

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
 Planning Division
 Madison Municipal Building, Suite 017
 215 Martin Luther King, Jr. Blvd.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
 Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua hwm hom ntawv los sis hwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 3351 DAIRY DRIVE

Title: FACILITIES GATEWAY CORPERATION - HQ

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested APRIL 19TH, 2023

- New development Alteration to an existing or previously-approved development
- Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
- Modifications of Height, Area, and Setback
- Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name IAN LUECHT - SKETCHWORKS ARCHITECTURE
Street address 2501 PARMENTER ST, STE 100B
Telephone 608-836-7570

Company SKETCHWORKS ARCHITECTURE
City/State/Zip MIDDLETON, WI 53562
Email ILUECHT@SKETCHWORKSARCH.COM

Project contact person IAN LUECHT
Street address 2501 PARMENTER ST, STE 100B
Telephone 608-836-7570

Company SKETCHWORKS ARCHITECTURE
City/State/Zip MIDDLETON, WI 53562
Email ILUECHT@SKETCHWORKSARCH.COM

Property owner (if not applicant) WISCONSIN DEVELOPMENT PARTNERS, LLC
Street address 4916 E BROADWAY
Telephone 866-432-1711

City/State/Zip MADISON, WI 53716
Email tmarks@facilitygateway.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- **Informational Presentation**. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- **Initial Approval**. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- **Final Approval**. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (**Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))**)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JESSICA VAUGHN on 3/13/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant IAN LUECHT - SKETCHWORKS ARCHITECTURE Relationship to property DESIGNER

Authorizing signature of property owner  Date 3-13-23

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §33.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



March 13, 2023

City of Madison
Urban Design Commission
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701-2985

RE: UDC Final Approval: Letter of Intent
3351 Dairy Dr (New office/warehouse)

Dear Commission members:

On behalf of Wisconsin Data Partners LLC, Sketchworks Architecture, LLC is submitting this letter of intent and application for an initial and a final approval of Concept Site, Building Plans, and Elevations at 3351 Dairy Dr. Our submittal is for a new ~23,200 SF warehouse building with 1 tenant. The building will be a single-story precast concrete building with a ~2,400 SF mezzanine.

The site is zoned Limited Industrial (IL). The intended proposed use is allowed under this zoning. Any tenant conditional use beyond the initial FGC occupancy will be reviewed on a tenant by tenant basis and is not part of this review. The site is also part of the Urban Design District #01.

On December 8th, 2022, we presented our concept to the Madison Development Assistance Team through a DAT meeting and have incorporated their feedback about the site.

The Alderperson of district 16, Jael Currie, was contacted, and the owner had a meeting scheduled with her on Tuesday March 14th, 2023. She was very supportive our project. Her confirmation will be included as soon as it is delivered to us.

Proposal Summary:

This new building single-story, precast concrete office/warehouse.

Existing conditions:

This proposed building will be located on a currently vacant lot bordered by Dairy Drive to the West and a protected wetland to the South-East.

Legal Description:

PART OF LOT 1, CSM 12791 REC'D IN VOL 81 OF CERTIFIED SURVEYS, PAGES 64-66, AS DOC 34606297, SW 1/4 OF SE 1/4, SEC 22, T7N R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESC AS FOL: COM AT S 1/4 CORNER OF SD SEC 22; TH N 88 DEG 47 MIN 38 SEC E, 200.07 FT ALG S LN OF SD SW 1/4 OF SE 1/4 TO W LN OF OUTLOT 1 OF RHODIA PLAT; TH N 0 DEG 37 MIN 30 SEC E, 240.01 FT ALG SD W LN TO SW COR OF LOT 1 OF CSM 12791 AND THE POB; TH N 0 DEG 37 MIN 30 SEC E, 491.54 FT ALG W LN SD LOT 1; TH N 88 DEG 53 MIN 20 SEC E,



355.46 FT TO A NWLY LN OF OUTLOT 1 OF RHODIA PLAT; TH S 30 DEG 56 MIN 34 SEC W, 411.13 FT ALG SD NWLY LN; TH S 45 DEG 41 MIN 41 SEC W, 208.71 FT TO POB.

Proposed use:

The proposed use is a single-tenant office/ warehouse building. This building will house approximately 45 employees with room for future company growth. There will be a total of 43 surface parking stalls, 2 of which are ADA, and both will be van accessible. The trash enclosure will be located east of the building and screened.

Design Attributes:

The building was designed to meet or exceed the aesthetic requirements for a building in this neighborhood, as well as to directly compliment the large multi-tenant building across Dairy Drive. The design borrows colors, shapes and motifs from the neighboring buildings. It is a single-story building, that is ~38'-0" tall at the tallest parapets. Rooftop equipment will be screened within the taller parapets. Trash enclosures to be screened using cedar wood fence mounted on a steel frame.

Materials shall be primarily painted precast concrete with ample glass and architectural metal canopies (see elevations).

Site Planning:

1. Site has (2) ingress/ egress locations both on Dairy Dr.
2. Site is being developed with best stormwater practices.
3. Utilities serving the building will be underground.

Parking Lots / Loading Docks:

1. Parking lots will provide landscaping islands and perimeter landscaping to meet or exceed current code.
2. The trash enclosure is in the back of the building. It will be enclosed with a cedar fence to screen the dumpsters.

Building / Site Relationships:

1. The building is located to optimize the site as well as the building function, vehicle parking is to the East and South of the building with loading docks screened by the building from Dairy Drive.

Lighting:

1. Site lighting is designed to minimize light pollution and meets or exceeds current codes.
2. Pole lights are used in the vehicle parking area.
3. Building lights are used at the loading dock areas.

Utilities:

1. Utilities serving the building will be underground.

Signs:

1. The signage package is in conformance with city of Madison and UDD sign ordinances.
2. Specific signage for FGC will be addressed in a separate submittal.



In summary, the project will consist of the general criteria listed below:

Zoning District:

The property is currently zoned IL.

Urban Design District:

The property is within the Urban Design District 01.

Project Schedule:

The project construction schedule will be as follows (subject to change):

DAT meeting:	December 8 th , 2022
UDC approval:	April 19 th , 2023 meeting
Plan submittal:	April 2023
Permit submittal:	May 2023
Start Construction (Site and Footings)	June 2023

Project Team:

The key individuals and firms involved in this planning and design process include:

Building Owner:

Wisconsin Development Partners, LLC
4916 E. Broadway
Madison, WI 53716
Contact Tyler Marks
(866) 432-1711

Architect:

Sketchworks Architecture, LLC
2501 Parmenter Street, Suite 100B
Middleton, WI 53562
Contact: Ian Luecht
(608) 836-7570

Civil Engineer:

Wyser Engineering
312 East Main St
Mount Horeb, WI 53571
Contact: Wade Wyser
(608) 437-1980

General Contractor :

Lionshare Group, LLC
7818 Big Sky Drive
Madison, WI 53719
Contact : James Spahr
(608) 235-6499



Please feel free to contact us with any questions you may have regarding this request.

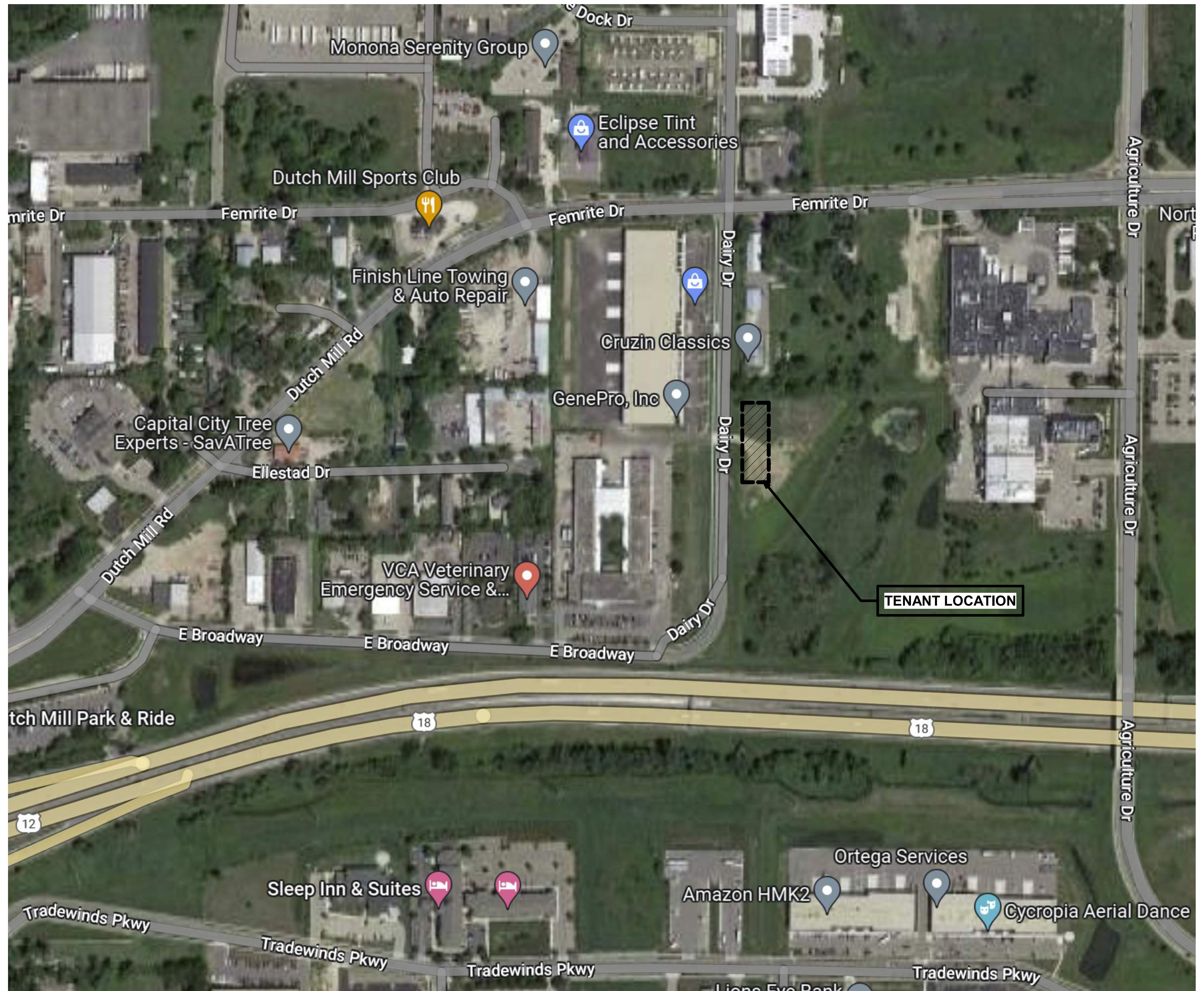
Respectfully,

A handwritten signature in black ink, appearing to read "Ian Luecht". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ian Luecht
Sketchworks Architecture, LLC

FACILITIES GATEWAY CORPERATION - HQ

SHEET INDEX			
SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
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G003	CONTEXTUAL INFORMATION - DAIRY DRIVE		
G004	CONTEXTUAL INFORMATION - BELTLINE VIEWS		
CIVIL			
C100	SITE PLAN		
C200	GRADING & EROSION CONTROL PLAN		
C300	UTILITY PLAN		
C400	DETAILS		
LANDSCAPE			
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ARCHITECTURAL SITE			
AS101	ARCHITECTURAL SITE PLAN		
ARCHITECTURAL			
A101	FLOOR PLAN		
A110	ROOF PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS - COLOR		
A203	EXTERIOR PERSPECTIVES		
A204	EXTERIOR MATERIALS		
ELECTRICAL			
ES---	SITE LIGHTING PLAN		



FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status

2023.03.13	UDC SUBMITTAL

PROJ. #: 22231-01

© SKETCHWORKS ARCHITECTURE 2022

COVER SHEET

G001

OWNER:
WI DEVELOPMENT PARTNERS,
LLC
4916 E BROADWAY
MADISON, WI 53716

CONTACT:
TYLER MARKS (OWNER)
866-432-1711

TENANT:
FACILITIES GATEWAY CORP.
4916 E BROADWAY
MADISON, WI 53716

CONTACT:
TYLER MARKS (TENANT OWNER)
866-432-1711

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 100B
MIDDLETON, WI 53562

CONTACT:
STEVE SHULFER (ARCHITECT)
IAN LUECHT (DESIGNER / CONTACT)
608-836-7570

GENERAL CONTRACTOR:
LIONSHARE GROUP
7818 BIG SKY DR., STE 216
MADISON, WI 53719

CONTACT:
JAMES SPAHR (OWNER)
608-235-6499

D

C

B

A



WAREHOUSE ACROSS DAIRY DRIVE

CURRENT FGC BULDING ACROSS DAIRY DRIVE



WAREHOUSE ACROSS DAIRY DRIVE DETAIL

METAL BUILDINGS TO THE NORTH OF 3351 DAIRY DRIVE



Project Status

2023.03.13	UDC SUBMITTAL

PROJ. #: 22231-01

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ARCHITECTURE 2022

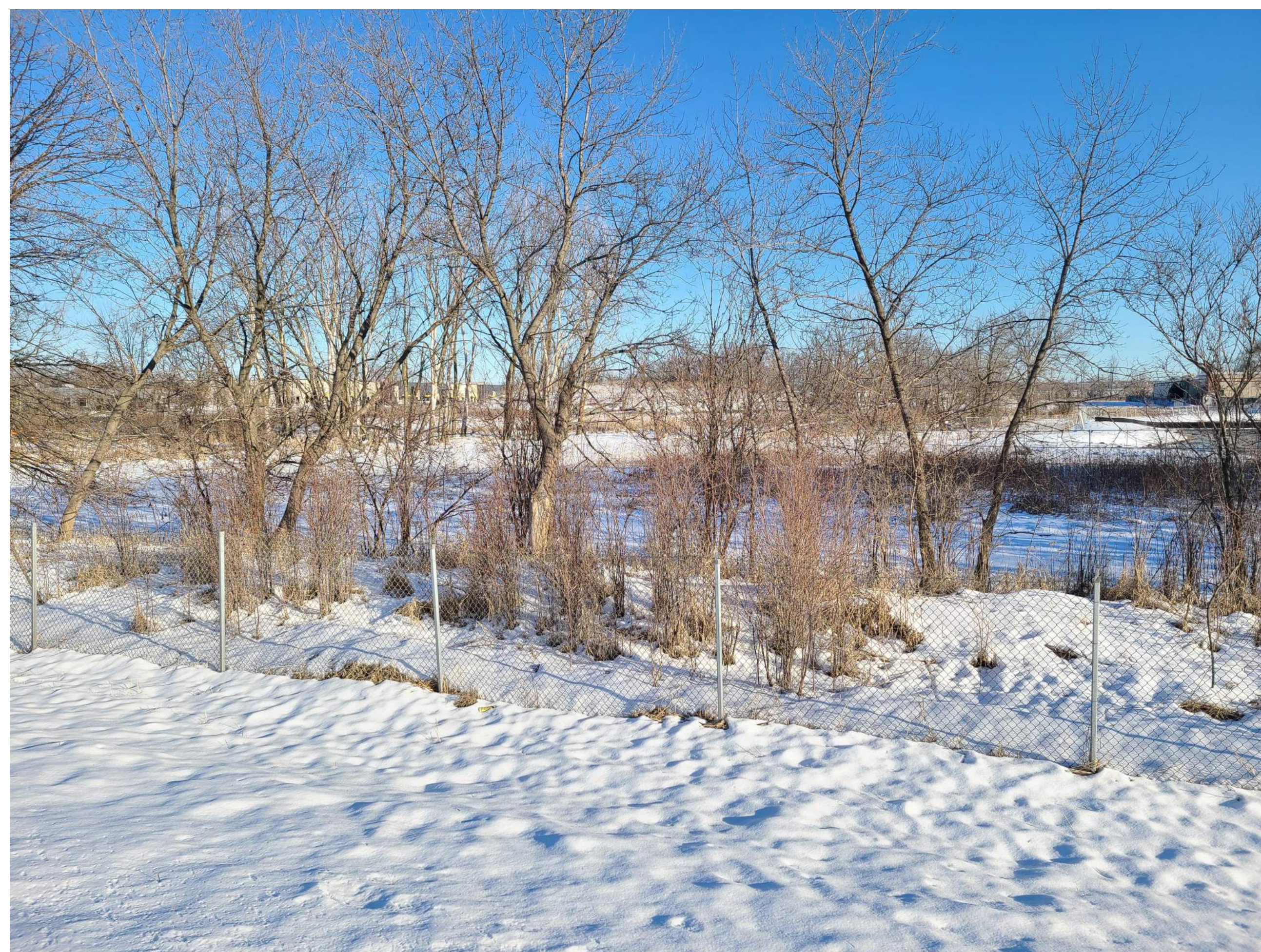
**CONTEXTUAL
INFORMATION
- DAIRY DRIVE**

D



CONCRETE MEDIAN BLOCKS VIEW FROM EASTBOUND BELTLINE

C



WESTBOUND BELTLINE VIEW OF WAREHOUSE BLOCKED BY WETLAND SHRUBS

WESTBOUND BELTLINE VIEW OF WAREHOUSE BLOCKED BY WETLAND SHRUBS



WESTBOUND BELTLINE VIEW OF SMALL GAP IN WETLAND SHRUBS

B



A

FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status

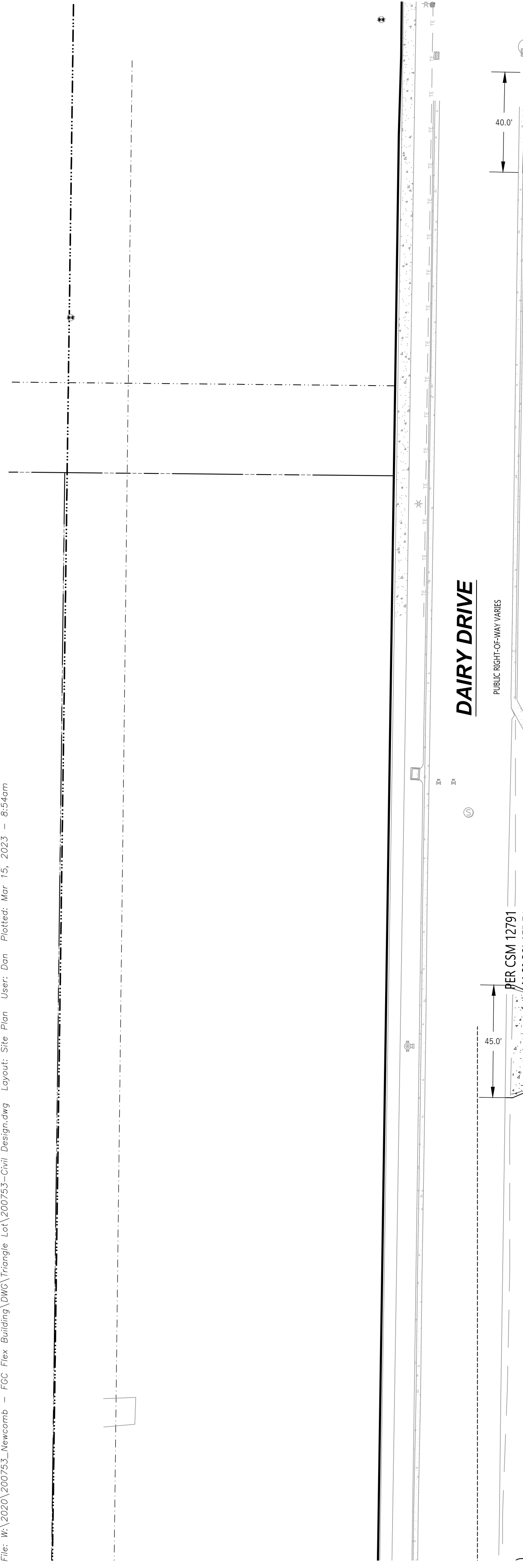
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PROJ. #: 22231-01

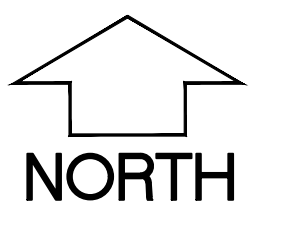
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ARCHITECTURE 2022

**CONTEXTUAL
INFORMATION
- BELTLINE
VIEWS**

G004



- ### LEGEND (PROPOSED)
- PROPOSED PROPERTY BOUNDARY
 - EASEMENT
 - BUILDING FOOTPRINT
 - 18" CURB AND GUTTER
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - STORMWATER TREATMENT FACILITY



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- 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.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 3351 DAIRY DRIVE
 SITE ACREAGE: 98,220 SQ.FT. (2.25 AC)
 USE OF PROPERTY: INDUSTRIAL
 ZONING: INDUSTRIAL LIMITED (IL)
 MAXIMUM LOT COVERAGE: 75%
 SETBACKS:
 FRONT YARD - DAIRY DRIVE: 0- FEET
 FRONT YARD - FUTURE STREET: 5- FEET
 REAR YARD: 30- FEET
 TOTAL NUMBER OF PARKING STALLS: 43
 MINIMUM: NONE
 MAXIMUM: 1 PER 250 SQ. FT. FLOOR AREA
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2
 TOTAL NUMBER OF BIKE STALLS: 4
 EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
 NEW IMPERVIOUS SURFACE AREA: 57,140 SQ. FT.
 ROOFTOP: 23,200 SQ. FT.
 PAVED: 31,775 SQ. FT.
 SIDEWALK: 2,165 SQ. FT.
 DISTURBANCE LIMITS: 98,220 SQ. FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 57,140 SQ. FT.
 IMPERVIOUS SURFACE AREA ON THE SITE: 58.2%

FACILITY GATEWAY CORP. - H.Q.

