



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 drives and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

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

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: 01-27-2020
Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 1/27/20 Plan Commission Date: 2/18/20

Comments:



JLA
ARCHITECTS

January 27, 2020

City of Fitchburg – Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

Re: Limestone Ridge Apartments
Lot 10 – Orchard Pointe
SIP & ADR Revision

Ms. Sonja Kruesel,

Please accept submitted packages for minor revision to the previously approved SIP and Architectural Design Review. The minor revision are as follows:

SIP

- Increase total development density from originally approved 133 dwelling units to 135 dwellings units
 - o The site / footprint of the building has not changed from the original approval. The additional units are located within the original footprint of the larger 4 story building. The unit mix has been revised as follows:

	<u>New</u>	<u>Original</u>
1 Bedroom Units:	79 (58.5%)	71 (53.4%)
2 Bedroom Units:	33 (24.4%)	43 (32.3%)
3 Bedroom Units:	<u>22 (16.3%)</u>	<u>19 (14.3%)</u>
Total	135	133

Architectural Design Review

- Minor revisions to exterior projections.
 - o Building projects have been slightly modified to accommodate interior dwelling unit layout design.

Thank you for your time in reviewing our proposal.

Sincerely,

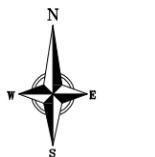
Marc Ott
Project Manager

JLA ARCHITECTS + PLANNERS

APPENDIX 'A'
SPECIFIC IMPLEMENTATION PLAN
DEVELOPMENT SITE PLAN



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.



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 9

SURVEY LEGEND

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

TOPOGRAPHIC LINEWORK LEGEND

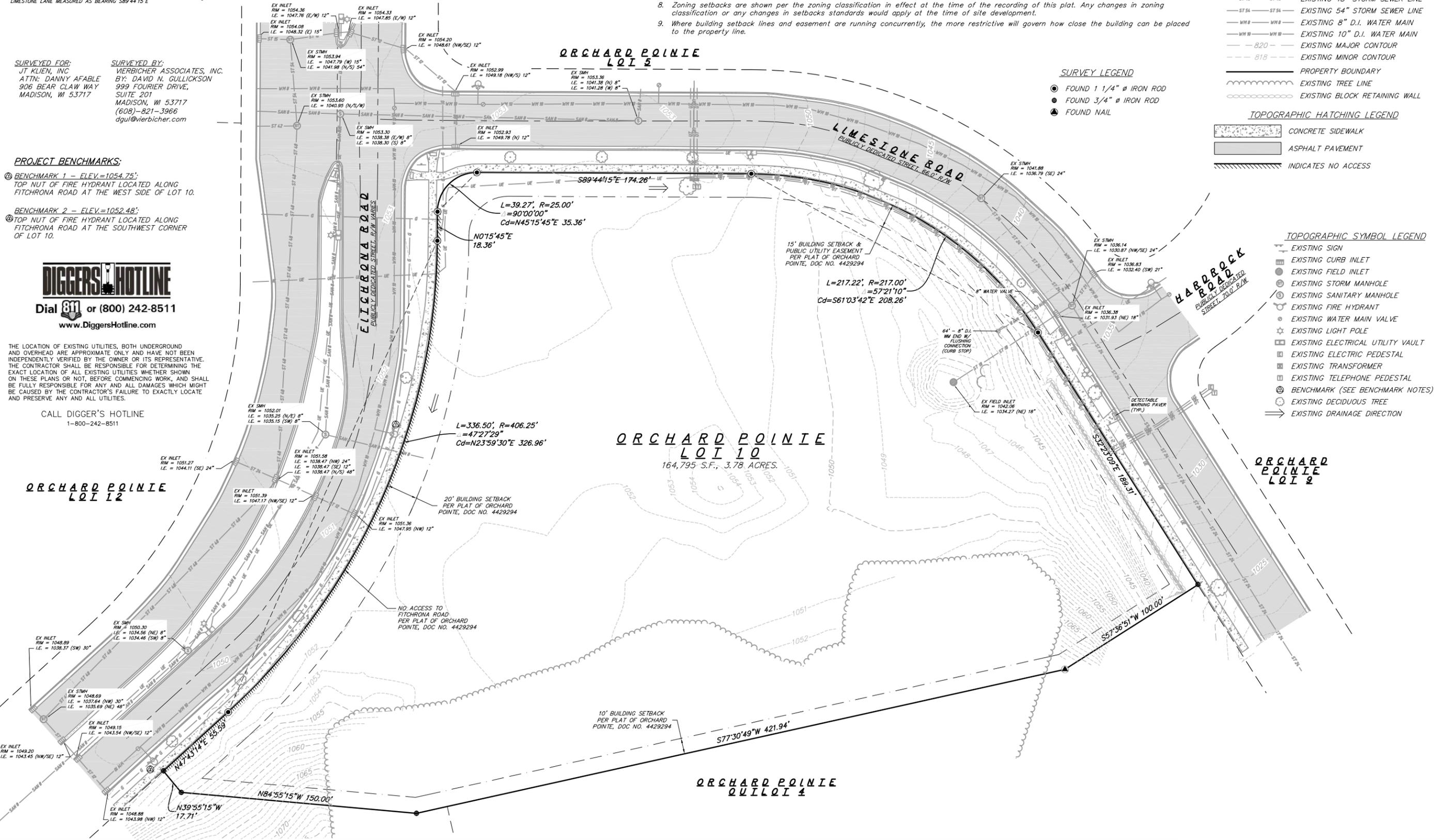
- PD - EXISTING UNDERGROUND TELEPHONE LINE
- G - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- SAW 8 - EXISTING 8" SANITARY SEWER LINE
- ST 12 - EXISTING 12" STORM SEWER LINE
- ST 15 - EXISTING 15" STORM SEWER LINE
- ST 18 - EXISTING 18" STORM SEWER LINE
- ST 21 - EXISTING 21" STORM SEWER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

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: 12/24/2019

DRAFTER: DGUL

CHECKED: MMAR

PROJECT NO.: 180231

SHEET: 1 OF 9

DWG. NO.: C-01

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23 Dec 2019 - 4:14p M:\JT Klein\180231_Orchard Pointe-Lot 10, Fitchburg\CADD\180231_Base.dwg by: amea

