



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

REZONING APPLICATION

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

1. Location of Property/Street Address: 3101 Fish Hatchery Road

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

Please see the attached document for the legal description.

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

2. Proposed Use of Property - Explanation of Request:

Parcel 1 - Construction of a new mixed use building.
 Parcel 2 - Will be used for the Traceway Drive extension.

3. Proposed Development Schedule: 04/01/2020 - Construction Start; 06/01/2021 - Project completion date.

***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): Multi-Family

Total Dwelling Units Proposed: 157 No. Of Parking Stalls: 200

Type of Non-residential Development (If Applicable): Retail/Office

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

Floor Area: 10,550 No. Of Parking Stalls: 50

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: 3103 SFH, LLC

Address: 2001 Butterfield Road, Suite 600; Downers Grove, IL 60515 Phone No: 608-698-8336

Contact Person: Michael Thorson

Email: michael.thorson@inventure-capital.com

Address: 200 Butterfield Road, Suite 600; Downers Grove, IL 60515 Phone No: 608-698-8336

Respectfully Submitted By: *Andrew J. Chitwood* Andrew J. Chitwood
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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

For City Use Only: Date Received: 1/21/20 Publish: _____ and _____
 Ordinance Section No. _____ Fee Paid: \$ 875.00 Rec. 16.00/836
 Permit Request No. 12-2336-20 1/27/2020 9875.00
 RB



JLA
ARCHITECTS

JLA ARCHITECTS + PLANNERS
800 West Broadway - Suite 200
Monona, Wisconsin 53713
www.jla-ap.com

January 21, 2020

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

re: 3101 Fish Hatchery Road PDD-SIP Submittal

Dear Sonja,

Enclosed you will find our submittal for the PDD-SIP and Architectural Design review of our proposed development at the February 18, 2020 planning commission meeting. This project proposes a mixed use development at the 3101 Fish Hatchery Road property that is currently occupied by a shuttered manufacturing plant.

The mixed use building will include areas for retail and office space, 157 residential units, and enclosed parking and bicycle storage for the tenants. The apartments will be a mix of studios, 1 bedroom, 2 bedroom, and 3 bedroom units. The building will provide the tenants with an array of amenities that include a fitness room, on site leasing office, club room, and an exterior raised, landscaped green roof containing areas for grilling and outdoor tenant activities.

The project intends to enhance the Fish Hatchery Road corridor and help lend it more of an urban feel in line with the long range plans of the City of Fitchburg.

Please look at the submittal and let me know if you need additional information or if you have any questions.

Andrew Chitwood
Project Manager
JLA Architects & Planners



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-978470-MAD

File No.: NCS-978470-MAD

Parcel 1:

Part of Lots 12 and 13, Plat of Maple Lawn Heights and part of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southwest 1/4, all in Section 3, Township 6 North, Range 9 East, formerly in the Town of Fitchburg, now in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows: Commencing at the East 1/4 corner of said Section 3; thence South 86 degrees 22 minutes 57 seconds West, 2,732.50 feet to the City of Madison monument representing the center of said Section 3; thence South 85 degrees 42 minutes 1 second West, 37.36 feet to the centerline of Fish Hatchery Road and the point of beginning of this description; thence North 34 degrees 2 minutes 0 seconds East along said centerline 438.08 feet; thence South 55 degrees 58 minutes 0 seconds East, 282.52 feet; thence South 408.47 feet; thence West 450.06 feet to the North-South 1/4 line of said Section, said point being 206.5 feet South 2 degrees 13 minutes 17 seconds West from the center of said Section; thence North 69 degrees 54 minutes 22 seconds West, 142.35 feet to the centerline of Fish Hatchery Road; thence North 34 degrees 2 minutes 0 seconds East along said centerline 186.60 feet to the point of beginning of this description.

Parcel 2:

Easement for the benefit of Parcel 1 as created by Sanitary and Storm Sewer Easement granted by Bowman Farms, Inc., by Vice President and Secretary to Golden Guernsey Dairy Cooperative, Juice Products Division, dated May 3, 1993, and recorded May 10, 1993, at Volume 22673 of Records, Page 10, Document No. 2464765, over the following described land; A 40 foot strip of land located in the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, the centerline of which is described as follows: Commencing at the East 1/4 corner of said Section 3; thence South 86 degrees 22 minutes 57 seconds West, 2,732.50 feet; thence South 85 degrees 42 minutes 01 second West, 37.36 feet; thence North 34 degrees 02 minutes 00 seconds East, 438.08 feet thence South 55 degrees 58 minutes 00 seconds East, 282.52 feet; thence South 00 degrees 00 minutes 00 seconds West, 408.47 feet to the Southeast corner of the Golden Guernsey Cooperative Property; thence South 90 degrees 00 minutes 00 seconds West, 10.00 feet to the point of beginning of said centerline; thence South 00 degrees 00 minutes 00 seconds West, 204.00 feet to the point of termination of said easement.

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3101 FISH HATCHERY ROAD MIXED USE DEVELOPMENT

FITCHBURG, WISCONSIN



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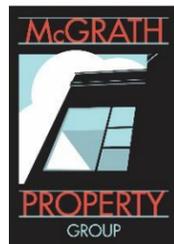
PROJECT TEAM:



INVENTURE CAPITAL, LLC
 2820 Walton Commons West, Suite 125
 Madison, Wisconsin 53718
 Contact: Michael Thorson
 608.698.8336



JLA ARCHITECTS + PLANNERS
 2418 Crossroads Drive, Suite 2300
 Madison, Wisconsin 53718
 Contact: Andy Chitwood
 608.442.3858



MCGRATH PROPERTY GROUP
 730 Williamson St. Suite 150
 Madison, WI 53703
 Contact: Mike Metzger
 608.515.5046



VIERBICHER
 999 Fourier Drive, Suite 201
 Madison, WI 53713
 Contact: Matt Schreiner
 608.826.0532

PROJECT LOCATION & GENERAL DESCRIPTION

3101 Fish Hatchery Road will be a quality mixed use community serving the increased demand for quality, higher density housing in the Fitchburg area over the next five years and beyond. It will be located on what is an approximately 4.64 acre parcel. A portion of this will be dedicated for the new Traceway Drive extension, while approximately 3.62 acres will contain the new community at the corner of Fish Hatchery Road and Traceway Drive.

Surrounding Context

The project site is in an urban neighborhood surrounded by existing businesses, a public golf course, elementary school, several parks and recreation areas, with a mix of residential apartments and homes. The properties to the east are predominantly rural and undeveloped at this time.

Existing Topography

The project site has a change in elevation of about 14 feet from the northwest site boundary at the Fish Hatchery Road/Traceway intersection, dropping to the southeast site boundary corner. There are no wetlands within the boundary of the parcel.

Existing Site Conditions

The project site currently has little to no vegetation as it is occupied by a shuttered manufacturing facility surrounded by impervious pavement.



LEGAL DESCRIPTION

Part of Lots 12 and 13, Plat of Maple Lawn Heights and part of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southwest 1/4, all in Section 3, Township 6 North, Range 9 East, formerly in the Town of Fitchburg, now in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows: Commencing at the East 1/4 corner of said Section 3; thence South 86 degrees 22 minutes 57 seconds West, 2,732.50 feet to the City of Madison monument representing the center of said Section 3; thence South 85 degrees 42 minutes 1 second West, 37.36 feet to the centerline of Fish Hatchery Road and the point of beginning of this description; thence North 34 degrees 2 minutes 0 seconds East along said centerline 438.08 feet; thence South 55 degrees 58 minutes 0 seconds East, 282.52 feet; thence South 408.47 feet; thence West 450.06 feet to the North-South 1/4 line of said Section, said point being 206.5 feet South 2 degrees 13 minutes 17 seconds West from the center of said Section; thence North 69 degrees 54 minutes 22 seconds West, 142.35 feet to the centerline of Fish Hatchery Road; thence North 34 degrees 2 minutes 0 seconds East along said centerline 186.60 feet to the point of beginning of this description.

EXISTING PROPERTY

The existing property consists of two parcels, the one described on the left side of this page, and one that borders the northeast side of it. This parcel is being broken off, and the owners anticipate entering into an agreement with the City of Fitchburg, under a separate design and approval process, to dedicate this parcel for the extension of Traceway Drive. The stormwater management for the proposed mixed use development is also expected to handle run-off from the Traceway Drive extension until it is further developed in the future. It is anticipated that this initial extension will be completed in 2020 in advance of the main project completion to align with the city's Fish Hatchery Road Expansion Project.

CERTIFIED SURVEY MAP

A certified survey map for the property in this submittal is being submitted by the civil engineering firm for the project for consideration at the February 18, 2020 planning commission meeting.

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 3101 Fish Hatchery Road Mixed Use Development in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired.

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 2,000 square feet of lot area per each Efficiency unit, 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 160 units, this standard would require a parcel of 312,300 square feet or 7.17 acres, over double our parcel size of 2.956 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 128,793 square feet, or 2.956 acres.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Fish Hatchery Road) 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 7.5 feet.

- Section 22-146 – Dimensional Standards (5): Sets the minimum side setback at 10 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 5-10 feet depending on location. Please refer to masterplan image on Page 6 for setbacks and dimensions.
- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback (Traceway Drive) 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 5 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.

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 \$25 - \$30,000,000. It is estimated that this project would have a total assessed value, upon full assessment, of approximately \$20,000,000. If this valuation is achieved, using the City's 2018 property tax rate the following estimated tax receipts to the community could be realized annually:

Dane County:	\$ 60,424.00
City of Fitchburg:	\$163,884.00
Madison Metropolitan School District:	\$225,788.00
<u>Madison Area Tech. College:</u>	<u>\$ 18,528.00</u>
Total Projected Annual Property Tax:	\$486,624.00

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):

Land Dedication Fee	160 units x \$4,330 =	\$692,800.00
Park Improvement Fee:	160 units x \$160 =	\$ 25,600.00
Fire Protection Fee:	(126) 1BR x \$311 =	\$ 39,186.00
	(34) 2BR x \$466 =	\$ 15,844.00
Commercial Fire Fee	(9,800)S.F.x\$.288 =	\$ 2,822.00
<u>Water Impact Fee:</u>	<u>160 units x \$828 =</u>	<u>\$132,480.00</u>
Total Projected Impact Fees:		\$908,732.00

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.

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 mixed use community should improve the perceived image of the immediate area.
- The addition of this quality mixed use community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality mixed use community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality mixed use community could serve as an example for future development - creating higher standards in design & living amenities.
- This development will help to further the city's desire to create more of an urban feel in the Fish Hatchery Road corridor by replacing a shuttered manufacturing site.
- This quality development will also help to create more of a welcoming environment for pedestrians with its residential, office, and retail mix replacing the current manufacturing site.

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. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

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 identified wetlands.
(7) This project is not within 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 and residential 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 high density rental units with high end amenities.
(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 Traceway Drive and Fish Hatchery Road 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 Mixed Use 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: centrally located mixed use development with high quality market rate apartments and new commercial & retail space.

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

Objective 2: This project promotes the development of housing to meet the demands of today's work force.

Policies: (1) This project promotes high level and quality sustainable construction by implementing higher standards in design and living amenities.

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 studio apartments, one-bedroom, one-bedroom plus, and two-bedroom units as well as various open space uses.
(3) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
(4) We are proposing higher but livable 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.
(5) 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 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 unsewered 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.

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 provides a safer access and egress from Fish Hatchery road by constructing a right in/right out only access.
 (7) This project provides additional safe and efficient access/egress by extending Traceway drive to support a right turn in only access point, as well as an additional access/egress point further from the intersection.

LAND USE

When complete, this project will contain multi-family residential use. This 3.62 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 157 market rate housing units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

- Studio Units: 12 %
- 1 or 1 Bedroom Plus Den Units: 68 %
- 2 or 2 Bedroom Plus Den Units: 19 %
- 3 Bedroom 1 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 745 square feet. 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 building or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Community Room with Common Space Access
- Green Roof Common Space with the Following Amenities:
 - Extensive Landscaping
 - Children's Play Area
 - Dog Run
 - Grilling Area for Tenant Use
- Fitness Center
- Connection to Walking Paths
- Other Green and/or Open Space for passive and active activities

ESTIMATED DAILY WATER AND SANITARY USAGE

ESTIMATED DAILY WATER AND SANITARY USAGE CALCULATIONS					
UNIT TYPE	TENANTS/UNIT	NUMBER OF UNITS	TOTAL TENANTS	GALLONS/DAY/TENANT	TOTAL GALLONS/DAY
STUDIOS	1.5	19	28.5	54	1,539
1 BEDROOM	1.5	107	160.5	54	8,667
2 BEDROOM	2.5	29	72.5	54	3,915
3 BEDROOM	2.5	2	5	54	270
TOTAL WATER USAGE PER DAY					14,391
TOTAL HOT WATER USAGE PER DAY					4,893
TOTAL COLD WATER USAGE PER DAY					9,498
TOTAL SANITARY DISCHARGE PER DAY					9,498

SITE DESIGN & GENERAL INFORMATION

The Masterplan for 3101 Fish Hatchery Road Mixed Use Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm.
- 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.
- The site contains an elevated green roof that creates an interior courtyard for resident use.

Off Street Parking:

The City's typical parking requirements require 2.0 parking stalls per residential dwelling unit. Based on our experience with multi-family developments, and considering the unit mix, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.27 parking stalls per dwelling unit, along with 50 parking stalls for the retail/office spaces. This includes 152 interior parking stalls as well as 98 surface spaces divided roughly into 3 separate areas. We believe that providing this level of parking will be appropriate for this project and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Bicycle Parking:

In addition to off-street vehicular parking, we are proposing a dedicated bike storage area that will provide wall hung and floor racks for the storage of 196 bikes, a 1.1 space to unit ratio. Additionally, 10 exterior stalls are located within

proximity to the entrances of the building, and adjacent to the proposed retail/office spaces.

Storm Water Management Overview:

Storm water management for this site will primarily be satisfied with the construction of a wet detention basin in the southeast corner of the site. Any additional sediment removal needs will be handled with an oversized pipe wet detention system located beneath the parking lot. 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.

Environmental Corridor

An environmental corridor is mapped along the south boundary of the property, and the owners are working with the Capital Area Regional Planning Commission for an amendment to the corridor that will protect the adjacent spring and provide a quality development. A hearing is set for earl December.

CONCEPT DATA														
FLOOR	BUILDING USE	AREA (G.S.F.)	RESIDENTIAL UNITS						PARKING			RATIOS		
			ST.	1 BR	2 BR	3 BR	TOT	BEDS	COVERED	SURFACE		TOTAL	APTS	RETL
										RETAIL	APTS.			
4	APARTMENTS/CIRCULATION	35,890	6	29	7		42	49						
3	APARTMENTS	35,890	6	29	7		42	49						
2	APARTMENTS	35,880	4	28	7	1	40	49						
1	APARTMENTS	25,801	3	21	8	1	33	43						
	COMMONS	10,049												
	RETAIL	10,550												
LL	PARKING/CIRCULATION	52,689												
T	NEW TOTAL LIVABLE/LEASABLE	206,749	19	107	29	2	157	190	152	50	48	250	1.27	
	LOT AREA	157,687												
	BUILDING FOOTPRINT	63,239												

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'B' of this document for the Preliminary Landscape Plan. This plan will be further developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Lower Level with room for a minimum of (8) – 2 yard containers for refuse and recycling. The space is designed for (12-14) 2 yard containers to provide flexibility for management. 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 will meet the “Planned Development Zoning Standards” listed below.

3101 FISH HATCHERY ROAD - MIXED USE DEVELOPMENT VALUES – AS OF January 21, 2020		
ZONING REQUIREMENT	CURRENT DESIGN VALUE	CALCULATIONS
SITE DENSITY	43.37 Units/Acre	157 Units / 3.62 AC. = 43.37
BUILDING COVERAGE	40.10 % of Parcel	63,239 S.F. / 157,687 S.F. = 40.10%
LANDSCAPE AREA	28.66 % of Parcel	45,200 S.F. / 157,687 S.F. = 28.66%
IMPERVIOUS SURFACE	31.23 % of Parcel	49,248 S.F. / 157,687 S.F. = 31.23%
FLOOR AREA RATIO	1.31 % of Parcel	206,749 S.F. / 157,687 S.F. = 1.31

3101 FISH HATCHERY ROAD - CONCEPTUAL MASTERPLAN DATA										10-Dec-19
BUILDING						PARKING				
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS		COVERED	SURFACE	TOTAL	RATIO	
3101	Unit	52,689 S.F.	196,199 S.F.	157		152	48	200	1.27	
3101	Retail	10,550 S.F.	10,550 S.F.	5			50	50	10.00	
TOTALS	Retail	63,239 S.F.	206,749 S.F.			152	98	250		

3101 FISH HATCHERY ROAD BICYCLE PARKING – AS OF OCTOBER 21, 2019						
BUILDING		BICYCLE PARKING				
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO	
RESIDENTIAL	157	196	5	196	1.2	PER UNIT (.5 Required)
RETAIL	5		10	10	2	PER UNIT

Planned Development Zoning Standards

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

- Residential Density: 55 units per acre (maximum)
- Building Height: Maximum of 4 Stories and Maximum 65 feet
- Front Street Setback: 7.5' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 5' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 5' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 25' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 45% of Parcel Area (maximum)
- Floor Area Ratio: 1.50 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 1.10 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 0.25 Bike Spaces per Dwelling Unit (minimum)

ORGANIZATIONAL STRUCTURE – INVENTURE CAPITAL

Inventure Capital is an investment group whose broad range of assets include Multi-Family and Mixed-Use development. Their team has experience developing properties in both the United States and Australia, with its most recent project being Garver Point in Madison. Located at 171 South Fair Oaks Avenue, this was an infill project that replaced outdated commercial space with a mixed used development that included on site amenities similar to those proposed with this project.

PROPERTY MANAGEMENT- MCGRATH PROPERTY GROUP

At McGrath Property Group, we manage our clients' properties from an owner's perspective with expertise that has developed during an extended period of property ownership by the company's principals. We apply the same thoughtful, aggressive, goal-oriented approach to the management of our clients' properties as we do in successfully managing our own. We understand the importance of protecting their assets, providing customer service to their tenants and being cost efficient. Our residential management group manages residential apartment homes throughout the Madison area with extensive experience in market rate and mixed use developments.

McGrath is a Madison-based company; our management group and owners reside locally and are long time area residents. We know the market, we know the vendors, and most importantly we know how to manage real estate at the highest level.

Property Management Team

McGrath Property Group continuously recruits individuals that have a passion for real estate, an unwavering commitment to continuous improvement, and an understanding that integrity and excellence are the cornerstones of success. We believe that our associates are our most valuable resource, enabling us to maintain a distinct advantage within our industry.

PROJECT IMPLEMENTATION

The construction of the project located at 3101 Fish Hatchery Road is anticipated to maintain the following schedule in one single phase with completion in June of 2021:

<u>Date</u>	<u>Activity</u>
01/16/2020	Begin Demolition of Existing Buildings
03/23/2020	Begin Construction of New Building
06/01/2020	Begin Construction on Traceway Drive Extension
11/01/2020	Completion of Traceway Drive Extension
12/01/2020	Traceway Drive Extension Dedication
06/01/2021	Opening of New Building

NEIGHBORHOOD INPUT

The owner has worked with city staff to solicit feedback from landowners in the area. Inventure has scheduled a neighborhood meeting that will take place prior to the project review at the December 17th Planning Commission meeting. Feedback from this meeting, as well as any action that may be necessary based on the feedback, was presented at the December 17th meeting. Adjacent on this page, is a sample of the invitation sent out on November 6th to all property owners within a 300' radius of the project for the meeting to be held on November 20th.

The feedback received at the meeting was positive and supportive of the proposed development.

