



February 15, 2022

City of Fitchburg
Attn: Lisa McNabola
5520 Lacy Road
Fitchburg, WI 53711

Dear Lisa:

The attached PDD-GIP request is for the multi-family site of the Fahey South Development, also known as Highfield Reserve. This project is designed to complement the housing variety that is an integral theme of the overall development. Going forward, this project will be known as “Irish Fields”.

Sincerely,

Greg J Held
Member

Cc: David Fahey
Fred Rouse
Tony Heinrichs



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 AS & AX district to the PDD-GIP district the following described property:

1. Location of Property/Street Address: Fahey property / 5282 Irish Lane

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

Lot 270 & 271 Highfield Reserve

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

2. Proposed Use of Property - Explanation of Request:

Multifamily

3. Proposed Development Schedule: 2022-2026

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning 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): Multifamily

Total Dwelling Units Proposed: 228 **No. Of Parking Stalls:** 406

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

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

Floor Area: TBD **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Fahey Land, LLC - David Fahey

Address: 5376 Irish Ln. Fitchburg, WI 537711 **Phone No:** 608-658-0174

Contact Person: Greg Held - Knothe & Bruce Architects, LLC

Email: gheld@knothebruce.com

Address: 7601 University Ave. Ste. 201 Middleton, WI 53562 **Phone No:** 608-836-3690

Respectfully Submitted By: *David Fahey* David Fahey
 Owner's or Authorized Agent's Signature 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. _____



Highfield Reserve Multi-Family Site

IRISH FIELDS

PDD-GIP Application
February 15, 2022

PROJECT

Highfield Reserve – Multi-family Site

SUMMARY

The Highfield Reserve Development is a master planned community that will include a variety of housing types and an institutional site to provide a mixed-use neighborhood. The development will include single family homes, twin-homes, a multi-family component and a school. One of the primary objectives of the development is to provide a broad spectrum of housing types and styles.

This submittal is to request PDD-GIP zoning for the multi-family component of the development.

ORGANIZATIONAL STRUCTURE

Owner:	Fahey Land LLC 5376 Irish Lane Fitchburg, WI 53711	Contact:	David Fahey faheysd@gmail.com 608.658.0174
Applicant:	Rouse Management 2428 Perry Street Madison, WI 53713	Contact:	Fred Rouse fred@rousemgmt.com 608.251.5382
Architect:	Knothe & Bruce Architects, LLC 7601 University Ave. Middleton, WI 53562	Contact:	Greg Held gheld@knothebruce.com 608.836.3690
Engineer:	D'Onofrio Kottke 7530 Westward Way Madison, WI 53717	Contact:	Ron Klaas rklaas@donofrio.cc 608.833.7530

EXISTING CONDITIONS

Legal Description

Lot 207 & 271 Highfield Reserve

Existing Parcels

5282 Irish Lane 0-609-154-9501-2
0-609-154-2050-2

Existing Zoning

A-S Small Lot Agriculture
A-X Exclusive Agriculture

Adopted Plans and Approvals

Comprehensive Land Use Plan: (July 2021)	HDR High Density Residential (> 9 du/acre)
McGaw Park Neighborhood Plan:	R2 Residential (min. average 10 du/acre)
Comprehensive Development Plan: (November 2021)	Multi-family (228 du)

A pre-application PDD for the multi-family site was presented to the Plan Commission on December 21, 2021 and was well received.

PROPOSED LAND USE

The Comprehensive Development Plan was approved with 228 dwelling units on the multi-family portion of the development. In keeping with the development theme of housing variety and options, we are proposing several buildings styles that vary in scale and height. The buildings along Fahey Glenn will be smaller scale and two-stories in height. Internal to the site the buildings are larger in scale and up to three-stories in height. In addition to height, the buildings will vary in style. Smaller townhome buildings with individual attached garages are located along the west end of Fahey Glenn. To the east near the institutional site the buildings are two-story walk-up apartments with underground parking. Located behind the buildings along Fahey Glenn are three-story garden style apartments with underground parking. Two of these garden style apartment buildings will be connected by a “Commons”, which will feature indoor and outdoor recreational spaces for the residents of the multi-family site. Individual exterior entrances to the units with street frontage will be provided where grade permits.

This is a market rate rental project, but with a wide variety of dwelling unit sizes and configurations it is designed to appeal to a broad range of residents. Unit sizes will vary from just under 600 s.f. for the studio to nearly 1,300 s.f. for the three-bedroom units. There will be walk-up flats, multi-level townhome units. The garden-style apartment buildings will include elevators which will provide accessible units to appeal to residents with a broad range of ages and abilities.

PDD zoning allows the project to provide the approved density in a more compact format, and the resulting open space has been set aside for outdoor activities and to promote ground water recharge and storm water management. The block dimensions will allow for engaging architecture and attractive, activated streetscapes.

SITE DEVELOPMENT STATISTICS

Lot Area

Lot 270	162,462 s.f.	3.73 acres
Lot 271	289,547 s.f.	6.65 acres
Total:	452,009 s.f.	10.38 acres (net)

Lot Coverage

Allowed:	35%
Proposed:	< 35%

Density

Townhome: 24 Units
 Walk Up Apartments 32 Units
 Garden Apartments 172 Units
 Total: 228 du 22 du/acre

Density by Lot

Lot 270 70 du 18.8 du/acre
 Lot 271 158 du 23.8 du/acre

Dwelling Unit Mix

Studio: 30
 One Bedroom: 113
 One Bedroom + Den: 23 *(Lot area requirement calculated as a two bedroom)*
 Two Bedroom: 51
 Three Bedroom: 11
 Total: 228

Dwelling Unit Mix by Building Type

DWELLING UNIT MIX BY BUILDING TYPE				
Type	Garden Apartment	Walk-up Apartment	Townhome	Total
Efficiency	30	0	0	30
1-Bedroom	105	4 (x2) = 8	0	113
1-Bedroom+Den	7	4 (x2) = 8	2 (x4) = 8	23
2-Bedroom	27	4 (x4) = 16	2 (x4) = 8	51
3-Bedroom	3	0	2 (x4) = 8	11
Total	172	32	24	228

Parking

A minimum of one structured parking stall per dwelling unit will be provided. In addition, off-street surface parking stalls will be provided such that the overall parking ratio will be 1.8 stalls / dwelling unit, minimum. The developer successfully manages similar properties with off-street parking ratios ranging between 1.5 and 1.75 stalls / dwelling unit. Additionally, there are approximately 112 on-street parking spaces on the public streets bordering Lots 270 and 271.

Future stalls: The walk-up apartments at the northeast end of the site (16-unit buildings) have a higher structured parking ratio of at least 1.25 stalls / dwelling unit. Because of the excess structured parking the developer is requesting to reduce the amount of surface parking to be initially built in this area. The developer proposes to complete the southern portion of the surface lot with 13 stalls at the time of initial occupancy. The northern portion with an additional 10 stalls would be constructed in the future if needed. Storm water design will account for the future stalls.

Parking by Building Type

PARKING BY BUILDING TYPE				
Type	Garden Apartment	Walk-up Apartment	Townhome	Total
Structured	172	20 (x2) = 40	10 (x4) = 40	252
Surface	91	13	10 (x4) = 40	144
Future Surface*	0	10	0	10
On-street **	-	-	-	-
Total	263	53 (63)	80	406
Stalls / d.u.	1.5	1.7 (*2)	3.3	1.8

* Future stalls to be constructed if needed.

** There are 112 on-street stalls on the streets bounding Lots 270 & 271.

Including these stalls would bring the overall parking ratio 2 / d.u.

Parking by Lot

PARKING BY LOT		
Type	Lot 270	Lot 271
Structured	86	166
Surface	74	80*
On-street	-	-
Total	160	246
Stalls / d.u.	2.3	1.6

* Including future stalls

ZONING REQUEST

- Planned Development District
 - General Development Plan (PDD-GIP)
 - Specific Implementation Plan (PDD-SIP)

Zoning Request Justification

The PDD Planned Development District is established to encourage and promote diversification and variation through the implementation of comprehensive planning, and to facilitate cohesive, unified projects. The design of the Irish Fields Development, which this multi-family site is a part of, seeks to create housing variety within the framework of a master planned community. The multi-family site will further enhance this variety, including different building styles, dwelling unit types and a wide variety of dwelling unit sizes. Building styles will include multi-level townhome units, stacked flats and garden style apartments. Sizes will range from efficiency through three-bedroom units.

