

Receipt # 12.1923
Yvonne A.
2/20/19

 <p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<h2>REZONING APPLICATION</h2>
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The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PDD-GDP district to the PDD-SIP district the following described property:

1. Location of Property/Street Address: Fitchrona Road & Limestone Lane

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

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

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

2. Proposed Use of Property - Explanation of Request:

Multifamily Workforce Housing

3. Proposed Development Schedule: Start July 2019, Finish July 2020

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

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

Type of Residential Development (If Applicable): Multifamily

Total Dwelling Units Proposed: 133 No. Of Parking Stalls: 178

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: TBD No. Of Employees: TBD

Floor Area: 154,035 s.f. No. Of Parking Stalls: see above

Sewer: Municipal Private Water: Municipal Private

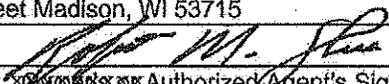
Current Owner of Property: Robert Shea

Address: 2975 Kapec Road Madison, WI 53719 Phone No: 608-271-9388

Contact Person: Jacob T. Klein

Email: Jacob@JTKlein.com

Address: 818 South Park Street Madison, WI 53715 Phone No: 612-202-1577

Respectfully Submitted By:  Robert Shea
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name
for Orchard Pointe Development for Orchard Pointe Development
Company, Inc. Company, Inc.

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

For City Use Only: Date Received: 2/19/19 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$ 875.00

Permit Request No. RZ-2275-19



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Marc Ott - JLA Architects

Address: 2418 Crossroads Drive, Suite 2300 **Phone Number of Contact Person:** 608-442-3867

City, State, Zip Code: Madison, Wi 53718 **Email of Contact Person:** mott@jla-ap.com

Project Address: _____ **Lot:** 10 **Subdivision:** Orchard Pointe

Project Type: **Multi-Family** **Commercial** **Industrial** **Other**
 New **Addition**

Impervious Surface Ratio (ISR): 45.91 (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

SPECIFIC IMPLEMENTATION PLAN

LIMESTONE RIDGE APARTMENTS

FITCHBURG, WISCONSIN



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PROJECT TEAM:



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



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



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

PROJECT LOCATION & GENERAL DESCRIPTION

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

Surrounding Context

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

Existing Topography

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

Existing Vegetation

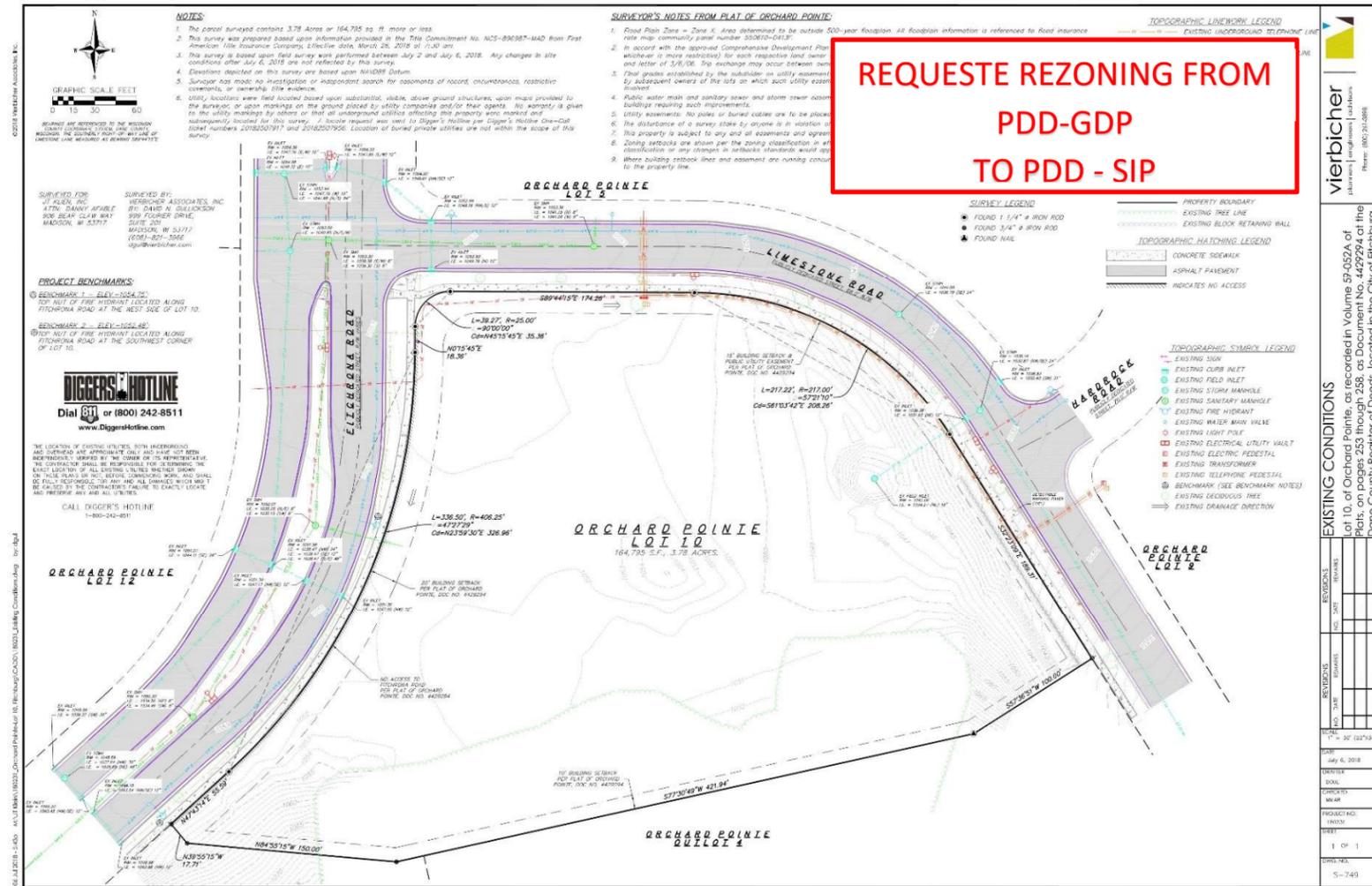
The project site currently has mature trees along the southern edge of the parcel and is otherwise a vacant lot with an open grass area.



LEGAL DESCRIPTION

Lot 10, Orchard Pointe, as recorded in Volume 59-052A of Plats, on Pages 253-258, as Document Number 4429294, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 07, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

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



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

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

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

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of 136 units, this standard would require a parcel of 411,100 square feet or 9.43 acres, over double our parcel size of 3.78 acres.
- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are utilizing one developable lot for this project with an area of 164,795 square feet, or 3.78 acres.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Limestone Lane) at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 15.0 feet.

- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback (Fitchrona Road & Limestone Lane) at 25 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, we propose a minimum setback of 15 feet.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 4-stories of residential on top of an underground parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification.
- Please refer to masterplan image on Page 6 for setbacks and dimensions.
- This specific implementation plan substantially complies with the previously approved General Implementation Plan.

ECONOMIC & SOCIAL IMPACTS

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

Property Values and Tax Revenue

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

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

Impact Fees

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

Park Improvement Fee:	133 units x \$160 =	\$ 21,280.00
Fire Protection Fee:	(71) 1BR x \$311 =	\$ 22,081.00
	(43) 2BR x \$466 =	\$ 20,038.00
	(19) 3BR x \$466 =	\$ 8,854.00
Water Impact Fee:	133 units x \$800 =	\$106,400.00
Total Projected Impact Fees:		\$178,653.00

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

- We acknowledge current City Ordinances include parkland dedication fees, however since the 133 unit apartment building will be affordable housing we intend to apply for a waiver of those

fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees or a total fee waiver for recent projects in Madison, Middleton and Mount Horeb. We additionally understand that the Fitchburg Housing Task Force is currently discussing the potential of recommending the waiver of Parkland Dedication and Parkland Improvement fees to encourage the development of affordable housing.

Social Impacts

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

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

Affordability

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

CONSISTENCY WITH COMPREHENSIVE PLAN

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

Land Use Goal 1:

This project preserves and enhances the natural and agricultural resources of the City as follows:

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

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

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

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

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 3: This project will protect natural resources

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

Housing Goal 1:

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

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

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

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

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

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

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

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

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

Utilities Goal 1:

This project will provide and maintain high quality public utility services.

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

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

Utilities Goal 2:

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

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

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

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

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

Utilities Goal 4:

This project will improve the Fitchburg park and open space system.