November 6, 2019

FITCHBURG COMMERCIAL PROPERTIES LLC
 6515 GRAND TETON PLAZA, STE 300
 MADISON, WI 53719

Dear Madam or Sir:

As an owner of property located within 300 feet of 3101 Fish Hatchery Road, you are cordially invited to join us

on November 20th
 at 6:00 p.m.
 in the Community Center Prairie View Room
 at 5510 Lacy Rd, Fitchburg, WI 53711

We will present concept plans for the mixed-use project with commercial space and residential units proposed for 3101 Fish Hatchery Road, followed by a question-and-answer session to gather input and comments on the proposed design.

Sincerely,

Inventure Capital, LLC

APPENDIX “A”
SPECIFIC IMPLEMENTATION PLAN
CONCEPTUAL MASTER PLAN



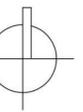
JLA
ARCHITECTS

3101 FISH HATCHERY ROAD – MIXED USE

SCHEMATIC MASTERPLAN

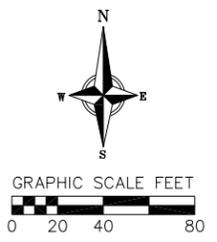
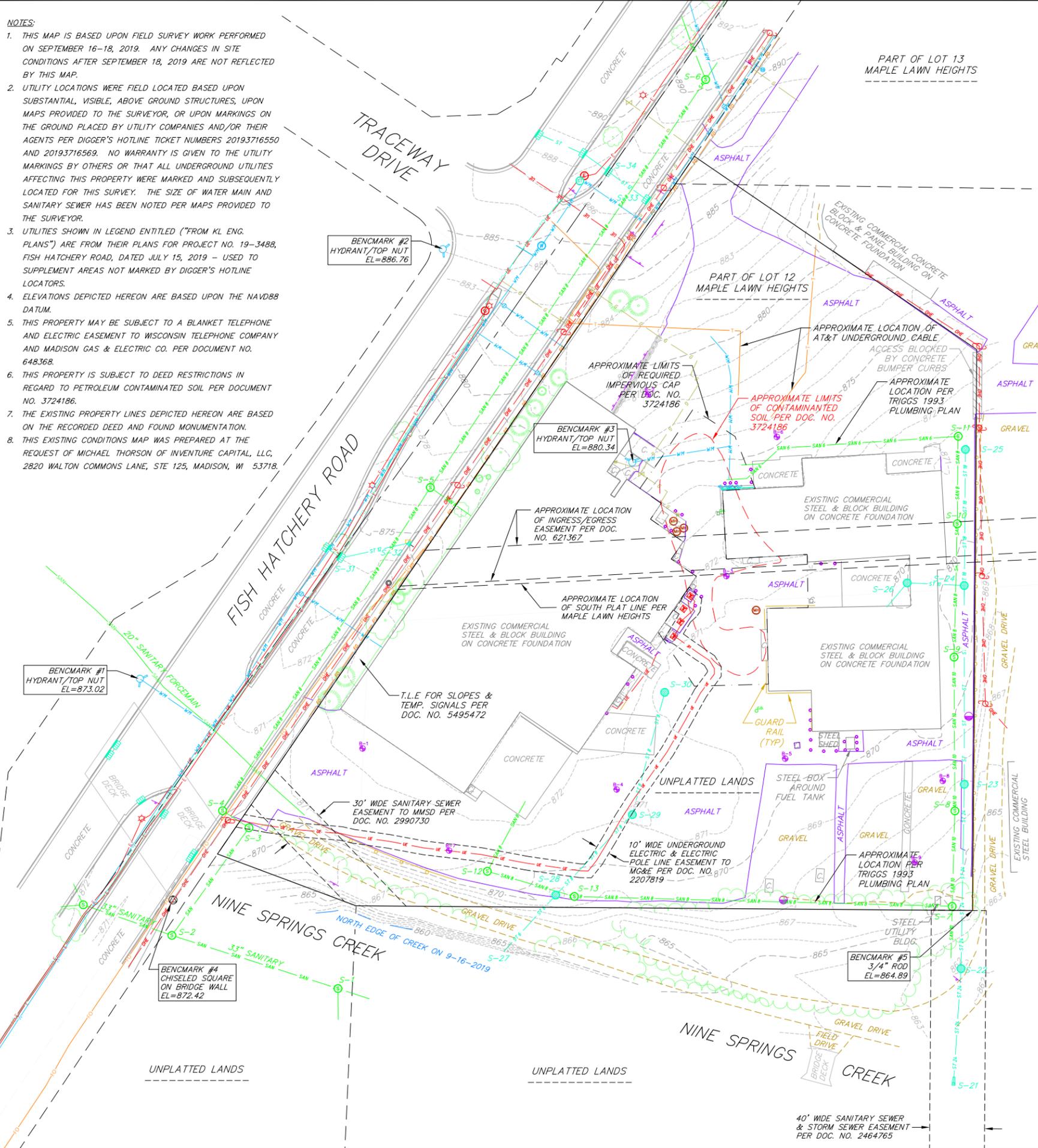
JANUARY 21, 2020

1"=60' @ 12x18
1"=30' @ 24x36



APPENDIX 'B'
SPECIFIC IMPLEMENTATION PLAN
GRADING & UTILITY PLANS

- NOTES:**
1. THIS MAP IS BASED UPON FIELD SURVEY WORK PERFORMED ON SEPTEMBER 16-18, 2019. ANY CHANGES IN SITE CONDITIONS AFTER SEPTEMBER 18, 2019 ARE NOT REFLECTED BY THIS MAP.
 2. 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 PER DIGGER'S HOTLINE TICKET NUMBERS 20193716550 AND 20193716569. 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. THE SIZE OF WATER MAIN AND SANITARY SEWER HAS BEEN NOTED PER MAPS PROVIDED TO THE SURVEYOR.
 3. UTILITIES SHOWN IN LEGEND ENTITLED ("FROM KL ENG. PLANS") ARE FROM THEIR PLANS FOR PROJECT NO. 19-3488, FISH HATCHERY ROAD, DATED JULY 15, 2019 - USED TO SUPPLEMENT AREAS NOT MARKED BY DIGGER'S HOTLINE LOCATORS.
 4. ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NAVD88 DATUM.
 5. THIS PROPERTY MAY BE SUBJECT TO A BLANKET TELEPHONE AND ELECTRIC EASEMENT TO WISCONSIN TELEPHONE COMPANY AND MADISON GAS & ELECTRIC CO. PER DOCUMENT NO. 648368.
 6. THIS PROPERTY IS SUBJECT TO DEED RESTRICTIONS IN REGARD TO PETROLEUM CONTAMINATED SOIL PER DOCUMENT NO. 3724186.
 7. THE EXISTING PROPERTY LINES DEPICTED HEREON ARE BASED ON THE RECORDED DEED AND FOUND MONUMENTATION.
 8. THIS EXISTING CONDITIONS MAP WAS PREPARED AT THE REQUEST OF MICHAEL THORSON OF INVENTURE CAPITAL, LLC, 2820 WALTON COMMONS LANE, STE 125, MADISON, WI 53718.



EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	867.58	852.66	E
			855.58	S
			852.68	W
S2	SMH	868.80	856.00	N
			853.20	E
			853.40	W
S3	SMH	869.50	857.28	S
			857.40	W
S4	SMH	870.15	858.42	N
			858.32	E
S5	SMH	876.70	864.38	N
			865.25	E
			864.20	S
S6	SMH	890.26	881.51	N
			881.41	S
			881.88	NW
			886.06	NW
S7	SMH	866.13	860.83	LEDGE
			858.73	TROUGH
S8	SMH	866.65	860.30	N
			860.30	S
S9	SMH	870.05	861.40	N
			861.40	S
			862.78	W
S10	SMH	870.39	862.37	N
			862.40	S
			862.43	W
S11	SMH	870.79	862.89	S
			862.74	W
S12	SMH	870.65	861.36	N
			861.15	E
S13	SMH	869.38	859.98	E
			860.00	W

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S21	ENDW		856.29	N
S22	FIN	861.73	857.43	N
			857.03	S
S23	FIN	866.54	860.26	N
			860.24	S
S24	FIN	868.94	863.29	N
			863.29	S
S25	FIN	870.08	864.59	S
S26	FIN	869.73	867.08	SW
S27	PVC IE		860.53	N
S28	FIN	868.68	864.83	N
			864.51	S
S29	FIN	870.64	865.69	N-S
S30	FIN	870.13	866.83	S
			866.23	SW
S31	CIN	874.43	870.28	E
			870.28	W
S32	CIN	875.00	871.45	E
			871.10	SW
S33	CIN	886.82	883.72	W
S34	CIN	887.24	853.19	E
			853.19	W

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING CONCRETE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TOPOGRAPHIC LINEWORK (FROM KL ENG. PLANS) LEGEND

- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)

NO.	DATE	REVISIONS	REMARKS
SCALE AS SHOWN			
DATE 01-21-2020			
DRAFTER MKR/CLAN			
CHECKED MSCH			
PROJECT NO. 190241			
C			
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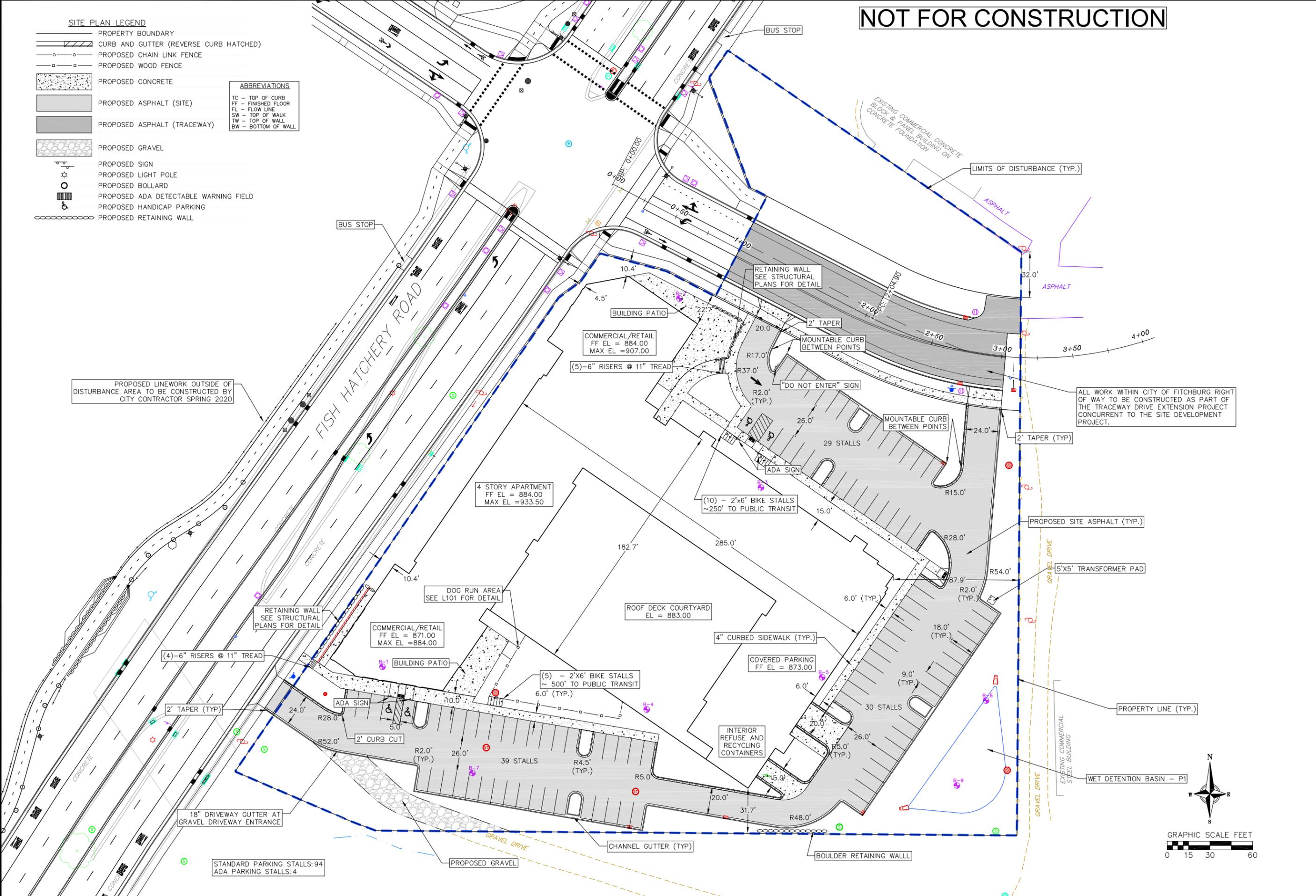
NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT (SITE)
- PROPOSED ASPHALT (TRACEWAY)
- PROPOSED GRAVEL
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED RETAINING WALL

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 01-21-2020
DRAFTER: SCHR/CLAN
CHECKED: MSCH/TSCH
PROJECT NO.: 190241

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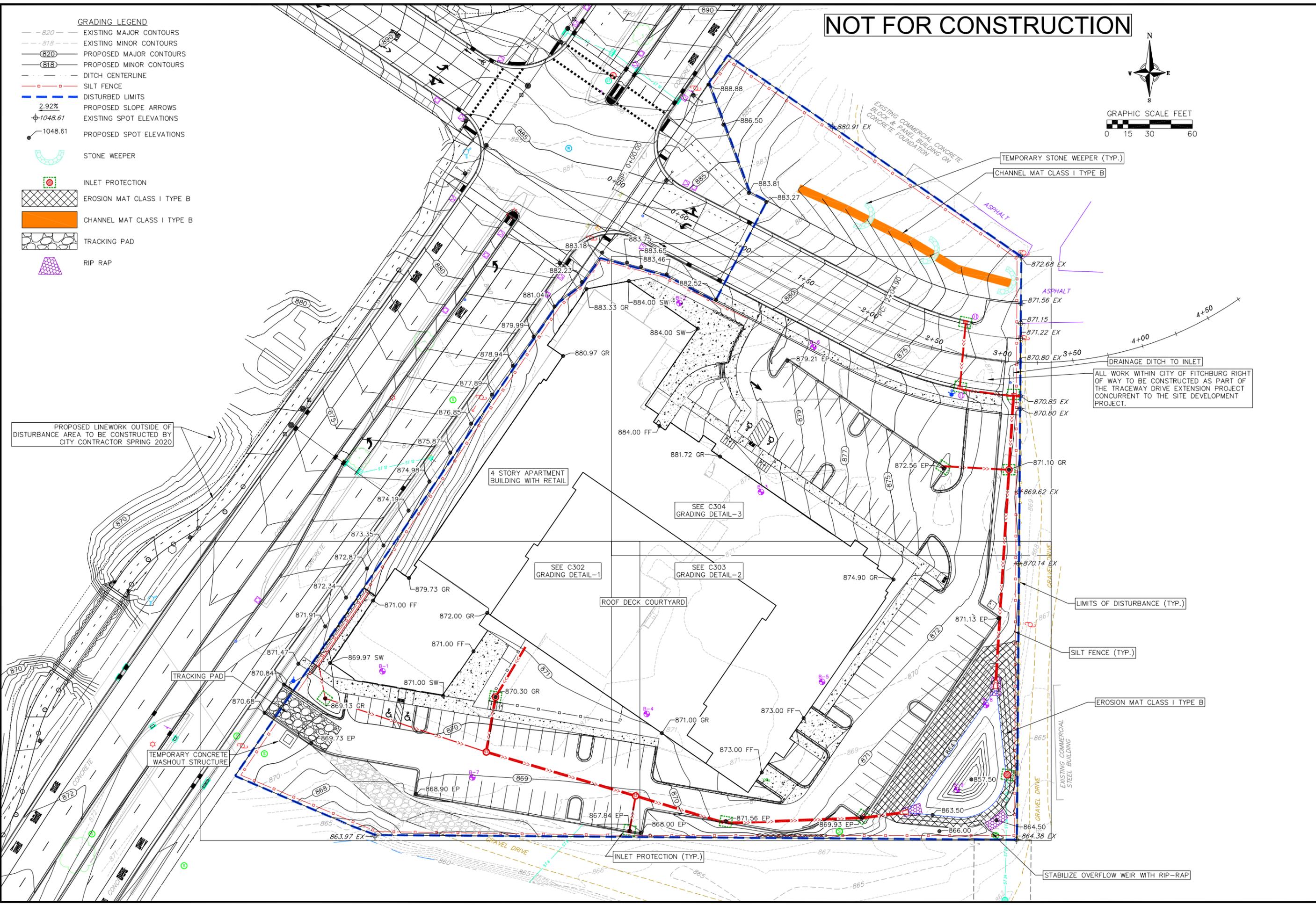
GRADING LEGEND

- 820 EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- INLET PROTECTION
- EROSION MAT CLASS I TYPE B
- CHANNEL MAT CLASS I TYPE B
- TRACKING PAD
- RIP RAP

NOT FOR CONSTRUCTION



GRAPHIC SCALE FEET
0 15 30 60



PROPOSED LINWORK OUTSIDE OF DISTURBANCE AREA TO BE CONSTRUCTED BY CITY CONTRACTOR SPRING 2020

4 STORY APARTMENT BUILDING WITH RETAIL

SEE C304 GRADING DETAIL-3

SEE C302 GRADING DETAIL-1

SEE C303 GRADING DETAIL-2

ROOF DECK COURTYARD

TEMPORARY CONCRETE WASHOUT STRUCTURE

INLET PROTECTION (TYP.)

TEMPORARY STONE WEEPER (TYP.)
CHANNEL MAT CLASS I TYPE B

DRAINAGE DITCH TO INLET
ALL WORK WITHIN CITY OF FITCHBURG RIGHT OF WAY TO BE CONSTRUCTED AS PART OF THE TRACEWAY DRIVE EXTENSION PROJECT CONCURRENT TO THE SITE DEVELOPMENT PROJECT.

LIMITS OF DISTURBANCE (TYP.)

SILT FENCE (TYP.)

