



CF Investments LLC  
3636 Skytop Rd  
McFarland, WI 53558  
Phone 608-576-4309

March 19<sup>th</sup>, 2024

City of Fitchburg – Planning/Zoning Department  
City of Fitchburg  
5520 Lacy Rd  
Fitchburg, WI 53711

**Project:** Hartung Fields – Lots 2, 3, and 5 Townhome Development

Letter of Intent

Dear Planning Department,

Purpose of this request: CF Investments LLC is pleased to be submitting a SIP for Hartung Fields Lots 2, 3, and 5.

Project Team:

Our team consists of the following organizations who have worked together on several successful multifamily projects in the Madison area with over 30 years of experience each.

Owner:  
CF Investments LLC  
3636 Skytop Rd  
McFarland, WI 53558  
Contact: Craig Frank  
608-576-4309  
cfbuild@yahoo.com

Civil Engineer &  
Landscape:  
Snyder & Associates, Inc.  
5010 Voges Rd  
Madison, WI 53718  
Contact: Mike Calkins  
608-838-0444  
mcalkins@snyder-  
associates.com

Architect:  
Concepts in Architecture  
LLC  
W125 Amidon Rd  
Brooklyn, WI 53521  
Contact: Jeff Groenier  
608-698-3196  
jbgroenier@msn.com

The project consists of 8 2-story townhome buildings for a total of 50 units. The buildings are a mix of two different styles. The site grading and lot dimensions dictated for “tuck-under” style on lots 2 and 3 and “rear-loaded” style on lot 5. The proposed site layout and building types are in compliance with approved GIP concept plan for these lots.

The unit mix consists of 18 2000 sqft 3 bedroom units, 14 1480 sqft 3 bedroom units, and 18 1280 sqft 2 bedroom units. All units have private 2 car garages and 2 car driveways for a total of 4 parking stalls per unit. The garages are accessed from a private driveway at the rear of the lots.

#### Projected Project Schedule:

It is important for the project’s success to meet the following dates to obtain completions for the 2025 spring/summer market.

- April 16, 2024 – Plan Commission
- April 23, 2024 – City Council
- May, 2024 – Early start permits (footings/foundations)
- July, 2024 – Full building permits lot 5 upon paving of adjacent Botanical Dr
- September, 2024 – Full building permits lots 2 and 3 upon paving of adjacent Botanical Dr
- January, 2025 – Certificate of Occupancy Lot 5
- March, 2025 – Certificate of Occupancy Lot 3
- May, 2025 – Certificate of Occupancy Lot 2

We thank you, in advance, for your time in reviewing our proposal. We look forward to working together to make this plan a reality.

Please feel free to contact us with any questions.

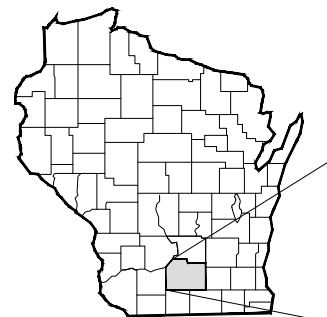
Sincerely,

Craig Frank  
CF Investments LLC

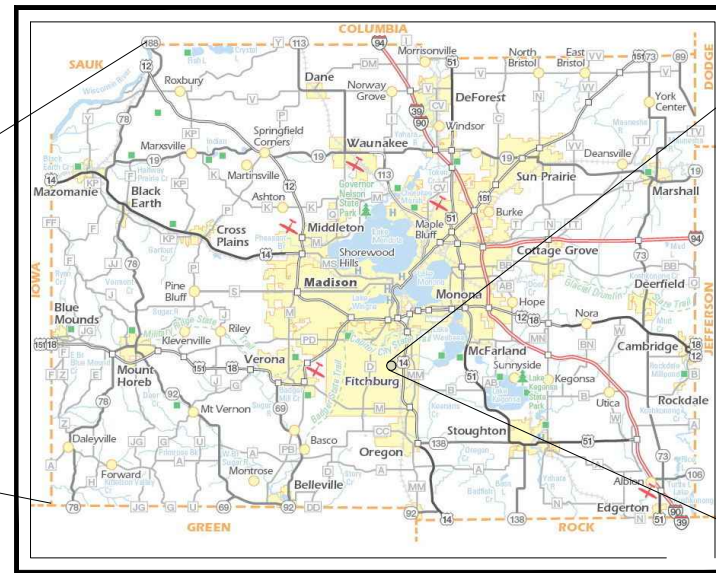
# HARTUNG FIELDS LOTS 2, 3, & 5

## CITY OF FITCHBURG

### SECTION 14, TOWNSHIP 6N, RANGE 9E



REGIONAL MAP



DANE COUNTY  
DANE COUNTY, WISCONSIN



SITE LOCATION MAP  
CITY OF FITCHBURG,  
DANE COUNTY, WISCONSIN

#### CONTACT INFORMATION

ENGINEER:  
SNYDER & ASSOCIATES  
BRIAN ARCAND  
5010 VOGES ROAD  
MADISON, WI 53718  
608-838-0444 EXT. 3224

LAND OWNER  
CF INVESTMENTS LLC  
CRAIG FRANK  
3636 SKYTOP ROAD  
MCFARLAND, WI 53558

CITY OF FITCHBURG  
TIM VOELKER - DIRECTOR OF PUBLIC WORKS  
608-270-4261  
TRACY FOSS - ASSISTANT DIRECTOR OF PUBLIC WORKS  
608-270-4272  
5520 LACY RD  
FITCHBURG, WI 53711

#### UTILITY CONTACT INFORMATION

AT&T  
CONTACT : LISA GUNDLACH  
152 DIXON STREET  
MADISON WI 53704  
608-252-2006

SPECTRUM  
CONTACT : BRANDON STORM  
2701 DANIEL STREET  
MADISON WI 53718  
608-444-9493

MG&E - ELECTRIC  
CONTACT : JIM HERFEL  
133 BLAIR STREET  
MADISON WI 53703  
608-252-7224

MG&E - GAS  
CONTACT : JANE ROSSING  
133 BLAIR STREET  
MADISON WI 53703  
608-252-7233

#### Sheet List Table

- C100 TITLE SHEET
- C101 NOTES
- C102 EROSION CONTROL NOTES
- C300 SITE PLAN
- C400 GRADING PLAN
- C401 GRADING PLAN
- C402 GRADING PLAN
- C403 GRADING PLAN
- C404 EROSION CONTROL PLAN
- C500 UTILITY PLAN
- C501 UTILITY TABLES
- C600 EROSION CONTROL DETAILS
- C601 STORM SEWER DETAILS
- C602 SITE DETAILS
- C603 SITE & SANITARY SEWER DETAILS
- L 100 LANDSCAPE NOTES
- L 200 SEED, SOD AND MULCH PLAN
- L 201 SEED, SOD AND MULCH PLAN
- L 202 PLANTING PLAN
- L 203 PLANTING PLAN
- L 300 LANDSCAPE DETAILS

#### UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSTANCES FEATURES SHOWN ARE IN EXACT LOCATION INDICATED.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

HARTUNG FIELDS LOTS 2, 3, & 5

TITLE SHEET

CITY OF FITCHBURG, DANE COUNTY, WI

**SNYDER & ASSOCIATES, INC.**



Project No: 124.0344.30  
Sheet C100

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	
Technician: TECH	Date: 03-19-2024	T-R-S: TTN+RRW-SS	
Project No: 124.0344.30			Sheet C100

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**GENERAL CONDITIONS**

- 1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

**CONCRETE SIDEWALK**

- 1. SIDEWALK SHALL BE A MINIMUM OF 4" THICK ON A BASE OF 6" OF DENSE AGGREGATE BASE COURSE. SIDEWALKS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK ON A BASE OF 6" DENSE AGGREGATE BASE COURSE. SIDEWALK IN COMMERCIAL AREAS SHALL BE A MINIMUM OF 8" THICK ON A MINIMUM OF 6" OF DENSE AGGREGATE BASE COURSE.
2. SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5%.
4. CURB RAMPS AND DETECTABLE WARNING FIELDS (TRUNCATED DOMES) WILL BE REQUIRED AT ALL INTERSECTIONS AND ANY MID BLOCK CROSSINGS. DETECTABLE WARNING FIELDS SHALL BE NEENAH #4898 OR METAPANEL BY METADOME, LLC, UNPAINTED OR APPROVED EQUAL.

**STORM SEWER & STORM WATER MANAGEMENT NOTES**

- STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:
1. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
2. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
3. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
5. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
7. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12".
10. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.
11. INLETS AT LOW POINTS SHALL HAVE TYPE NEENAH TYPE R GRATES. INLETS ON GRADE SHALL BE DIRECTIONAL TYPE L. INLETS SHALL ALL BE STAMPED "DRAINS TO RIVER".
12. THE LAST TWO PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
13. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
14. EROSION MAT IS REQUIRED FOR ALL RESTORATION ON SLOPES AT OR GREATER THAN 5:1, AND IN AREAS THAT CHANNEL WATER.
15. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED. EROSION MAT SHALL BE PROVIDED IN ALL STREET TERRACES.
16. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.

**SANITARY SEWER**

- 1. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
2. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
3. LATERAL ENDS SHALL BE CAPPED WITH A GLUED ON CAP AND MARKED WITH A PAINTED 4X4 POST.
4. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

**WATER MAIN**

- 1. WATER MAIN SHALL BE DUCTILE IRON UNLESS OTHERWISE APPROVED, AND BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS). BEDDING SHALL BE A MINIMUM OF 6" UNDER AND 12" OVER TOP OF THE PIPE.
2. WATER SERVICES 2" OR SMALLER SHALL BE TYPE "K" COPPER OR APPROVED EQUAL.
3. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
4. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
5. MECHANICAL JOINT FITTINGS WITH MEGA LUGS ARE REQUIRED FOR ALL DIRECTIONAL CHANGE FITTINGS AND WATERMAIN ENDS. ALL BOLTS SHALL BE STAINLESS STEEL. ALL FITTINGS SHALL BE "MADE IN AMERICA" CERTIFIED.
6. LATERAL ENDS SHALL BE MARKED WITH A PAINTED 4X4 WOOD POST.
7. WATER MAINS SHALL UNDERGO A PRESSURE AND LEAKAGE TEST. SERVICES SHALL BE TESTED TO THE CURB STOP. SERVICES 4" AND LARGER WITH JOINTED PIPE SHALL BE TESTED AGAINST THE VALVE WITH A SECOND TEST OUT TO THE PLUG. THE SECOND TEST MAY BE OF SHORTER DURATION AS APPROVED BY THE PUBLIC SERVICES DIRECTOR.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

**ADDITIONAL UTILITY NOTES**

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
6. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

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HARTUNG FIELDS LOTS 2, 3, & 5

NOTES

CITY OF FITCHBURG, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 124.0344.30

Sheet C101

MARK	REVISION	DATE	BY
Engineer:BCA	Checked By: MJC	Scale: 1" =	
Technician:TECH	Date: 03-19-2024	T-R-S: TTN-RRW-SS	
Project No: 124.0344.30			Sheet C101

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

**CONSTRUCTION SEQUENCE**

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXITS AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.
3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.
5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
6. INSTALL ANY UTILITIES.
7. COMPLETE FINAL GRADING FOR PARKING LOT & ROADWAY AND STABILIZE WITH GRAVEL.
8. COMPLETE FINAL GRADE OF THE SITE.
9. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
10. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.

11. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:  
 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS  
 17.50 LBS/ACRE OF RED FESCUE  
 17.50 LBS/ACRE OF HARD FESCUE  
 22.00 LBS/ACRE OF PERENNIAL RYE GRASS  
 THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.  
  
 SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER. MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.  
  
 FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30.  
  
 TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.
12. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
13. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.
14. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

**EROSION CONTROL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR) TECHNICAL STANDARD, FOUND AT: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WisDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1050.
9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1063.
12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
18. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WisDNR TECHNICAL STANDARDS.
19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
20. FOR NON-CANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. ELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
22. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
23. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
24. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

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**HARTUNG FIELDS LOTS 2, 3, & 5**

**EROSION CONTROL NOTES**

CITY OF FITCHBURG, DANE COUNTY, WI

**SNYDER & ASSOCIATES, INC.**

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Project No: 124.0344.30

Sheet C102

MARK	REVISION	DATE	BY
Engineer:BCA	Checked By: MLC	Scale: 1" =	
Technician:TECH	Date: 09-19-2024	T-R-S: TTN-RRW-SS	
Project No: 124.0344.30			Sheet C102







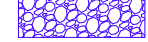



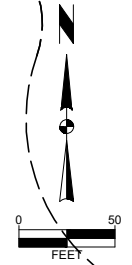
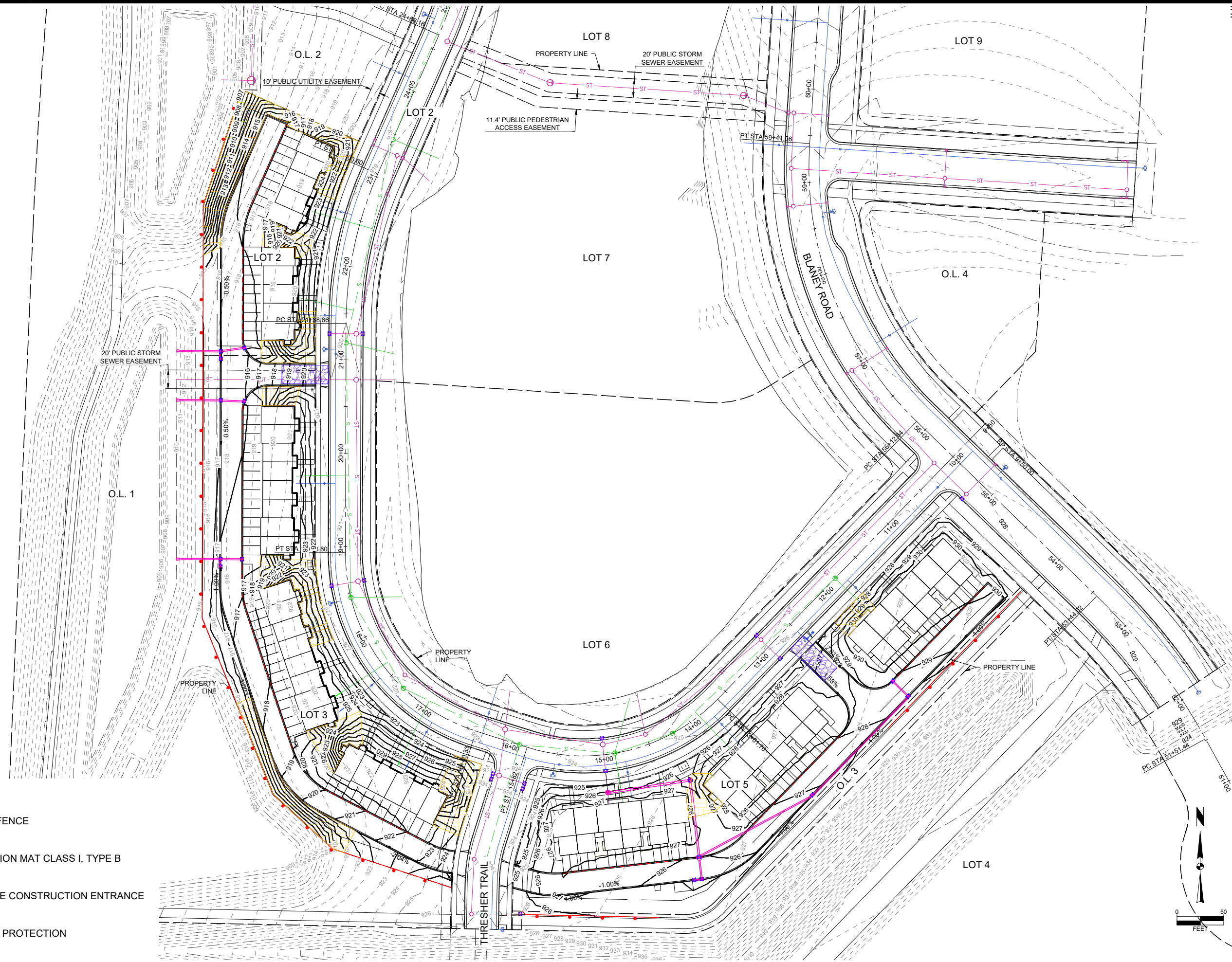




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### LEGEND

-  SILT FENCE
-  EROSION MAT CLASS I, TYPE B
-  STONE CONSTRUCTION ENTRANCE
-  INLET PROTECTION



MARK	REVISION	DATE	BY

Engineer: BCA    Checked By: MLC    Scale: 1" = 50'  
 Technician: TECH    Date: 03-19-2024    T-R-S: TTN+RRW-SS


**HARTUNG FIELDS LOTS 2, 3, & 5**

**EROSION CONTROL PLAN**

CITY OF FITCHBURG, DANE COUNTY, WI

**SNYDER & ASSOCIATES, INC.**

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**SNYDER & ASSOCIATES**

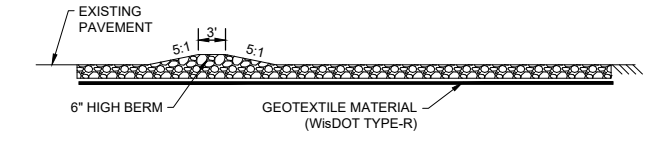
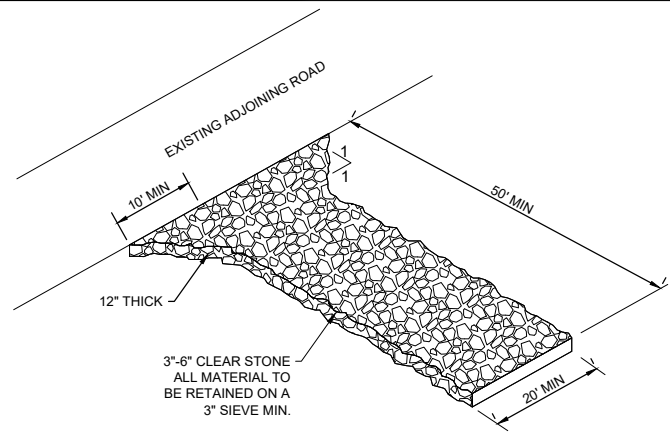
Project No: 124.0344.30

Sheet C404

Project No: 124.0344.30    Sheet C404

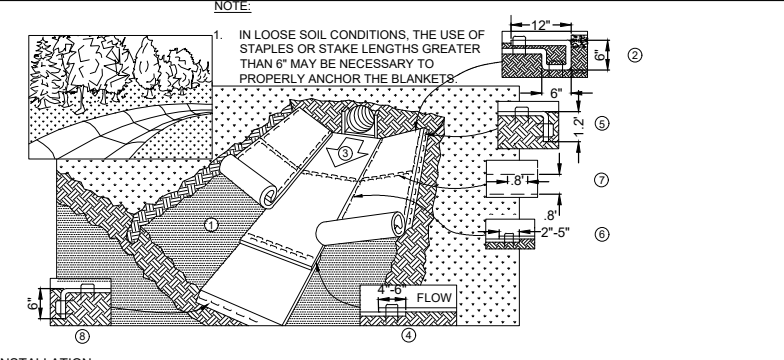






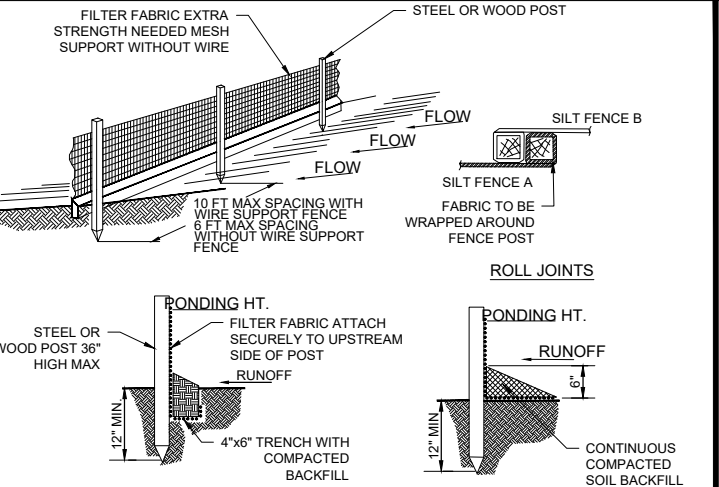
- NOTE:**
1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

**1** STONE ENTRANCE DETAIL  
SCALE: 3"=1'



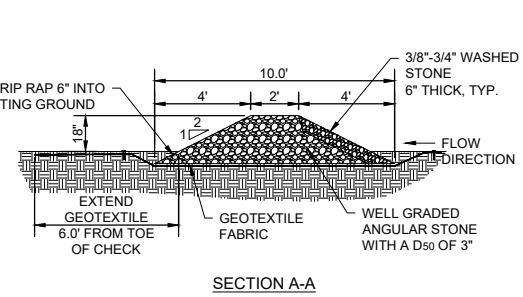
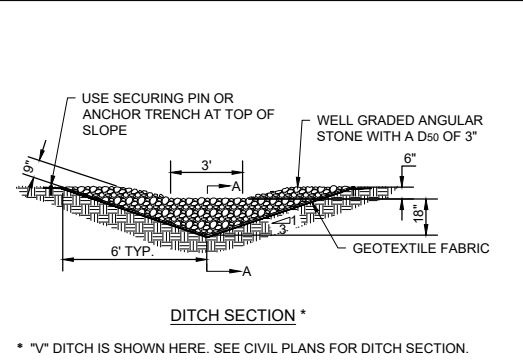
- INSTALLATION:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
  2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
  3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
  4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
  5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
  7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
  9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

**2** EROSION CONTROL MAT - CHANNEL INSTALLATION  
SCALE: 3"=1'



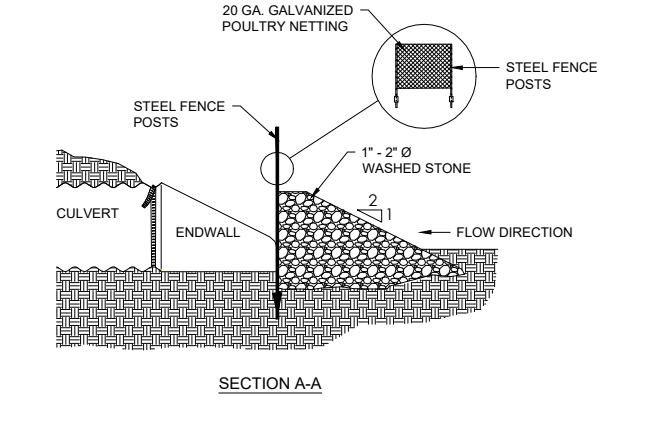
- NOTES:**
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

**3** SILT FENCE DETAIL  
SCALE: 3"=1'

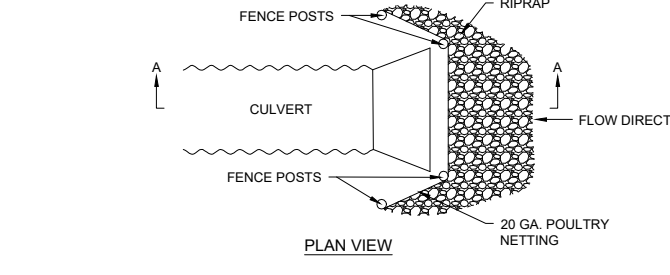


- NOTE:**
1. STONE DITCH CHECKS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISDNR TECHNICAL STANDARDS 1062.

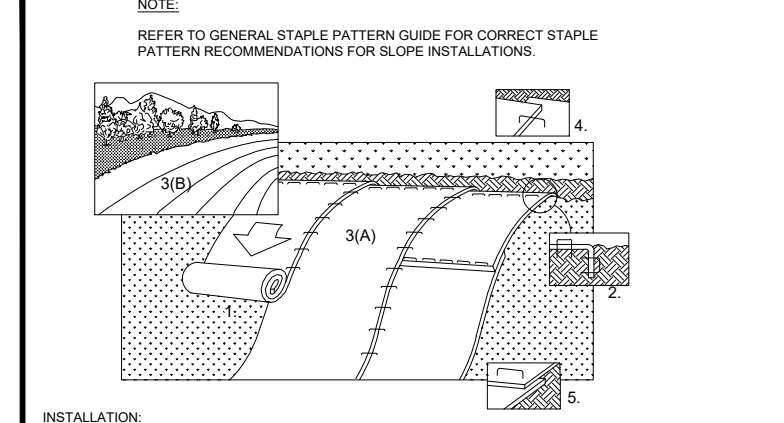
**4** STONE DITCH CHECK DETAIL  
SCALE: 3"=1'



- NOTES:**
1. STONE CULVERT PROTECTION SHOWN TO BE USED FOR CULVERTS UP TO 18" IN DIAMETER. CONSULT ENGINEER FOR MODIFICATIONS FOR >18" DIAMETER CULVERTS.



