JLA
ARCHITECTS

August 21, 2018

City of Fitchburg
Planning Department
c/o Susan Badtke
5520 Lacy Road
Fitchburg, Wi 53711

Re: JT Klein – Limestone Ridge Apartments

Ms. Susan Badtke,

We are submitting the attached package for PDD Pre-application review of Lot 10 for Orchard Pointe, a.k.a. Limestone Ridge Apartments. We understand the submittal and review is for PDD Pre-application only. In the interest in receiving as much feedback as possible the attached packet contains detailed information consistent with a full General Implementation Plan level submittal.

Thank you for your time.

Sincerely,

Marc Ott
Project Manager

JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
www.jla-ap.com

PDD Pre-APPLICATION REVIEW

LIMESTONE RIDGE APARTMENTS

FITCHBURG, WISCONSIN

JTKLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

AUGUST 21, 2018

CONTENTS:

PROJECT TEAM:

JT Klein, INC.
818 S. Park Street
Madison, Wisconsin 53715
Contact: Jacob Klein
612.202.1577

JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive, Suite 2300
Madison, Wisconsin 53718
Contact: Marc Ott
608.241.9500

VIERBICHER, INC.
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Contact: Randy Kolinske
608.821.3950

PROJECT LOCATION & GENERAL DESCRIPTION

Limestone Ridge Apartments will be a quality residential community serving the increased demand for affordable housing in the Fitchburg area over the next five years and beyond. It will be located on a 3.78 acre parcel at the corner of Fitchrona Road and Limestone Lane in the Orchard Pointe development.

Surrounding Context
The project site is surrounded by existing big box retailers, commercial businesses, and restaurants.

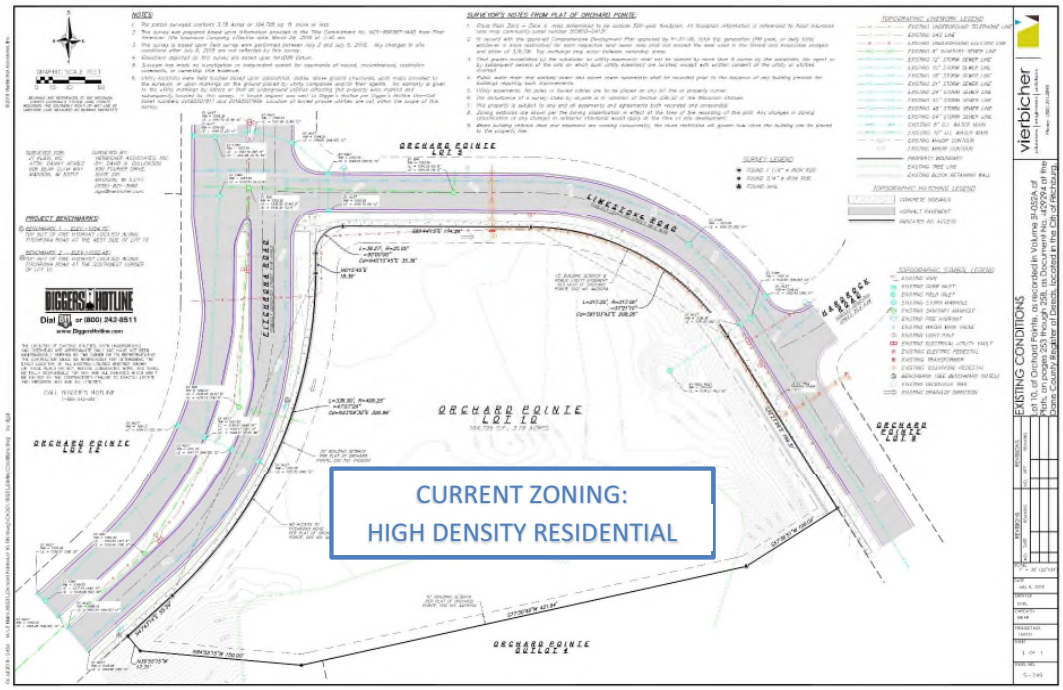
Existing Topography
The majority of the project site has a small change in elevation, then drops 14 feet to the Limestone Lane on the east. The south propety lines is contains a rock hill with dense trees that climbs upto 20 feet in height. There are no wetlands within the boundary of the parcel.

Existing Vegetation
The project site currently has mature trees along the southern edge of the parcel and is otherwise a vacant lot with an open grass area.

LEGAL DESCRIPTION

Lot 10, Orchard Pointe, as recorded in Volume 59-052A of Plats, on Pages 253-258, as Document Number 4429294, Dane County Registry, located in the SW ¼ - NW ¼ of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 164,795 square feet or 3.78 acres more or less..



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Limestone Ridge Apartments in order to accomplish the goals of providing a quality infill development.

To accomplish these goals, we reference the City's Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.

- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of 136 units, this standard would require a parcel of 411,100 square feet or 9.43 acres, over double our parcel size of 3.78 acres.

- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are utilizing one developable lot for this project with an area of 164,795 square feet, or 3.78 acres.

- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Limestone Lane) at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 15.0 feet.

- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback (Fitchrona Road & Limestone Lane) at 25 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 15 feet.

- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 4-stories of residential on top of an underground parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification.

- Please refer to masterplan image on Page 6 for setbacks and dimensions.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue
This project represents a total investment of over $26,800,000.00. It is estimated that this project would have an estimated value of approximately $7,800,000.00

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees
This project should generate the following estimated Impact Fees to the City (2018 fees listed):

Park Improvement Fee:	*136 units x $160 =*	*$21,760.00*
Fire Protection Fee:	(60) 1BR x $311 =	$18,660.00
	(47) 2BR x $466 =	$21,902.00
	(29) 3BR x $466=	$13,514.00
Water Impact Fee:	136 units x $800 =	$108,800.00
Total Projected Impact Fees:		**$184,636.00**

Any fee in lieu of Street Frontage for Parks per Ordinance 24-15(e) and 22-647(3), or Parkland Dedication per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e) shall be established by the time of the Final Plat.

- We acknowledge current City Ordinances include parkland dedication fees, however since the 136 unit apartment building will be affordable housing we intend to apply for a waiver of those fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees or a total fee waiver for recent projects in Madison, Middleton and Mount Horeb. We additionally understand that the Fitchburg Housing Task Force is currently discussing the potential of recommending the waiver of Parkland Dedication and Parkland Improvement fees to encourage the development of affordable housing.

Social Impacts
Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to create workforce housing in an area of high retail employment.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & living amenities.

