THE CITY OF Fitchburg	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**REZONING APPLICATION**

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the **PDD-GIP** district to the **PDD-SIP** district the following described property:

1. **Location of Property/Street Address:** Parcel No. 060907257222, Fitchrona Road, Fitchburg, WI 53719

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

See Exhibit A.

***Also submit in electronic format (MS WORD or plain text) by email to: **planning@fitchburgwi.gov**

2. **Proposed Use of Property - Explanation of Request:**

Senior independent living community.

3. **Proposed Development Schedule:** Construction is projected to commence April 2020 and be complete by April 2022

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to **planning@fitchburgwi.gov**. Additional information may be requested.

Type of Residential Development (If Applicable)**:** Senior independent living community

Total Dwelling Units Proposed: 130 **No. Of Parking Stalls:** 150

Type of Non-residential Development (If Applicable)**:** N/A

Proposed Hours of Operation: N/A **No. Of Employees:** Approximately 25

Floor Area: 180,000 s.f. **No. Of Parking Stalls:** 150

Sewer: Municipal ☑ **Private** ☐ **Water: Municipal** ☑ **Private** ☐

Current Owner of Property: Orchard Pointe Development Company Inc.

Address: 3003 Kapec Road, Madison, WI 53744 **Phone No:** 608-275-7633

Contact Person: Robert Lewis, Director of Development, Cameron General Contractors, Inc.

Email: blewis@camerongeneralcontractors.com

Address: 7101 S. 82nd Street, Lincoln, NE 68516 **Phone No:** 402-420-3149

Respectfully Submitted By: Bob Lewis
Owner's or Authorized Agent's Signature

Robert Lewis
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

Exhibit B to Rezoning Application Submitted by Cameron General Contractors, Inc.

Parcel No. 060907257222, Fitchrona Road, Fitchburg, WI 53719

Narrative Supplement to Application Form

Project Description and Background

Cameron General Contractors, Inc. ("Cameron") proposes to develop an independent living community for senior residents aged 55 years and older on an 8.1 acre portion of Lot 12 of the Orchard Pointe Plat (the "Property"), as depicted on the development plan included in this application. Cameron's proposed community would contain 130 dwelling units in a single, three-story building consisting of approximately 180,000 square feet. Should Cameron obtain the entitlements necessary to permit its proposed development it intends to commence construction of the project in April, 2020 and complete construction by April, 2022. Upon completion of construction the community would be operated by Resort Lifestyle Communities, an affiliate of Cameron, and would provide numerous amenities for residents on an "all-inclusive" basis, such as a community dining room, theater room, fitness center and other recreation facilities, library, chapel, beauty salon, 24-hour concierge service, valet parking service and group transportation service. The aforementioned community model will be referred to herein as a "Resort Lifestyle Community".

For reasons set forth below, Cameron's proposed development will require a re-zoning of the Property from B-H (Highway Business) to Planned Development District with an approved use of High Density Residential.

Following application by the current owner of the Property, on October 16, 2018, the Plan Commission recommended by unanimous vote an amendment to the Comprehensive Plan to permit the use of the Property for high-density residential purposes. The recommended Comprehensive Plan amendment was adopted by Common Council via unanimous vote on November 27, 2018. On February 19, 2019, the Plan Commission recommended by unanimous vote an amendment to the Orchard Pointe Comprehensive Development Plan to facilitate the development and operation of a Resort Lifestyle Community on the Property, which amendment was adopted by Common Council via unanimous vote on February 26, 2018.

Rationale for Planned Development District

A re-zoning of the Property to the PDD-GIP (Planned Development District – General Implementation Plan) District is necessary to facilitate the development and operation of a Resort Lifestyle Community on the Property. The Property's current zoning classification, B-H (Highway Business), does not permit multifamily uses.

The City of Fitchburg's (the "City") other business districts (B-P, B-G and RD) do not permit ground floor residential uses, which would not be compatible with a Resort Lifestyle Community. Likewise, none of the City's industrial districts (I-G and I-S), agricultural districts (A-X, A-T and A-S), or the Park and Recreation District allow – as either permitted or conditional use – the operation of a multi-dwelling unit development such as a Resort Lifestyle Community.

With respect to the City's residential districts (R-L, R-LM, R-M, R-H, R-HA and R-R), a Resort Lifestyle Community would not be permitted because of density limitations. Furthermore, the highest density residential district R-H (High Density) restricts building size to a maximum of 90,000 square feet and contains setback requirements that would prohibit a Resort Lifestyle Community on the Property.

Given the aforementioned parameters of the City's Zoning Ordinance, a rezoning of the Property to PDD-GIP (Planned Development District – General Implementation Plan) District is the only mechanism available to facilitate the development of a Resort Lifestyle Community on the Property.

Consistency with Comprehensive Plan; Positive Community Impact

In the Comprehensive Plan's Statement of Vision and Goals, one of the enumerated desires is that Urban Fitchburg provides housing opportunities for all people and supports a diverse economy. Indeed, part of the Fitchburg's goals and objective are "[t]o provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age, income or family size, and to encourage an adequate supply of affordable housing in each new urban neighborhood" with a focus on promoting residential development in areas with existing infrastructure, sewer, and utilities.

Population studies referenced in the Comprehensive Plan show a significant increase in the population of adults age 65 and older, that will only continue to increase as the baby boomers age. In fact, projections for 2020 show that "there will be increasing pressure on the construction of housing for the elderly; about a third is expected to be condominiums. Older seniors will make up more than five percent of the county's population, causing increased need for housing with supportive services for frail elderly."

The development and operation of a Resort Lifestyle Community in Fitchburg would further the Comprehensive Plan's aforementioned goals and objectives by adding a new housing product intended to satisfy the demand being created by the City's increasing senior population. Cameron finds that most Resort Lifestyle Community residents relocate from an address located within eight (8) miles of the community, meaning that the development of this community will benefit and serve existing residents of the City.

As mentioned above, in 2018 the City's Planning Commission and Common Council demonstrated a recognition that the Property would be an appropriate location for a Resort Lifestyle Community by voting unanimously to approve an amendment to the Comprehensive Plan that changed the designated use of the Property to HDR (High Density Residential).

Positive Economic Impact

Cameron typically expends approximately Thirty-Five Million Dollars ($35,000,000) in the development of every Resort Lifestyle Community it builds. The positive economic impact of such an investment in Fitchburg would be significant. Cameron estimates that the following impact and connection fees would be paid to the City in connection with the development of this Project:

Fee Description	**Method of Calculation**	**Amount**
Fee in Lieu of Land Dedication	130 units x $4,330	$562,900
Parkland Improvement Fee	130 units x $160	$20,800
Fire Protection Fee	130 units x $466	$60,580
Water Connection Fee	130 units x $828	$107,640
Road Impact Fee	486 linear feet of frontage x $360	$174,960
Total Projected Impact and Connection Fees		**$926,880**

Property tax revenues generated from the Property would also increase significantly due to Cameron's proposed development. Lot 12 of Orchard Pointe currently has an assessed valuation of just $3,905,400, with $2,287,783 being attributable to the Property on a per-acre basis. That valuation would increase exponentially following construction of a Resort Lifestyle Community on the Property, thereby generating six-figure increases in the annual property tax revenues received by both the City and the Verona School District. Should this development also spur the development of the remaining portion of Orchard Pointe Lot 12, which Cameron believes is likely, additional property tax revenues would be generated.

Each Resort Lifestyle Community typically employs approximately 25 persons, most of whom will or currently do reside in the surrounding area. The creation of these jobs in the City will further enhance the social and economic impact of the proposed development by financially empowering existing City residents who themselves will provide an economic benefit to the City.

Positive Environmental Impact

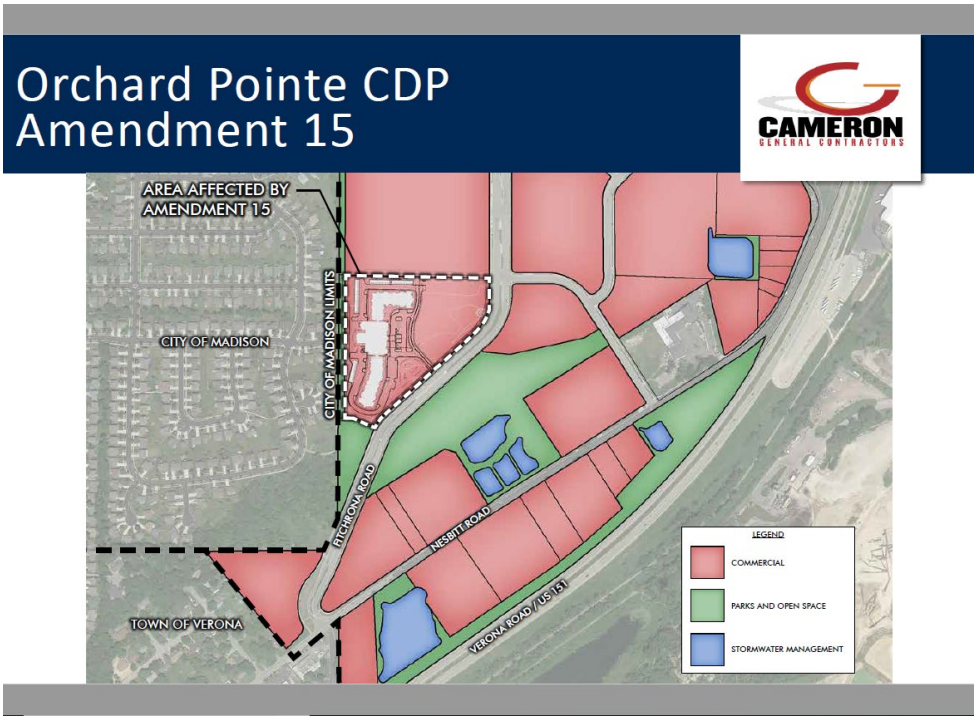
The increased density permitted by PDD zoning would allow for the development of a Resort Lifestyle Community on less acreage than what would be permitted in other zoning districts. Therefore the needs of the City's growing senior population could be addressed without creating unnecessary sprawl. Furthermore, the flexibility of PDD zoning would facilitate a reduction in the development's impervious surface area by allowing Cameron to construct only the amount of parking needed to service a resident population that is less reliant on passenger vehicle transportation than are traditional multifamily housing residents.

The proposed Resort Lifestyle Community development will also meet all current City storm water control requirements. An infiltration basin will be located on the Property and constructed to infiltrate roof runoff from the proposed building.

Neighborhood Input

Cameron held a neighborhood meeting on April 2, 2019 at the Fitchburg Community Center to present its plans for development of a Resort Lifestyle Community on the Property and solicit neighborhood input. Notice of this meeting was sent to each owner of any property located within 350 feet of the Property on March 12, 2019; however, none of the noticed property owners or any other Fitchburg residents attended the meeting. It is therefore Cameron's expectation that the surrounding community does not oppose the proposed development.

Development Plan





Methodologies

The principal methodology used in this application are in accordance with the requirements of the following: a) City of Fitchburg Zoning Ordinance, b) City of Fitchburg Land Division Ordinance, c) City of Fitchburg Standard Specifications for Construction, d) City of Fitchburg Fire Department standards and specifications, and e) Wisconsin Department of Natural Resources (WDNR).

Timetable

It is anticipated that the construction will commence in April of 2020 and be complete by April of 2022.

Planned Development District
Granting General Implementation Plan
Zoning for Lot 12 Orchard Pointe

Legal Description:

Part of Lot 12 Orchard Pointe - See attachment A

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Parcel No's: Part of 60907257222

Plan Commission
Initiated By

Planning Dept.
Drafted By

May 21, 2019
Date

ORDINANCE NO. 2019-O-12
ZONING ORDINANCE AMENDMENT
GRANTING GENERAL IMPLEMENTATION PLAN ZONING
FOR LOT 12 ORCHARD POINTE

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 16, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Robert Lewis of Cameron General Contractors, Inc., agent for Orchard Pointe Development Company, Inc., has submitted an application (RZ-2286-19) to rezone from the B-H district (Business Highway) to the PDD-GIP (Planned Development District – General Implementation Plan) district, part of Lot 12 Orchard Pointe, more fully described in Attachment A, and

WHEREAS, the Plan Commission has reviewed, after public hearing of May 21, 2019, the application in accord with ordinance standards and recommends approval of RZ-2286-19,

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

(A) PDD-GIP zoning is hereby granted for part of Lot 12 Orchard Pointe more fully described in Attachment A, in accord with submitted plans and information, which accompanied the rezoning application submitted on April 23, 2019, with revised materials submitted on May 13, 2019. The documents referred to above are hereby made a part of this ordinance, and with the following additional requirements:

1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. The following development standards are approved as part of this PDD-GIP approval:
    a. Approved Use: One three story building, to contain 130 senior aged dwelling units, and a surface parking lot to contain a minimum of 150 parking stalls (final number to be approved through Architectural Design Review).
    b. Building Height: Max of 3 stories
    c. Impervious Surface Ratio (ISR): 65% maximum
3. Park dedication and/or fees shall be finalized with PDD-SIP submittal. Any areas to be dedicated as parkland shall be submitted for recommendation by the Parks Commission. Applicant will be required to prepare and provide any necessary documentation, including any land division, to dedicate lands to the City.
4. Signage shall follow sign regulations for multi-family residential development as allowed for under Chapter 26 Sign Ordinance unless a sign package is proposed and approved with PDD-SIP zoning.
5. Erosion Control and Stormwater Management permit shall be obtained prior to any land disturbance.
6. MMSD fees shall be paid prior to the start of construction on public improvements.

(B) This ordinance shall take effect following its publication, the consent of the property owner, or the recording of a plat, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to be in effect.

(C) Applicant shall pay cost of ordinance publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 28th day of May, 2019.

Patti Anderson

Patti Anderson, City Clerk

Approved: May 28, 2019

Aaron Richardson

Aaron Richardson, Mayor

Published: June 4, 2019

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 28 day of May, 2019, the

above named Patti Anderson, and Aaron Richardson to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

TRACY L. OLDENBURG NOTARY PUBLIC STATE OF WISCONSIN

Printed Name of Notary Public Tracy L Oldenburg
My Commission Expires: DEC. 18, 2020

Consent of the Property Owner
ORCHARD POINTE DEVELOPMENT COMPANY, INC.

Name: Robert M. Shea Date: 6/13/19
Robert M. Shea
Title President

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this ____ day of June, 2019, the above named Robert M. Shea to me known to be President, of Orchard Pointe Development Company, Inc. and the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

Printed Name of Notary Public Joseph P. Bartol
My Commission ~~Expires:~~ is permanent

Consent of Mortgage Holder:
SETTLERS BANK

Date: 6/14/19
Mortgage Holder
Daniel Nichols SVP

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 14th day of June, 2019, the above named Daniel Nichols to me known to be the Senior Vice Pres

of Settlers Bank and the person who executed the foregoing instrument and acknowledged the same.

Joseph P. Bartol

Notary Public, State of Wisconsin

Printed Name of Notary Public Joseph P. Bartol

My Commission Expires: Permanent

Attachment A, Legal Description:

Part of lot 12 of Orchard Pointe in the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section; thence S 00°52'57" W 1098.94 feet along the West line of said 1/4 Section to the Northwest corner of said Lot 12 and the point of beginning of lands to be described; thence S 88°38'14" E 454.48 along the North line of said Lot 12; thence S 01°12'39" W 120.85 feet; thence Southeasterly 60.93 feet along the arc of a curve whose center lies to the Northwest, whose radius is 200.00 feet, and whose chord bears S 09°56'18" W 60.69 feet; thence S 18°39'57" W 71.31 feet; thence Southwesterly 62.63 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 200.00 feet; thence S 09°41'39" W 62.38 feet; thence S 00°43'21" W 34.41 feet; thence Southeasterly 75.45 feet along the arc of a curve, whose center is to the Northeast, whose radius is 100.00 feet, and whose chord S 20°53'37" E 73.68 feet; thence S 42°30'35" E 156.84 feet to the Westerly line of Fitchrona Road; thence S 47°41'38" W 376.95 feet along said Westerly line; thence Southwesterly along the Westerly line of Fitchrona Road 89.26 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 300.00 feet, and whose chord bears S 39°10'12" W 88.94 feet; thence N 67°38'58" W 126.98 feet; thence N 89°07'03" W 99.95 feet to the West line of said 1/4 section; thence N 00°52'57" E 812.27 along said West line to the point of beginning.

BEING A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

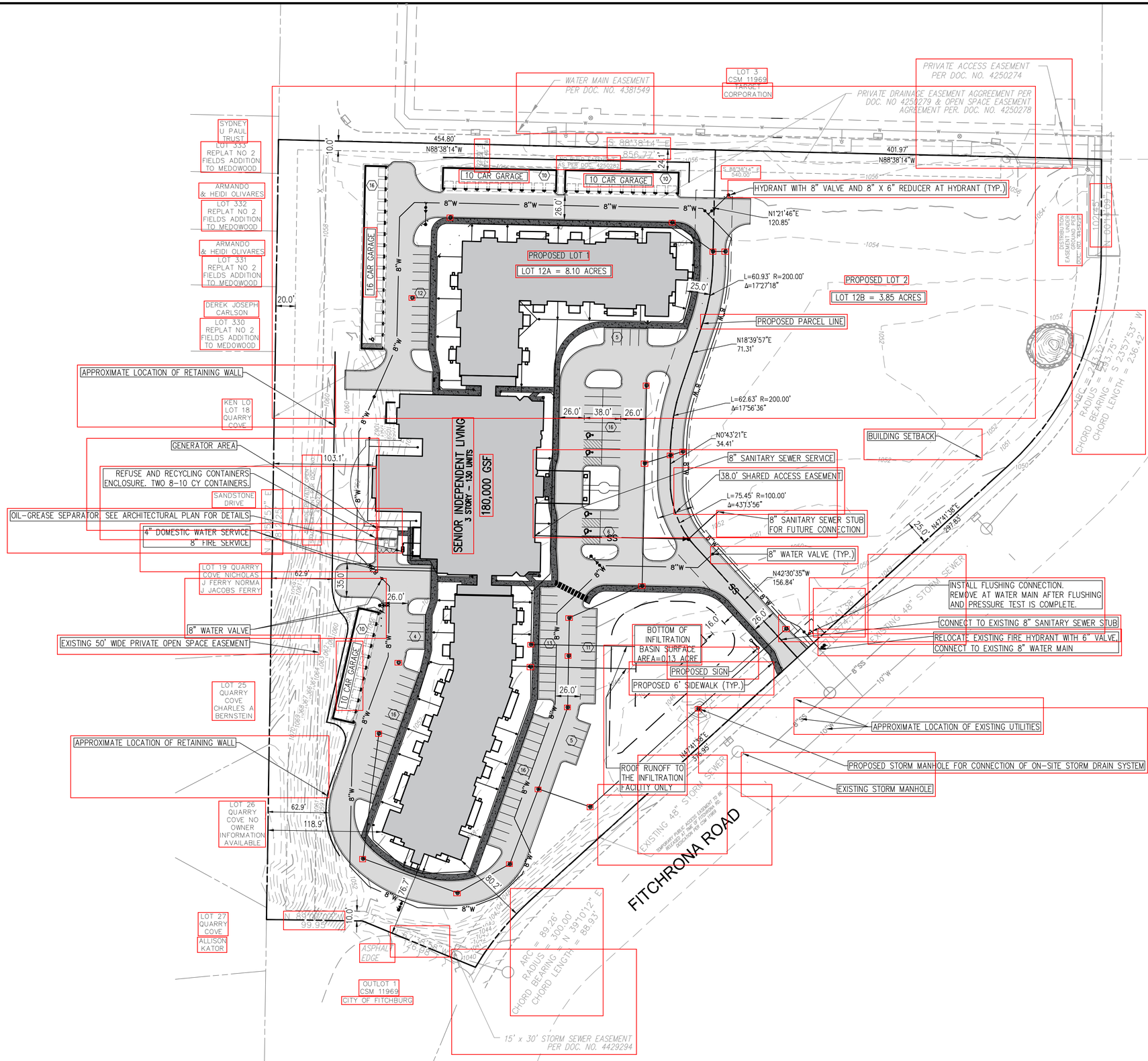
Lot Twelve (12) of ORCHARD POINTE, being all of Lots Four (4) through Seven (7), and part of Lots Two (2) and Three (3) of Nesbitt Heights, ALSO all of Lots Two (2) and Four (4), Certified Survey Map Number 11969, ALSO lands located in all quarters of the Northwest Onequarter (1/4) and in the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4), all in Section Seven (7), in Township Six (6) North, Range Nine (9) East, City of Fitchburg, ALSO lands located in the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twelve (12), in Township Six (6) North, Range Eight (8) East, City of Fitchburg, all located in Dane County, Wisconsin, recorded in Volume 59-052A of Plats, on pages 253 through 258, as Document No. 4429294.