NOT FOR CONSTRUCTION

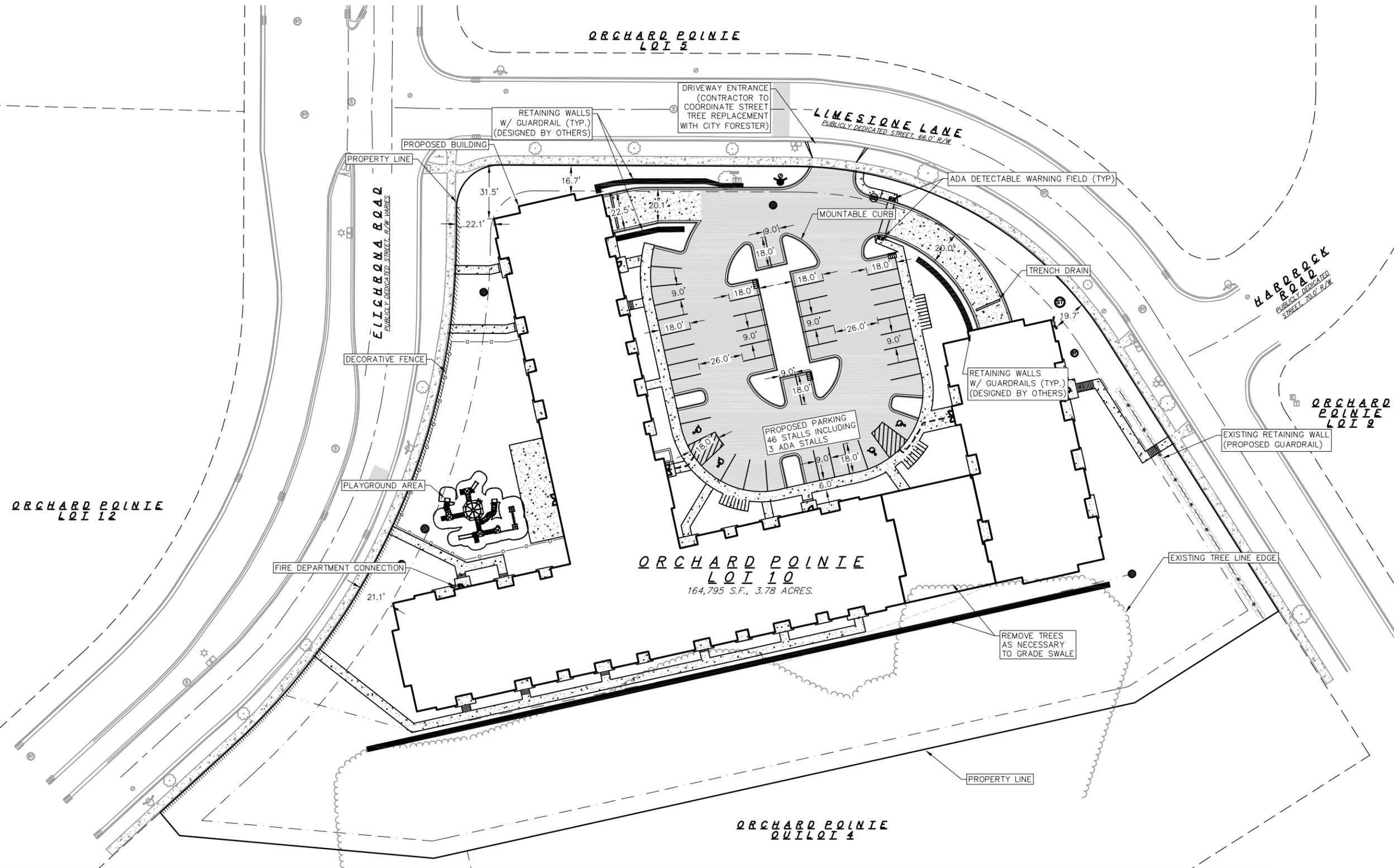


GRAPHIC SCALE FEET
0 15 30 60



- 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



Site Plan

Limestone Ridge
City of Fitchburg
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 12/24/2019

DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

SHEET: 2 OF 9

DWG. NO.: C-02

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23 Dec 2019 - 4:14p M:\JT Klein\180231_Orchard Pointe-Lot 10, Fitchburg\CADD\180231_Base.dwg by: amea