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
SITE PLAN

3351 DAIRY DRIVE
MADISON, WI 53716

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
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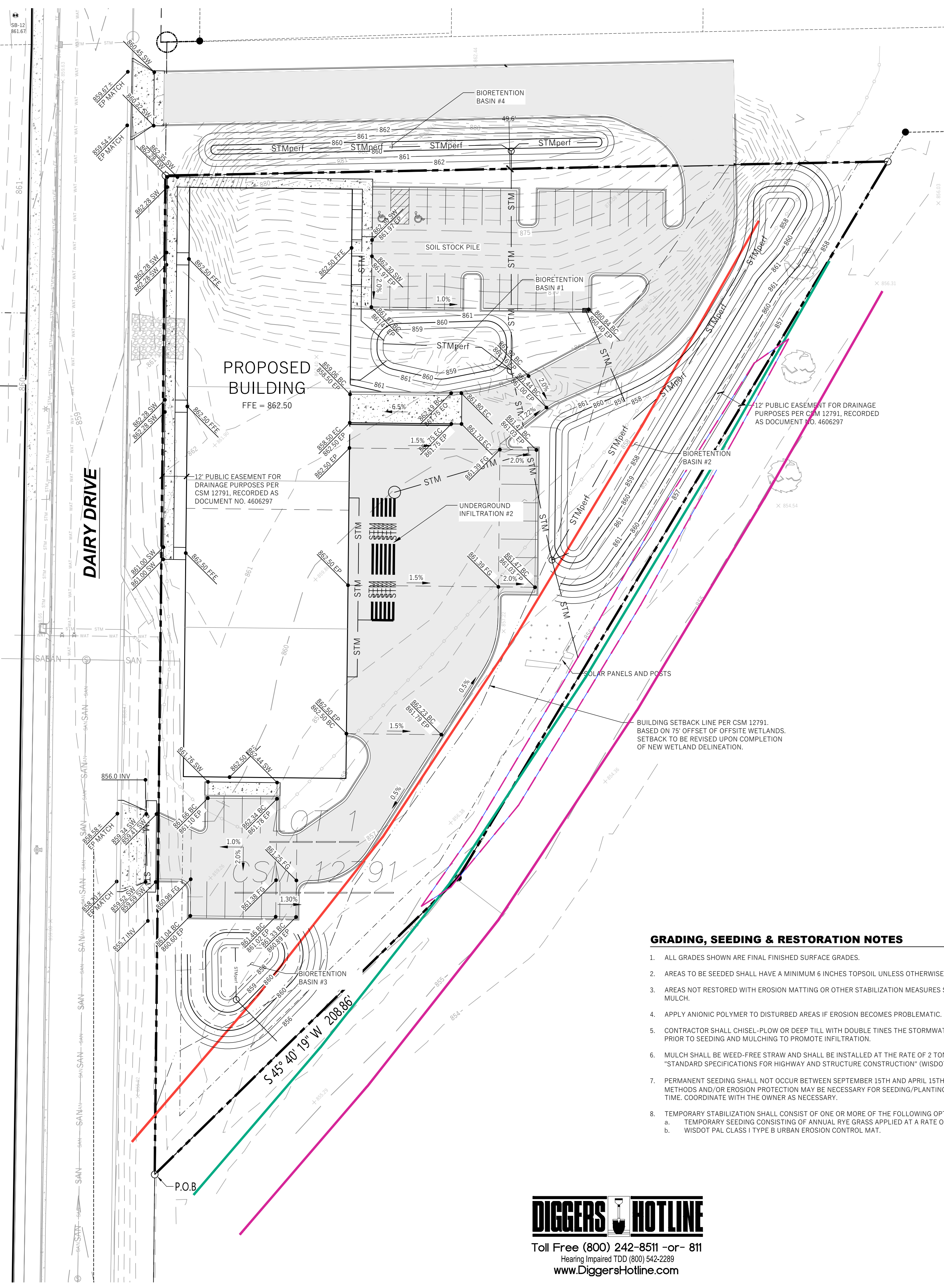
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Set Type	UDC REVIEW
Date Issued	03/15/2023



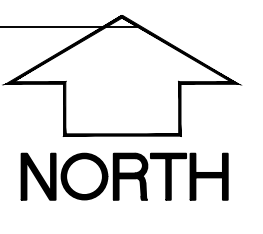
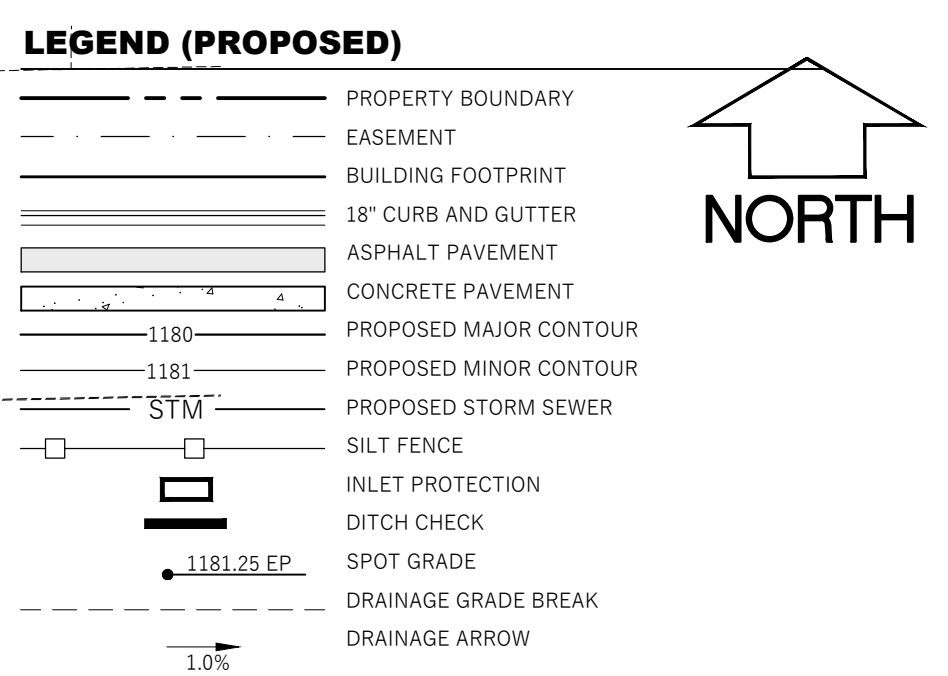
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WARRANTY DEED
DOCUMENT NO. 5478863



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OULOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF MADISON / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRECONSTRUCTION MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION, COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS TO GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OULLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX. AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNRS BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/hotw/>
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 633-F-11-006: <https://www3.epa.gov/rpdes/pubs/concretestwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS.
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

FACILITY GATEWAY CORP. - H.Q.
CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

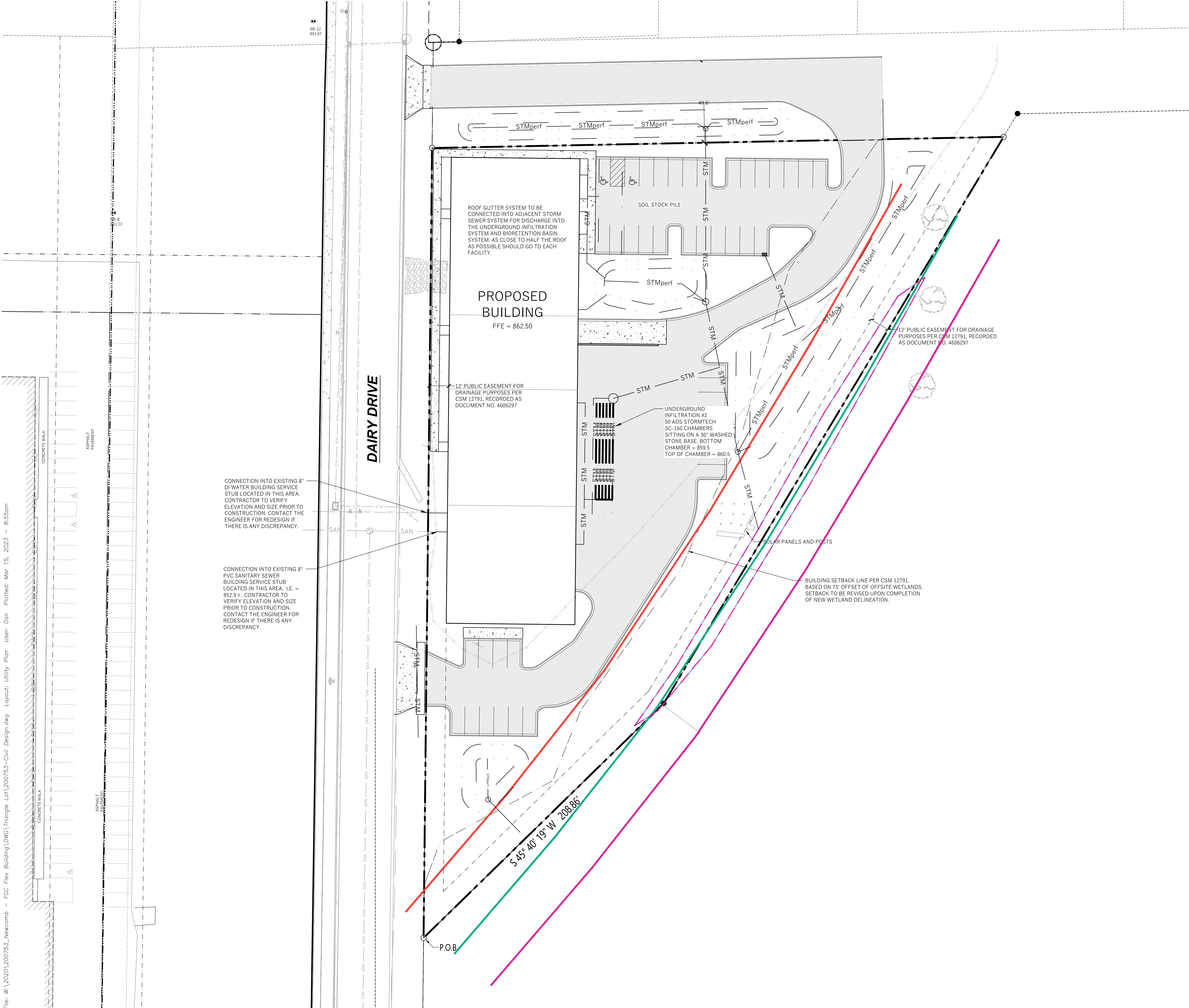
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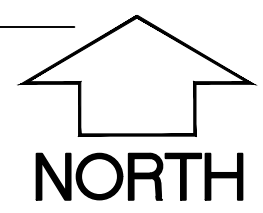
3351 DAIRY DRIVE
MADISON, WI 53716

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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT --- PROPOSED WATER MAIN
- SAN --- PROPOSED SANITARY SEWER
- STM --- PROPOSED STORM SEWER
- GAS --- PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E --- PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
3. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
4. 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.
5. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES 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.
9. 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.
10. 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. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)(b) AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.

CONNECTION INTO EXISTING 8" DI WATER BUILDING SERVICE STUB LOCATED IN THIS AREA. CONTRACTOR TO VERIFY ELEVATION AND SIZE PRIOR TO CONSTRUCTION. CONTACT THE ENGINEER FOR REDESIGN IF THERE IS ANY DISCREPANCY.

CONNECTION INTO EXISTING 8" PVC SANITARY SEWER BUILDING SERVICE STUB LOCATED IN THIS AREA. I.E. = 852.9±. CONTRACTOR TO VERIFY ELEVATION AND SIZE PRIOR TO CONSTRUCTION. CONTACT THE ENGINEER FOR REDESIGN IF THERE IS ANY DISCREPANCY.

ROOF GUTTER SYSTEM TO BE CONNECTED INTO ADJACENT STORM SEWER SYSTEM FOR DISCHARGE INTO THE UNDERGROUND INFILTRATION SYSTEM AND BIORETENTION BASIN SYSTEM. AS CLOSE TO HALF THE ROOF AS POSSIBLE SHOULD GO TO EACH FACILITY.

PROPOSED BUILDING
FFE = 862.50

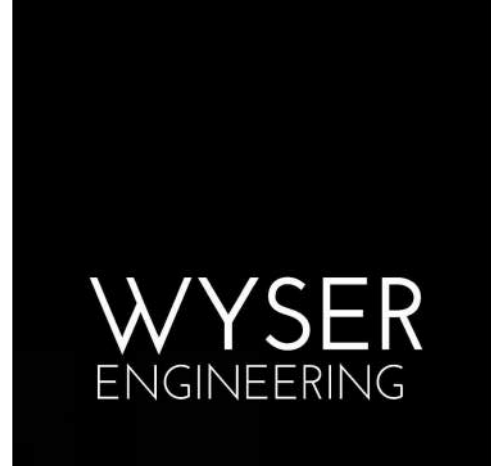
12' PUBLIC EASEMENT FOR DRAINAGE PURPOSES PER CSM 12791, RECORDED AS DOCUMENT NO. 4606297

UNDERGROUND INFILTRATION #2
50 ADS STORMTECH
SC-160 CHAMBERS
SITTING ON A 30" WASHED
STONE BASE. BOTTOM
CHAMBER = 859.5
TOP OF CHAMBER = 860.5

BUILDING SETBACK LINE PER CSM 12791. BASED ON 75' OFFSET OF OFFSITE WETLANDS. SETBACK TO BE REVISED UPON COMPLETION OF NEW WETLAND DELINEATION.

S 45° 40' 19" W 208.86'

P.O.B.



3351 DAIRY DRIVE
MADISON, WI 53716

FACILITY GATEWAY CORP. - H.Q.
CITY OF MADISON, DANE COUNTY, WI
Sheet Title:
UTILITY PLAN

Revisions:

No.	Date:	Description:

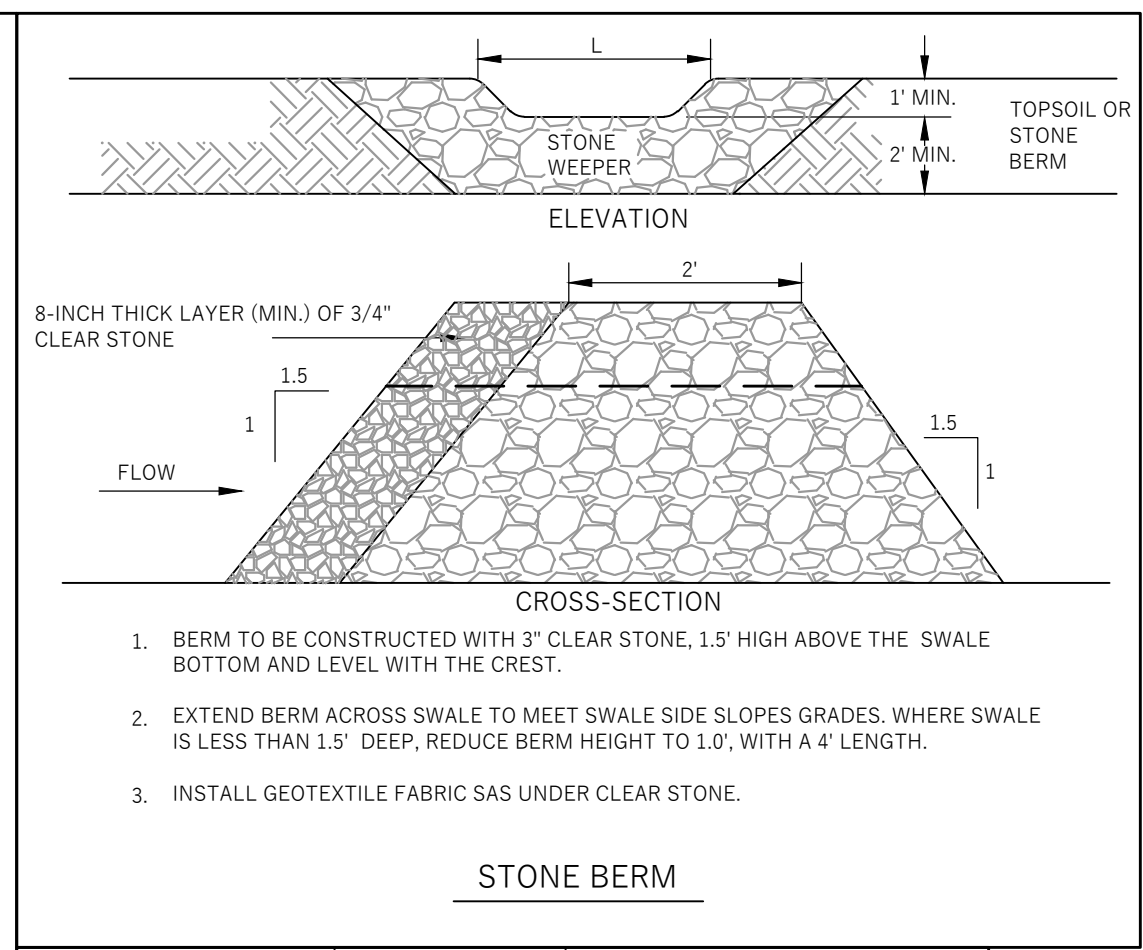
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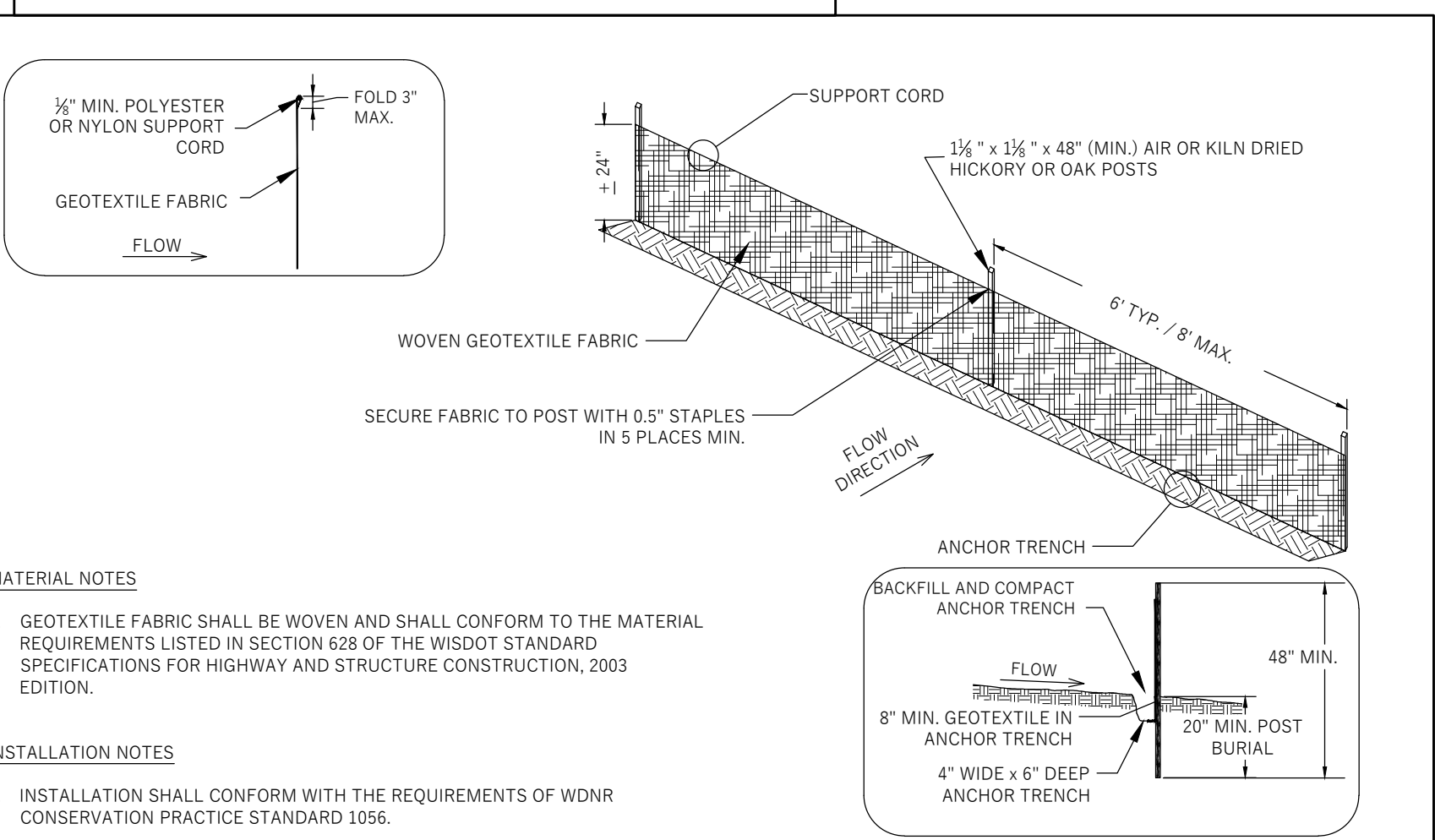
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Set Type	PERMIT
Date Issued	02/27/2023
Sheet Number	C400



MATERIAL	THICKNESS	SPECIFICATION
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1, 12.5 MM
DENSE GRADED BASE	12.0"	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	16.0"	

- SPECIFICATIONS BASED ON GEOTECHNICAL REPORT AS PREPARED BY CGC, INC., DATED JULY 13, 2015. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS.
- CAR PARKING REFERS TO THE STRIPED PARKING AREAS ONLY. ALL OTHER AREAS ARE CONSIDERED DRIVE LANES.
- REFERENCED SPECIFICATION IS WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING SECTION 460.3.2 RELATING LAYER THICKNESS TO AGGREGATE SIZE.
- COMPACTION REQUIREMENTS
 - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
- MIXTURE TYPE LT 58-28 S BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.