CONCEPT SITE PLAN

RESORT LIFESTYLE COMMUNITIES
OF FITCHBURG, WI

NOT TO SCALE



DEVELOPMENT SUMMARY

ZONING	
ZONING DISTRICT	R-H (HIGH DENSITY RESIDENTIAL)
PRINCIPAL USE	SENIOR HOUSING (INDEPENDENT)
FRONTAGE / SETBACKS	
FITCHRONA RD. SETBACK	25 FT
SIDE SETBACK	10 FT
REAR SETBACK	20 FT
PARKING	
STANDARD PARKING	100
ADA PARKING	4
STANDARD GARAGE PARKING	45
ADA GARAGE PARKING	1
TOTAL PARKING	150

BUILDING INFORMATION

CONSTRUCTION TYPE	RETIREMENT COMMUNITY – TYPE 5A GARAGES – TYPE 5B
FOUNDATION TYPE	CONVENTIONAL REINFORCED SLAB ON GRADE OVER CONCRETE FOUNDATION, NO BASEMENTS
NUMBER OF LEVELS	3
SIDING/EXTERIOR TYPE, COLOR	BRICK AND FIBER CEMENT SIDING (COLORS INDICATED ON EXTERIOR ELEVATIONS)
ROOF TYPE	5:12 AND 6:12 GABLED/HIPPED ROOFS
ROOFING MATERIAL TYPE, COLOR	BUILT-UP ARCHITECTURAL ASPHALT SHINGLES – COLOR 'WEATHERED WOOD'
EXTERIOR DOOR AND WINDOW LOCATION, SIZE, TYPE	AS INDICATED ON EXTERIOR ELEVAITONS
FIRE PROTECTION SPRINKLES OR FIRE ALARM SYSTEMS	NFPA 13 FIRE SPRINKLER SYSTEM IN THE 'CORE'. NFPA 13R FIRE SPRINKLER SYSTEM IN THE 'WINGS'. FIRE ALARM SYSTEM IS REQUIRED AND PROVIDED IN THE ENTIRE BUILDING.

TOTAL SITE AREA = 8.10 AC = 352,836 SF
WESTERN 50' WIDE PRIVATE OPEN SPACE EASEMENT = 50' X 812.25' = 40,613 SF
TOTAL IMPERVIOUS AREA = 194,098 SF
IMPERVIOUS RATIO = 194,098/(352,836-40,613) = 62%
ROOF SURFACE AREA = 81,427 SF
ISR (IMPERVIOUS SURFACE RATIO) = 194,098 SF/352,836 SF = 55%

WATER NOTES:

1. 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.
2. SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
3. 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.
4. ALL WATER MAIN SHALL BE 8" IN SIZE BETWEEN THE PUBLIC WATER MAIN UP TO PRIVATE HYDRANTS. IN ADDITION, ALL WORK ON PRIVATE WATER MAINS BETWEEN THE PUBLIC WATER MAIN UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION TO THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY, AND FOR INSTALLATION OF 8" WATER SERVICE VALVES.

GRAPHIC SCALE
0' 25' 50' 100'
(IN FEET)
SCALE: 1 = 50'

Bowman CONSULTING

Bowman Consulting Group, Ltd.
311 South Wacker Drive, Suite 1950
Chicago, IL 60606
Phone: (312) 614-0360
www.bowmanconsulting.com
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SITE PLAN

RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD
FITCHBURG, WISCONSIN
DANE COUNTY

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
5/10/19	PDD COMMENTS

DATE	DESCRIPTION

JDW	JDW	PH
DESIGN	DRAWN	CHKD

SCALE

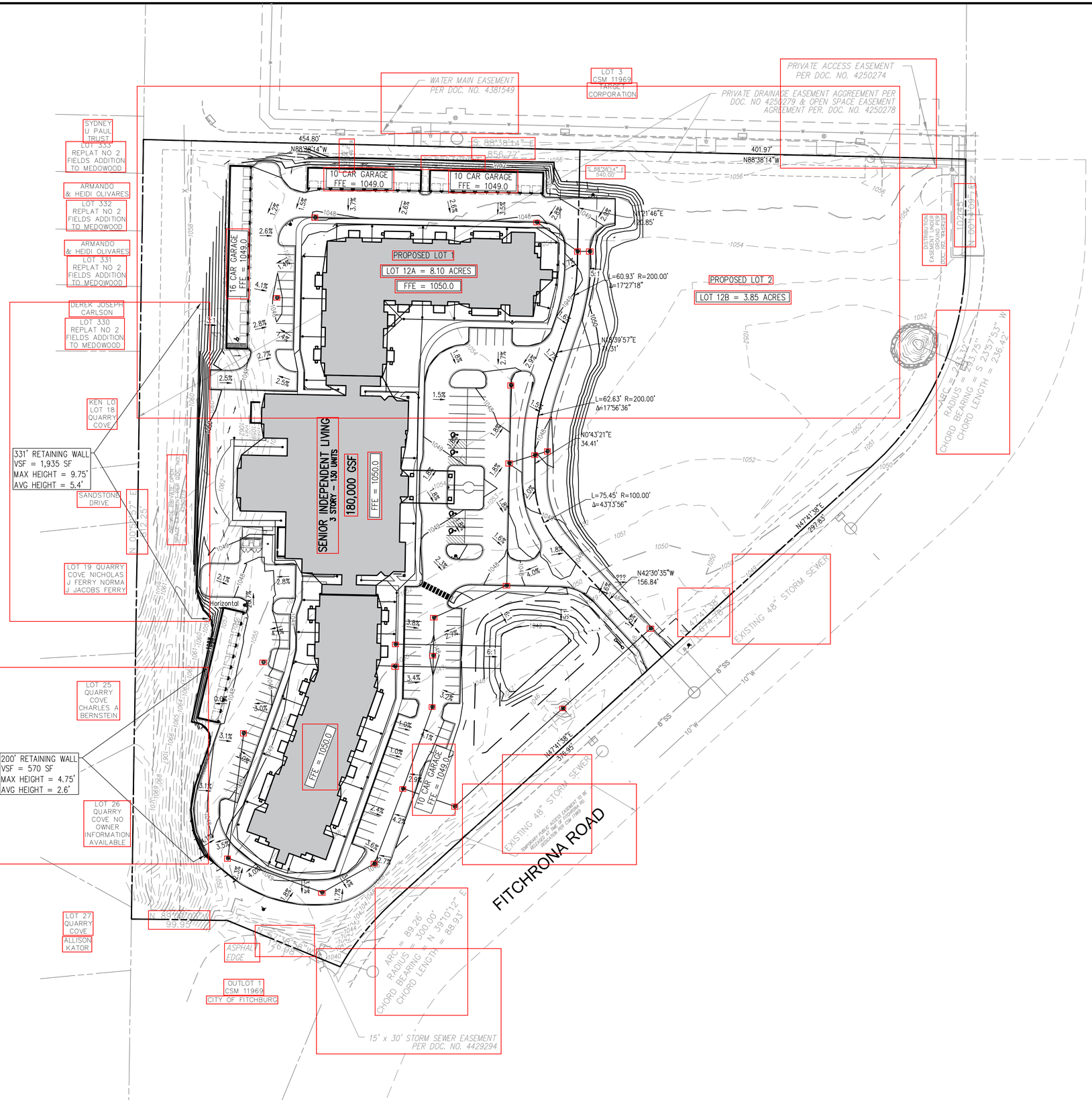
JOB NO. 040037-06-001

DATE 1/21/19

FILE

SHEET C01

Cad file name: V:\040037 - Cameron GC\040037-06-001 (ENG) - Fitchburg WI\Engineering_Chicago numbered folders\300 Drawings\302 Sheets\040037-06-001-CP-CON-JD.dwg 6/13/2019



Bowman CONSULTING

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311 South Wacker Drive, Suite 1950
Chicago, IL 60606
Phone: (312) 614-0360
www.bowmanconsulting.com

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GRADING PLAN

RESORT LIFESTYLE COMMUNITIES

FITCHRONA ROAD

FITCHBURG, WISCONSIN

DANE COUNTY

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
5/10/19	PDD COMMENTS

DATE	DESCRIPTION

JDW	JDW	PH
DESIGN	DRAWN	CHKD

SCALE

JOB NO. 040037-06-001

DATE 1/21/19

FILE

SHEET C02

Cad file name: V:\040037 - Cameron GC\040037-06-001 (ENG) - Fitchburg WI\Engineering_Chicago numbered folders\300 Drawings\302 Sheets\040037-06-001-CP-GRD CON.dwg 6/14/2019

WATER MAIN EASEMENT PER DOC. NO. 4381549

LOT 3 CSM 11969 TARGET CORPORATION

PRIVATE ACCESS EASEMENT PER DOC. NO. 4250274

PRIVATE DRAINAGE EASEMENT AGGREEMENT PER DOC. NO 4250279 & OPEN SPACE EASEMENT AGREEMENT PER. DOC. NO. 4250278

SYDNEY U PAUL TRUST LOT 333 REPLAT NO 2 FIELDS ADDITION TO MEDOWOOD

ARMANDO & HEIDI OLIVARES LOT 332 REPLAT NO 2 FIELDS ADDITION TO MEDOWOOD

ARMANDO & HEIDI OLIVARES LOT 331 REPLAT NO 2 FIELDS ADDITION TO MEDOWOOD

DEREK JOSEPH CARLSON LOT 330 REPLAT NO 2 FIELDS ADDITION TO MEDOWOOD

KEN LO LOT 18 QUARRY COVE

SANDSTONE DRIVE

LOT 19 QUARRY COVE NICHOLAS J FERRY NORMA J JACOBS FERRY

LOT 25 QUARRY COVE CHARLES A BERNSTEIN

LOT 26 QUARRY COVE NO OWNER INFORMATION AVAILABLE

LOT 27 QUARRY COVE ALLISON KATOR

OUTLOT 1 CSM 11969 CITY OF FITCHBURG

EX1 — 5.02 AC. — 2%

EX2 — 3.50 AC. — 2%

EX3 — 0.86 AC. — 2%

EX4 — 2.57 AC. — 2%

S 88°38'14" E 856.77'

S 88°38'14" E 540.00'

NO BUILD EASEMENT AS PER DOC. 4250282

N 00°52'57" E 812.25'

BELOW PRIVATE DRIVE AS EASEMENT PER DOC. NO.

S 88°38'14" E 99.99'

ASPHALT EDGE

ARC = 89.26'
RADIUS = 300.00'
CHORD BEARING = N 39°10'12" E
CHORD LENGTH = 88.93'

ARC = 233.12'
RADIUS = 233.75'
CHORD BEARING = S 23°37'53" W
CHORD LENGTH = 236.42'

DISTRIBUTION EASEMENT UNDER GROUND PER DOC. NO. 4250281

N 47°41'28" E 674.78'

EXISTING 48" STORM SEWER

EXISTING 45" STORM SEWER

TEMPORARY STEEL SHEET EASEMENT TO BE RELEASED AT TIME OF DEDICATION PER CSM 11969

15' x 30' STORM SEWER EASEMENT PER DOC. NO. 4429294

8"SS

10"W

FITCHRONA ROAD

LEGEND:

- A10 / JA6 — DESIGN POINT
- BASIN BOUNDARY
- FLOW DIRECTION
- BASIN DESIGNATION / BASIN / AREA AC. / x% — BASIN LABEL / BASIN AREA / PERCENT IMPERVIOUSNESS

GRAPHIC SCALE
0' 25' 50' 100'
(IN FEET)
SCALE: 1" = 50'

Cad file name: V:\040037 - Cameron GC\040037-06-001 (ENG) - Fitchburg WI\Engineering_Chicago numbered folders\300 Drawings\302 Sheets\Drainage\040037-06-001-EX-DDM.dwg 6/14/2019

Bowman CONSULTING

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Chicago, IL 60606
Phone: (312) 614-0360
www.bowmanconsulting.com
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HISTORIC DRAINAGE MAP

RESORT LIFESTYLE COMMUNITIES

FITCHRONA ROAD

FITCHBURG, WISCONSIN

DANE COUNTY

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
5/10/19	PDD COMMENTS

DATE	DESCRIPTION

JDW	JDW	PH
DESIGN	DRAWN	CHKD

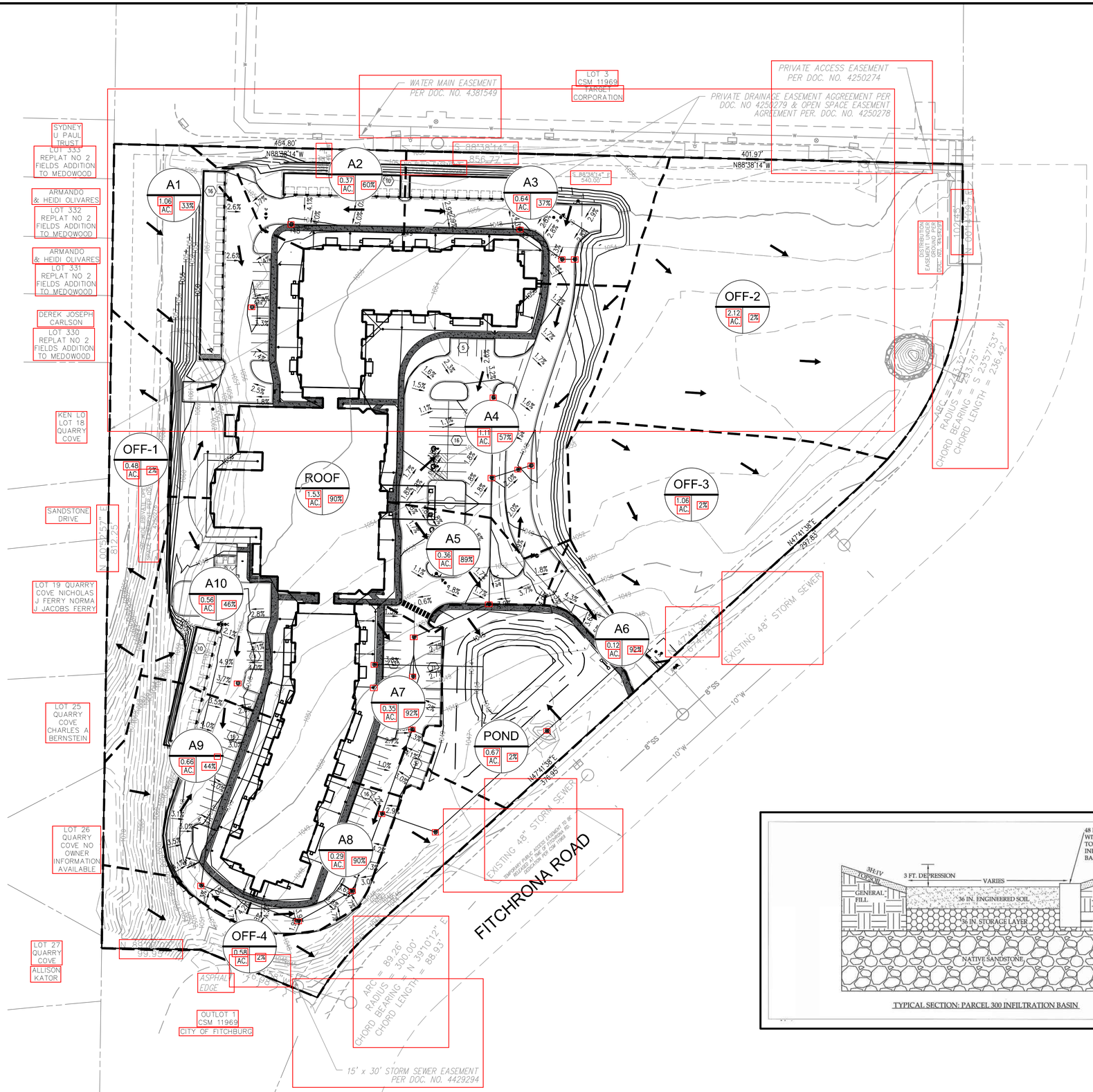
SCALE

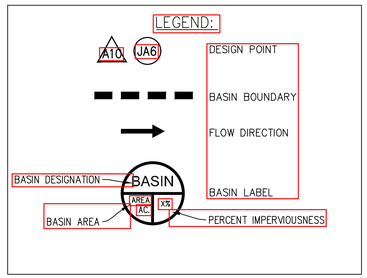
JOB NO. 040037-06-001

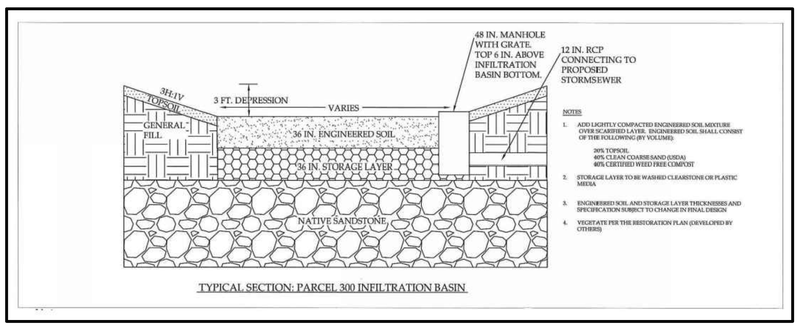
DATE 1/21/19

FILE

SHEET 1







TYPICAL SECTION: PARCEL 300 INFILTRATION BASIN

GRAPHIC SCALE
0' 25' 50' 100'
(IN FEET)
SCALE: 1 = 50'

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PROPOSED DRAINAGE MAP

RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD
FITCHBURG, WISCONSIN
DANE COUNTY

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
5/10/19	PDD COMMENTS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
JDW	JDW	PH

