



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Certco, Inc. c/o Randall Simon, President and CEO

Address: 5321 Verona Road **Phone Number of Contact Person:** 608-278-2214

City, State, Zip Code: Fitchburg, WI 53711 **Email of Contact Person:** rsimon@certcoinc.com

Project Address: 5225 Verona Road, Fitchburg, WI 53711 **Lot:** _____ **Subdivision:** _____

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

Impervious Surface Ratio (ISR): 58.1% (City Standard: maximum 65% ISR)

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

Site Data:

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

Building:

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

Ingress, Egress, Parking:

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

Landscaping:

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

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

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

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

Signed: *Randall M. Swion* Date: 10/19/18
 Applicant or Authorized Agent

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

FOR CITY USE ONLY

Date Received: 10-23-18 Plan Commission Date: 11-20-18

Comments:

Memorandum

www.jsdinc.com

To: Sonja Kruesel, City Planner/Zoning Administrator
From: Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re: Certco, Inc. – Truck Terminal Fleet Maintenance Facility
JSD Project #: 17-7999
Date: October 23, 2018
cc: Randall Simon, Certco, Inc.; Amy Niemetscheck, Certco, Inc.; Hans Justeson, JSD, Inc.; Matt Haase, JSD, Inc.

On behalf of the Certco, Inc., JSD Professional Services, Inc. (JSD) is submitting the following application requests for review and consideration of City staff, Plan Commission, and Common Council:

- Zoning Petition to rezone the project site from Specialized Industrial (IS) to General Industrial (IG)
- Certified Survey Map to create three parcels from one;
- Architectural Design Review for the development of a truck terminal for a fleet maintenance facility; and
- An administrative variance for a commercial or industrial curb opening pursuant to Section 27-402, Fitchburg General Ordinance.

The project team is committed to working with the City to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

Please do not hesitate to contact me with any questions regarding this matter or otherwise. We look forward to working with City staff to confirm the public hearing schedule.

Project Site Background

A purchase agreement is currently pending between Certco, Inc. and Thermo Electron Scientific Instruments, LLC for the transfer of ownership of the project site. Similar to other land transactions, the purchase agreement is contingent upon the applicant, Certco, Inc., obtaining the applicable land use entitlements from the City of Fitchburg to complete the development of the project site as a fleet maintenance facility.

Project Site Location

The subject project site is generally located northwest of the intersection of McKee Road and Spoke Drive (PIN 060905390012). Currently, the project site is part of a larger parcel (roughly 58 acres in all as reported by DCi Maps) that still maintains a metes and bounds legal description, and that has not been formally platted. With the construction of Spoke Drive, the existing larger parcel has been fragmented, creating an island. That island is the Project Site, which is comprised of roughly 7.169 acres, and is owned by Thermo Electron Scientific Instruments, LLC.

Proposed Certified Survey Map

As part of the development proposal, the applicant is proposing to subdivide the 7.169-acre island into two lots; Lot 1, 4.45 acres and Lot 2, 2.72 acres. Lot 1 is the intended location of the proposed truck terminal; Lot 2 will remain vacant.

The CSM also will create a third lot, Lot 3, which will include the remainder of the parent parcel on the east side of the Spoke Drive, roughly 32.99 acres, and an outlot, Outlot 4, roughly 17.96 acres.

Development Proposal Overview

The development proposal has been designed to fit into and complement the existing surrounding industrial context of the neighborhood, while also providing an enhanced level of aesthetics both with regard to building and site design.

- Proposed Use. The applicant, Certco, Inc., is proposing to utilize the Project Site as a truck terminal, providing vehicle fleet maintenance facility serving Certco fleet vehicles, including trucks and sedans.

The proposed facility will be a single-story building, roughly 21,000 square-feet in size, with 12 service bays. The anticipated hours of operation of the facility are Monday through Friday from 7 AM until 5 PM with only five employees providing vehicle service.

Semi-truck trailers may be parked on site while their tractor counterparts are being serviced. A total of five trailer stalls are provided onsite to accommodate trailer parking. Hot starts (ten total) will also be provided on site for ease in truck start-ups during the winter months. While the maintenance facility will only be in operation on weekdays, the truck hot start stalls will be available 24 hours a day, 7 days per week. A total of 12 standard size parking stalls will be provided for employee and vehicle parking prior to pick-up.

While trucks and trailers will be parked onsite, the long-term storage of vehicles of any kind is not anticipated as part of the proposed use. In addition, vehicle fueling will be maintained at an off-site location and oil for vehicle maintenance will be stored on site.

- Rezoning. As noted in the City's Zoning Code, Section 22-427, the existing zoning, I-S, truck terminal uses are not permitted in the I-S zoning district. As part of the development proposal, the applicant is requesting to rezone the Project Site from I-S to I-G, where truck terminal uses are identified as permitted uses. As noted in the City's Zoning Code, Section 22-396, City of Fitchburg General Ordinances, truck terminal uses are permitted by-right in the I-G zoning district.
- Site Access/Circulation. The intended use of the Project Site as a truck terminal, will require accommodations for the movement large format vehicles through the site. To do so, two access points are proposed which will permit a pull-through site, minimize the paving needed for circulation purposes, and provide for easier circulation. One access point is located on the north side of the site, and the other on the southeast side of the site. The southeast access point is intended to be a shared access with the adjoining Lot 2, to reduce the number of curb cuts along Spoke Drive.

Both access points are intended to be in excess of the maximum width permitted (37 feet) pursuant to Section 27.402, "Curb Openings," Fitchburg General Ordinances, at 50 feet at the right-of-way. As part of this request, please refer to **Attachment A**, Truck Turning Movement.

The additional width is needed to serve large format vehicles, including a semi-truck with a standard 53-foot trailer. The additional width is requested as a safety measure to limit lane trespass and the disruption of traffic flow on Spoke Drive and Sprocket Drive.

- On-site Parking.

Onsite parking is provided for both truck hot starts (10 stalls) located along the west property line and trailer parking (five stalls), located along the south property line. Both parking areas are setback from the street and screened with landscaping to minimize visibility as much as possible. Truck and trailer parking is not intended to serve as storage of vehicles or trailers. It is temporary parking while vehicles are being serviced or repaired.

Individual occupancy vehicles will also be provided on site for both employee and fleet vehicles being serviced. A total of 14 standard parking stalls are provided on site.

- Architecture and Landscaping. General building massing will be one story. Building materials will be primarily be comprised of pre-cast paneling. To add architectural details and texture to the building awnings will be incorporated above building entryways and a color band will be applied to the top course of the building creating a cornice-like appearance.

Both landscaping and windows have been incorporated into the façade design along the east elevation, adjacent to Spoke Drive, to provide pedestrian scale elements and interest.

See **Attachment B**, Site Plan and Landscape Plan for further details.

Consistency with the City of Fitchburg Comprehensive Plan

The City's Future Land Use Map identifies the project site as Industrial General (I-G), which is recommended for areas that are predominantly industrial in character, hosting a variety of light manufacturing, transportation, assembly and wholesaling operations, and a limited number of retail and service establishments.

The City's Comprehensive Plan identifies the proposed I-G zoning district as being acceptable. Refer to page 4-18, City of Fitchburg Comprehensive Plan for additional information.

Consistency with the City of Fitchburg Arrowhead Redevelopment Plan

Adopted in 2012, the Arrowhead Redevelopment Plan is part of the Fitchburg Comprehensive Plan and is intended to serve as a guide assisting in the direction and attraction of redevelopment in the Arrowhead Area. The Arrowhead Redevelopment Plan identifies the following core objectives, including:

- Supporting the growth of existing businesses;
- Improving transportation infrastructure;
- Facilitating infill development; and
- Improving the quality of utility services.

As part of the Arrowhead Redevelopment Plan, a number of concept plans were drafted with a Final Preferred Master Plan being selected. Based on the Final Preferred Master Plan, the project site is identified as a manufacturing use.

The proposed development generally is consistent with the industrial character of the uses identified within the Arrowhead Redevelopment Plan as well as the core objectives, especially those related to supporting the growth of existing businesses and facilitating infill development.

Schedule of Completion

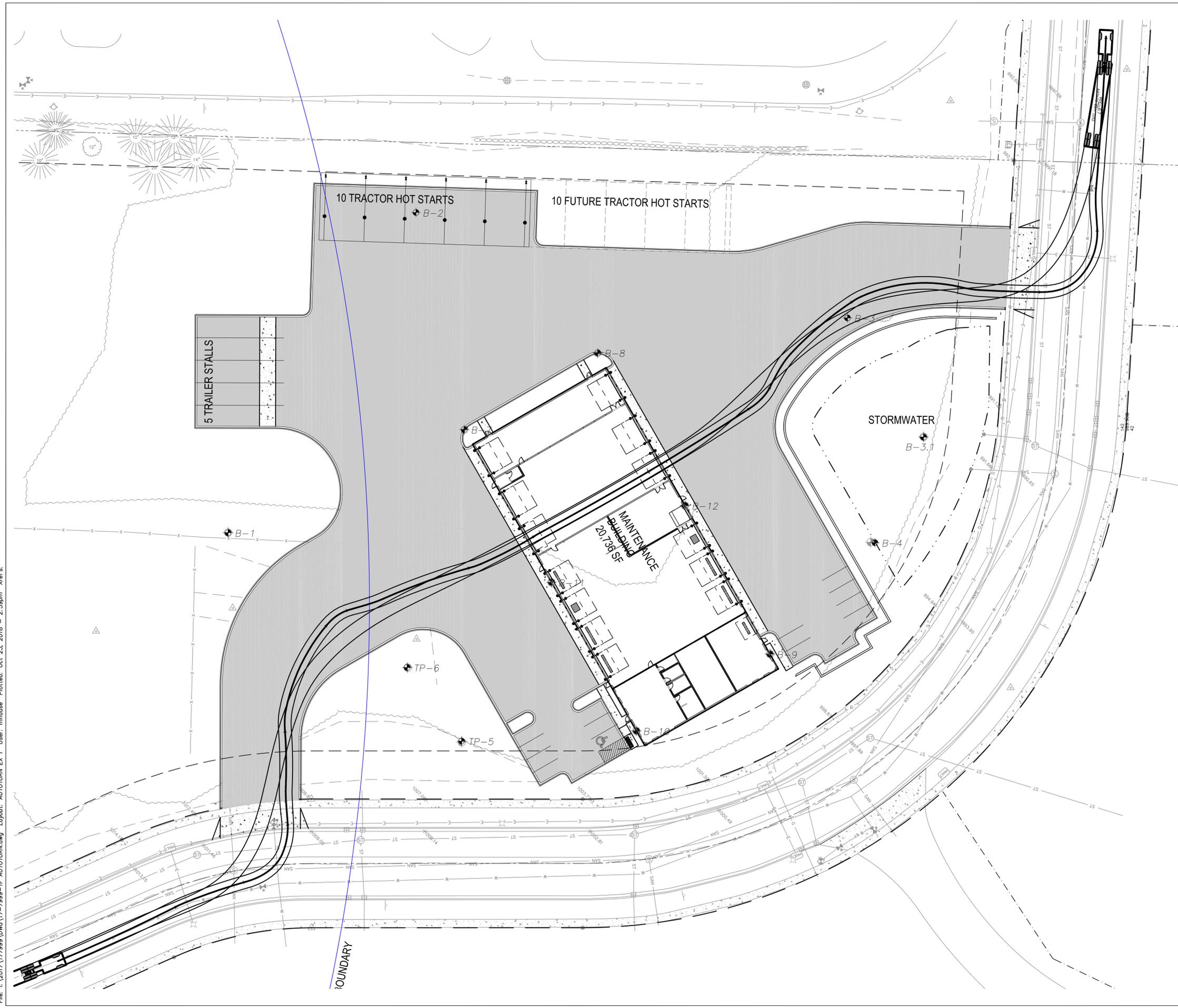
Construction is anticipated to begin this fall with occupancy anticipated spring 2019.

