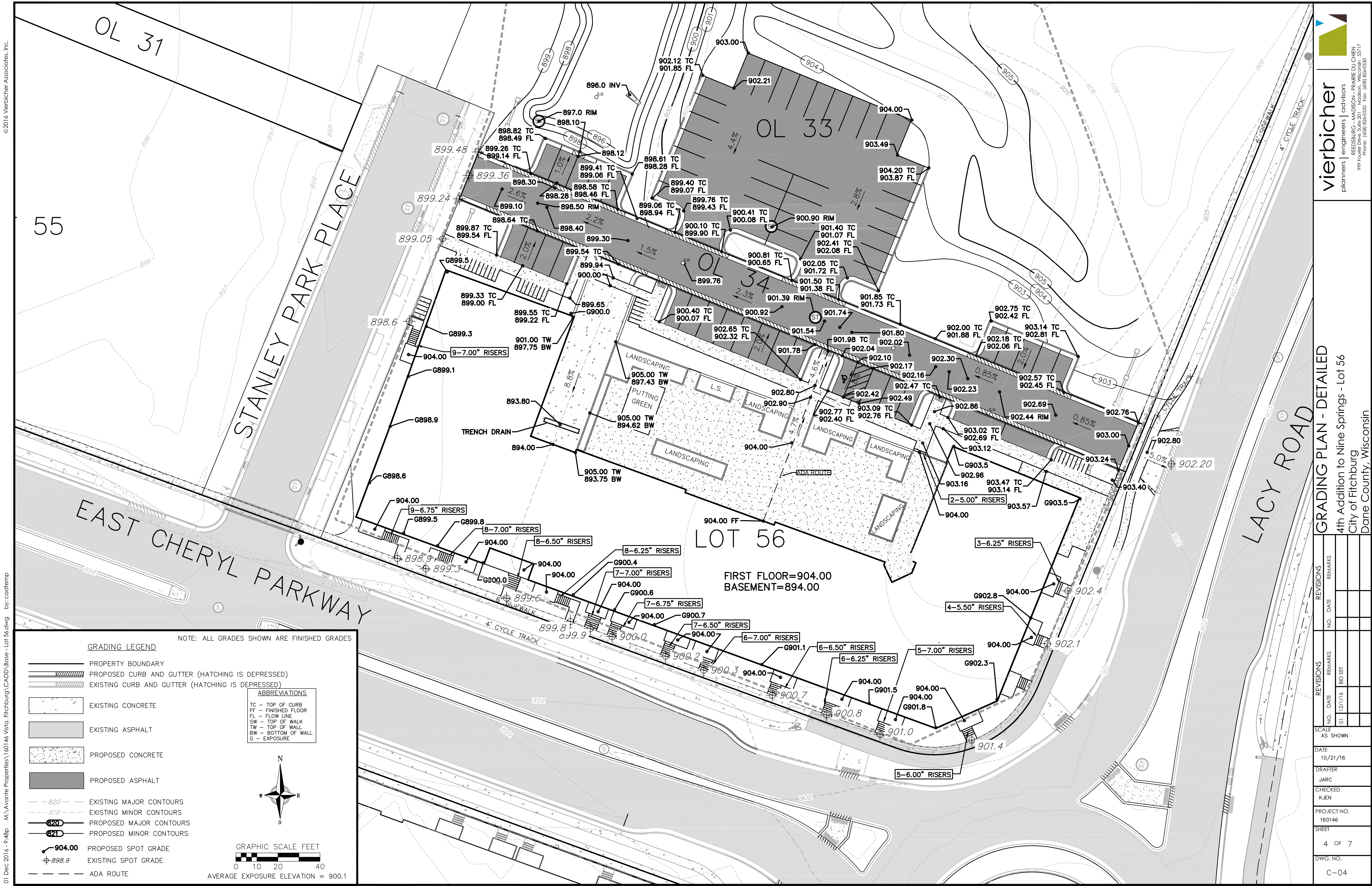
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
01	12/21/16		
REMARKS		REMARKS	
BID SET			
SCALE: AS SHOWN		DATE: 10/21/16	
DRAFTER: JARC		CHECKED: KJEN	
PROJECT NO.: 160146		SHEET: 2 OF 7	
DWG. NO.: C-02			

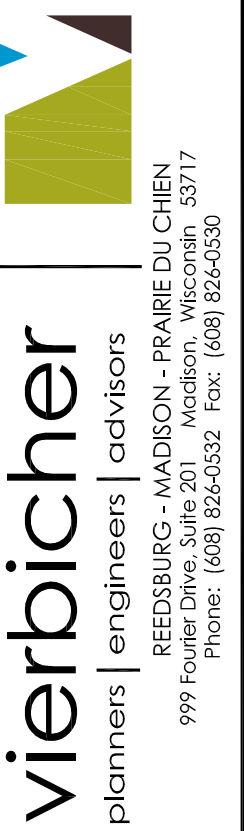


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01 Dec 2016 - 1007p McAvante Properties\160146 Visia, Fitchburg\CADD\Base - Lot 56.dwg by: cadtemp

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
01	12/21/16		
SCALE		SCALE	
AS SHOWN		AS SHOWN	
DATE		DATE	
10/21/16		10/21/16	
DRAFTER		DRAFTER	
JARC		JARC	
CHECKED		CHECKED	
KJEN		KJEN	
PROJECT NO.		PROJECT NO.	
160146		160146	
SHEET		SHEET	
3 OF 7		3 OF 7	
DWG. NO.		DWG. NO.	
C-03		C-03	