- We acknowledge current City Ordinances include parkland dedication fees, however since the 109 units of the building will be affordable housing we intend to apply for a waiver of those fees. We have made similar requests for affordable housing and were awarded lower park and/or impact fees or a total fee waiver for recent projects in Madison, Middleton and Mount Horeb. We additionally understand that the Fitchburg Housing Task Force is currently discussing the potential of recommending the waiver of Parkland Dedication and Parkland Improvement fees to encourage the development of affordable housing.

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

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

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

Transportation Goal 2:

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

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

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

LAND USE

When complete, this project will contain multi-family residential use. This 3.78 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 109 workforce housing tax credit units, 24 market rate units, along with their associated common amenity spaces. At the time of this Specific Implementation Plan, the mix of residential units is as follows:

- 1 Bedroom Units: 71 (53.4%)
- 2 Bedroom Units: 43 (32.3%)
- 3 Bedroom Units: 19 (14.3%)

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

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

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



PDD-SIP

SITE DESIGN & ZONING STANDARDS

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

Masterplan Design Highlights:

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

Off Street Parking:

The City's typical parking requirement is 2.0 parking stalls per residential dwelling unit. Based on our experience with workforce housing tax credit developments, and considering the unit mix, and access to public transportation and retail stores, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.33 parking stalls per dwelling unit. We believe that providing this level of parking will be appropriate for this project, will allow the site to have less impervious paving, and will minimize the visual impact of surface parking on the site and the surrounding areas.

Off-Street Bicycle Parking:

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

Storm Water Management Overview:

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

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

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'C' of this document for the Preliminary Landscape Plan.

Refuse & Recycling Storage & Removal:

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

Specific Implementation Plan Data

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

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

LIMESTONE RIDGE APARTMENTS - CONCEPTUAL MASTERPLAN DATA FEBRUARY 19, 2019									
BUILDING						PARKING			
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS		COVERED	SURFACE	TOTAL	RATIO
	Multi-Family	47,109 S.F.	159,484 S.F.	133		131	46	177	1.33 / UNIT
TOTALS		47,109 S.F.	159,484 S.F.	133		131	46	177	1.33 / UNIT

FITCHBURG SENIOR APARTMENTS ZONING REQUIREMENT VALUES – AS OF JUNE 19, 2018 (SUBJECT TO CHANGE)				
ZONING REQUIREMENT	CURRENT DESIGN VALUE		CALCULATIONS	
SITE DENSITY	35.18	Units/Acre	133 Units / 3.78 AC.	= 35.18
BUILDING COVERAGE	27.9%	of Parcel	47,570 S.F. / 164,795 S.F.	= 28.8%
LANDSCAPE AREA	42.5%	of Parcel	89,130 S.F. / 164,795 S.F.	= 54.0%
IMPERVIOUS SURFACE	42.8%	of Parcel	28,096 S.F. / 164,795 S.F.	= 17.0%
FLOOR AREA RATIO	0.934%	of Parcel	154,035 S.F. / 164,795 S.F.	= 0.934%

LIMESTONE RIDGE APARTMENTS BICYCLE PARKING – AS OF FEBRUARY 19, 2019						
BUILDING		BICYCLE PARKING				
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO	
BUILDING	133	28	16	44	0.33	PER UNIT
TOTALS	133	28	16	44	0.33	PER UNIT

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

- Residential Density: 36 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet (to mid-point of roof)
- Front Street Setback: 15.0' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 15.0' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 15.0' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 30' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 47,570 S.F. (28.8%) of Parcel Area (maximum)
- Floor Area Ratio: 0.934
- Impervious Surface Ratio: 75,665 S.F. (45.9%) of Parcel Area (maximum)
- Off-Street Parking: 1.29 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 0.25 Bike Spaces per Dwelling Unit (minimum)

Planned Development Zoning Standards

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

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

Reduction of Sprawl

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

Less Impervious Surface Area

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

Enhanced Public Realm

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

ORGANIZATIONAL STRUCTURE

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

The company has developed and completed Meadow Ridge Middleton, a 95 unit family affordable project in Middleton, WI. 8Twenty Park (affordable family, 95 units), located in Madison. Oak Ridge (affordable senior, 83 units) located in Middleton. Stagecoach Trail Apartments (Middleton TIF-supported workforce and market rate apartments, 46 units) began construction in May 2018.

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

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

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

properties in Wisconsin, Iowa and Illinois, and 46 commercial properties in the Madison area totaling over 1,900,000 square feet.

Supervision

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

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

Applicant Screening

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

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

PROJECT IMPLEMENTATION

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

Schedule

Anticipated Construction Start – September 2019

Anticipated Leasing – September 2020

APPENDIX 'A'
SPECIFIC IMPLEMENTATION PLAN
DEVELOPMENT SITE PLAN



JLA
ARCHITECTS

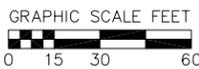
LIMESTONE RIDGE APARTMENTS

DEVELOPMENT SITE PLAN

FEBRUARY 19, 2019



APPENDIX 'B'
SPECIFIC IMPLEMENTATION PLAN
GRADING & UTILITY PLANS



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMESTONE LANE MEASURED AS BEARING S89°44'15"E

NOTES:

- The parcel surveyed contains 3.78 Acres or 164,795 sq. ft. more or less.
- This survey was prepared based upon information provided in the Title Commitment No. NCS-896987-MAD from First American Title Insurance Company, Effective date, March 26, 2018 at 7:30 am.
- This survey is based upon field survey work performed between July 2 and July 6, 2018. Any changes in site conditions after July 6, 2018 are not reflected by this survey.
- Elevations depicted on this survey are based upon NAVD88 Datum.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20182507917 and 20182507956. Location of buried private utilities are not within the scope of this survey.

SURVEYOR'S NOTES FROM PLAT OF ORCHARD POINTE:

- Flood Plain Zone = Zone X: Area determined to be outside 500-year floodplain. All floodplain information is referenced to flood insurance rate map community panel number 550610-0413F.
- In accord with the approved Comprehensive Development Plan approved by R-31-06, total trip generation (PM peak, or daily total, whichever is more restrictive) for each respective land owner area shall not exceed the level used in the Strand and Associates analysis and letter of 3/6/06. Trip exchange may occur between ownership areas.
- Final grades established by the subdivider on utility easements shall not be altered by more than 6 inches by the subdivider, his agent or by subsequent owners of the lots on which such utility easement are located, except with written consent of the utility or utilities involved.
- Public water main and sanitary sewer and storm sewer easements shall be recorded prior to the issuance of any building permits for buildings requiring such improvements.
- Utility easements: No poles or buried cables are to be placed on any lot line or property corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of the Wisconsin Statutes.
- This property is subject to any and all easements and agreements both recorded and unrecorded.
- Zoning setbacks are shown per the zoning classification in effect at the time of the recording of this plat. Any changes in zoning classification or any changes in setbacks standards would apply at the time of site development.
- Where building setback lines and easement are running concurrently, the more restrictive will govern how close the building can be placed to the property line.

SURVEYED FOR:
JT KLIEN, INC
ATTN: DANNY AFABLE
906 BEAR CLAW WAY
MADISON, WI 53717

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3966
dgul@vierbicher.com

PROJECT BENCHMARKS:

- BENCHMARK 1 - ELEV.=1054.75'; TOP NUT OF FIRE HYDRANT LOCATED ALONG FITCHRONA ROAD AT THE WEST SIDE OF LOT 10.
- BENCHMARK 2 - ELEV.=1052.48'; TOP NUT OF FIRE HYDRANT LOCATED ALONG FITCHRONA ROAD AT THE SOUTHWEST CORNER OF LOT 10.



Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

ORCHARD POINTE
LOT 12

ORCHARD POINTE
LOT 5

ORCHARD POINTE
LOT 10
164,795 S.F., 3.78 ACRES.

