THE CITY OF Fitchburg

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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Brian Stoddard

Address: 7601 University Ave, Suite 201 **Phone Number of Contact Person:** 608-836-3690

City, State, Zip Code: Middleton, WI 53562 **Email of Contact Person:** bstoddard@knothebruce.com

Project Address: Seminole Centre Court **Lot:** 269, 270, 271 **Subdivision:** Seminole Forest

Project Type: ● **Multi-Family** _____ **Commercial** _____ **Industrial** _____ **Other**

● **New** _____ **Addition**

Impervious Surface Ratio (ISR): 43% (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).

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: _____ **Date:** 5/23/2017
Applicant or Authorized Agent

***** 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. 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:

May 23, 2017

Mr. Tom Hovel
City Planner
Department of Planning & Zoning
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Letter of Intent – ADR Application
Lots ,269, 270, & 271 Seminole Forest
Seminole Centre Court, Fitchburg, WI
KBA Project # 1615

Dear Mr. Hovel,

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

Project Team:

Owner: Frank Gribble
218 Van Deusen Street
Madison, WI 53715
608-257-9320
Contact: Jim Stopple
jim@madisonproperty.com

Engineer: Vierbicher
999 Fourier Drive Ste. 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoy@vierbicher.com

Architect: Knothe & Bruce Architect
Middleton, WI 53562
608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Vierbicher
999 Fourier Drive Ste. 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoy@vierbicher.com

Introduction:

This proposed development is located on a Lots 269, 270, & 271 Seminole Forest, on the Seminole Centre Court cul-de-sac, south of McKee Road and east of Seminole Highway. Existing zoning is R-HA (pre-1986 R-4). The three lots will be combined into a single lot via CSM, pending ADR approval. The two existing apartment buildings adjacent to, and east of this project, are also owned by the owner of this project. The properties to the south are single family residences, the properties to the west are condominiums, and the properties to the north are commercial.

The development team has had multiple meetings with the Seminole Forest Neighborhood Association (neighbors to the south) and the Seminole Woods Condominium Association (neighbors to the east) and have adapted and modified our design to address their concerns.

A tree preservation and management plan is being prepared to provide a guide to remove invasive species and maintain the vegetative screening of the existing trees along the property perimeter and is being coordinated with the adjacent properties.

Site Planning & Building Architecture:

Vehicular access to the site is achieved from the Seminole Centre Court cul-de-sac.

The new building will be two stories, with underground parking, and contain 25 apartments. The building will be wood framed construction, with a precast concrete deck separating the basement from the units above. The development will incorporate underground vehicle and bicycle parking with additional surface parking provided on site.

The building façades will reflect variations in color, texture and material with high-quality materials, with an architectural 'nod' to the apartment buildings to the west. The exterior materials will be a combination of masonry and composite siding & trim.

Site Development Data:

Densities:

Lot Area	51,378 S.F. or 1.179 acres
Dwelling Units	25 units
Lot Area / D.U.	2,055 S.F./unit
Density	21.2 units/acre
Lot Coverage (Building)	12,007 S.F.
Impervious Surface	43%

Dwelling Unit Mix:

	Apartments
Efficiency	7
One Bedroom	10
Two Bedroom	6
Three Bedroom	2
Total	25

Building Height: 2 Stories

Floor Area Ratio:

Gross Floor Area	36,021 S.F.
Floor Area Ratio	.70

Vehicle Parking Stalls

Surface	18
Underground	32
Total	50

Bicycle parking Stalls

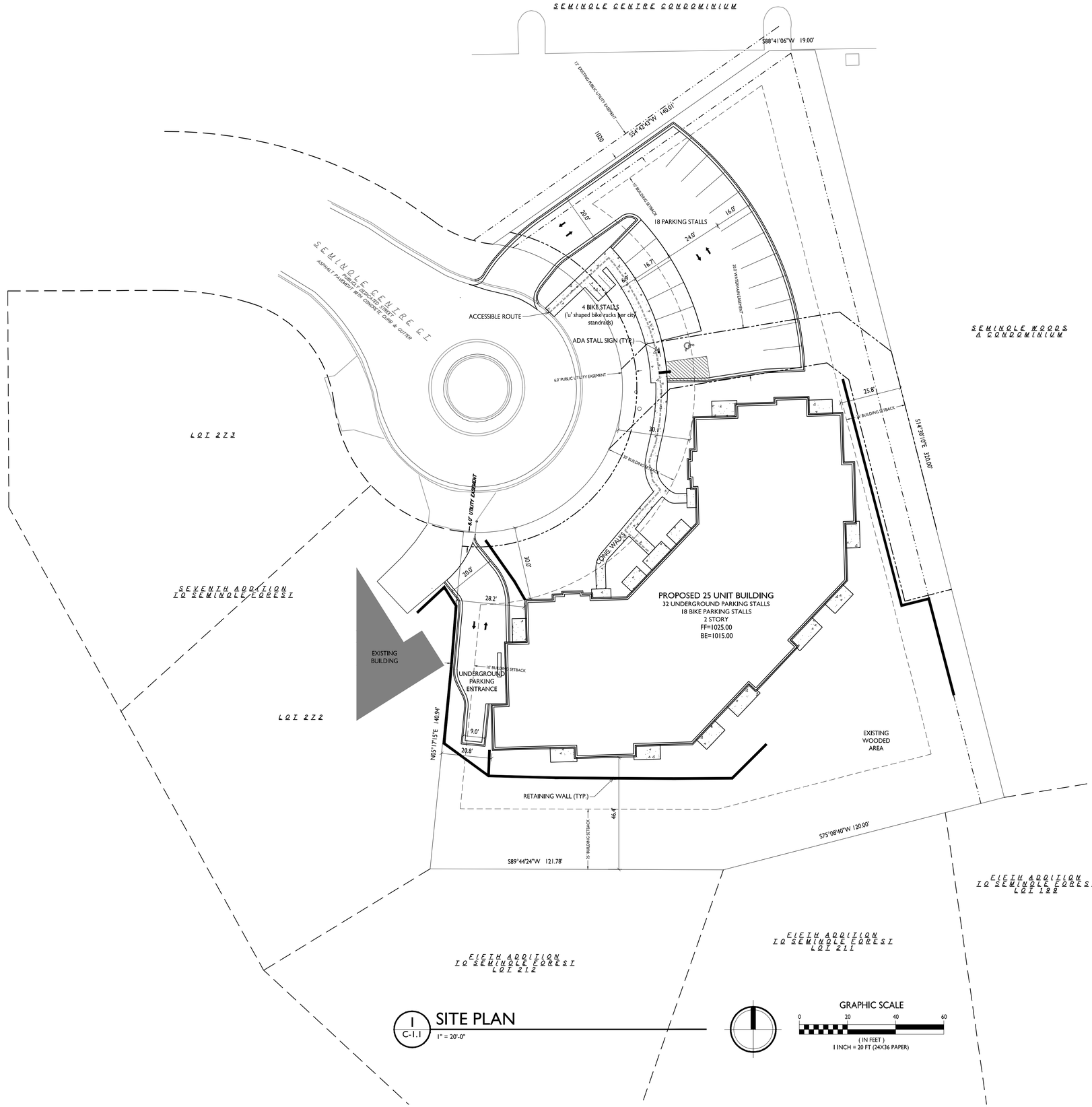
Surface	4
Underground	18
Total	22

Project Schedule:

The projected schedule is to begin construction in the fall of 2017 with a 9 to 10-month construction schedule with completion/occupancy slated for spring 2018.

Thank you for your time and consideration in reviewing our proposal.

Brian Stoddard AIA



1 / C-1.1 SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

SHEET INDEX

SITE DEVELOPMENT DATA

LOT AREA	51,378 S.F. / 1.18 ACRES
DWELLING UNITS	25 DU
DENSITIES	
2,055 SF / DWELLING UNIT	
21.2 DWELLING UNITS / ACRE	
BUILDING HEIGHT	2 STORIES
DWELLING UNIT MIX:	
STUDIO	7
ONE BEDROOM	10
TWO BEDROOM	6
THREE BEDROOM	2
TOTAL UNITS	25 UNITS
VEHICLE PARKING STALLS:	
SURFACE	18
UNDERGROUND	32
TOTAL	50 VEHICLE STALLS
RATIO	2.0 STALLS/UNIT
BICYCLE PARKING STALLS	
SURFACE	4
UNDERGROUND GARAGE	18
TOTAL	22 BICYCLE STALLS
IMPERVIOUS SURFACE RATIO	43%
AUTOMATIC SPRINKLER SYSTEMS	NFPA 13 (PARKING GARAGE) NFPA 13R (RESIDENTIAL FLOORS)