PAVEMENT SPECIFICATIONS



MATERIAL NOTES

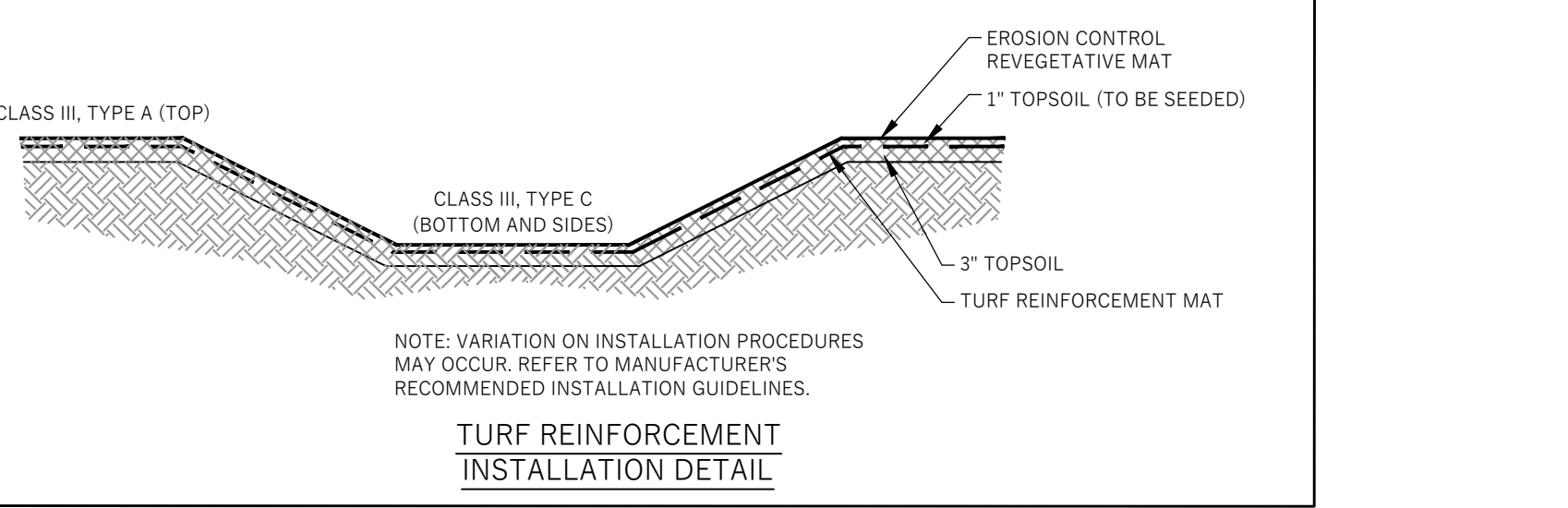
- GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNr CONSERVATION PRACTICE STANDARD 1056.
- CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
- FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
- CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
- SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

- AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
- INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN 1/2 OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
- REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.



TURF REINFORCEMENT INSTALLATION DETAIL

GENERAL NOTES:

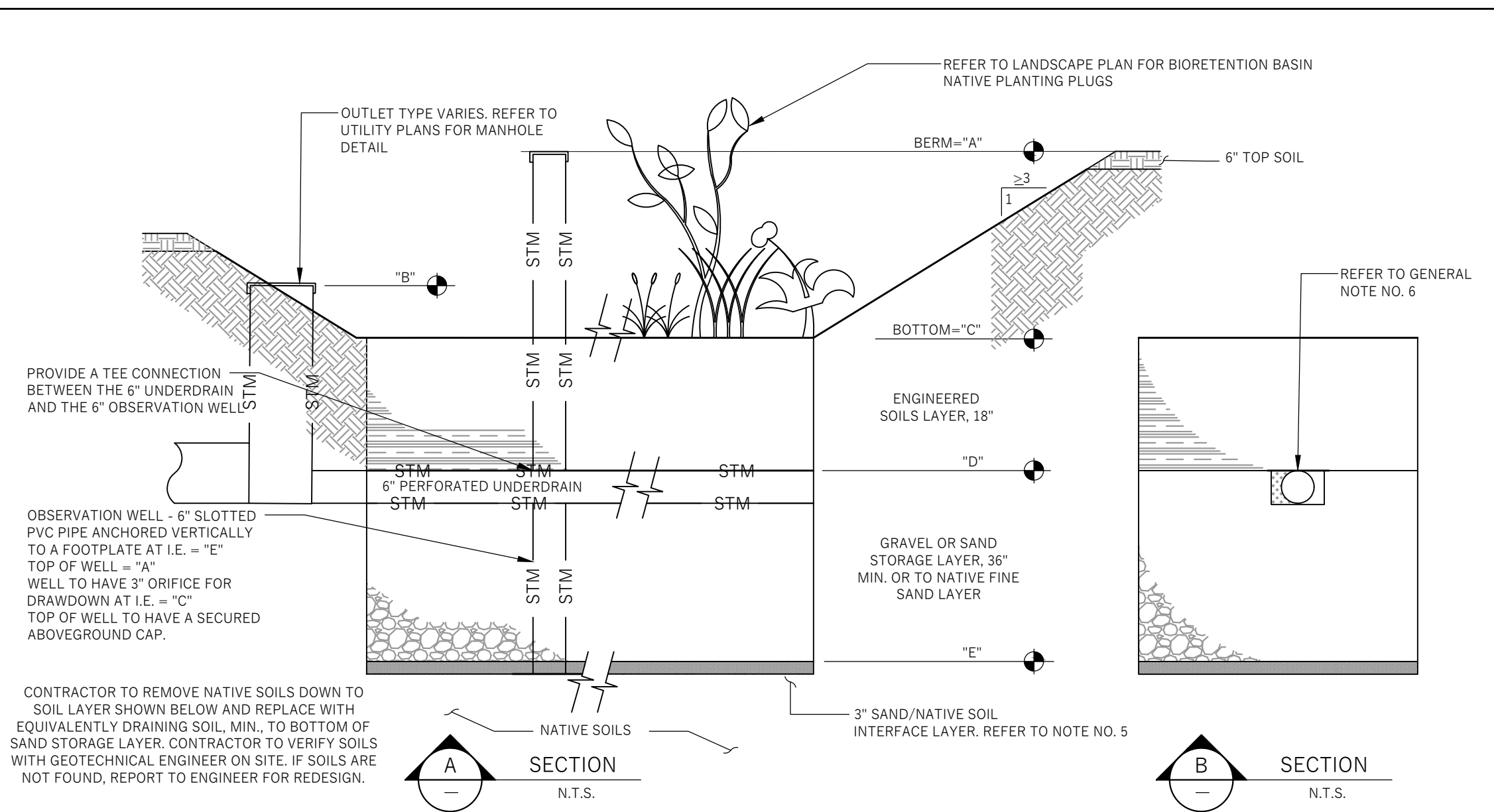
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNr TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
- CONTRACTOR SHALL INSTALL "XXXXXX" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEED 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, ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE THROUGH THE ENTIRE BASIN WITHIN 48-HOURS AND ALL STANDING WATER DISSIPATED 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.
- REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

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 1	BIORETENTION BASIN 2	BIORETENTION BASIN 3	BIORETENTION BASIN 4
A 861.0	861.0	860.5	862.0
B 859.5	858.5	858.0	860.5
C 859.0	858.0	857.5	860.0
D 857.5	856.5	856.0	858.5
E 855.5	856.0	855.5	858.0

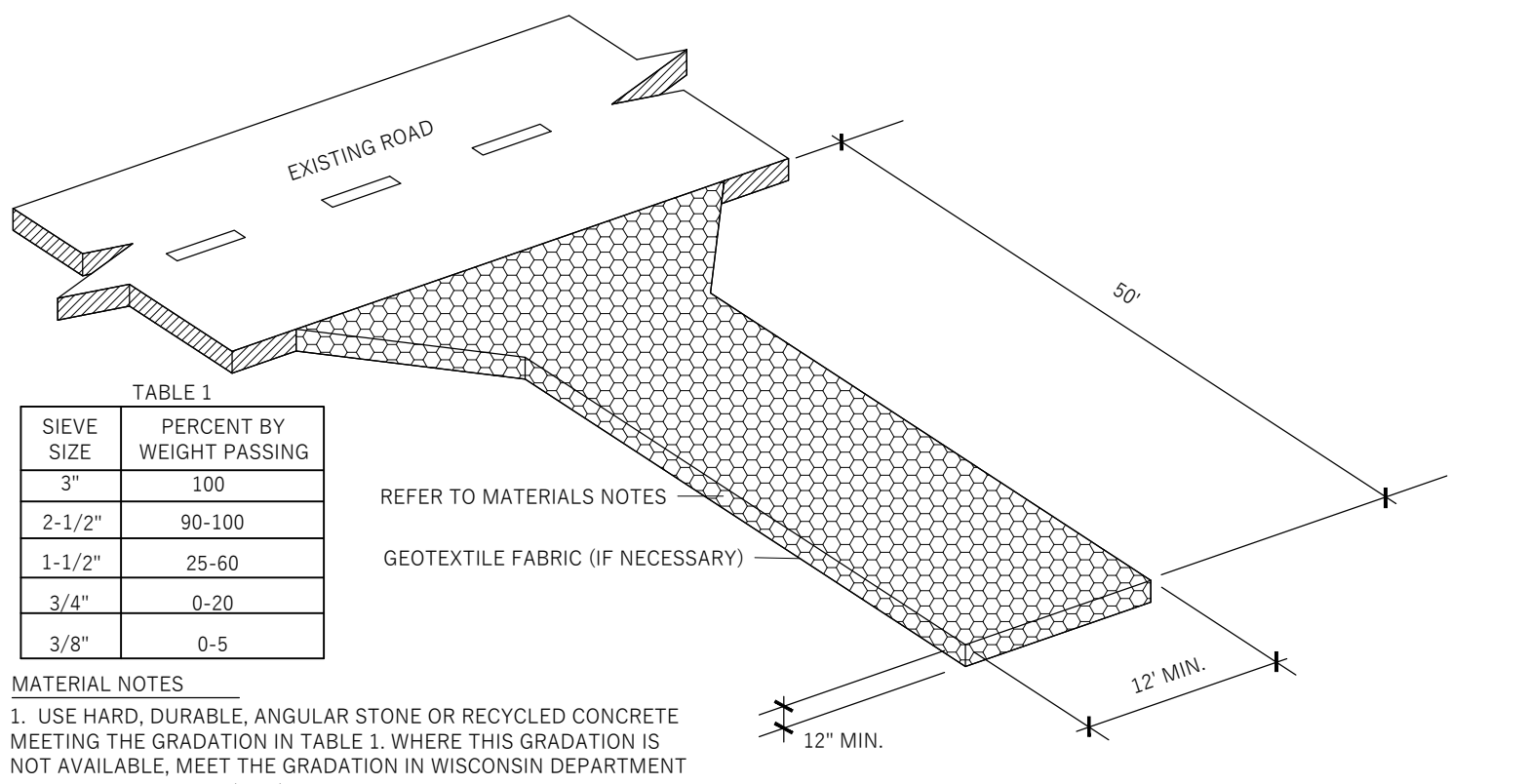
BIORETENTION DEVICE



REFERENCE	SOIL DEPTH	SOIL TYPE	INFILTRATION RATE	LIMITING LAYER	
BIORETENTION BASIN 1	B-1	858.5-846.5	Medium Sand	0.5	855.5 - GROUNDWATER
BIORETENTION BASIN 2	TP-2	855.5-853.5	Fine Sand Loam	0*	853.4 - GROUNDWATER
BIORETENTION BASIN 3	TP-1	855.6-854.0	Silty Clay	0*	855.6 - GROUNDWATER
BIORETENTION BASIN 4	TP-3	858.7-851.7	Sand	0*	854.7 - GROUNDWATER

*PROTECTIVE TYPE B POND LINER. EXTEND UP TO 2-YEAR WATER SURFACE ELEVATION, MIN. (BASIN 2: 860.09; BASIN 3: 864.16) PER WDNr TECHNICAL STANDARDS (APPENDIX D, TECHNICAL STANDARD 1001). ACCEPTABLE LINERS INCLUDE 2-FEET THICK CLAY, 40 MIL THICK HDPE OR 30 MIL THICK PPL.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



GENERAL NOTES:

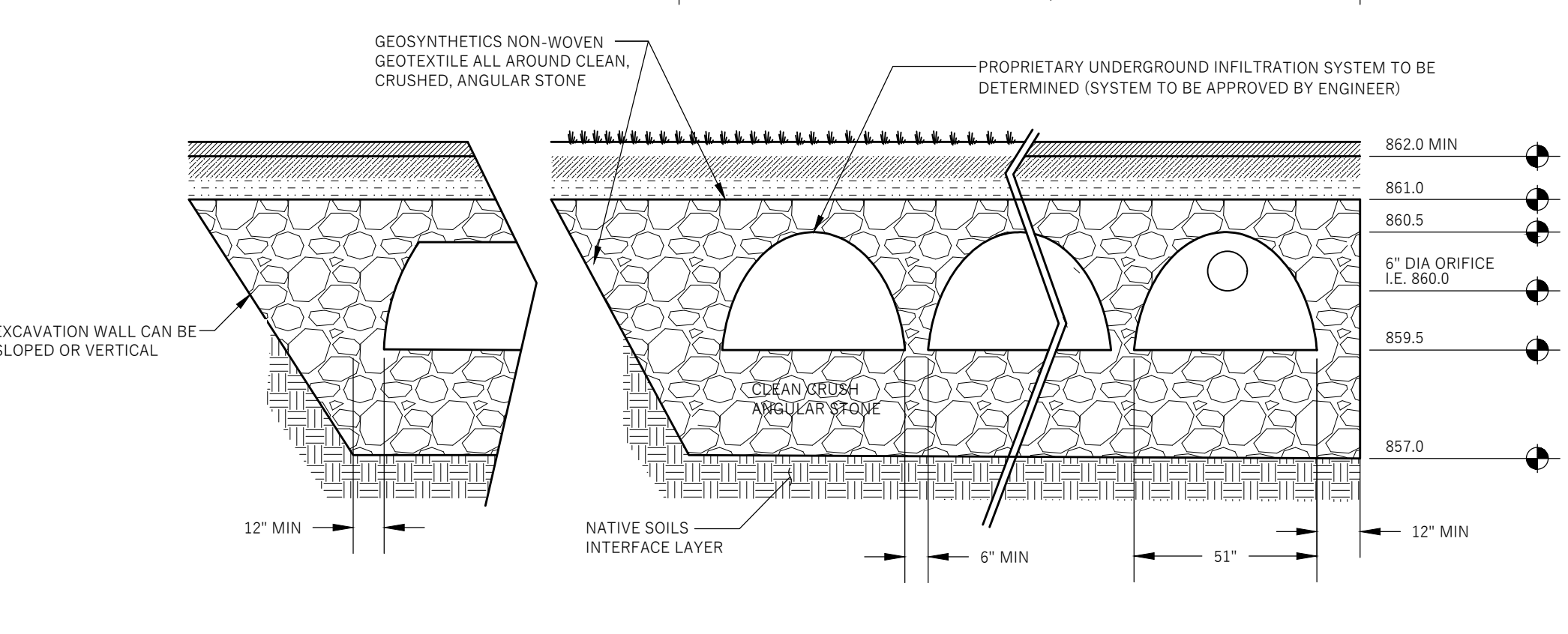
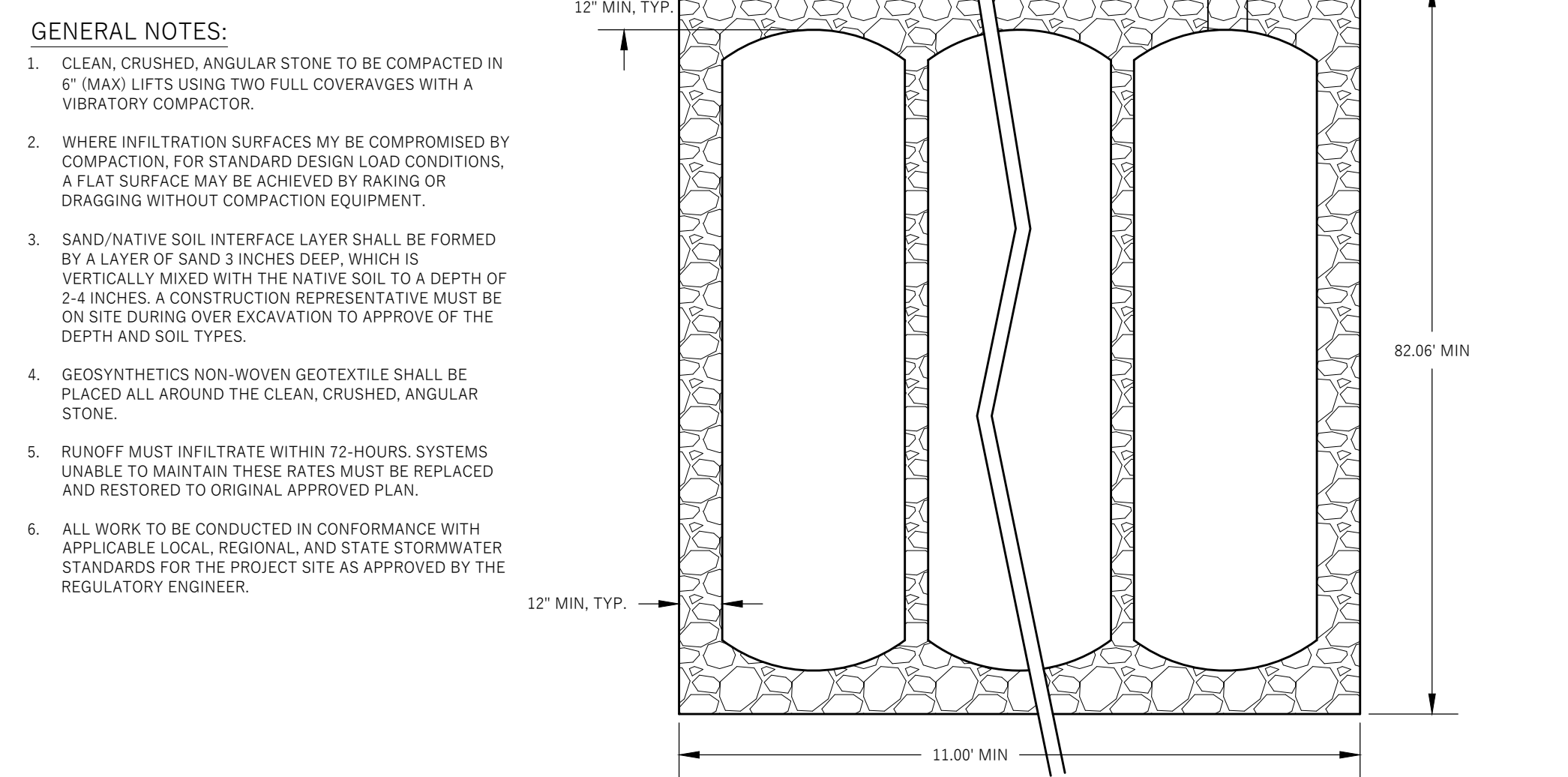
- CLEAN, CRUSHED, ANGULAR STONE TO BE COMPACTED IN 6" (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT.
- SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
- GEOSYNTHETICS NON-WOVEN GEOTEXTILE SHALL BE PLACED ALL AROUND THE CLEAN, CRUSHED, ANGULAR STONE.
- RUNOFF MUST INFILTRATE WITHIN 72-HOURS. SYSTEMS UNABLE TO MAINTAIN THESE RATES MUST BE REPLACED AND RESTORED TO ORIGINAL APPROVED PLAN.
- 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.