EROSION MAT CLASS I TYPE B

STABILIZE OVERFLOW WEIR WITH RIP-RAP

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 01-21-2020

DRAFTER SCHR/CLAN

CHECKED MSCH/TSCH

PROJECT NO. 190241

- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - (820) - - - PROPOSED MAJOR CONTOURS
 - (818) - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SILT FENCE
 - - - - - DISTURBED LIMITS
 - 2.92% - - - PROPOSED SLOPE ARROWS
 - 1048.61 - - - EXISTING SPOT ELEVATIONS
 - 1048.61 - - - PROPOSED SPOT ELEVATIONS

- STONE WEEPER
- INLET PROTECTION
- EROSION MAT CLASS I TYPE B
- CHANNEL MAT CLASS I TYPE B
- TRACKING PAD
- RIP RAP

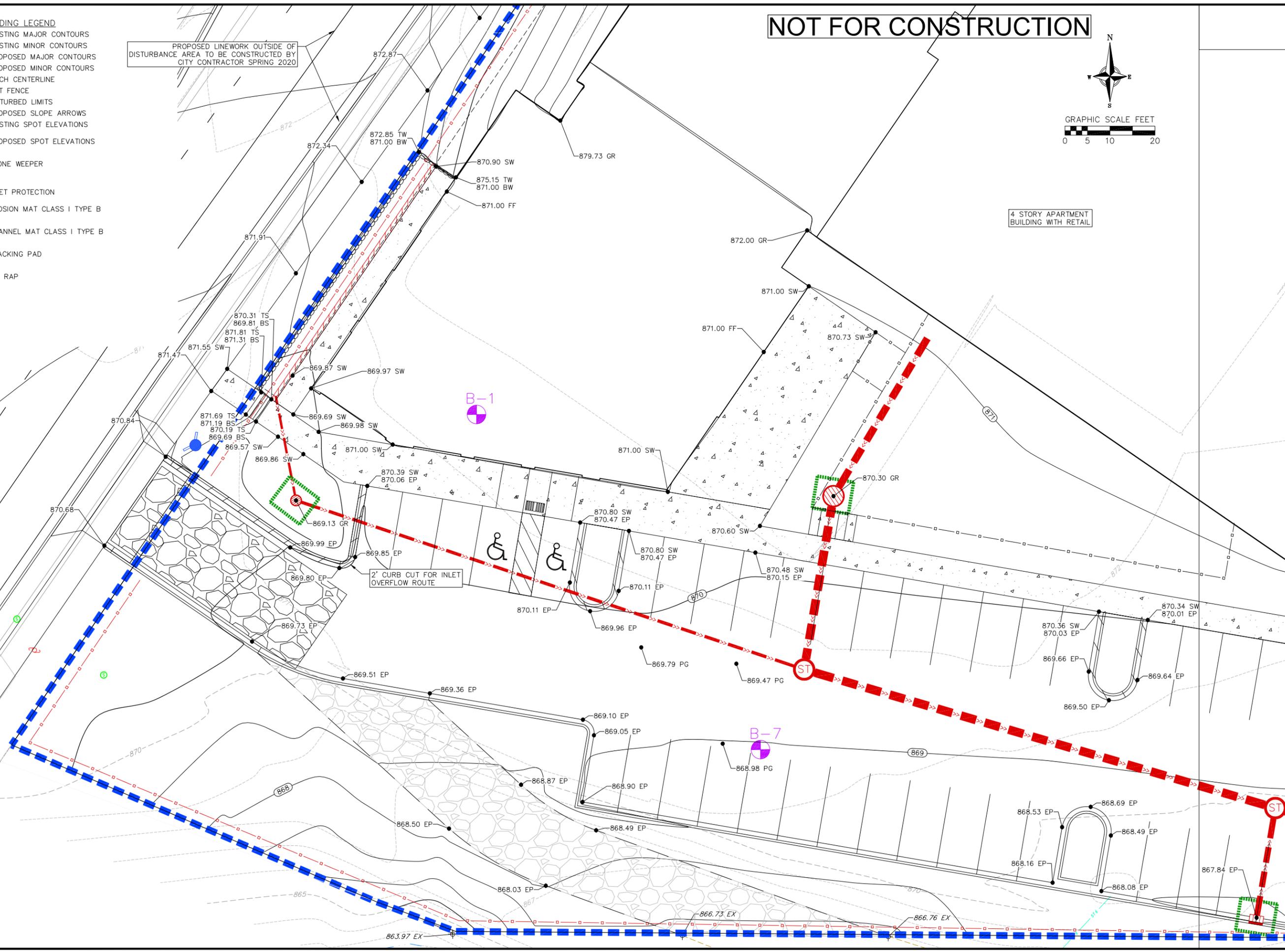
PROPOSED LINEWORK OUTSIDE OF DISTURBANCE AREA TO BE CONSTRUCTED BY CITY CONTRACTOR SPRING 2020

NOT FOR CONSTRUCTION



GRAPHIC SCALE FEET
0 5 10 20

4 STORY APARTMENT BUILDING WITH RETAIL



Grading Detail - 1
 3101 Fish Hatchery Redevelopment
 City of Fitchburg
 Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 01-21-2020

DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241

C
302

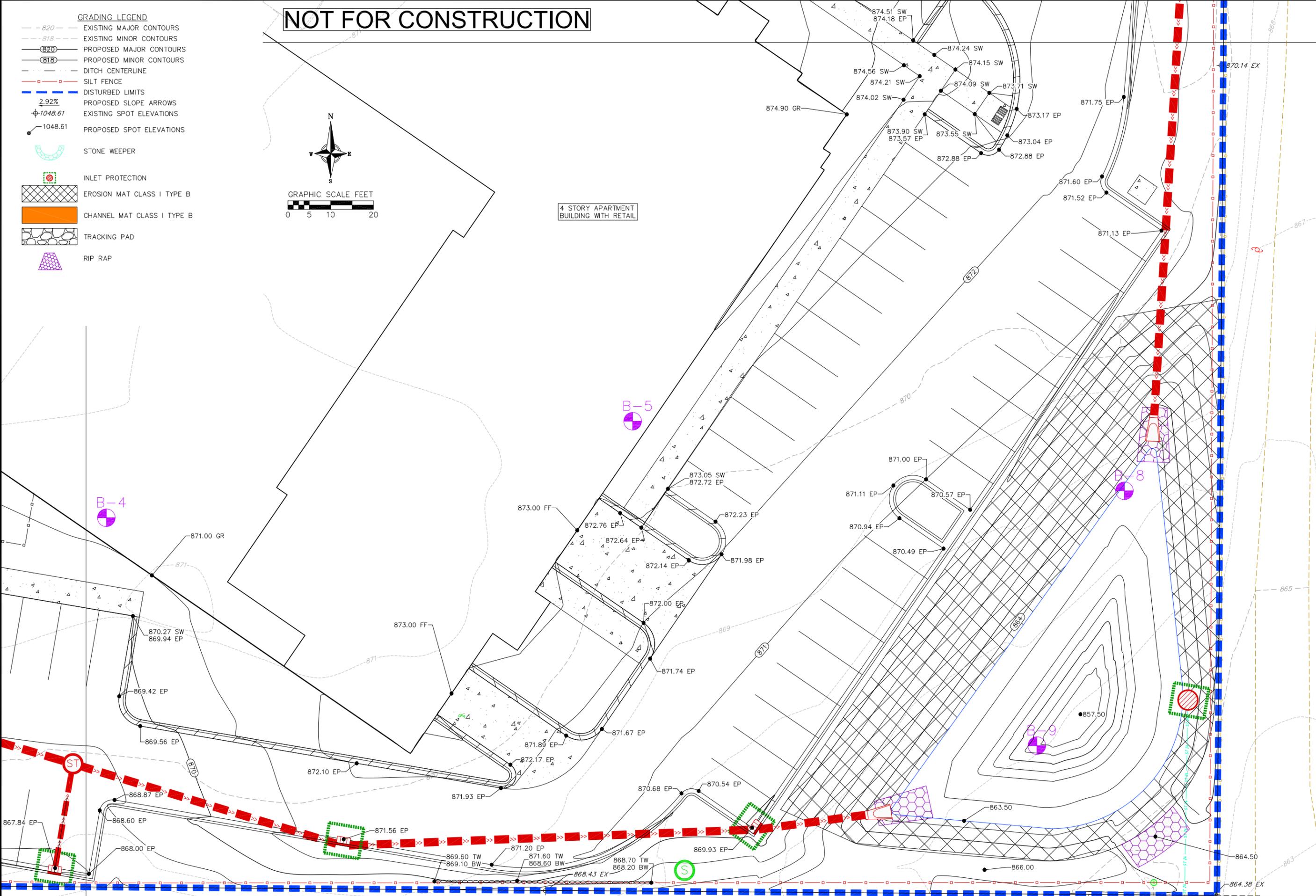
- GRADING LEGEND**
- - 820 - - EXISTING MAJOR CONTOURS
 - - 818 - - EXISTING MINOR CONTOURS
 - (820) - - PROPOSED MAJOR CONTOURS
 - (818) - - PROPOSED MINOR CONTOURS
 - - - - DITCH CENTERLINE
 - - - - SILT FENCE
 - - - - DISTURBED LIMITS
 - 2.92% - - PROPOSED SLOPE ARROWS
 - 1048.61 - - EXISTING SPOT ELEVATIONS
 - 1048.61 - - PROPOSED SPOT ELEVATIONS

- STONE WEEPER
- INLET PROTECTION
- EROSION MAT CLASS I TYPE B
- CHANNEL MAT CLASS I TYPE B
- TRACKING PAD
- RIP RAP

NOT FOR CONSTRUCTION



4 STORY APARTMENT BUILDING WITH RETAIL



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: 01-21-2020

DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241

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303

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

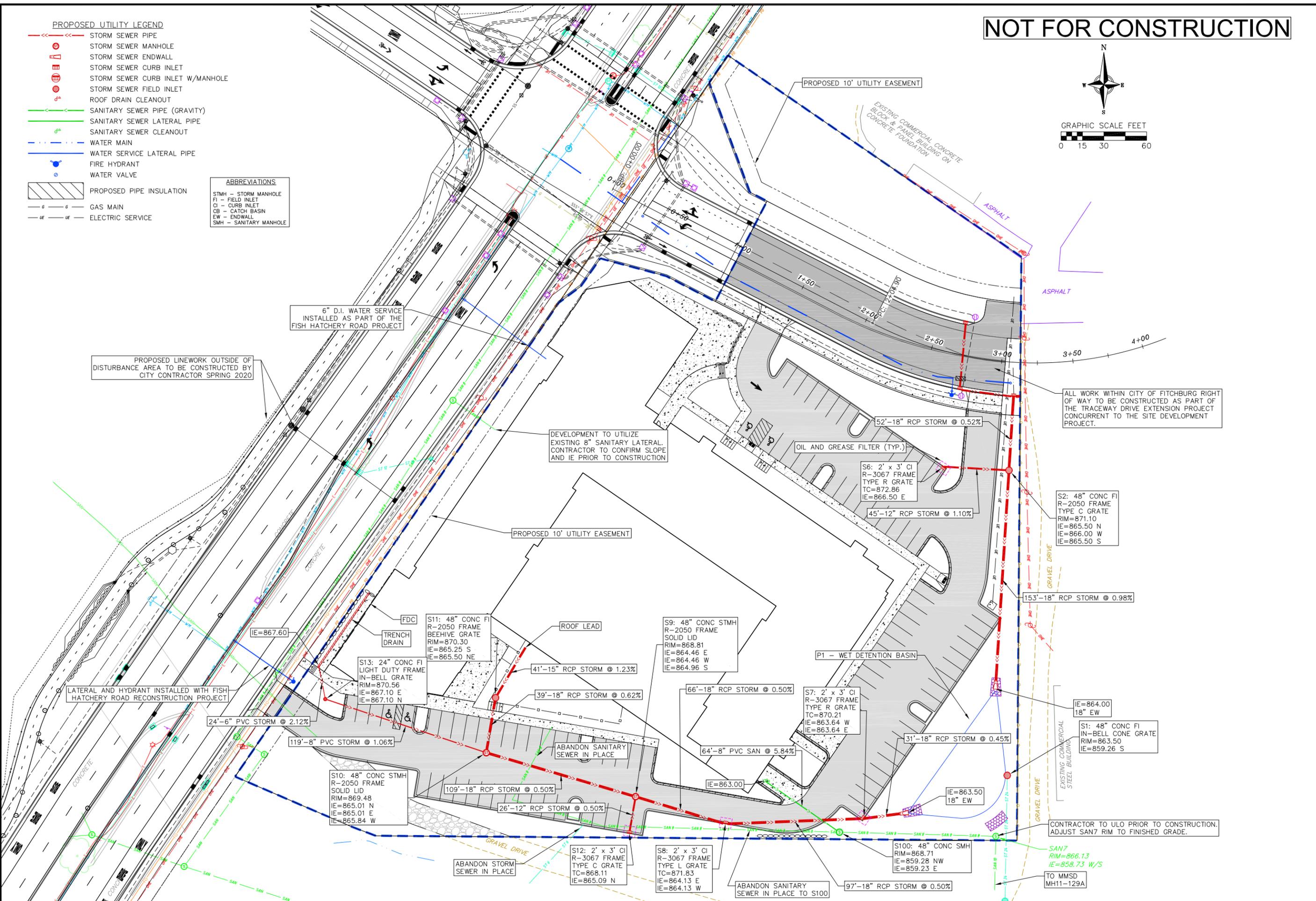
ABBREVIATIONS

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

NOT FOR CONSTRUCTION



REVISIONS		NO.	DATE	REMARKS
SCALE		AS SHOWN		
DATE		01-21-2020		
DRAFTER		SCHR/CLAN		
CHECKED		MSCH/TSCH		
PROJECT NO.		190241		
C		401		



PROPOSED LINework OUTSIDE OF DISTURBANCE AREA TO BE CONSTRUCTED BY CITY CONTRACTOR SPRING 2020

6" D.I. WATER SERVICE INSTALLED AS PART OF THE FISH HATCHERY ROAD PROJECT

DEVELOPMENT TO UTILIZE EXISTING 8" SANITARY LATERAL. CONTRACTOR TO CONFIRM SLOPE AND IE PRIOR TO CONSTRUCTION

ALL WORK WITHIN CITY OF FITCHBURG RIGHT OF WAY TO BE CONSTRUCTED AS PART OF THE TRACEWAY DRIVE EXTENSION PROJECT CONCURRENT TO THE SITE DEVELOPMENT PROJECT.

CONTRACTOR TO ULO PRIOR TO CONSTRUCTION. ADJUST SAN7 RIM TO FINISHED GRADE.

TO MMSD MH11-129A

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. 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.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS 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.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. 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.
9. 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).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. 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.
17. 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.
18. EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
19. 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.
20. 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.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. 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.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.
26. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
27. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

SEEDING RATES:

TEMPORARY:

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

PERMANENT:

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

FERTILIZING RATES:

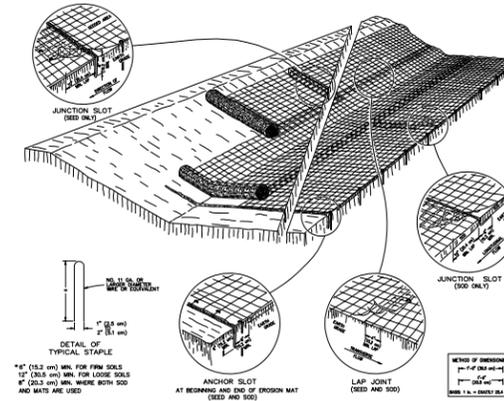
TEMPORARY AND PERMANENT:

- 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



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFIRM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERTINENT IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT WILL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE SPECIFICATIONS.

EROSION MAT OVER SOD

a. ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.

b. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.

c. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.

d. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48 m) ON GRADES UP TO AND INCLUDING 3 PERCENT, AND 50 FEET (15.24 m) ON GRADES EXCEEDING 3 PERCENT

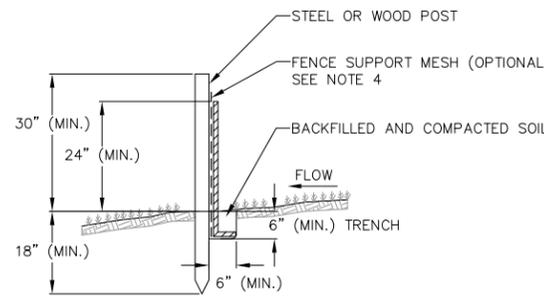
CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
4. ROUGH GRADE SITE (1/27/20 - 5/11/20)*
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT BUILDING
8. TEMPORARILY RESTORE DISTURBED AREAS WITH BASE COURSE, MULCHING, TARPING, OR EROSION MATTING (BY 6/30/20)*
9. CONSTRUCT PAVEMENT
10. FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS (3/1/21 - 7/15/21)*
11. INSTALL FLOGARD STORM INLET FILTERS PER PLAN
12. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.

*DATES PER THE APPROVED EROSION CONTROL PERMIT. ANY REVISIONS TO THE DATES LISTED WILL REQUIRE APPROVAL BY THE CITY OF FITCHBURG AND PROOF THAT SOIL LOSS REQUIREMENTS ARE MET.

1 CHANNEL EROSION MAT

1 NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. 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

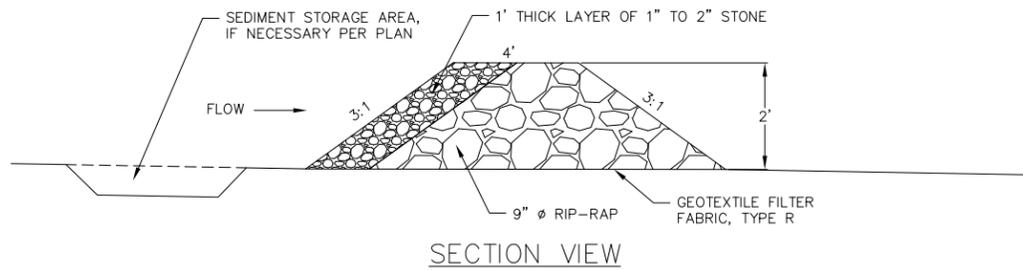
1 SILT FENCE

1 NOT TO SCALE

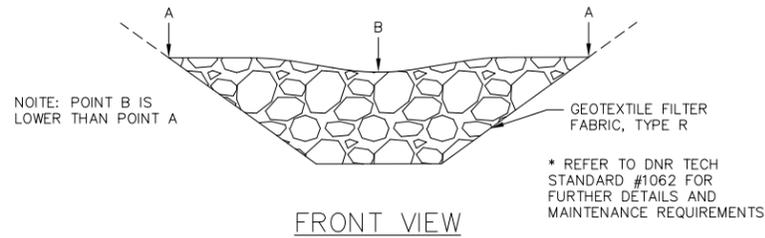
REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 01-21-2020
DRAFTER SCHR/CLAN
CHECKED MSCH/TSCH
PROJECT NO. 190241

20 Jan 2020 - 5:16p M:\Inventure Capital\190241_3101 Fish Hatchery\CADD\190241 - Details.dwg by: schr

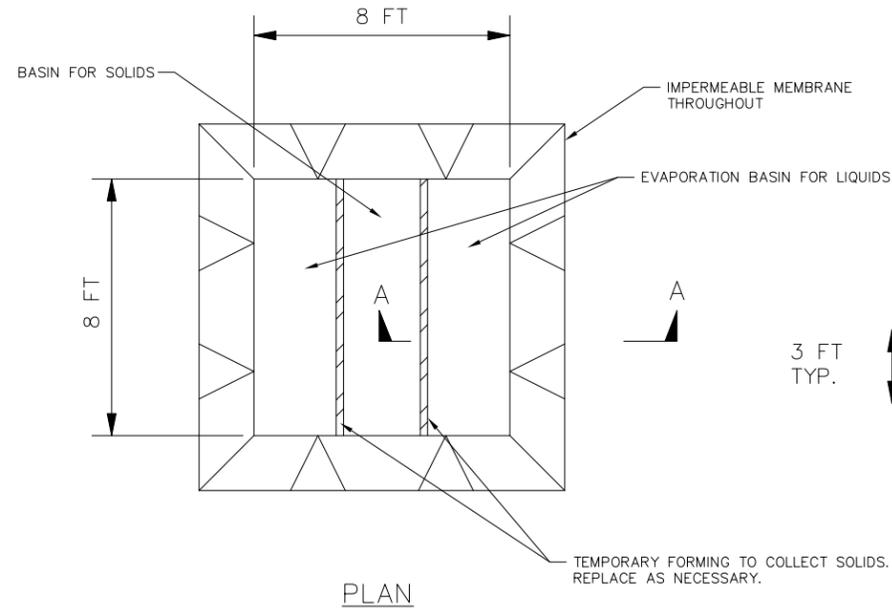


SECTION VIEW



FRONT VIEW

1 WEEPER
1 NOT TO SCALE

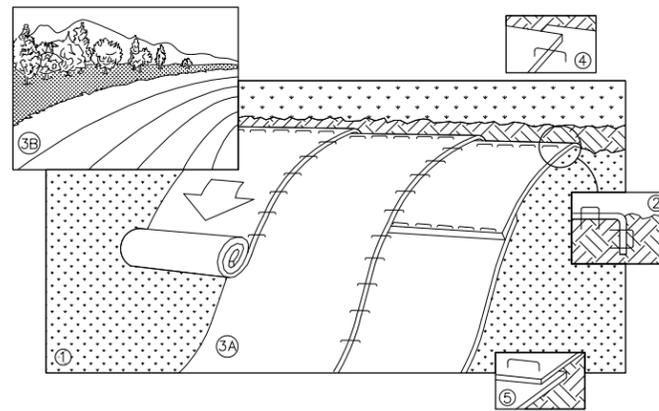


PLAN

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

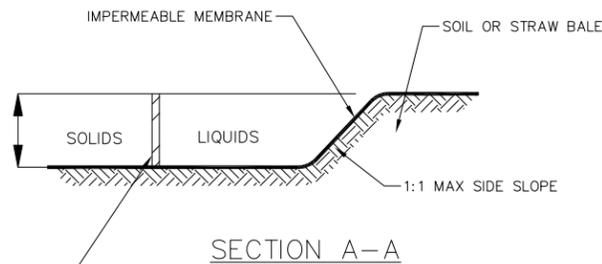
1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE



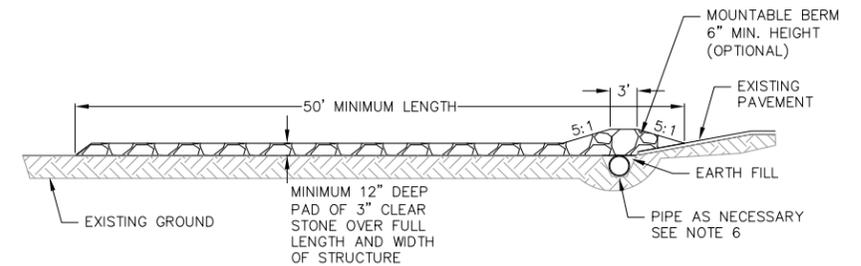
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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

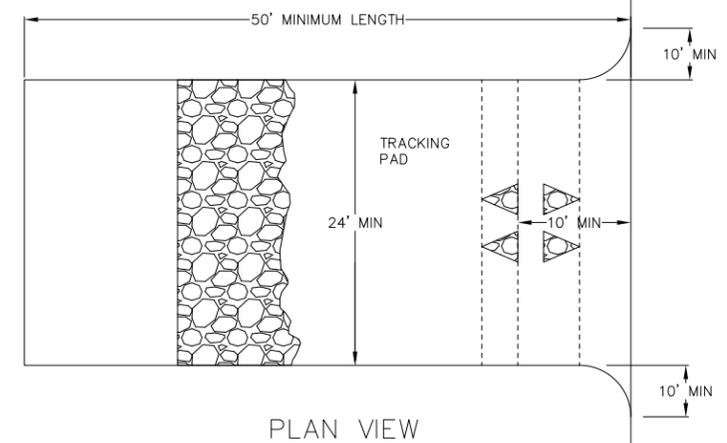
1 EROSION MAT
1 NOT TO SCALE



SECTION A-A



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUNDWATER 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.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. 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.
7. 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.