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

ISSUED

Plan Commission - May 23, 2017

PROJECT TITLE

Lots 269 - 271
Seminole Centre
Court

Fitchburg, WI

SHEET TITLE

Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1615

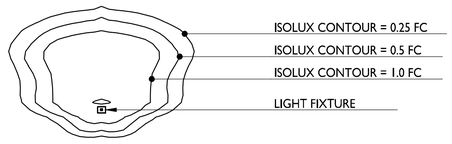
STATISTICS

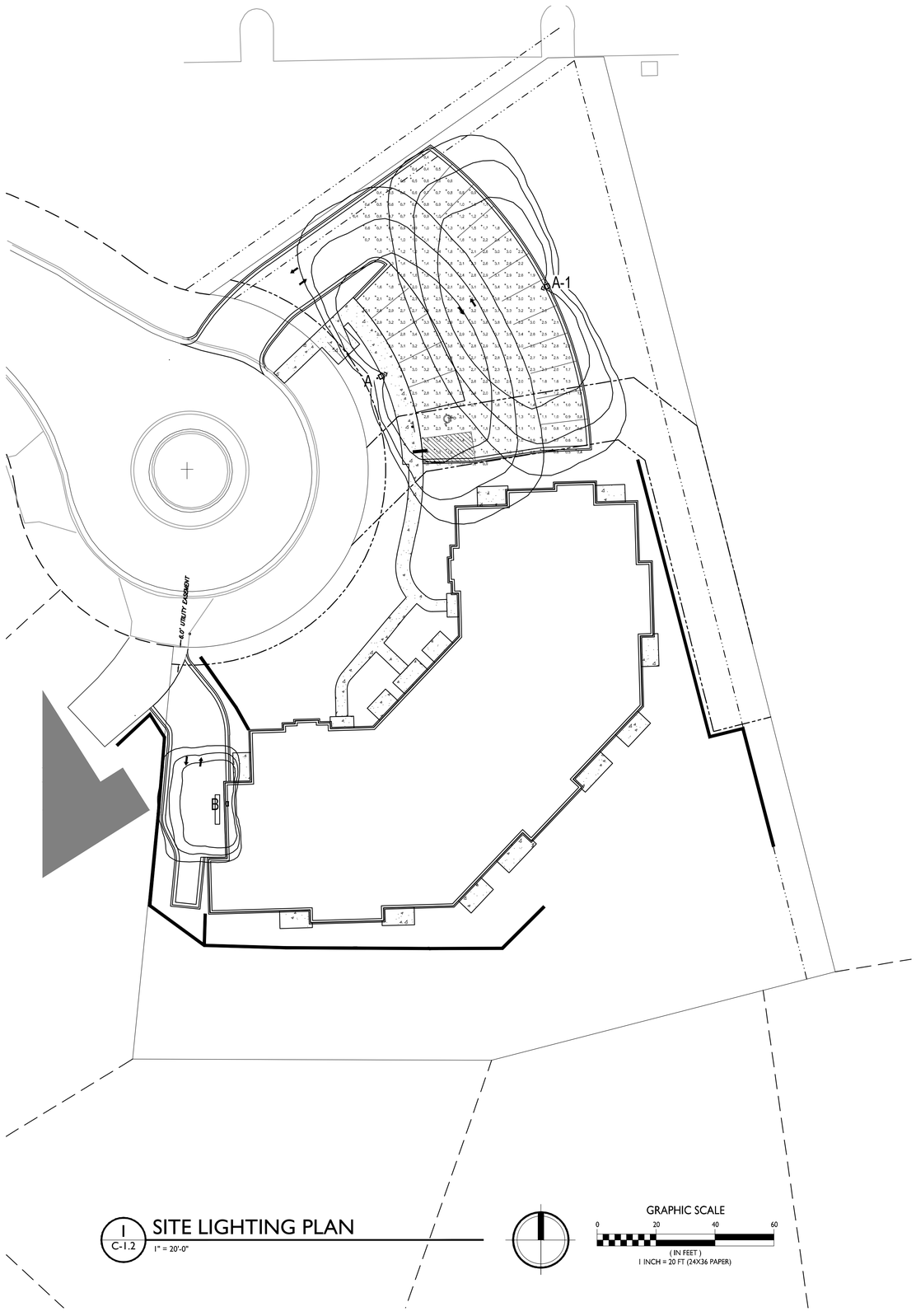
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
Lighting Zone #1	+	2.0 fc	3.8 fc	0.4 fc	9.5:1	5.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	LAMP	FILE	MOUNTING
	A	1	CREE, Inc.	ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K	CREE EDGE AREA, TYPE III MEDIUM WITH FULL BLS, 60 LEDs, 525mA, 4000K	60 WHITE LEDs, VERITICAL BASE-UP POSITION	ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-001B.IES	A 20'-0" POLE ON FLUSH CONC. BASE
	A-1	1						A-1 18'-0" POLE ON 2'-0" TALL CONC. BASE
	B	1	CREE, Inc.	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDUIM WITH FULL BLS, 120 LEDs, 525mA, 4000K	120 WHITE LEDs, VERITICAL BASE- UP POSITION	SEC-EDG-4MB-__-02-E-UL-350-40K-CONFIGURED.IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.2 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

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

ISSUED
Plan Commission - May 23, 2017

PROJECT TITLE
Lots 269 - 271 Seminole Centre Court

Fitchburg, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1615

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.

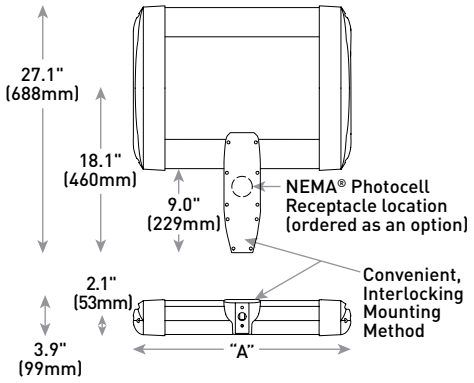
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

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

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

Accessories

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

Ordering Information

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

					E				
Product	**Optic**			**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications 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
FLD-EDG	**25** 25° Flood **40** 40° Flood	**70** 70° Flood **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19

NOTE: Price adder may apply depending on configuration

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga–20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

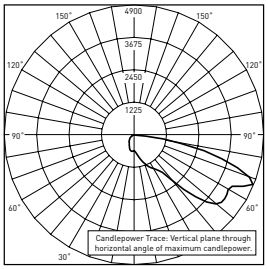
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	1.04	1.01	0.99	0.98	0.96
10˚C (50˚F)	1.03	1.00	0.98	0.97	0.95
15˚C (59˚F)	1.02	0.99	0.97	0.96	0.94
20˚C (68˚F)	1.01	0.98	0.96	0.95	0.93
25˚C (77˚F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

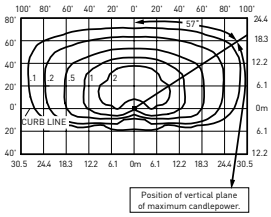
Photometry

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-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 12,275
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	1,754	B0 U0 G1	1,789	B0 U0 G1
04	3,508	B1 U0 G1	3,578	B1 U0 G1
06	5,202	B1 U0 G2	5,305	B1 U0 G2
08	6,936	B1 U0 G2	7,074	B1 U0 G2
10	8,650	B1 U0 G2	8,821	B1 U0 G2
12	10,380	B1 U0 G3	10,585	B1 U0 G3
14	12,033	B1 U0 G3	12,272	B1 U0 G3
16	13,752	B2 U0 G3	14,025	B2 U0 G3
525mA				
02	2,489	B0 U0 G1	2,542	B0 U0 G1
04	4,979	B1 U0 G2	5,083	B1 U0 G2
06	7,383	B1 U0 G2	7,538	B1 U0 G2
08	9,844	B1 U0 G2	10,050	B1 U0 G3
10	12,275	B1 U0 G3	12,532	B1 U0 G3
12	14,730	B2 U0 G3	15,039	B2 U0 G3
14	17,077	B2 U0 G3	17,434	B2 U0 G3
16	19,516	B2 U0 G3	19,925	B2 U0 G3
700mA				
02	2,938	B1 U0 G1	2,998	B1 U0 G1
04	5,876	B1 U0 G2	5,996	B1 U0 G2
06	8,714	B1 U0 G2	8,891	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

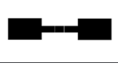
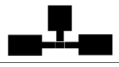
Luminaire EPA

Fixed Arm Mount – ARE-EDG-DA						
LED Count (x10)	Single	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
						
02	0.60	0.87	1.20	1.47	1.47	1.75
04	0.60	0.87	1.20	1.47	1.47	1.75
06	0.60	0.92	1.20	1.51	1.51	1.83
08	0.60	0.96 N/A with 3" poles	1.20	1.55 N/A with 3" poles	1.55	1.91 N/A with 3" poles
10	0.60	1.00 N/A with 3" poles	1.20	1.60 N/A with 3" poles	1.60	2.00 N/A with 3" poles
12	0.60	1.04 N/A with 3" poles	1.20	1.64 N/A with 3" poles	1.64	2.08 N/A with 3" poles
14	0.60	1.08 N/A with 3" or 4" poles	1.20	1.68 N/A with 3" or 4" poles	1.68	2.16 N/A with 3" or 4" poles
16	0.60	1.12 N/A with 3" or 4" poles	1.20	1.72 N/A with 3" or 4" poles	1.72	2.24 N/A with 3" or 4" poles
Fixed Arm Mount – ARE-EDG-DL						
02	0.75	1.02	1.50	1.77	1.77	1.91
04	0.75	1.02	1.50	1.77	1.77	1.91
06	0.75	1.07	1.50	1.82	1.82	1.98
08	0.75	1.11	1.50	1.86	1.86	2.04
10	0.75	1.15	1.50	1.90	1.90	2.10
12	0.75	1.19	1.50	1.94	1.94	2.16
14	0.75	1.23	1.50	1.98	1.98	2.22
16	0.75	1.27	1.50	2.02	2.02	2.28

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90˚	2 @ 180˚	In-Line 2 @ 180˚	3 @ 90˚	3 @ 120˚	In-Line 3 @ 180˚	4 @ 90˚	In-Line 4 @ 180˚
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
0˚ Tilt									
02	0.66	0.98	1.32	1.32	1.77	1.64	1.98	1.91	2.64
04	0.66	0.98	1.32	1.32	1.64	1.64	1.98	1.97	2.64
06	0.66	1.02	1.32	1.32	1.68	1.68	1.98	2.05	2.64
08	0.66	1.07	1.32	1.32	1.80	1.72	1.98	2.29	2.64
10	0.66	1.11	1.32	1.32	1.76	1.76	1.98	2.21	2.64
12	0.66	1.15	1.32	1.32	1.80	1.80	1.98	2.29	2.64
14	0.66	1.19	1.32	1.32	1.84	1.84	1.98	2.38	2.64
16	0.66	1.23	1.32	N/A	1.89	1.89	N/A	2.46	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
30˚ Tilt									
02	0.71	1.37	1.42	1.42	2.08	2.08	2.13	2.73	2.84
04	0.71	1.37	1.42	1.42	2.08	2.08	2.13	2.73	2.84
06	0.82	1.48	1.64	1.64	2.30	2.30	2.46	2.95	3.28
08	0.93	1.59	1.86	1.86	2.52	2.52	2.79	3.17	3.72
10	1.04	1.70	2.08	2.08	2.74	2.74	3.12	3.40	4.16
12	1.15	1.81	2.30	2.30	2.96	2.96	3.45	3.62	4.60
14	1.26	1.92	2.52	2.52	3.18	3.18	3.78	3.84	5.04
16	1.37	2.03	2.74	N/A	3.40	3.40	N/A	4.06	N/A
45˚ Tilt									
02	0.89	1.55	1.78	1.78	2.45	2.45	2.67	3.10	3.56
04	0.89	1.55	1.78	1.78	2.45	2.45	2.67	3.10	3.56
06	1.03	1.69	2.06	2.06	2.72	2.72	3.09	3.38	4.12
08	1.17	1.83	2.34	2.34	3.00	3.00	3.51	3.66	4.68
10	1.31	1.97	2.62	2.62	3.28	3.28	3.93	3.94	5.24
12	1.45	2.11	2.90	2.90	3.56	3.56	4.35	4.21	5.80
14	1.59	2.25	3.18	3.18	3.83	3.83	4.77	4.49	6.36
16	1.73	2.38	3.46	N/A	4.11	4.11	N/A	4.77	N/A
60˚ Tilt									
02	1.20	1.86	2.40	2.40	3.06	3.06	3.60	3.72	4.80
04	1.20	1.86	2.40	2.40	3.06	3.06	3.60	3.72	4.80
06	1.39	2.05	2.78	2.78	3.44	3.44	4.17	4.10	5.56
08	1.58	2.23	3.16	3.16	3.81	3.81	4.74	4.47	6.32
10	1.77	2.42	3.54	3.54	4.19	4.19	5.31	4.84	7.08
12	1.95	2.61	3.90	3.90	4.56	4.56	5.85	5.22	7.80
14	2.14	2.80	4.28	4.28	4.94	4.94	6.42	5.59	8.56
16	2.33	2.98	4.66	N/A	5.31	5.31	N/A	5.97	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
90° Tilt									
02	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
04	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
06	2.14	2.80	4.28	4.22	4.94	4.94	6.42	5.59	8.56
08	2.43	3.09	4.86	4.78	5.51	5.51	7.29	6.17 N/A with horizontal tenon	9.72
10	2.71	3.37	5.42	5.34	6.08	6.08	8.13	6.74 N/A with horizontal tenon	10.84
12	3.00	3.66	6.00	5.90	6.66	6.66	9.00	7.31 N/A with horizontal tenon	12.00
14	3.29	3.95 N/A with PW-2A3**	6.58	6.48	7.23	7.23	9.87	7.89 N/A with horizontal tenon	13.16
16	3.57	4.23 N/A with PW-2A3**	7.14	N/A	7.81	7.81	N/A	8.46 N/A with horizontal tenon	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180° Twin
PB-3A* – 180° Triple
PB-4A*(90) – 90° Quad
PB-4A*(180) – 180° Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90° Twin
PD-2A4(180) – 180° Twin
PD-3A4(90) – 90° Triple
PD-4A4(90) – 90° Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for AA and SA mounts
WM-4 – L-Shape for AA and SA mounts
WM-DM – Plate for DA and DL mounts