**5** STONE CULVERT PROTECTION  
SCALE: 3"=1'



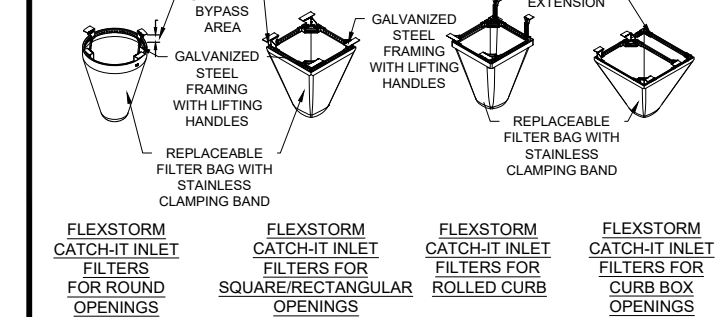
- INSTALLATION:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE BLANKETS (A) DOWN THE SLOPE (B) HORIZONTALLY ACROSS THE SLOPE
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
  5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
  6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
  7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

**6** EROSION CONTROL MAT - SLOPE INSTALLATION  
SCALE: 3"=1'

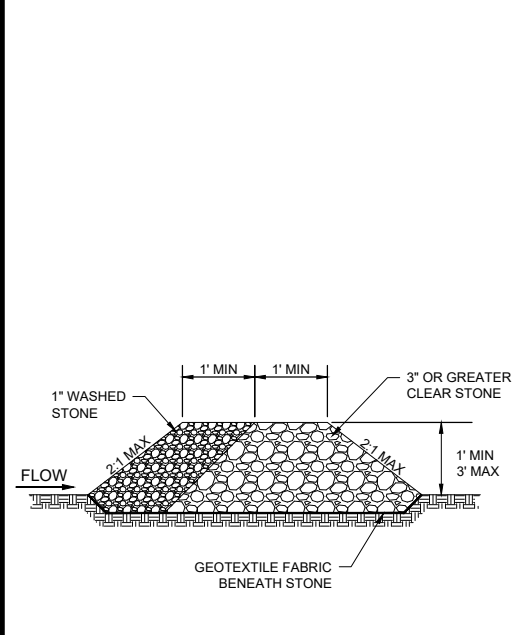
- NOTES:**
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
  2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
  3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
  4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)

**Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)**

Neehan Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft <sup>2</sup> )	Flow Ratings (CFS)		ADS P/N
					FX	Bypass	
1040/1642/1733	Round	26	24	1.9	1.5	5.4	62MRDFX
3067 w/FLAP	Curb Box	35.25 x 17.75	33.0 x 15.0	3.8	1.9	5.6	62LCBEXTFX
3067 EXTENDED BACK	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.3	5.8	62LCBEXTFX
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	2.2	3.3	62LCBFX
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	1.4	2.2	62MCBFX
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	2.0	5.2	62LSQFX



**7** INLET PROTECTION DETAIL  
SCALE: 3"=1'



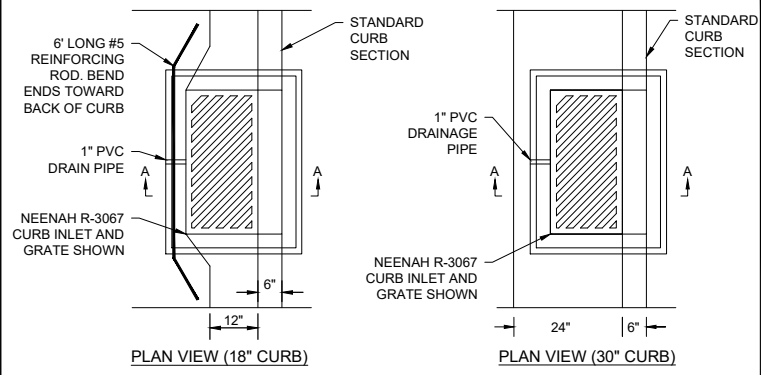
**8** STONE WEEPER DETAIL  
SCALE: 3"=1'

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	T-TN-RRW-SS
Technician: TECH	Date: 09-19-2024	T-R-S: TTN-RRW-SS	Sheet C600
Project No: 124.0344.30			

CITY OF FITCHBURG, DANE COUNTY, WI  
EROSION CONTROL DETAILS  
HARTUNG FIELDS LOTS 2, 3, & 5  
SNYDER & ASSOCIATES, INC. |  
5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-835-0444 | [www.snyder-associates.com](http://www.snyder-associates.com)

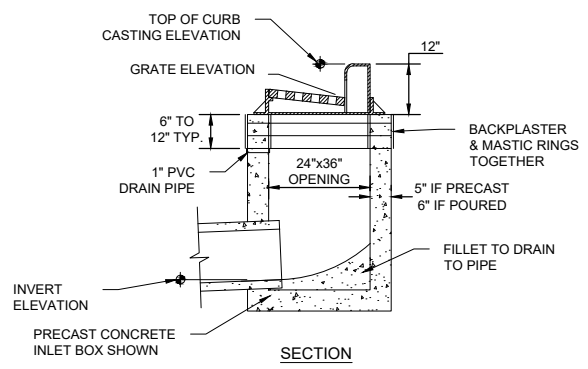
CITY OF FITCHBURG, DANE COUNTY, WI  
EROSION CONTROL DETAILS  
HARTUNG FIELDS LOTS 2, 3, & 5  
SNYDER & ASSOCIATES, INC. |



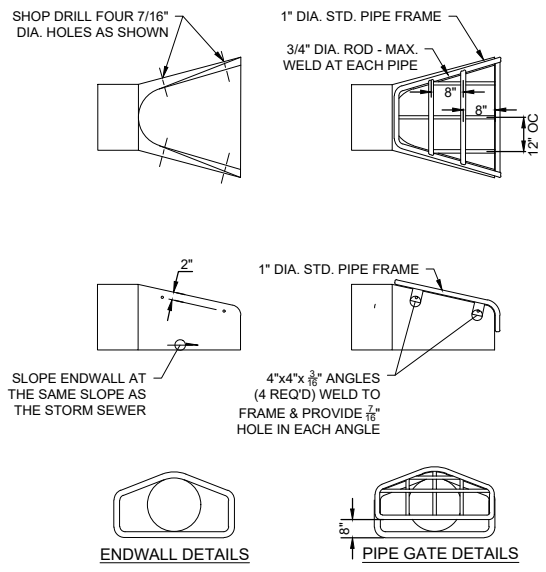


**NOTES:**

1. TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.
2. THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.
3. THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.
4. FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.



**1** RECTANGULAR CURB INLET DETAIL  
SCALE: 6" = 1'



**NOTE:**

1. THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

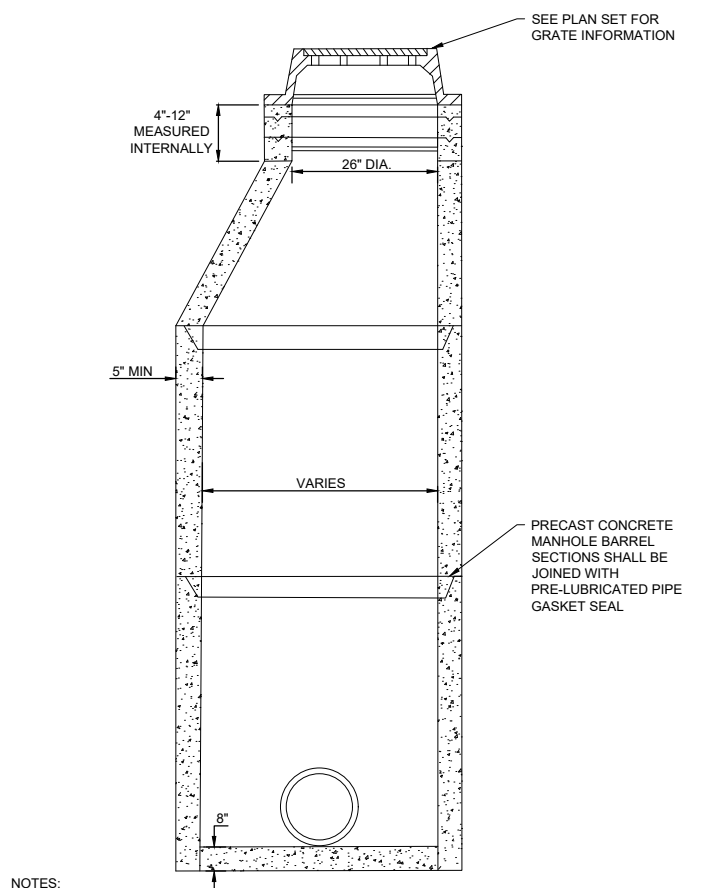
**PAINTING SPECIFICATION:**

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

**PREPARATION STEPS:**

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

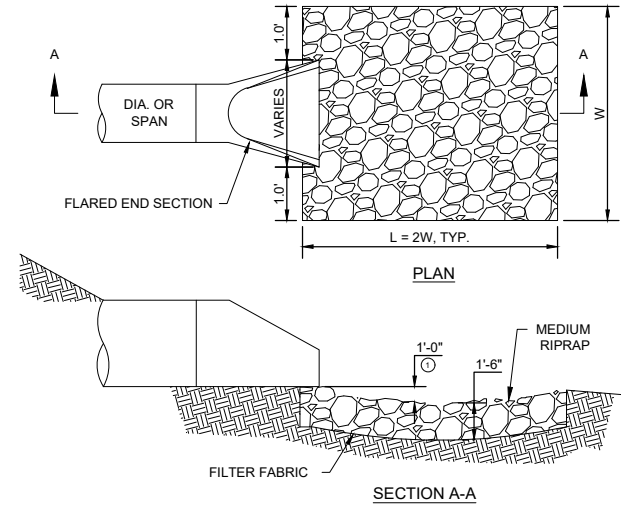
**C601** STANDARD ENDWALL DETAILS  
SCALE: 6" = 1'



**NOTES:**

1. FOR STRUCTURES LESS THAN 5.0' DEEP A PRECAST REINFORCED CONCRETE FLATTOP IS REQUIRED.
2. WALL THICKNESS SHALL BE 5" FOR 48" MANHOLE AND 6" FOR 60" MANHOLE.
3. THE USE OF WOOD WEDGES OR SHIMS FOR FRAME OR RING ADJUSTMENT IS NOT ALLOWED.
4. MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES, WITH A MINIMUM OF 1 - 2 INCH PRECAST RING
5. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE TO THE HEIGHT OF THE BENCH.
6. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.

**4** STORM SEWER MANHOLE DETAIL  
SCALE: 6" = 1'

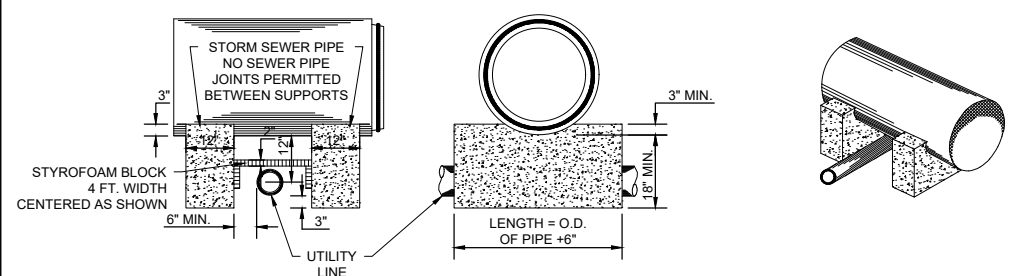


**NOTES:**

1. GEOTEXTILE FILTER FABRIC SHALL BE TYPE "HR" UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 401.4.1.

○ FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5"

**6** ENDWALL RIP-RAP DETAIL  
SCALE: 6" = 1'

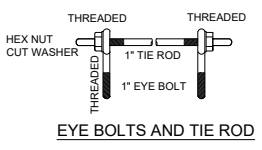


**NOTE:**

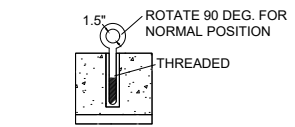
1. EACH PAIR OF SUPPORTS IN ANY SIZE IS ONE PAY ITEM.

**2** CONCRETE PIPE SUPPORT  
SCALE: 6" = 1'

**ALTERNATE 1 EYE BOLT AND TIE ROD ASSEMBLY (JOINT TIES FOR 72" DIA. AND OVER CONCRETE PIPE)**



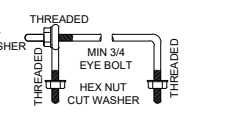
- ② INSERT. CAST-IN-PLACE WELDED EYE BOLT OR APPROVED EQUAL DURING FABRICATION FOR 1" DIA. EYE BOLT



**CAST-IN-PLACE THREADED INSERT LONGITUDINAL SECTIONS**

**5** CONCRETE PIPE JOINT TIES  
SCALE: 6" = 1'

**ALTERNATE 2 EYE BOLT AND TIE ROD ASSEMBLY (JOINT TIES FOR 18" TO 66" DIA. CONCRETE PIPE)**



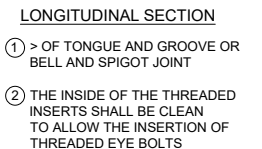
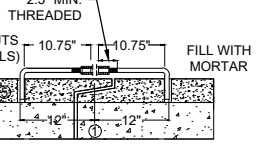
- NOTE:**
1. TWO EYE BOLTS MAY BE USED WITH A 30° LONG THREADED ROD IN LIEU OF THE 90° DEG BENT TIE ROD EYE BOLT AND TIE ROD

PIPE SIZE	TONGUE AND GROOVE PIPE	MODIFIED BELL PIPE
18" TO 24"	4 1/2"	6 1/4"
30"	5"	7"
36"	5 1/2"	7"
42"	6"	
48"	6 1/2"	
60"	7 1/2"	
66"	8"	

**EYE BOLT DIMENSION TABLE**

**5** CONCRETE PIPE JOINT TIES  
SCALE: 6" = 1'

**ALTERNATE 3 ADJUSTABLE TIE ROD (JOINT TIES FOR 12" TO 108" DIA. CONCRETE PIPE)**



- ① > OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINT
- ② THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS
- ③ HOLES SHALL BE CAST-IN-PLACE OR DRILLED, 12" FROM > OF TONGUE AND GROOVE
- ④ BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2"
- ⑤ ROD DIAMETER = 1 INCH



**6** CONCRETE PIPE JOINT TIES  
SCALE: 6" = 1'

PIPE DIAMETER	TIE ROD DIAMETER	D	L1	H	R
12" TO 30"	1/2"	1/2"	5"	1/2"	1 3/4"
36" TO 48"	3/4"	3/4"	5"	1/2"	5"
60" TO 104"	1"	1"	7"	1/2"	7 1/2"

**ADJUSTABLE TIE ROD TABLE**



**GENERAL NOTES:**

1. CONCRETE CULVERT PIPE SHALL BE TIED TOGETHER IN THE MANNER ILLUSTRATED BY THIS DETAIL AND PER STANDARD SPEC. 502.7 (D)
2. THE CONTRACTOR MAY USE EITHER ALTERNATE 1, 2, OR 3 FOR DRAINAGE STRUCTURES. UNLESS OTHERWISE STATED IN THE CONTRACT, THE MATERIALS, FABRICATION AND WORK NECESSARY TO THE CULVERT PIPE AS SHOWN ON THIS DETAIL WILL BE CONSIDERED INCIDENTAL TO THE CULVERT PIPE.

PLACEMENT OF (2) CAST-IN-PLACE INSERTS OR HOLES DURING FABRICATION FOR PIPE SECTIONS REQUIRING TIE RODS

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR JOINT TIES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

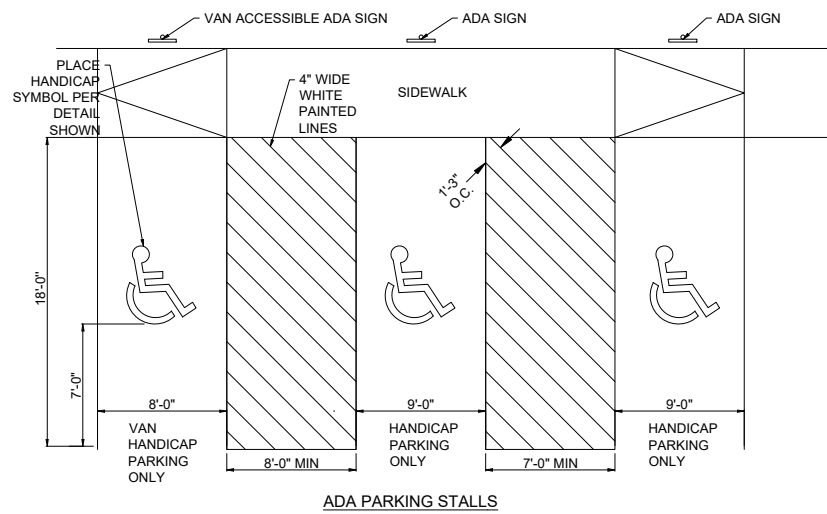
**TRANSVERSE SECTION**

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	
Technician: TECH	Date: 03-19-2024	T-R-S:	

Project No: 124.0344.30  
Sheet C601

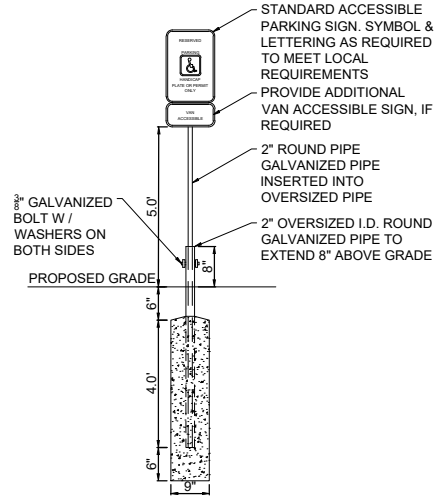
**HARTUNG FIELDS LOTS 2, 3, & 5**  
**STORM SEWER DETAILS**  
CITY OF FITCHBURG, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
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ADA PARKING STALLS

1 ADA PARKING DETAIL  
SCALE: 4" = 1'

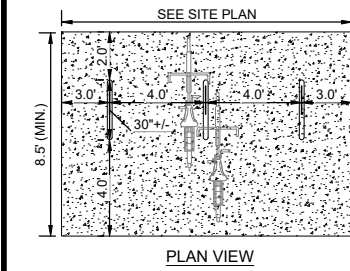
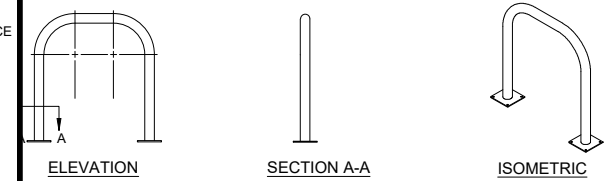


ADA PARKING SIGN

- NOTES:
1. SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE
  2. SIGNS TO BE PROVIDED AND INSTALLED BY SITE CONTRACTOR
  3. ADA ACCESSIBLE SIGN MUST COMPLY WITH WI ADMINISTRATIVE RULE (TRANSPORTATION 200.07)



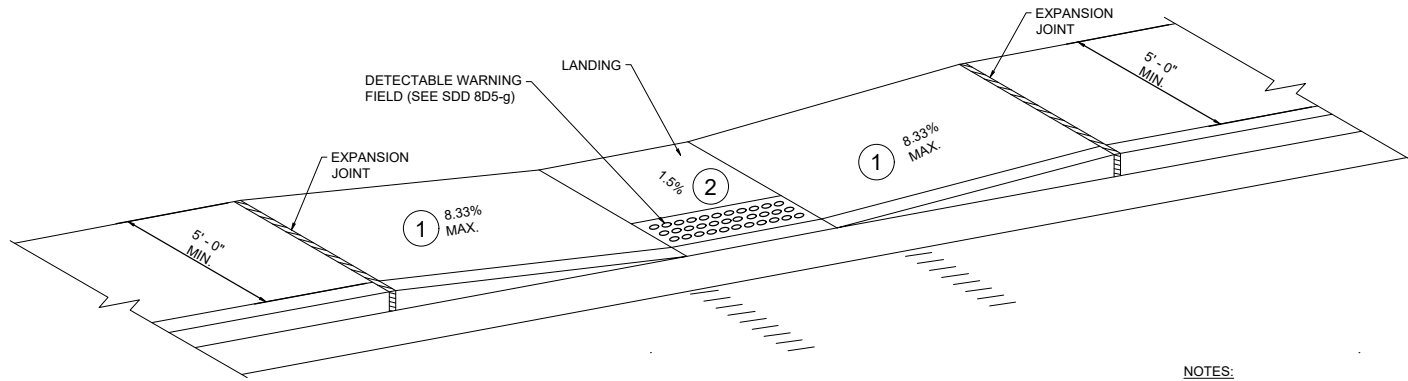
ACCESSIBLE PARKING SYMBOL



(2) 6" X 6" X .25" SQUARE FLANGE MOUNTING PLATES WITH (4) 5/8" Ø MOUNTING HOLES

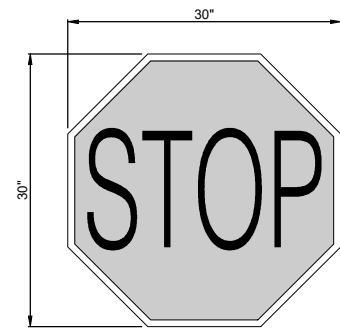
- NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

4 BIKE RACK DETAIL  
SCALE: 3" = 1'

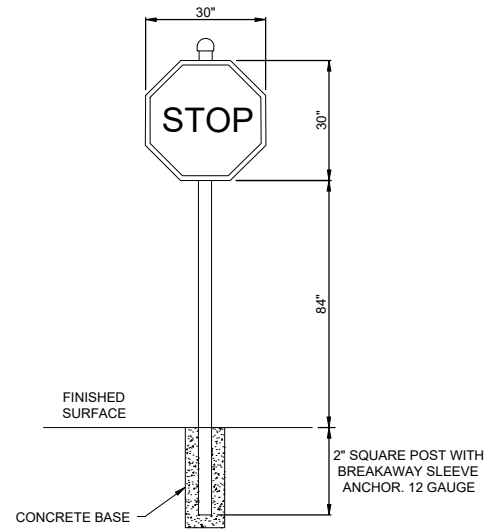


2 CURB RAMP DETAIL  
SCALE: 4" = 1'

- NOTES:
1. SLOPE SIDEWALK TOWARD LANDING AS SHOWN WHERE THERE IS NOT TERRACE OR WHERE THE TERRACE WIDTH IS LESS THAN 6 FEET WIDE.
  2. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET BY 5 FEET.