Attachments:

Attachment A: Truck Turning Movement

Attachment B: Development Plans, including Site Plan, Civil Plans, Landscape Plan, Architectural Elevations, and Lighting Plan

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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SOIL BORING LOCATION



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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
CERTCO, INC.

CLIENT ADDRESS:

PROJECT:
MAINTENANCE FACILITY - THERMO FISHER

PROJECT LOCATION:

PLAN MODIFICATIONS:

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Approved:

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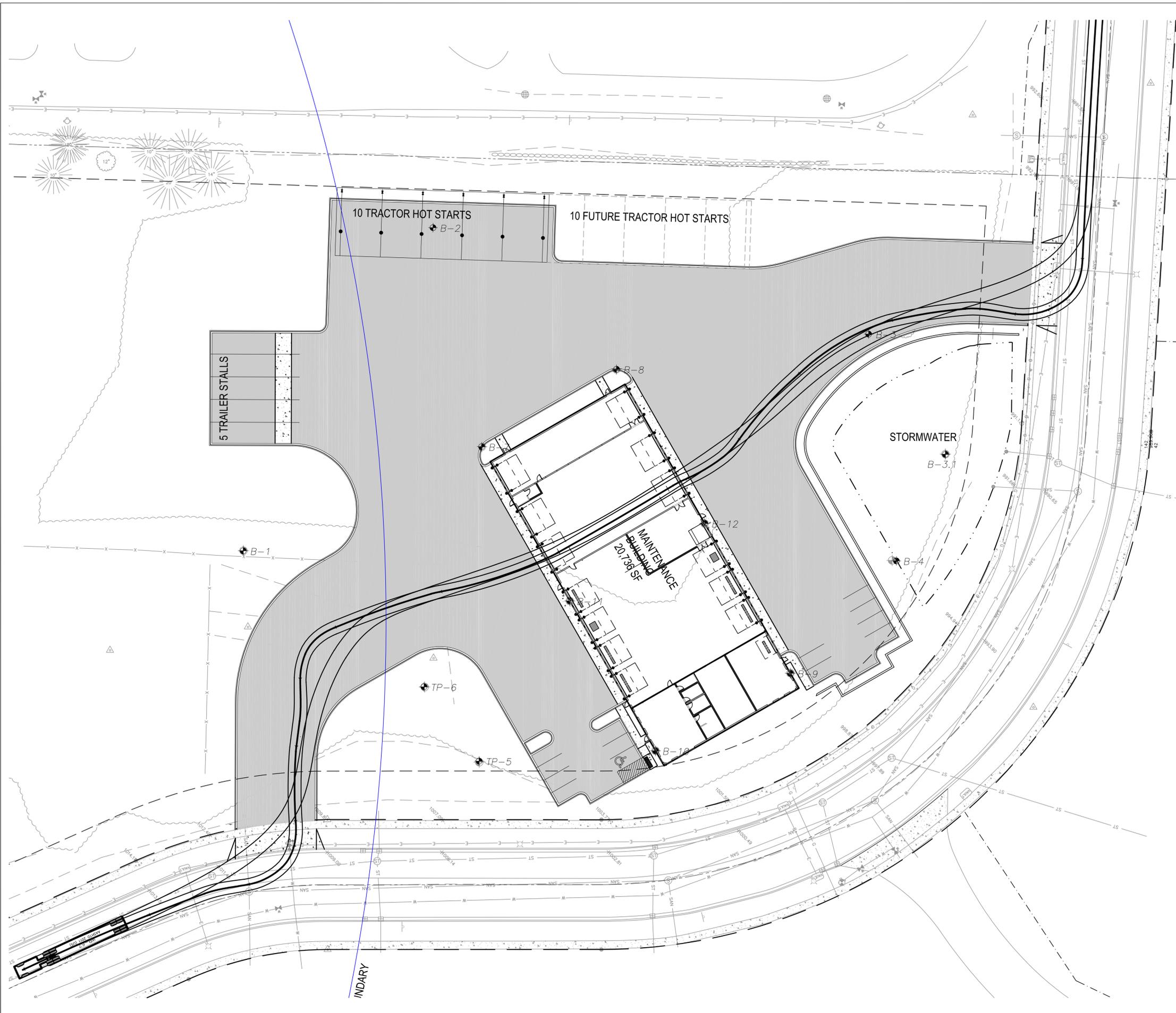
SHEET NUMBER:
1 OF 4

JSD PROJECT NO: 17-7999-TF



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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SOIL BORING LOCATION



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CLIENT:
CERTCO, INC.

CLIENT ADDRESS:

PROJECT:
MAINTENANCE FACILITY - THERMO FISHER

PROJECT LOCATION:

PLAN MODIFICATIONS:

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2 OF 4

JSD PROJECT NO: 17-7999-TF

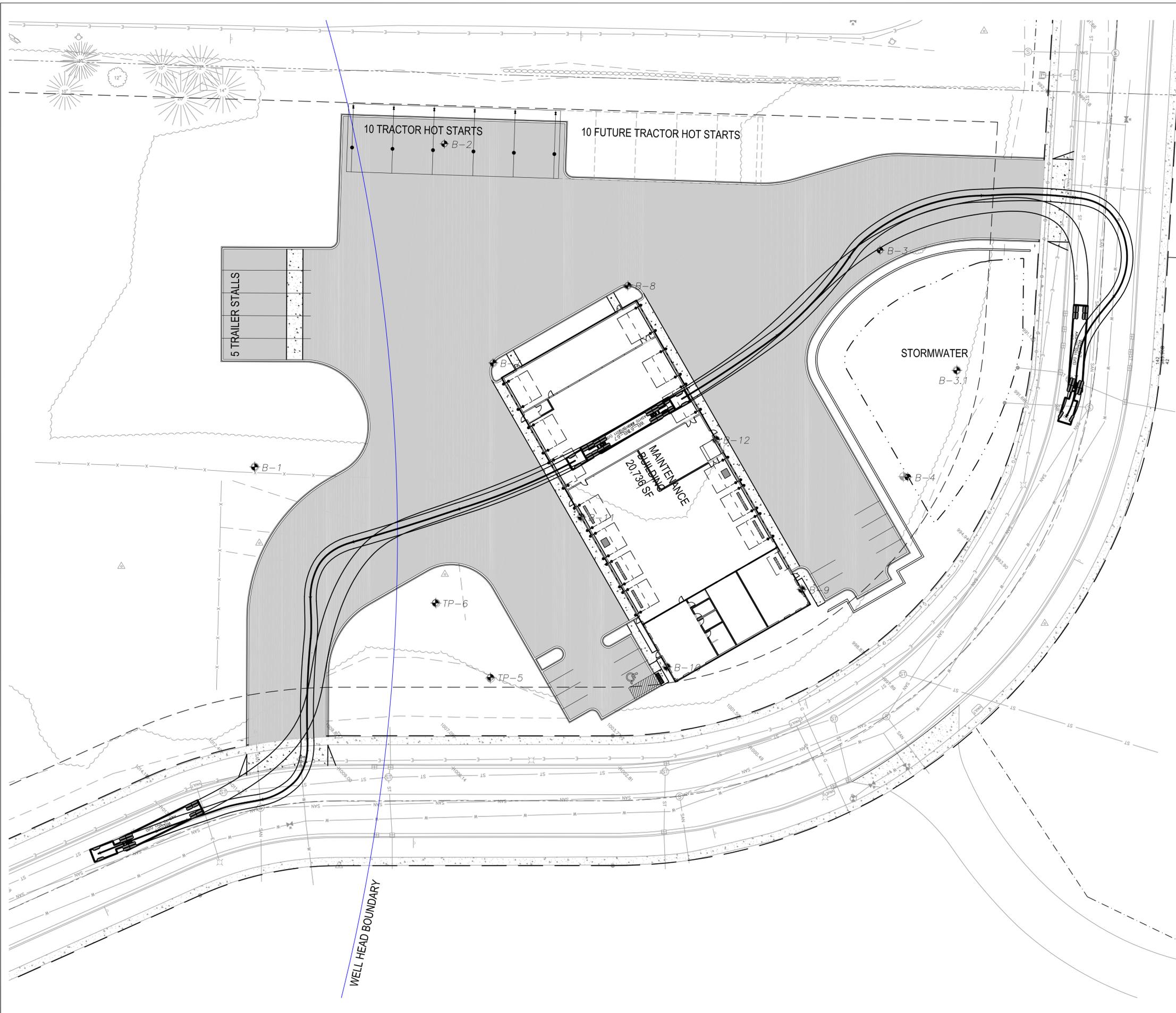
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SCALE IN FEET

DIGGERS HOTLINE
Toll Free (800) 242-8511

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LEGEND

	PROPERTY LINE
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	EASEMENT LINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SOIL BORING LOCATION



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P. 608.848.5060

CLIENT:
CERTCO, INC.