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90° Twin
PT-2(180) – 180° Twin
PT-3(90) – 90° Triple
PT-4(90) – 90° Quad

Mid-Pole Bracket
- Mounts to square pole

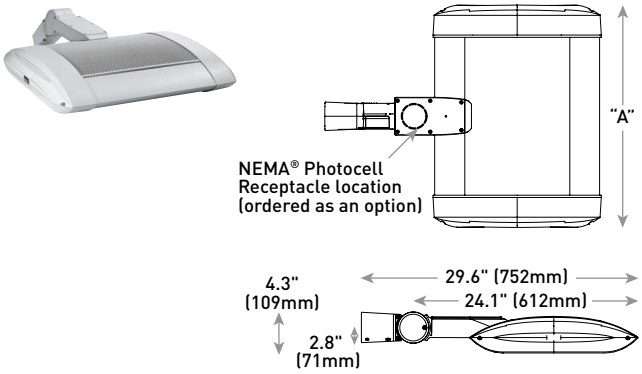
PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground mounted flood luminaires

PGM-1
- For use with AA and SA mounts

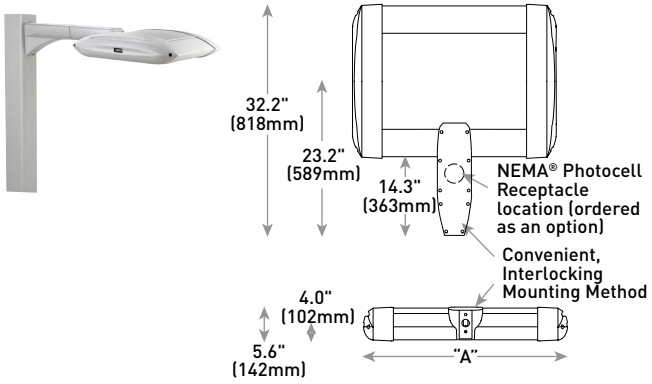
‡ Refer to the Bracket and Tenons spec sheet for more details

AA Mount



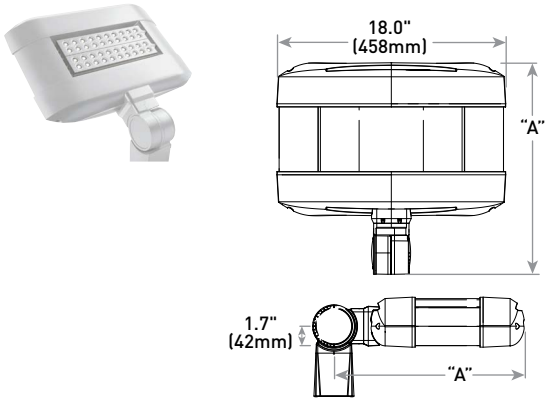
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

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)

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

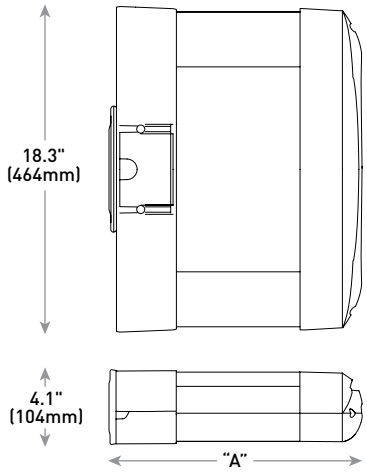
Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

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

Applications: General area and security lighting



Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

†See http://lighting.cree.com/warranty for warranty terms

Accessories

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

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

Ordering Information

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

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications of 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications of 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

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

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- 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
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P, PML or ML options
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control. Please refer to www.designlights.org/QPL for most current information
- Dark Sky Friendly, IDA Approved. Please refer to www.darksky.org/ for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F)

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

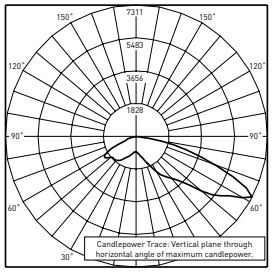
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT) i.e. the packaged LED chip)

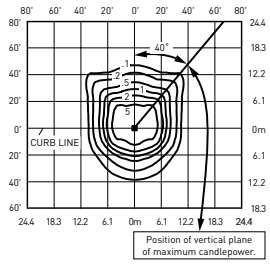
Photometry

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

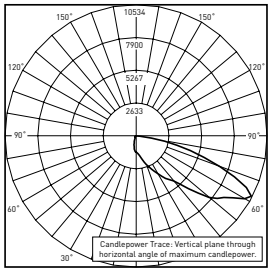


SEC-EDG-4M-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,835
Initial FC at grade

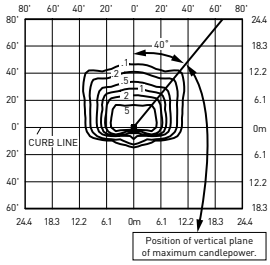
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	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

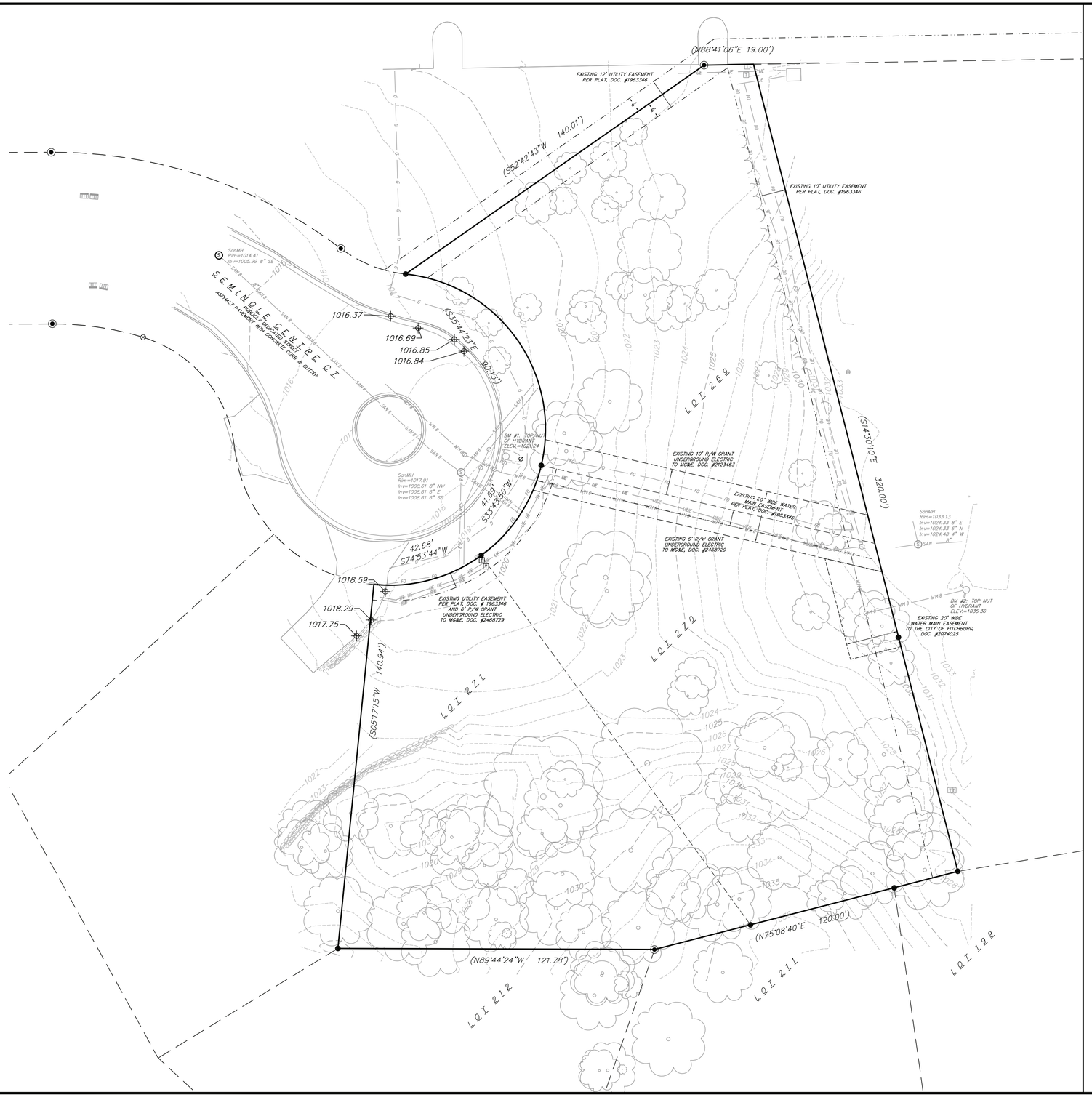


SEC-EDG-4MB-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,915
Initial FC at grade

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

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



EXISTING CONDITIONS LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING TREE – BRUSH LINE
- EXISTING RETAINING WALL
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 1048.61 EXISTING SPOT ELEVATIONS

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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EASTERLY BOUNDARY LINE MEASURED AS BEARING N7°7'7"E

- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE

SURVEY LEGEND

- FOUND 2" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

ADDITIONAL NOTES:

1. This survey is based upon field survey work performed on February 17 and 28, 2017. Any changes in site conditions after February 28, 2017 are not reflected by this survey.
2. Elevations depicted on this survey are based upon NAVD88 Datum.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
4. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One–Call ticket numbers 20170704562, 20170704590, AND 20170704595. Location of buried private utilities are not within the scope of this survey.
5. The location of existing underground utilities as shown on the plans has been determined from the best available information and is given for the convenience of the contractor. The owner and engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

WISCONSIN
KARL A. JENSEN
E-44845
OCONOMOWOC, WI
PROFESSIONAL ENGINEER
SIGNED 5-23-17

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Existing Conditions

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE
1"=20' (22"x34")
1"=40' (11"x17")