1 TRACKING PAD
1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

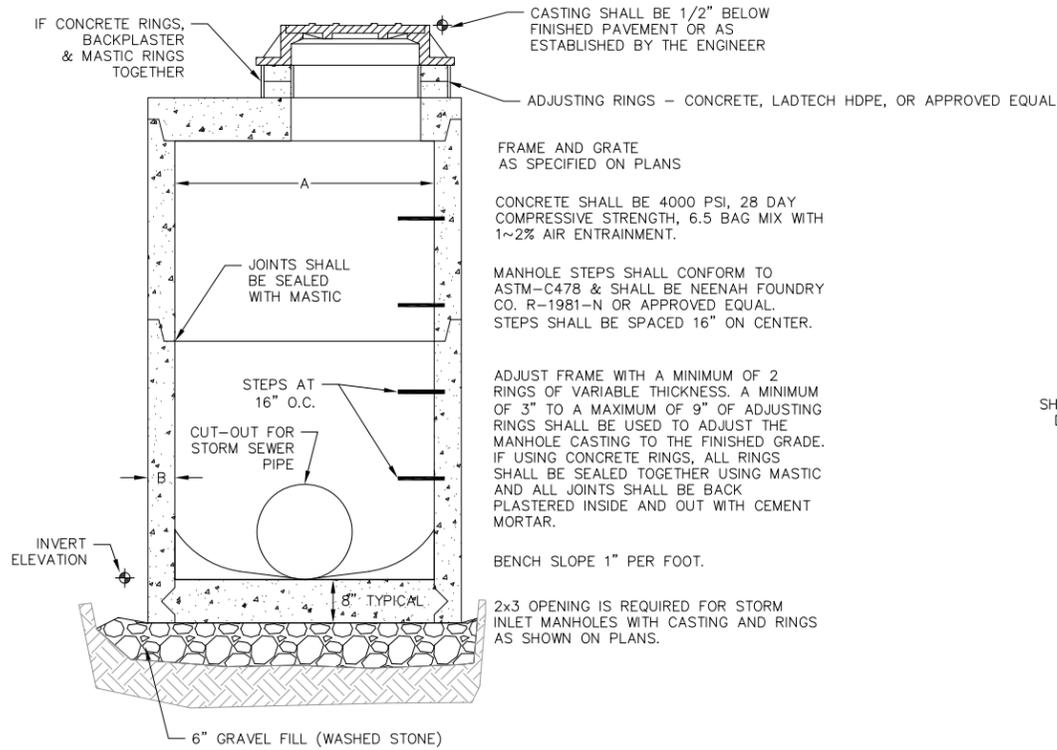
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DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241

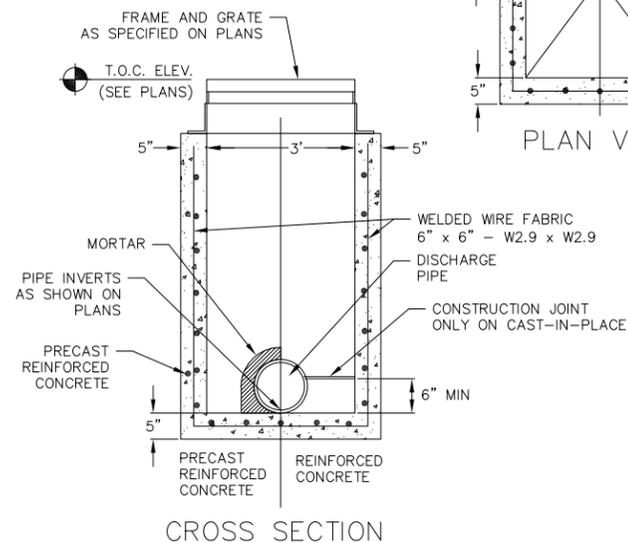
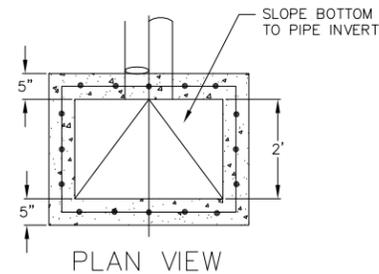
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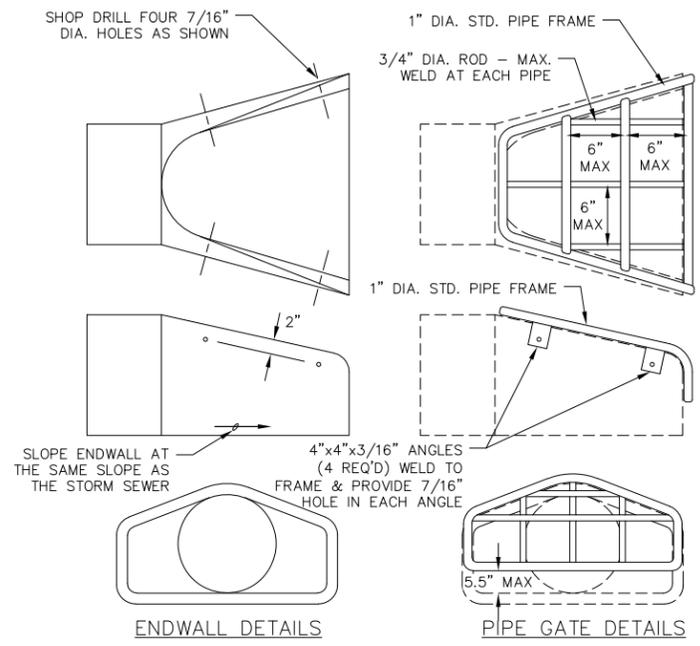
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE
1 NOT TO SCALE



1 CURB INLET - TYPE 3, 2' x 3' BASIN
1 NOT TO SCALE



- NOTES:**
1. THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
 2. MANUFACTURER RECOMMENDED FRAME/ROD DIAMETER, BOLTS, AND ATTACHMENT MECHANISM MAY BE USED IF APPROVED BY ENGINEER.
 3. GRATES SHALL MEET SPS382.36(9)(B)3E SO AS NOT TO PERMIT PASSAGE OF A 6" SPHERE.

- PAINTING SPECIFICATIONS:**
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.
- PREPARATION STEPS:**
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
 2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
 3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

1 STANDARD ENDWALL
1 NOT TO SCALE

FIG-001

SPECIFIER CHART			
MODEL	INLET ID	GRATE OD	COMMENTS
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436D	24" X 36"	24" X 40"	GRATED INLET
FF-RF24D	24" DIA.	25" DIA.	CIRCULAR INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

NOTES:

1. FloGard® filter body is prefabricated from polypropylene woven monofilament geotextile.
2. All metal components shall be constructed from stainless steel Type 304.
3. Refer to Specifier Chart for catch basin and filter sizing.
4. Filter Inserts are supplied with optional "lip-in" filter pouches utilizing fossil rock™ filter medium for the collection and retention of petroleum hydrocarbons (oil & greases).
5. FloGard® filter inserts and fossil rock™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
6. Catch basin depth must not allow filter body to obstruct outlet pipe. See sheet 2 of 2.

TITLE
CATCH BASIN FILTER INSERT

FIG-001 | **B** | 0059 JPR 12/30/08 | JPR 12/18/06 | SHEET 1 OF 2

TITLE
CATCH BASIN FILTER INSERT

FIG-001 | **B** | 0059 JPR 12/30/08 | JPR 12/18/06 | SHEET 2 OF 2

1 STORM INLET FILTER
1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

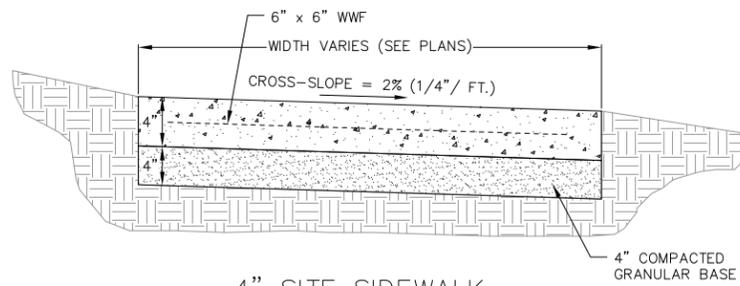
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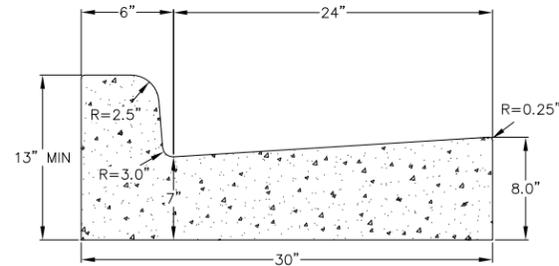
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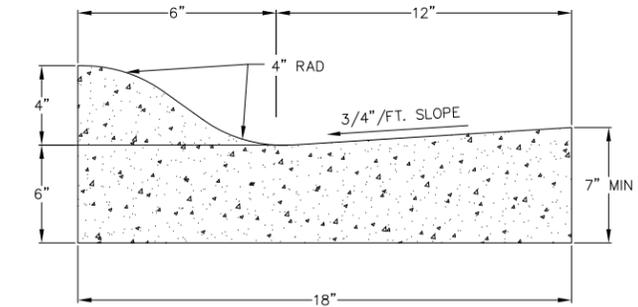
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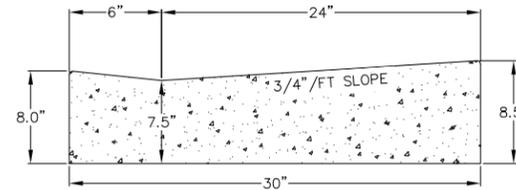
4" SITE SIDEWALK



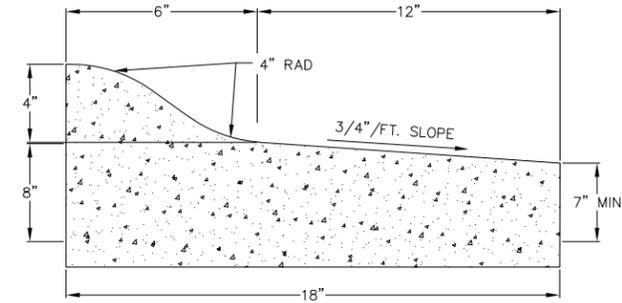
CURB AND GUTTER CROSS SECTION



CURB AND GUTTER CROSS SECTION



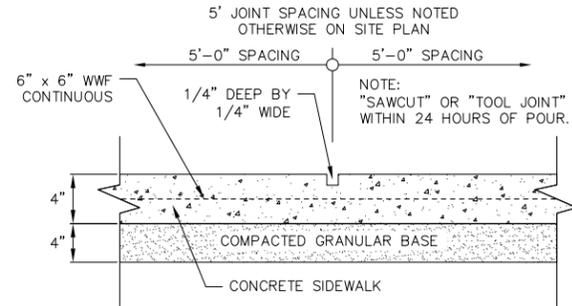
DRIVEWAY AND GUTTER CROSS SECTION



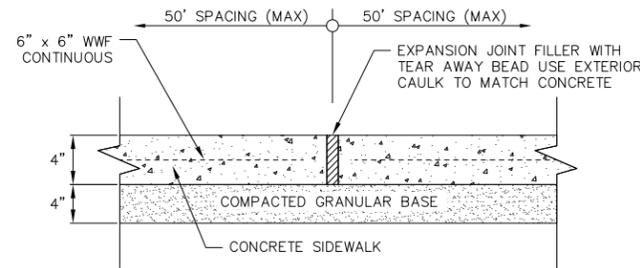
CURB AND GUTTER REJECT SECTION

1 30" CONCRETE CURB AND GUTTER NOT TO SCALE

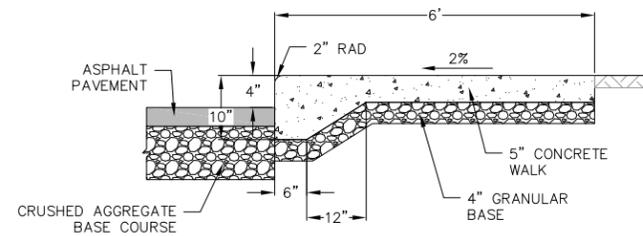
1 MOUNTABLE 18" CURB SECTION NOT TO SCALE



SIDEWALK CONTROL JOINT

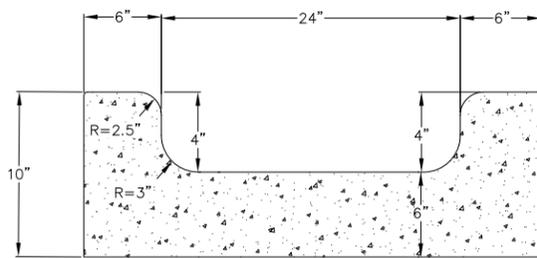


SIDEWALK EXPANSION JOINT

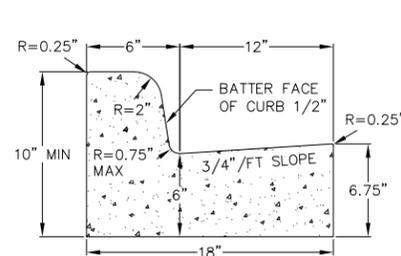


1 CURBED SIDEWALK SITE DETAIL NOT TO SCALE

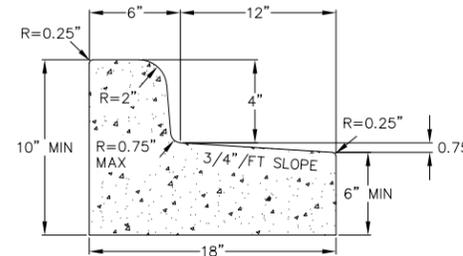
1 4" SIDEWALK NOT TO SCALE



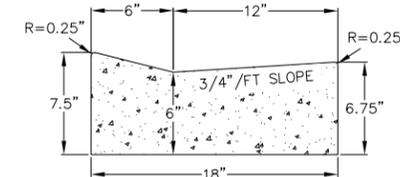
CHANNEL GUTTER SECTION



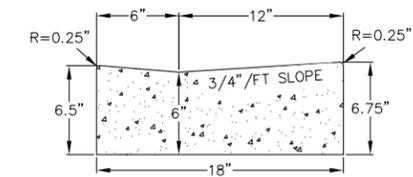
CURB AND GUTTER CROSS SECTION



CURB AND GUTTER REJECT SECTION



GRAVEL DRIVEWAY GUTTER CROSS SECTION



ACCESS RAMP GUTTER CROSS SECTION

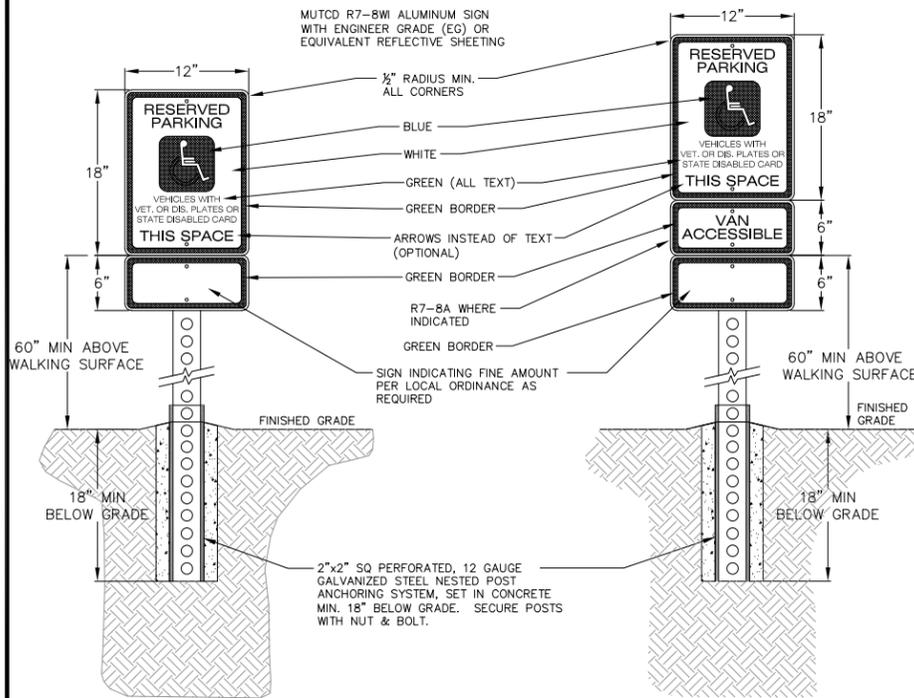
1 CHANNEL GUTTER NOT TO SCALE

1 18" CONCRETE CURB AND GUTTER NOT TO SCALE

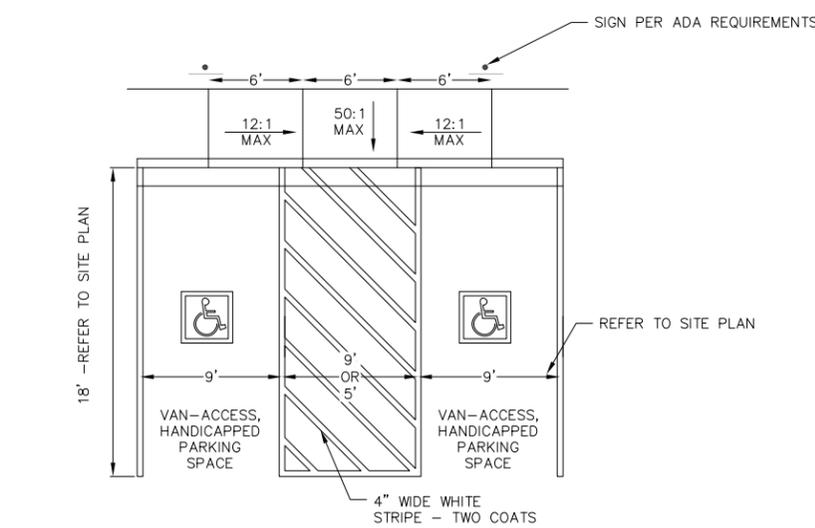
REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	01-21-2020
DRAFTER	SCHR/CLAN
CHECKED	MSCH/TSCH
PROJECT NO.	190241

NOTE:
SIGN TO BE CENTERED ON PARKING SPACE



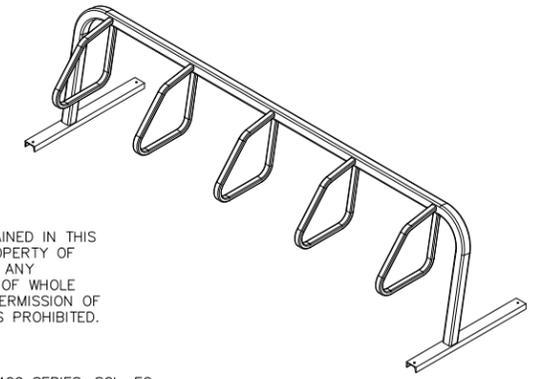
1 ADA SIGN
1 NOT TO SCALE



1 ADA STRIPING
1 NOT TO SCALE

ENGINEER NOTES:

- BIKE RACK TO BE POWDER COATED IN BLACK.
- OTHER BIKE RACKS MAY BE PERMITTED WHICH MEET CITY OF FITCHBURG REQUIREMENTS AS APPROVED BY THE ENGINEER AND OWNER.