CLIENT ADDRESS:

PROJECT:
MAINTENANCE FACILITY - THERMO FISHER

PROJECT LOCATION:

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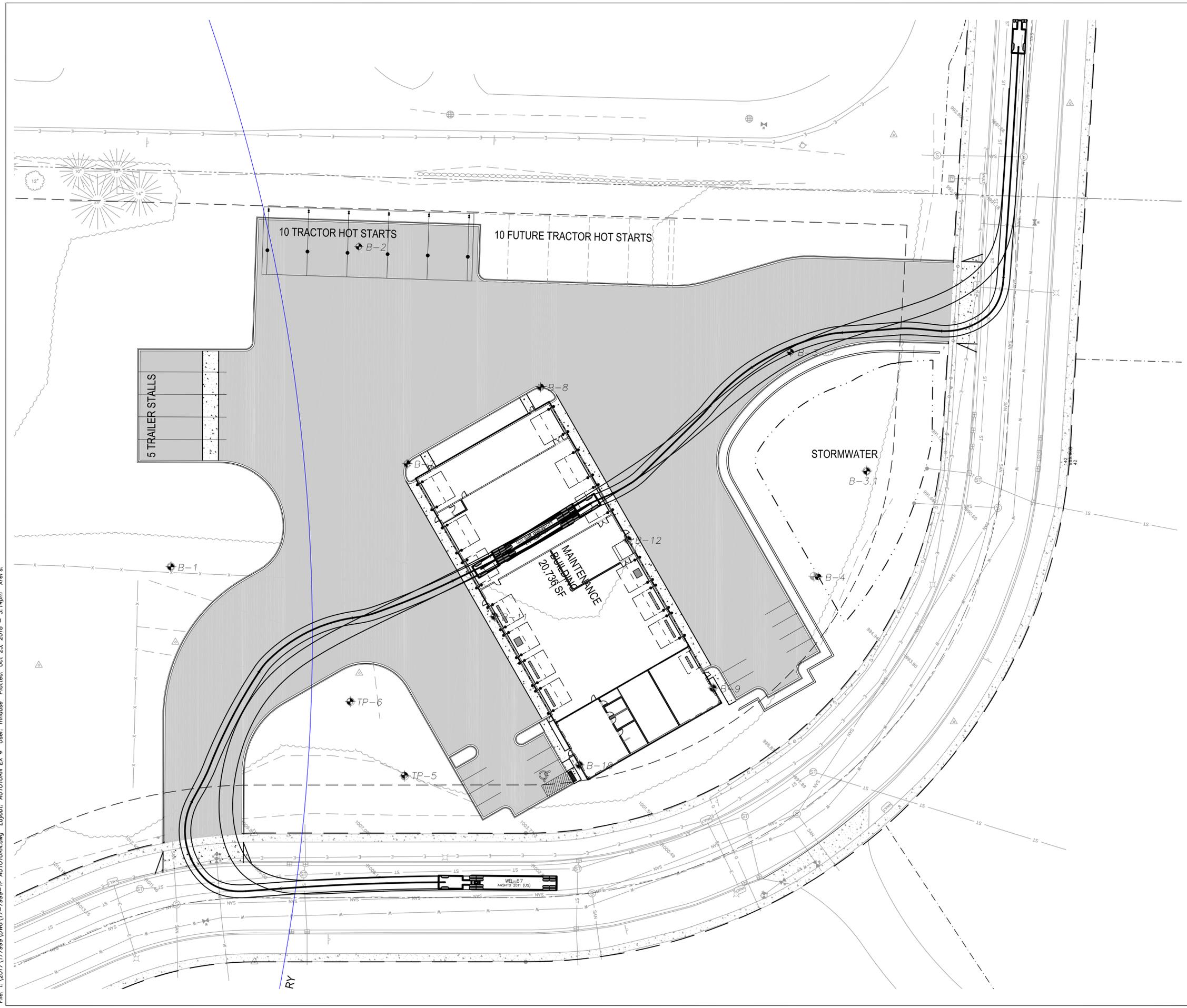
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JSD PROJECT NO: 17-7999-TF



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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SOIL BORING LOCATION



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P. 608.848.5060

CLIENT:
CERTCO, INC.

CLIENT ADDRESS:

PROJECT:
MAINTENANCE FACILITY - THERMO FISHER

PROJECT LOCATION:

PLAN MODIFICATIONS:

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Approved:

SHEET TITLE:
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SHEET NUMBER:

4 OF 4

JSD PROJECT NO:

17-7999-TF

north

SCALE IN FEET

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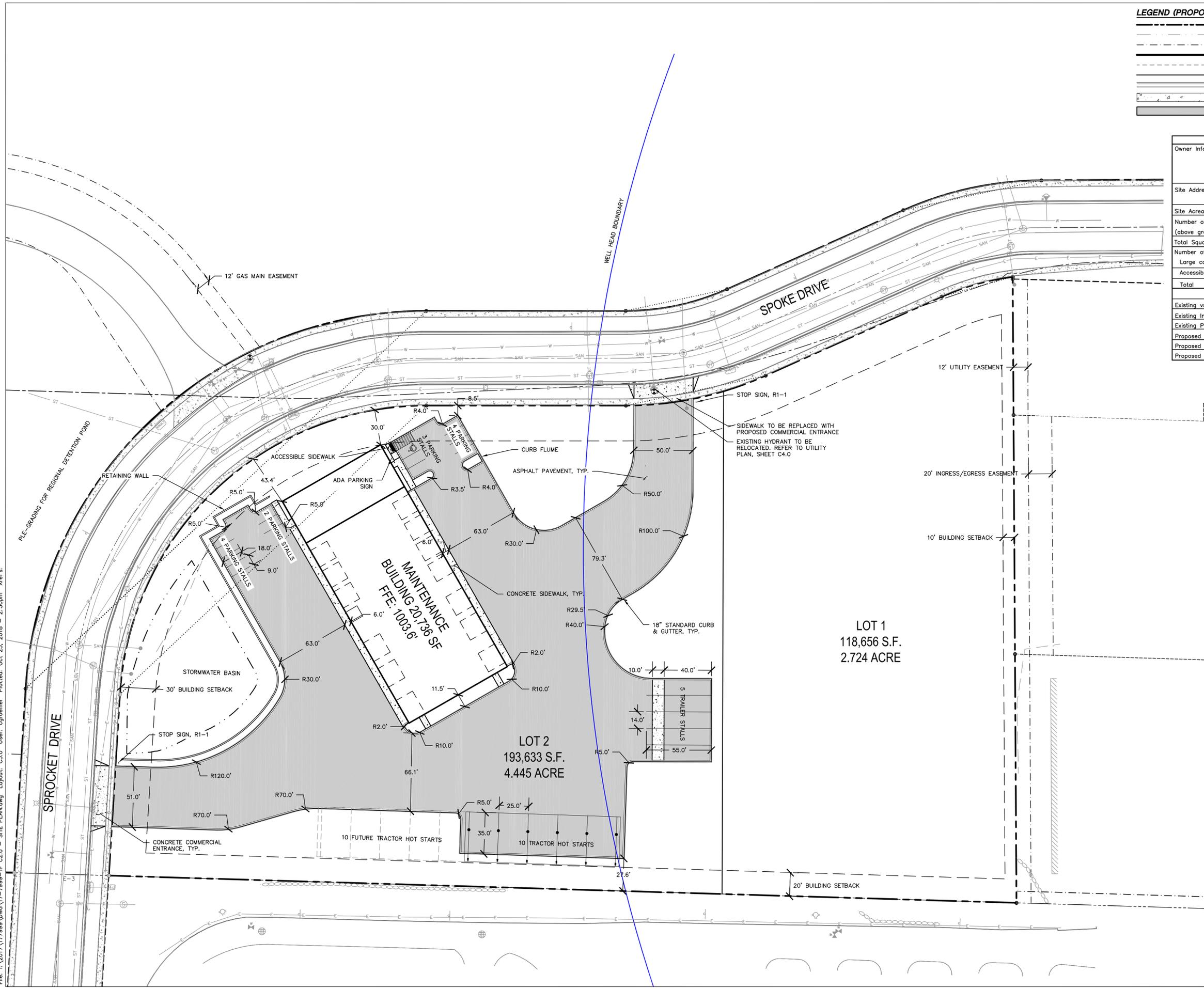
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LEGEND (PROPOSED)

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	SETBACK LINE
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	BUILDING LINE
	BUILDING OVERHANG LINE
	EDGE OF CONCRETE
	STANDARD CURB AND GUTTER
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

SITE INFORMATION BLOCK

Owner Information:	
CERTCO, INC. 5321 VERONA RD. FITCHBURG, WI 53711	
Site Address	LOT 2
Site Acreage (total)	4.445 ACRES
Number of Building Stories (above grade)	1
Total Square Footage of Building	20,736 S.F.
Number of parking stalls:	
Large car	12
Accessible	1
Total	13
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	0
Existing Pervious Surface Area	193,633
Proposed Impervious Surface Area	112,566
Proposed Pervious Surface Area	81,067
Proposed Impervious Surface Area Ratio	.581



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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
CERTCO, INC.

CLIENT ADDRESS:
**5321 VERONA RD.
FITCHBURG, WI 53711**

PROJECT:
THERMO FISHER SITE

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

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Design/Drawn: EWO
Approved: MRH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 17-7999-TF

SCALE IN FEET
40' 0 40'

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PLAN MODIFICATIONS:

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Design/Drawn: EVO
Approved: MRH

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GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:

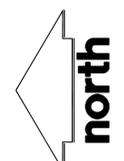
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JSD PROJECT NO: 17-7999-TF



LEGEND (GRADING AND EROSION CONTROL PLAN)

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| — | PROPERTY LINE | - - - - - | GRADE BREAK |
| - - - - - | SETBACK LINE | 934.20 FG | SPOT ELEVATION |
| - - - - - | EASEMENT LINE | □ | EP - EDGE OF PAVEMENT |
| - - - - - | BUILDING LINE | □ | FG - FINISH GRADE |
| - - - - - | BUILDING OVERHANG LINE | □ | EC - EDGE OF CONCRETE |
| - - - - - | EXISTING 1' CONTOUR | □ | BC - BACK OF CURB |
| - - - - - | EXISTING 5' CONTOUR | □ | TW - TOP OF WALL |
| - - - - - | PROPOSED 1' CONTOUR | □ | BW - BOTTOM OF WALL |
| - - - - - | PROPOSED 5' CONTOUR | □ | RM - RIM ELEVATION |
| - - - - - | STORM SEWER | □ | SILT FENCE |
| | | □ | DISTURBANCE LIMITS |
| | | □ | INLET PROTECTION, TYPE D |



PROPOSED STORM SEWER PIPE SCHEDULE							
PIPE	FROM	TO	LENGTH (FT)	INVERT HIGH ELEVATION (FT)	DISCHARGE LOW	SLOPE (%)	PIPE SIZE & TYPE
STO A-1	STO INL A-1	STO EWA	20.60	989.11	989.00	0.66	15" HDPE
STO A-2	STO INL A-2	STO INL A-1	51.05	989.47	989.21	0.51	12" HDPE
STO B-1	STO INL B-1	STO EWB	98.27	992.97	991.00	1.93	24" HDPE
STO B-2	STO INL B-2	STO INL B-1	299.49	996.81	993.07	1.25	24" HDPE
STO B-2.1	STO EWB-2.1	STO B-2	25.61	997.00	996.91	0.66	24" HDPE
STO B-3	STO INL B-3	STO INL B-2	147.19	998.38	996.91	1.05	12" HDPE
STO C-1	STO INL C-1	STO EWC	22.82	991.57	991.00	2.50	12" HDPE
STO C-2	STO RD C-2	STO INL C-1	69.00	999.23	997.50	2.54	12" HDPE
STO D-1	STO MH D-1	EX STUB	21.04	985.48	985.27	1.00	24" RCP
STO E-1	STO CO E-1	STO INL B-1	40.59	996.56	995.75	2.00	8" HDPE
STO E-2	STO CO E-2	STO CO E-1	121.54	998.39	996.56	1.50	8" HDPE
STO E-3	STO CO E-3	STO CO E-2	157.33	1000.75	998.39	1.50	8" HDPE

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV.	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STO INL A-1	989.11	991.95	2.84	2'X3' INLET BOX	R-3067, TYPE L GRATE
STO INL A-2	989.47	992.00	2.53	2'X3' INLET BOX	R-3067, TYPE L GRATE
STO INL B-1	992.97	998.38	5.41	48 INCH DIA. MANHOLE FLAT TOP	R-3067, TYPE L GRATE
STO INL B-2	996.81	1001.83	5.02	48 INCH DIA. MANHOLE FLAT TOP	R-3067, TYPE L GRATE
STO EWB-2.1	997.00	997.00	0.00	24 INCH APRON ENDWALL	ENDWALL WITH GRATE
STO INL B-3	998.38	1002.37	3.99	2'X3' INLET BOX	R-3067, TYPE L GRATE
STO INL C-1	991.57	1001.68	10.11	48 INCH DIA. MANHOLE FLAT TOP	R-3067, TYPE L GRATE
STO RD C-2	999.23	1003.60	4.37	N/A - ROOF DRAIN	N/A
STO MH D-1	985.48	986.00	0.52	36" DIA. CATCHBASIN	HAALA IND. TRASH RACK OR EQU.
STO CO E-1	996.56	1005.96	9.40	CLEANOUT	SEE DETAIL
STO CO E-2	998.39	1006.40	8.01	CLEANOUT	SEE DETAIL
STO CO E-3	1000.75	1003.82	3.07	CLEANOUT	SEE DETAIL

LEGEND (UTILITY PLAN)

- PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- BUILDING LINE
- - - BUILDING OVERHANG LINE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
CERTCO, INC.