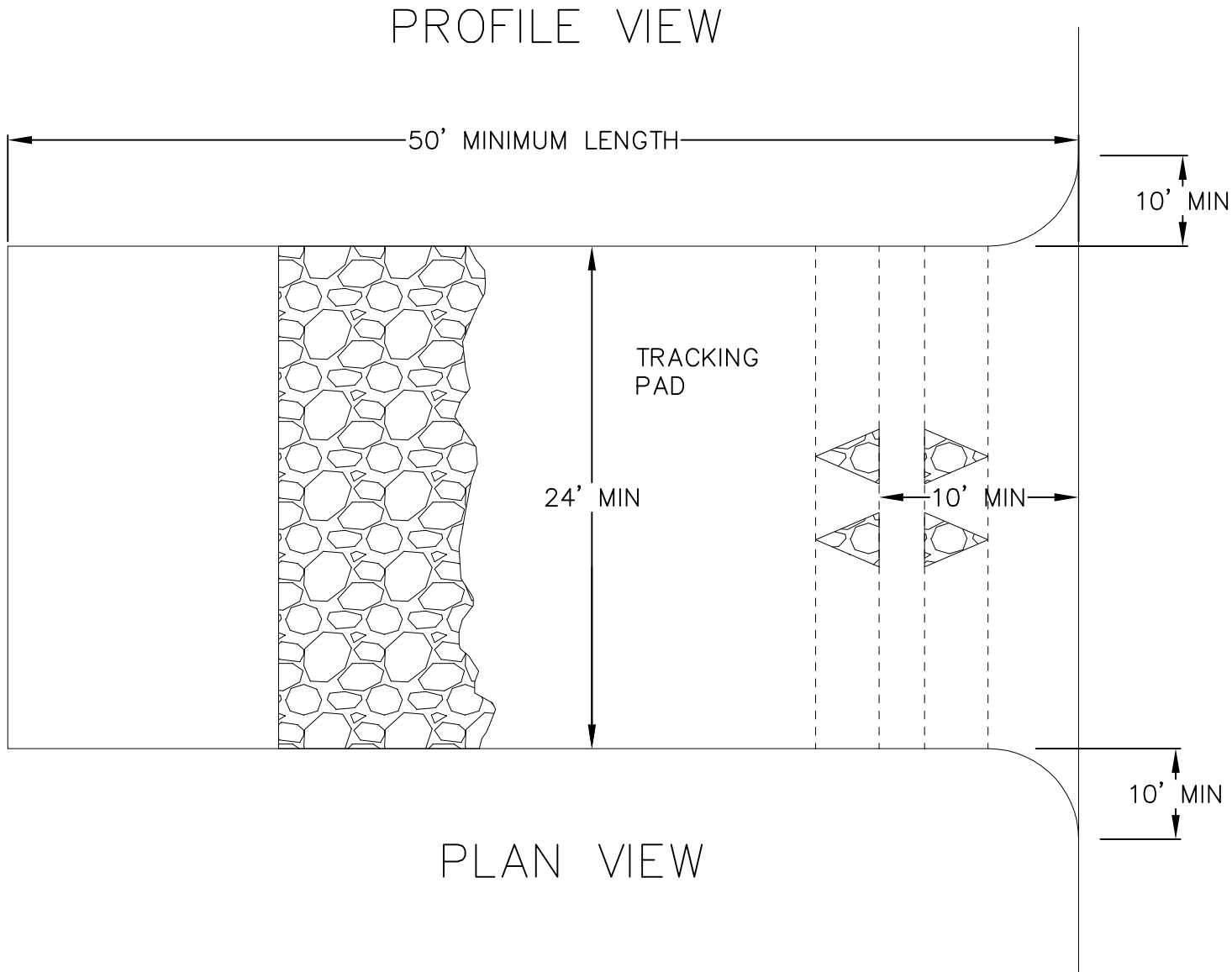
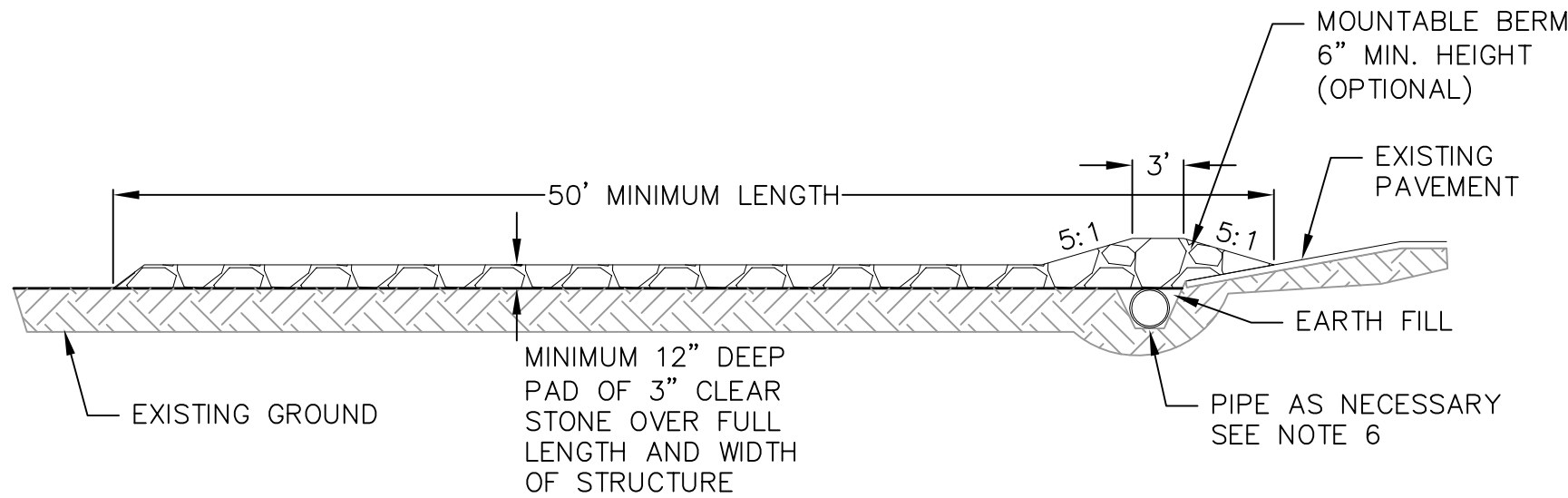


Utility Plan

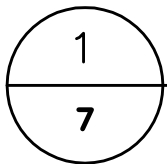
SCALE		REVISIONS		REVISIONS	
AS SHOWN		NO.	DATE	REMARKS	
		01	12/7/16	BID SET	
DATE 10/21/16					
DRAWN BY JARAC					
CHECKED KJEN					
PROJECT NO. 160146					
SHEET 5 OF 7					
DWG. NO. C-05					

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, INLET PROTECTION, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SITE IS STABILIZED. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY AND AS REQUIRED BY THE CITY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
12. LOTS AND TERRACES SHALL BE RESTORED WITH 6" TOPSOIL AND HYDROSEED.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH AND EROSION MAT) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT SHALL BE INSTALLED PER THE DETAIL ON SHEET 8 OF 8 WHERE DIRECTED BY THE ENGINEER.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL UNTIL SITE IS STABILIZED.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FITCHBURG.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
23. CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.
24. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT DISCHARGE OF SOLID MATERIAL PER CHAPTER 30 OF WISCONSIN STATUTES.
25. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT RUNOFF OF BUILDING AND WASTE MATERIAL INTO WATERS OF THE STATE.



1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'.
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.



CONSTRUCTION ENTRANCE

NOT TO SCALE

TERRACE & LOT RESTORATION

SEEDING RATES:

- TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F. IN LOTS AND MADISON PARK SEED MIX FOR TERRACES.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:
- HYDROSEEDING MULCH SHALL BE CELLULOSE MULCH. APPLY PER MANUFACTURERS RECOMMENDATIONS.

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Finnerlin Road, Suite 100, Fitchburg, WI 53717
PHONE: (608) 824-0332 FAX: (608) 824-0330