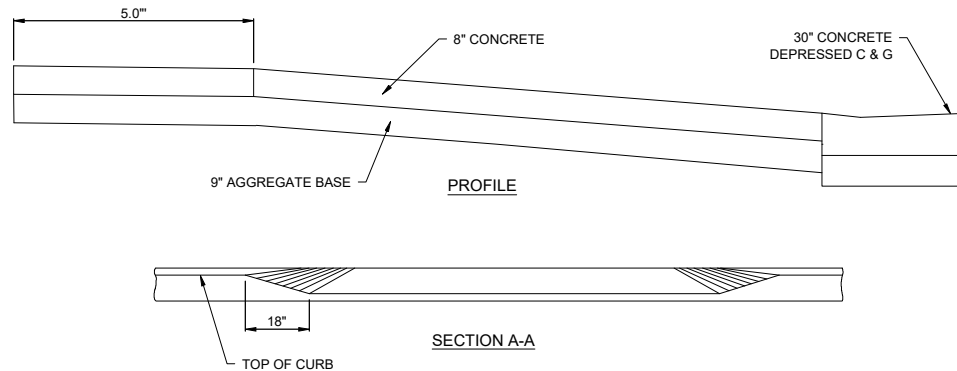
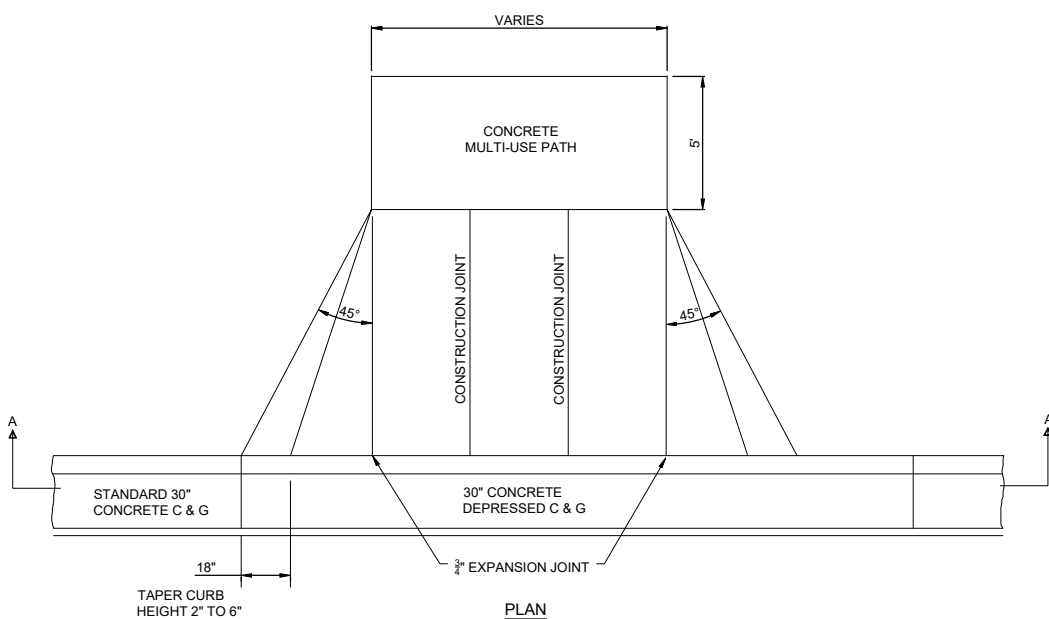


WHITE LEGEND RED BACKGROUND



R1-1

5 STOP SIGN DETAIL  
SCALE: 6" = 1'

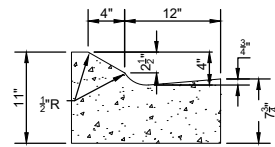


3 DRIVEWAY DETAIL  
SCALE: 6" = 1'

HARTUNG FIELDS LOTS 2, 3, & 5  
SITE DETAILS  
CITY OF FITCHBURG, DANE COUNTY, WI  
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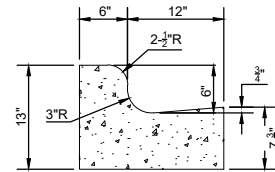
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NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
- THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

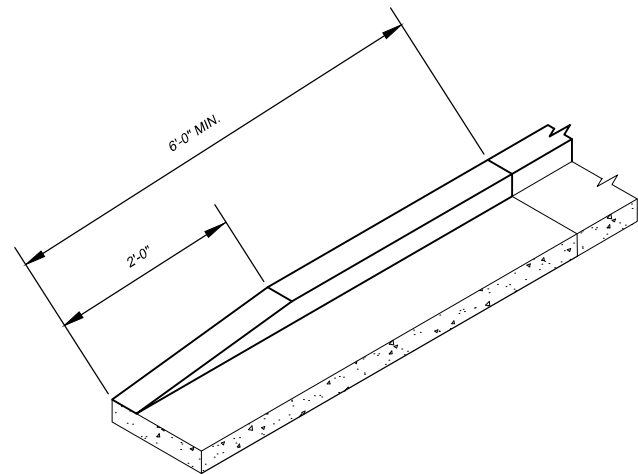
1 18" MOUNTABLE CONCRETE CURB & GUTTER  
SCALE: 1" = 1'



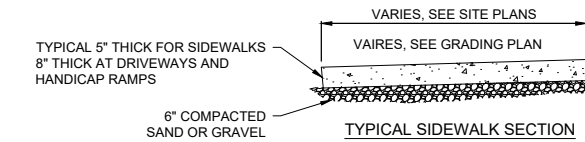
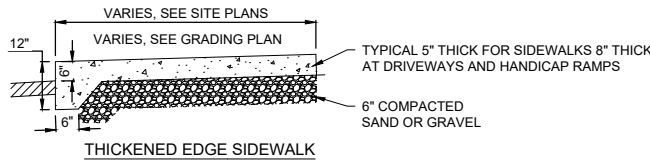
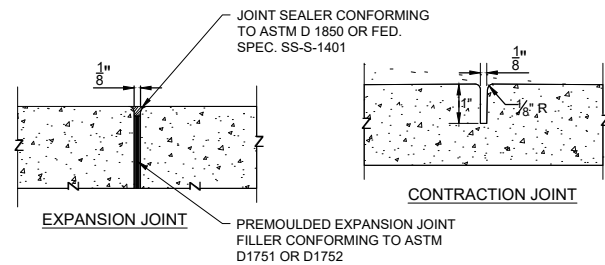
NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
- THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

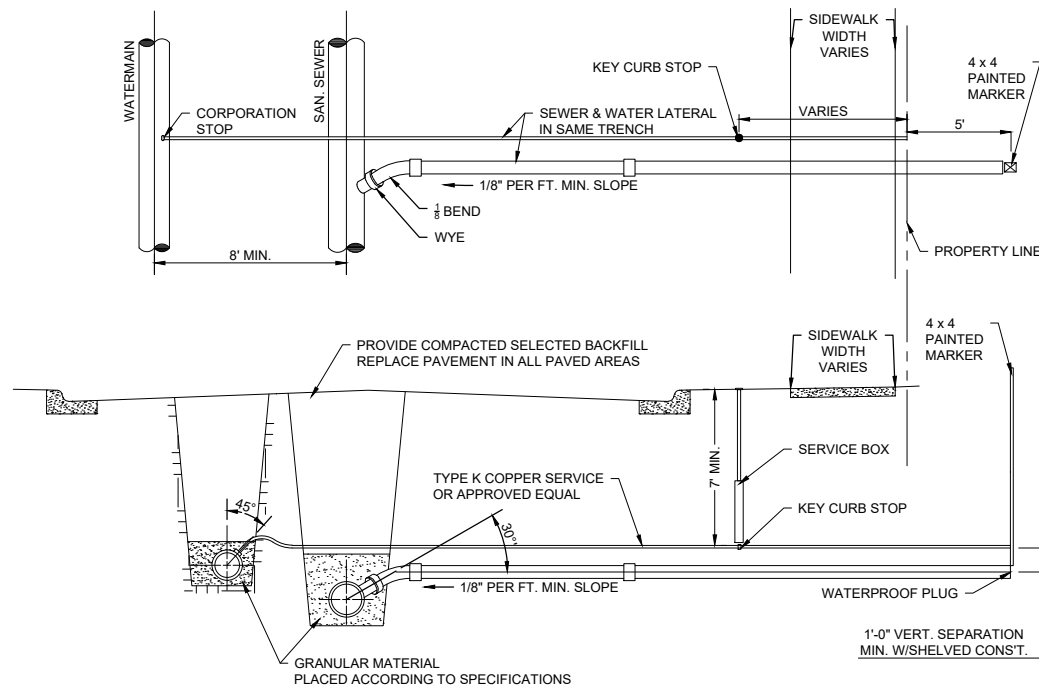
3 18" STANDARD CONCRETE CURB & GUTTER  
SCALE: 1" = 1'



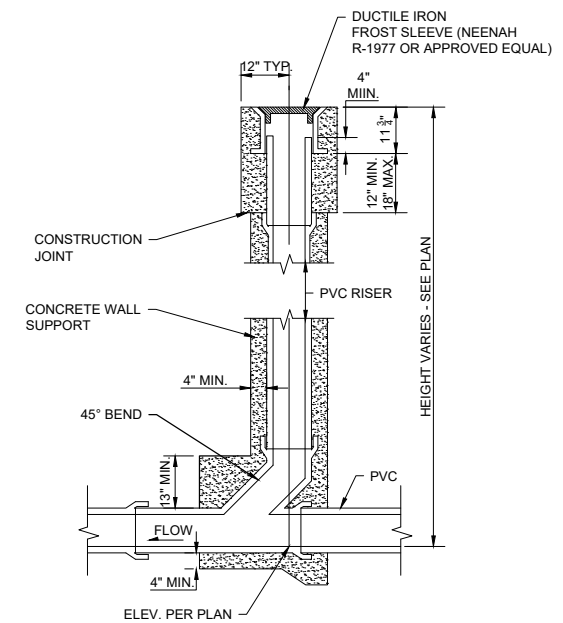
4 TAPER END CURB & GUTTER  
SCALE: 1" = 1'



2 SIDEWALK DETAIL  
SCALE: 6" = 1'



5 SEWER AND WATER CONNECTION DETAIL  
SCALE: 1" = 1'



6 CLEAN OUT DETAIL  
SCALE: 1" = 1'

17/20/2018 10:21:05 AM 4343/CADD/12/03/24/DEL/PLANT/663 BRONX REGIONAL SITE & SANITARY SEWER DE TALES 2024/03/18 4:41 PM ANS FULL BLEED BY T700X1 (10 INCHES)

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	
Technician: TECH	Date: 03-19-2024	T-R-S: TTN-RRW-SS	
Project No: 124.0344.30			Sheet C603

**HARTUNG FIELDS LOTS 2, 3, & 5**  
**SITE & SANITARY SEWER DETAILS**  
 CITY OF FITCHBURG, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
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**GENERAL LANDSCAPE NOTES**


- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED, UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER, IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S), CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION, IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>TREES</b>						
	AI	3	Acer miyabei 'Morton'	State Street™ Miyabe Maple	2" Cal.	B&B
	CO	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	GA	4	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal.	B&B
	GT	8	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2" Cal.	B&B
	GD	4	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" Cal.	B&B
<b>ORNAMENTAL TREES</b>						
	MA	10	Malus x 'Adirondack'	Adirondack Crabapple	5' Ht.	B&B
	VL	7	Viburnum lentago	Nannyberry	5' Ht.	B&B
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>SHRUBS</b>						
	CP2	67	Comptonia peregrina	Sweet Fern	3 gal.	Pot
	CF	47	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	3 gal.	Pot
	CR	79	Cotoneaster horizontalis 'Hessei'	Rockspray Cotoneaster	3 gal.	Pot
	EC	41	Euonymus alatus 'Compactus'	Compact Burning Bush	3 gal.	Pot
	JF	36	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot
	RA	80	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot
	SB	71	Spiraea betulifolia 'Tor Gokt' TM	Glow Girl Birchleaf Spirea	3 gal.	Pot
<b>GRASSES</b>						
	BB	111	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	Pot
	CV	123	Carex vulpinoidea	Fox Sedge	1 gal.	Pot
	SP	117	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>GROUND COVERS</b>						
	SB2	14,712 sf	Shrub bed	Rock Mulch	--	
	TD	67,044 sf	Turf Seed Drought Tolerant Dwarf Fescue Blend	Turf Seed	seed	

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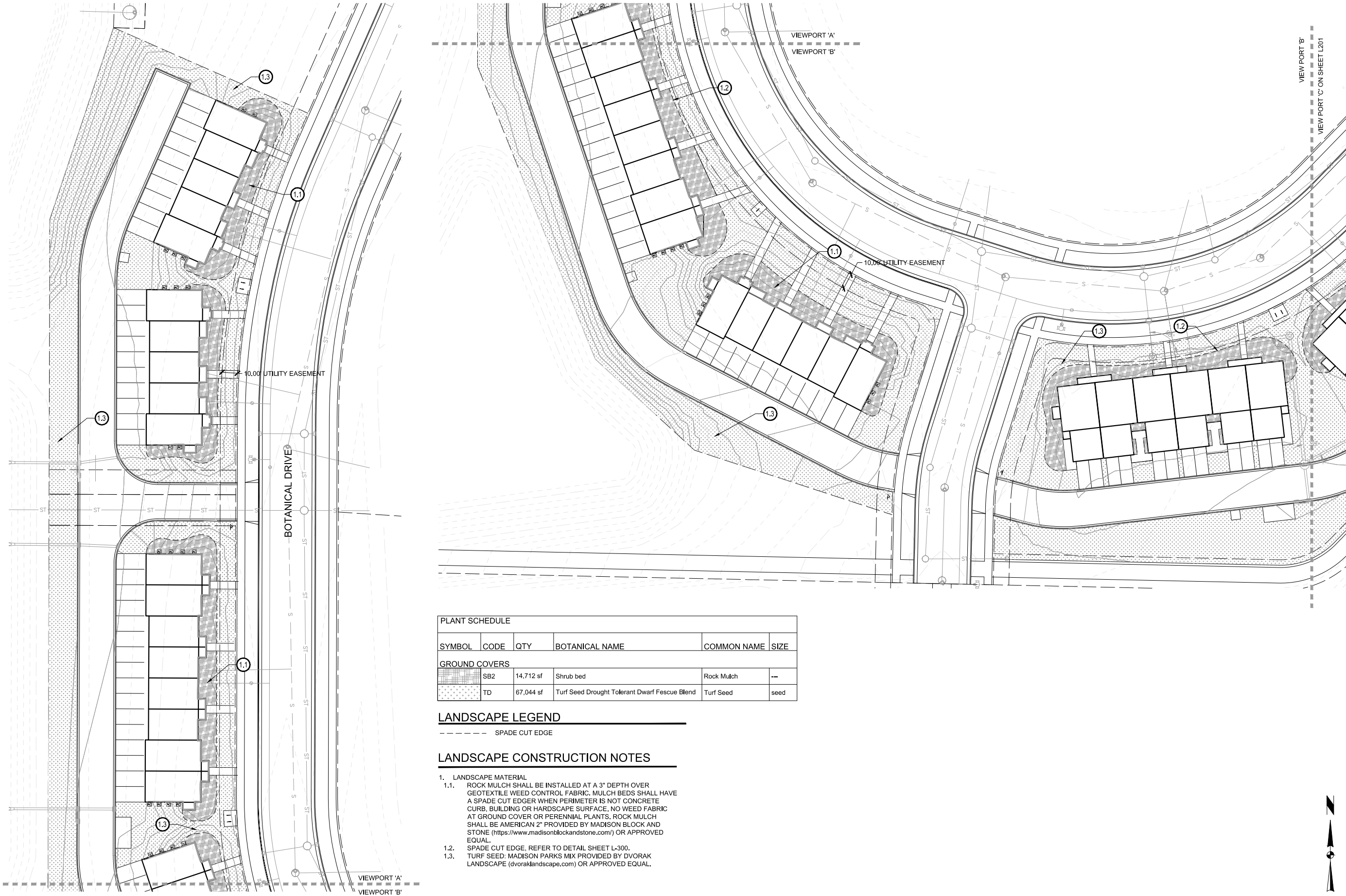
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	
Technician: TECH	Date: 03-19-2024	T-R-S: TTN-RRW-SS	

**HARTUNG FIELDS LOTS 2, 3, & 5**  
**LANDSCAPE NOTES**  
 CITY OF FITCHBURG, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



Project No: 124.0344.30  
 Sheet L 100

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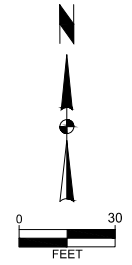
**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>GROUND COVERS</b>					
	SB2	14,712 sf	Shrub bed	Rock Mulch	--
	TD	67,044 sf	Turf Seed Drought Tolerant Dwarf Fescue Blend	Turf Seed	seed

**LANDSCAPE LEGEND**

----- SPADE CUT EDGE

- LANDSCAPE CONSTRUCTION NOTES**
- LANDSCAPE MATERIAL
    - ROCK MULCH SHALL BE INSTALLED AT A 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC. MULCH BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT CONCRETE CURB, BUILDING OR HARDSCAPE SURFACE. NO WEED FABRIC AT GROUND COVER OR PERENNIAL PLANTS. ROCK MULCH SHALL BE AMERICAN 2" PROVIDED BY MADISON BLOCK AND STONE (<https://www.madisonblockandstone.com/>) OR APPROVED EQUAL.
    - SPADE CUT EDGE, REFER TO DETAIL SHEET L-300.
    - TURF SEED: MADISON PARKS MIX PROVIDED BY DVORAK LANDSCAPE (dvoraklandscape.com) OR APPROVED EQUAL.



MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 30'	
Technician: TECH	Date: 03-19-2024	T-R-S: TTN+RRW-SS	

Project No: 124.0344.30  
Sheet L 200

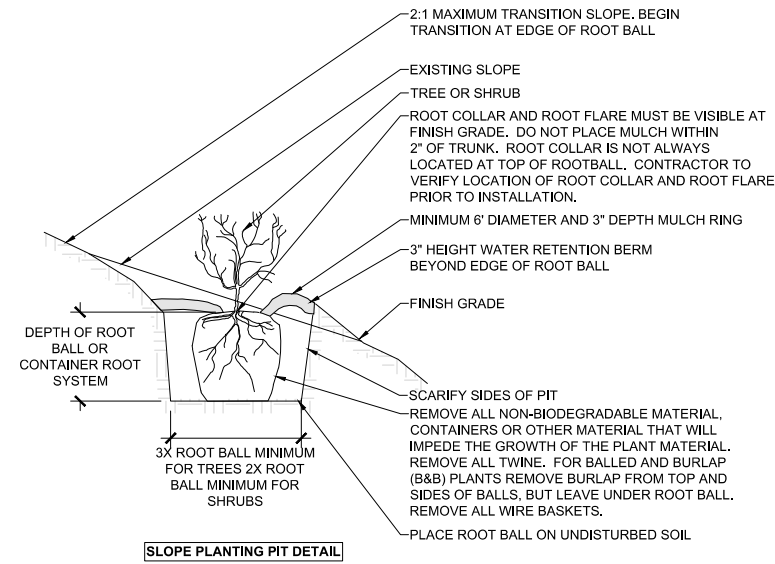
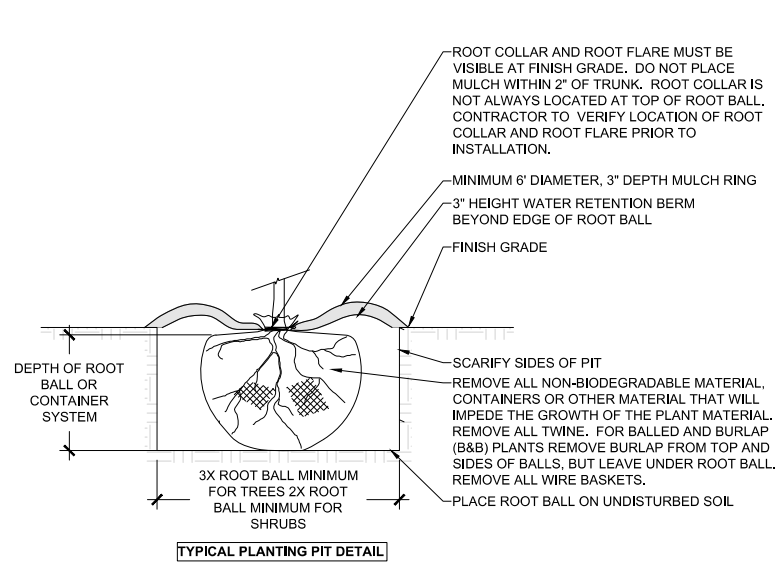
**HARTUNG FIELDS LOTS 2, 3, & 5**  
**SEED, SOD AND MULCH PLAN**  
 CITY OF FITCHBURG, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.** | 5010 VOICES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com





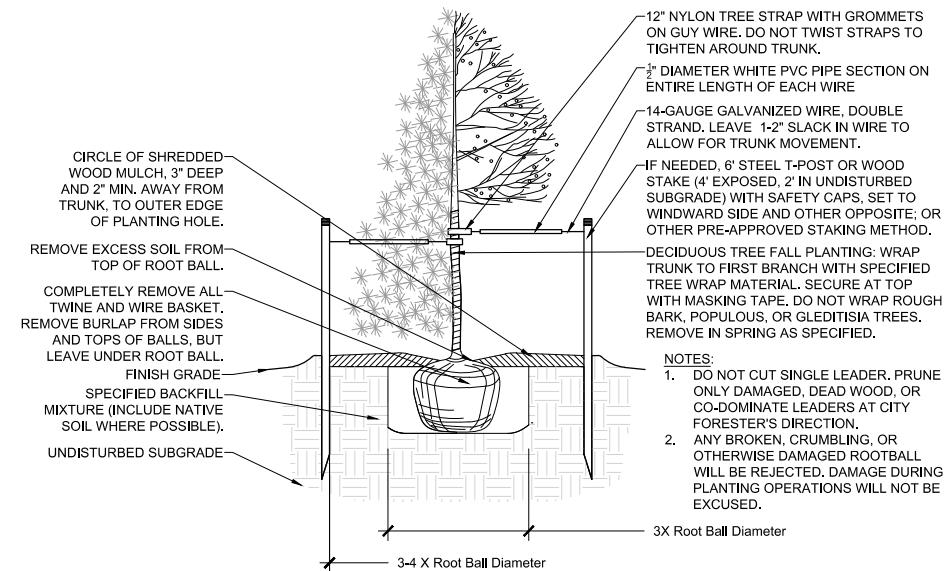






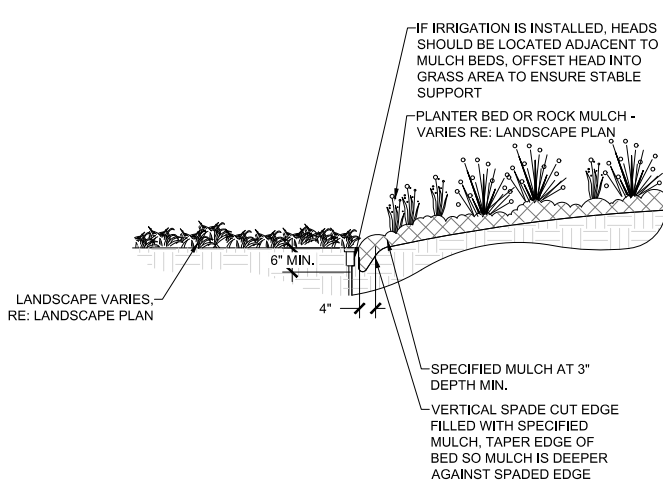
1 PLANTING PIT

NO SCALE



2 TREE PLANTING

SCALE: 1/2" = 1'-0"



3 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

V:\projects\2024\124.0344.30\124.0344.30.dwg, 12/19/24, 1:46 PM, ANSIFULL (SLED) (30.00 X 22.00 INCHES)  
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 V:\projects\2024\124.0344.30\124.0344.30.dwg, 12/19/24, 1:46 PM, ANSIFULL (SLED) (30.00 X 22.00 INCHES)

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = ##'	
Technician: TECH	Date: 03-19-2024	T-R-S: TTN-RRW-SS	

**HARTUNG FIELDS LOTS 2, 3, & 5**  
**CITY OF FITCHBURG, DANE COUNTY, WI**  
**LANDSCAPE DETAILS**  
**SNYDER & ASSOCIATES, INC. |**  
 5010 VOEGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com





CF Investments LLC  
3636 Skytop Rd  
McFarland, WI 53558  
Phone – 608-576-4309

March 19<sup>th</sup>, 2024

City of Fitchburg – Planning/Zoning Department  
City of Fitchburg  
5520 Lacy Rd  
Fitchburg, WI 53711

**Project:** Hartung Fields – Lots 2, 3, and 5 Townhome Development

Letter of Intent – Early Start Request

Dear Planning Department,

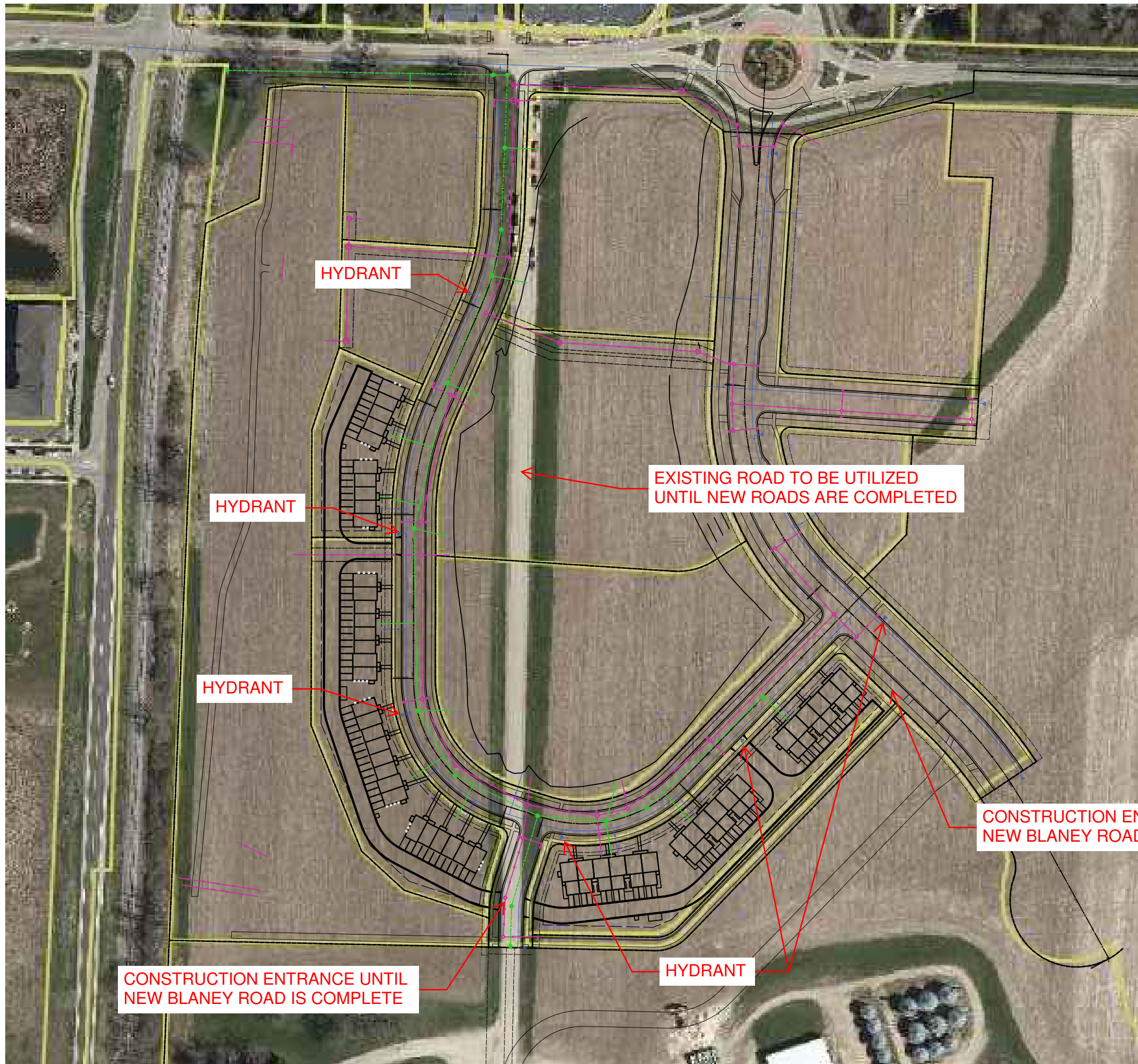
We submit this formal request for an early start of our proposed multi-family townhome project located on lots 2, 3, and 5 of Hartung Fields. We are requesting an early start to maintain project schedule and early 2024 completion dates. The subdivision improvements are in progress by the Hartung family. Our project will have access from the existing Blaney Rd. Once the new Blaney Rd is substantially complete to the east, construction access will shift to the new Blaney Rd off of Lot 5. Our intentions are to begin footing/foundations upon approvals and early start permits. Full building permits and framing to begin once the portions of Botanical Rd along each given lot are substantially complete and paved. Thus, allowing fire hydrants to be put into service for fire department needs. Sufficient construction and emergency vehicle access is to be maintained from project start off of the existing and new Blaney Rd until Botanical Dr is completed.