INSPECTION & MAINTENANCE NOTES

- STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
- MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, PUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENEED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
- REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
- MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
- REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

UNDERGROUND INFILTRATION	REFERENCE	SOIL DEPTH	SOIL TYPE	INFILTRATION RATE	LIMITING LAYER
UNDERGROUND INFILTRATION	B-1	858.5-846.5	Fine Sand	0.5	855.5 - GROUNDWATER

UNDERGROUND INFILTRATION SYSTEM

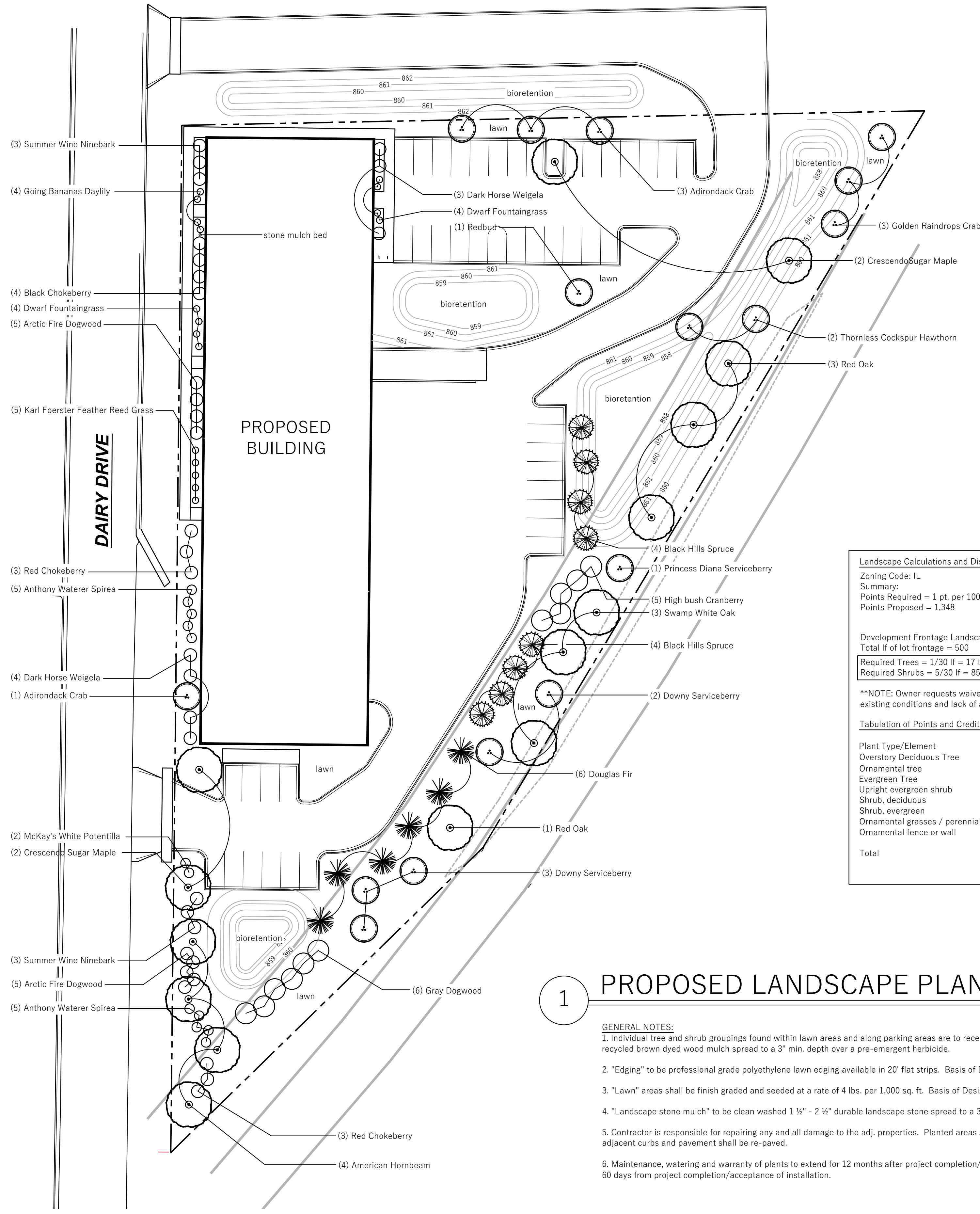


UNDERGROUND INFILTRATION	REFERENCE	SOIL DEPTH	SOIL TYPE	INFILTRATION RATE	LIMITING LAYER
UNDERGROUND INFILTRATION	B-1	858.5-846.5	Fine Sand	0.5	855.5 - GROUNDWATER

Revisions:

No.	Date:	Description:

Graphic Scale	
Wysers Number	20-0753
Set Type	SCHEMATIC
Date Issued	03/15/2023
Sheet Number	L100



OVERSTORY TREES		
Swamp White Oak	Quercus bicolor	2 1/2" cal.
Crescendo Sugar Maple	Acer saccharum 'Morton'	2 1/2" cal.
American Hornbeam	Carpinus caroliniana	2 1/2" cal.
Red Oak	Quercus rubra	2 1/2" cal.
ORNAMENTAL TREES		
Princess Diana Serviceberry	Amel. x grandiflora 'Princess Diana'	1 1/2" cal.
Adirondack Crab	Malus Adirondack'	1 1/2" cal.
Redbud	Cercis canadensis 'Columbus'	1 1/2" cal.
Downy Serviceberry	Amelanchier arborea	1 1/2" cal.
Golden Raindrops Crab	Malus transitoria 'Schmidtcutleaf'	1 1/2" cal.
EVERGREEN TREES		
Black Hills Spruce	Picea glauca 'Densata'	6' ht.
Douglas Fir	Pseudotsuga menziesii	6' ht.
DECIDUOUS SHRUBS		
Summer Wine Ninebark	Physocarpus opul. 'Summer Wine'	18" ht.
Dark Horse Weigela	Weigela florida 'Dark Horse'	18" ht.
Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	24" ht.
Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	18" ht.
Black Chokeberry	Aronia melanocarpa 'Iroquois Beauty'	24" ht.
Red Chokeberry	Aronia arbutifolia	24" ht.
Gray Dogwood	Cornus racemosa	24" ht.
High bush Cranberry	Viburnum trilobum	24" ht.
PERENNIALS		
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'K. Foerster'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Going Bananas Daylily	Hemerocallis 'Going Bananas'	1 gal.

Landscape Calculations and Distribution:
Zoning Code: IL
Summary:
Points Required = 1 pt. per 100 sf developed area (40,600 sf / 100) = 406 pts.
Points Proposed = 1,348

Development Frontage Landscaping
Total lf of lot frontage = 500

Required Trees = 1/30 lf = 17 trees	Provided Trees = ** 6
Required Shrubs = 5/30 lf = 85 shrubs	Provided Shrubs = ** 41

**NOTE: Owner requests waiver from required Development Frontage Landscape due to existing conditions and lack of available space.

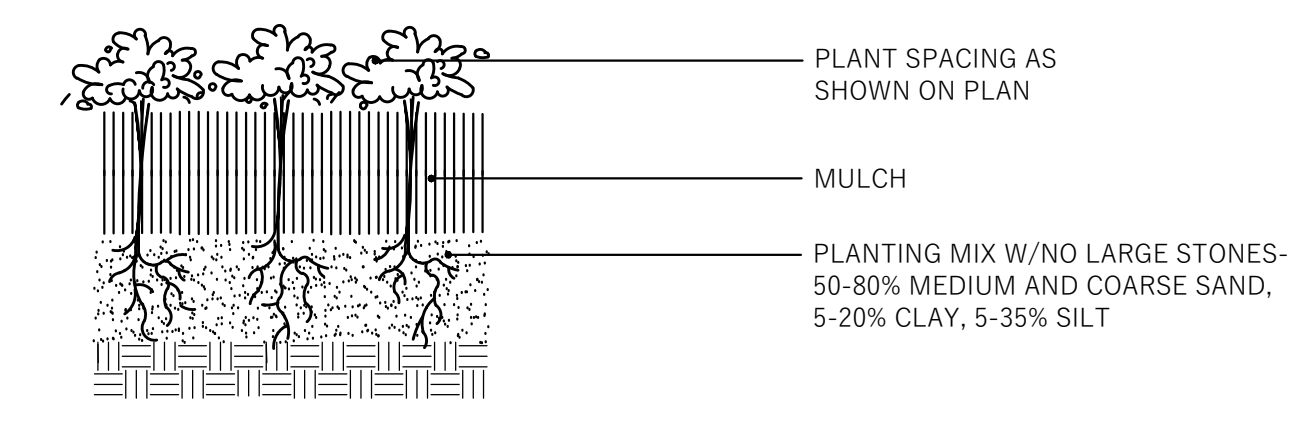
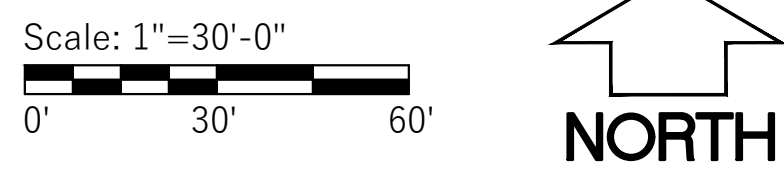
Tabulation of Points and Credits (includes Development Frontage Landscaping):

Plant Type/Element	Min. size	Points	Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	15	525
Ornamental tree	1 1/2" cal.	15	10	150
Evergreen Tree	5'-6'	35	14	490
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	53	159
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses / perennials	18" or 3 gal.	2	12	24
Ornamental fence or wall	na	4 per 10 lf	-	-
Total				1,363

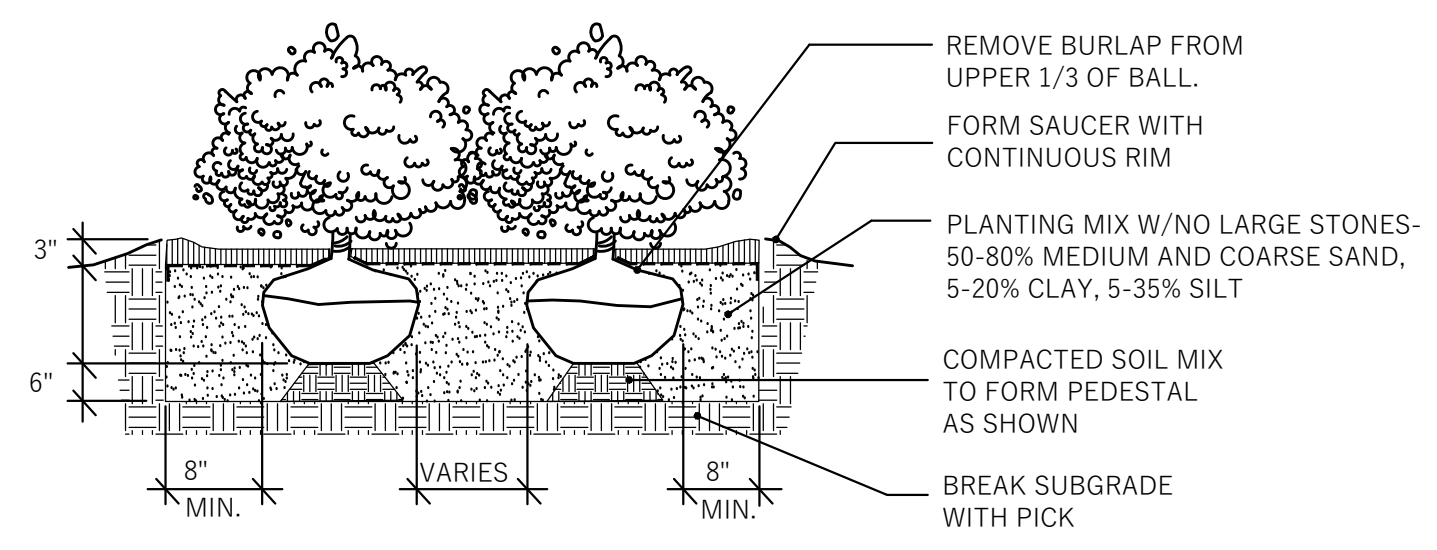
1,348 Total Points Provided (406 Required)

1 PROPOSED LANDSCAPE PLAN

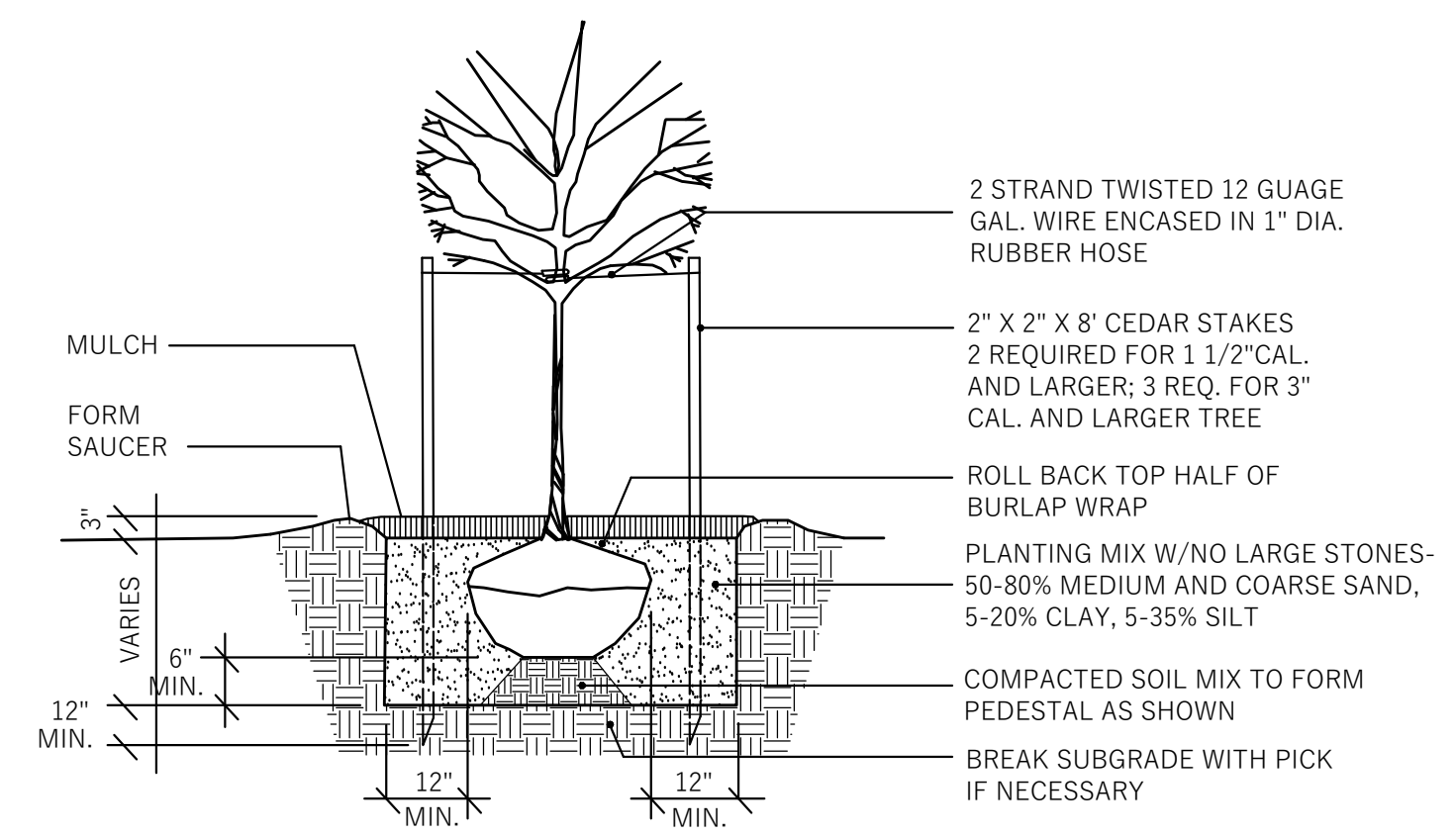
- GENERAL NOTES:
- Individual tree and shrub groupings found within lawn areas and along parking areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
 - "Landscape stone mulch" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 - Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 - Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



2 PERENNIAL PLANTING

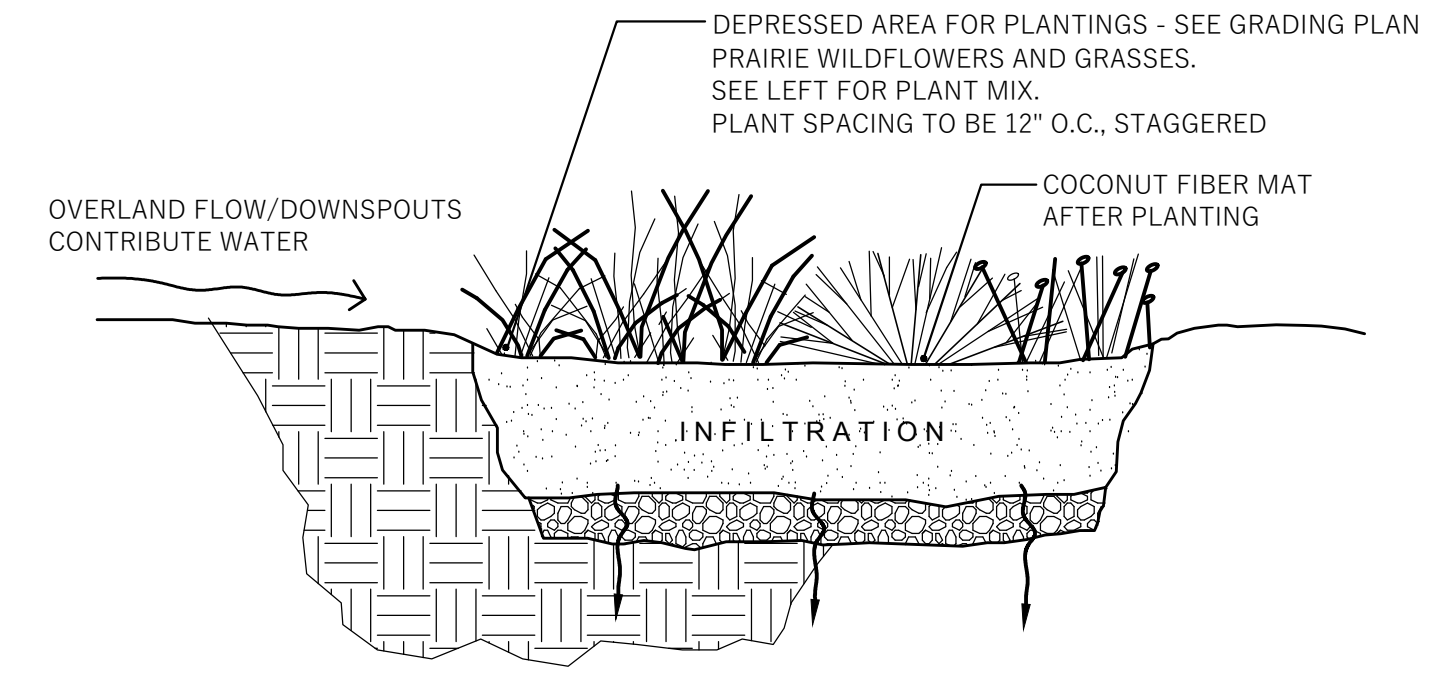


3 SHRUB PLANTING



4 TREE PLANTING

PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo, Purple Coneflower, Blue Flag Iris, Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



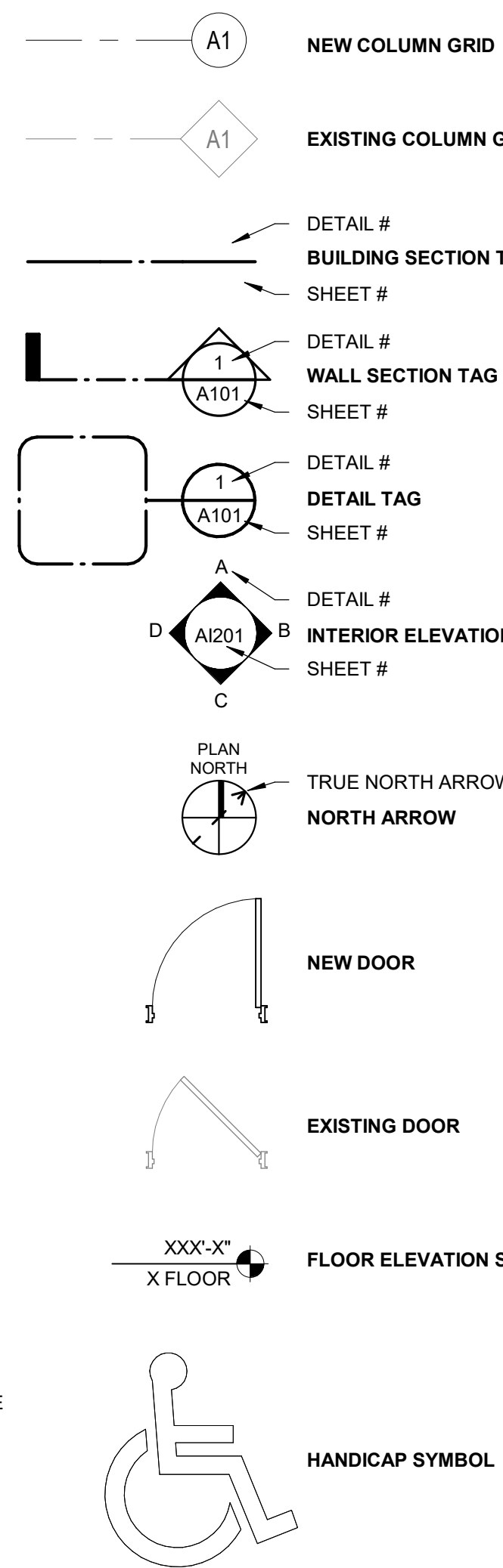
5 BIOINFILTRATION AREA

COMMON ABBREVIATIONS:

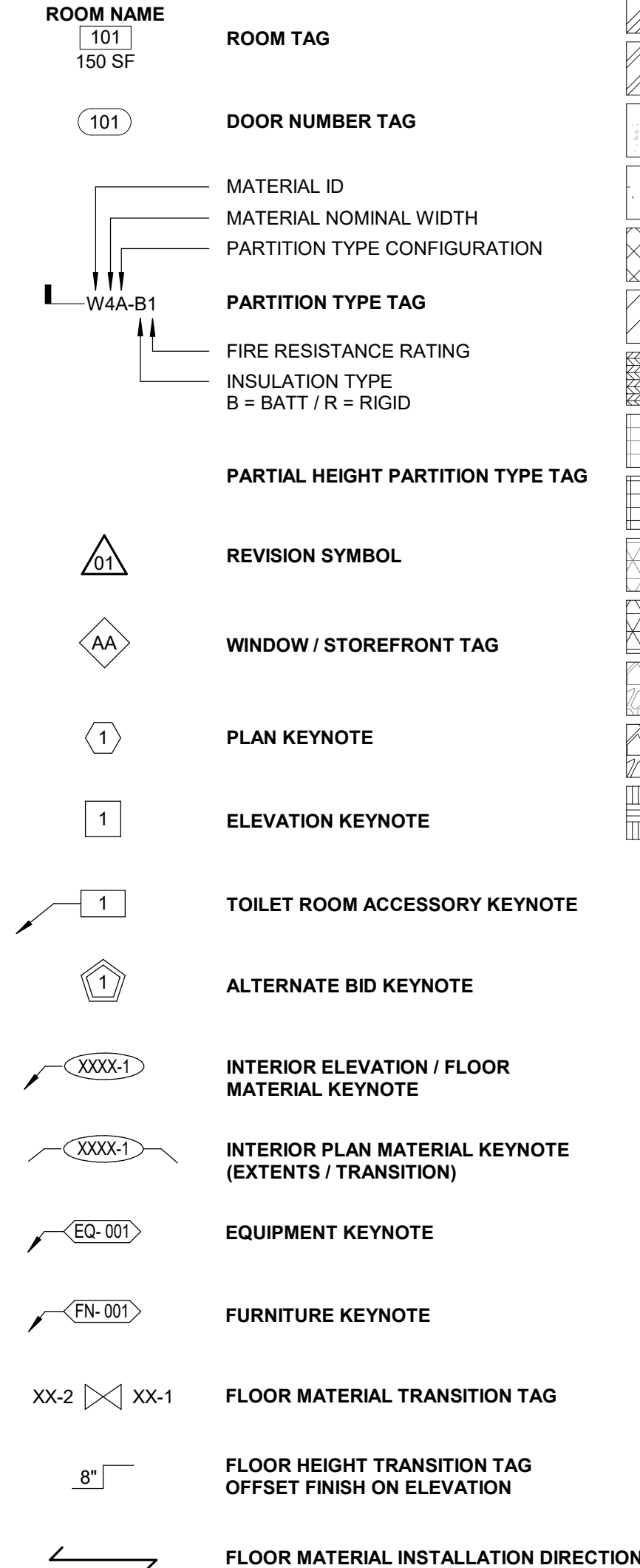
NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION

Table of abbreviations including AB (Anchor Bolt), ACT (Acoustical Ceiling Tile), ADA (Americans with Disabilities Act), etc.

