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: RC Group LLP (Peter C. George)

Address: 6830 Valiant Drive **Phone Number of Contact Person:** 608-575-2578

City, State, Zip Code: Windsor, WI 53598 **Email of Contact Person:** petercgeorgehdc@charter.net

Project Address: 6140 Cottonwood Dr. **Lot:** 4 **Subdivision:** Commerce Park

Project Type: ____ **Multi-Family** X **Commercial** ____ **Industrial** _____ **Other**

X **New** ____ **Addition**

Impervious Surface Ratio (ISR): 74% (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:** 2/20/2018
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: 2/20/2018 **Plan Commission Date:** _____

Comments:

To whom this may concern, 02/20/18

This letter is being submitted with the Architectural & Design Review Application in regard to the absence of the required lighting and Stormwater management plans.

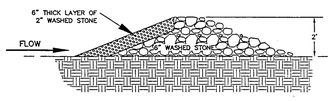
Our electrician is currently on vacation out of the country and unavailable until Monday February 26. When he returns we will have him submit the plans to his lighting suppler /engineer and design a plan for our project, I have submitted the cut sheets of the lights we have on our existing building and will use on the proposed building.

We have been in contact with Bill Balke in regard to a Stormwater Management plan and are waiting to see if it is required for our project and will comply with all required state and local ordinances. Our tenant in the proposed building is Cardno a global environmental company that does a lot of stormwater management and would like to have examples of their work on site to show their clients so it is likely we will have some type of stormwater management regardless of the outcome.

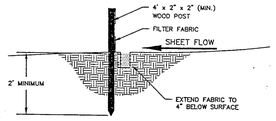
The above mention plans will be submitted once we receive them from the suppliers and engineers.

Sincerely,

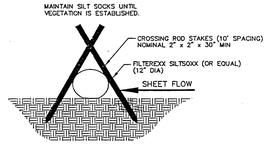
Peter C. George, Partner
RC Group, LLP



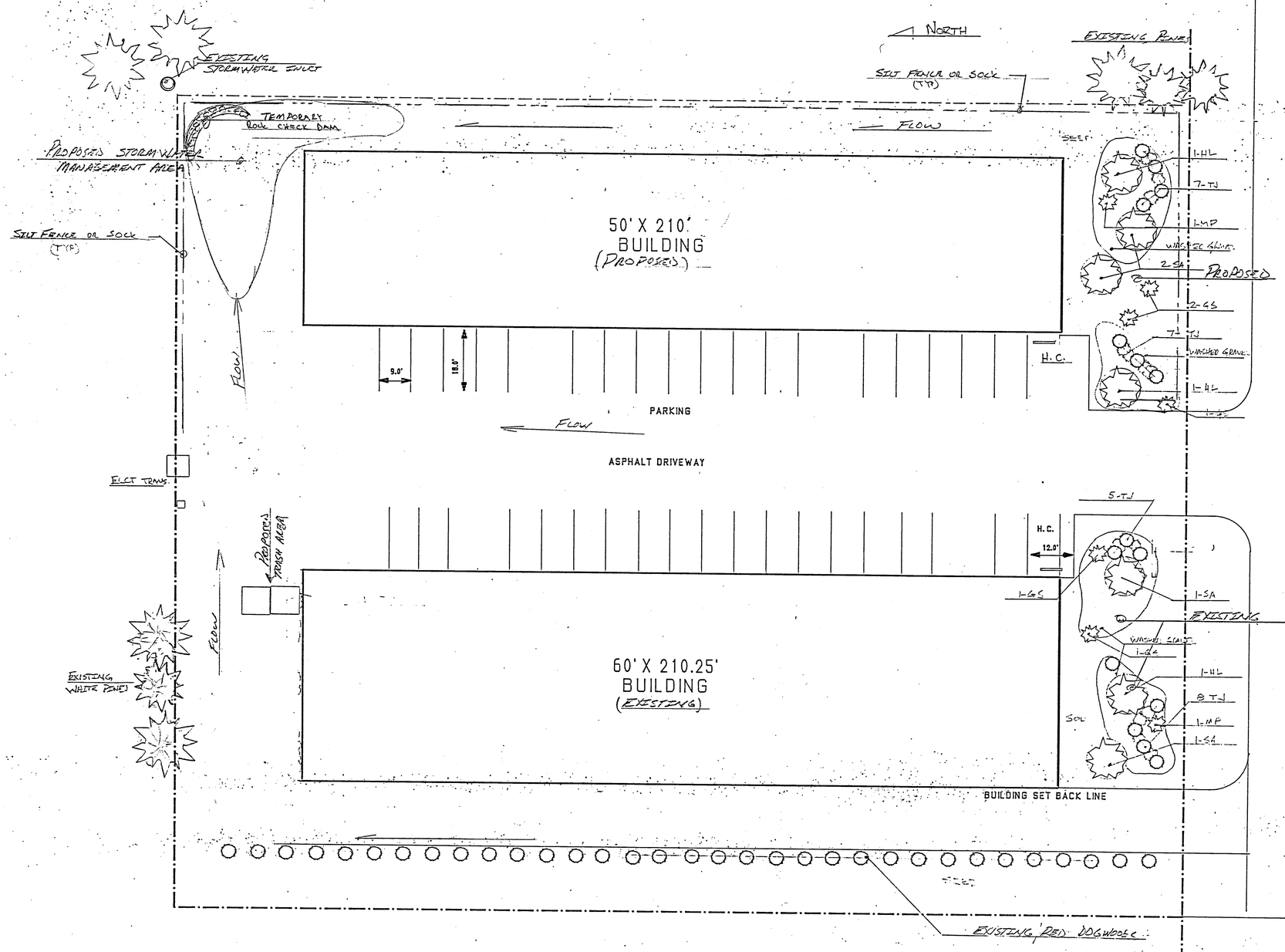
ROCK CHECK DAM DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL



COTTONWOOD DRIVE

Hercules Design & Construction, Inc.

PLANT LIST

SYMBOL	QTY.	(COMMON) NAME	SIZE	ROOT
HL	9	HONEY LOCUST	2½"	B&B
SA	4	SUMMIT ASH	2½"	B&B
GS	5	GREEN SPRUCE	4'-5'	B&B
MP	5	MUGHO PINE	3½'	B&B
TJ	28	TAUNS JUNIPER	18"	CONT
* RD	6	RED DOGWOOD	3'	CONT

* NOTE OPTIONAL USE OF PINE OR EVERGREEN MAY BE DONE IF FEASIBLE

SOD FRONT OF BUILDINGS, SEED SIDES & REAR

Project:

RC GROUP
OFFICES / WAREHOUSE
COTTONWOOD, DRIVE
FITCHBURG, WI.

Sheet Title:

LANDSCAPE PLAN
AND EROSION CONTROL PLAN

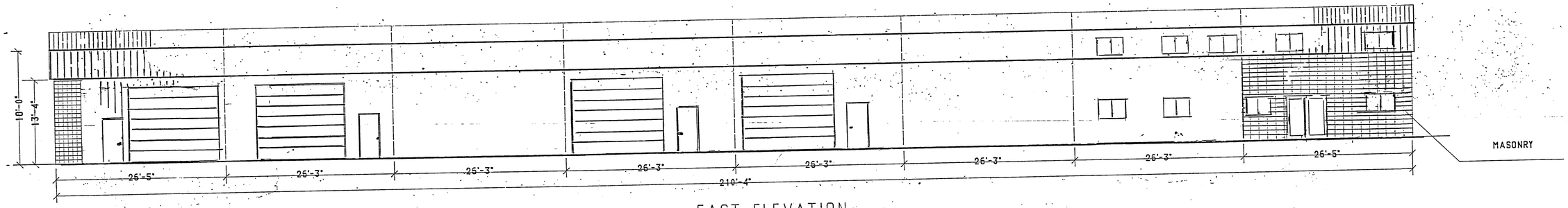
ISR MAX 85% PROPOSED 74%

Date: Drawn By:

Project Number:

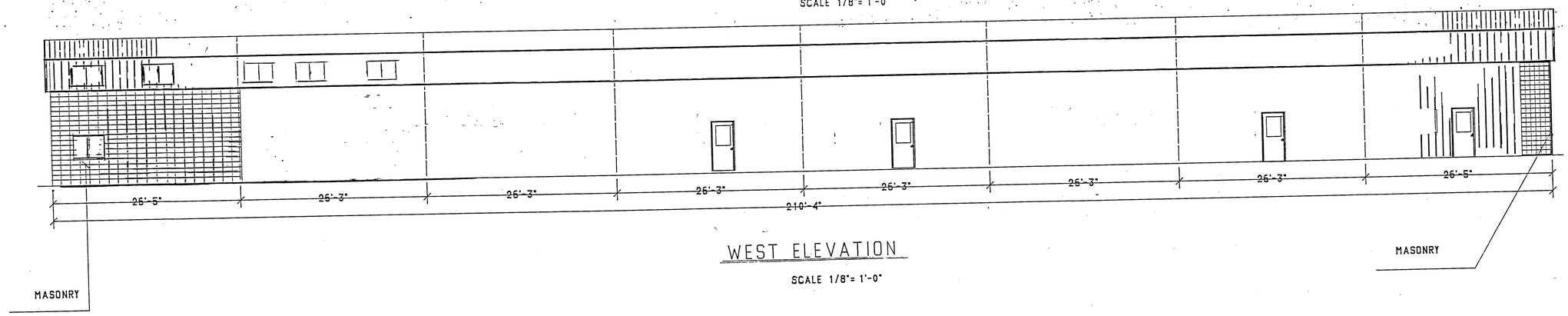
Sheet Number:

2



EAST ELEVATION

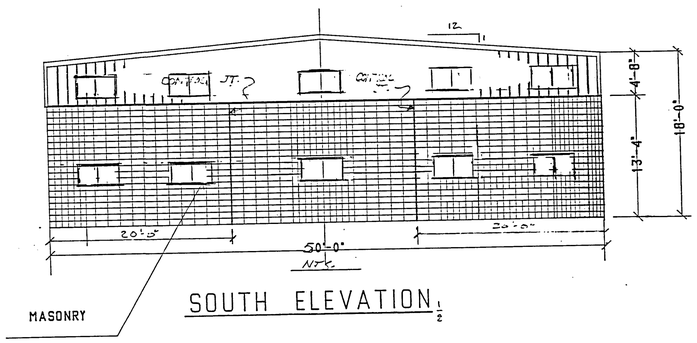
SCALE 1/8"= 1'-0"



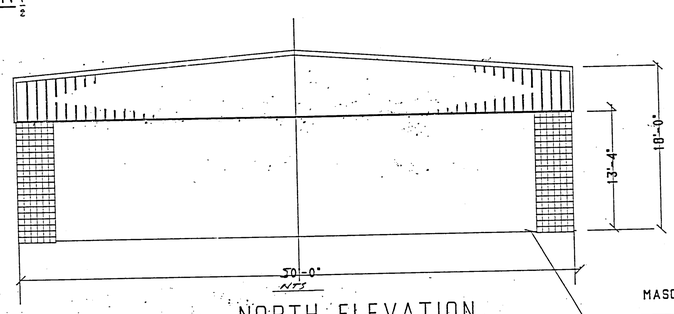
WEST ELEVATION

SCALE 1/8"= 1'-0"

