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 #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: 2556 S Fish Hatchery Road **Lot:** _____ **Subdivision:** _____

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

X **New** _____ **Addition**

Impervious Surface Ratio (ISR): 51.6% (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:** 5-17-2019
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: 5/21/19 **Plan Commission Date:** 6/18/19

Comments:

DESCRIPTION

PARCEL A: All that part of the NE ¼ of the SE ¼ of Section 16, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Beginning at the NE corner of the NE ¼ of the SE ¼ of said Section 16; thence West along the North line of the NE ¼ of the SE ¼, 497.5 feet to the centerline of highway; thence Southerly along said centerline, 175.0 feet; thence East, 502.4 feet to a point on the East line of said Section 16, 175.0 feet South of the point of beginning; thence North along the East line of said Section 16, 175.0 feet to the point of beginning.

TOGETHER WITH

PARCEL B: All that part of the NE ¼ of the SE ¼ of Section 16, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the NE corner of said NE ¼ of the SE ¼; thence South along the East line of said NE ¼ of the SE ¼, a distance of 175.00 feet to the point of beginning of this description; thence West 502.4 feet to the centerline of the highway and a point 175 feet South of the North line of said SE ¼; thence South along said centerline 100 feet; thence East 505.0 feet more or less to a point on the East line of said Section, 100 feet South of the point of beginning; thence North along said line 100 feet to the point of beginning.

ALL DESCRIPTIONS SUBJECT TO Transportation Project Plat 06-SR-101-0-C402 recorded in Volume 59-065B of Transportation Project Plats, Page 303, as Document Number 4487411, recorded in Dane County, Wisconsin.

March 21, 2018

Mr. Thomas Hovel
City Planner/Zoning Administrator
City of Fitchburg Department of Planning and Zoning
5520 Lacy Road
Fitchburg, WI 53711

RE: 2546-2556 S Fish Hatchery Road; tax parcel IDs 225/0609-164-8020-3, 225/0609-164-8001-6, 225/0609-164-8470-9, and 225/0609-164-8460-1

Dear Mr. Hovel,

I, the owner of the above described real property, authorize JT Klein Company, Inc. to act as an agent for me for the purpose of creating, filing, and managing any land use r entitlements necessary to construct, operate, or otherwise gain approval for a project. I acknowledge that any application may be denier, modified, or approved with conditions.

The undersigned hereby certify to be the fee simple owner of the property described herein; that to the best of my knowledge the information contained within this authorization is true and correct.

Randy P. Koth

Signature

RANDOLF P. KOTH

Print Name

JT KLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

May 20, 2019

Sonja Kruesel
City Planner- City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: 2556 South Fish Hatchery Road
Oak Ridge SIP

Dear Ms. Kruesel,

On October 9, 2018 the City of Fitchburg Common Council approved Ordinance 2018-0-24 (RZ-2216-18) rezoning of 2556 South Fish Hatchery Road to PDD-GIP (Planned Development District General Implementation Plan) to allow for the development of up to 73 units of independent senior apartments.

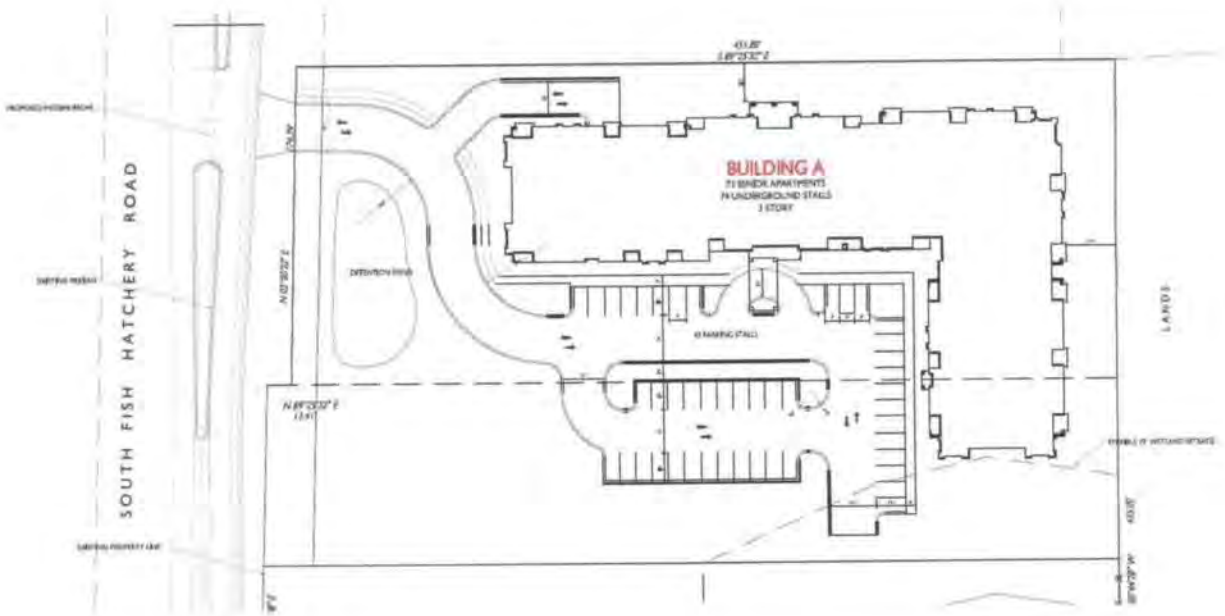
At this time, JT Klein Company, Inc. is formally submitting this application to finalize the zoning for this project and seeking approval of PDD-SIP (Planned Development District Specific Implementation Plan) for a 73 unit three story independent senior building.

As the next step in the PDD process, this letter is intended to outline the final development plan of the properties known as 2556 S Fish Hatchery Rd Fitchburg, WI, tax parcel IDs 225/0609-164-8020-3 and 225/0609-164-8001-6, from their current zoning of PDD-GIP to PDD-SIP.

Development Overview

Oak Ridge will offer Fitchburg seniors housing options tailored to meet the needs of independent older adults in the community and targeted to individuals at a wide range of income levels. Our final plans include one three story building which contains a total of 73 units on 2.78 acres, which equates to a density of 26.35 units per acre.

818 S. Park St. | Madison, WI 53715 | Office: (608) 661-2345 | Cell: (612) 202-1577 | Jacob@JTKlein.com | JTKlein.com



Upon completion, the development will offer 73 units of independent senior housing in a three story building constructed on the northeast side of the property. Of these 60 units, 100% of units will be affordable to individuals earning no more than 80% of the Dane County Area Median Income (AMI). These affordable units are designed to appeal to retired seniors living on fixed incomes and will allow lifetime Fitchburg residents to remain in the community. These seniors are particularly vulnerable to the rising cost of housing in Dane County, as their income is inflexible and cannot adjust for an increase in living expenses.

The independent senior building will offer a mix of one and two bedroom units and will be truly mixed income: priced to be affordable to a range of residents with incomes up to 30% to 80% AMI. This building will meet the Wisconsin Housing and Economic Development Authority's (WHEDA) standards for affordability and will also be built with high quality finishes sought after by market rate tenants. These high quality finishes include a stainless steel appliance package and granite countertops. As is the case with all of JT Klein Company's past projects, the finish level and sustainable design features are second to none in the market.

Ample parking will be available onsite. The 73 unit building has a total of 116 stalls including 73 underground and 43 surface parking spaces. This creates a ratio of 1.58 stalls per unit, which is substantially higher than our estimated need for senior housing.

Comparison of PDD SIP to HDR Zoning

A final zoning change from PDD- GIP to PDD SIP is necessary to accommodate the use outlined above. Currently, no zoning designation exists in the city which would allow for the proposed use and density.

The Fitchburg zoning district that most closely fits the spirit of the project is R-H High Density Residential, and it is notable that the Fitchburg Future Land Use Plan for this site is High Density

Residential. However, the R-H High Density Residential Zoning District has several constraints that would preclude this proposed use, including a minimum requirement of two parking spaces per unit. Additionally, according to Section 22-146 of the zoning code R-H zoning is only applicable to properties 90,000 square feet or less if the zoning is designated after October 12, 2010. This property is approximately 121,097 square feet, making the R-H zoning designation incompatible.

However, using the methodology for density from the R-H High Density Residential Zoning this project is close to the density allowed in that district.

R-H Residential Zoning

	Min Lot Area Per Unit	Oak Ridge Units	Total Sf Required
One Bedroom	2,200	45	99,000
Two Bedroom	2,400	38	91,200
Land SF Required			190,200
Credit for Parking	500	73	36,500
Net Land Required			153,700
Site Square Footage(Actual)			121,097

Economic, Social, and Environmental Impacts

Once stabilized this property will generate significantly increased tax revenues for the City of Fitchburg. Currently, the two parcels that compose the subject site are assessed for taxes totaling $7,723 for 2017, based on a total property value of $345,500. Upon completion, Oak Ridge Fitchburg will bring 73 units of independent senior apartments onto the tax rolls with an estimated assessed value of $60,000 per unit.Upon stabilization the estimated value of the property will be approximately $4,380,000. This significant and permanent increase in the tax revenue potential of the property will contribute to the long term fiscal security of the city.

The positive social impacts of this project include the addition of independent senior apartments affordable to residents with a wide range of incomes. This will occur in an area of Fitchburg most conducive to senior housing due to its access to downtown municipal facilities such as the senior center and library. By adding residential density to this service-rich area of Fitchburg, the project will help to increase the walkability and improve the street life of the downtown area by allowing more residents to walk and bike to these municipal locations.

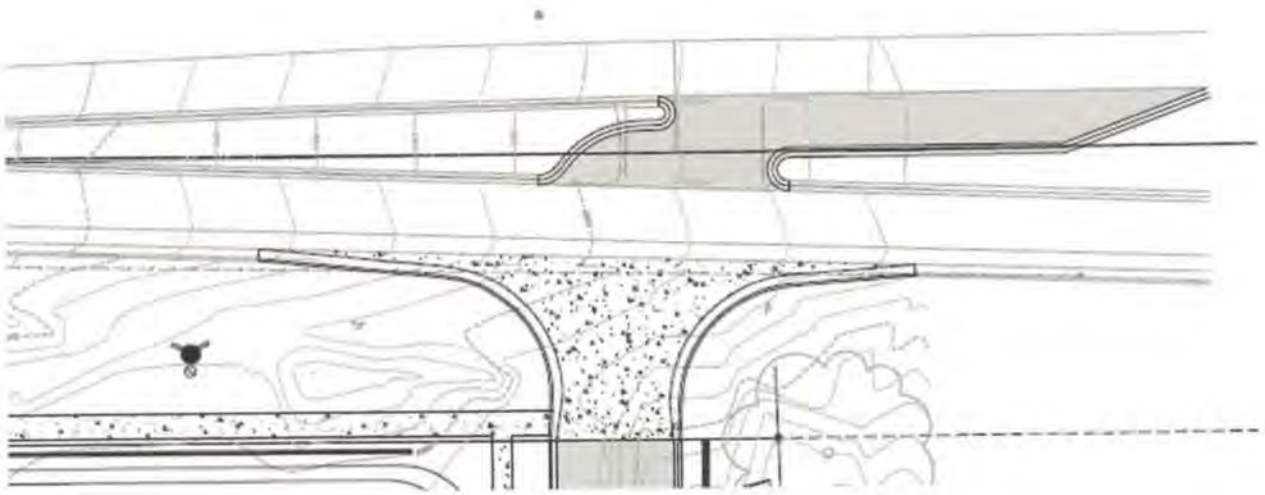
Discussions with the Senior Director of the Fitchburg Senior Center revealed that there may be interest in having senior Fitchburg residents utilize the project's amenities including the on-site salon and community room due to the considerable popularity of the Senior Center and the significant demand for salon appointments and event space. This project may be able to alleviate some of this demand by increasing the amount of space and affordable salon appointments available to Fitchburg seniors. We have offered to work with the Senior Center to set up a system allowing Fitchburg residents to reserve salon appointments and the community room at the new building, and we are excited for the opportunity to offer useful amenities to the Fitchburg community at large in addition to our future residents.

Environmentally, the project will maintain a significant amount of green space onsite for resident use and will mitigate all stormwater runoff. The project will be built to Wisconsin Green Built Homes Standards (scoring 150 points or greater), will utilize the Wisconsin Focus on Energy program, and will also conform to WHEDA's Energy Efficiency and Sustainability guidelines. Oak Ridge Fitchburg will additionally be a non-smoking building.

Ingress and Egress

One condition placed on the GIP approval was the that *"The Developer will work with the City Staff and Dane County to satisfactorily address safety and traffic congestion regarding the ingress and egress to and from the site as part of its Specific Implementation Plan."* On February 18th, JT Klein Company and its consultants from Vierbicher and KL Engineering met with Dane County and City Staff to discuss ingress and egress to the site and satisfactorily resolve this condition. At the request of Dane County and concurrence by City Staff we have made 2 substantial improvements to satisfy the condition of approval listed above.

1) Median has been redesigned to not allow any traffic to make a left hand turn out from the property.
2) The driveway apron is now tapered approximately 35' south of the entrance and 15'north of the entrance to allow residents to more safely enter and exit the property on Fish Hatchery Road. This taper solution was requested by Greggar from Dane County and was agreed to by all parties.



Fitchburg Housing Plan

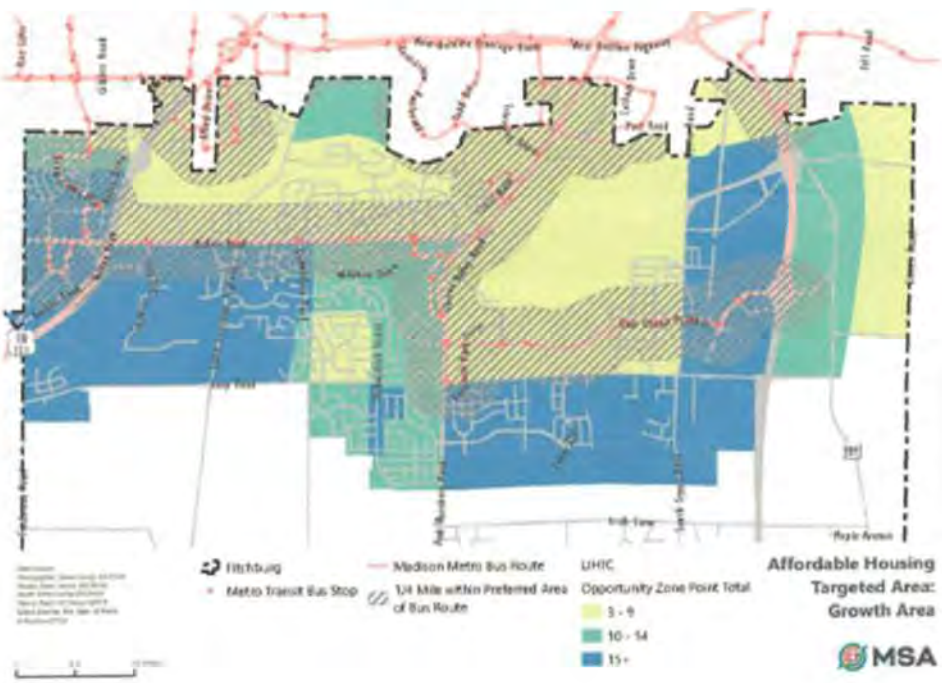
On February 12th the Common Council approved the Fitchburg Housing Plan which evaluates the City's current housing needs and identifies strategies to help meet it housing needs over the upcoming years. One of the goals outlined in that Plan that is most applicable to this project was goal number nine listed below.