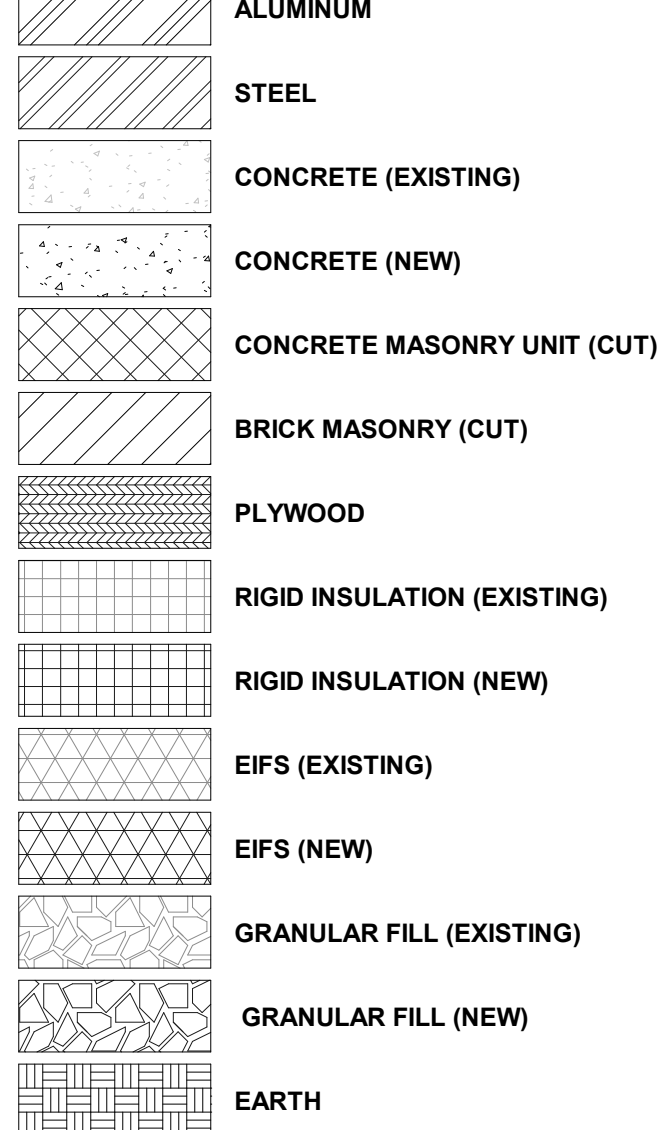
ARCHITECTURAL SYMBOLS:



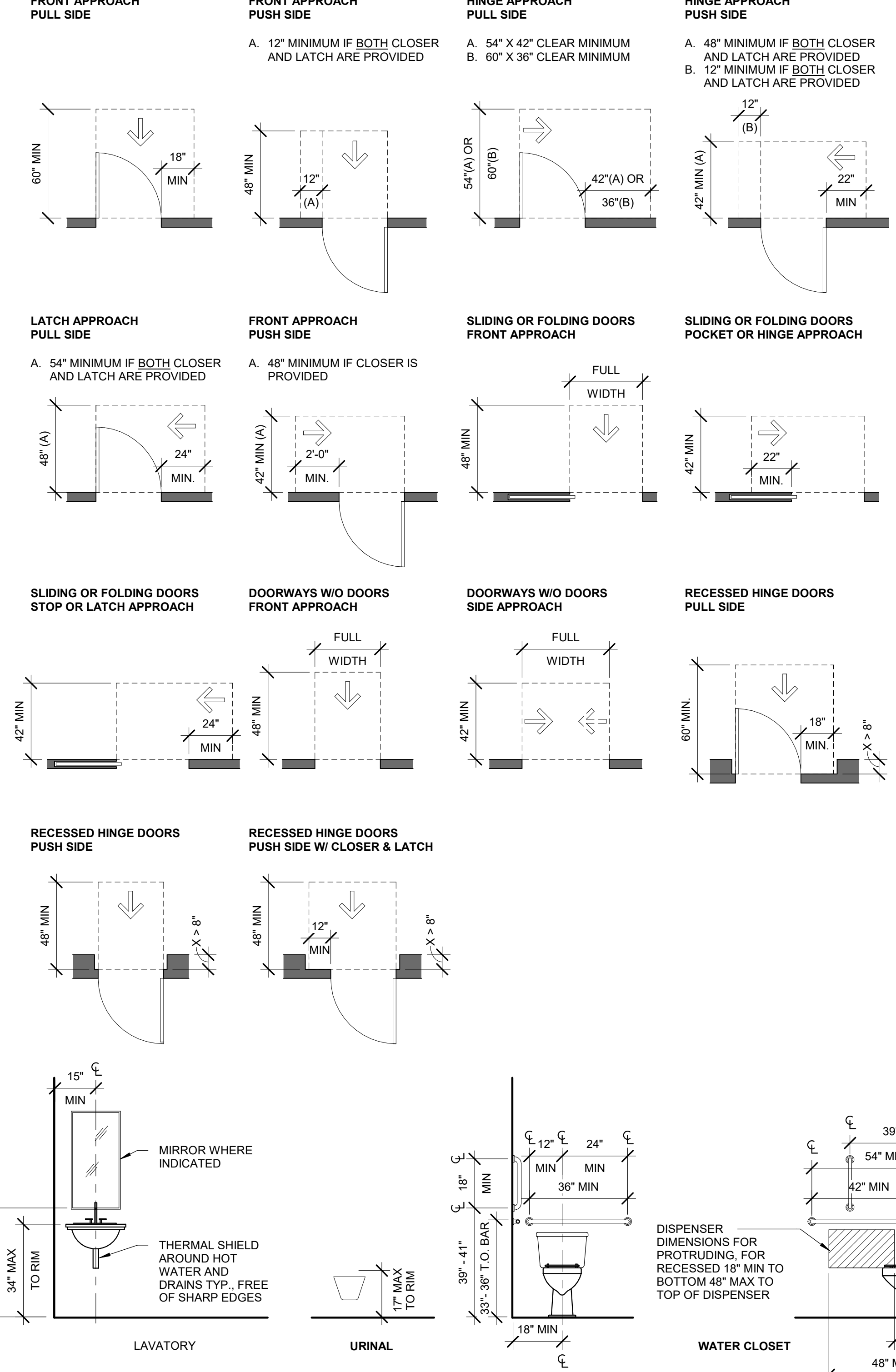
ARCHITECTURAL TAGS & KEYNOTES:



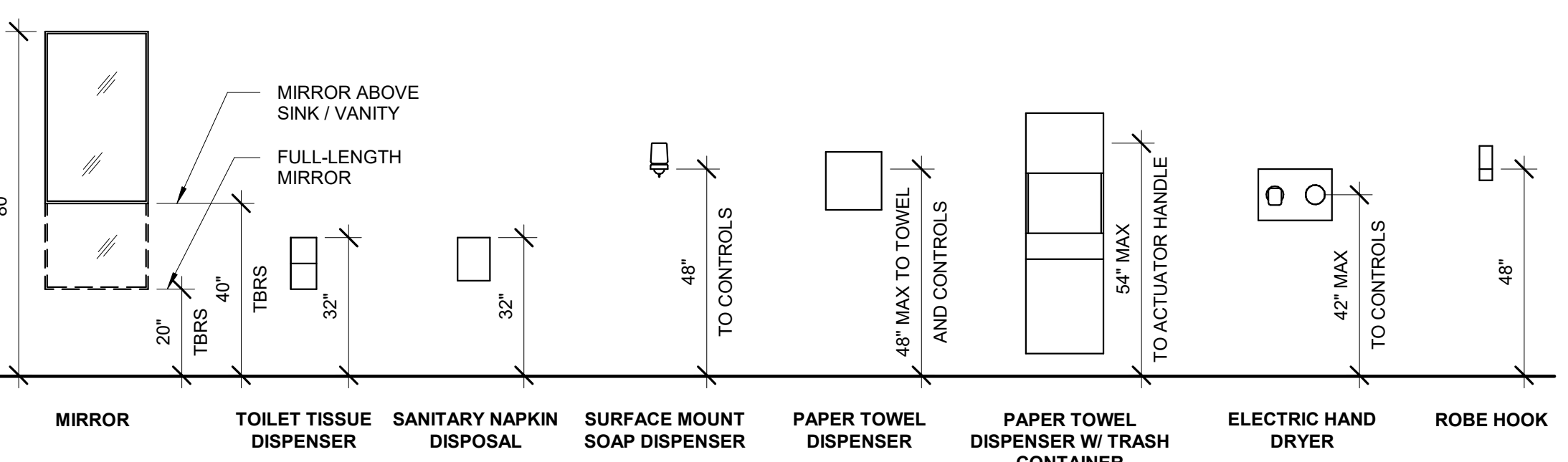
ARCHITECTURAL HATCH PATTERNS:



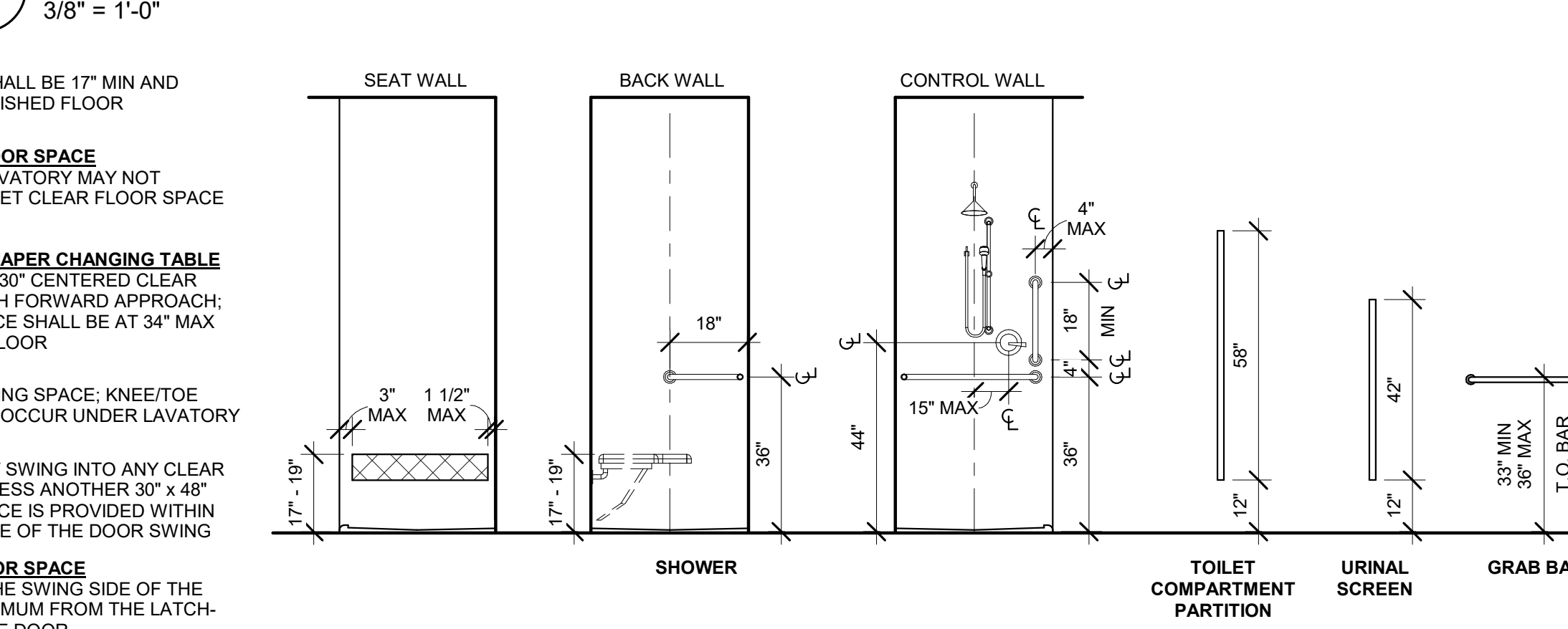
MANEUVERING CLEARANCES AT DOORS:



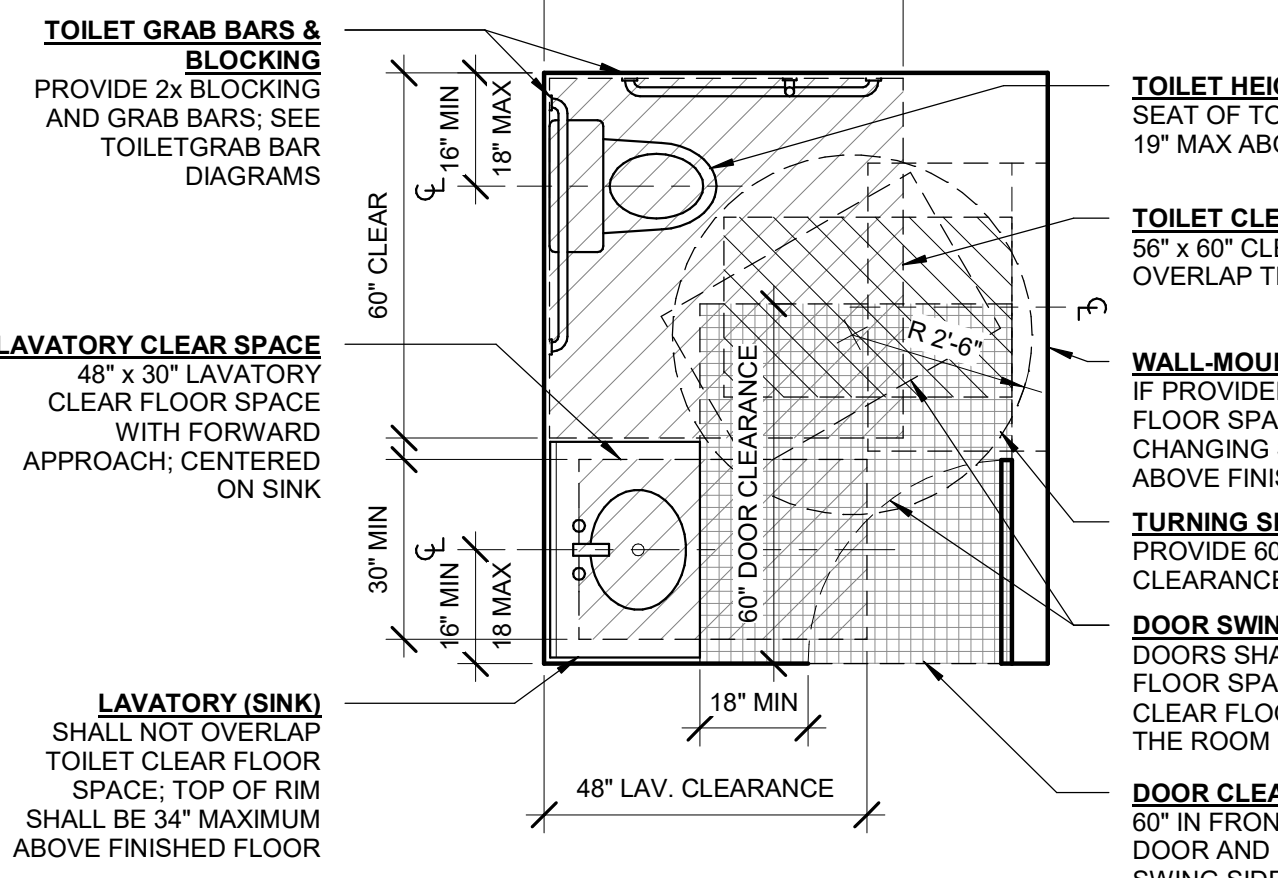
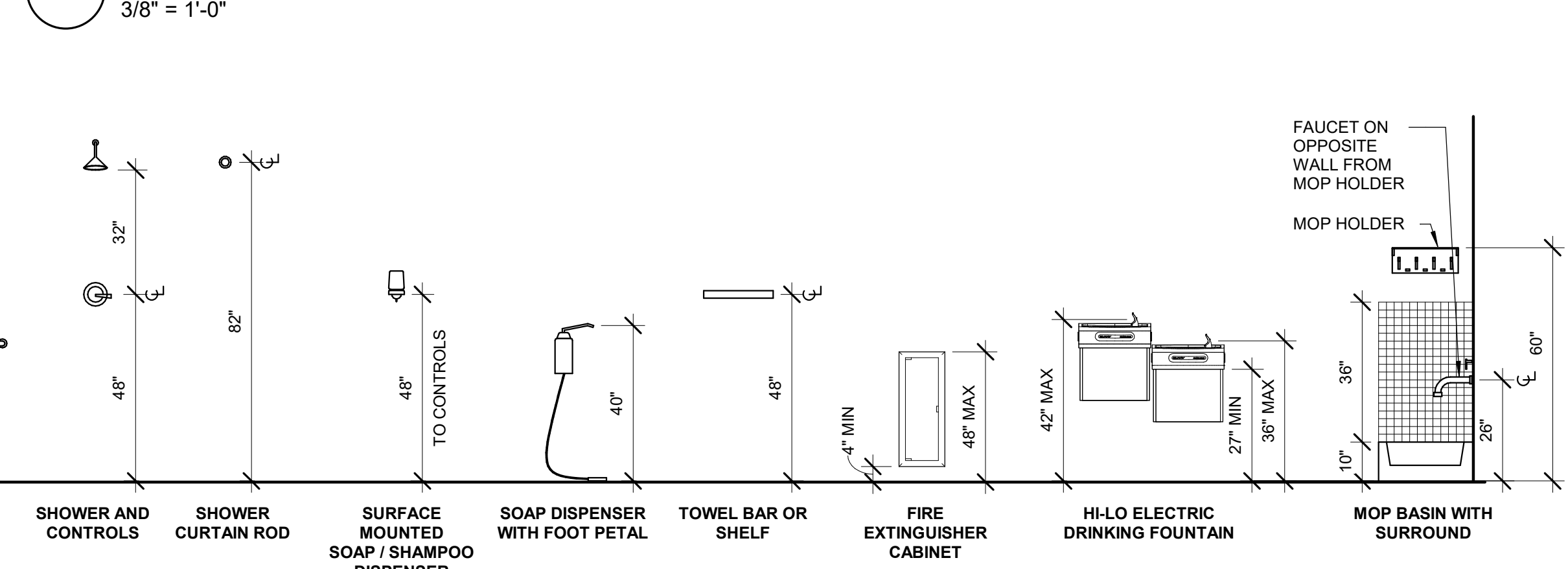
NOTE: THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FFHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES.



COMMERCIAL TOILET ROOM ACCESSORY MOUNTING HEIGHTS



COMMERCIAL TOILET ROOM FIXTURES



SINGLE STALL RESTROOM CLEARANCES

COMMERCIAL PLUMBING FIXTURE AND ACCESSORY MOUNTING HEIGHTS

Project Status table with columns for date and status (e.g., 2023.03.13 UDC SUBMITTAL).