CLIENT ADDRESS:
**5321 VERONA RD.
FITCHBURG, WI 53711**

PROJECT:
THERMO FISHER SITE

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

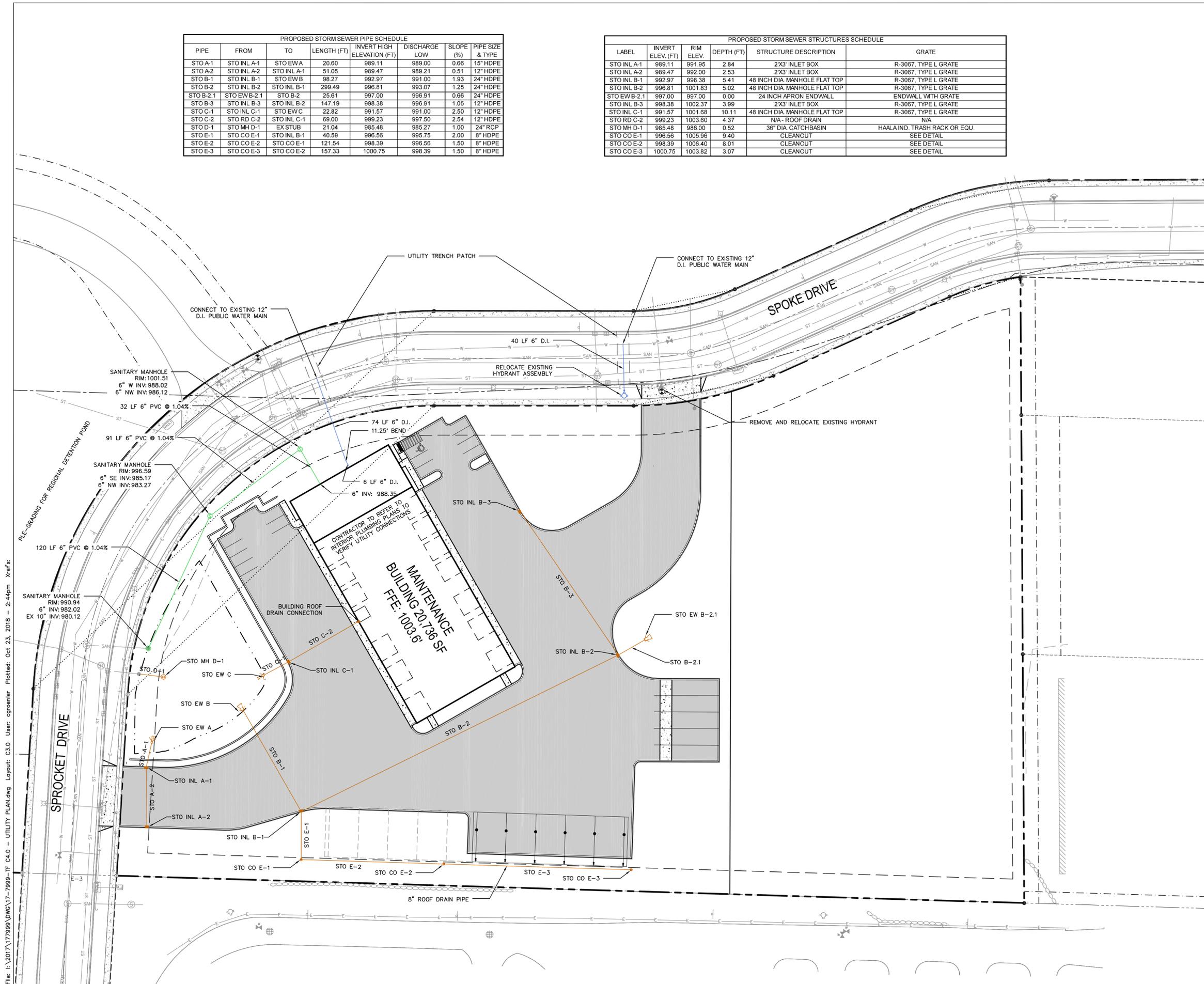
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Design/Drawn: EWO
Approved: MRH