PDD Justification Requirements

1. *A statement of rationale as to why the planned development district zoning is proposed. The proposal shall detail in text, graphic and statistical forms the lack of other available chapter 22*

zoning districts and opportunities for the community betterment the developer suggests are available through the proposed planned development district.

The PDD district zoning is proposed because the setback and sideyard requirements of the nearest applicable residential district, R-H, would not permit the vibrant streetscape that has been established in the single family and twin-home district of the project to be continued through the multi-family site. Reducing the setbacks will permit a more engaging streetscape that is in harmony with the other residential uses within the project. The area of the development has been designated for 228 dwelling units, and the PDD zoning will allow a more efficient use of space, increasing the amount of opens space available to residents.

2. *An analysis of social and economic impacts on the community of the project.*

This project will provide high quality housing to residents of the City of Fitchburg. The master planned nature of the project will provide various housing options and levels of affordability, while helping to mitigate a growing housing shortage. The variety of housing options, outdoor amenities, and recreational offerings provides an opportunity for enriched social interaction between citizens.

3. *An analysis of how the proposal is consistent with, and will advance the goals, policies and objectives of the comprehensive plan.*

The project is consistent with the Comprehensive Plan and the McGaw Park Neighborhood Plan. It will further the City's stated goals by providing housing options accessible to residents of various ages, income level, and family size. The project contributes to relieving existing and forecasted housing needs and supports a diverse and balanced community.

4. *A detailed analysis discussing the intended specific environmental design, the amenities to be gained by the planned development district zoning proposal, and, specifically, a statement as to why such benefits and amenities would not be realized under any other chapter 22 zoning district.*

The project will improve stormwater management in the area while providing needed housing in an efficient, environmentally responsible manner. The project will allow increased open space for residents and recreational options that would not otherwise be possible.

5. *General outline of the intended organizational structure for a property owners association, if any; proposed condominium documents, if any; deed restrictions and all agreements necessary to accommodate private provision of common services, if any.*

The project will be privately owned and managed. The development team has extensive property development and management experience. They typically provide on-site management and employ a long-term hold strategy for their properties.

6. *For any project plan proposed, a schedule for completion of the public and private improvements proposed within the project plan.*

Infrastructure construction is expected to begin in the spring of 2022 and be complete in the fall of 2022. Building construction would begin immediately and would be phased over the course of 2-3 years, consistent with market demand.

7. *Neighborhood input.*

The conceptual project plan was presented to the neighborhood association and abutting property owners on September 16, 2021, at the Swan Creek Park Shelter. Questions were regarding the overall housing mix, price point and character of the development along with off-site stormwater management and phasing.

Criteria for Approval

1. *Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:*

- a. *Respect the physical attributes of the site with particular concern for preservation of natural features, tree growth and open space. The project shall be accomplished in such a manner as to minimize grading of the existing terrain, by working with topographic conditions. Grading and improvements on slopes of 12 percent or greater shall be limited.*

The proposed site is currently cropland with no remarkable natural features, tree growth or landscaping. Grading of the site will be limited to that required to achieve proper drainage and storm water management.

- b. *Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with the development prospects for the area.*

This project will provide an opportunity for a cohesive, integrated design that will feature engaging architecture, attractive streetscapes that at the same time provide a variety of housing options. There will be abundant open space that allows for extensive landscaping and assists in storm water management for the area. The project complies with the goals and strategies outlined in the Fitchburg Comprehensive Plan and the McGaw Park Neighborhood Plan.

- c. *Not adversely affect the anticipated provision of school or municipal services.*

The density proposed by this development has already been anticipated by the Oregon School District. Multi-family development of this type typically puts less of a burden on schools due to the relatively small number of children versus other housing types. Municipal services are adjacent to the site and will be extended to serve the development.

- d. *Not create traffic or parking demand incompatible with the existing or proposed facilities to serve it.*

The on-site parking is designed to meet the demand for the residential uses proposed. The roads proposed as part of the development will improve the traffic network in the area.

- e. *Produce a transportation network that emphasizes connectivity and reduction of motor vehicle trips.*

The streets have been designed to encourage pedestrian and bicycle travel. A bike path through the site will connect to the existing network of bike trails that connect to nearby parks and to other communities throughout Dane County.

- f. Provide a block structure appropriate to pedestrian activity*

The block dimensions and integrated pedestrian and bicycle paths promote pedestrian activity.

- g. Ensure environmental features are protected to a greater degree than that which would otherwise be required, or occur.*

The land is currently farmland and without significant ground cover. This development provides an opportunity to add significant trees to the landscape which can sequester carbon. Stormwater management will be improved.

- h. Provide an environmental design, including amenities, of buildings and site improvements that are greater than that which would otherwise occur or be required.*

The project has been designed to concentrate open space into useable areas. Outdoor amenities and extensive landscaping will be provided. Final amenities are yet to be determined, but are expected to include a swimming pool, fenced dog run and outdoor gathering places.

- i. Provide a greater level of economic, social and other benefits than would otherwise be realized.*

The multi-family component of the Fahey South Development will further the goals of the overall development, which is to increase housing opportunities in the City of Fitchburg. This will meet the needs of a multi-generational neighborhood and support nearby employment centers, local businesses, and the community as a whole.

- 2. Economic feasibility and impact. The proponents of a planned development district shall provide evidence satisfactory to the plan commission and the common council that the project will not adversely affect the economic prosperity of the city or the values of surrounding properties.*

The multifamily development has been designed to meet the needs of the local Fitchburg community. The development team is experienced and has developed, owns, and maintains many units in Dane County and throughout southern Wisconsin. They can ensure this project is successfully completed and meets the highest standards, both for themselves and the City of Fitchburg.

- 3. Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations of current ordinance requirements shall, at a minimum be met, but to advance environmental design will likely need to be exceeded. The plan commission and common council may require the use of higher levels of transportation and lighting improvements, stormwater management, or water conservation techniques than is required by current ordinance or other governmental guidelines. Such standards shall be appropriate to advancing environmental design objectives and the public health, safety and welfare as determined by the city.*

The design team will work with city staff to meet all specified requirements.

- 4. Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or*

dedication to public entities or commitment to preservation by a private entity. PD contracts shall contain specific reference to the ownership of such open space areas and to the provision for maintenance.

The storm water features, green and open spaces on the multi-family site will be privately owned and maintained.

Variations From Standard Zoning

The multi-family site of the Fahey South Development most closely resembles the R-H zoning district, however variations from this district are requested to allow a design that is in harmony with and complements the residential development on the rest of the site. The multi-family site is requesting modifications to the standards of the R-H zoning district:

- Number of multiple family dwelling units per lot.
- Maximum lot size.
- Setbacks (front, side, street side).
- Maximum building height.

See proposed zoning text on following page.

Multi-family Zoning Text

Lot Area Requirements:

Efficiency	2,000 square feet
1 bedroom	2,200 square feet
2 bedrooms	2,400 square feet
3 bedrooms	2,700 square feet
4 bedrooms or more	3,100 square feet

Exceptions:

If more than half of the dwelling units in a building are efficiency units, those in excess of half shall be counted as one bedroom units.

500 square feet of lot area per structured parking space shall be deducted from the minimum lot area for any building that provides structured parking on-site, either within the building or in a detached underground parking structure.

Minimum Lot Width: 80 feet.

Minimum Front Setback: 20 feet, except that an open front porch or stoop may protrude to within 15 feet of the front lot line.

Minimum Side Setback: 10 feet.

Minimum street side setback: 20 feet.

Minimum rear setback: 25 feet.

Maximum building height: 50 feet or three stories, whichever is less unless a conditional use is approved for additional stories up to six or 75 feet whichever is less.

Maximum lot coverage: 35 percent.