9. **Support the housing needs of senior citizens-** Fitchburg will need approximately 640 new or redeveloped units to meet the needs of residents age 55+ between 2018-2030. Approximately 80% of these units, or 512, should be affordable.

Our project will help meet this clearly identified need for high quality affordable senior housing in Fitchburg. From our experience in other communities when new senior housing developments are constructed the majority of residents who move in to these new units are selling a home. Those homes are often perfect starter homes that are affordable for younger families. This regentrification process allows for families to build equity in their homes through moderate rehabilitation, ie updating bathrooms, kitchens and creating value.

In order to finance this development and include affordable senior housing units we have applied to WHEDA for state and federal tax credits. To be successful in obtaining these highly sought after tax credits projects must compete with other developments across the State of Wisconsin for this finite resource. Below is Figure 29 from the Fitchburg Housing Plan which is a map detailing where the highest scoring sites are in Fitchburg (ie most preferred by WHEDA and likely to be awarded tax credits).

Figure 29. Affordable Housing Targeted Areas - WHEDA Scoring and Transit Access



The reason why this site is so desirable for affordable senior housing is that it is in an area close to the senior center and other amenities, but also in one of its high priority 15+ census areas and also scores points for being with .5 miles of a bus stop.

Schedule for Completion

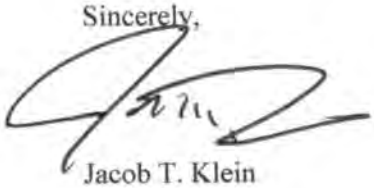
We will be applying for State and Federal Affordable Housing Tax Credits from Wisconsin Housing and Economic Development Authority (WHEDA). We anticipate the project closing and construction start occurring in Summer 2020. Construction of the independent senior building is anticipated to be completed in Fall 2021.

Conclusion

Oak Ridge Fitchburg will have significant economic, social, and environmental benefits to Fitchburg residents and will add much needed affordable senior housing to the city.

This SIP Submittal substantially complies with the GIP approval. Additionally we have met with Dane County City Staff and our own engineering team to resolve the access concerns to the site. All modifications that have occurred since the project's PPD GIP approval and this submittal been done to incorporate the feedback we have received from Fitchburg residents, elected officials, and city staff. Please do not hesitate to contact me with any questions concerning this project proposal and thank you very much for your time and consideration.

Sincerely,



Jacob T. Klein
President

D-Series Size 0
LED Area Luminaire

Catalog Number

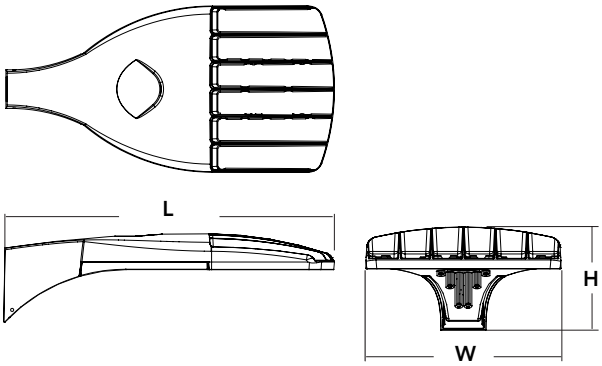
Notes 2556 S. Fish Hatchery Rd.

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[10]
PER	NEMA twist-lock receptacle only (control ordered separate)[11]
PER5	Five-wire receptacle only (control ordered separate)[11,12]
PER7	Seven-wire receptacle only (control ordered separate)[11,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,13,14]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,13,14]
PIRHN	Network, Bi-Level motion/ambient sensor[15]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,13,14]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,13,14]
BL30	Bi-level switched dimming, 30%[5,16,17]
BL50	Bi-level switched dimming, 50%[5,16,17]
PNMTDD3	Part night, dim till dawn[5,18]
PNMT5D3	Part night, dim 5 hrs[5,18]
PNMT6D3	Part night, dim 6 hrs[5,18]
PNMT7D3	Part night, dim 7 hrs[5,18]
FAO	Field adjustable output[19]

Other options

Shipped installed

HS	House-side shield[20]
SF	Single fuse (120, 277, 347V)[6]
DF	Double fuse (208, 240, 480V)[6]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
DDL	Diffused drop lens[20]

Shipped separately

BS	Bird spikes[21]
EGS	External glare shield[21]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

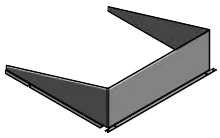
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [22]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [22]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [22]
DSHORT SBK U	Shorting cap [22]
DSX0HS 20C U	House-side shield for 20 LED unit [20]
DSX0HS 30C U	House-side shield for 30 LED unit [20]
DSX0HS 40C U	House-side shield for 40 LED unit [20]
DSX0DDL U	Diffused drop lens (polycarbonate) [20]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [23]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

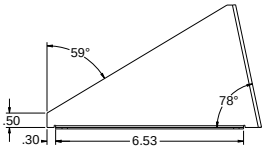
For more control options, visit DTL and ROAM online.

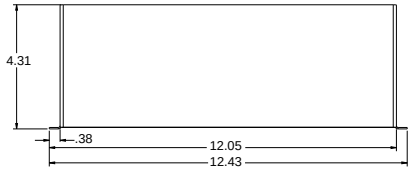
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 Reference Motion Sensor table on page 3.
14 Reference PER Table on page 3 to see functionality.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
16 Requires (2) separately switched circuits.
17 Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
18 Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
19 Not available with other dimming controls options.
20 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 Must be ordered with fixture for factory pre-drilling.
22 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
23 For retrofit use only.

External Glare Shield

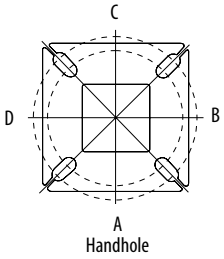




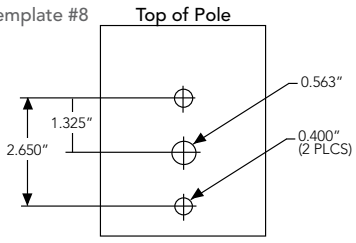


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

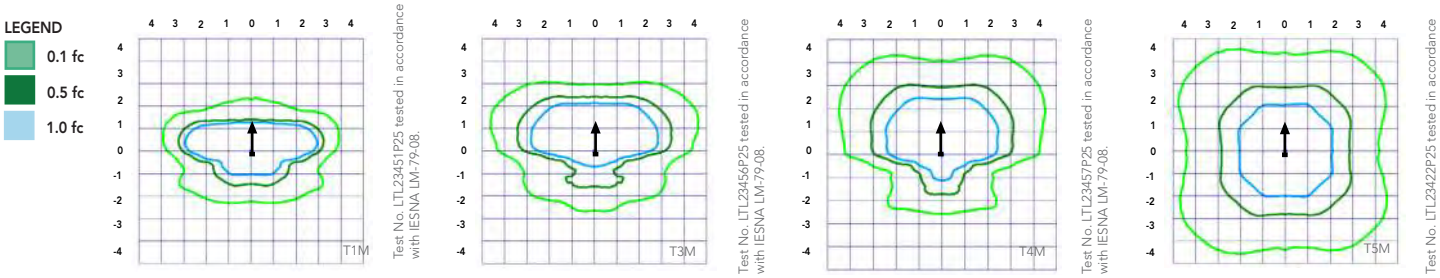
Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	**P1**	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
20	700	**P2**	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	**P3**	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
20	1400	**P4**	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	**P5**	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	**P6**	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	**P7**	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P10**	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	**P11**	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	**P12**	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	**P13**	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

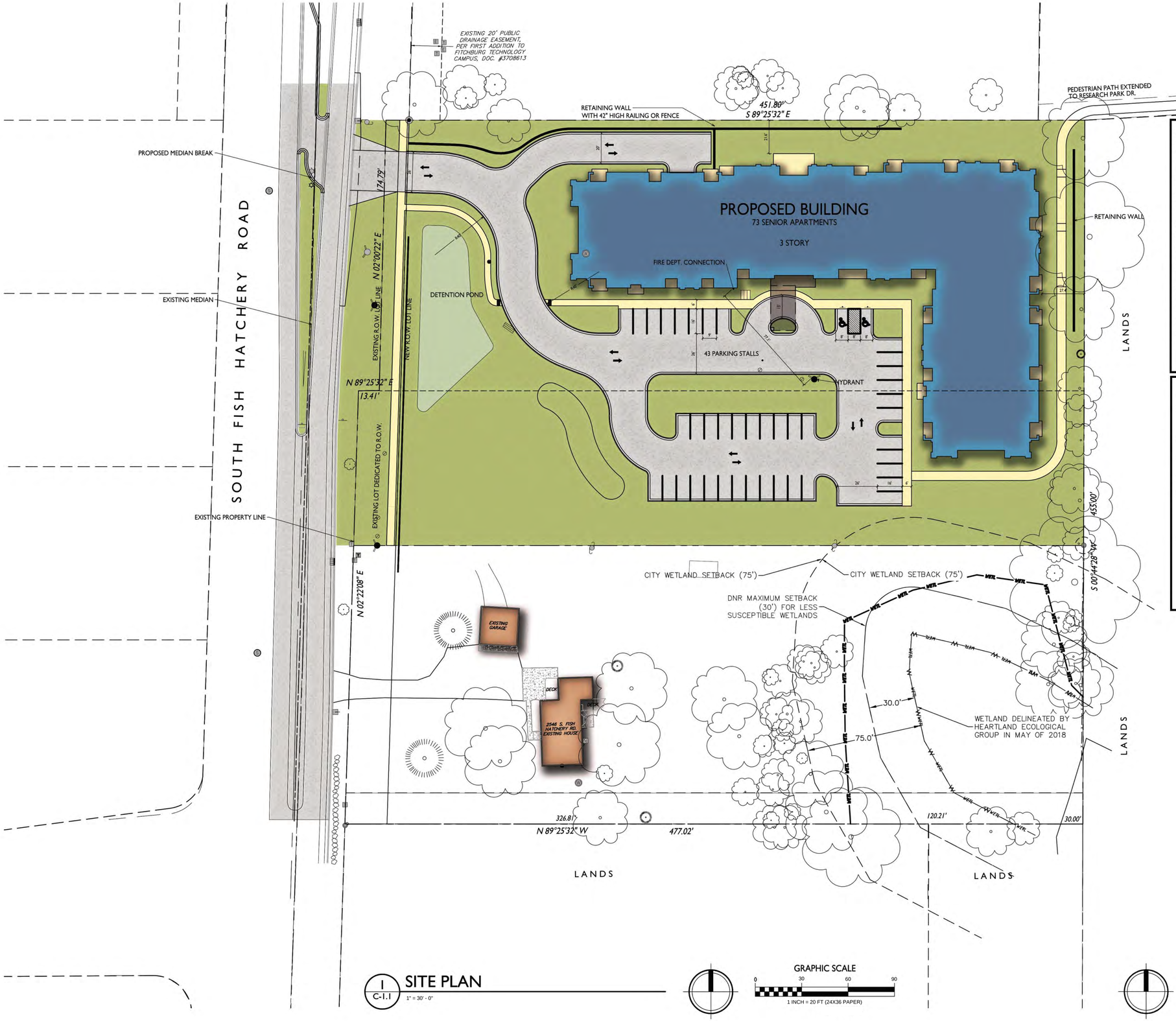
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Aerial
S. Fish Hatchery
May 20, 2019

knothe bruce ARCHITECTS

Oak Ridge Senior Apartments
Aerial -Site Plan
2556 S. Fish Hatchery Rd
May 20, 2019

knothe bruce ARCHITECTS



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

GRAPHIC SCALE
0 30 60 90
1 INCH = 20 FT (24X36 PAPER)

SHEET INDEX

SITE

C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS
C-2.0	EXISTING CONDITIONS PLAN
C-3.0	DEMOLITION PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
C-4.1	GRADING & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-6.2	CONSTRUCTION DETAILS
C-6.3	CONSTRUCTION DETAILS
C-6.4	CONSTRUCTION DETAILS
L-1.1	LANDSCAPE PLAN

ARCHITECTURAL

A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

SITE DEVELOPMENT DATA:

LOT AREA	
PRE-ROW ADJUSTMENT	126,453 SF / 2.9 ACRES
POST-ROW ADJUSTMENT	121,213 SF / 2.78 ACRES
DWELLING UNITS	73 DU
DENSITY	73 UNITS/ 2.9 ACRES = 25.17 UNITS / ACRE
IMPERVIOUS SURFACE RATIO	51.6%
DWELLING UNIT MIX:	
ONE BEDROOM	34
TWO BEDROOM	39
TOTAL	73
VEHICLE PARKING:	
SURFACE	43 STALLS
UNDERGROUND/ COVERED	73 STALLS
TOTAL	116 STALLS