SHEET TITLE:
UTILITY PLAN

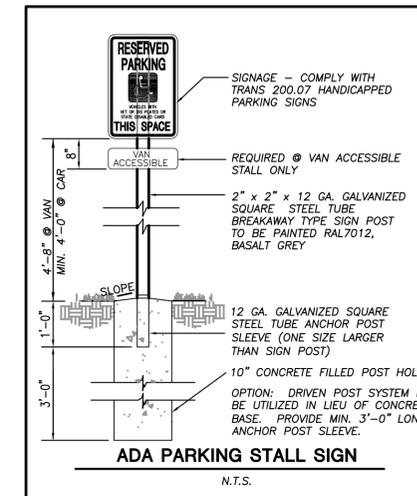
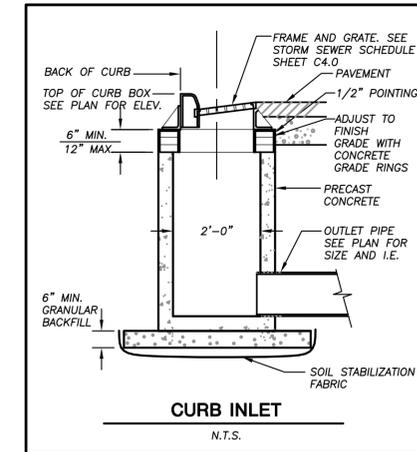
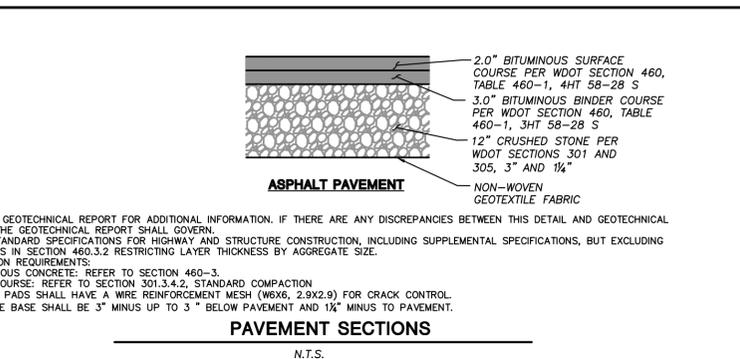
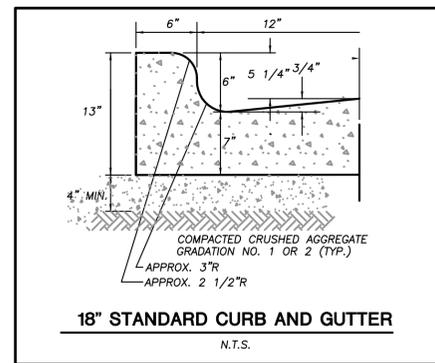
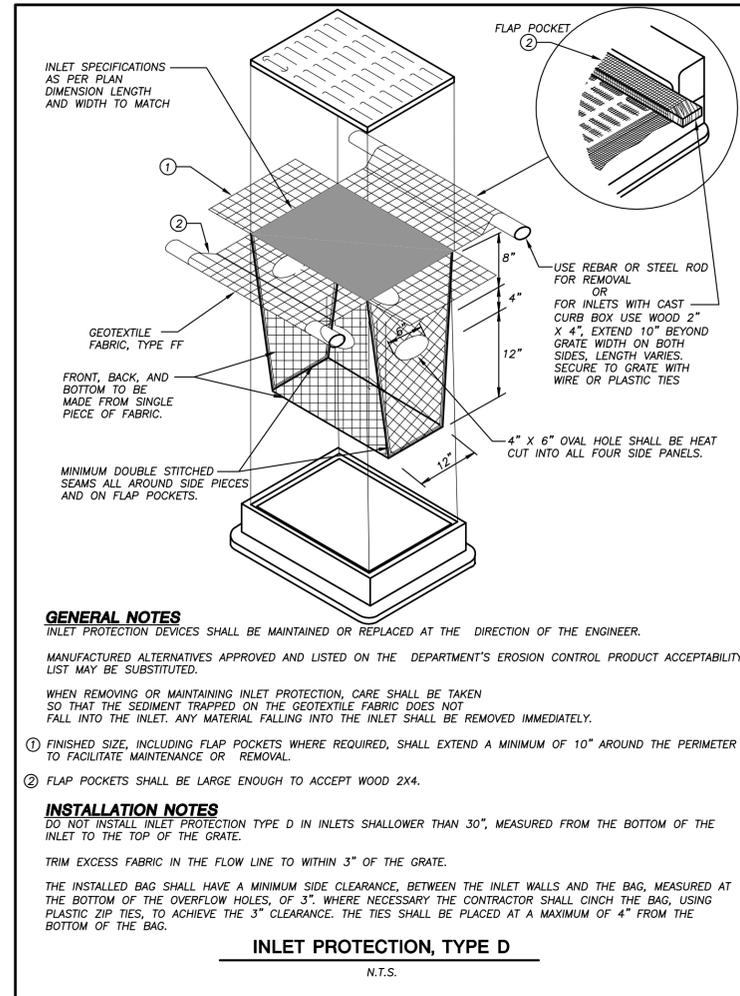
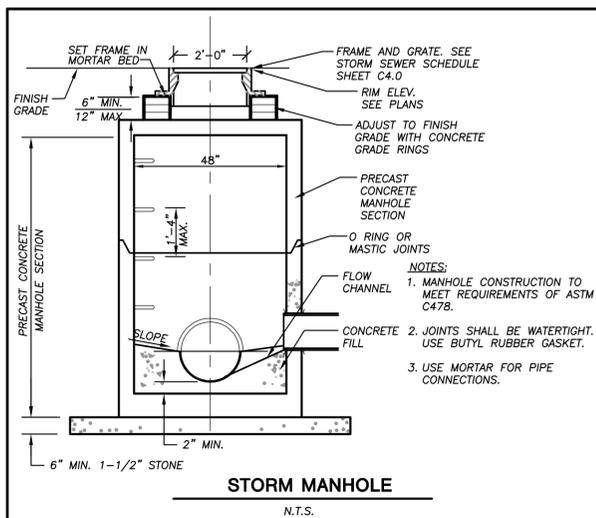
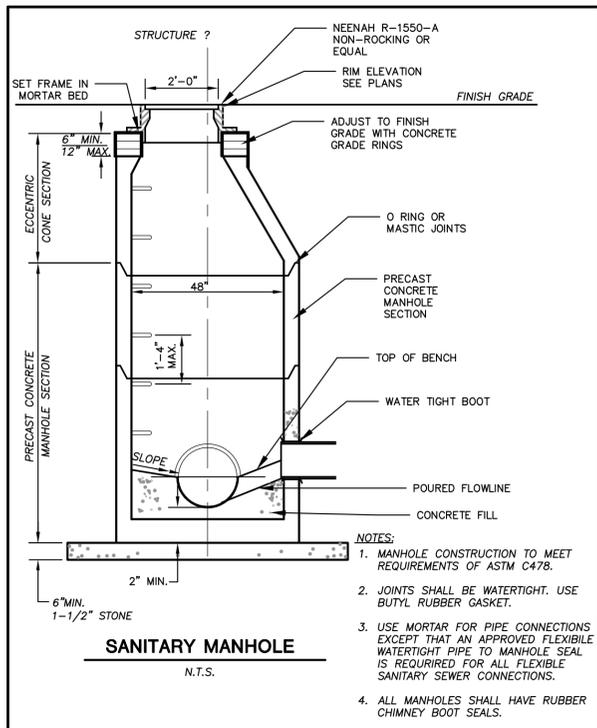
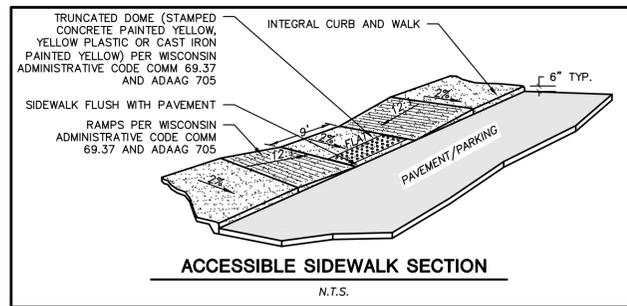
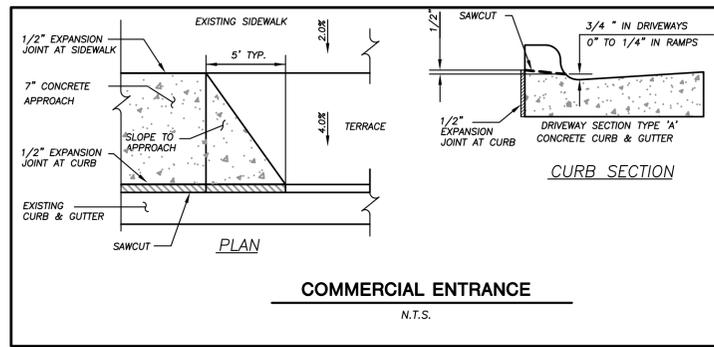
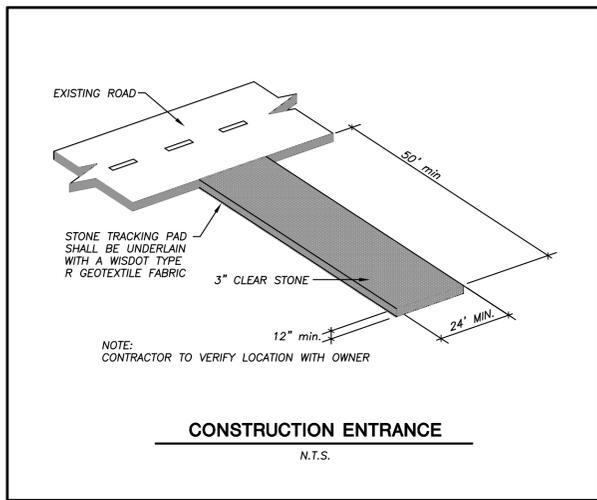
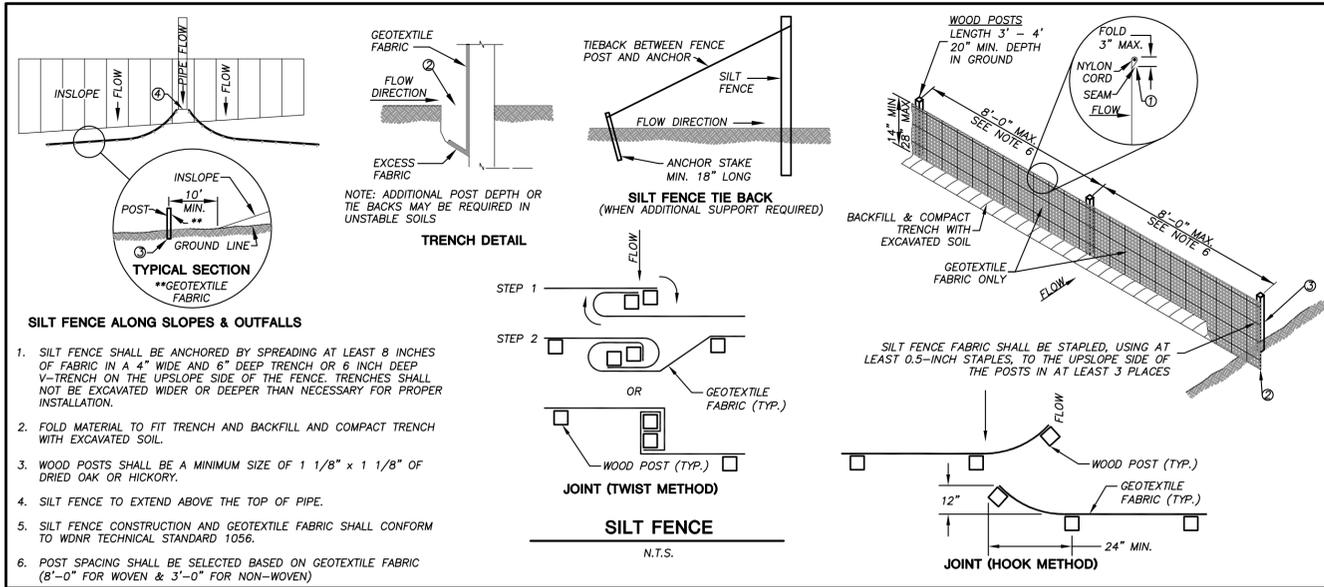
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JSD PROJECT NO: 17-7999-TF



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CLIENT:
CERTCO, INC.

CLIENT ADDRESS:
**5321 VERONA RD.
FITCHBURG, WI 53711**

PROJECT:
THERMO FISHER SITE

PROJECT LOCATION:
**FITCHBURG, WISCONSIN
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date	Description
1	10/23/18	CITY SUBMITTAL
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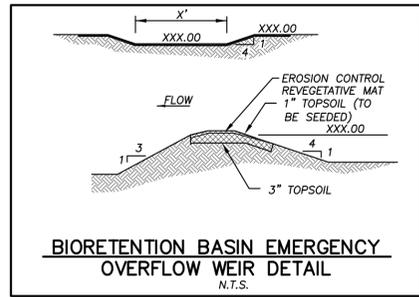
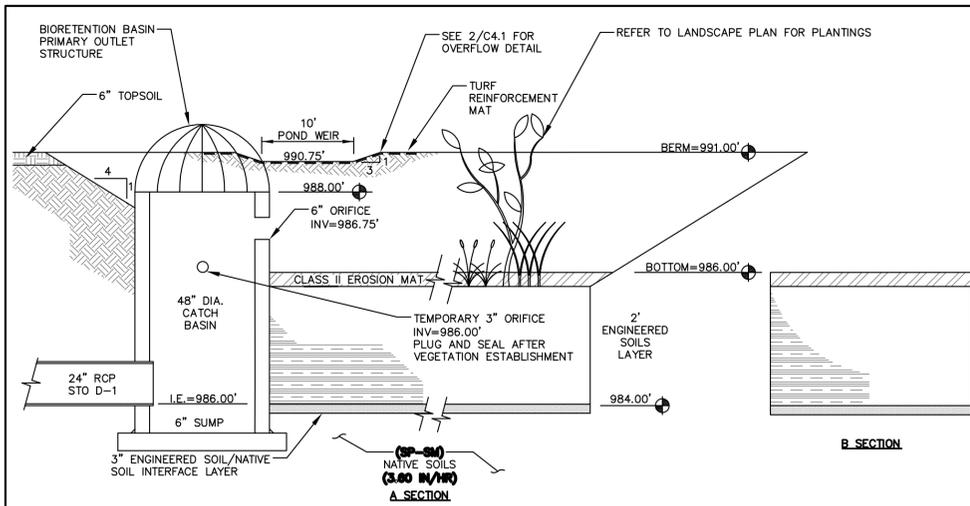
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DETAILS

SHEET NUMBER:

C5.0

JSD PROJECT NO: 17-7999-TF





THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

AS-BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.