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

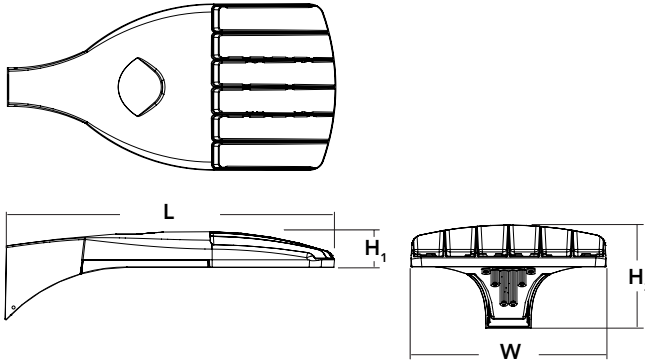
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height ₁ :	3" (7.62 cm)
Height ₂ :	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

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

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ^{8,9} PIRHN Network, high/low motion/ambient sensor ¹⁰ PER NEMA twist-lock receptacle only (control ordered separate) ¹¹ PER5 Five-pin receptacle only (control ordered separate) ^{11,12} PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹³	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{14,15} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{14,15} PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{14,15} PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{14,15} FAO Field adjustable output ¹⁶	Shipped installed HS House-side shield ¹⁷ SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹⁷ Shipped separately BS Bird spikes ¹⁸ EGS External glare shield ¹⁸
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

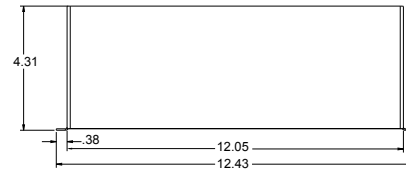
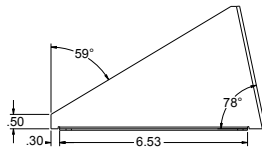
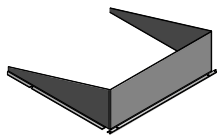
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁹
DSHORT SBK U	Shorting cap ¹⁹
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 ¹⁷
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 ¹⁷
DSX0HS 40C U	House-side shield for P5,P6 and P7 ¹⁷
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²⁰
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹

For more control options, visit [DTL](#) and [ROAM](#) online. Link to [nLight Air 2](#)

NOTES

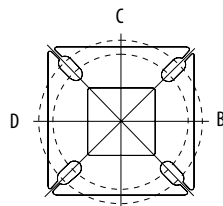
- 1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- 2 Not available with HS or DDL.
- 3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 5 Not available with BL30, BL50 or PNMAT options.
- 6 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- 7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- 8 Must be ordered with PIRHN.
- 9 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 10 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- 11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 12 If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 13 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- 14 Reference Motion Sensor table on page 3.
- 15 Reference PER Table on page 3 to see functionality.
- 16 Not available with other dimming controls options.
- 17 Not available with BLC, LCCO and RCCO distribution.
- 18 Must be ordered with fixture for factory pre-drilling.
- 19 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- 20 For retrofit use only.

EGS – External Glare Shield

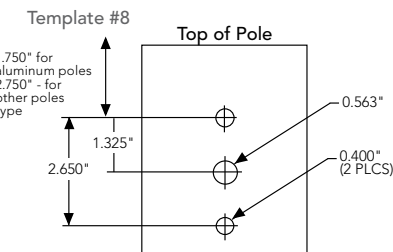


Drilling

HANDHOLE ORIENTATION (from top of pole)



A
Handhole



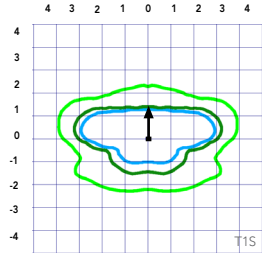
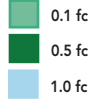
Tenon Mounting Slipfitter

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

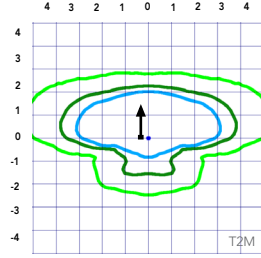
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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

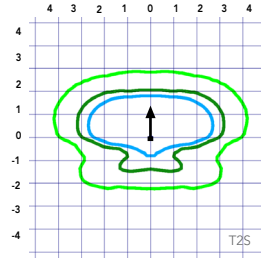
LEGEND



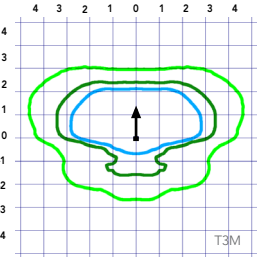
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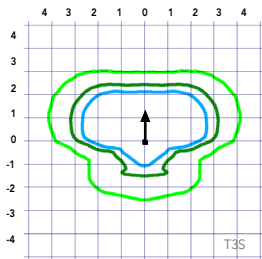
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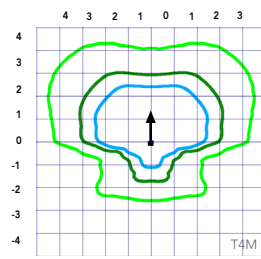
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



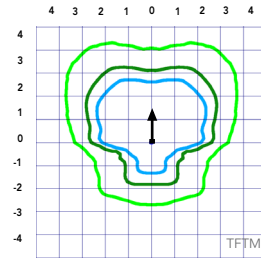
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



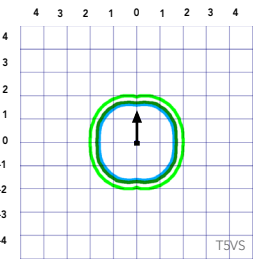
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



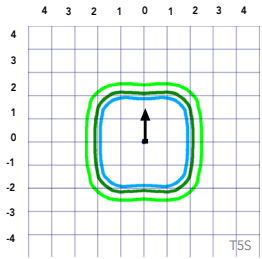
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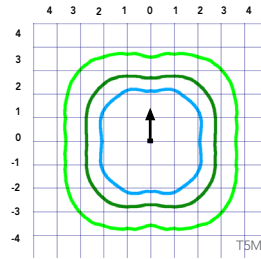
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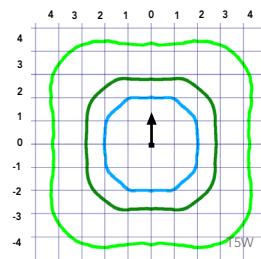
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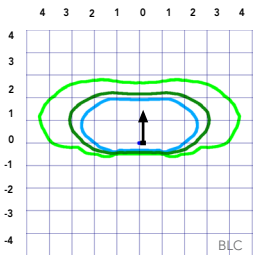
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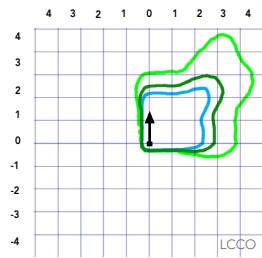
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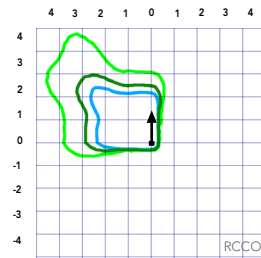
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

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

*for use with separate Dusk to Dawn or timer.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Electrical Load

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

Performance Data

Lumen Output

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

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

Performance Data

Lumen Output

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

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

Performance Data

Lumen Output

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

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

Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

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

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

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

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

ELECTRICAL

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

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

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

LISTINGS

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

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

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

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com
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DSX0-LED
Rev. 09/12/19
Page 8 of 8



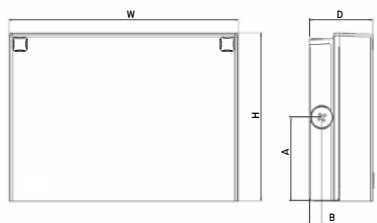
WPX LED Wall Packs



Catalog Number
Notes
Type

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

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹ 30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W 40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	6,000 Lumens, 47W 50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

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

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



Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

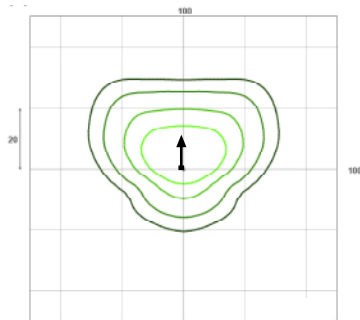
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

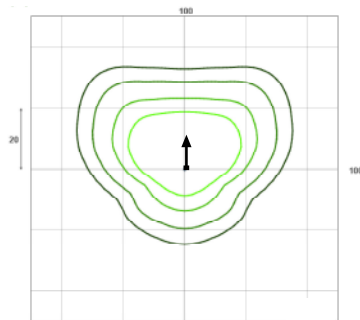
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