Affordability
This project will feature Federal and State low income housing tax credit units with an average unit income restriction of aprox 55% County Median Income. The unit mix offers residents the choice between 1, 2, or 3 bedroom units featuring modern amenities such as an open floor plan, in unit washer and dryer, walk-in closets, outdoor patio/balcony areas, fitness room, underground parking, and outdoor play structure.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:
This project preserves and enhances the natural and agricultural resources of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer
(3) This project is being developed on an urban infill site within the urban growth boundary and is not replacing high quality agricultural lands.

Objective 2: This project is protecting environmental resources by using high density, sustainable development, and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands.
(7) This project is not within or near identified floodplains

Land Use Goal 2:
This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of urban infill land.

Policies: (1) This is a redevelopment of land in accord with the Future Land Use map.

Objective 2: This is a project that will restore underutilized land within current commercial neighborhoods.

Policies: (2) A plan for redevelopment has been established to help guide the use of City resources.

Objective 3: This is a compact development that will have a logical and sustainable mix of uses and will preserve open space and natural areas within the surrounding area by utilizing higher density design.

Policies: (1) This project provides in-demand affordable work force residential rental units utilizing low income housing tax credits.
(2) This project fits in well with the existing and planned infrastructure and land uses.

Objective 5: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth boundary.
(3) This high-density project is located at the intersection of Fitchrona Road and Limestone Lane and is therefore consistent with proposed functional roadway classifications.

Objective 6: This project's location encourages options to alternative transit modes.

Policies: (1) This project falls along an existing bus route.

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Objective 8: This project is consistent with the Future Land Use map.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation and the Future Land Use map.

Natural Resources Goal 1:
This project will protect the natural environment.

Objective 3: This project will protect natural resources

Policies: (1) This project will meet all current City storm water control requirements.
(2) This project will meet all current City erosion control requirements.
(3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
(5) This project is not developed on private septic.

Housing Goal 1:
This project will provide a much in-demand housing choice: Work force housing tax credit rental units.

Objective 1: This project promotes the development of housing to meet the current and future needs of senior residents within the City.

Policies: (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
(2) This project adds variety to the area.
(4) This project will meet the demand of income qualified residents within the community.

Objective 2: This project promotes the development of housing for low-moderate income residents.

Policies: (1) This project promotes high level and quality sustainable construction by implementing higher standards in design and living amenities.
(2) This project will utilize federal and state low income housing tax credits.
(3) This project will provide affordable housing for low-income persons.

Housing Goal 2:
This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

Policies: (1) This project creates compactness and efficiency which helps preserve rural land resources.
(2) This project will provide a variety of housing types by offering one-bedroom, two-bedroom, and three-bedroom units as well as various open space uses.
(3) The boundary of this project site does not fall within an environmental corridor.
(4) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
(5) We are proposing high residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
(6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

Policies: (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water with convenient access to community facilities, retail centers, and to arterial highways.
(2) This project is not an un-sewered development.

Utilities Goal 1:
This project will provide and maintain high quality public utility services.

Objective 1: This project will provide and maintain an adequate supply of safe water for drinking and fire protection needs.

Policies: (1) This project will meet all requirements of the Safe Drinking Water Act.

Utilities Goal 2:
This project will maintain and extend existing public utility systems within the urban development boundary.

Objective 1: This project will maintain and improve the condition of existing sanitary sewer and water infrastructure.

Policies: (4) This project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Utilities Goal 4:
This project will improve the Fitchburg park and open space system.

- We acknowledge current City Ordinances include parkland dedication fees, however since the 136 unit apartment building will be affordable housing we intend to apply for a waiver of those fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees or a total fee waiver for recent projects in Madison, Middleton and Mount Horeb. We additionally understand that the Fitchburg Housing Task Force is currently discussing the potential of recommending the waiver of Parkland Dedication and Parkland Improvement fees to encourage the development of affordable housing.

Transportation Goal 1:
This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Transportation Goal 2:
In conjunction with this project, a safe and efficient transportation system will be provided for the neighborhood.

Objective 2: This project will maintain a transportation system that allows for proper traffic management.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.
(6) This project is not located with direct access to major streets and roadways.
(7) This project is not located with direct access to major streets and roadways.

LAND USE

When complete, this project will contain multi-family residential use. This 3.78 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 136 workforce housing tax credit units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- 1 Bedroom Units: 44%
- 2 Bedroom Units: 35%
- 3 Bedroom Units: 21%

Within each unit type there will be a variety of unit sizes. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the buildings or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Commons Area w/ patio
- Fitness Center
- Outdoor Play Structure
- Walking Access to Target and HyVee.

Note:
The unit mix and common space amenities will be developed as the project's design is further developed. Final unit mix and specific common space amenities will be provided in the subsequent Specific Implementation Plans for this project.

PDD-GIP

SITE DESIGN & ZONING STANDARDS

The Masterplan of Limestone Ridge Apartments has been thoughtfully designed to address numerous site challenges including the existing topography.

Masterplan Design Highlights:

- The bulk of building is located at the "rear" of the site to take advantage of the topography and soften the street edge.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Parking:

The City's typical parking requirement is 2.0 parking stalls per residential dwelling unit. Based on our experience with workforce housing tax credit developments, and considering the unit mix, and access to public transportation and retail stores, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.29 parking stalls per dwelling unit. We believe that providing this level of parking will be appropriate for this project, will allow the site to have less impervious paving, and will minimize the visual impact of surface parking on the site and the surrounding areas.

Off-Street Bicycle Parking:

In addition to off-street vehicular parking, we are proposing a minimum of 0.25 bicycle parking stalls per dwelling unit. Exterior stalls are located with proximity to the entrances of the building. For long-term storage, bike racks are proposed within the Lower Level parking area.

Storm Water Management Overview:

Storm water management for this site will be satisfied with the construction of a below grade management system located beneath the parking areas. All storm water management for this site will remain within the site boundaries. All City of Fitchburg ordinance requirements will be met.

Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'C' of this document for the Preliminary Landscape Plan. This plan will be further developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room on the Lower Level centrally located near the elevator and stairs. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data that meets the *"Planned Development*

Zoning Standards" below will be provided in the subsequent Specific Implementation Plans for this project.