GENERAL NOTES:

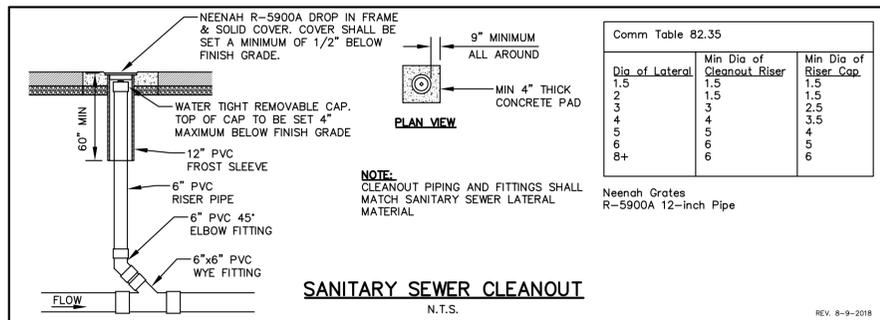
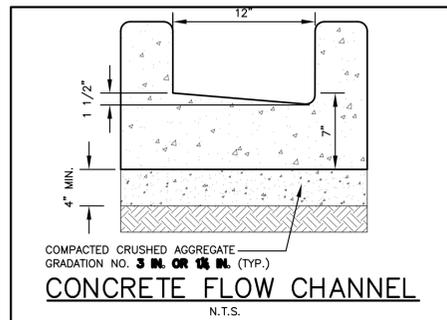
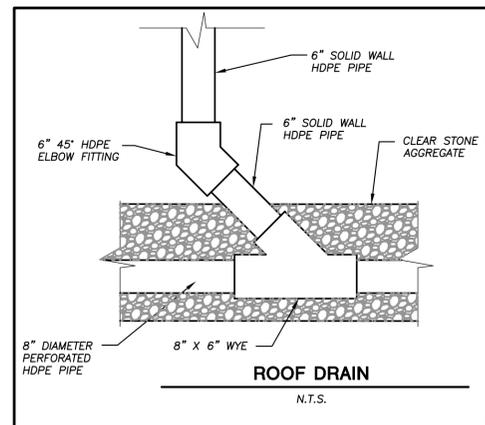
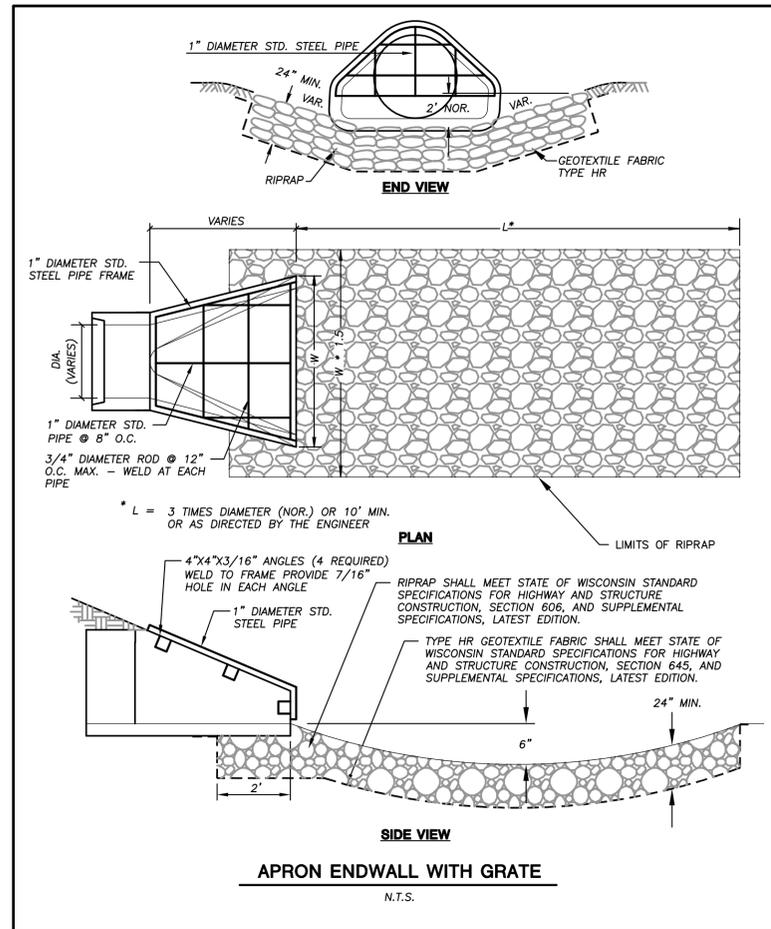
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <6% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- ENGINEERED SOIL/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF ENGINEERED SOIL 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
- CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
- IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
- ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION BASIN
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JSD PROJECT NO: 17-7999-TF

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF VERONA REQUIREMENTS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

SITE PLAN NOTES

- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF VERONA.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER MUNICIPALITY SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE
At: https://dnr.wi.gov/topic/stormwater/standards/const_standards.html
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL SILT FENCE ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND CITY REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- SILT FENCE LOCATION REPRESENTED ON SHEET C3.0 INDICATES DISTURBANCE LIMITS.

STABILIZATION PRACTICES:

- * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
* THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
- * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
* STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
* PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
* TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
* HYDRO-MULCHING WITH A TACKIFIER
* GEOTEXTILE EROSION MATTING
* SODDING

CONSTRUCTION SEQUENCING

- CLEARING AND GRUBBING. (2 WEEKS)
- INSTALL ALL EROSION CONTROL MEASURES. (1 WEEKS)
- SITE GRADING. (7 WEEKS)
- INSTALL UTILITIES INCLUDING SANITARY SEWER, DOMESTIC WATER & STORM SEWER. (5 WEEKS)
- STABILIZE ALL NEWLY GRADED SOILS. (9 WEEKS)
- INSTALL AGGREGATE BASE COURSE AND CURB AND GUTTER. (1 WEEK)
- PLACE TOPSOIL, SEED, AND MULCH AND LANDSCAPE. (1 WEEK)
- REMOVE TEMPORARY SEDIMENT BASINS AND INSTALL PERMANENT STORM WATER MANAGEMENT FACILITIES. (4 WEEKS)
- INSTALL ASPHALT PAVEMENT (4 WEEKS)
- REMOVE TEMPORARY EROSION CONTROLS (1 WEEK)

UTILITY NOTES:

- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
* EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
* OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
* VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
* NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS
* NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL CONTACT THE CITY OF FITCHBURG PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF VERONA WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
- ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
- ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
- ALL PRIVATE WATER MAIN AND SERVICES SHALL BE INSTALLED WITH 6.5 FEET OF COVER TO TOP OF PIPE, MINIMUM.
- ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.
- ADJUST ALL EXISTING PUBLIC WATER VALVE BOXES, HYDRANTS, MANHOLE CASTINGS, AND INLET CASTINGS TO GRADE WITH ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY. REPLACE VALVE BOXES, HYDRANT SHOES, AND MANHOLE/INLET SECTIONS AS REQUIRED.
- SEE ELECTRICAL AND LIGHTING PLANS FOR SITE ELECTRIC, CABLE AND FIBER OPTICS FOR DETAILS AND ROUTING.



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Design/Drawn: EVO
Approved: MRH

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
C6.0

JSD PROJECT NO: 17-7999-TF



Toll Free (800) 242-8511

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.24.2018	ADR SUBMITTAL
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Design/Drawn: (MWS)

Approved:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
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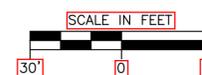
LEGEND (LANDSCAPE PLAN)

	PROPERTY LINE
	EASEMENT LINE
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	RETAINING WALL
	LANDSCAPE EDGING
	SPADE CUT LANDSCAPE EDGE
	PRAIRIE SEED MIX
	PLUG PLANTINGS OR NATIVE VEGETATIVE MAT

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE SITE			
QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
01-DECIDUOUS TREES			
6	Acer x freemanii 'Jeffersred' / Autumn Blaze Maple	B & B	2" Cal
5	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo (MALE ONLY)	B & B	2" Cal
3	Tilia americana 'Redmond' / Redmond Linden	B & B	2" Cal
02-EVERGREEN TREES			
2	Picea abies / Norway Spruce	B & B	5' HT.
14	Picea glauca 'Denata' / Black Hills Spruce	B & B	5' HT.
3	Pinus strobus / White Pine	B & B	5' HT.
5	Thuja occidentalis 'Nigra' / Dark Green Arborvitae	B & B	5' HT.
SHRUBS			
8	Cornus alba 'Ivory Halo' TM / Tatarian Dogwood	5 gal	12-18" HT.
4	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	5 gal	12-18" HT.
4	Forsythia x intermedia 'Show Off' / Show Off Forsythia	5 gal	12-18" HT.
16	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	5 gal	12-18" HT.
5	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal	12-18" HT.
3	Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	5 gal	12-18" HT.
PERENNIALS			
21	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
29	Hemerocallis x 'Chicago Apache' / Daylily	1 gal	
29	Hemerocallis x 'Chicago Goldcoast' / Chicago Goldcoast Daylily	1 gal	
24	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal	
9	Sedum x 'Matrona' / Sedum	1 gal	



#	Date	Description
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GENERAL NOTES

- GENERAL: ALL WORK IN THE R-0-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIAL FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC HIGHWAY OR IN A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

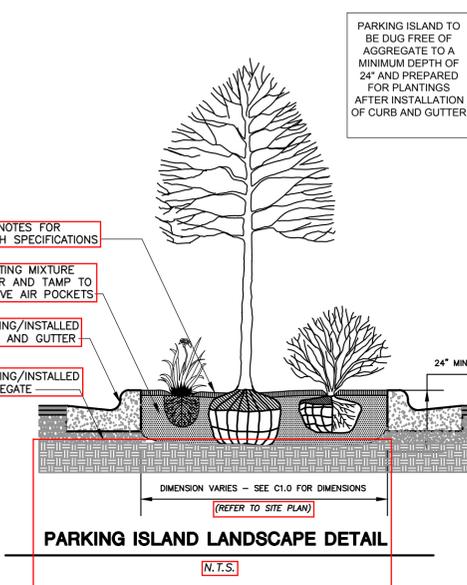
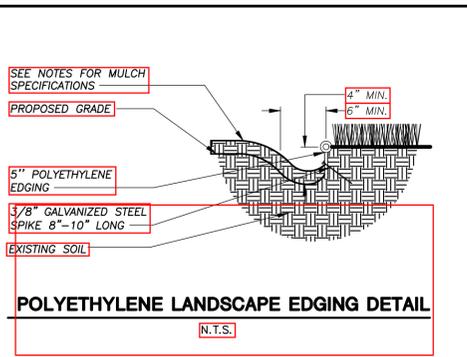
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SUPPLIER SHALL MAKE RECOGNITION TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDING WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDRN PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