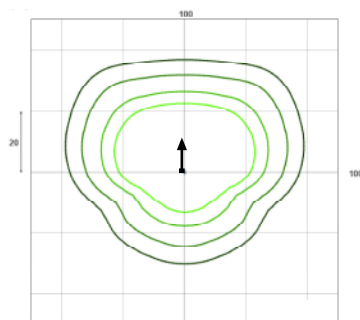
WPX1 LED P1



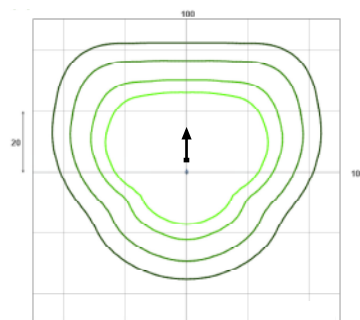
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



**McKee
Farms Park**

**Capital
Springs State
Recreation
Area**

Lacey Road

Fish Hatchery Road

Lacey Road

**Quarry
Hill Park**

Nobel Drive

**McGraw
Park**

Syene Road

Hwy 14

**MULTI-
FAMILY
FAHEY PROPERTY**

**Byrne
Park**

Irish Lane

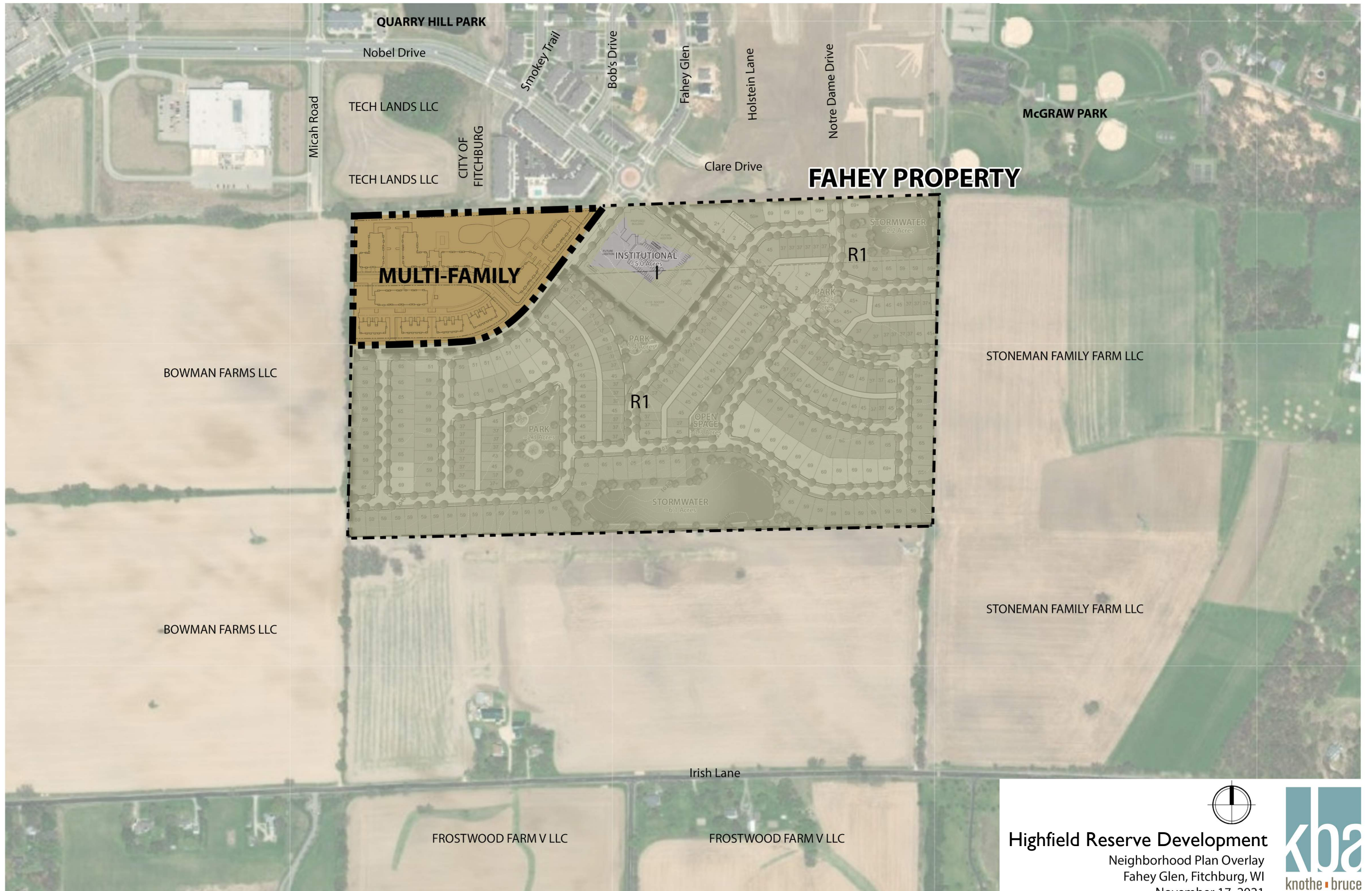
Caine Road

Whalen Road



Highfield Reserve Development
Location Map
Fahey Glen, Fitchburg, WI
November 17, 2021





QUARRY HILL PARK

Nobel Drive

TECH LANDS LLC

TECH LANDS LLC

Micah Road

CITY OF FITCHBURG

Smokey Trail

Bob's Drive

Fahey Glen

Holstein Lane

Notre Dame Drive

Clare Drive

McGRAW PARK

FAHEY PROPERTY

MULTI-FAMILY

INSTITUTIONAL

R1

R1

BOWMAN FARMS LLC

STONEMAN FAMILY FARM LLC

BOWMAN FARMS LLC

STONEMAN FAMILY FARM LLC

FROSTWOOD FARM V LLC

FROSTWOOD FARM V LLC

Irish Lane



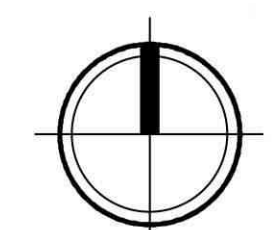
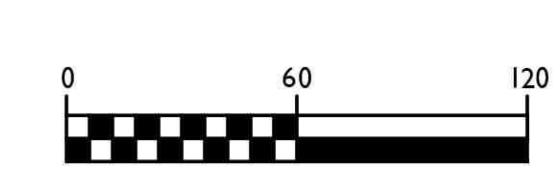
Highfield Reserve Development

Neighborhood Plan Overlay

Fahey Glen, Fitchburg, WI

November 17, 2021





IRISH FIELDS DEVELOPMENT
 Multi-Family Site Plan
 Highfield Reserve, Fitchburg, WI
 February 15, 2022





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Comprehensive Development Plan - 9-21-2021
Pre-App Submittal - November 17, 2021
GIP Submittal - February 15, 2022