Construction Details

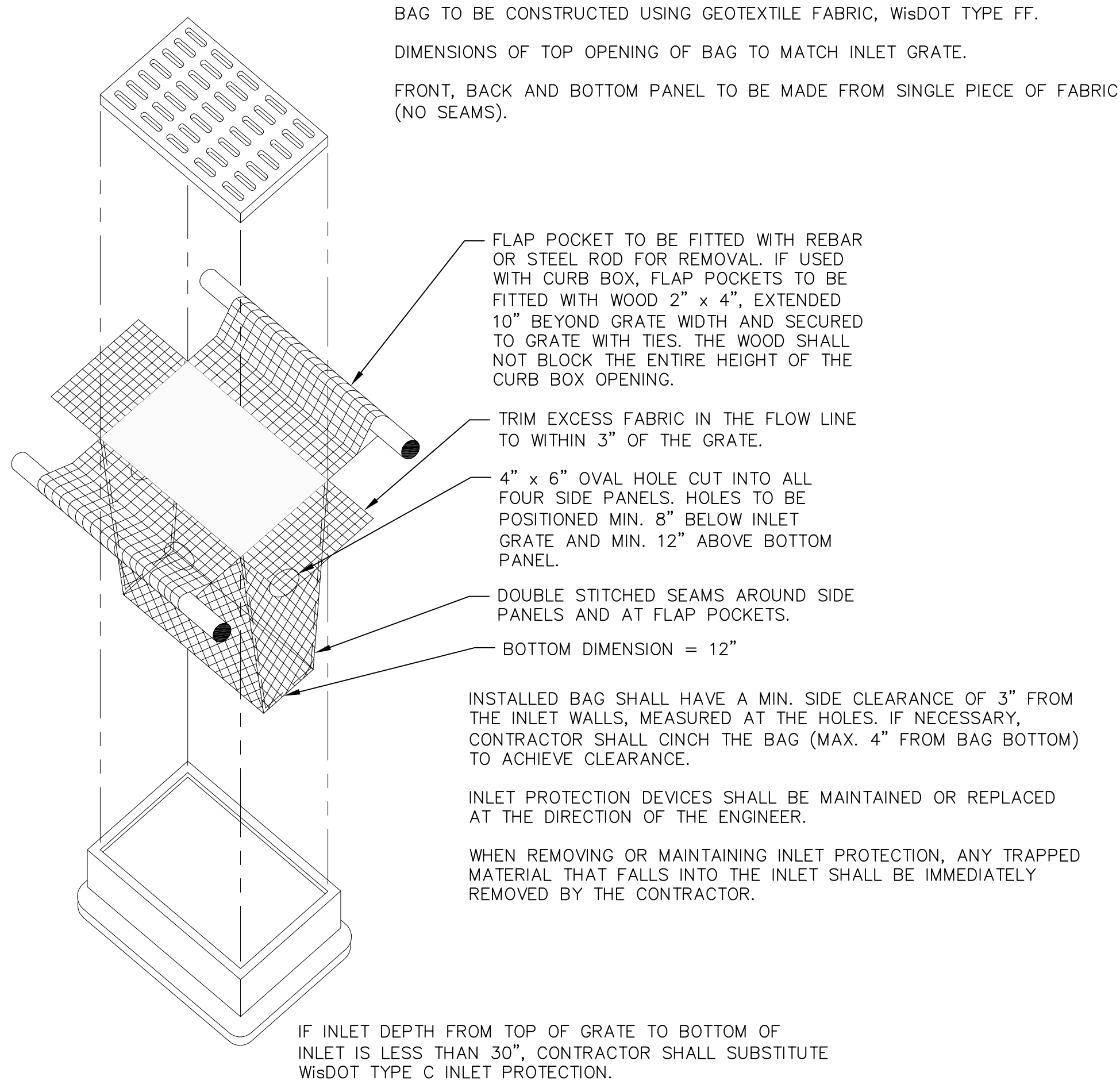
4th Addition to Nine Springs - Lot 56

City of Fitchburg

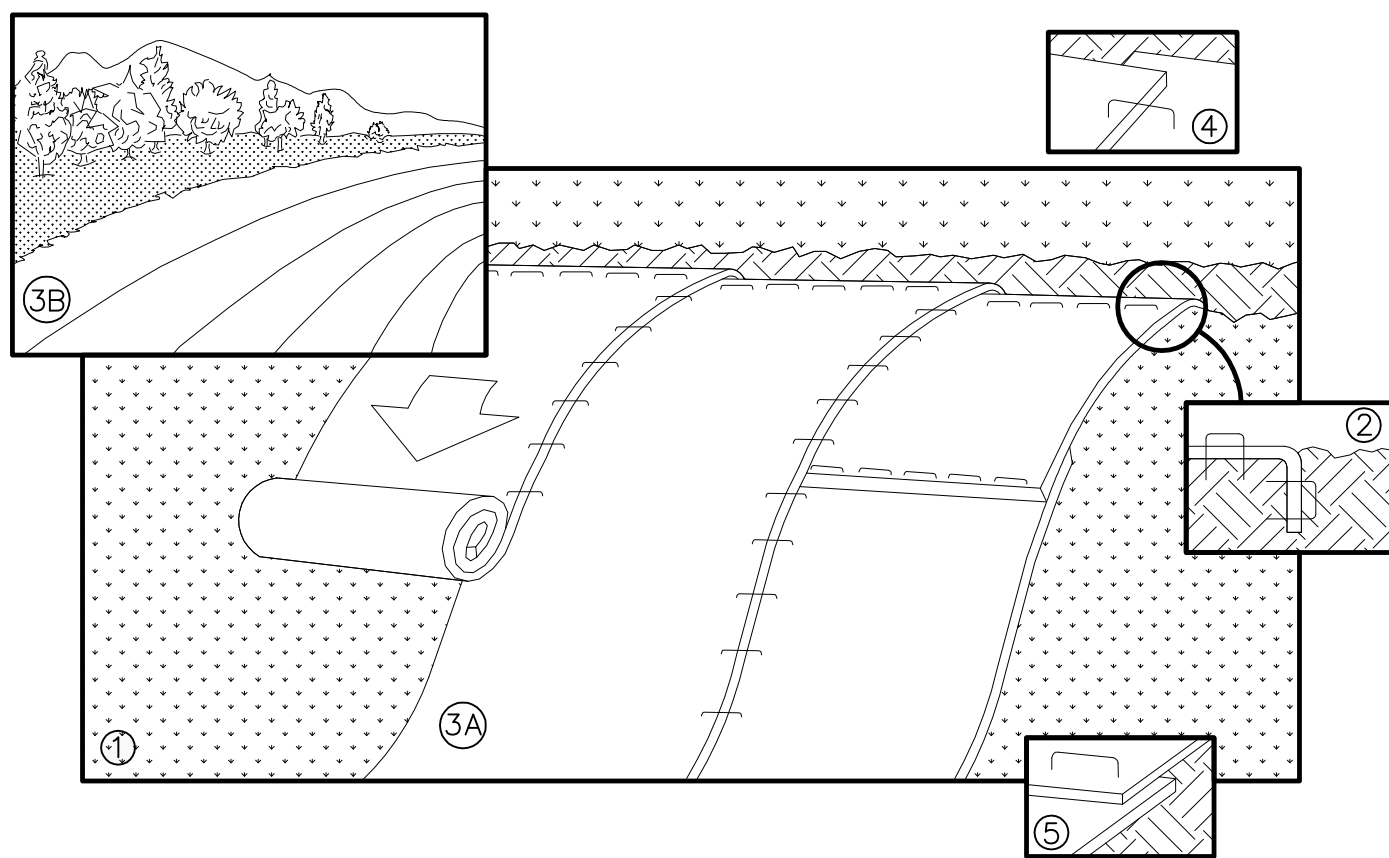
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN	
DATE	
10/21/16	
DRAFTER	
JARC	
CHECKED	
KJEN	
PROJECT NO.	
160146	
SHEET	
6	OF 7
DWG. NO.	
C-06	