CITY RACK, 2400 SERIES, SGL, FG

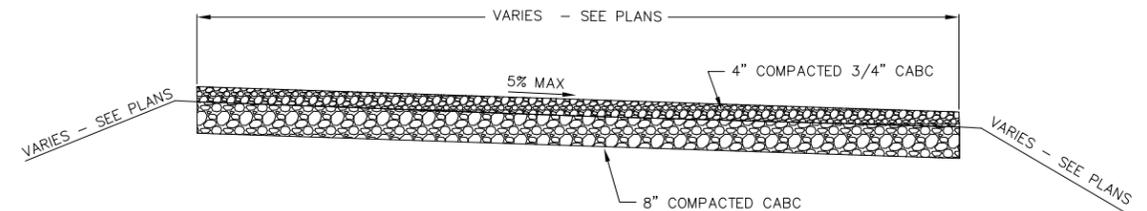


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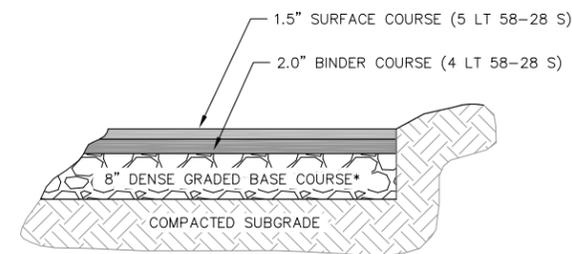
MANUFACTURER NOTES:

- DO NOT SCALE DRAWING.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FINISHING OPTIONS INCLUDE SUPER DURABLE POLYESTER POWDERCOAT AND HOT DIP GALVANIZING.
- SEE WEBSITE OR CATALOG FOR POLYESTER POWDERCOAT COLOR OPTIONS.

1 BIKE RACK DETAIL (5-STALL SHOWN)
1 NOT TO SCALE

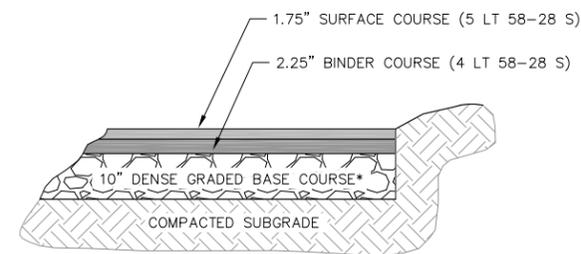


1 GRAVEL DRIVE TYPICAL SECTION
1 NOT TO SCALE



*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

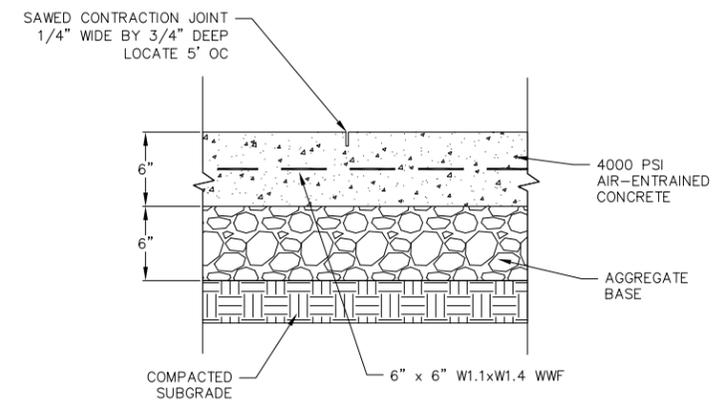
LIGHT DUTY BITUMINOUS PAVEMENT



*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

HEAVY DUTY BITUMINOUS PAVEMENT

1 SITE PAVEMENT
1 NOT TO SCALE



1 CONCRETE PAD
1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

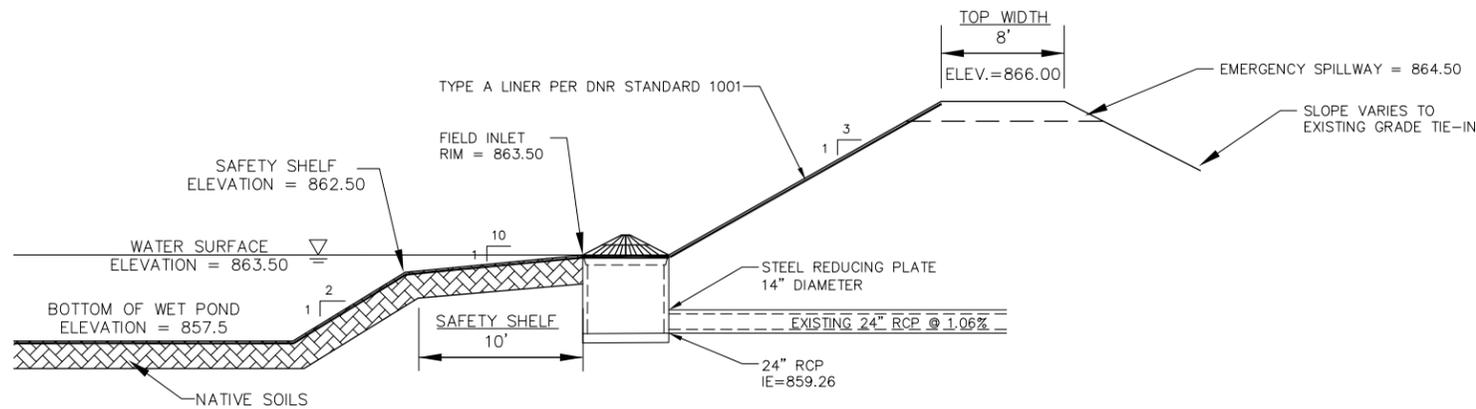
SCALE: AS SHOWN

DATE: 01-21-2020

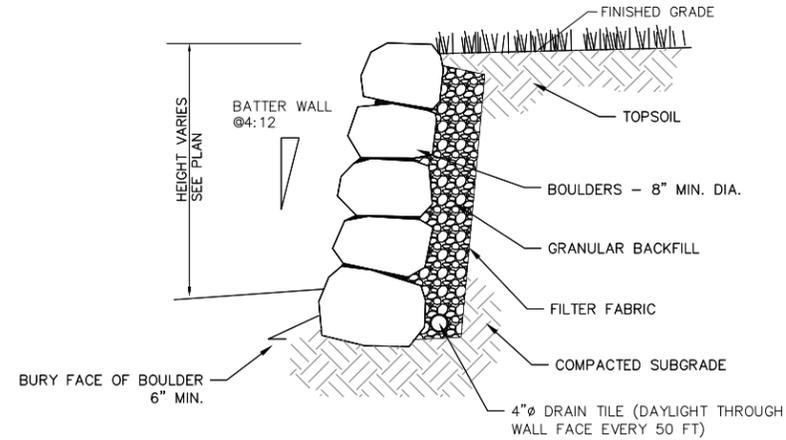
DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

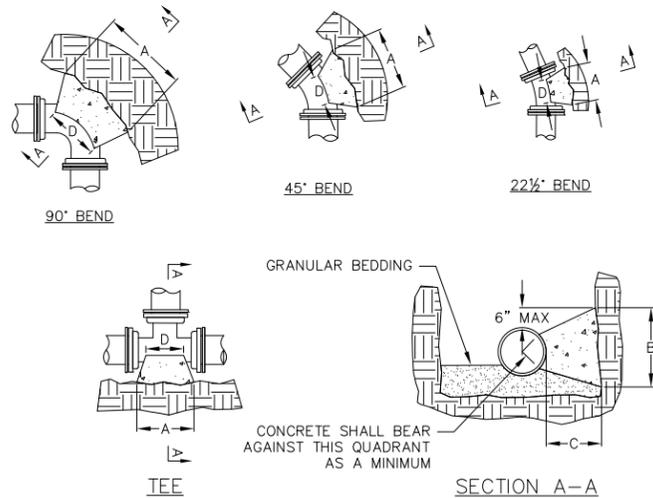
PROJECT NO.: 190241



1 WET POND CROSS-SECTION
1 NOT TO SCALE



1 BOULDER WALL
1 NOT TO SCALE



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

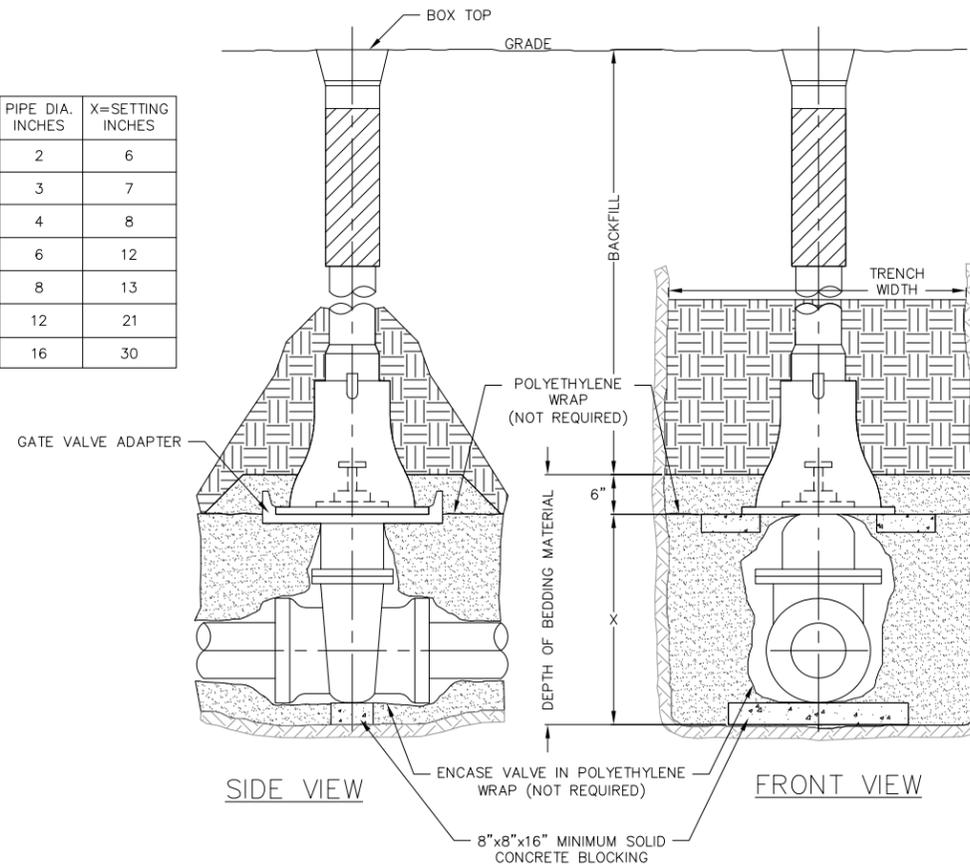
PIPE SIZE	BUTTRUSS DIMENSIONS							
	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

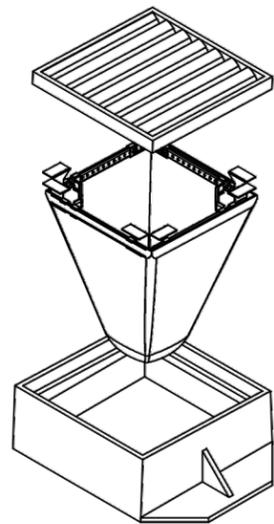
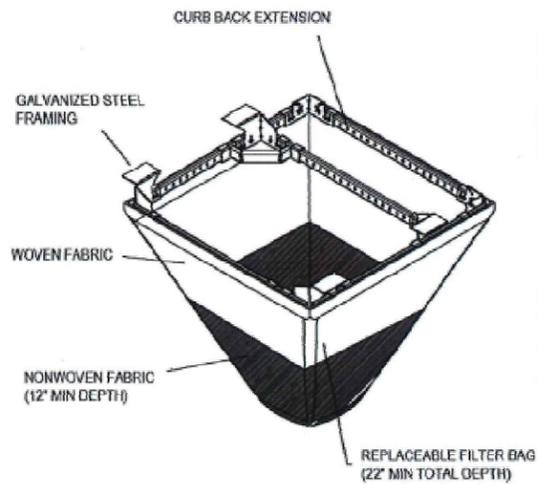
1 BUTTRUSS FOR BENDS
1 NOT TO SCALE

PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30



1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE



INSTALLATION:

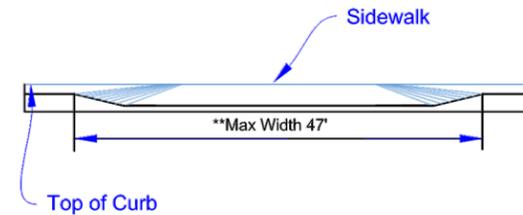
1. REMOVE GRATE.
2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.
3. REPLACE GRATE.



FRAMED INLET PROTECTION
STANDARD DETAIL DRAWING

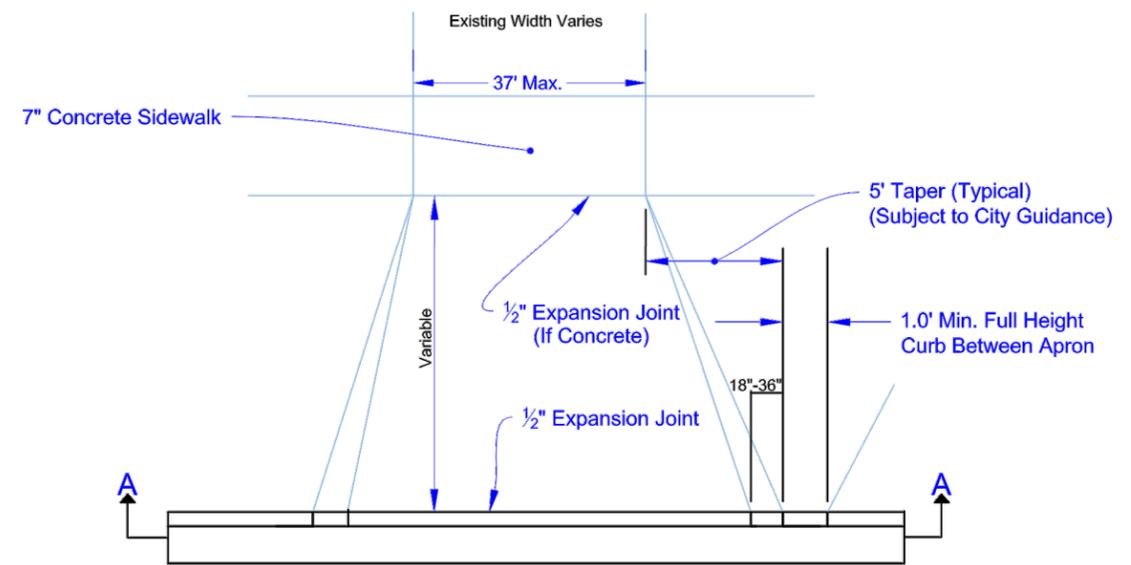
DATE: 2/8/2019
SHEET NO.: 2.01

Commercial Driveway Detail

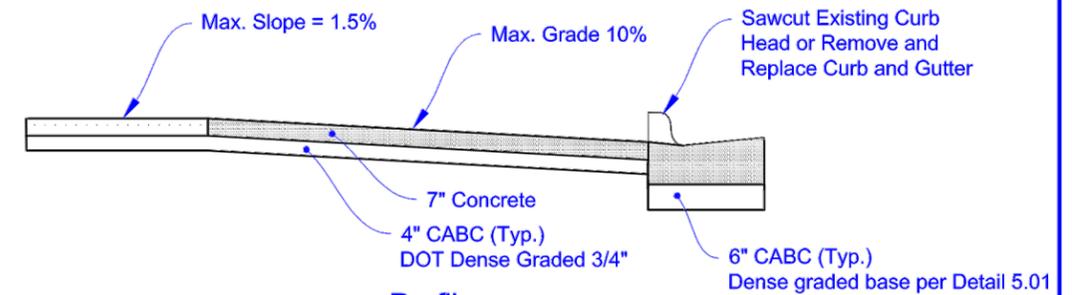


Section A-A

**Applicant may request an administrative variance for a commercial or industrial curb opening (excluding tapers) that is greater than 37' in width by providing documentation per City Ordinance 27-402 (b).



Plan



Profile



COMMERCIAL DRIVEWAY
STANDARD DETAIL DRAWING

DATE: 2/1/2017
SHEET NO.: 4.03



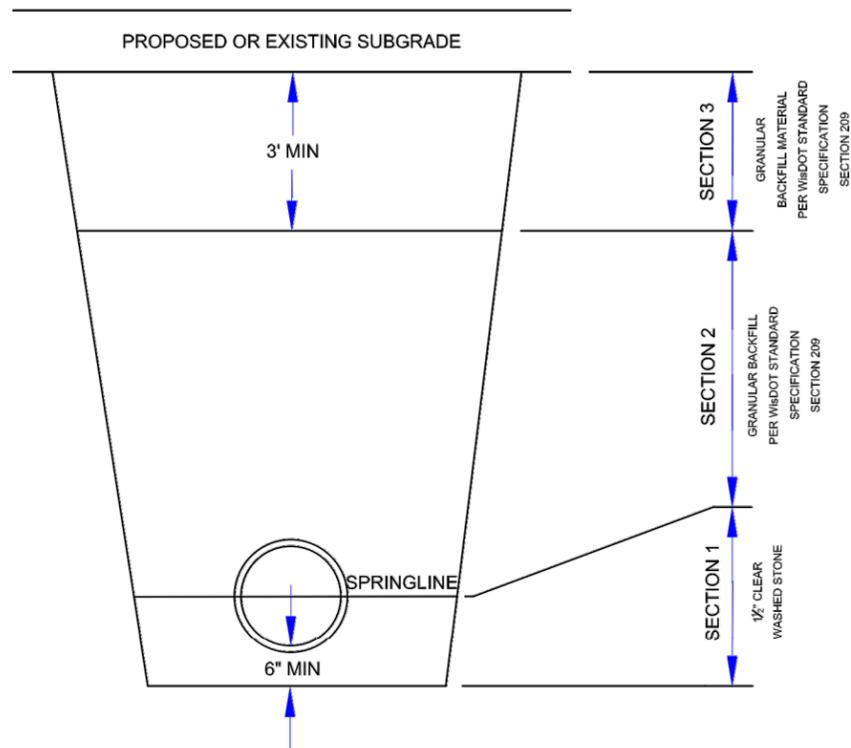
vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details - 7
3101 Fish Hatchery Redevelopment
City of Fitchburg
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 01-21-2020
DRAFTER: SCHR/CLAN
CHECKED: MSCH/TSCH
PROJECT NO.: 190241

File: I:\Public Works\Templates\Specifications\Drawings\2019\2019 - Details.dwg Layout: 601 User: zach.tzablatowski Plotted: Feb 15, 2019 - 7:56am



STANDARD TRENCH COMPACTION
 ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.