SCALE

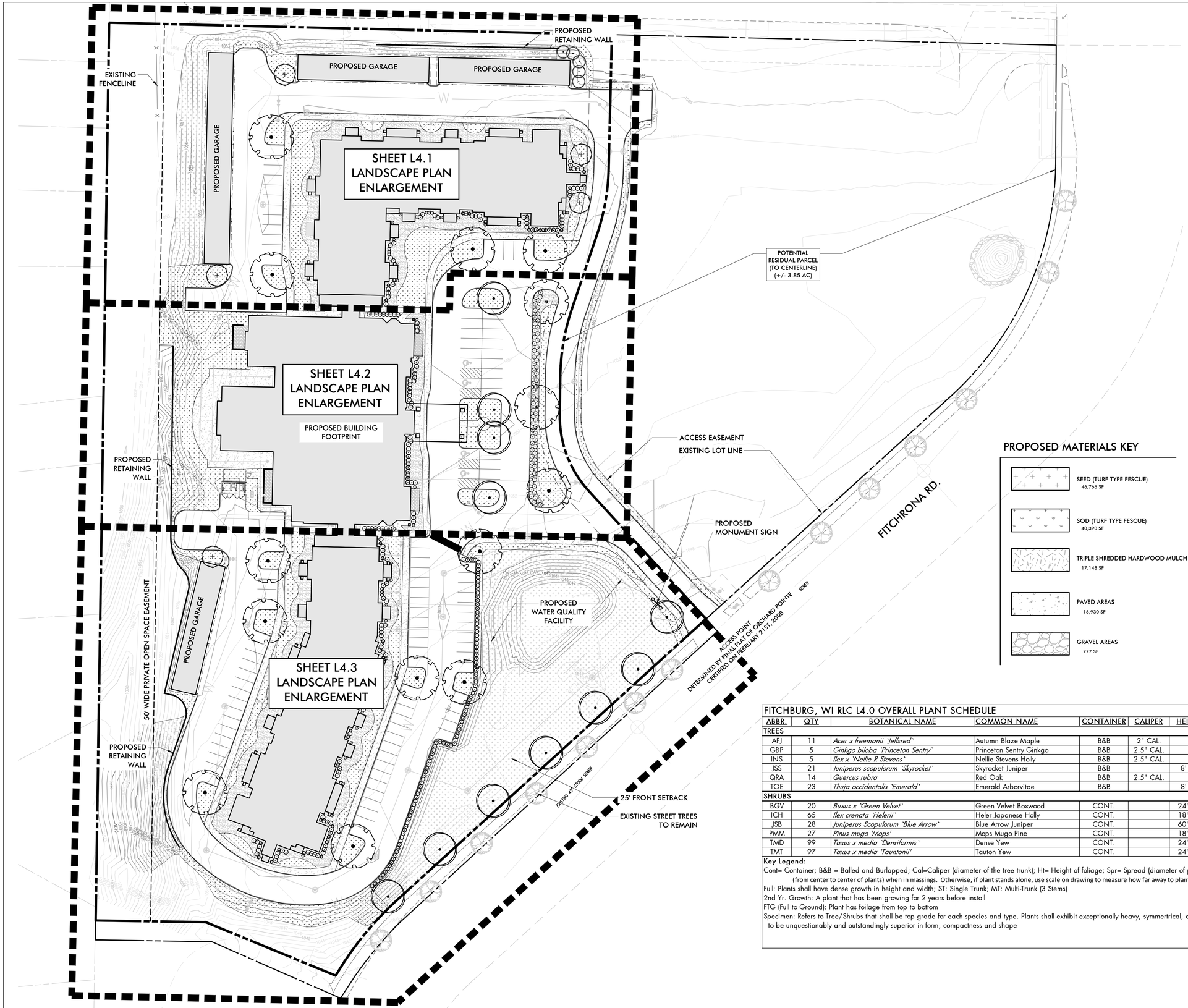
JOB NO. 040037-06-001

DATE 1/21/19

FILE

SHEET 1

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PROPOSED MATERIALS KEY

- SEED (TURF TYPE FESCUE) 46,766 SF
- SOD (TURF TYPE FESCUE) 40,390 SF
- TRIPLE SHREDDED HARDWOOD MULCH 17,148 SF
- PAVED AREAS 16,930 SF
- GRAVEL AREAS 777 SF

FITCHBURG, WI MINIMUM REQUIRED LANDSCAPING STANDARDS

CANOPY TREES - STREET
- +/- 80' O.C.
- 477 LF FRONTAGE
  - REQUIRED: 477 LF OF FRONTAGE / 80' = 6 CANOPY TREES
  - PROPOSED: 6 CANOPY TREES

CANOPY TREES - PARKING
- 1 CANOPY TREE PER PARKING ISLAND
  - REQUIRED: 18 PARKING ISLANDS/1 CANOPY TREE = 18 CANOPY TREES
  - PROPOSED: 18 CANOPY TREES

SHRUBBERY
- PARKING PERIMETER SCREENING
- DECIDUOUS OR EVERGREEN
- AT LEAST 40-50% OPACITY
  - REQUIRED: 540 LF OF PARKING PERIMETER SCREENING
  - PROPOSED: 540 LF OF PARKING PERIMETER SCREENING

FOUNDATION PLANTING
- 3' MINIMUM LANDSCAPE BED
- MINIMUM TOTAL LENGTH EQUAL TO 33% OF THE FACADE LENGTH
- WHERE THE LOWEST 36" OF AN EXPOSED BUILDING FACADE IS VISIBLE FROM ROW'S
  - REQUIRED: 1,227 LF FACADE LENGTH X 33% = 405 LF OF PLANTING
  - PROPOSED: 764 LF OF PLANTING

PARKING ISLAND PLANTING
- PER ISLAND: VEGETATION GROUNDCOVER, BARK OR STONE GROUNDCOVER, OR DECORATIVE METAL GRATE
  - REQUIRED: 8,385 TOTAL SF OF PLANTING ISLANDS
  - PROPOSED: 8,385 SF OF VEGETATION GROUNDCOVER

SITE DATA
- TOTAL SITE: 8.36 A.C. (364,166.43 SF)
- BUILDING FOOTPRINT: +/- 69,800 SF
- TOTAL IMPERVIOUS AREA: +/- 168,200 SF
- CURRENT ZONING CLASSIFICATION: B-H (HIGHWAY BUSINESS)
- PROPOSED ZONING CLASSIFICATION: R-H (HIGH DENSITY RESIDENTIAL)

OPEN SPACE
- TOTAL OPEN SPACE: 4.50 A.C. (195,980.96 SF)
- OPEN SPACE RATIO: 54%

GENERAL NOTES
- LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
- SEE DETAILS AND NOTES FOR PLANTING INSTALLATION

FITCHBURG, WI RLC L4.0 OVERALL PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
AFJ	11	*Acer x freemanii 'Jeffsred'*	Autumn Blaze Maple	B&B	2" CAL.			SEE PLAN	REQUIRED BY CITY
GBP	5	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
INS	5	*Ilex x 'Nellie R Stevens'*	Nellie Stevens Holly	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
JSS	21	*Juniperus scopulorum 'Skyrocket'*	Skyrocket Juniper	B&B		8' HT.		36" O.C.	Specimen; Full to ground
QRA	14	*Quercus rubra*	Red Oak	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
TOE	23	*Thuja occidentalis 'Emerald'*	Emerald Arborvitae	B&B		8' HT.		SEE PLAN	Specimen; Full to ground
SHRUBS									
BGV	20	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	CONT.		24" HT.		42" O.C.	Full Plants
ICH	65	*Ilex crenata 'Helerii'*	Heler Japanese Holly	CONT.		18" HT.		48" O.C.	Full Plants
JSB	28	*Juniperus Scopulorum 'Blue Arrow'*	Blue Arrow Juniper	CONT.		60" HT.		SEE PLAN	Full Plants
PMM	27	*Pinus mugo 'Mops'*	Mops Mugo Pine	CONT.		18" HT.		42" O.C.	Full Plants
TMD	99	*Taxus x media 'Densiformis'*	Dense Yew	CONT.		24" HT.		42" O.C.	Full Plants
TMT	97	*Taxus x media 'Tauntonii'*	Tauton Yew	CONT.		24" HT.		42" O.C.	Full Plants

Key Legend:
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foilage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance to be unquestionably and outstandingly superior in form, compactness and shape

GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
SCALE: 1" = 40'

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KVD
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OVERALL LANDSCAPE PLAN
MINIMUM LANDSCAPE PLAN
RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD
FITCHBURG, WISCONSIN
DANE COUNTY

06-19-19

WISCONSIN
GARY M VOGRIN
E-791-14
GREEN BAY, WIS.
LANDSCAPE ARCHITECT

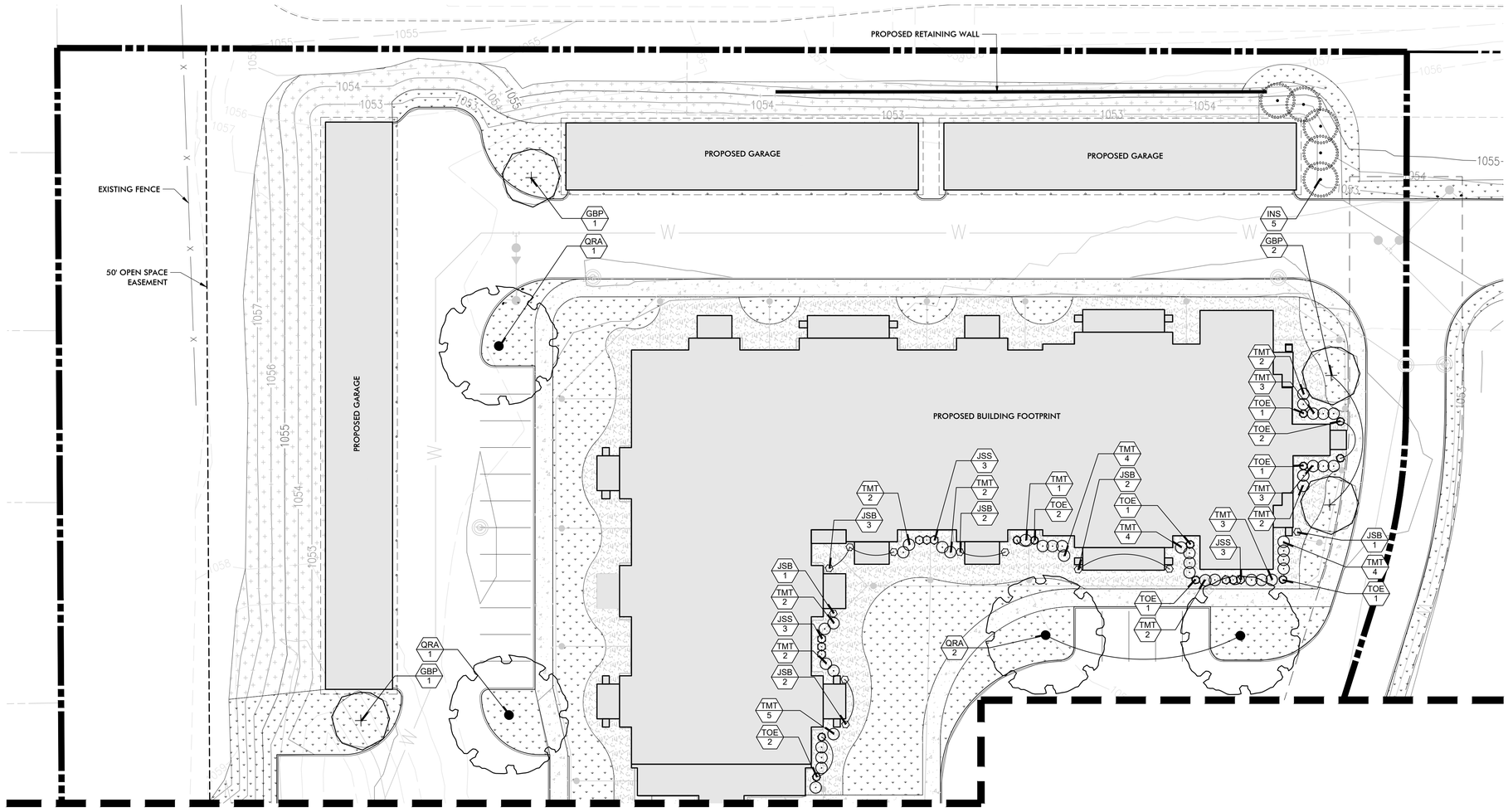
PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
4/23/19	PDD REZONING APP.
6/19/19	DESIGN REVIEW APP.

DATE	DESCRIPTION

CMM	CMM	KMR
DESIGN	DRAWN	CHKD

SCALE: 1"=40'
JOB NO. 040037-06-001
DATE 1/21/19
FILE
SHEET L4.0

Cad file name: G:\|2018\18094 RLC Fitchburg, WI\CAD\Entitlement Documents\18094 Minimum Landscape Plan.dwg 6/14/2019



SEE SHEET L4.2 FOR ENLARGEMENT

FITCHBURG, WI RLC L4.1 ENLARGEMENT PLANT SCHEDULE									
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
GBP	4	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
INS	5	*Ilex x 'Nellie R Stevens'*	Nellie Stevens Holly	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
JSS	9	*Juniperus scopulorum 'Skyrocket'*	Skyrocket Juniper	B&B		8' HT.		36" O.C.	Specimen; Full to ground
QRA	4	*Quercus rubra*	Red Oak	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
TOE	11	*Thuja occidentalis 'Emerald'*	Emerald Arborvitae	B&B		8' HT.		SEE PLAN	Specimen; Full to ground
SHRUBS									
JSB	11	*Juniperus Scopulorum 'Blue Arrow'*	Blue Arrow Juniper	CONT.		60" HT.		SEE PLAN	Full Plants
TMT	41	*Taxus x media 'Tauntonii'*	Tauton Yew	CONT.		24" HT.		42" O.C.	Full Plants

Key Legend:
Cont= Container; B&B = Balled and Burlapped; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants
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PROPOSED MATERIALS KEY

- SEED (TURF TYPE FESCUE)
- SOD (TURF TYPE FESCUE)
- TRIPLE SHREDDED HARDWOOD MULCH
- PAVED AREAS
- GRAVEL AREAS

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

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LANDSCAPE PLAN ENLARGEMENT
MINIMUM LANDSCAPE PLAN
RESORT LIFESTYLE COMMUNITIES
FITCHBURG
FITCHBURG, WISCONSIN
DANE COUNTY

06-19-19

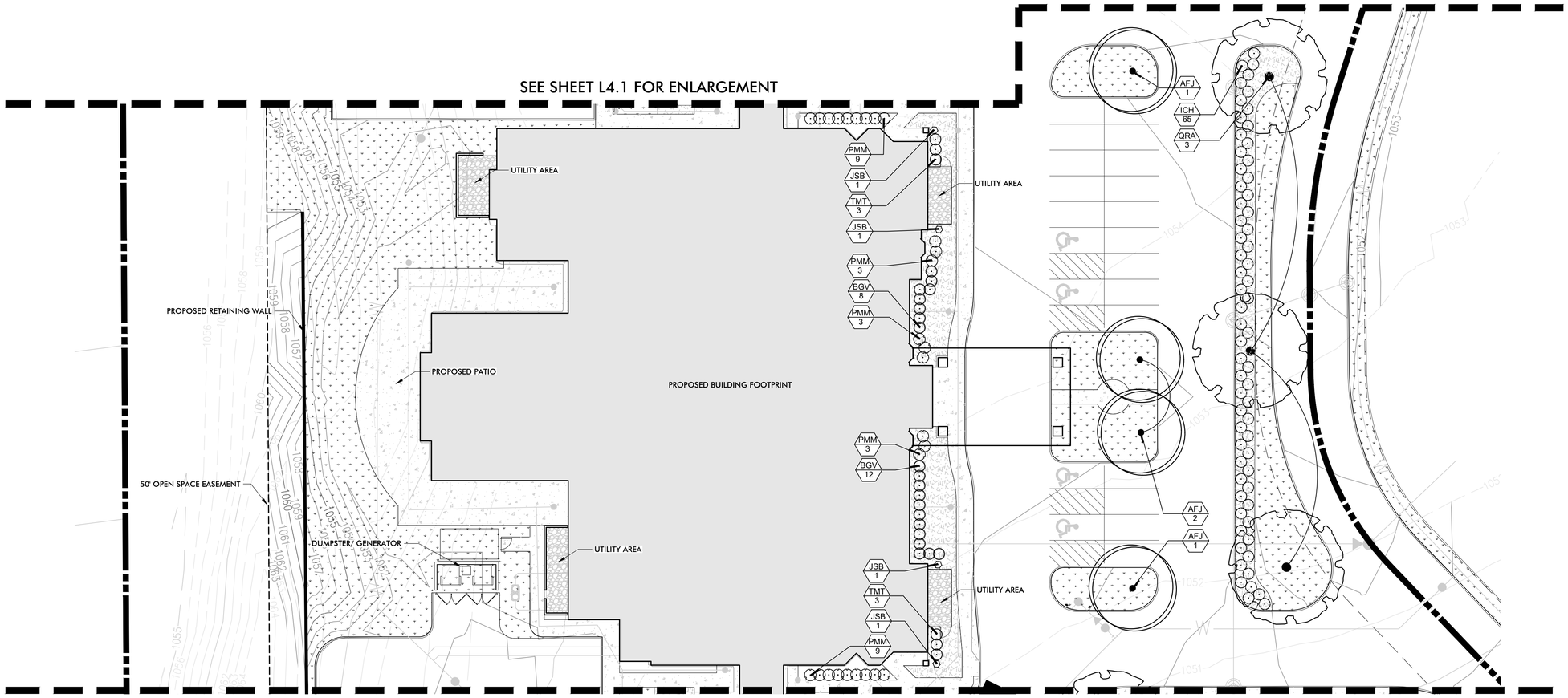
GARY M VOGRIN
LA-781-14
GREEN BAY
WIS.
WISCONSIN
LANDSCAPE ARCHITECT

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
4/23/19	PDD REZONING APP.
6/19/19	DESIGN REVIEW APP.

DATE	DESCRIPTION	
CMM DESIGN	CMM DRAWN	KMR CHKD

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JOB NO. 040037-06-001
DATE 1/21/19
FILE
SHEET L4.1

Cad file name: G:\2018\18094 RLC Fitchburg, WI\CAD\Entitlement Documents\18094 Minimum Landscape Plan.dwg 6/14/2019



FITCHBURG, WI RLC L4.2 ENLARGEMENT PLANT SCHEDULE									
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
AFJ	4	*Acer x freemanii `Jeffsred`*	Autumn Blaze Maple	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
QRA	3	*Quercus rubra*	Red Oak	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
SHRUBS									
BGV	20	*Buxus x `Green Velvet`*	Green Velvet Boxwood	CONT.		24" HT.		42" O.C.	Full Plants
ICH	65	*Ilex crenata `Helerii`*	Heler Japanese Holly	CONT.		18" HT.		48" O.C.	Full Plants
JSB	4	*Juniperus Scopulorum `Blue Arrow`*	Blue Arrow Juniper	CONT.		60" HT.		SEE PLAN	Full Plants
PMM	27	*Pinus mugo 'Mops'*	Mops Mugo Pine	CONT.		18" HT.		42" O.C.	Full Plants
TMT	6	*Taxus x media 'Tauntonii'*	Tauton Yew	CONT.		24" HT.		42" O.C.	Full Plants

Key Legend:
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PROPOSED MATERIALS KEY

- SEED (TURF TYPE FESCUE)
- SOD (TURF TYPE FESCUE)
- TRIPLE SHREDDED HARDWOOD MULCH
- PAVED AREAS
- GRAVEL AREAS

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

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LANDSCAPE PLAN ENLARGEMENT
MINIMUM LANDSCAPE PLAN
RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD
FITCHBURG, WISCONSIN DANE COUNTY

06-19-19

GARY M VOGRIN
LA-781-14
GREEN BAY WIS.
WISCONSIN LANDSCAPE ARCHITECT

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
4/23/19	PDD REZONING APP.
6/19/19	DESIGN REVIEW APP.