PROJECT TITLE
**Fahey Glen South
Development**

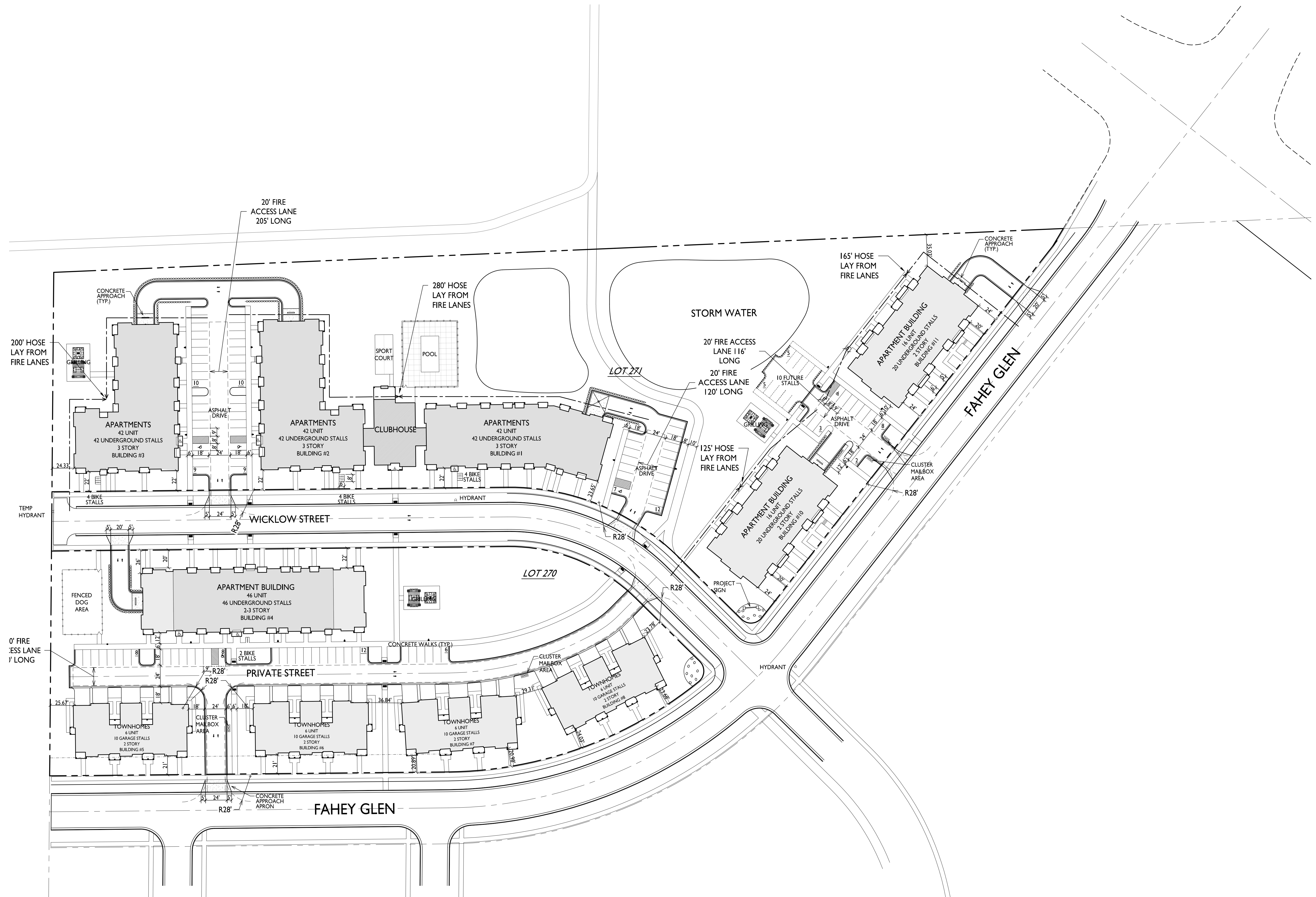
Fitchburg, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

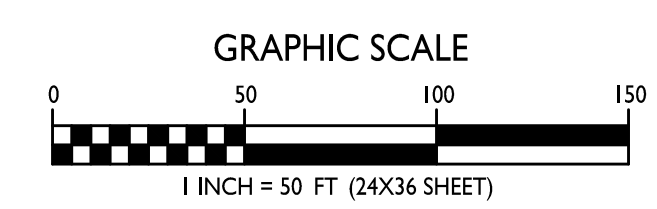
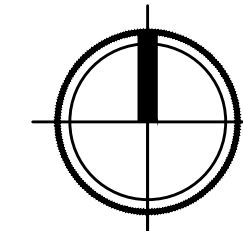
C-1.1

PROJECT NO. **2104**

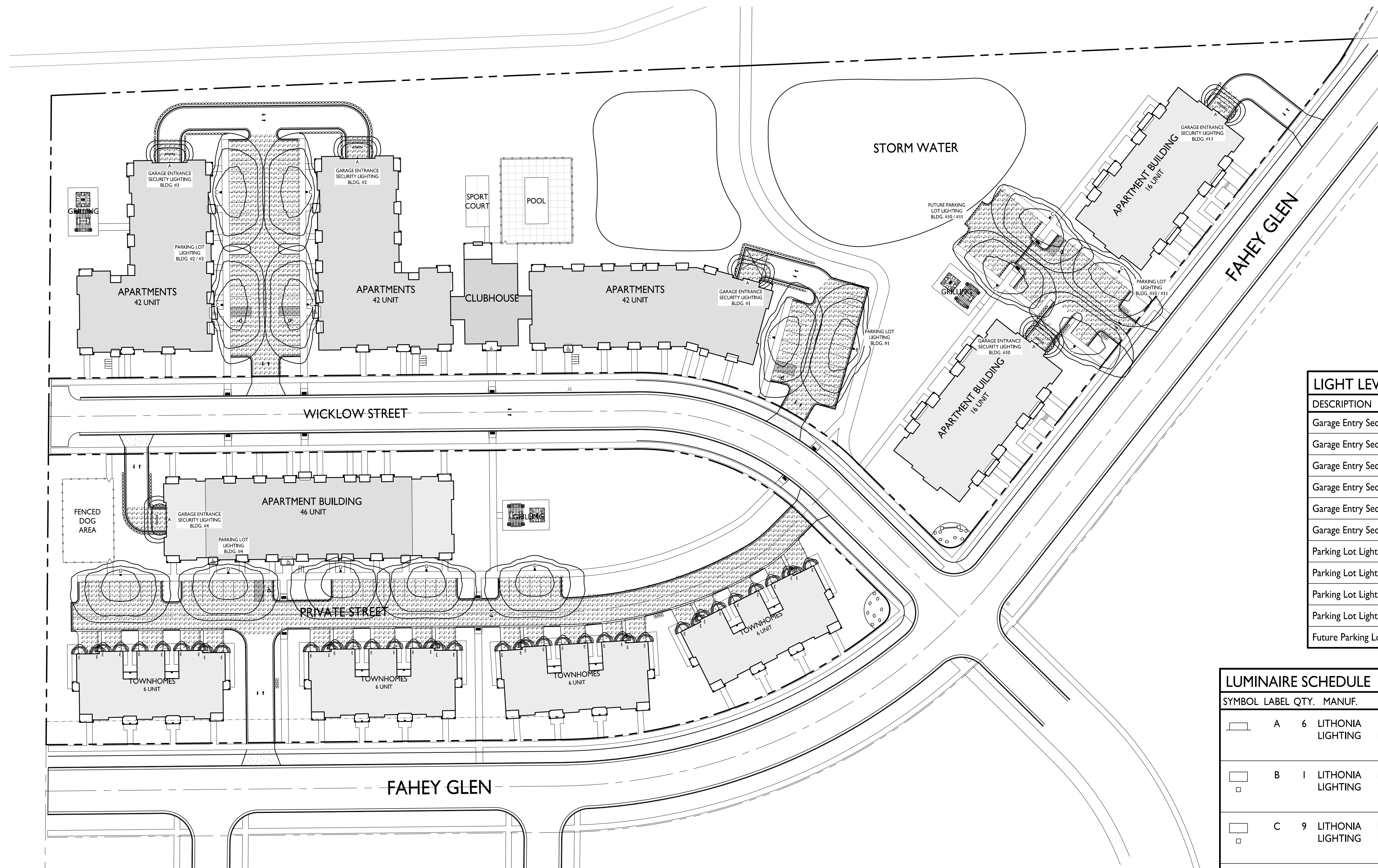
© Knothe + Bruce Architects, LLC



I SITE PLAN
C-1.1 1" = 50'