SECTION 1:
 MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.

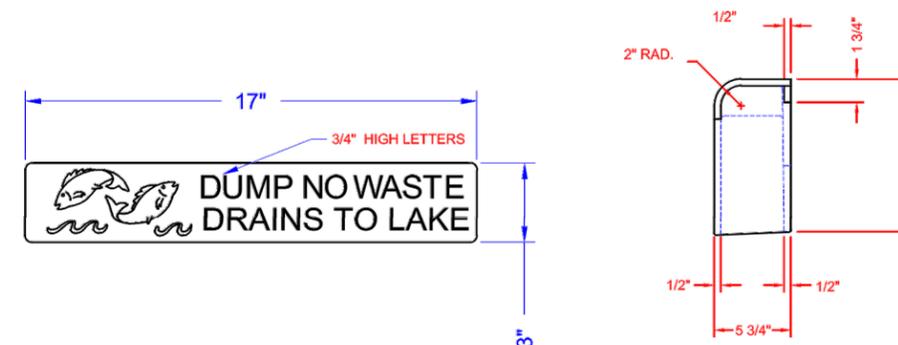
SECTION 2:
 MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOMAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF PIPE.

SECTION 3:
 MINIMUM COMPACTION 95% MAXIMUM DENSITY.

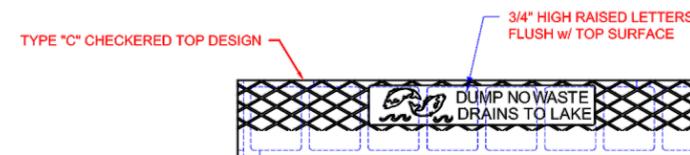


STORM SEWER TRENCH
STANDARD DETAIL DRAWING

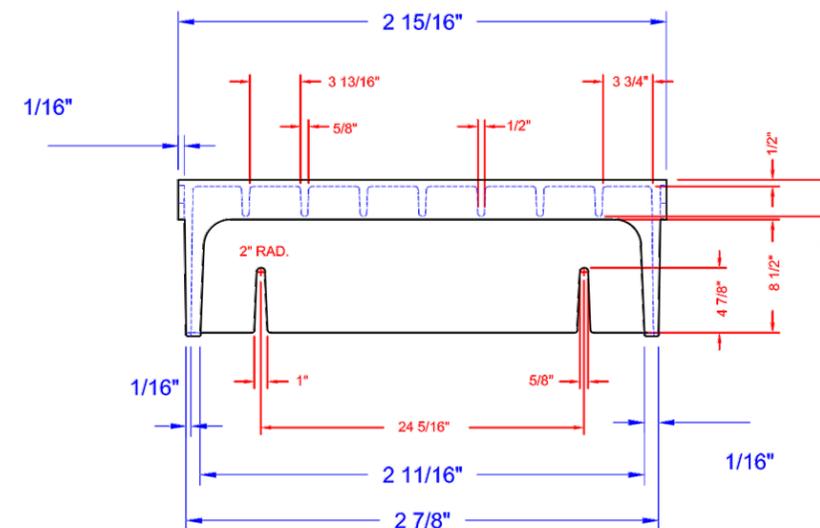
DATE: 2/1/2017
 SHEET NO.: 6.01



NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH
 MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
 FINISH: NO PAINT
 WEIGHT: 126#



TOP VIEW



FRONT VIEW



CURB BOX
STANDARD DETAIL DRAWING

DATE: 1/24/2014
 SHEET NO.: 6.02

REVISIONS	NO.	DATE	REMARKS

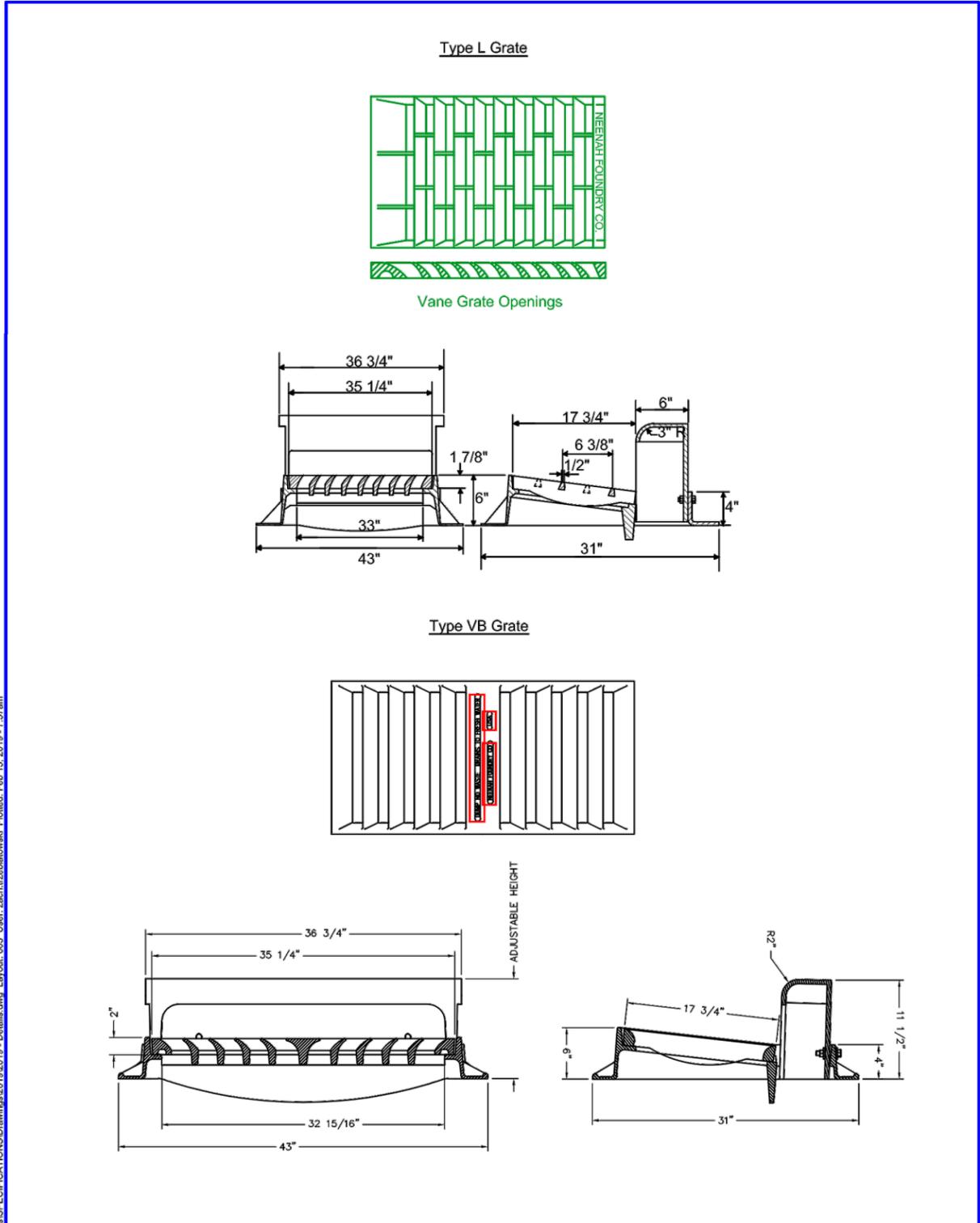
SCALE: AS SHOWN

DATE: 01-21-2020

DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241



INLET COVERS, TYPE H
STANDARD DETAIL DRAWING

DATE: 1/31/2019
SHEET NO.: 6.03

REVISIONS NO.	DATE	REMARKS

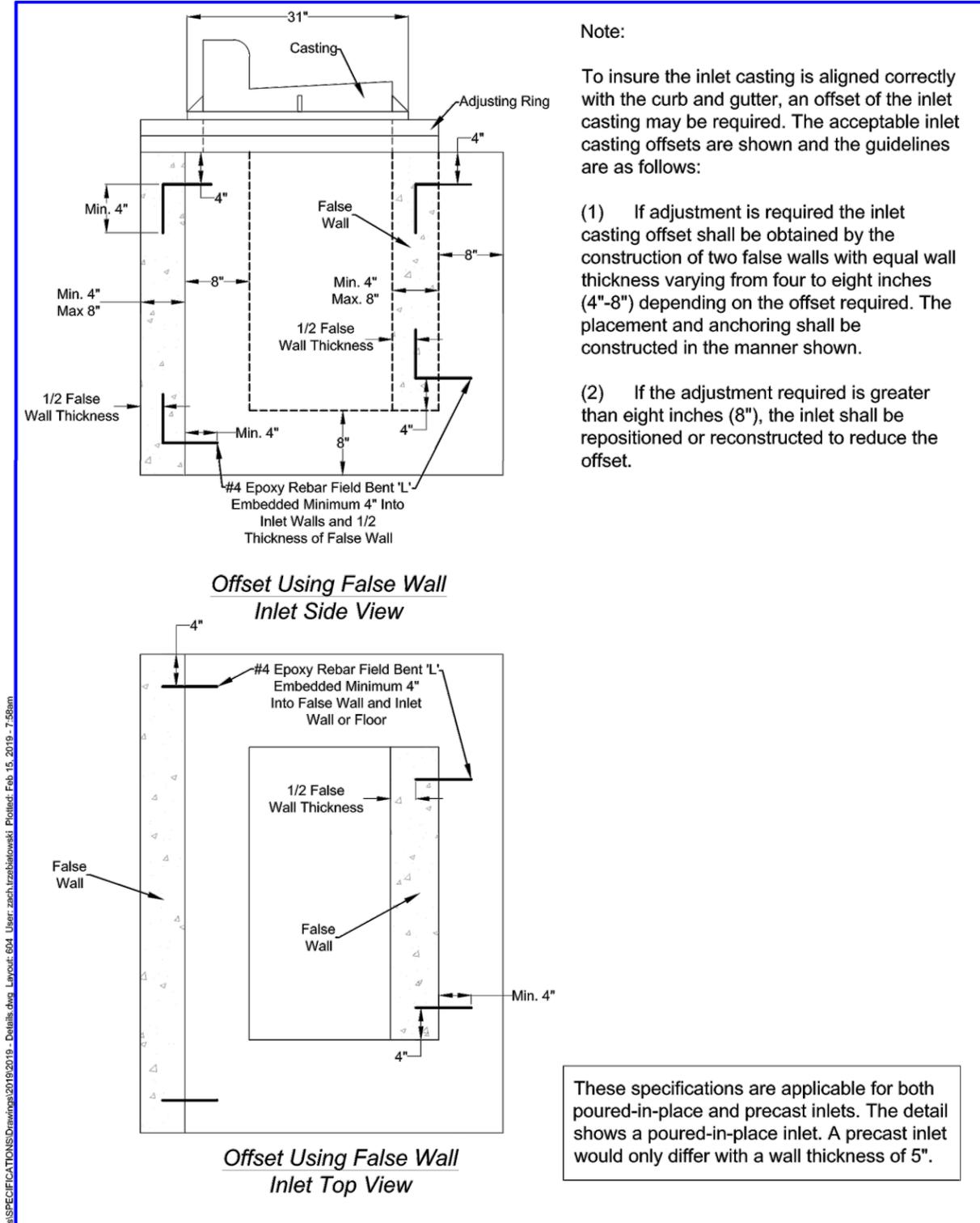
SCALE: AS SHOWN

DATE: 01-21-2020

DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241



Note:

To insure the inlet casting is aligned correctly with the curb and gutter, an offset of the inlet casting may be required. The acceptable inlet casting offsets are shown and the guidelines are as follows:

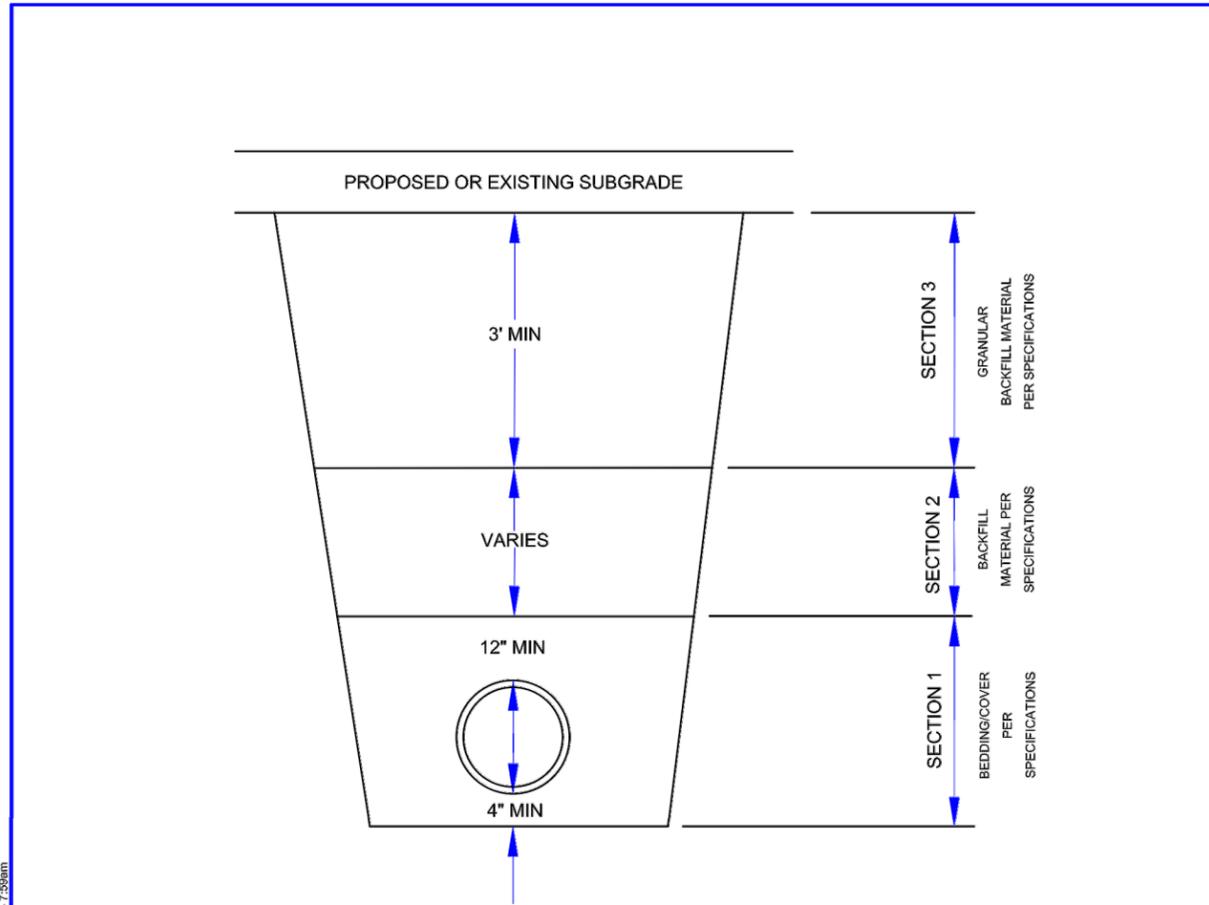
- (1) If adjustment is required the inlet casting offset shall be obtained by the construction of two false walls with equal wall thickness varying from four to eight inches (4"-8") depending on the offset required. The placement and anchoring shall be constructed in the manner shown.
- (2) If the adjustment required is greater than eight inches (8"), the inlet shall be repositioned or reconstructed to reduce the offset.

These specifications are applicable for both poured-in-place and precast inlets. The detail shows a poured-in-place inlet. A precast inlet would only differ with a wall thickness of 5".



INLET FALSE WALL
STANDARD DETAIL DRAWING

DATE: 1/8/2015
SHEET NO.: 6.04



STANDARD TRENCH COMPACTION
ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.

SECTION 1:
MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.

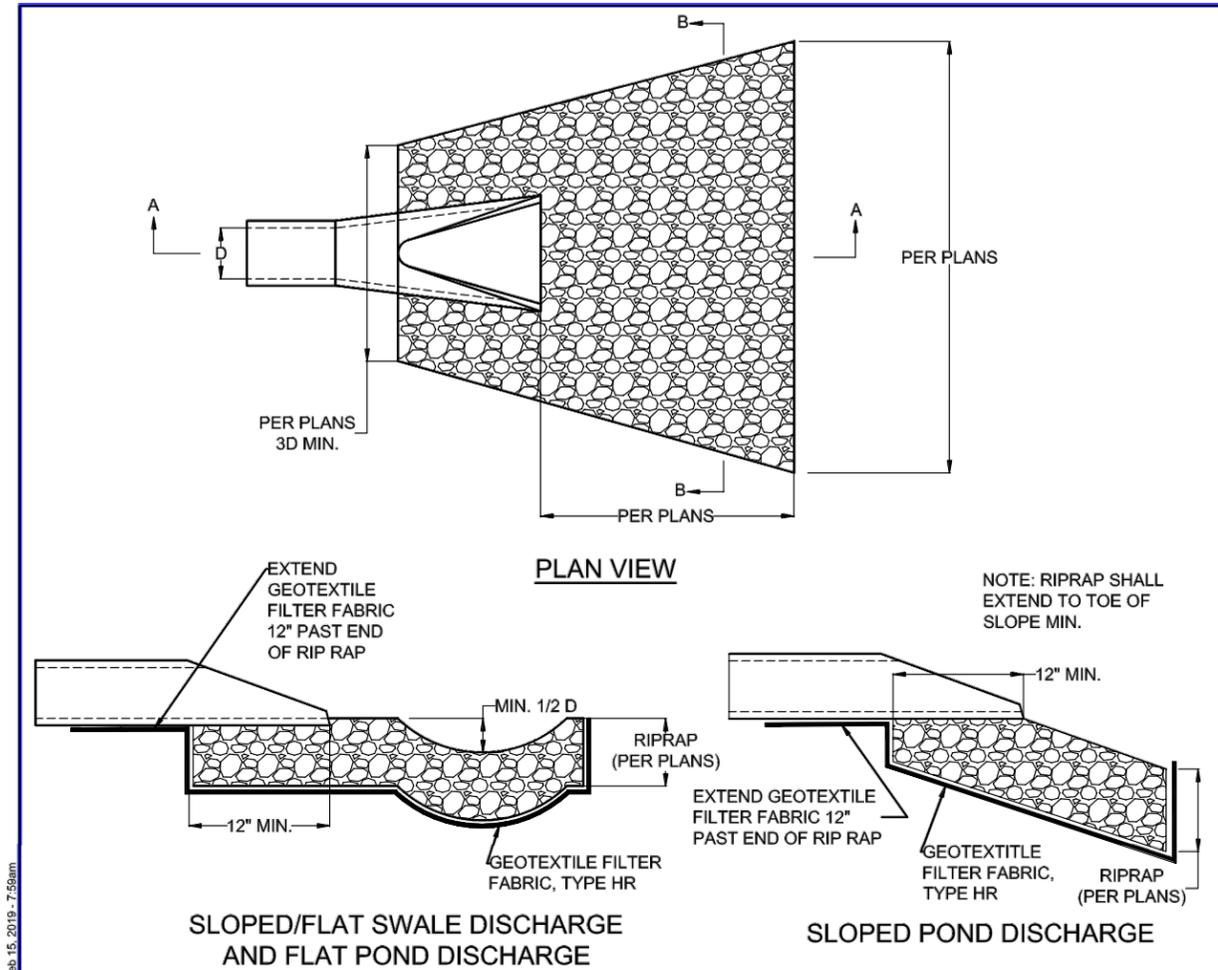
SECTION 2:
MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOMAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF PIPE.