We thank you, in advance, for your time in reviewing our proposal.

Please feel free to contact us with any questions.

Sincerely,

Craig Frank  
CF Investments LLC



HYDRANT

HYDRANT

HYDRANT

EXISTING ROAD TO BE UTILIZED  
UNTIL NEW ROADS ARE COMPLETED

CONSTRUCTION ENTRANCE UNTIL  
NEW BLANEY ROAD IS COMPLETE

HYDRANT

CONSTRUCTION ENTRANCE AFTER  
NEW BLANEY ROAD IS COMPLETE

N

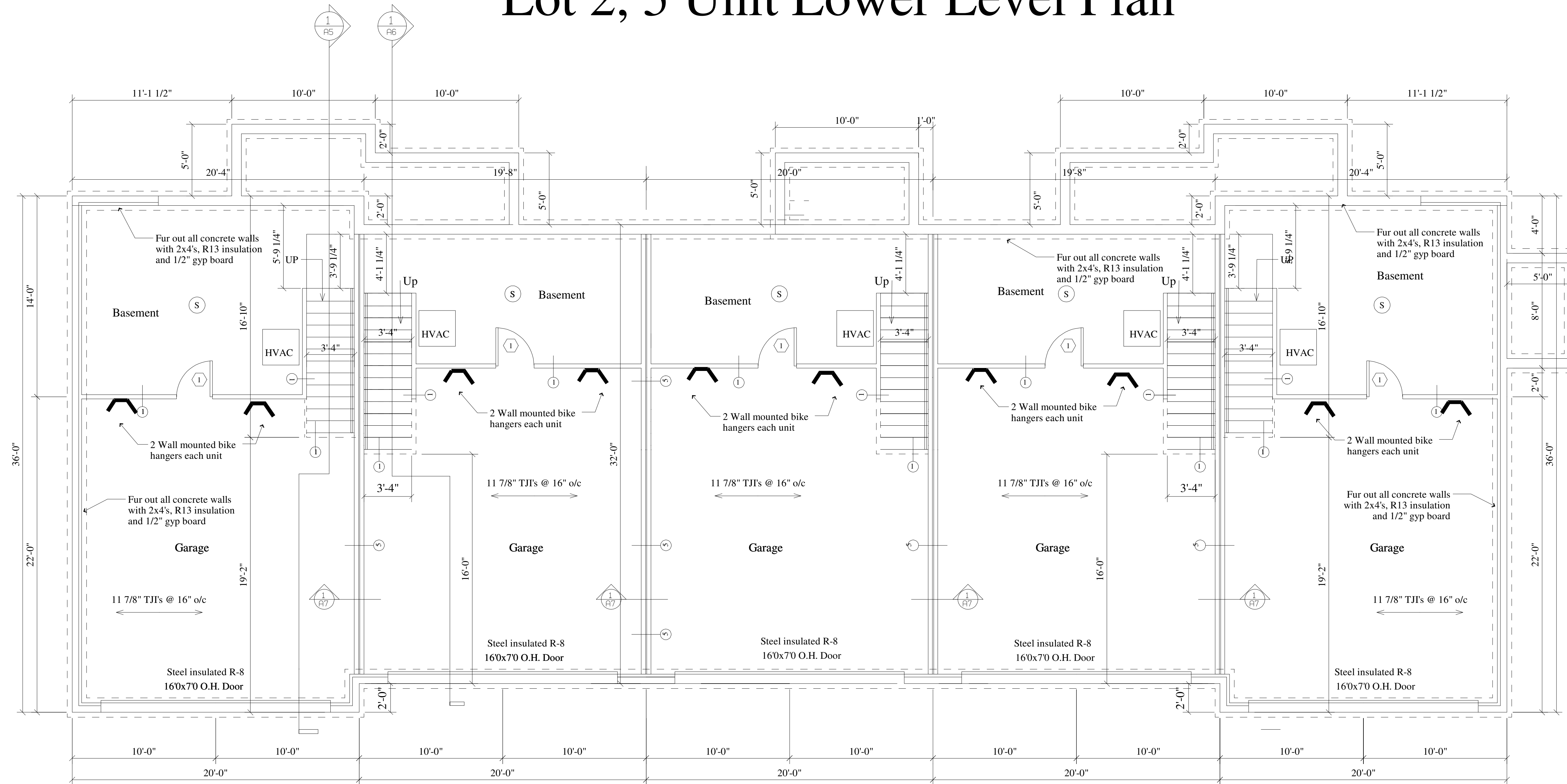


1" = 150'



(11X17 PAPER)

# Lot 2, 5 Unit Lower Level Plan



## Lower Level Plan

Scale = 1/4"=1'-0"

### Smoke Detection

- (S) Smoke and CO2 Detector directly and permanently wired to a proper unswitched circuit and be provided with backup power source.

### Wall Schedule

- (1) 5/8" type "X" gyp. bd. with joints taped  
2x4 wood studs at 16" o/c  
3 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

- (2) 1/2" gyp. bd. with joints taped  
2x4 wood studs at 16" o/c  
1/2" gyp. bd. with joints taped  
Note: Install 1/2" water resistant gyp. board on tub side of wall

- (3) 5/8" type "X" gyp. bd. with joints taped  
Note: Install 5/8" water resistant GWB behind tub  
4 Mil. Poly. Vapor Barrier  
2x6 wood studs at 16" o/c  
5 1/2" FG batt insulation  
7/16" OSB with Exterior Vapor Barrier  
Double-four vinyl siding

1-Hour wall  
GA file # WP-3514

- (4) 5/8" type "X" gyp. bd. with joints taped  
4 Mil. Poly. Vapor Barrier  
2x6 wood studs at 16" o/c  
5 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

- (5) 5/8" type "X" gyp. bd. with joints taped  
3 1/2" FG batt insulation  
2x4 wood studs at 16" o/c  
5/8" type "X" gyp. bd. with joints taped  
3/8" Air space  
2x4 full hgt. wood studs at 16" o/c  
3 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

1-Hour wall  
GA file # WP-3514

1-Hour wall  
GA file # WP-3370

### Door and Window Schedule

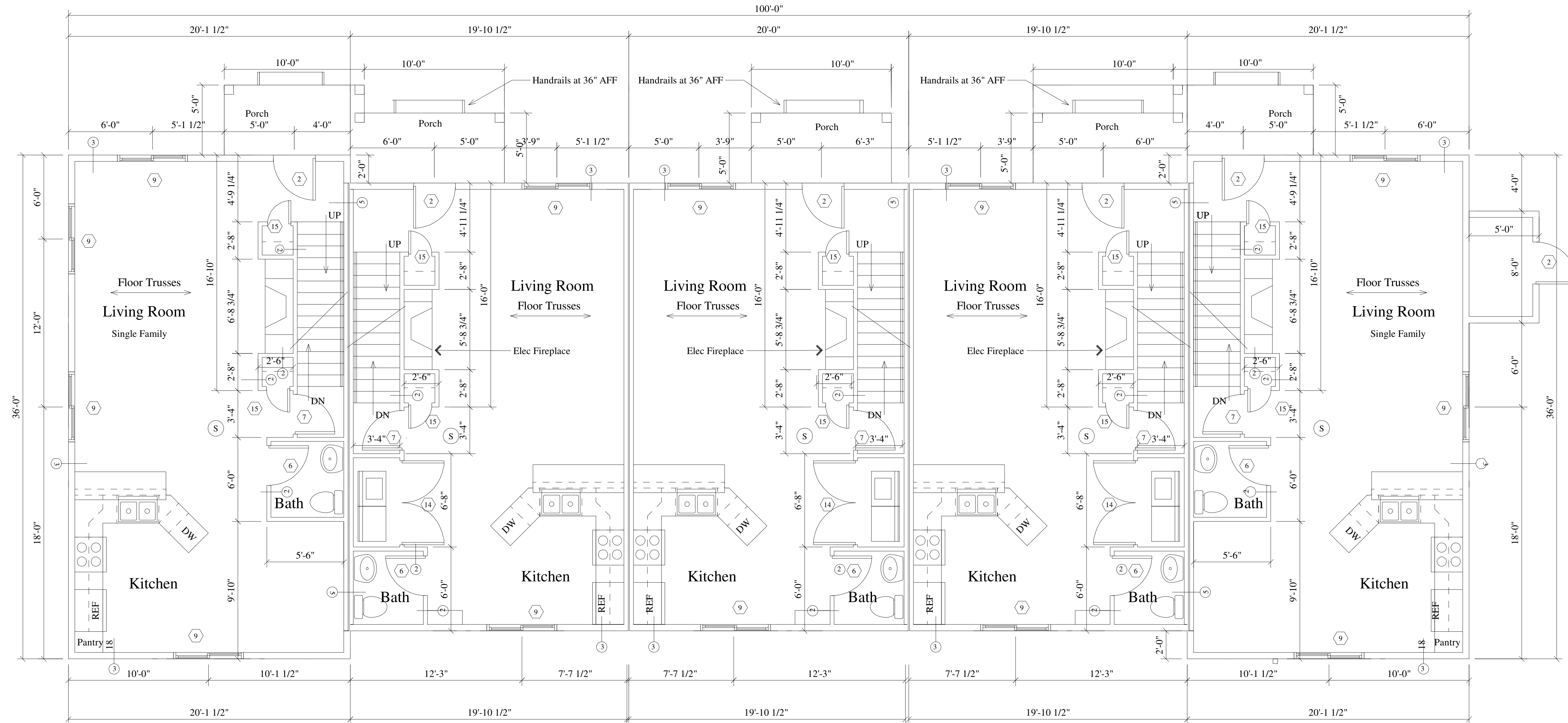
- (1) 30x68 Metal insul. door w/ Metal frame (20 min. Rated) with lever Handles and 1/2" Sill plates (Max.)
- (2) 30x68 Metal insul. door w/ wood frame with lever handles and Dead bolts and 1/2" sill plates (max)
- (3) 60x68 Sliding Glass door 3/4" sill plates (max)
- (4) 30x68 Hollow core wood door w/ wood frame with lever handles and privacy locks
- (5) 30x68 Hollow core wood door w/ wood frame with lever handles
- (6) 210x68 Hollow core wood door w/ wood frame with lever handles and privacy locks
- (7) 210x68 Hollow core wood door w/ wood frame with lever handles
- (8) 26x40 Casement Norandex or Equal

- (9) 50x40 Slider Norandex or Equal
- (10) 50x34 Slider Norandex or Equal
- (11) 50x50 Slider Norandex or Equal
- (12) 40x68 Double door
- (13) 50x68 Double door
- (14) 60x68 Double door
- (15) 18x68 Hollow core wood door w/ wood frame with lever handles
- (16) 12x68 Hollow core wood door w/ wood frame with lever handles

### Building Notes

1. Construction type - Wood frame
2. Foundation type - Full basement
3. Number of Levels - 2
4. Roof pitch - 4/12
5. Fire protection - Sprinklered per NFPA 13R
6. Fire alarm system - Yes

# Lot 2, 5 Unit First Floor Plan

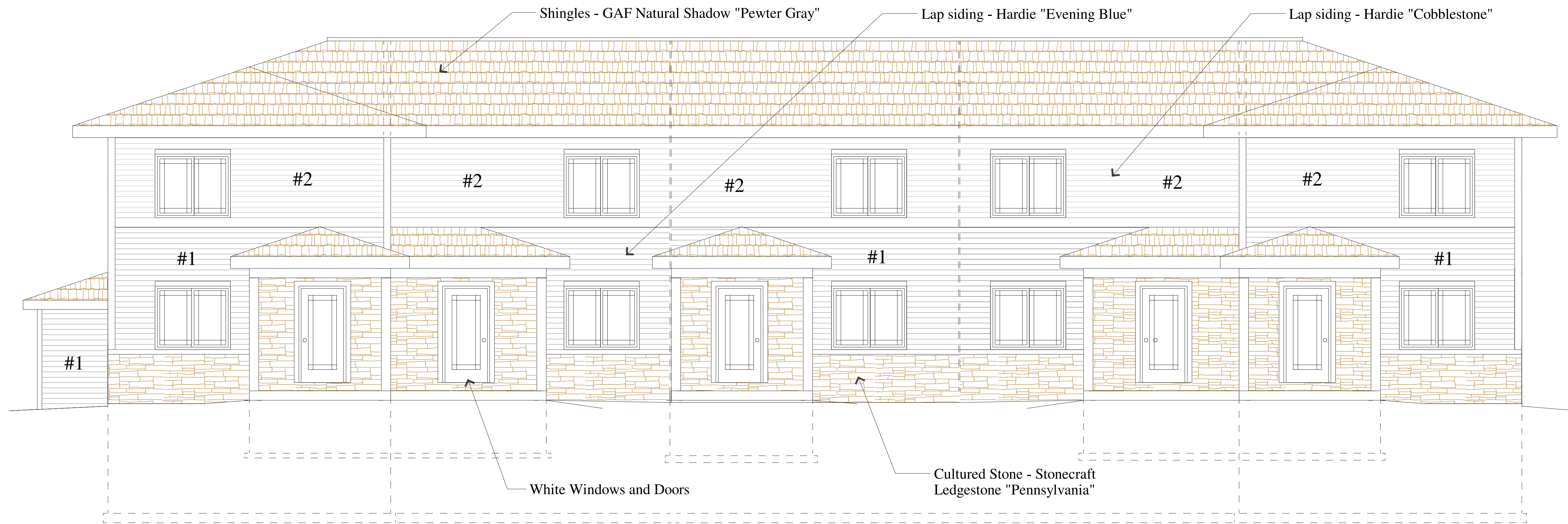


○ First Floor Plan

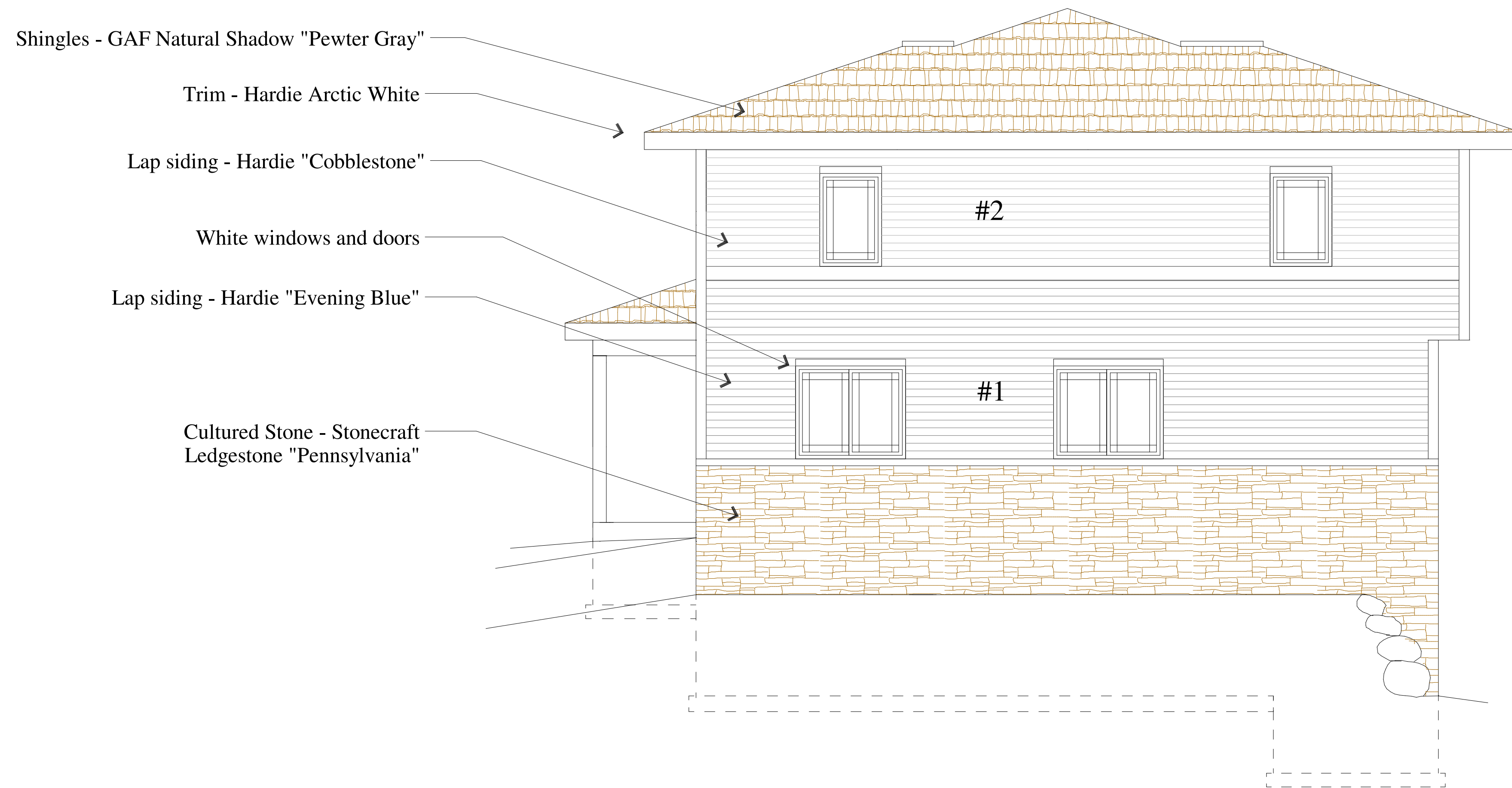
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# Lot 2, 5 Unit Elevations



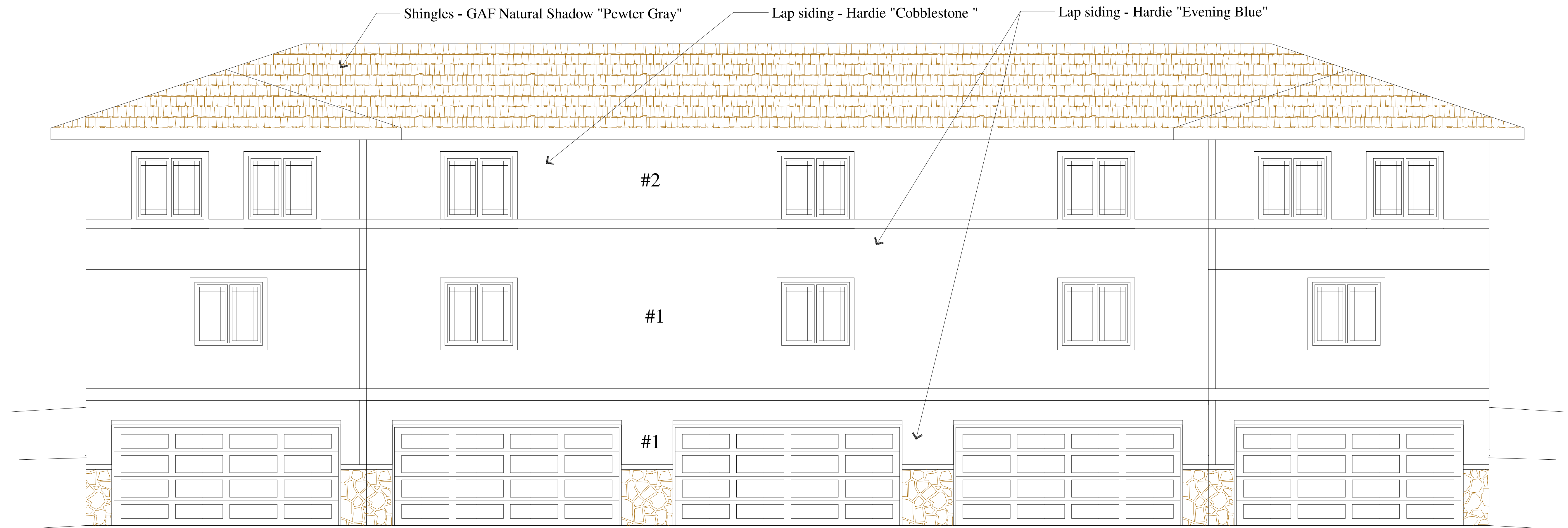
○ Front Elevation  
Scale = 1/4"=1'-0"



○ Right Elevation

Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Evening Blue
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "LedgeStone"	Pennsylvania
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White

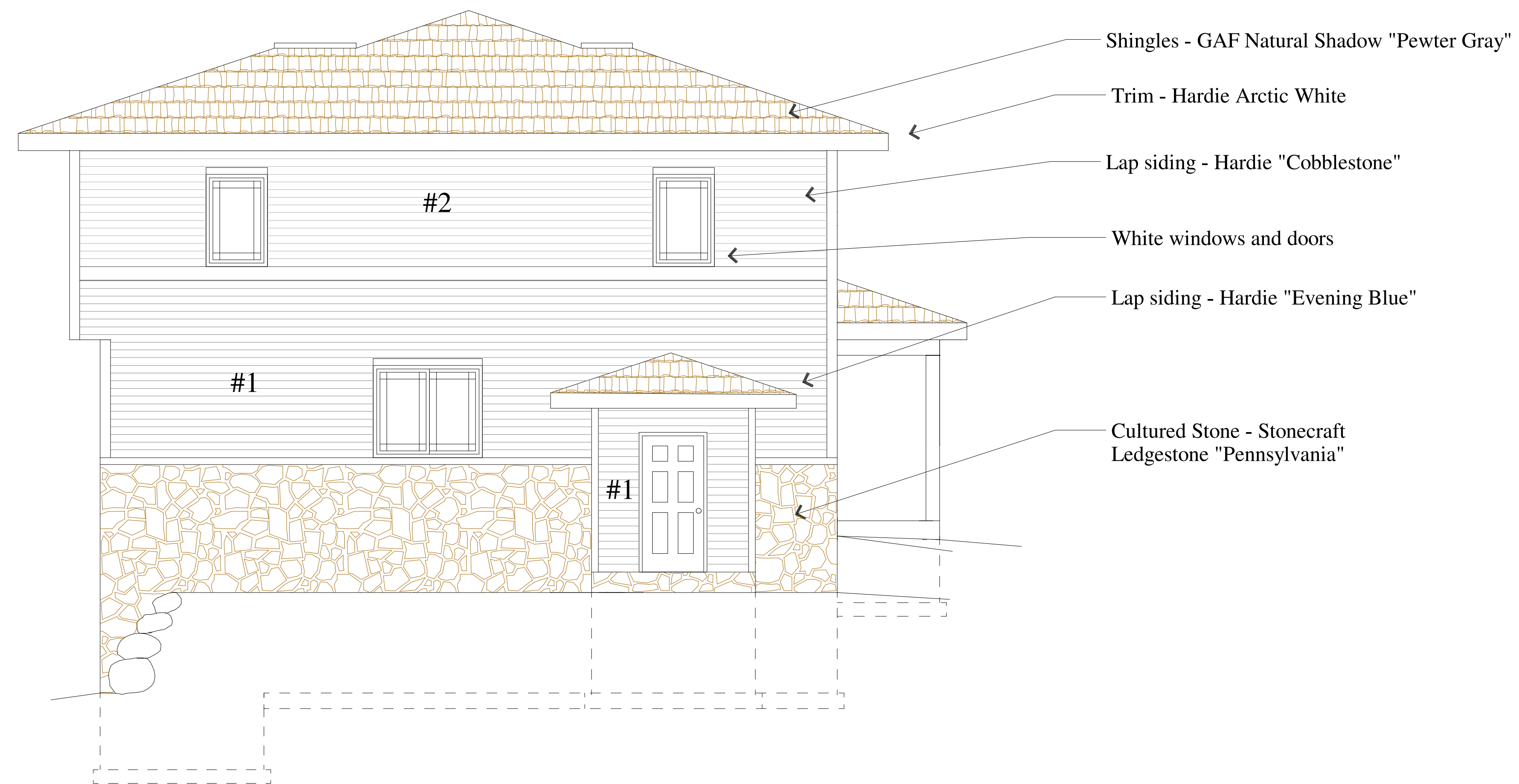
# Lot 2, 5 Unit Elevations



○ Rear Elevation

Scale = 1/4"=1'-0"

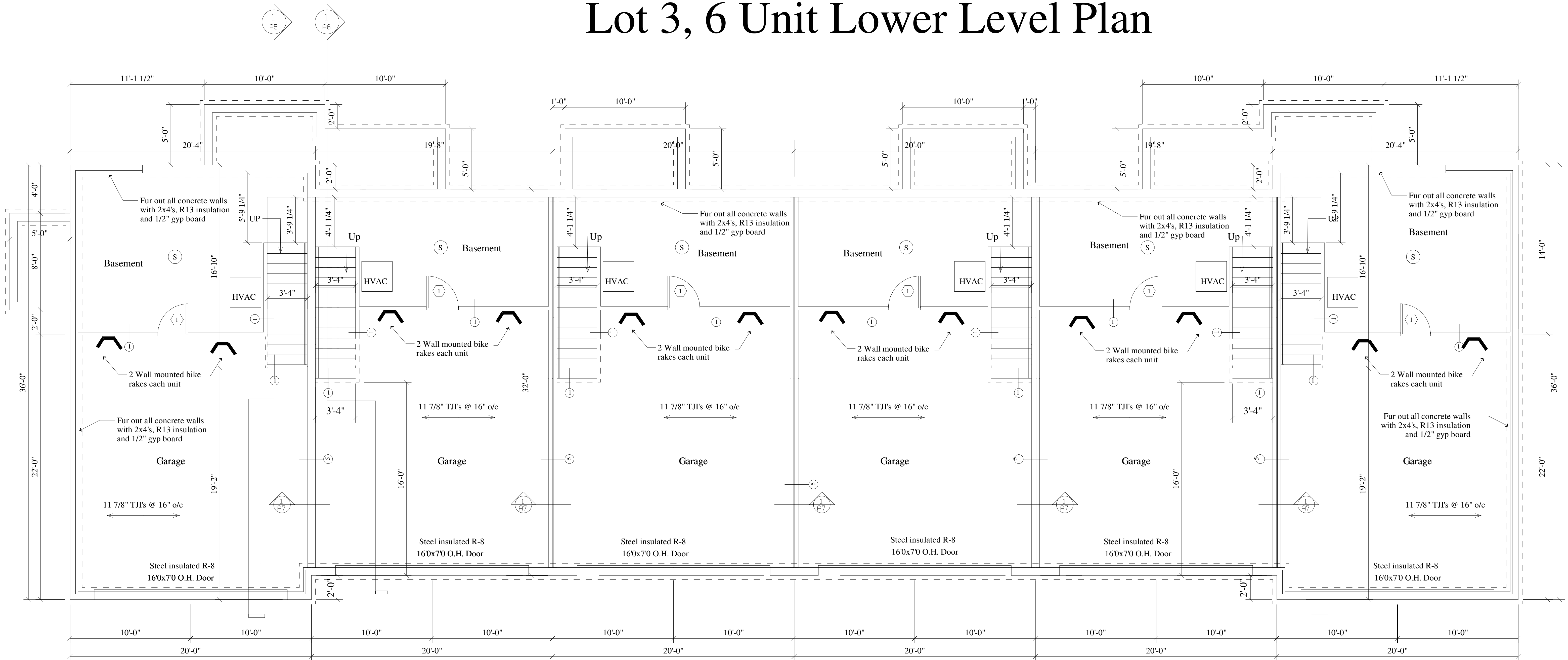
Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Evening Blue
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "Ledgestone"	Pennsylvania
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White



○ Left Elevation

Scale = 1/4"=1'-0"

# Lot 3, 6 Unit Lower Level Plan



## Lower Level Plan

Scale = 1/4"=1'-0"

### Smoke Detection

- (S) Smoke and CO2 Detector directly and permanently wired to a proper unswitched circuit and be provided with backup power source.