ORCHARD POINTE
LOT 4

TOPOGRAPHIC LINEWORK LEGEND

- FD - EXISTING UNDERGROUND TELEPHONE LINE
- G - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- SAW 8 - EXISTING 8" SANITARY SEWER LINE
- ST 12 - EXISTING 12" STORM SEWER LINE
- ST 15 - EXISTING 15" STORM SEWER LINE
- ST 18 - EXISTING 18" STORM SEWER LINE
- ST 21 - EXISTING 21" STORM SEWER LINE
- ST 24 - EXISTING 24" STORM SEWER LINE
- ST 42 - EXISTING 42" STORM SEWER LINE
- ST 48 - EXISTING 48" STORM SEWER LINE
- ST 54 - EXISTING 54" STORM SEWER LINE
- WM 8 - EXISTING 8" D.I. WATER MAIN
- WM 10 - EXISTING 10" D.I. WATER MAIN
- 820 - EXISTING MAJOR CONTOUR
- 818 - EXISTING MINOR CONTOUR
- --- PROPERTY BOUNDARY
- --- EXISTING TREE LINE
- --- EXISTING BLOCK RETAINING WALL

SURVEY LEGEND

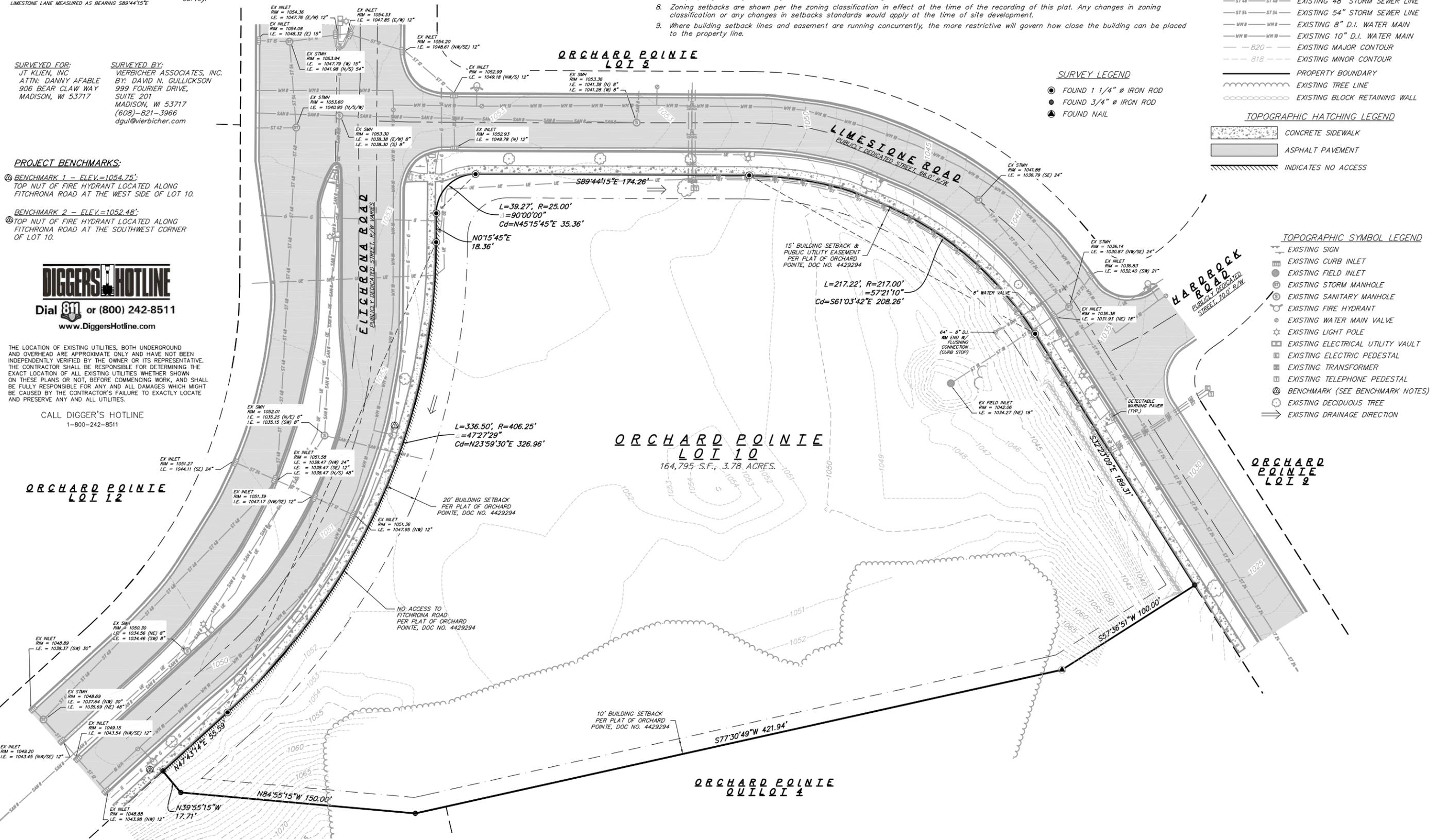
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND NAIL

TOPOGRAPHIC HATCHING LEGEND

- --- CONCRETE SIDEWALK
- --- ASPHALT PAVEMENT
- --- INDICATES NO ACCESS

TOPOGRAPHIC SYMBOL LEGEND

- --- EXISTING SIGN
- --- EXISTING CURB INLET
- --- EXISTING FIELD INLET
- --- EXISTING STORM MANHOLE
- --- EXISTING SANITARY MANHOLE
- --- EXISTING FIRE HYDRANT
- --- EXISTING WATER MAIN VALVE
- --- EXISTING LIGHT POLE
- --- EXISTING ELECTRICAL UTILITY VAULT
- --- EXISTING ELECTRIC PEDESTAL
- --- EXISTING TRANSFORMER
- --- EXISTING TELEPHONE PEDESTAL
- --- BENCHMARK (SEE BENCHMARK NOTES)
- --- EXISTING DECIDUOUS TREE
- --- EXISTING DRAINAGE DIRECTION



REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 02/19/2019

DRAFTER: DGUL

CHECKED: MMAR

PROJECT NO.: 180231

SHEET: 1 OF 9

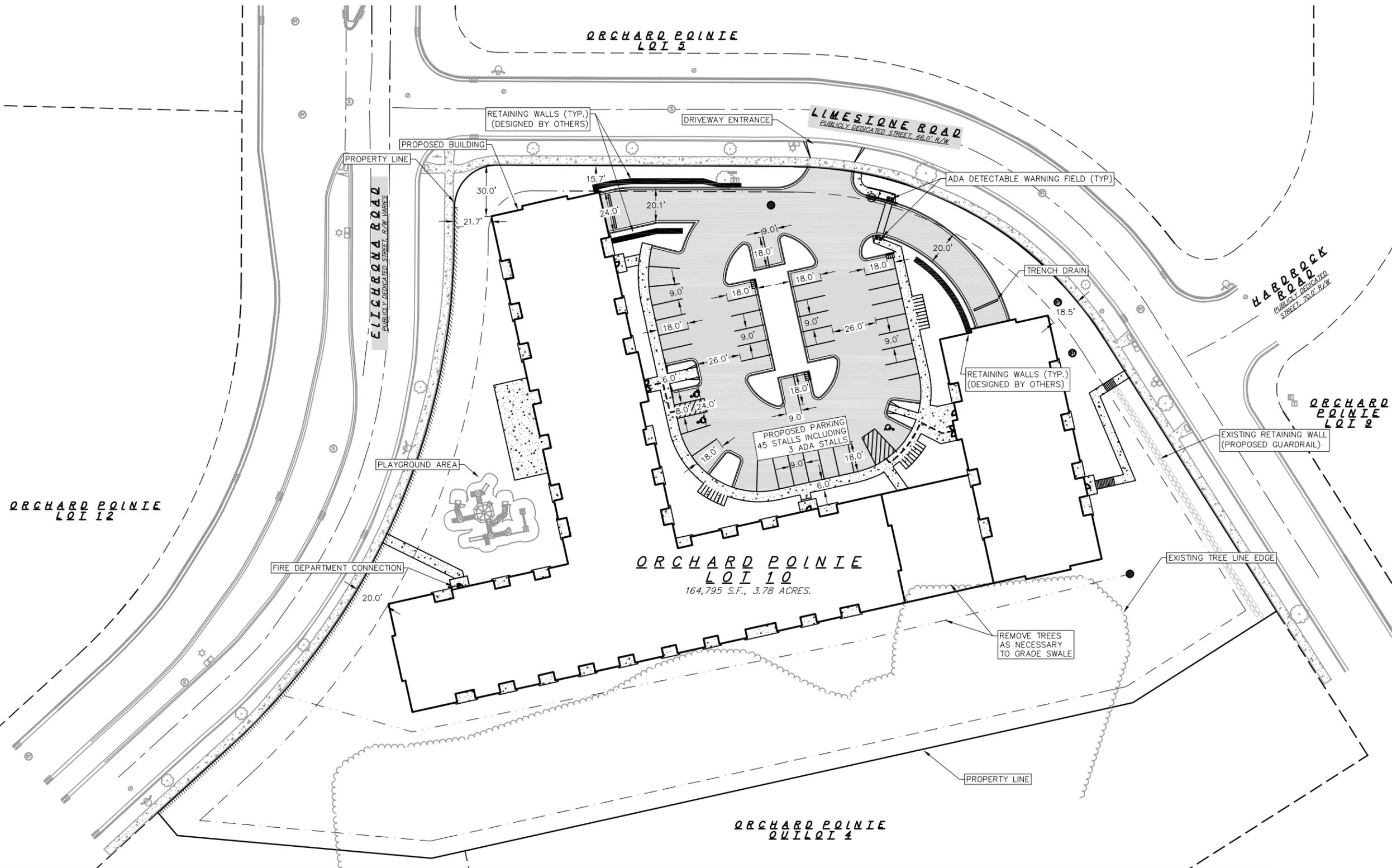
DWG. NO.: C-01

NOT FOR CONSTRUCTION



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - EXISTING ASPHALT
 - PROPOSED HANDICAP PARKING

- PROPOSED UTILITY LEGEND**
- STORM SEWER MANHOLE
 - STORM SEWER CURB INLET
 - STORM SEWER FIELD INLET
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - EXISTING RETAINING WALL



