

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: 2507 WINNEBAGO STREET, MADISON, WI. DCI PARCEL# 071006134284

Title: UNION CORNERS - GRANDFAMILY APARTMENTS

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

UDC meeting date requested April 11, 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 BEN MARSHALL Company GORMAN AND COMPANY
Street address 200 N. MAIN STREET City/State/Zip OREGON, WI. 53575
Telephone 608) 835-3900 Email bmarshall@gormanusa.com

Project contact person MARK M. SMITH Company GORMAN AND COMPANY
Street address 200 N. MAIN STREET City/State/Zip OREGON, WI. 53575
Telephone 608) 835-3900 Email marksmith@gormanusa.com

Property owner (if not applicant) UC Grandfamily, LLC
Street address 200 N. MAIN STREET City/State/Zip OREGON, WI. 53575
Telephone 608) 835-3900 Email _____

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. 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 10/12/2017.
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 BEN MARSHALL Relationship to property OWNERS AGENT
 Authorized signature of OWNERS AGENT  Date _____

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

- Grading Plan
- Proposed Signage (if applicable) **NOT APPLICABLE**
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted) **NOT APPLICABLE**
- PD text and Letter of Intent (if applicable) **HVAC IN UNITS (INTERIOR)**
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

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



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

December 6th, 2017

Mr. Tim Parks
Urban Design Commission
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
PD-SIP Re Zoning
2507 Winnebago Street
Madison, WI 53704

Dear Mr. Parks:

The following is submitted together with the plans, and application for staff approval.

Project Organizational Structure:

Owner: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
414-617-9997
Contact: Edward Matkom
tmatkom@gormanusa.com

Architect: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900
Contact: Mark M. Smith
marksmith@gormanusa.com

Civil: JSD Professional Services, Inc.
Engineer 161 Horizon Dr, Suite 101
Madison, WI 53593
608-848-5060
Contact: Hans Justeson
hans.justeson@jsdinc.com

Landscape: JSD Professional Services, Inc.
Design 7402 Stone Ridge Dr, Suite 4
Weston, WI 54476
715-298-6330
Contact: Justin Frahm
justin.frahm@jsdinc.com

Introduction:

The site property is located on the east side of Madison, on Winnebago Street just off of East Washington Boulevard. The property is within the Union corners General Plan Development. The site is currently vacant.

Zoning:

The site is currently within the Union Corners General Plan Development.

Project Description:

The Project consists of two three story buildings with basement parking. The ground floor contains building common areas/ amenity spaces rental apartments, and lobbies. The upper two floors are rental apartments. The project includes improvements to Winnebago street outside of the property line of this phase, including new sidewalks, and angled street parking. Additionally, the project constructs a new serpentine pedestrian pathway and stormwater management swales.

Project Development Data:

Site Density:

Lot area:	138,085 s.f. (3.05 acres)
Dwelling Units:	60 Units
Lot Area / D.U.	2301 s.f / d.u.
Density	19.68 d.u. / acre

Site Coverage:

Building Footprints:	28,676 s.f. (24 %)
Sidewalks / Terrace:	17,486 s.f. (13 %)
Pavement:	11,530 s.f. (9%)
Pervious Surface:	75,166 s.f. (54%)

Building Ratio:

Social Services:	2,859 s.f. (2.6 %)
Apartments & Amenities	68,320 s.f. (64.0 %)
Underground Parking:	22,983 s.f. (21.65%)
Misc (corridor, mech, stairs):	<u>12,546 s.f. (11.75 %)</u>
	106,708 s.f. Total Building Area

Dwelling Unit Mix

Two Bedroom	37
Three Bedroom	<u>23</u>
	60 Total

Bike Parking:

Enclosed:	62
Surface:	<u>30</u>
	92 Total

Vehicular Parking:

Enclosed	75
Surface	43 (<u>33 In City R.O.W.</u>)
	118 Total

Schedule:

The development schedule calls for construction to start September of 2018, with a scheduled completion in November 2019.

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality affordable housing and social support services.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" being the most prominent.

Edward Matkom
President – Wisconsin Market
Gorman & Company, Inc.

Zoning Text

Rezoning PD-GDP to PD-SIP

Union Corners – Bldg. 6 & 7

2507 Winnebago Road

Parcel #071006134284

Lot 1 of Union Corners

December 6, 2017

Legal Description: Parcel #071006134284 or Lot 1 of Union Corners

- A. **Statement of Purpose:** Re-zoning of Lot 1 from PD-GDP PD-SIP to allow for the construction of two three story buildings with a total of 60 dwelling units. Buildings will consist of community, social service space and dwelling units on the ground floor, with dwelling units on the upper two floors. Tenant parking will be provided on site and in underground parking beneath the buildings.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 1 – 138,085 s.f. (3.05 acres)
- D. **Floor Area Ratio:** 0.61
- E. **Yard Requirements:** As shown on the attached plans
- F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting will be provided along pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.
- I. **Signage:** Tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.
- J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A - Permitted Uses

Residential – Family Living

- Live/work unit
- Multi-family dwelling (>8 dwelling units)

Residential - Group Living

- Adult family home
- Cohousing community
- Community living arrangement (> 15 residents)
- Housing cooperative

Civic and Institutional Uses

- Counseling, community services organization
- Community center
- Day care center
- Library, museum
- Recreational, community, and neighborhood centers

Agriculture and Resource Uses

- Community garden
- Market garden

Accessory Uses and Structures

- Management office and recreation facilities within multi-family building
- Non-accessory temporary outdoor events
- On-site agricultural retail, farm stand
- Outdoor display
- Outdoor eating area
- Outdoor sales event
- Temporary outdoor events

Offices

- Insurance office, real estate office, sales office
- General office
- Professional office

Medical Facilities

- Physical, occupational or message therapy

Retail Sales and Services

- Artisan workshop
- Business sales and services
- Farmers' market
- Food and related goods sales
- Furniture and household goods sales
- Health/sports club
- Home occupation
- Indoor recreation
- Printing and publishing
- Post office
- Real estate sales office
- Secondhand goods sales
- Service business
- Telecommunications center

Food and Beverage

- Catering
- Coffee shop, tea house



SIMPLE TWO STORY MASONRY BUILDING CORNER OF WINNEBAGO AND MILWAUKEE



METAL QUONSET HUT TYPICAL EAST SIDE ECLECTIC AESTHETIC



NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING EAST



NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING WEST

ADJACENT BUILDING CONTEXT

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

A Gorman & Company Neighborhood



COMMUNITY GARDEN LOCATION - NORTH EAST CORNER OF SITE



BIKE PATH LOOKING EAST - WEST CORNER OF SITE



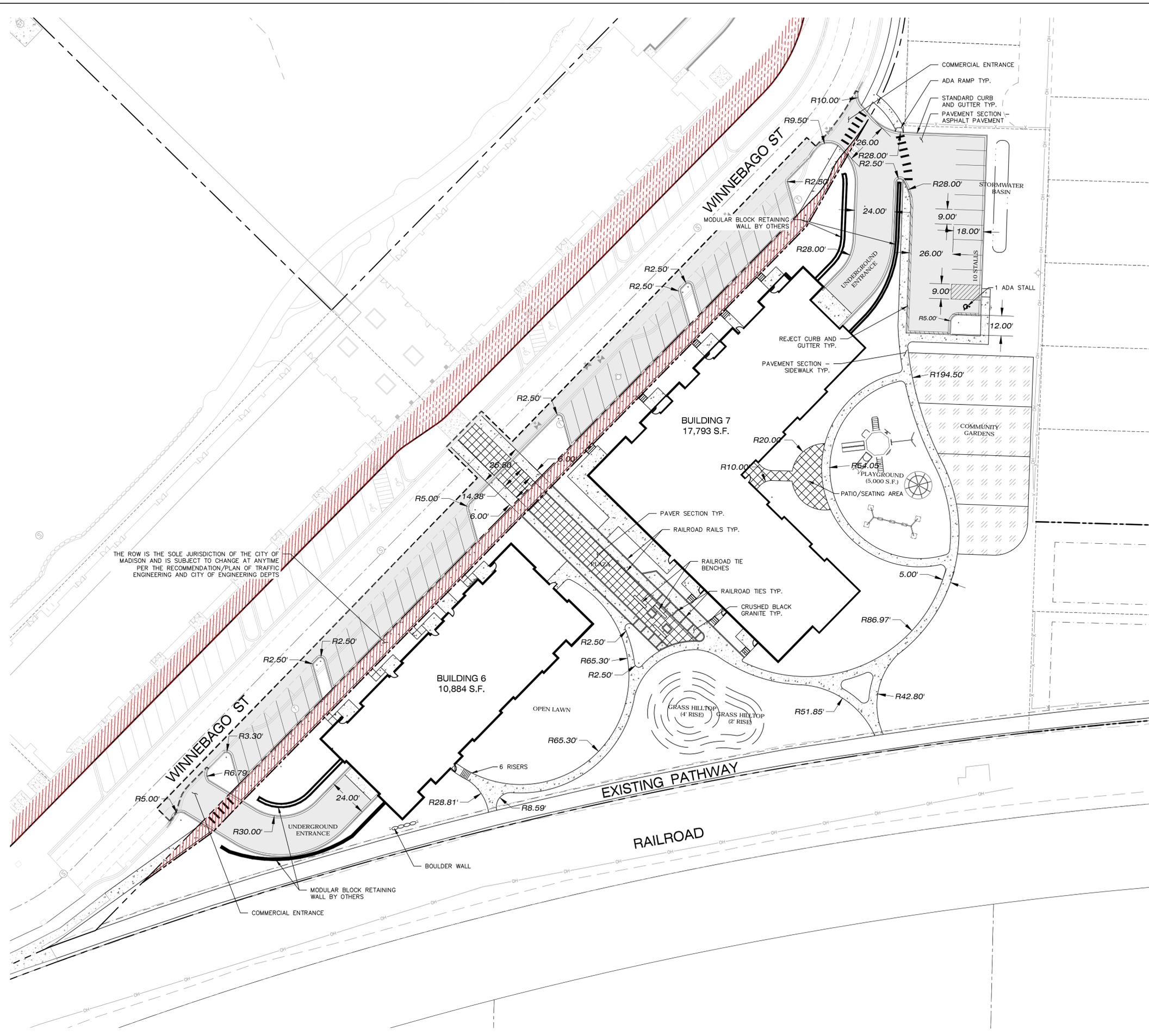
BIKE PATH LOOKING WEST - MIDDLE OF SITE



BIKE PATH LOOKING WEST - EAST CORNER OF SITE

SITE CONTEXT

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LEGEND (SITE PLAN)

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	PAVEMENT SETBACK LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	MOUNTABLE CURB
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	SAWCUT EXISTING PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	BOULDER RETAINING WALL
---	MODULAR BLOCK RETAINING WALL
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING BOLLARDS/SIGNS

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
 - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPAL REQUIREMENTS.
 - EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

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

SITE INFORMATION BLOCK	
Site Address	WINNEBAGO ST
Existing Site Acreage (total)	3.17
Proposed Site Acreage (total)	3.05
Number of Building Stories (above grade)	4
Total Building Square Footage	28,676 SF
Use of property	MULTI-FAMILY
Number of parking stalls:	
Surface	
Large Stall	9
Accessible	1
Total Surface	10
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	5,428 S.F.
Existing Pervious Surface Area	132,657 S.F.
Proposed Impervious Surface Area	57,964 S.F.
Proposed Pervious Surface Area	74,894 S.F.
Proposed Impervious Surface Area Ratio	.44
<small>*calculated with proposed site acreage 3.05</small>	

north

SCALE IN FEET

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KENOSHA | APPLETON | WAUSAU

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

CLIENT:

GORMAN & COMPANY, INC.

CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
**UNION CORNERS
LOT 1 GRADFAMILY**

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
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12		
13		
14		
15		

Design/Drawn: TKG 09-18-2017
Approved: TKG 09-18-2017
JLF 10-04-2017

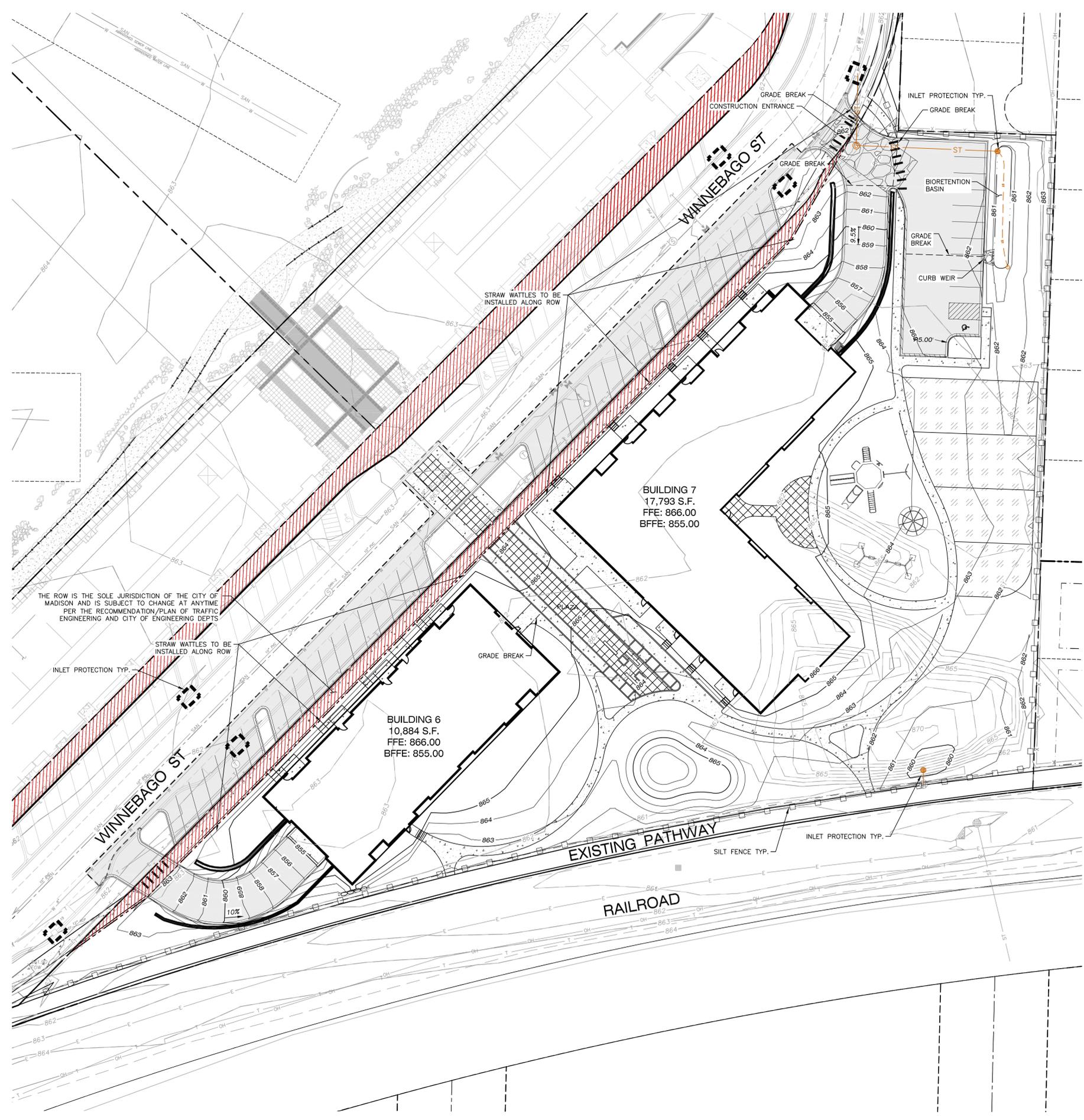
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

JSD PROJECT NO: 17-8095

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

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LEGEND (GRADING & EROSION CONTROL PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS
- 864 --- PROPOSED 1 FOOT CONTOUR
- 865 --- PROPOSED 1 FOOT CONTOUR
- DRAINAGE DIRECTION
- ST --- STORM SEWER
- ST --- UNDERDRAIN
- SILT FENCE
- INLET PROTECTION, TYPE D
- SPOT ELEVATION
- EP --- EDGE OF PAVEMENT
- FG --- FINISH GRADE
- EC --- EDGE OF CONCRETE
- TS --- TOP OF STEP
- TB --- BOTTOM OF STEP
- RM --- RIM ELEVATION
- GRADE BREAK

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNGRAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
9. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
10. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO NOTE NO. FIFTEEN (15) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
11. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
12. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
13. STABILIZATION PRACTICES:
 - 13.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING
 - 13.2.
 - 13.3.
 - 13.4.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SEQUENCING

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. STRIP TOPSOIL.
3. INSTALL ALL SWALES AND TEMP SEED BASIN
4. EXCAVATE BUILDING FOUNDATIONS.
5. COMPLETE ALL OTHER GRADING.
6. INSTALL STORM SEWER & INLET PROTECTION MEASURES.
7. INSTALL AGGREGATE BASE COURSE AND PAVING IN PARKING AREAS.
8. STABILIZE NEWLY GRADED SOILS.
9. COMPLETE EXTERIOR BUILDING WORK AND DOWNSPOUTS.
10. REGRADE & STABILIZE TEMPORARY SEDIMENT BASIN.