### Wall Schedule

- 1 5/8" type "X" gyp. bd. with joints taped  
2x4 wood studs at 16" o/c  
3 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

1-Hour wall  
GA file # WP-3514

- 2 1/2" gyp. bd. with joints taped  
2x4 wood studs at 16" o/c  
1/2" gyp. bd. with joints taped  
Note: Install 1/2" water resistant gyp. board on tub side of wall

- 3 5/8" type "X" gyp. bd. with joints taped  
Note: Install 5/8" water resistant GWB behind tub  
4 Mil. Poly. Vapor Barrier  
2x6 wood studs at 16" o/c  
5 1/2" FG batt insulation  
7/16" OSB with Exterior Vapor Barrier  
Double-four vinyl siding

- 4 5/8" type "X" gyp. bd. with joints taped  
4 Mil. Poly. Vapor Barrier  
2x6 wood studs at 16" o/c  
5 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

1-Hour wall  
GA file # WP-3514

- 5 5/8" type "X" gyp. bd. with joints taped  
3 1/2" FG batt insulation  
2x4 wood studs at 16" o/c  
1" Air space  
2x4 full hgt. wood studs at 16" o/c  
3 1/2" FG batt insulation  
(2)5/8" type "X" gyp. bd. with joints taped

1-Hour wall  
GA file # WP-3370

- 6 5/8" type "X" gyp. bd. with joints taped  
Exterior vapor barrier  
5/8" type "X" gyp. bd. with joints taped  
2x4 full hgt. wood studs at 16" o/c  
3 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

1-Hour wall  
GA file # WP-3514

### Door and Window Schedule

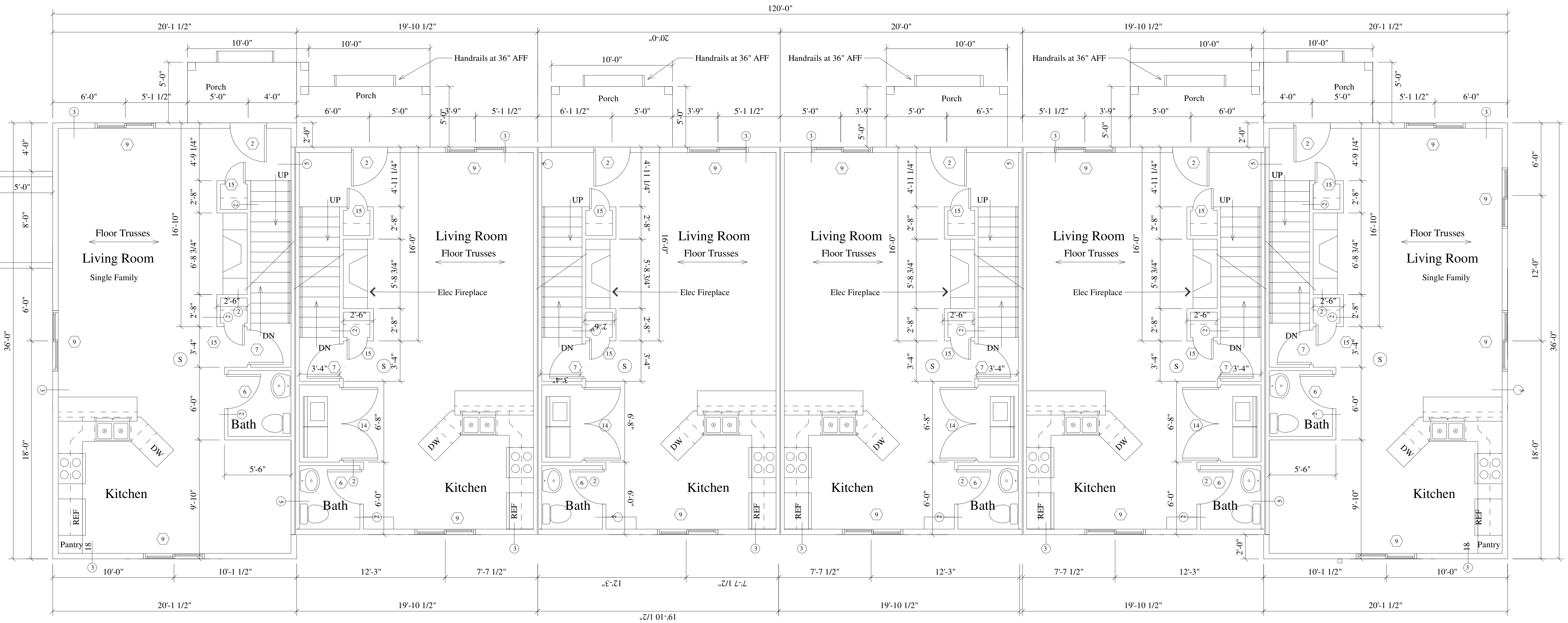
- 1 30x68 Metal insul. door w/ Metal frame (20 min. Rated) with lever Handles and 1/2" Sill plates (Max.)
- 2 30x68 Metal insul. door w/ wood frame with lever handles and Dead bolts and 1/2" sill plates (max)
- 3 60x68 Sliding Glass door 3/4" sill plates (max)
- 4 30x68 Hollow core wood door w/ wood frame with lever handles and privacy locks
- 5 30x68 Hollow core wood door w/ wood frame with lever handles
- 6 210x68 Hollow core wood door w/ wood frame with lever handles and privacy locks
- 7 210x68 Hollow core wood door w/ wood frame with lever handles
- 8 26x40 Casement Norandex or Equal

- 9 50x40 Slider Norandex or Equal
- 10 50x34 Slider Norandex or Equal
- 11 50x50 Slider Norandex or Equal
- 12 40x68 Double door
- 13 50x68 Double door
- 14 60x68 Double door
- 15 18x68 Hollow core wood door w/ wood frame with lever handles
- 16 12x68 Hollow core wood door w/ wood frame with lever handles

### Building Notes

1. Construction type - Wood frame
2. Foundation type - Full basement
3. Number of Levels - 2
4. Roof pitch - 4/12
5. Fire protection - Sprinklered per NFPA 13R
6. Fire alarm system - Yes

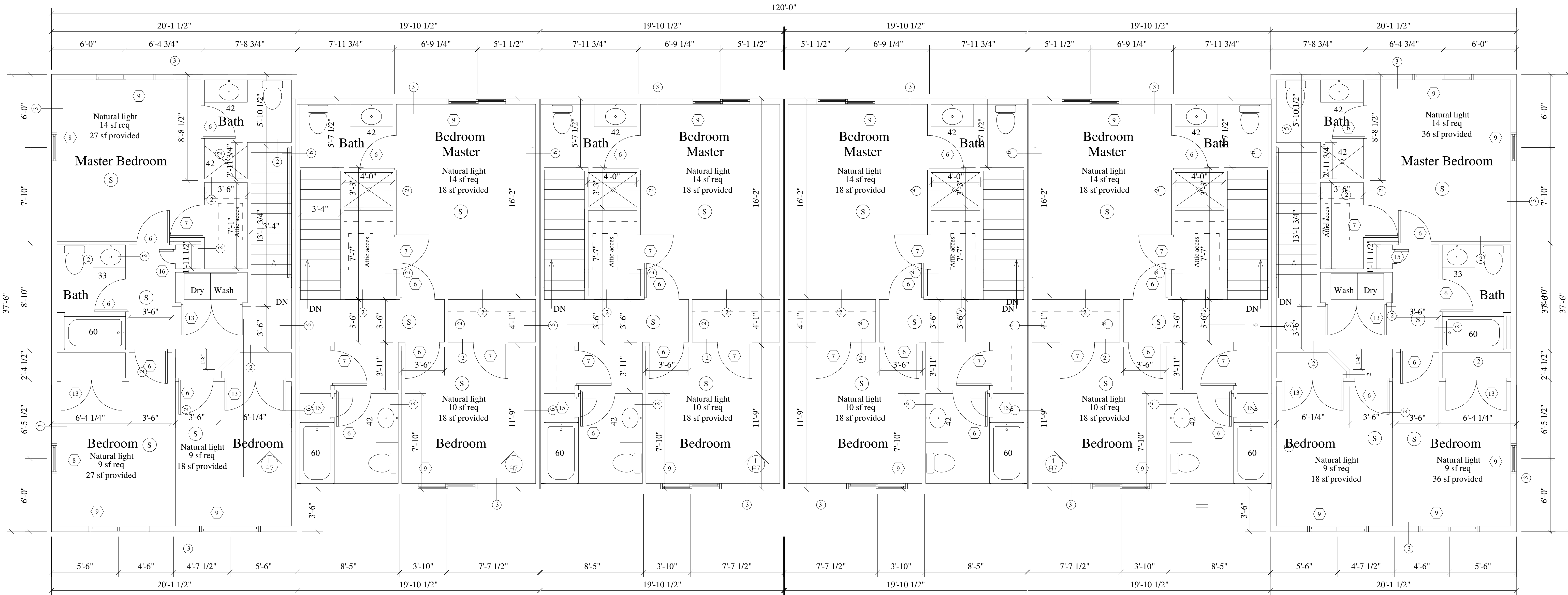
# Lot 3, 6 Unit First Floor Plan



First Floor Plan

Scale = 1/4"=1'-0"

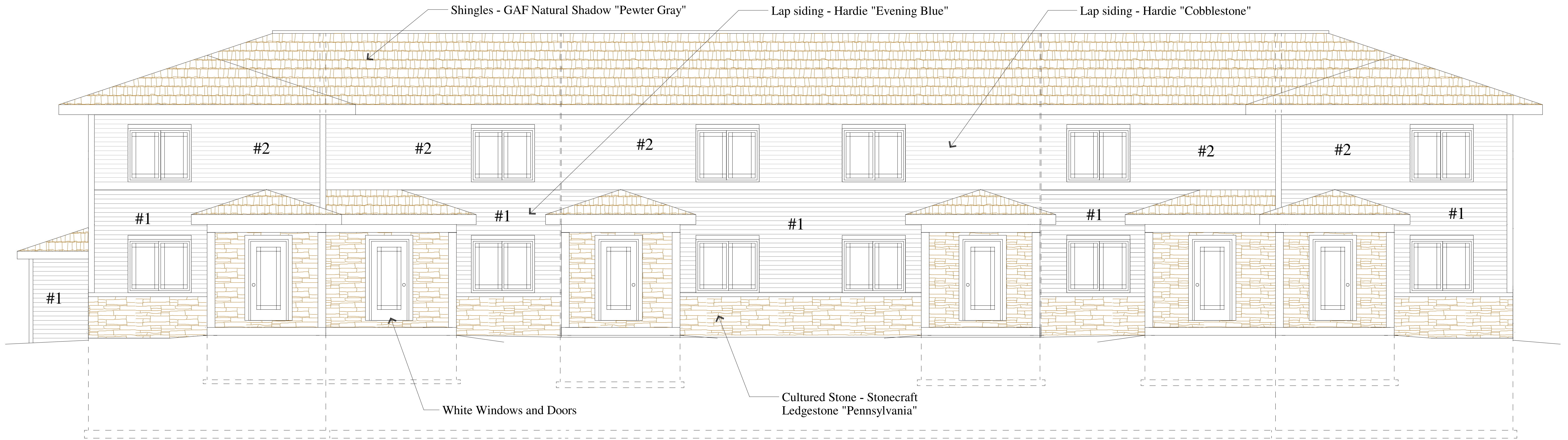
# Lot 3, 6 Unit Second Floor Plan



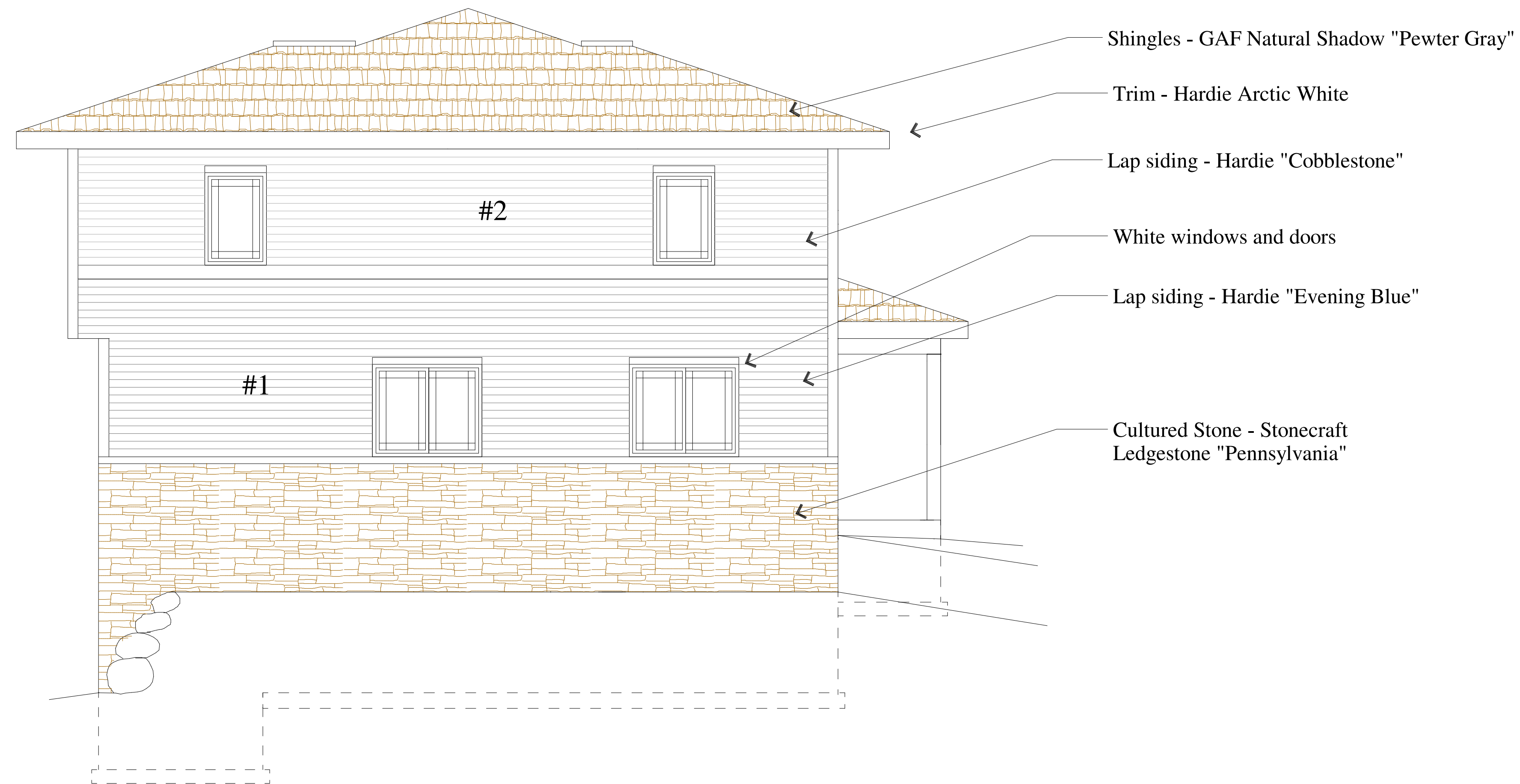
Second Floor Plan

Scale = 1/4"=1'-0"

# Lot 3, 6 Unit Elevations



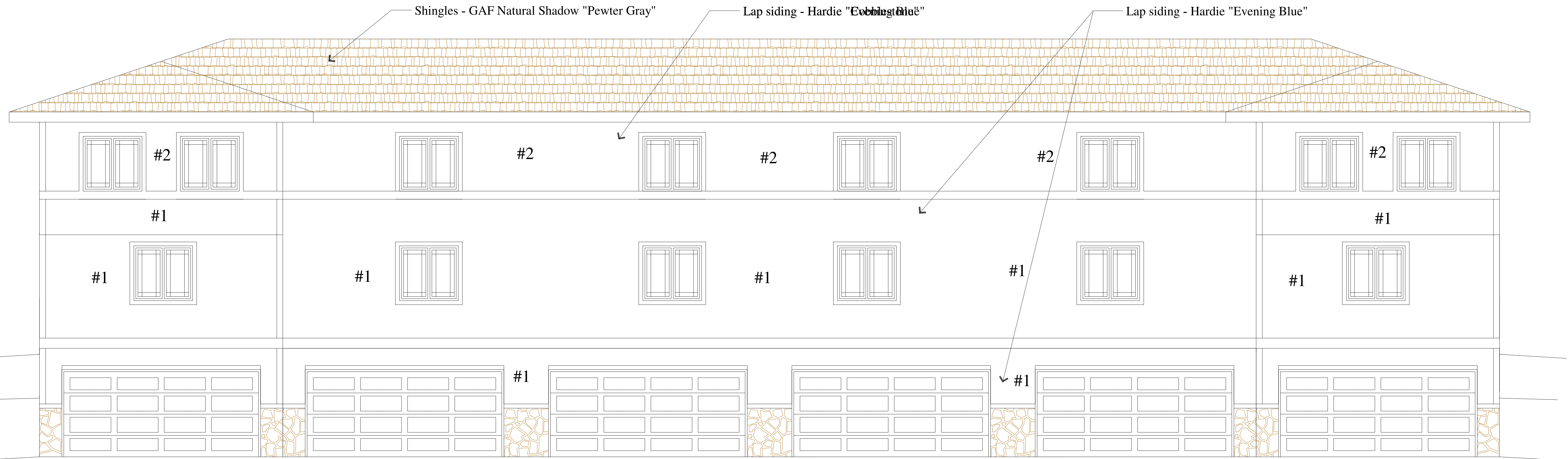
○ Front Elevation  
Scale = 1/4"=1'-0"



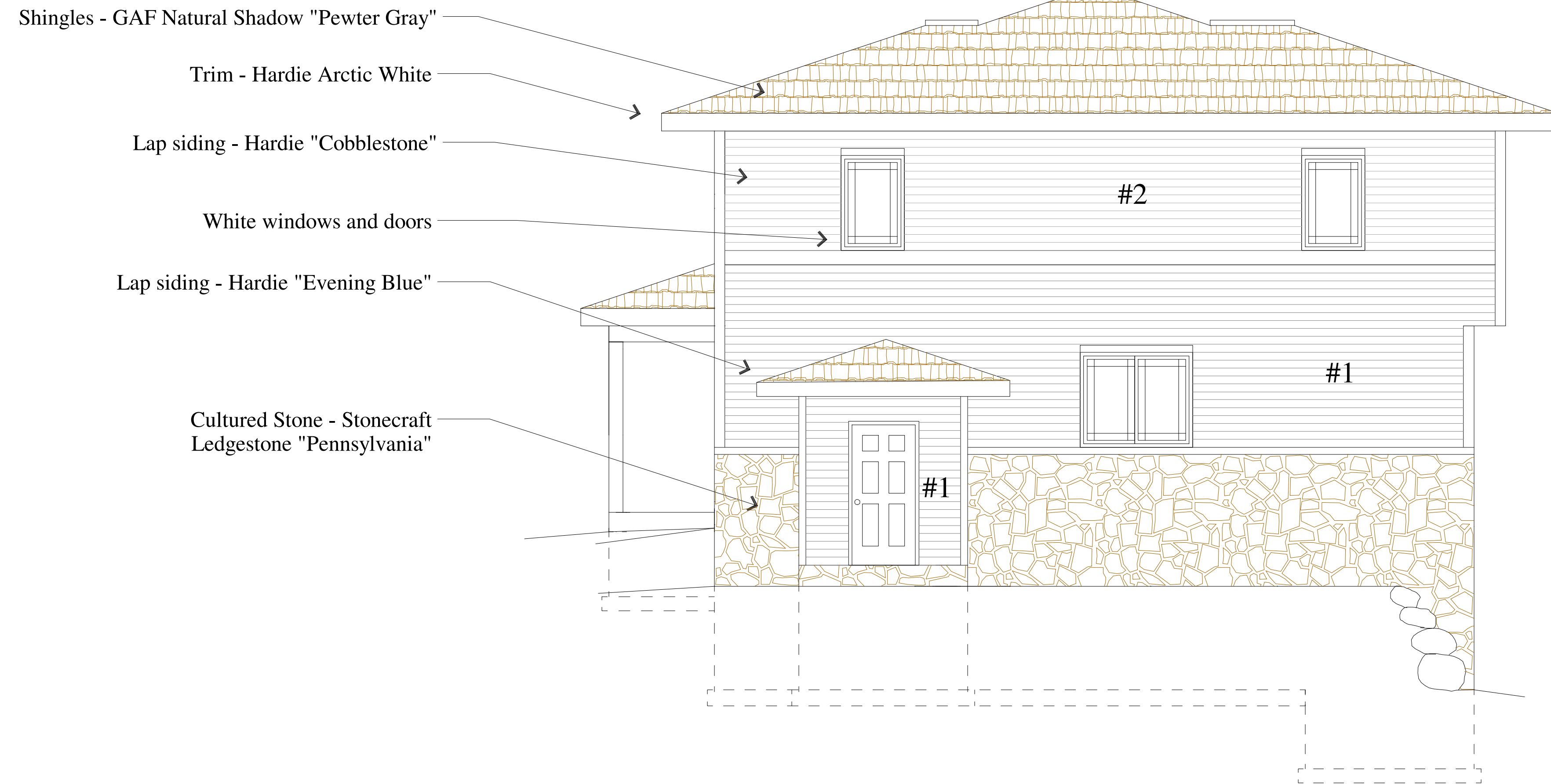
○ Left Elevation

Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Evening Blue
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "LedgeStone"	Pennsylvania
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White

# Lot 3, 6 Unit Elevations



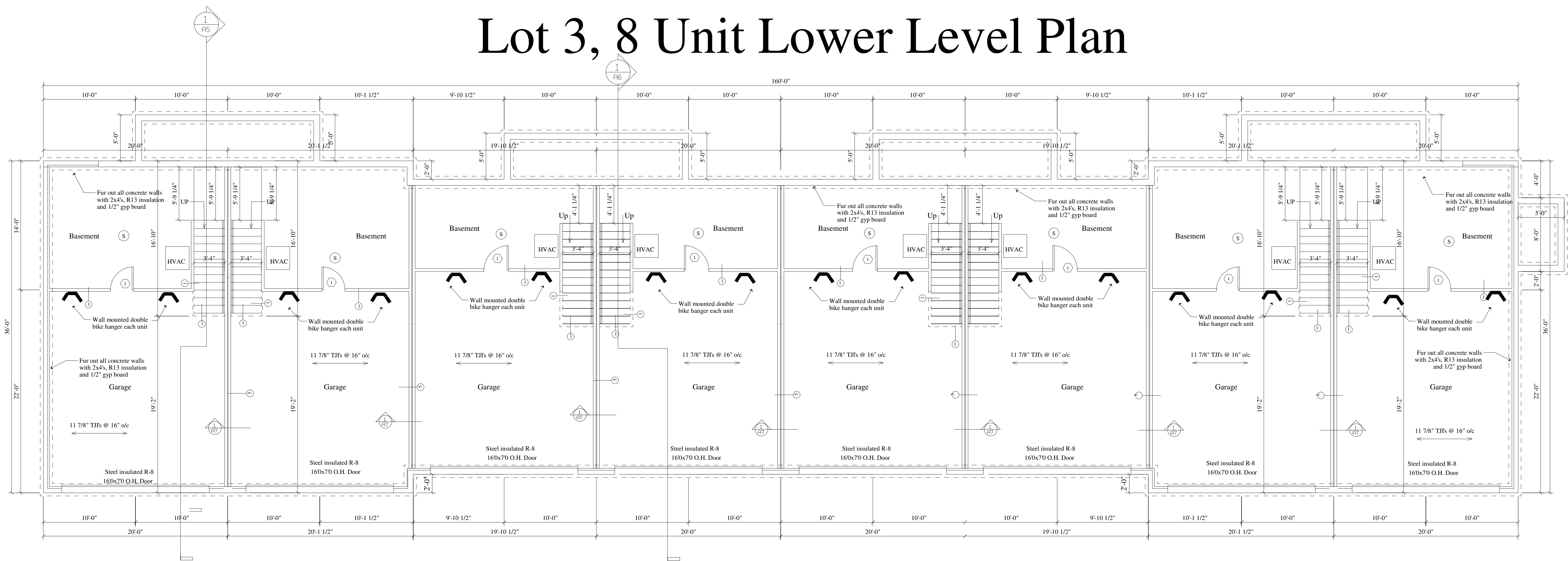
○ Rear Elevation  
Scale = 1/4" = 1'-0"



○ Right Elevation  
Scale = 1/4" = 1'-0"

Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Evening Blue
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "LedgeStone"	Pennsylvania
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White

# Lot 3, 8 Unit Lower Level Plan



Lower Level Plan

Scale = 3/16"=1'-0"

## Building Notes

1. Construction type - Wood frame
2. Foundation type - Full basement
3. Number of Levels - 2
4. Roof pitch - 4/12
5. Fire protection - Sprinklered per NFPA 13R
6. Fire alarm system - Yes

## Smoke Detection

- (S) Smoke and CO2 Detector directly and permanently wired to a proper unswitched circuit and be provided with backup power source.