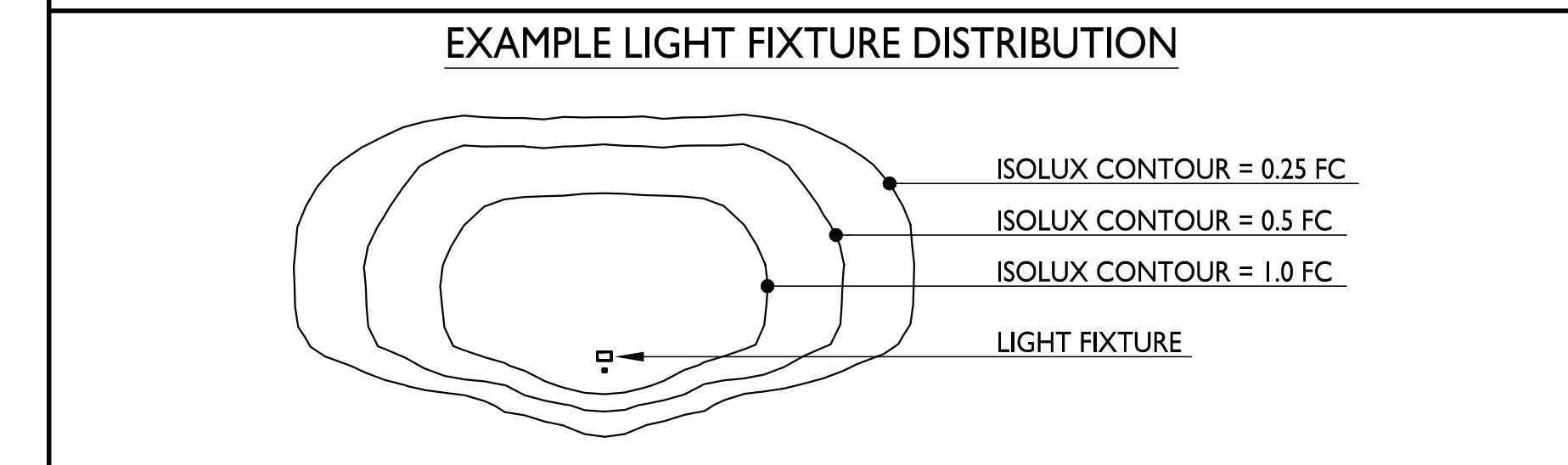


SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING
C-1.3	FIRE DEPARTMENT ACCESS
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY UTILITY PLAN
L-1	OVERALL LANDSCAPE PLAN



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Garage Entry Security Lighting - Bldg. #1	+	1.5 fc	5.8 fc	0.1 fc	58.0:1	15.0:1
Garage Entry Security Lighting - Bldg. #2	+	2.1 fc	6.4 fc	0.3 fc	21.3:1	7.0:1
Garage Entry Security Lighting - Bldg. #3	+	1.9 fc	6.2 fc	0.3 fc	20.7:1	6.3:1
Garage Entry Security Lighting - Bldg. #4	+	1.3 fc	6.4 fc	0.0 fc	N/A	N/A
Garage Entry Security Lighting - Bldg. #10	+	2.3 fc	5.9 fc	0.9 fc	6.6:1	2.6:1
Garage Entry Security Lighting - Bldg. #11	+	2.0 fc	5.9 fc	0.2 fc	29.5:1	10.0:1
Parking Lot Lighting - Bldg. #1	+	0.8 fc	1.9 fc	0.1 fc	19.0:1	8.0:1
Parking Lot Lighting - Bldg. #1 / #2	+	0.7 fc	1.5 fc	0.1 fc	15.0:1	7.0:1
Parking Lot Lighting - Bldg. #4	+	0.7 fc	38.7 fc	0.0 fc	N/A	N/A
Parking Lot Lighting - Bldg. #10 / #11	+	0.8 fc	1.5 fc	0.3 fc	5.0:1	2.7:1
Future Parking Lot Lighting - Bldg. #10 / #11	+	0.6 fc	1.4 fc	0.1 fc	14.0:1	6.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
+	A	6	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500LM, 3000K COLOR TEMP., 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
□	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT	DSX0 LED P1 30K T4M MVOLT	DSX0_LED_P1_30K_T3M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	9	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	DSX0 LED P1 30K T3M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T3M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
□	D	5	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
□	E	40	T.B.D		GENERIC LED LIGHT FIXTURE SHOWN WITH 60 WATT EQUIVALENT BULB		6'-0" ABOVE GRADE ON BUILDING

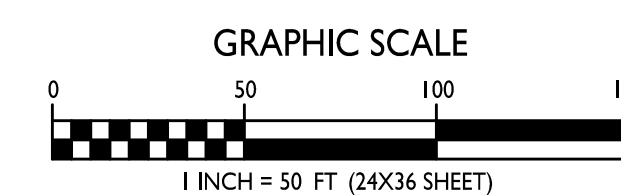
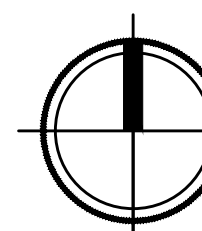


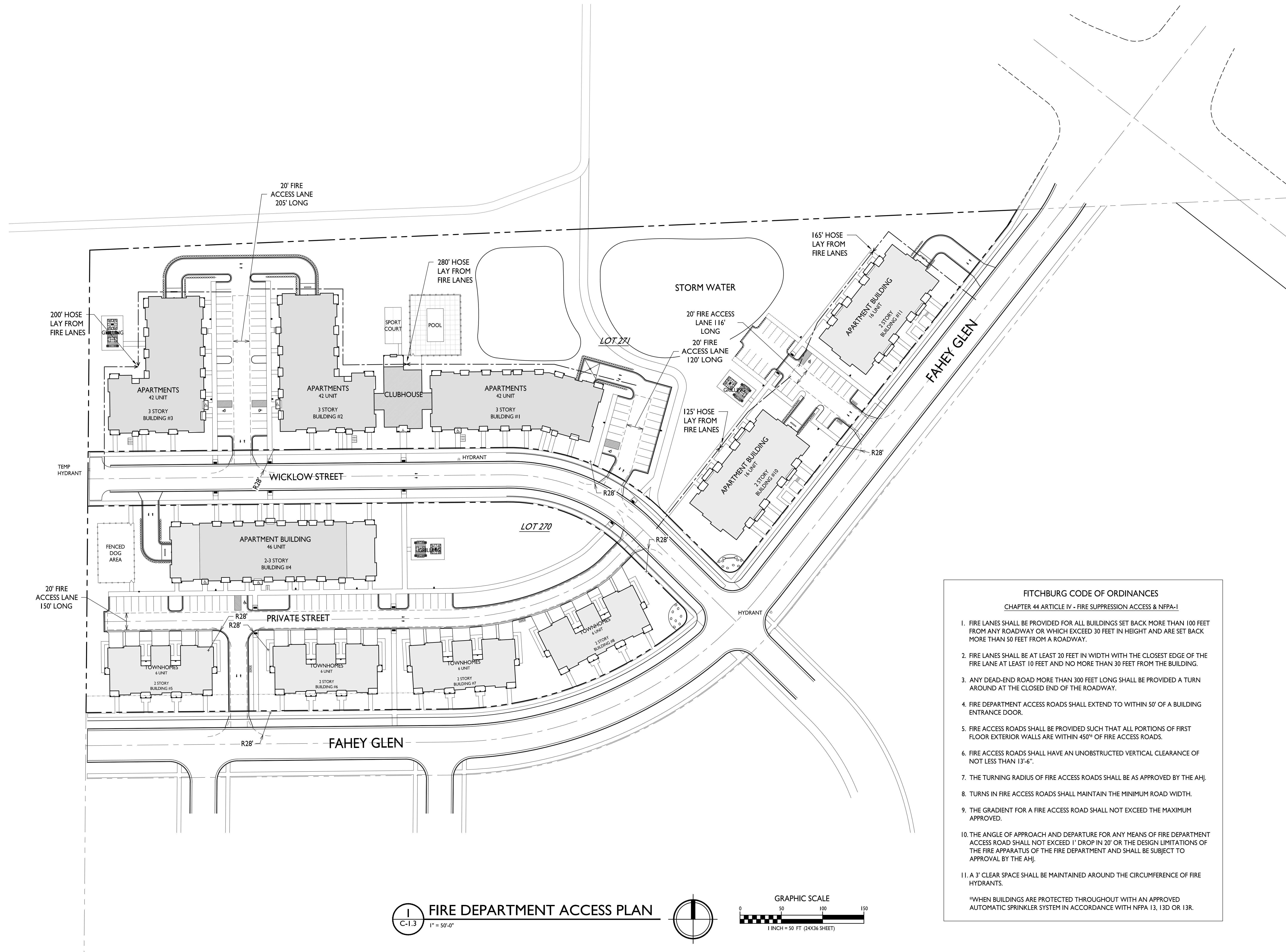
ISSUED
GIP Submittal - February 15, 2022