DATE
05/23/17

DRAFTER
JARC

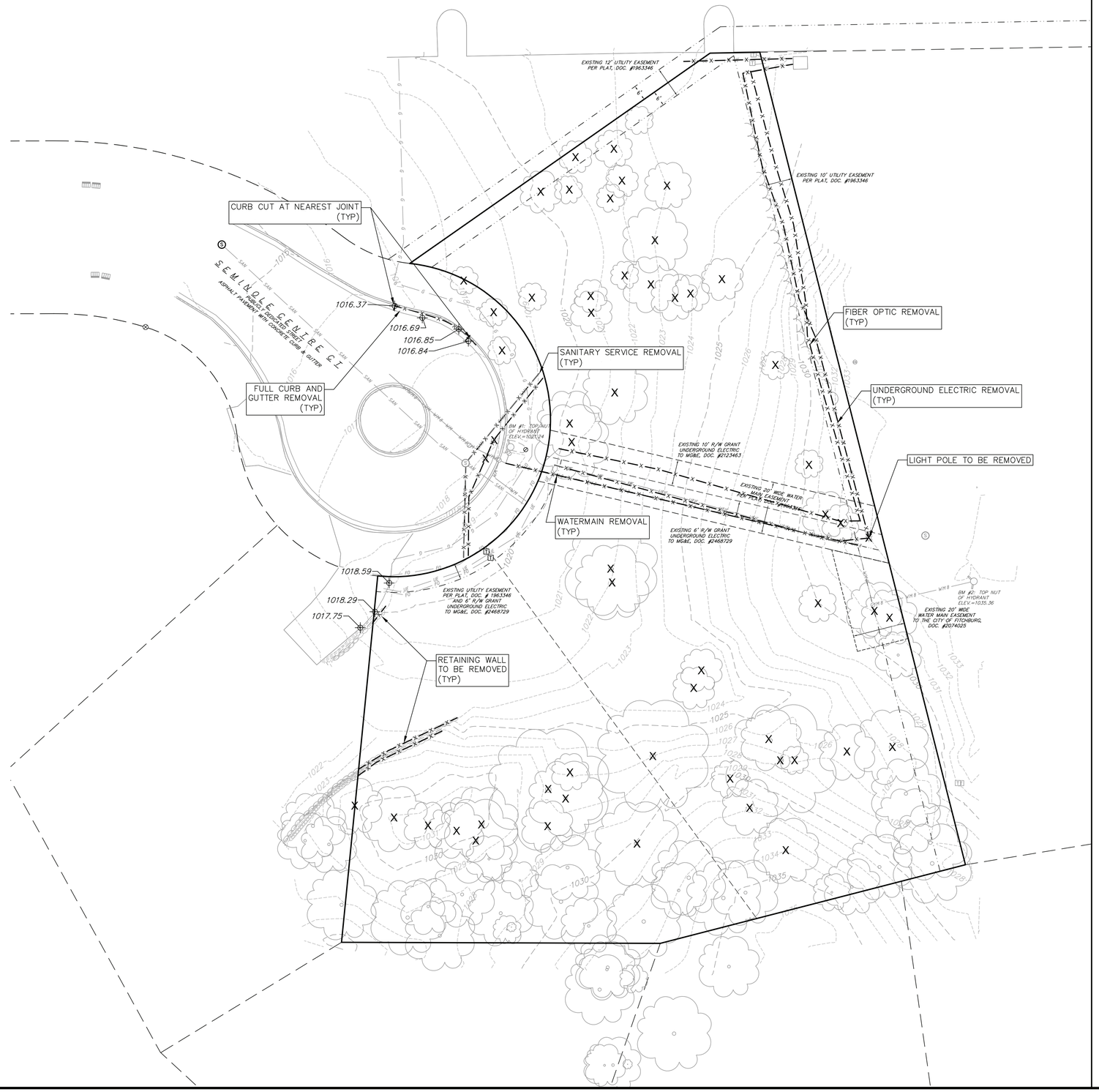
CHECKED
KJEN

PROJECT NO.
160203

SHEET
1 OF 7

DWG. NO.
C.01

23 May 2017 - 11:30a M:\Madison Property Mgmt\160203_Seminole Centre Ct. Fitchburg\CADD\160203_Base.dwg by: jarc



EXISTING CONDITIONS LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING TREE – BRUSH LINE
- EXISTING RETAINING WALL
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 1048.61 EXISTING SPOT ELEVATIONS
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- TREE REMOVAL

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GRAPHIC SCALE FEET
0 10 20 40

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EASTERLY BOUNDARY LINE MEASURED AS BEARING N7°7'7"E

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. ALL CURB AND GUTTER TO BE FULLY REMOVED SHALL HAVE A FULL DEPTH SAWCUT AT THE NEAREST JOINT.
4. CONTRACTOR SHALL REMOVE AND REPLACE ANY PUBLIC IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE

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Demolition Plan

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE: 1"=20' (22"x34") 1"=40' (11"x17")
DATE: 05/23/17
DRAFTER: JARC
CHECKED: KJEN
PROJECT NO.: 160203
SHEET: 2 OF 7
DWG. NO.: C.02

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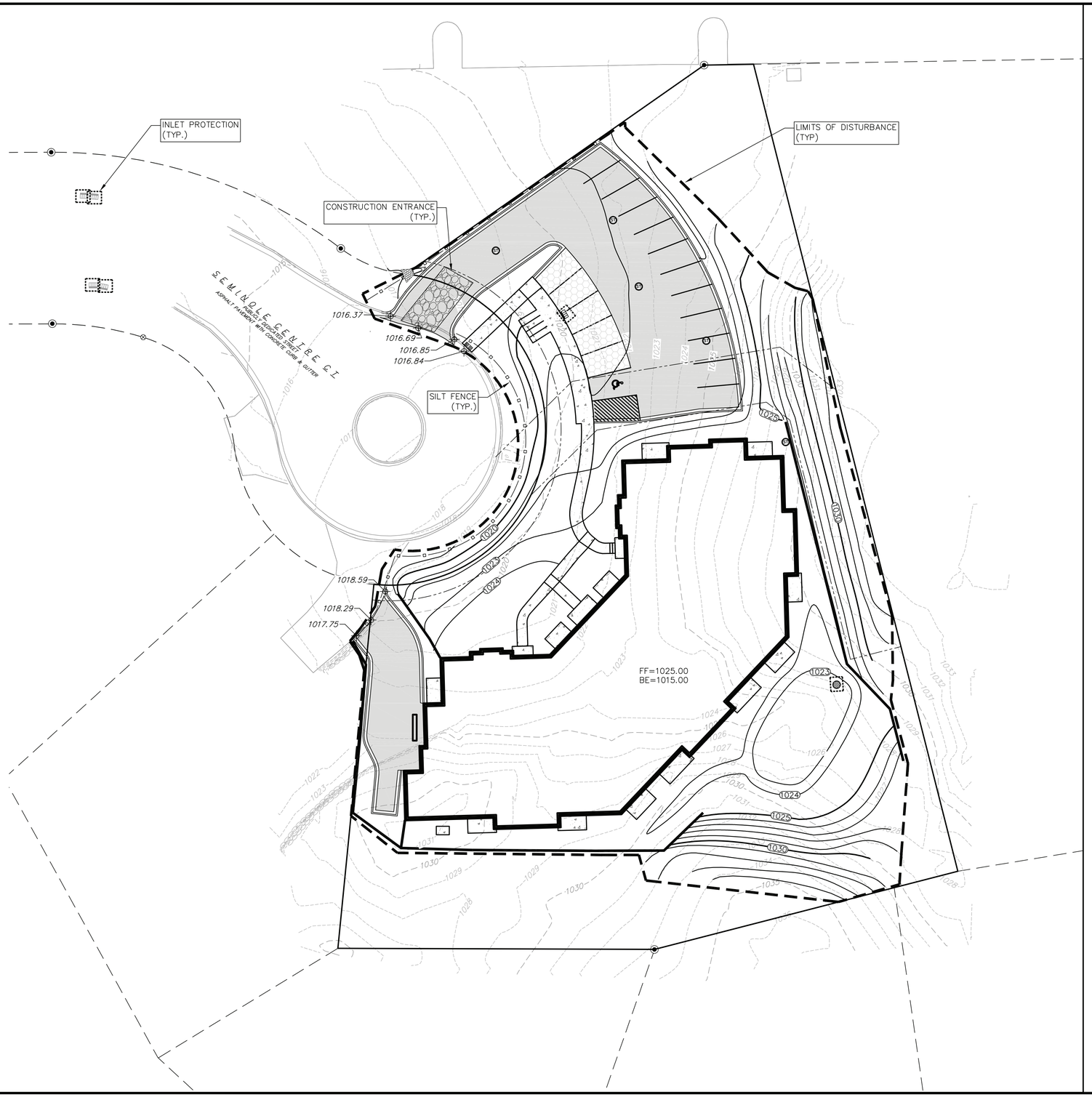

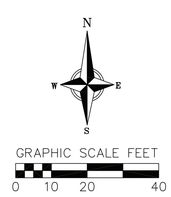

EROSION CONTROL LEGEND

- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION
- TRACKING PAD
- RIP RAP
- PROPERTY BOUNDARY
- *820* EXISTING MAJOR CONTOUR
- *818* EXISTING MINOR CONTOUR
- *1048.61* EXISTING SPOT ELEVATIONS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HANDICAP PARKING
- ADA ACCESSIBLE RAMPS

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
3. 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. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. INSTALL WISDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WISDOT TYPE A IN FIELD INLETS.
5. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
7. SILT FENCE SHALL BE PLACED AROUND ALL PROPOSED BIORETENTION BASINS TO MINIMIZE SILTATION AND SOIL COMPACTION WITHIN THE BASIN AREAS DURING THE CONSTRUCTION PROCESS. EROSION MAT SHALL BE PLACED WHEN SLOPES EXCEED 10:1.

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Erosion Control Plan

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: 1"=20' (22"x34") 1"=40' (11"x17")
DATE: 05/23/17
DRAFTER: JARC
CHECKED: KJEN
PROJECT NO.: 160203
SHEET: 3 OF 7
DWG. NO.: C.03

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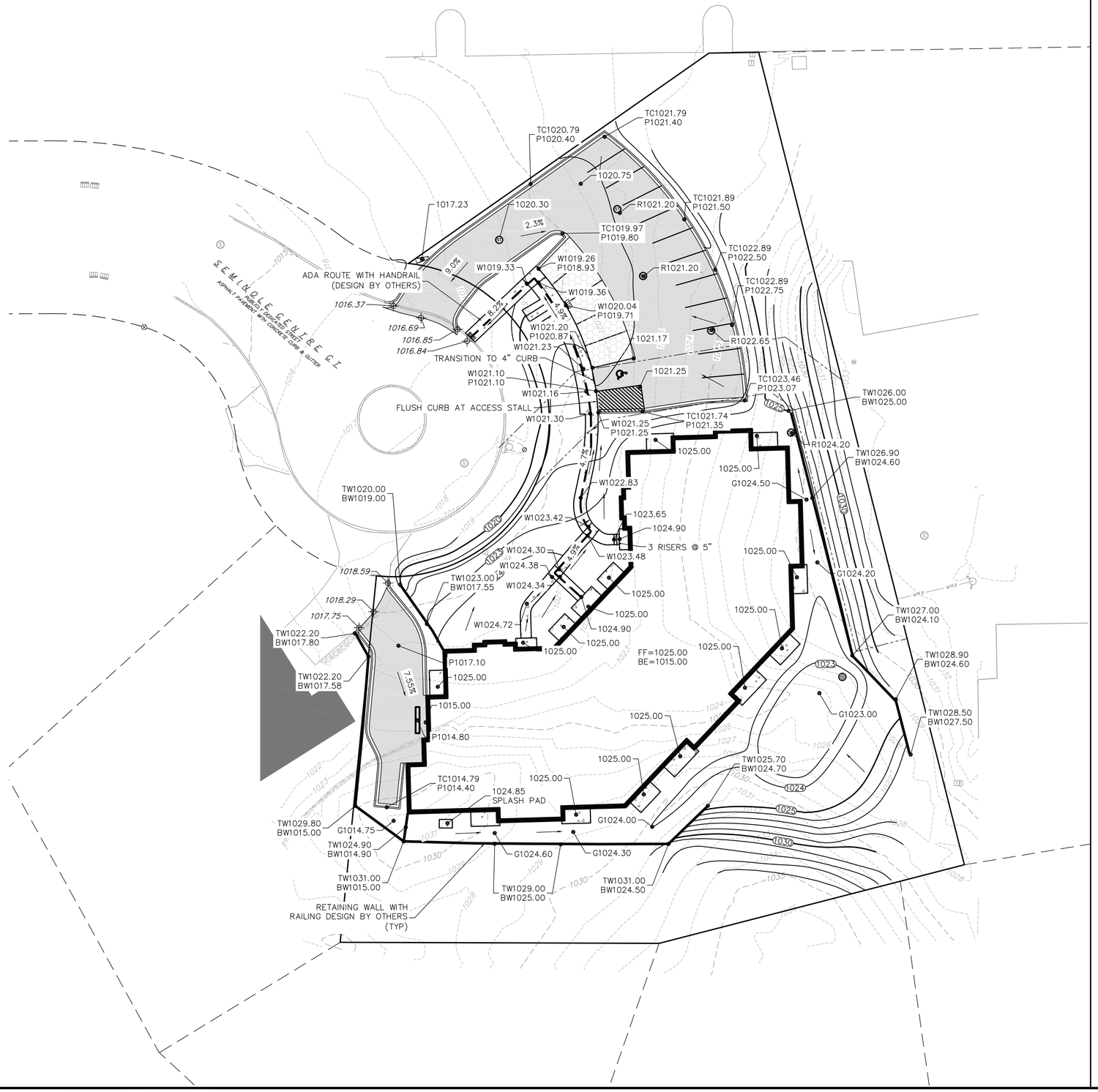