REVISIONS		NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 02/19/2019

DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

SHEET: 2 OF 9

DWG. NO.: C-02

TOPOGRAPHIC SYMBOL LEGEND

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

- EXISTING TELEPHONE PEDESTAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- DITCH CENTERLINE
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- PROPOSED HANDICAP PARKING
- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION

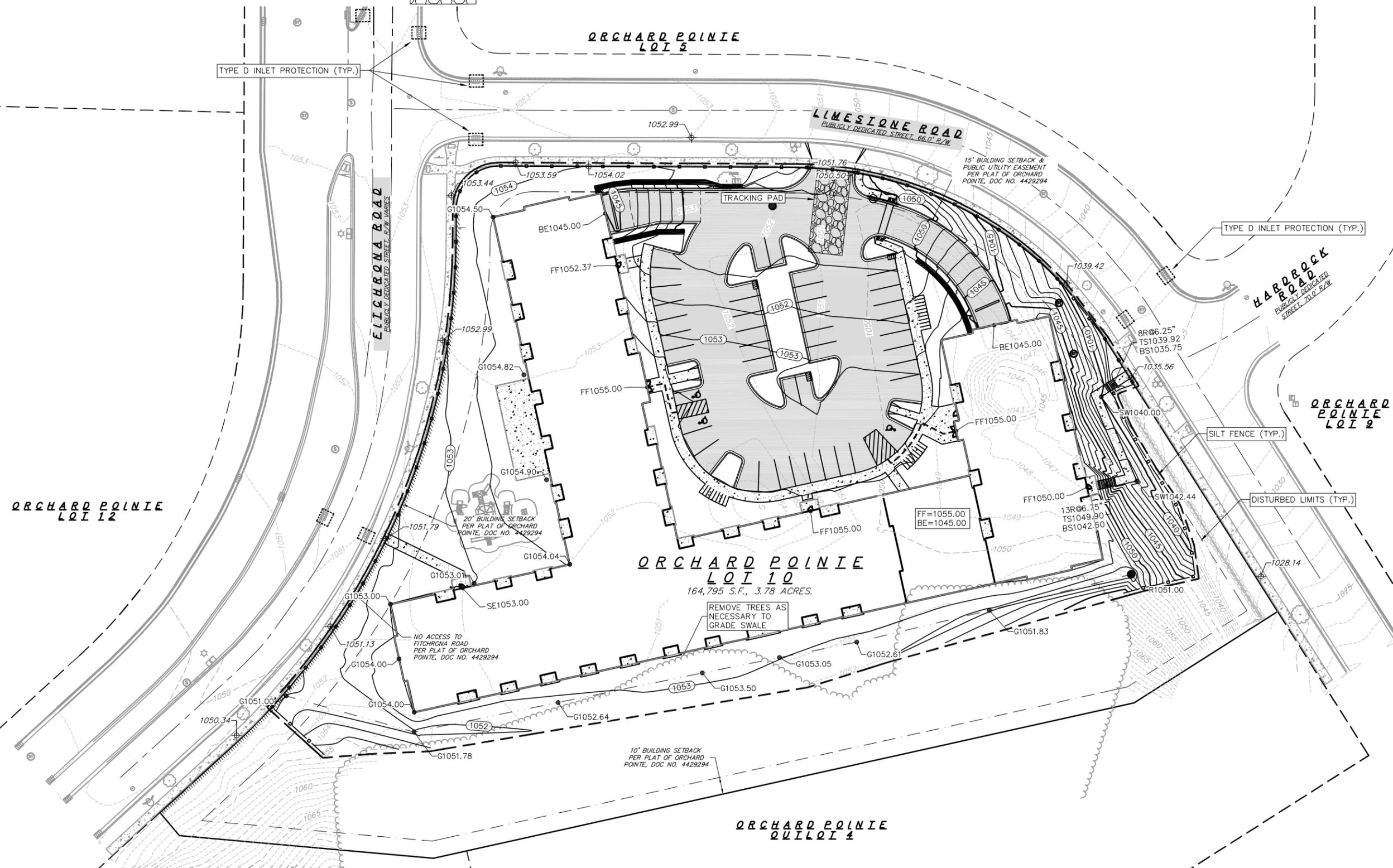
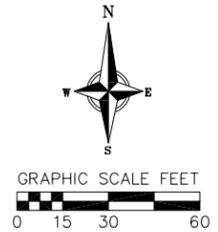
ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- BE - BASEMENT ELEVATION
- P - PAVEMENT
- G - GROUND ELEVATION

NOTES:

- CONTOURS SHOWN ARE FOR REFERENCE ONLY. ALL IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS PROVIDED.
- ALL CURB FACE IS 4" HEIGHT.
- ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
- TYPICAL SIDEWALK CROSS SLOPE IS 1.5% UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION



Grading and Erosion Control Plan
 Limestone Ridge
 City of Fitchburg
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 02/19/2019

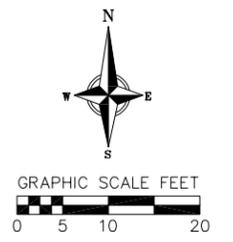
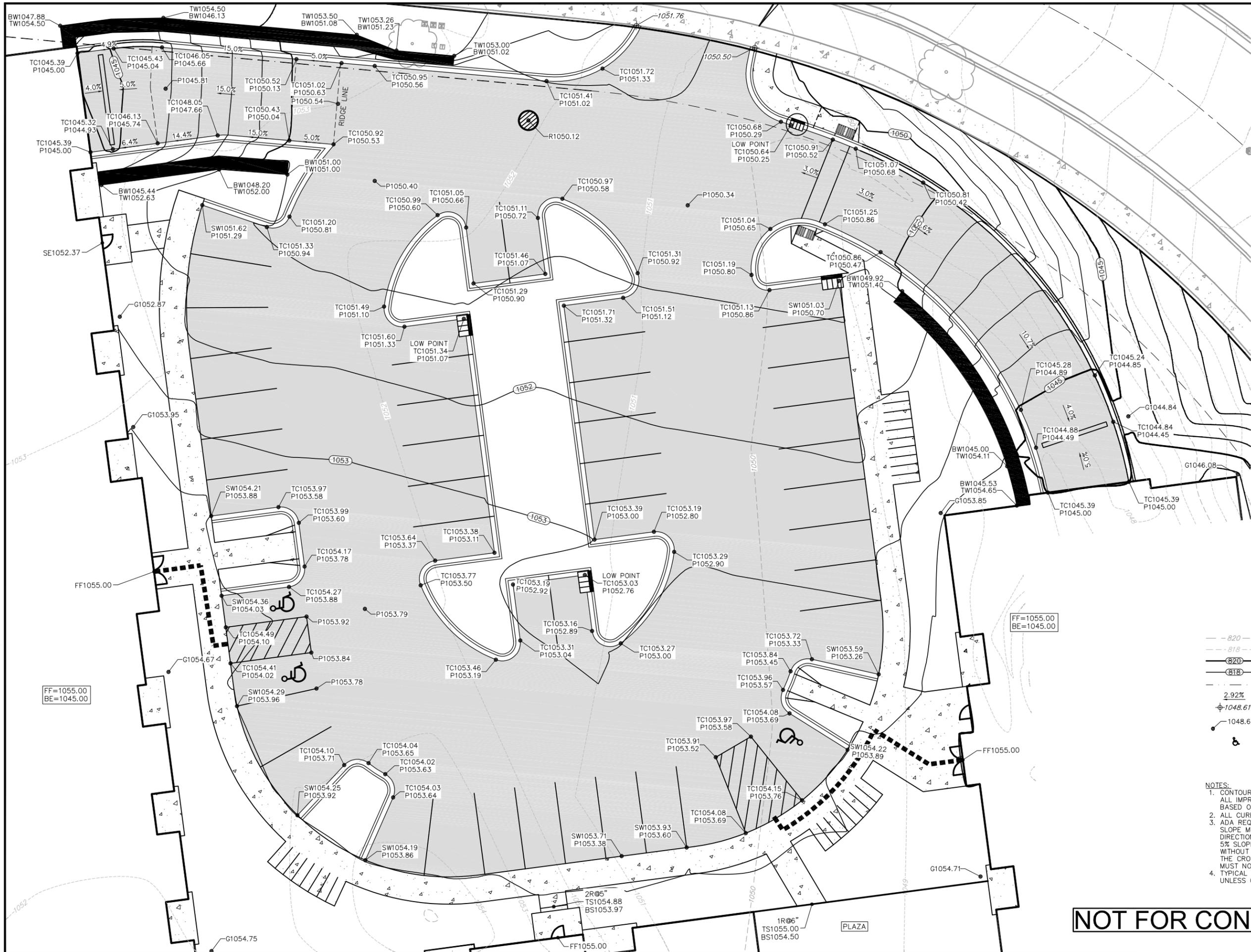
DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