PROJECT TITLE
Fahey Glen South Development

Fitchburg, Wisconsin
SHEET TITLE
Overall Site Lighting Plan

SHEET NUMBER



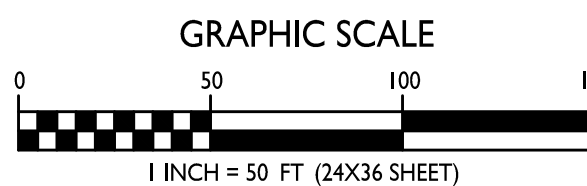
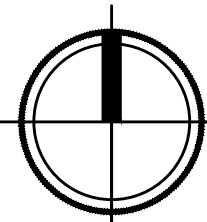


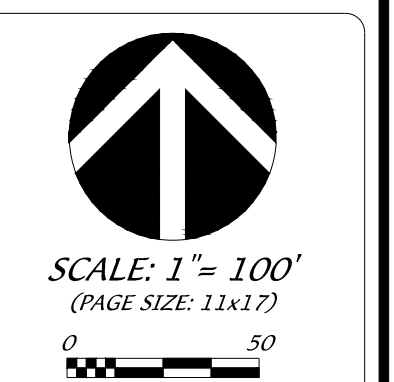
FITCHBURG CODE OF ORDINANCES
CHAPTER 44 ARTICLE IV - FIRE SUPPRESSION ACCESS & NFPA-1

1. FIRE LANES SHALL BE PROVIDED FOR ALL BUILDINGS SET BACK MORE THAN 100 FEET FROM ANY ROADWAY OR WHICH EXCEED 30 FEET IN HEIGHT AND ARE SET BACK MORE THAN 50 FEET FROM A ROADWAY.
2. FIRE LANES SHALL BE AT LEAST 20 FEET IN WIDTH WITH THE CLOSEST EDGE OF THE FIRE LANE AT LEAST 10 FEET AND NO MORE THAN 30 FEET FROM THE BUILDING.
3. ANY DEAD-END ROAD MORE THAN 300 FEET LONG SHALL BE PROVIDED A TURN AROUND AT THE CLOSED END OF THE ROADWAY.
4. FIRE DEPARTMENT ACCESS ROADS SHALL EXTEND TO WITHIN 50' OF A BUILDING ENTRANCE DOOR.
5. FIRE ACCESS ROADS SHALL BE PROVIDED SUCH THAT ALL PORTIONS OF FIRST FLOOR EXTERIOR WALLS ARE WITHIN 450" OF FIRE ACCESS ROADS.
6. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".
7. THE TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE AS APPROVED BY THE AHJ.
8. TURNS IN FIRE ACCESS ROADS SHALL MAINTAIN THE MINIMUM ROAD WIDTH.
9. THE GRADIENT FOR A FIRE ACCESS ROAD SHALL NOT EXCEED THE MAXIMUM APPROVED.
10. THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF FIRE DEPARTMENT ACCESS ROAD SHALL NOT EXCEED 1" DROP IN 20' OR THE DESIGN LIMITATIONS OF THE FIRE APPARATUS OF THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO APPROVAL BY THE AHJ.
11. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

*WHEN BUILDINGS ARE PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, 13D OR 13R.

FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 50'-0"





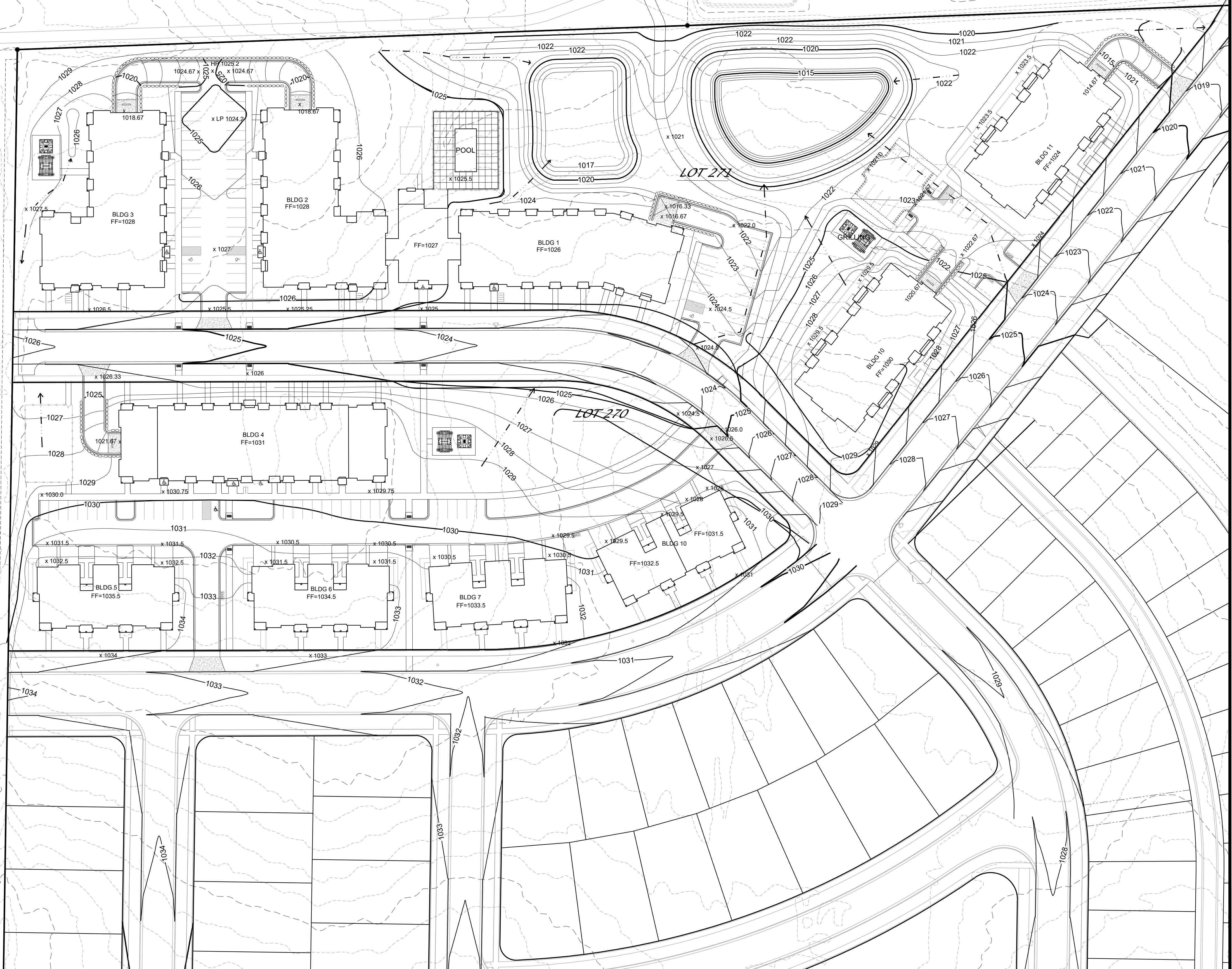
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 DATE: 02-14-22
 REVISED:
 DRAWN BY: ATF
 FN: 21-03-105
 Sheet Number:
 C-2

GENERAL NOTES

1. ALL WORK INCLUDING DETAILS OF CONSTRUCTION NOT SHOWN SHALL BE PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS AS NEEDED TO MATCH FIELD CONDITIONS AND RESOLVE PLAN DISCREPANCIES ENCOUNTERED DURING CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.