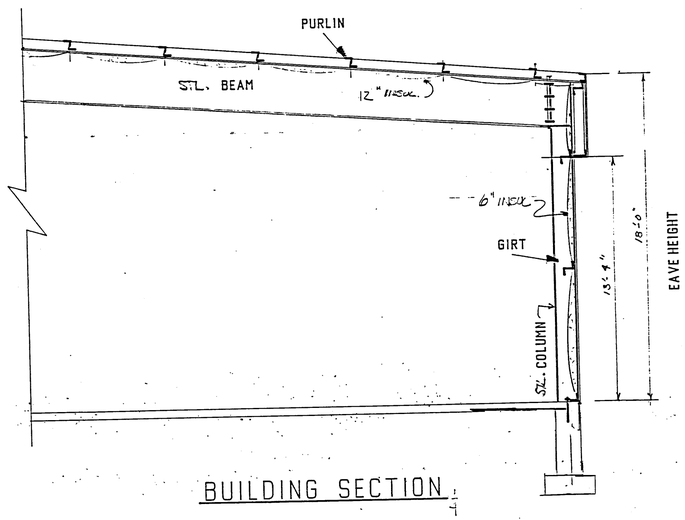
Hercules Design & Construction, Inc.



SOUTH ELEVATION



NORTH ELEVATION



BUILDING SECTION

Project:

RC GROUP
OFFICES / WAREHOUSE
COTTONWOOD, DRIVE
FITCHBURG, WI.

Sheet Title:

ELEVATION PLAN

ISR MAX 85% PROPOSED 74%

Date: 2-4-18

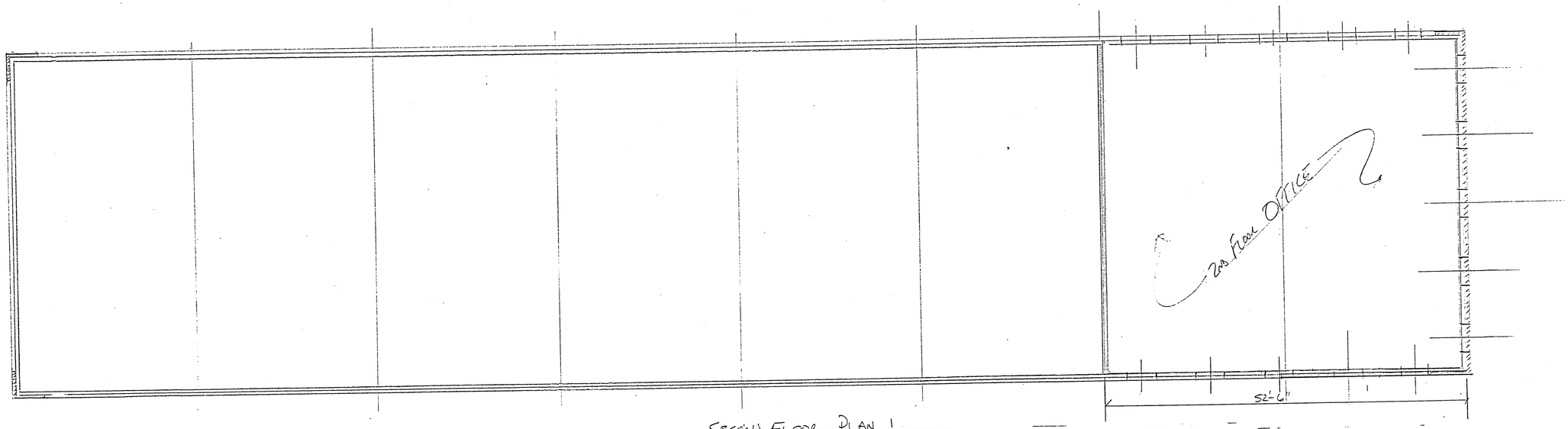
Drawn By:

Project Number:

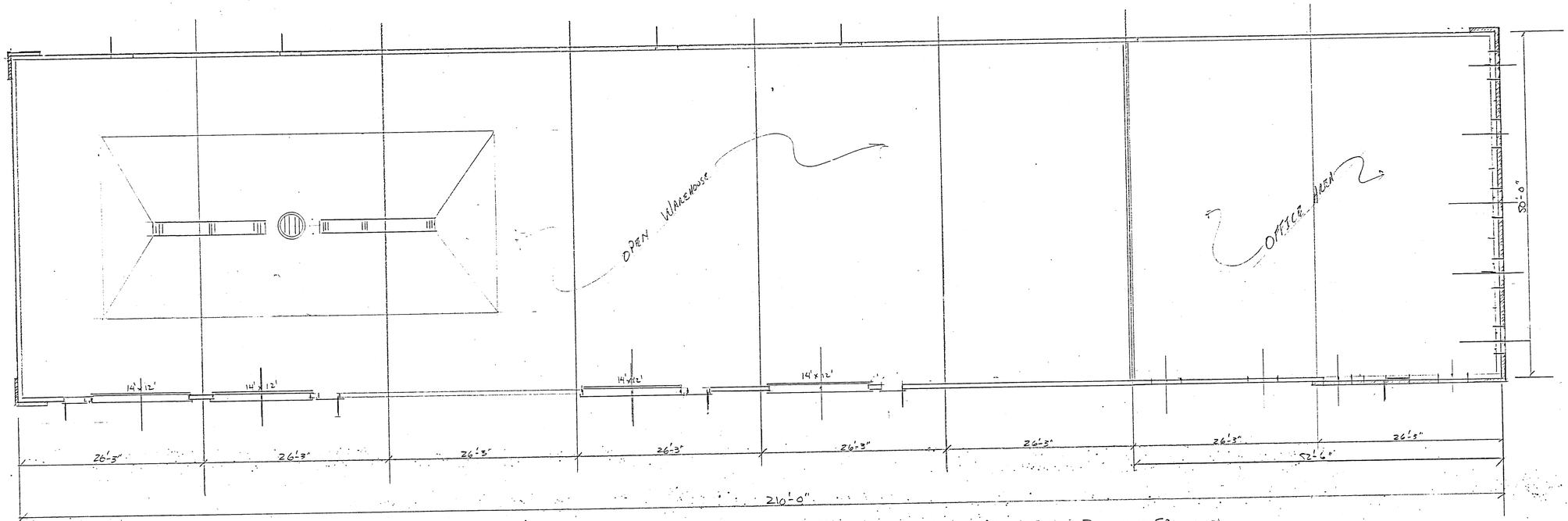
Sheet Number:

4

C-9



SECOND FLOOR PLAN 1
2625 SF 8



FIRST FLOOR PLAN 1
10,500 SF 8

NOTE: ENTIRE BUILDING IS SPRINKLERED

HDC
Hercules Design & Construction, Inc.

Project:

RC GROUP
OFFICES / WAREHOUSE
COTTONWOOD, DRIVE
FITCHBURG, WI.

Sheet Title:

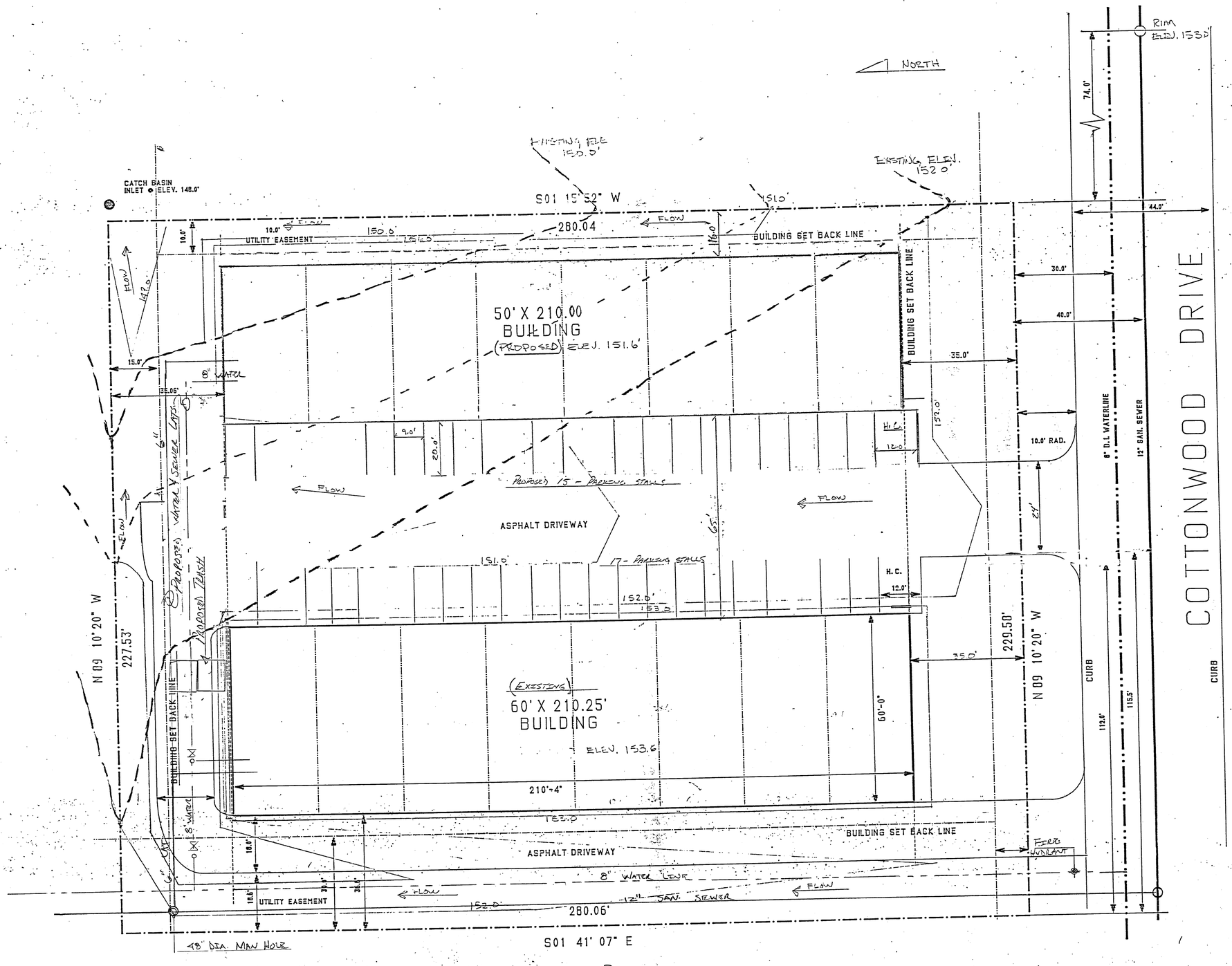
FIRST AND SECOND FLOOR PLANS

Date: Drawn By:

ISR MAX 85% PROPOSED 74%

Sheet Number:

5



SITE PLAN - 1/16

ISR MAX 85% PROPOSED 47390 SF = 74%
LOT AREA 63994 SF

HDC
Hercules Design & Construction, Inc.

Project:

RC GROUP
OFFICES / WAREHOUSE
COTTONWOOD, DRIVE
FITCHBURG, WI.

Sheet Title:

SITE PLAN

Date: Drawn By:

Project Number:

Sheet Number:

1

DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaries are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 70% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

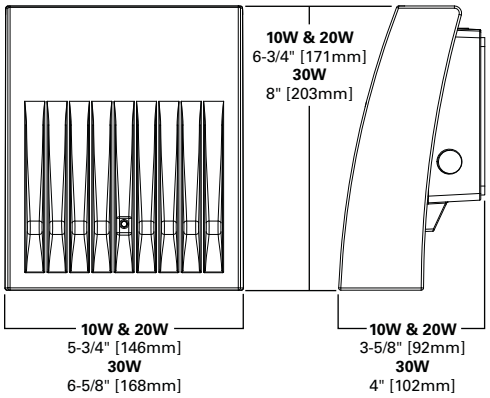
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year limited warranty.