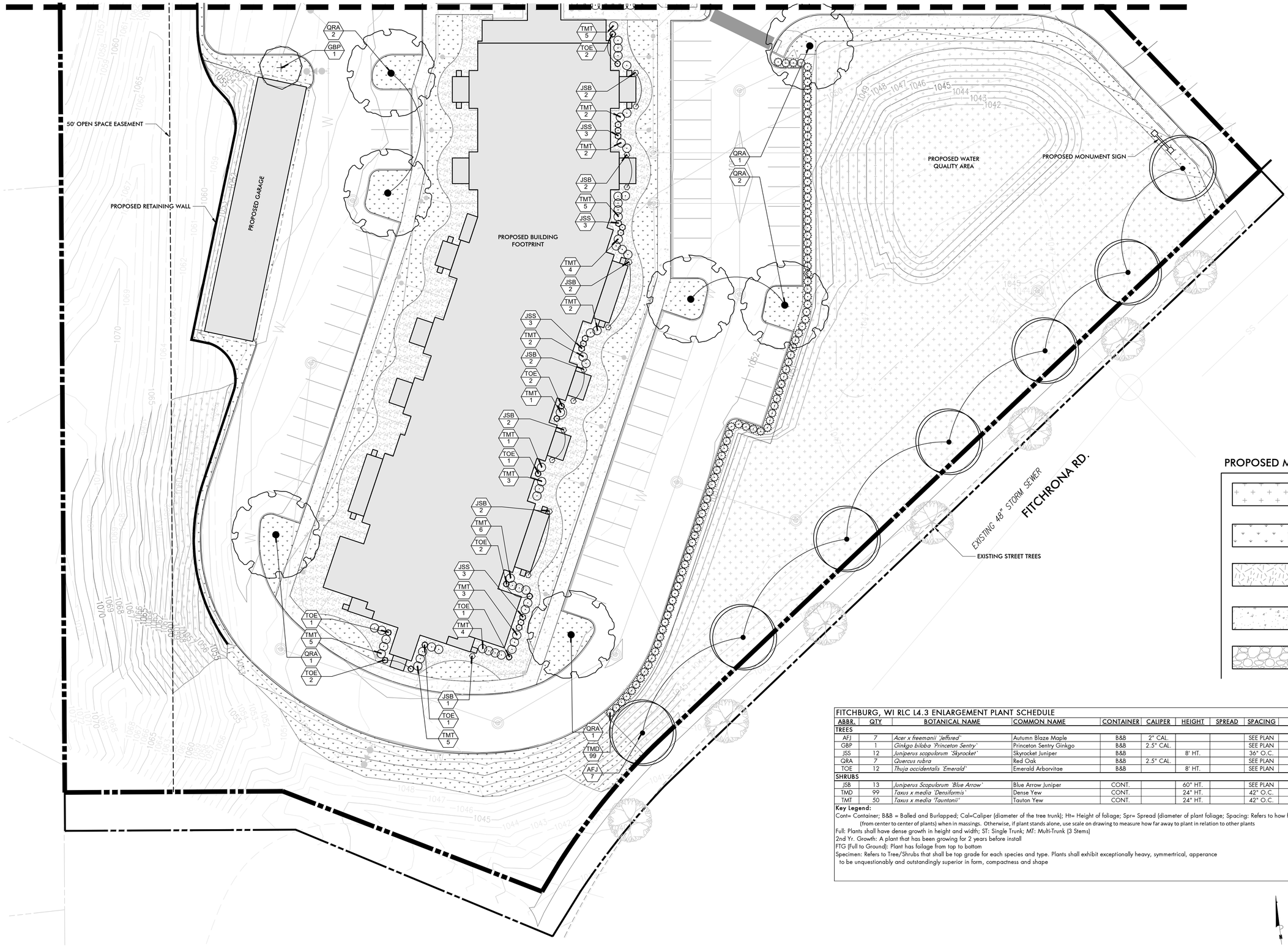
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JOB NO. 040037-06-001
DATE 1/21/19
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SHEET L4.2

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SEE SHEET L4.2 FOR ENLARGEMENT



PROPOSED MATERIALS KEY

- SEED (TURF TYPE FESCUE)
- SOD (TURF TYPE FESCUE)
- TRIPLE SHREDDED HARDWOOD MULCH
- PAVED AREAS
- GRAVEL AREAS

FITCHBURG, WI RLC L4.3 ENLARGEMENT PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES
TREES									
AFJ	7	*Acer x freemanii 'Jeffsred'*	Autumn Blaze Maple	B&B	2" CAL.			SEE PLAN	REQUIRED BY CITY
GBP	1	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
JSS	12	*Juniperus scopulorum 'Skyrocket'*	Skyrocket Juniper	B&B		8' HT.		36" O.C.	Specimen; Full to ground
QRA	7	*Quercus rubra*	Red Oak	B&B	2.5" CAL.			SEE PLAN	PER CDP-1474-05
TOE	12	*Thuja occidentalis 'Emerald'*	Emerald Arborvitae	B&B		8' HT.		SEE PLAN	Specimen; Full to ground
SHRUBS									
JSB	13	*Juniperus Scopulorum 'Blue Arrow'*	Blue Arrow Juniper	CONT.		60" HT.		SEE PLAN	Full Plants
TMD	99	*Taxus x media 'Densiformis'*	Dense Yew	CONT.		24" HT.		42" O.C.	Full Plants
TMT	50	*Taxus x media 'Tauntonii'*	Tauton Yew	CONT.		24" HT.		42" O.C.	Full Plants

Key Legend:
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GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

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LANDSCAPE PLAN ENLARGEMENT
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RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD
FITCHBURG, WISCONSIN
DANE COUNTY

06-19-19

GARY M VOGRIN 1-781-16 GREEN BAY WIS. LANDSCAPE ARCHITECT

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
4/23/19	PDD REZONING APP.
6/19/19	DESIGN REVIEW APP.

DATE	DESCRIPTION

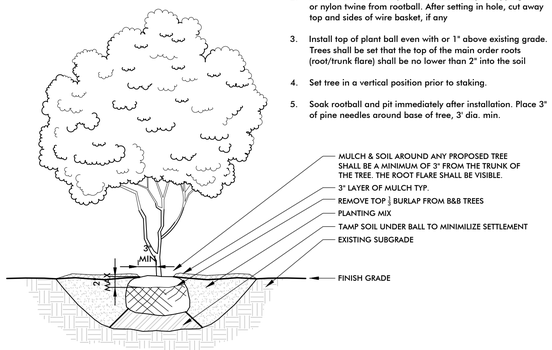
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DESIGN	DRAWN	CHKD

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JOB NO. 040037-06-001
DATE 1/21/19
FILE
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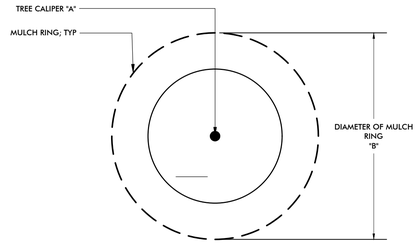
GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 3" of pine needles around base of tree, 3' dia. min.



1 MULTI-TRUNK TREE PLANTING

3/4" = 1'-0" P-RL-FIT-LAND-01



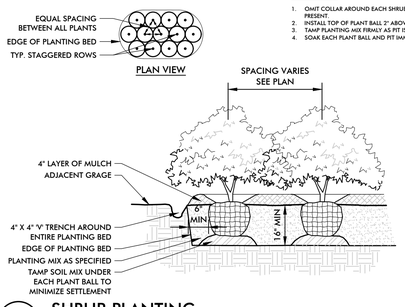
TREE CALIPER DIMENSION "A"	MULCH RING DIAMETER DIMENSION "B"
1"	36"DIAMETER MIN.
1.5"	42" DIAMETER MIN.
2"	48" DIAMETER MIN.
2.5"	54" DIAMETER MIN.
3"	60" DIAMETER MIN.
3.5"	66" DIAMETER MIN.
4"	72" DIAMETER MIN.
5"	80" DIAMETER MIN.
6"	86" DIAMETER MIN.

2 MULCH RING SIZING CHART

1" = 1'-0" P-RL-FIT-LAND-02

GENERAL NOTES:

1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

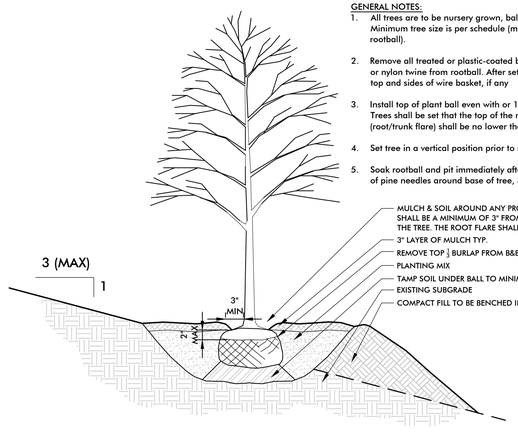


3 SHRUB PLANTING

3/4" = 1'-0" P-RL-FIT-LAND-03

GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 3" of pine needles around base of tree, 3' dia. min.

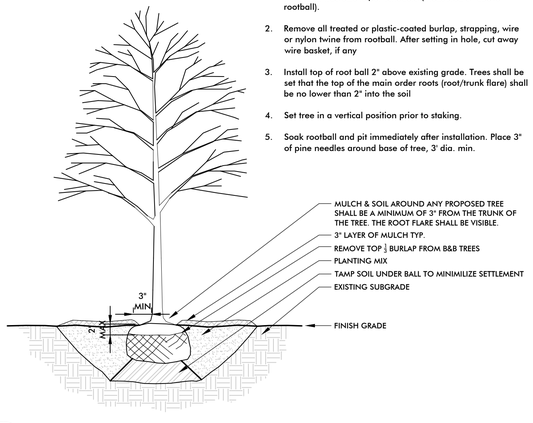


4 SINGLE TRUNK TREE PLANTING ON SLOPE

NTS P-RL-FIT-LAND-05

GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away wire basket, if any
3. Install top of root ball 2" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 3" of pine needles around base of tree, 3' dia. min.

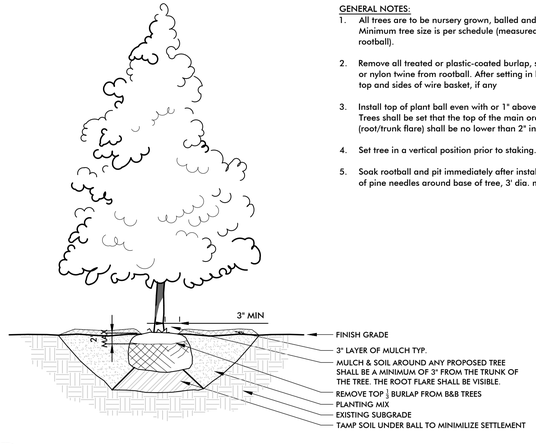


5 SINGLE TRUNK TREE PLANTING

3/4" = 1'-0" P-RL-FIT-LAND-06

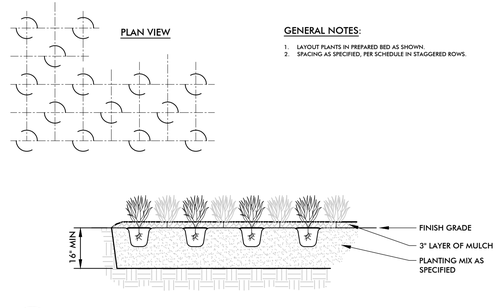
GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 3" of pine needles around base of tree, 3' dia. min.



6 EVERGREEN TREE PLANTING

3/4" = 1'-0" P-RL-FIT-LAND-08



7 GRASS / GROUNDCOVER PLANTING

3/4" = 1'-0" P-RL-FIT-LAND-07

GENERAL PLANTING NOTES:

1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL DISTURBED AREAS OF THE SITE ARE TO BE TRIPLE SHREDDED HARDWOOD BARK MULCH, SEED, OR SOD, SEE PLAN
6. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
7. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
8. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
9. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
10. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
11. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 12" WITH THE ADDITION OF: 3 CUBIC FEET OF COMPOSTED PINE FINE/SOIL CONDITIONER, OR EQUAL, PER 30 SQUARE FEET OF PLANTING BED.
12. ALL INSTALLED PLANTS SHALL BE INSTALLED WITH DIE-HARD TRANSPLANT FROM HORTICULTURAL ALLIANCE (1-800-628-6373) OR EQUAL, AND SHALL BE APPLIED TO ALL PROPOSED PLANT MATERIAL AS PER MANUFACTURERS SUGGESTED RATES AND SPECIFICATIONS.
13. CONTRACTOR SHALL INSTALL GRANULAR SLOW RELEASE FERTILIZER PRIOR TO INSTALLATION OF MULCH OVER PLANTING BED AREA. RECOMMENDED N-P-K RATIOS FOR ALL TREE, SHRUBS AND GROUNDCOVER BEDS SHALL BE PER SOIL TEST RESULTS AND INSTALLED PER MANUFACTURERS SPECIFICATIONS . TURF PLANTING AREAS SHALL BE FERTILIZED WITH A GRANULAR STARTER FERTILIZER AS PER SOIL TEST AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
14. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL
15. ALL PLANTING BEDS TO RECEIVE TRIPLE SHREDDED HARDWOOD BARK MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.

NOTES REQUIRING LANDSCAPE ARCHITECT NOTIFICATION

1. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
2. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
5. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 5' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 6' HT.
2. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS
3. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
4. TREES SHALL NOT BE TIPPED PRUNED.
5. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED" .
6. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS, AND LARVAE.
7. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM THE NURSERY AND/OR SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
8. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
9. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP PER ANSI Z60.1 SHALL BE REJECTED.
10. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 CURRENT EDITION FOR SIZE AND QUALITY.
11. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
12. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).

SPECIMEN TREE SPECIFICATIONS:

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

SHORT TERM WARRANTY NOTES:

1. ALL TREES, SHRUBS AND PERENNIALS SHALL BE WARRANTIED FOR A PERIOD OF TWELVE (12) MONTHS FROM DATE OF SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE FROM OWNER OR OWNER'S REPRESENTATIVE.
2. UPON INSPECTION BY OWNER OR OWNER'S REPRESENTATIVE, ALL TREES, SHRUBS AND PERENNIALS WHICH ARE DEEMED TWENTY-FIVE (25) PERCENT OR MORE DEAD SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL PROVIDE A ONE (1) TIME REPLACEMENT OF ALL INSTALLED TREES, SHRUBS AND PERENNIALS AND SHALL BE INSTALLED AT THE MOST HORTICULTURALLY ADVANTAGEOUS SEASON FOR PROJECT LOCATION/REGION.
4. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR VANDALISM, UNUSUAL WEATHER CONDITIONS, ACTS OF GOD, OR OTHER CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL.
5. WARRANTY DOES NOT COVER REPLACEMENT OF ANNUAL FLOWERS.

MAINTENANCE NOTE:

PROPOSED LANDSCAPE PLANTINGS SHALL BE MAINTAINED BY A PROFESSIONAL LANDSCAPE MAINTENANCE FIRM ON A REGULAR SCHEDULE FOR TURF, SHRUB BEDS AND TREES. LANDSCAPE MAINTENANCE SHALL INCLUDE REGULAR WATERING, FERTILIZATION, DISEASE AND PEST MANAGEMENT THROUGHOUT THE PROPERTY TO ENSURE ALL PORTIONS OF THE LANDSCAPE WILL CONTINUE TO THRIVE AFTER INSTALLATION.

Kiser Vogrin Design, LLC
5005 Meridian Blvd.
Ste. 100
Franklin, TN 37067
Phone: (615) 708-0567
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KVD
KISER VOGRIN DESIGN

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311 South Wacker Drive,
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LANDSCAPE DETAILS AND NOTES
MINIMUM LANDSCAPE PLAN
RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD
DANE COUNTY
FITCHBURG, WISCONSIN

06-19-19

WISCONSIN
GARY M VOGRIN
LA-181-M
GREEN BAY, WIS.
LANDSCAPE ARCHITECT

PLAN STATUS	
2/8/19	CITY COMMENTS
3/18/19	TOWNSHIP COMMENTS
4/23/19	PDD REZONING APP.
6/19/19	DESIGN REVIEW APP.

DATE	DESCRIPTION

CMM DESIGN	CMM DRAWN	KMR CHKD

SCALE

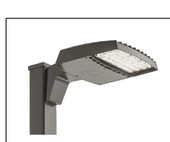
JOB NO. 040037-06-001

DATE 1/21/19

FILE

SHEET L6.1

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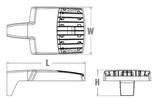
RSX1 LED
Area Luminaire

Catalog Number	RSX1 LED P1/P2 40K R3/R4 MVOLT
Notes	FITCHBURG, WISCONSIN RLC
Type	AA, AB, AC

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

Specifications

EPA (N*180°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	25.0 lbs (11.3 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R3 Type 3 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (Min. 3.5" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°)
	P2	40K 4000K	R4 Type 4 Wide	HVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°)
	P3	50K 5000K	R5 Type 5 Wide		MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R55 Type 5 Short		IS Adjustable slipfitter (fits 2-3/8" OD tenon). [4]
			AFR Automotive Front Row		WBA Wall bracket

Options		Finish
Shipped Installed		DDBXD Dark Bronze
HS House-side shield		DBLBD Black
PE Photocontrol, button style [2,3]		DNAXD Natural Aluminum
PCR Photocontrol external threaded, adjustable [2,3]		DWHXD White
PER7 Seven-wire twist-lock receptacle only (no controls) [2,3,5]		DDBTXD Textured Dark Bronze
CE34 Conduit entry 3/4" NPT (Qty 2)		DBLBXD Textured Black
SF Single fuse (120, 277, 347) [1]		DNATXD Textured Natural Aluminum
DF Double fuse (208, 240, 480) [1]		DWHXD Textured White
SPD20KV 20KV Surge pack (10KV standard)		
FAO Field adjustable output		
DMG 0-10V kind wires extended (no controls)		
Shipped Separately (requires some field assembly)		
EGS External glare shield		
EGFV External glare full visor (360° around light aperture)		
BS Bird spikes [6]		
Shipped Installed		
***Standalone Sensors/Controls (factory default settings, see table page 5)**		
PIRS Motion/ambient sensor for 8-20' mounting heights [7,8,9]		
PIRHS Motion/ambient sensor for 20-40' mounting heights [7,8,9]		
***Networked Sensors/Controls**		
NLTAIR2 nLight AIR generation 2 [8,10]		
PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,8,10]		

***Note:** Sensor coverage pattern is affected when luminaire is tilted.

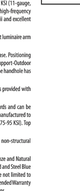
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LITHONIA LIGHTING®

Catalog Number	SSS 25 4G DM19 DDB
Notes	FITCHBURG, WISCONSIN RLC
Type	TYPE AA, AB, AC POLES

Anchor Base Poles

SSS
SQUARE STRAIGHT STEEL



FEATURES & SPECIFICATIONS

INTENDED USE — Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .119R"), or 50 KSI (7-gauge, .179R"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4",5" and 6".