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

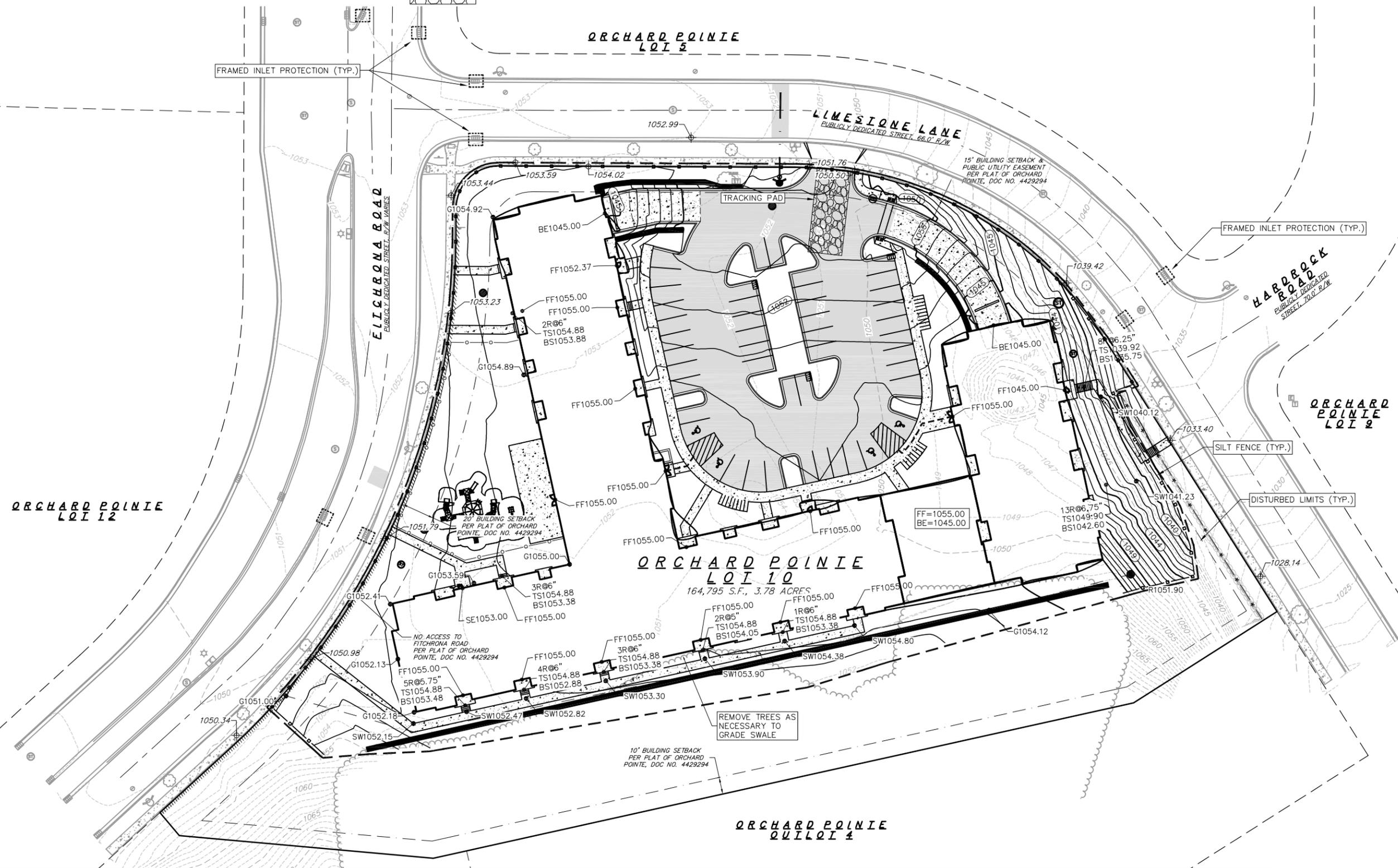
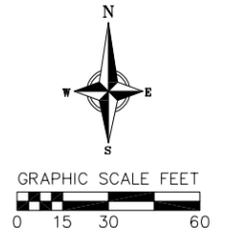
ABBREVIATIONS

- 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.

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REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 12/24/2019

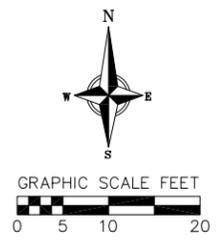
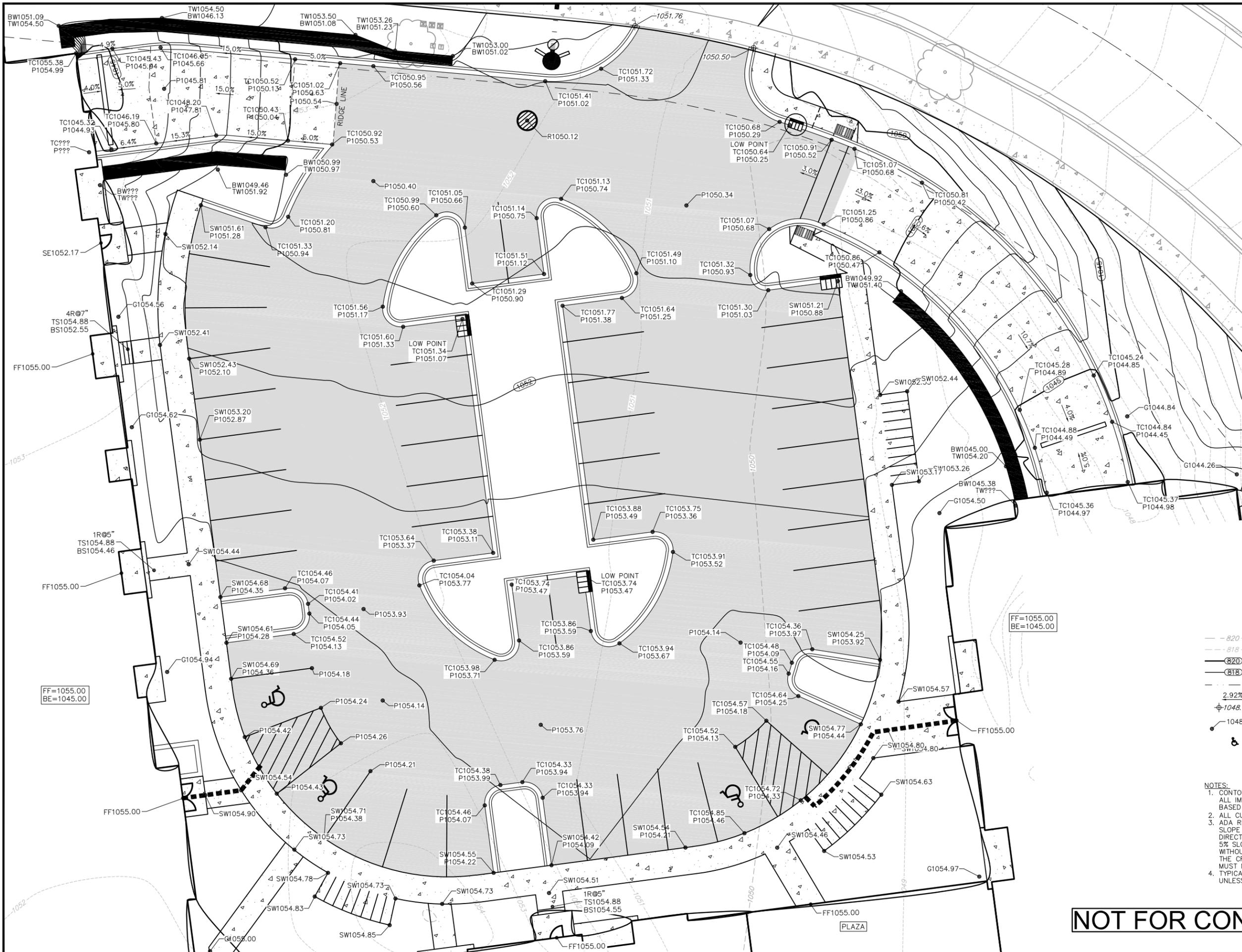
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CHECKED: JDOY