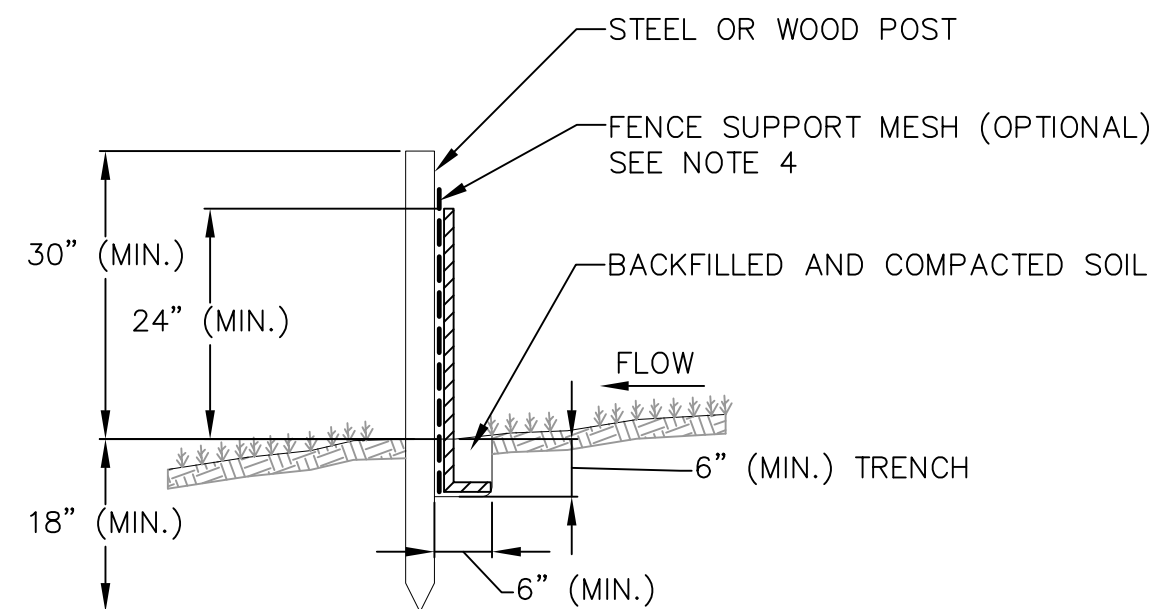
1
8
INLET PROTECTION TYPE D
NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

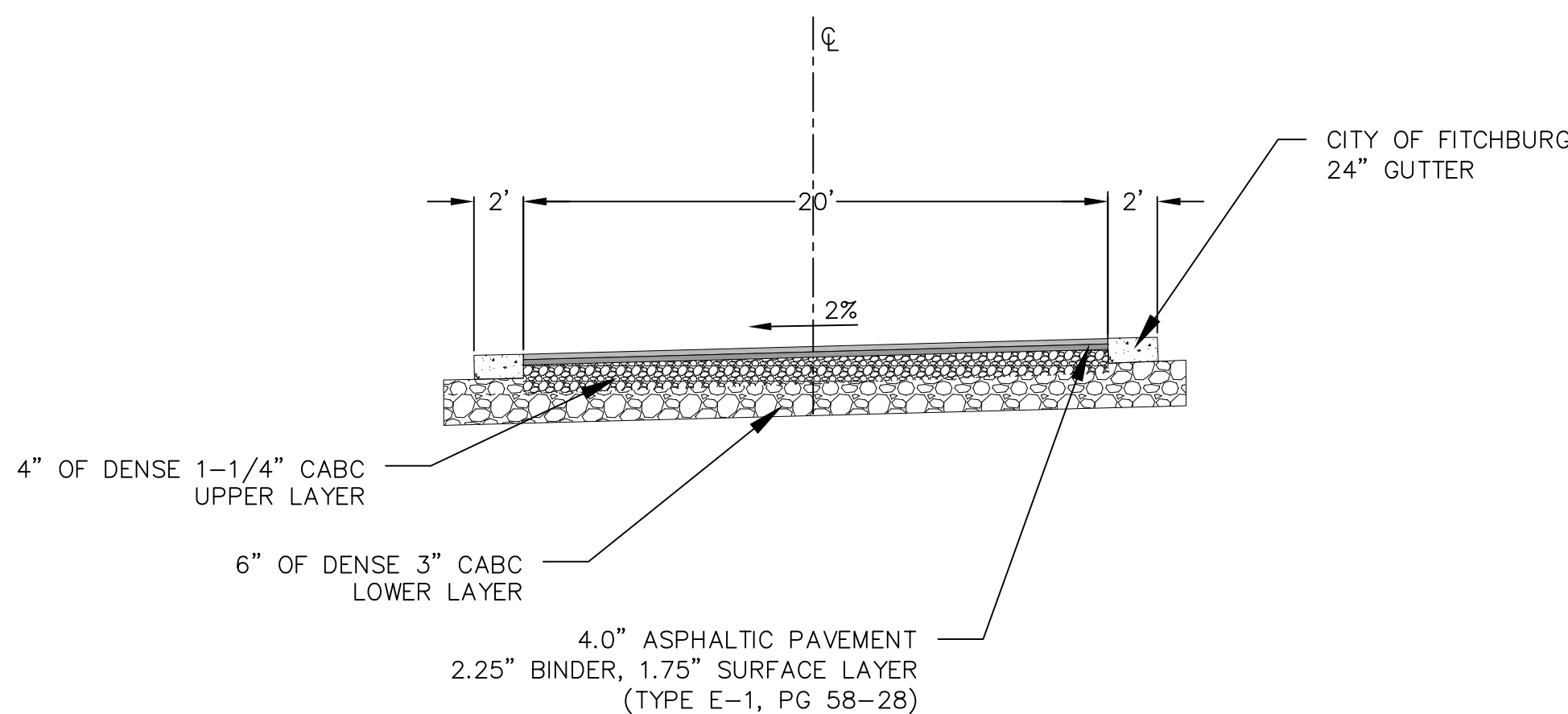
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8
EROSION MAT
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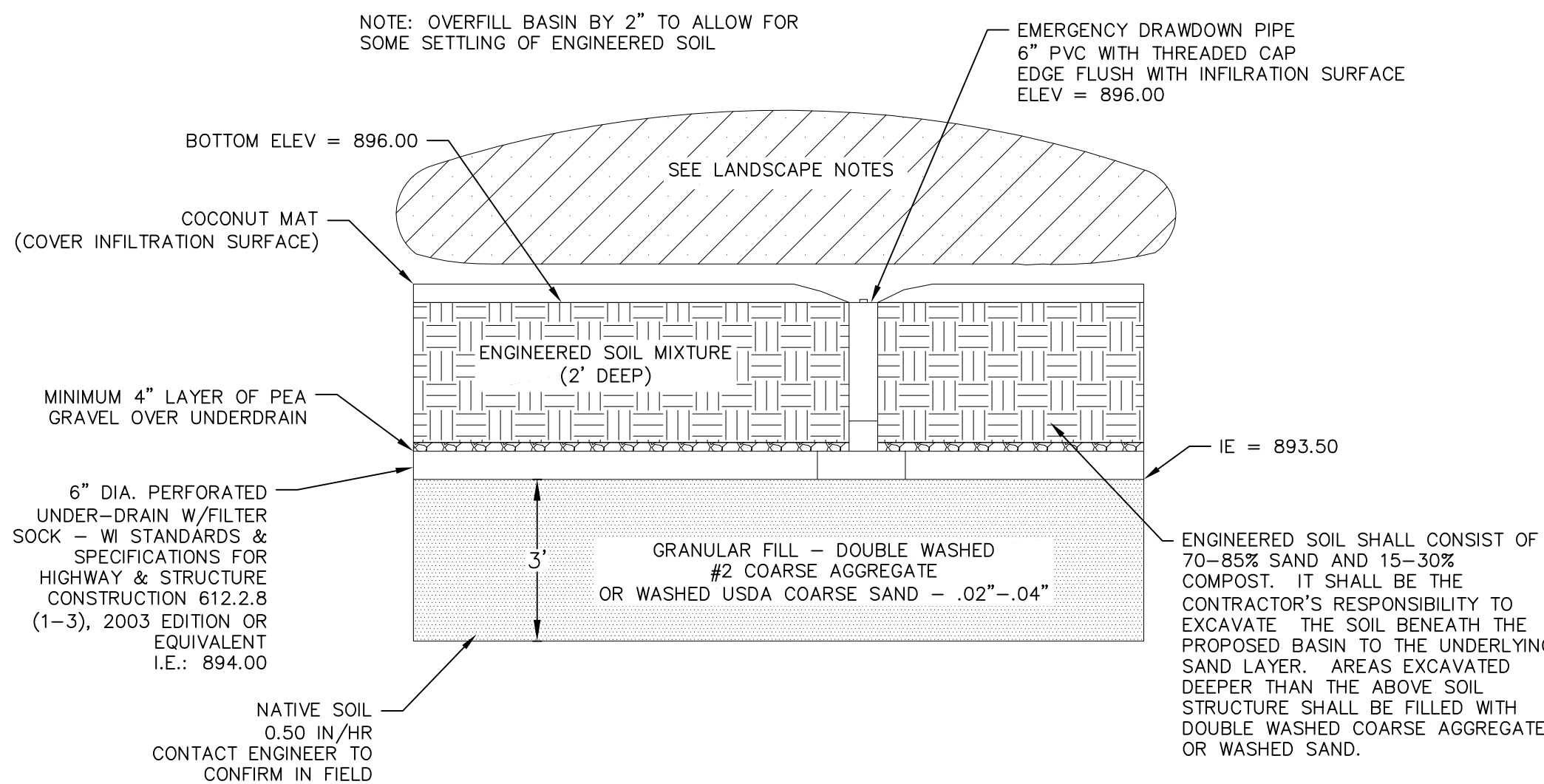
NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH.