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

ISSUED
Issued for SIP - May 20, 2019

PROJECT TITLE
Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1807

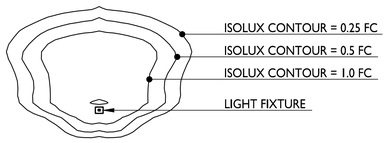
STATISTICS

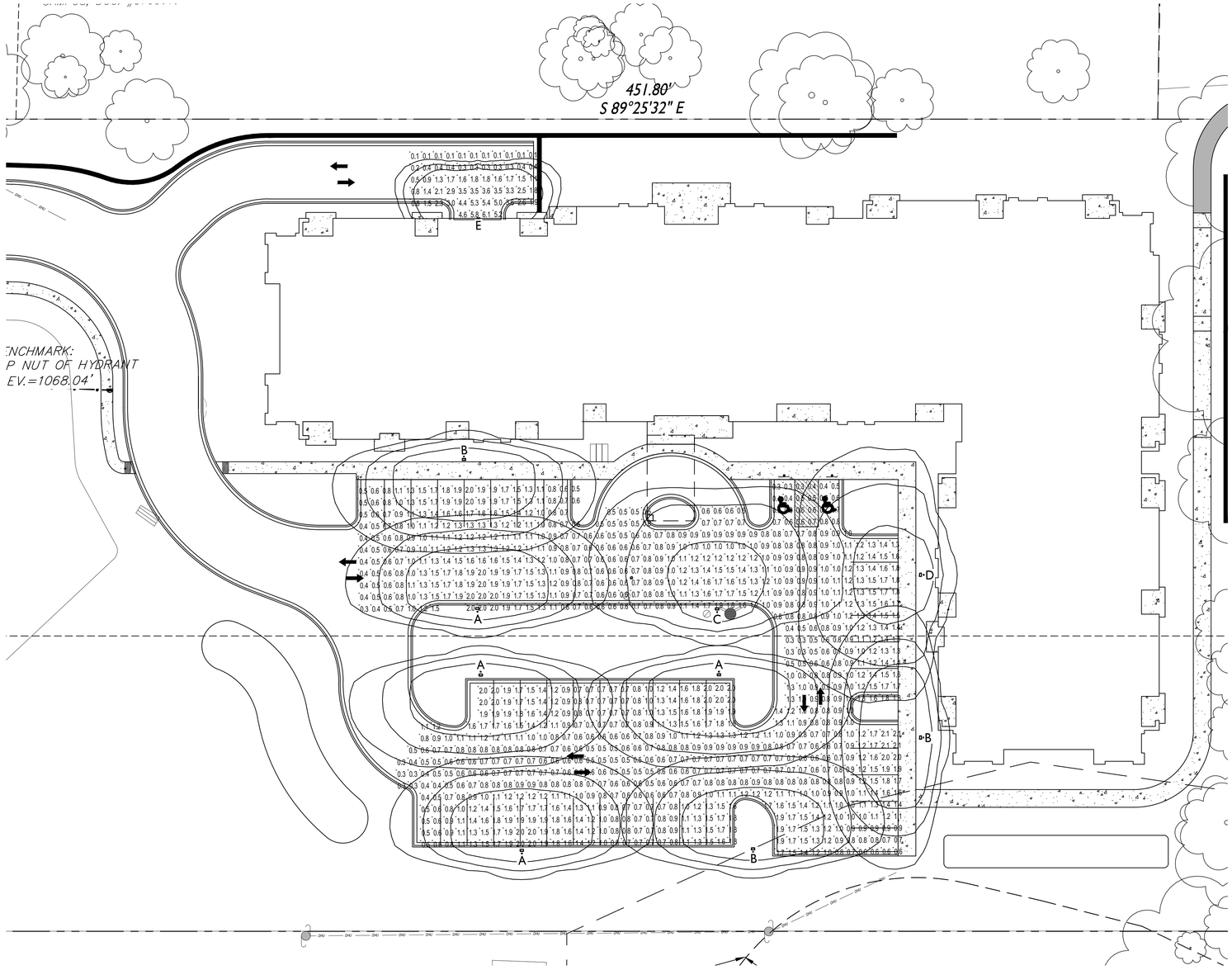
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Site Parking Area	+	1.0 fc	2.1 fc	0.3 fc	7.0:1	3.3:1
Parking Garage Entry	+	1.8 fc	6.1 fc	0.1 fc	61.0:1	18.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	4	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	B	3	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T2S_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	E	1	LITHONIA LIGHTING	OLW 23	WALL MOUNTED LED WITH UPDATED OPTICS	OLW_23.ies	8'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.2 SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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

ISSUED

Issued for SIP - February 19, 2019
Supplement - March 8, 2019
Issued for SIP - May 20, 2019

PROJECT TITLE

Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

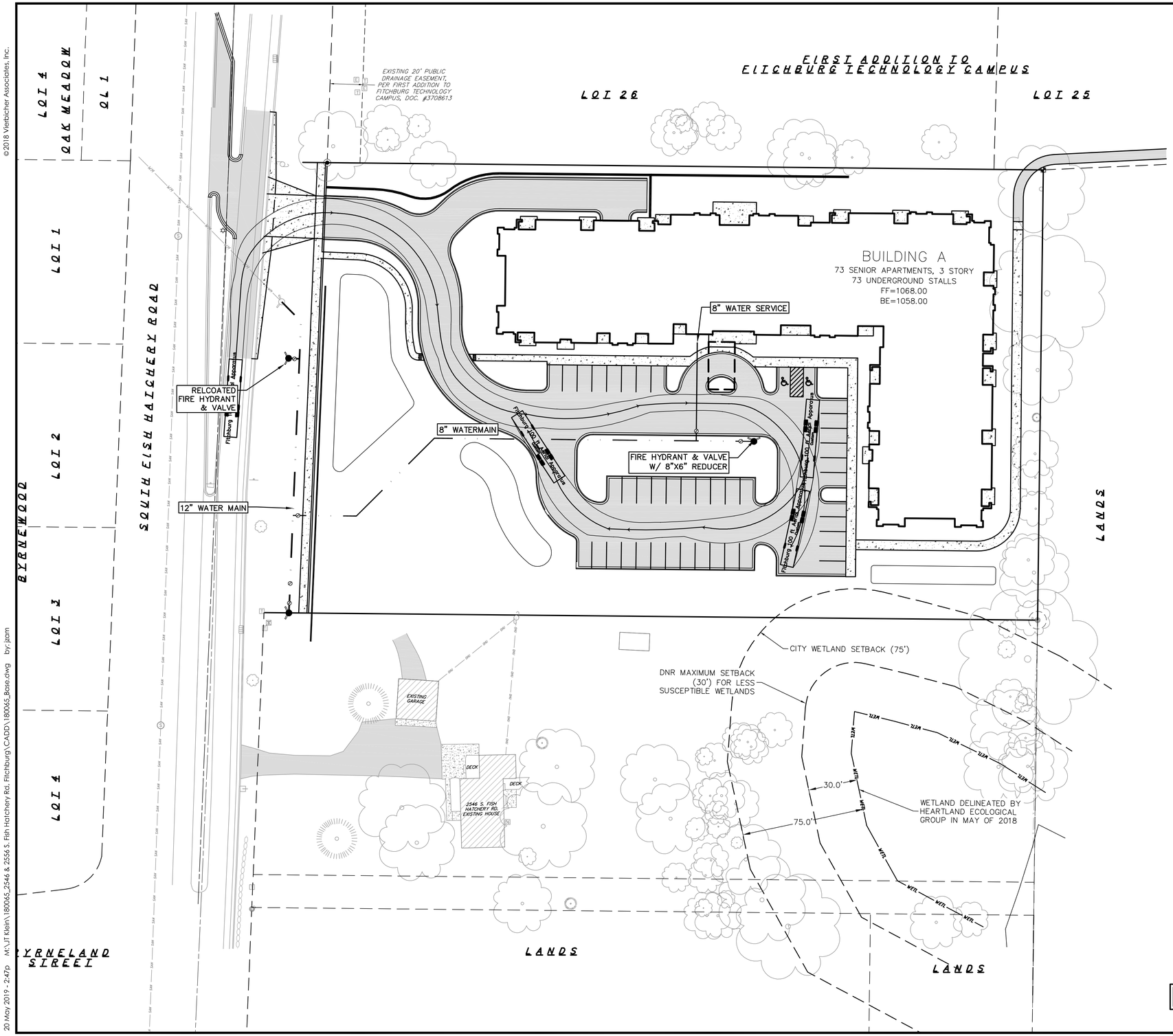
SHEET TITLE

Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. 1807



N
W E
S

GRAPHIC SCALE FEET
0 15 30 60

PROPOSED UTILITY LEGEND

- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Fire Apparatus Plan

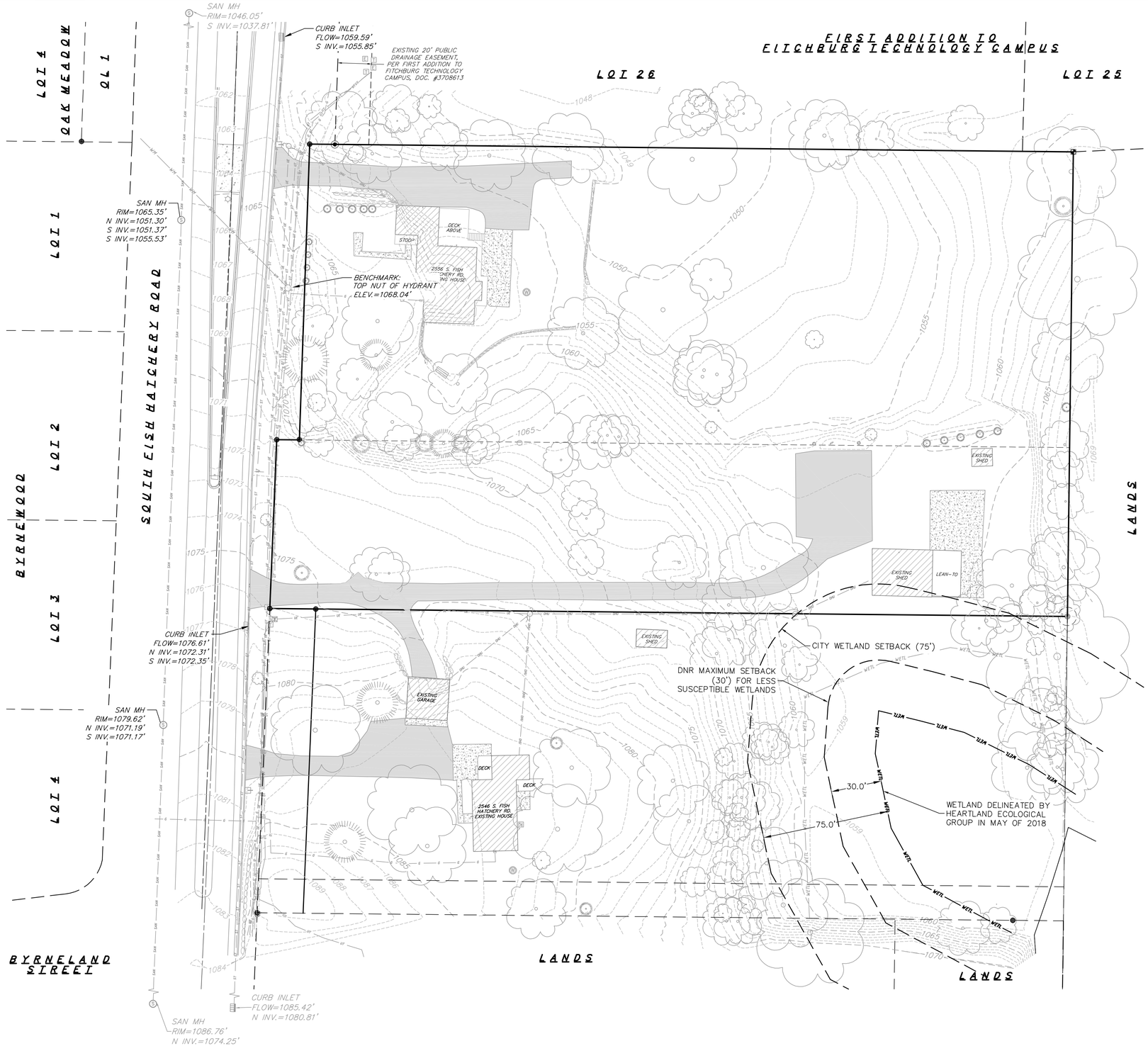
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: NJOH
CHECKED: RKOL
PROJECT NO.: 180065
SHEET: 1 OF 1
DWG. NO.: C-1.3

20 May 2019 - 2:47p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd, Fitchburg\CADD\180065_Base.dwg by: jcam



N
W E
S

GRAPHIC SCALE FEET
0 15 30 60

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- X — EXISTING WIRE FENCE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- WM — EXISTING WATER MAIN
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR

NOTE:

INFORMATION DEPICTED ON THE EXISTING CONDITIONS PLAN HAS BEEN PROVIDED TO THE ENGINEER BY OTHERS. A FIELD VERIFICATION OF THESE CONDITIONS HAS NOT BEEN PERFORMED. THE ENGINEER IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS IN THE EXISTING CONDITIONS DEPICTED ON THE PLAN. USERS ARE ENCOURAGED TO CONFIRM INFORMATION PRIOR TO USE.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Existing Conditions Plan

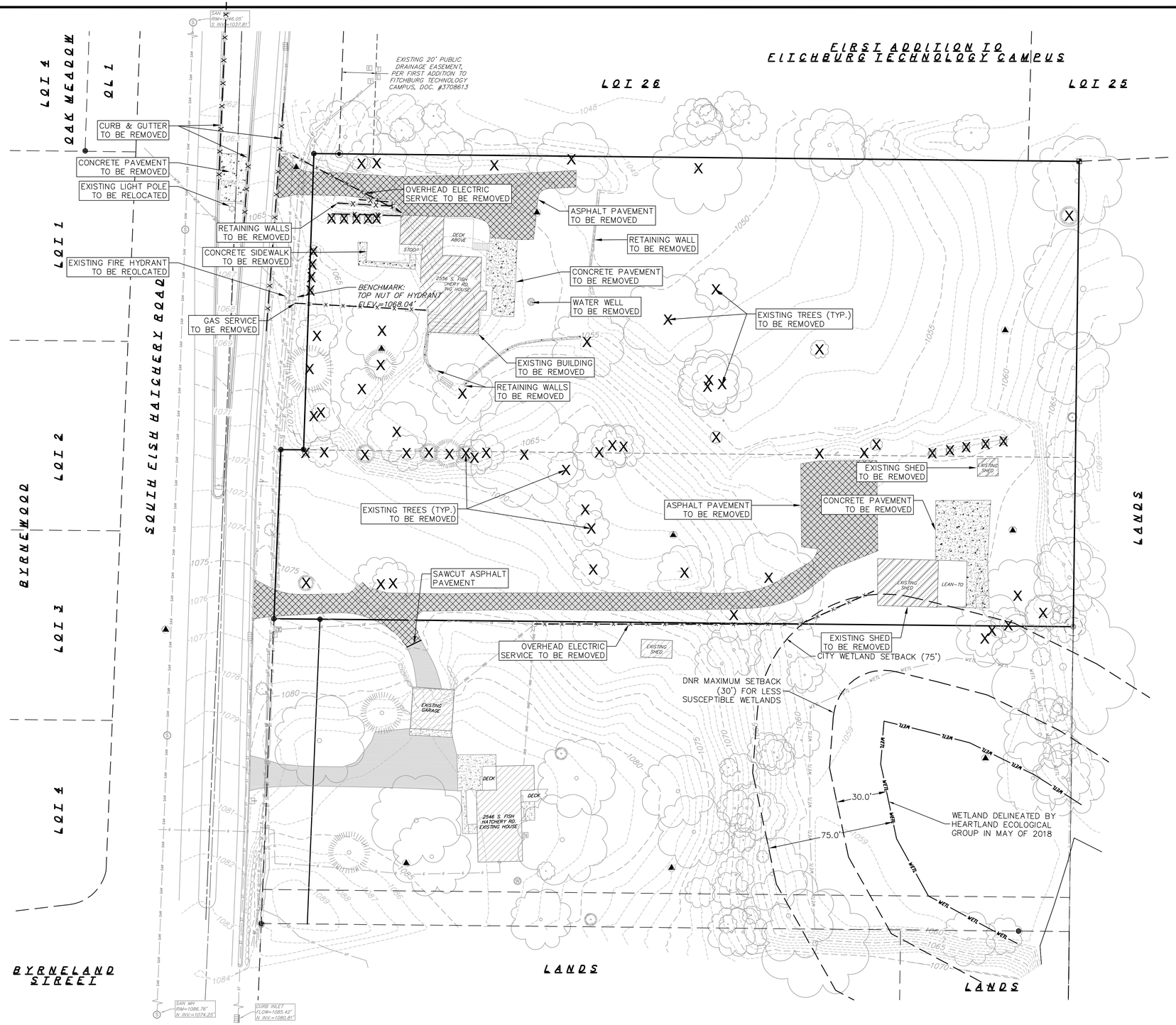
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JARC
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 1 OF 10
DWG. NO.: C-2.0