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

CLIENT:



CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PROJECT:
**UNION CORNERS
LOT 1 GRADFAMILY**

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
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Design/Drawn: MSS 12/13/2017
Approved: MSS 12/13/2017

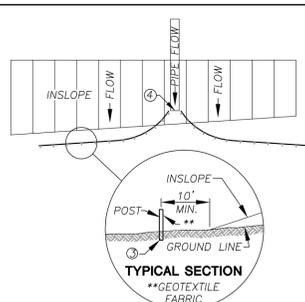
SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
C200

JSD PROJECT NO: 17-8095

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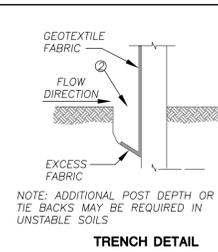
**PRELIMINARY
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TYPICAL SECTION
**GEOTEXTILE FABRIC

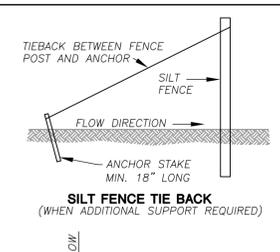
SILT FENCE ALONG SLOPES & OUTFALLS

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)

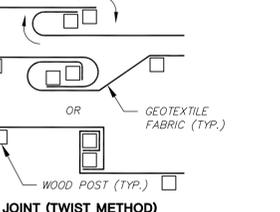


TRENCH DETAIL

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

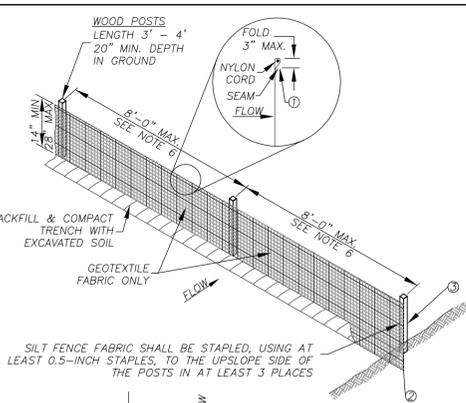


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

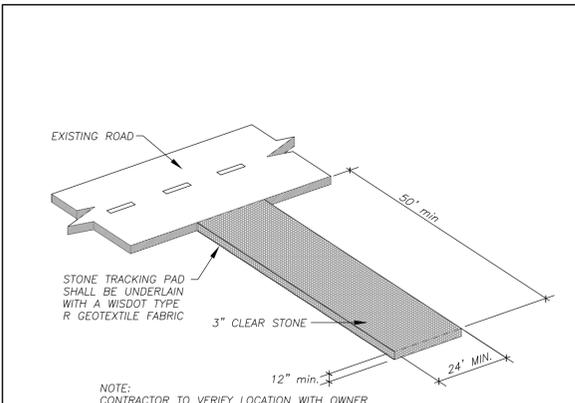


JOINT (TWIST METHOD)

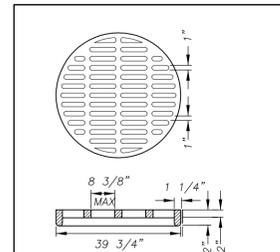
SILT FENCE
N.T.S.



JOINT (HOOK METHOD)



CONSTRUCTION ENTRANCE
N.T.S.



36" DIAMETER STORM INLET
N.T.S.

IN BELL GRATE IS CUSTOM MANUFACTURED BY THE NEENAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS

GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS - GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

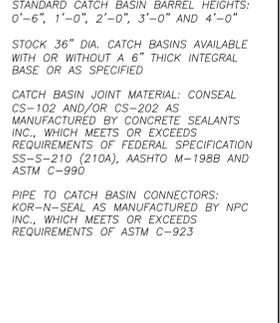
PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"

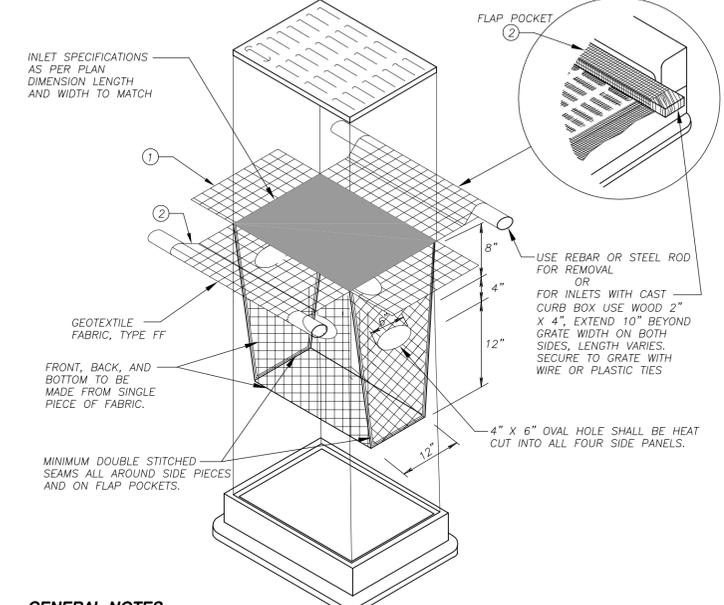
STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-5-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923



FOUNDATION SLAB 6" PRECAST OR 8" CAST IN PLACE W/ #4 @ 12" E.W.



STORM MANHOLE
N.T.S.

GENERAL NOTES
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

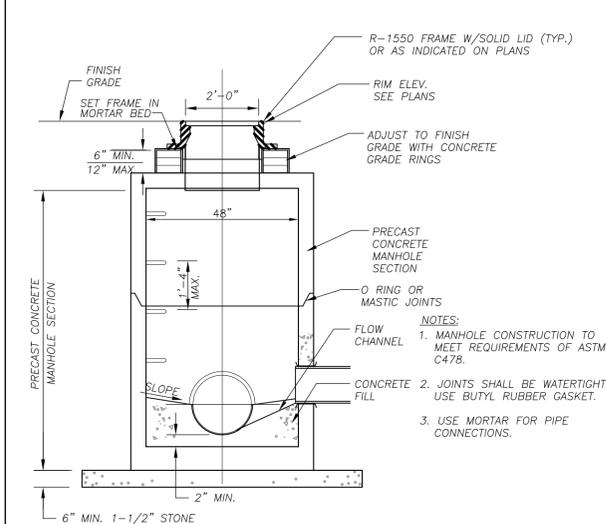
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

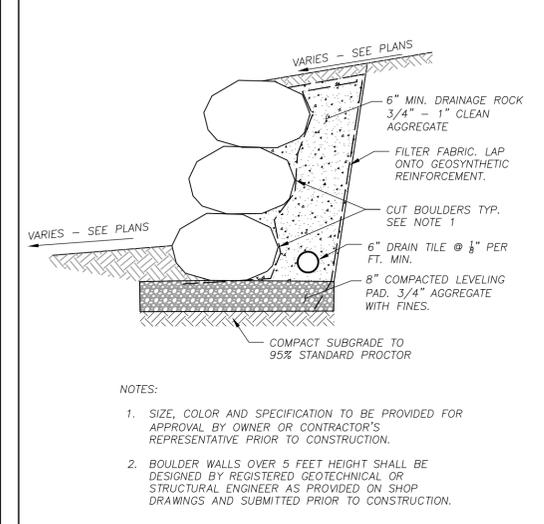
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION, TYPE D
N.T.S.



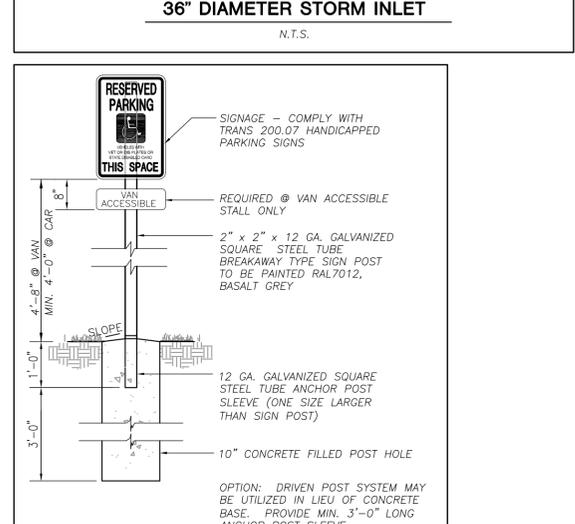
BOULDER WALL
N.T.S.

NOTES:
1. SIZE, COLOR AND SPECIFICATION TO BE PROVIDED FOR APPROVAL BY OWNER OR CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. BOULDER WALLS OVER 5 FEET HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AS PROVIDED ON SHOP DRAWINGS AND SUBMITTED PRIOR TO CONSTRUCTION.



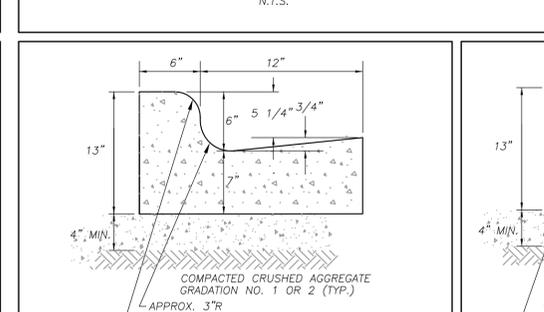
ADA PARKING STALL SIGN
N.T.S.

OPTION: DRIVEN POST SYSTEM MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

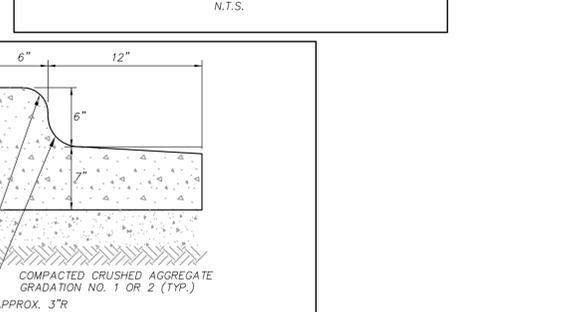


COMMERCIAL ENTRANCE
N.T.S.

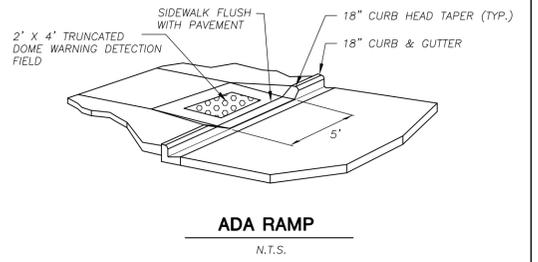
NOTES:
1. REFER TO GEOTECHNICAL REPORT TO BE PERFORMED TO DETERMINE PROPER THICKNESS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
3. COMPACTION REQUIREMENTS:
- BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
- BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
4. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
5. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.



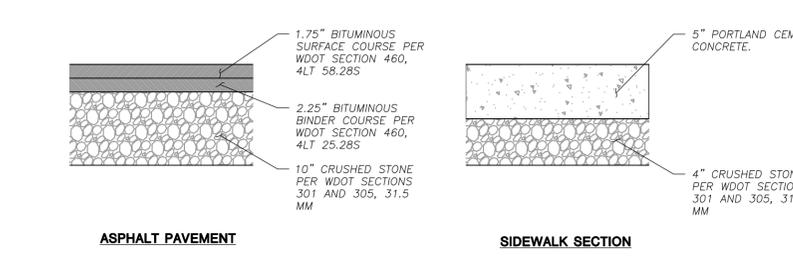
18" STANDARD CURB AND GUTTER
N.T.S.



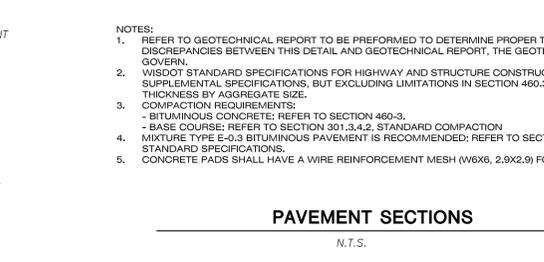
18" REJECT CURB AND GUTTER
N.T.S.



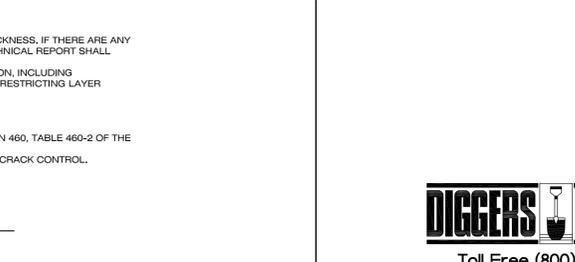
ADA RAMP
N.T.S.



PAVEMENT SECTIONS
N.T.S.



ASPHALT PAVEMENT



SIDEWALK SECTION



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VERONA, WISCONSIN 53593
P. 608.848.5060



CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLN MODIFICATIONS #	Date	Description
1	12.20.17	LAND USE SUBMITTAL
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Design/Drawn: MSS 12-15-2017
Approved: MSS 12-15-2017

SHEET TITLE:
DETAILS

SHEET NUMBER:
C400

JSD PROJECT NO: 17-8095



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PLAN MODIFICATION #	Date	Description
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Design/Drawn: MSS 12-15-2017
Approved: MSS 12-15-2017

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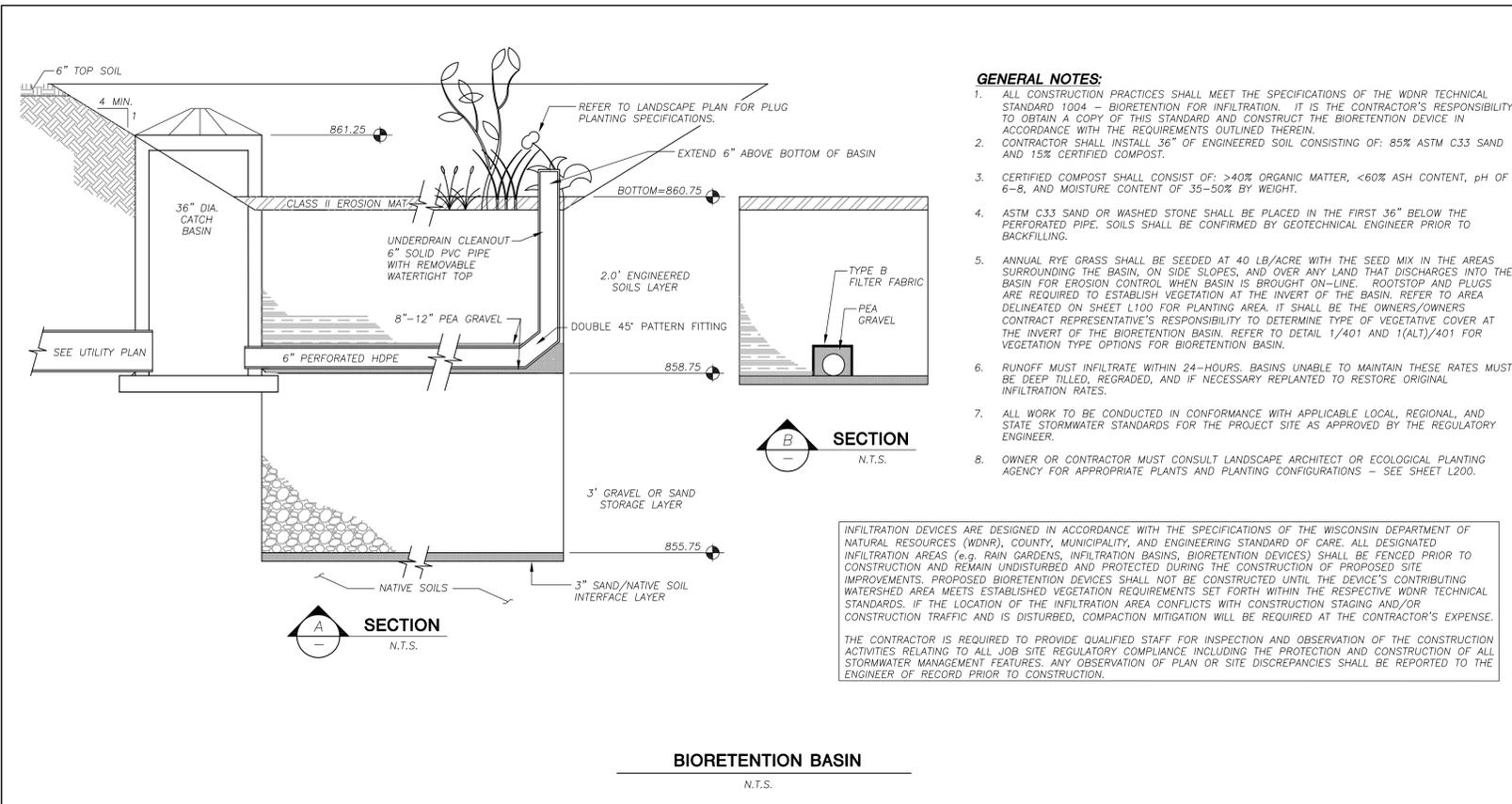
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C401