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SYMBOLS & ABBREVIATIONS

1

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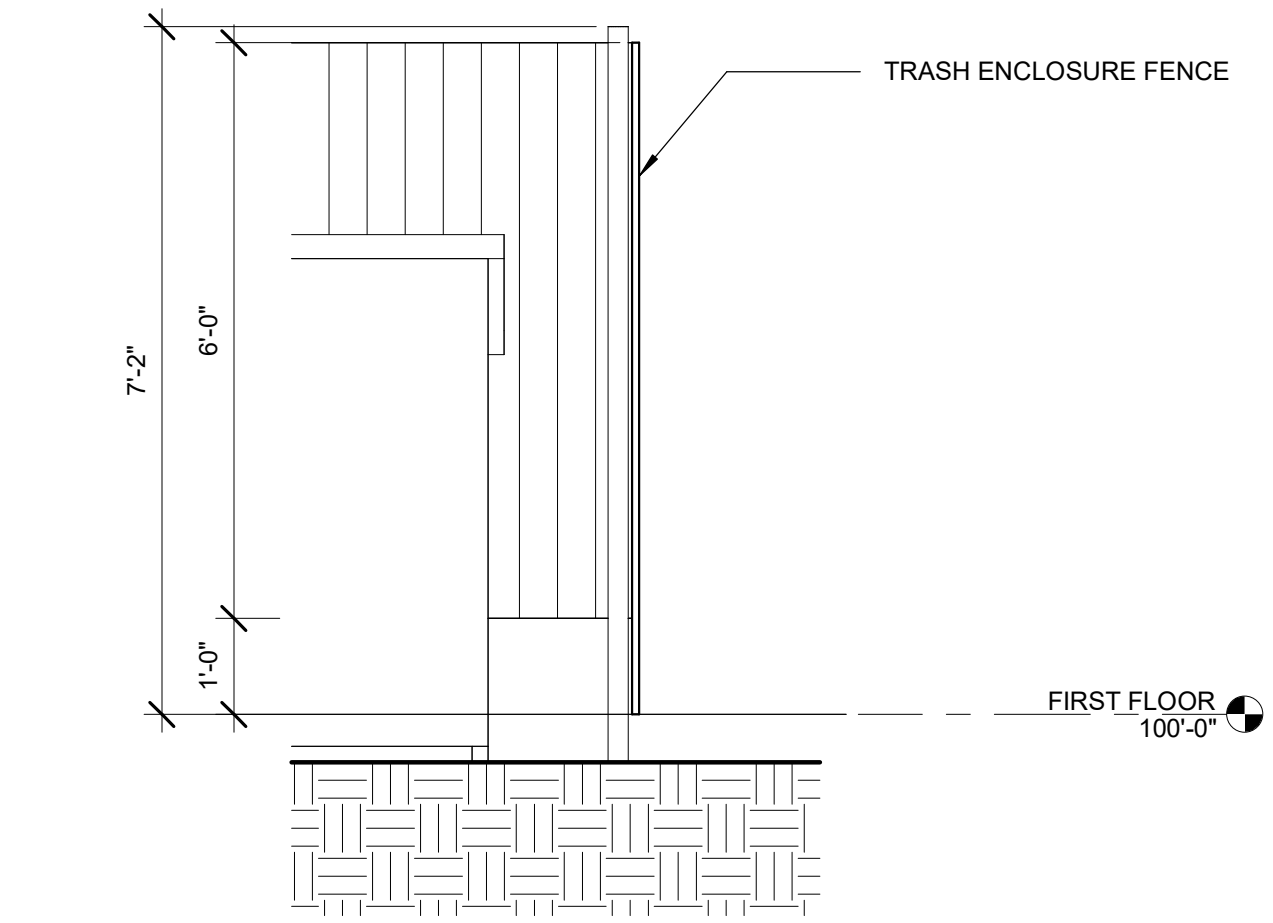
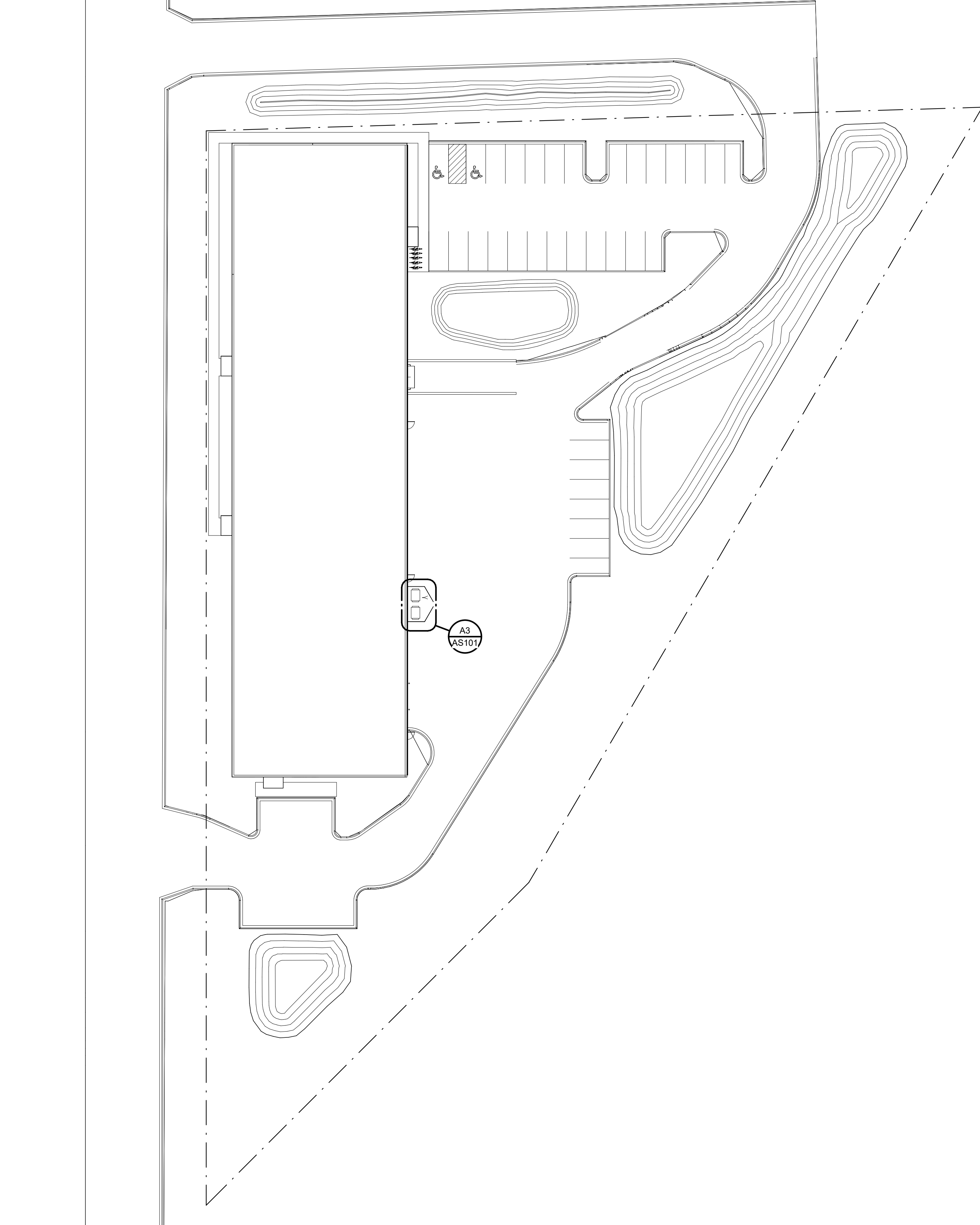
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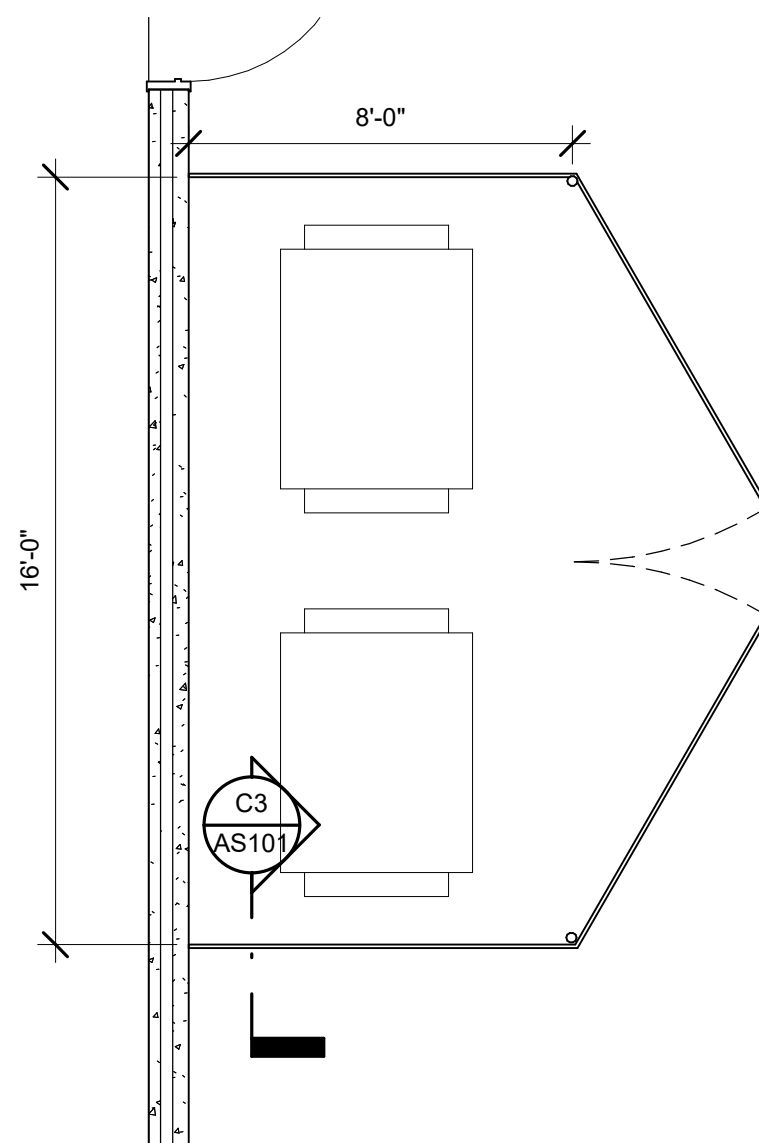
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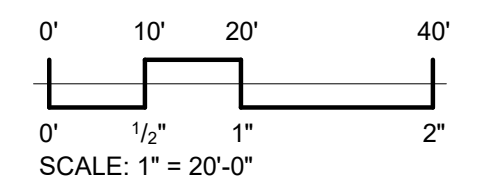


C3 Section 15
1/2" = 1'-0"



A3 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

A1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status

PROJ. #: 22231-01

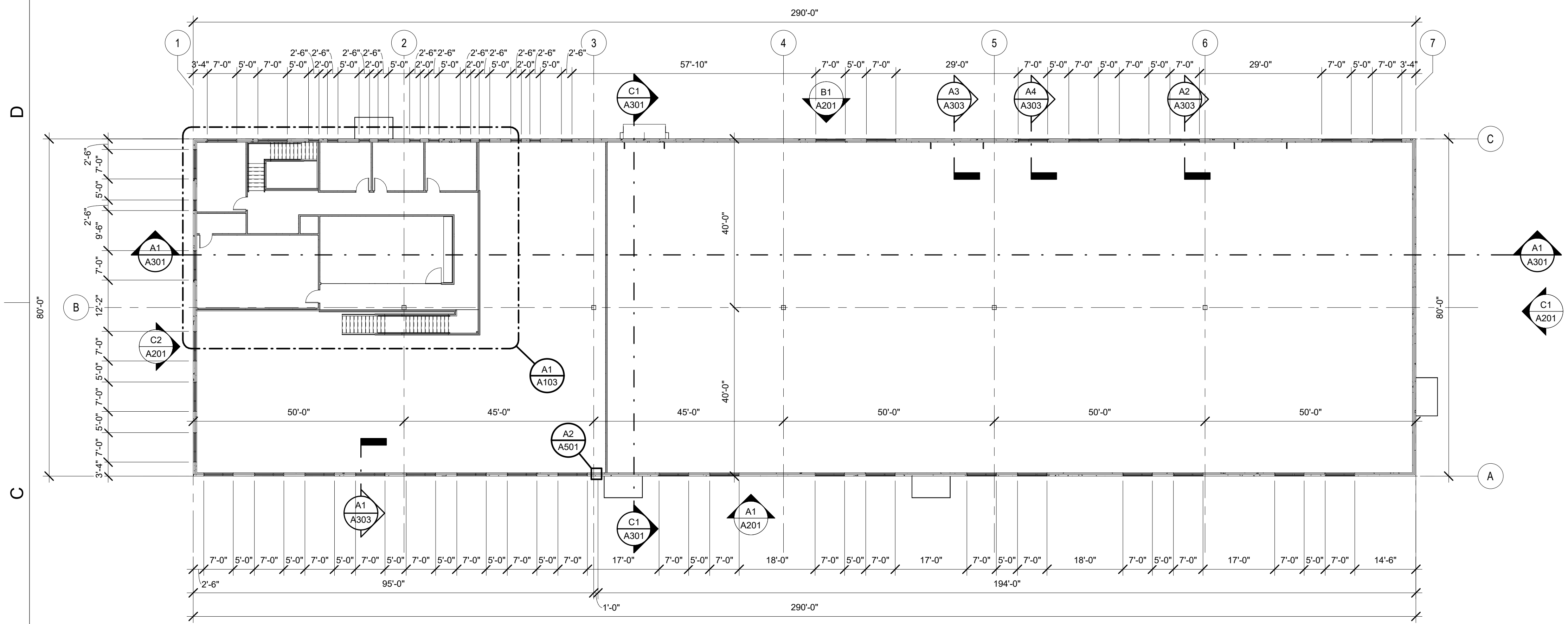
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**ARCHITECTURAL
SITE PLAN**

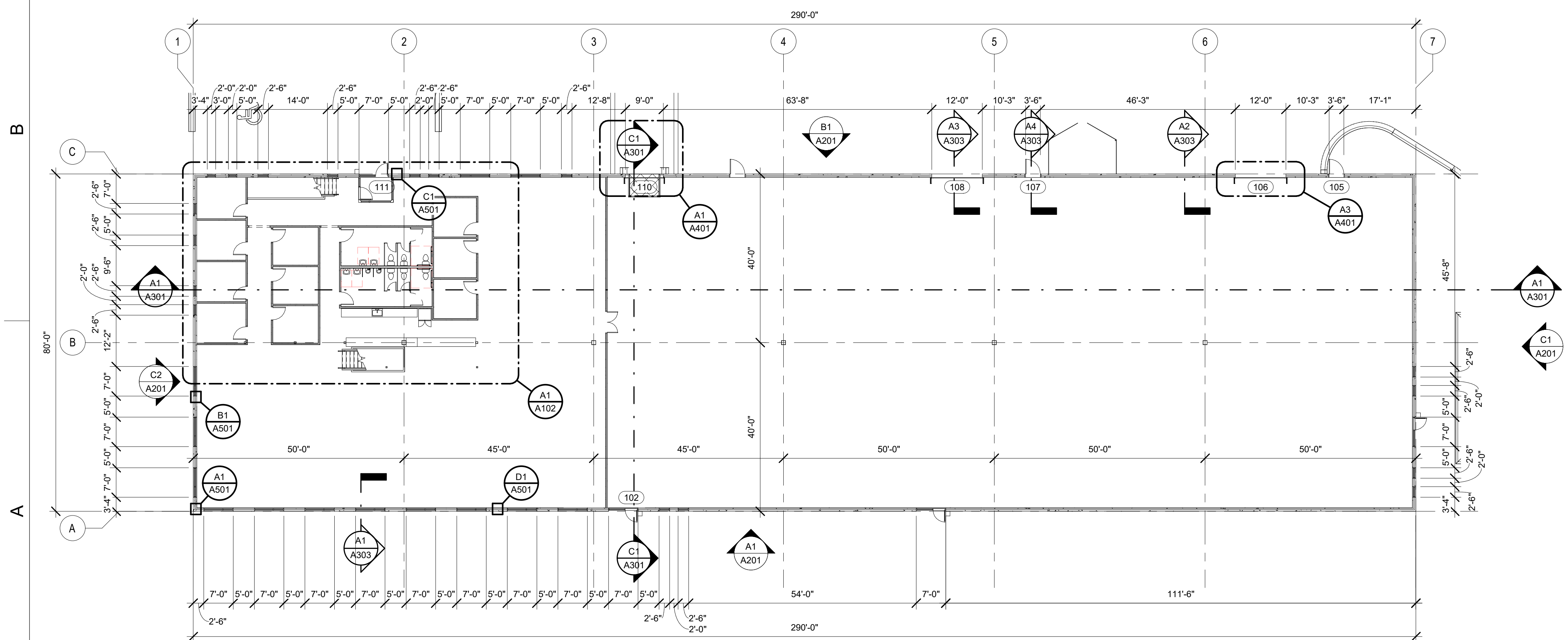
AS101

GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. ALL INTERIOR WALLS TO BE 1/2" UNLESS NOTED OTHERWISE.
- D. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- E. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES AT PRESCRIBED MOUNTING HEIGHTS INDICATED ON SHEETS.
- F. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- I. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- J. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- K. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- L. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNEXPECTED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- M. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- N. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- O. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- P. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

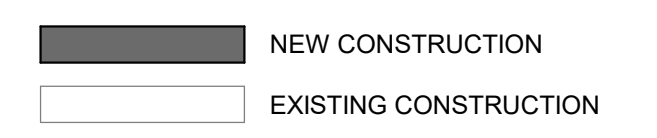


C1 CLERESTORY OPENINGS
1/16" = 1'-0"



A1 FLOOR PLAN
1/16" = 1'-0"

HATCH PATTERN KEY:

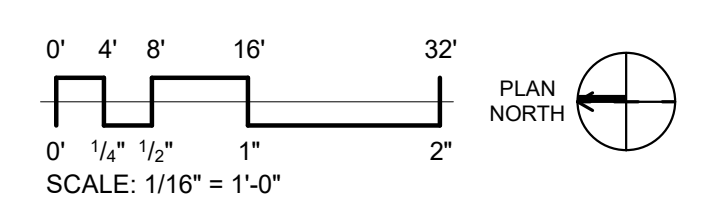


FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status	
2023.03.13	UDC SUBMITTAL

PROJ. #: 22231-01
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FLOOR PLAN



A101

ROOF PLAN GENERAL

NOTES:

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST ALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. STAIRWELL, ELEVATOR, AND MECHANICAL CHASE INTERIOR WALLS SHALL BE CONTINUOUS TO BOTTOM OF RATED PENETRATING ASSEMBLY CAP. MAINTAIN CONTINUITY OF FIRE RATING FROM LOWEST FLOOR THROUGH ROOF OR AS OTHERWISE INDICATED.
- D. INSTALL CURB AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MINIMUM INSIDE THE EXTERIOR WALL LINE. INSTALL PER MANUFACTURER SPECIFICATIONS.
- E. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER. VERIFY LOCATION OF DOWNSPOUTS.

ROOF PLAN KEYNOTES:

- 1 RTU LOCATION
- 2 GUTTER AND DOWNSPOUT

FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status

2023.03.13 UDC SUBMITTAL

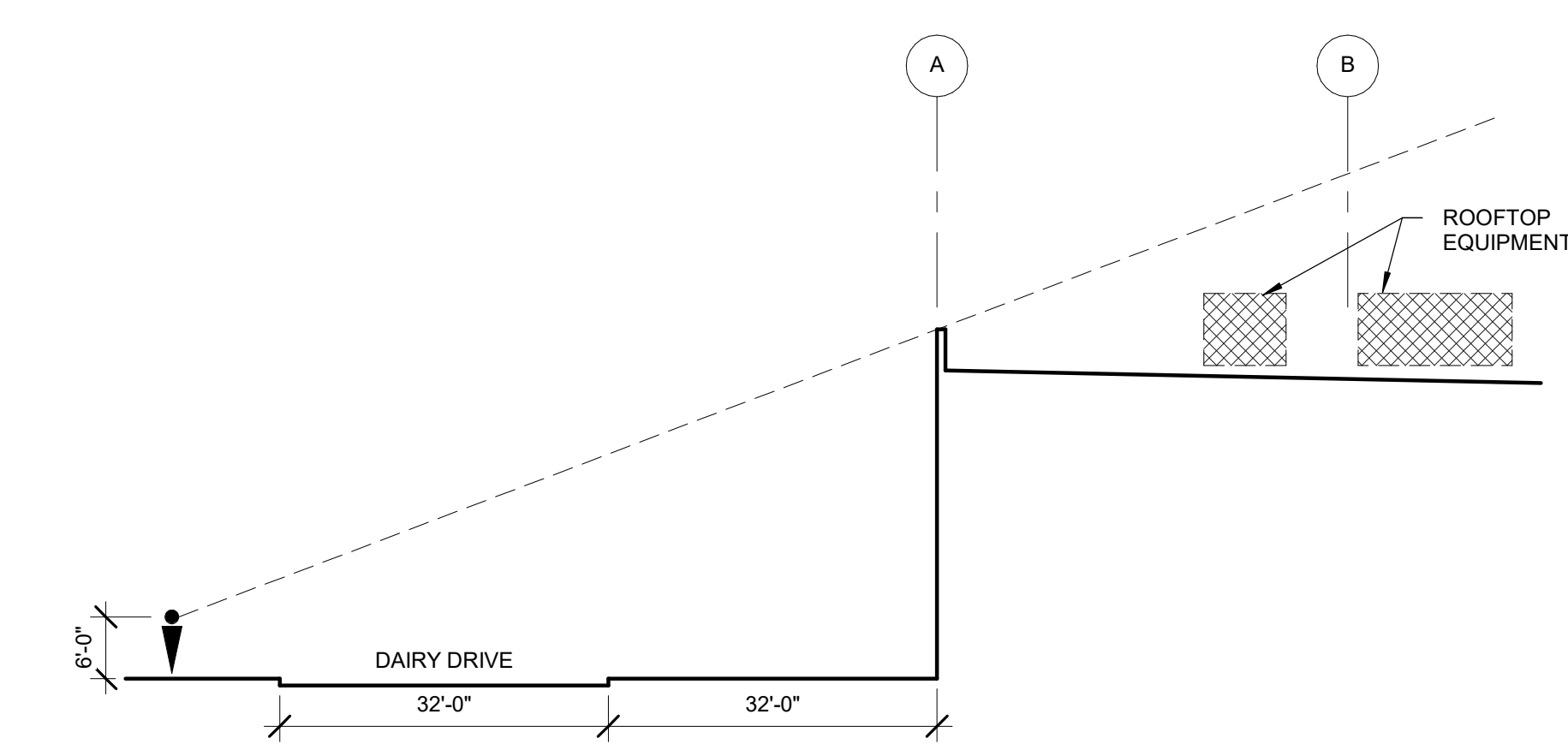
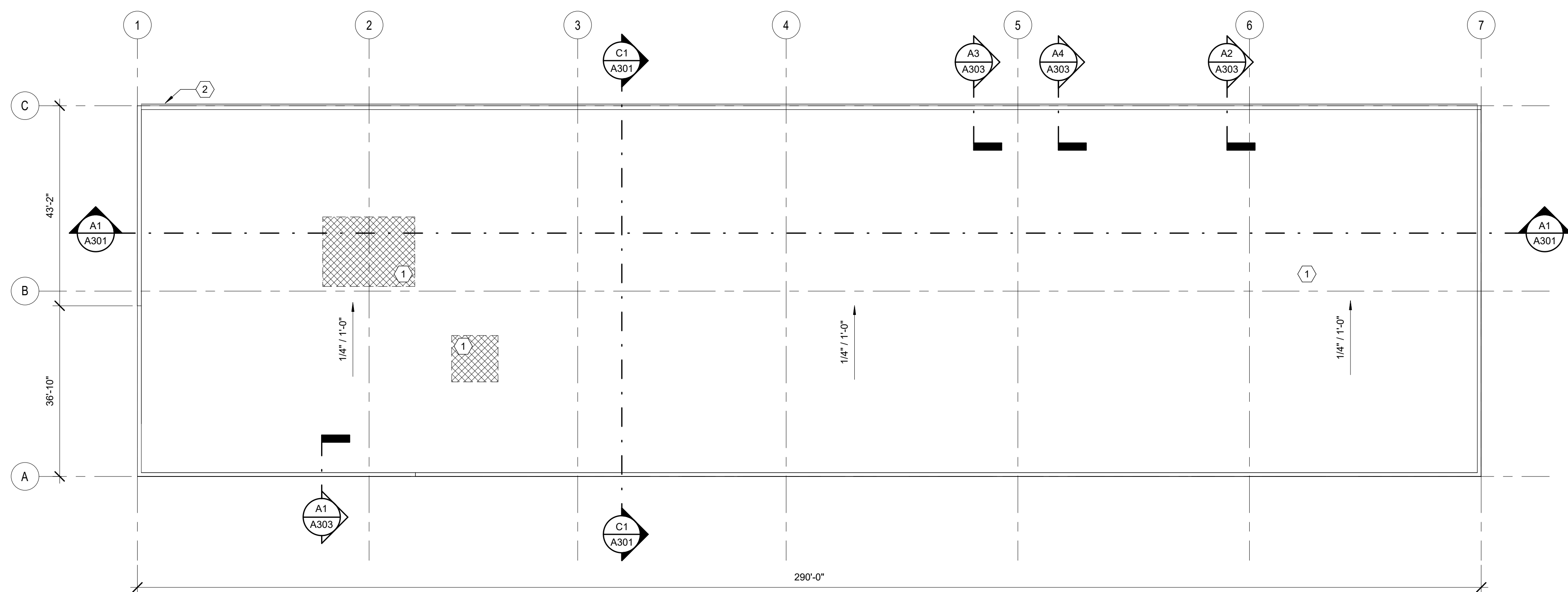
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ROOF PLAN