20 May 2019 - 2:47p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd., Fitchburg\CADD\180065_Base.dwg by: jcm



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UT — UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- X — X — EXISTING WIRE FENCE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR

NOTE:

INFORMATION DEPICTED ON THE EXISTING CONDITIONS PLAN HAS BEEN PROVIDED TO THE ENGINEER BY OTHERS. A FIELD VERIFICATION OF THESE CONDITIONS HAS NOT BEEN PERFORMED. THE ENGINEER IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS IN THE EXISTING CONDITIONS DEPICTED ON THE PLAN. USERS ARE ENCOURAGED TO CONFIRM INFORMATION PRIOR TO USE.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Demolition Plan

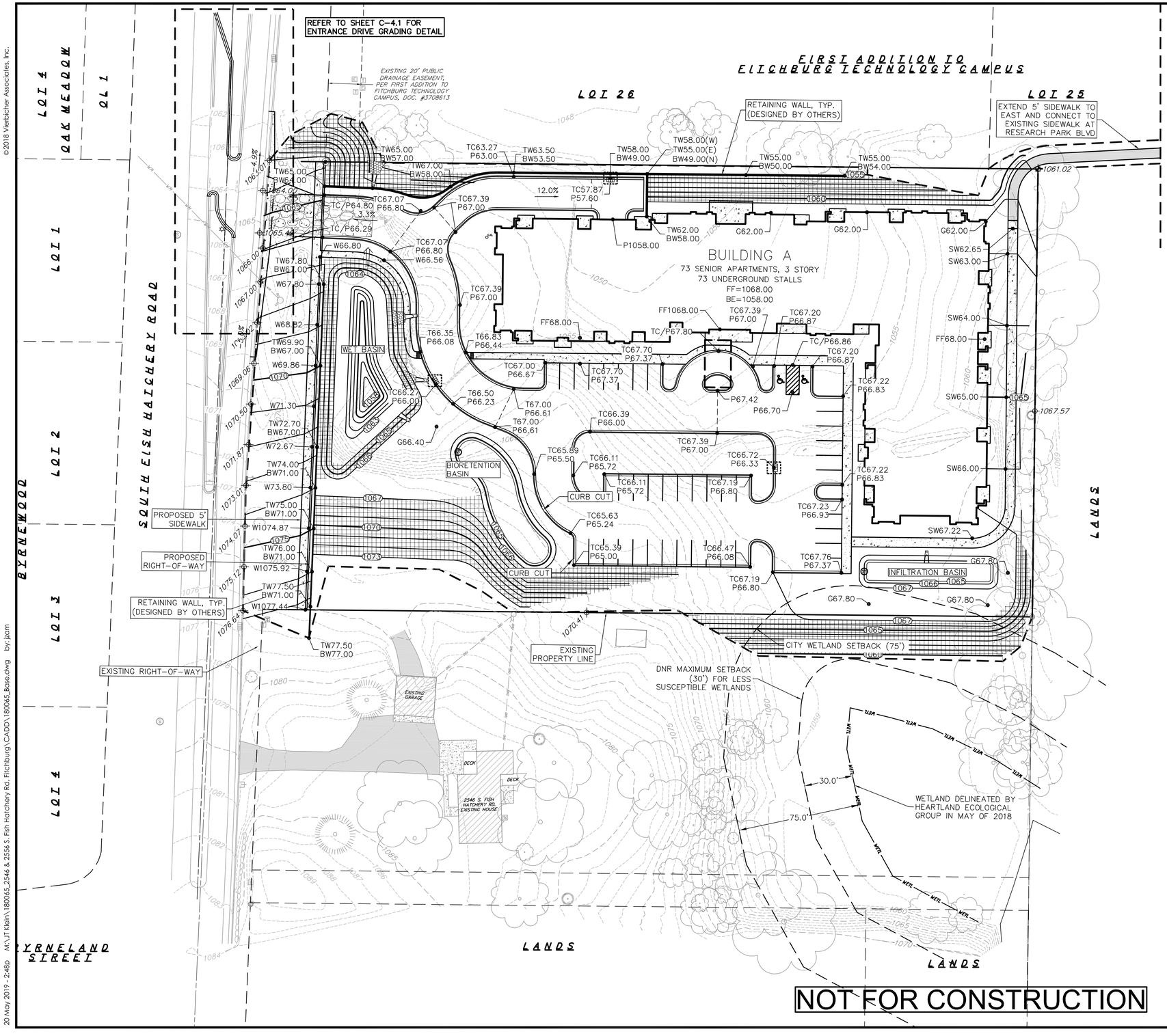
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JZAM
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 2 OF 10
DWG. NO.: C-3.0

20 May 2019 - 2:47p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd., Fitchburg\CADD\180065_Base.dwg by: jzam



GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- OVERFLOW DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PARKING
- INLET PROTECTION
- EROSION MAT CLASS 1, TYPE B
- TRACKING PAD
- RIP RAP

GRAPHIC SCALE FEET
0 15 30 60

PROPOSED UTILITY LEGEND

- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET

SPOT ELEVATION NOTE:

1. ELEVATIONS ARE SHORTENED TO PROVIDE CLARITY TO THE PLAN. ADD 1000' TO ELEVATIONS SHOWN TO CONVERT TO PLAN DATUM.

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 AND PARKING LOTS SHALL BE AS INDICATED IN DETAILS.
3. CURB FACE HEIGHT IN PARKING AREAS SHALL BE 4 INCHES. TAPER CURB FROM 4" TO 0" AT ALL GARAGE ENTRANCES.
4. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. 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.
6. 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.
7. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.

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 PROPOSED INFILTRATION BASIN TO MINIMIZE SILTATION AND SOIL COMPACTION WITHIN THE BASIN AREAS DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL NOT COMPACT THE NATIVE SOILS WITHIN THE INFILTRATION BASIN AREA.
8. SEE SHEET C-5.0 AND C-5.1 FOR ADDITIONAL EROSION CONTROL NOTES.

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Grading & Erosion Control Plan

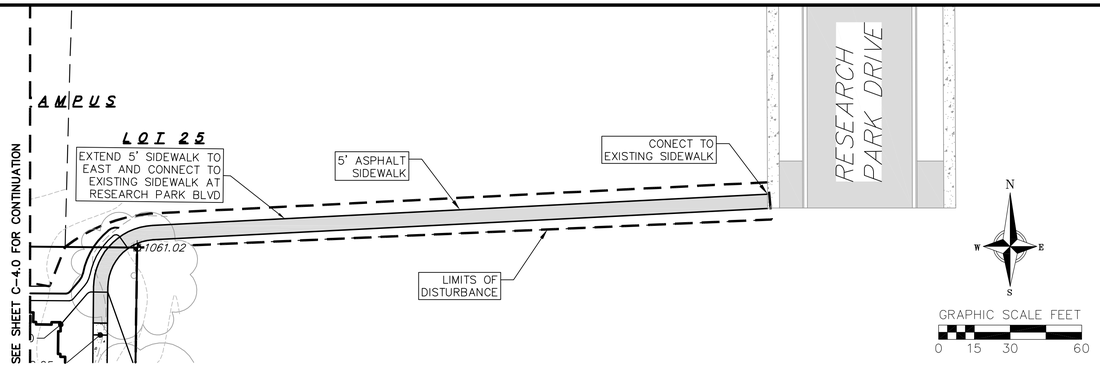
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JARC
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 3 OF 10
DWG. NO.: C-4.0

20 May 2019 - 2:48p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd, Fitchburg\CADD\180065_Base.dwg by: jcam



GRADING LEGEND

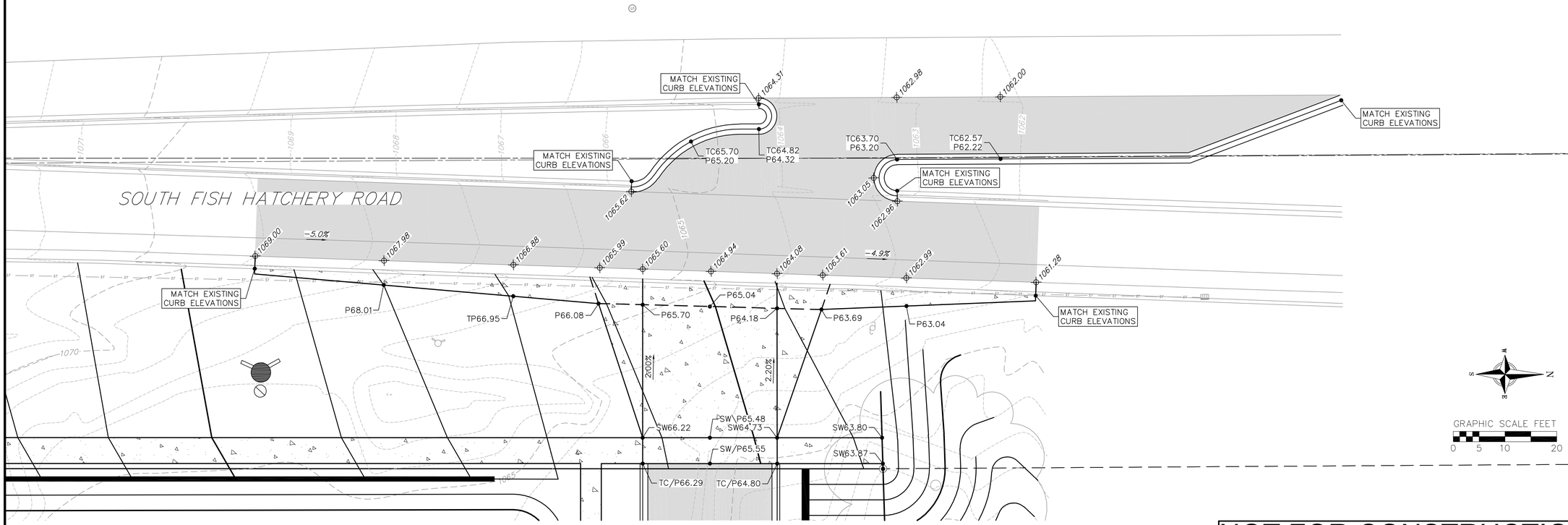
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- OVERFLOW DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- PROPOSED RETAINING WALL
- PROPOSED HANDICAP PARKING
- INLET PROTECTION
- EROSION MAT CLASS 1, TYPE B
- TRACKING PAD
- RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET

SPOT ELEVATION NOTE:

1. ELEVATIONS ARE SHORTENED TO PROVIDE CLARITY TO THE PLAN. ADD 1000' TO ELEVATIONS SHOWN TO CONVERT TO PLAN DATUM.



NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Grading & Erosion Control Plan

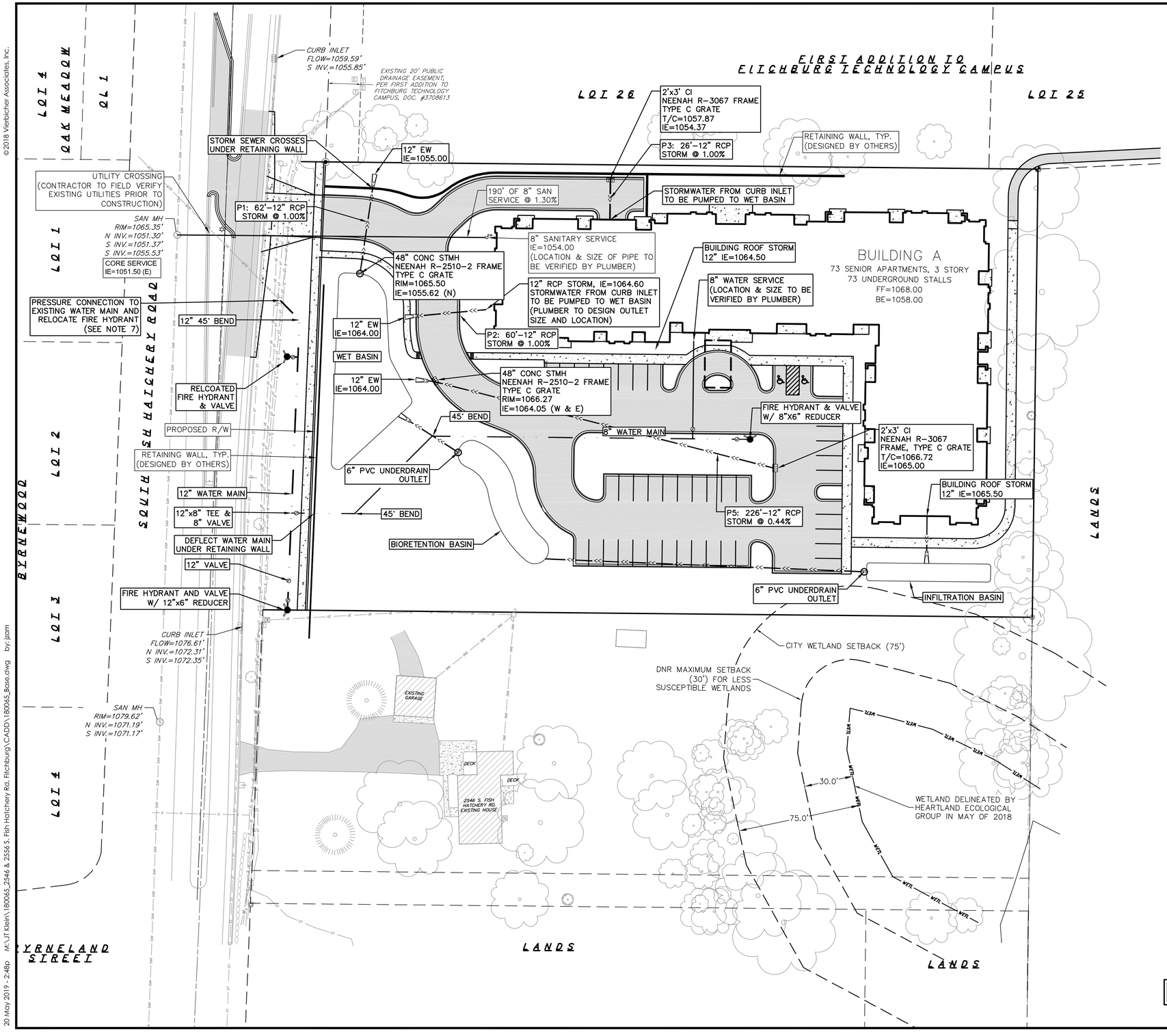
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JZAM
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 4 OF 10
DWG. NO.: C-4.1