SECTION 3:
MINIMUM COMPACTION 95% MAXIMUM DENSITY.

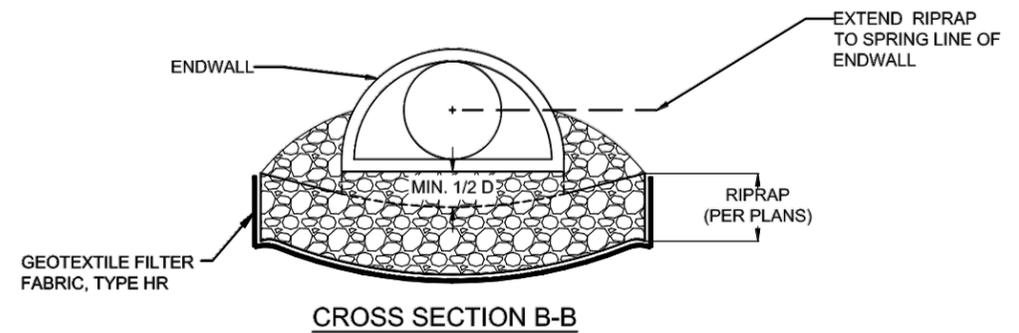


SANITARY SEWER & WATER MAIN TRENCH
STANDARD DETAIL DRAWING

DATE: 1/24/2014
SHEET NO.: 7.01



1) JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL.



RIP RAP AND ENDWALL INSTALLATION
STANDARD DETAIL DRAWING

DATE: 1/9/2015
SHEET NO.: 6.06

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 01-21-2020

DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241

APPENDIX 'C'
SPECIFIC IMPLEMENTATION PLAN
LANDSCAPING PLANS

20 Jan 2020 - 5:43p M:\Inventure Capital\190241_3101 Fish Hatchery\CADD\190241 - Landscape.dwg by: schr

© 2019 Vierbicher Associates, Inc.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
CC	Carpinus caroliniana / American Hornbeam
CO	Celtis occidentalis / Common Hackberry
GT	Gleditsia triacanthos inermis 'Skycole'™ / Skyline Thornless Honey Locust
GD	Gymnodadus dioica 'Espresso' / Kentucky Coffeetree

FLOWERING TREES	BOTANICAL / COMMON NAME
ML	Malus x 'Lanzam'™ / Lancelot Dwarf Crabapple
SrIP	Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac

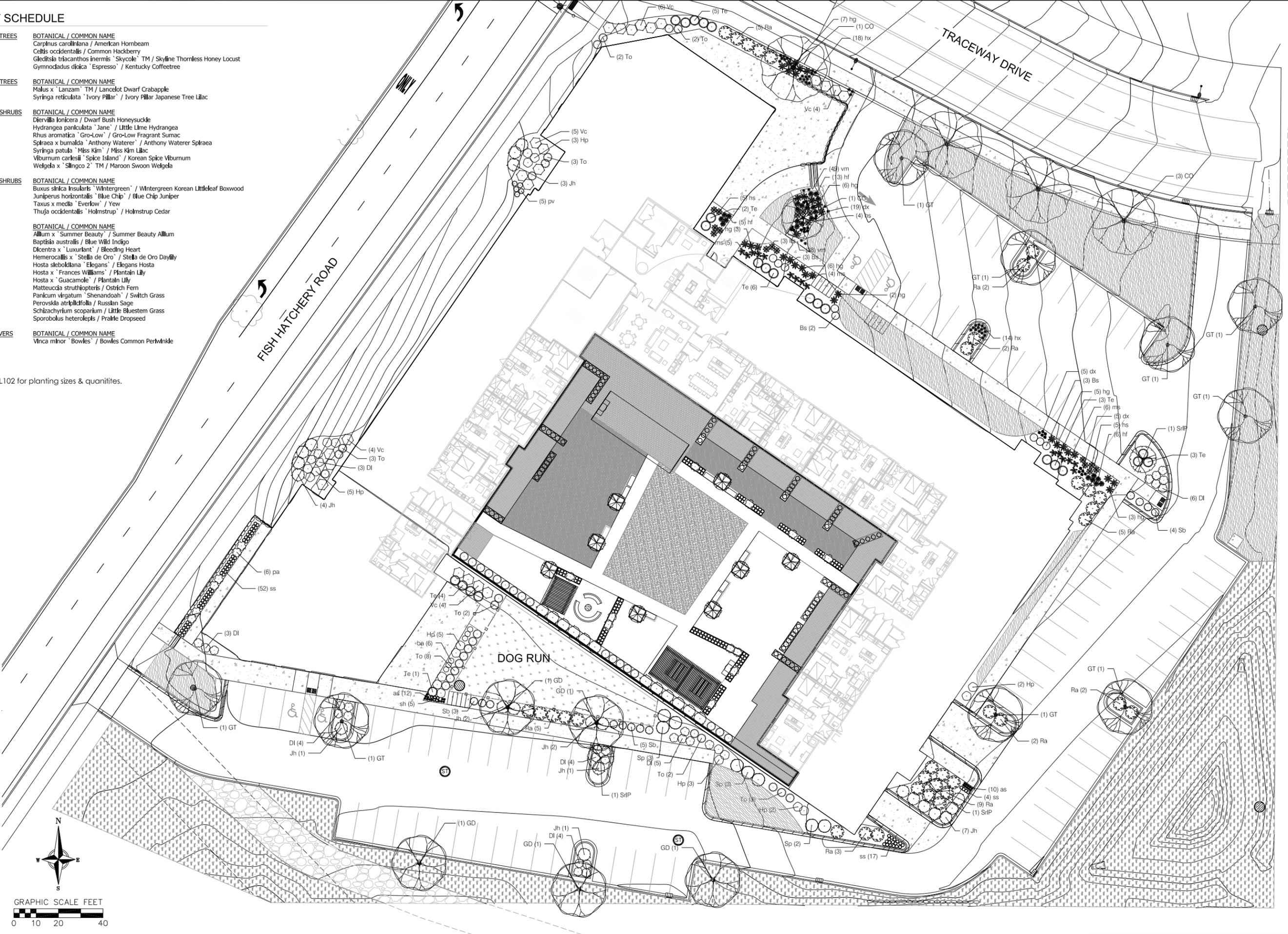
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
DI	Diervilla lonicera / Dwarf Bush Honeysuckle
Hp	Hydrangea paniculata 'Jane' / Little Lime Hydrangea
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sb	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea
Sp	Syringa patula 'Miss Kim' / Miss Kim Lilac
Vc	Viburnum carlesii 'Spice Island' / Korean Spice Viburnum
Ws	Welgela x 'Slingco 2'™ / Maroon Swoon Welgela

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Bs	Buxus sibirica 'Insularis' 'Wintergreen' / Wintergreen Korean Littleleaf Boxwood
Jh	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper
Te	Taxus x media 'Everlow' / Yew
To	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar

PERENNIALS	BOTANICAL / COMMON NAME
as	Allium x 'Summer Beauty' / Summer Beauty Allium
ba	Baptisia australis / Blue Wild Indigo
dx	Dicentra x 'Luxuriant' / Bleeding Heart
hx	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
hs	Hosta sibirica 'Elegans' / Elegans Hosta
hf	Hosta x 'Frances Williams' / Plantain Lily
hg	Hosta x 'Guacamole' / Plantain Lily
ms	Matteuccia struthiopteris / Ostrich Fern
pa	Panicum virgatum 'Shenandoah' / Switch Grass
pv	Perovskia atriplicifolia / Russian Sage
ss	Schizachyrium scoparium / Little Bluestem Grass
sh	Sporobolus heterolepis / Prairie Dropseed

GROUND COVERS	BOTANICAL / COMMON NAME
vm	Vinca minor 'Bowles' / Bowles Common Periwinkle

NOTE:
See sheet L102 for planting sizes & quantities.



REVISIONS	NO.	DATE	REMARKS

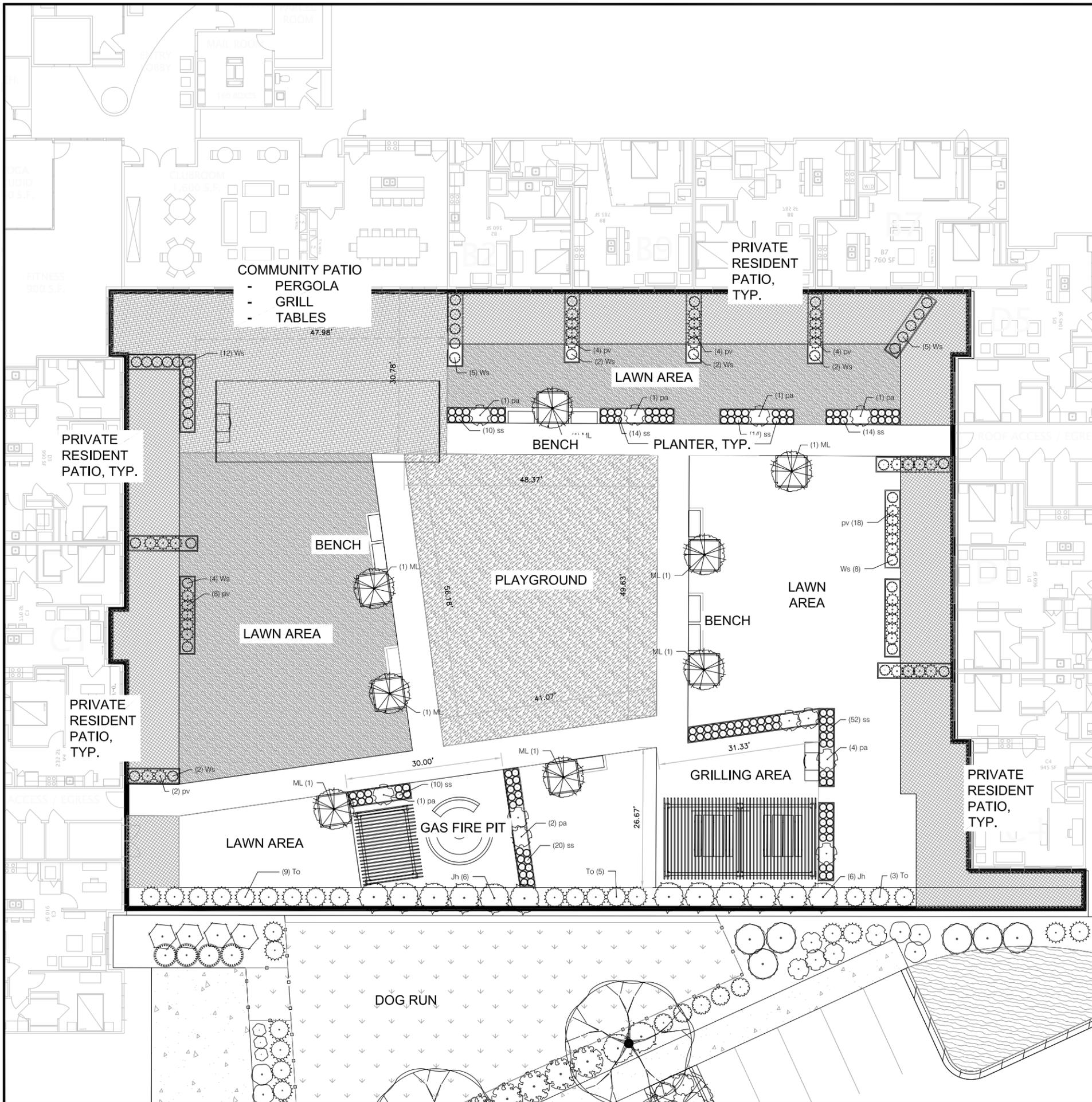
SCALE: AS SHOWN

DATE: 01-21-2020

DRAFTER: SVIN

CHECKED: MSCH/TSCH

PROJECT NO.: 190241



PLANT SCHEDULE

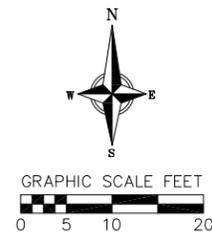
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	
CC	Carpinus caroliniana / American Hornbeam	B & B	2"Cal	1	
CO	Celtis occidentalis / Common Hackberry	B & B	2"Cal	4	
GT	Gleditsia triacanthos Inermis 'Skycole' TM / Skyline Thornless Honey Locust	B & B	2.5"Cal	9	
GD	Gymnodadus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal	5	
FLOWERING TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	
ML	Majus x 'Lanzam' TM / Lancelot Dwarf Crabapple	10 gal		8	
SrP	Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac	B & B	2"Cal	3	
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY	
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal		29	
Hp	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	3 gal		20	
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal		35	
Sb	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal		12	
Sp	Syringa patula 'Miss Kim' / Miss Kim Lilac	7 gal	Cont	8	
Vc	Viburnum carlesii 'Spice Island' / Korean Spice Viburnum	5 gal		23	
Ws	Welgela x 'Slingco 2' TM / Maroon Swoon Welgela	3 gal	Cont	42	
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY	
Bs	Buxus sinica Insularis 'Wintergreen' / Wintergreen Korean Littleleaf Boxwood	5 gal		8	
Jh	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal		33	
Te	Taxus x medla 'Everlow' / Yew	5 gal		24	
To	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	7 gal		42	
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY	
as	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal		22	
ba	Baptisia australis / Blue Wild Indigo	1 gal		6	
dx	Dicentra x 'Luxuriant' / Bleeding Heart	1 gal		29	
hx	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		35	
hs	Hosta stebboldiana 'Elegans' / Elegans Hosta	1 gal		17	
hf	Hosta x 'Frances Williams' / Plantain Lily	1 gal		24	
hg	Hosta x 'Guacamole' / Plantain Lily	1 gal		32	
ms	Matteuccia struthiopteris / Ostrich Fern	1 gal		15	
pv	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal		45	
pa	Perovskia atriplicifolia / Russian Sage	1 gal		17	
ss	Schizachyrium scoparium / Little Bluestem Grass	4" pot		207	
sh	Sporobolus heterolepis / Prairie Dropseed	4" pot	Cont	5	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING	QTY
vm	Vinca minor 'Bowles' / Bowles Common Periwinkle	flat		12" o.c.	83 sf

GROUND COVER & SEEDING SCHEDULE

	NATIVE SEEDING	17,524 sf
	TURF	16,660 sf
	RESIDENT PATIOS	3,197 sf
	PLAY AREA	2,354 sf
	ARTIFICIAL TURF DOG RUN	2,596 sf
	PLAZA	1,732 sf

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All areas shown as turf grass and any disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. Areas shown as native seeding to be seeded with Diverse Prairie for Medium Soils by Prairie Nursery, or equal. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 3/4" x 4" or equal, color black anodized.

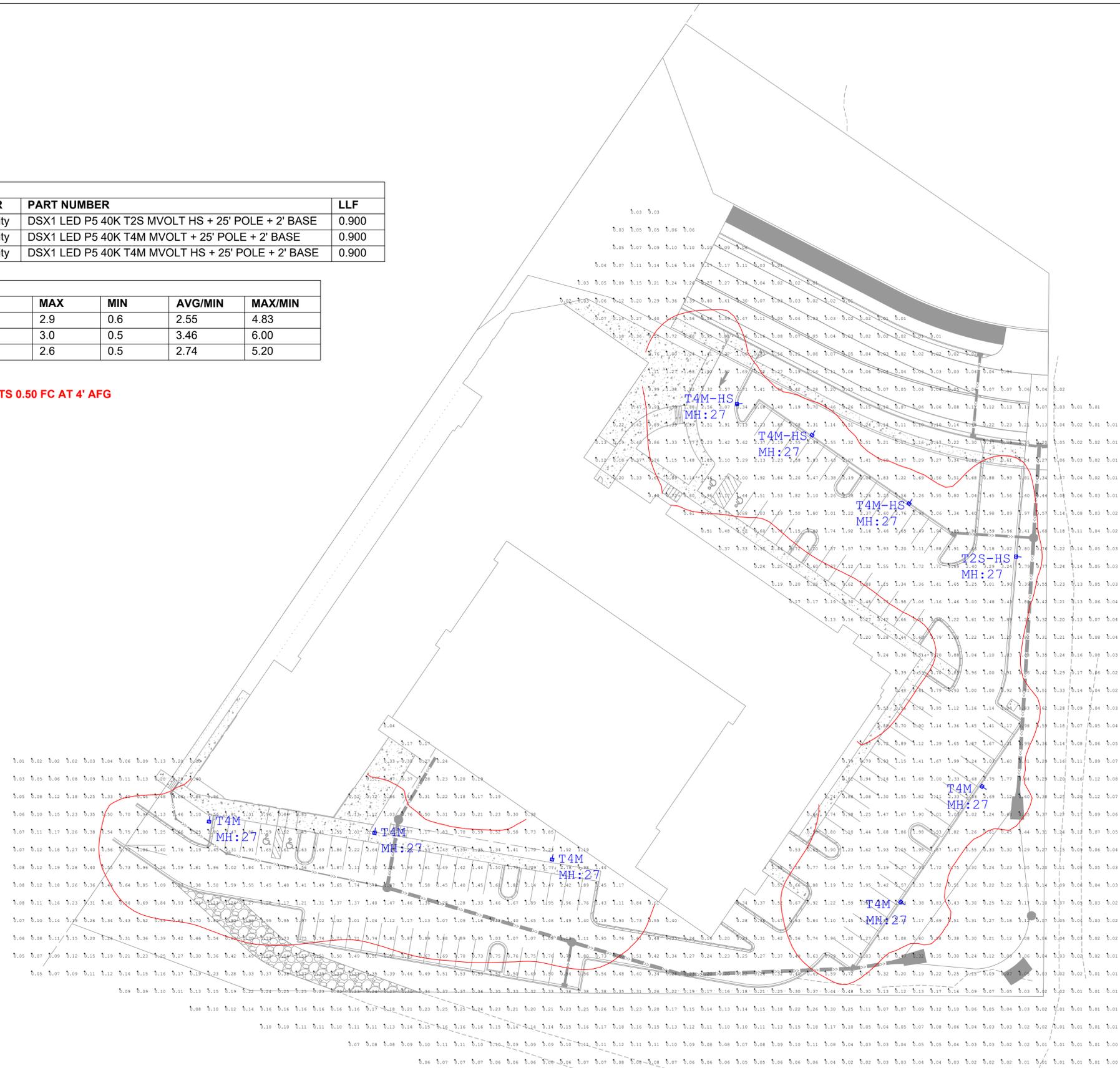


APPENDIX 'D'
SPECIFIC IMPLEMENTATION PLAN
LIGHTING PLANS

Luminaire Schedule				
QTY	TYPE	MFR	PART NUMBER	LLF
1	T2S-HS	Acuity	DSX1 LED P5 40K T2S MVOLT HS + 25' POLE + 2' BASE	0.900
5	T4M	Acuity	DSX1 LED P5 40K T4M MVOLT + 25' POLE + 2' BASE	0.900
3	T4M-HS	Acuity	DSX1 LED P5 40K T4M MVOLT HS + 25' POLE + 2' BASE	0.900

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
East Parking	1.53	2.9	0.6	2.55	4.83
North Parking	1.73	3.0	0.5	3.46	6.00
South Parking	1.37	2.6	0.5	2.74	5.20