JSD PROJECT NO:

17-8095

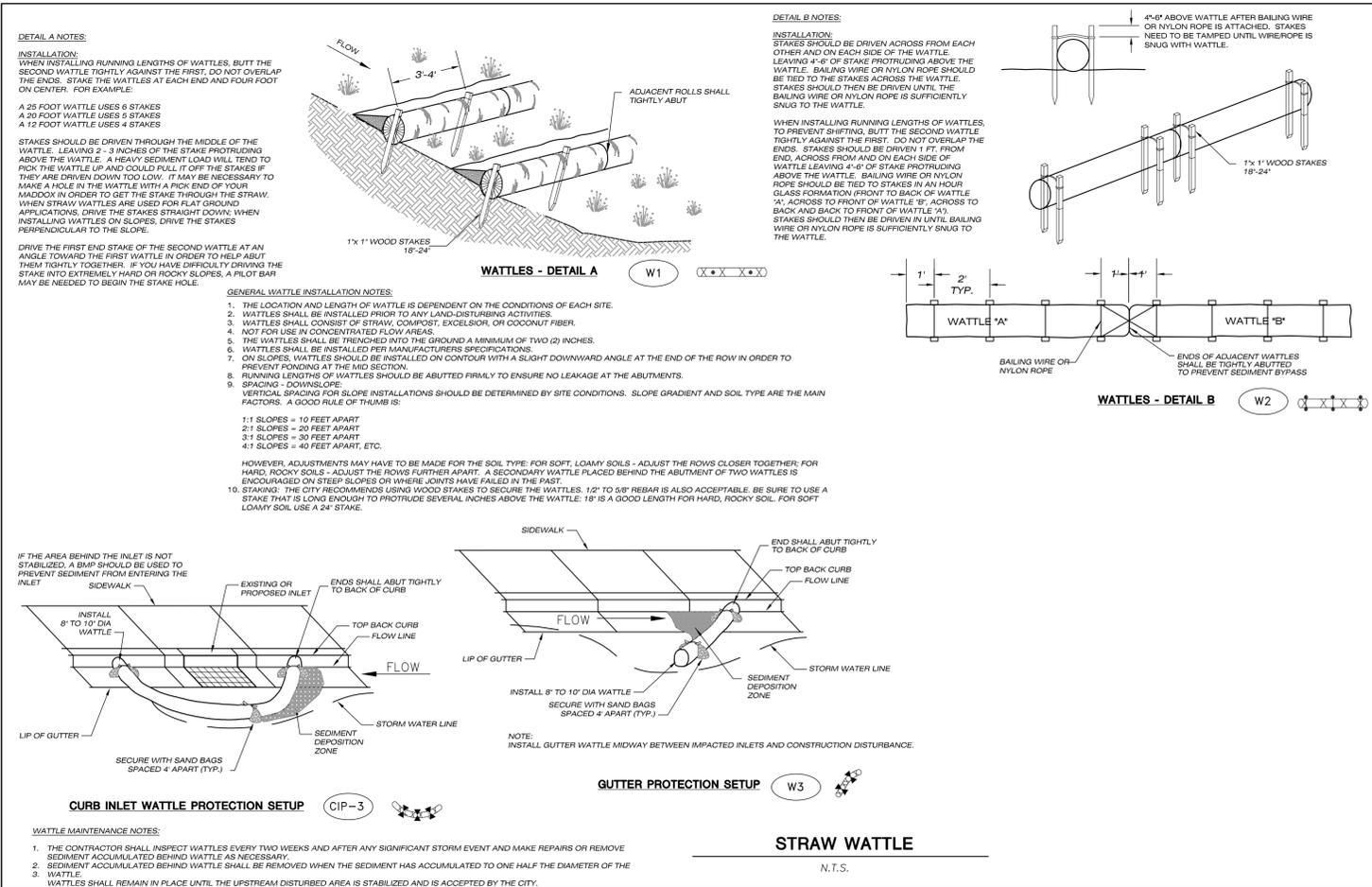
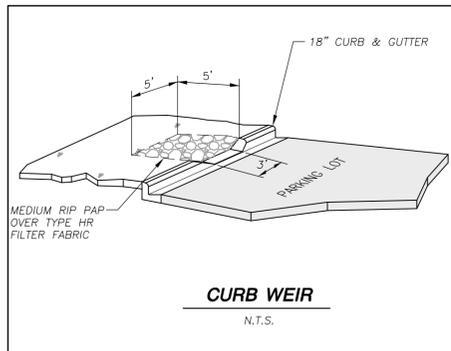


GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST.
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
4. ASTM C33 SAND OR WASHED STONE SHALL BE PLACED IN THE FIRST 36" BELOW THE PERFORATED PIPE. SOILS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING.
5. ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN. REFER TO AREA DELINEATED ON SHEET L100 FOR PLANTING AREA. IT SHALL BE THE OWNERS/OWNERS CONTRACT REPRESENTATIVE'S RESPONSIBILITY TO DETERMINE TYPE OF VEGETATIVE COVER AT THE INVERT OF THE BIORETENTION BASIN. REFER TO DETAIL 1/401 AND 1(ALT)/401 FOR VEGETATION TYPE OPTIONS FOR BIORETENTION BASIN.
6. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS - SEE SHEET L200.

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

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

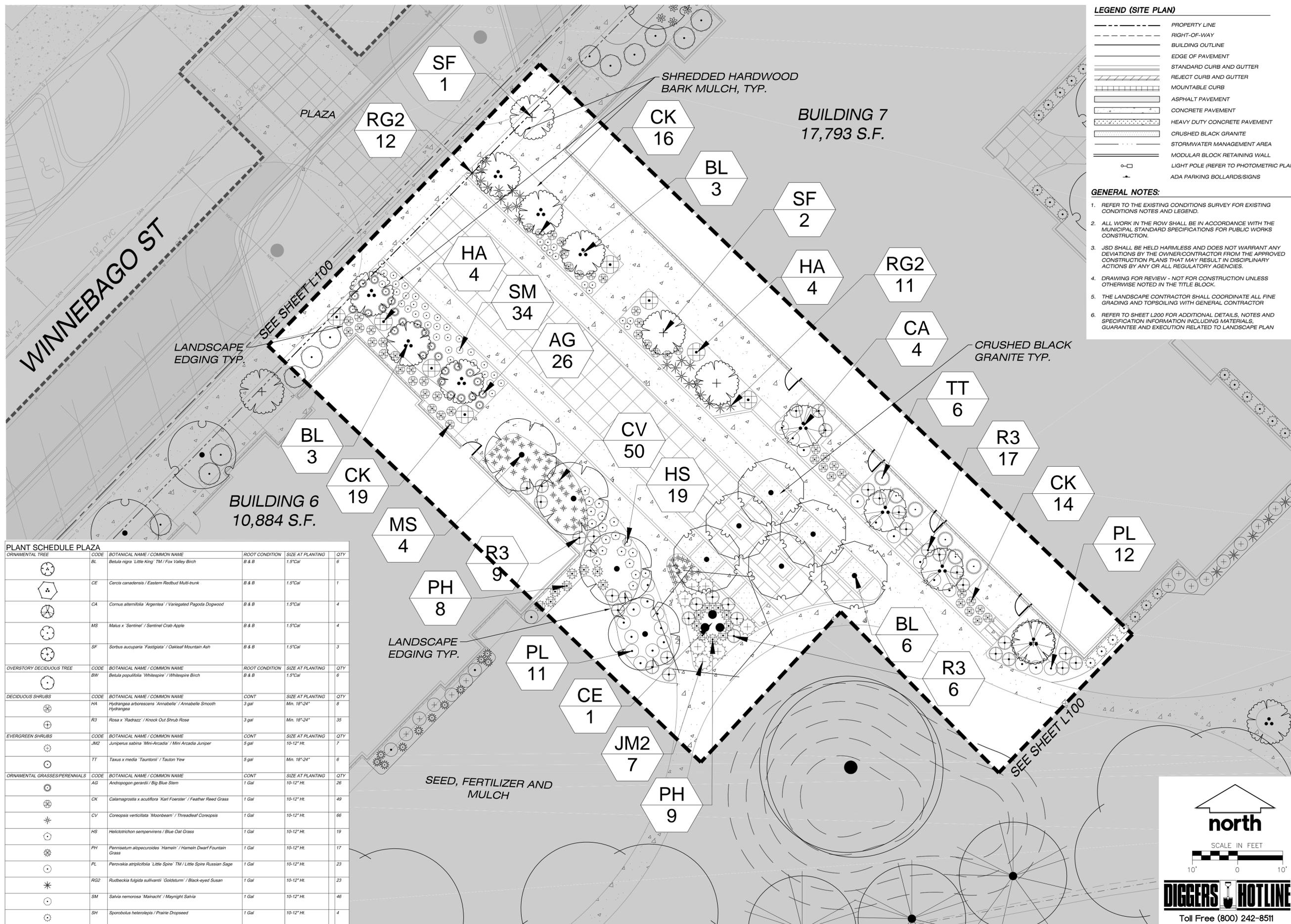


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LEGEND (SITE PLAN)

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	MOUNTABLE CURB
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	CRUSHED BLACK GRANITE
---	STORMWATER MANAGEMENT AREA
---	MODULAR BLOCK RETAINING WALL
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING BOLLARDS/SIGNS

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE PLAZA

ORNAMENTAL TREE	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	BL	<i>Betula nigra</i> 'Little King' TM / Fox Valley Birch	B & B	1.5'Cal	6
	CE	<i>Cercis canadensis</i> / Eastern Redbud Multi-trunk	B & B	1.5'Cal	1
	CA	<i>Cornus alternifolia</i> 'Argentea' / Variegated Pagoda Dogwood	B & B	1.5'Cal	4
	MS	<i>Malus x 'Sentinel'</i> / Sentinel Crab Apple	B & B	1.5'Cal	4
	SF	<i>Sorbus aucuparia</i> 'Fastigata' / Oakleaf Mountain Ash	B & B	1.5'Cal	3
OVERSTORY DECIDUOUS TREE	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	BW	<i>Betula populifolia</i> 'Whitespire' / Whitespire Birch	B & B	1.5'Cal	6
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	HA	<i>Hydrangea arborescens</i> 'Annabelle' / Annabelle Smooth Hydrangea	3 gal	Min. 18"-24"	8
	R3	<i>Rosa x 'Radrazz'</i> / Knock Out Shrub Rose	3 gal	Min. 18"-24"	35
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	JM2	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	5 gal	10"-12" Ht.	7
	TT	<i>Taxus x media</i> 'Tauntoni' / Tauntan Yew	5 gal	Min. 18"-24"	6
ORNAMENTAL GRASSES/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	AG	<i>Andropogon gerardi</i> / Big Blue Stem	1 Gal	10"-12" Ht.	26
	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 Gal	10"-12" Ht.	49
	CV	<i>Coreopsis verticillata</i> 'Moonbeam' / Threadleaf Coreopsis	1 Gal	10"-12" Ht.	66
	HS	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 Gal	10"-12" Ht.	19
	PH	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal	10"-12" Ht.	17
	PL	<i>Perovskia atriplicifolia</i> 'Little Spire' TM / Little Spire Russian Sage	1 Gal	10"-12" Ht.	23
	RG2	<i>Rudbeckia fulgida sultivanti</i> 'Goldsturm' / Black-eyed Susan	1 Gal	10"-12" Ht.	23
	SM	<i>Salvia nemorosa</i> 'Mairacht' / Maynight Salvia	1 Gal	10"-12" Ht.	46
	SH	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 Gal	10"-12" Ht.	4

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

CLIENT:

GORMAN
& COMPANY, INC.

CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

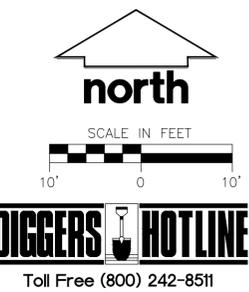
PLAN MODIFICATIONS	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
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Design/Drawn: TKG 09-18-2107
Approved: MAS 10-17-2017

SHEET TITLE:
COURTYARD
LANDSCAPE PLAN

SHEET NUMBER:
L101

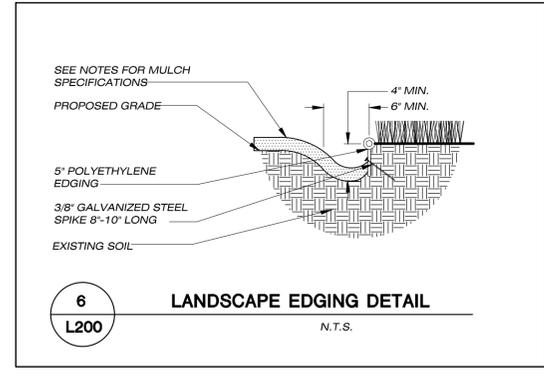
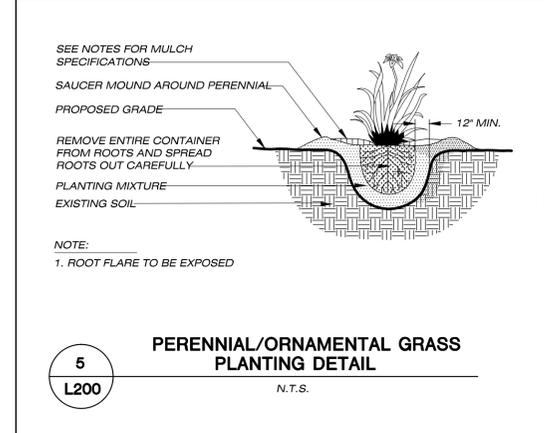
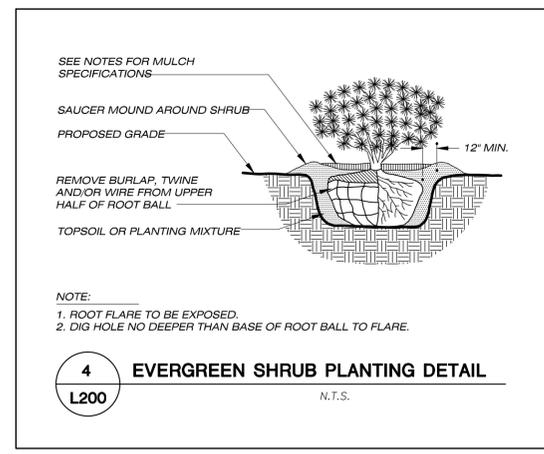
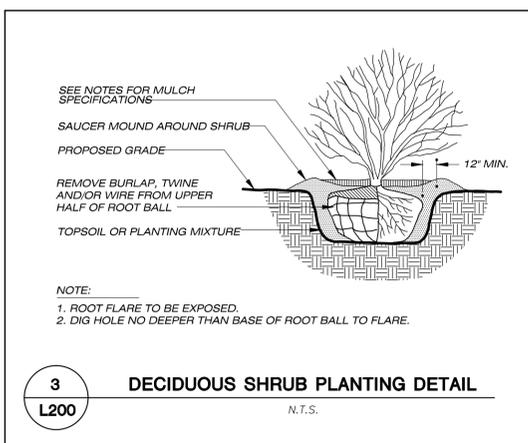
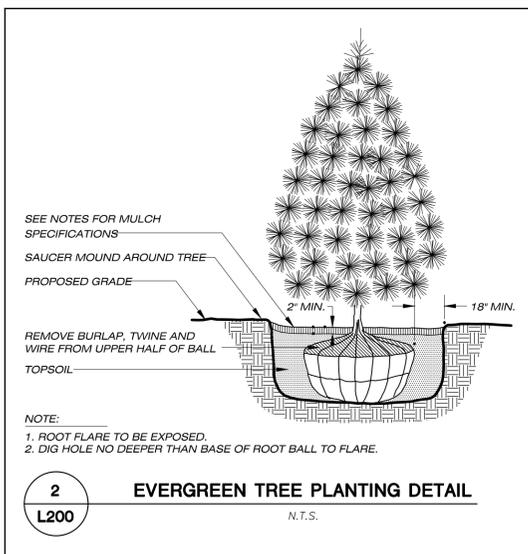
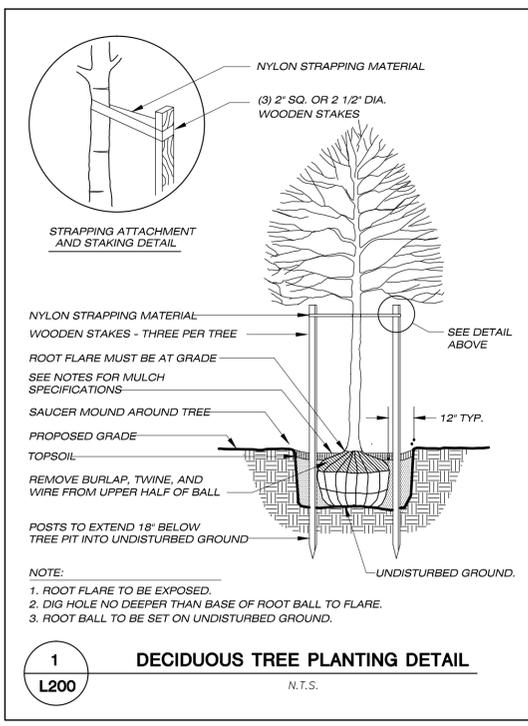
JSD PROJECT NO: 17-8095



PRELIMINARY
NOT FOR CONSTRUCTION

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File: L:\2017\176095\DWG\17-8095_Landscape_Plan.dwg Layout: L200 (22x34) User: jgustin Plotfile: Dec 19, 2017 - 12:00pm Xref's: 17-8095 Union_Corners



CITY OF MADISON
LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: **UNION CORNERS, MADISON, WI 53704**
 Name of Project: **GORMAN - GRAND FAMILY DEVELOPMENT**
 Owner / Contact: **GORMAN**
 Contact Phone: **(608) 848-5060** Contact Email: **JUSTIN.FRAHM@JSDINC.COM**

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability
The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and decking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and unexcavated land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: **29,288**
 Total landscape points required: **489**

(b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: _____
 Five (5) acres = **217,800 square feet**
 First five (5) developed acres = **3,630 points**
 Remainder of developed area: _____
 Total landscape points required: _____

(c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____
 Total landscape points required: _____

10/2013

Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			22	770
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			35	525
Upright evergreen shrub (i.e. arbutovite)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			80	240
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			33	132
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			575	1150
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2,817

Total Number of Points Provided: **2,817**

* As determined by ANSI, ANLA - American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

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

- LANDSCAPE MATERIAL NOTES**
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 A. PLANTING AREAS = 24"
 B. TREE PITS = SEE DETAILS
 - PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
 - MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
 - MATERIALS - CRUSHED BLACK GRANITE: ALL PLANTING AREAS LABELED ON PLAN IN PLAZA AREA SHALL RECEIVE 2" DEPTH OF CRUSHED BLACK GRANITE. SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CRUSHED BLACK GRANITE AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
 - MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5' DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
 - MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
 - MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPETS' MADISON PARKS OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
 - MATERIALS - BIORETENTION BASIN/PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE BROADCAST SEEDING WITH 'DIVERSE PRAIRIE FOR MEDIUM SOILS' SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT: _____

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& COMPANY, INC.

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PRELIMINARY
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PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
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PLAN MODIFICATIONS:	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
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Design/Drawn: TKG 09-18-2017
Approved: MAS 10-17-2017

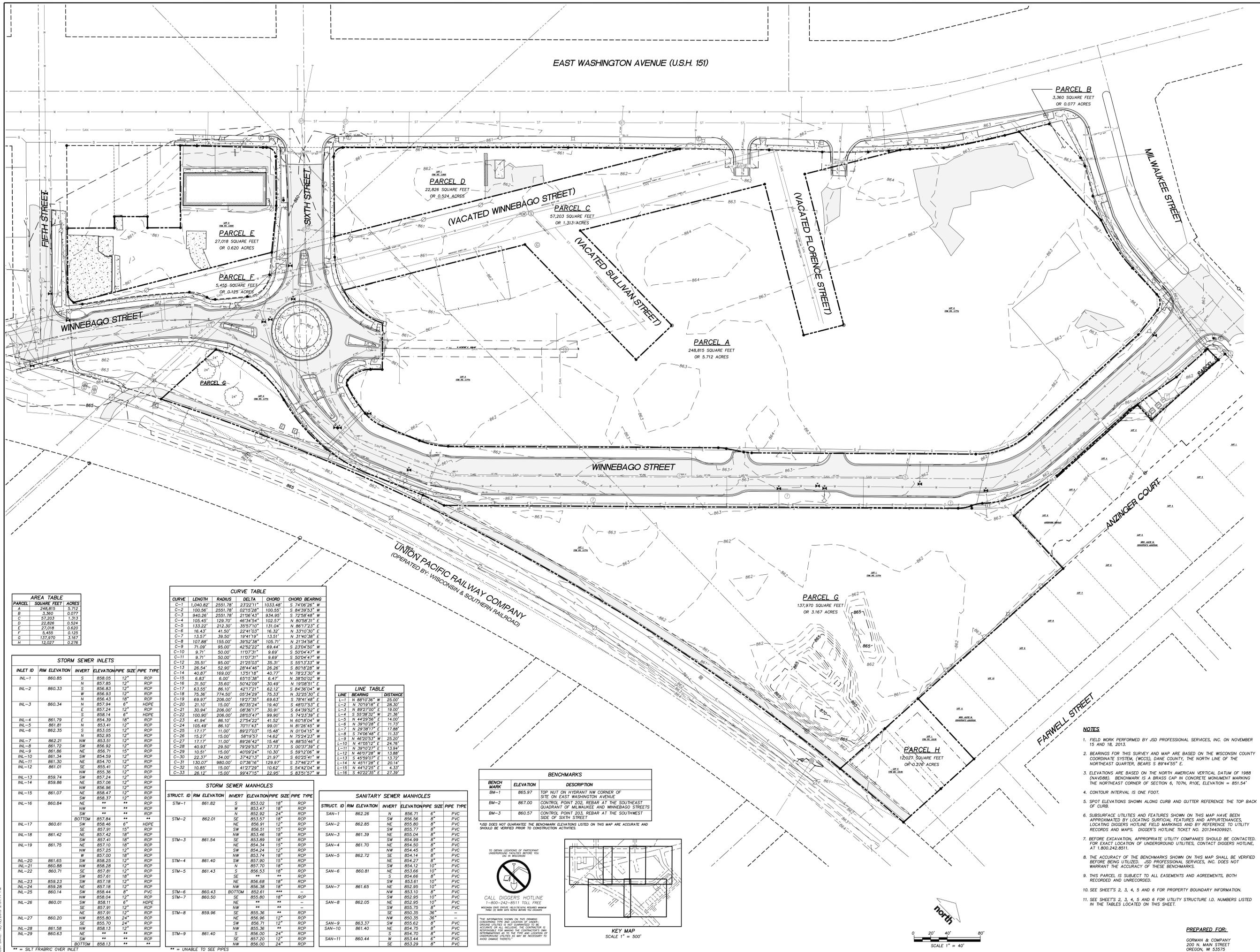
SHEET TITLE:
LANDSCAPE
DETAILS, NOTES &
SPECIFICATIONS

SHEET NUMBER:
L200

JSD PROJECT NO: _____ 17-8095

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EAST WASHINGTON AVENUE (U.S.H. 151)



AREA TABLE

PARCEL	SQUARE FEET	ACRES
A	248,815	5.712
B	3,360	0.077
C	57,203	1.313
D	22,826	0.524
E	27,018	0.620
F	5,455	0.125
G	137,970	3.167
H	12,027	0.276

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1,040.82'	2,551.78'	232°21'	1,033.48'	S. 74°06'26" W.
C-2	100.86'	2,551.78'	02°15'28"	100.85'	S. 84°39'53" W.
C-3	940.26'	2,551.78'	21°06'43"	934.85'	S. 72°58'48" W.
C-4	105.45'	129.70'	46°34'54"	102.57'	N. 80°08'31" E.
C-5	133.22'	212.30'	35°57'10"	131.04'	N. 86°17'23" E.
C-6	16.43'	41.50'	22°41'03"	16.32'	N. 33°10'30" E.
C-7	13.52'	39.50'	19°41'00"	13.30'	N. 31°40'38" E.
C-8	107.88'	158.00'	39°52'36"	105.71'	N. 21°34'58" E.
C-9	71.09'	95.00'	42°32'22"	69.44'	S. 23°04'50" W.
C-10	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W.
C-11	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W.
C-12	35.91'	95.00'	21°25'03"	35.31'	S. 55°13'33" W.
C-13	26.54'	52.90'	28°44'46"	26.26'	S. 80°18'28" W.
C-14	40.87'	159.00'	13°51'18"	40.79'	N. 78°23'30" W.
C-15	6.83'	6.00'	65°15'38"	6.47'	N. 38°50'02" W.
C-16	31.50'	35.60'	50°42'09"	30.49'	N. 19°08'51" E.
C-17	63.55'	86.10'	42°17'21"	62.12'	S. 84°38'04" W.
C-18	76.96'	774.500'	05°14'56"	76.33'	N. 82°29'30" E.
C-19	69.97'	206.00'	19°27'35"	69.63'	S. 78°41'48" E.
C-20	21.10'	15.00'	80°32'24"	19.40'	S. 48°07'23" E.
C-21	30.94'	206.00'	08°36'17"	30.81'	S. 64°39'52" E.
C-22	100.90'	206.00'	28°03'47"	99.90'	S. 74°23'59" E.
C-23	41.94'	86.10'	27°54'22"	41.52'	N. 60°18'04" W.
C-24	105.49'	86.10'	70°14'33"	99.01'	N. 61°26'45" W.
C-25	12.17'	11.00'	89°27'03"	11.46'	N. 01°04'15" W.
C-26	15.27'	15.00'	58°19'57"	14.62'	N. 75°24'23" W.
C-27	12.17'	11.00'	89°28'42"	11.46'	N. 88°53'46" E.
C-28	40.87'	29.50'	79°29'53"	40.83'	N. 09°33'59" E.
C-29	10.81'	15.00'	40°09'24"	10.30'	S. 59°12'06" W.
C-30	22.37'	34.00'	37°42'13"	21.97'	S. 60°29'41" W.
C-31	130.07'	880.00'	02°36'16"	129.87'	N. 32°48'27" W.
C-32	10.85'	15.00'	41°27'29"	10.62'	S. 54°42'04" W.
C-33	26.12'	15.00'	89°47'15"	24.95'	S. 63°51'57" W.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°10'36" W	25.00'
L-2	N 70°19'18" E	28.30'
L-3	N 89°27'00" E	19.00'
L-4	S 55°58'32" W	21.36'
L-5	N 44°29'26" E	14.00'
L-6	N 39°10'28" E	11.75'
L-7	N 29°38'17" E	17.88'
L-8	S 74°06'48" E	11.33'
L-9	N 42°05'53" W	25.20'
L-10	N 41°05'12" E	24.76'
L-11	N 39°10'28" E	11.54'
L-12	N 60°29'41" W	13.88'
L-13	S 45°59'07" E	13.72'
L-14	N 45°17'28" E	20.14'
L-15	N 44°12'25" E	4.33'
L-16	S 40°22'35" E	27.39'

STORM SEWER INLETS

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	860.85	S 858.05	12"	RCP
INL-2	860.33	S 856.83	12"	RCP
INL-3	860.34	N 857.94	6"	HDPE
INL-4	861.79	E 854.39	18"	RCP
INL-5	861.81	N 853.41	12"	RCP
INL-6	862.35	S 853.05	12"	RCP
INL-7	862.21	N 852.95	12"	RCP
INL-8	861.72	SW 856.92	12"	RCP
INL-9	861.86	NE 856.71	15"	RCP
INL-10	861.34	SW 854.59	12"	RCP
INL-11	861.50	NE 854.70	12"	RCP
INL-12	861.01	SE 855.41	12"	RCP
INL-13	859.74	NW 855.36	12"	RCP
INL-14	859.86	NE 857.06	12"	RCP
INL-15	861.07	NW 856.96	12"	RCP
INL-16	860.84	NE 858.37	12"	RCP
INL-17	860.61	SW 858.46	6"	HDPE
INL-18	861.42	NE 857.42	18"	RCP
INL-19	861.75	SW 857.25	12"	RCP
INL-20	861.85	SW 858.29	12"	RCP
INL-21	860.88	NW 858.28	12"	RCP
INL-22	860.71	SE 857.81	18"	RCP
INL-23	859.23	SW 857.18	12"	RCP
INL-24	859.28	NE 857.18	12"	RCP
INL-25	860.14	SW 858.44	8"	PVC
INL-26	860.01	SW 858.11	6"	HDPE
INL-27	860.20	NE 857.91	12"	RCP
INL-28	861.58	NW 858.13	12"	RCP
INL-29	860.63	SW 857.20	12"	RCP
INL-30	860.63	SW 858.13	12"	RCP

STORM SEWER MANHOLES

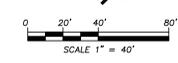
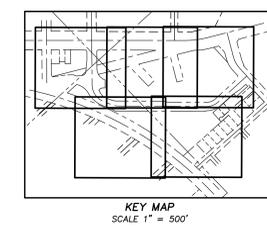
STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	861.82	S 853.02	18"	RCP
STM-2	862.01	W 853.47	18"	RCP
STM-3	861.54	SE 853.57	18"	RCP
STM-4	861.40	NE 856.91	12"	RCP
STM-5	861.43	SW 856.91	12"	RCP
STM-6	860.43	NE 853.46	18"	RCP
STM-7	860.50	SE 853.24	18"	RCP
STM-8	859.96	SW 853.74	18"	RCP
STM-9	861.40	NW 857.90	15"	RCP
STM-10	861.40	SE 856.53	18"	RCP
STM-11	861.40	SW 854.24	12"	RCP
STM-12	861.40	SW 853.74	18"	RCP
STM-13	861.40	SW 857.90	15"	RCP
STM-14	861.40	SE 856.53	18"	RCP
STM-15	861.40	SW 854.24	12"	RCP
STM-16	861.40	SW 853.74	18"	RCP
STM-17	861.40	NW 857.90	15"	RCP
STM-18	861.40	SE 856.53	18"	RCP
STM-19	861.40	SW 854.24	12"	RCP
STM-20	861.40	SW 853.74	18"	RCP
STM-21	861.40	NW 857.90	15"	RCP
STM-22	861.40	SE 856.53	18"	RCP
STM-23	861.40	SW 854.24	12"	RCP
STM-24	861.40	SW 853.74	18"	RCP
STM-25	861.40	NW 857.90	15"	RCP
STM-26	861.40	SE 856.53	18"	RCP
STM-27	861.40	SW 854.24	12"	RCP
STM-28	861.40	SW 853.74	18"	RCP
STM-29	861.40	NW 857.90	15"	RCP
STM-30	861.40	SE 856.53	18"	RCP

SANITARY SEWER MANHOLES

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.26	N 856.71	6"	PVC
SAN-2	862.85	NE 855.80	8"	PVC
SAN-3	861.39	NE 855.77	8"	PVC
SAN-4	861.70	SW 854.99	8"	PVC
SAN-5	862.72	NE 854.14	8"	PVC
SAN-6	860.81	NE 853.66	10"	PVC
SAN-7	861.65	NE 853.61	10"	PVC
SAN-8	862.05	NE 852.95	10"	PVC
SAN-9	863.37	SW 855.62	8"	PVC
SAN-10	861.40	NE 854.70	8"	PVC
SAN-11	860.44	W 853.44	6"	PVC

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	865.97	TOP NUT ON HYDRANT NW CORNER OF SITE ON EAST WASHINGTON AVENUE
BM-2	867.00	CONTROL POINT 202, REBAR AT THE SOUTHWEST QUADRANT OF MILWAUKEE AND WINNEBAGO STREETS
BM-3	860.57	CONTROL POINT 203, REBAR AT THE SOUTHWEST SIDE OF SIXTH STREET



- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 15 AND 18, 2013.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°44'55" E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO. 201344009921.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - SEE SHEETS 2, 3, 4, 5 AND 6 FOR PROPERTY BOUNDARY INFORMATION.
 - SEE SHEETS 2, 3, 4, 5 AND 6 FOR UTILITY STRUCTURE I.D. NUMBERS LISTED IN THE TABLES LOCATED ON THIS SHEET.

PREPARED FOR:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

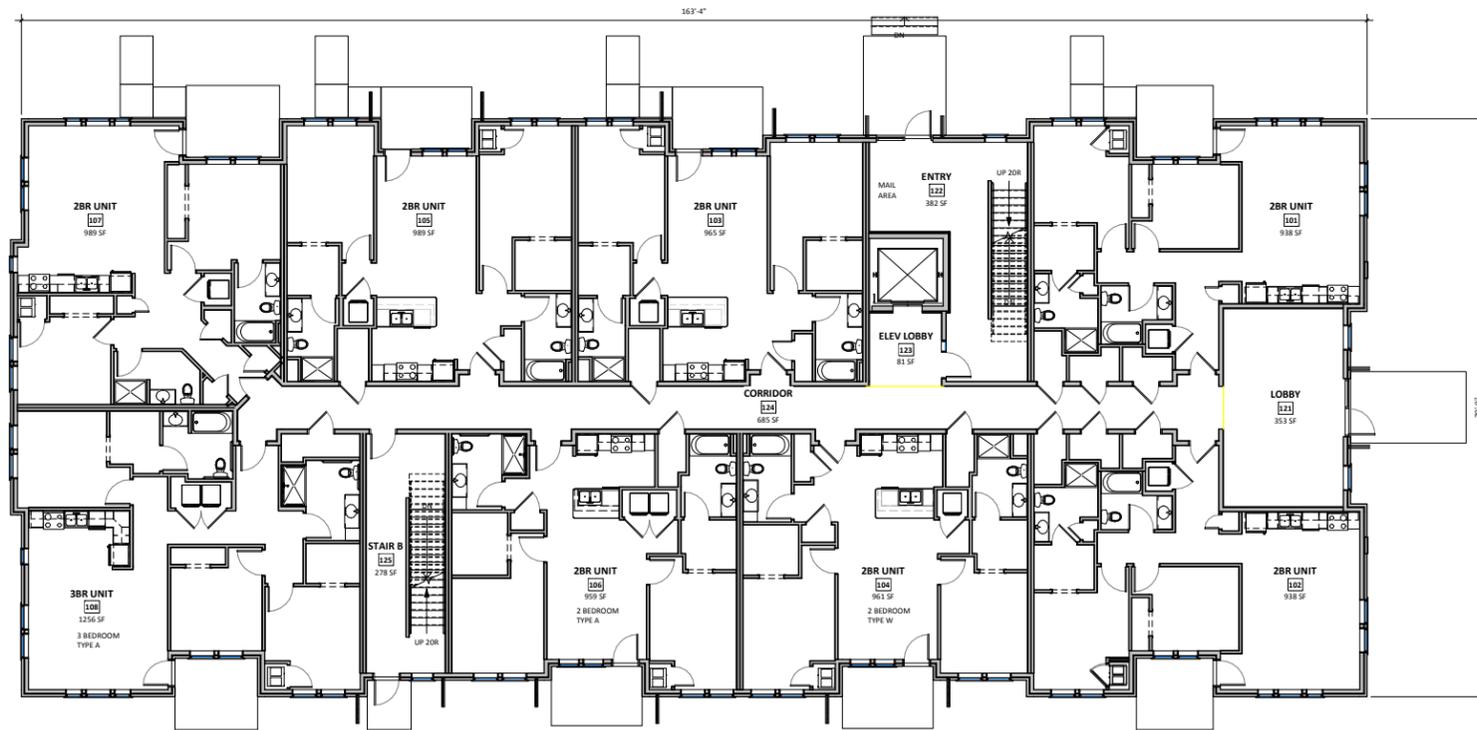
BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY
LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 11774, RECORDED IN VOLUME 72, PAGES 134-139, AS DOCUMENT NO. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 11835, RECORDED IN VOLUME 72, PAGES 247-251, AS DOCUMENT NO. 4206575, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 12130, AS RECORDED IN VOLUME 74, PAGES 389-391, AS DOCUMENT NO. 4301167, ALL OF VACATED FLORENCE STREET, ALL OF VACATED SULLIVAN STREET, THAT PART OF WINNEBAGO STREET VACATED PER CITY OF MADISON ENACTMENT NO. RES-06-00599, AND THAT PART OF MILWAUKEE STREET VACATED PER CITY OF MADISON ENACTMENT NO. RES-06-00854, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	BY	DESCRIPTION
11-25-2013	JK	DRAWN BY
11-27-2013	TJB	CHECKED BY
11-27-2013	HPJ	APPROVED BY
11-27-2013	HPJ	DATE
11-27-2013	HPJ	DATE
11-27-2013	HPJ	DATE

PROJECT NO. 13-5984
FILE NO. E-182
SURVEYED BY: JH
F.B. NO./PG. 273/76
SHEET NO. 1 OF 6

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
MADISON, WISCONSIN 53703
PHONE: (608) 846-5860

GRAND FAMILY - BUILDING #6
at UNION CORNERS
2431 WINNEBAGO STREET
MADISON, WI 53704



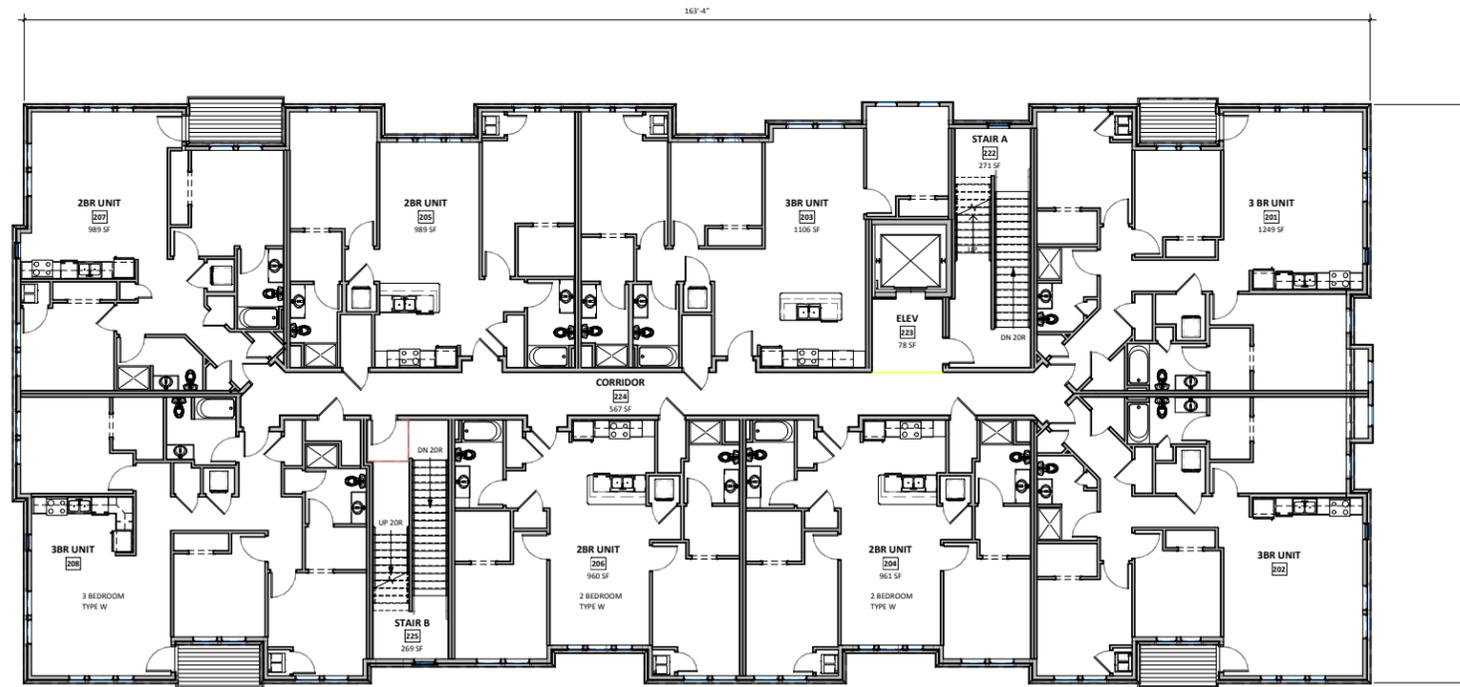
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Drawn by:	Author
Date	Issue Description

Sheet Title
GROUND FLOOR PLAN -
OVERALL

Sheet No.
A111

GRAND FAMILY - BUILDING #6
at UNION CORNERS
2431 WINNEBAGO STREET
MADISON, WI 53704



1 2ND FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"

Schematic

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Plot Date: 3/21/2018 10:40:58 AM
Drawn by: _____ Author _____

Date _____ Issue Description _____

Sheet Title
2ND FLOOR PLAN -
OVERALL

Sheet No.
A121

GRAND FAMILY - BUILDING #6
at UNION CORNERS
2431 WINNEBAGO STREET
MADISON, WI 53704



1 3RD FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"



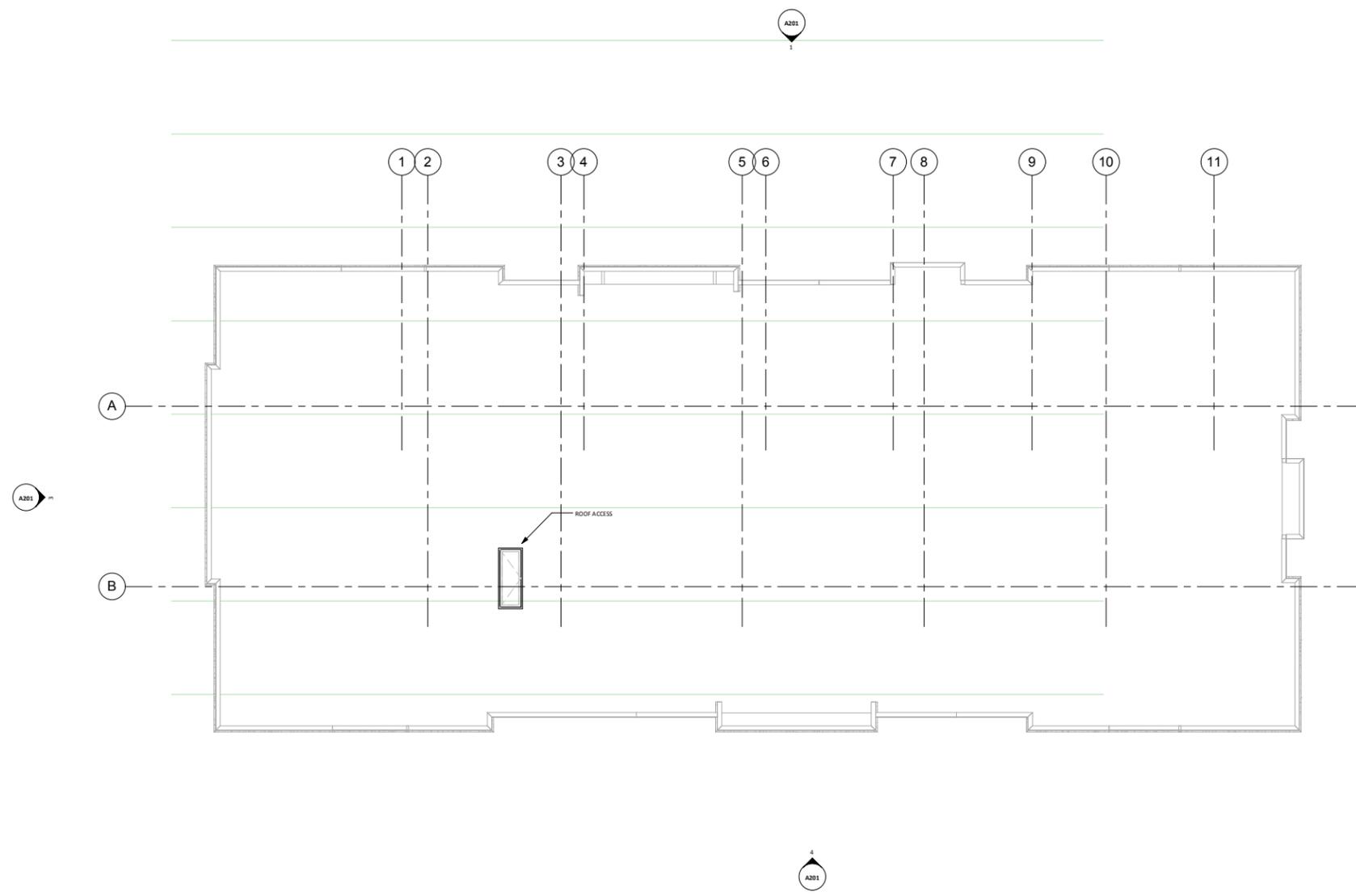
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Plot Date:	3/21/2018 10:40:59 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
3RD FLOOR PLAN -
OVERALL

Sheet No.
A131

GRAND FAMILY - BUILDING #6
at UNION CORNERS
2431 WINNEBAGO STREET
MADISON, WI 53704



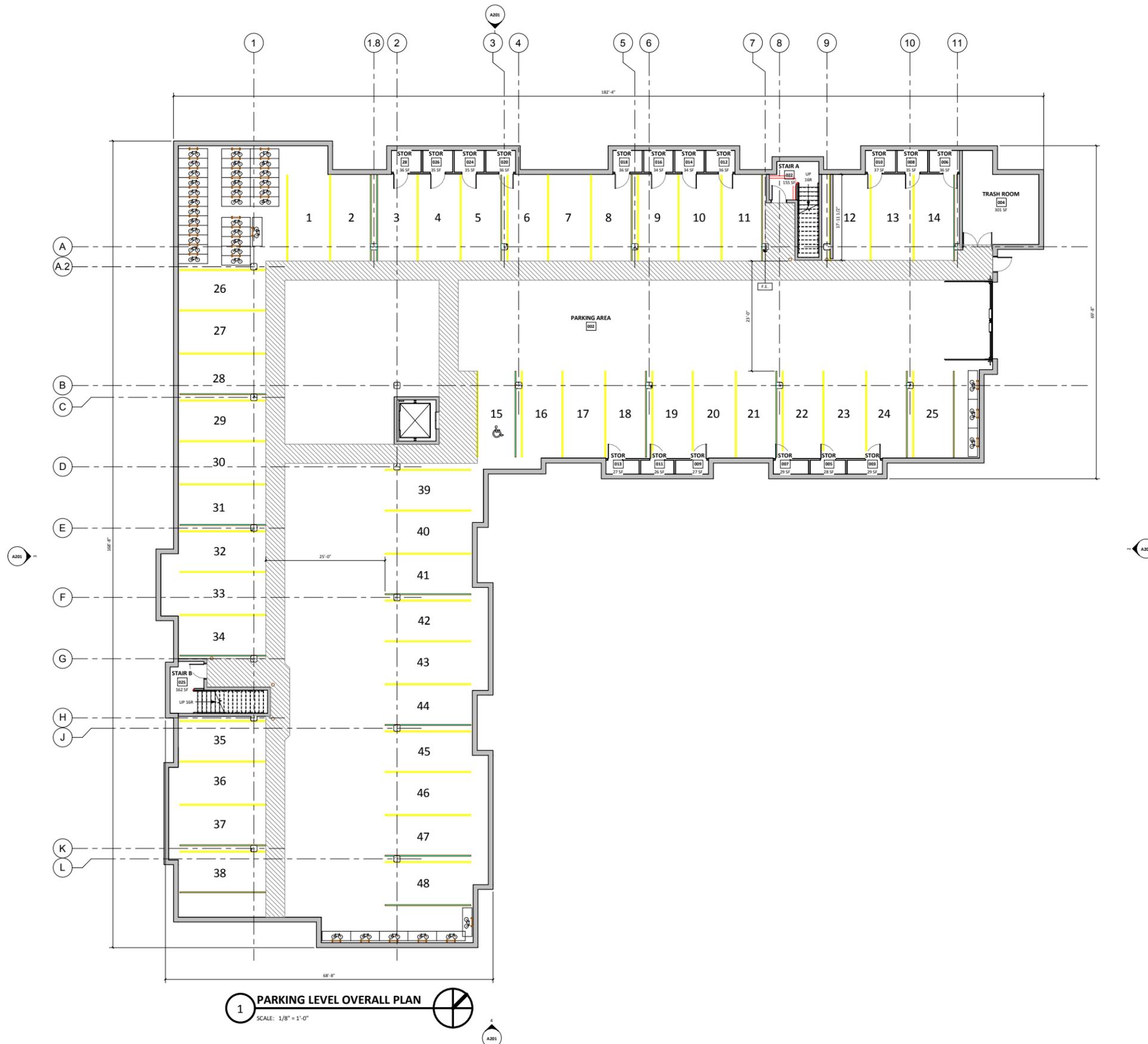
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Schematic

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Drawn by:	Author
Date	Issue Description

Sheet Title
ROOF PLAN - OVERALL

Sheet No.
A141



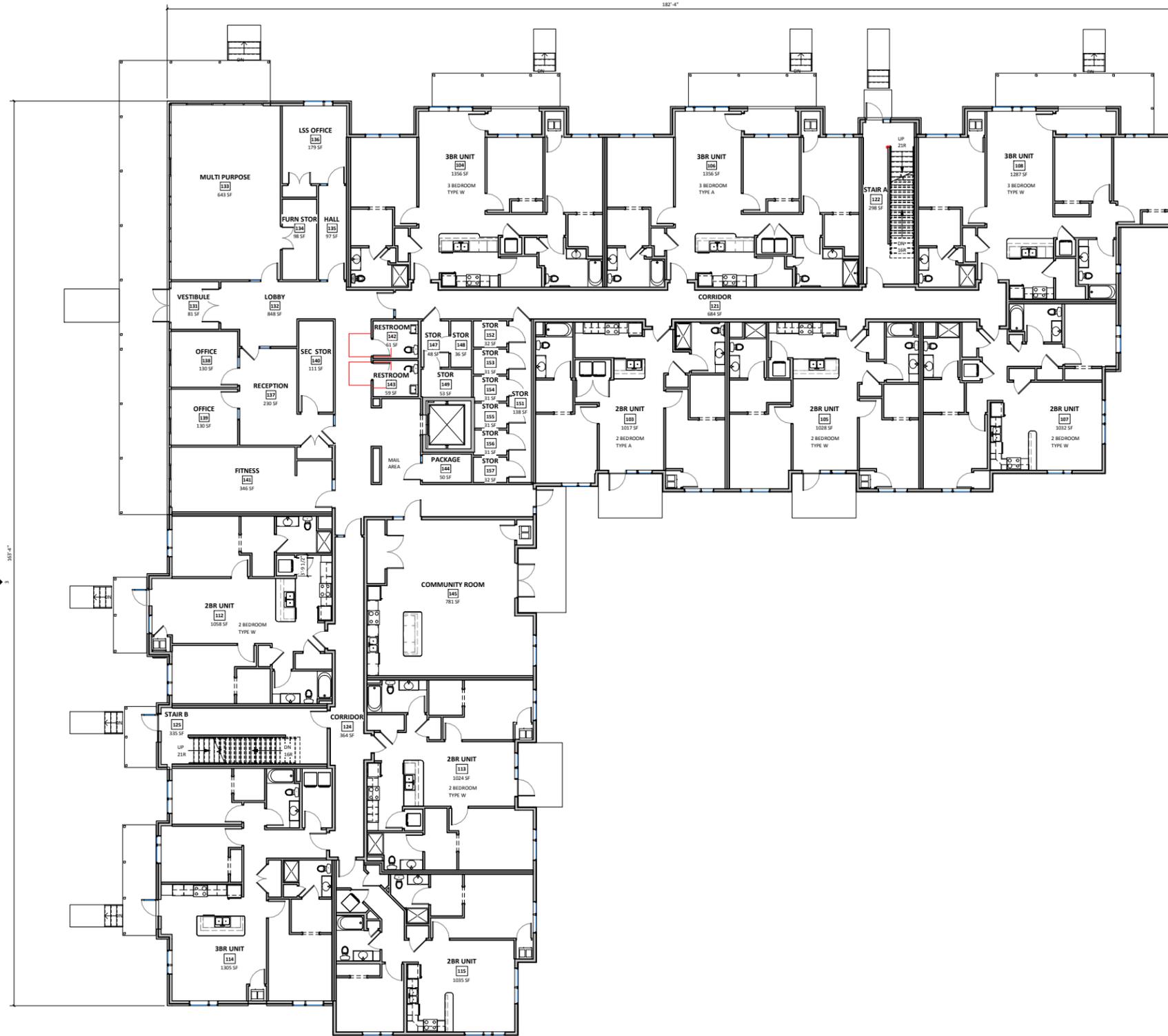
GRAND FAMILY - BUILDING #7
at UNION CORNERS
2531 WINNEBAGO STREET
MADISON, WI 53704

SCHEMATIC

Project No.	Project Number
Plot Date:	3/21/2018 10:10:49 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
PARKING LEVEL PLAN -
OVERALL

Sheet No.
A101



1 GROUND FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"

GRAND FAMILY - BUILDING #7
at UNION CORNERS
2531 WINNEBAGO STREET
MADISON, WI 53704

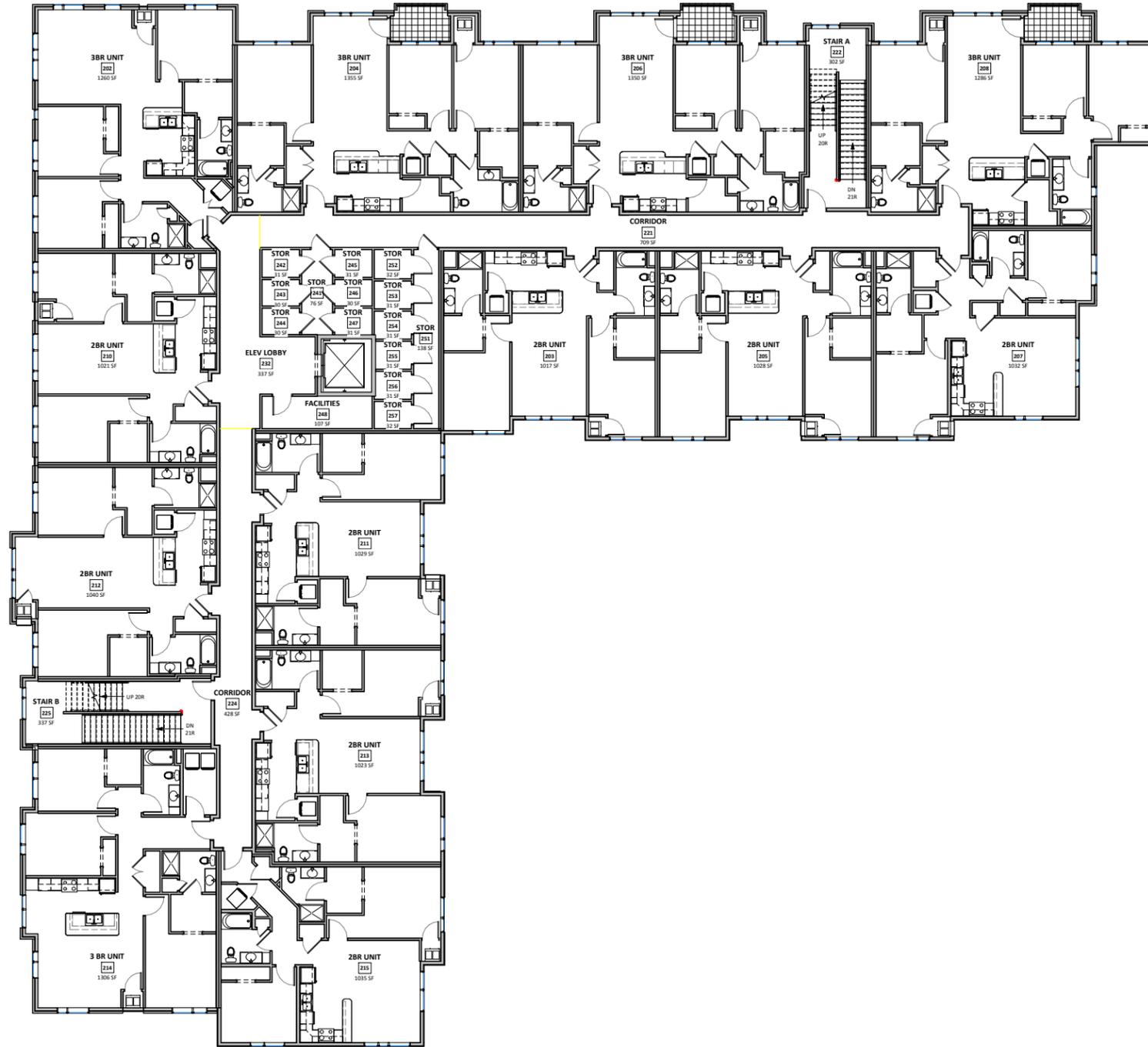
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Drawn by:	Author
Date	Issue Description

Sheet Title
GROUND FLOOR PLAN -
OVERALL

Sheet No.
A111

GRAND FAMILY - BUILDING #7
at UNION CORNERS
2531 WINNEBAGO STREET
MADISON, WI 53704



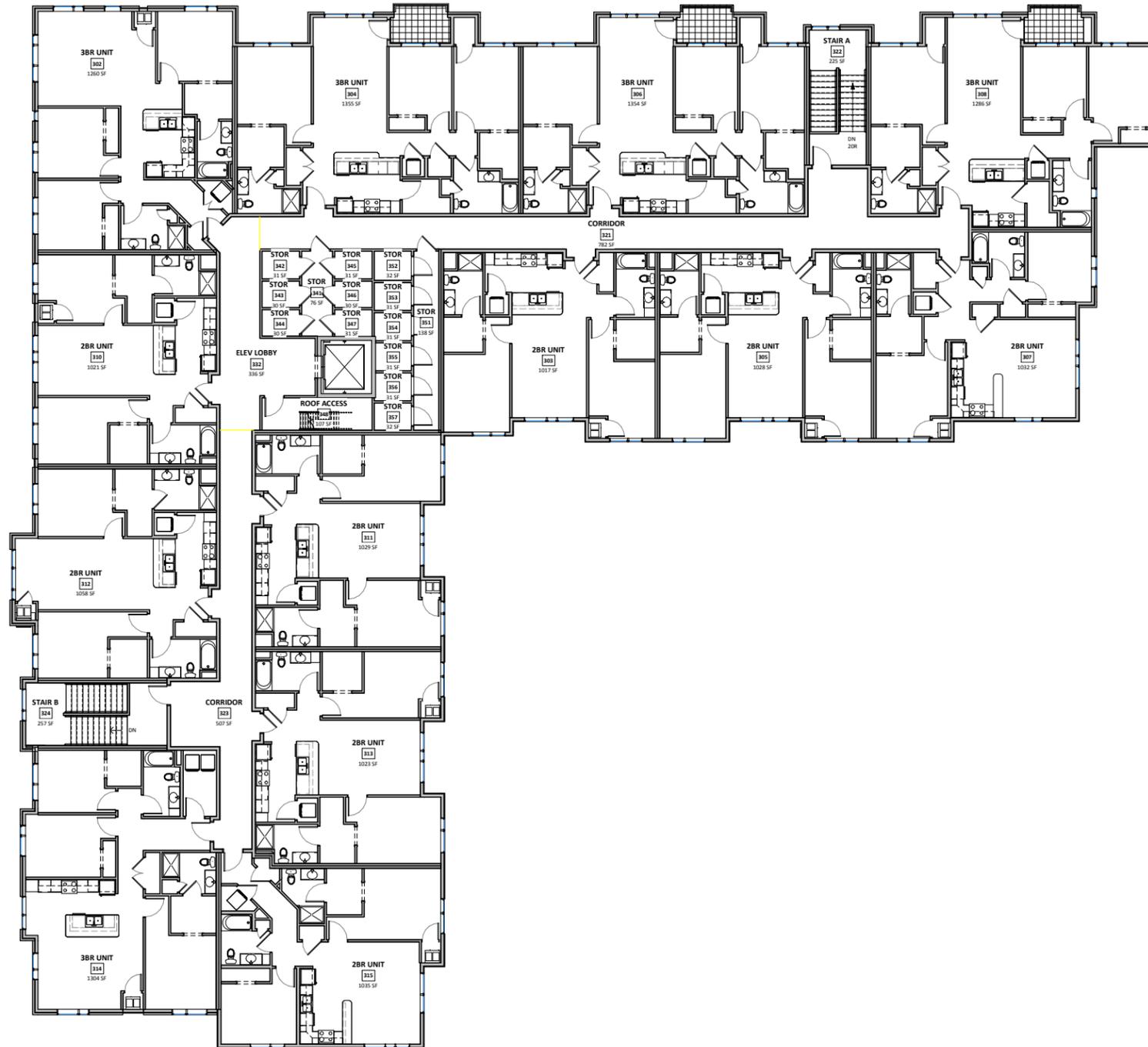
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Date	Issue Description

Sheet Title
2ND FLOOR PLAN - OVERALL
Sheet No.
A121

GRAND FAMILY - BUILDING #7
at UNION CORNERS
2531 WINNEBAGO STREET
MADISON, WI 53704



1 3RD FLOOR OVERALL PLAN

SCALE: 1/8" = 1'-0"

SCHEMATIC

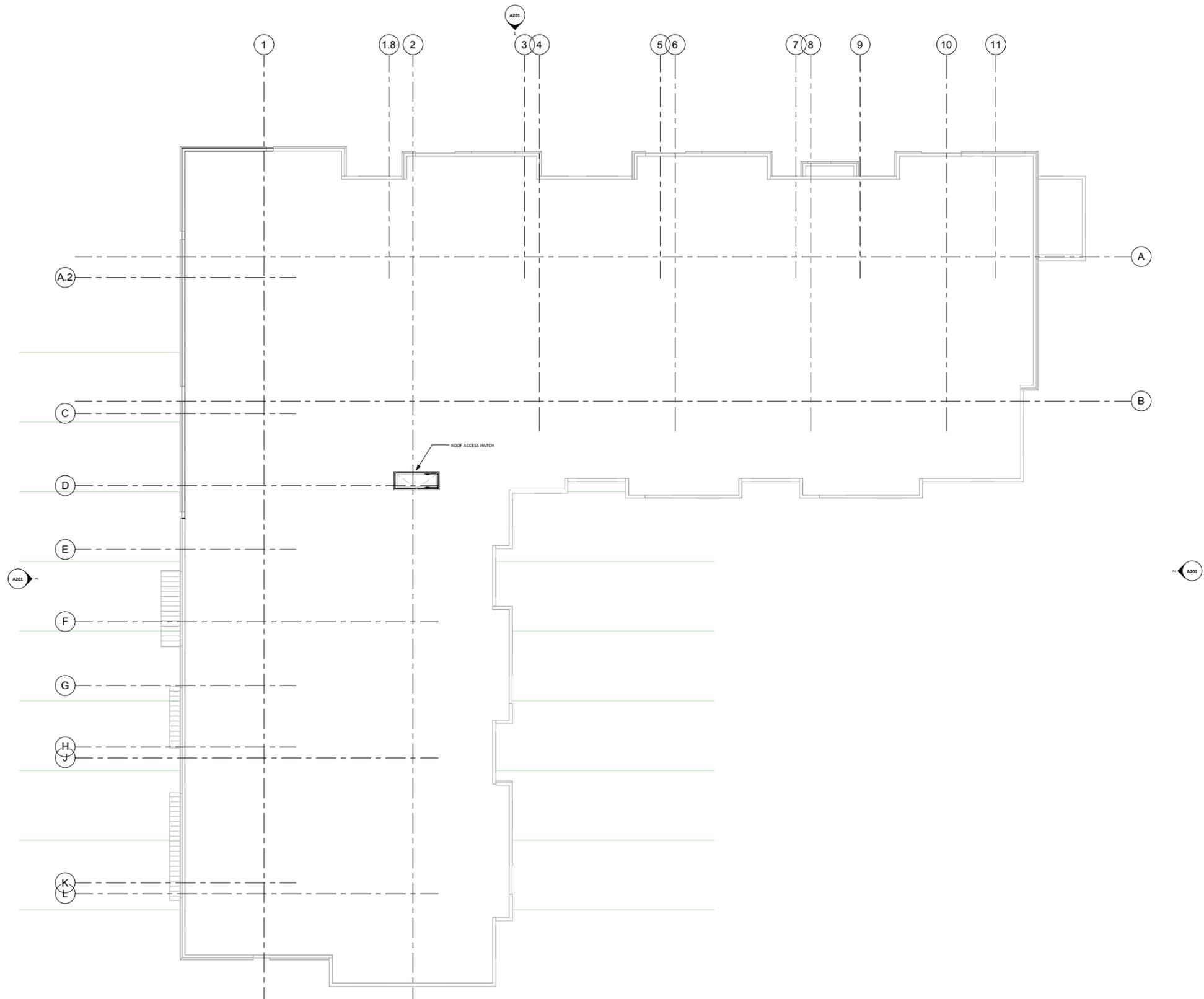
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Drawn by: Author

Date	Issue Description

Sheet Title
3RD FLOOR PLAN -
OVERALL

Sheet No.
A131

GRAND FAMILY - BUILDING #7
at UNION CORNERS
2531 WINNEBAGO STREET
MADISON, WI 53704



1 ROOF OVERALL PLAN
SCALE: 1/8" = 1'-0"

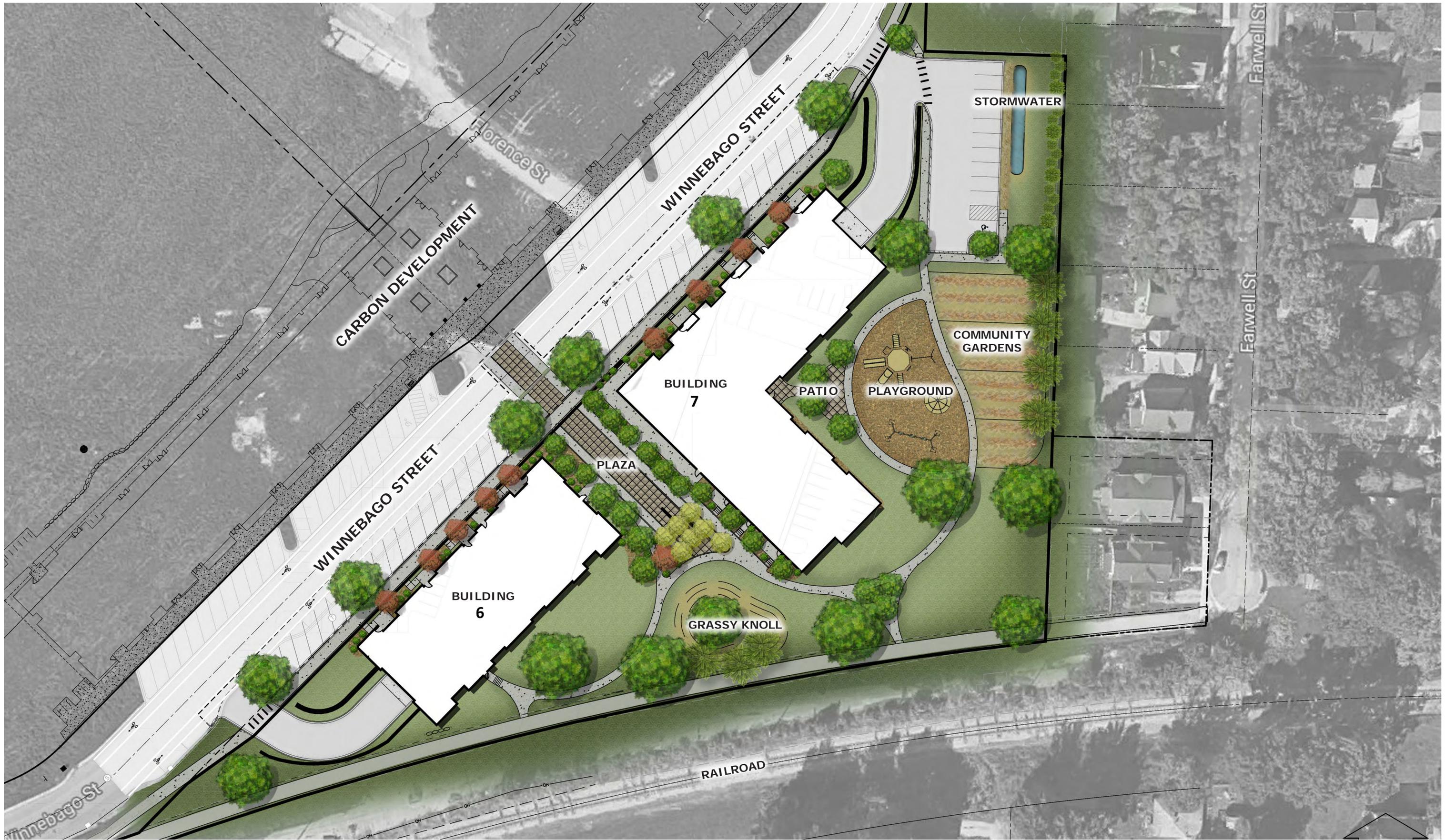
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Project No. Project Number
Plot Date: 3/21/2018 10:10:52 AM
Drawn by: Author

Date	Issue Description

Sheet Title
ROOF PLAN - OVERALL

Sheet No.
A141



UNION CORNERS DEVELOPMENT

Location: Madison, Wisconsin

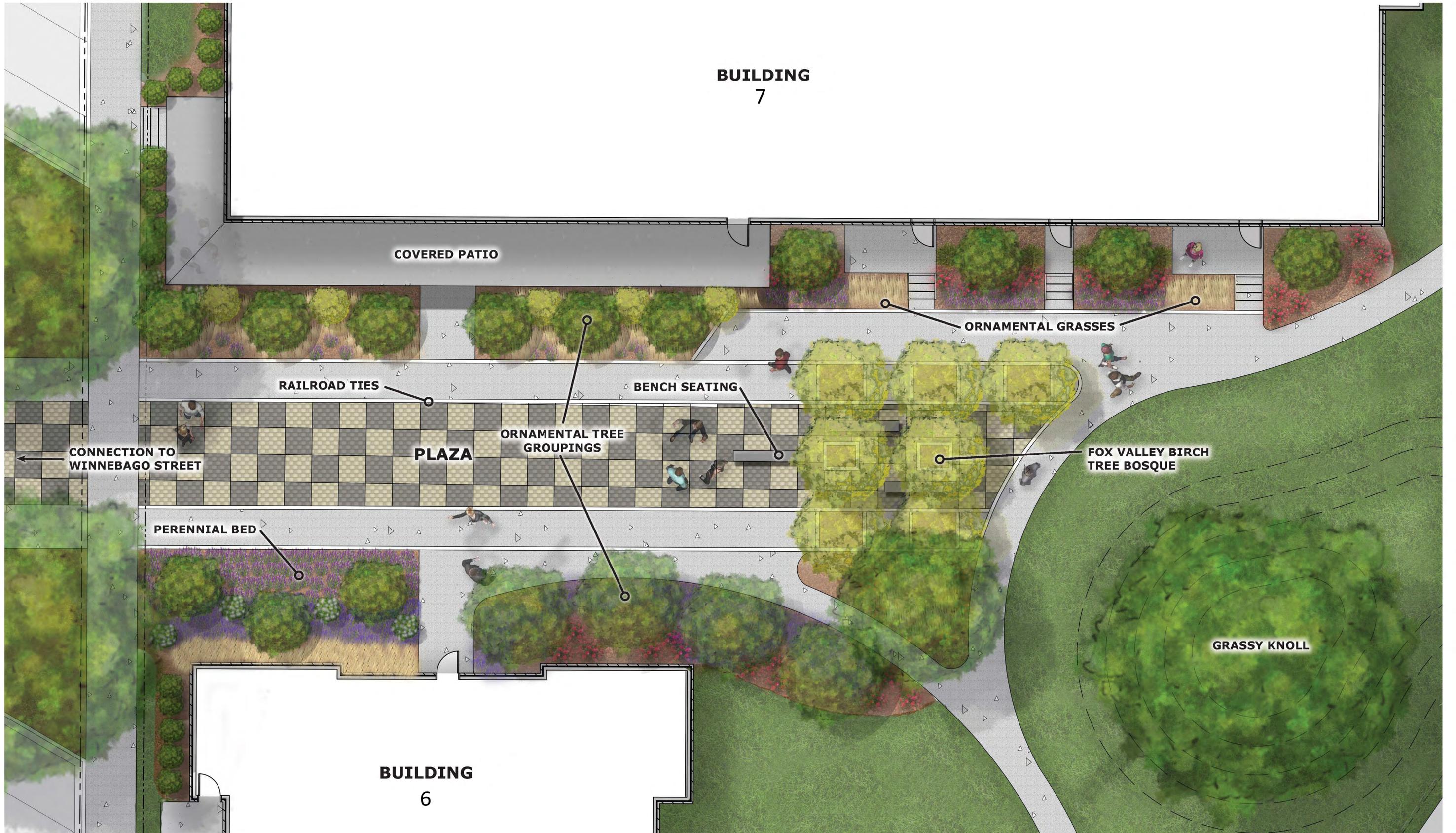
Date: 03. 21. 2018

MASTER PLAN RENDERING

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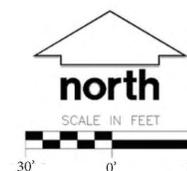
UNION CORNERS DEVELOPMENT

Location: Madison, Wisconsin

Date: 02.20.18

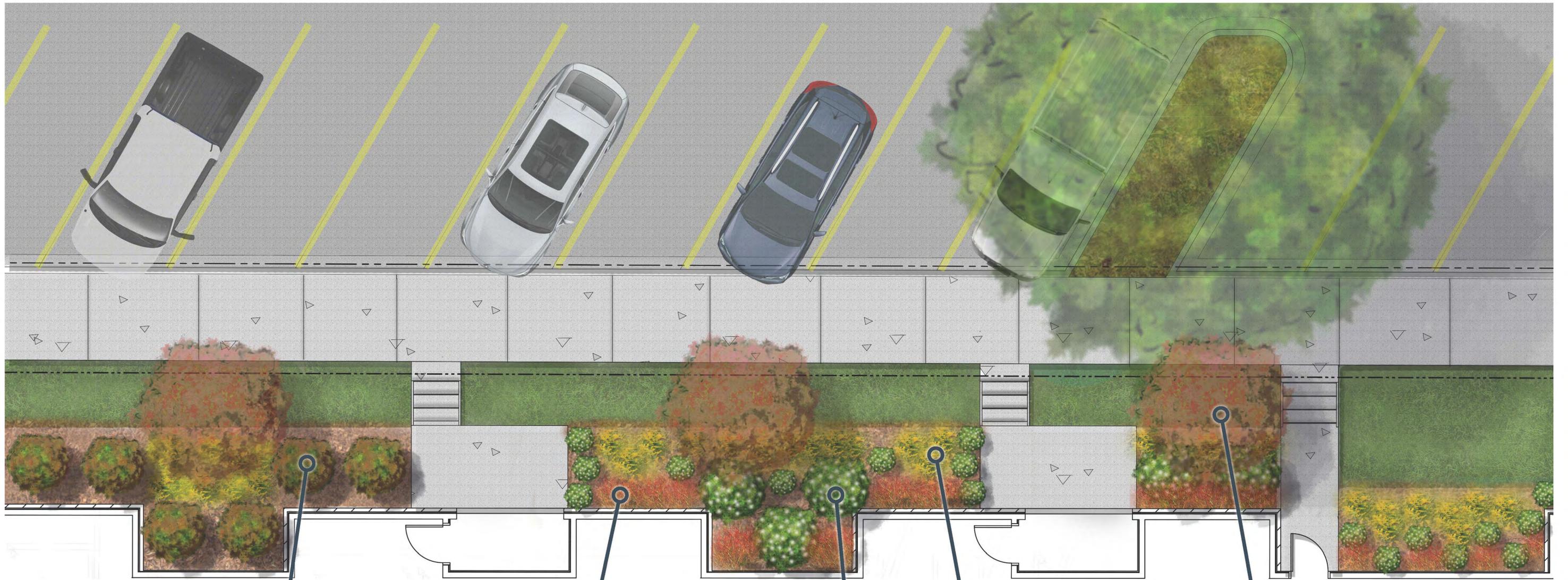
PLAZA RENDERING

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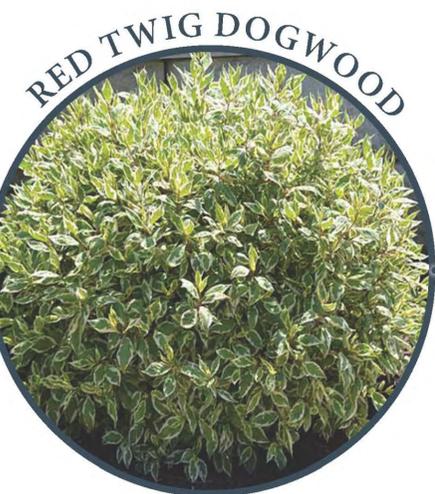


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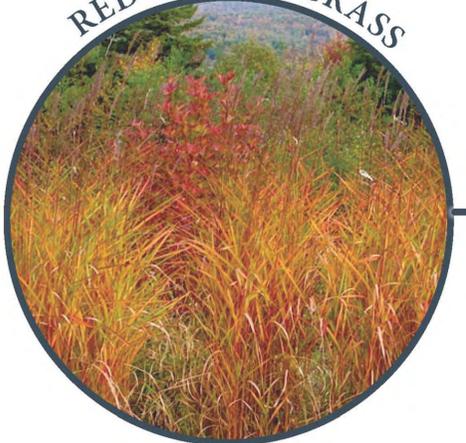
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BUILDING



RED TWIG DOGWOOD



RED SWITCHGRASS



SUMMERSWEET CLETHRA



SHOWY GOLDENROD



AUTUMN BRILLIANCE SERVICEBERRY

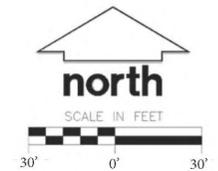
UNION CORNERS DEVELOPMENT

Location: Madison, Wisconsin

Date: 02.20.18

UNIT ENTRANCE RENDERING

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1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

GRAND FAMILY - BUILDING #6
 at UNION CORNERS
 2431 WINNEBAGO STREET
 MADISON, WI 53704

Schematic	
Project No.	Project Number
Plot Date:	3/21/2018 8:09:12 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 EXTERIOR BUILDING
 ELEVATIONS

Sheet No.
A201



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

GRAND FAMILY - BUILDING #7
 at UNION CORNERS
 2531 WINNEBAGO STREET
 MADISON, WI 53704

SCHEMATIC

Project No.	Project Number
Plot Date:	3/23/2018 8:15:23 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 EXTERIOR BUILDING
 ELEVATIONS

Sheet No.
A201

UNION CORNERS PHASE II SITE LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMP SOURCE	DEL. LUMENS	CCT	MOUNTING	MANUFACTURER & SERIES	VOLTAGE	INPUT WATTS
B1	42" HIGH TYPE II LATERAL THROW EXTERIOR BOLLARD. BLACK FINISH.	LED	600	3000	BOLLARD	LUMIERE 303-B1-LEDB1-3000-UNV-T2-DIMELV-BK-42	UNV	9
B2	42" HIGH TYPE IV FORWARD THROW BOLLARD. BLACK FINISH.	LED	1240	3000	BOLLARD	LUMIERE 303-B1-LEDB2-3000-UNV-T4-DIMELV-BK-42	UNV	16
PL1	TYPE 2 DISTRIBUTION AREA LIGHT WITH SHARP CUTOFF BACKLIGHT. PROVIDE WITH SQUARE STRAIGHT STEEL 22.5' POLE. MOUNT ON 2.5' RAISED CONCRETE BASE. BLACK FINISH.	LED	4570	3000	POLE	MCGRAW EDISON GALLEON GLEON-AF-01-LED-E1-SL2-BK-7030	UNV	59
ST2	LARGE CONCRETE POUR EXTERIOR STEPLIGHT, BLACK FINISH. MOUNT AT 36" AFG.	LED	890	3000	RECESSED/ WALL	WE-EF QRI374 616-2321/ 616-9330	UNV	18
W2	TRAPEZOIDAL CUTOFF LUMINAIRE, BLACK FINISH.	LED	4055	3000	WL	MCGRAW EDISON IST-AF-800LED-E1-SL4-BK-7030	UNV	44

GENERAL NOTE: ALWAYS REFER TO MANUFACTURER DATA FOR DIMMER COMPATIBILITY AND DETAILS. SOME DIMMERS REQUIRE A NEUTRAL IN THE WALL BOX.