20 May 2019 - 2:48p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd. Fitchburg\CADD\180065_Base.dwg by: jzam



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER MANHOLE
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

NOTE:

1. A DANE COUNTY STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE FISH HATCHERY ROAD RIGHT OF WAY.
2. THE SANITARY SEWER WITHIN THE RIGHT OF WAY IS REQUIRED TO BE INSTALLED WITH TRENCHLESS TECHNOLOGY. SANITARY SEWER MATERIALS IN THE RIGHT OF WAY SHALL BE PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
3. EXISTING SANITARY LATERALS SHALL BE ABANDONED AT THE MAIN PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
4. ALL WATER MAIN BETWEEN THE PUBLIC WATER MAIN UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
6. SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
8. CASTINGS WITH OPEN PICK HOLES ARE PROHIBITED FOR SANITARY MANHOLES.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Utility Plan

2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JARC
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 5 OF 10
DWG. NO.: C-5.0

20 May 2019 - 2:48p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd, Fitchburg\CADD\180065_Base.dwg by: jcarn

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, SEDIMENT BASINS, 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 ACCEPTANCE OF THIS PROJECT. 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 CONSTRUCTION ENTRANCE 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.
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 CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
13. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
14. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL–PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
15. 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.
16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
17. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
18. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
19. 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.
20. 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.
21. INSTALL MINIMUM 6'–7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
23. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
24. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
25. 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.
26. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
27. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL–DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL–STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE–OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT PARKING LOT DRIVES (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE–OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

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.

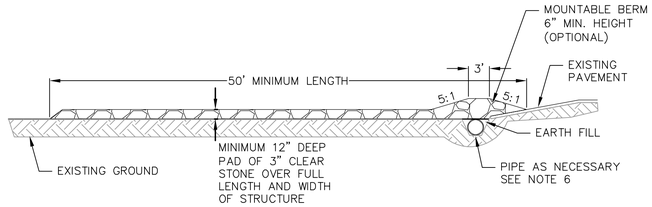
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

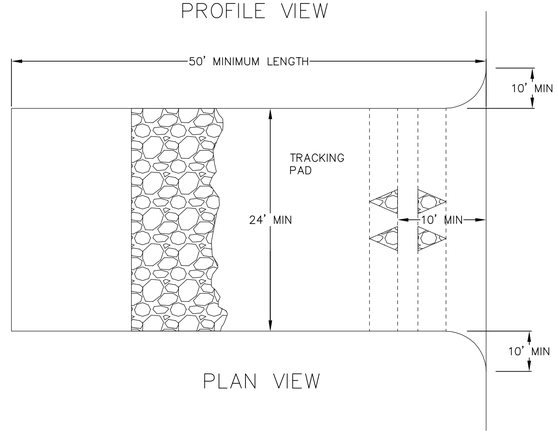
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1–½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



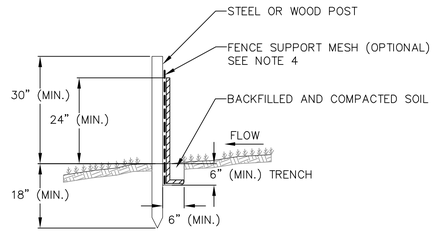
PROFILE VIEW



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 / C–6.0 TRACKING PAD
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

2 / C–6.0 SILT FENCE
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS

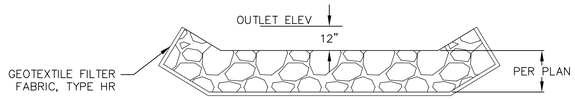
NO.	DATE	REMARKS

REVISIONS

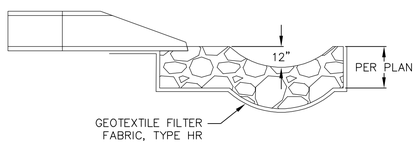
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JZAM
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 6 OF 10
DWG. NO.: C–6.0

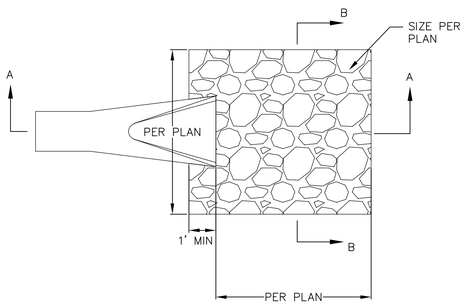
20 May 2019 - 2:48p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd. Fitchburg\CADD\180065_Details.dwg by: jzam



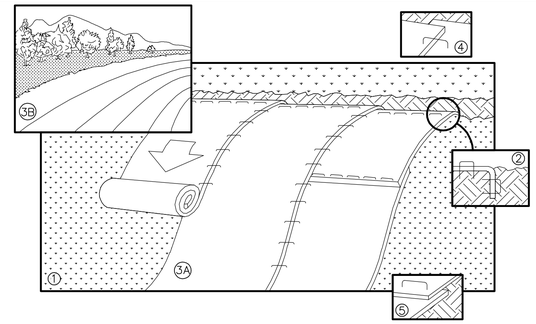
CROSS SECTION B–B



CROSS SECTION A–A



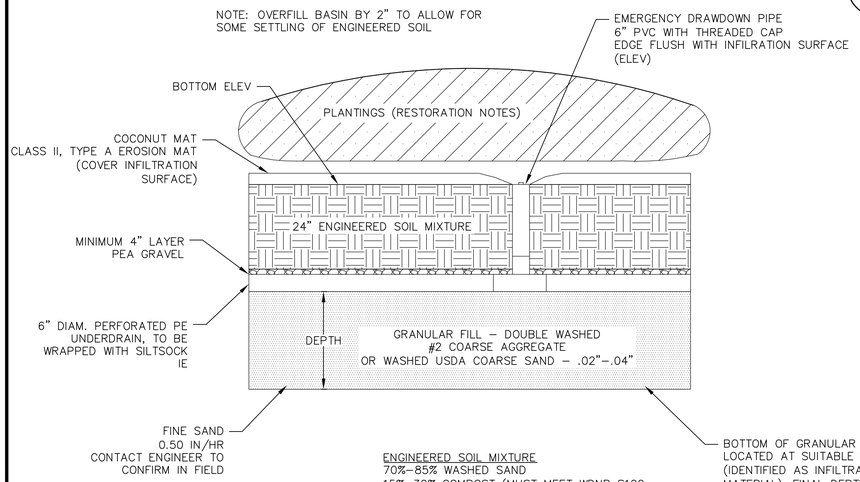
PLAN VIEW



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.

1 C–6.1 RIP–RAP OUTLET
NOT TO SCALE



ENGINEERED SOIL MIXTURE
70%–85% WASHED SAND
15%–30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

BIO–RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO–RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO–RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

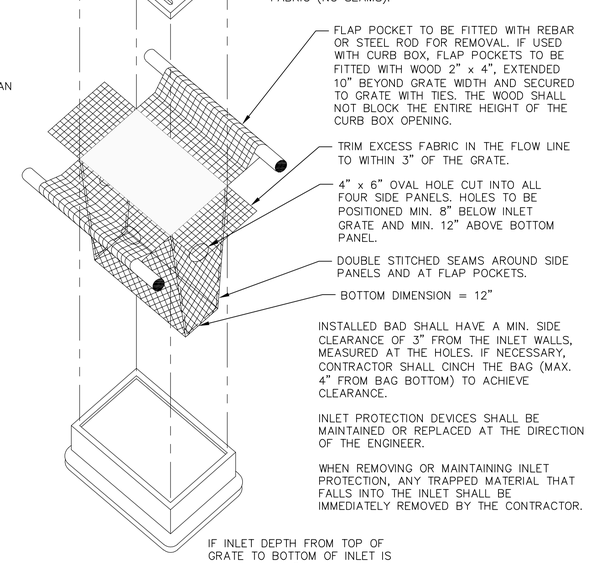
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED–FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):
1. OVER–EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO–TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (MUST MEET WDNR S100 SPECIFICATION
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

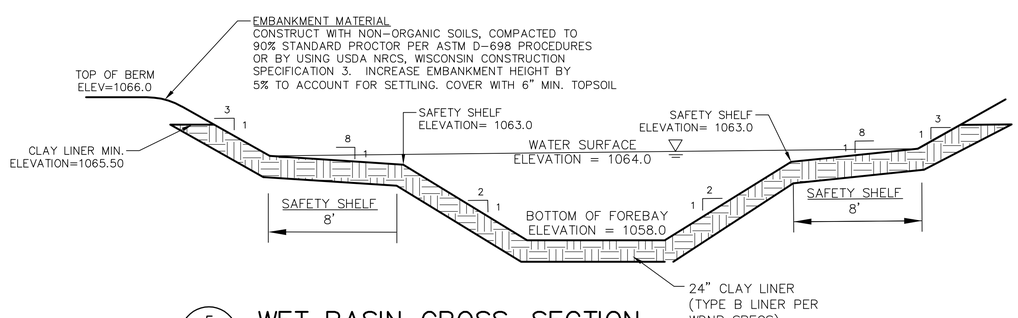
2 C–6.1 EROSION MAT
NOT TO SCALE



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

3 C–6.1 INLET PROTECTION TYPE D
NOT TO SCALE

4 C–6.1 BIO–RETENTION BASIN
NOT TO SCALE



5 C–6.1 WET BASIN CROSS–SECTION
NOT TO SCALE

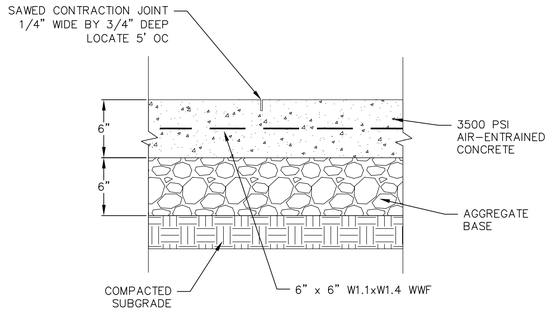
vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

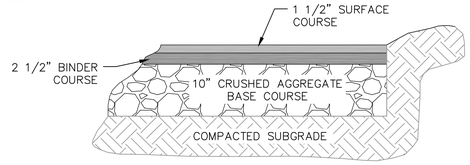
REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JZAM
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 7 OF 10
DWG. NO.: C–6.1

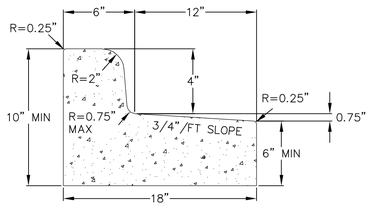


1 C-6.2 CONCRETE PAD
NOT TO SCALE

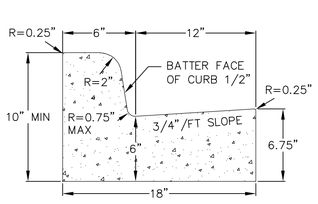


BITUMINOUS PAVEMENT DRIVES

2 C-6.2 SITE PAVEMENT
NOT TO SCALE

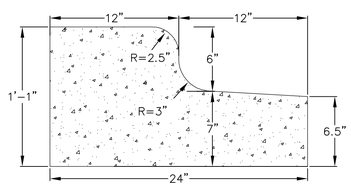


CURB AND GUTTER
REJECT SECTION

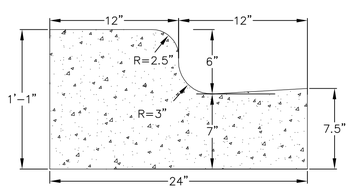


CURB AND GUTTER
CROSS SECTION

3 C-6.2 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

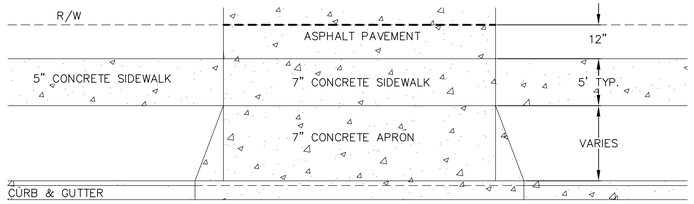


CURB AND GUTTER
REJECT SECTION



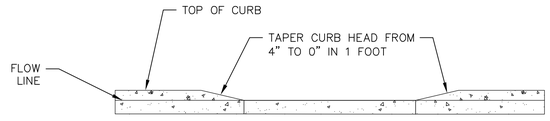
CURB AND GUTTER
CROSS SECTION

4 C-6.2 24" CONCRETE CURB AND GUTTER
NOT TO SCALE

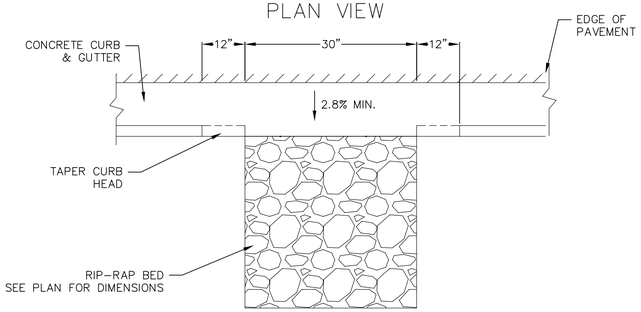


5 C-6.2 DRIVEWAY DETAIL
NOT TO SCALE

PROFILE VIEW

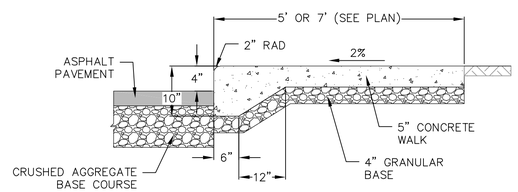


PLAN VIEW

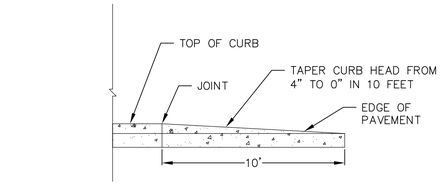


CURB CUT
NOT TO SCALE

6 C-6.2 CURB CUT
NOT TO SCALE

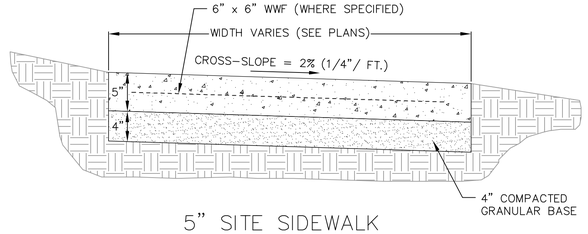


7 C-6.2 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE

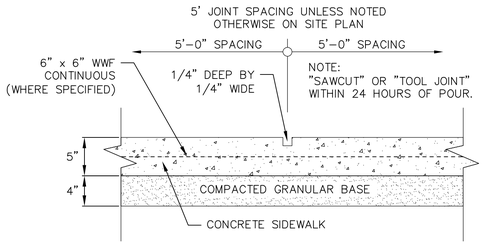


PROFILE VIEW

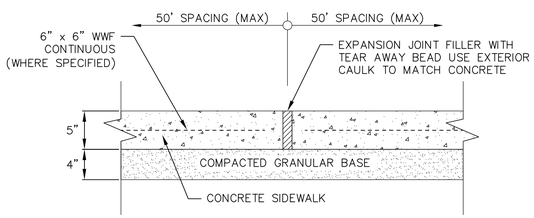
8 C-6.2 CURB & GUTTER TERMINATION
NOT TO SCALE