## Wall Schedule

- (1) 5/8" type "X" gyp. bd. with joints taped  
2x4 wood studs at 16" o/c  
3 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

- (2) 1/2" gyp. bd. with joints taped  
2x4 wood studs at 16" o/c  
1/2" gyp. bd. with joints taped  
Note: Install 1/2" water resistant gyp. board on tub side of wall

- (3) 5/8" type "X" gyp. bd. with joints taped  
Note: Install 5/8" water resistant GWB behind tub  
4 Mil. Poly. Vapor Barrier  
2x6 wood studs at 16" o/c  
5 1/2" FG batt insulation  
7/16" OSB with Exterior Vapor Barrier  
Double-four vinyl siding

1-Hour wall  
GA file # WP-3514

- (4) 5/8" type "X" gyp. bd. with joints taped  
4 Mil. Poly. Vapor Barrier  
2x6 wood studs at 16" o/c  
5 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

- (5) 5/8" type "X" gyp. bd. with joints taped  
3 1/2" FG batt insulation  
2x4 wood studs at 16" o/c  
1" Air space  
2x4 full hgt. wood studs at 16" o/c  
3 1/2" FG batt insulation  
(2)5/8" type "X" gyp. bd. with joints taped

- (6) 5/8" type "X" gyp. bd. with joints taped  
5/8" type "X" gyp. bd. with joints taped  
Exterior vapor barrier  
5/8" type "X" gyp. bd. with joints taped  
2x4 full hgt. wood studs at 16" o/c  
3 1/2" FG batt insulation  
5/8" type "X" gyp. bd. with joints taped

1-Hour wall  
GA file # WP-3514

1-Hour wall  
GA file # WP-3370

1-Hour wall  
GA file # WP-3514

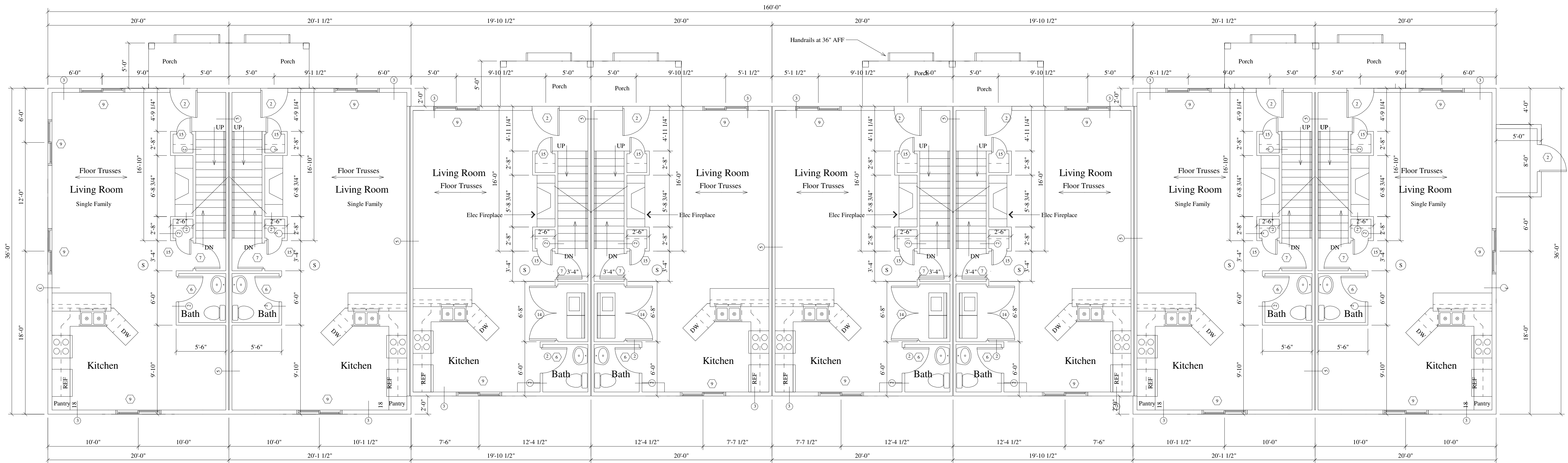
1-Hour wall  
GA file # WP-3514

## Door and Window Schedule

- (1) 30x68 Metal insul. door w/ Metal frame (20 min. Rated) with lever Handles and 1/2" Sill plates (Max.)
- (2) 30x68 Metal insul. door w/ wood frame with lever handles and Dead bolts and 1/2" sill plates (max)
- (3) 60x68 Sliding Glass door  
3/4" sill plates (max)
- (4) 30x68 Hollow core wood door w/ wood frame with lever handles and privacy locks
- (5) 30x68 Hollow core wood door w/ wood frame with lever handles
- (6) 210x68 Hollow core wood door w/ wood frame with lever handles and privacy locks
- (7) 210x68 Hollow core wood door w/ wood frame with lever handles
- (8) 26x40 Casement  
Norandex or Equal

- (9) 50x40 Slider  
Norandex or Equal
- (10) 50x34 Slider  
Norandex or Equal
- (11) 50x50 Slider  
Norandex or Equal
- (12) 40x68 Double door
- (13) 50x68 Double door
- (14) 60x68 Double door
- (15) 18x68 Hollow core wood door w/ wood frame with lever handles
- (16) 12x68 Hollow core wood door w/ wood frame with lever handles

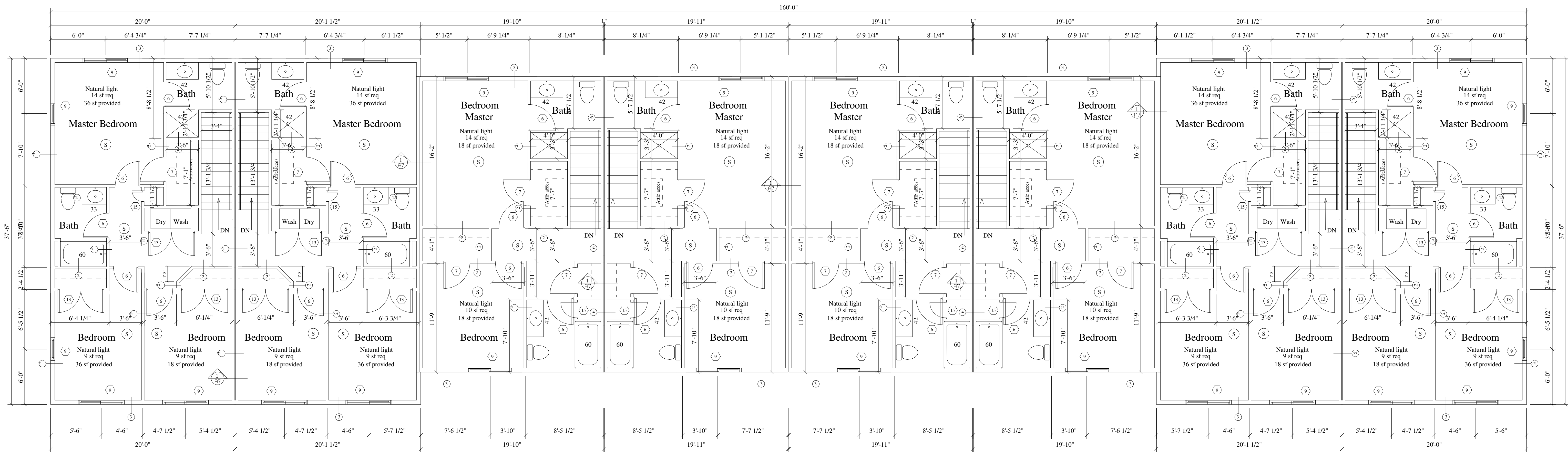
# Lot 3, 8 Unit First Floor Plan



First Floor Plan

Scale = 1/4"=1'-0"

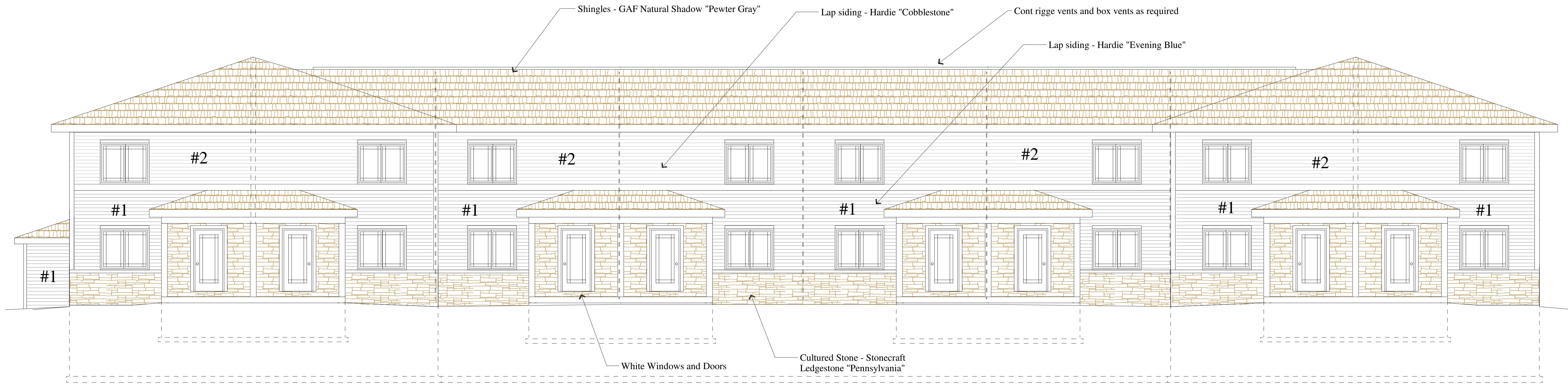
# Lot 3, 8 Unit Second Floor Plan



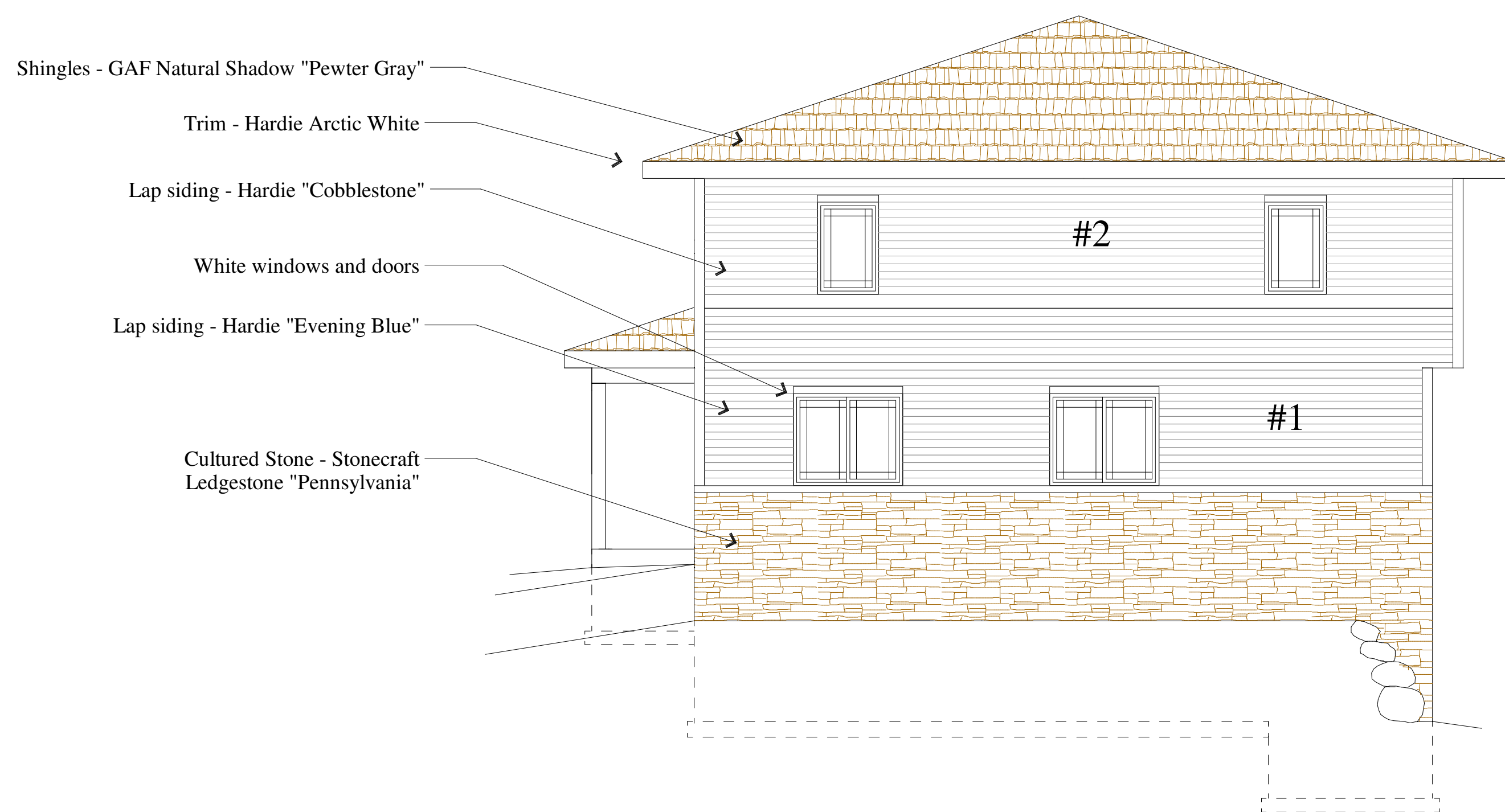
Second Floor Plan

Scale = 1/4"=1'-0"

# Lot 3, 8 Unit Elevations



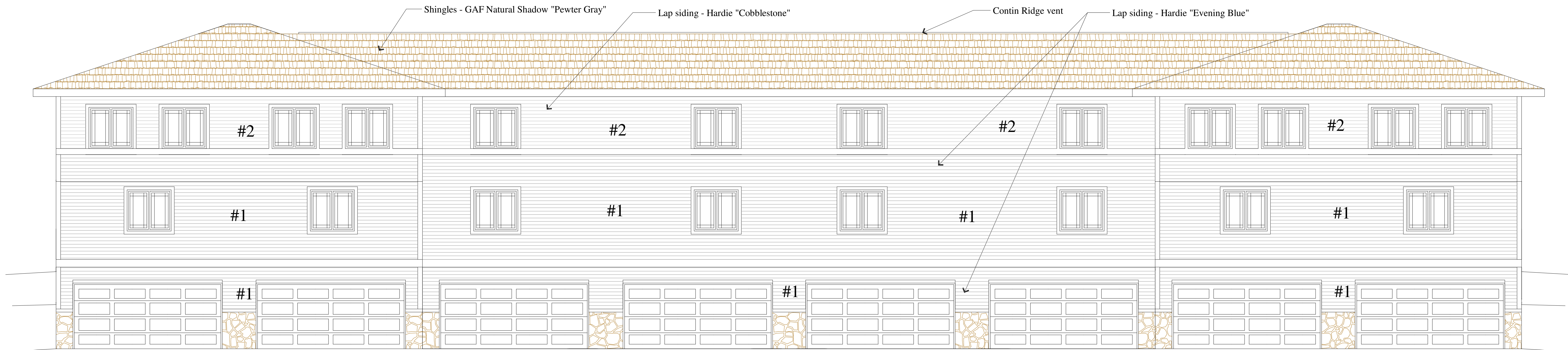
Front Elevation  
Scale = 3/16"=1'-0"



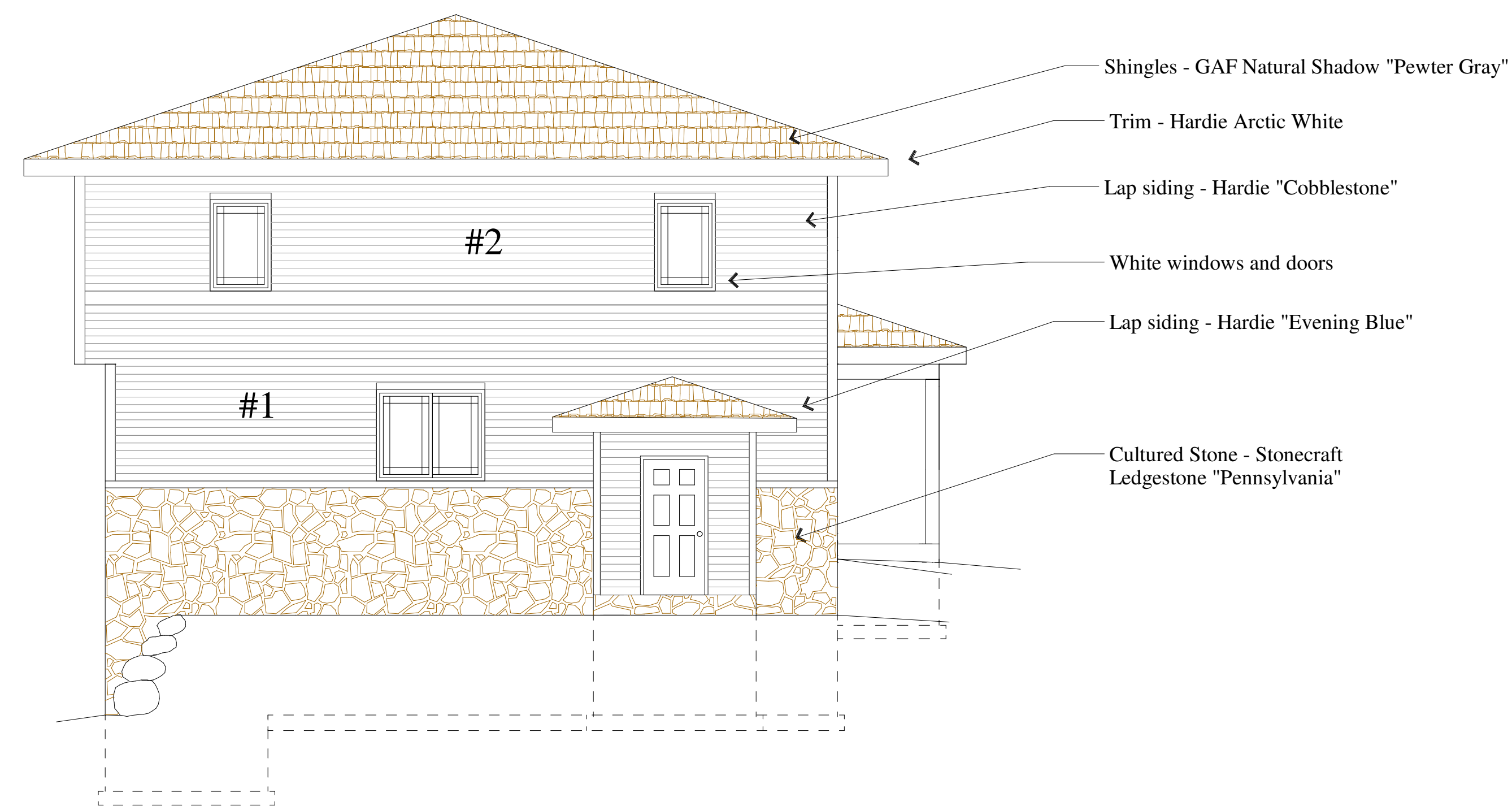
Right Elevation  
Scale = 3/16"=1'-0"

Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Evening Blue
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "LedgeStone"	Pennsylvania
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White

# Lot 3, 8 Unit Elevations



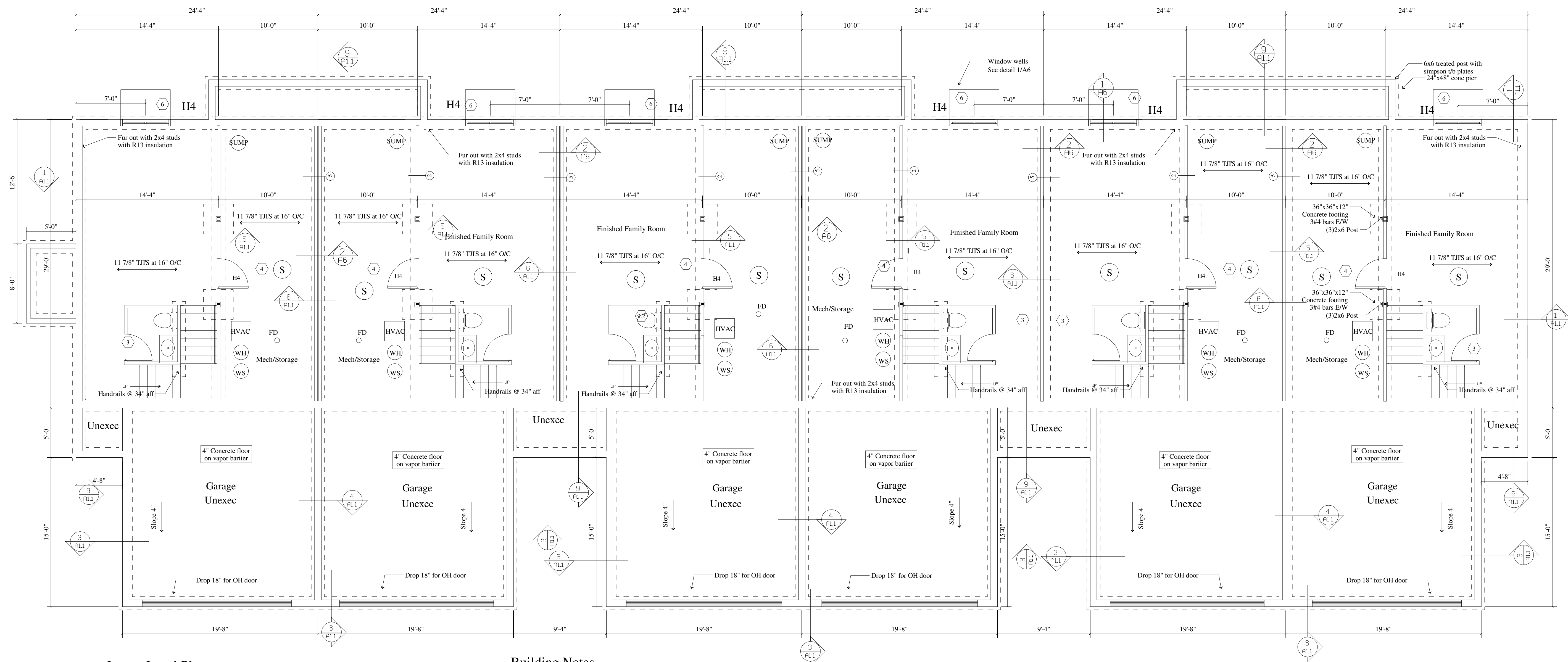
○ Rear Elevation  
Scale = 3/16"=1'-0"



○ Left Elevation  
Scale = 3/16"=1'-0"

Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Evening Blue
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "LedgeStone"	Pennsylvania
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White

# Lot 5, 6 unit lower level plan



**Lower Level Plan**  
Scale = 3/16"=1'-0"

- Building Notes**
1. Construction type - Wood frame
  2. Foundation type - Full basement
  3. Number of Levels - 2
  4. Roof pitch - 4/12
  5. Fire protection - Sprinklered per NFPA 13R
  6. Fire alarm system - Yes

**Beam and Header Schedule**

Mark	Size	Material	Remarks
H1	(2)2x8's	Hem-Fir #2	4
H2	(2)2x10's	Hem-Fir #2	3,4
H3	(2)2x12's	Microlam	3,4
H4	(2)1 2/4"x7 1/4"	Microlam	3,4
H5	(2)1 3/4"x9 1/4"	Microlam	3,4
H6	(2)1 3/4"x11 7/8"	Microlam	3,4
H7	(2)1 3/4"x14"	Microlam	3,4

Notes:  
 1. Headers shown at bearing wall locations only.  
 2. Headers at non-bearing walls to be (1)2x flat  
 3. Microlam material with E-1,800,000 PSI 2200 Fb  
 4. Provide (3)2x4's or (2)2x6's shoulder studs each side

Provide Mechanical ventilation per International mechanical code as required  
 Note: Use Hot dipped Galvanized nails when in contact with ACQ treated wood  
 Note: Provide solid blocking under girder trusses in floor joists and contin. to Conc. wall

**Smoke Detection**

(S) Smoke Detector directly and permanently wired to a proper unswitched circuit and be provided with backup power source.