LIMESTONE RIDGE APARTMENTS - CONCEPTUAL MASTERPLAN DATA AUGUST 21, 2018											
BUILDING						PARKING					
NAME	USE	FOOTPRINT		FLOOR AREA		UNITS	COVERED	SURFACE	TOTAL	RATIO	
	Multi-Family	47,109	S.F.	159,484	S.F.	136	130	46	185	1.29	/ UNIT
TOTALS		**47,109**	**S.F.**	**159,484**	**S.F.**	**136**	**130**	**46**	**185**	**1.29**	**/ UNIT**

FITCHBURG SENIOR APARTMENTS ZONING REQUIREMENT VALUES – AS OF JUNE 19, 2018 (SUBJECT TO CHANGE)									
ZONING REQUIREMENT	CURRENT DESIGN VALUE		CALCULATIONS						
SITE DENSITY	35.97	Units/Acre	136	Units	/	3.78	AC.	=	35.97
BUILDING COVERAGE	28.6%	of Parcel	40,109	S.F.	/	164,795	S.F.	=	31.7%
LANDSCAPE AREA	42.5%	of Parcel	94,187	S.F.	/	164,795	S.F.	=	57.2%
IMPERVIOUS SURFACE	42.8%	of Parcel	70,608	S.F.	/	164,795	S.F.	=	42.8%
FLOOR AREA RATIO	0.967%	of Parcel	159,484	S.F.	/	164,795	S.F.	=	0.967%

LIMESTONE RIDGE APARTMENTS BICYCLE PARKING – AS OF AUGUST 21, 2018						
BUILDING		BICYCLE PARKING				
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO	
BUILDING 'A1'	160	21	20	41	0.26	PER UNIT
TOTALS	**160**	**21**	**20**	**41**	**0.26**	**PER UNIT**

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 36 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet (to mid-point of roof)
- Front Street Setback: 15.0' (minimum) Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 15.0' (minimum) Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 15.0' (minimum) Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 30' (minimum) Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 47,109 S.F (28.6%) of Parcel Area (maximum)
- Floor Area Ratio: 0.967
- Impervious Surface Ratio: 70,608 S.F. (42.8%) of Parcel Area (maximum)
- Off-Street Parking: 1.29 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 0.25 Bike Spaces per Dwelling Unit (minimum)

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area

Because of PDD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the City's High Density Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PDD Zoning for this project will decrease run-off and allow additional landscaped areas.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm.

ORGANIZATIONAL STRUCTURE

In November 2014 Jacob T. Klein formed JT Klein Company, Inc. with the ambition to develop affordable and senior housing for Wisconsin's low income families and seniors. Prior to forming JT Klein Company, Inc. Jacob was Vice President and lead developer for a regional multifamily developer based in Minneapolis, MN where he was an owner and minority partner in the firm.

The company has developed and completed Meadow Ridge Middleton, a 95 unit family affordable project in Middleton, WI. Currently three additional projects are under construction: 8Twenty Park (affordable family, 95 units), located in Madison and currently leasing for July 2018, Oak Ridge Middleton (affordable senior, 83 units) scheduled for completion in December 2018, and Stagecoach Trail Apartments (Middleton TIF-supported workforce and market rate apartments, 46 units) which began construction in May 2018.

Over the past 14 years Jacob has been involved with the development and construction of affordable and market rate apartments, independent senior apartments, assisted living and memory care. Jacob's role includes site identification, market analysis, securing entitlements, sourcing debt and equity financing and construction project management. Between his experience with his former firm and with JT Klein Company, Jacob has developed over 1,350 units with project costs totaling over $200,000,000. He has also served as construction project manager for over 600 of those units with construction contracts of exceeding $60,000,000.

This project will be professionally managed by an entity controlled by Oakbrook Corporation, Inc.

Oakbrook's multifamily property management group has extensive experience managing apartment communities of all types and sizes including urban mixed use properties. These properties consist of senior or family communities which operate as market rate properties or were financed with Section 42 Low Income Housing Tax Credits or under various other state and federal programs. Oakbrook Corporation currently employs over 280 individuals and manages over 8,300 apartments in 118 different properties in Wisconsin, Iowa and Illinois, and 46 commercial properties in the Madison area totaling over 1,900,000 square feet.

Supervision

We have the most experienced, well-trained supervisory employees.

- We have corporate reviews for each property on a bi-monthly basis – and are updated daily on emergency maintenance issues.
- Each on-site Property Manager conducts a daily staff meeting and is the key contact person for each property.
- We maintain continual maintenance personnel contact so we are on top of all existing or potential maintenance issues.
- We implement thorough bi-monthly property inspections for each property.

Applicant Screening

To help ensure that we are attracting quality residents, we obtain the following information from prospective residents:

- Criminal background checks
- Credit checks
- Recommendations/Referrals of previous landlords
- Income qualifications & verifications

PROJECT IMPLEMENTATION

The construction of the Limestone Ridge Apartments is anticipated to maintain the following schedule in one single phase with completion in the Summer of 2020:

Schedule

Anticipated Construction Start – July 2019
Anticipated Leasing – July 2020

APPENDIX 'A'
GENERAL IMPLEMENTATION PLAN
GENERAL DEVELOPMENT PLAN

JLA ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL MASTERPLAN

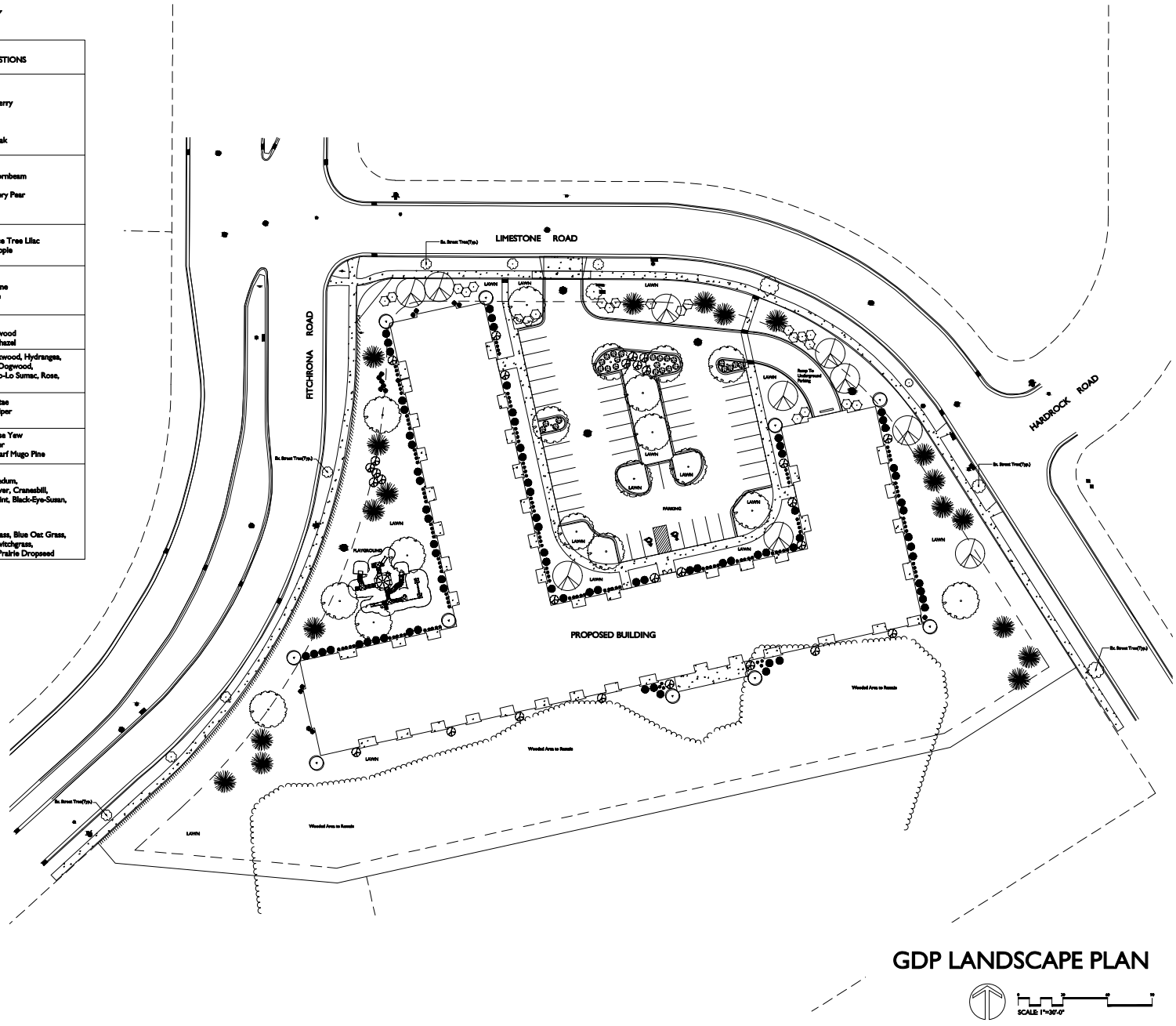
AUGUST 21, 2018
1"=60' @ 11x17

APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY GRADING & UTILITY PLANS

APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY LANDSCAPE PLAN

PLANTING KEY

PLANT CATEGORY	SYMBOL	PLANT SUGGESTIONS
Large-Sized Tree 2"-2.5" Cal.		Hybrid Elm Ginkgo Common Hackberry Honeylocust Sugar Maple Red Maple Swamp White Oak
Medium-Sized Tree 2"-2.5" Cal.		American Hophornbeam Littleleaf Linden Chanticleer Callery Pear
Ornamental Tree 5' Ht.		Serviceberry Ivory Silk Japanese Tree Lilac Flowering Crabapple Eastern Redbud
Evergreen Tree 4' Ht.		Blackhills Spruce Eastern White Pine Colorado Spruce
Tall Shrub 30"-48" Ht.		Viburnum, Lilac, Hydrangea, Dogwood Ninebark, Witchhazel
Medium-Low Shrub 18"-36" Ht.		Chokaberry, Boxwood, Hydrangea, Diervilla, Dwarf Dogwood, Mockorange, Gro-Lo Sumac, Rose, Spirea, Weigela
Upright Evergreen 4' Ht.		Emerald Arborvitae Mountbatten Juniper
Evergreen Shrub 18"-36"		Taunton Japanese Yew Spreading Juniper Arborvitae, Dwarf Mugo Pine
Ornamental Grass or Perennial - #1 CONT.		PERENNIALS: Hosta, Daylily, Sedum, Allium, Coneflower, Cranesbill, Coralbells, Catmint, Black-Eye-Susan, Speedwell GRASSES: Feather Reed Grass, Blue Oat Grass, Maiden Grass, Switchgrass, Little Bluestem, Prairie Dropseed



GDP LANDSCAPE PLAN

SCALE: 1"=30'-0"

the pidcoe company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620820
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6286

LIMESTONE RIDGE APARTMENTS

LIMESTONE ROAD
FITCHBURG, WISCONSIN 53711

Checked By: SS
Drawn By: 9/21/18 RS

Revised:
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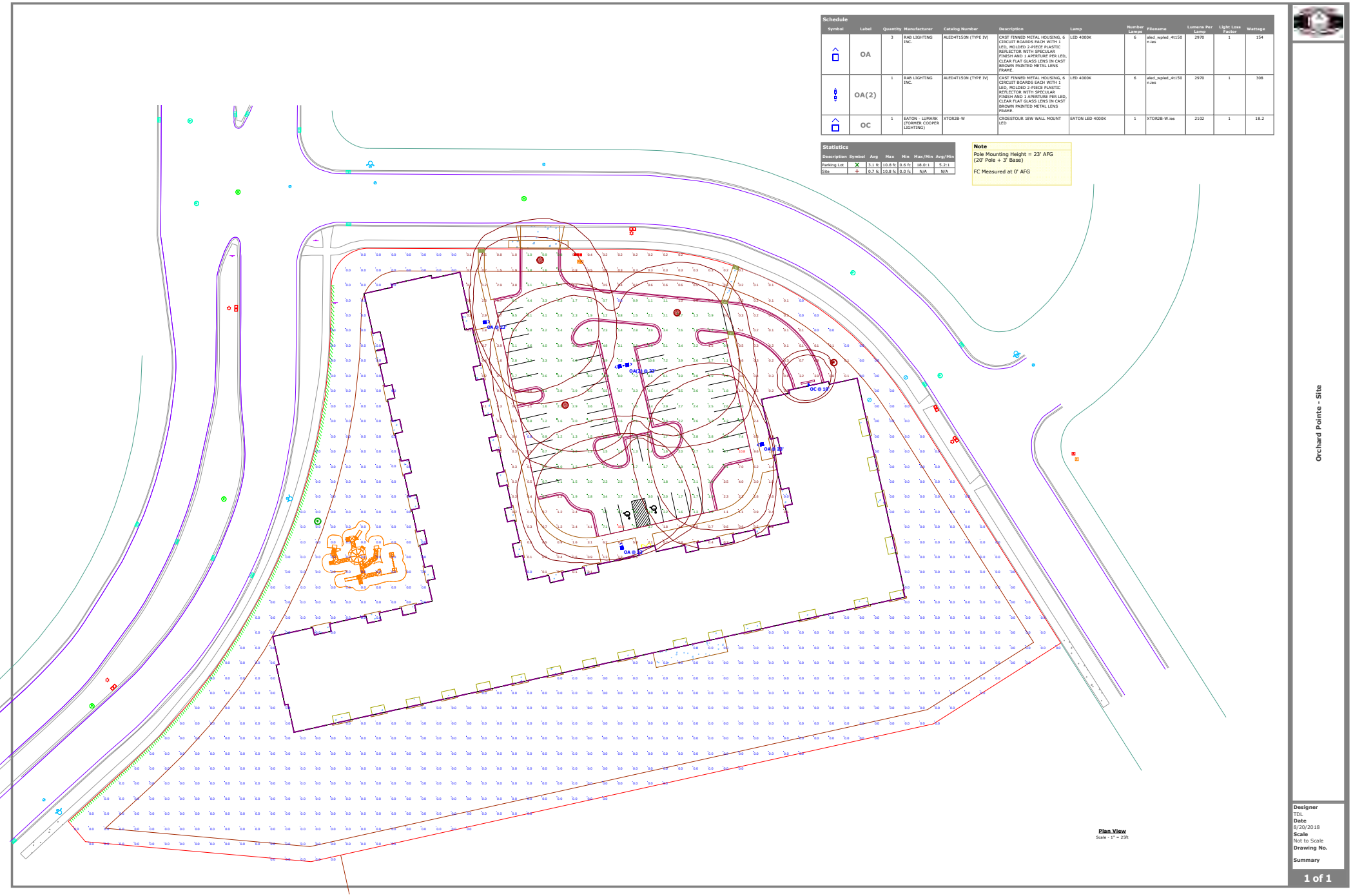
APPENDIX 'D'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY LIGHTING PLANS