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

9 C-6.2 5" SIDEWALK
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
05/20/2019

DRAFTER
JZAM

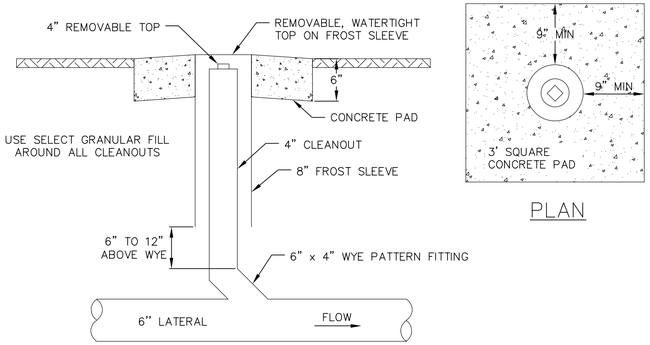
CHECKED
JDOY

PROJECT NO.
180065

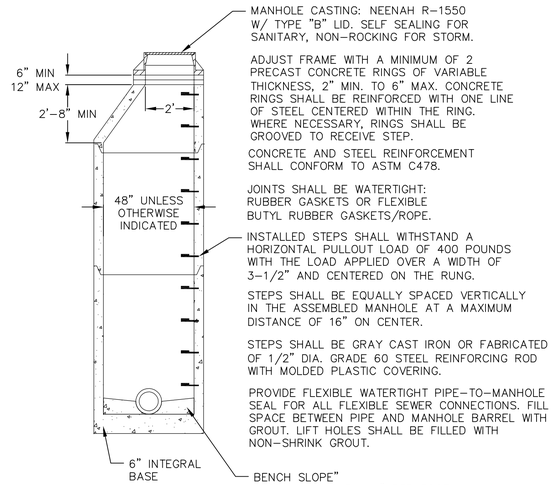
SHEET
8 OF 10

DWG. NO.
C-6.2

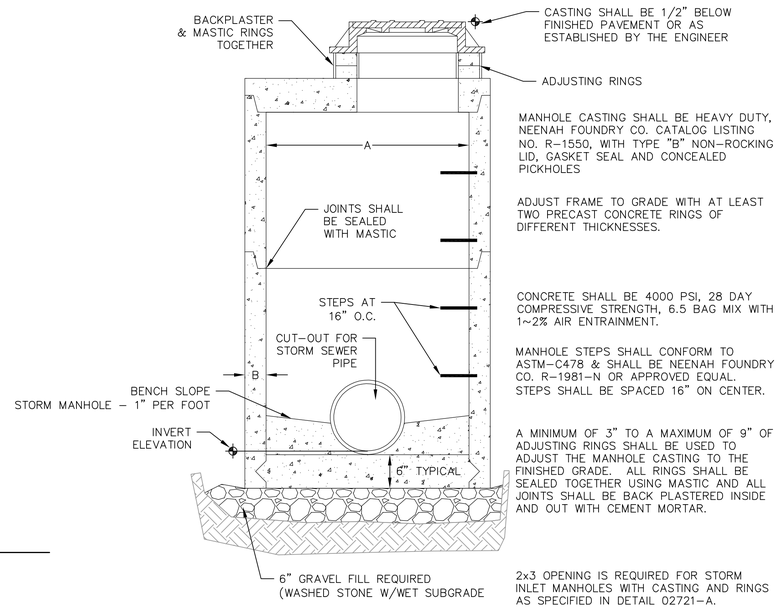
20 May 2019 - 2:48p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd, Fitchburg\CADD\180065_Details.dwg by: jzam



1 C–6.3 6" SANITARY CLEANOUT
NOT TO SCALE



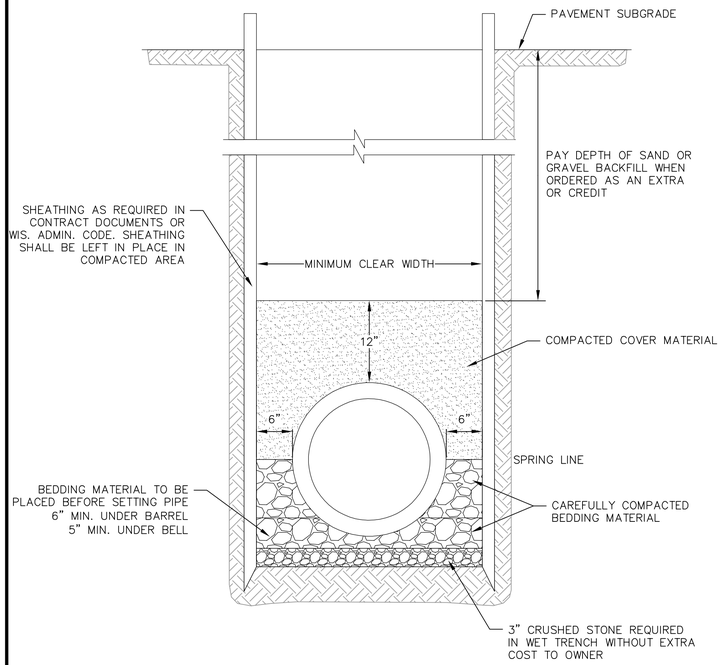
3 C–6.3 PRECAST CONCRETE MANHOLE
NOT TO SCALE



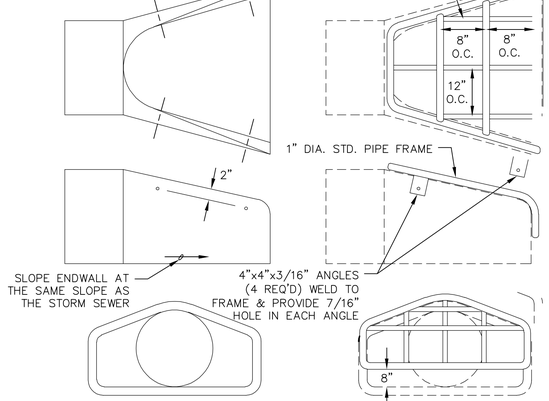
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

5 C–6.3 STORM SEWER MANHOLE
NOT TO SCALE



2 C–6.3 CLASS B BEDDING COMPACTED SECTION
NOT TO SCALE

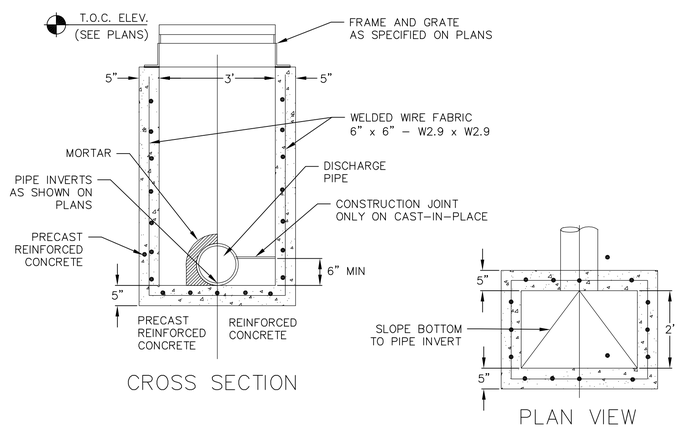


NOTES:
– THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
– THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINTING SPECIFICATIONS:
– THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS–OLEUM X–60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST–OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS–OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES – TREAT WITH THE THREE–COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24–48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

4 C–6.3 STANDARD ENDWALL
NOT TO SCALE



6 C–6.3 CURB INLET – TYPE 3, 2' x 3' BASIN
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

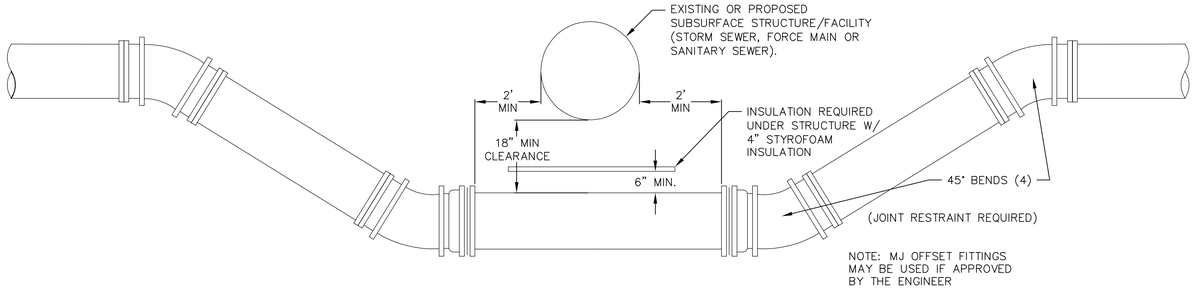
Construction Details
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS
NO. DATE REMARKS

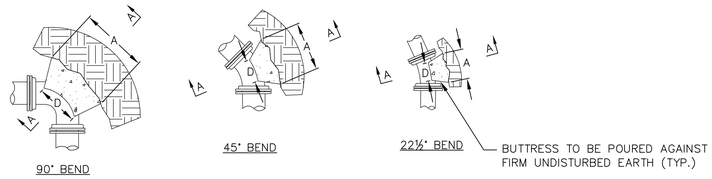
REVISIONS
NO. DATE REMARKS

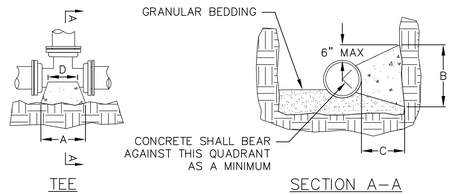
SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JZAM
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 9 OF 10
DWG. NO.: C–6.3

20 May 2019 - 2:49p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd. Fitchburg\CADD\180065_Details.dwg by: jzam



1 C–6.3 **LOWERING WATERMAIN UNDER STORM STRUCTURE**
NOT TO SCALE





DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

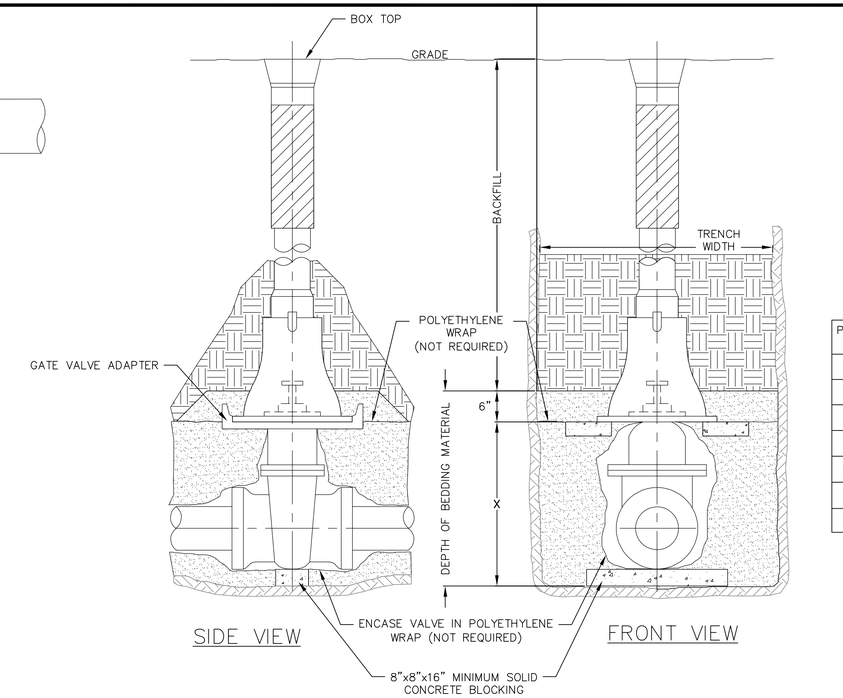
BUTTRESS DIMENSIONS												
PIPE SIZE*	TEES		11.25° BEND		22.5° BEND		45° BEND		90° BEND			
	A	B	A	B	A	B	A	B	A	B		
4	0'–10"	1'–6"	0'–5"	0'–8"	0'–6"	1'–1"	0'–10"	1'–3"	1'–6"	1'–4"		
6	1'–6"	1'–8"	0'–6"	1'–2"	0'–9"	1'–6"	1'–4"	1'–8"	2'–2"	1'–10"		
8	1'–9"	2'–4"	0'–9"	1'–3"	1'–0"	2'–0"	1'–11"	2'–0"	3'–0"	2'–4"		
10	1'–9"	2'–4"	0'–9"	1'–3"	1'–0"	2'–0"	1'–11"	2'–0"	3'–0"	2'–4"		
12	2'–3"	1'–7"	1'–0"	1'–4"	2'–4"	1'–1"	2'–6"	2'–6"	3'–7"	2'–8"		
16	3'–8"	2'–10"	1'–2"	2'–0"	2'–10"	1'–6"	3'–0"	3'–0"	5'–6"	3'–0"		
20	5'–0"	3'–10"	1'–5"	2'–6"	1'–11"	3'–9"	3'–9"	3'–9"	6'–9"	3'–9"		
24	5'–4"	4'–8"	1'–8"	3'–0"	2'–4"	4'–3"	4'–7"	4'–3"	8'–4"	4'–4"		