3
8
SILT FENCE
NOT TO SCALE



4
8
TYPICAL SECTION — ALLEY
NOT TO SCALE



5
8
BIO-RETENTION BASIN
NOT TO SCALE



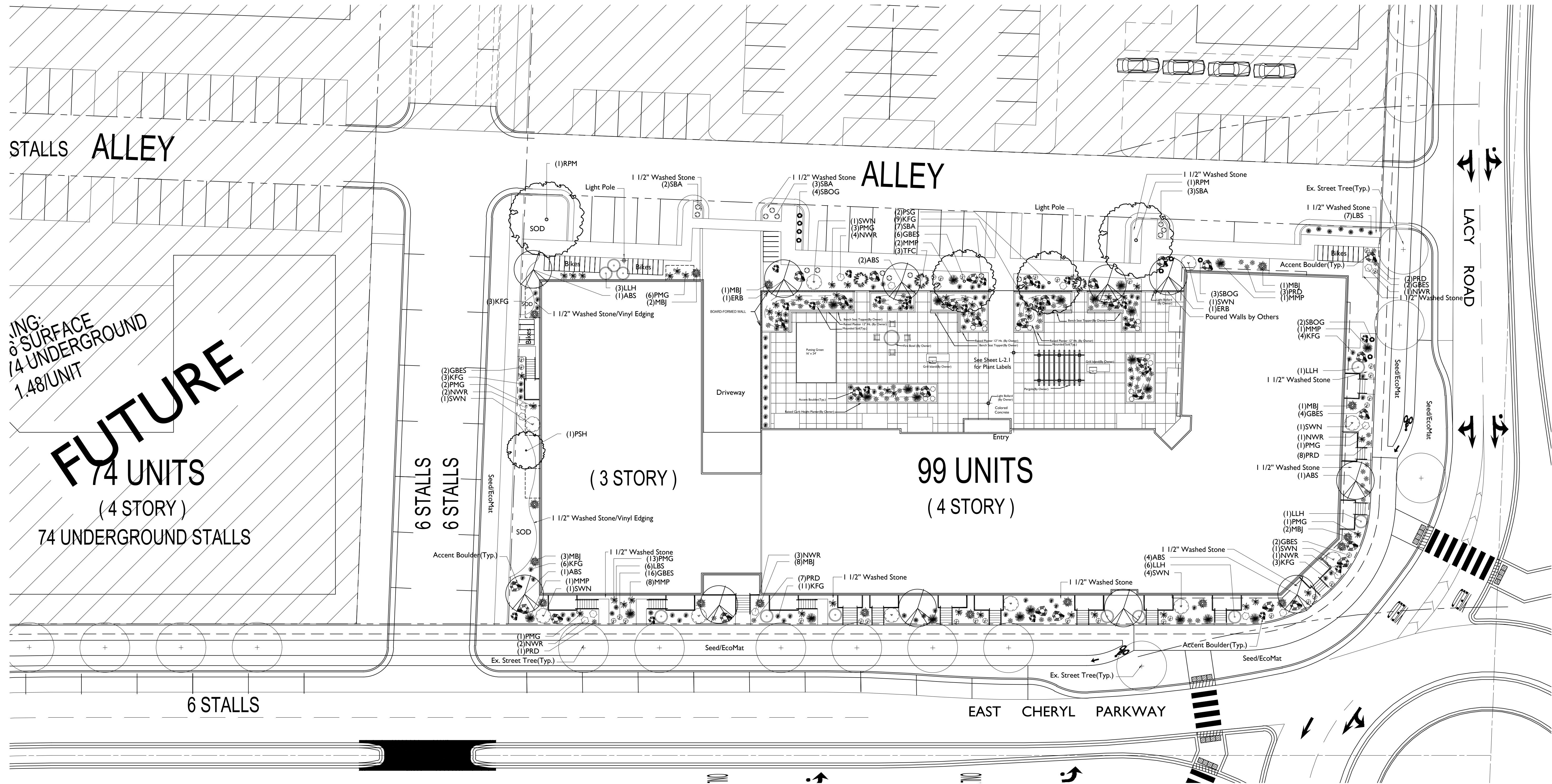
VISTA APARTMENTS
EAST CHERYL PARKWAY
FITCHBURG, WISCONSIN 53711

Checked By: SS
Drawn By: 10/19/16

revised: 10/25/16 RS
revised:
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-1.1

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GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

B) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:

- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

F) Areas labeled "Seed/EcoMat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I, Urban, Type A erosion control mat that is then pegged into the soil with Biodegradable Stakes. May use North American Green, Bionet S75BN or Equivalent erosion control mat.

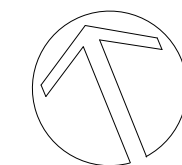
G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	RPM	Redpointe Red Maple	Acer Rubrum 'Frank Jr.'	2' B&B
9	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
1	PSH	Prairie Sentinel Hackberry	Celtis 'Jfs-Ksui'	2 1/2" B&B
2	ERB	Eastern Redbud	Cercis Canadensis	6' B&B
2	PSG	Princeton Sentry Ginkgo	Ginkgo Biloba 'princeton Sentry'	2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	TFC	Thdh Japanese Falsecypress	Chamaecyparis Pitsi 'filifera'	#6 CONT.
17	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
23	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
15	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
62	KFG	Karl Foerster's Feather Reed G	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
9	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'sapphireprudel'	#1 CONT.
46	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpureascens	#1 CONT.
32	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
13	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
23	LZS	Lime Zinger Sedum	Sedum 'lime Zinger'	#1 CONT.
14	DBS	Dragon's Blood Sedum	Sedum Spurium 'dragon's Blood'	#1 CONT.
61	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
11	LLH	Little Lamb Hydrangea	Hydrangea Paniculata 'little Lamb'	#5 CONT.
10	SWN	Summer Wine Ninebark	Physocarpus Opulifolius 'seward'	#5 CONT.
14	NWR	Nearly Wild Rose	Rosa 'nearly Wild'	#2 CONT.