**Wall Schedule**

	5/8" type "X" gyp. bd. with joints taped 2x4 wood studs at 16" o/c 3 1/2" FG batt insulation 5/8" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3514 Fire Resist. Design Manual Gypsum Association
	1/2" gyp. bd. with joints taped 2x4 wood studs at 16" o/c 1/2" gyp. bd. with joints taped	
	1/2" type "X" gyp. bd. with joints taped 2x5 wood studs at 16" o/c 1/2" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3510 Fire Resist. Design Manual Gypsum Association
	5/8" type "X" gyp. bd. with joints taped 4 Mil. Poly. Vapor Barrier 2x6 wood studs at 16" o/c 5 1/2" FG batt insulation 7/16" OSB with Exterior Vapor Barrier Double-four vinyl siding	1-Hour wall U356 UL Directory
	5/8" type "X" gyp. bd. with joints taped 4 Mil. Poly. Vapor Barrier 2x6 wood studs at 16" o/c 5 1/2" FG batt insulation 5/8" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3514 Fire Resist. Design Manual Gypsum Association

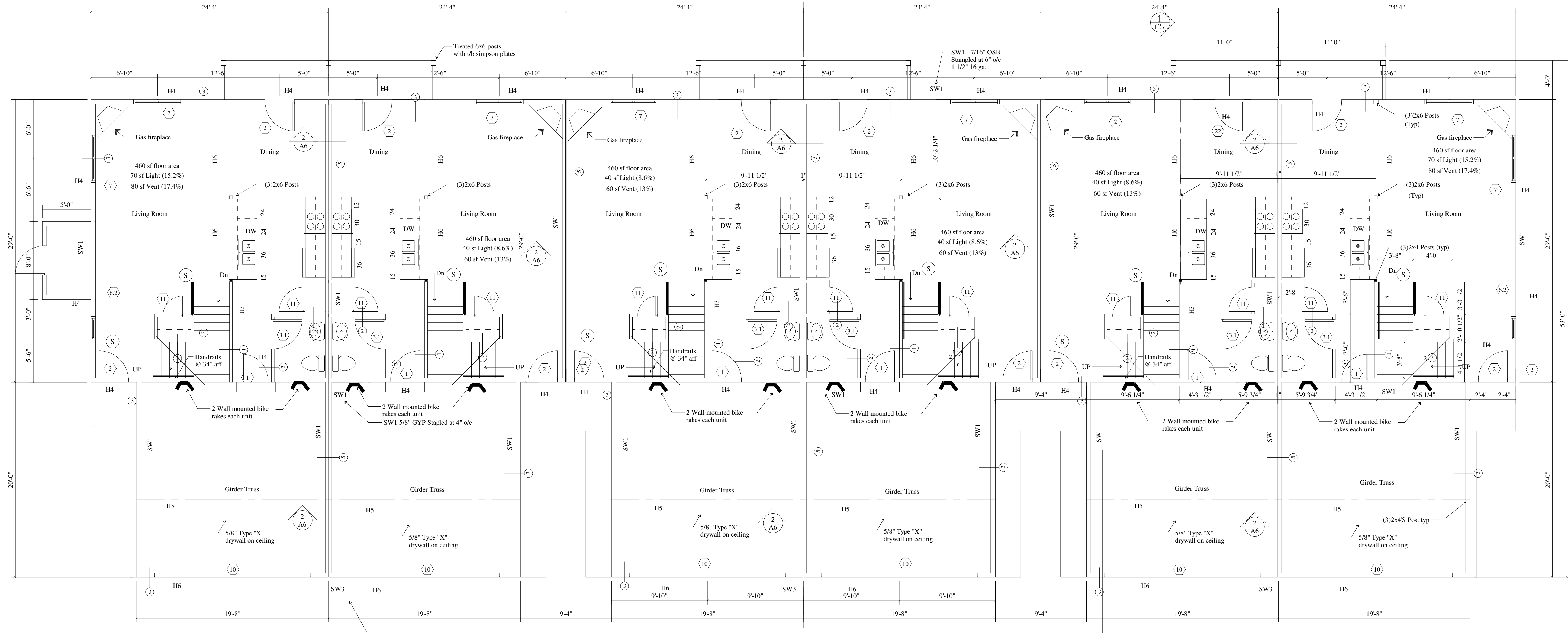
**Door and Window Schedule**

	5/8" type "X" gyp. bd. with joints taped 3 1/2" FG batt insulation 2x4 wood studs at 16" o/c 5/8" type "X" gyp. bd. 3/8" Air space 2x4 full hgt. wood studs at 16" o/c 3 1/2" FG batt insulation 5/8" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3370 Fire Resist. Design Manual Gypsum Association
	5/8" type "X" gyp. bd. with joints taped 2x6 wood studs at 16" o/c 5/8" type "X" gyp. bd. with joints taped 3/8" Air space 2x6 full hgt. wood studs at 16" o/c 5/8" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3370 Fire Resist. Design Manual Gypsum Association
	5/8" type "X" gyp. bd. with joints taped 2x4 wood studs at 14" o/c 5/8" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3640 Fire Resist. Design Manual Gypsum Association
	5/8" type "X" gyp. bd. with joints taped 4 Mil. Poly. Vapor Barrier 2x4 wood studs at 14" o/c 3 1/2" FG batt insulation 7/16" OSB with Exterior Vapor Barrier Double-four vinyl siding	1-Hour wall U356 UL Directory
	5/8" type "X" gyp. bd. with joints taped 4 Mil. Poly. Vapor Barrier 2x6 wood studs at 16" o/c 5 1/2" FG batt insulation 5/8" type "X" gyp. bd. with joints taped	1-Hour wall GA file # WP-3514 Fire Resist. Design Manual Gypsum Association

**Door and Window Schedule**

1	30x68 Metal insul. door w/ Metal frame (20 min. Rated) with lever Handles and 1/2" Sill plates (Max.)	7	50x54 Slider Anderson 4000 or Equal
2	30x68 Metal insul. door w/ full light and wood frame with lever handles and Dead bolts and 1/2" sill plates (max)	7.1	5.8 SF Opening
3	30x68 Hollow core wood door w/ wood frame with lever handles and privacy locks	8	50x40 Slider Anderson 4000 or Equal
3.1	28x68 Hollow core wood door w/ wood frame with lever handles and privacy locks	9	5.8 SF Opening (2)2'6x6'8 Double door
4	30x68 Hollow core wood door w/ wood frame with lever handles	9.1	60x68 Bi-fold door
5	28x68 Hollow core wood door w/ wood frame with lever handles	9.2	50x68 Bi-fold door
5.1	28x68 Hollow core wood pocket door w/ wood frame with lever handles	10	40x68 Bi-fold door
6	(2)2'6x3'4 Casement unit Anderson 4000 or Equal Min. 5.7 SF Opening	11	160x70 Insulated Steel O.H. Door with Elec. Opener
6.1	2'6x3'4 Casement unit Anderson 4000 or Equal		2'0x6'8 Hollow core wood door w/ wood frame with lever handles
6.2	2'6x5'4 Casement unit Anderson 4000 or Equal		
6.3	2'6x4'0 Casement unit Anderson 4000 or Equal		

# Lot 5, 6 unit first floor plan

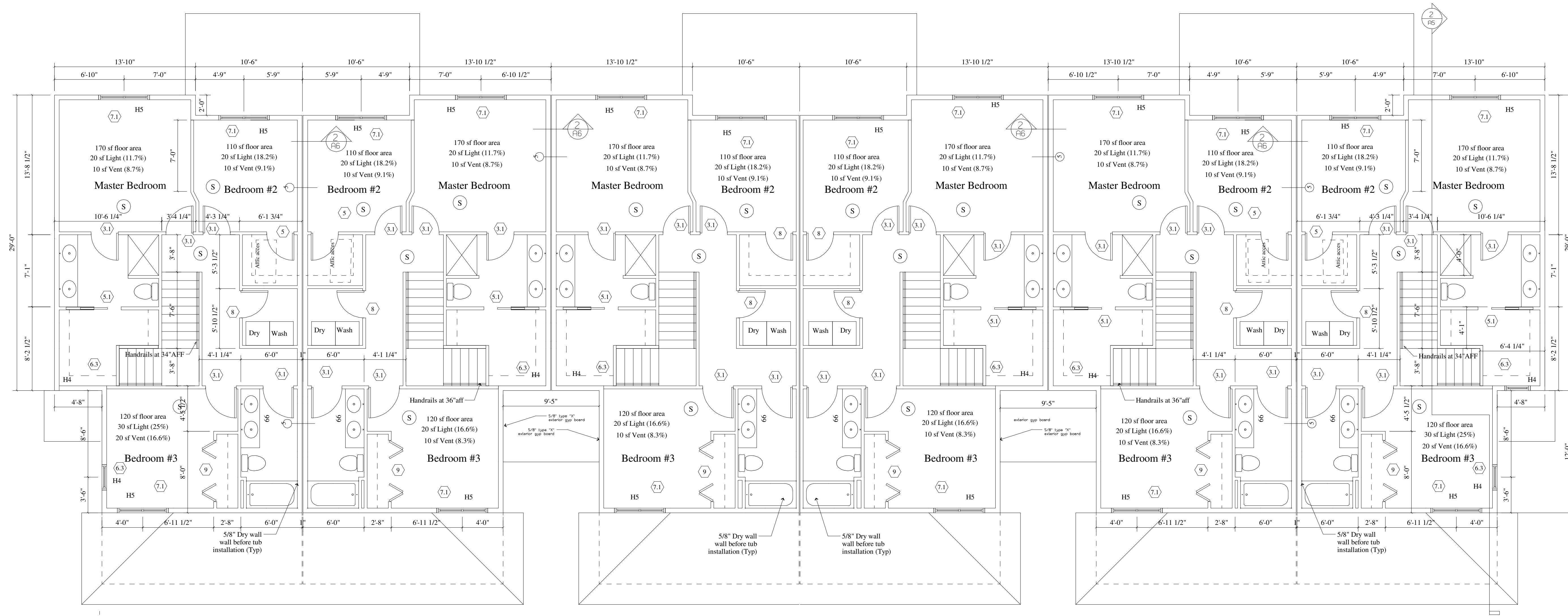


First Floor Plan

Scale = 1/4"=1'-0"

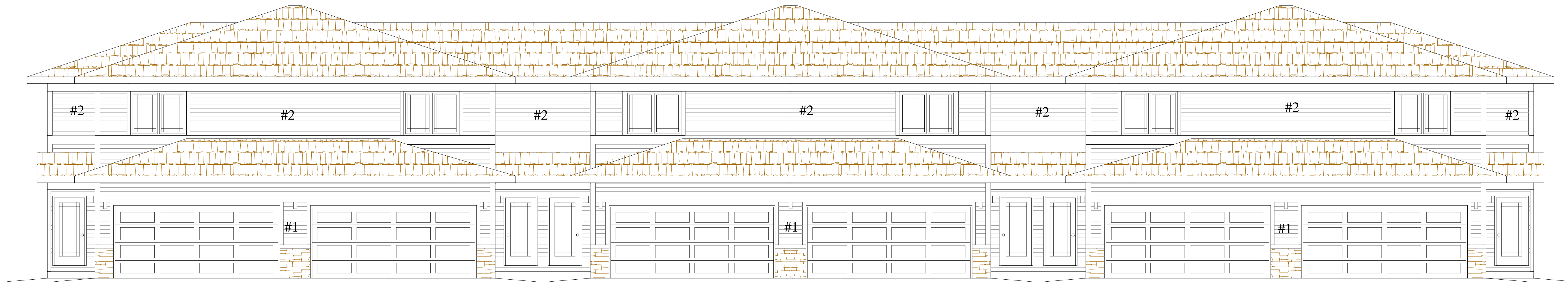
SW3 7/16" OSB Stapled at 3" o/c

# Lot 5, 6 unit second floor plan



○ Second Floor Plan 916 SF  
Scale = 1/4"=1'-0"

# Lot 5, 6 Unit Elevations



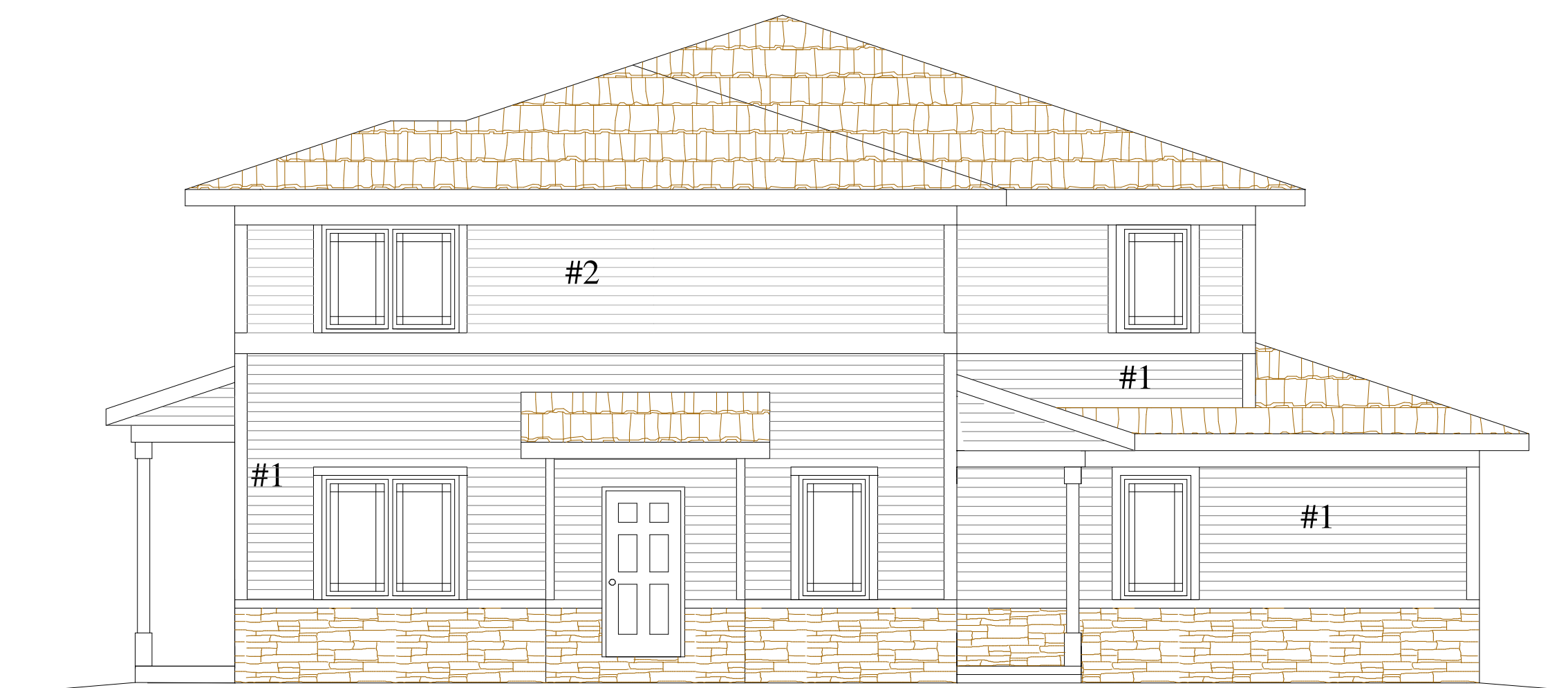
Inside Elevation

Scale = 1/4"=1'-0"



Outside Elevation

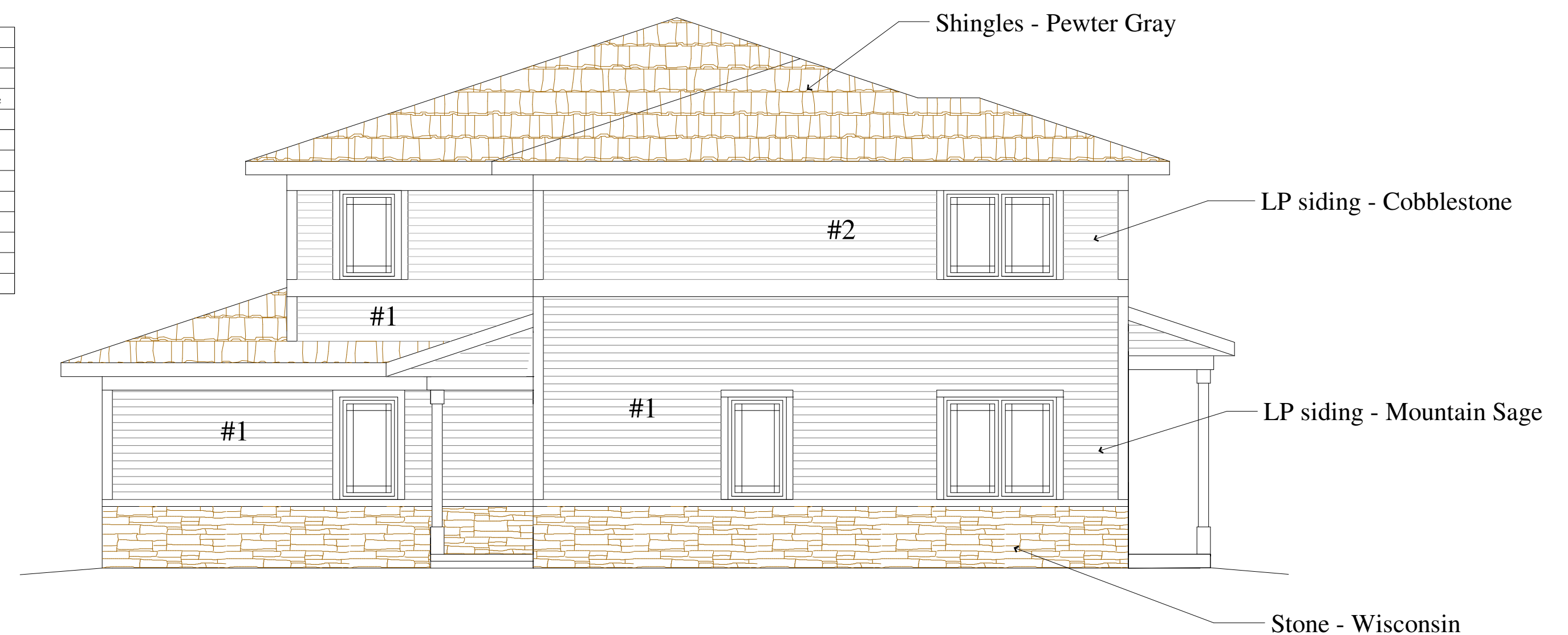
Scale = 1/4"=1'-0"



Side Elevation

Scale = 1/4"=1'-0"

Color Schedule	Lot 5
Shingles: BP Mystique Lifetime	Pewter Gray
Siding 1: Hardie Plank Lap siding	Mountain Sage
Siding 2: Hardie Plank Lap siding	Cobblestone
Stone: Stone Craft "Ledgestone"	Wisconsin
Windows: Lindsay	White
Band Boards: LP Smartside	White
Window wraps: LP Smartside	White
Corner trim: Hardie	White
Soffit/Fascia/Gutters	White
Columns/Posts/Pillars: LP Smart	White
Garage Doors: Clopay	White



Side Elevation

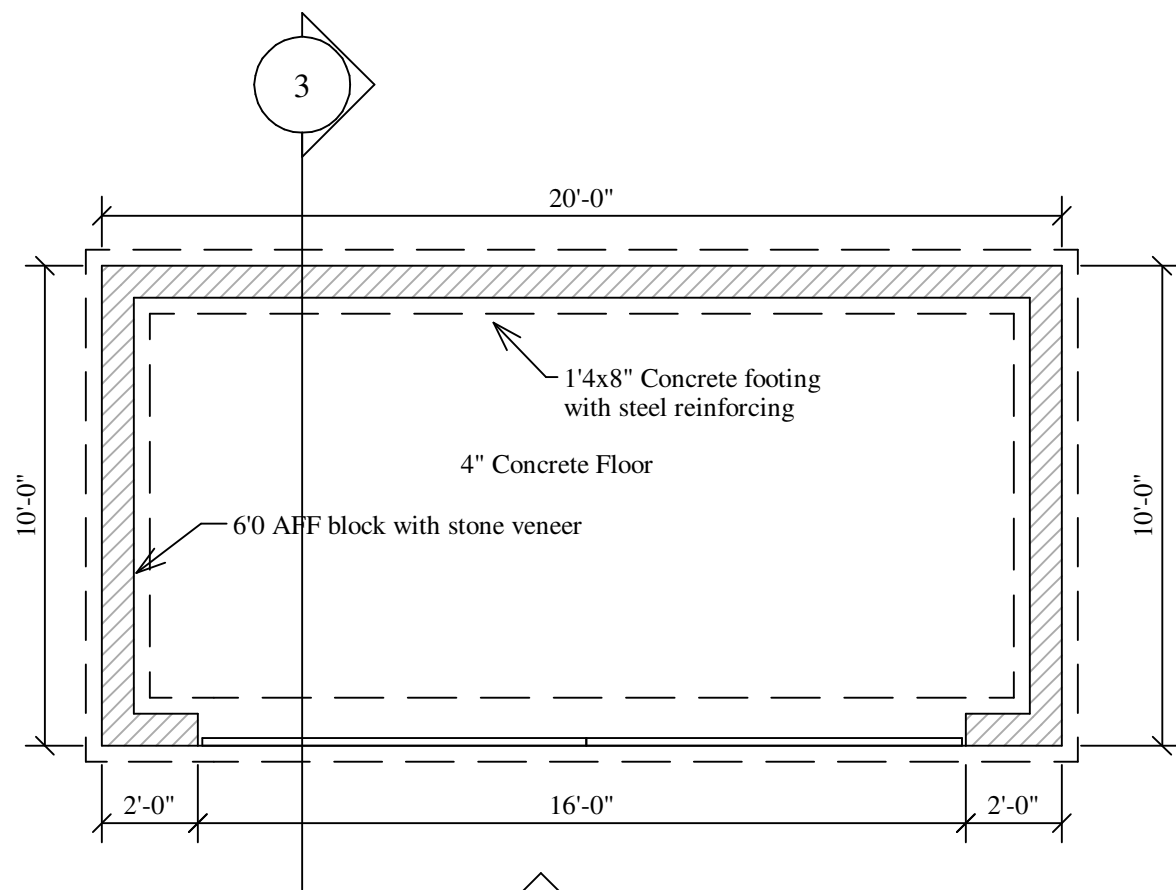
Scale = 1/4"=1'-0"