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GRAPHIC SCALE FEET
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GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- ADA ROUTE
- RETAINING WALL (DESIGN BY OTHERS)
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

TC – TOP OF CURB
P – PAVEMENT
R – RIM
BE – BASEMENT ELEV
FF – FIRST FLOOR
W – SIDEWALK
TW – TOP OF WALL
BW – BOTTOM OF WALL
G – GROUND

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HANDICAP PARKING
- ADA ACCESSIBLE RAMPS

GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. ASPHALT PAVEMENT FOR DRIVEWAYS SHALL BE 4" OF ASPHALT (1.75" SURFACE, 2.25" BINDER) ON A BASE OF 10" COMPACTED CRUSHED STONE AND PARKING LOTS SHALL BE 4.5" OF ASPHALT (2" SURFACE, 2.5" BINDER) ON A BASE OF 9" COMPACTED CRUSHED STONE.
3. CURB FACE HEIGHT SHALL BE 4 INCHES.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
8. ALL GRADES ARE FINISHED GRADES
9. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AN CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS

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Grading Plan

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: 1"=20' (22"x34") 1"=40' (11"x17")
DATE: 05/23/17
DRAFTER: JARC
CHECKED: KJEN
PROJECT NO.: 160203
SHEET: 4 OF 7
DWG. NO.: C.04

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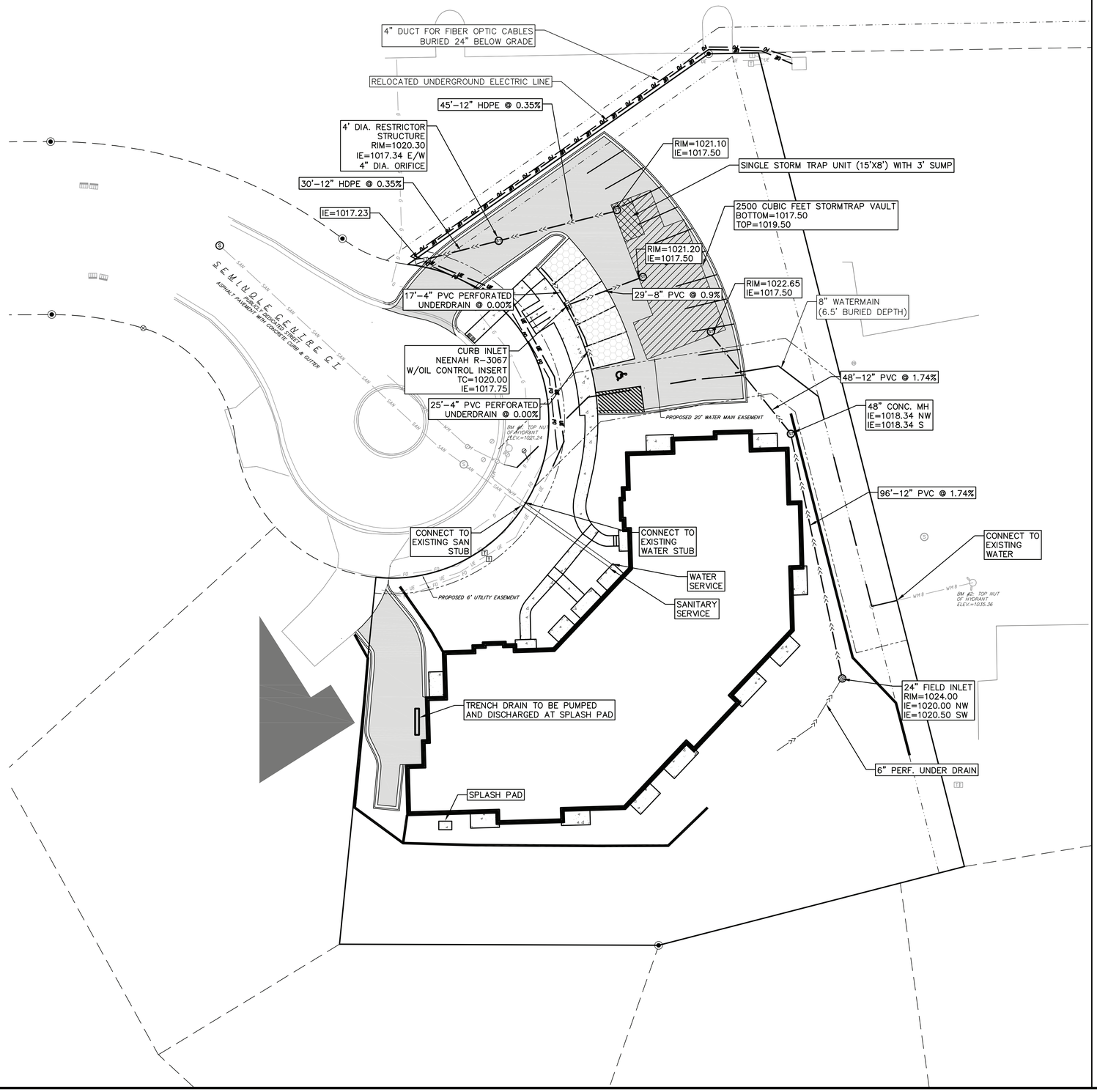

GRAPHIC SCALE FEET

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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED HANDICAP PARKING
- ADA ACCESSIBLE RAMPS

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM SEWER ENDWALL
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- PROPOSED WATER MAIN
- STORM SEWER MANHOLE
- PROPOSED FIBER OPTIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE

ABBREVIATIONS

IE – INVERT ELEVATION
SAN – SANITARY
TC – TOP OF CURB
DIA – DIAMETER

NOTE:

1.) UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE SANITARY LATERAL CONSTRUCTION AND CONNECTION TO THE EXISTING SANITARY SEWER ACCESS STRUCTURE AT THE SOUTHEAST CORNER OF THE PROJECT.

2.) CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.

3.) SERVICE LOCATION SHOWN FOR REFERENCE. FINAL SERVICE LOCATION AND SIZE SHALL BE DETERMINED BY PLUMBER.

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Utility Plan

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
1"=20' (22"x34")
1"=40' (11"x17")

DATE
05/23/17

DRAFTER
JARC

CHECKED
KJEN

PROJECT NO.
160203

SHEET
5 OF 7

DWG. NO.
C.05

23 May 2017 - 11:33a M:\Madison Property Mgmt\160203_Seminole Centre Ct. Fitchburg\CADD\160203_Base.dwg by: jarc

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.

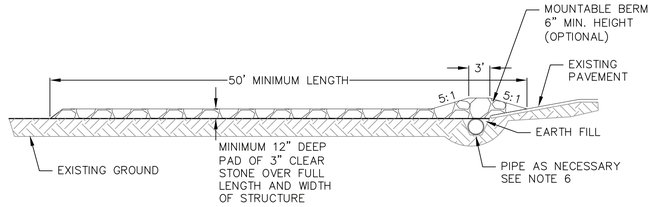
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FITCHBURG.

22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

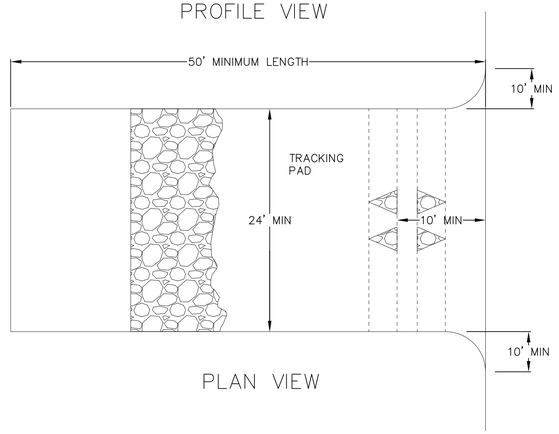
23. CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.

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.



PROFILE VIEW



PLAN VIEW

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.

1/6 CONSTRUCTION ENTRANCE
NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD.
2. STRIP AND STOCKPILE TOPSOIL. ROUGH GRADE ROADWAY AND LOTS.
3. INSTALL UNDERGROUND UTILITIES.
4. TEMPORARY STABILIZATION.
5. GRADE STREETS TO SUBGRADE.
6. CONSTRUCT ROADS – STONE BASE, CURB AND GUTTER, AND ASPHALTIC PAVEMENT.
7. FINAL STABILIZATION – TOPSOIL, SEED, FERTILIZER, EROSION MATTING.
8. REMOVE SILT FENCE, SILT SOCKS AND INLET PROTECTION AFTER DISTURBED AREAS ARE RESTORED.

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.

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Construction Details

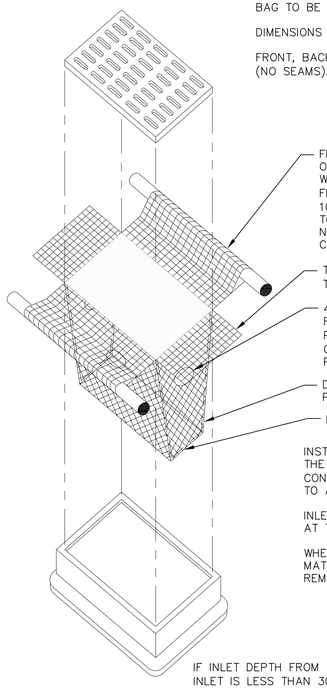
LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE: AS SHOWN
DATE: 05/23/17
DRAFTER: JARC
CHECKED: KJEN
PROJECT NO.: 160203
SHEET: 6 OF 7
DWG. NO.: C.06

23 May 2017 - 11:42a M:\Madison Property Mgmt\160203_Seminole Centre Ct. Fitchburg\CADD\160203_Title Details.dwg by: jarc



BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

4" x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM PANEL.

DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.

BOTTOM DIMENSION = 12"

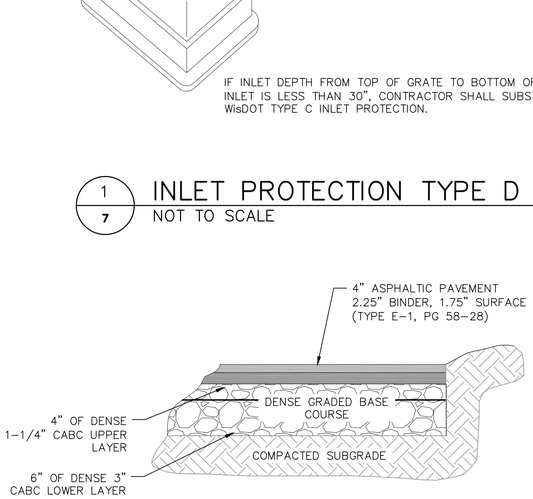
INSTALLED BAG SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

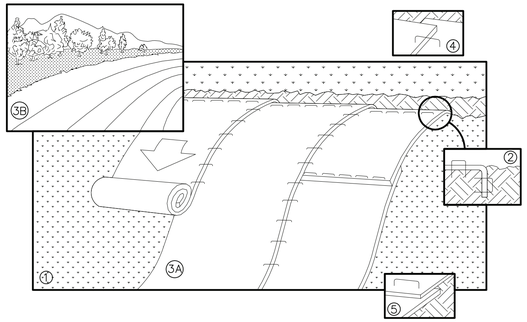
IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

1/7 INLET PROTECTION TYPE D
NOT TO SCALE



BITUMINOUS PAVEMENT
PARKING LOT

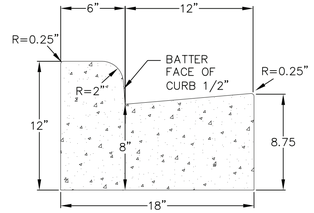
4/7 SITE PAVEMENT
NOT TO SCALE



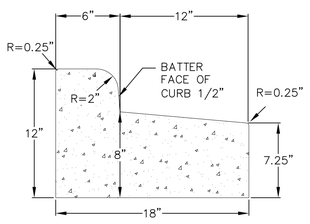
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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.

2/7 EROSION MAT
NOT TO SCALE

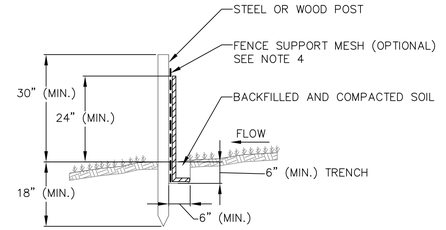


CURB AND GUTTER
ACCEPTING CROSS SECTION



CURB AND GUTTER
REJECTING CROSS SECTION

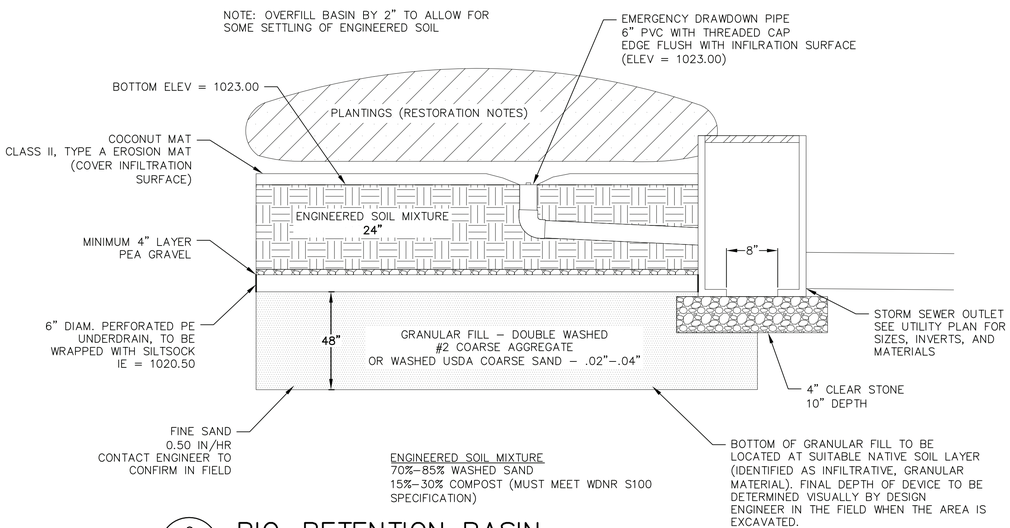
5/7 4" CONCRETE CURB AND GUTTER
NOT TO SCALE



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.

3/7 SILT FENCE
NOT TO SCALE



6/7 BIO-RETENTION BASIN
NOT TO SCALE

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Construction Details

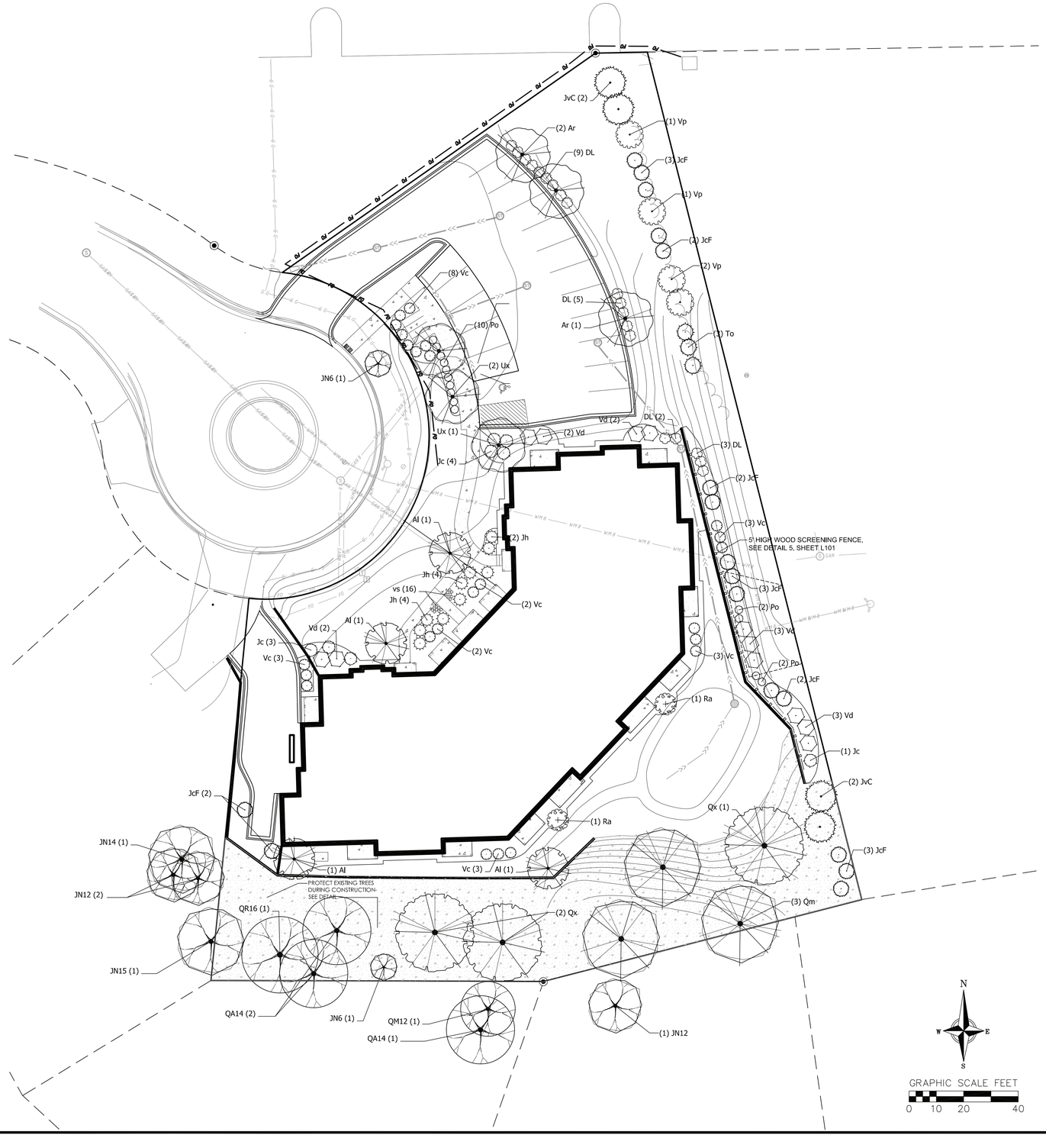
LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE: AS SHOWN
DATE: 05/23/17
DRAFTER: JARC
CHECKED: KJEN
PROJECT NO.: 160203
SHEET: 7 OF 7
DWG. NO.: C.07

23 May 2017 - 11:43a M:\Madison Property Mgmt\160203_Seminole Centre Ct, Fitchburg\CADD\160203_Title Details.dwg by: jarc



PLANT SCHEDULE SITE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
Ar	Acer rubrum `Morgan` / Morgan Red Maple	B & B	2"Cal		Canopy Tree	3
Qm	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		Canopy Tree	3
Qx	Quercus x schuettii / Swamp Bur Oak	B & B	2.5"Cal		Canopy Tree	3
Ux	Ulmus x `Morton Glossy` TM / Triumph Elm	B & B	2"Cal		Canopy Tree	3

EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
JcF	Juniperus chinensis `Fairview` / Fairview Juniper	B & B		5` ht.		17
JvC	Juniperus virginiana `Canaertii` / Canaerti Juniper	B & B		5` ht.		4
To	Thuja occidentalis `Wintergreen` / Arborvitae	B & B		5` ht.		3

EXISTING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
JN6	Juglans nigra / Black Walnut	Existing	6"			1
QA14	Quercus alba / White Oak	Existing	14"			2
QR16	Quercus rubra / Red Oak	Existing	16"			1

FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
Al	Amelanchier laevis `Cumulus` / Cumulus Allegheny Serviceberry	B & B	1.5"Cal		Low Tree	4

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
vs	Veronica spicata `Royal Candles` / Spike Speedwell	1 gal			16

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
DL	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal			19
Po	Physocarpus opulifolius `Donna May` / Donna May Ninebark	3 gal	Med Shrub		14
Ra	Rhus aromatica / Fragrant Sumac	5 gal	Med Shrub		2
Vc	Viburnum carlesii `Spice Island` / Korean Spice Viburnum	3 gal	Low Shrub		24
Vd	Viburnum dentatum `Christom` / Blue Muffin Viburnum	5 gal	Med Shrub		12
Vp	Viburnum prunifolium `Summer Magic` / Summer Magic Blackhaw Viburnum	5 gal	Tall Shrub		4

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Jc	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	5 gal	Low Shrub		8
Jh	Juniperus horizontalis `WIsconsin` / Wisconsin Juniper	5 gal	Low Shrub		10

CONCEPT PLANT SCHEDULE SITE

SEDGE SEED	
Carex bicknellii / Prairie Sedge	1,446 sf
Carex muskingumensis / Palm Sedge	1,446 sf
Carex pensylvanica / Pennsylvania Sedge	6,747 sf

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. Edge beds with commercial grade steel landscape edging, color black.