SITE LANDSCAPING



0 20 40 60

SCALE: 1"=20'-0"

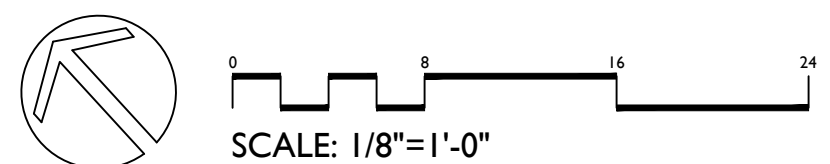


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revised: 10/25/16 RS
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PLAZA DETAIL



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ARCHITECTS

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

ISSUED
Issued for Bid - December 1, 2016

PROJECT TITLE
VISTA

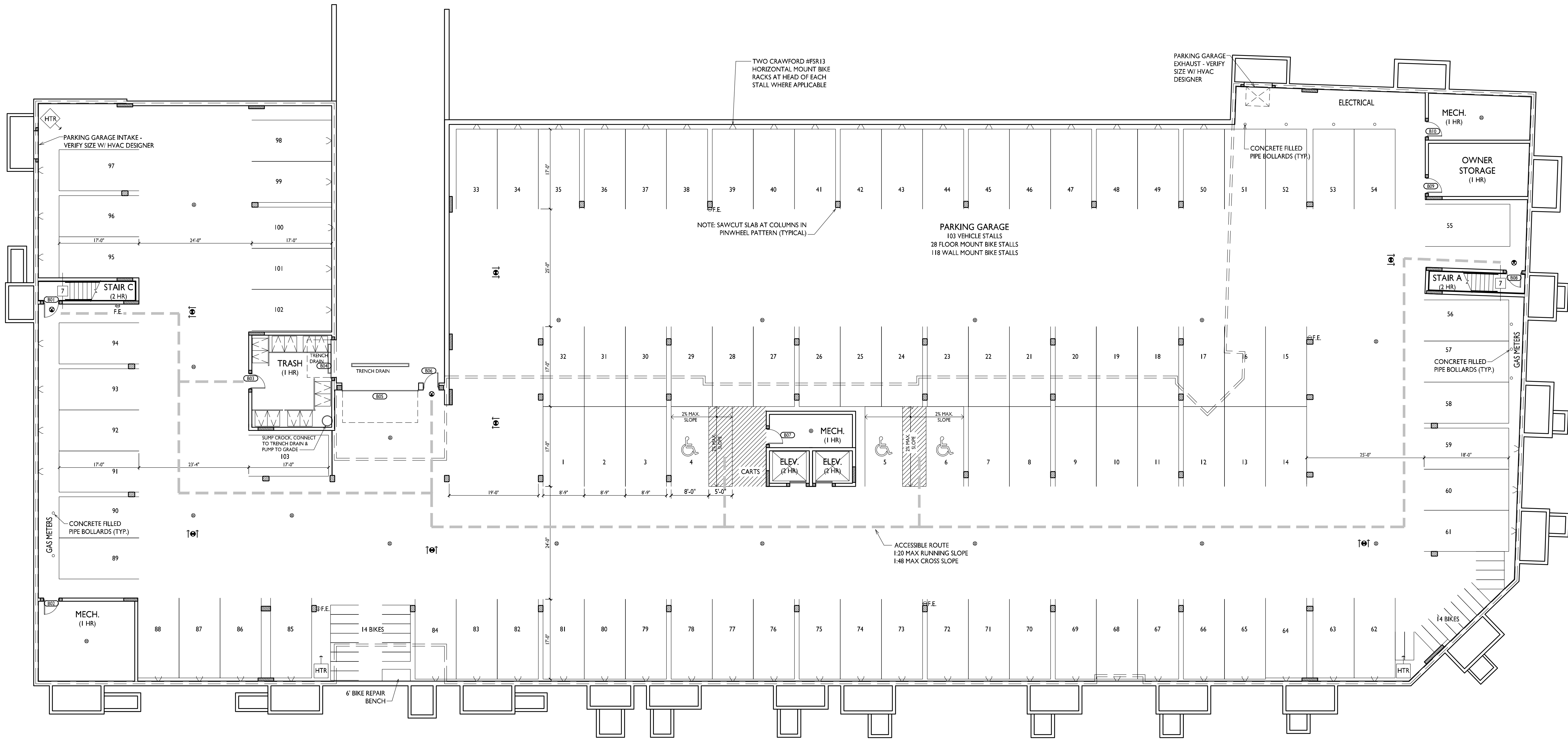
East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

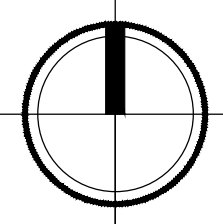
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PROJECT NO. 1608

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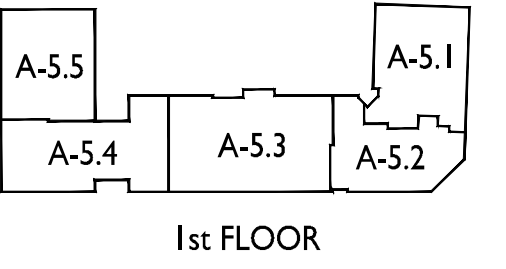
1 BASEMENT FLOOR PLAN
A-1.0 3/32" = 1'-0"





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



ISSUED
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PROJECT TITLE
VISTA

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
First Floor Plan

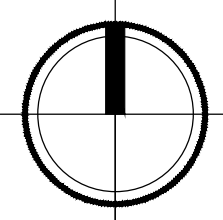
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A-1.1

PROJECT NO. **1608**
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1 FIRST FLOOR PLAN
A-1.1 3/32"=1'-0"