Shingles - Pewter Gray

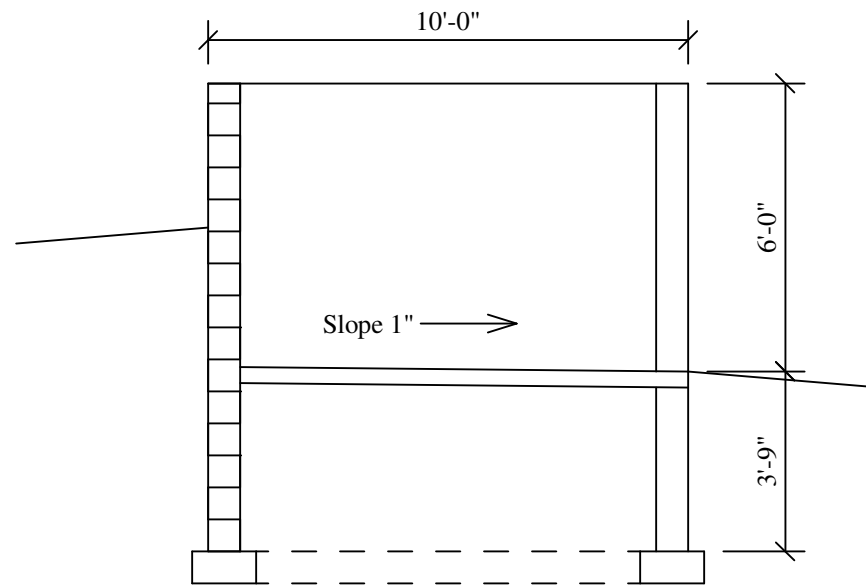
LP siding - Cobblestone

LP siding - Mountain Sage

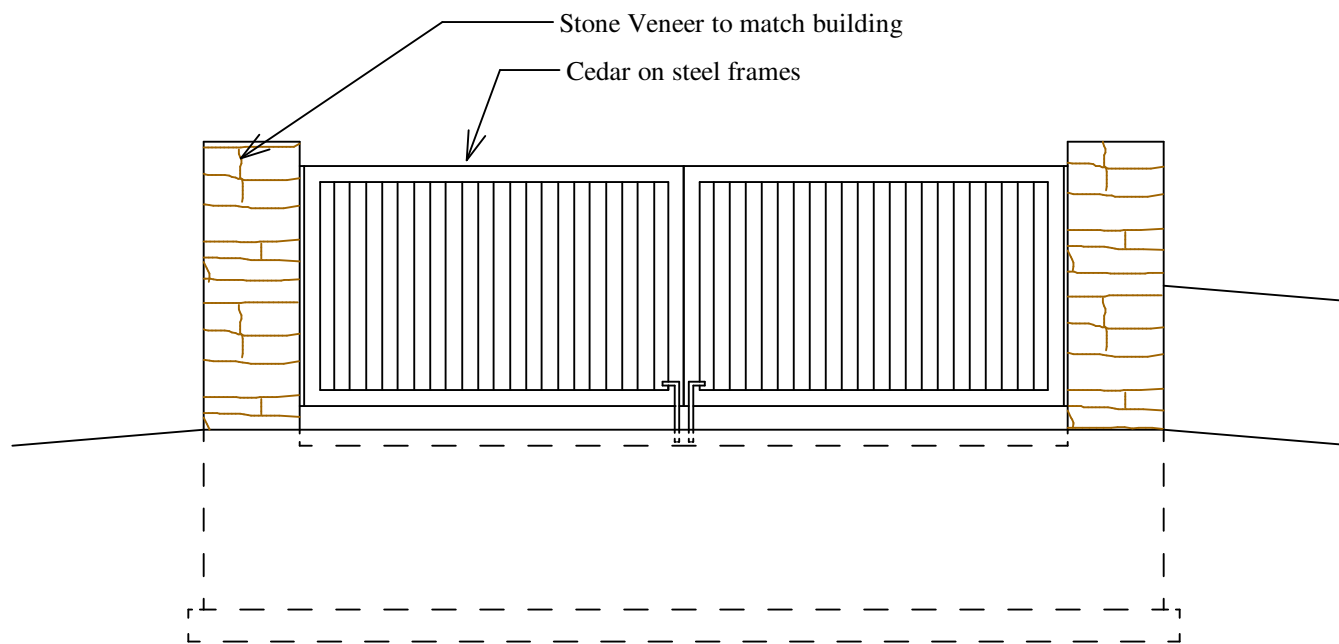
Stone - Wisconsin



1 Trash Enclosure Plan  
Scale = 1/4"=1'-0"



3 Trash Enclosure Section  
Scale = 1/4"=1'-0"



2 Trash Enclosure Elevation  
Scale = 1/4"=1'-0"

## Lots 2 and 3 Exterior Materials

Stone: Ledgestone "Pennsylvania"



Shingles: GAF NS "Pewter Gray"



Lower Siding: Hardie "Evening Blue"



Upper Siding: Hardie "Cobblestone"



Trim and band boards: White

Soffit/fascia: White

Gutters: White

Garage door: White

Windows: White

## Lots 5 Exterior Materials

Stone: Ledgestone "Wisconsin"



Shingles: GAF NS "Pewter Gray"



Lower Siding: Hardie "Mountain Sage"



Upper Siding: Hardie "Cobblestone"



Trim and band boards: White

Soffit/fascia: White

Gutters: White

Garage door: White

Windows: White



Luminaire Schedule				
Symbol	Qty	Label	Description	LLF
○	26	OA1	LUMARK AKS1A	0.900

# HARTUNG FIELDS LOTS 2, 3, & 5

## SITE PLAN

CITY OF FITCHBURG, DANE COUNTY, WI



MARK	REVISION	Scale: 1" =
Engineer: BCA	Checked By: MLC	

# HARTUNG FIELDS

RECORDS INFO  
 DRAWN BY: CRH  
 Date: 3/12/2024  
 SCALE: 1"=40'  
 JOB #: 84059

SHEET DESCRIPTION  
 SITE  
 LIGHTING  
 LAYOUT

SHEET NO.  
**ES01**

IN PARTNERSHIP WITH:



4800 W PROSPECT AVENUE APPLETON, WI 54914  
 (920) 815-4050, (920) 815-4060 FAX WWW.WERNERELECTRIC.COM

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Lumark

## Axcent

### Wall Mount Luminaire

#### Product Features



#### Product Certifications



#### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

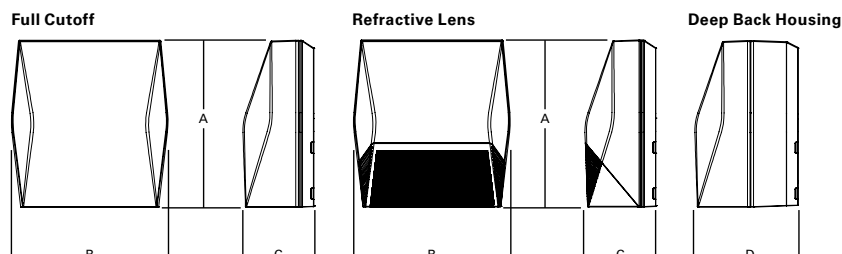
#### Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

#### Connected Systems

- WaveLinX Lite
- Enlighted

#### Dimensional Details



#### Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

## Ordering Information

SAMPLE NUMBER: **AXCS1A-AP-347V**

Domestic Preferences <sup>28</sup>	Model Series <sup>1</sup>	LED Color Temperature	Color	Options (Add as Suffix)
<b>[Blank]</b> =Standard <b>BAA</b> =Buy American Act <b>TAA</b> =Trade Agreements Act	<b>Full Cutoff</b> <b>AXCS1A</b> =14W <b>AXCS2A</b> =21W <b>AXCS3A</b> =27W <b>AXCS4A</b> =44W <b>AXCS5A</b> =52W <b>AXCL6A</b> =56W <b>AXCL8A</b> =72W <b>AXCL10A</b> =102W <b>AXCL12A</b> =123W  <b>Refractive Lens</b> <b>AXCS1ARL</b> =14W <b>AXCS2ARL</b> =21W <b>AXCS3ARL</b> =27W <b>AXCS4ARL</b> =44W <b>AXCS5ARL</b> =52W <b>AXCL6ARL</b> =56W <b>AXCL8ARL</b> =72W <b>AXCL10ARL</b> =102W <b>AXCL12ARL</b> =123W	<b>[Blank]</b> =4000K, Neutral <b>C</b> =5000K, Cool <b>W</b> =3000K, Warm	<b>[Blank]</b> =Carbon Bronze (Standard) <b>WT</b> =Summit White <b>BK</b> =Black <b>AP</b> =Grey <b>GM</b> =Graphite Metallic <b>DP</b> =Dark Platinum	<b>347V</b> =347V <sup>2</sup> <b>480V</b> =480V <sup>2</sup> <b>PC1</b> =Photocontrol 120V <sup>3,4,5</sup> <b>PC2</b> =Photocontrol 208-277V, 347V, 480V <sup>4,5,6</sup> <b>PC</b> =Photocontrol 120-277V, 347V, 480V <sup>4,7,8</sup> <b>KKIT</b> =Knuckle Floodlight Mount <sup>7</sup> <b>TRNKIT</b> =Trunnion Floodlight Mount <b>SFKIT</b> =Slipfitter Floodlight Mount <b>PMAKIT</b> =Pole Mount Arm <b>ZW</b> =WaveLinX-enabled 4-PIN Twistlock Receptacle <sup>4,9</sup> <b>ZW-SWPD4XX</b> =WaveLinX Wireless Sensor, 7' - 15' Mounting Height <sup>4,9,10,11</sup> <b>ZW-SWPD5XX</b> =WaveLinX Wireless Sensor, 15' - 40' Mounting Height <sup>4,9,10,11</sup> <b>LWR-LW</b> =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>4,9,12</sup> <b>LWR-LN</b> =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>4,9,12</sup> <b>MSP/DIM-L12</b> =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height <sup>4,9,13</sup> <b>MSP/DIM-L30</b> =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height <sup>4,9,13</sup> <b>MSP-L12</b> =Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height <sup>4,9,13</sup> <b>MSP-L30</b> =Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height <sup>4,9,13</sup> <b>CBP</b> =Cold Weather Battery Pack <sup>3,14,15,16,17,18</sup> <b>CBP-CEC</b> =Cold Weather Battery Pack, CEC compliant <sup>3,14,15,16,17,18</sup> <b>10K</b> =10kV/10kA Surge Protection <b>HA</b> =50°C High Ambient <sup>15,19</sup> <b>GRF</b> =Glare Reducing Lens <sup>20</sup> <b>AHD145</b> =After Hours Dim, 5 Hours <sup>5,21</sup> <b>AHD245</b> =After Hours Dim, 6 Hours <sup>5,21</sup> <b>AHD255</b> =After Hours Dim, 7 Hours <sup>5,21</sup> <b>AHD355</b> =After Hours Dim, 8 Hours <sup>5,21</sup>
Accessories (Order Separately) <sup>22,29</sup>				
<b>VS/AXCS-XX</b> =Vandal Shield Axcent Small <sup>7,23</sup> <b>VS/AXCS-MS</b> =Vandal Shield Axcent Small (With Motion Sensor) <sup>7,23</sup> <b>WG/AXCS</b> =Wire Guard Axcent Small <sup>7</sup> <b>WG/AXCS-MS</b> =Wire Guard Axcent Small (With Motion Sensor) <sup>7</sup> <b>VS/AXCL-XX</b> =Vandal Shield Axcent Large <sup>5,23</sup> <b>VS/AXCL-MS</b> =Vandal Shield Axcent (With Motion Sensor) <sup>5,23</sup> <b>WG/AXCL</b> =Wire Guard Axcent Large <sup>5</sup> <b>WG/AXCL-MS</b> =Wire Guard Axcent (With Motion Sensor) <sup>5</sup> <b>BB/AXC</b> =Axcent Lumen Select Back Box, Carbon Bronze <sup>24</sup> <b>BB/AXC-PC</b> =Axcent Lumen Select Back Box with PC, Carbon Bronze <sup>24,25</sup> <b>BB/AXC-WT</b> =Axcent Lumen Select Back Box, Summit White <sup>24</sup> <b>BB/AXC-WT-PC</b> =Axcent Lumen Select Back Box with PC, Summit White <sup>24,25</sup>		<b>KKIT/AXCS-XX</b> =Knuckle and Visor Floodlight Kit (For Axcent Small) <sup>7</sup> <b>SFKIT/AXCS-XX</b> =Slipfitter Floodlight Kit (For Axcent Small) <sup>7</sup> <b>TRNKIT/AXCS-XX</b> =Trunnion and Visor Floodlight Kit (For Axcent Small) <sup>7</sup> <b>TRNKIT-XX</b> =Trunnion Floodlight Kit (For Axcent Large) <sup>5</sup> <b>SFKIT-XX</b> =Slipfitter Floodlight Kit (For Axcent Large) <sup>5</sup> <b>PMAKIT-XX</b> =Pole Mount Kit <b>ISHH-01</b> =Integrated Sensor Programming Remote <sup>26</sup> <b>MA1010-XX</b> =Single Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1011-XX</b> =2@180° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1017-XX</b> =Single Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1018-XX</b> =2@180° Tenon Adapter for 2-3/8" O.D. Tenon <b>SWPD4-XX</b> =WaveLinX Wireless Sensor, 7' - 15' Mounting Height <sup>10,11,27</sup> <b>SWPD5-XX</b> =WaveLinX Wireless Sensor, 15' - 40' Mounting Height <sup>10,11,27</sup>		
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details. 2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. 3. Not available in 347 or 480 VAC. 4. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together. 5. Only available on AXCL6-AXCL12 models. 6. Used with 277, 347, and 480 VAC options. 7. Only available on AXCS1-AXCS5 models. 8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. 9. Uses deep back housing. 10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 11. Replace XX with sensor color (WH, BZ, or BK). 12. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 13. The ISHH-01 accessory is required to adjust parameters. 14. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. 15. Not available with AXCS5 or AXCL12 models. 16. Uses deep back housing for AXCS1, AXCL2, AXCS3, and AXCS4 models. 17. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. 18. CBP cannot be used with PC and motion sensor (MSP, ZW, or LWR). CBP can be used with PC or motion sensor (MSP, ZW, or LWR). 19. Can not be ordered with CBP or PC options. 20. Use dedicated IES files on product website for lumen values and distributions. 21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. 22. Replace XX with color designation. 23. For use with full cutoff lens configurations only. 24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR). 25. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems. 26. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 27. Requires 4-PIN twistlock receptacle (ZW) option. 28. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="#">DOMESTIC PREFERENCES</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 29. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.				

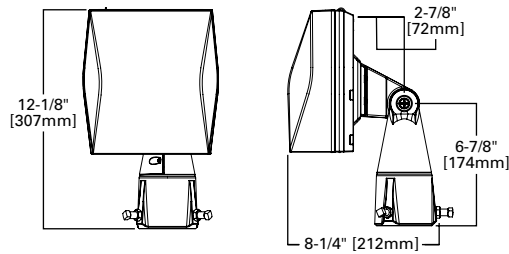
## Stock Ordering Information

Model Series <sup>1</sup>			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

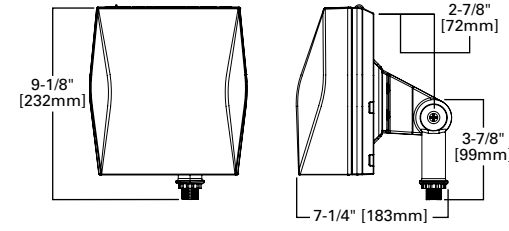
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

## Mounting Details

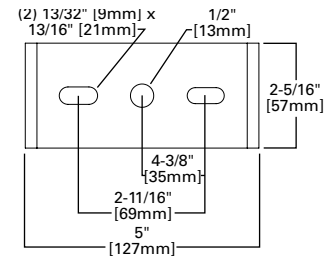
**Slipfitter Mount (Small)**  
Tenon OD: 2-3/8" | EPA: 0.60



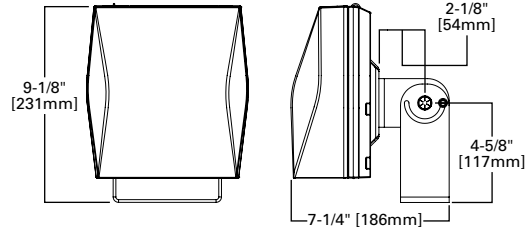
**Knuckle Mount (Small)**



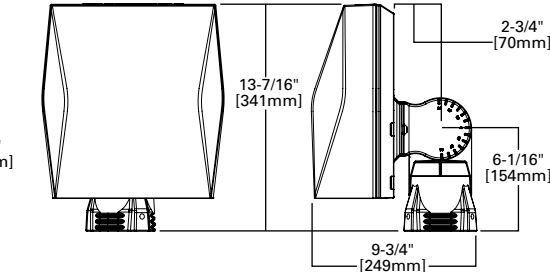
**Trunnion Mount Detail**



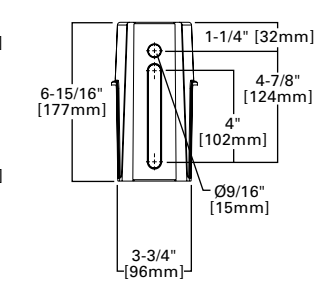
**Trunnion Mount (Small)**



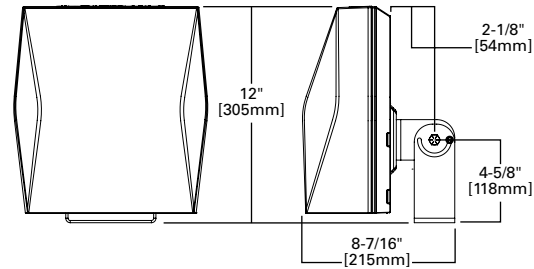
**Slipfitter Mount (Large)**  
Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10



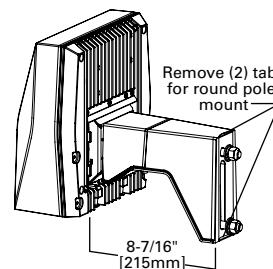
**Pole Mount Arm Drill Pattern**



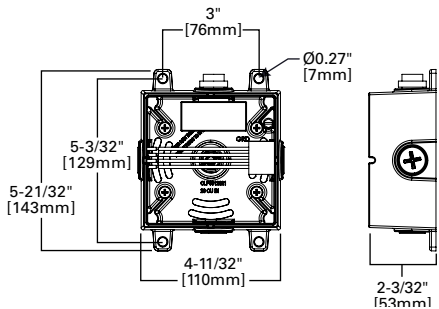
**Trunnion Mount (Large)**



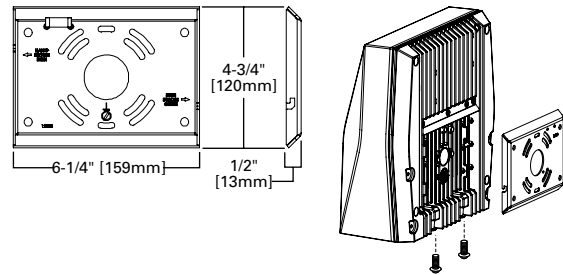
**Pole Mount Arm (Large)**  
EPA: 1.10



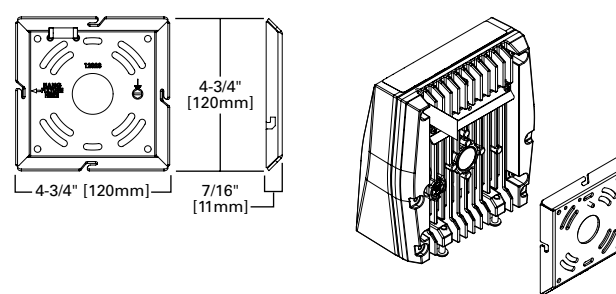
**Lumen Select Back Box**



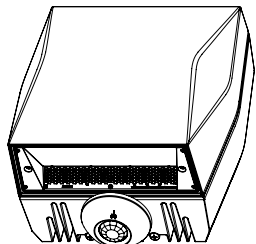
**Wall Mount Plate Detail (Large)**



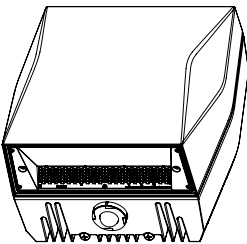
**Wall Mount Plate Detail (Small)**



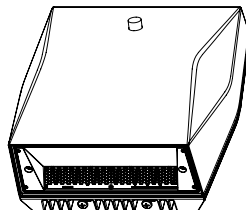
**Enlighted Sensor**



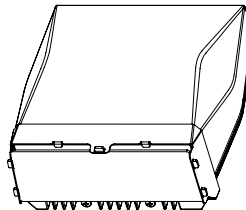
**Occupancy Sensor**



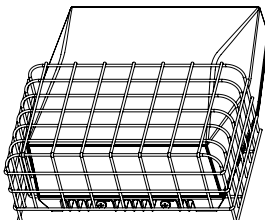
**Button Photocontrol**



**Vandal Shield**



**Wire Guard**



## Product Specifications

### Construction

- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

### Optics

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

### Electrical

- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion

- 0-10V dimming driver is standard with leads external to the fixture

### Mounting

- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

### Emergency Egress

- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack

- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

### Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

### Shipping Data

- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

## Energy and Performance Data

### Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

### Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		49.4	65.3	89.1	115.3
Input Current @ 120V (A)		0.41	0.54	0.74	0.96
Input Current @ 240V (A)		0.21	0.27	0.37	0.48
Input Current @ 277V (A)		0.18	0.24	0.32	0.42
Input Current @ 347V (A)		0.14	0.19	0.26	0.33
Input Current @ 480V (A)		0.10	0.14	0.19	0.24
Configuration					
Full Cutoff	4000K Lumens	7,594	9,716	12,719	16,302
	5000K Rating	7,501	9,598	12,564	16,103
	3000K Lumens	6,502	8,319	10,890	13,958
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	10,331	13,665	16,637
	5000K Rating	7,714	10,205	13,498	16,434
	3000K Lumens	6,686	8,845	11,700	14,244
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Energy and Performance Data

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers  
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers  
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCL6A*	12963843 or 12964235	75%	40%
AXCL6A*	13495473 or 13495474 or Other	69%	47%
AXCL8A*	12963842 or 12964234	84%	48%
AXCL8A*	13495475 or 13495476 or Other	69%	47%
AXCL10A*	12963840 or 12964233	84%	48%
AXCL10A*	13495477 or 13495478 or Other	69%	47%
AXCL12A*	12902056 or 12902057	85%	50%
AXCL12A*	13495479 or 13495480 or Other	72%	49%

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
<b>Up to 3A</b>		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
<b>Up to 5A</b>		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
<b>Up to 8A</b>		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
<b>Up to 10A</b>		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
<b>Up to 12A</b>		
25°C	94%	151,000
40°C	81%	125,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

**0-10V** This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

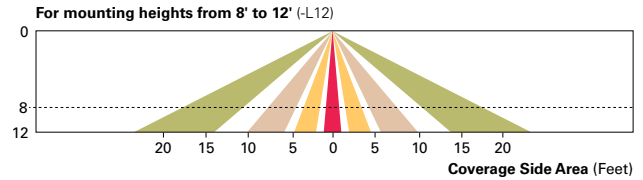
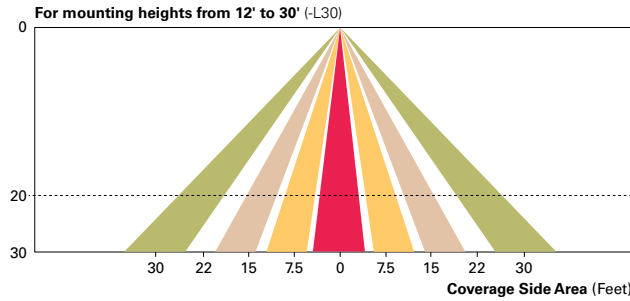
**Photocontrol** (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

**After Hours Dim** (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

**Dimming Occupancy Sensor** (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

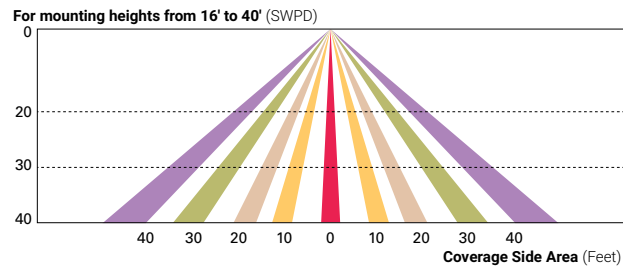
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

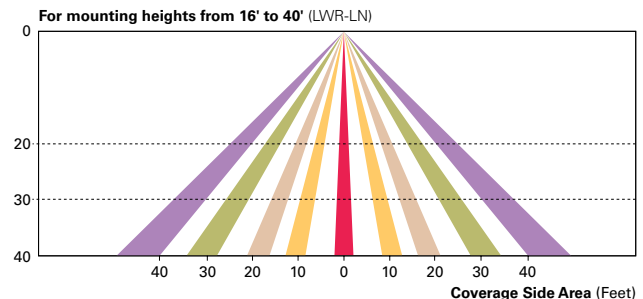
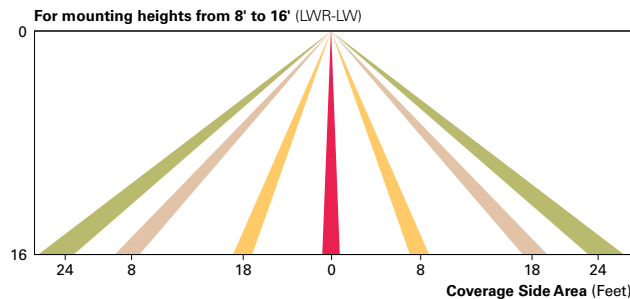


**WaveLinX Wireless Control and Monitoring System** The WaveLinX Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinX Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinX Wireless Sensor** (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



**Enlighted Wireless Control and Monitoring System** (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.





## Conditional Use - Owner or Authorized Agent Acknowledgement

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Sara Investment Real Estate LLC, Agent for Owner

*Eric M. Schwartz*

03-19-2024

Eric M. Schwartz, President & CEO  
Owner's or Authorized Agent's Signature

Date (DD/MM/YYYY)