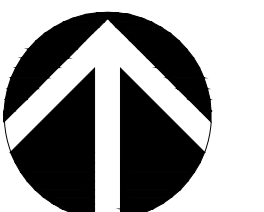
LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED FINISHED GRADE
- DRAINAGE FLOWLINE



UTILITY PLAN
IRISH FIELDS

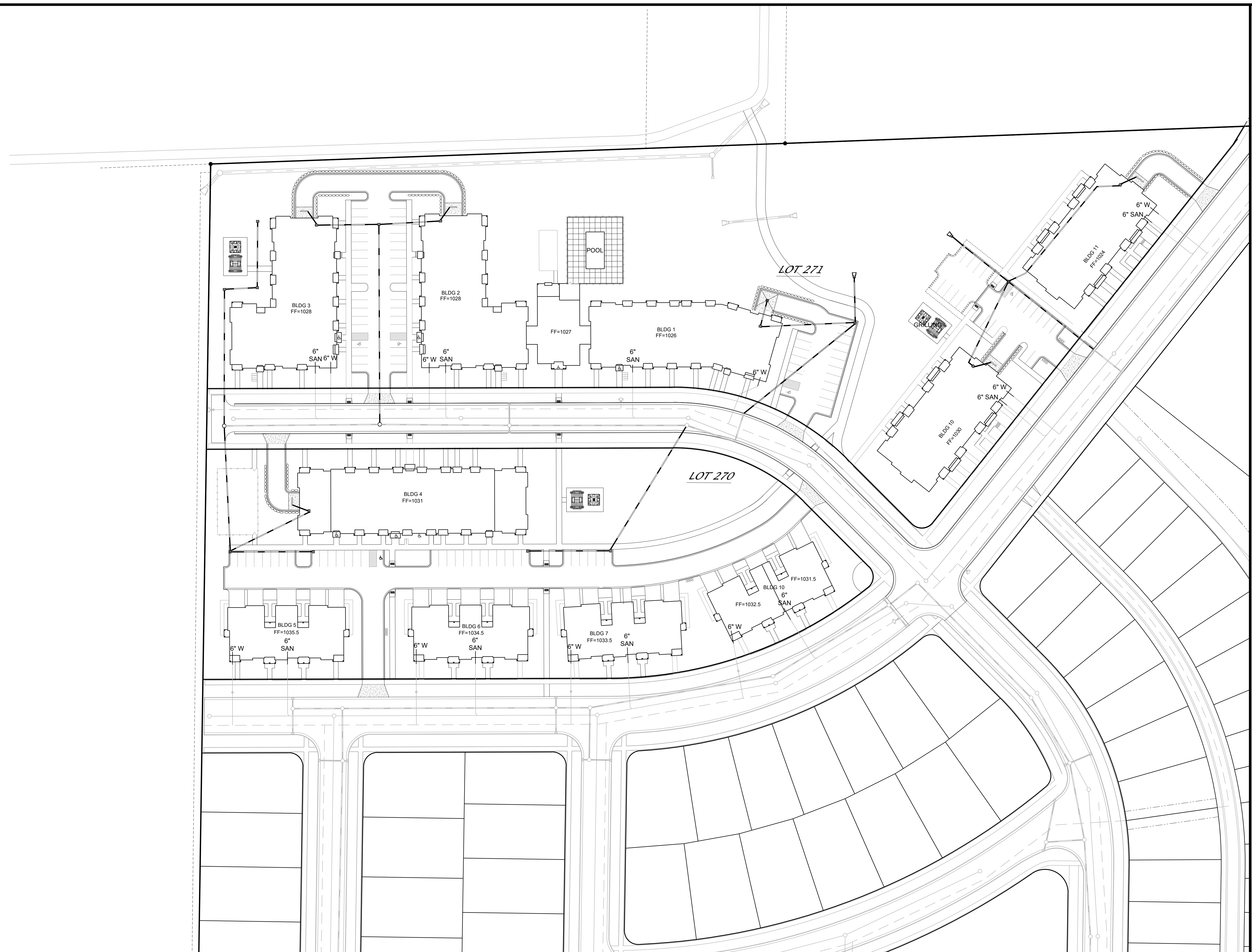
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

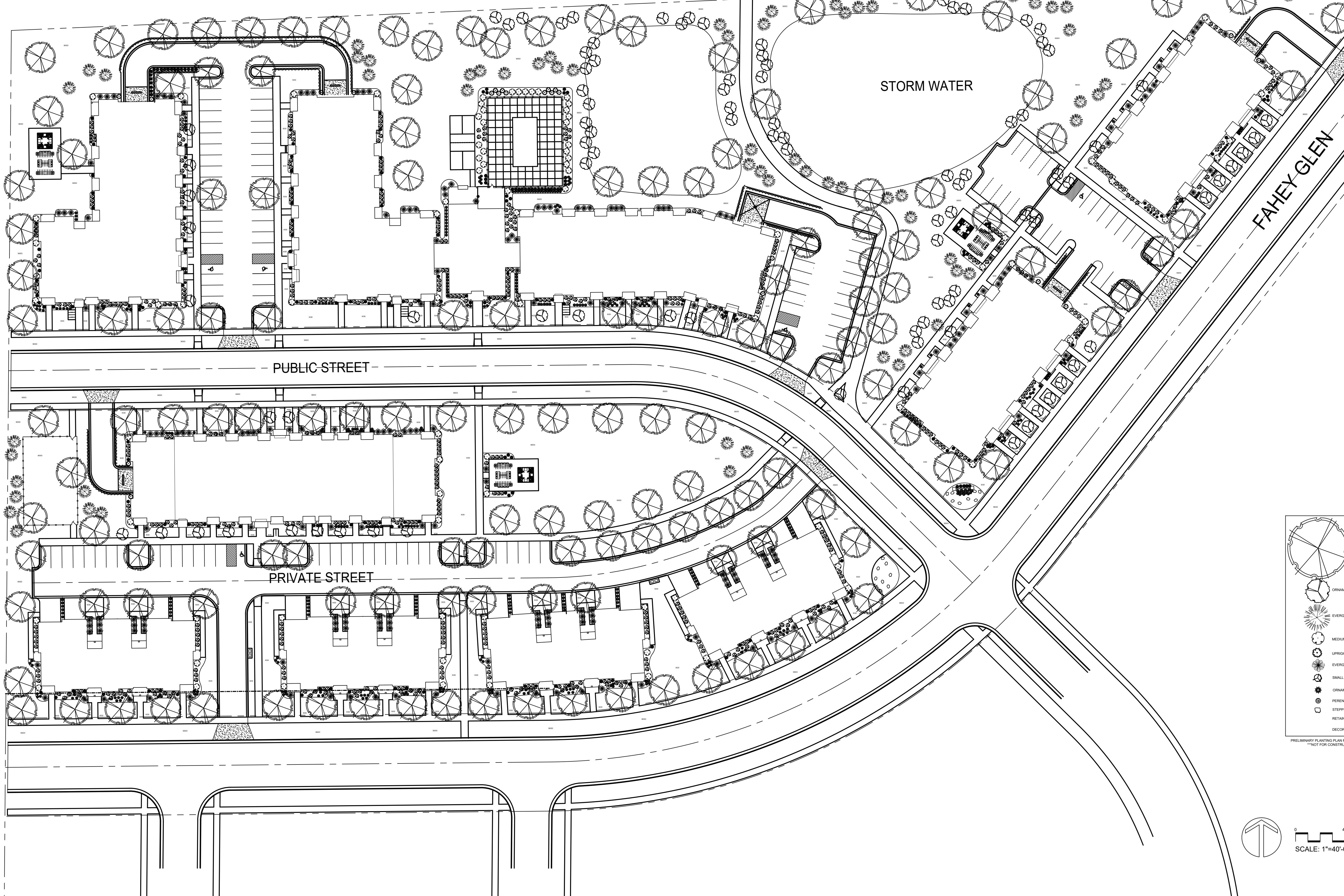


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DRAWN BY: ATF
 FN: 21-03-105
 Sheet Number:
C-3

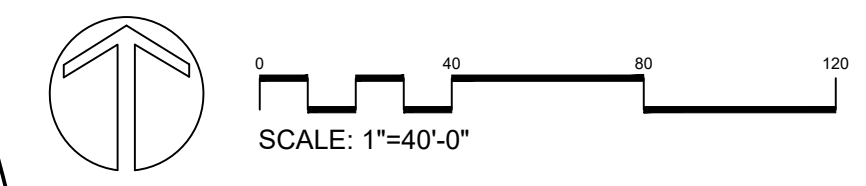




LEGEND

- SHADE TREE
- ORNAMENTAL SHADE TREE
- EVERGREEN TREE
- MEDIUM DECIDUOUS SHRUB
- UPRIGHT ABBORTIVAE
- EVERGREEN SHRUB
- SMALL DECIDUOUS SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- STEPPING STONE
- RETAINING WALL
- DECORATIVE BOULDER

PRELIMINARY PLANTING PLAN FOR BUDGET ONLY
NOT FOR CONSTRUCTION



Rouse-Fahey
Highfield Reserve - Multifamily Site
Fitchburg, Wisconsin

Date: February 14, 2022
Scale: 1" = 40'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions: