

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 7945 TREE LANE  
Title: POINT PLACE

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

UDC meeting date requested OCTOBER 24, 2018

- 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)  
 Signage Variance (i.e. modification of signage height, area, and setback)

### Other

- Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** STEVE SMITH      **Company** SPS ARCHITECTS  
**Street address** 215 N WATER ST, SUITE 250      **City/State/Zip** MILWAUKEE, WI 53202  
**Telephone** 414-277-9700      **Email** STEPHENSMITH@SPSARCHITECTS.COM

**Project contact person** MATT MANO      **Company** SPS ARCHITECTS  
**Street address** 215 N WATER ST, SUITE 250      **City/State/Zip** MILWAUKEE, WI 53202  
**Telephone** 414-277-9700      **Email** MATTHEWMANO@SPSARCHITECTS.COM

**Property owner (if not applicant)** COMMONBOND COMMUNITIES  
**Street address** 1080 MINERAL AVE.      **City/State/Zip** ST. PAUL, MN 55116  
**Telephone** 651-291-1750      **Email** DIANA.DYSTE@COMMONBOND.ORG

**5. Required Submittal Materials**

- Application Form**
- 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 CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal\***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**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 JANINE GLAESER on 9/5/2018 (UDC INITIAL MTG).
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.

Applicant name STEPHEN SMITH Relationship to property ARCHITECT  
 Authorized signature of Property Owner  Date OCTOBER 3, 2018

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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

PROJECT:  
**POINT PLACE**  
 7945 TREE LANE  
 MADISON, WISCONSIN



215 N. WATER STREET, SUITE 250  
 MILWAUKEE, WISCONSIN 53202  
 T 414.277.9700 | F 414.277.9705  
 spsarchitects.com

PROJECT

**POINT PLACE**  
 7945 TREE LANE  
 MADISON, WI

OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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ISSUED FOR: **UDC SUBMITTAL**

ARCHITECT:  
**STEPHEN PERRY SMITH ARCHITECTS, INC.**  
 MILWAUKEE, WISCONSIN

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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

SHEET

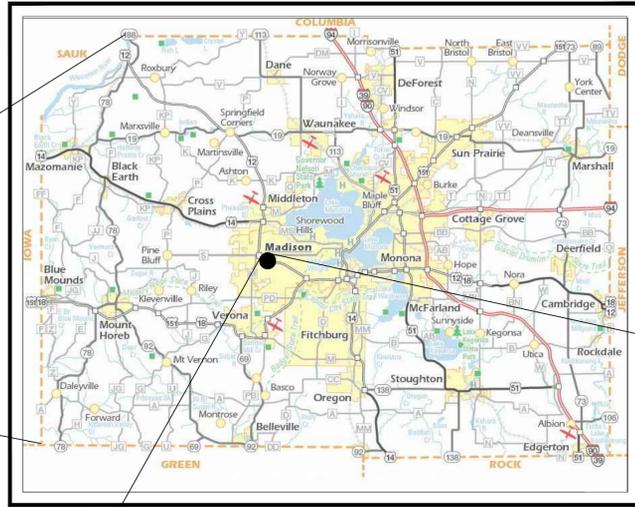
TITLE PAGE

**G000**



**REGIONAL MAP**

WISCONSIN



**DANE COUNTY**

DANE COUNTY, WISCONSIN



**CITY OF MADISON**

LOCATION MAP



UDC FINAL APPROVAL			
MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:
PROJECT NO. 118.0644.30			
FILE LOCATION: C:\Users\madsnow\appdata\local\temp\AsP\118.0644.30\118.0644.30\118.0644.30.dwg			

**POINT PLACE**

VICINITY PLAN

7945 TREE LANE, MADISON, WI

**SNYDER & ASSOCIATES, INC.**

5010 YOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com



**CONSTRUCTION SEQUENCE**

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.

2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.

3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.

4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.

5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.

6. INSTALL SANITARY SEWER, WATER MAIN, & STORM SEWER.

7. COMPLETE FINAL GRADING FOR PARKING LOT & ROADWAY AND STABILIZE WITH GRAVEL.

8. COMPLETE FINAL GRADE OF THE SITE.

9. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

10. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.

11. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED ABOVE IN ITEM 11. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:

- 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
- 17.50 LBS/ACRE OF RED FESCUE
- 17.50 LBS/ACRE OF HARD FESCUE
- 22.00 LBS/ACRE OF PERENNIAL RYE GRASS

THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE CITY OF MADISON.

SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.

MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30, TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

12. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

13. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.

14. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

**EROSION CONTROL NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND CITY OF MADISON EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.

2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT. MONITORING OF EROSION CONTROL SHALL FOLLOW CITY OF MADISON PROTOCOL.

5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES 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. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.

6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).

7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WSDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.

8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.

9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.

11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.

12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.

13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.

14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.

16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.

17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

18. 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 OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARDS.

19. 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.

20. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.

21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. ELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.

22. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.

23. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.

24. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.

25. 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.

**GENERAL CONDITIONS**

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE CITY OF MADISON TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE CITY OF MADISON, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.

5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.

7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.

9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE CITY OF MADISON OR OTHER APPROPRIATE GOVERNMENT AGENCIES.

10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

**GRADING**

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.

3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS BEEN STABILIZED WITH VEGETATION AND THE APPROVAL OF CITY OF MADISON PERMITS.

4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING, CUT AND FILL CALCULATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT AT NO EXTRA COST TO THE OWNER.

5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.

6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE ENGINEER BEFORE ANY MATERIAL IS PLACED.

7. ALL SPOT GRADES SHOWN ON PLAN ARE EDGE OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.

**STREET SIGNS**

1. ALL STREET SIGNS MUST MEET ALL MUTCD STANDARDS.

2. ALL STREET SIGNS SHALL MEET THE MINIMUM RETRO REFLECTIVITY GUIDELINES ACCORDING TO THE MUTCD.

3. STREET SIGN POSTS SHALL BE 2" SQUARE GALVANIZED METAL WITH BREAK-AWAY (V-LOCK BREAKAWAYS ACCEPTABLE).

4. STREET NAME SIGNS SHALL BE WHITE LETTERING ON GREEN BACKGROUND.

UDC FINAL APPROVAL table with columns: MARK, REVISION, DATE, BY, Engineer: SJA, Checked By: SJA, Date: 10/31/2018, Technician: M/W, Field Bk, Pg.

7945 TREE LANE, MADISON, WI  
5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

PROJECT NO. 118.0644.30  
FILE LOCATION: C:\Users\anderson\appdata\local\temp\AsP\shah\_1\p001\_1180644.dwg

POINT PLACE  
NOTES  
SNYDER & ASSOCIATES, INC.



**STORM SEWER NOTES**

1. STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:

STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.

- EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
- ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC UNLESS OTHERWISE APPROVED. CURB INLET RINGS SHALL BE CONCRETE.
- MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.
- INLETS AT LOW POINTS SHALL HAVE TYPE NEENAH TYPE R GRATES. INLETS ON GRADE SHALL BE DIRECTIONAL TYPE L.
- THE LAST TWO PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
- TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
- PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
- ALL INFILTRATION BASINS SHALL INCLUDE ENGINEERED SOILS OR PERMAMATRIX SOIL AMENDMENT APPLIED PER MANUFACTURER RECOMMENDATIONS.
- ALL STORM WATER MANAGEMENT FACILITIES SHALL BE SEEDED WITH A NATIVE SEED MIXTURE WITHIN THE LIMITS OF THE OUTLOT OR EASEMENT. THE NATIVE SEED MIXTURE SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC SERVICES.
- ALL STORM WATER FACILITIES SHALL CONFORM TO WDNR TECHNICAL STANDARDS FOR PRE AND POST CONSTRUCTION STORM WATER MANAGEMENT.

**SANITARY SEWER & WATER MAIN NOTES**

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
- PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:  
SANITARY SEWER SHALL BE PVC IN ACCORDANCE WITH ASTM 3034, SDR-35 AND BEDDED WITH CLASS C BEDDING.  
BEDDING: 3/8" TO 1 1/2" CLEAR STONE  
COVER: 3/8" TO 1 1/2" CLEAR STONE

TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS.

TRACER WIRE BOXES SHALL BE PROVIDED AND LOCATED 3.5' BEHIND THE BACK OF CURB. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX. TRACER WIRE SHALL EXTEND TO THE RIGHT OF WAY.

ALL LATERAL ENDS SHALL BE MARKED WITH A TREATED 4" X 4" POST AND THE TOP OF THE POST SHALL BE PAINTED GREEN. LATERAL END SHALL BE CAPPED WITH A GLUED ON CAP.

LATERALS ARE NOT ALLOWED TO BE CONNECTED DIRECTLY INTO A MANHOLE.

ALL SANITARY MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES.

SANITARY MANHOLES SHALL HAVE EXTERNAL CHIMNEY SEALS.

ALL MANHOLE JOINTS SHALL BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL. MANHOLE CONNECTIONS SHALL BE WATERTIGHT WITH SOLID SLEEVES. RUBBER FERNCO TYPE CONNECTIONS WILL NOT BE ALLOWED.

**SANITARY SEWER & WATER MAIN NOTES CONT.**

EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.

ALL SANITARY SEWER MAINS WILL BE REQUIRED TO BE TELEVISED. 2 COPIES OF THE TELEVISION REPORT AND DVD SHALL BE PROVIDED TO THE PUBLIC SERVICES DIRECTOR. MANDRELL TESTING IS ALSO REQUIRED ON ALL SANITARY SEWER. LOW PRESSURE AIR TESTS ARE REQUIRED ON ALL SANITARY SEWER CONSTRUCTION.

ALL MANHOLES INSTALLED OUTSIDE OF THE RIGHT-OF-WAY SHALL HAVE A RIM ELEVATION A MINIMUM OF 1' ABOVE THE PROPOSED GROUND AND BE MARKED WITH A TREATED 4" X 4" POST AND HAVE A SIGN WITH THE WORDS "SANITARY SEWER" ATTACHED TO THE POST.

LATERAL DEPTH AT THE RIGHT-OF-WAY SHALL NOT EXCEED 12' WITHOUT PROPER JUSTIFICATION. VARIENCES FROM THIS MAP BE APPROVED BY THE PUBLIC SERVICES DIRECTOR.

ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS SHALL BE PRECAST CONCRETE.. MAINTAIN A MINIMUM SEPARATION OF 8' OF HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER.

SANITARY MANHOLES SHALL BE CONSTRUCTED WITH STEPS.

- MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:  
WATER MAIN SHALL BE DUCTILE IRON, SPECIAL CLASS 52 AND BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS)

WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL SURFACE AT ALL HYDRANTS IN A CONDUIT OR A TRACER WIRE ACCESS BOX.

WATER MAIN SHALL BE WRAPPED IN POLYETHYLENE WRAP: LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) MINIMUM THICKNESS 8 MILS OR HIGH-DENSITY CROSS LAMINATED POLYETHYLENE (HDCLPE) MINIMUM THICKNESS 4 MILS.

ALL MAINS SHALL BE A MINIMUM OF 8" IN DIAMETER WITH THE EXCEPTION OF HYDRANT LEADS THAT SHALL BE 6".

WATER MAINS SHALL HAVE A MINIMUM COVER OF 6.5'.

MECHANICAL JOINT FITTINGS WITH MEGA-LUGS ARE REQUIRED FOR ALL DIRECTIONAL CHANGE FITTINGS AND WATER MAIN ENDS. ALL BOLTS SHALL BE STAINLESS STEEL. ALL FITTINGS SHALL BE "MADE IN AMERICA" CERTIFIED.

CORPORATION STOPS SHALL BE MUELLER H15008.

WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVE.

FIRE HYDRANTS SHALL BE LOCATED 3.5' BEHIND THE BACK OF CURB AND HYDRANT VALVES SHALL BE PLACED IN THE STREET.

A FIRE HYDRANT WILL BE REQUIRED AT THE END OF ALL DEAD END LINES.

FIRE HYDRANTS SHALL BE WATEROUS PACER WB67 WITH A STORZ NOZZLE.

FIRE HYDRANTS SHALL INCLUDE A RODON HYDRA FINDER FLAG.

CURB BOXES SHALL BE BINGHAM AND TAYLOR BUFFALO TYPE AND INSTALLED WITH THE EXTENSION ROD AND GUIDE RING.

CURB VALVES SHALL BE MUELLER H15209.

CURB BOXES SHALL BE LOCATED 3.5' BEHIND THE BACK OF CURB.

ALL LATERAL/WATER SERVICE ENDS SHALL BE MARKED WITH A TREATED 4" X 4" POST AND THE TOP OF THE POST SHALL BE PAINTED BLUE.

EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT AND SELECT TRENCH BACKFILL WILL BE REQUIRED.

PROVIDE A 2" THICK STYROFOAM INSULATION BETWEEN WATER MAIN AND ALL STORM SEWER CROSSINGS.

WATER MAINS SHALL UNDERGO A PRESSURE AND LEAKAGE TEST. SERVICES SHALL BE TESTED TO THE CURB STOP. SERVICES OF 4" AND LARGER WITH JOINTED PIPE SHALL BE TESTED AGAINST THE VALVE WITH A SECOND TEST OUT TO THE PLUG. THE SECOND TEST MAY BE SHORTER DURATION AS APPROVED BY THE PUBLIC SERVICES DIRECTOR.

**ADDITIONAL UTILITY NOTES**

- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
- PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
- TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

**URBAN FORESTRY NOTES**

- TREES MUST COMPLY TO ANSI Z60.1-1996 "AMERICAN STANDARD NURSERY STOCK" OR MOST RECENT VERSION THEROF.
- TREES MUST BE A MINIMUM 2" CALIPER.
- ALL TREES AND LANDSCAPING SHALL BE UNDER WARRANTY FOR ONE FULL GROWING SEASON.
- THE MINIMUM DISTANCE BETWEEN TREE TRUNKS SHALL BE 30' FOR SMALL TREES AND 45' TO 50' FOR MEDIUM OR LARGE TREES.
- THE MINIMUM DISTANCE FROM THE FRONT OF A STREET SIGN TO THE TREE TRUNK IS 25' AND THE MINIMUM DISTANCE FROM THE BACK OF THE STREET SIGN IS 10'.
- THE MINIMUM DISTANCE FROM A CURB CUT, CARRIAGE WALK, OR DRIVEWAY IS 10'.
- THE MINIMUM DISTANCE FROM A FIRE HYDRANT IS 10'.
- THE MINIMUM DISTANCE FROM ANY WATER MAIN INCLUDING SERVICES IS 10'.
- NO MORE THAN 20% OF TREES SHALL BE FROM ONE FAMILY.
- NO MORE THAN 10% OF TREES SHALL BE FROM ONE GENUS.
- NO MORE THAN 5% OF ANY SINGLE SPECIES, INCLUDING CULTIVARS AND VARIETIES.
- ANY SPECIES SHALL BE TREE FORM. SHRUB FORM ARE NOT ALLOWED.
- ALL BURLAP AND WIRE CAGES SHALL BE REMOVED FROM ROOTS PRIOR TO PLANTING.
- APPLY STARTER FERTILIZER AT THE RATE RECOMMENDED BY THE NURSERY.
- SATURATE SOIL WITH WATER WHEN PIT IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- DO NOT PRUNE TREES. INJURED OR DEAD BRANCHES MAY BE REMOVED ACCORDING TO STANDARD HORTICULTURAL PRACTICES. DO NOT CUT LEADER.
- PROVIDE 4" THICKNESS OF ORGANIC MULCH AROUND ALL TREES. MULCH SHOULD NOT REST AGAINST THE TREE TRUNK. LEAVE 1/2" AROUND THE TRUNK FREE OF MULCH.
- PLANTING DEPTH OF TREE SHALL BE SUCH THAT ROOT FLAIR IS VISIBLE JUST ABOVE GRADE.

**PAVING**

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1.25-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
- THE CONSTRUCTED BASE COURSE SHALL PASS A PROOF ROLL PRIOR TO PLACEMENT OF ASPHALT PAVING.
- HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE SUPERPAVE (E-1) IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
- ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS.
- AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT FOR THE PARKING LOT SHALL BE (9.5MM), AND THE LOWER LAYER PAVEMENT FOR THE PARKING LOT AND BOTH UPPER AND LOWER LAYERS OF TIMOTHY COURT SHALL BE (12.5MM).
- TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS:  
SECTION 415 FOR CONCRETE PAVEMENT  
SECTION 601 FOR CONCRETE CURB AND GUTTER  
SECTION 602 FOR CONCRETE SIDEWALKS.
- ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
- PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE

ADA SYMBOLS: BLUE OR PER LOCAL CODE

FIRE LANES: PER LOCAL CODE

EXTERIOR SIDEWALK CURBED, LIGHT POLE BASES, AND GUARD POSTS: YELLOW

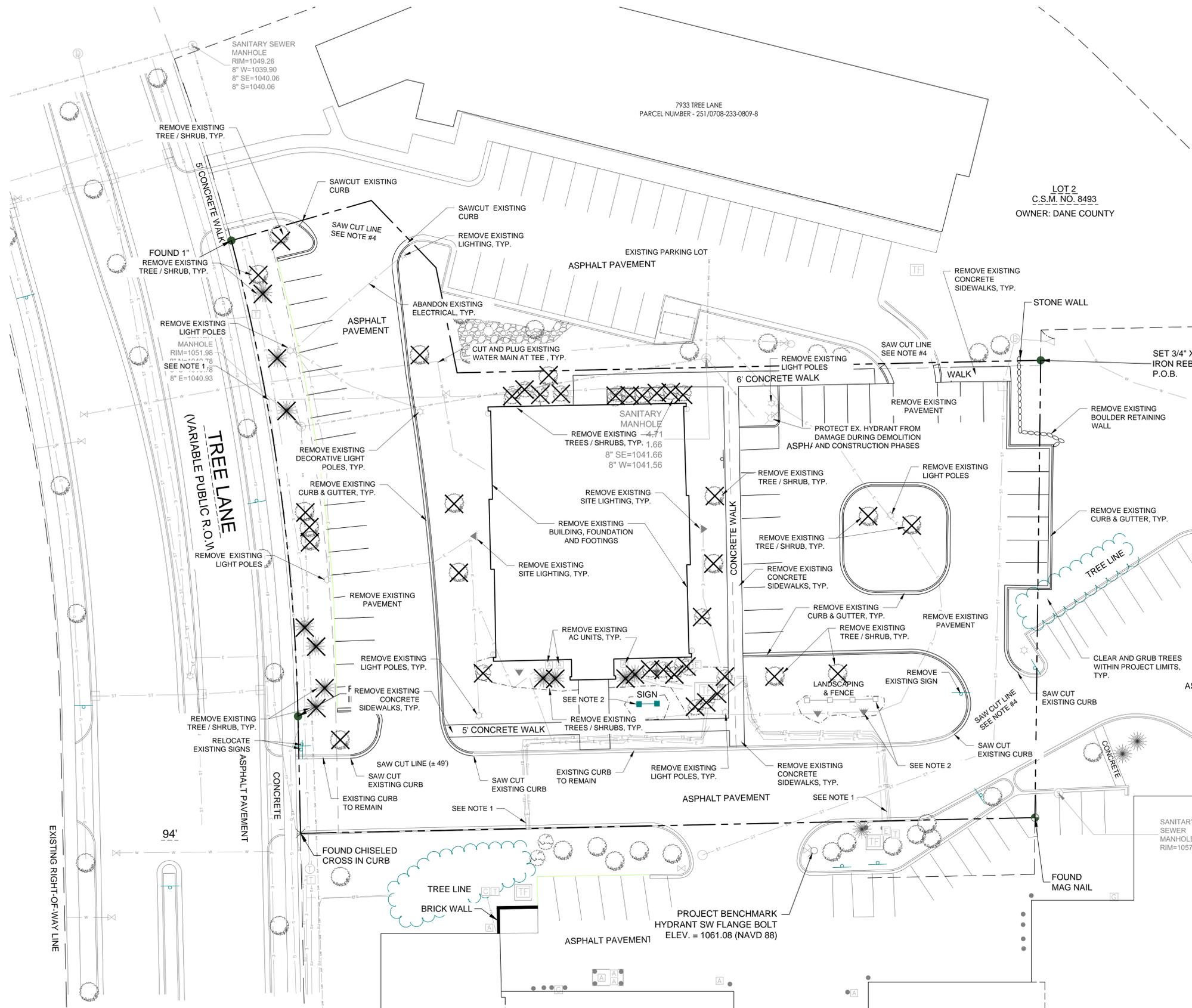
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	Engineer: SJA	Checked By: SJA	Scale: NOTED	
	Technician: M/W	Date: 10/31/2018	Field Bk:	Pg:
	PROJECT NO. 118.0644.30 FILE LOCATION: C:\Users\mstinson\appdata\local\temp\AspPublish\2018\UnreviseDwg\118.dwg			

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1

POINT PLACE  
NOTES





**NOTES**

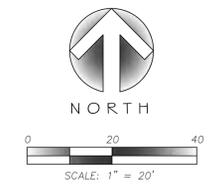
- EXISTING UTILITY SERVICE LINES TO BE ABANDONED IN PLACE OR REMOVED IF POSSIBLE: ELECTRIC, GAS, SANITARY, WATER. STUB TO PROPERTY LINE OR MAIN SERVICE LINE AS SPECIFIED BY CITY AND UTILITY SERVICE PROVIDER.
- REMOVE ALL SIGNAGE, LIGHTING AND FENCING AROUND EXISTING BUILDING.
- ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE PROJECT FROM THE SOUTH ENTRANCE OF 7941 TREE LANE, NO CONSTRUCTION TRAFFIC SHALL USE THE ENTRANCE FROM 7933 TREE LANE.
- CONTRACTOR SHALL SAWCUT THE ASPHALT AS NEEDED TO BLEND THE NEW AND EXISTING ASPHALT PAVEMENT AS NEEDED.

UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
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	Technician: M/W	Date: 10/31/2018	Field Bk:	Pg:

7945 TREE LANE MADISON, WI  
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 MADISON, WISCONSIN 53718  
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**POINT PLACE**  
 EXISTING SITE / DEMO PLAN

**SNYDER & ASSOCIATES, INC.**




 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**NOTE**

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.
- RADIi ARE FROM FACE OF CURB, DIMENSIONS ARE FROM FACE OF CURB
- EXISTING SURVEY PROVIDED BY OTHERS.

**UTILITY COMPANY INFORMATION**

ELECTRICITY - MG&E - 608-252-7222  
 NATURAL GAS - MG&E - 608-252-7222  
 PHONE - VARIES  
 COMMUNICATIONS - VARIES  
 SANITARY SEWER - CITY OF MADISON - 608-222-1201  
 WATER SERVICE - CITY OF MADISON - 608-266-4651

**FIRE LANE**

TREE LANE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING.

**SITE INFORMATION**

ZONING DISTRICT: CC - COMMERCIAL CENTER TOTAL  
 SITE AREA: 57,987 SF / 1.33 ACRES  
 TOTAL DISTURBED AREA: 56,937 SF / 1.31 ACRES  
 PRO. IMPERVIOUS: 32,266 SF (56.7%) (LOT COVERAGE)  
 PAVED AREA: 19,121 SF (33.6%)  
 BUILDING AREA: 13,145 SF (23.1%)  
 PRO. PERVIOUS: 24,671 SF (43.3%) (LOT COVERAGE)

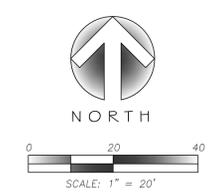
**PARKING STALL COUNT**

<b>SURFACE PARKING</b>	
STANDARD PARKING:	30 STALLS
ADA PARKING:	3 STALLS
<b>BASEMENT GARAGE PARKING</b>	
STANDARD PARKING:	23 STALLS
ADA PARKING:	1 STALL

**BUILDING SETBACKS**

FRONT: 0'  
 REAR: 0'  
 SIDE: 0'

- KEY NOTES**
- STOP SIGN, SEE DETAIL ON C 5.4
  - 5' WIDE SIDEWALK, SEE DETAIL ON C 5.4
  - 18" CURB & GUTTER, SEE DETAIL ON C 5.4
  - BIKE PARKING AREA, SEE DETAIL ON C 5.5
  - HANDICAP PARKING SIGN, SEE DETAIL ON C 5.5
  - HANDICAP PARKING SIGN MOUNTED TO BUILDING
  - THICKENED EDGE SIDEWALK, SEE DETAIL ON C 5.4
  - 4" ASPHALT PAVEMENT, SEE DETAIL ON C 5.4
  - BIO-RETENTION AREA, SEE SHEET C 4.1
  - HANDICAP RAMP, RAILINGS, STAIRS AND ALL STRUCTURAL DETAILS BY OTHERS
  - CONCRETE RETAINING WALL, DESIGN BY OTHERS
  - 30" CURB & GUTTER, SEE DETAIL ON C 5.4
  - SITE LIGHT POLES, SEE DETAIL ON C 6.0



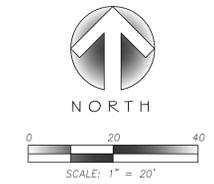
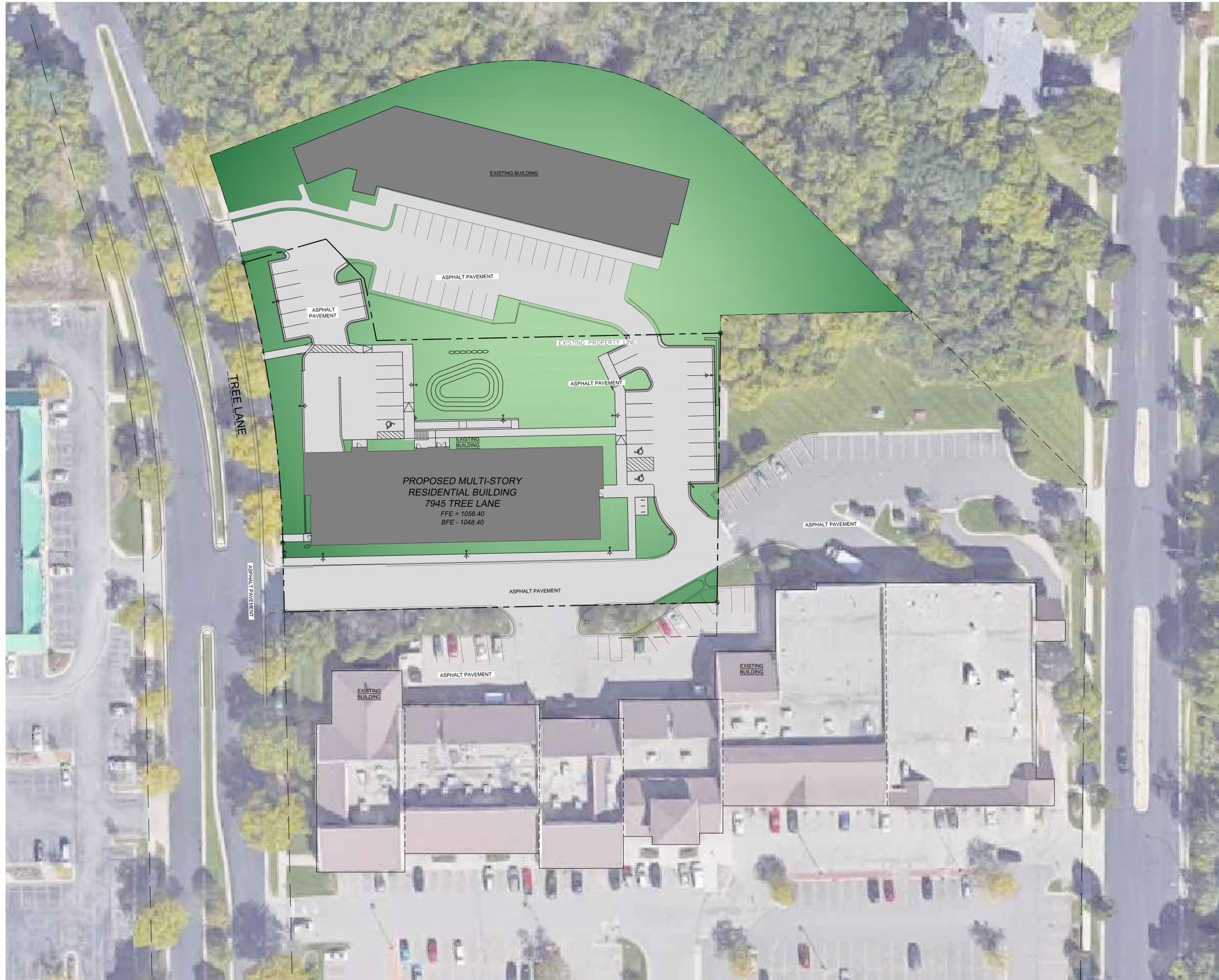
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	Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:
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POINT PLACE  
 PROPOSED SITE PLAN  
 7945 TREE LANE MADISON, WI  
**SNYDER & ASSOCIATES, INC.**

**SNYDER & ASSOCIATES**

C21




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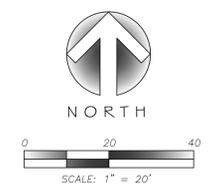
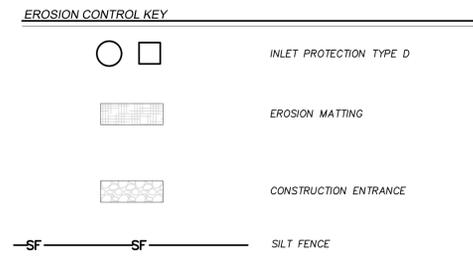
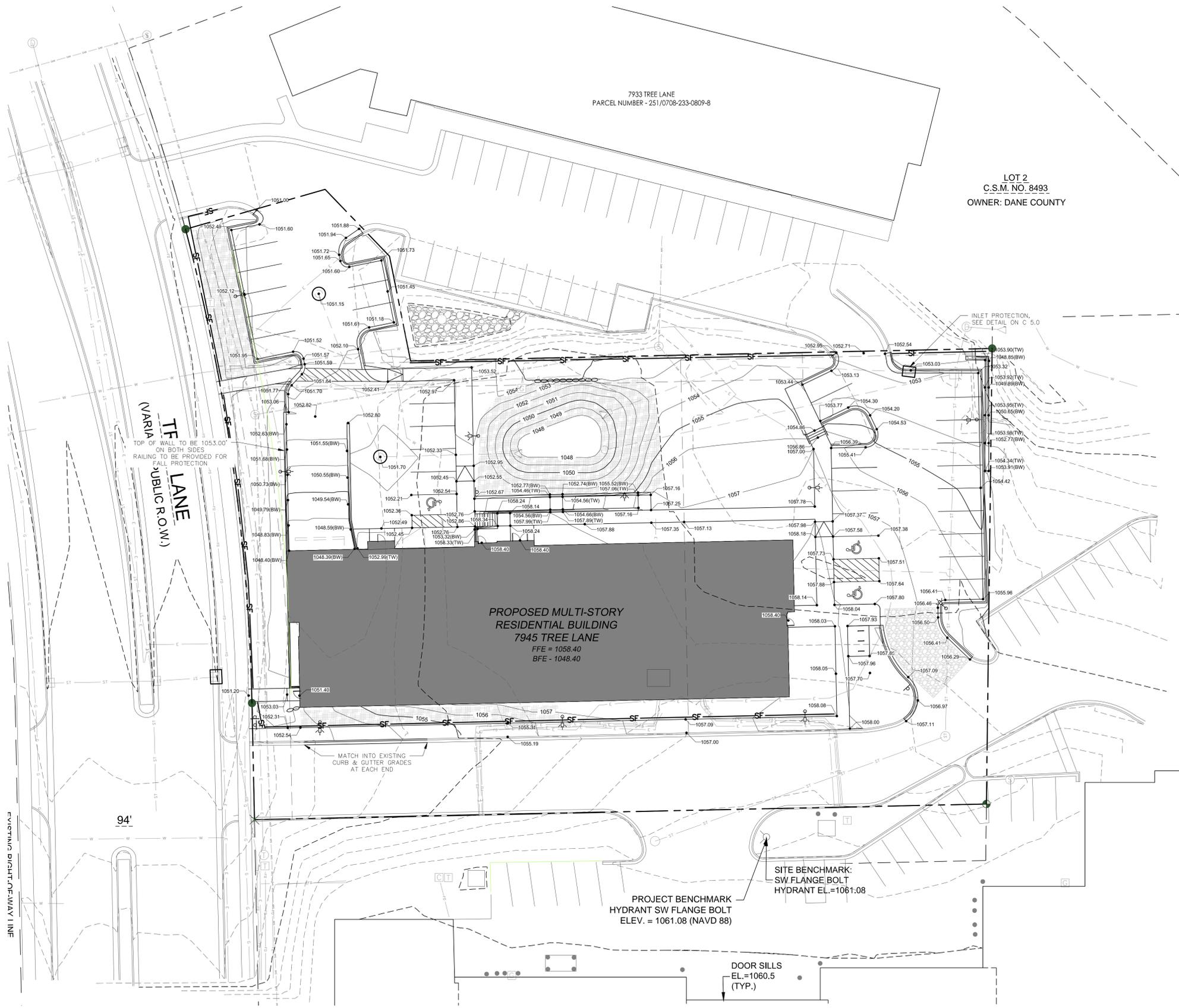
**POINT PLACE**  
**EXTENDED SITE PLAN**

7945 TREE LANE MADISON, WI

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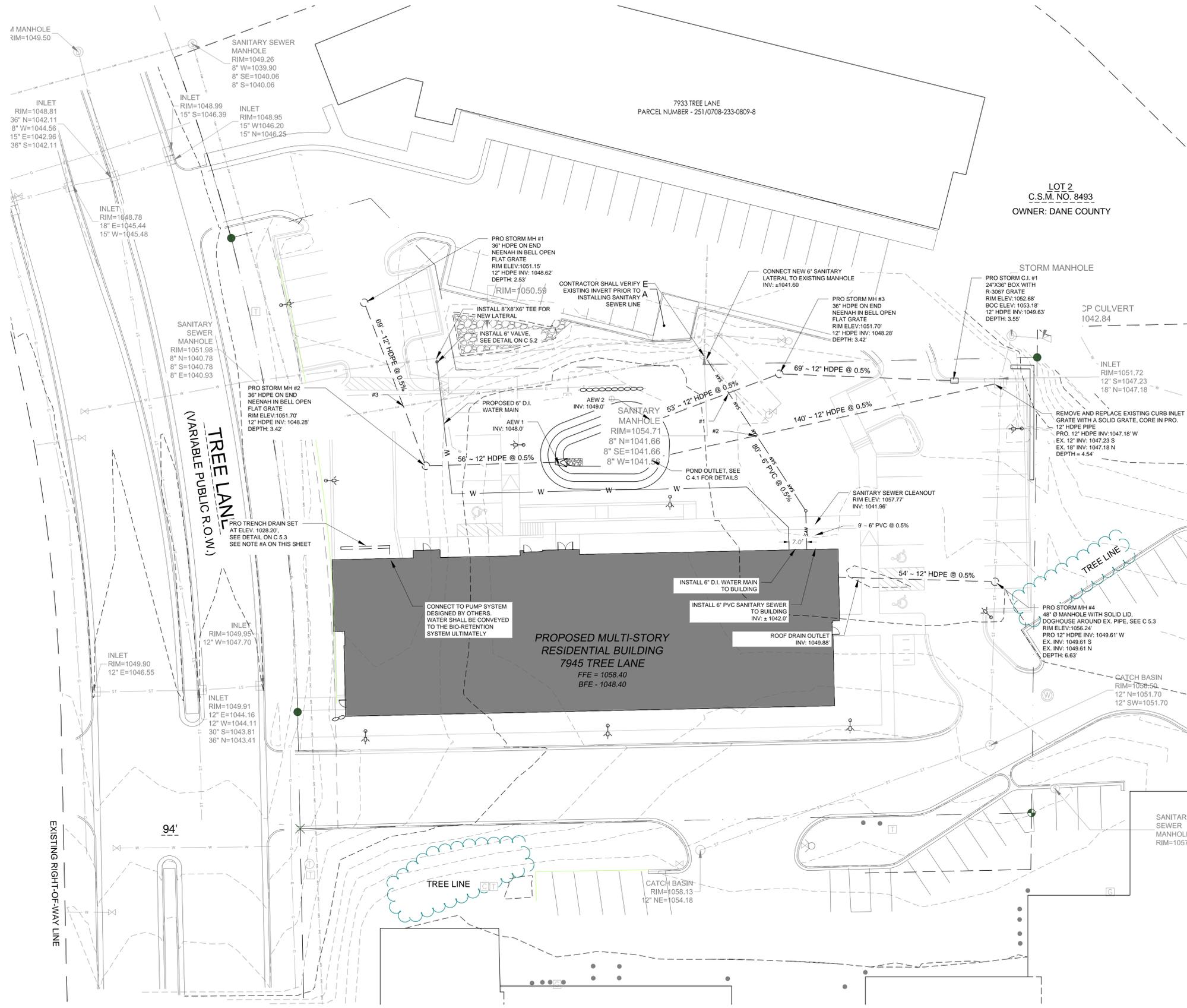


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**POINT PLACE**  
**GRADING & EROSION CONTROL PLAN**  
 7945 TREE LANE MADISON, WI  
**SNYDER & ASSOCIATES, INC.**  
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 MADISON, WISCONSIN 53718  
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**SNYDER & ASSOCIATES**  
 C3.0



**PIPE CROSSING CONFLICT CHECK**

- #1 BOTTOM OF 12" HDPE STORM SEWER PIPE = 1048.8'  
TOP OF 6" PVC SANITARY SEWER PIPE = 1042.2'
- #2 BOTTOM OF 12" HDPE STORM SEWER PIPE = 1047.3'  
TOP OF 6" PVC SANITARY SEWER PIPE = 1042.3'
- #3 BOTTOM OF 12" HDPE STORM SEWER PIPE = 1048.0'  
TOP OF 6" PVC SANITARY SEWER PIPE = 1041.9'

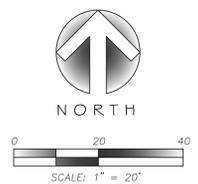
**GENERAL NOTES**

A. THE PROPOSED PUMP THAT RECEIVES THE WATER FROM THE GRATE AT THE BOTTOM OF THE RAMP SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM. THE WATER SHALL BE PUMPED TO THE PROPOSED BIORETENTION AREA.

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		Checked By: SJA	Scale: NOTED		
		Engineer: SJA	Date: 10/3/2018		
		Technician: MW	Field Bk:		
		PROJECT NO. 118.0644.30			
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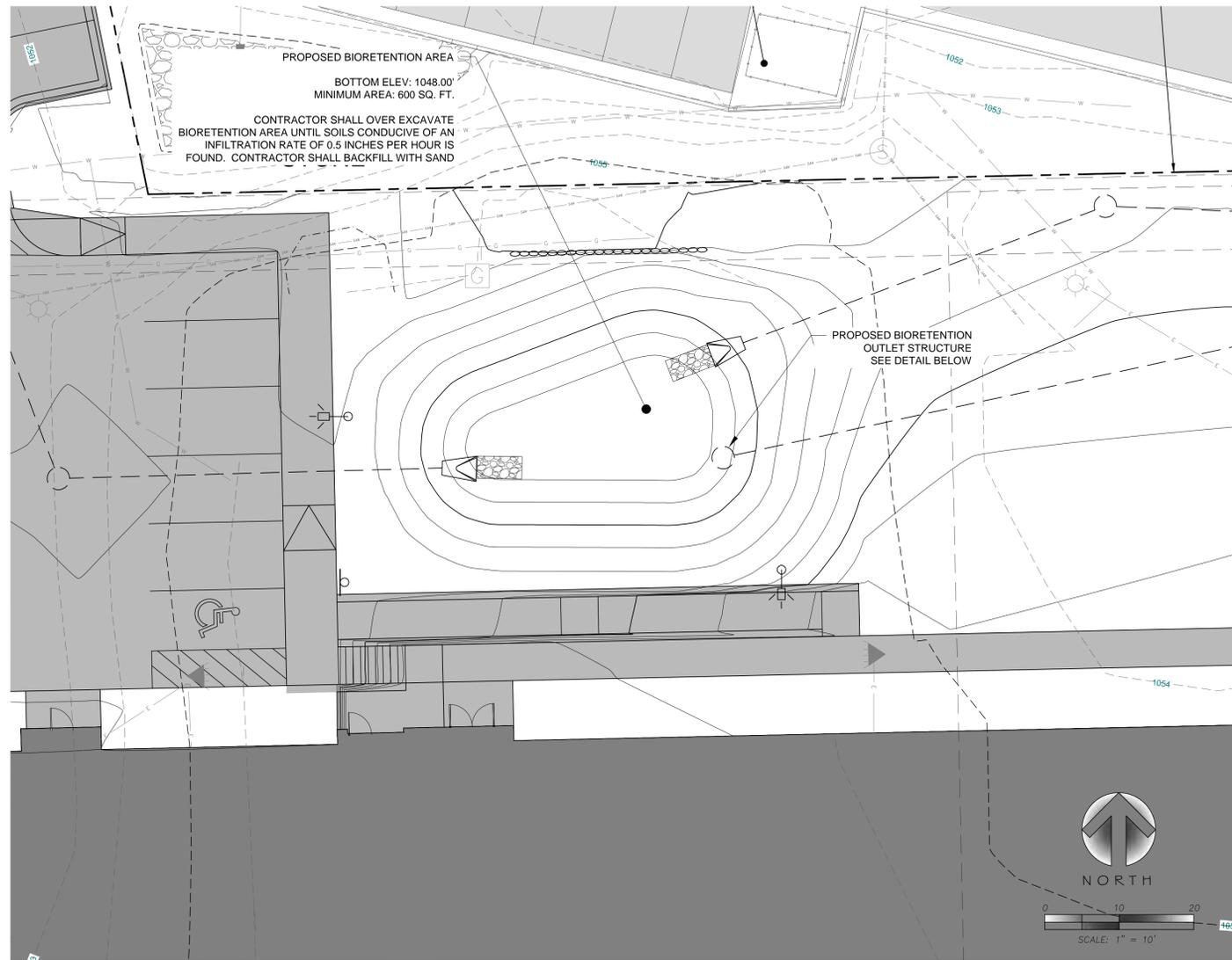
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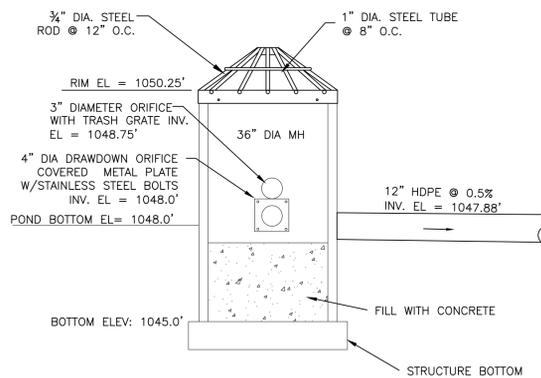
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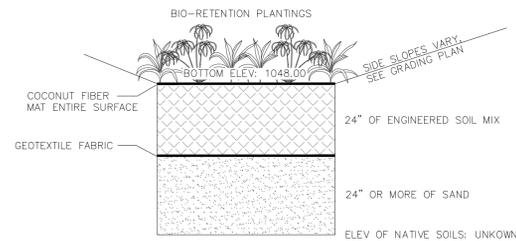


**BIORETENTION NOTES**

- BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
- ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
- BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, THREE INCHES OF HARDWOOD MULCH SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
- FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER.
- SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANT SPECIES SHALL BE SELECTED FROM THE FOLLOWING LIST:  
 FROBS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, BONESET PRAMIE, BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WILD BERGAMOT, OBEDENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN AND IRONWEED.  
 GRASSES, SEDGES & RUSHES: FRINGED BROME, BLUE JOINT GRASS, BEBB'S SEDGE CRAWFORD'S SEDGE FRINGED SEDGE, COMMON FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULLRUSH, WOOL GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
- ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
- NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
- UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
- CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
- UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELLED PRIOR TO FINAL SEEDING.
- FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.



1 BIORETENTION BASIN OUTLET STRUCTURE DETAIL  
SCALE: NTS



BIORETENTION AREA  
CROSS SECTION DETAIL

2 BASIN PROFILE/SECTION  
SCALE: NTS

NATIVE SOIL  
CONTRACTOR SHALL OVER EXCAVATE UNTIL NATIVE SOILS CONDUCTIVE OF 0.5 IN/HR INFILTRATION RATE IS FOUND. BACK FILL WITH SAND

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 BIO-RETENTION BASIN DETAILS



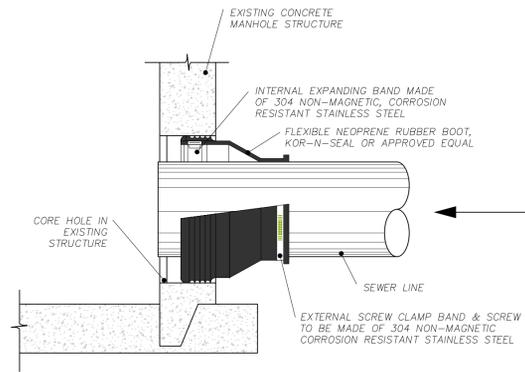
C4.1

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	Technician: MW	Date: 10/3/2018	Field Bk:	Pg:
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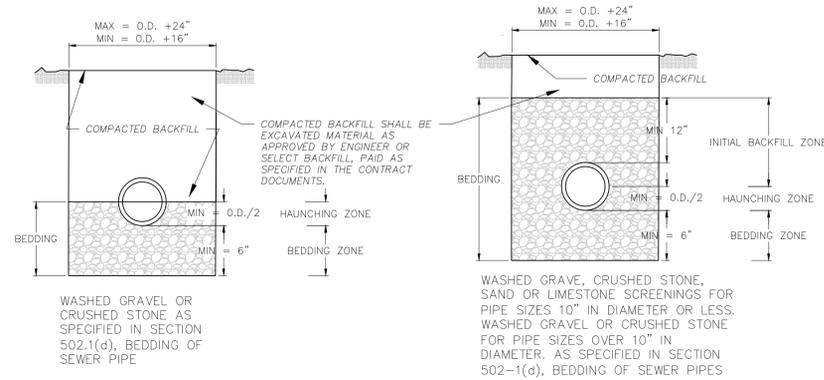
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**1**  
C5.1 BOOT CONNECTION DETAIL  
SCALE: NTS



BEDDING FOR REINFORCED  
CONCRETE SEWER PIPES

BEDDING FOR SANITARY SEWER PIPES  
AS WELL AS METAL, ADS, AND PVC  
STORM PIPES

NOTES:

UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.

THE COST OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. FOR RCP, BEDDING INCLUDES THE HAUNCHING & BEDDING ZONES. FOR PLASTIC PIPES, THE BEDDING INCLUDES THE HAUNCHING, BEDDING & INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.

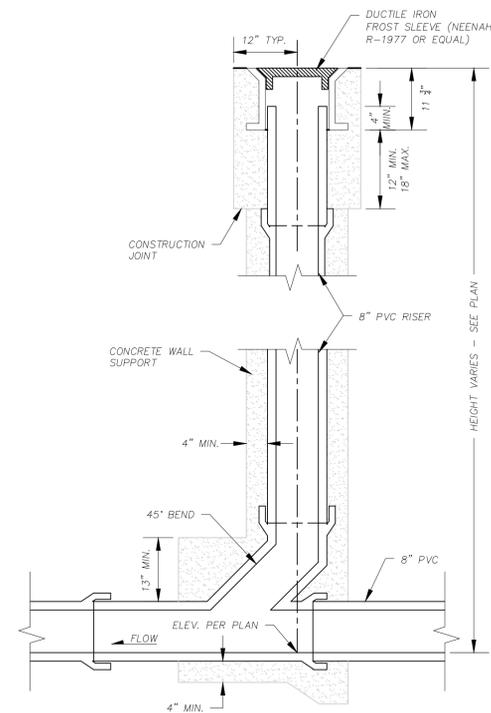
ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.

PAYMENT SHALL NOT BE MADE FOR BACKFILL WITH EXCAVATED MATERIAL, IF APPROVED. SELECT FILL IF REQUIRED. SHALL BE PAID PER CONTRACT.

THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. +24" AND MINIMUM OF O.D. +16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.

O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.

**3**  
C5.1 PIPE BEDDING AND BACKFILL  
SCALE: NTS



**2**  
C5.1 SANITARY CLEANOUT DETAIL  
SCALE: NTS

**4**  
C5.1 NOT USED  
SCALE: NTS

**5**  
C5.1 NOT USED  
SCALE: NTS

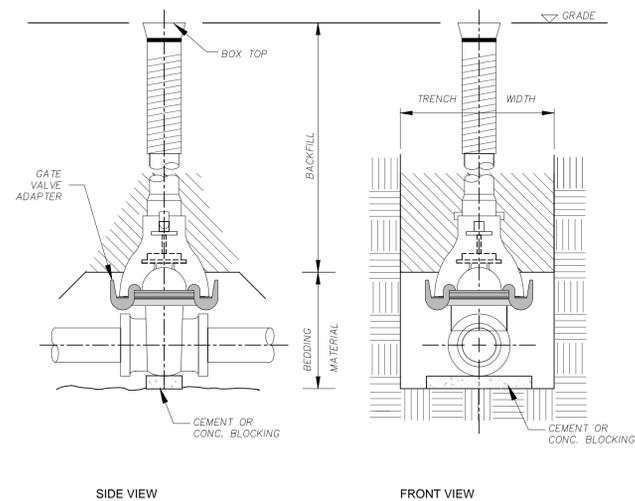
**6**  
C5.1 NOT USED  
SCALE: NTS

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	Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:
	PROJECT NO. 118.			
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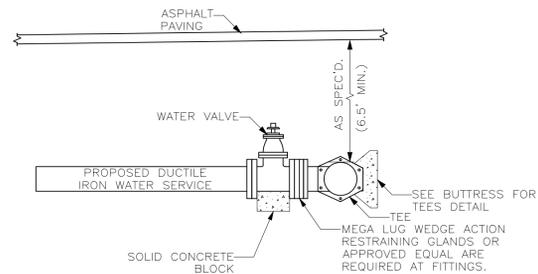
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POINT PLACE  
SANITARY SEWER DETAILS  
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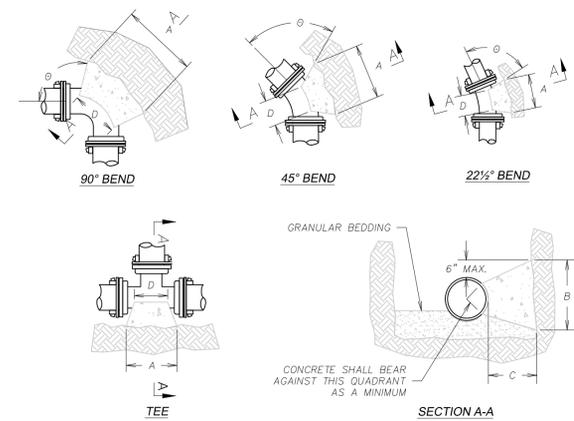


**1** GATE VALVE BOX DETAIL  
C5.2 SCALE: NTS



**3** WATER SERVICE DETAIL  
C5.2 SCALE: NTS

**5** NOT USED  
C5.2 SCALE: NTS



- NOTES:
- WOOD BLOCKING MAY NOT BE USED. ONLY SOLID CONCRETE BLOCKS ARE ALLOWED.
  - DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.
  - DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "θ" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.
  - CONCRETE SHALL BE CLASS "CC".
  - ALL BUTTRESSED JOINTS SHALL INCLUDE MEGALUGS AND CONCRETE BUTTRESSING.

PIPE SIZE	BUTTRESS DIMENSIONS								
	TEES		22.5° BEND			45° BEND			90° BEND
	A	B	A	B	A	B	A	B	B
6	1'-3"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"	1'-2"
8	1'-6"	1'-4"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"	1'-6"
10/12	2'-3"	2'-0"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"	2'-3"

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

\* = FOR TEE THIS WILL BE THE BRANCH PIPE

**2** BUTTRESS DETAIL  
C5.2 SCALE: NTS

**4** NOT USED  
C5.2 SCALE: NTS

**6** NOT USED  
C5.2 SCALE: NTS

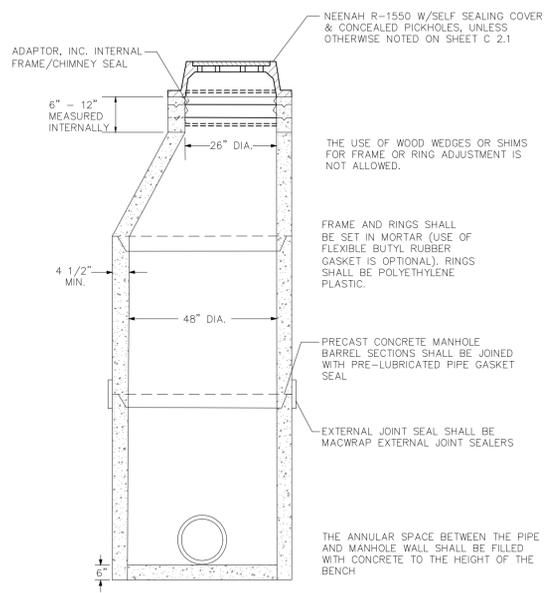
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		Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:
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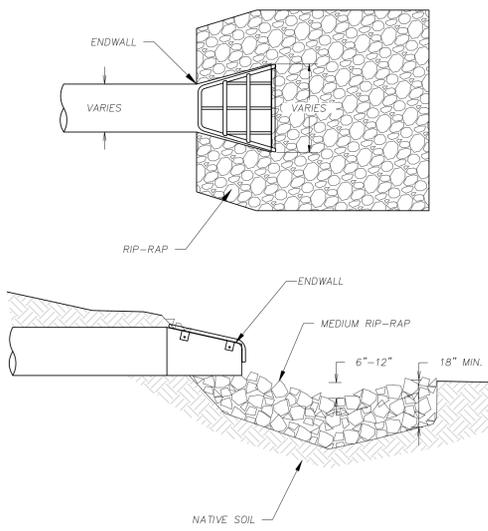


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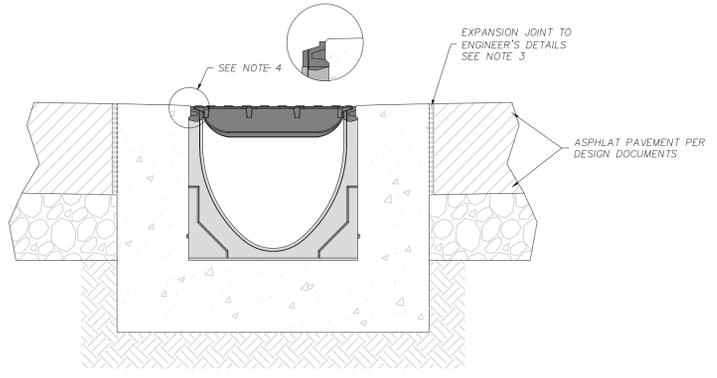
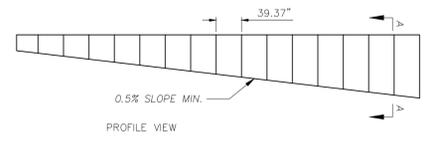


**1** STORM SEWER MANHOLE DETAIL  
SCALE: NTS

RIP-RAP OUTLET PROTECTION DIMENSIONS			
STRUCTURE NUMBER	PIPE DIAMETER INCHES (D)	LENGTH (L) FEET	WIDTH (W) FEET
AEW-1	12"	8'	4'
AEW-2	12"	8'	4'

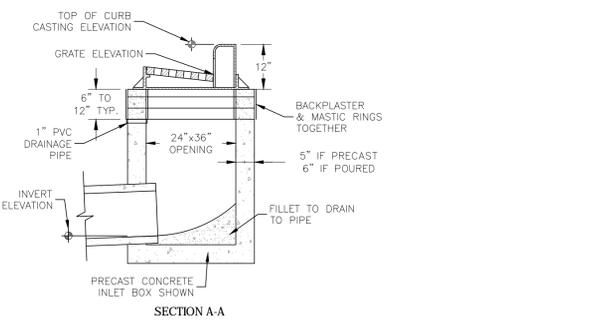
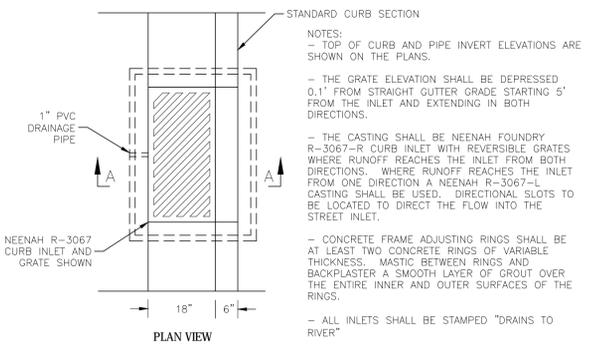


**3** ENDWALL RIP-RAP DETAIL  
SCALE: NTS

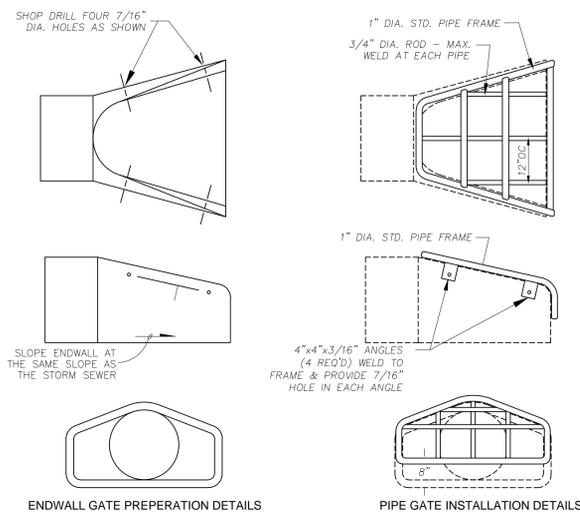


- NOTES:**
- IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. **ENGINEERING ADVICE MAY BE REQUIRED.**
  - MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
  - EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
  - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
  - CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
  - REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

**5** ACO #S300K TRENCH DETAIL  
SCALE: NTS

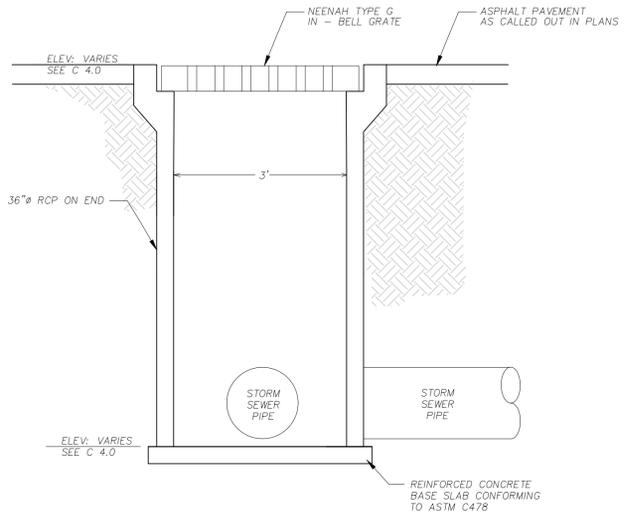


**2** STORM SEWER INLET DETAIL  
SCALE: NTS

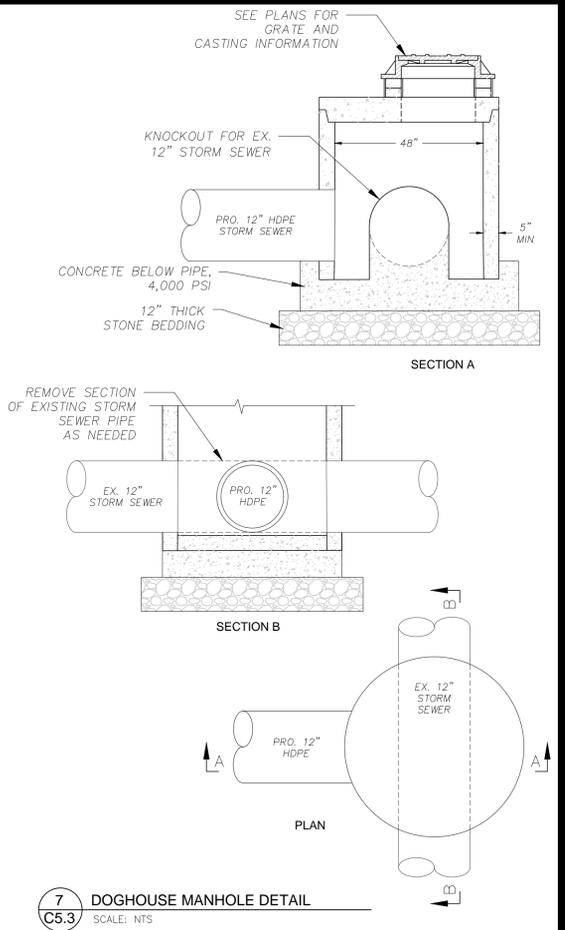


- NOTES:**
- ALL ENDWALLS GREATER THAN 15" IN DIAMETER SHALL RECEIVE GATES.
  - THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- PAINTING SPECIFICATIONS:**
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.
- PREPARATION STEPS:**
- BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
  - EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
  - ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

**4** ENDWALL GATE DETAIL  
SCALE: NTS



**6** STORM SEWER INLET  
SCALE: NTS



**7** DOGHOUSE MANHOLE DETAIL  
SCALE: NTS

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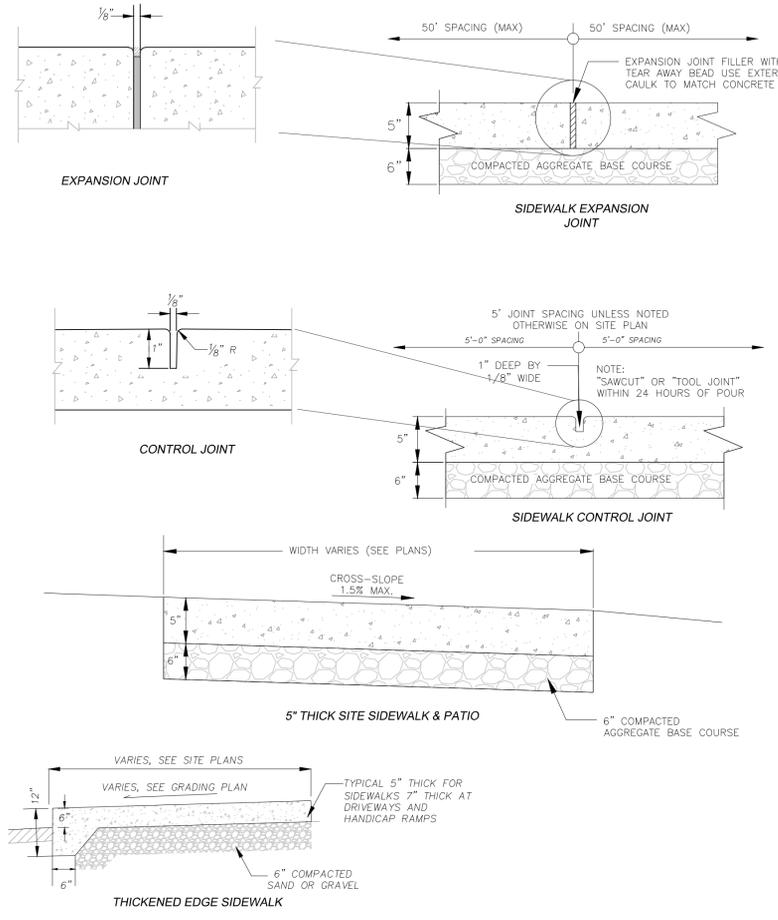
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**POINT PLACE**  
STORM SEWER DETAILS

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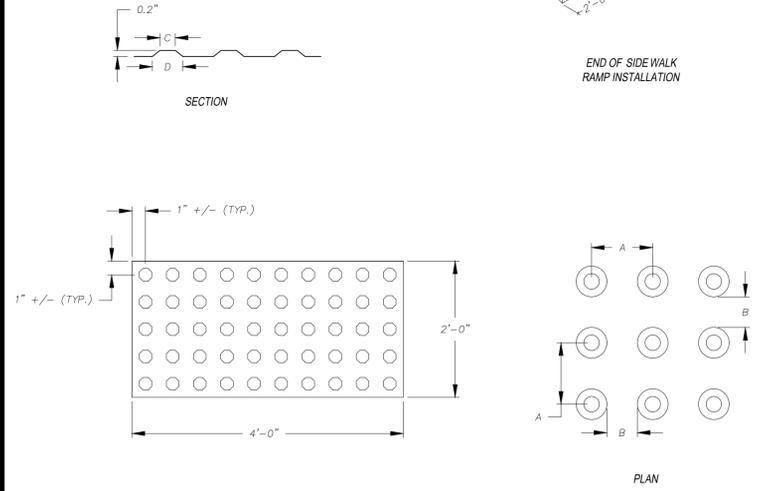
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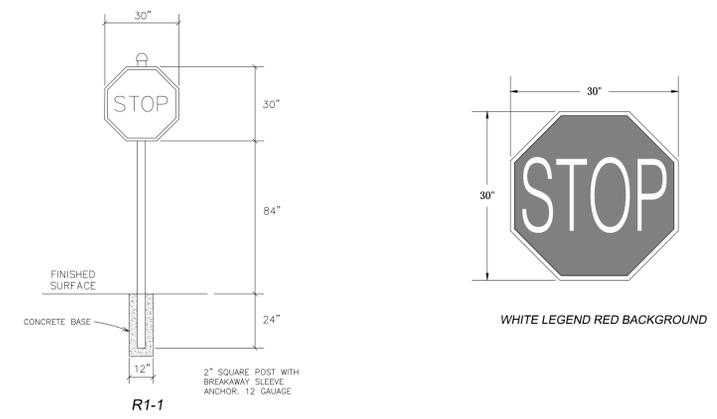
**1 CONCRETE SIDEWALK DETAILS**  
SCALE: NTS

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

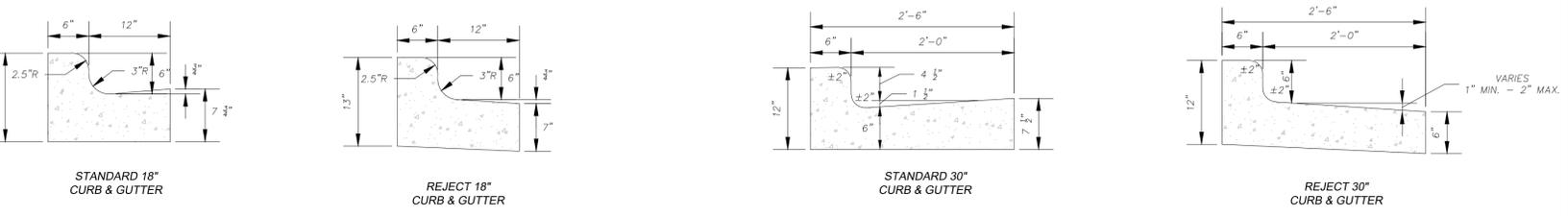
\* THE C DIMENSION IS 50% TO 65% OF YELLOW TRUNCATED DOMES PER THE D DIMENSION.



**3 TRUNCATED DOME DETAIL**  
SCALE: NTS



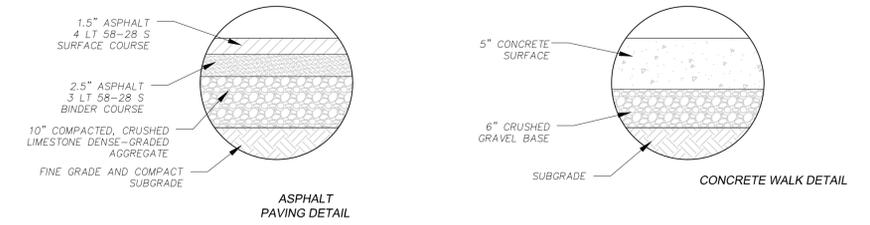
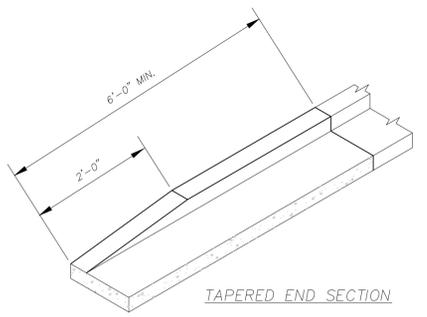
**4 STOP SIGN DETAIL**  
SCALE: NTS



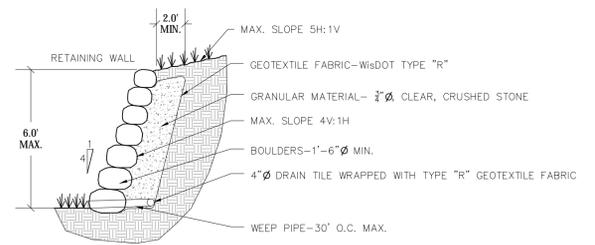
**NOTES:**

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' OR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
- THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

**2 CURB DETAILS**  
SCALE: NTS



**5 PAVEMENT THICKNESS DETAIL**  
SCALE: NTS



**6 BOULDER RETAINING WALL DETAIL**  
SCALE: NTS

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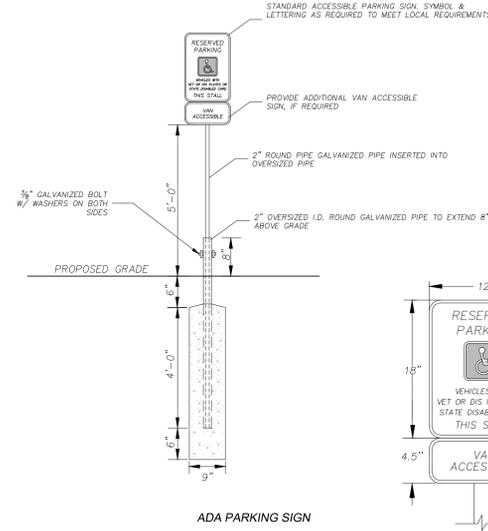
POINT PLACE  
SITE DETAILS

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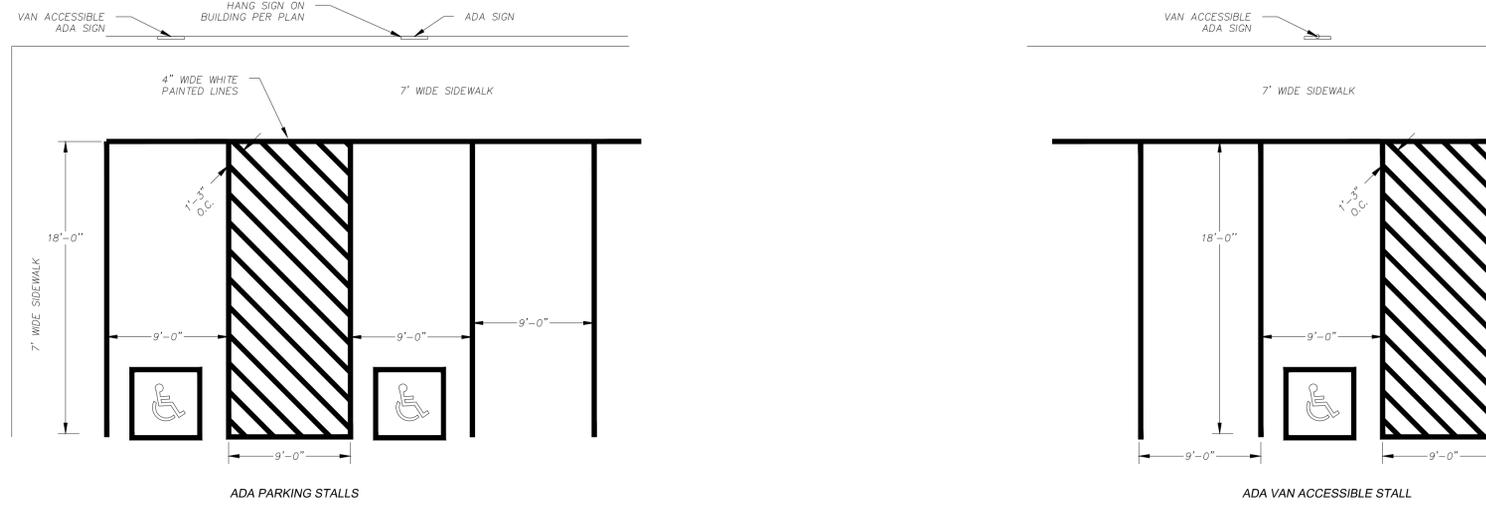
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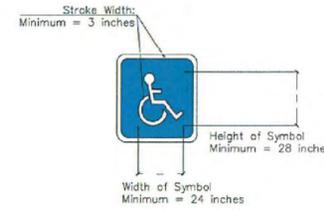




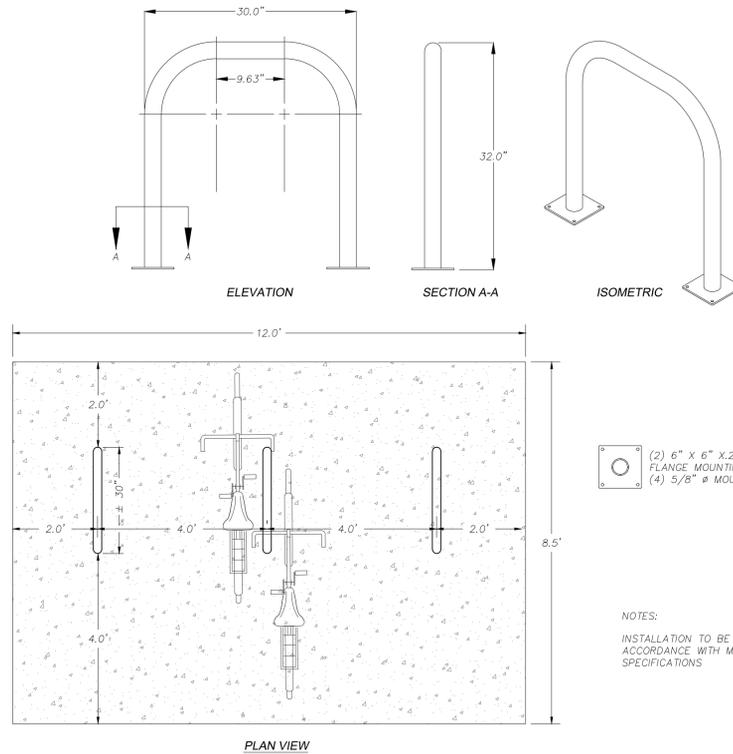
NOTE:  
 SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBTUSCED BY A VEHICLE PARKED IN THE SPACE  
 SIGNS TO BE PROVIDED AND INSTALLED BY SITE CONTRACTOR  
 ADA ACCESSIBLE SIGN MUST COMPLY WITH WI ADMINISTRATIVE RULE (TRANSPORTATION 200.07)



Accessible Parking Detail



1 C5.5 HANDICAP PARKING DETAILS  
 SCALE: NTS



(2) 6\"/>

NOTES:  
 INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

2 C5.5 BIKE RACK DETAIL  
 SCALE: NTS

3 C5.5 RETAINING WALL DETAIL  
 SCALE: NTS

4 C5.5 NOT USED  
 SCALE: NTS

UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
	Engineer: SJA	Checked By: SJA	Scale: NOTED	
	Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:
PROJECT NO. 118				
FILE LOCATION: \\snyder-associates.com\Volume-Proj-118\118064R3\CADD\UDC.tbl				

POINT PLACE  
 SITE DETAILS  
 7945 TREE LANE, MADISON, WI  
 5010 YOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com





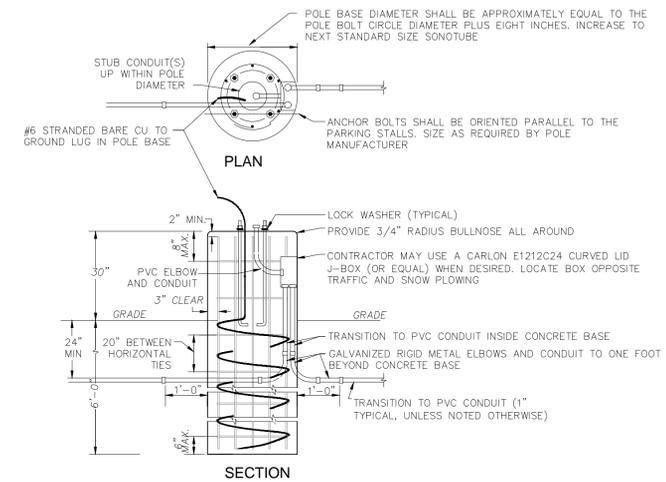
**Parking Lot Lighting  
Tree Lane Project  
Madison, WI**

**Assumptions:**  
 -20 ft Mounting Height  
 -Poles located 2' behind the pavement/sidewalk  
 -Hubbell Outdoor Lighting, Cimarron Series LED, 16 LED  
 -Type II & IV Distributions, 4K Color Temperature

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Fc	0.86	1.82	0.16	5.38	11.38
North Sidewalk	Fc	0.76	1.43	0.36	2.11	3.97
NW Parking Lot	Fc	0.76	1.34	0.16	4.75	8.38
South Driveway	Fc	0.57	1.16	0.14	4.07	8.29

Symbol	Qty	Label	Lum. Watts	LLF	Description
☐	1	CL1S-16L-4K-2	38	0.810	CL1S-16L-4K-2
☐	9	CL1S-16L-4K-4	38	0.810	CL1S-16L-4K-4

Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.01	Black	0.4	Green	1.5	Purple
0.1	Blue	0.5	Magenta	2	Dark Purple
0.2	Cyan	0.75	Red		
0.3	Bright Green	1	Dark Red		

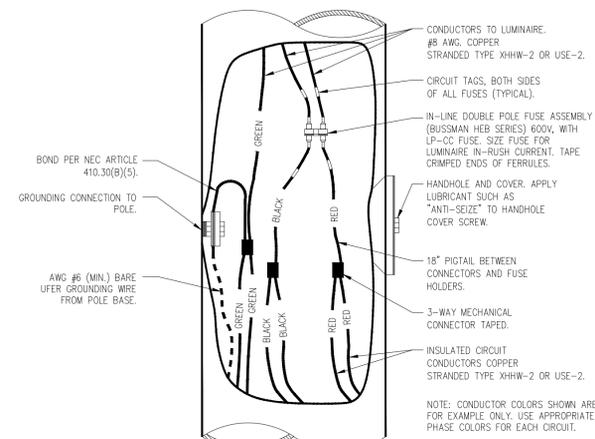


**CONCRETE AND HARDWARE NOTES:**  
 1. USE ANCHOR BOLTS FURNISHED BY POLE MANUFACTURER. VERIFY BOLT CIRCLE DIAMETER WITH MANUFACTURER.  
 2. APPLY "ANTI-SEIZE" LUBRICANT TO ALL ANCHOR BOLT THREADS.  
 3. USE #4 REBAR (TYPICAL).  
 4. THE EXPOSED SIDES OF THE CONCRETE BASE SHALL HAVE THE FORMS REMOVED AND THE CONCRETE RUBBED OUT TO A SMOOTH FINISH.  
 5. THE TOP OF THE CONCRETE BASE SHALL HAVE A BRUSH FINISH.  
 6. PROVIDE 3/4" RADIUS BULLNOSE ON TOP EDGE OF CONCRETE.

**CONDUIT AND BOX NOTES:**  
 1. AT CONTRACTOR'S OPTION, CONTRACTOR MAY USE A CURVED LID J-BOX RECESSED IN THE POLE BASE FOR ROUTING MULTIPLE CONDUITS TO/FROM A POLE. OTHERWISE CONDUITS SHALL BE STUBBED OUT THE TOP OF THE CONCRETE BASE WITHIN THE POLE DIAMETER.  
 2. WHEN USED, JUNCTION BOX SHALL FACE OPPOSITE TRAFFIC AND SNOW PLOWING.  
 3. PROVIDE A SPARE CONDUIT STUB AT EACH END-OF-LINE FIXTURE. SEE PLANS FOR ADDITIONAL SPARE STUBS.  
 4. PROVIDE A BUSHING ON ALL EXPOSED CONDUIT ENDS.

**CONCRETE ENCASED (UFER) GROUNDING SYSTEM NOTES:**  
 1. PROVIDE ERICO EK16 DIRECT BURY CLAMP (OR EQUAL) AT TOP OF REBAR CAGE.  
 2. PROVIDE 23' OF #6 BARE COPPER STRANDED GROUNDING ELECTRODE CONDUCTOR.  
 3. EXTEND 3' OF CONDUCTOR OUT THE TOP OF POLE BASE FOR POLE GROUNDING.  
 4. SPIRAL 10' MINIMUM OF CONDUCTOR AROUND OUTSIDE OF REBAR CAGE.  
 5. LOOP REMAINING CONDUCTOR AROUND REBAR CAGE AT BOTTOM OF POLE BASE IN CONTACT WITH EARTH.

**1**  
**C6.0**  
 SCALE: NTS



- PARKING LOT LIGHTING NOTES:**
- ALL CONDUIT SHALL BE 1.5" DIA. AND EITHER RIGID PVC OR DIRECTIONAL BORED HDPE CONDUIT, UNLESS OTHERWISE SPECIFIED. CONDUIT MUST BE BORED INTO PLACE UNDERNEATH ALL EXISTING PAVEMENT. TRENCHING WILL BE ALLOWED IN ALL OTHER LOCATIONS. ALL CONDUIT SHALL BE INSTALLED AT LEAST 30" BELOW EXISTING OR FINAL GRADE. INSTALL SPARE CONDUIT STUB OUT OF EACH FOOTING.
  - SERVICE VOLTAGE TO THE POLES IS 208-VOLT. PROVIDE #8 A.W.G., XHHW OR USE, CABLE TO EACH POLE. INSTALL 2-#8 A.W.G. CABLES WITHIN EACH POLE FROM THE FIXTURE TO POLE BASE.
  - ALL SPlicing SHALL BE COMPLETED WITHIN AN IN-GRADE HANDHOLE OR POLE BASE. SPlicing WITHIN A PULL BOX MUST BE COMPLETED USING A WATERTIGHT CONNECTION. SPlice INTO LIGHTING CIRCUIT AT IN-GRADE HANDHOLE AT THE EXTERIOR OF THE BUILDING NEAR THE PHOTOCELL.
  - ALL HOLES RESULTING FROM CONSTRUCTION ACTIVITIES BY THE CONTRACTOR, INCLUDING UTILITY LOCATING, SHALL BE FILLED AND CONSOLIDATED TO FINISH GRADE, AS APPROVED BY ENGINEER. THE HOLES SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED, BUT NO LATER THAN THE FOLLOWING DAY.
  - POLE SHALL BE ROUND, STRAIGHT, GALVANIZED STEEL. POLE SHALL BE 20' HEIGHT, 5" DIAMETER, AND 0.12" MINIMUM WALL THICKNESS.
  - FIXTURE SHALL BE A HUBBELL OUTDOOR LIGHTING, CIMARRON SERIES LED, TYPE II AND IV DISTRIBUTIONS.
  - IN-GRADE HANDHOLES SHALL BE 11"x18"x18" AND RATED TIER 15.

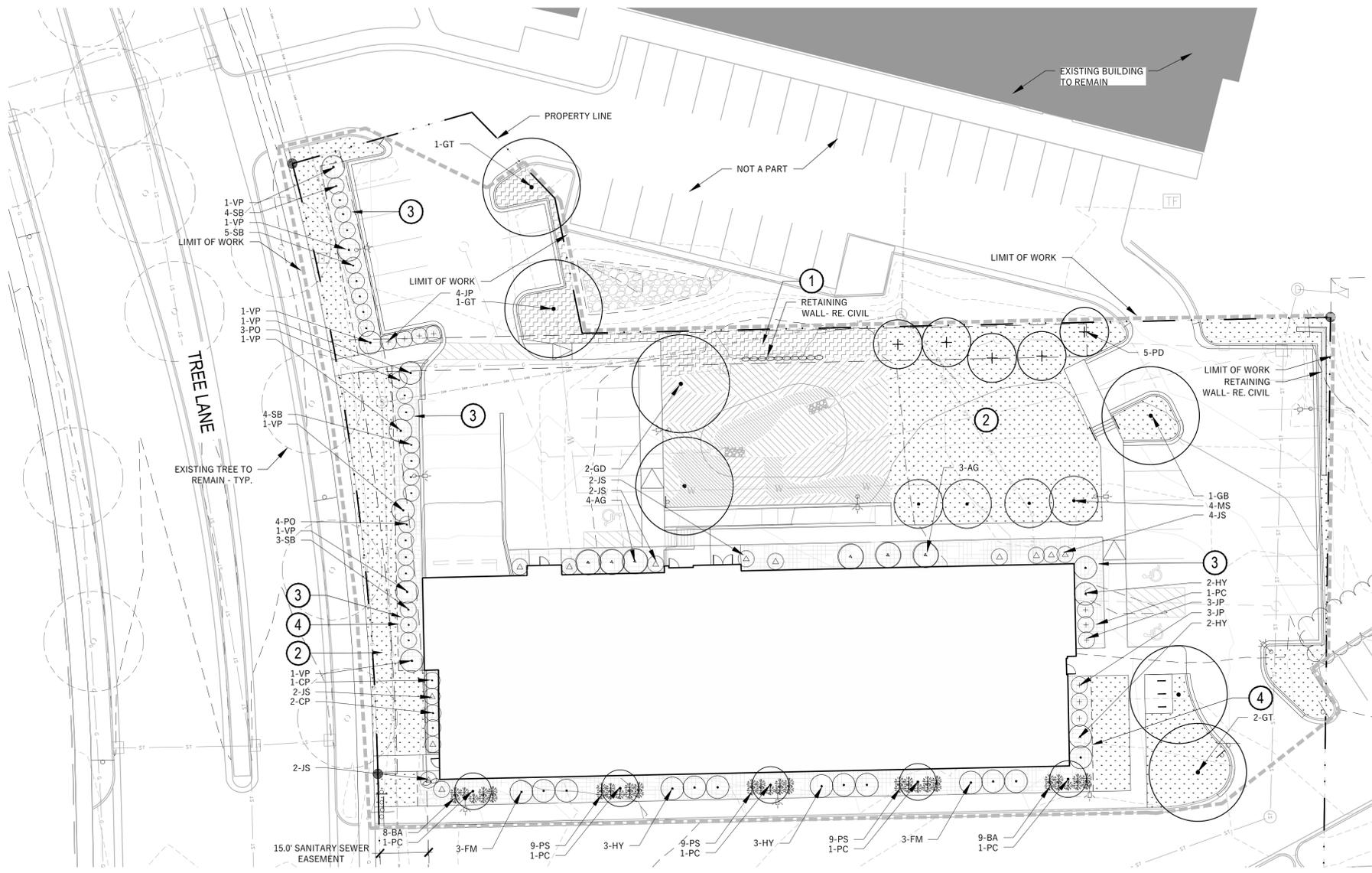
**2**  
**C6.0**  
 SCALE: NTS

UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
	Engineer: SJA	Checked By: SJA	Scale: NOTED	
	Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:

7945 TREE LANE, MADISON, WI  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

**POINT PLACE  
SITE LIGHTING**

**SNYDER & ASSOCIATES**



**LANDSCAPE PLAN**

**LANDSCAPE LEGEND**

- NATIVE SEED MIX, REFER TO NOTES FOR TYPE
- WOOD MULCH, REFER TO NOTES FOR TYPE
- TURF SEED, REFER TO NOTES FOR TYPE
- GROUP 'A' - REFER TO BIORETENTION PLANTING SCHEDULE
- GROUP 'B' - REFER TO BIORETENTION PLANTING SCHEDULE
- GROUP 'C' - REFER TO BIORETENTION PLANTING SCHEDULE

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALL SIZE	MATURE SIZE	COMMENTS	POINT VALUE PER PLANT	TOTAL POINT VALUE
1	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 1/2" Cal.	50'h x 40'w	#15 CONT. MULTI STEM	35	35
2	GD	Gymnocladus dioicus 'Espresso'	ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	25'h x 20'w	B&B	35	70
1	GT	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B	35	35
12	JS	Juniperus scopulorum	SKYHIGH JUNIPER	6" Ht.	12'h x 5'w	B&B	10	120
4	MS	Malus 'Sping Snow'	SPRING SNOW CRABAPPLE	1 1/2" Cal.	50'h x 30'w	B&B	15	60
5	PC	Pyrus calleryana 'Jazzam'	JACK FLOWERING PEAR	4" Ht.	20'h x 10'w	B&B	15	105
5	PD	Picea glauca 'Densata'	BLACK HILLS SPRUCE	8" Ht.	25'h x 25'w	B&B	35	140
<b>SHRUBS</b>								
7	AG	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Ht.	15'h x 10'w	#15 CONT. MULTI STEM	3	18
3	CP	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT. (6' O.C.)	3	9
6	FM	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	18
10	HY	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	30
10	JP	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	6" Ht.	18'h x 5'w	#5 CONT. (6' O.C.)	4	40
7	PO	Potentilla fruticosa 'Goldfinger'	GOLDFINGER POTENTILLA	18" Ht.	3'h x 4'w	#5 CONT. (4' O.C.)	3	21
13	SB	Spiraea betulifolia 'TorGold'	GLOW GIRL SPIREA	18" Ht.	3'h x 4'w	#5 CONT. (4' O.C.)	3	39
8	VP	Viburnum prunifolium	BLACKHAW VIBURNUM	48" Ht.	15'h x 12'w	#5 CONT. (6' O.C.)	3	24
<b>GRASSES</b>								
17	BA	Bouteloua gracilis 'blonde ambition'	BLONDE AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	2	34
27	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (6' O.C.)	2	54

**BIORETENTION PLANTS**

Group	Common Name	Botanical Name	Percentage	
Group A	Joe Pye Weed	Eupatorium maculatum	16	
	Dogtooth Daisy	Helenium autumnale	12	
	Culver's Root	Veronicastrum virginicum	10	
	Cardinal Flower	Lobelia cardinalis	16	
	Big bluestem	Andropogon gerardii	16	
	Indian Grass	Sorghastrum nutans	16	
	Bluejoint Grass	Calamagrostis canaensis	14	
			100	
	Group B	Iris, Blue Flag	Iris virginica shrevei	15
		Ohio Goldenrod	Solidago ohioensis	12
Marsh Milkweed		Asclepias incarnata	18	
Boneset		Eupatorium perfoliatum	11	
Heavy Metal Switchgrass		Panicum virgatum 'Heavy Metal'	16	
Canada Wild Rye Grass		Elymus canadensis	14	
Fringed Brome Grass		Bromus ciliatus	14	
			100	
Group C		Tall Ironweed	Vernonia altissima	16
		Culver's Root	Veronicastrum virginicum	13
	Compass Plant	Silphium laciniatum	17	
	Prairie Blazingstar	Liatris pycnostachya	14	
	Wool Grass	Scirpus cyperinus	14	
	Big bluestem	Andropogon gerardii	12	
	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	14	
		100		

**LANDSCAPE CALCULATIONS AND DISTRIBUTION**

STREET FRONTAGE REQUIREMENTS:  
 REQUIREMENT: 1 OVERSTORY TREE AND 5 SHRUBS PER 30 LF OF FRONTAGE  
 TREE LANE: 237.5 LF / 30 LF = 7.92 PLANT UNITS (PU'S)  
 7.92 PU'S X 1 OVERSTORY TREE = 7.92 REQUIRED  
 DUE TO SANITARY EASEMENT, TREES ARE UNABLE TO BE PLANTED ALONG TREE LANE. 8 LARGE SHRUBS ARE PROVIDED IN LIEU OF THE REQUIRED TREES.

7.92 PU'S X 5 SHRUBS = 39.6 SHRUBS (39 PROVIDED)

INTERIOR PARKING LOT REQUIREMENTS:  
 REQUIREMENT: 5% OF PAVEMENT AREA TO BE USED AS LANDSCAPED AREAS  
 14,400 SF X 5% = 720 SF REQUIRED (3,367 SF PROVIDED)

REQUIREMENT: 1 SHADE TREE PER 160 SF OF REQUIRED LANDSCAPED AREA  
 720 SF / 160 SF = 4.5 TREES REQUIRED (6 PROVIDED)

DEVELOPED LOT REQUIREMENTS:  
 REQUIREMENT: 5 POINTS PER 300 SF OF DEVELOPED AREA  
 19,121 SF / 300 SF = 63.73 X 5 = 319 POINTS REQUIRED (953 POINTS PROVIDED)

**PLANTING PLAN GENERAL NOTES**

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- H. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- I. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- J. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- K. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- L. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- M. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- N. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY.

**PLANTING PLAN CONSTRUCTION NOTES**

1. NATIVE SEED MIX SHALL FOLLOW NATIVE SEED MIXTURES, SECTION 630 OF WISCONSIN DOT 2018 STANDARD SPECIFICATIONS.
2. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
3. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
4. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
5. ALL BIORETENTION PLANTS SHALL BE INSTALLED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD CODE 1004 (BIORETENTION FOR INFILTRATION). NO MORE THAN 15 OF SIMILAR PLANT SPECIES SHALL BE PLANTED ADJACENT TO EACH OTHER.
6. BIORETENTION PLANTING GROUPS SHALL ABUT OR OVERLAP BY 6" MAXIMUM. NO GAPS SHALL EXIST BETWEEN PLANTING GROUPS.
7. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

UDC FINAL APPROVAL

MARK

Engineer: SJA

Checked By: SJA

REVISION

DATE

Scale NOTED

Field Bk:

Pg:

PROJECT NO. 118.0944.30

FILE LOCATION:

7945 TREE LANE, MADISON, WI

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

POINT PLACE

LANDSCAPING PLAN

**SNYDER & ASSOCIATES, INC.**

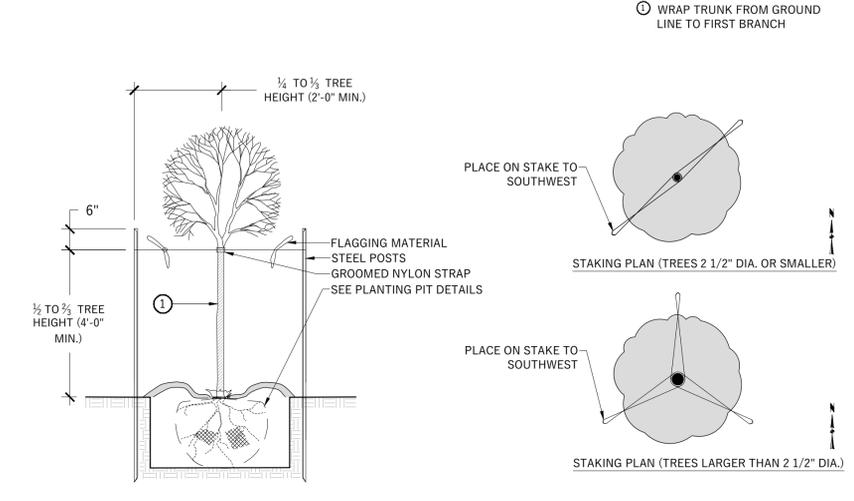
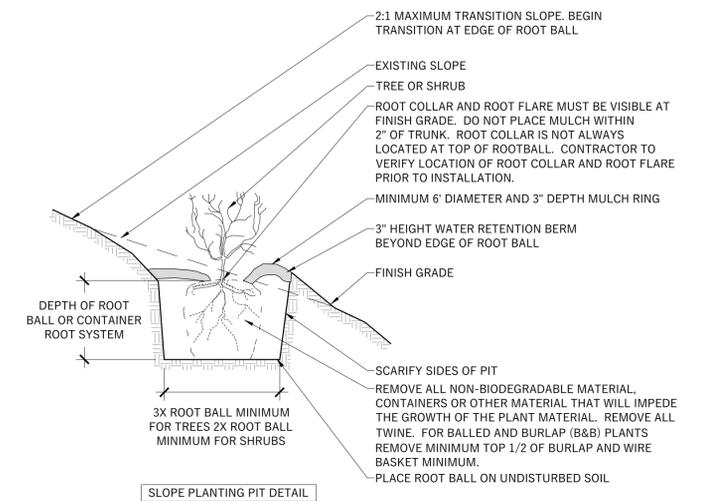
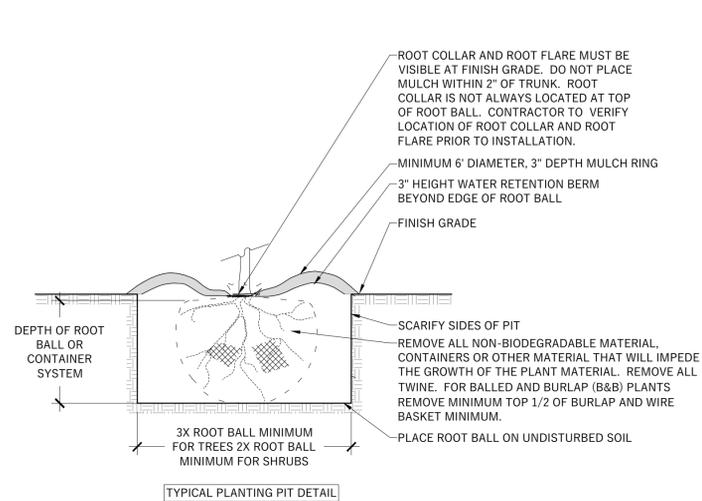
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

WS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE





1 PLANTING PIT DETAILS

NO SCALE

2 DECIDUOUS TREE STAKING

NO SCALE

UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
	Engineer: SJA	Checked By: SJA	Scale NOTED	
	Technician: LG	Date: 10/3/2018	Field Bk:	Pg:
PROJECT NO. 118.0644.30				
FILE LOCATION:				

POINT PLACE  
 LANDSCAPE DETAILS  
 7945 TREE LANE, MADISON, WI  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



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PROJECT

**POINT PLACE**

7945 TREE LANE  
MADISON, WI

OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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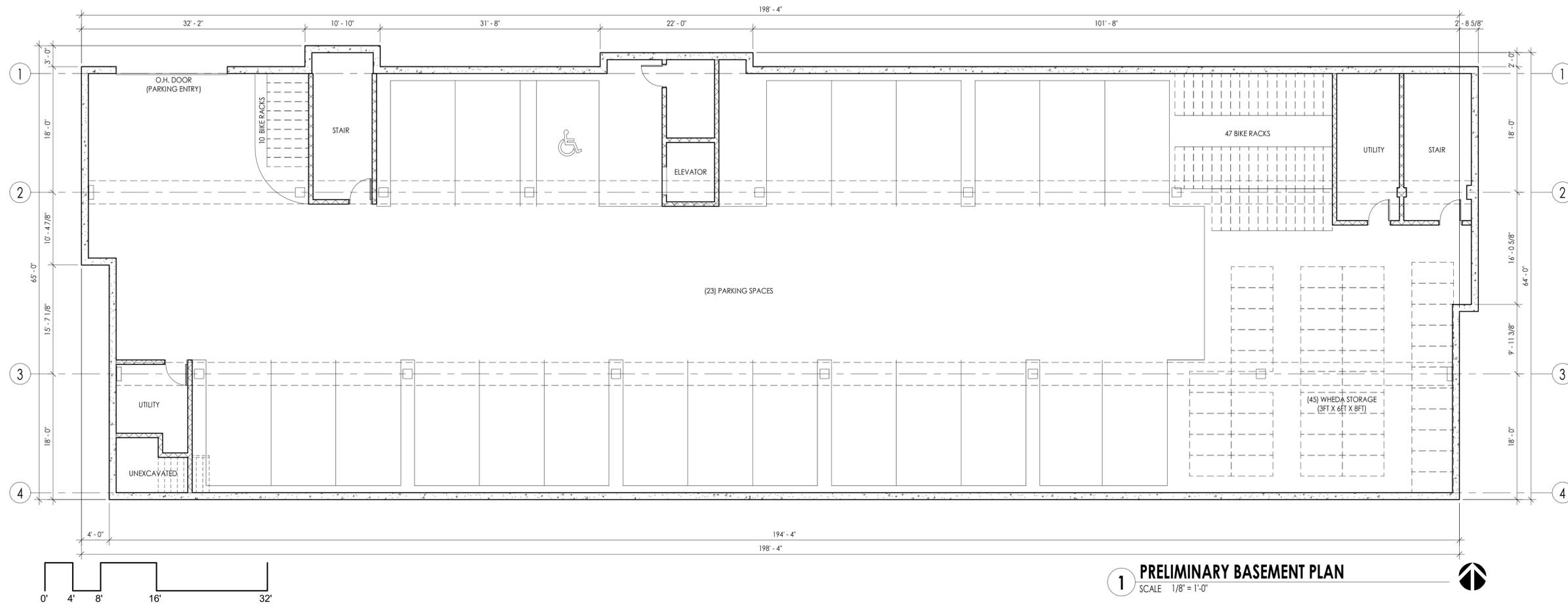
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

SHEET

BASEMENT PLAN

**A100**



**PROJECT**

**POINT PLACE**

7945 TREE LANE  
MADISON, WI

**OWNER**



**REVISIONS**

NO.	DESCRIPTION	DATE
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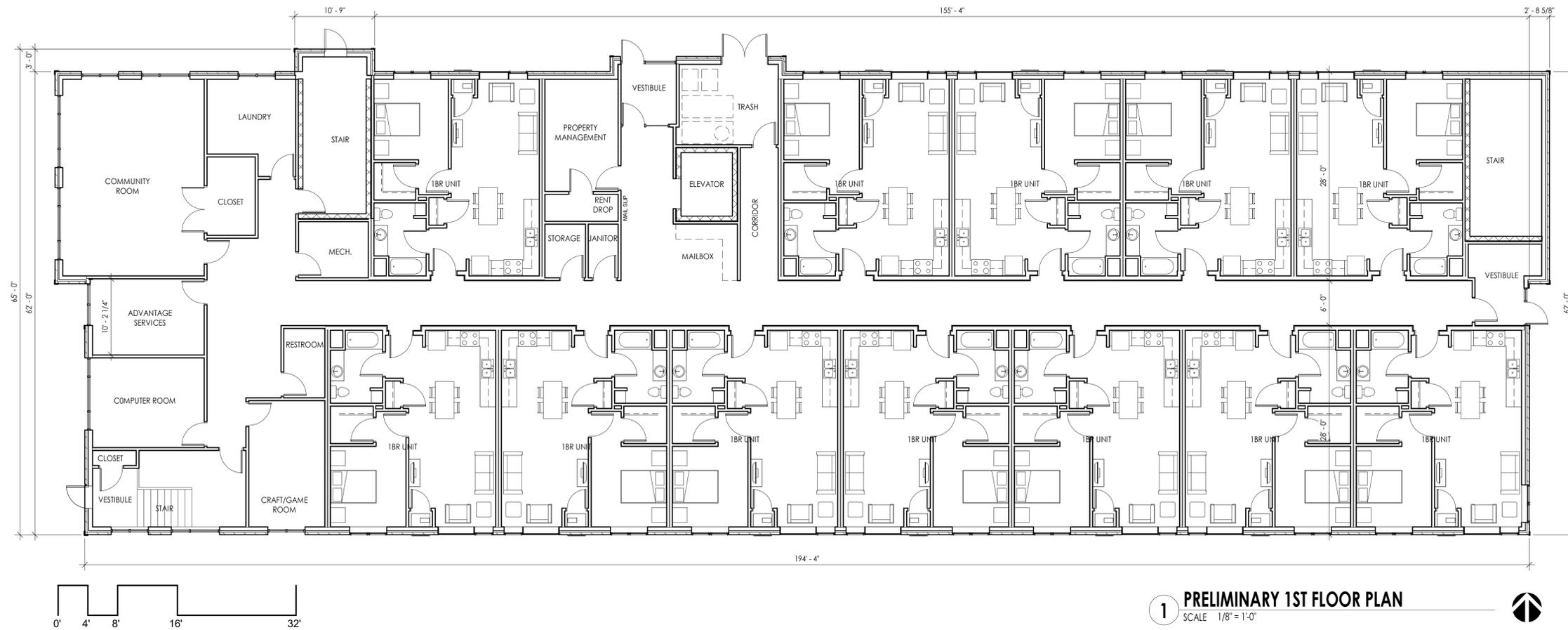
**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

**SHEET**

1ST FLOOR PLAN

**A101**



**PROJECT**

**POINT PLACE**

7945 TREE LANE  
MADISON, WI

**OWNER**



**REVISIONS**

NO.	DESCRIPTION	DATE
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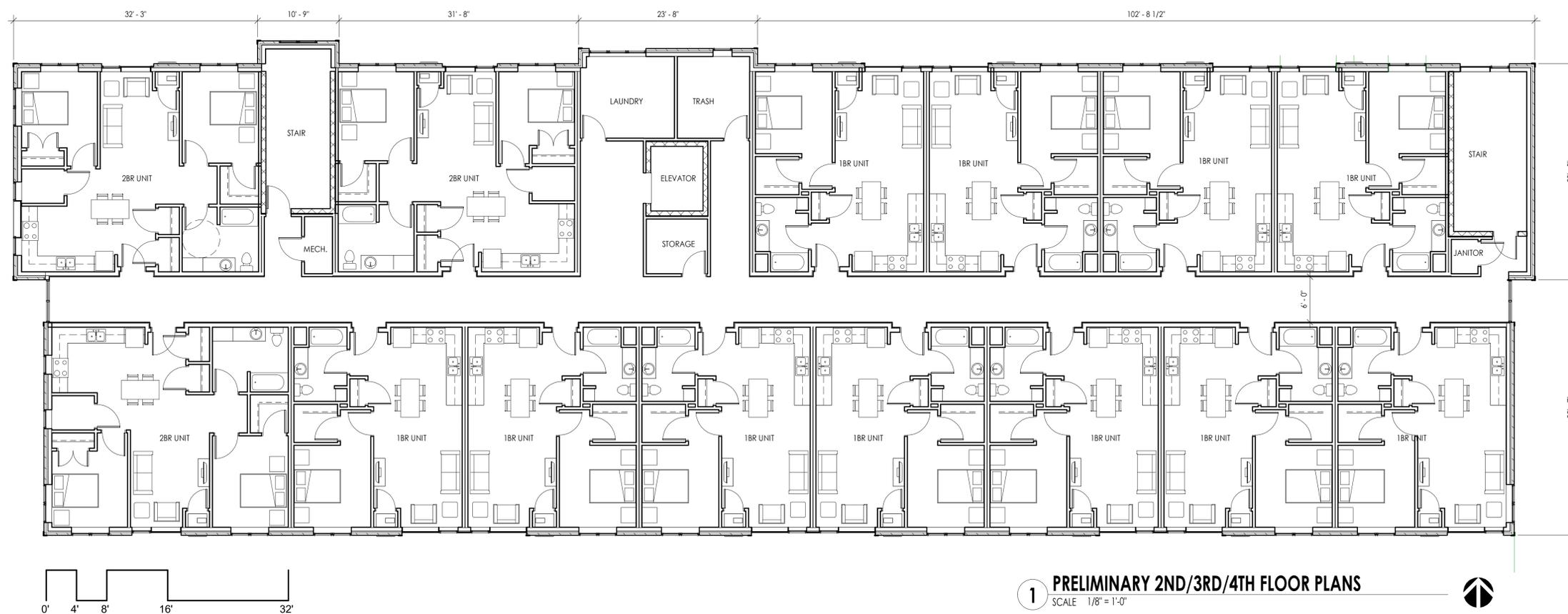
**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

**SHEET**

2ND/3RD/4TH FLOOR PLANS

**A102**



PROJECT

POINT PLACE

7945 TREE LANE  
MADISON, WI

OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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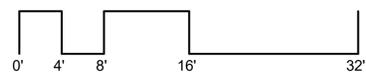
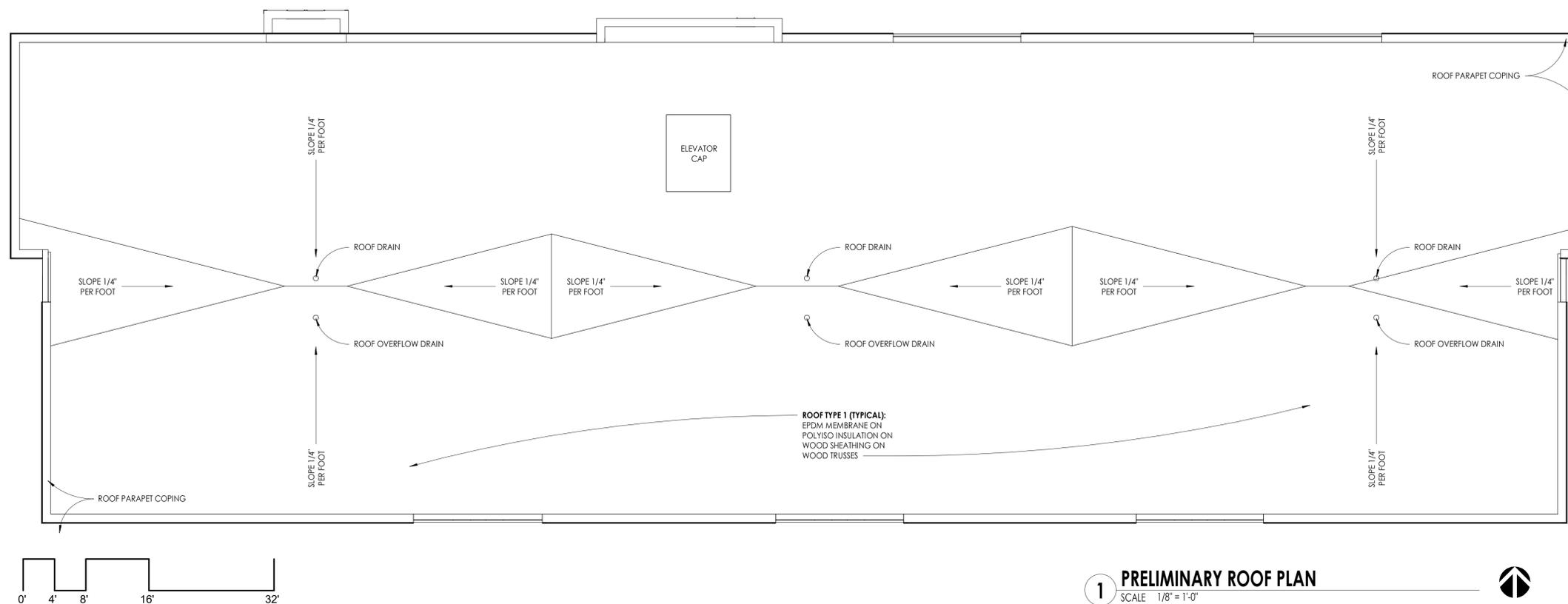
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

SHEET

ROOF PLAN

A103





**1 WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**2 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

- ELEVATION**
- ① SIMULATED PREFINISHED WOOD SIDING (GREY)
  - ② CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING
  - ③ SIMULATED PREFINISHED HORIZONTAL LAP SIDING (WHITE)
  - ④ SIMULATED PREFINISHED HORIZONTAL WOOD STAIN LOOK SIDING (CEDAR)
  - ⑤ VINYL SINGLE-HUNG WINDOWS WITH INSULATED LOW-E GLAZING
  - ⑥ PREFINISHED METAL COPING
  - ⑦ CAST-IN PLACE CONCRETE FOUNDATION/PLANTER
  - ⑧ UNDERGROUND PARKING ACCESS CONCRETE RAMP
  - ⑨ INSULATED OVERHEAD DOOR
  - ⑩ -
  - ⑪ PAINTED STEEL OR PREFINISHED ALUMINUM GUARDRAIL
  - ⑫ FIBER CEMENT TRIM BOARDS OR FASCIA
  - ⑬ EXTERIOR MECHANICAL UNIT LOUVER - COLOR TO MATCH ADJACENT MATERIAL
  - ⑭ VINYL FIXED WINDOWS WITH INSULATED LOW-E GLAZING



215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
sparchitects.com

**PROJECT**

**POINT PLACE**  
7945 TREE LANE  
MADISON, WI

**OWNER**



**REVISIONS**

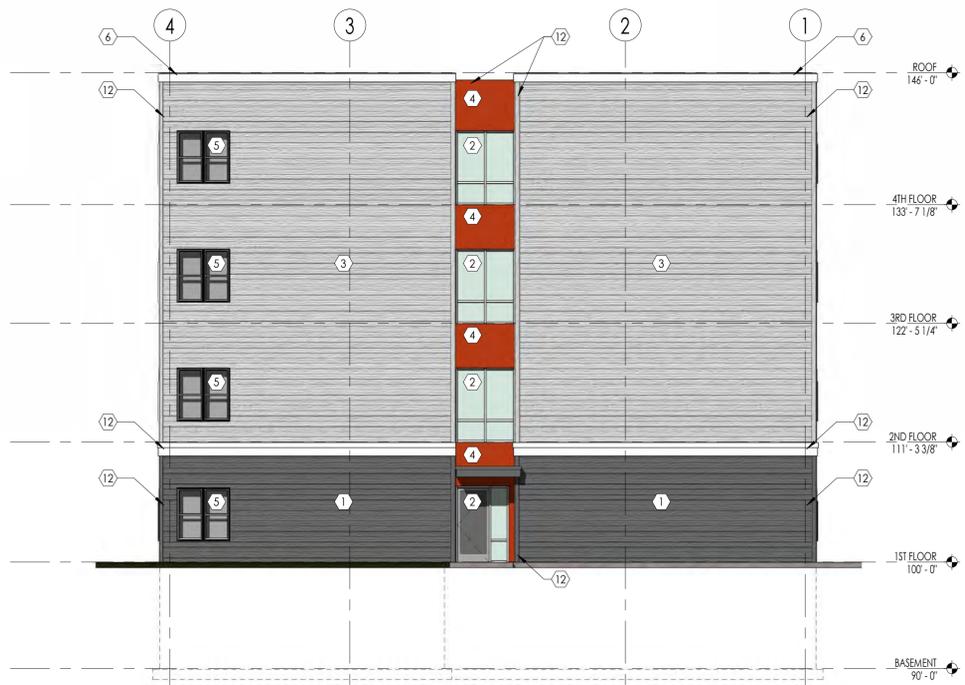
NO.	DESCRIPTION	DATE
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**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

**SHEET**  
BUILDING ELEVATIONS

**A401**



**2 EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

**ELEVATION**

- ① SIMULATED PREFINISHED WOOD SIDING (GREY)
- ② CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING
- ③ SIMULATED PREFINISHED HORIZONTAL LAP SIDING (WHITE)
- ④ SIMULATED PREFINISHED HORIZONTAL WOOD STAIN LOOK SIDING (CEDAR)
- ⑤ VINYL SINGLE-HUNG WINDOWS WITH INSULATED LOW-E GLAZING
- ⑥ PREFINISHED METAL COPING
- ⑦ CAST-IN PLACE CONCRETE FOUNDATION/PLANTER
- ⑧ UNDERGROUND PARKING ACCESS CONCRETE RAMP
- ⑨ INSULATED OVERHEAD DOOR
- ⑩ -
- ⑪ PAINTED STEEL OR PREFINISHED ALUMINUM GUARDRAIL
- ⑫ FIBER CEMENT TRIM BOARDS OR FASCIA
- ⑬ EXTERIOR MECHANICAL UNIT LOUVER - COLOR TO MATCH ADJACENT MATERIAL
- ⑭ VINYL FIXED WINDOWS WITH INSULATED LOW-E GLAZING



**STEPHEN  
PERRY  
SMITH**  
ARCHITECTS, INC.  
215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com

**PROJECT**

**POINT PLACE**  
7945 TREE LANE  
MADISON, WI

**OWNER**



**REVISIONS**

NO.	DESCRIPTION	DATE

**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	CBC-18-908
ISSUED FOR	FINAL UDC SUBMITTAL
DATE	OCTOBER 3, 2018

**SHEET**

BUILDING ELEVATIONS

**A402**



# POINT PLACE

7945 TREE LANE  
MADISON, WISCONSIN





**POINT PLACE**  
7945 TREE LANE  
MADISON, WISCONSIN





**POINT PLACE**  
7945 TREE LANE  
MADISON, WISCONSIN

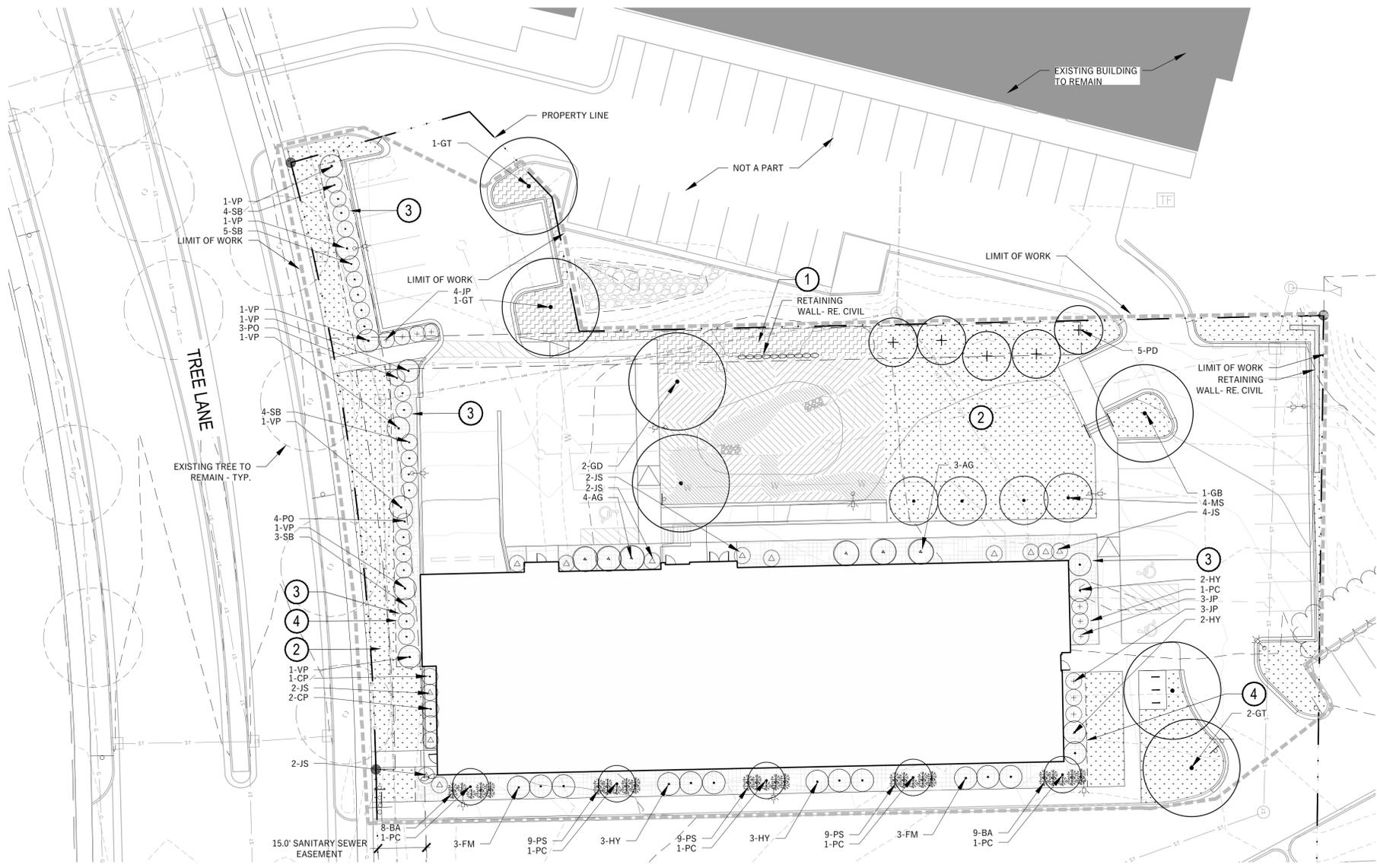




# POINT PLACE

7945 TREE LANE  
MADISON, WISCONSIN





**LANDSCAPE CALCULATIONS AND DISTRIBUTION**

STREET FRONTAGE REQUIREMENTS:  
 REQUIREMENT: 1 OVERSTORY TREE AND 5 SHRUBS PER 30 LF OF FRONTAGE  
 TREE LANE: 237.5 LF / 30 LF = 7.92 PLANT UNITS (PU'S)  
 7.92 PU'S X 1 OVERSTORY TREE = 7.92 REQUIRED  
 DUE TO SANITARY EASEMENT, TREES ARE UNABLE TO BE PLANTED ALONG TREE LANE. 8 LARGE SHRUBS ARE PROVIDED IN LIEU OF THE REQUIRED TREES.

7.92 PU'S X 5 SHRUBS = 39.6 SHRUBS (39 PROVIDED)

INTERIOR PARKING LOT REQUIREMENTS:  
 REQUIREMENT: 5% OF PAVEMENT AREA TO BE USED AS LANDSCAPED AREAS  
 14,400 SF X 5% = 720 SF REQUIRED (3,367 SF PROVIDED)

REQUIREMENT: 1 SHADE TREE PER 160 SF OF REQUIRED LANDSCAPED AREA  
 720 SF / 160 SF = 4.5 TREES REQUIRED (6 PROVIDED)

DEVELOPED LOT REQUIREMENTS:  
 REQUIREMENT: 5 POINTS PER 300 SF OF DEVELOPED AREA  
 19,121 SF / 300 SF = 63.73 X 5 = 319 POINTS REQUIRED (953 POINTS PROVIDED)

**PLANTING PLAN GENERAL NOTES**

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY.

**PLANTING PLAN CONSTRUCTION NOTES**

- NATIVE SEED MIX SHALL FOLLOW NATIVE SEED MIXTURES, SECTION 630 OF WISCONSIN DOT 2018 STANDARD SPECIFICATIONS.
- TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
- PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
- MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
- ALL BIORETENTION PLANTS SHALL BE INSTALLED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD CODE 1004 (BIORETENTION FOR INFILTRATION). NO MORE THAN 15 OF SIMILAR PLANT SPECIES SHALL BE PLANTED ADJACENT TO EACH OTHER.
- BIORETENTION PLANTING GROUPS SHALL ABUT OR OVERLAP BY 6" MAXIMUM. NO GAPS SHALL EXIST BETWEEN PLANTING GROUPS.
- REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

**LANDSCAPE PLAN**

**LANDSCAPE LEGEND**

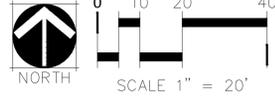
- NATIVE SEED MIX, REFER TO NOTES FOR TYPE
- WOOD MULCH, REFER TO NOTES FOR TYPE
- TURF SEED, REFER TO NOTES FOR TYPE
- GROUP 'A' - REFER TO BIORETENTION PLANTING SCHEDULE
- GROUP 'B' - REFER TO BIORETENTION PLANTING SCHEDULE
- GROUP 'C' - REFER TO BIORETENTION PLANTING SCHEDULE

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALL SIZE	MATURE SIZE	COMMENTS	POINT VALUE PER PLANT	TOTAL POINT VALUE
1	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 1/2" Cal.	50'h x 40'w	B&B (MALE ONLY)	35	35
2	GD	Gymnocladus dioicus 'Espresso'	ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	25'h x 20'w	B&B	35	70
1	GT	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B	35	35
12	JS	Juniperus scopulorum	SKYHIGH JUNIPER	6" Ht.	12'h x 5'w	B&B	10	120
4	MS	Malus 'Sping Snow'	SPRING SNOW CRABAPPLE	1 1/2" Cal.	50'h x 30'w	B&B	15	60
5	PC	Pyrus calleryana 'Jazzam'	JACK FLOWERING PEAR	4" Ht.	20'h x 10'w	B&B	15	105
5	PD	Picea glauca 'Densata'	BLACK HILLS SPRUCE	8" Ht.	25'h x 25'w	B&B	35	140
<b>SHRUBS</b>								
7	AG	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Ht.	15'h x 10'w	#15 CONT. MULTI STEM	3	18
3	CP	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT. (6' O.C.)	3	9
6	FM	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	18
10	HY	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	30
10	JP	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	6" Ht.	18'h x 5'w	#5 CONT. (6' O.C.)	4	40
7	PO	Potentilla fruticosa 'Goldfinger'	GOLDFINGER POTENTILLA	18" Ht.	3'h x 4'w	#5 CONT. (4' O.C.)	3	21
13	SB	Spiraea betulifolia 'TorGold'	GLOW GIRL SPIREA	18" Ht.	3'h x 4'w	#5 CONT. (4' O.C.)	3	39
8	VP	Viburnum prunifolium	BLACKHAW VIBURNUM	48" Ht.	15'h x 12'w	#5 CONT. (6' O.C.)	3	24
<b>GRASSES</b>								
17	BA	Bouteloua gracilis 'blonde ambition'	BLONDE AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	2	34
27	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (6' O.C.)	2	54

**BIORETENTION PLANTS**

Group	Common Name	Botanical Name	Percentage	
Group A	Joe Pye Weed	Eupatorium maculatum	16	
	Dogtooth Daisy	Helenium autumnale	12	
	Culver's Root	Veronicastrum virginicum	10	
	Cardinal Flower	Lobelia cardinalis	16	
	Big bluestem	Andropogon gerardii	16	
	Indian Grass	Sorghastrum nutans	16	
	Bluejoint Grass	Calamagrostis canaensis	14	
			100	
	Group B	Iris, Blue Flag	Iris virginica shrevei	15
		Ohio Goldenrod	Solidago ohioensis	12
Marsh Milkweed		Asclepias incarnata	18	
Boneset		Eupatorium perfoliatum	11	
Heavy Metal Switchgrass		Panicum virgatum 'Heavy Metal'	16	
Canada Wild Rye Grass		Elymus canadensis	14	
Fringed Brome Grass		Bromus ciliatus	14	
			100	
Group C		Tall Ironweed	Vernonia altissima	16
		Culver's Root	Veronicastrum virginicum	13
	Compass Plant	Silphium laciniatum	17	
	Prairie Blazingstar	Liatris pycnostachya	14	
	Wool Grass	Scirpus cyperinus	14	
	Big bluestem	Andropogon gerardii	12	
	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	14	
		100		



UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
	Engineer: SJA	Checked By: SJA	10/3/2018	Scale NOTED
	Technician: LG	Date: 10/3/2018	Field Bk:	Pg:
	PROJECT NO. 118.0944.30	FILE LOCATION:		

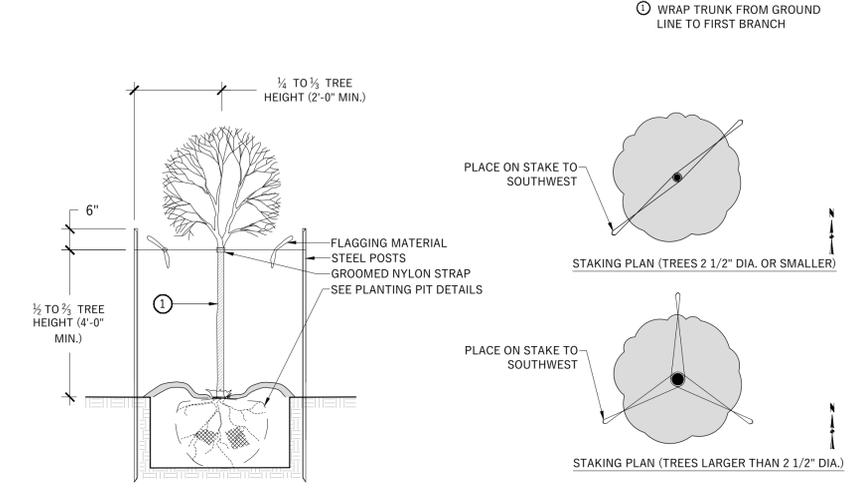
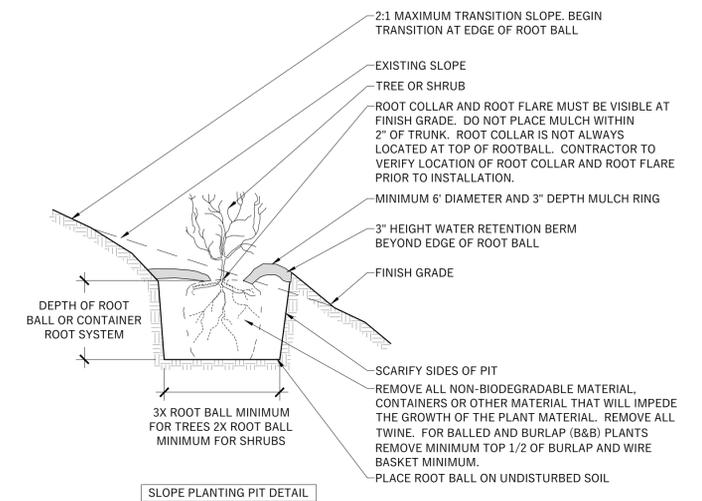
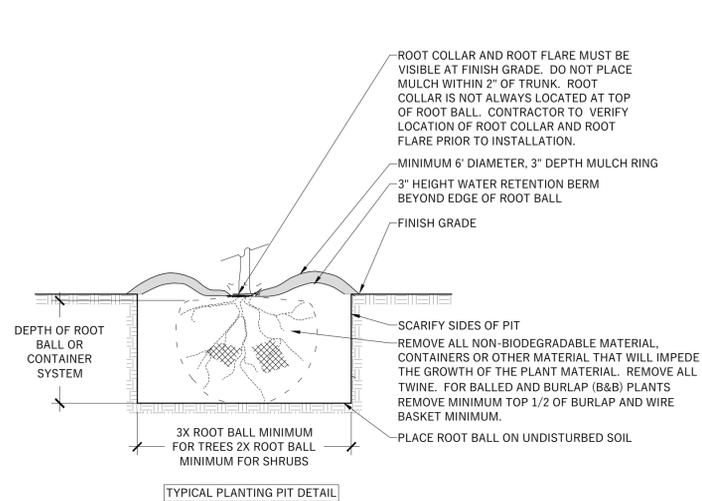
POINT PLACE  
 LANDSCAPING PLAN  
 7945 TREE LANE, MADISON, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

L 1.0

**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



1 PLANTING PIT DETAILS

NO SCALE

2 DECIDUOUS TREE STAKING

NO SCALE

UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
	Engineer: SJA	Checked By: SJA	Scale NOTED	
	Technician: LG	Date: 10/3/2018	Field Bk:	Pg:
PROJECT NO. 118.0644.30				
FILE LOCATION:				

POINT PLACE  
 LANDSCAPE DETAILS  
 7945 TREE LANE, MADISON, WI  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



Scale: 1 inch= 40 Ft.

**Parking Lot Lighting  
Tree Lane Project  
Madison, WI**

**Assumptions:**  
 -20 ft Mounting Height  
 -Poles located 2' behind the pavement/sidewalk  
 -Hubbell Outdoor Lighting, Cimarron Series LED, 16 LED  
 -Type II & IV Distributions, 4K Color Temperature

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Fc	0.86	1.82	0.16	5.38	11.38
North Sidewalk	Fc	0.76	1.43	0.36	2.11	3.97
NW Parking Lot	Fc	0.76	1.34	0.16	4.75	8.38
South Driveway	Fc	0.57	1.16	0.14	4.07	8.29

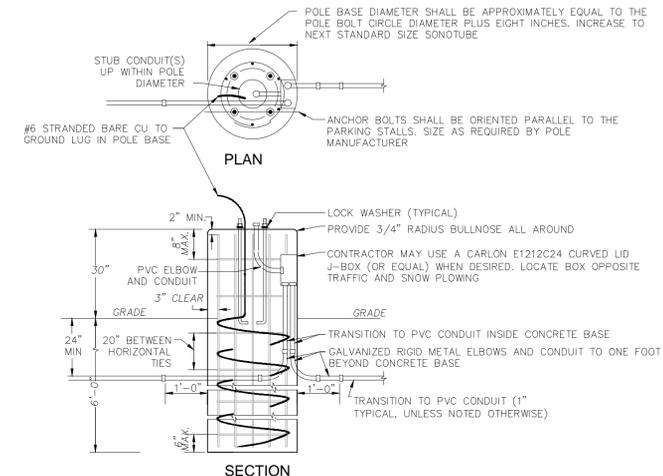
Symbol	Qty	Label	Lum. Watts	LLF	Description
☐	1	CL1S-16L-4K-2	38	0.810	CL1S-16L-4K-2
☐	9	CL1S-16L-4K-4	38	0.810	CL1S-16L-4K-4

**Isoline Legend**

Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.01	Black	0.4	Green	1.5	Purple
0.1	Blue	0.5	Magenta	2	Dark Purple
0.2	Cyan	0.75	Red		
0.3	Bright Green	1	Dark Red		



S&A Project No.: 118.0644.30

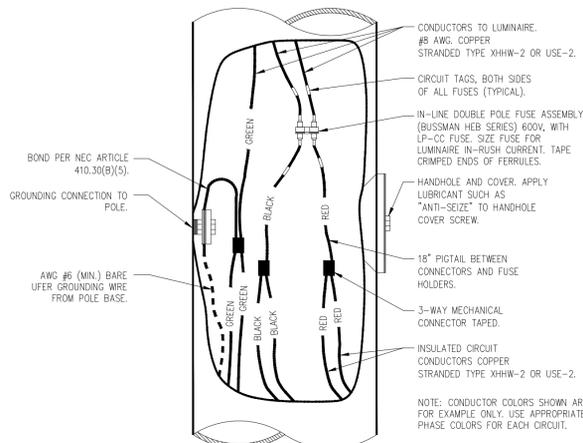


**CONCRETE AND HARDWARE NOTES:**  
 1. USE ANCHOR BOLTS FURNISHED BY POLE MANUFACTURER. VERIFY BOLT CIRCLE DIAMETER WITH MANUFACTURER.  
 2. APPLY "ANTI-SEIZE" LUBRICANT TO ALL ANCHOR BOLT THREADS.  
 3. USE #4 REBAR (TYPICAL).  
 4. THE EXPOSED SIDES OF THE CONCRETE BASE SHALL HAVE THE FORMS REMOVED AND THE CONCRETE RUBBED OUT TO A SMOOTH FINISH.  
 5. THE TOP OF THE CONCRETE BASE SHALL HAVE A BRUSH FINISH.  
 6. PROVIDE 3/4" RADIUS BULLNOSE ON TOP EDGE OF CONCRETE.

**CONDUIT AND BOX NOTES:**  
 1. AT CONTRACTOR'S OPTION, CONTRACTOR MAY USE A CURVED LID J-BOX RECESSED IN THE POLE BASE FOR ROUTING MULTIPLE CONDUITS TO/FROM A POLE. OTHERWISE CONDUITS SHALL BE STUBBED OUT THE TOP OF THE CONCRETE BASE WITHIN THE POLE DIAMETER.  
 2. WHEN USED, JUNCTION BOX SHALL FACE OPPOSITE TRAFFIC AND SNOW PLOWING.  
 3. PROVIDE A SPARE CONDUIT STUB AT EACH END-OF-LINE FIXTURE. SEE PLANS FOR ADDITIONAL SPARE STUBS.  
 4. PROVIDE A BUSHING ON ALL EXPOSED CONDUIT ENDS.

**CONCRETE ENCASED (UFER) GROUNDING SYSTEM NOTES:**  
 1. PROVIDE ERICO EK16 DIRECT BURY CLAMP (OR EQUAL) AT TOP OF REBAR CAGE.  
 2. PROVIDE 23' OF #6 BARE COPPER STRANDED GROUNDING ELECTRODE CONDUCTOR.  
 3. EXTEND 3' OF CONDUCTOR OUT THE TOP OF POLE BASE FOR POLE GROUNDING.  
 4. SPIRAL 10' MINIMUM OF CONDUCTOR AROUND OUTSIDE OF REBAR CAGE.  
 5. LOOP REMAINING CONDUCTOR AROUND REBAR CAGE AT BOTTOM OF POLE BASE IN CONTACT WITH EARTH.

**1 CONCRETE BASE DETAIL**  
SCALE: NTS



**PARKING LOT LIGHTING NOTES:**

- ALL CONDUIT SHALL BE 1.5" DIA. AND EITHER RIGID PVC OR DIRECTIONAL BORED HDPE CONDUIT, UNLESS OTHERWISE SPECIFIED. CONDUIT MUST BE BORED INTO PLACE UNDERNEATH ALL EXISTING PAVEMENT. TRENCHING WILL BE ALLOWED IN ALL OTHER LOCATIONS. ALL CONDUIT SHALL BE INSTALLED AT LEAST 30" BELOW EXISTING OR FINAL GRADE. INSTALL SPARE CONDUIT STUB OUT OF EACH FOOTING.
- SERVICE VOLTAGE TO THE POLES IS 208-VOLT. PROVIDE #8 A.W.G., XHHW OR USE, CABLE TO EACH POLE. INSTALL 2-#8 A.W.G. CABLES WITHIN EACH POLE FROM THE FIXTURE TO POLE BASE.
- ALL SPlicing SHALL BE COMPLETED WITHIN AN IN-GRADE HANDHOLE OR POLE BASE. SPlicing WITHIN A PULL BOX MUST BE COMPLETED USING A WATERTIGHT CONNECTION. SPLICE INTO LIGHTING CIRCUIT AT IN-GRADE HANDHOLE AT THE EXTERIOR OF THE BUILDING NEAR THE PHOTOCELL.
- ALL HOLES RESULTING FROM CONSTRUCTION ACTIVITIES BY THE CONTRACTOR, INCLUDING UTILITY LOCATING, SHALL BE FILLED AND CONSOLIDATED TO FINISH GRADE, AS APPROVED BY ENGINEER. THE HOLES SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED, BUT NO LATER THAN THE FOLLOWING DAY.
- POLE SHALL BE ROUND, STRAIGHT, GALVANIZED STEEL. POLE SHALL BE 20' HEIGHT, 5" DIAMETER, AND 0.12" MINIMUM WALL THICKNESS.
- FIXTURE SHALL BE A HUBBELL OUTDOOR LIGHTING, CIMARRON SERIES LED, TYPE II AND IV DISTRIBUTIONS.
- IN-GRADE HANDHOLES SHALL BE 11"x18"x18" AND RATED TIER 15.

**2 POLE CUTAWAY DETAIL - (208 VOLTS, 1 PHASE)**  
SCALE: NTS

UDC FINAL APPROVAL	MARK	REVISION	DATE	BY
	Engineer: SJA	Checked By: SJA	Scale: NOTED	
	Technician: M/W	Date: 10/3/2018	Field Bk:	Pg:
		FILE LOCATION:		

7945 TREE LANE, MADISON, WI  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

**POINT PLACE  
SITE LIGHTING**

**SNYDER & ASSOCIATES**

# CIMARRON LED CL1S

Cat.#

Job

Type



**HUBBELL**  
Outdoor Lighting

Approvals

## SPECIFICATIONS

### Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris
- Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance
- One piece die-cut silicone gasket with mechanically compressed stainless steel bezel ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Weight - 19 pounds, EPA - .45 ft<sup>2</sup>

### Optics:

- Choice of 126 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- 3000K, 70 CRI; 4000K, 70 CRI; 5000K, 70 CRI, Turtle friendly Amber

### Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 10% THD
- 700mA drive current standard, 350mA and 525mA options available with 32L and 48L LED models
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Surge protection – 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 3)
- Optional 0-10VDC continuous dimming to 10%
- Automatic thermal self-protection
- LED electrical assembly, including PR devices, consumes no power in the 'off' state

### Controls:

- Drivers are 0-10V dimming standard. Photocell and occupancy sensors available for complete on/off and dimming control

### Installation:

- Quick-mount plate included for easy installation
- The decorative integral arm houses two stage hinge mechanism
- Safety latch holds luminaire door to prevent "free swing"
- Quick-connect wiring for simplified, hassle-free installation
- Suitable for applications requiring 3G testing prescribed by ANSI @136.31

### Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

### Warranty:

- Five year limited warranty, for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

### Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- 700mA models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- IDA approved
- IP66

## PRODUCT IMAGE(S)



48 LED 3/4 VIEW



16 LED

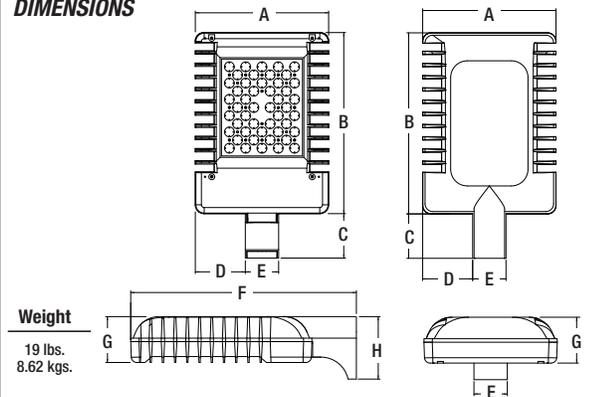


32 LED



48 LED

## DIMENSIONS



**Weight**  
19 lbs.  
8.62 kgs.

A	B	C	D	E	F	G	H
12"	16.312"	4"	4.5"	3"	20.312"	4.13"	5.625"
305mm	414mm	102mm	114mm	76mm	515mm	105mm	143mm

## CERTIFICATIONS/LISTINGS



**HUBBELL**  
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



**HUBBELL**  
Lighting

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## ORDERING INFORMATION ORDERING EXAMPLE: CL1S-A-48LU-5K-3-DB-RPA3

CL1S - A - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

SERIES	NO. OF LEDS	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
<b>CL1S</b> Cimarron LED Pedestrian Scale	<b>16L</b> 16 High brightness LEDs <b>32L</b> 32 High brightness LEDs <b>48L</b> 48 High brightness LEDs	<b>U<sup>1</sup></b> Universal 120V-277V, 50/60 Hz <b>1</b> 120V <b>2</b> 208V <b>3</b> 240V <b>4</b> 277V <b>5</b> 480V, 60 Hz <b>F</b> 347V, 60 Hz <b>E</b> 220V, 50 Hz	<b>3K</b> 3000K, 70 CRI <b>4K</b> 4000K, 70 CRI <b>5K</b> 5000K, 70 CRI	Leave blank for 700mA (standard) <b>035<sup>5</sup></b> 350mA (32L, 48L) <b>053</b> 525mA (32L) 520mA (48L)	<b>BC<sup>3</sup></b> Backlight control <b>CD</b> Continuous dimming <b>F(X)<sup>2</sup></b> Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, F-347V) <b>RPA3</b> 3" Round pole adapter <b>RPA4</b> 4" Round pole adapter <b>TB</b> Terminal block <b>WB</b> Wall bracket <b>7PR</b> Photocell receptacle
MOUNTING					
<b>A</b> 4" straight arm attached to housing complete with quick-mount plate					
DISTRIBUTION					
<b>2</b> Type II <b>3</b> Type III <b>4</b> Type IV <b>5M</b> Type V Medium <b>5S</b> Type V Short <b>5W</b> Type V Wide <b>2L</b> Type II rotated left <b>3L</b> Type III rotated left <b>4L</b> Type IV rotated left <b>2R</b> Type II rotated right <b>3R</b> Type III rotated right <b>4R</b> Type IV rotated right					
COLOR					
<b>DB</b> Dark Bronze <b>BL</b> Black <b>WH</b> White <b>GR</b> Gray <b>PS</b> Platinum Silver <b>CC</b> Custom Color					

- Notes: 1 - Fuse option not available with universal voltage  
2 - Select F3 fusing option for 220V  
3 - Recommended for Type III and IV distributions only  
4 - 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings (see accessories)  
5 - Not available with WIR or WIRSC  
6 - Not available with SCO, SCL, SCP or SCPW  
7 - Specify mounting height; 8 = 8' or less, 40 = 9' to 40'  
8 - Specify group and zone. See SiteSync product page [www.hubbellighting.com/controls/SiteSync](http://www.hubbellighting.com/controls/SiteSync) for more details  
9 - 700MA only

### PIR MOTION/OCCUPANCY CONTROL OPTIONS

- SCO<sub>F</sub><sup>6,7,9</sup>** On/Off control (line voltage device not for use with 7PR receptacle option and external wireless control devices)
- SCL<sub>F</sub><sup>5,7</sup>** Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle. Consult control manufacturer for compatibility.
- SCP<sub>F</sub><sup>4,5,7</sup>** Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices). A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to .75 X luminaire mounting height (approx. distance))
- SWP<sup>8,9</sup>** SiteSync Pre-Commission
- SWPM<sup>7,8,9</sup>** SiteSync Pre-Commission w/ Sensor

### WIRELESS CONTROL OPTIONS

- WIR<sup>6</sup>** wiSCAPE Fixture Module, in-fixture relay for wireless lighting control
- WIRSC<sup>6</sup>** wiSCAPE Fixture Module, in-fixture relay for wireless lighting control and motion/occupancy control

### Accessories and Services (Ordered Separately)

Catalog Number	Description
<b>SCP-REMOTE</b>	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
<b>SWUSB*</b>	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
<b>SWTAB*</b>	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
<b>SWBRG</b>	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
<b>SW7PR*</b>	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

\* When ordering SiteSync at least one of these two interface options must be ordered per project.  
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

### Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
<b>NXOFM-1R1D-UNV</b>	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
<b>WIR-RME-L</b>	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](http://www.hubbellcontrolsolutions.com). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

### SiteSync 7-Pin Module



SW7PR

- SiteSync Features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Available on all products that have a 7-Pin receptacle
- Does not interface with occupancy sensors



**PERFORMANCE DATA**

NUMBER OF LEDS	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K NOMINAL, 70 CRI)					4K (4000K NOMINAL, 70 CRI)					3K (3000K NOMINAL, 70 CRI)				
				LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
16	700mA	38W	2	3937	104	1	0	2	3890	102	1	0	2	3096	81	1	0	2
			3	3971	104	1	0	2	3932	103	1	0	2	3116	82	1	0	1
			4	4021	106	1	0	1	3981	105	1	0	1	3155	83	1	0	1
			5S	4471	118	2	0	0	4427	117	2	0	0	3508	92	2	0	0
			5M	4430	117	2	0	1	4387	115	2	0	1	3485	89	2	0	0
			5W	4053	107	3	0	1	4013	106	3	0	1	3461	91	3	0	1
32	350mA	38W	2	4142	109	1	0	2	4102	108	1	0	2	3250	86	1	0	2
			3	4167	110	1	0	2	4126	109	1	0	2	3271	86	1	0	1
			4	4221	111	1	0	1	4179	110	1	0	1	3311	87	1	0	1
			5S	4692	123	2	0	0	4645	122	2	0	0	3682	97	2	0	0
			5M	4651	122	2	0	1	4604	121	2	0	1	3649	96	2	0	1
			5W	4255	112	3	0	1	4212	111	3	0	1	3337	88	2	0	1
32	525mA	56W	2	5855	105	2	0	3	5797	104	2	0	3	4595	82	1	0	2
			3	5889	105	2	0	2	5831	104	2	0	2	4622	83	1	0	2
			4	5963	106	1	0	2	5905	105	1	0	2	4679	84	1	0	2
			5S	6633	118	2	0	0	6567	117	2	0	0	5205	93	2	0	0
			5M	6572	117	3	0	1	6507	116	3	0	1	5157	92	2	0	1
			5W	6012	107	3	0	2	5954	106	3	0	2	4717	84	3	0	1
48	350mA	55W	2	6187	112	2	0	3	6126	111	2	0	3	4855	88	1	0	2
			3	6492	118	2	0	2	6428	117	2	0	2	4885	89	1	0	2
			4	6304	115	1	0	2	6242	113	1	0	2	4946	90	1	0	2
			5S	7010	127	3	0	0	6941	126	3	0	0	5500	100	2	0	0
			5M	6947	126	3	0	1	6878	125	3	0	1	5451	99	3	0	1
			5W	6353	116	3	0	2	6291	114	3	0	2	5409	98	3	0	2
32	700mA	76W	2	7751	102	2	0	3	7674	101	2	0	3	6082	80	2	0	3
			3	7767	102	2	0	2	7694	100	2	0	2	6119	81	2	0	2
			4	7896	104	1	0	2	7818	103	1	0	2	6196	82	1	0	2
			5S	8780	116	3	0	0	8693	114	3	0	0	6894	91	3	0	0
			5M	8700	114	3	0	1	8614	113	3	0	1	6827	90	3	0	1
			5W	7959	105	3	0	2	7881	104	3	0	2	6245	82	3	0	2
48	525mA	82W	2	8585	105	2	0	3	8500	104	2	0	3	6736	82	2	0	3
			3	9010	110	2	0	3	8920	109	2	0	3	6777	83	2	0	2
			4	8747	107	1	0	2	8660	106	1	0	2	6863	84	1	0	2
			5S	9725	119	3	0	0	9629	117	3	0	0	7630	93	3	0	0
			5M	9637	118	3	0	2	9541	116	3	0	2	7563	92	3	0	1
			5W	8816	108	4	0	2	8729	106	4	0	2	7506	92	3	0	2
48	700mA	110W	2	11713	106	3	0	3	11597	105	3	0	3	9191	84	2	0	3
			3	12293	112	3	0	3	12171	111	3	0	3	9247	84	2	0	3
			4	11935	108	2	0	3	11816	107	2	0	3	9364	85	2	0	2
			5S	13269	121	3	0	0	13138	119	3	0	0	10411	95	3	0	0
			5M	13149	120	4	0	2	13019	118	4	0	2	10317	94	3	0	2
			5W	12028	109	4	0	3	11910	108	4	0	3	9409	86	4	0	2

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment, application and inherent performance tolerances of the electrical components.

**PROJECTED LUMEN MAINTENANCE**

AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	CALCULATED L70 (hours)
25°C / 77°F	1.00	0.98	0.96	0.96	0.94	>675,000
40°C / 104°F	0.98	0.96	0.95	0.94	0.92	>556,000

\* Nichia 219B, 700mA, 85°C Ts, 10,000hrs

**LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)**

AMBIENT DATA		
TEMP		LUMEN MULT.
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98
50°C	122°F	0.98



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## ELECTRICAL DATA

NUMBER OF LED's	NUMBER OF DRIVERS	Drive Current [milliamps]	INPUT VOLTAGE (VOLTS)	OPER. CURRENT [AMPS]	SYSTEM POWER [WATTS]	IN-RUSH CURRENT (AMPS)
16	1	std. (700mA)	120	0.32	37.8	
			277	0.15	37.5	
			347			
			480			
32	2		120	0.63	75.5	
			277	0.29	74.8	
			347			
			480			
48	3		120	0.95	110.5	
			277	0.44	110.9	
			347			
			480			

Consult factory for 350mA and 520mA electrical data

## ACCESSORIES/REPLACEMENT PARTS - Order Separately

CATALOG NUMBER	DESCRIPTION
SCP-REMOTE	Remote control for SCP option. Order at least one per project to program and control
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
93052458	20KA surge protection with an end of life LED indicator

\* When ordering SiteSync at least one of these two interface options must be ordered per project.

+ If needed, an additional Bridge Node can be ordered.

## PHOTOCONTROL EQUIPMENT

CATALOG NUMBER	DESCRIPTION
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

## MOUNTING ACCESSORIES

CATALOG NUMBER	DESCRIPTION
CL1S-RPA3-ACC-XX <sup>1</sup>	Round pole adapter for straight arm (3¼" - 3¾")
CL1S-RPA4-ACC-XX <sup>1</sup>	Round pole adapter for straight arm (3⅞" - 4½")
WB-AREA-XX	Wall bracket

<sup>1</sup> Replace XX with color choice, eg.: DB for Dark Bronze

## TENON TOP POLE BRACKET ACCESSORIES

(2 3/8" OD tenon, RSS version requires 4" round pole adapter)

Catalog Number	Description
SETA2-XX <sup>1</sup>	Square pole tenon adapter (4 at 90 degrees)
RETA2-XX <sup>1</sup>	Round pole tenon adapter (4 at 90 degrees)
TETA-XX <sup>1</sup>	Triangular pole tenon adapter (3 at 120 degrees)

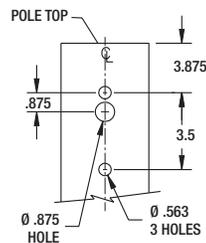
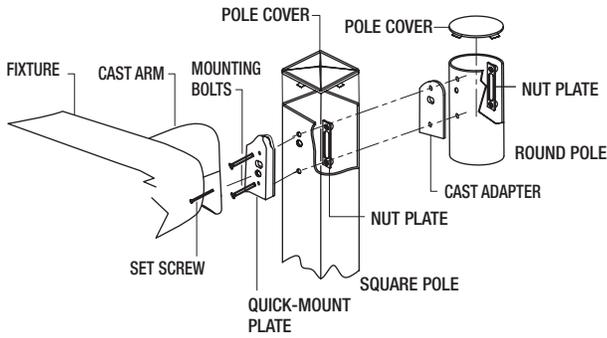
<sup>1</sup> Replace XX with color choice, eg.: DB for Dark Bronze

## SURGE PROTECTION

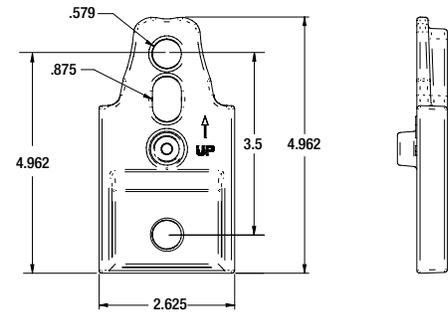
- Field replaceable surge protection device (SPD) provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3
- The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform
- Max surge current = 20,000 Amps (see table)
- LED Indicator – Green LED is unlit at end of life

Pulse Rating (8 x 20 µSec)		cRUus	CE
		I <sub>n</sub>	10KA
Strikes	Surge		5KA
1	20,000 A		
2	15,000 A		
15	10,000 A		
120	3,000 A		

## FIXTURE MOUNTING



#2 DRILL PATTERN FOR POLES

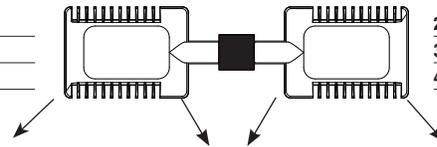


QUICK-MOUNT PLATE

## FIXTURE MOUNTING – FACTORY ROTATED OPTICS

For proper light distribution and performance, rotated optics must be mounted as referenced in illustration. Consult instruction sheet included when mounting.

- 2L Type II rotated 90° left
- 3L Type III rotated 90° left
- 4L Type IV rotated 90° left



- 2R Type II rotated 90° right
- 3R Type III rotated 90° right
- 4R Type IV rotated 90° right

## QUICK MOUNT INSTALLATION

The Cimarron CL1S installation features:

- 1 Quick-mount plate attaches to pole with two 3/4" bolts
- 2 4 - slot hex 1/4" captured screws secure luminaire door to top
- 3 Safety-latch holds luminaire door to prevent "free swing" door
- 4 Two stage hinge mechanism built into integral arm
- 5 Quick-connect wiring for a simplified, hassle-free installation



For installation video scan this code or visit link below:



<http://www.youtube.com/user/hubbelloutdoorbrands>