Pole Top: A top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or where ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-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.
Specifications subject to change without notice.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS	25	4G	DM19			DDB
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting		Options	Finish
SSS	(See technical information table.)	(See technical information table.)	Tenon mounting	AERBC** Suspend drill mounting [1]	Shipped installed	Standard colors
			PT Open top (includes top cap)	DM19AS** 1 at 90°	LJAB Less anchor bolts	DDB Dark bronze
			T20 2-3/8" O.D. (2" NPS)	VD Vibration damper	DWH White	
			T25 2-7/8" O.D. (2-1/2" NPS)	DM28AS** 2 at 180°	TP Tamper resistant handhole cover fasteners	DBL Black
			T30 3-1/2" O.D. (3" NPS)	DM29AS** 2 at 90°	HArg Horizontal arm bracket (1 Outboard) [2]	DMB Medium bronze
			T35 4" O.D. (3-1/2" NPS)	DM39AS** 3 at 90°	FDLxy Festoon outlet less electrical [3]	DNA Natural aluminum
			RAC,RADX,RCE,RCEV,RSTL Drill mounting [1]	DM49AS** 4 at 90°		Classic colors
			DM19 1 at 90°	DMERC** Suspend drill mounting [1]	SF Single fuse (120, 277 or 347V) [1]	DSS Sandstone
			DM28 2 at 180°	DM19AMS** 1 at 90°	DF Double fuse (208, 240 or 480V) [1]	DGC Charcoal gray
			DM28 PL 2 at 180° with one side plugged	DM28AMS** 2 at 180°	HS House-side shield [4]	DTG Tennis green
			DM29 2 at 90°	DM29AMS** 2 at 90°	SPD Separate surge protector [5]	DBR Bright red
			DM39 3 at 90°	DM39AMS** 3 at 90°	PR13 Twist-lock receptacle only (for controls) [6]	DSB Steel blue
			DM49 4 at 90°	DM49AMS** 4 at 90°	PR23 Two position photocell receptacle (for controls) [6]	Architectural Colors and Special Finishes [7]
			CSX,CSXAERBC**,CSXMERC** Drill mounting [1]		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [6]	Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.
			DM19AS 1 at 90°		DS Dual switching [6]	
			DM28AS 2 at 90°		DMG,PR13 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) and twist-lock receptacle only (for controls) [6]	
			DM29AS 2 at 90°		DMG,PR23 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) and two position photocell receptacle (for controls) [6]	
			DM39AS 3 at 90°			
			DM49AS 4 at 90°			

See footnotes next page.



d*series

D-Series Size 1
LED Wall Luminaire

Catalog Number	DSXW1 LED 10C 700 40K T3M MVOLT PE DDBXD
Notes	FITCHBURG, WISCONSIN RLC
Type	B1

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

Specifications

Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)
Weight: 12 lbs (5.4 kg)



Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)
BBW Weight: 5 lbs (2.3 kg)
ELCW Weight: 10 lbs (4.5 kg)



For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED	10C	700	40K	T3M	MV		PE
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T25 Type II Short	MVOLT [1]	Shipped included	Shipped included
	20C 20 LEDs (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120 [1]	(blank) Surface mounting bracket	PE Photoelectric cell, button type [4]
		700 700 mA	50K 5000 K	T3S Type III Short	208 [1]	SRM Surface-mounted back box (for conduit entry) [2]	DMG 0-10V dimming driver (no controls)
		1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium	240 [1]		PIR 180° motion/ambient light sensor, <10' mtg ht [5]
				T4W Type IV Medium	277 [1]		PIR1FC3V 180° motion/ambient light sensor, 15-30' mtg ht [5]
				TFTM Forward Throw Medium	347 [1]		PIRHFC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5]
				ASYFW Asymmetric diffuse	480 [1]		PIR1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5]
							ELCW Emergency battery backup (includes external component enclosure) [3]

Other Options		Finish (required)
Shipped installed	**Shipped separately** [1]	DDBXD Dark bronze
SF Single fuse (120, 277 or 347V) [1]	BSW Bird-deterrent spikes	DBLBD Black
DF Double fuse (208, 240 or 480V) [1]	WG Wire guard	DNAXD Natural aluminum
HS House-side shield [4]	VG Vandal guard	DWHXD White
SPD Separate surge protector [6]	DDL Diffused drop lens	

Accessories

Ordered and shipped separately.

DSXW1 U Back box (BBW) (use per light engine)
DSXW1BBW U Bird-deterrent spikes
DSXW1WG U Wire guard accessory
DSXW1VG U Vandal guard accessory

NOTES
1. MVOLT driver operates on any line voltage from 120-277V. Specify voltage when ordering with fusing (SF, DF) or photo control (PC, PDS).
2. Also available as accessories; see Accessories & Options on tab 5.
3. Requires 20C minimum configuration for performance package P2. Specify PEX for higher ambient temperatures.
4. Photocontrol (PE, PDS) requires 120, 208, 240, 277 or 347 voltage option.
5. Must specify 120, 277 or 347 voltage option.
6. Must specify 208 or 240 voltage option.

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FITCHBURG, WISCONSIN RLC

gotham®

Luminaire Type: E2
Catalog Number (autopopulated): EVO 35/20 6AR MD LS MVOLT EZ1



Gotham Architectural Downlighting
LED Downlights

6" Evo®
Downlight

Solid-State Lighting

FEATURES

OPTICAL SYSTEM
- Self-flanged or flangeless semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,803,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Tooless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture
- Injection molded mud ring includesbelt flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration.

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SOCM: 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling. ENERGY STAR® certified product.

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.

ORDERING INFORMATION

A+ Capable-options indicated by this color background.

EXAMPLE: EVO 35/10 6AR MWD LSS MVOLT EZ1

EVO	35/20		6AR		MD	LS	MVOLT
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Trim Style	Distribution	Finish	Voltage
EVO	27/ 2700 K	10 1000 lumens	6AR Clear	(blank) Self-flanged	VWD Very narrow (0.5 s/mh)	LSS Semi-specular	MVOLT
	30/ 3000 K	15 1500 lumens	6PR Pewter	FL Flangeless	ND Narrow (0.7 s/mh)	LD Matte-diffuse	120
	35/ 3500 K	20 2000 lumens	6WTB Wheat		MD Medium (0.9 s/mh)	LS Specular	277
	40/ 4000 K	25 2500 lumens	6GR Gold		MWD Medium wide (1.0 s/mh)		347 [1]
		30 3000 lumens	6WH White		WD Wide (1.2 s/ mh)		
		35 3500 lumens	6BK* Black				
		40 4000 lumens	6WRAME* White anti-microbial				
		45 4500 lumens					

EZ1	
Driver [1]	Options
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	**SF** Single fuse. Specify 120V or 277V.
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	**TRW*** White painted flange
EZ0 eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	**TRBL*** Black painted flange
EDAB eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	**EL*** Emergency battery pack with integral test switch
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.	**ELR*** Emergency battery pack with remote test switch
EXA1 XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.	**NPSOBEZ1** nLight® dimming pack controls 0-10V eldoLED drivers
EXAB XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.	**NPSOBEZER** nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
ECOS2 [2,3] Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000.	**BGTD** Bodine generator transfer device. Specify 120V or 277V.
ECOS3 [2,3] Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.	**CR10D** High CRI (90+)
	CP [4] Choice plenum. Specify 120V or 277V.
	RRL_ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ARL luminaire brands. Refer to RRL for complete nomenclature.

GOTHAM ARCHITECTURAL DOWNLIGHTING © P 800.315.4982 | gothamlighting.com

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gotham®



d*series

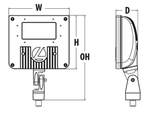
D-Series Size 1
LED Flood Luminaire

Catalog Number	DSXF1 P2 40K MSP MVOLT THK UBV DDBXD
Notes	FITCHBURG, WISCONSIN RLC
Type	S

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

Specifications

EPA: 0.6 ft² (0.05 m²)
Depth: 3-1/8" (8.0 cm)
Width: 8-7/8" (22.4 cm)
Height: 7-3/4" (19.8 cm)
Overall Height: 12" (30.5 cm)
Weight: 7.2 lbs (3.3 kg)



Introduction

The D-Series Size 1 Flood features precision optics to beautifully illuminate a variety of applications while its sleek, compact styling blends seamlessly with the environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce excellent uniformity combined with precision beam patterns for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 70 - 150W metal halide floods, with typical energy savings of 72% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED	P2	40K	MSP	MVOLT THK	UBV	DDBXD
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF1 LED	P1	30K 3000K	NSP Narrow spot	MVOLT	THK Knuckle with 1/2"NPS threaded pipe	Shipped installed	DDBXD Dark bronze
	P2	40K 4000K	MSP Medium spot	120 [1]		PE Photocontrol, button style [2,3]	DBLBD Black
		50K 5000K	MFL Medium flood	208 [1]	IS Integral slipfitter (fits 2-3/8"O.D. tenon)	PEX Photocontrol external threaded adjustable*	DNAXD Natural aluminum
			FL Flood	240 [1]	SF Single fuse (120, 277, 347V) [1]	SF Single fuse (120, 277, 347V) [1]	DWHXD White
			WFL Wide flood	277 [1]	Note with IS & 1/2 stool	DF Double fuse (208, 240)*	
			WFR Wide flood, rectangular	347	YKC62 Tenon slipfitter (2-3/8"O.D. THK required)	DMG 0-10V dimming driver (no controls)*	
			HMF Horizontal flood		Shipped separately [1]	Shipped separately [1]	
					DSXF1/275 Tenon slipfitter (2-3/8"O.D. THK required)	UBV Upper/bottom visor (universal)	
					FTS CG6 Tenon Slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)	FV Full visor	
						VG Vandal guard	

Accessories

Ordered and shipped separately.

DSXF1/275 DDBXD U Slipfitter for 1-1/4"to 2-3/8"OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS4X6 DDBXD U Radius wall bracket, 2-3/8"OD tenon (specify finish)
FSPB DDBXD U Steel square pole bracket, 2-3/8"OD tenon (specify finish)
DSXF1UBV DDBXD U Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U Full visor accessory (specify finish)
DSXF1VG U Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

Stock configurations are offered for shorter lead times:

Standard Configuration	Stock Part Number
DSXF1 LED P1 50K WFL MVOLT THK DDBXD	DSXF1 LED P1 50K
DSXF1 LED P1 40K WFL MVOLT THK DDBXD	DSXF1 LED P1 40K
DSXF1 LED P2 50K WFL MVOLT THK DDBXD	DSXF1 LED P2 50K
DSXF1 LED P2 40K WFL MVOLT THK DDBXD	DSXF1 LED P2 40K

NOTES
1. MVOLT driver operates on any line voltage from 120-277V. Specify voltage when ordering with fusing (SF, DF) or photo control (PC, PDS).
2. Also available as accessories; see Accessories & Options on tab 5.
3. Requires 20C minimum configuration for performance package P2. Specify PEX for higher ambient temperatures.
4. Photocontrol (PE, PDS) requires 120, 208, 240, 277 or 347 voltage option.
5. Must specify 120, 277 or 347 voltage option.
6. Must specify 208 or 240 voltage option.

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d*series

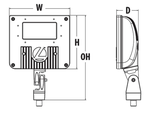
D-Series Size 1
LED Flood Luminaire

Catalog Number	DSXF1 P1 40K MFL MVOLT THK UBV DDBXD
Notes	FITCHBURG, WISCONSIN RLC
Type	S1

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

Specifications

EPA: 0.6 ft² (0.05 m²)
Depth: 3-1/8" (8.0 cm)
Width: 8-7/8" (22.4 cm)
Height: 7-3/4" (19.8 cm)
Overall Height: 12" (30.5 cm)
Weight: 7.2 lbs (3.3 kg)



Introduction

The D-Series Size 1 Flood features precision optics to beautifully illuminate a variety of applications while its sleek, compact styling blends seamlessly with the environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce excellent uniformity combined with precision beam patterns for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 70 - 150W metal halide floods, with typical energy savings of 72% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED	P2	40K	MSP	MVOLT THK	UBV	DDBXD
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF1 LED	P1	30K 3000K	NSP Narrow spot	MVOLT	THK Knuckle with 1/2"NPS threaded pipe	Shipped included	DDBXD Dark bronze
	P2	40K 4000K	MSP Medium spot	120 [1]		PE Photocontrol, button style [2,3]	DBLBD Black
		50K 5000K	MFL Medium flood	208 [1]	IS Integral slipfitter (fits 2-3/8"O.D. tenon)	PEX Photocontrol external threaded adjustable*	DNAXD Natural aluminum
			FL Flood	240 [1]	SF Single fuse (120, 277, 347V) [1]	SF Single fuse (120, 277, 347V) [1]	DWHXD White
			WFL Wide flood	277 [1]	Note with IS & 1/2 stool	DF Double fuse (208, 240)*	
			WFR Wide flood, rectangular	347	YKC62 Tenon slipfitter (2-3/8"O.D. THK required)	DMG 0-10V dimming driver (no controls)*	
			HMF Horizontal flood		Shipped separately [1]	Shipped separately [1]	
					DSXF1/275 Tenon slipfitter (2-3/8"O.D. THK required)	UBV Upper/bottom visor (universal)	
					FTS CG6 Tenon Slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)	FV Full visor	
						VG Vandal guard	

Accessories

Ordered and shipped separately.

DSXF1/275 DDBXD U Slipfitter for 1-1/4"to 2-3/8"OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS4X6 DDBXD U Radius wall bracket, 2-3/8"OD tenon (specify finish)
FSPB DDBXD U Steel square pole bracket, 2-3/8"OD tenon (specify finish)
DSXF1UBV DDBXD U Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U Full visor accessory (specify finish)
DSXF1VG U Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

Stock configurations are offered for shorter lead times:

Standard Configuration	Stock Part Number
DSXF1 LED P1 50K WFL MVOLT THK DDBXD	DSXF1 LED P1 50K
DSXF1 LED P1 40K WFL MVOLT THK DDBXD	DSXF1 LED P1 40K
DSXF1 LED P2 50K WFL MVOLT THK DDBXD	DSXF1 LED P2 50K
DSXF1 LED P2 40K WFL MVOLT THK DDBXD	DSXF1 LED P2 40K

NOTES
1. MVOLT driver operates on any line voltage from 120-277V. Specify voltage when ordering with fusing (SF, DF) or photo control (PC, PDS).
2. Also available as accessories; see Accessories & Options on tab 5.
3. Requires 20C minimum configuration for performance package P2. Specify PEX for higher ambient temperatures.
4. Photocontrol (PE, PDS) requires 120, 208, 240, 277 or 347 voltage option.
5. Must specify 120, 277 or 347 voltage option.
6. Must specify 208 or 240 voltage option.

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SOLID STATE BOLLARDS

BRA SERIES-LED

SPECIFICATIONS

PROJECT NAME: FITCHBURG, WISCONSIN RLC
FIXTURE TYPE: Z
MODEL # BRA6-CL-24LED-NW-120-RAL-8019-T

BOLLARD
Durable corrosion resistant extruded and cast aluminum construction. ¼" wall thickness.

LED POWER ARRAY™
Three-dimensional array consisting of 6 individual LED tubes for the BDA8 model and 4 individual LED tubes for the BDA6 model, which are fastened to a retaining plate equally spaced to provide 360° of even illumination output. Each LED tube consists of a circuit board populated with a multiple of LED's which is fastened to a radial aluminum heat sink. A white polycarbonate lens and end caps protect each LED tube's internal components and provides diffusion to prevent shadowing and striations.

INTERNAL LOUVER (IL) - A specular louver stack conceals the inner LED Power Array Module and provides uplight and glare control through the external clear polycarbonate lens.

CAST LOUVER (CL) - External cast aluminum louver stack protects the internal LED Power Array Module and provides uplight and glare control. An internal clear polycarbonate lens is integrated with the LED Power Array Module.

OPAL LENS (WP) - Exterior white polycarbonate lens protects the internal LED Power Array Module and provides a uniform white glow.

RADIAL LED MODULE
LED'S are mounted to a circular heatsink in a radial array. The radial LED module is concealed in the cap of the bollard. LED's are not directly visible from angles above 90°.

PARABOLIC REFLECTOR (TR) - A specular Parabolic Reflector reflects a portion of the distribution from the radial LED module and provides a uniform wide angle throw through the outer clear polycarbonate lens.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. 70CRI Minimum. LED's are available in standard Neutral White (4000k), or optional Cool White (5000k) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

FINISH
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

BRA
BRA8 SHOWN WITH -TR OPTICS PATENT PENDING





BOLLARD	A	B	C	D
BRA8	42" 1067mm	8" 203mm	6" 152mm	8" 203mm
BRA6	42" 1067mm	6" 152mm	4" 102mm	6" 152mm

U.L. Listed for wet location
MADE IN THE USA
2015239

840 West Avenue O, Palmdale, CA 93551
Phone (661) 359-2000 Fax (661) 359-2001
www.usalg.com

U.S. ARCHITECTURAL LIGHTING

SITE LIGHTING FIXTURE SCHEDULE

FIX. NO.	DESCRIPTION	LAMPS	MOUNTING	COMMENTS	QUANTITY	LUMENS
AA	POLE MOUNTED PARKING LOT LIGHT FIXTURE ALUMINUM HOUSING, DARK BRONZE FINISH, LITHONIA RSX1 LED P1 40K R5 MVOLT SPA *HS DDBXD MOUNTED ON SSS 25 4G DM19 DDB POLE	51W LED	25' POLE SEE DETAIL	*1	5 TOTAL (1) WITH *HS OPTION	7,096
AB	POLE MOUNTED PARKING LOT LIGHT FIXTURE ALUMINUM HOUSING, DARK BRONZE FINISH, LITHONIA RSX1 LED P2 40K R5 MVOLT SPA *HS DDBXD MOUNTED ON SSS 25 4G DM19 DDB POLE	72W LED	25' POLE SEE DETAIL	*1	17 TOTAL (10) WITH *HS OPTION	9,843
AC	POLE MOUNTED PARKING LOT LIGHT FIXTURE ALUMINUM HOUSING, DARK BRONZE FINISH, LITHONIA RSX1 LED P2 40K R4 MVOLT SPA DDBXD MOUNTED ON SSS 25 4G DM19 DDB POLE	72W LED	25' POLE SEE DETAIL		3 TOTAL	9,972
B1	WALL MOUNTED EXTERIOR AREA LIGHT ALUMINUM HOUSING, DARK BRONZE FINISH LITHONIA DSXW1 LED 10C 700 40K T3M MVOLT	27W LED	WALL MOUNT 7' A.F.F. OR AS NOTED		31	2,757
E2	6"ø RECESSED LED DOWNLIGHT SEMI-SPECULAR FINISH, MEDIUM THROW, GOTHAM EVO 35/20 6AR MD LS MVOLT EZ1	23.2W LED	RECESSED UNDER CANOPY		8	2,058
S	GROUND MOUNTED FLOOD LIGHT FOR FLAG POLE ALUMINUM HOUSING, DARK BRONZE, LITHONIA DSXF1 LED P2 40K MSP MVOLT UBV THK DDBXD	42W LED	KNUCKLE W/ 1/2" THREAD PIPE		2	5,195
S1	GROUND MOUNT FLOOD LIGHT FOR MONUMENT SIGN ALUMINUM HOUSING, DARK BRONZE, LITHONIA DSXF1 LED P1 40K MFL MVOLT UBV THK DDBXD	21W LED	KNUCKLE W/ 1/2" THREAD PIPE		2	2,692
Z	42" LIGHTED BOLLARD, U.S. ARCHITECTURAL LTG. 6"ø ROUND HOUSING, DARK BRONZE FINISH, BRA6-LED CL 24LED NW RAL-8019-T	28W LED	BOLLARD BASE, SEE DETAIL		13	3,640

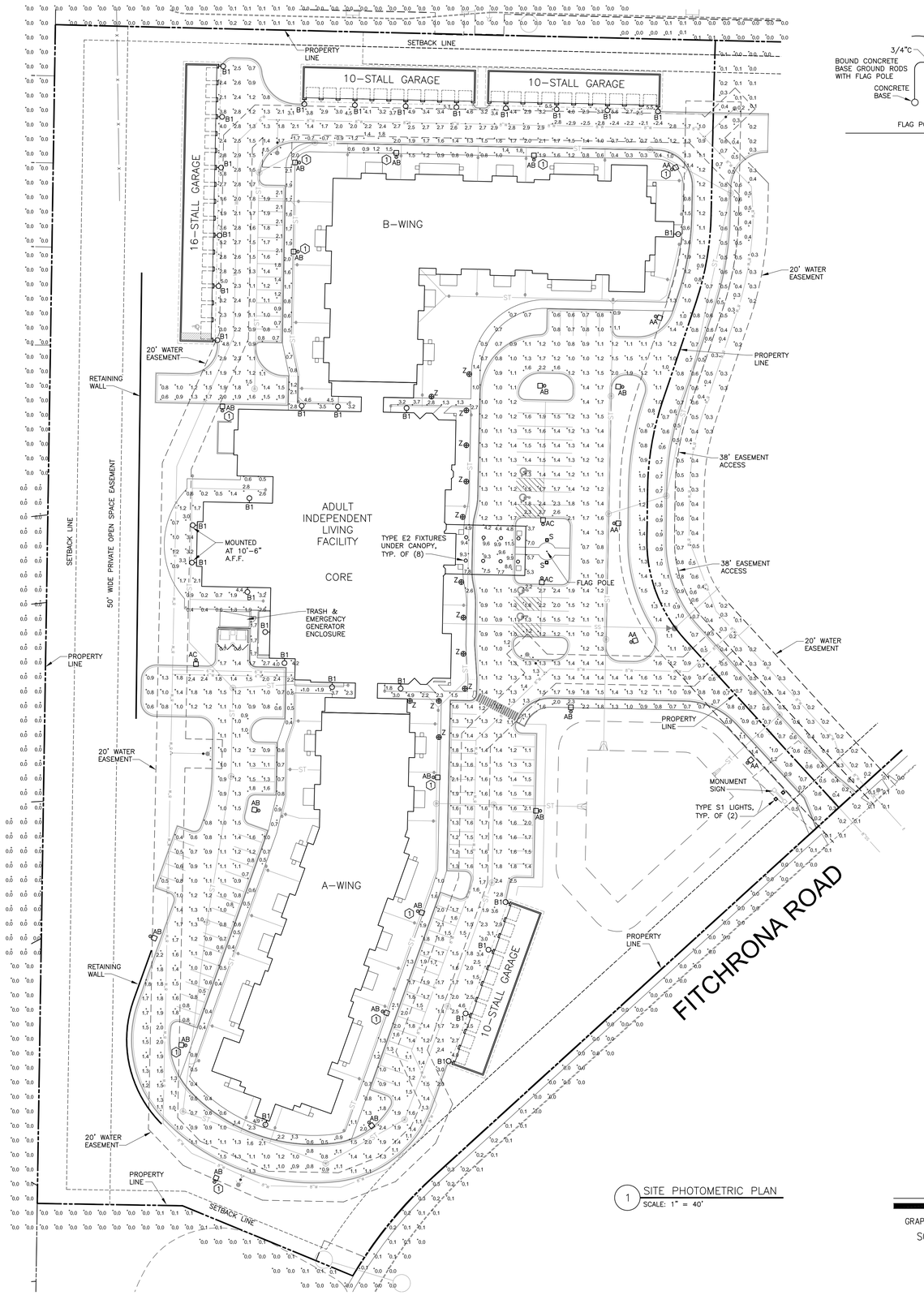
COMMENTS:
1. FIXTURES MARKED WITH APPLICABLE KEYED NOTE SHALL BE PROVIDED AND INSTALLED WITH OPTIONAL HOUSE-SIDE SHIELD OPTION HS. VERIFY QUANTITY AND LOCATIONS WITH PLANS.