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
BW	- BOTTOM 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

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	12/24/2019
DRAFTER	AMEA
CHECKED	JDOY
PROJECT NO.	180231
SHEET	4 OF 9
DWG. NO.	C-04

PROPOSED UTILITY LEGEND

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

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)

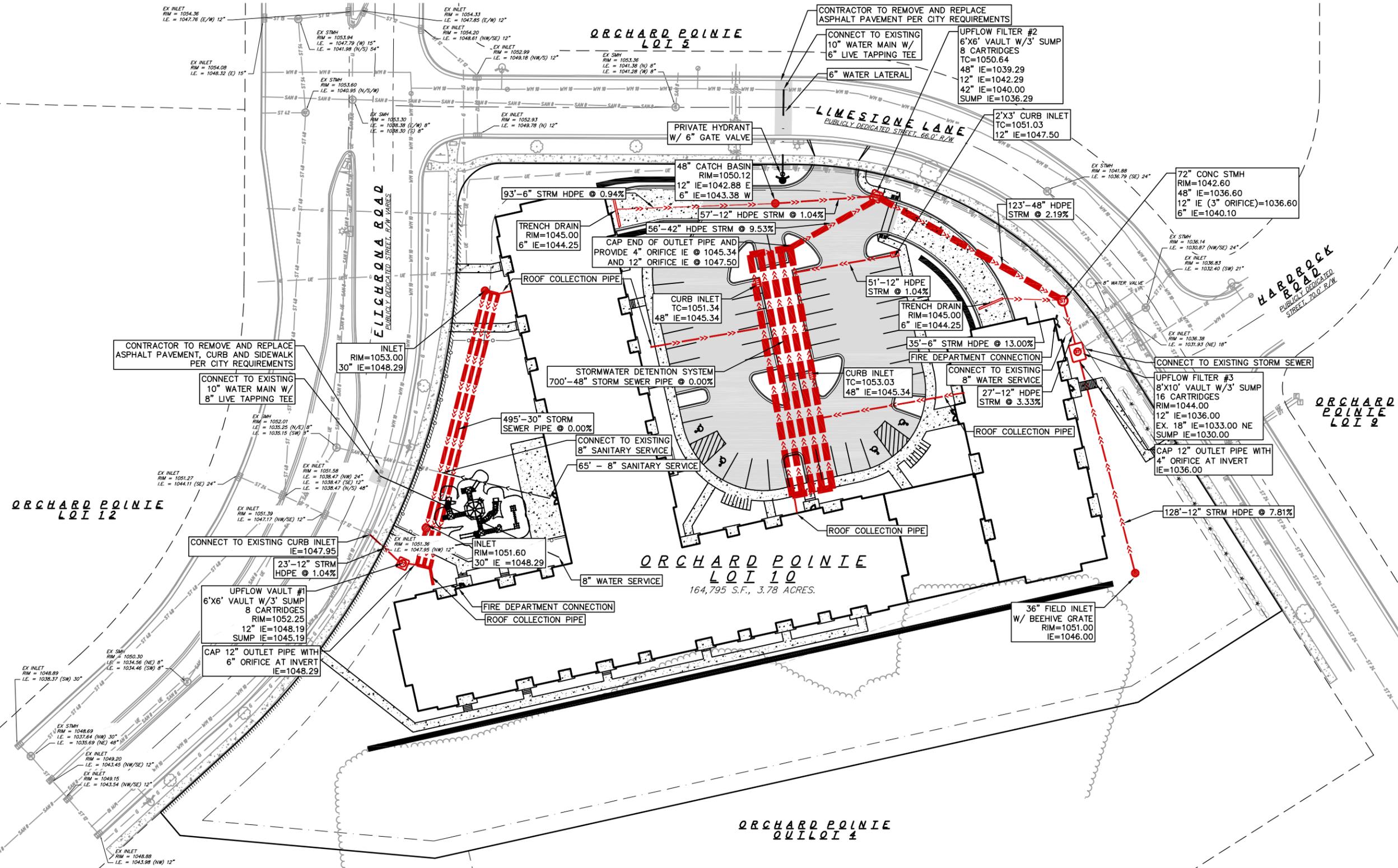
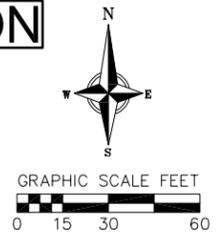
ABBREVIATIONS

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

NOTE:

- A DANE COUNTY STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE LIMESTONE ROAD RIGHT OF WAY.
- 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.
- EXISTING SANITARY LATERALS SHALL BE ABANDONED AT THE MAIN PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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.
- 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.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
- 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.
- CASTINGS WITH OPEN PICK HOLES ARE PROHIBITED FOR SANITARY MANHOLES.