SHEET: 3 OF 9

DWG. NO.: C-03



ABBREVIATIONS

FF	- FINISHED FLOOR
SL	- SPLIT LEVEL ELEV.
BE	- BASEMENT ELEVATION
TC	- TOP OF CURB
SW	- TOP OF SIDEWALK
P	- PAVEMENT
G	- GROUND ELEVATION
TW	- TOP OF WALL
R	- RIM

GRADING LEGEND

--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
--- 820 ---	PROPOSED MAJOR CONTOURS
--- 818 ---	PROPOSED MINOR CONTOURS
---	DITCH CENTERLINE
2.92%	PROPOSED SLOPE ARROWS
⊕ 1048.61	EXISTING SPOT ELEVATIONS
⊕ 1048.61	PROPOSED SPOT ELEVATIONS
♿	PROPOSED HANDICAP PARKING

- NOTES:**
1. CONTOURS SHOWN ARE FOR REFERENCE ONLY. ALL IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON SPOT ELEVATIONS PROVIDED.
 2. ALL CURB FACE IS 4" HEIGHT.
 3. ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
 4. TYPICAL SIDEWALK CROSS SLOPE IS 1.5% UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

SCALE	AS SHOWN
DATE	02/19/2019
DRAFTER	AMEA
CHECKED	JDOY
PROJECT NO.	180231
SHEET	4 OF 9
DWG. NO.	C-04

PROPOSED UTILITY LEGEND

- S --- S --- STORM SEWER PIPE
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM SEWER ENDWALL
- ⊕ STORM SEWER CURB INLET
- ⊕ STORM SEWER FIELD INLET
- S --- S --- SANITARY SEWER PIPE (GRAVITY)
- W --- W --- WATER SERVICE LATERAL PIPE
- ⊕ PROPOSED FIRE DEPARTMENT CONNECTION

TOPOGRAPHIC LINEWORK LEGEND

- UT --- UT --- EXISTING UNDERGROUND TELEPHONE
- ⊕ --- ⊕ --- EXISTING RETAINING WALL
- G --- G --- EXISTING GAS LINE
- UE --- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- SAN --- SAN --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST --- ST --- EXISTING STORM SEWER LINE (SIZE NOTED)
- WM --- WM --- EXISTING WATER MAIN (SIZE NOTED)

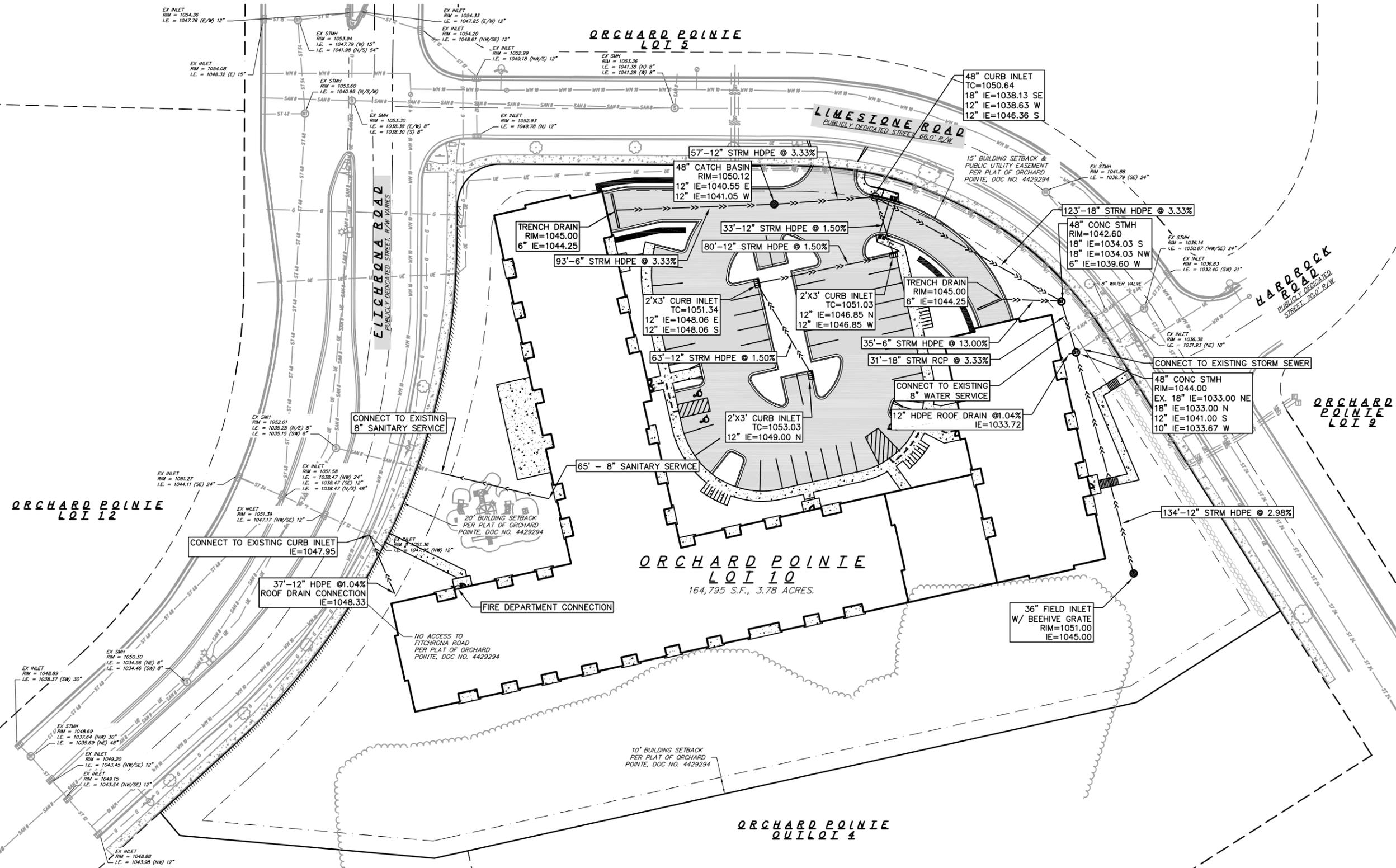
ABBREVIATIONS

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

NOTE:

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

NOT FOR CONSTRUCTION



Utility Plan
Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 02/19/2019

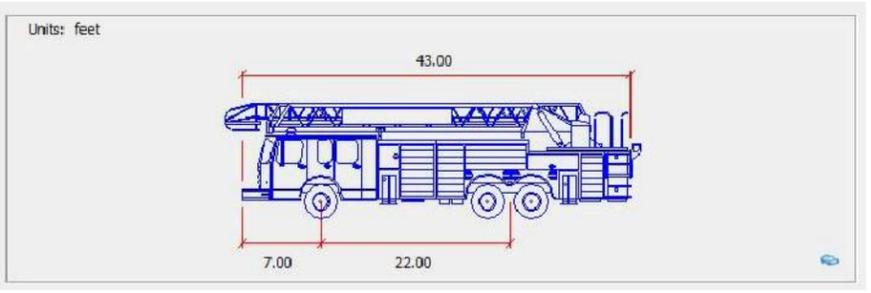
DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

SHEET: 5 OF 9

DWG. NO.: C-05



SmartPath Tools

Forward Steered Path
NCHRP REPORT 659 (US)-Aerial Fire
Steering Lock Angle: 33.3 deg