DATE
BY
REVISION
NO.

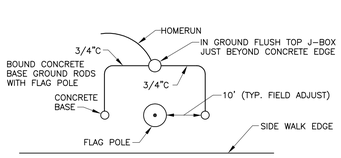
GEARY PACIFIC ENGINEERING, INC.
7800 "O" STREET, SUITE 100
Lincoln, Nebraska 68510
tel: (402)489-7627
fax:

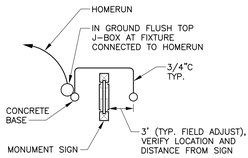
CAMERON GENERAL CONTRACTORS

SITE

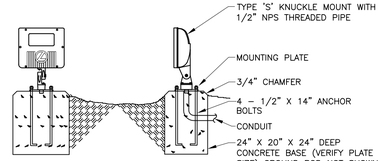


1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'

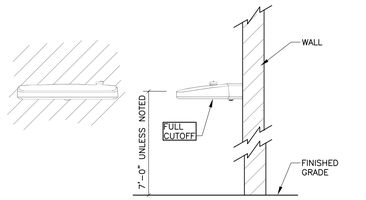




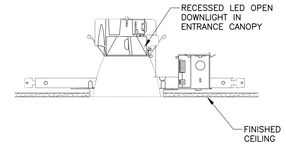
2 FLOOD LIGHT INSTALLATION DETAILS
NOT TO SCALE (FIXTURE TYPES S & S1)



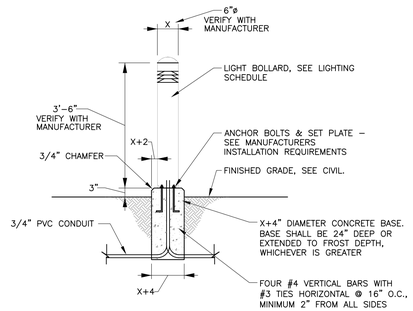
3 FLOOD LIGHT DETAIL
NOT TO SCALE (FIXTURE TYPES S & S1)



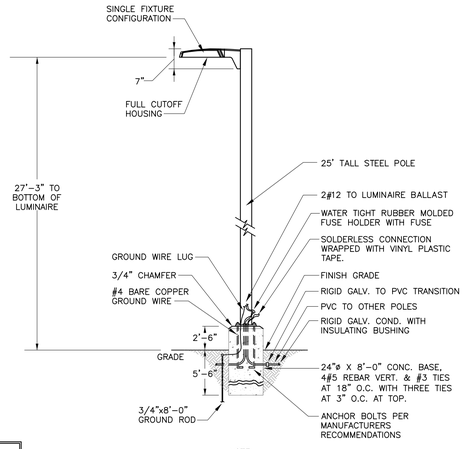
4 WALL MOUNTED EXTERIOR AREA LIGHT
NOT TO SCALE (FIXTURE TYPES B1)



5 RECESSED CANOPY LIGHT DETAIL
NOT TO SCALE (FIXTURE TYPE E2)



6 BOLLARD LIGHT FIXTURE DETAIL
NOT TO SCALE (FIXTURE TYPE Z)



NOTE:
1. PROVIDE STUBOUT CONDUITS FOR FUTURE WHERE SHOWN AND ON LAST/END LOCATIONS.

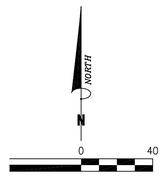
7 PARKING LOT LIGHTING FIXTURE DETAIL
NOT TO SCALE (FIXTURE TYPES AA, AB)

STATISTICS

(MAINTAINED LIGHTING LEVELS MEASURED IN FOOTCANDLES)

AREA DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
PARKING LOT AND DRIVE AISLES AT GRADE LEVEL	+	1.5 FC	5.8 FC	0.3	19.3:1	5.0:1
BUILDING FRONT ENTRY CANOPY	+	8.2 FC	11.7 FC	3.7	3.2:1	2.2:1
PROPERTY LINE/ROW AT GRADE	+	<0.1 FC	1.2 FC	0.0	N/A	N/A

NOTES:
1. LIGHT LOSS FACTOR USED FOR ALL LED FIXTURES IS 0.90. THESE FACTORS REPLICATE MAINTAINED LUMEN OUTPUT FROM EACH FIXTURE AS REFLECTED IN THE MANUFACTURER'S LITERATURE.
2. ALL CALCULATIONS ARE HORIZONTAL VALUES MEASURED AT GRADE LEVEL.
3. ALL PARKING LOT LIGHT FIXTURES, BOLLARDS AND WALL MOUNTED LIGHT FIXTURES SHOWN ON THE GARAGES AND THE MAIN BUILDING ARE FULL CUTOFF AND ARE SHIELDED.



GRAPHIC SCALE IN FEET
SCALE: 1"=40'

SITE PLAN KEYED NOTES:

1 FIXTURE TO BE PROVIDED AND INSTALLED WITH OPTIONAL HOUSE-SIDE SHIELD.

SITE PLAN GENERAL NOTES:

1. COORDINATE LOCATIONS OF PARKING LOT LIGHT POLES WITH TREES, LANDSCAPING AND ALL OTHER UTILITIES AS REQUIRED.
2. WHERE POSSIBLE, MAINTAIN 3 FEET CLEAR FROM BACK OF CURB TO POLE BASE WHERE LIGHTS ARE PLACED ALONG DRIVING AREAS.
3. VERIFY PARKING LOT LIGHT POLE AND FIXTURE LOCATIONS TO ALLOW FIRE APPARATUS ACCESS ROADS TO HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES AS REQUIRED PER IFC 503.2.1.

SITE LIGHTING PLAN LEGEND:

- POLE MOUNTED PARKING LOT LIGHT
- LIGHTED BOLLARD
- MONUMENT SIGN
- GROUND MOUNTED FLOOD LIGHT
- RECESSED DOWNLIGHT
- —W— UNDERGROUND WATER LINE
- —SS— UNDERGROUND SANITARY SEWER PIPING
- —ST— UNDERGROUND STORM SEWER PIPING

No.	REVISION	BY	DATE

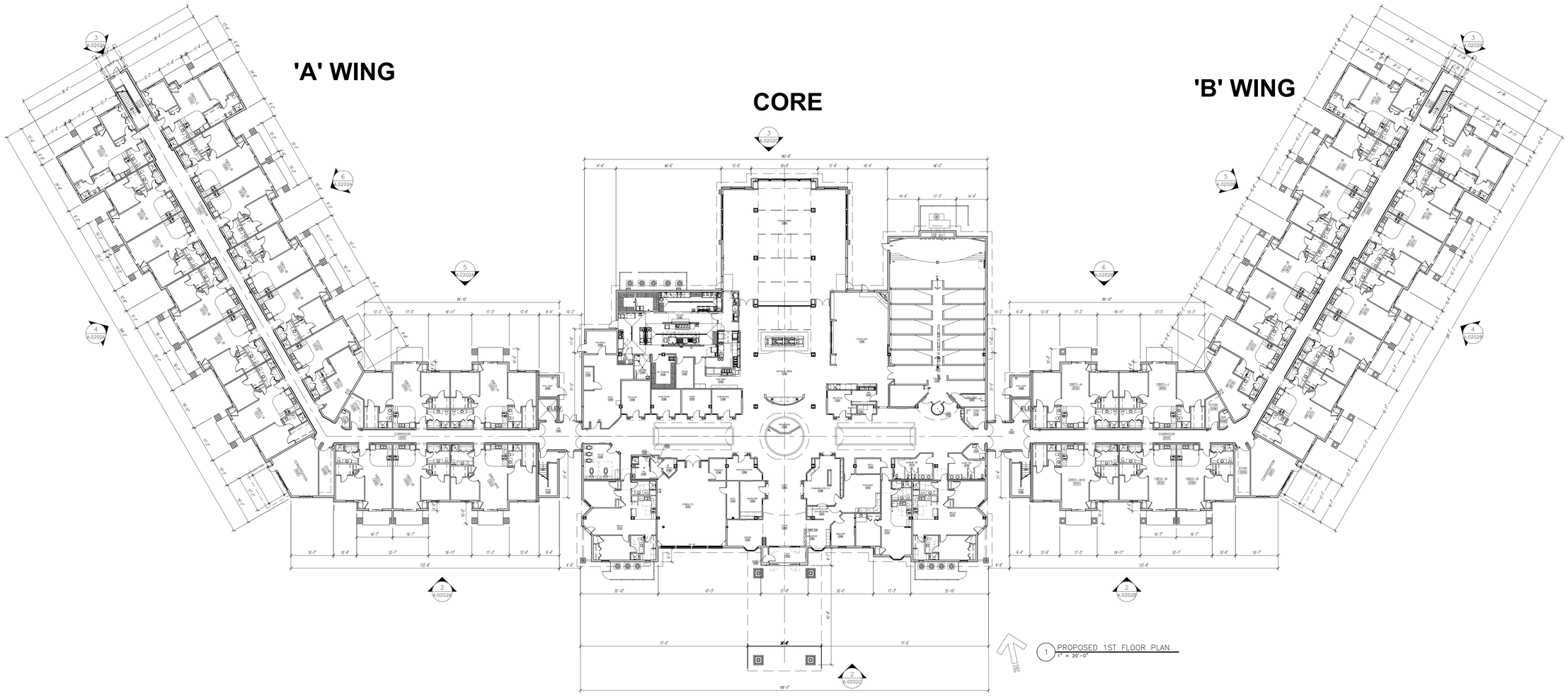
GEARY ENGINEERING, INC.
7800 'O' STREET SUITE 100
Lincoln, Nebraska 68510
TEL (402)489-7627
JOB #

CAMERON GENERAL CONTRACTORS

SITE DEVELOPMENT PLAN
RESORT LIFESTYLE COMMUNITIES
FITCHRONA ROAD FITCHBURG, WISCONSIN DANE COUNTY
SITE PHOTOMETRIC PLAN

PROJECT NO:	CGC00.01
DESIGNED BY:	CAH
DRAWN BY:	CAH
DATE:	01/22/19

E1.0



TOTAL GROSS AREA OF FACADE WALLS		72,908 SF
TOTAL WINDOW & DOOR AREA		8,456 SF
NET TOTAL FACADE AREA		64,452 SF
NET TOTAL BRICK/ MASONRY	(75.05%)	48,372 SF
NET TOTAL NON-PREDOMINANT NET FACADE MATERIAL		16,080 SF

CONSULTANT

PROFESSIONAL STAMP

ARCHITECT

CAMERON
GENERAL CONTRACTORS
8440 Elger Drive
Lincoln, Nebraska • 68516
P: 402.420.2335
F: 402.420.2245

PROPOSED 130 UNIT RETIREMENT COMMUNITY

MORRISVILLE, NC

PRELIM FIRST FLOOR PLAN

ISSUE	DATE	DESCRIPTION
1		
2		
3		
4		

REVISIONS

DATE:
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A.0100

16 April 2018 8:57:49 AM

PRELIM FIRST FLOOR PLAN

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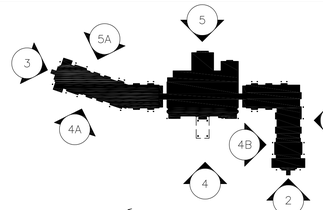
5A A Wing Left Side Elevation
SCALE: 1" = 25'-0"



3 A Wing End Elevation
SCALE: 1" = 25'-0"



2 B Wing End Elevation
SCALE: 1" = 25'-0"



1 Key Plan
SCALE: NTS



4A A Wing Right Side Elevation
SCALE: 1" = 25'-0"

4 Front Elevation
SCALE: 1" = 25'-0"

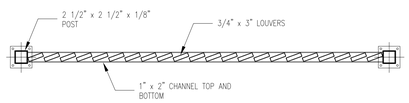
4B B Wing Left Side Elevation
SCALE: 1" = 25'-0"



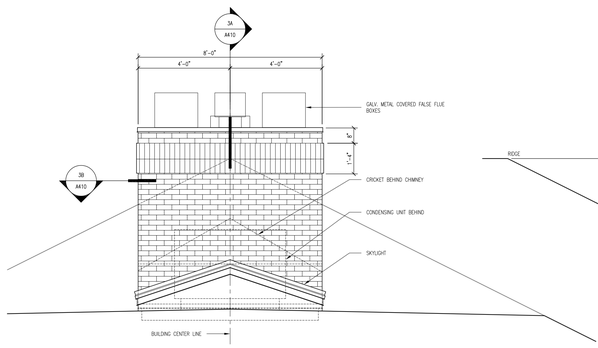
5B B Wing Right Side Elevation
SCALE: 1" = 25'-0"

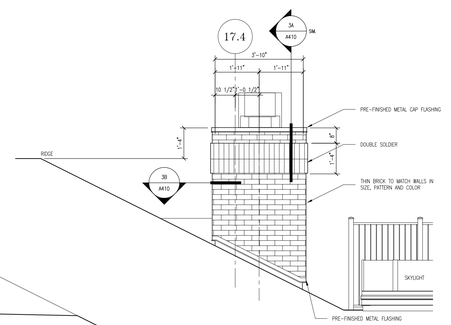
5 Rear Elevation
SCALE: 1" = 25'-0"

(SEE SHEETS A202A, A202B, A202C AND 203C FOR ENLARGED VIEWS)

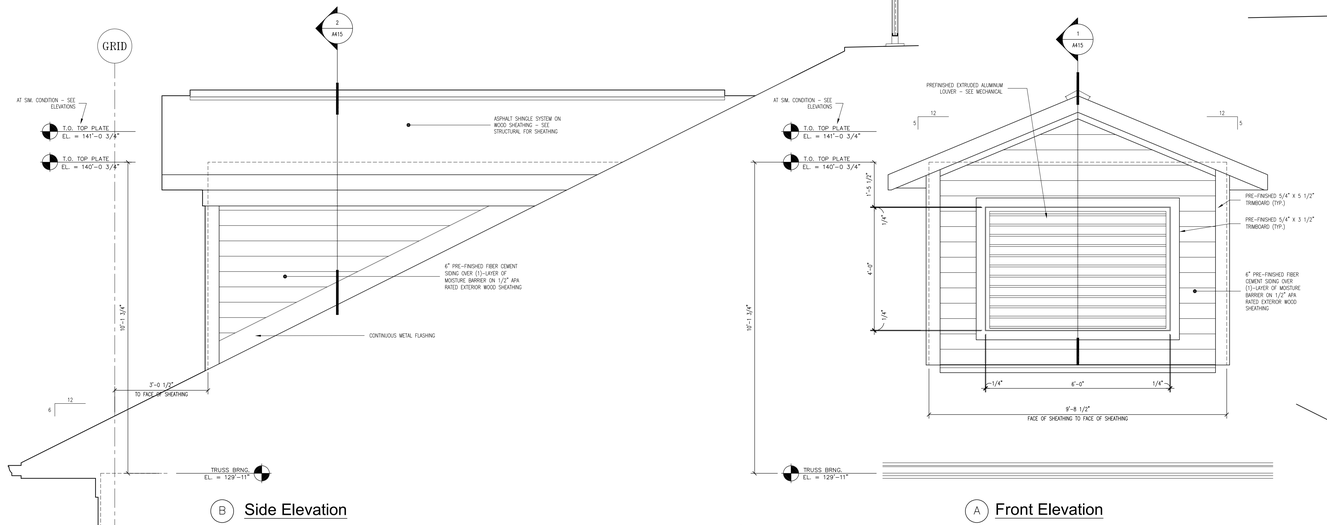


9 Detail
SCALE: 1" = 1'-0"





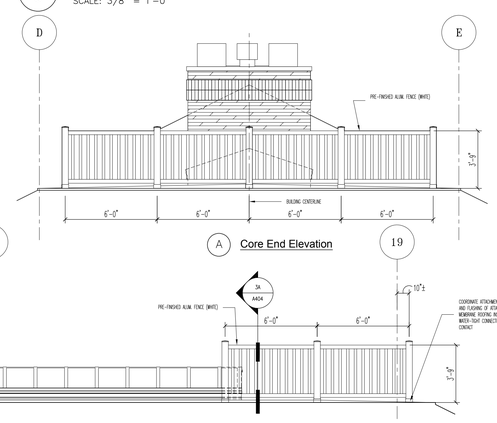
6 Chimney Elevations
SCALE: 3/8" = 1'-0"



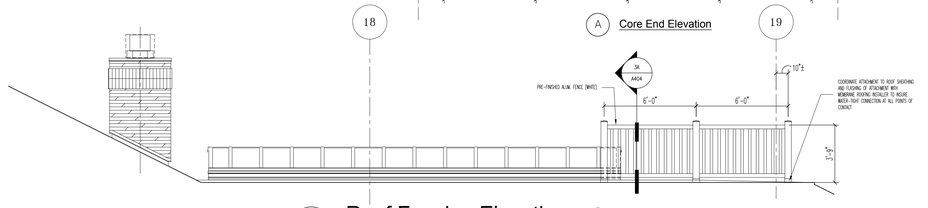
B Side Elevation

A Front Elevation

8 Dormer Elevations
SCALE: 1/2" = 1'-0"



A Core End Elevation



7 Roof Fencing Elevation
SCALE: 1/4" = 1'-0"

B Front/Rear Elevation

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CONSULTANT

ARCHITECT
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GENERAL CONTRACTORS
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Lincoln, Nebraska 68516
P 402.420.2324