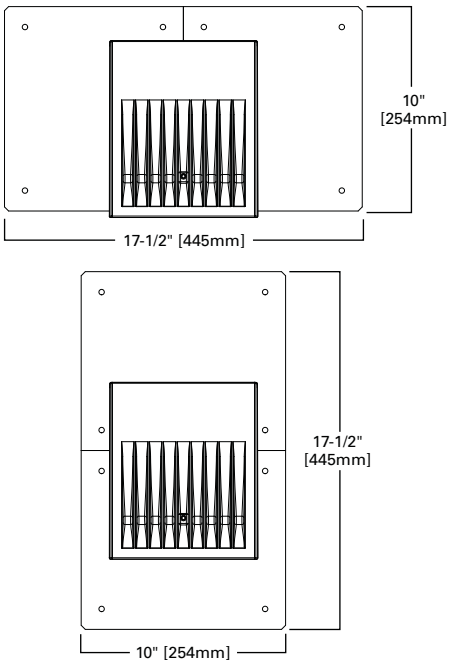
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Lighting Facts® Registered
DesignLights Consortium® Qualified*
Title 24 Compliant

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area:
(Sq. Ft.)
XTOR1A/XT0R2A=0.34
XTOR3A = 0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

*www.designlights.org

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
10W Model		
25°C	> 91%	> 350,000
40°C	> 91%	> 340,000
50°C	> 91%	> 330,000
20W Model		
25°C	> 91%	> 340,000
40°C	> 90%	> 320,000
50°C	> 90%	> 300,000
30W Model		
25°C	> 91%	> 340,000
40°C	> 91%	> 320,000
50°C	> 90%	> 300,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	734	1432	1323	2649	2273
Delivered Lumens (With Flood Accessory Kit)	713	1424	1315	2614	2243
B.U.G. Rating*	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5000	5000	3500	5000	3500
CRI (Color Rendering Index)	67	65	68	65	68
Power Consumption (Watts)	8W	21W	21W	30W	30W

* B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	10W	20W	30W
120V	0.06A	0.21A	0.29A
208V	0.04A	0.13A	0.18A
240V	0.04A	0.12A	0.16A
277V	0.03A	0.10A	0.14A
347V	0.03A	0.08A	0.11A

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series [1]	**LED Kelvin Color** [2]	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately)
XTOR1A=Small Door, 10W **XTOR2A**=Small Door, 20W **XTOR3A**=Small Door, 30W	**[Blank]**=Bright White (Standard) 5000K **N**=Neutral Warm White, 3500K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White	**347V**=347V [3] **PC1**=Photocontrol 120V [3] **PC2**=Photocontrol 208-277V [3,4] **HA**=50°C High Ambient [5]	**WG/XTOR**=Wire Guard [6] **XTORFLD-KNC**=Knuckle Floodlight Kit [7] **XTORFLD-TRN**=Trunnion Floodlight Kit [7] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, White [7] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, White [7] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **2** XTOR1A not available in 3500K. **3** Photocontrols are factory installed. **4** Order PC2 for 347V models. **5** Thru-branch wiring not available with HA option or with 347V. **6** Wire guard for wall/surface mount. Not for use with floodlight kit accessory. **7** Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN)

STOCK ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A=10W, 5000K, Carbon Bronze	XTOR2A=20W, 5000K, Carbon Bronze	XTOR3A=30W, 5000K, Carbon Bronze
XTOR1A-WT=10W, 5000K, Summit White	XTOR2A-N=20W, 3500K, Carbon Bronze	XTOR3A-N=30W, 3500K, Carbon Bronze
XTOR1A-PC1=10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=20W, Summit White	XTOR3A-WT=30W, Summit White
	XTOR2A-PC1=20W, 120V PC, Carbon Bronze	XTOR3A-PC1=30W, 120V PC, Carbon Bronze

5 Days Quick-Ship

5-DAY QUICK SHIP ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A-WT-PC1=10W, 5000K, Summit White, 120V PC	XTOR2A-PC2=20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=20W, 3500K, Summit White	XTOR3A-N-WT=30W, 3500K, Summit White
	XTOR2A-N-PC1=20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=20W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=30W, 3500K, Summit White, 208-277V PC