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	3	RAB LIGHTING INC.	ALED4T150N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	LED 4000K	6	aled_wpled_4t150n.ies	2970	1	154
	OA(2)	1	RAB LIGHTING INC.	ALED4T150N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	LED 4000K	6	aled_wpled_4t150n.ies	2970	1	308
	OC	1	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR2B-W	CROSSTOUR 18W WALL MOUNT LED	EATON LED 4000K	1	XTOR2B-W.ies	2102	1	18.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	X	3.1 fc	10.8 fc	0.6 fc	18.0:1	5.2:1
Site	+	0.7 fc	10.8 fc	0.0 fc	N/A	N/A

Note

Pole Mounting Height = 23' AFG
(20' Pole + 3' Base)

FC Measured at 0' AFG

Plan View
Scale - 1" = 25ft

Orchard Pointe - Site

Designer
TDL
Date
8/20/2018
Scale
Not to Scale
Drawing No.

Summary

ALED4T150N

Color: Bronze

Weight: 32.0 lbs

Project:	Type:
ORCHARD POINTE	OA & OA2
Prepared By:	**Date:**
	8/20/18

Driver Info		LED Info	
Type:	Constant Current	Watts:	150W
120V:	1.31A	Color Temp:	4000K (Neutral)
208V:	0.80A	Color Accuracy:	71 CRI
240V:	0.69A	L70 Lifespan:	100000
277V:	0.60A	Lumens:	17822
Input Watts:	154W	Efficacy:	116 LPW
Efficiency:	97%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001756

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

5.9% at 120V, 11.1% at 277V

Surge Protection:

4kV

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Technical Specifications (continued)

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Replacement:

Replaces 400W Metal Halide

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

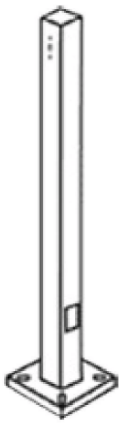
Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150	^	N	^	^	^	^
	4T = Type IV **3T** = Type III **2T** = Type II	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Pole mount **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **RG** = Roadway Gray **W** = White	**Blank** = 120-277V **/480** = 480V (not available for 150W) **/BL** = Bi-Level **/D10** = 0-10V Dimming	**Blank** = No Option **/LC** = Lightcloud® Controller **/PC** = 120V Button Photocell (Pole mount models only) **/WS2** = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) **/WS4** = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)	**USA** = BAA Compliant **Blank** = Standard

PS4-11-20D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze Weight: 137.0 lbs

Project:	Type:
ORCHARD POINTE	OA & OA2
Prepared By:	**Date:**
	8/20/18

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
80MPH 5.6 ft_/165 lb
90MPH 3.6 ft_/110 lb
100MPH 2.2 ft_/75 lb
110MPH 1.0 ft_/45 lb
120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

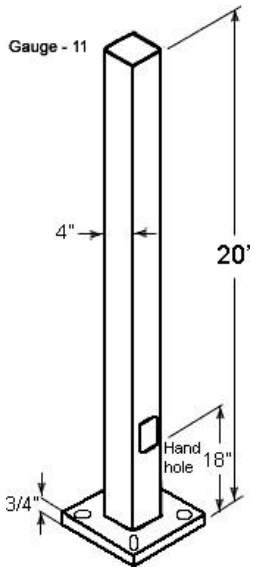
Pole Terms of Sale is available .

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

Lumark

DESCRIPTION

The patented 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 test.

Catalog #	XTOR2B-W	**Type**
Project	ORCHARD POINTE	OC
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 medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium 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. Available in seven lumen packages; 5000K, 4000K and 3000K 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. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three 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.

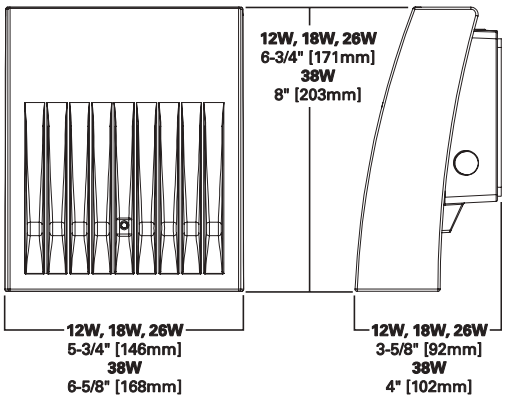
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