CONTOUR REPRESENTS 0.50 FC AT 4' AFG



#	DATE	COMMENTS

REVISIONS

DRAWN BY: JS

DATE: 1 / 20 / 2020

SCALE: 1" = 30'-0"

3101 FISH HATCHERY

FITCHBURG, WI

LED SITE LIGHTING PLAN



D-Series Size 1 LED Area Luminaire

d#series

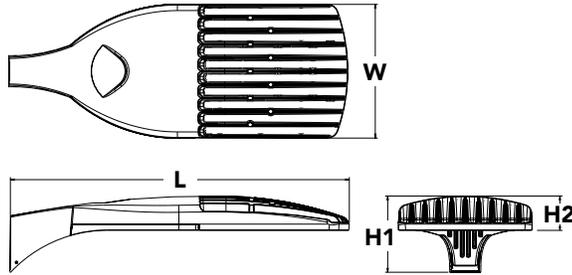


Catalog Number
Notes
Type

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

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED		Color temperature		Distribution		Voltage	Mounting		
Series	LEDs								
DSX1 LED	Forward optics	30K	3000 K	T1S	Type I short	T5VS	Type V very short	MVOLT ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁵ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶
	P1 P4 P7	40K	4000 K	T2S	Type II short	T5S	Type V short	120 ⁴	
	P2 P5 P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium	208 ⁴	
	P3 P6 P9			T3S	Type III short	T5W	Type V wide	240 ⁴	
	Rotated optics			T3M	Type III medium	BLC	Backlight control ²	277 ⁴	
	P10 ¹ P12 ¹			T4M	Type IV medium	LCCO	Left corner cutoff ²	347 ⁴	
	P11 ¹ P13 ¹			TFTM	Forward throw medium	RCCO	Right corner cutoff ²	480 ⁴	

Control options	Other options	Finish (required)
<p>Shipped installed</p> <p>NLTAIR2 nLight AIR generation 2 enabled⁷</p> <p>PIRHN Network, high/low motion/ambient sensor⁸</p> <p>PER NEMA twist-lock receptacle only (controls ordered separate)⁹</p> <p>PER5 Five-pin receptacle only (controls ordered separate)^{9,10}</p> <p>PER7 Seven-pin receptacle only (controls ordered separate)^{9,10}</p> <p>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹¹</p> <p>DS Dual switching^{12,13,14}</p>	<p>PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc^{15,16}</p> <p>PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc^{15,16}</p> <p>PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc^{15,16}</p> <p>PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc^{15,16}</p> <p>FAO Field adjustable output¹⁴</p> <p>Shipped installed</p> <p>HS House-side shield¹⁷</p> <p>SF Single fuse (120, 277, 347V)⁴</p> <p>DF Double fuse (208, 240, 480V)⁴</p> <p>L90 Left rotated optics¹</p> <p>R90 Right rotated optics¹</p> <p>Shipped separately</p> <p>BS Bird spikes¹⁸</p> <p>EGS External glare shield</p>	<p>DDBXD Dark bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural aluminum</p> <p>DWHXD White</p> <p>DBBTXD Textured dark bronze</p> <p>DBLBXD Textured black</p> <p>DNATXD Textured natural aluminum</p> <p>DWHGXD Textured white</p>



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁹
DSHORT SBK U	Shorting cap ¹⁹
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁷
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁷
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁰
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶
DSX1EGS (FINISH) U	External glare shield

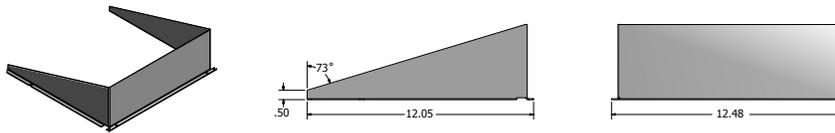
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

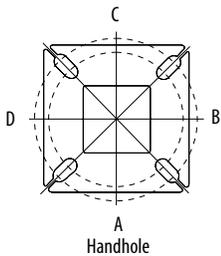
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION

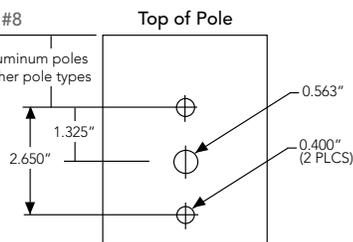


Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

1.75" for aluminum poles
2.75" for other pole types



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

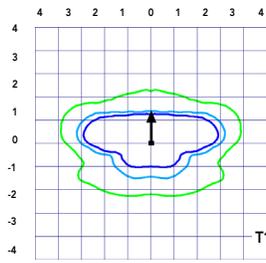
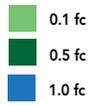
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Photometric Diagrams

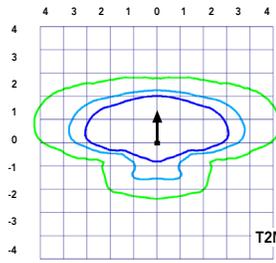
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

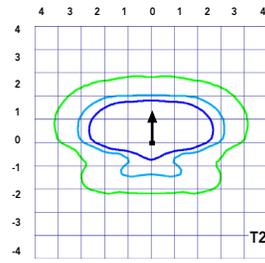
LEGEND



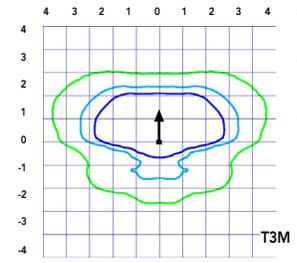
Test No. LT.L23211 tested in accordance with IESNA LM-79-08.



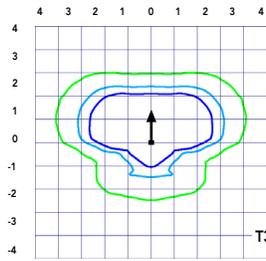
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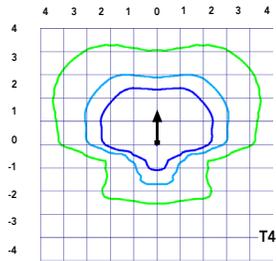
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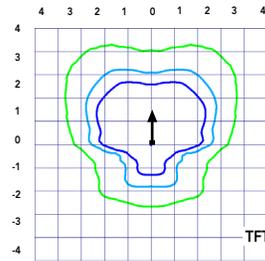
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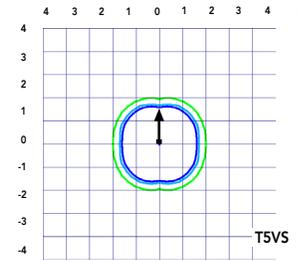
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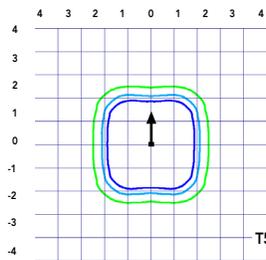
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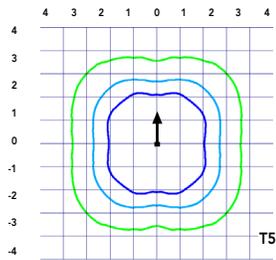
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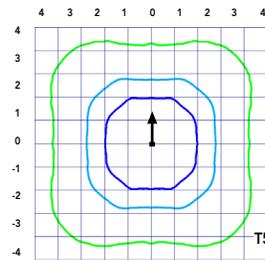
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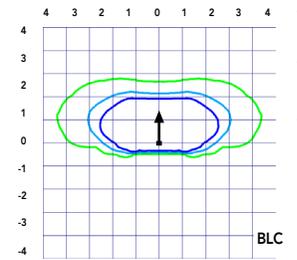
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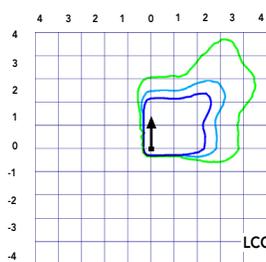
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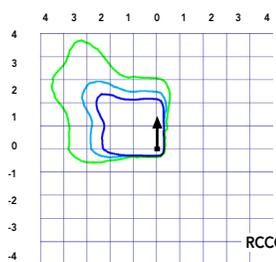
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Test No. LT.L23271 tested in accordance with IESNA LM-79-08.



Test No. LT.L23211 tested in accordance with IESNA LM-79-08.



Test No. LT.L23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

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

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



Performance Data

Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71



Performance Data

Lumen Output

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

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

Capable Luminaire

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

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

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

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

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

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

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

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

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

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

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

WARRANTY

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

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

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

Specifications subject to change without notice.



APPENDIX 'E'
SPECIFIC IMPLEMENTATION PLAN
FLOOR PLANS



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0903

3101 FISH HATCHERY

SIP SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 01/21/2020

REVISION SCHEDULE

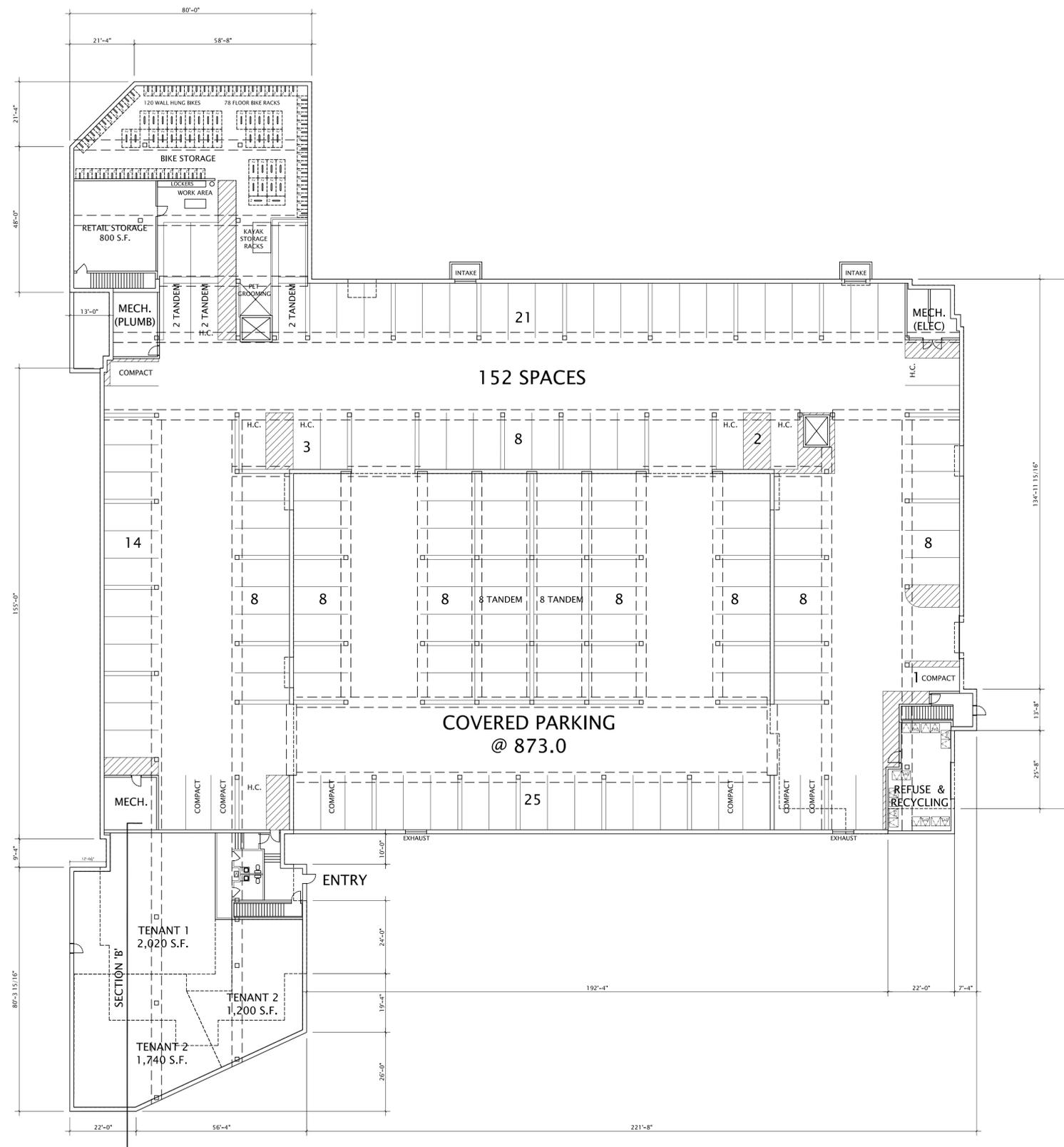
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100





JLA
ARCHITECTS

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jla-ap.com

JLA PROJECT NUMBER: 19-0903

3101 FISH HATCHERY

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 01/21/2020

REVISION SCHEDULE		
Mark	Description	Date

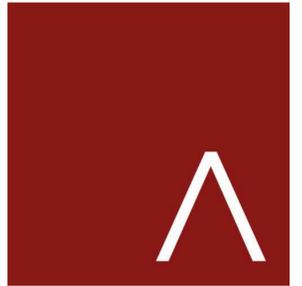
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101





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MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0903

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 01/21/2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102



16 SECOND FLOOR PLAN
1" = 20'-0"





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ARCHITECTS

MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 19-0903

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 01/21/2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



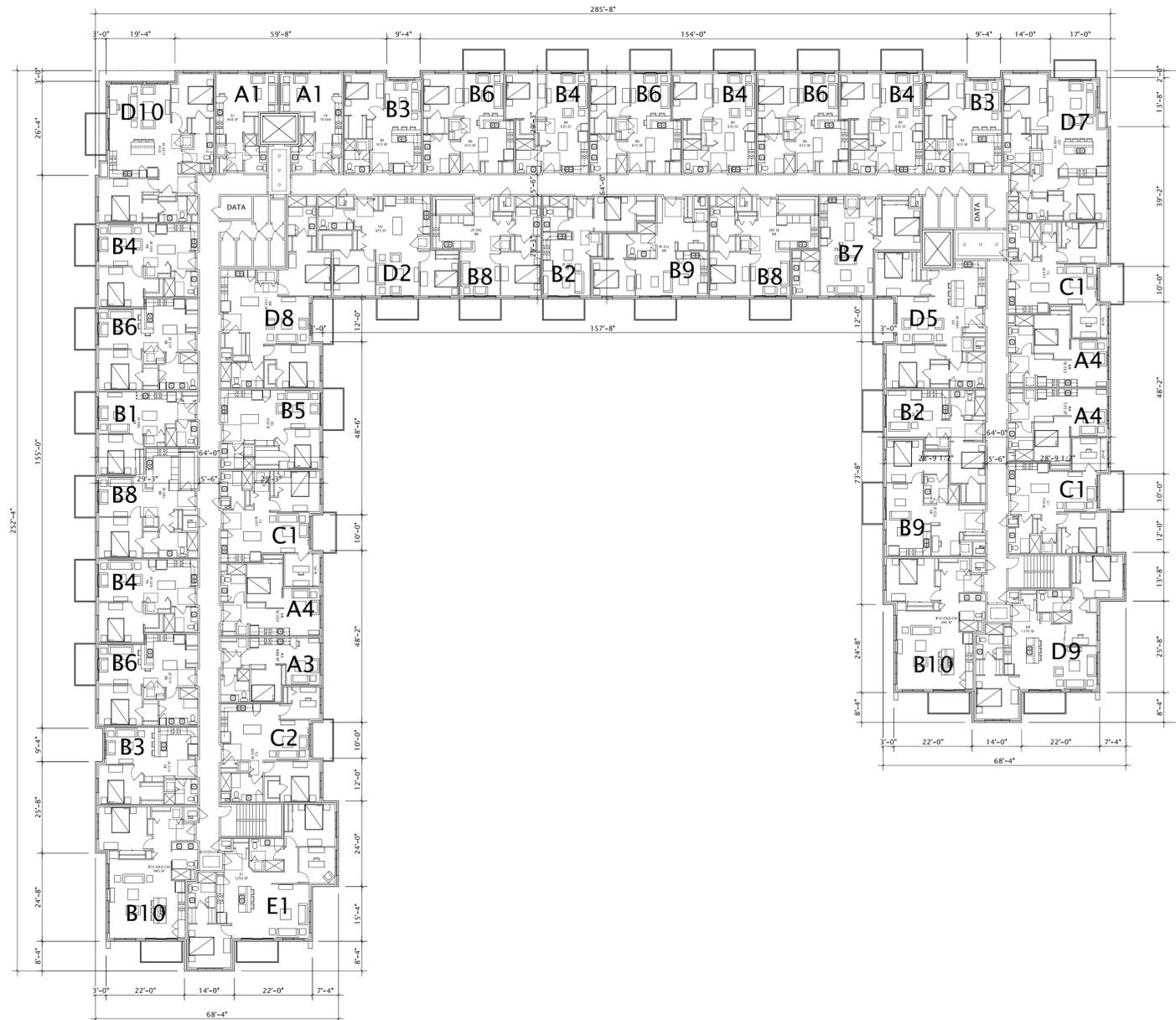
16 THIRD FLOOR PLAN
1" = 20'-0"



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0903



3101 FISH HATCHERY

SIP SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 01/21/2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104



APPENDIX 'F'
SPECIFIC IMPLEMENTATION PLAN
ELEVATIONS & PERSPECTIVE



JLA
ARCHITECTS

MADISON : MILWAUKEE
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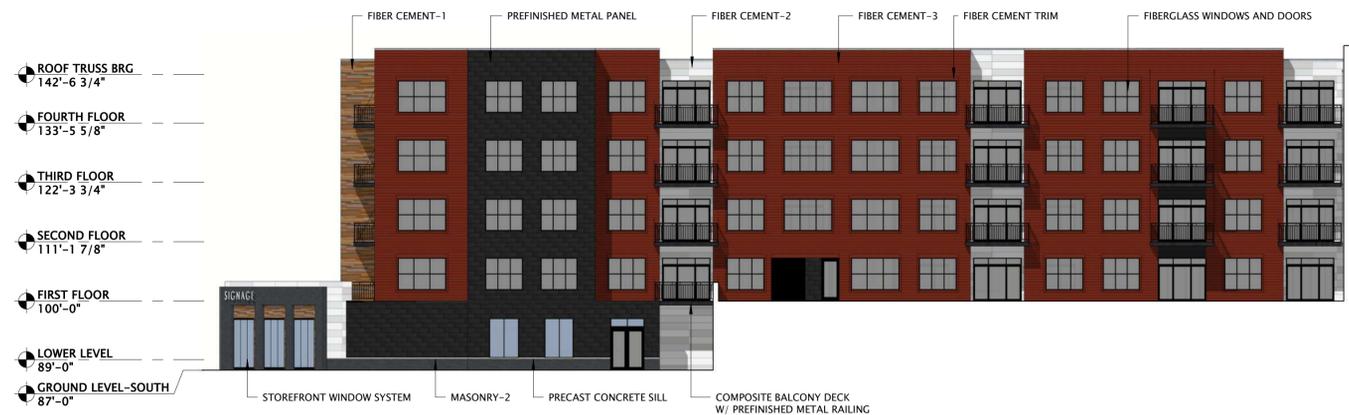
JLA PROJECT NUMBER: 19-0903



7 NORTH ELEVATION
1/16" = 1'-0"



12 EAST ELEVATION
1/16" = 1'-0"



17 EAST COURTYARD ELEVATION
1/16" = 1'-0"

3101 FISH HATCHERY

SIP SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 01/21/2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200



JLA
ARCHITECTS

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JLA PROJECT NUMBER: 19-0903



7 SOUTH ELEVATION
1/16" = 1'-0"



12 WEST ELEVATION
1/16" = 1'-0"



18 WEST COURTYARD ELEVATION
1/16" = 1'-0"

3101 FISH HATCHERY

SIP SUBMITTAL

PROGRESS DOCUMENTS

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201



INTERSECTION OF TRACEWAY DR. & FISH HATCHERY RD.



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3101 FISH HATCHERY

SIP SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR IMAGES

SHEET NUMBER

A210