- MATERIALS - BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

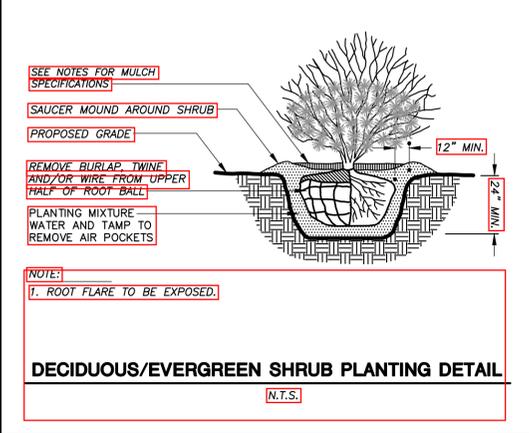
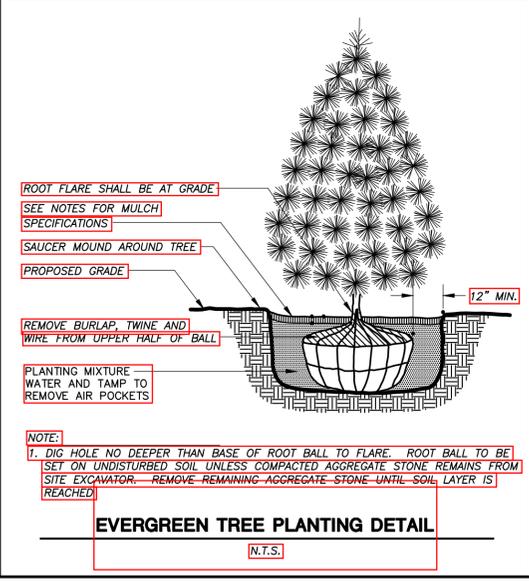
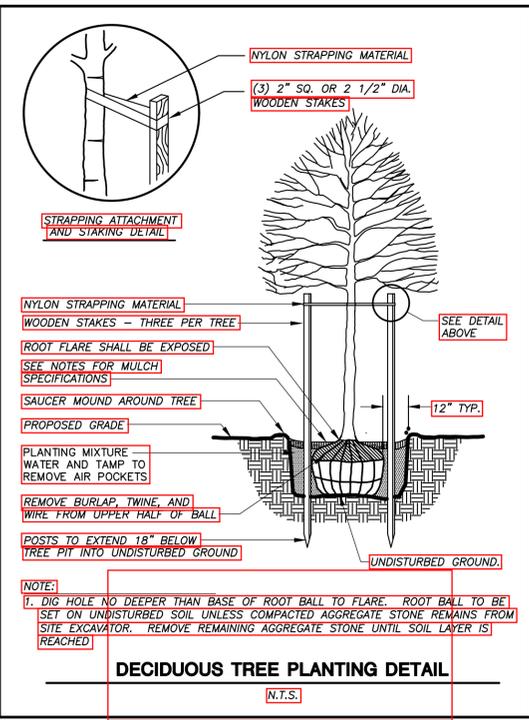
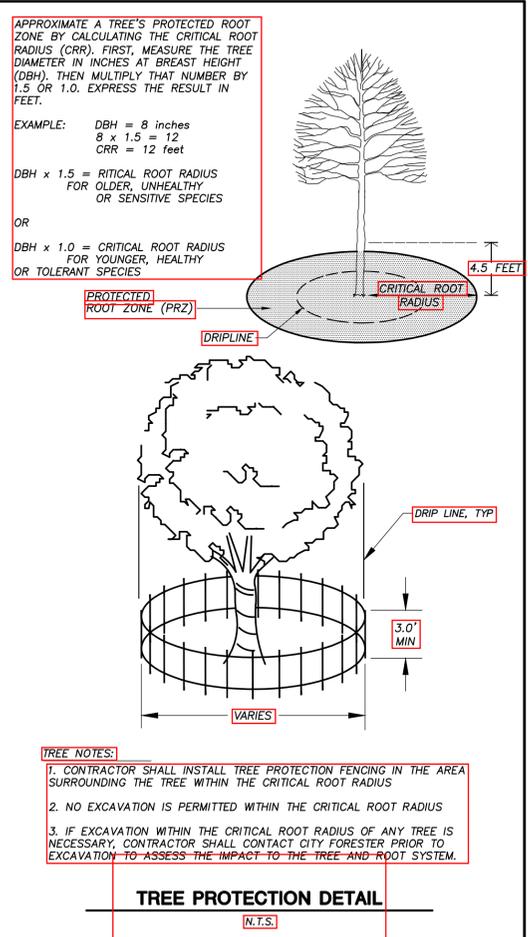
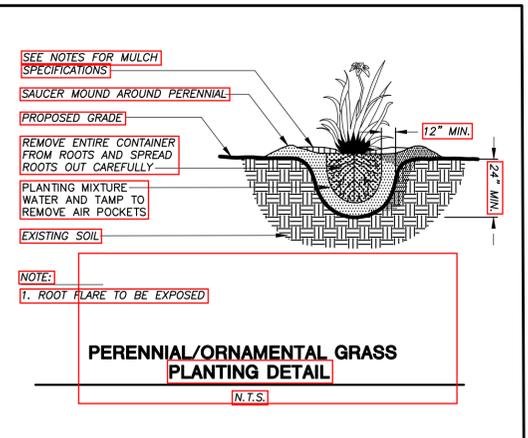
CONTRACTOR AND OWNER RESPONSIBILITY NOTES

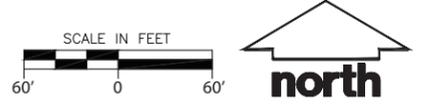
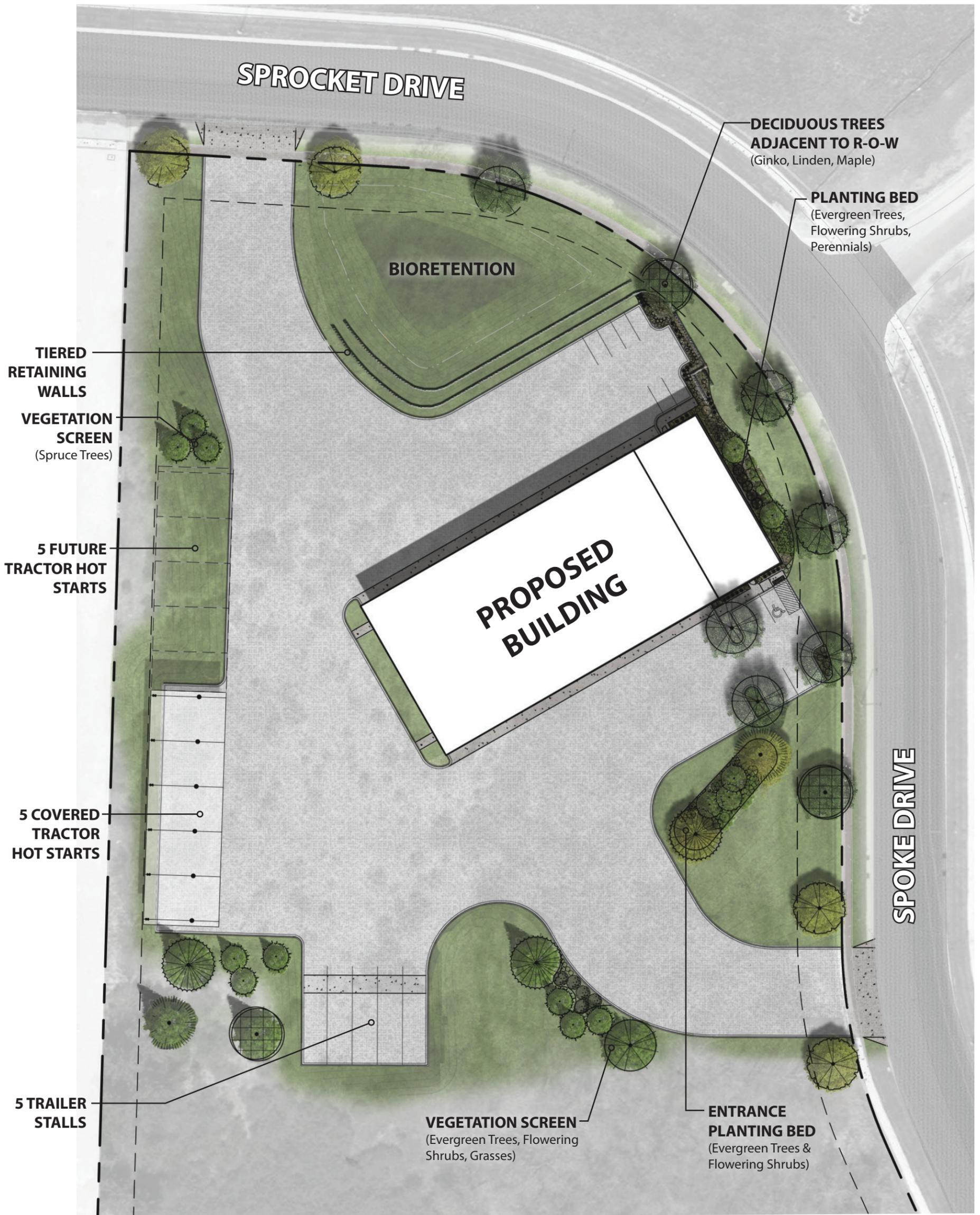
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



Bio-Retention Basin Plug Plant Mix 3,900 Sq. Ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayi</i>	Common Bur Sedge	220	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	219	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	219	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	218	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	216	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	216	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	216	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	216	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	216	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	216	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	216	1'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	216	1'-0" On Center
<i>Penstemon digitalis</i>	Foxglove Beardtongue	216	1'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	216	1'-0" On Center
<i>Ratibida pinnata</i>	Yellow Coneflower	216	1'-0" On Center
<i>Rudbeckia hirta</i>	Black-Eyed Susan	216	1'-0" On Center
<i>Veronicastrum virginianum</i>	Culver's Root	216	1'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	216	1'-0" On Center
	TOTAL	3900	







PLAN MODIFICATIONS:

#	Date	Description
1	10.23.2018	PLAN REVIEW
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Design/Drawn: _____ (Initials)
Approved: _____ (Initials)

SHEET TITLE:
**SITE LIGHTING PHOTOMETRIC
PLAN**

SHEET NUMBER:
E1.0

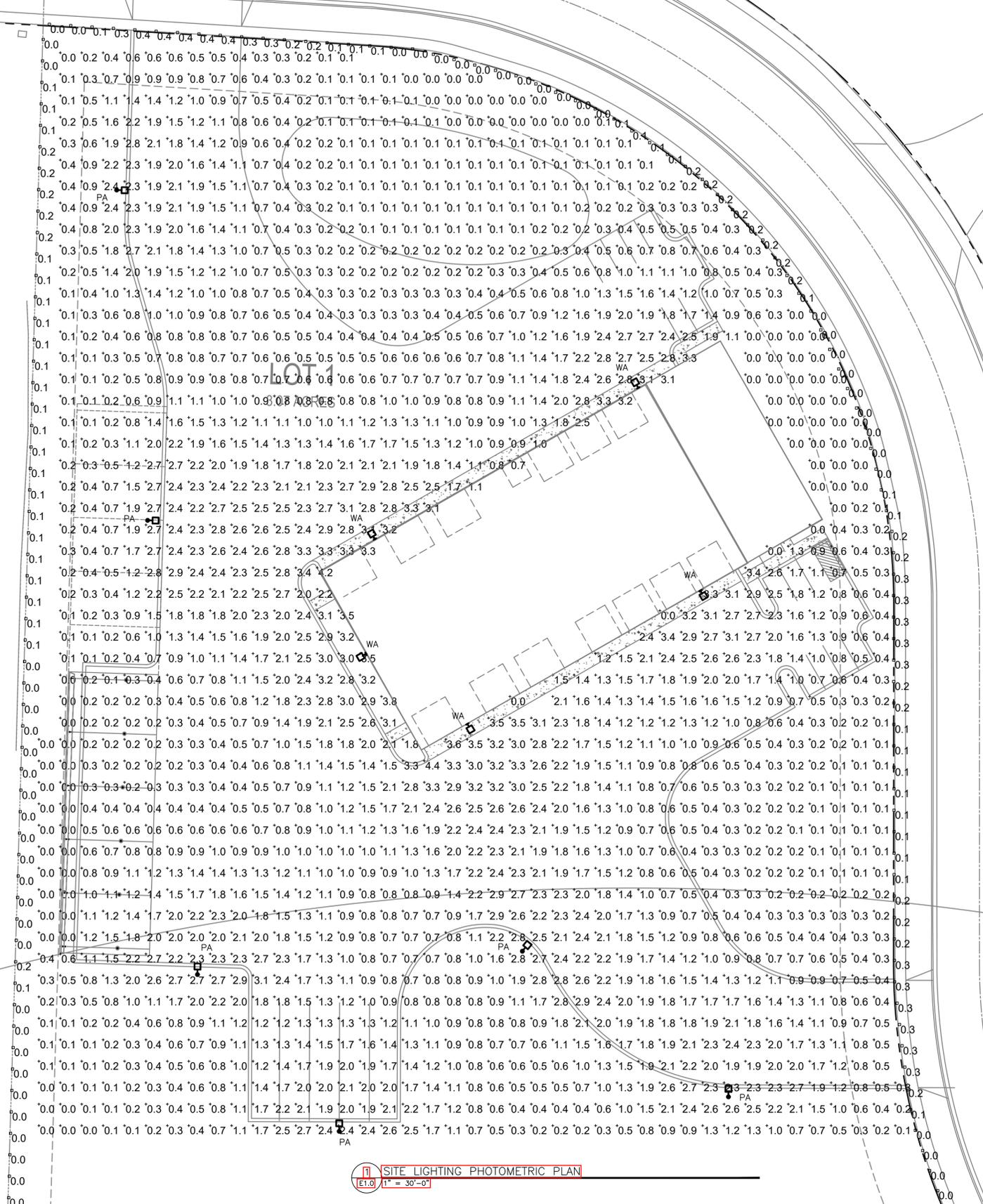
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
PARKING +	PARKING LOT FOR PRIVATE COMMERCIAL BUILDING HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	1.1	4.4	0.0