Speed: 5 mph

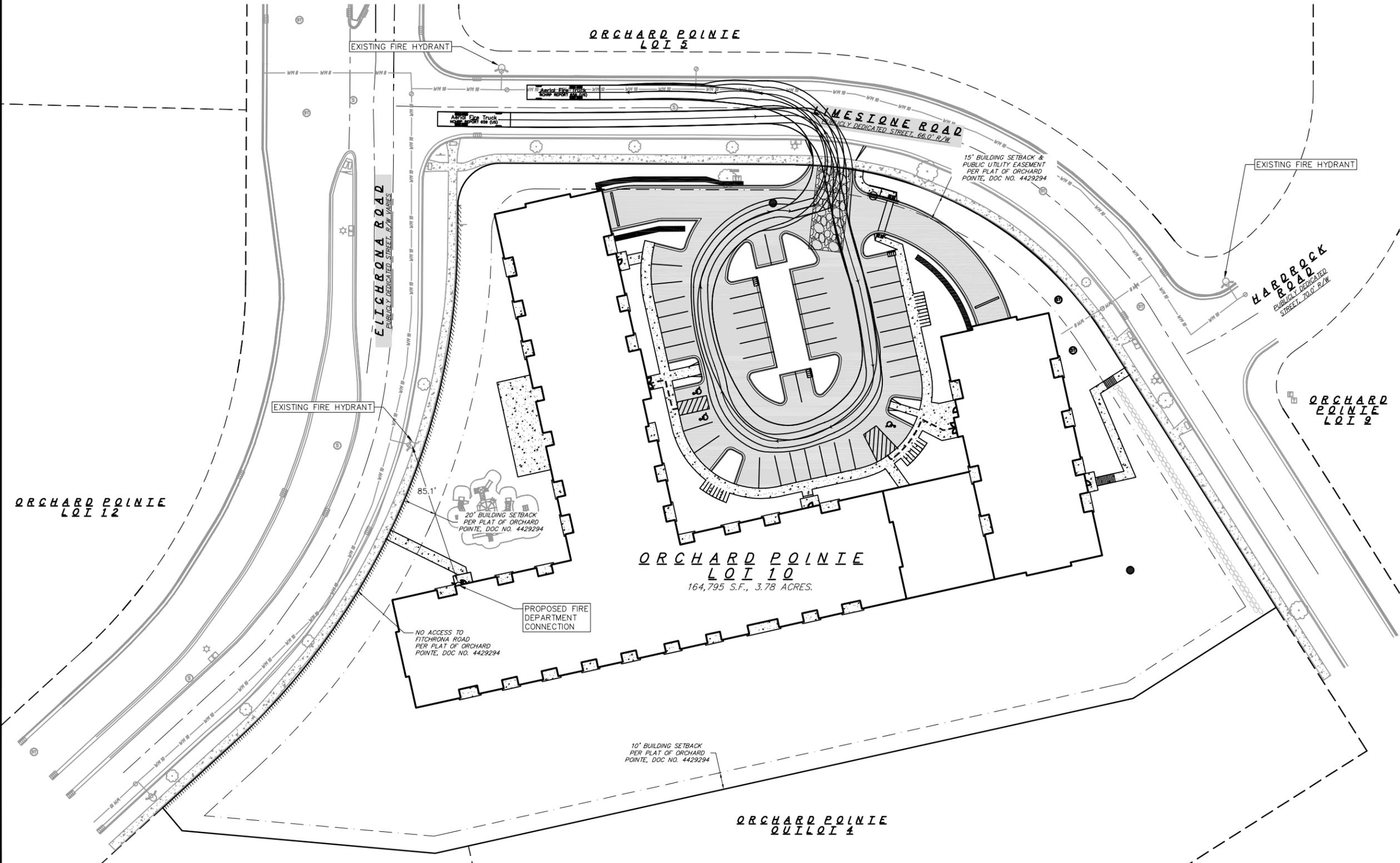
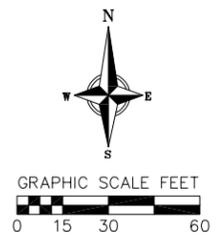
Turn Wheels From Stop

Radius Type: Radius: 40.07 ft

Min. Ctr. Radius: 40.07 ft

Shrink Undo Help

NOT FOR CONSTRUCTION



Fire Apparatus Plan
Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 02/19/2019

DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

SHEET: 6 OF 9

DWG. NO.: C-06

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. FLEXSTORM TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- LOT SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO THE PROPERTY
- STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS
- ROUGH GRADE SITE FOR BUILDING PAD AND PARKING AREAS
- CONSTRUCT BUILDING
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION ON NEW INLETS
- CONSTRUCT CURB & GUTTER, DRIVES, AND WALKS
- FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZE, AND MULCH
- REMOVE SILT FENCE AND INLET PROTECTION UPON SITE STABILIZATION

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

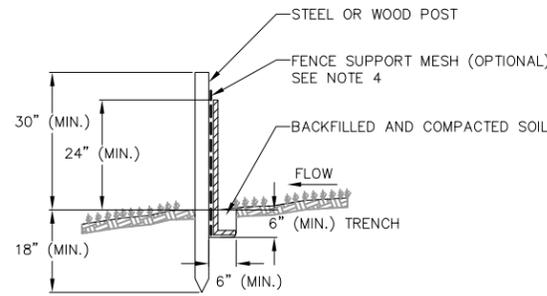
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

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

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

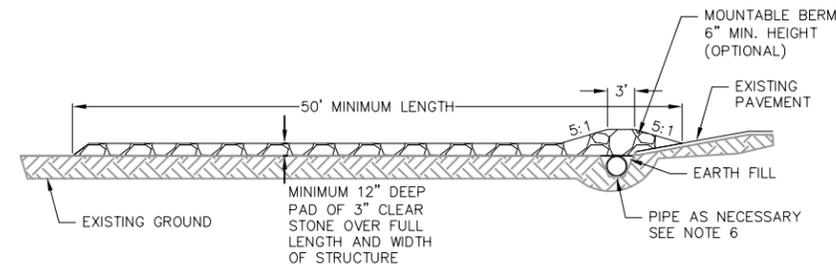


NOTES:

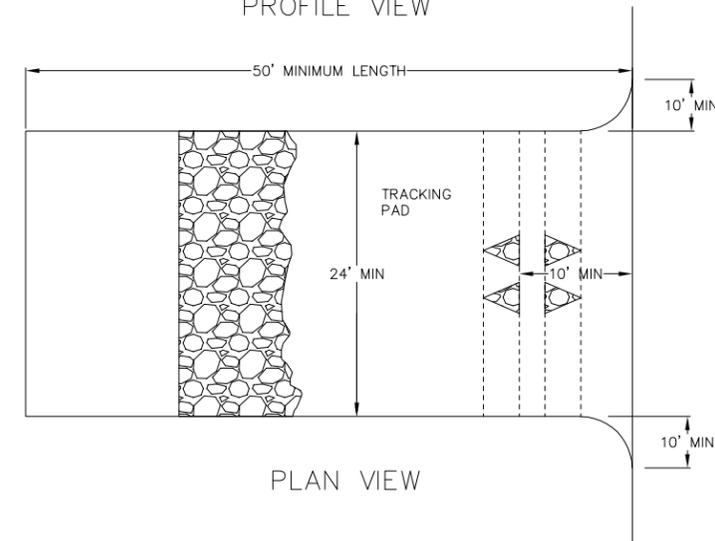
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1 SILT FENCE

6 NOT TO SCALE



PROFILE VIEW



PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2 TRACKING PAD

6 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	02/19/2019
DRAFTER	AMEA
CHECKED	JDOY
PROJECT NO.	180231
SHEET	7 OF 9
DWG. NO.	C-07

APPENDIX 'C'
SPECIFIC IMPLEMENTATION PLAN
LANDSCAPE PLAN

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
4	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	2" B&B
9	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
2	CHB	Common Hackberry	Celtis Occidentalis	2" B&B
4	TCHT	Thnls Cockspur Hawthorn (tf)	Crataegus Crus-Galli Var Iner (tf)	2" B&B
2	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycycle'	2" B&B
3	RJC	Red Jewel Crabapple	Malus 'jewelcole'	1 3/4" B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2" B&B
2	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
2	ASL	Amer Sentry Linden	Tilia Americana 'mcksentry'	2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
22	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
2	BHS	Black Hills Spruce	Picea Glauca Var Densata	5' B&B
13	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	EWP	Eastern White Pine	Pinus Strobus	5' B&B
31	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
19	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B