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

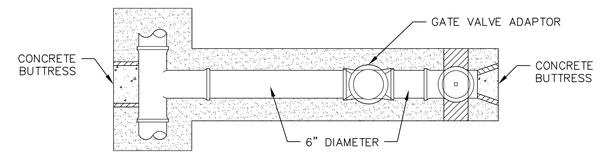
CONCRETE SHALL BE CLASS "F"

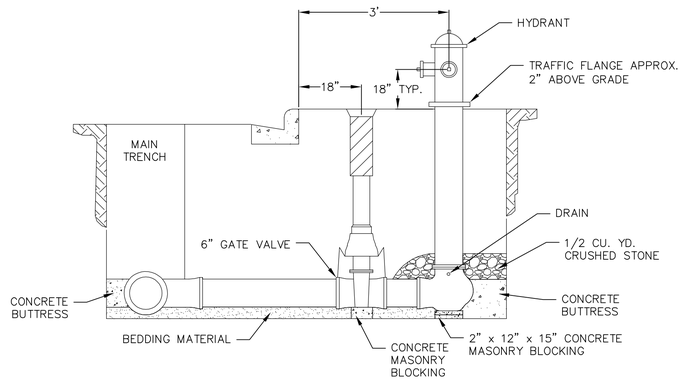
2 C–6.3 **BUTTRESS FOR BENDS**
NOT TO SCALE



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

3 C–6.3 **STANDARD GATE VALVE BOX SETTING**
NOT TO SCALE





4 C–6.3 **STANDARD HYDRANT SETTING**
NOT TO SCALE

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details

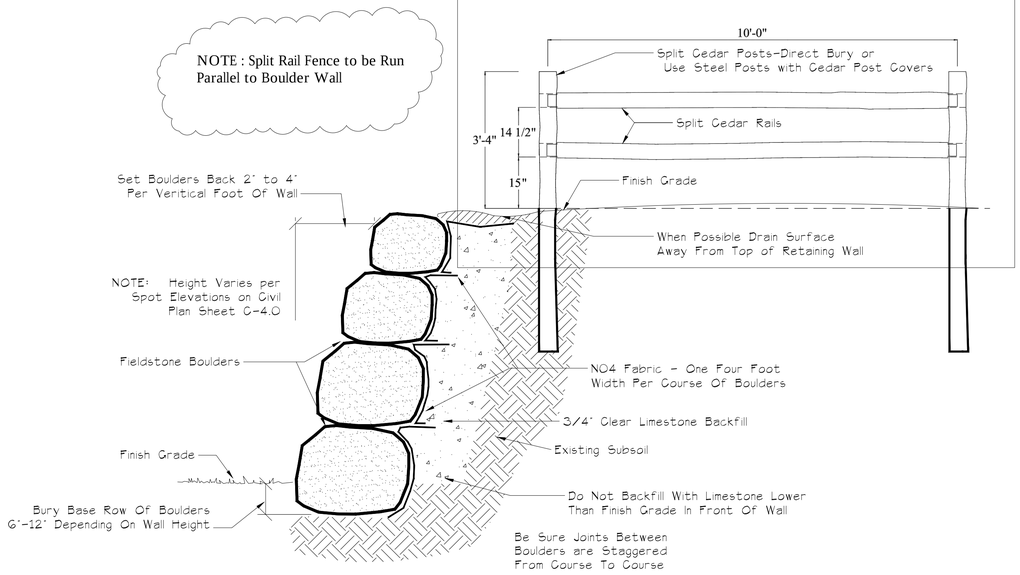
2546 & 2556 S. Fish Hatchery Road
City of Fitchburg
Dane County, Wisconsin

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05/20/2019
DRAFTER: JZAM
CHECKED: JDOY
PROJECT NO.: 180065
SHEET: 10 OF 10
DWG. NO.: C–6.4

20 May 2019 - 2:49p M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd. Fitchburg\CADD\180065_Details.dwg by: jzam

Standard Split Rail Spacing



DETAIL @ BOULDER RETAINING WALL with SPLIT RAIL FENCE NOT TO SCALE

BIO-RETETION DEVICE PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing (Total Basin Area = 1,445 SF) (Planting schedule based on 12" on center spacing)
GRASSES AND SEDGES				
192	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
192	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
192	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
192	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
FORBS				
64	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
64	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
64	FALSE SUNFLOWER	HELIOPSIS HELIANTHODIES	2.5" POT	12" O.C. Rect. Spacing
64	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
64	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing
64	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
64	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
32	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

Moist Meadow Mix. Prairie Nursery Item #50061

Wildflowers

Nodding Pink Onion
New England Aster
Marsh Aster
Red Milkweed
Pale Indian Plantain
Joe Pye Weed
Boneset
Dogtooth Daisy
Ox Eye Sunflower
Wild Iris
Blue Flag Iris
Prairie Blazingstar
Dense Blazingstar
Great Blue Lobelia
Monkeyflower
Bergamot
Smooth Penstemon
Black Eyed Susan
Green Headed Coneflower
Sweet Black Eyed Susan
Brown Eyed Susan
Prairie Dock
Ohio Goldenrod
Riddell's Goldenrod
Blue Vervain
Ironweed
Culver's Root
Golden Alexanders

Grasses, Sedges and Rushes

Big Bluestem
Bluejoint Grass
Bebb's Sedge
Bottlebrush Sedge
Porcupine Sedge
Awl Fruited Oval Sedge
Lance Fruited Oval Sedge
Fox Sedge
Canada Wild Rye
Virginia Wild Rye
Common Rush
Dark Green Bulrush

Contains at least 15 wildflowers and 6 grasses, sedges and rushes.

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
8	MAM	Marmo Maple	Acer X Freemanii 'marmo'	2" B&B
9	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
7	TCHT	Thnls Cockspur Hawthorn (tf)	Crataegus Crus-Galli Var lner (tf)	2" B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
6	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
4	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
27	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
6	BHS	Black Hills Spruce	Picea Glauca Var Densata	5' B&B
1	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
3	EWP	Eastern White Pine	Pinus Strobus	6' B&B
21	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	6' B&B

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
70	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
11	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
35	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
49	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
36	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
5	SWN	Summer Wine Ninebark	Physocarpus Opulifolius 'seward'	#5 CONT.
4	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

GENERAL NOTES

A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.

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

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

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

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

F) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Ginney Kentucky Bluegrass

G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

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

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

SIP LANDSCPE PLAN

SCALE: 1"=30'-0"

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

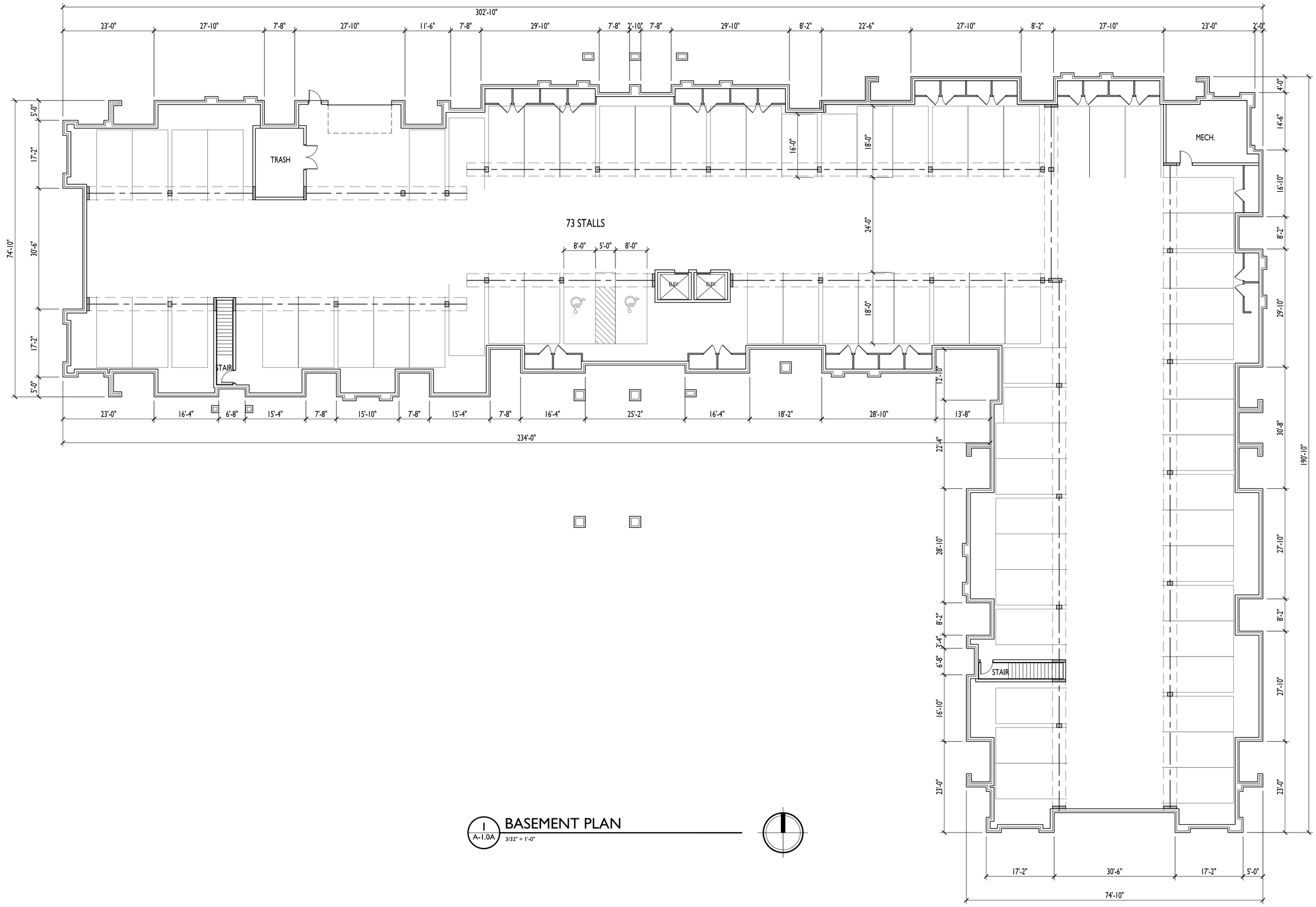
OAK RIDGE FITCHBURG
2546-2556 SOUTH FISH HATCHERY ROAD
FITCHBURG, WISCONSIN 535711

Checked By: SS
Drawn By: 4/13/18 RS

Revised: 5/1/18 RS
Revised: 5/17/19 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-1.1

12019 CAD\STEVE SHORT\OAK RIDGE-FISH HATCH\OAK RIDGE FITCH 19C5.DWG Created: 5/17/2019, Saved: 5/17/2019, Printed: 5/17/2019



1 A-1.0A BASEMENT PLAN

3/32" = 1'-0"

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

ISSUED

Issued for GIP submittal - May. 1, 2018
Issued for SIP Submittal - May 21, 2019

PROJECT TITLE

Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

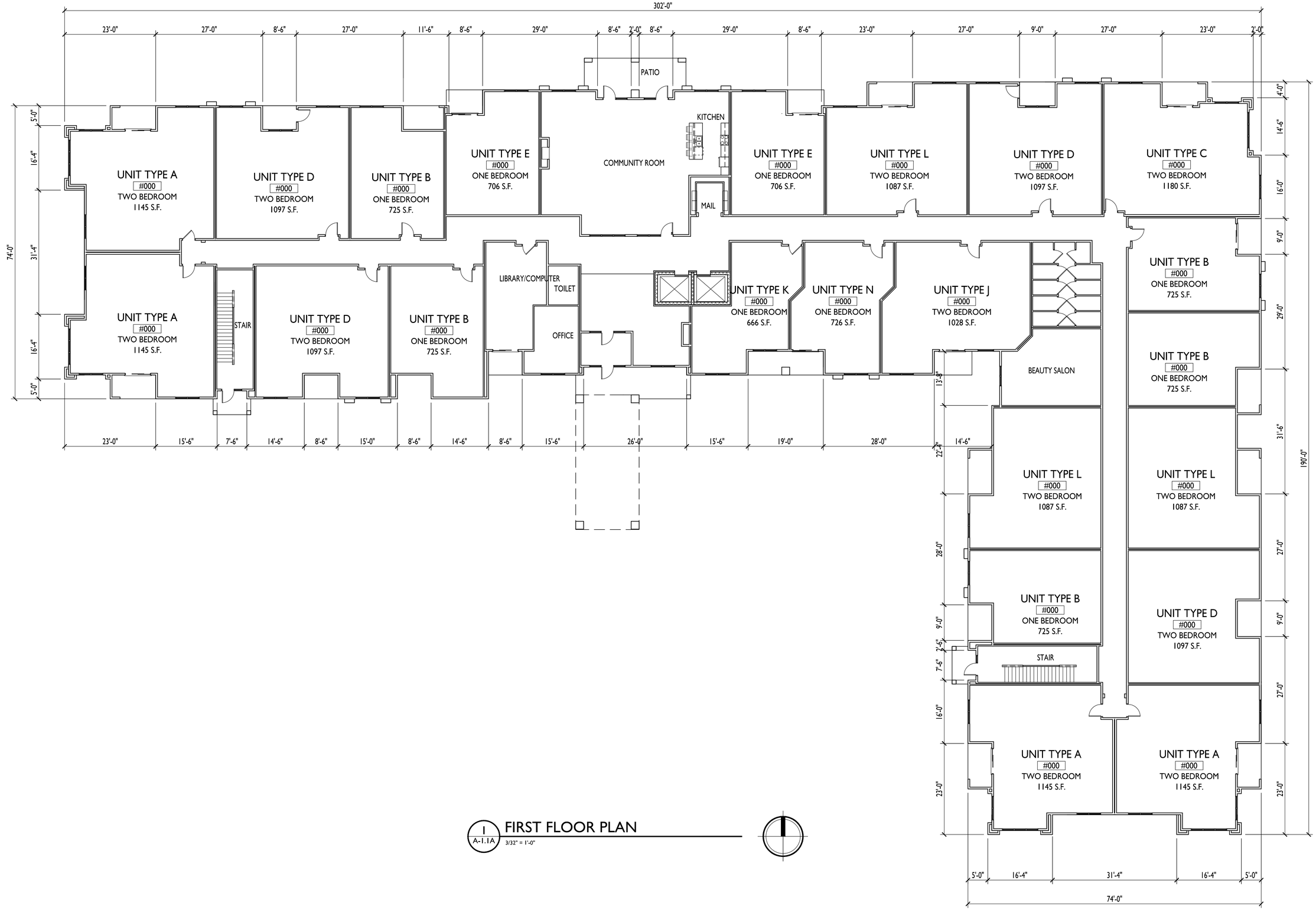
SHEET TITLE

Basement Plan

SHEET NUMBER

A-1.0A

PROJECT NO. 1807



1 A-1.1A FIRST FLOOR PLAN
3/32" = 1'-0"

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

ISSUED
Issued for GIP submittal - May. 1, 2018
Issued for SIP Submittal - May 21, 2019