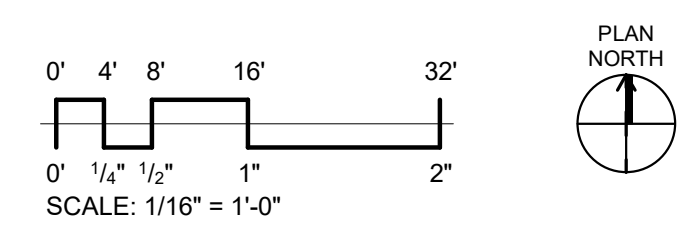
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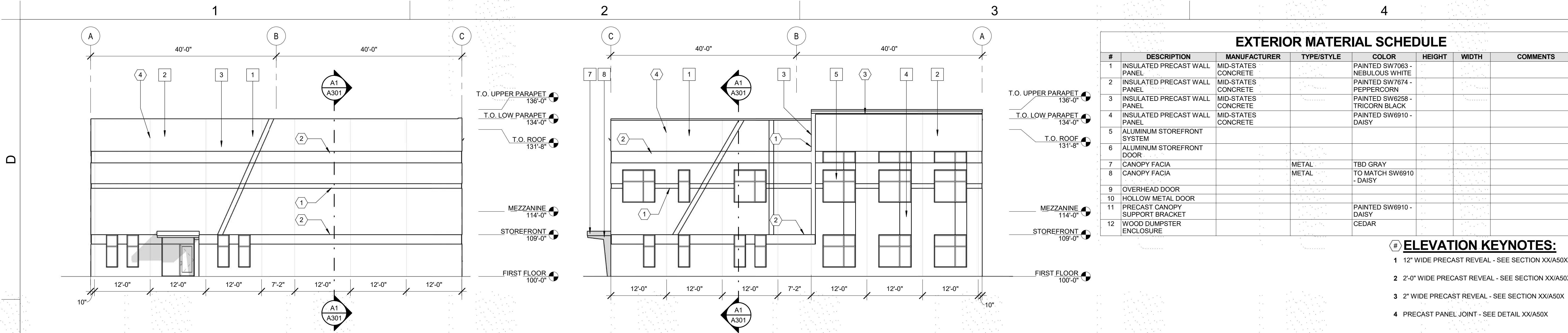
D
C
B
A



ROOFTOP EQUIPMENT SCREENING LINE OF SIGHT
1/16" = 1'-0"

A1 ROOF PLAN
1/16" = 1'-0"



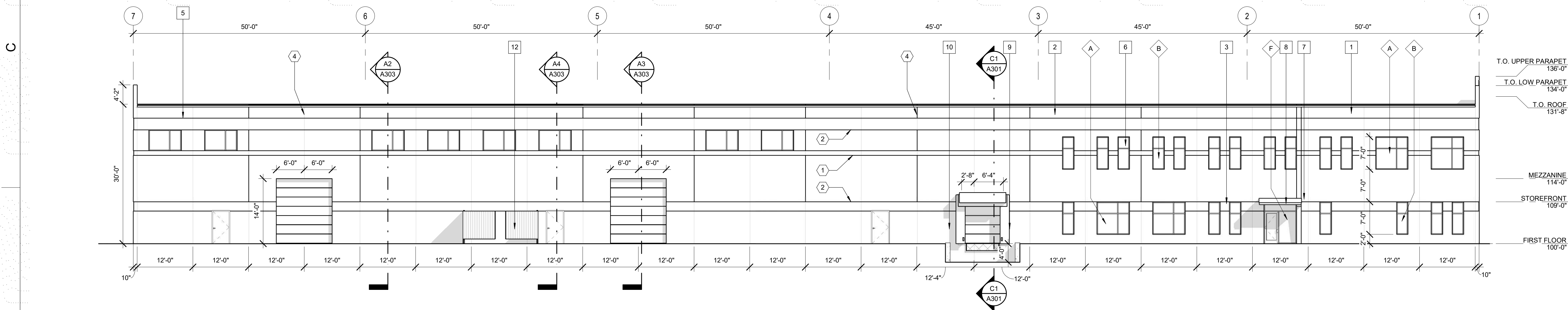


C1 SOUTH ELEVATION
3/32" = 1'-0"

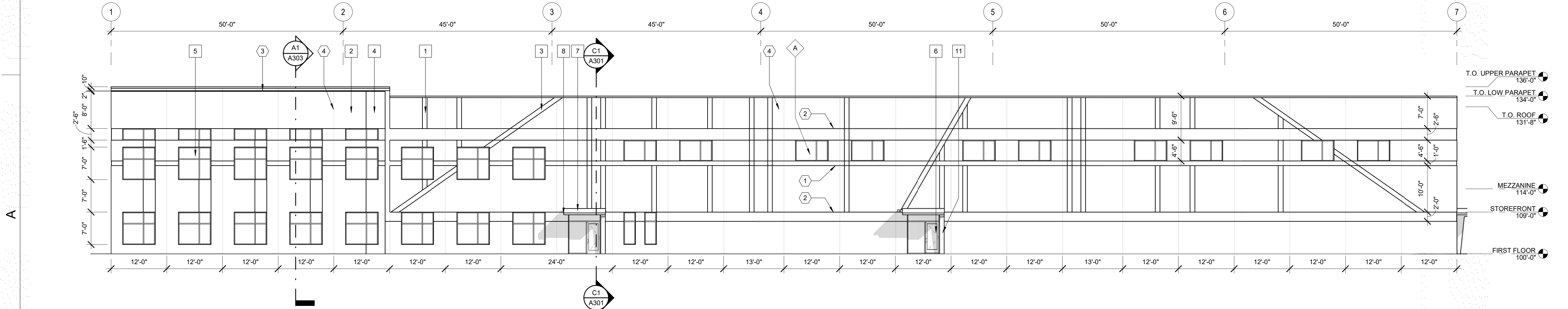
C2 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7063 - NEBULOUS WHITE			
2	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7674 - PEPPERCORN			
3	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6258 - TRICORN BLACK			
4	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6910 - DAISY			
5	ALUMINUM STOREFRONT SYSTEM						
6	ALUMINUM STOREFRONT DOOR						
7	CANOPY FACIA		METAL	TBD GRAY			
8	CANOPY FACIA		METAL	TO MATCH SW6910 - DAISY			
9	OVERHEAD DOOR						
10	HOLLOW METAL DOOR						
11	PRECAST CANOPY SUPPORT BRACKET			PAINTED SW6910 - DAISY			
12	WOOD DUMPSTER ENCLOSURE			CEDAR			

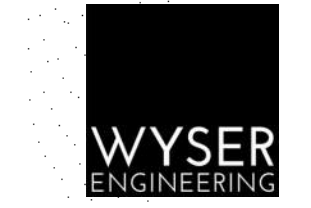
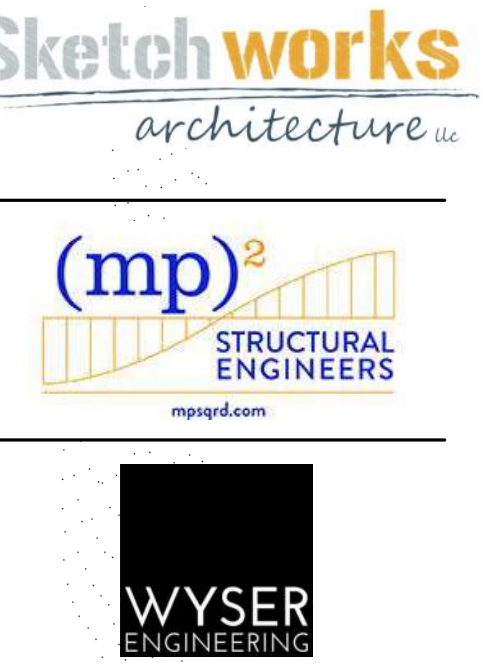
- # ELEVATION KEYNOTES:**
- 1 12" WIDE PRECAST REVEAL - SEE SECTION XX/A50X
 - 2 2'-0" WIDE PRECAST REVEAL - SEE SECTION XX/A50X
 - 3 2" WIDE PRECAST REVEAL - SEE SECTION XX/A50X
 - 4 PRECAST PANEL JOINT - SEE DETAIL XX/A50X



B1 EAST ELEVATION
3/32" = 1'-0"



A1 WEST ELEVATION
3/32" = 1'-0"



FGC-HQ
 NEW CONSTRUCTION
 3351 DAIRY DR
 MADISON, WI

Project Status

2023.03.13	UDC SUBMITTAL

PROJ. #: 22231-01
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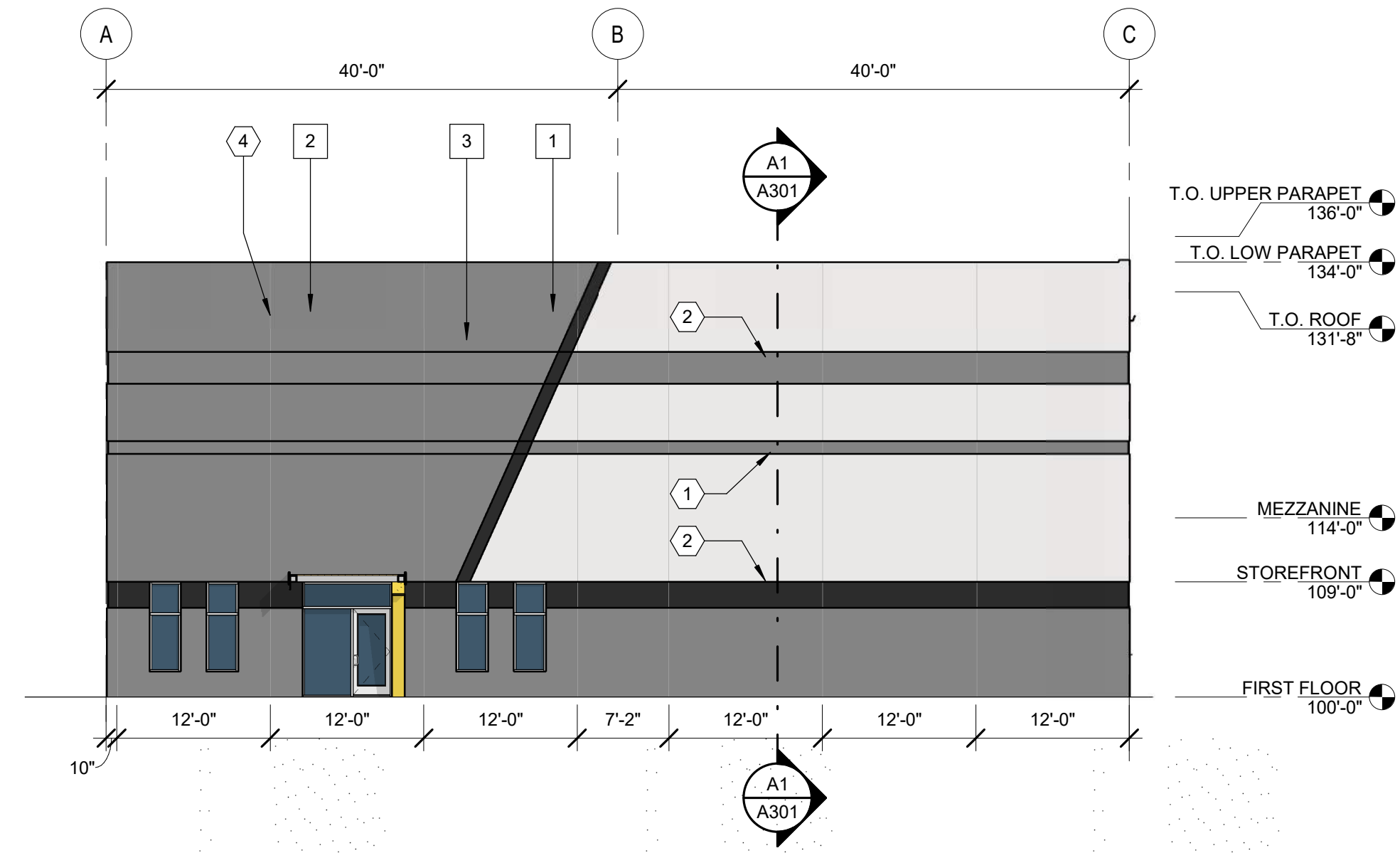
EXTERIOR ELEVATIONS

A201

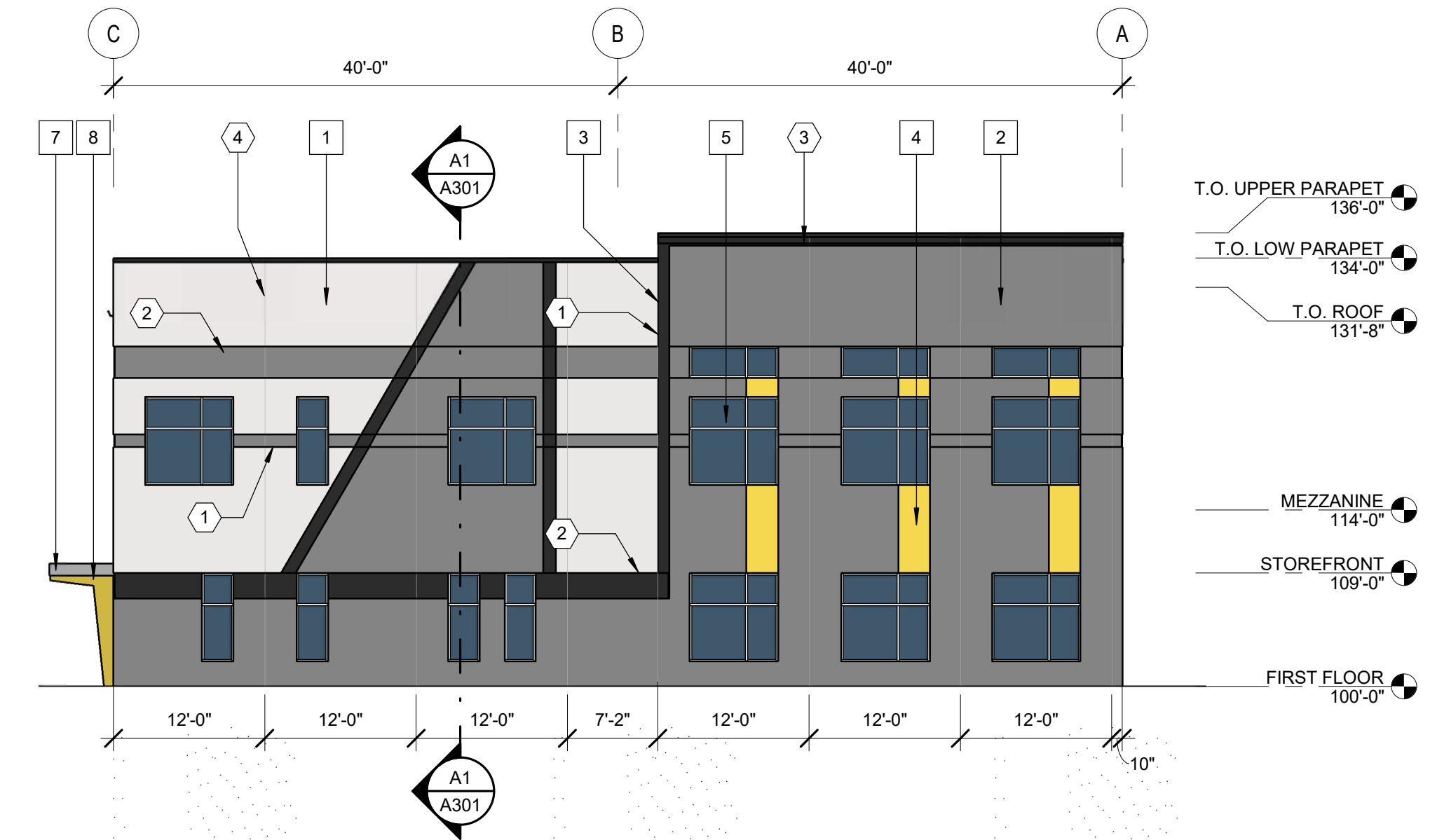
EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7063 - NEBULOUS WHITE			
2	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7674 - PEPPERCORN			
3	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6258 - TRICORN BLACK			
4	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6910 - DAISY			
5	ALUMINUM STOREFRONT SYSTEM						
6	ALUMINUM STOREFRONT DOOR						
7	CANOPY FACIA	METAL		TBD GRAY			
8	CANOPY FACIA	METAL		TO MATCH SW6910 - DAISY			
9	OVERHEAD DOOR						
10	HOLLOW METAL DOOR						
11	PRECAST CANOPY SUPPORT BRACKET			PAINTED SW6910 - DAISY			
12	WOOD DUMPSTER ENCLOSURE			CEDAR			

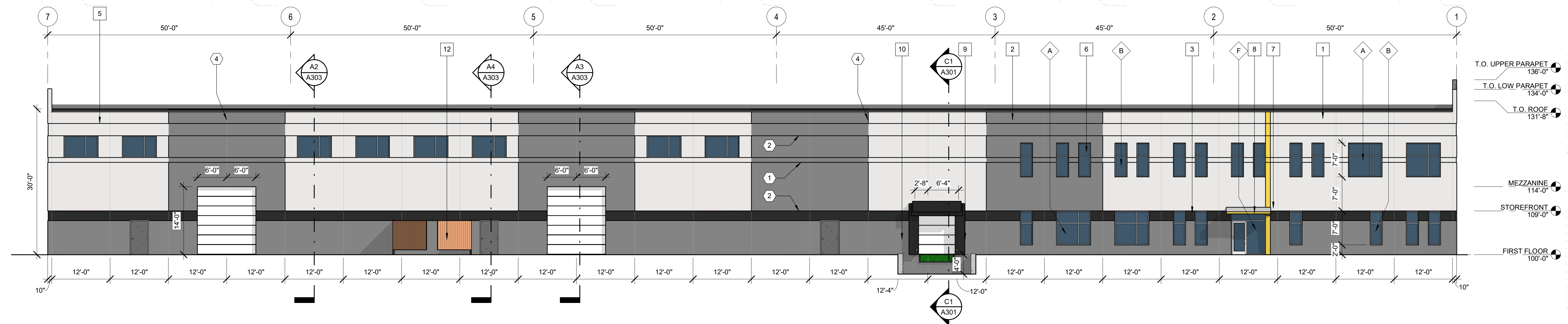
- # ELEVATION KEYNOTES:**
- 12" WIDE PRECAST REVEAL - SEE SECTION XX/A50X
 - 2'-0" WIDE PRECAST REVEAL - SEE SECTION XX/A50X
 - 2" WIDE PRECAST REVEAL - SEE SECTION XX/A50X
 - PRECAST PANEL JOINT - SEE DETAIL XX/A50X



C1 SOUTH ELEVATION - COLOR
3/32" = 1'-0"



C2 NORTH ELEVATION - COLOR
3/32" = 1'-0"



B1 EAST ELEVATION - COLOR
3/32" = 1'-0"



A1 WEST ELEVATION - COLOR
3/32" = 1'-0"

FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status

2023.03.13	UDC SUBMITTAL

PROJ. #: 22231-01

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EXTERIOR ELEVATIONS - COLOR



D
C
B
A

FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

Project Status

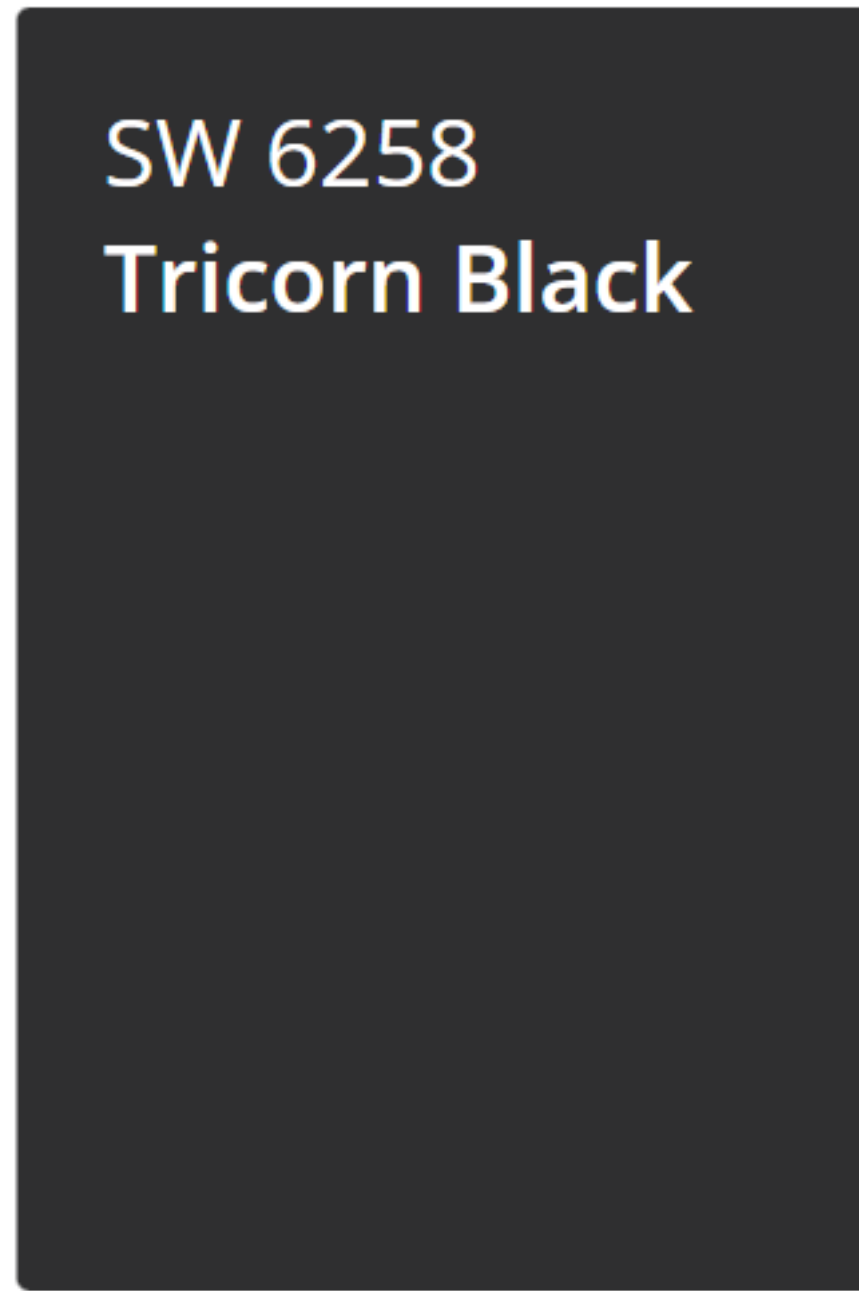
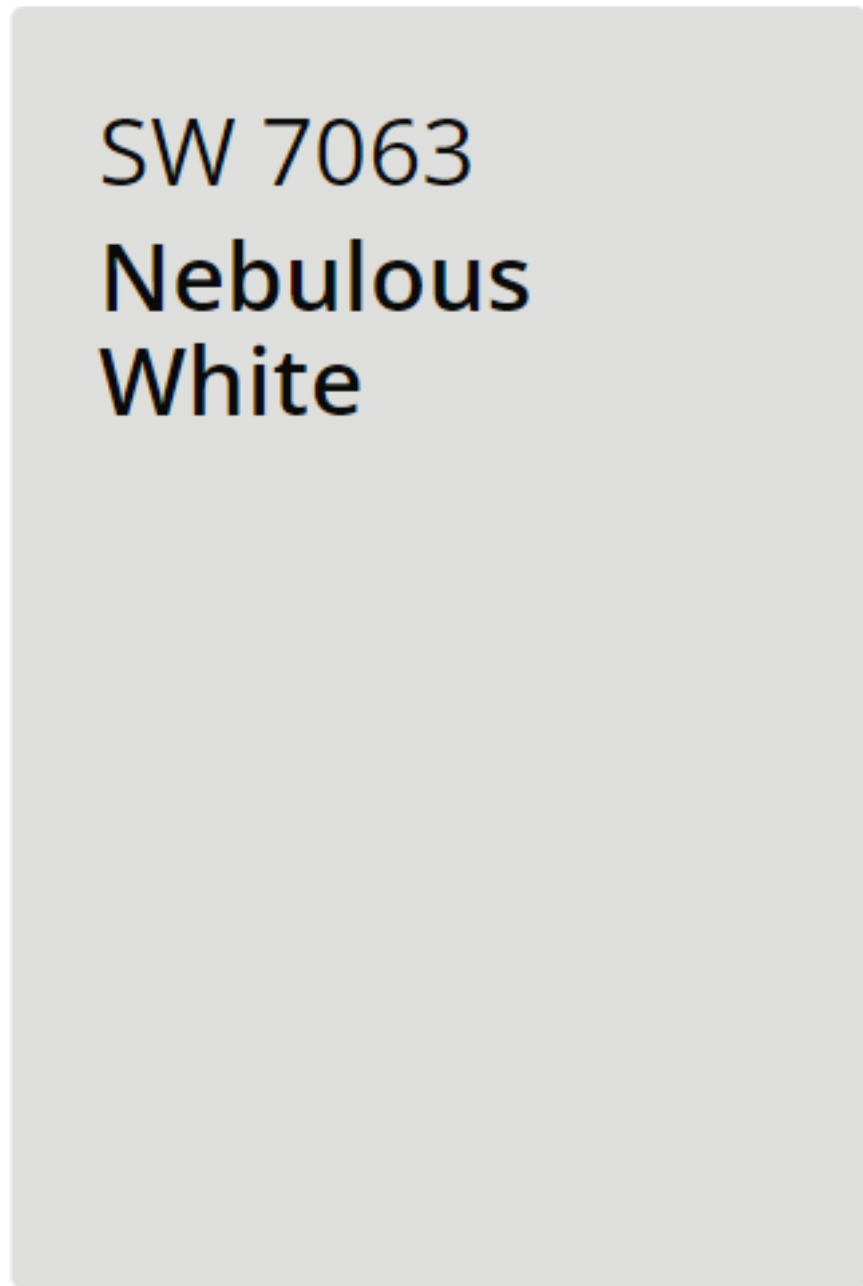
2023.03.13 UDC SUBMITTAL

PROJ. #: 22231-01

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**EXTERIOR
PERSPECTIVES**

A203



EXTERIOR MATERIAL SCHEDULE							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7063 - NEBULOUS WHITE			
2	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7674 - PEPPERCORN			
3	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6258 - TRICORN BLACK			
4	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6910 - DAISY			
5	ALUMINUM STOREFRONT SYSTEM						
6	ALUMINUM STOREFRONT DOOR						
7	CANOPY FACIA		METAL	TBD GRAY			
8	CANOPY FACIA		METAL	TO MATCH SW6910 - DAISY			
9	OVERHEAD DOOR						
10	HOLLOW METAL DOOR						
11	PRECAST CANOPY SUPPORT BRACKET			PAINTED SW6910 - DAISY			
12	WOOD DUMPSTER ENCLOSURE			CEDAR			

PAINT SCHEME

WOOD TRASH ENCLOSURE



FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI

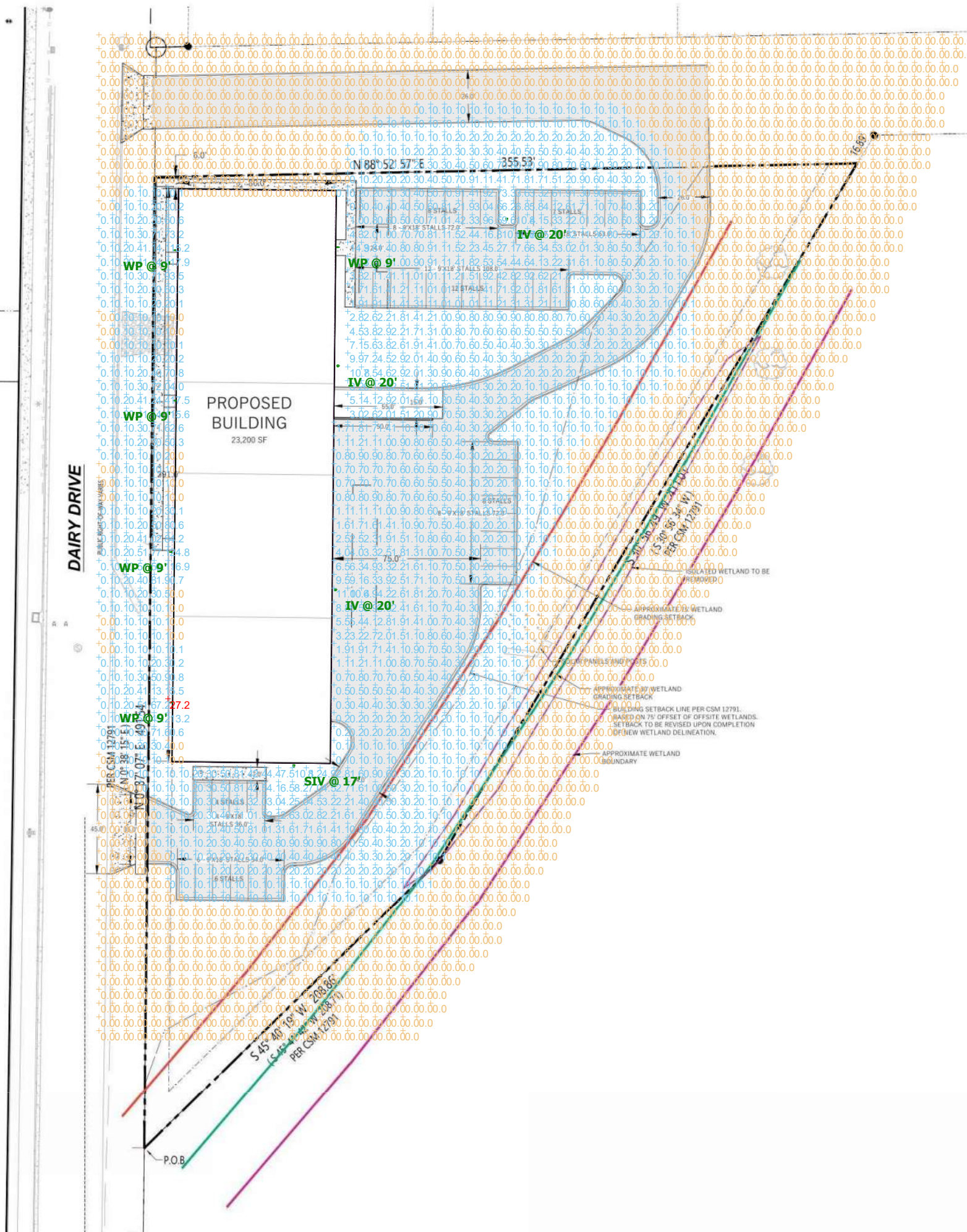
Project Status

2023.03.13 UDC SUBMITTAL

PROJ. #: 22231-01

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EXTERIOR MATERIALS



**3351 Dairy Drive
Madison, WI
EXTERIOR ILLUMINATION**

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	IV		3	RAB Lighting Inc.	A17-4T150		1	21378	0.95	149.17	
	SIV		1	RAB Lighting Inc.	A17-4T100		1	13928	0.95	97.56	
	WP		5	RAB Lighting Inc.	W17-36LN	LED	1	3587	0.95	30.5	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
3351 Dairy Drive EXTERIOR Illumination	+	0.5 fc	27.2 fc	0.0 fc	N/A	N/A

Designer
S. Schoenberger
Date
2/24/2023
Scale
Not to Scale
Drawing No.
3:30 PM
Summary



Dairy Drive Parking Lot Lights

SNS Electric
N3711 County Road DG
Fall River WI 53932

Please Return [1] Approved set to:

Kevin Topp
805 Plaenert Dr
Madison WI 53713
(608) 252-4874
ketopp@reverelectric.com



The Solution Specialists Since 1919

www.revereelectric.com

NOT FOR CONSTRUCTION PURPOSES

Table of Contents

Spec #

Section

Manufacturer

Doc Name

Doc #

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Parking Lighting

RAB	A17-4T150N	1
RAB	PS4-11-20D2	2
RAB	BOLT4/11	3
RAB	BCK-S4	4
RAB	A17-WM	5
RAB	A17-4T100N	6
RAB	W17-36LN	7



Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.50A	Color Temp	4000K (Neutral)
208V	0.80A	Color Accuracy	70 CRI
240V	0.70A	L70 Lifespan	100,000 Hours
277V	0.06A	Lumens	21,204 lm
Input Watts	149.2W	Efficacy	142.1 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

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

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL7C2E05FQ0M

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.85% at 120V, 9.26% at 277V

Power Factor:

99.8% at 120V, 93.2% at 277V

Surge Protection:

10kV

Performance

Lifespan:

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

Construction

IES Classification:

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

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Technical Specifications (continued)

Construction

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

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

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

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

Other

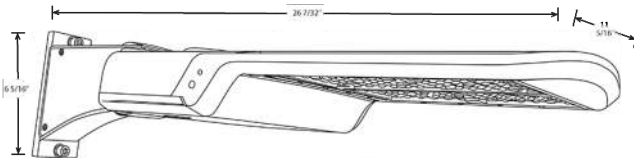
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

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

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	4T	150		N	
	3T = Type III 4T = Type IV 5T = Type V	70 = 70W/10,000LM 100 = 100W/15,000LM 150 = 150W/22,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W)	Blank = 5000K Cool N = 4000K Neutral	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming ¹	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories



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

Color: Bronze

Weight: 136.7 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

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

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

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

Shipping Protection:

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

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

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

Anchor Bolt Templates:

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

Pre-Shipped Anchor Bolts:

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

Max EPA's/Max Weights:

- 70MPH 10.7 ft./360 lb.
- 80MPH 7.0 ft./350 lb.
- 90MPH 4.3 ft./350 lb.
- 100MPH 2.5 ft./350 lb.
- 110MPH 1.1 ft./350 lb.
- 120MPH 0.1 ft./340lb

Other

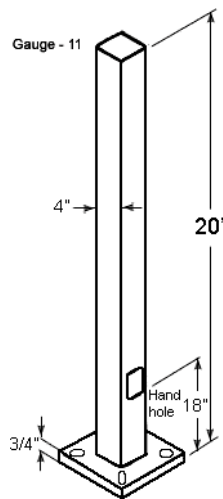
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

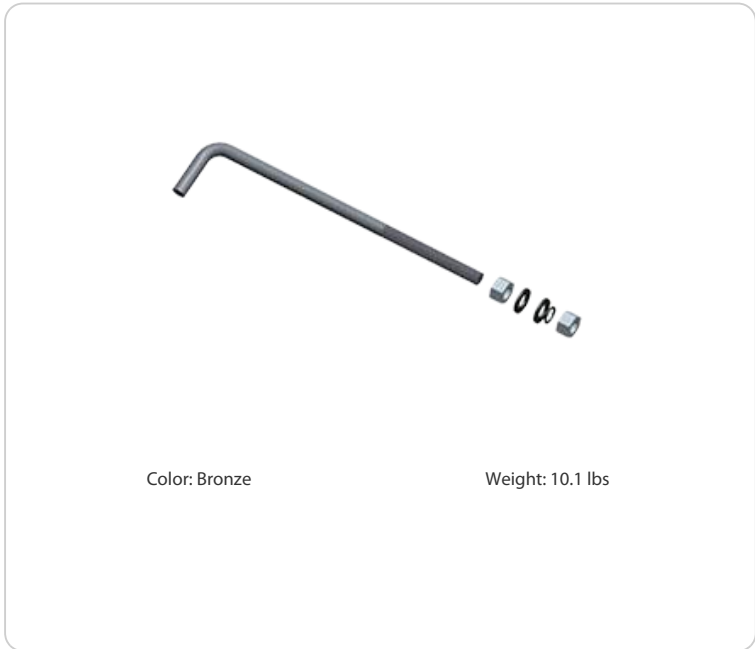
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



Project:	Type:
Prepared By:	Date:

Technical Specifications

Performance

Description:

Poles anchor bolt kit for 4", 11-gauge round and square

Other

Bolt Dimension:

3/4" x 18 3/4"

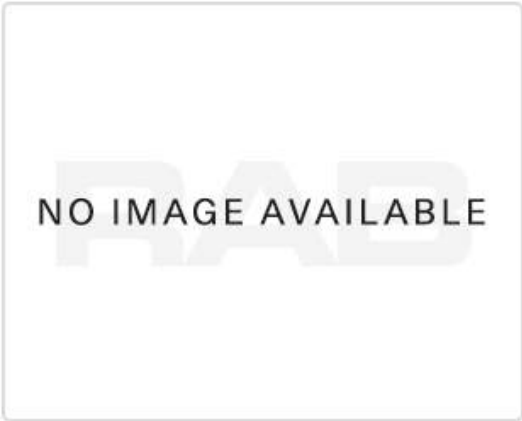
Buy American Act Compliance:

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

Construction

Finish:

Formulated for high durability and long-lasting color



Color: Bronze

Weight: 4.4 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Performance

Description:

4" square steel with 7 & 11 guage pole base cover and cap kit

Construction

Finish:

Formulated for high durability and long-lasting color

Other

Buy American Act Compliance:

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



Accessories for A17 LED area lights
Color: Bronze

Weight: 3.6 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Performance

Description:

Arealight A17 wall mount kit

Construction

Finish:

Formulated for high durability and long-lasting color

Other

Buy American Act Compliance:

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



Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	100W
120V	1.0A	Color Temp	4000K (Neutral)
208V	0.60A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000 Hours
277V	0.40A	Lumens	13,822 lm
Input Watts	97.6W	Efficacy	141.7 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

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

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLBIJH80K4UJ

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.67% at 120V, 10.35% at 277V

Power Factor:

99.8 % at 120V, 94 % at 277V

Surge Protection:

10kV

Performance

Lifespan:

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

Construction

IES Classification:

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

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Technical Specifications (continued)

Construction

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

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

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

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

Other

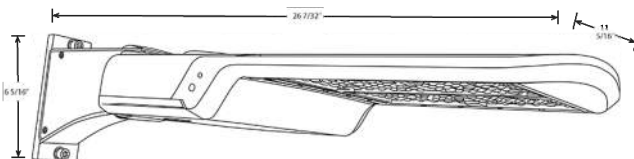
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

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

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	4T	100		N	
	3T = Type III 4T = Type IV 5T = Type V	70 = 70W/10,000LM 100 = 100W/15,000LM 150 = 150W/22,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W)	Blank = 5000K Cool N = 4000K Neutral	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming ¹	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories



Ultra-economy wall pack with a sleek, contemporary look.

Color: Bronze

Weight: 4.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.28A
208V	0.16A
240V	0.14A
277V	0.12A
Input Watts	30.5W

LED Info

Watts	33W
Color Temp	4000K (Neutral)
Color Accuracy	83 CRI
L70 Lifespan	50,000 Hours
Lumens	3,587 lm
Efficacy	117.6

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements. DLC Product Code: S-4PLSJY

Electrical

Driver:

Constant Current, Class P, 120-277V, 50/60Hz, 120V: 0.28A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

THD:

4.13% at 120V, 5.21% at 277V

Power Factor:

99.6% at 120V, 96.3% at 277V

Surge Protection:

2.5kV

Other

Note:

All values are typical (tolerance +/- 10%)

Replacement:

Replaces up to 100W Metal Halide

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Buy American Act Compliance:

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

Performance

Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

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

Technical Specifications (continued)

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Mounting:

Housing contains two (2) conduit entry points, one on each side, and knockout pattern for junction box or direct wall mounting.

Lens:

Glass

Gaskets:

High-temperature silicone

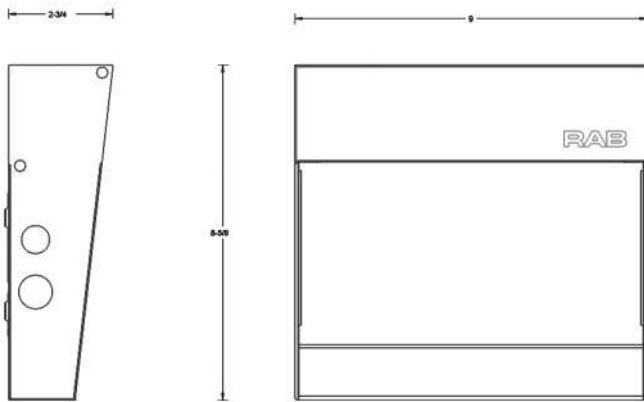
Green Technology:

Mercury and UV free. RoHS-compliant components.

Finish:

Formulated for high durability and long-lasting color

Dimensions



Features

Ultra-economy wall pack with a sleek, contemporary look

Covers footprint of small HID wall packs

Available in various lumen packages

Ordering Matrix

Family	Lumen Package	Color Temp	Options
W17	36L	N	
	30L = Small (2900lm, 30W) 36L = Small (3600lm, 33W) 55L = Medium (5500lm, 50W) 75L = Medium (7500lm, 69W) 90L = Medium (9000lm, 86W) 150L = Large (15000lm, 139W)	Blank = 5000K Cool N = 4000K Neutral Y = 3000K Warm	Blank = No Option /PCU = 120-277V Button Photocell