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LANDSCAPE PLAN

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS

NO.	DATE	REMARKS

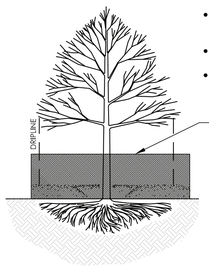
REVISIONS

NO.	DATE	REMARKS

SCALE: As Shown
DATE: May 23, 2017
DRAFTER: SVIN
CHECKED: JDDY
PROJECT NO.: 160203
SHEET: 1 OF 2
DWG. NO.: L–100

23 May 2017 - 11:42a M:\Madison Property Mgmt\160203_Seminole Centre Ct. Fitchburg\CADD\160203_Landscape.dwg by: svin

1 TREE PROTECTION DETAIL

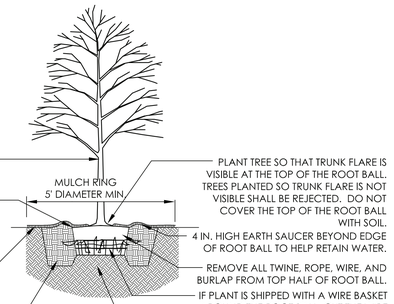


NOTES:
- CRITICAL ROOT RADIUS (IN FEET) = 1.5 x DBH
  EXAMPLE: 6" DBH TREE = 9' RADIUS
- ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED.
- FENCING OF GROUPS OF TREES PREFERRED OVER FENCING INDIVIDUAL TREES
- ENSURE TREES RECEIVE ADEQUATE WATER DURING CONSTRUCTION.

MIN. 48" HT. CHAIN LINK/ORANGE PLASTIC FENCE AROUND CRITICAL ROOT RADIUS AS BASE PROTECTION. MINIMUM CRITICAL ROOT RADIUS = DRIPLINE OF CANOPY.

2 TREE PLANTING DETAIL- B&B TREES

NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



MARK THE NORTH SIDE OF THE TREE AT THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.

SHREDDED BARK MULCH, 3 IN. DEPTH MIN. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

BACKFILL WITH NATIVE SOIL. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. WATER THOROUGHLY AND MAINTAIN ADEQUATE MOISTURE THROUGH THE FIRST GROWING SEASON.

PLANT TREE SO THAT TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES PLANTED SO TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

4 IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL TO HELP RETAIN WATER.

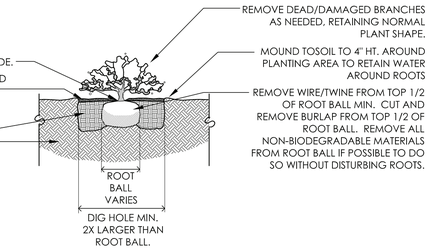
REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

3 SHRUB PLANTING DETAIL

NOTES:
- KEEP CONTAINER/BURLAP ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS SHALL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SURFACE OF SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



REMOVE DEAD/DAMAGED BRANCHES AS NEEDED, RETAINING NORMAL PLANT SHAPE.

SET ROOT FLARE AT OR SLIGHTLY HIGHER (1/2-1") THAN FINISHED GRADE.

MULCH WITH SHREDDED HARDWOOD BARK TO 3" DEPTH MIN.

BACKFILL WITH NATIVE TOPSOIL IN 8" MAX. LIFTS, TAMPING LIGHTLY TO STABILIZE ROOT BALL.

UNDISTURBED SUBGRADE.

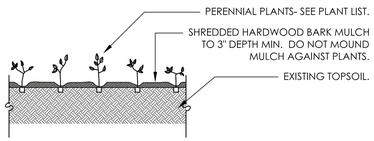
MOUND TOSOIL TO 4" HT. AROUND PLANTING AREA TO RETAIN WATER AROUND ROOTS

REMOVE WIRE/TWINE FROM TOP 1/2 OF ROOT BALL MIN. CUT AND REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL. REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM ROOT BALL IF POSSIBLE TO DO SO WITHOUT DISTURBING ROOTS.

DIG HOLE MIN. 2X LARGER THAN ROOT BALL.

4 PERENNIAL PLANTING DETAIL

NOTES:
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.

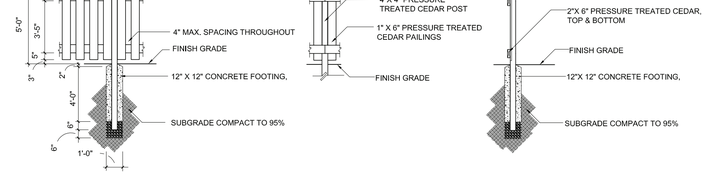


PERENNIAL PLANTS- SEE PLANT LIST.

SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT MOUND MULCH AGAINST PLANTS.

EXISTING TOPSOIL.

5 WOOD FENCE DETAIL



NOTES:
1. ALL WOOD SHALL BE FINISHED WITH EXTERIOR GRADE SOLID COLOR WATERPROOFING STAIN, COLOR CEDAR.

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

LANDSCAPE PLAN

LOTS 269, 270 & 271 SEVENTH ADDITION TO SEMINOLE FOREST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REVISIONS

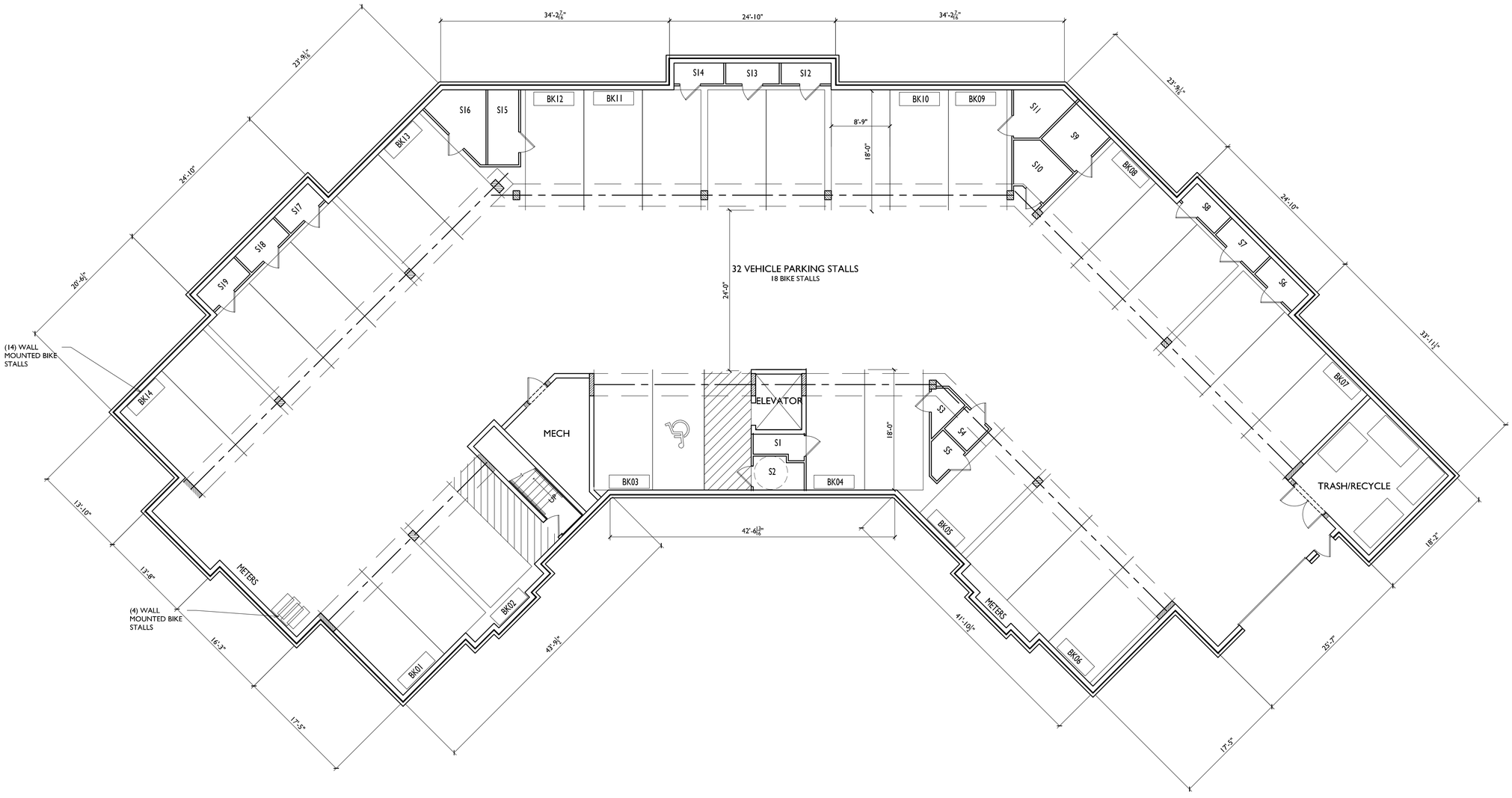
NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: As Shown
DATE: May 23, 2017
DRAFTER: SVIN
CHECKED: JDOY
PROJECT NO.: 160203
SHEET: 2 OF 2
DWG. NO.: L-101

23 May 2017 - 11:40a M:\Madison Property Mgmt\160203_Seminole Centre Ct. Fitchburg\CADD\160203_Landscape.dwg by: svin



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

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

ISSUED
Plan Commission - May 23, 2017

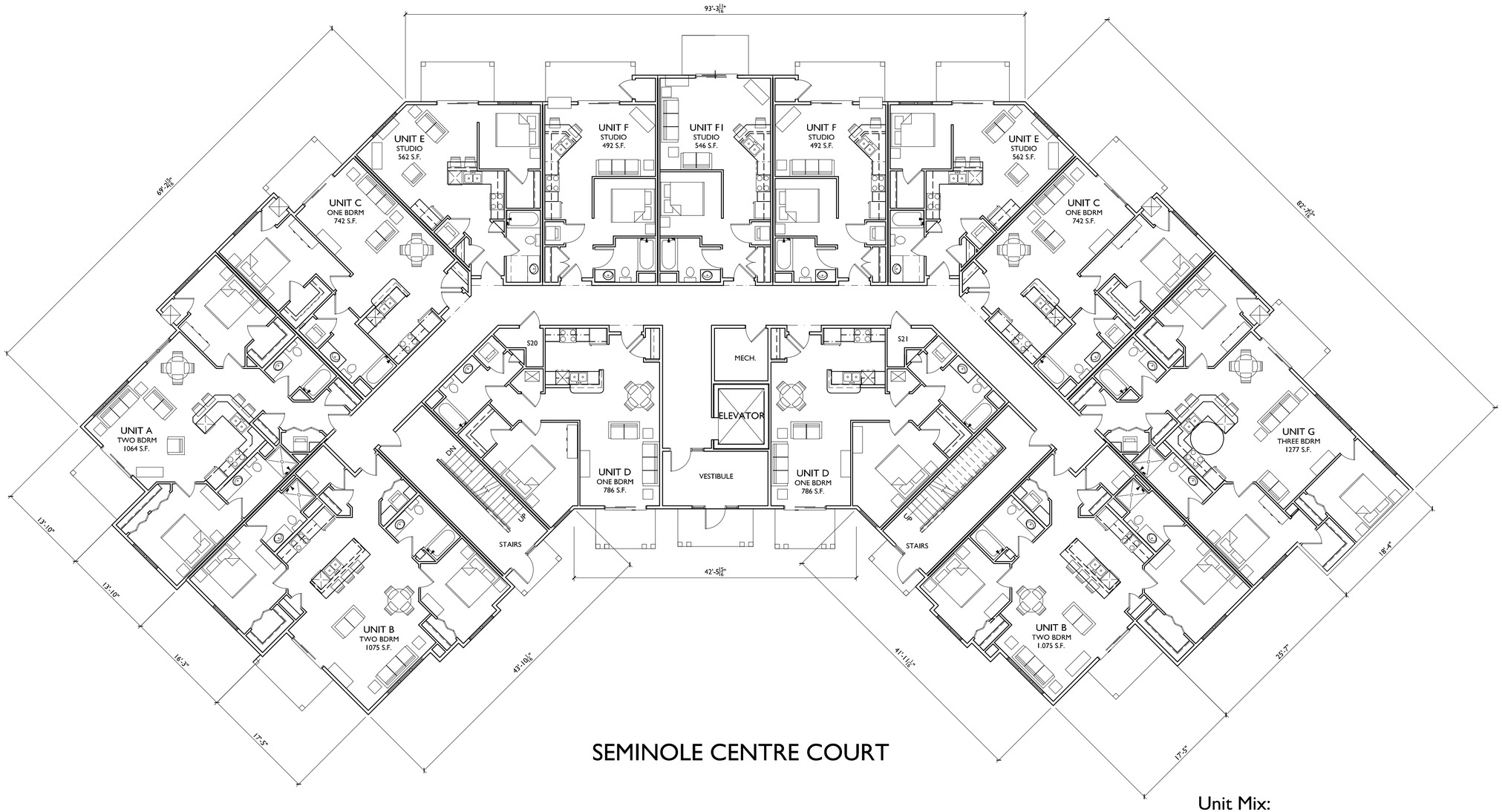
PROJECT TITLE
Lots 269 - 271 Seminole Centre Court