RLC-FITCHBURG
—
FITCHBURG, WI

ENTIRE BUILDING ELEVATION

MARK	DATE	DESCRIPTION
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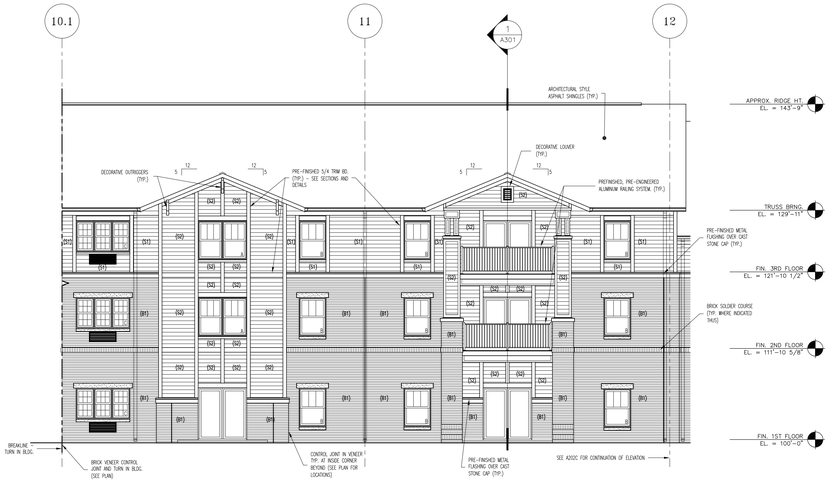
DRAWING

DATE: 10/01/2018

A201

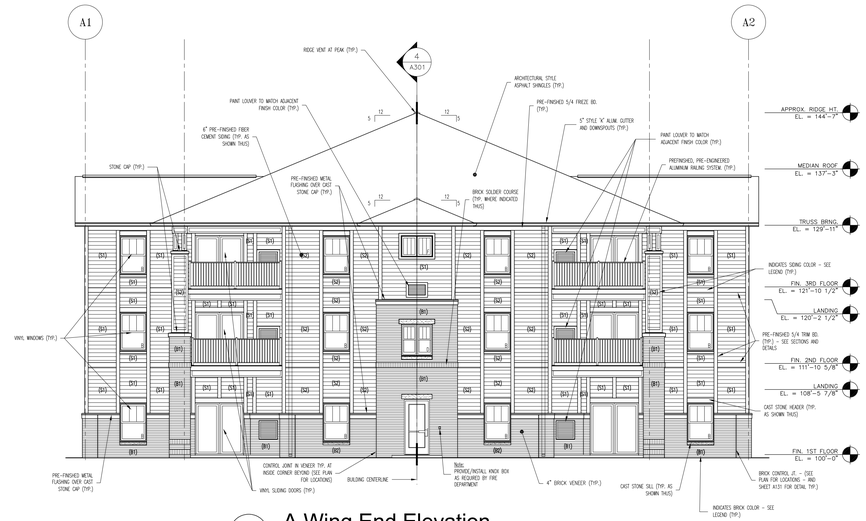
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ENTIRE BUILDING ELEVATION

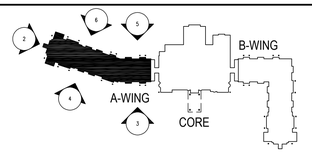


3 A Wing Front Elevation
SCALE: 1/8" = 1'-0"

NOTE:
SEE ELEVATION 2/A203A FOR TYP. NOTES AT EXTERIOR ELEVATIONS



2 A Wing End Elevation
SCALE: 1/8" = 1'-0"



1 Key Plan
SCALE: NTS

LEGEND

MASONRY:
(B1) - INDICATES BRICK VENEER - ACME BRICK, ROCKWELL
(B2) - INDICATES BRICK VENEER - OLDCASTLE, WATERFORD PEWTER
CAST STONE/PRECAST CONC: NOSTALGIC STONE, LIGHT BUFF

SIDING:
(S1) - INDICATES PRE-FINISHED FIBER CEMENT SIDING - HARDIEPLANK - AGED PEWTER
(S2) - INDICATES PRE-FINISHED FIBER CEMENT SIDING - HARDIEPLANK - PEARL GRAY
HORIZ & VERT ACCENT BANDING: ARCTIC WHITE
CORNER TRIM: ARCTIC WHITE

SOFFIT/FASCIA:
FASCIA: HARDIE TRIM, ARCTIC WHITE
SOFFIT-ALUM: PREFINISHED WHITE TO MATCH ARCTIC WHITE

ROOF:
SHINGLES: OWENS CORNING, ESTATE GRAY
GUTTERS: ALUMINUM, WHITE
DOWNSPOUTS: ALUMINUM, WHITE

DOORS & WINDOWS:
WINDOW-VINYL: WHITE
PATIO DOOR-VINYL: WHITE
DOORS-ALUM: WHITE
GARAGE DOORS: WHITE

MISC:
LOUVER-TWU: WHITE TO MATCH WINDOWS
LOUVER-PTAC: TBD TO MATCH SIDING AND BRICK
LOUVER-DORMER: WHITE TO MATCH WINDOWS
COLUMN, TOP SECTION-ALUM CLAD: ARCTIC WHITE
PORCH BEAM-ALUM CLAD: ARCTIC WHITE
PORCH RAILING: WHITE

NOTE:
ALL ROOF EDGES AND ROOF VALLEYS SHALL HAVE MINIMUM 36" WIDE ICE AND WATER SHIELD MEMBRANE.

NOTE:
BRICK MASON SHALL COORDINATE EXTENT AND LOCATION OF MASONRY/VENEER CONTROL JOINTS WITH THE ARCHITECT BEFORE BEGINNING WORK. COORDINATE WITH PLAN SHEETS FOR THE FULL EXTENT OF MASONRY CONTROL JOINTS, MOST OF WHICH, ARE NOT SHOWN ON THIS DRAWING.

4 A Wing Front Elevation
SCALE: 1/8" = 1'-0"

NOTE:
SEE ELEVATION 2/A202A FOR TYP. NOTES AT EXTERIOR ELEVATIONS



6 A Wing Rear Elevation
SCALE: 1/8" = 1'-0"

NOTE:
SEE ELEVATION 2/A202A FOR TYP. NOTES AT EXTERIOR ELEVATIONS

5 A Wing Rear Elevation
SCALE: 1/8" = 1'-0"

NOTE:
SEE ELEVATION 2/A202A FOR TYP. NOTES AT EXTERIOR ELEVATIONS

CONSULTANT

ARCHITECT
CAMERON
GENERAL CONTRACTORS
Lincoln, Nebraska 68516
P 402.420.2324

RLC-FITCHBURG
FITCHBURG, WI

EXTERIOR ELEVATIONS - A WING

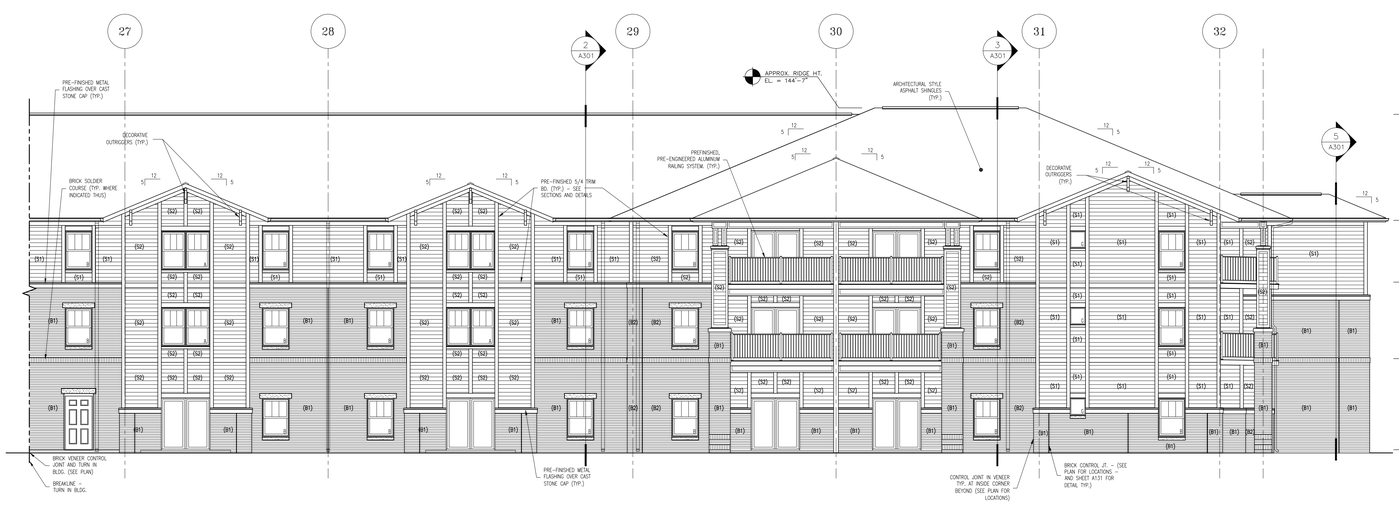
MARK	DATE	DESCRIPTION
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DATE:
10/01/2018

A202-A

EXTERIOR ELEVATIONS - A WING

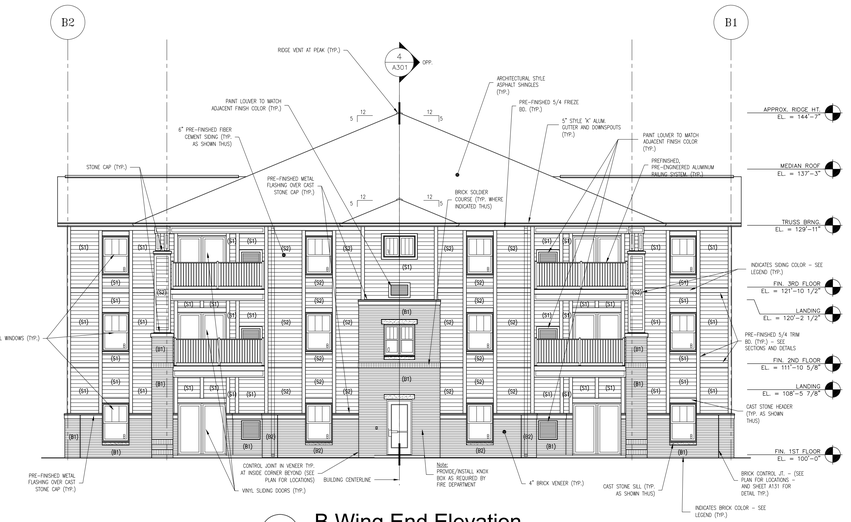
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3 B Wing Left Side Elevation

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

NOTE:
SEE ELEVATION 2/A202B FOR TYP. NOTES AT EXTERIOR ELEVATIONS



2 B Wing End Elevation

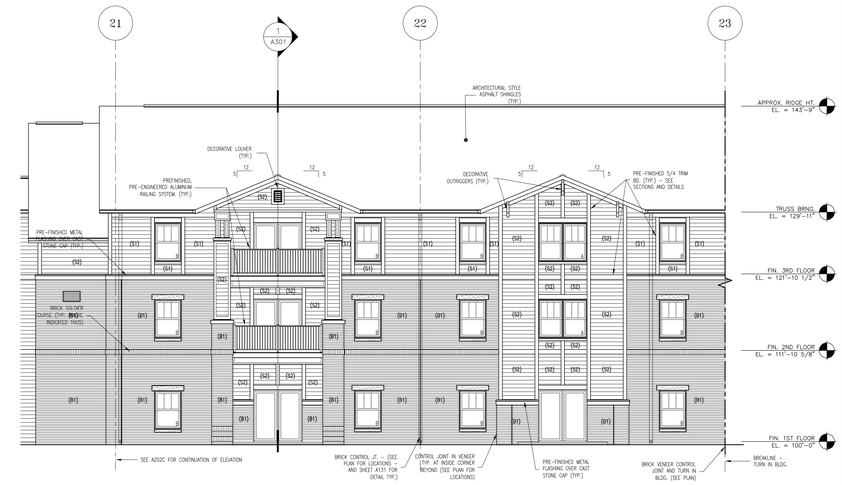
SCALE: 1/8" = 1'-0"



5 B Wing Rear Elevation

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

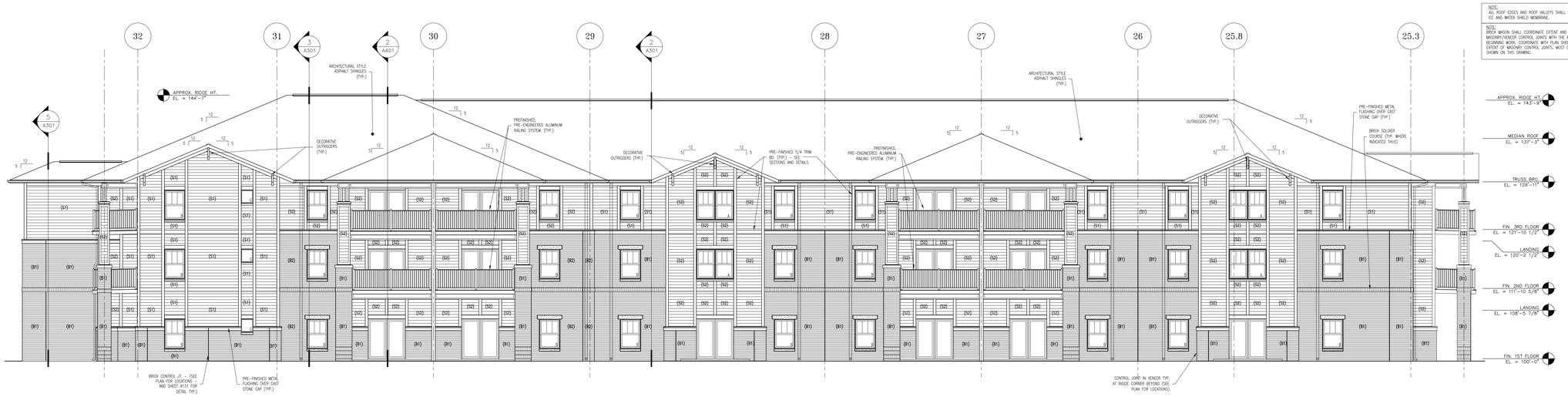
NOTE:
SEE ELEVATION 2/A202B FOR TYP. NOTES AT EXTERIOR ELEVATIONS



4 B Wing Front Elevation

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

NOTE:
SEE ELEVATION 2/A202B FOR TYP. NOTES AT EXTERIOR ELEVATIONS



NOTE:
ALL ROOF EDGES AND ROOF VALLEYS SHALL HAVE MINIMUM 36" WIDE ICE AND WATER SHIELD MEMBRANE.

NOTE:
BRICK MASON SHALL COORDINATE EXTENT AND LOCATION OF MASONRY/VENEER CONTROL JOINTS WITH THE ARCHITECT BEFORE BEGINNING WORK. COORDINATE WITH PLAN SHEETS FOR THE FULL EXTENT OF MASONRY CONTROL JOINTS, MOST OF WHICH, ARE NOT SHOWN ON THIS DRAWING.

6 B Wing Right Side Elevation

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

NOTE:
SEE ELEVATION 2/A202B FOR TYP. NOTES AT EXTERIOR ELEVATIONS

LEGEND

MASONRY:
(B1) - INDICATES BRICK VENEER - ACME BRICK, ROCKWELL
(B2) - INDICATES BRICK VENEER - OLDCASTLE, WATERFORD PEWTER
CAST STONE/PRECAST CONC: NOSTALGIC STONE, LIGHT BUFF

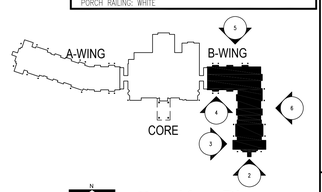
SIDING:
(S1) - INDICATES PRE-FINISHED FIBER CEMENT SIDING - HARDIEPLANK - AGED PEWTER
(S2) - INDICATES PRE-FINISHED FIBER CEMENT SIDING - HARDIEPLANK - PEARL GRAY
HORIZ & VERT ACCENT BANDING: ARCTIC WHITE
CORNER TRIM: ARCTIC WHITE

SOFFIT/FASCIA:
FASCIA: HARDIE TRIM, ARCTIC WHITE
SOFFIT-ALUM: PREFINISHED WHITE TO MATCH ARCTIC WHITE

ROOF:
SHINGLES: OWENS CORNING, ESTATE GRAY
GUTTERS: ALUMINUM, WHITE
DOWNSPOUTS: ALUMINUM, WHITE

DOORS & WINDOWS:
WINDOW-VINYL: WHITE
PATIO DOOR-VINYL: WHITE
DOORS-ALUM: WHITE
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LOUVER-DORMER: WHITE TO MATCH WINDOWS
COLUMN, TOP SECTION-ALUM CLAD: ARCTIC WHITE
PORCH BEAM-ALUM CLAD: ARCTIC WHITE
PORCH RAILING: WHITE



1 Key Plan

SCALE: NTS

CONSULTANT

ARCHITECT
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P 402.420.2324

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FITCHBURG, WI

EXTERIOR ELEVATIONS - B WING

REVISIONS

MARK	DATE	DESCRIPTION
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2	12.3.18	

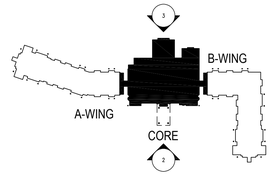
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A202-B

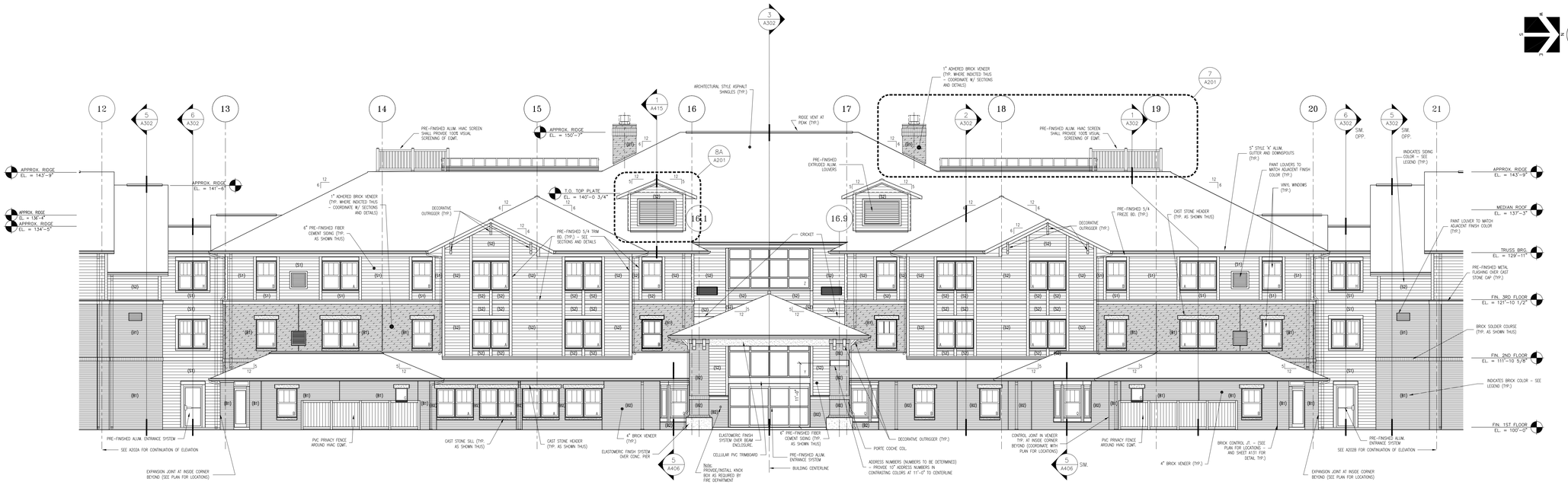
CA October 2018

EXTERIOR ELEVATIONS - B WING

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1 Key Plan
SCALE: NTS



2 Front Elevation at Core
SCALE: 1/8" = 1'-0"

NOTE:
ALL ROOF EDGES AND ROOF VALLEYS SHALL HAVE MINIMUM 36" WIDE ICE AND WATER SHIELD MEMBRANE.