2nd FLOOR

PROJECT TITLE
VISTA

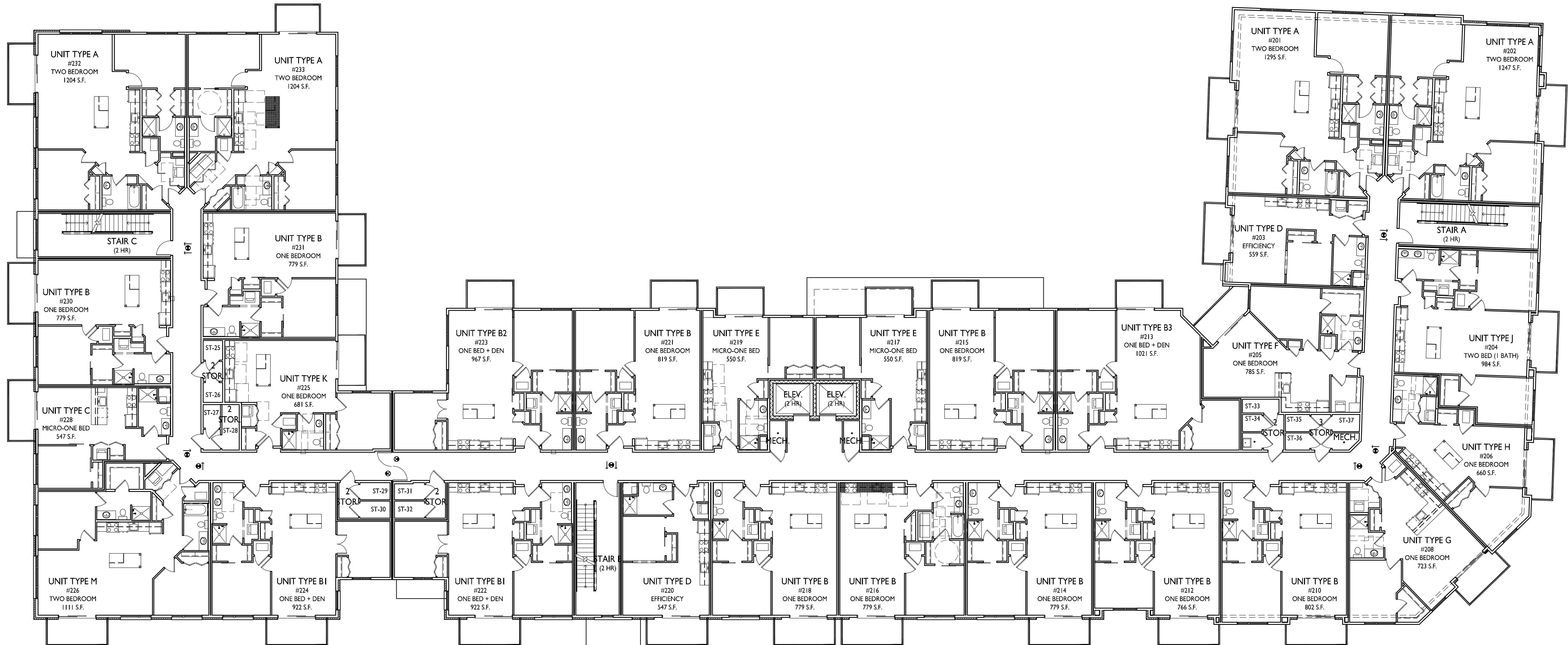
East Cheryl Parkway
Fitchburg, Wisconsin

SHEET TITLE

Second Floor Plan

A-1.2

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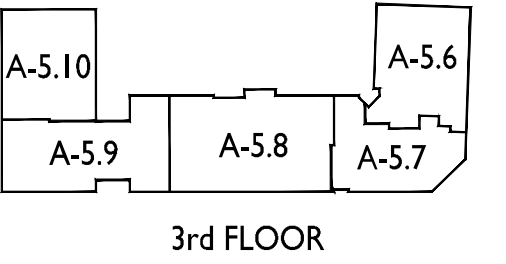


SECOND FLOOR PLAN



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Issued for Bid - December 1, 2016

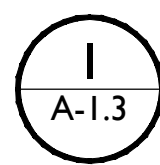
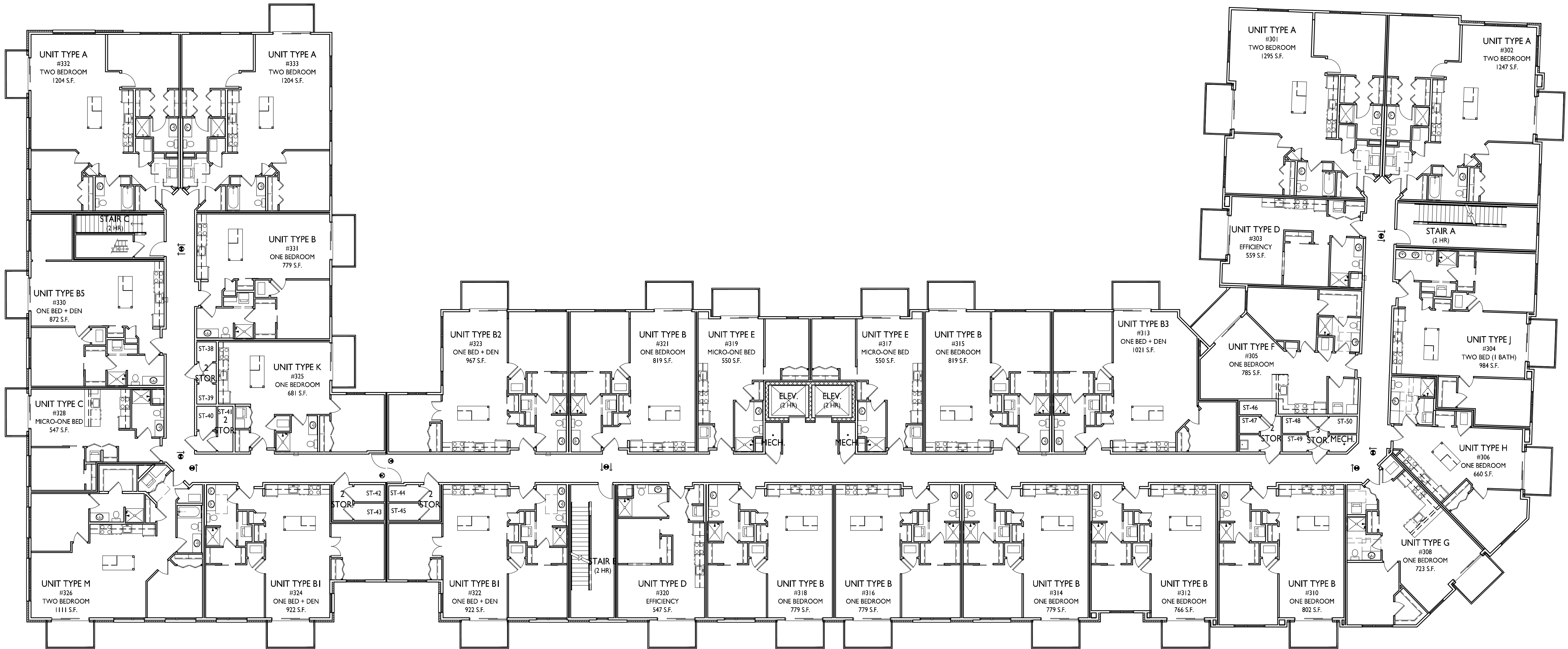
PROJECT TITLE
VISTA

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Third Floor Plan

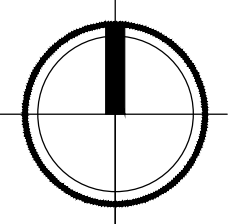
SHEET NUMBER

A-1.3

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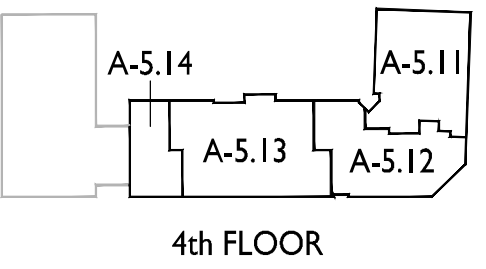
THIRD FLOOR PLAN





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608.836.3690 Middleton, WI 53562