NOT FOR CONSTRUCTION



NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 12/24/2019

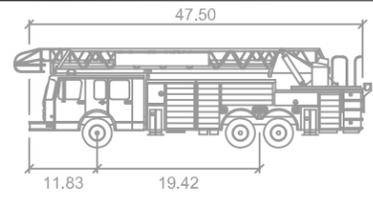
DRAFTER: AMEA

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PROJECT NO.: 180231

SHEET: 5 OF 9

DWG. NO.: C-05



Fitchburg 100 ft Aerial Apparatus

feet

Width : 8.00
 Track : 8.50
 Lock to Lock Time : 6.0
 Steering Angle : 25.0

SmartPath Tools

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

Preview Arc Path

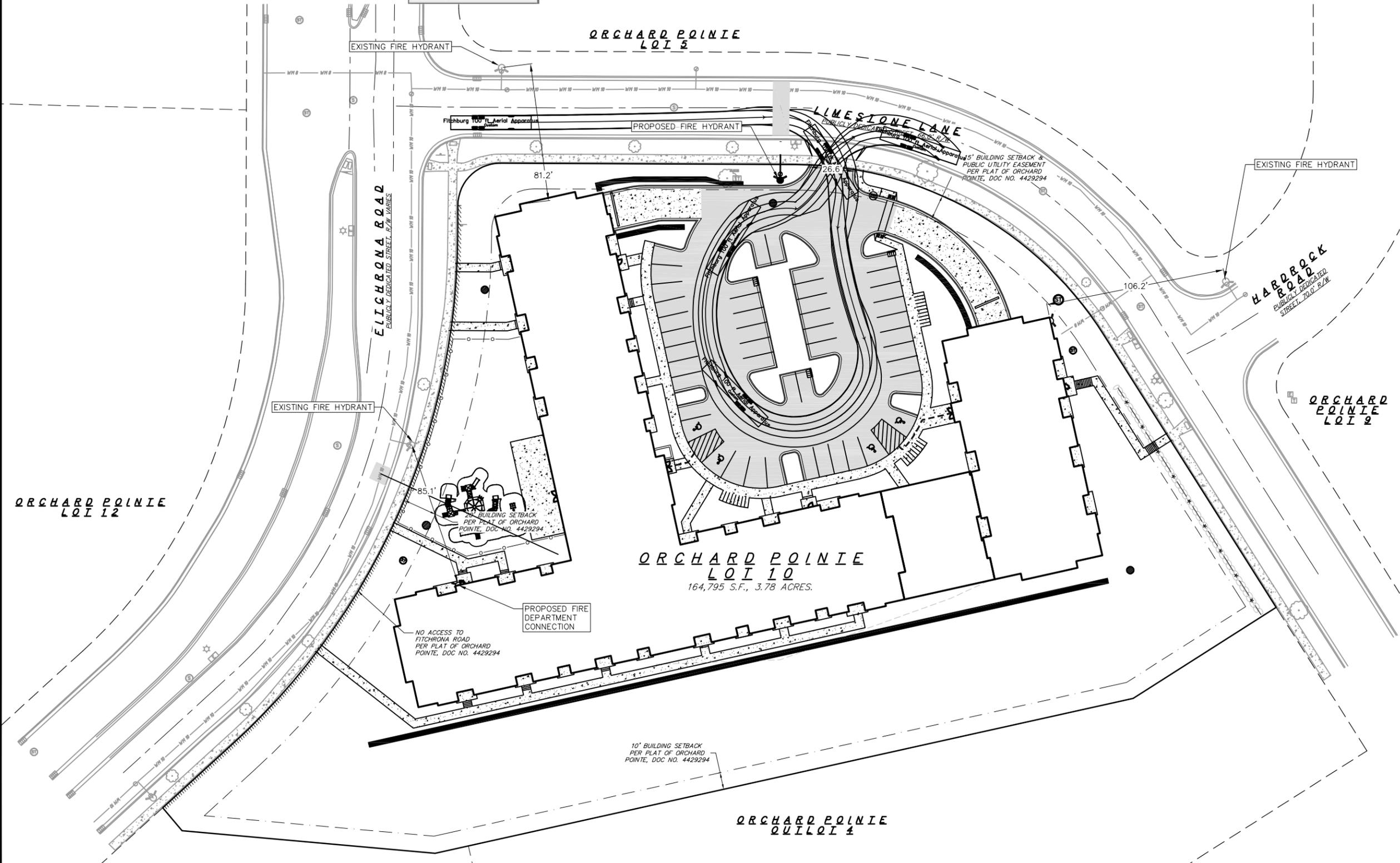
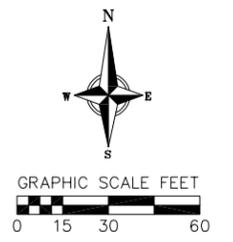
Speed: 5 mph