Perennial

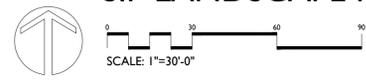
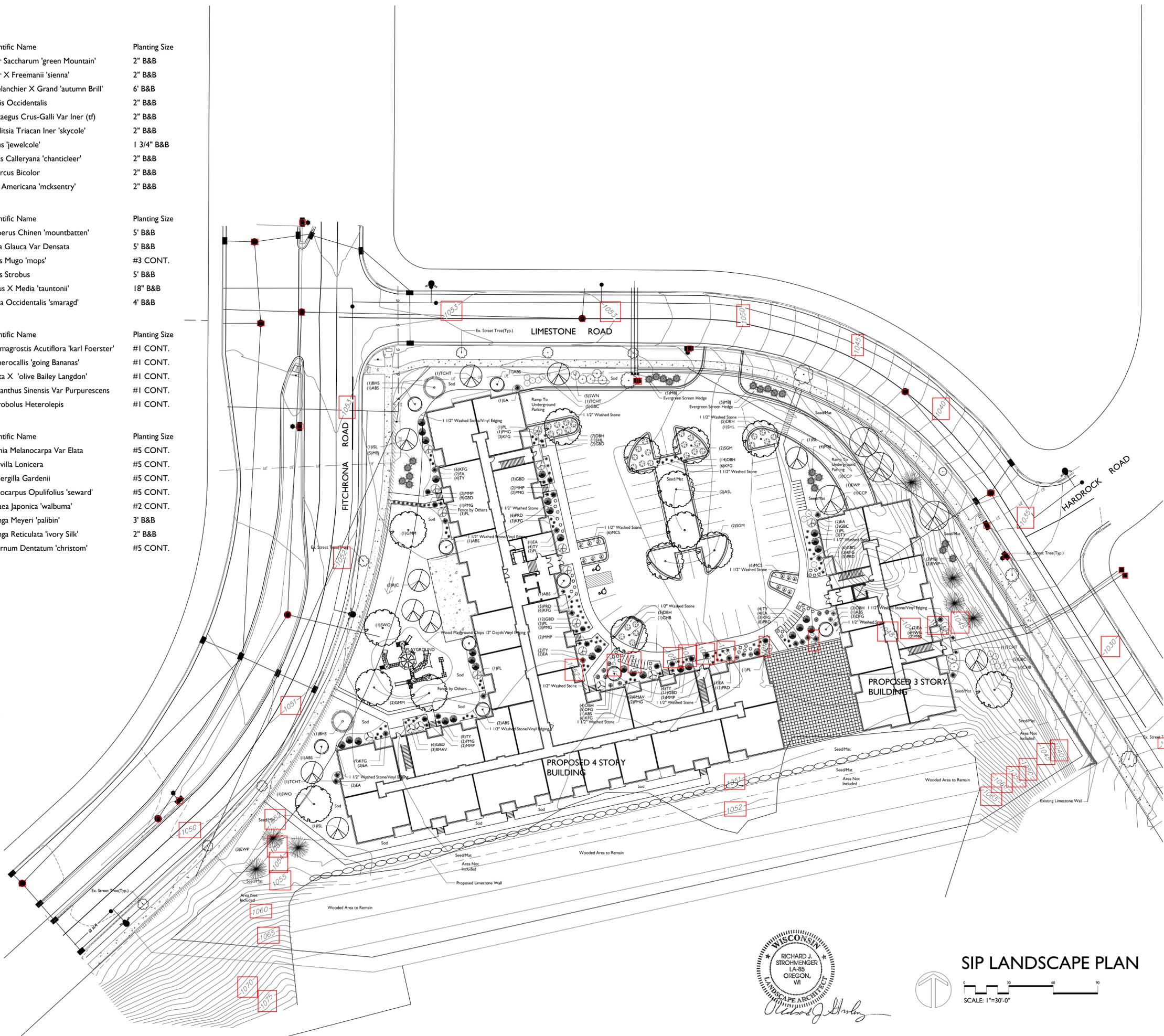
Quantity	Code Name	Common Name	Scientific Name	Planting Size
45	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
49	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
7	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
13	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
37	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
13	GBG	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
31	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
8	DFG	Dwf Fothergilla	Fothergilla Gardenii	#5 CONT.
9	SWN	Summer Wine Ninebark	Physocarpus Opulifolius 'seward'	#5 CONT.
12	MCS	Magic Carpet Spirea	Spiraea Japonica 'walbuma'	#2 CONT.
12	PL	Palibin Lilac	Syringa Meyeri 'palibin'	3' B&B
3	ISL	Ivory Silk Japanese Lilac	Syringa Reticulata 'ivory Silk'	2" B&B
5	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

GENERAL NOTES

- A) Areas labeled "Brown Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with Biodegradable staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.



SIP LANDSCAPE PLAN

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

LIMESTONE RIDGE APARTMENTS
 LIMESTONE ROAD
 FITCHBURG, WISCONSIN 53711

Checked By: SS
 Drawn By: 2/21/19 RS

Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:



The plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

1/2019 CAOSTEVE SHORT/LIMESTONE RIDGE/LIMESTONE PK2.DWG Created: 2/19/2019, Sweed: 2/21/2019, Printed: 2/21/2019

APPENDIX 'D'
SPECIFIC IMPLEMENTATION PLAN
LIGHTING PLAN

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	3	RAB LIGHTING INC.	ALED41150N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	LED 4000K	6	aled_wpled_41150 n.ies	2970	1	154
	OA(2)	1	RAB LIGHTING INC.	ALED41150N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	LED 4000K	6	aled_wpled_41150 n.ies	2970	1	308
	OC	1	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR2B-W	CROSSFOUR 18W WALL MOUNT LED	EATON LED 4000K	1	XTOR2B-W.ies	2102	1	18.2

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

Note
 Pole Mounting Height = 23' AFG
 (20' Pole + 3' Base)
 FC Measured at 0' AFG



Plan View
 Scale - 1" = 25ft



Color: Bronze

Weight: 32.0 lbs

Project:
ORCHARD POINTE

Type:
OA & OA2

Prepared By:

Date:
8/20/18

Driver Info

Type: Constant Current
120V: 1.31A
208V: 0.80A
240V: 0.69A
277V: 0.60A
Input Watts: 154W
Efficiency: 97%

LED Info

Watts: 150W
Color Temp: 4000K (Neutral)
Color Accuracy: 71 CRI
L70 Lifespan: 100000
Lumens: 17822
Efficacy: 116 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

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

DLC Product Code: P00001756

IESNA LM-79 & LM-80 Testing:

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

Dark Sky Approved:

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

Electrical

Driver:

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

THD:

5.9% at 120V, 11.1% at 277V

Surge Protection:

4kV

LED Characteristics

Lifespan:

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

LEDs:

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

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Construction

IES Classification:

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

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

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

Cold Weather Starting:

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

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

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

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

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

For use on LEED Buildings:

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

Technical Specifications (continued)

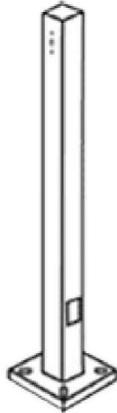
<p>Other</p> <hr/> <p>Compatibility: Compatible with Round Poles with a diameter of 2.5" to 6"</p> <p>Replacement: Replaces 400W Metal Halide</p>	<p>BAA Compliance: Click for BAA compliance.</p> <p>Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at</p>	<p>Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.</p> <p>Optical</p> <hr/> <p>BUG Rating: B1 U0 G2</p>
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Features

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

Ordering Matrix

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



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

Color: Bronze

Weight: 137.0 lbs

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

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

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

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

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

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

Shipping Protection:

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

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

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

Anchor Bolt Templates:

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

Pre-Shipped Anchor Bolts:

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

MaxEPA's/Max Weights:

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

Other

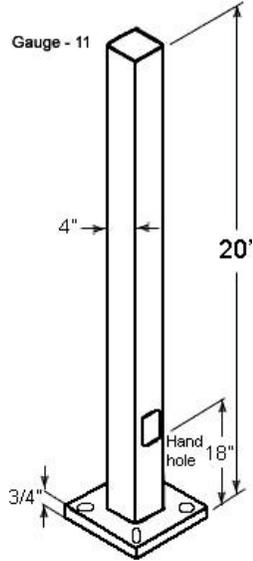
Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

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

Dimensions



Features

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

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch electrical wiring. Back box is an authorized

Catalog #	XTOR2B-W	Type
Project	ORCHARD POINTE	OC
Comments		Date
Prepared by		

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

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

Warranty

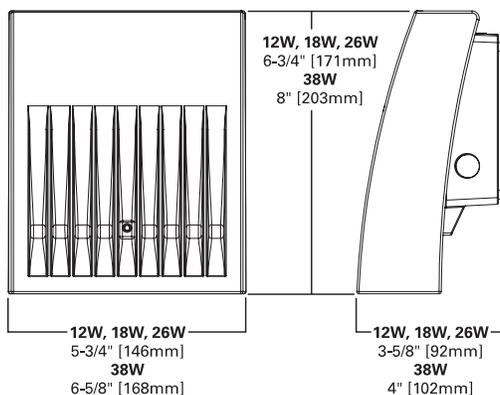
Five-year warranty.