ISSUED
Issued for Bid - December 1, 2016

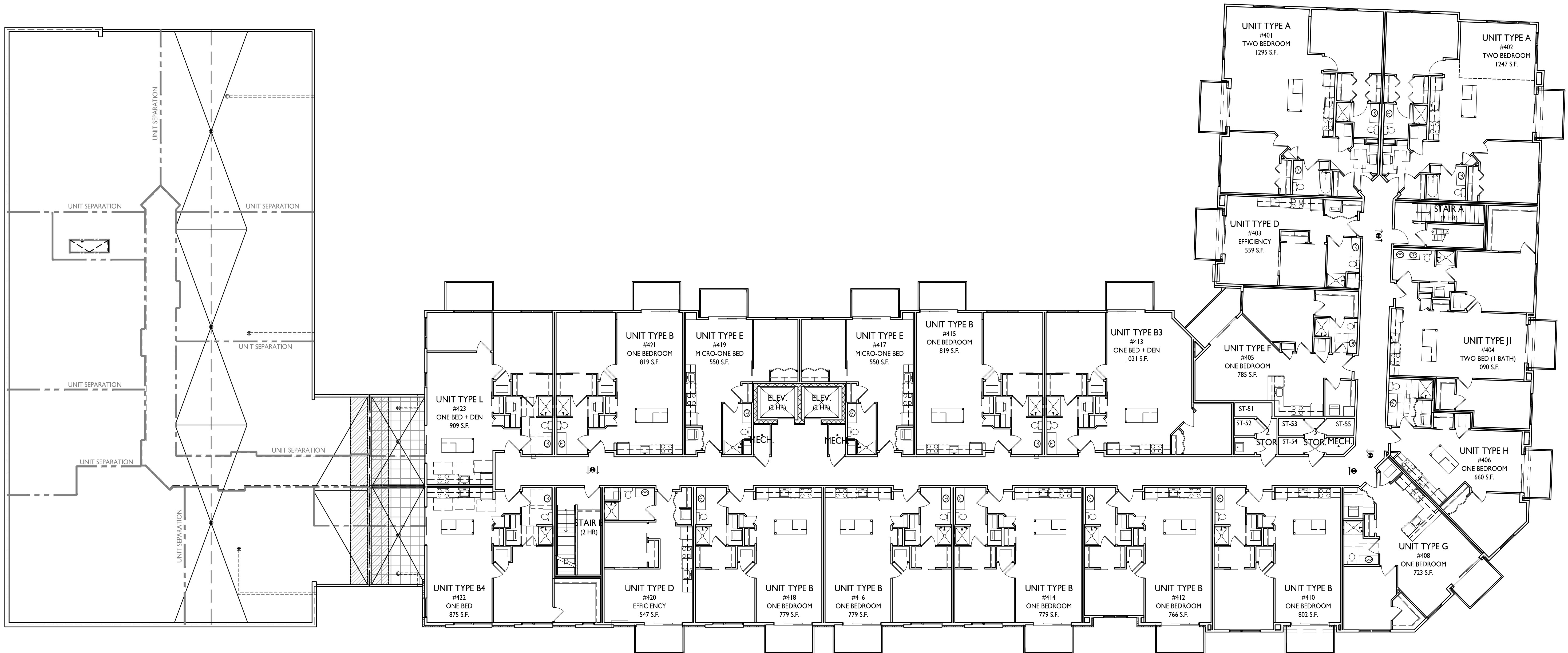
PROJECT TITLE
VISTA

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
**Fourth Floor and
Lower Roof Plan**

SHEET NUMBER

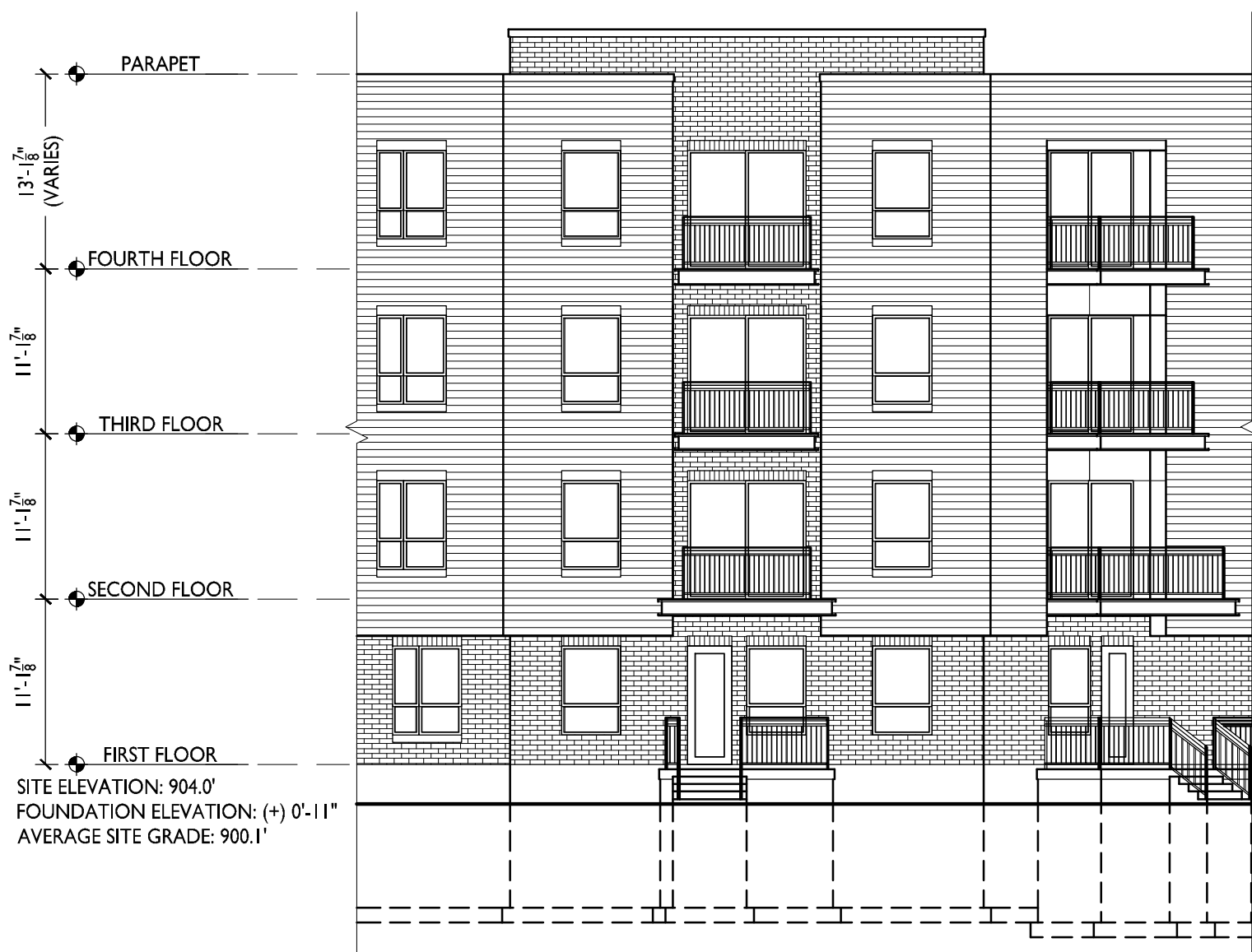
A-1.4

PROJECT NO. **1608**
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1 SOUTH ELEVATION
A-2.1 3/32"=1'-0"



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



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

ISSUED
Article 5 - November 30, 2016

PROJECT TITLE
VISTA

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Exterior Elevations

SHEET NUMBER



1 NORTH ELEVATION
A-2.2 3/32"=1'-0"



3 EAST COURTYARD ELEVATION
A-2.2 3/32"=1'-0"



2 WEST COURTYARD ELEVATION
A-2.2 3/32"=1'-0"



5 WEST ELEVATION
A-2.2 3/32"=1'-0"



4 HIDDEN WEST ELEVATION
A-2.2 3/32"=1'-0"