Radius Type: Centerline Radius: 48.00 ft

Sweep: 100.0 deg

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: 12/24/2019

DRAFTER: AMEA

CHECKED: JDOY

PROJECT NO.: 180231

SHEET: 6 OF 9

DWG. NO.: C-06

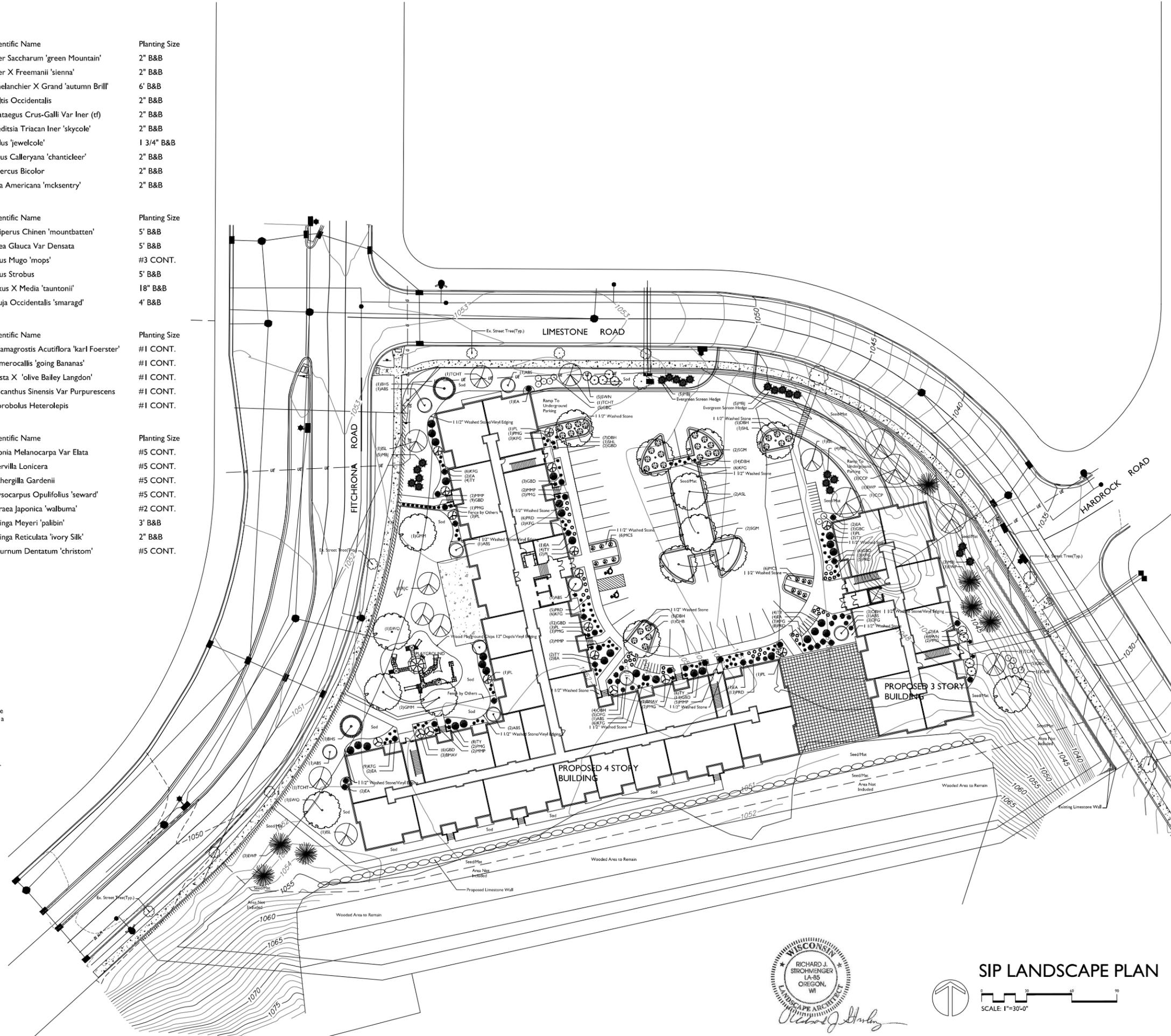
APPENDIX 'C'
SPECIFIC IMPLEMENTATION PLAN
LANDSCAPE PLAN

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 Cocksbur Hawthorn (tf)	Crataegus Crus-Galli Var Iner (tf)	2" B&B
2	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycocle'	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 'mksentry'	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	GBC	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	Palbin Lilac	Syringa Meyerii 'palbin'	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.



the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARKMETER STREET
 P.O. BOX 430338
 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:

L1

This 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.



SIP LANDSCAPE PLAN
 SCALE: 1"=30'-0"

1/2019 CAUSTIVE SHORT/LIMESTONE RIDGE/LIMESTONE (RCL) DWG - Created: 2/19/2019, Saved: 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)

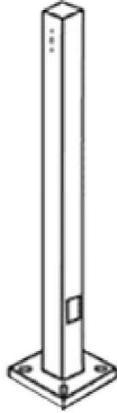
<p>Other</p> <hr/> <p>Compatibility: Compatible with Round Poles with a diameter of 2.5" to 6"</p> <p>Replacement: Replaces 400W Metal Halide</p>	<p>BAA Compliance: Click for BAA compliance.</p> <p>Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for 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

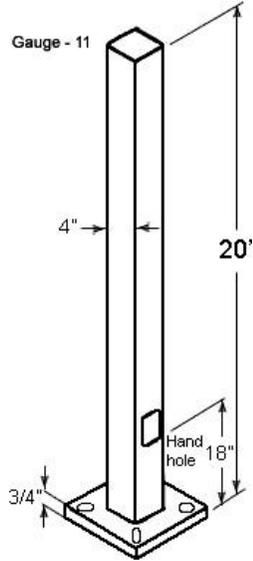
Terms of Sale:

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

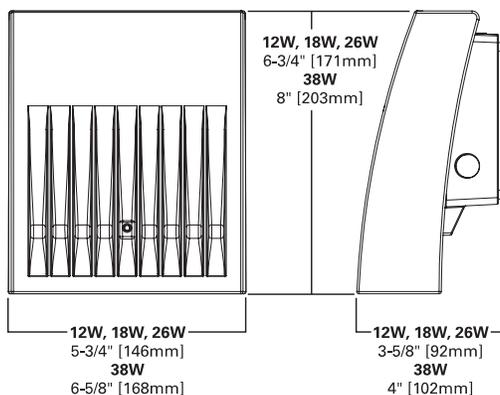
Five-year warranty.



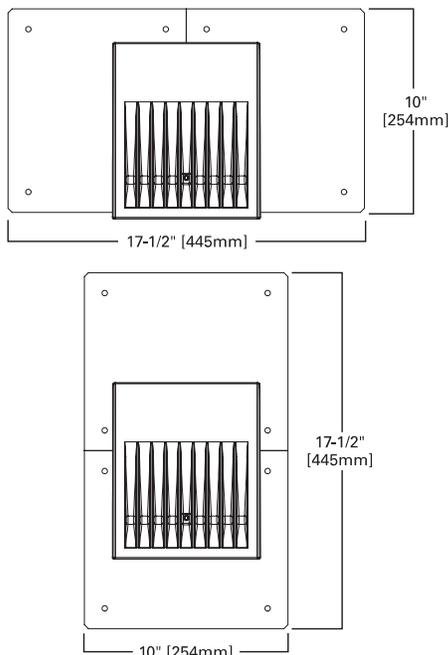
XTOR CROSSTOUR LED

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.]