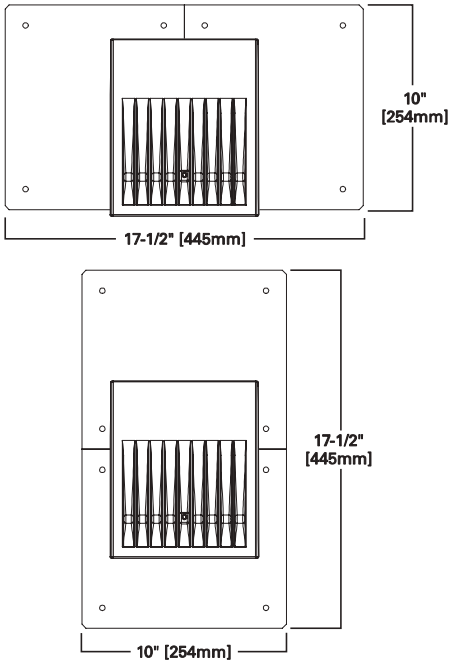
XTOR
CROSSTOUR LED

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
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

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

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:

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

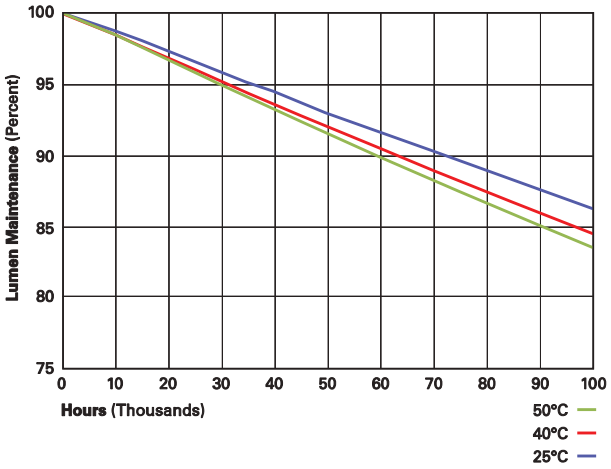
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

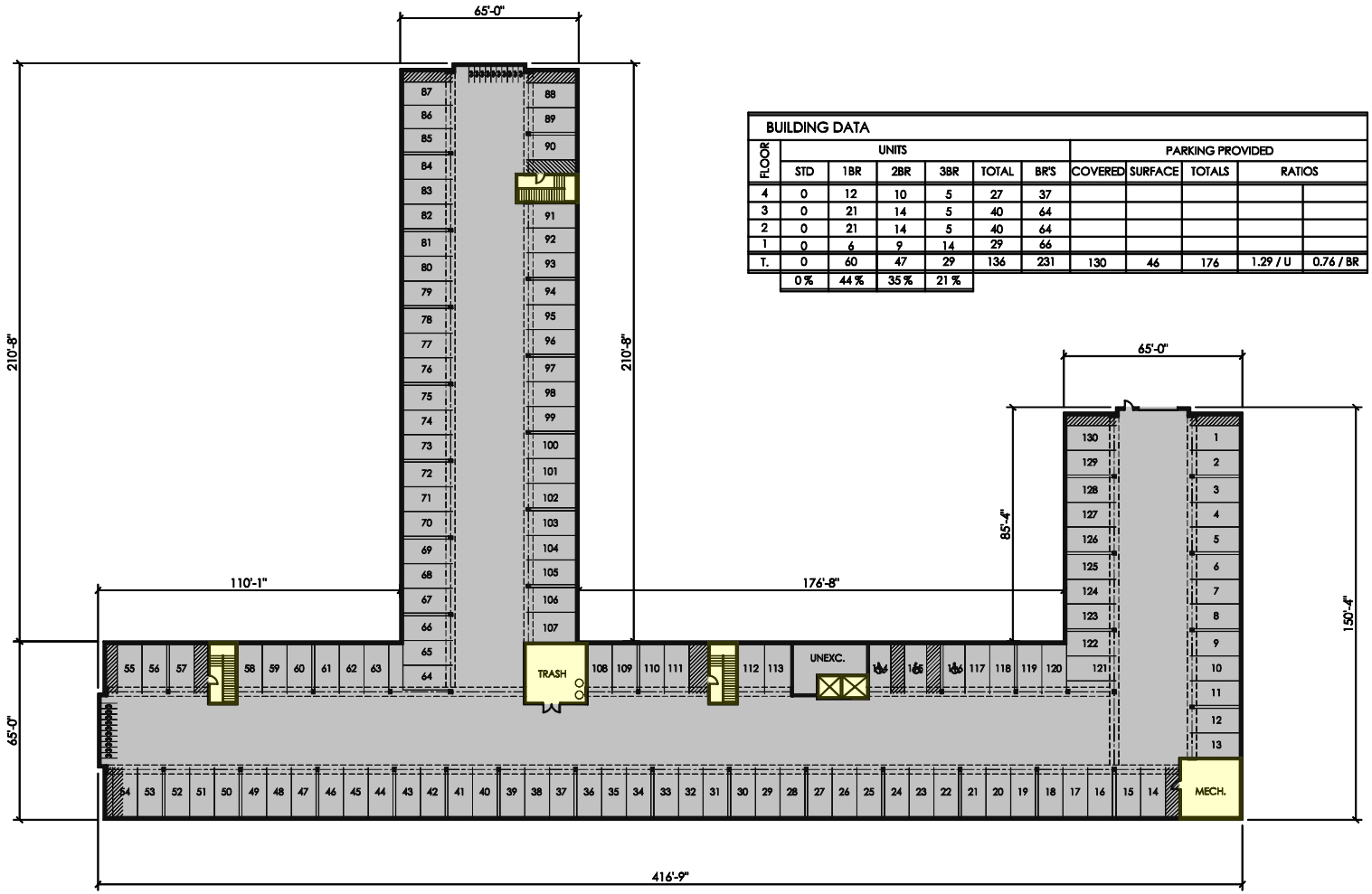
Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	**18W Series**	**26W Series**	**38W Series**
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	**XTOR2B-W-PC1**=18W, 4000K, 120V PC, Carbon Bronze		**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze

APPENDIX 'E'
GENERAL IMPLEMENTATION PLAN
CONCEPTUAL FLOOR PLANS



BUILDING DATA

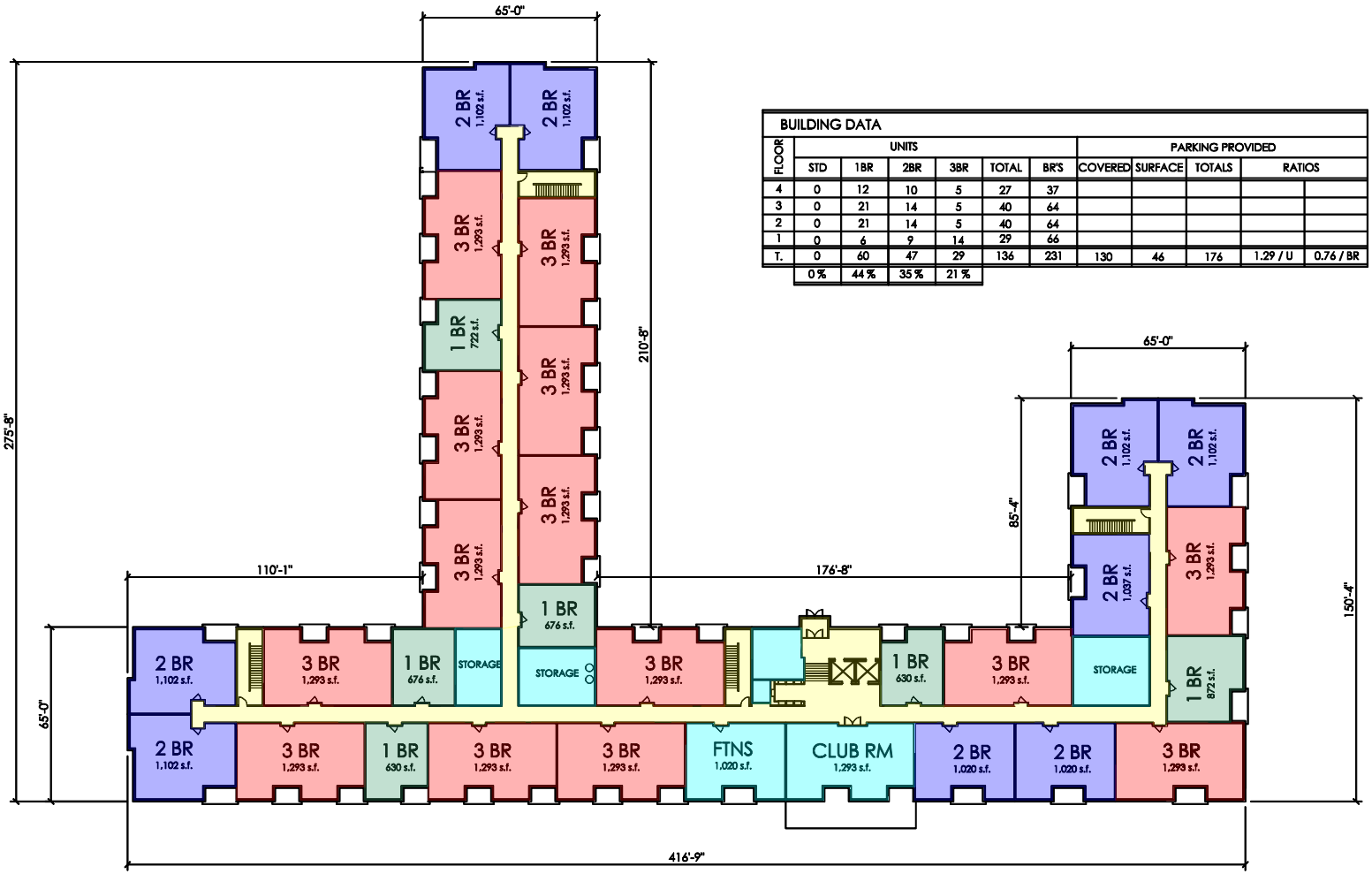
FLOOR	UNITS						PARKING PROVIDED				
	STD	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS	
4	0	12	10	5	27	37					
3	0	21	14	5	40	64					
2	0	21	14	5	40	64					
1	0	6	9	14	29	66					
T.	0	60	47	29	136	231	130	46	176	1.29 / U	0.76 / BR
	0 %	44 %	35 %	21 %							

JLA ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL LOWER LEVEL PLAN

AUGUST 21, 2018
1"=40' @ 11x17



BUILDING DATA

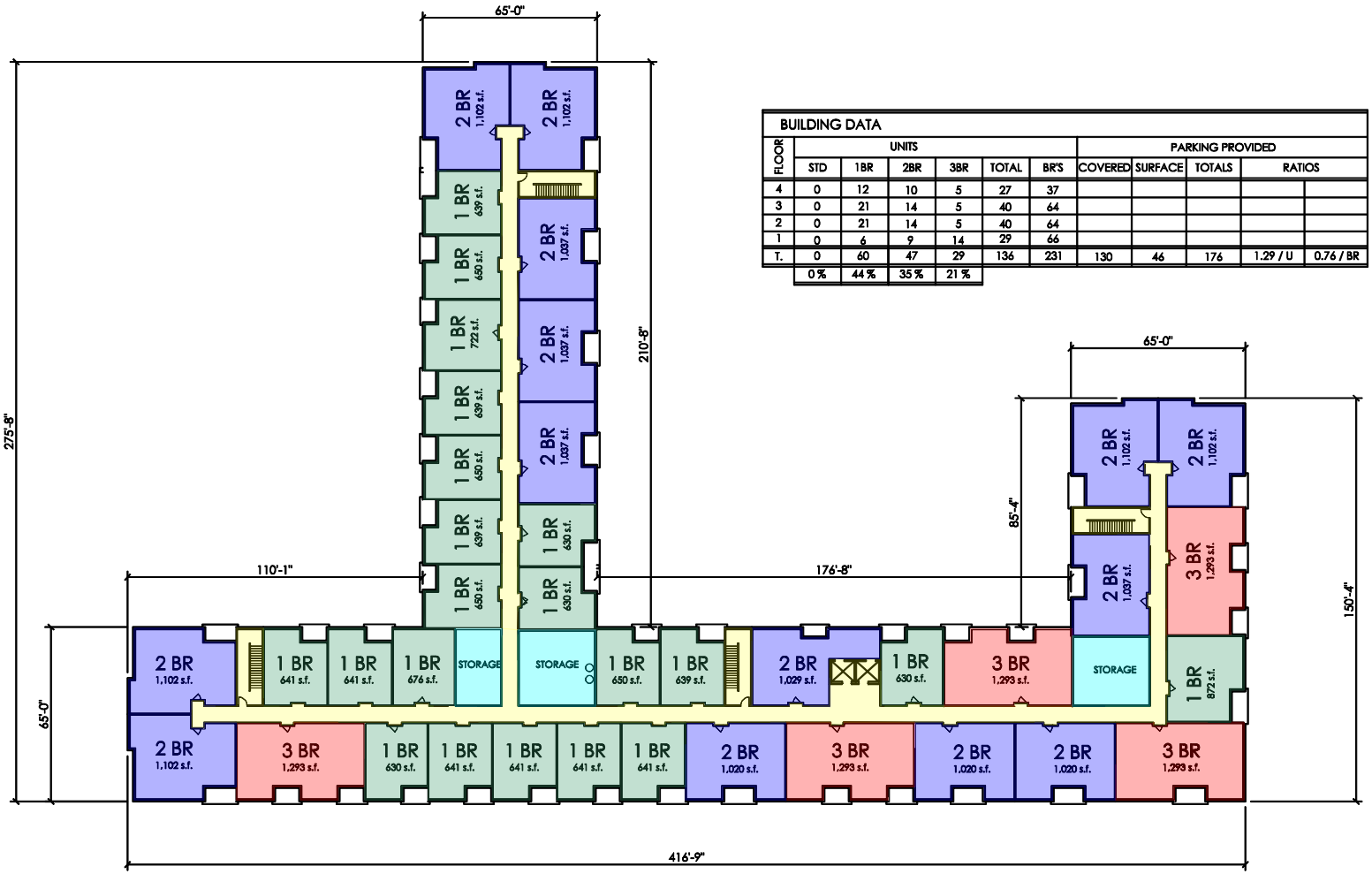
FLOOR	UNITS						PARKING PROVIDED				
	STD	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS	
4	0	12	10	5	27	37					
3	0	21	14	5	40	64					
2	0	21	14	5	40	64					
1	0	6	9	14	29	66					
T.	0	60	47	29	136	231	130	46	176	1.29 / U	0.76 / BR
	0 %	44 %	35 %	21 %							