NOTE:
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LEGEND

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CAST STONE/PRECAST CONC: NOSTALGIC STONE, LIGHT BUFF

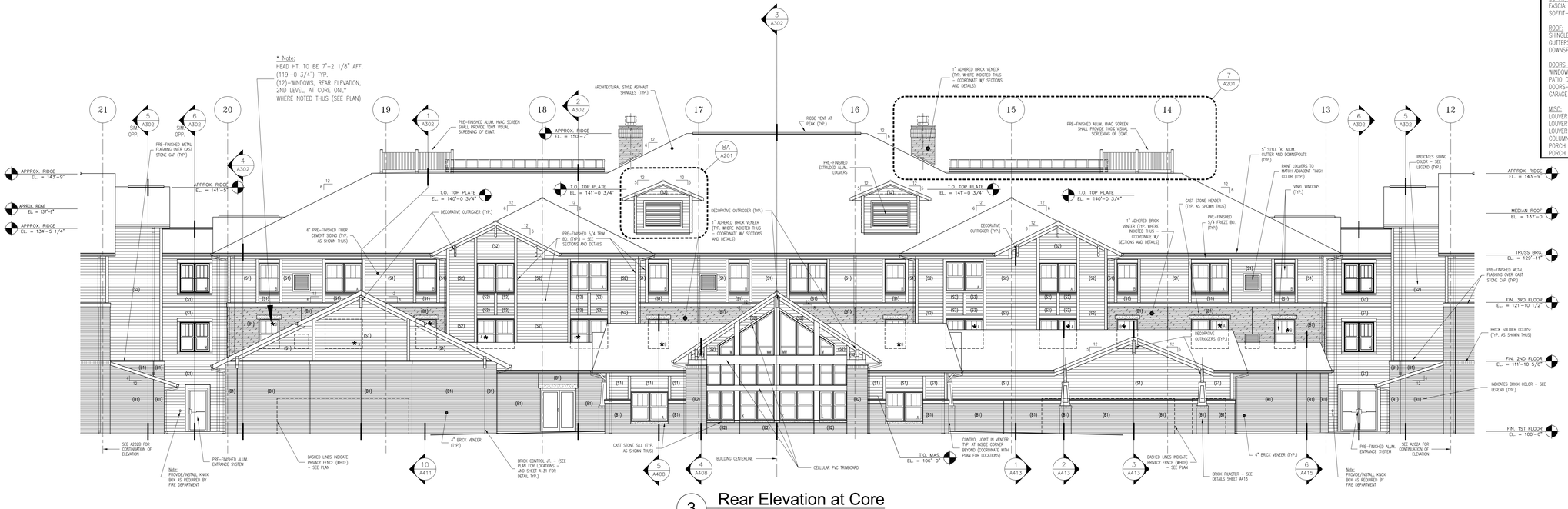
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PORCH BEAM-ALUM CLAD: ARCTIC WHITE
PORCH RAILING: WHITE



3 Rear Elevation at Core
SCALE: 1/8" = 1'-0"

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ARCHITECT
CAMERON
GENERAL CONTRACTORS
Lincoln, Nebraska 68516
P 402.420.2324

RLG-FITCHBURG
FITCHBURG, WI

EXTERIOR ELEVATIONS - CORE

MARK	DATE	DESCRIPTION
1	---	---

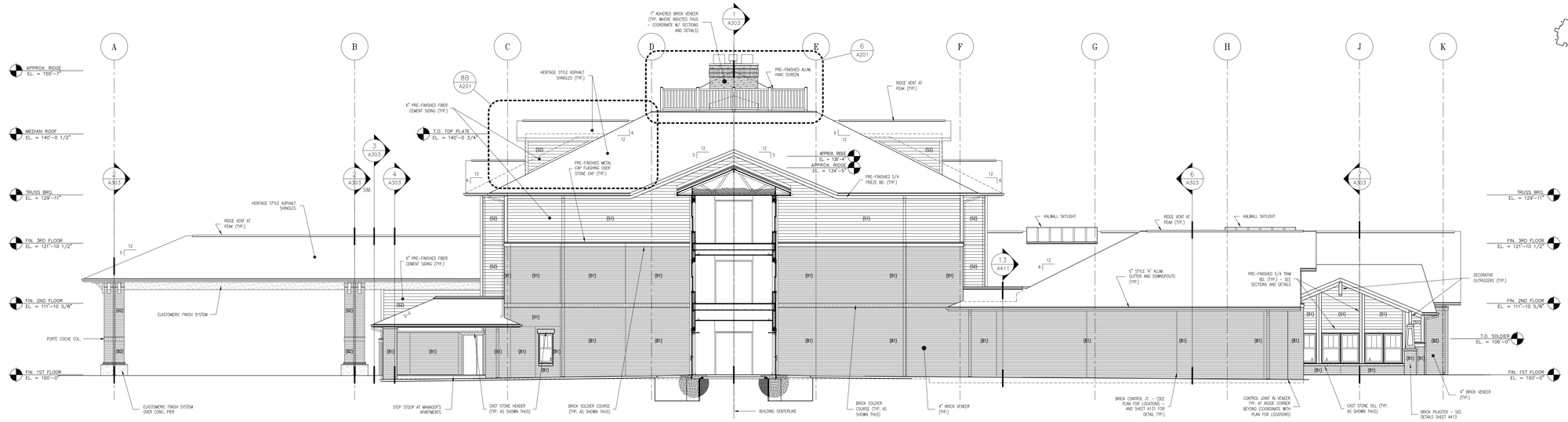
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DATE:
10/01/2018

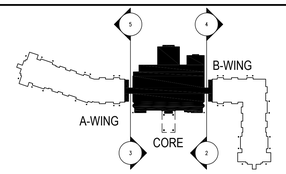
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EXTERIOR ELEVATIONS - CORE

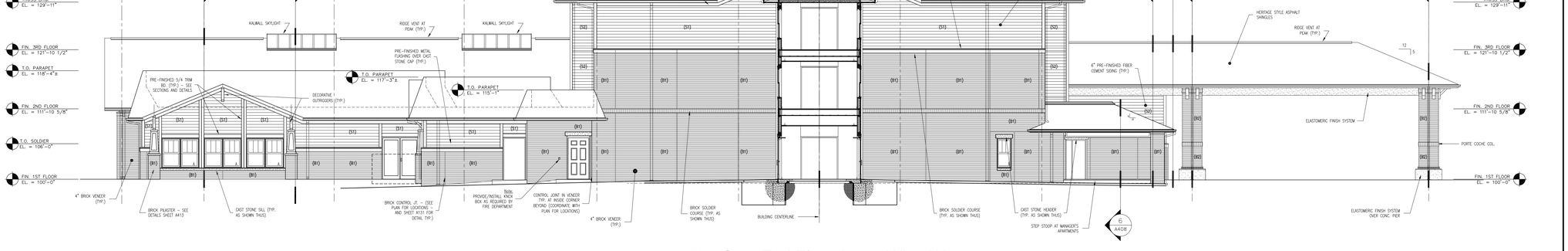
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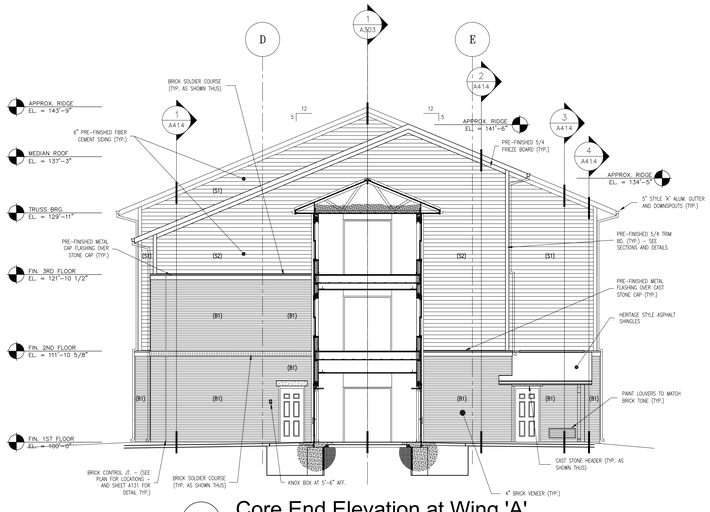
2 Core End Elevation at Wing 'B'
SCALE: 1/8" = 1'-0"



1 Key Plan
SCALE: NTS



3 Core End Elevation at Wing 'A'
SCALE: 1/8" = 1'-0"



5 Core End Elevation at Wing 'A'
SCALE: 1/8" = 1'-0"

NOTE:
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NOTE:
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LEGEND

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(B2) - INDICATES BRICK VENEER - OLDCASTLE, WATERFORD PEWTER
CAST STONE/PRECAST CONC: NOSTALGIC STONE, LIGHT BUFF

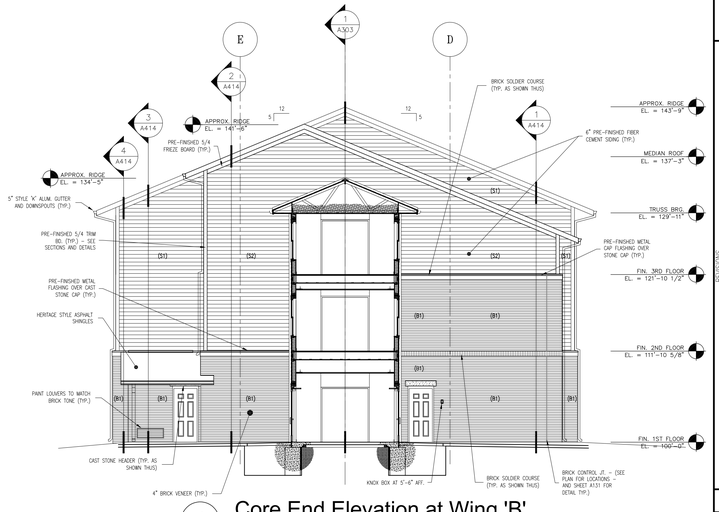
SIDING:
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FASCIA: HARDIE TRIM, ARCTIC WHITE
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LOUVER-DORMER: WHITE TO MATCH WINDOWS
COLUMN, TOP SECTION-ALUM CLAD: ARCTIC WHITE
PORCH BEAM-ALUM CLAD: ARCTIC WHITE
PORCH RAILING: WHITE



4 Core End Elevation at Wing 'B'
SCALE: 1/8" = 1'-0"

CONSULTANT

ARCHITECT
CAMERON
GENERAL CONTRACTORS
1005 Stockwell
Lincoln, Nebraska 68516
P 402.420.2324

RLC-FITCHBURG
FITCHBURG, WI

EXTERIOR ELEVATIONS - CORE

MARK	DATE	DESCRIPTION

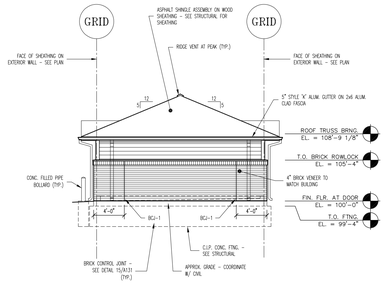
REVISIONS

DATE:
10/01/2018

A203-C

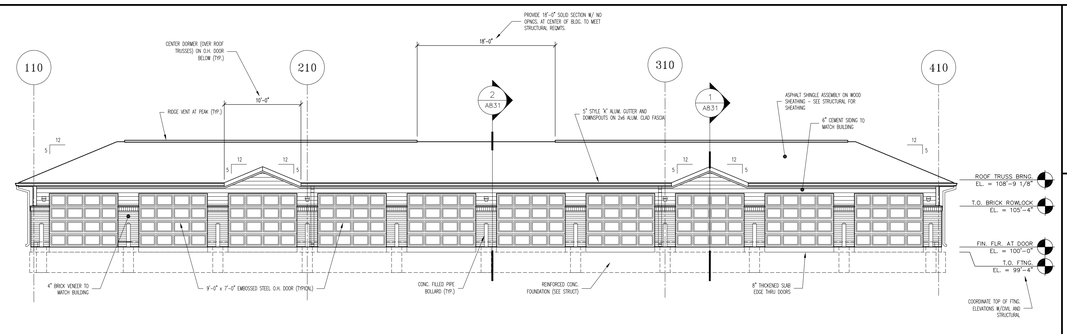
EXTERIOR ELEVATIONS - CORE

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310 10 Stall Garage Side Elevation

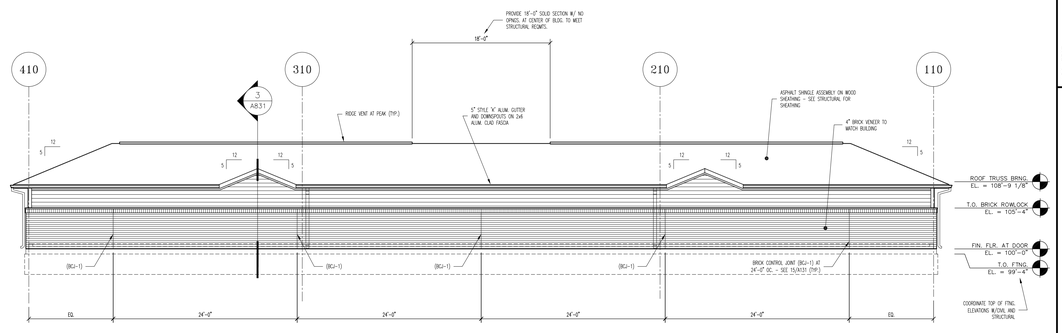
SCALE: 1/8" = 1'-0"



GENERAL NOTES:
1. ALL NOTED FINISHED FLOOR ELEVATIONS ARE AT THE DOOR OPENINGS.
2. ALL FLOORS SLOPE TO THE DOOR OPENINGS.

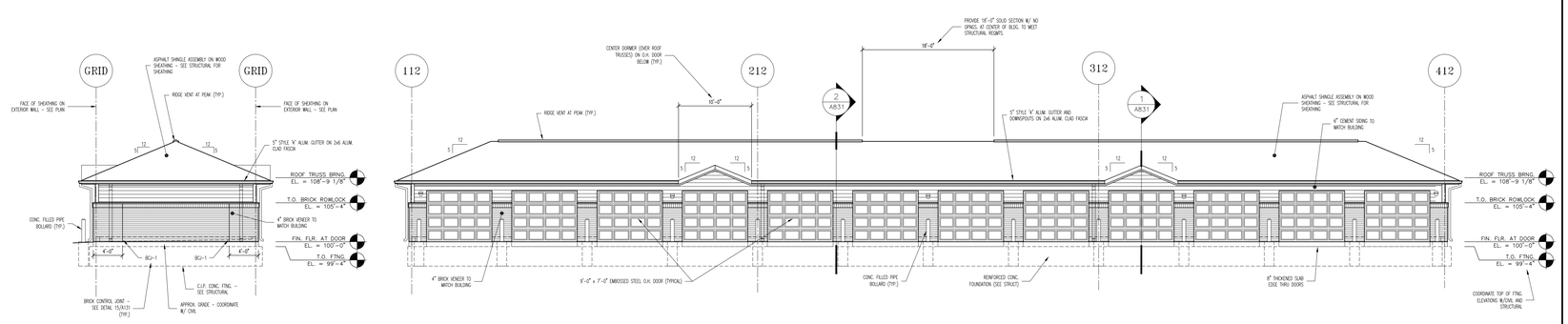
110 10 Stall Garage Front Elevation

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



210 10 Stall Garage Rear Elevation

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



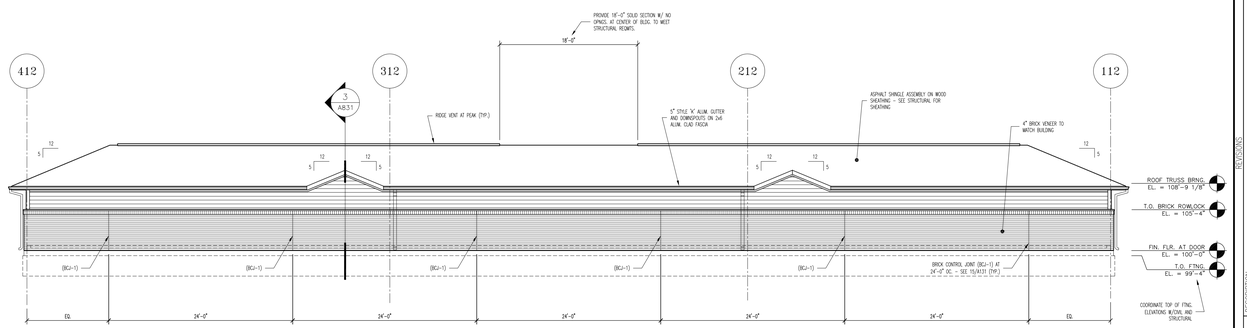
312 12 Stall Garage Side Elevation

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

GENERAL NOTES:
1. ALL NOTED FINISHED FLOOR ELEVATIONS ARE AT THE DOOR OPENINGS.
2. ALL FLOORS SLOPE TO THE DOOR OPENINGS.

112 12 Stall Garage Front Elevation

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



212 12 Stall Garage Rear Elevation

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

CONSULTANT

ARCHITECT

CAMERON
GENERAL CONTRACTORS
Lincoln, Nebraska 68516
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RLC-FITCHBURG
—
FITCHBURG, WI

GARAGE ELEVATIONS

MARK	DATE	DESCRIPTION
1	10/31/18	PERMIT

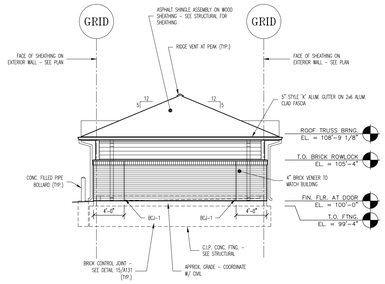
DATE: 10/31/2018

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24 October 2018 3:13:59 PM

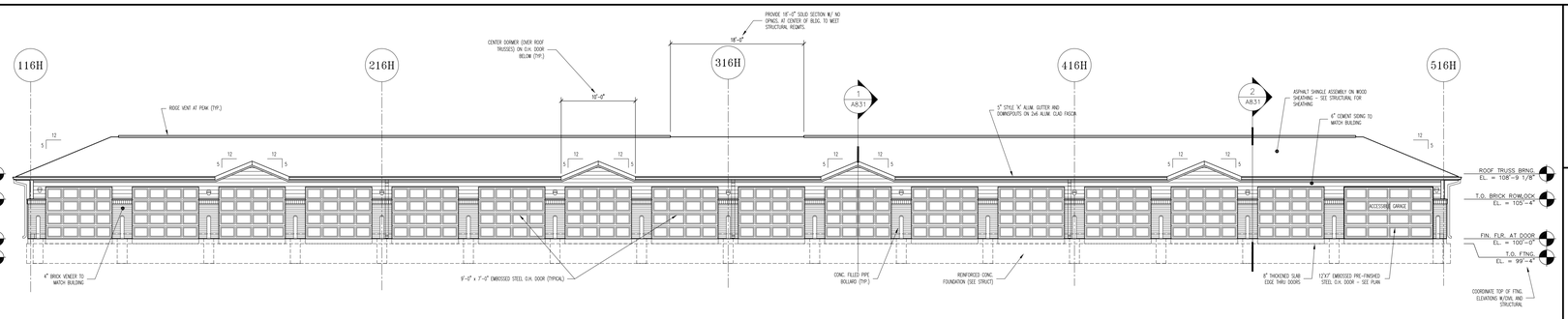
GARAGE ELEVATIONS

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316H 16 Stall HC Garage Side Elevation

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



116H 16 Stall HC Garage Front Elevation

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

GENERAL NOTES:
1. ALL NOTED FINISHED FLOOR ELEVATIONS ARE AT THE DOOR OPENINGS.
2. ALL FLOORS SLOPE TO THE DOOR OPENINGS.

216H 16 Stall HC Garage Rear Elevation

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

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GARAGE ELEVATIONS

REVISIONS

MARK	DATE	DESCRIPTION
1	---	---

DATE:
10/01/2018

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25 October 2018
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GARAGE ELEVATIONS

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