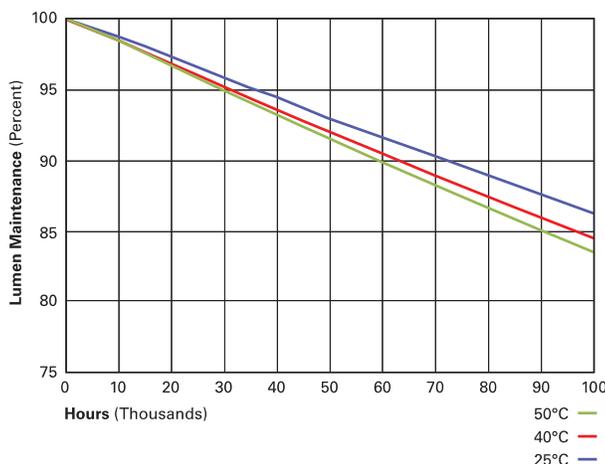
POWER AND LUMENS BY FIXTURE MODEL

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

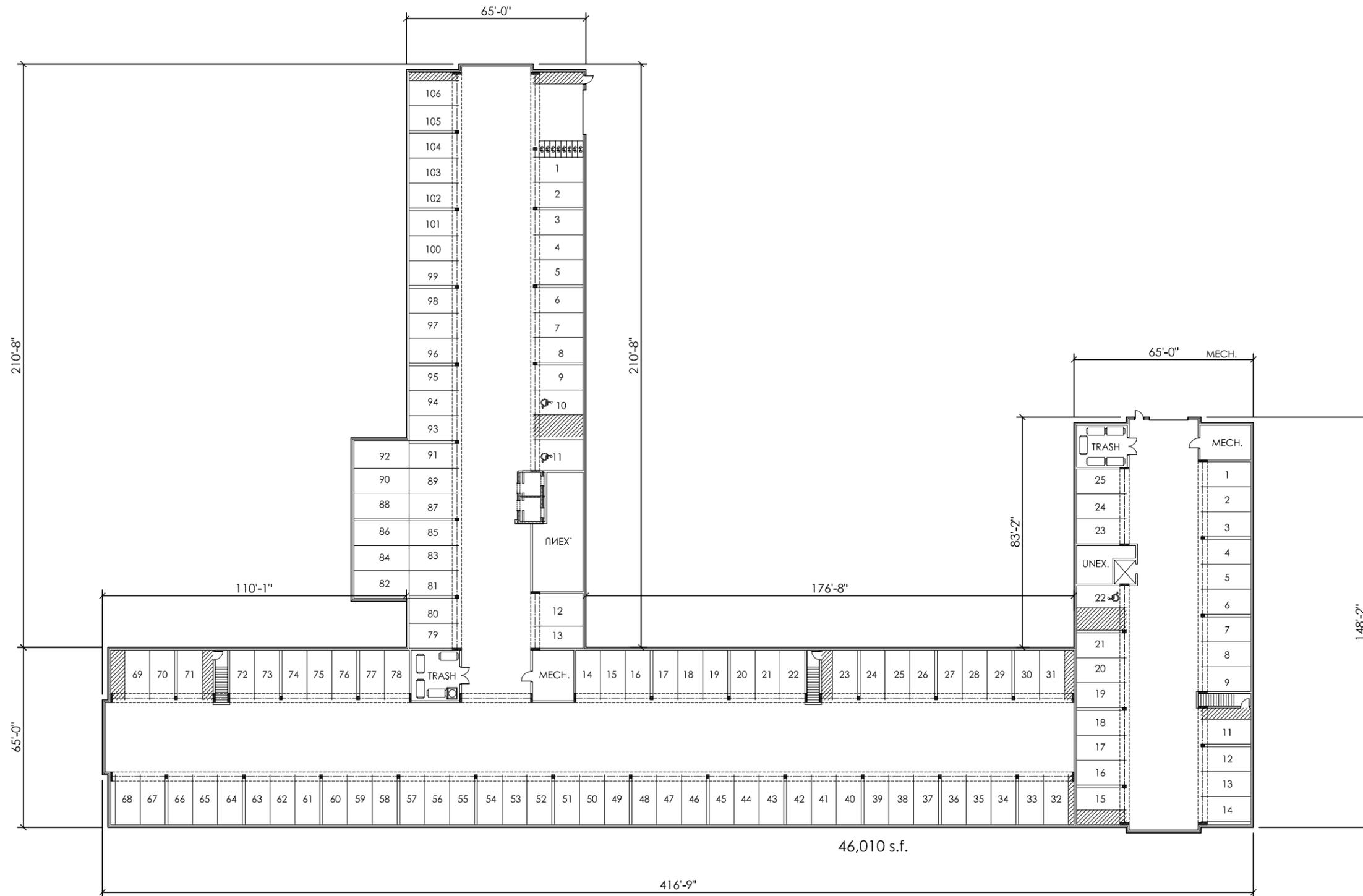
NOTES:

- 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



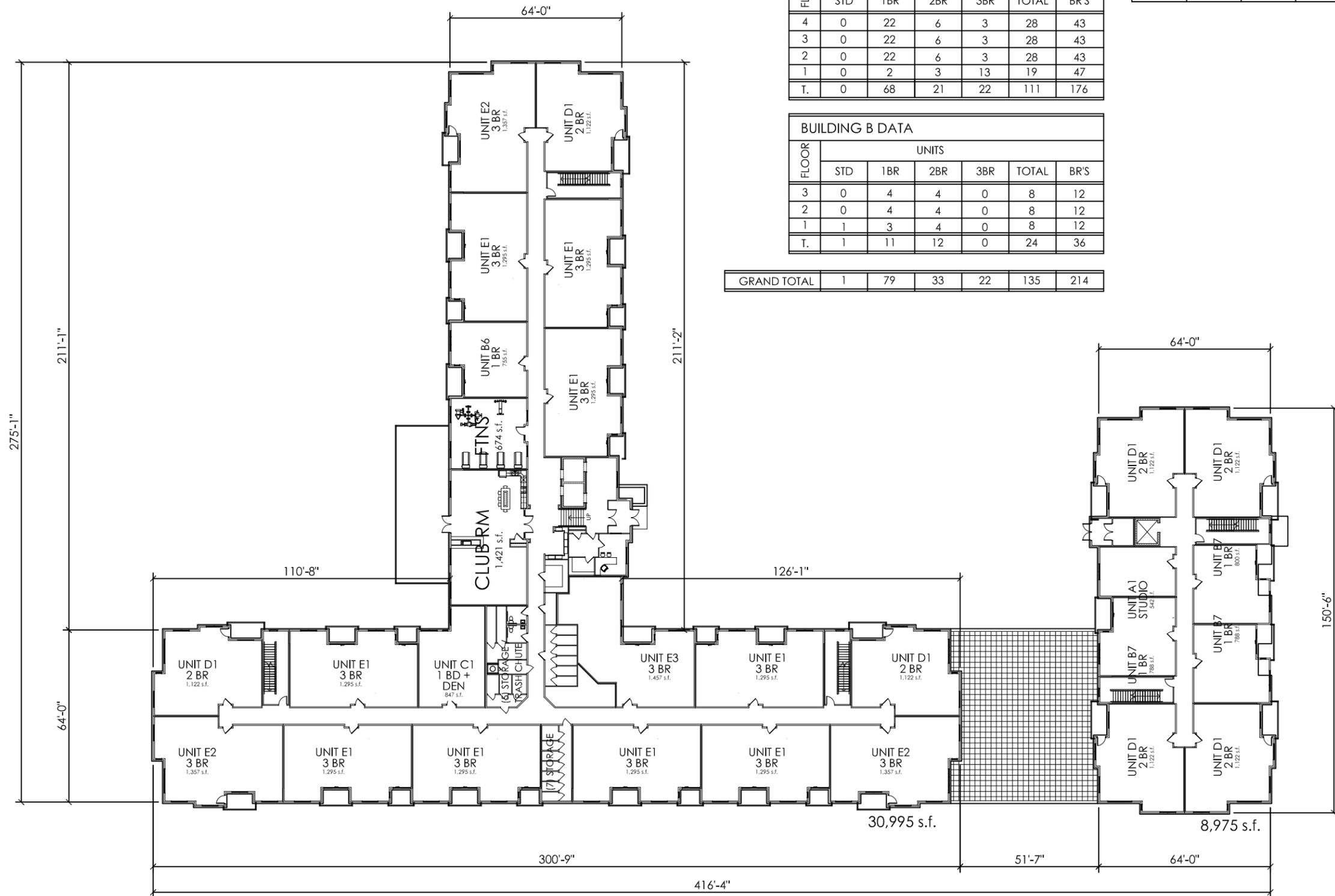
JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