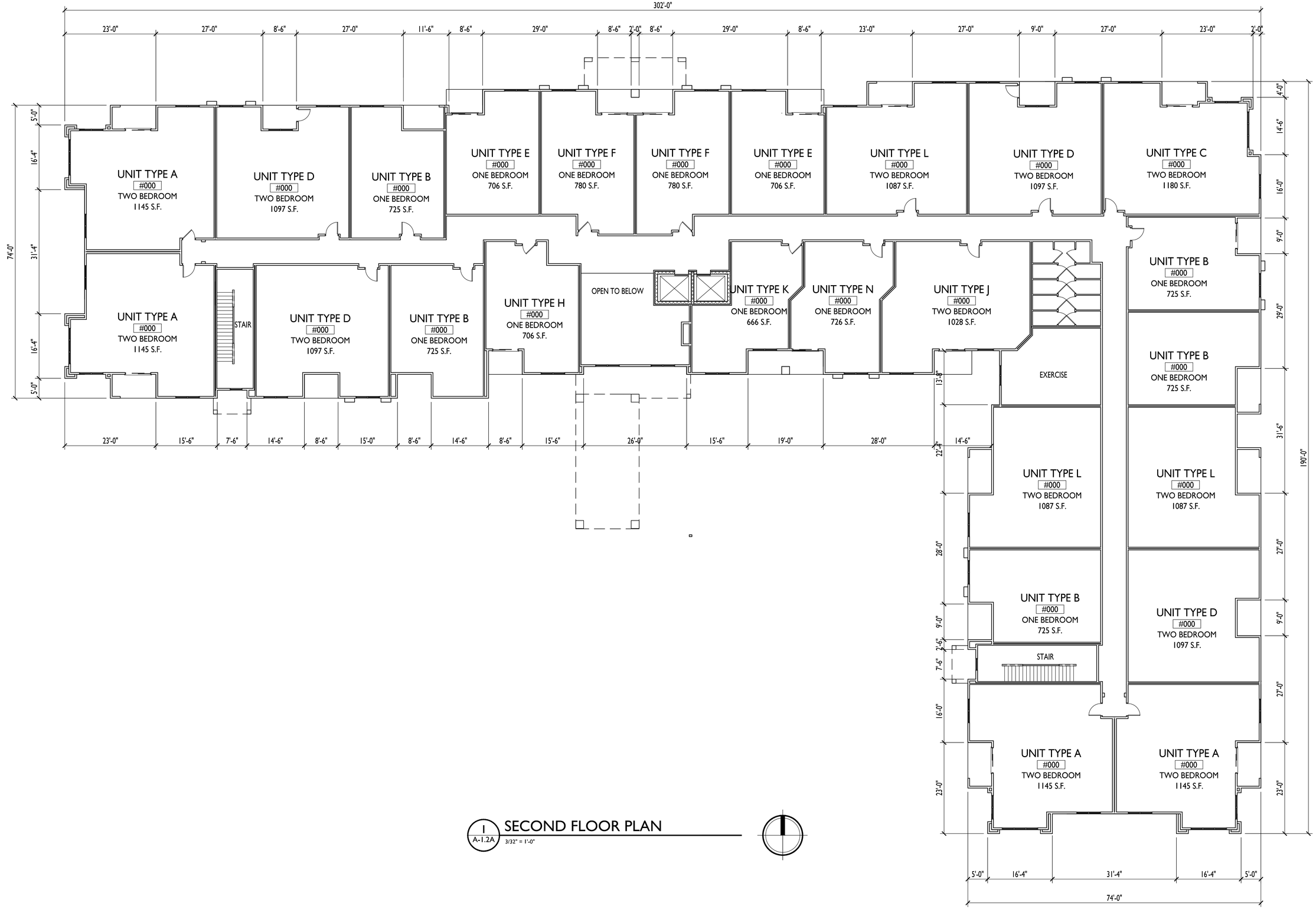
PROJECT TITLE
Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1A

PROJECT NO. 1807



1 A-1.2A SECOND FLOOR PLAN

3/32" = 1'-0"

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

ISSUED

Issued for GIP submittal - May. 1, 2018
Issued for SIP Submittal - May 21, 2019

PROJECT TITLE

Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

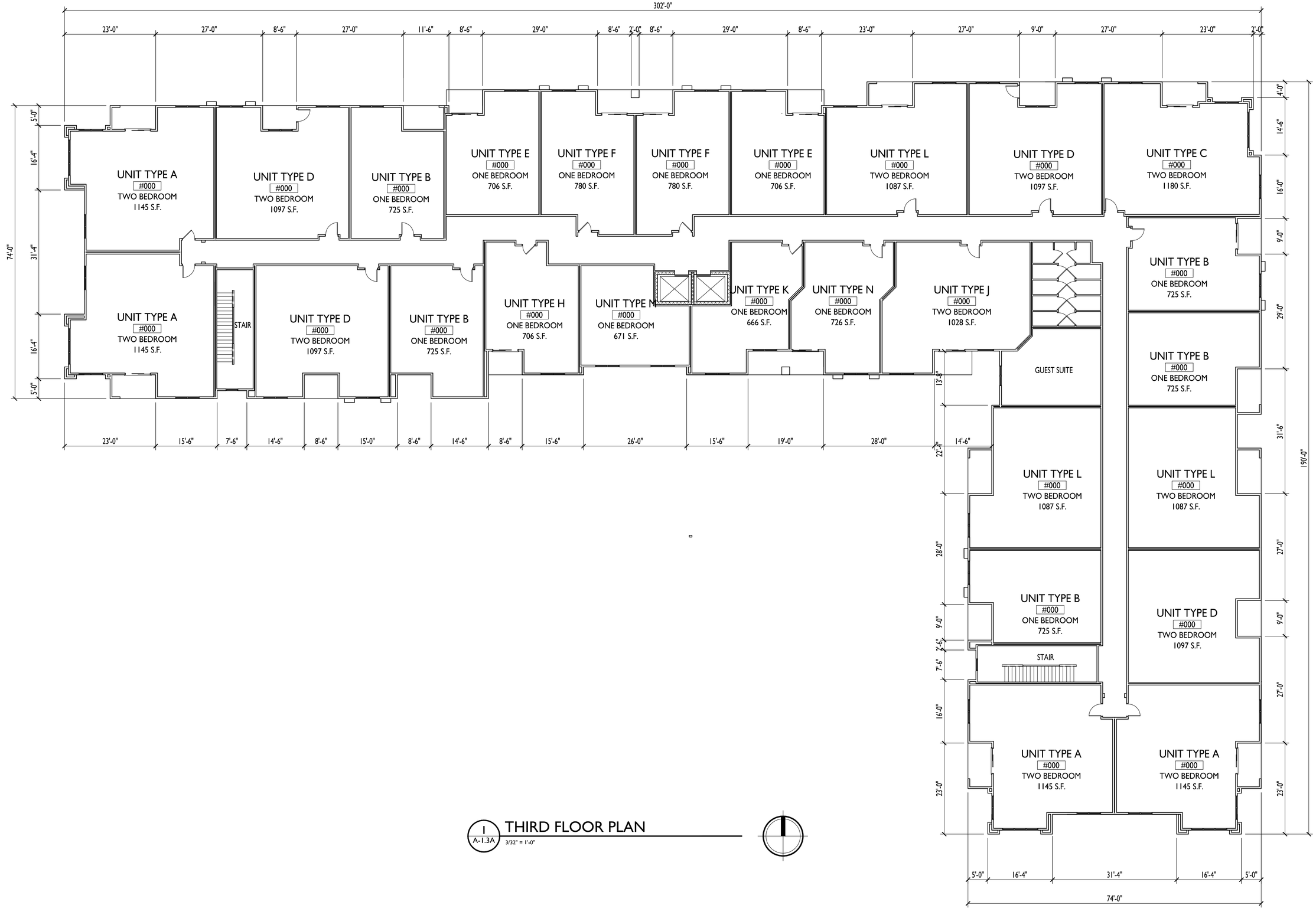
SHEET TITLE

Second Floor Plan

SHEET NUMBER

A-1.2A

PROJECT NO. 1807



1 A-1.3A THIRD FLOOR PLAN

3/32" = 1'-0"

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

ISSUED

Issued for GIP submittal - May. 1, 2018
Issued for SIP Submittal - May 21, 2019

PROJECT TITLE

Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

SHEET TITLE

Third Floor Plan

SHEET NUMBER

A-1.3A

PROJECT NO. 1807

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - MATCH WITH WINDOW TRIM
STONE VENEER	BUECHEL STONE CORP - MILL CREEK COUNTRY SQUIRE
PRECAST	EDWARDS - COLOR TO MATCH STONE VENEER
A - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - AGED PEWTER
B - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - IRON GRAY
VINYL WINDOWS	VISIONS - CAMEO
ALUMINUM RAILING	SUPERIOR - BLACK
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER
COMPOSITE BOARD & BATTEN, BRACKETS	JAMES HARDIE - COBBLESTONE
COMPOSITE DOOR & WINDOW TRIM, POSTS	JAMES HARDIE - COBBLESTONE
STANDING SEAM METAL ROOF	SILVER METALLIC
SOFFITS & FASCIA	SW6126 NAVAJO WHITE
METAL DOORS & FRAMES	SW6126 NAVAJO WHITE
SHINGLES	WEATHERED WOOD

1 A-2.1A

WEST ELEVATION ALONG FISH HATCHERY

3/32" = 1'-0"

2 A-2.1A

SOUTH ELEVATION

3/32" = 1'-0"

knothe bruce ARCHITECTS

Phone: 608.836.3690

7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for GIP submittal - May. 1, 2018
Issued for SIP Submittal - May 21, 2019

PROJECT TITLE

Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

SHEET TITLE

Elevations

SHEET NUMBER

A-2.1A

PROJECT NO. 1807

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - MATCH WITH WINDOW TRIM
STONE VENEER	BUECHEL STONE CORP - MILL CREEK COUNTRY SQUIRE
PRECAST	EDWARDS - COLOR TO MATCH STONE VENEER
A - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - AGED PEWTER
B - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - IRON GRAY
VINYL WINDOWS	VISIONS - CAMEO
ALUMINUM RAILING	SUPERIOR - BLACK
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER
COMPOSITE BOARD & BATTEN, BRACKETS	JAMES HARDIE - COBBLESTONE
COMPOSITE DOOR & WINDOW TRIM, POSTS	JAMES HARDIE - COBBLESTONE
STANDING SEAM METAL ROOF	SILVER METALLIC
SOFFITS & FASCIA	SW6126 NAVAJO WHITE
METAL DOORS & FRAMES	SW6126 NAVAJO WHITE
SHINGLES	WEATHERED WOOD

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

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

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

ISSUED
Issued for GIP submittal - May. 1, 2018
Issued for SIP Submittal - May 21, 2019

PROJECT TITLE
Oak Ridge Senior Apartments

2556 S. Fish Hatchery Rd.
Fitchburg, WI

SHEET TITLE
Elevations

SHEET NUMBER
A-2.2A

PROJECT NO. 1807

SOFFITS & FASCIA
COMPOSITE SIDING - A
COMPOSITE BRACKETS
COMPOSITE SIDING - B
COMPOSITE BOARD AND BATTEN SIDING
VINYL WINDOWS
COMPOSITE SIDING - B
STANDING SEAM METAL ROOFING
ALUM. RAILNG
COMPOSITE WINDOW AND DOOR TRIM
STONE VENEER
PRECAST HEADS & SILLS

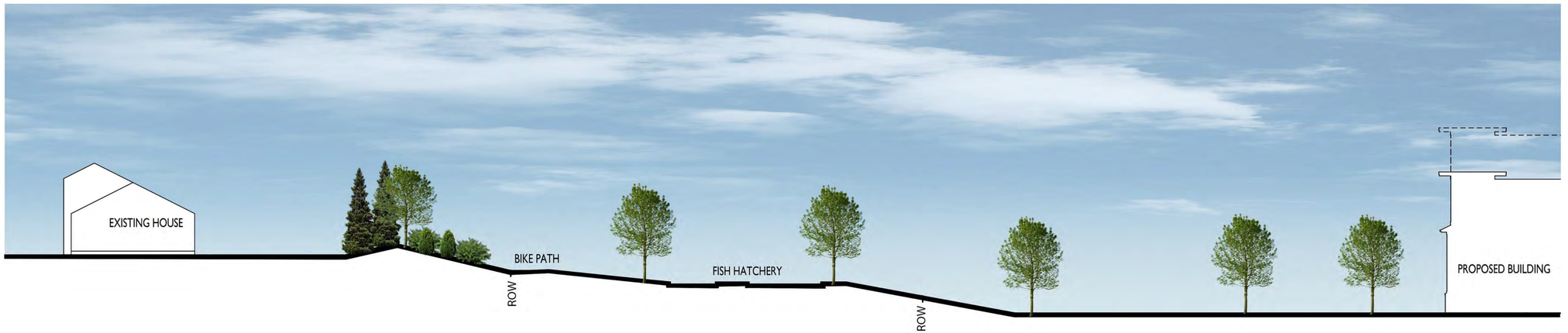
EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - MATCH WITH WINDOW TRIM
STONE VENEER	BUECHEL STONE CORP - MILL CREEK COUNTRY SQUIRE
PRECAST	EDWARDS - COLOR TO MATCH STONE VENEER
A - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - AGED PEWTER
B - COMPOSITE HORIZONTAL SIDING	JAMES HARDIE - IRON GRAY
VINYL WINDOWS	VISIONS - CAMEO
ALUMINUM RAILING	SUPERIOR - BLACK
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER
COMPOSITE BOARD & BATTEN, BRACKETS	JAMES HARDIE - COBBLESTONE
COMPOSITE DOOR & WINDOW TRIM, POSTS	JAMES HARDIE - COBBLESTONE
STANDING SEAM METAL ROOF	SILVER METALLIC
SOFFITS & FASCIA	SW6126 NAVAJO WHITE
METAL DOORS & FRAMES	SW6126 NAVAJO WHITE
SHINGLES	WEATHERED WOOD

West Elevation along Fish Hatchery Rd.

South Elevation

Oak Ridge Senior Apartments
Elevations
S. Fish Hatchery
May 20, 2019

kba
knothe • bruce
ARCHITECTS



SITE SECTION

Oak Ridge Senior Apartments
Site Section
S. Fish Hatchery
May 20, 2019

kba
knothe • bruce
ARCHITECTS