Fitchburg, WI

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
A-1.0

PROJECT NO. 1615



SEMINOLE CENTRE COURT

Unit Mix:	
Studio:	7
1 Bedroom:	10
2 Bedroom:	6
3 Bedroom:	2
Total:	25

1 / A-1.1 FIRST FLOOR PLAN
SCALE: NTS

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

ISSUED
Plan Commission - May 23, 2017

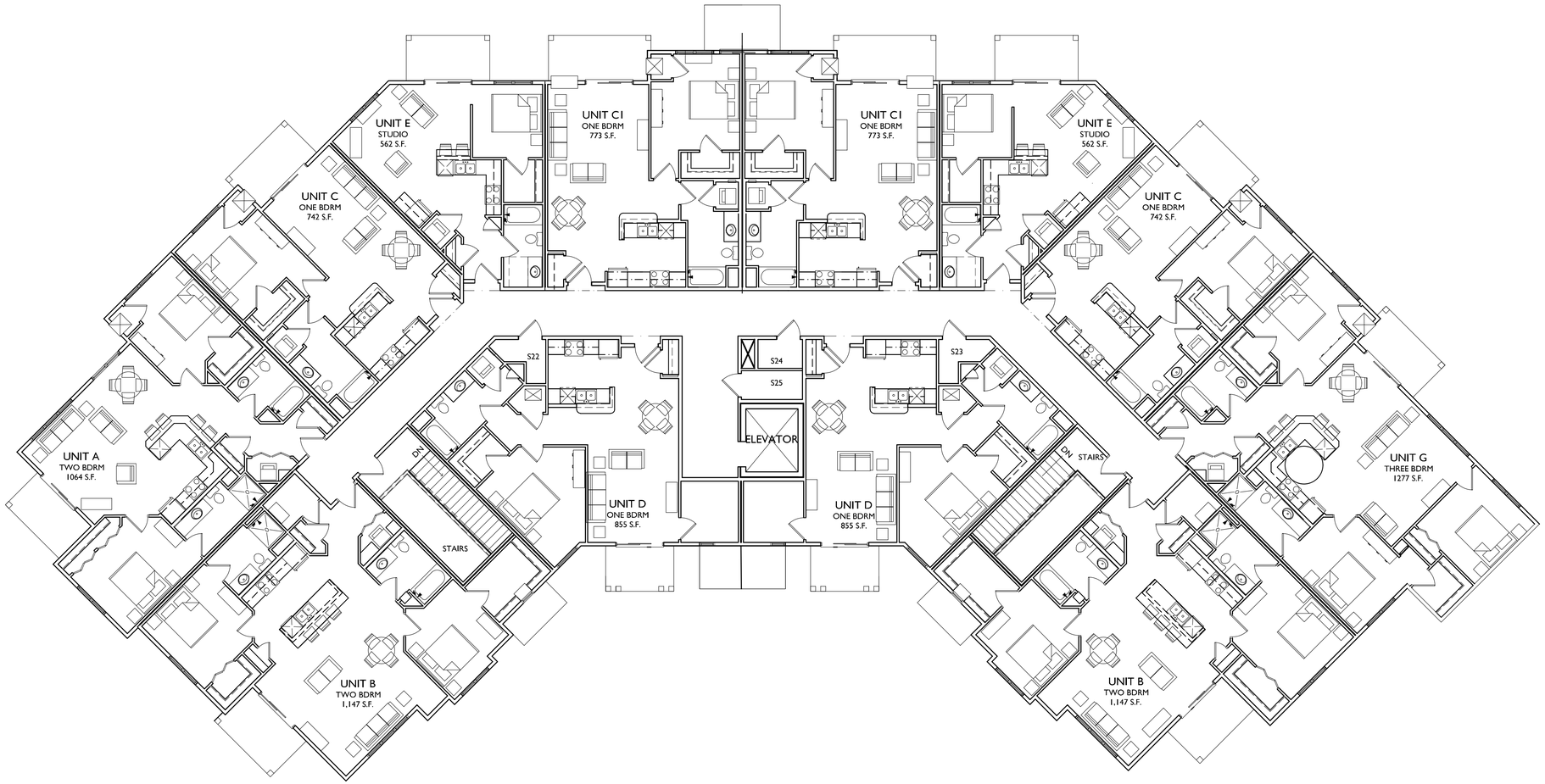
PROJECT TITLE
Lots 269 - 271
Seminole Centre
Court

Fitchburg, WI

SHEET TITLE
FIRST FLOOR
PLAN

SHEET NUMBER
A-1.1

PROJECT NO. 1615



1 / A-1.2 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

knothe bruce ARCHITECTS
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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Plan Commission - May 23, 2017

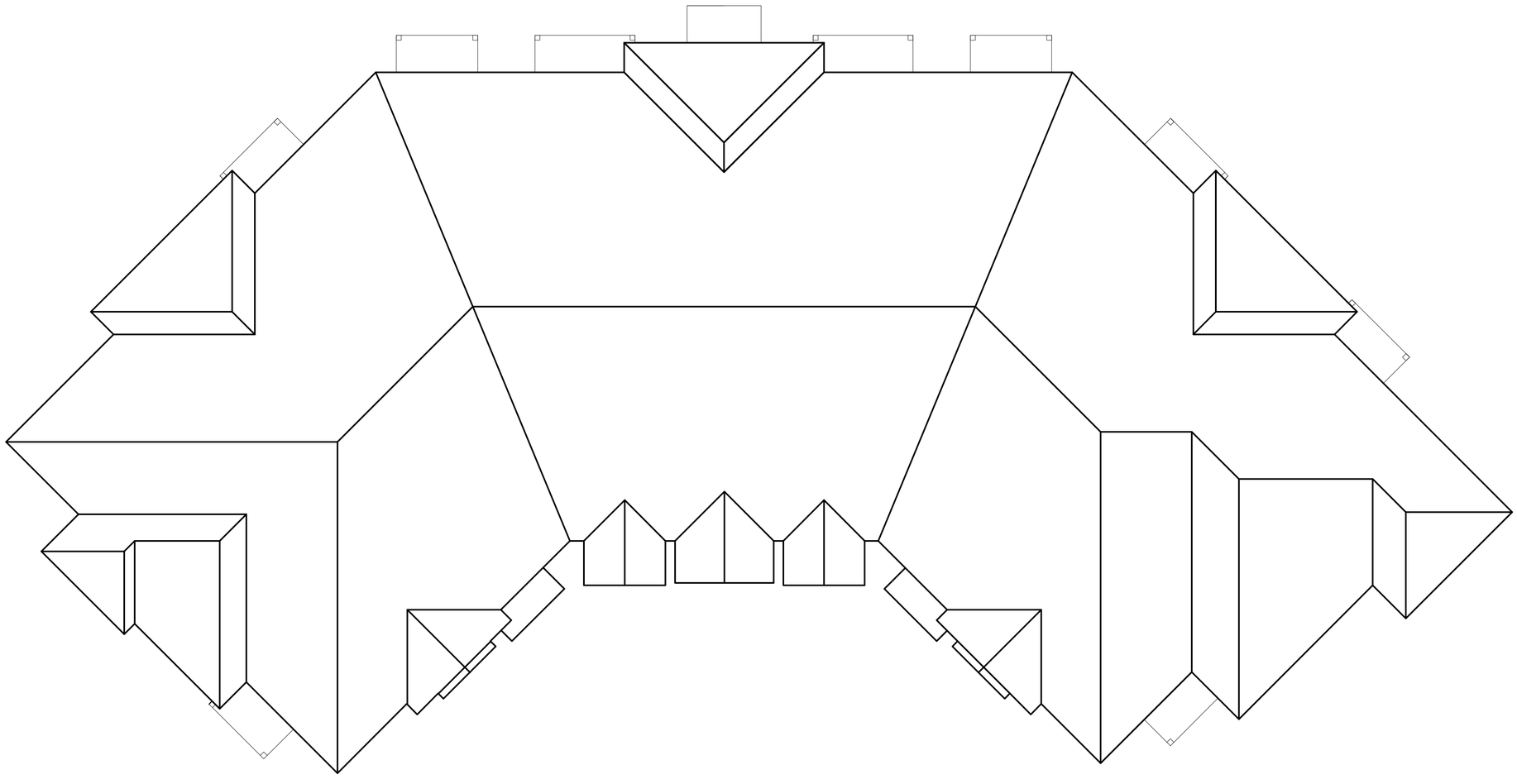
PROJECT TITLE
Lots 269 - 271
Seminole Centre
Court

Fitchburg, WI

SHEET TITLE
SECOND
FLOOR PLAN

SHEET NUMBER
A-1.2

PROJECT NO. 1615



1 / A-1.3 ROOF PLAN
SCALE: 1/8"=1'-0"

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Middleton, WI 53562

ISSUED
Plan Commission - May 23, 2017

PROJECT TITLE
Lots 269 - 271
Seminole Centre
Court

Fitchburg, WI

SHEET TITLE
THIRD FLOOR
PLAN

SHEET NUMBER
A-1.3

PROJECT NO. 1615

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Middleton, WI 53562

2
A-2.1

SOUTHEAST ELEVATION - REAR ELEVATION

SCALE: 1/8"=1'-0"

1
A-2.1

NORTHWEST ELEVATION - STREET VIEW

SCALE: 1/8"=1'-0"

ISSUED
Plan Commission - May 23, 2017

PROJECT TITLE
Lots 269 - 271
Seminole Centre
Court

Fitchburg, WI

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NO. 1615