POINTS INDICATED ALONG THE LOT LINE ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.

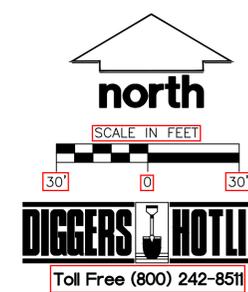
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
IPA	EATON	PRV-A60-D-UNV-14	FULL CUTOFF LUMINAIRE WITH FLAT GLASS LENS 4K LED WITH "TYPE 4" OPTICAL DISTRIBUTION	6	19,000 LM
LS		XALM-4-LED-SS-40 UE	175W MAX		
IPA	EATON	SSS4A22S*N	25 FEET SQUARE STEEL POLE 24" DIAMETER CONCRETE BASE	6	
POLE		4SQ B3 ST1622	36" BASE PROJECTION ABOVE GRADE		
LS					
WA	EATON	PRV-A60-D-UNV-14	FULL CUTOFF LUMINAIRE WITH FLAT GLASS LENS 4K LED WITH "TYPE 4" OPTICAL DISTRIBUTION	5	19,000 LM
LS		XALM-4-LED-SS-40 UE	WALL MOUNT BRACKET MTD 25' A.F.F.		

- NOTES:
- ARROWS INDICATE ROTATION OF OPTICS WITHIN THE FIXTURE HOUSING.
 - ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.

File: C:\Users\rudoif\appdata\local\temp\AcPublish_16516\E1.0 SITE LIGHTING PHOTOMETRIC PLAN.dwg Layout: E1.0 1-30 User: rudoif Plotted: Oct 23, 2018 - 8:41am Xref's:



11 SITE LIGHTING PHOTOMETRIC PLAN
E1.0 1" = 30'-0"



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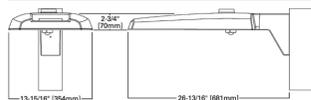
DESCRIPTION
The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 82%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote long operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 122,800 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

DIMENSIONS



**TYPE PA
PRV-A60-D-UNV-T4-SA-BZ
WITH 25 FEET SQUARE STEEL POLE**

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocoupler receptacle and NEMA 4X (high ambient) photocoupler receptacles are available as options.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz, 347V/60Hz, 480V/60Hz
>40°C Minimum Temperature Rating
>40°C Ambient Temperature Rating

EPA
Effective Projected Area (S_p, F_l): 0.75

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kg.)

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AREA / SITE / ROADWAY LUMINAIRE



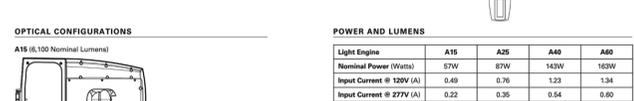
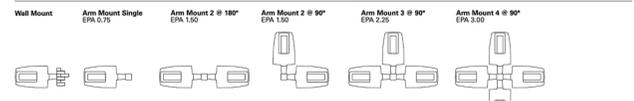
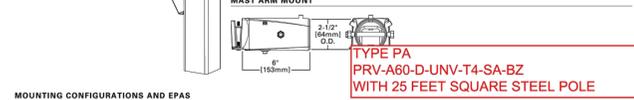
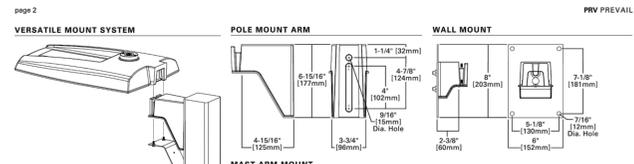
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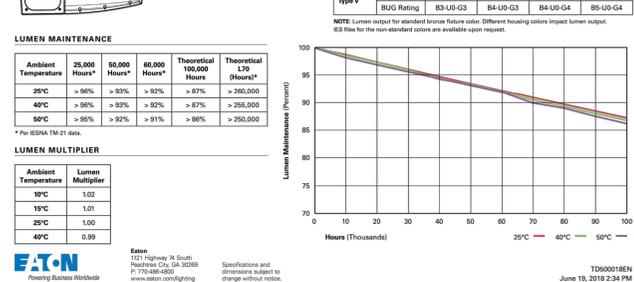
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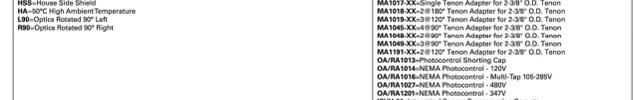
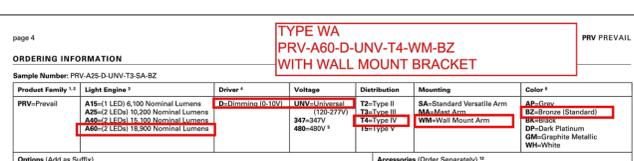
POWER AND LUMENS

Light Engine	A15	A25	A40	A60
Nominal Power (Watts)	57W	87W	143W	163W
Input Current @ 120V (A)	0.49	0.76	1.23	1.34
Input Current @ 277V (A)	0.22	0.36	0.54	0.60
Input Current @ 347V (A)	0.18	0.28	0.45	0.49
Lumens	6,139	10,261	15,073	18,920



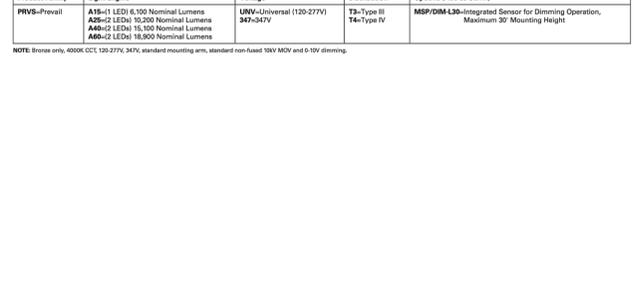
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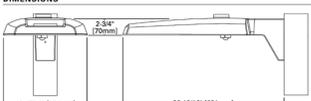
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Optics
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DIMENSIONS



**TYPE WA
PRV-A60-D-UNV-T4-WA-BZ
WITH WALL MOUNT BRACKET**

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocoupler receptacle and NEMA 4X (high ambient) photocoupler receptacles are available as options.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
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ENERGY DATA
Electronic LED Driver
0.9 Power Factor
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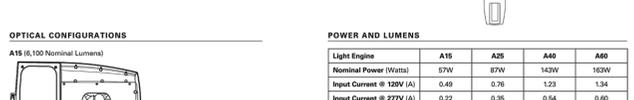
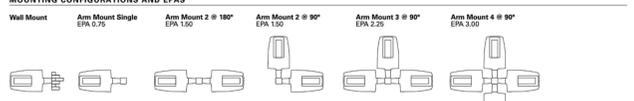
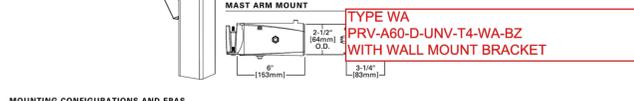
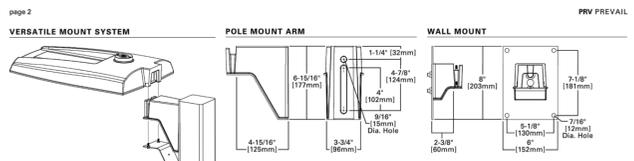
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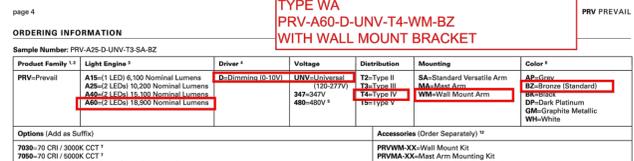
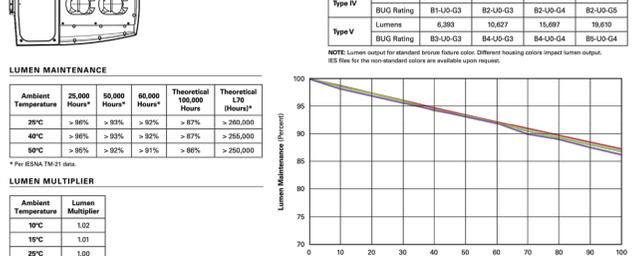
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Electric Construction inc
Electrical Design, Contracting & Consulting

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(608) 271-2046
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JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CERTCO, INC.

PROJECT:
MAINTENANCE FACILITY - THERMO FISHER

PROJECT LOCATION:
CITY OF FITCHBURG, WI DANE COUNTY

PLAN MODIFICATIONS:

#	Date	Description
1	10.23.2018	PLAN REVIEW
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Design/Drawn: (Initials)
Approved: (Initials)

SHEET TITLE:
SITE LIGHTING FIXTURES

SHEET NUMBER:
E1.1

ISO PROJECT NO. 17-7999-TF

north
SCALE IN FEET
30' 0' 30'

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: C:\Users\rudolf\AppData\Local\Temp\AcPublish_16516\E1.0 SITE LIGHTING PHOTOMETRIC PLAN.dwg Layout: E1.1 FIXTURES User: rudolf Plotted: Oct 23, 2018 9:41am Refs:

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PLAN MODIFICATIONS:

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Design/Drawn:
 Approved:

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A1.0