LOWER LEVEL PLAN

JANUARY 24, 2020
1"=40' @ 11x17





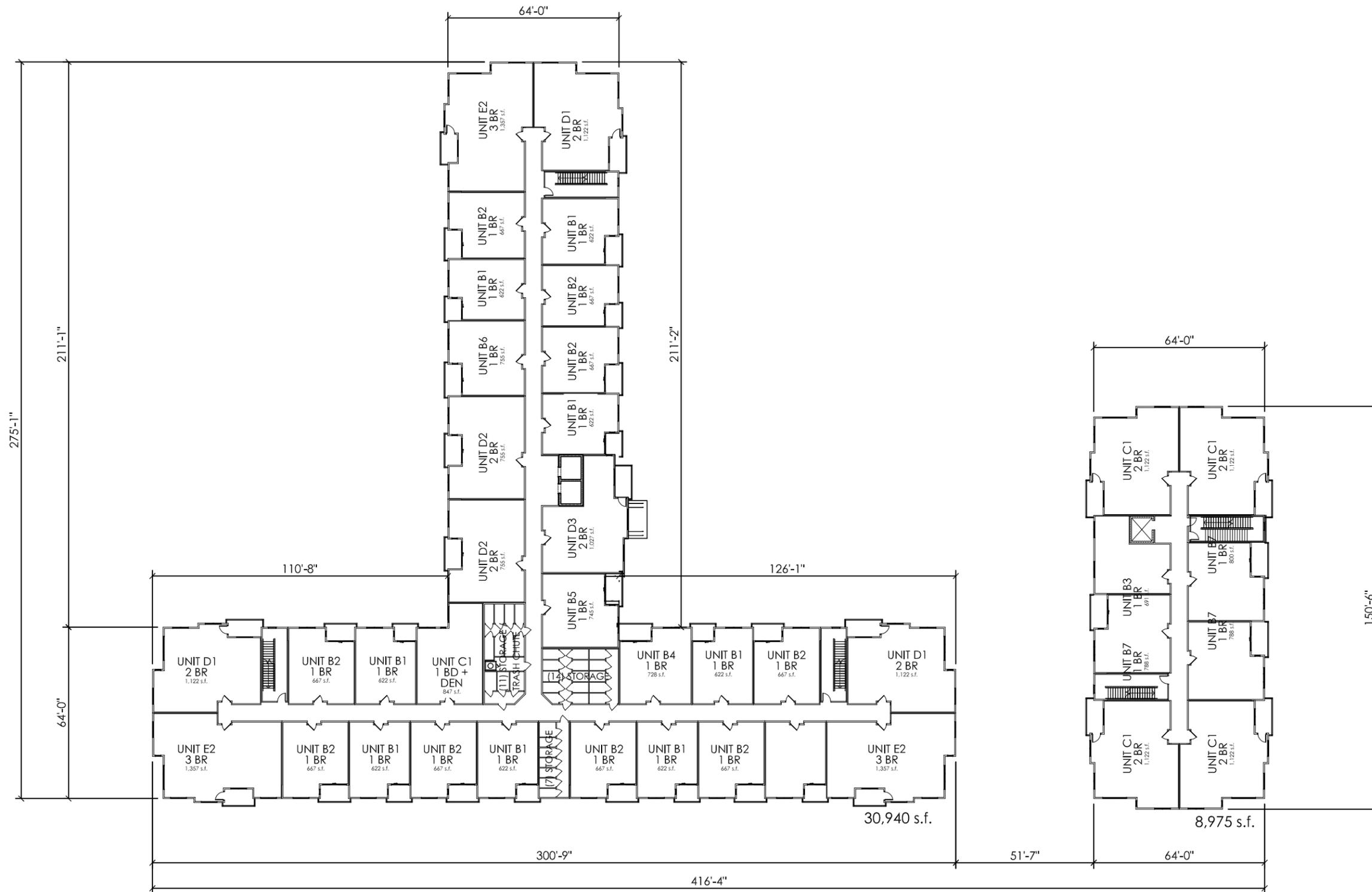
BUILDING A DATA						
FLOOR	UNITS					
	STD	1BR	2BR	3BR	TOTAL	BR'S
4	0	22	6	3	28	43
3	0	22	6	3	28	43
2	0	22	6	3	28	43
1	0	2	3	13	19	47
T.	0	68	21	22	111	176

PARKING PROVIDED				
COVERED	SURFACE	TOTALS	RATIOS	
131	47	178	1.35/ D.U.	0.84 / BR

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	79	33	22	135	214





APPENDIX 'F'
SPECIFIC IMPLEMENTATION PLAN
EXTERIOR ELEVATIONS



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LIMESTONE RIDGE APARTMENTS

CONCEPT PERSPECTIVES – REVISED

JANUARY 10, 2020



JLA
ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPT PERSPECTIVES – REVISED

JANUARY 10, 2020



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ARCHITECTS

LIMESTONE RIDGE APARTMENTS

CONCEPTUAL PERSPECTIVE

MARCH 12, 2019