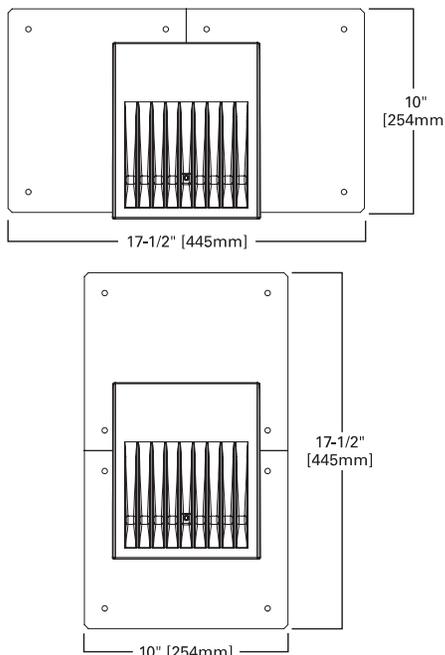
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

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

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

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

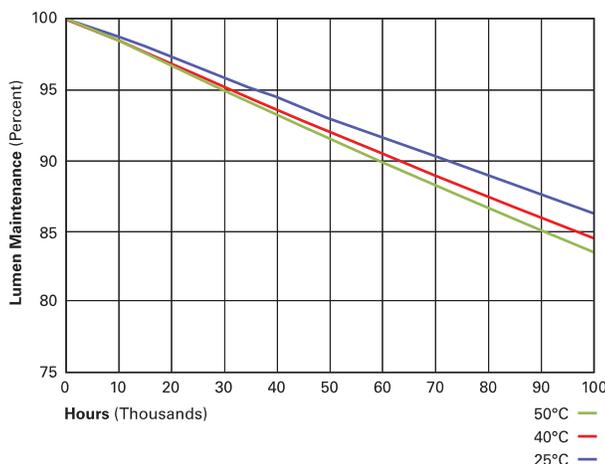
POWER AND LUMENS BY FIXTURE MODEL

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

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

LUMEN MAINTENANCE

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



CURRENT DRAW

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

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

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

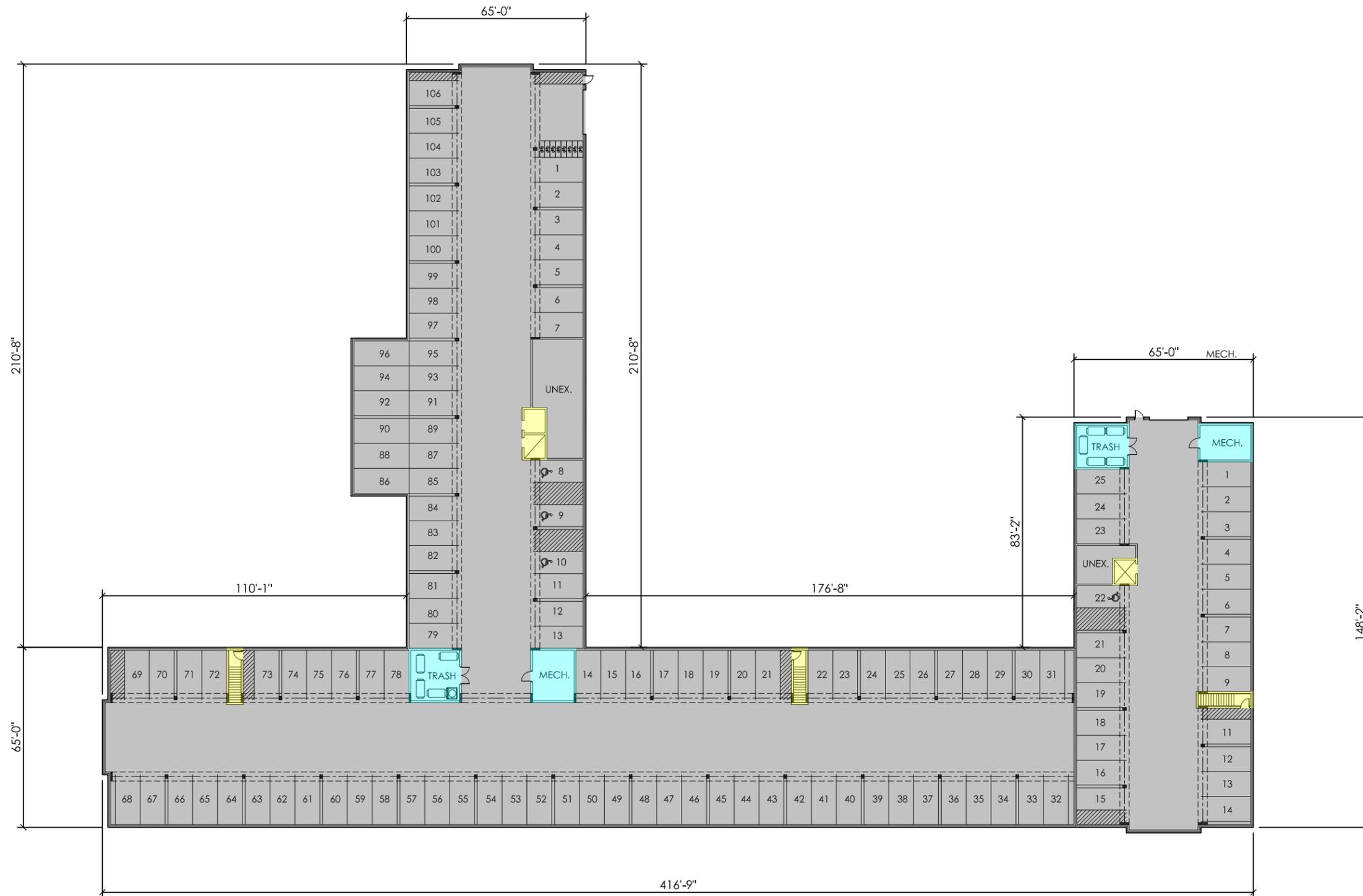
NOTES:

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

STOCK ORDERING INFORMATION

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

APPENDIX 'E'
SPECIFIC IMPLEMENTATION PLAN
FLOOR PLANS





BUILDING A DATA						
FLOOR	UNITS					
	STD	1BR	2BR	3BR	TOTAL	BR'S
4	0	19	8	3	30	44
3	0	19	8	3	30	44
2	0	19	8	3	30	44
1	0	2	7	10	19	46
T.	0	59	31	19	109	178

BUILDING B DATA						
FLOOR	UNITS					
	STD	1BR	2BR	3BR	TOTAL	BR'S
3	0	4	4	0	8	12
2	0	4	4	0	8	12
1	1	3	4	0	8	12
T.	1	11	12	0	24	36

GRAND TOTAL	1	70	43	19	133	214
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PARKING PROVIDED				
COVERED	SURFACE	TOTALS	RATIOS	
131	47	178	1.35/ D.U.	0.84 / BR





LIMESTONE RIDGE APARTMENTS

CONCEPTUAL THIRD FLOOR PLAN



APPENDIX 'F'
SPECIFIC IMPLEMENTATION PLAN
EXTERIOR ELEVATIONS



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LIMESTONE RIDGE APARTMENTS

CONCEPTUAL PERSPECTIVE

FEBRUARY 19, 2019
NTS



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LIMESTONE RIDGE APARTMENTS

CONCEPTUAL PERSPECTIVE

FEBRUARY 19, 2019
NTS



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ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL PERSPECTIVE

FEBRUARY 19, 2019



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0312



6 SKETCHUP ELEVATION- 4 STORY
3/32" = 1'-0"



17 SKETCHUP ELEVATION- 3 STORY
3/32" = 1'-0"

LIMESTONE RIDGE
APARTMENTS

DATE OF ISSUANCE FEBRUARY 19, 2019

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200