JLA ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL FIRST FLOOR PLAN

AUGUST 21, 2018
1"=40' @ 11x17



BUILDING DATA

FLOOR	UNITS						PARKING PROVIDED				
	STD	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS	
4	0	12	10	5	27	37					
3	0	21	14	5	40	64					
2	0	21	14	5	40	64					
1	0	6	9	14	29	66					
T.	0	60	47	29	136	231	130	46	176	1.29 / U	0.76 / BR
	0 %	44 %	35 %	21 %							

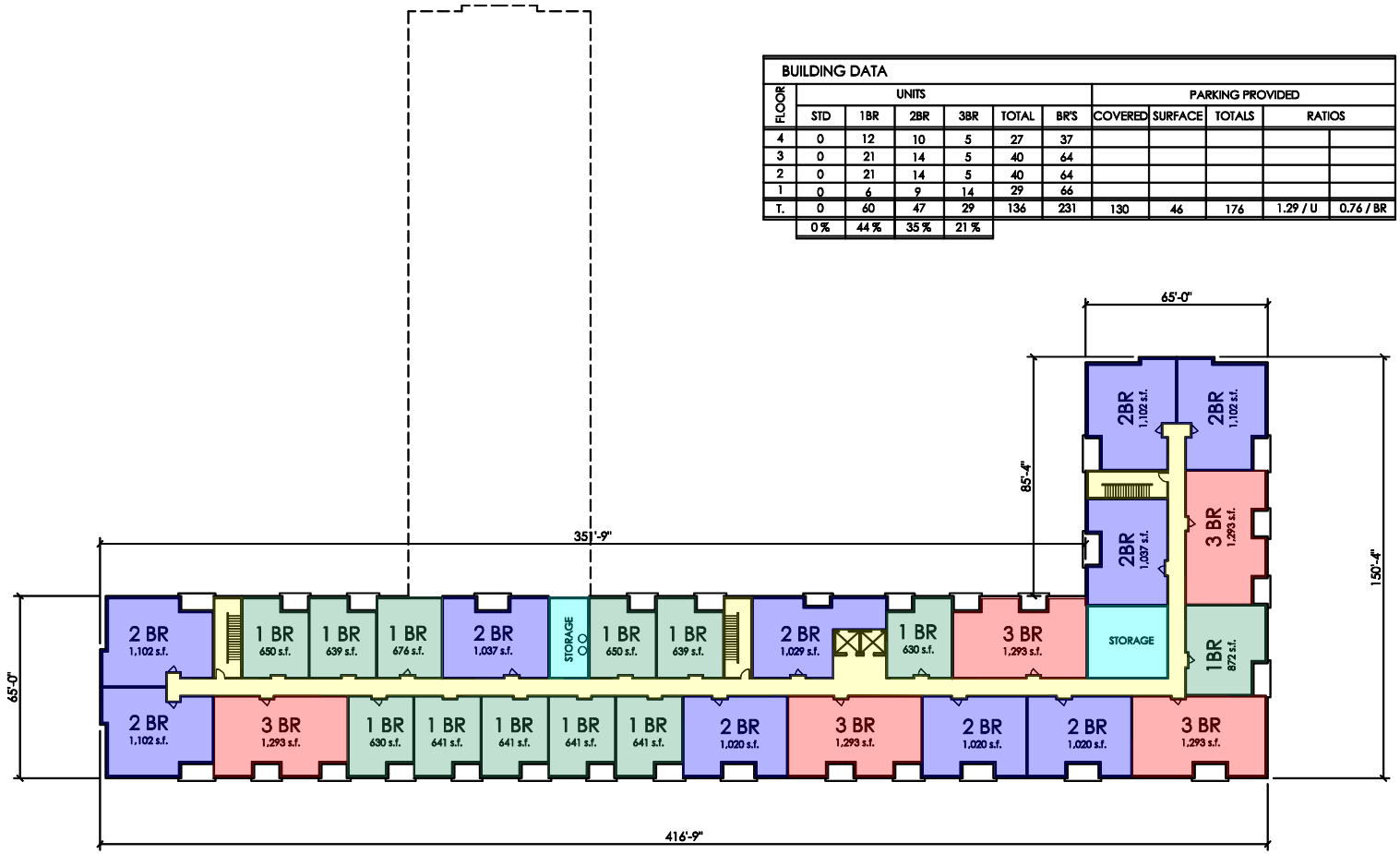
JLA ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL SECOND & THIRD FLOOR PLAN

AUGUST 21, 2018
1"=40' @ 11x17

BUILDING DATA											
FLOOR	UNITS						PARKING PROVIDED				
	STD	1BR	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS	
4	0	12	10	5	27	37					
3	0	21	14	5	40	64					
2	0	21	14	5	40	64					
1	0	6	9	14	29	66					
T.	0	60	47	29	136	231	130	46	176	1.29 / U	0.76 / BR
	0 %	44 %	35 %	21 %							



JLA ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL FOURTH FLOOR PLAN

AUGUST 21, 2018
1"=40' @ 11x17