KEY	
CL	CEILING
CV	COVE
RE	RECESSED
SP	SUSPENDED
WL	WALL

DIMMING
NON-DIM
NON-DIM
NON-DIM
NON-DIM
NON-DIM

DESCRIPTION

Eon 303-B1-LEDB1 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B1-LEDB1 has a single head on one side of the luminaire. The bollard comes standard with universal input LED driver (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

The head of the 303-B1-LEDB1 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit separately (Catalog: 7581-01PK).

Optical

LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K,

4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). An optional 0-10V universal dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish

Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail.

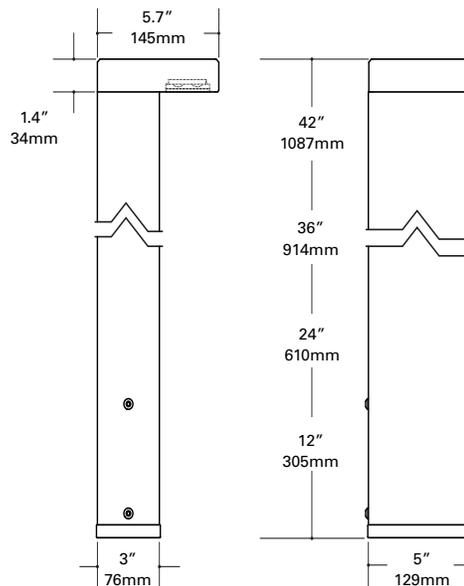
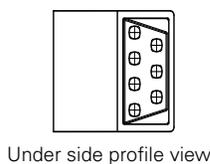
Warranty

Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-B1-LEDB1
EON LED

APPLICATIONS:
BOLLARD



CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-B1-LEDB1-2700-120-T2-DIM10-BK-42-EDGE-PC1-RFL-LAB

Series ⁹	Color Temperature	Input Voltage	Optics	Dimming	Finish ³	Height ⁴	Options ⁶
303-B1-LEDB1 Head contains one (1) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000= 4000K TSAM=Turtle Safe Amber (585-595nm)	UNV=120-277V ¹ 120=120V 277=277V ²	T2 =Type II, Lateral Throw T4 = Type IV, Forward Throw T5X =Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase Dimming Driver DIM10=0-10V Dimming Driver	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Paint AP=Grey DP=Dark Platinum GM=Graphite Metallic	12=12" ⁵ 24=24" 36=36" 42=42"	EDGE=Edge lit glass lens PC1=Photocontrol 120V ⁷ PC2=Photocontrol 208-277V ⁷ RIU=Receptacle - In Use (120V Only) ⁷ RFL=Receptacle - Flip-Lid (120V Only) ⁷ LAB=Less Anchor Bolts & Template ⁸

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 12" length not available with RIU or RFL options. 6 Add suffix in the order shown. 7 Must specify voltage when ordering. 8 When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK. 9 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-B1-LEDB1 product as not all configurations are DLC classified.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-B1-LEDB1	120-277V, 50/60Hz	0.068A

MAX LOAD RATING

Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	
RIU or RFL	120V, 50/60Hz	1800VA, 15A

LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom./ Wavelength	B-U-G Rating
T2 (Lateral Throw)		8.5	361	44	2700	95	B0-U0-G0
			600	74	3000	75	
			419	51	3500	85	
			661	81	4000	75	
		6.5	184	28	TSAM (Amber)	585-595nm	
T4 (Forward Throw)		8.5	353	43	2700	95	B0-U0-G0
			587	72	3000	75	
			410	50	3500	85	
			647	79	4000	75	
		6.5	180	28	TSAM (Amber)	585-595nm	
T5X (Extra Wide Flood)		8.5	316	39	2700	95	B0-U0-G0
			525	65	3000	75	
			367	45	3500	85	
			579	71	4000	75	
		6.5	161	25	TSAM (Amber)	585-595nm	

OPTIONS

Receptacle Options (120V Only)

RIU - Receptacle In-Use

Rugged UV-resistant polycarbonate clear cover and gray body protects GFCI without cracking or breaking and is non-corrosive. Note: Cover is weatherproof with the cord plugged in and the receptacle is not required to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. Available on 24", 36" and 42" heights.

RFL - Receptacle Flip Lid

Cover is constructed of a durable, die-cast zinc-alloy and is painted to match fixture. Cover is only weatherproof without the cord plugged in and the cover closed. The receptacle will need to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. Available on 24", 36" and 42" heights.

Photocontrol

PC1 (120V) or PC2 (277V)

Photocontrol cover is precision machined from corrosion-resistant 6061-T6 aluminum and is secured to bollard head with tamper resistant stainless steel hardware. The photocontrol option is available in dedicated 120V or 208-277V. When specifying a photocontrol option make sure to designate the appropriate voltage within the catalog logic.

Edge

When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaries' aesthetics and styling.

TECHNICAL NOTES:

- Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel™ leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.



Photometric Report (Type C)

Filename: B1_303-B1-LEDB1-3000-UNV-T2-DIM10-BK.ies
 [TEST] P174930 TEST IS SCALED FROM IESNA LM-79-08 TEST
 DATA (P33867)
 [TESTLAB] INNOVATIONS CENTER-P3
 [ISSUE DATE] 6/4/2015
 [MANUFAC] EATON - LUMIERE (FORMER COOPER LIGHTING)
 [LUMCAT] 303-B1-LEDB1-3000-UNV-T2-DIM10-BK
 [LUMINAIRE] LUMIERE EON 303-B1, SINGLE HEAD BOLLARD,
 SINGLE LED BAR. TYPE II LATERAL THROW OPTICS, CLEAR
 GLASS LENS.
 [LAMP] (7) 3000K CCT, 75 CRI LEDS

Maximum Candela = 561.3 at 75 H 62.5 V

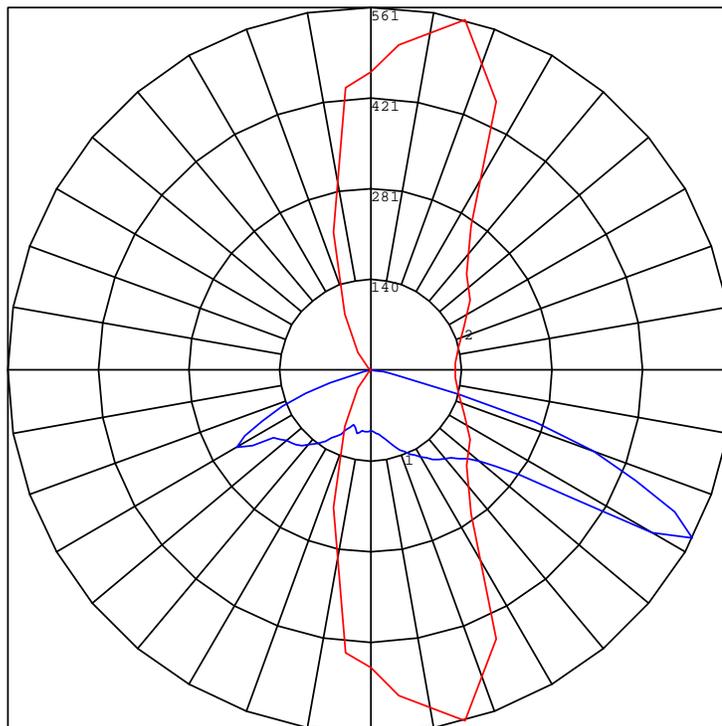
Classification:

Road Classification: Type II, Short, N.A. (deprecated)
 Upward Wast Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 73
 Indoor Classification: Direct
 BUG Rating : B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:
 1) 75 - 255 Horizontal

Horizontal Cone Through:
 2) 62.5 Vertical





Photometric Report (Type C)

Filename: B1_303-B1-LEDB1-3000-UNV-T2-DIM10-BK.ies
 [TEST] P174930 TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P33867)
 [TESTLAB] INNOVATIONS CENTER-P3
 [ISSUE DATE] 6/4/2015
 [MANUFAC] EATON - LUMIERE (FORMER COOPER LIGHTING)
 [LUMCAT] 303-B1-LEDB1-3000-UNV-T2-DIM10-BK
 [LUMINAIRE] LUMIERE EON 303-B1, SINGLE HEAD BOLLARD, SINGLE LED BAR. TYPE II LATERAL THROW OPTICS, CLEAR GLASS LENS.
 [LAMP] (7) 3000K CCT, 75 CRI LEDS

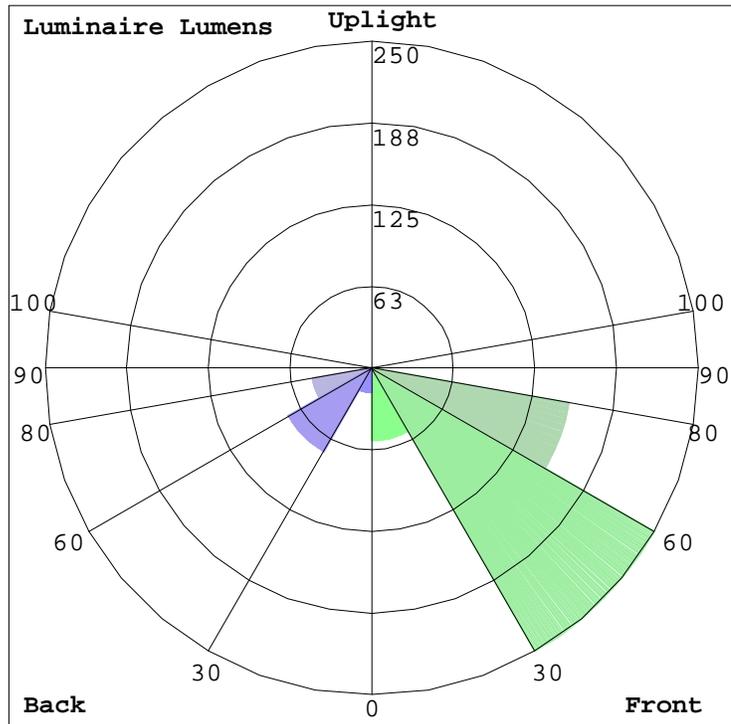
Maximum Candela = 561.3 at 75 H 62.5 V

Classification:

Road Classification: Type II, Short, N.A. (deprecated)
 Upward Waste Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 73
 Indoor Classification: Direct
 BUG Rating : B0-U0-G0

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	55.5	N.A.	9.3
FM (30-60)	250.1	N.A.	41.7
FH (60-80)	153.3	N.A.	25.6
FVH (80-90)	2.4	N.A.	0.4
BL (0-30)	18.7	N.A.	3.1
BM (30-60)	73.3	N.A.	12.2
BH (60-80)	45.8	N.A.	7.6
BVH (80-90)	0.4	N.A.	0.1
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	599.5	N.A.	100.0
BUG Rating	B0-U0-G0		



DESCRIPTION

Eon 303-B1-LEDB2 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B1-LEDB2 has a single head on one side of the luminaire. The bollard comes standard with universal input LED drivers (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

The head of the 303-B1-LEDB2 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit separately (Catalog: 7581-01PK).

Optical

LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K,

4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

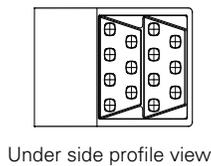
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). The standard driver is ELV trailing edge phase dimmable. An optional 0-10V dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish

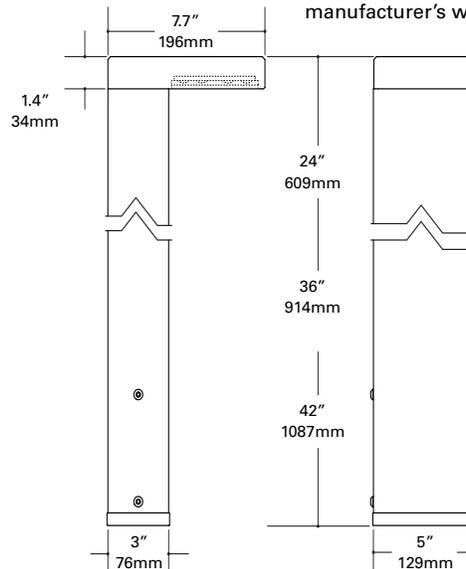
Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail. The LightBAR™ cover plates are standard white.

Warranty

Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



Under side profile view



303-B1-LEDB2

EON LED

APPLICATIONS:
BOLLARD

CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA

50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-B1-LEDB2-2700-120-T2-DIM10-BK-42-EDGE-PC1-RFL-LAB

Series ¹	Color Temperature	Input Voltage	Optics	Dimming	Finish ³	Height ⁴	Options ⁵
303-B1-LEDB2 Head contains two (2) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000= 4000K TSAM=Turtle Safe Amber (585-595nm)	UNV=120-277V ¹ 120=120V 277=277V ²	T2 = Type II, Lateral Throw T4 = Type IV, Forward Throw T5X = Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase Dimming Driver DIM10=0-10V Dimming Driver	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Paint AP=Grey DP=Dark Platinum GM=Graphite Metallic	24=24" 36=36" 42=42"	EDGE=Edge lit glass lens PC1=Photocontrol 120V ⁶ PC2=Photocontrol 208-277V ⁶ RIU=Receptacle - In Use (120V Only) ⁶ RFL=Receptacle - Flip-Lid (120V Only) ⁶ LAB=Less Anchor Bolts & Template ⁷

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 Add suffix in the order shown. 6 Must specify voltage when ordering. 7 When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK. 8 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-B1-LEDB2 product as not all configurations are DLC classified.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-B1-LEDB2	120-277V, 50/60Hz	0.13A

MAX LOAD RATING

Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	
RIU or RFL	120V, 50/60Hz	1800VA, 15A

LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength	B-U-G Rating
T2 (Lateral Throw)		15.5	783	51	2700	95	B1-U0-G1
			1300	84	3000	75	
			909	59	3500	85	
			1433	93	4000	75	
T4 (Forward Throw)		15.5	747	48	2700	95	B0-U0-G0
			1241	80	3000	75	
			868	56	3500	85	
			1368	88	4000	75	
T5X (Extra Wide Flood)		15.5	380	29	TSAM (Amber)	585-595nm	B1-U0-G0
			682	44	2700	95	
			1132	73	3000	75	
			792	51	3500	85	
12.1	347	27	TSAM (Amber)	585-595nm			

OPTIONS

Receptacle Options (120V Only)

RIU - Receptacle In-Use

Rugged UV-resistant polycarbonate clear cover and gray body protects GFCI without cracking or breaking and is non-corrosive. Note: Cover is weatherproof with the cord plugged in and the receptacle is not required to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. Available on 24", 36" and 42" heights.

RFL - Receptacle Flip Lid

Cover is constructed of a durable, die-cast zinc alloy and is painted to match fixture. Cover is only weatherproof without the cord plugged in and the cover closed. The receptacle will need to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. Available on 24", 36" and 42" heights.

Photocontrol

PC1 (120V) or PC2 (277V)

Photocontrol cover is precision machined from corrosion-resistant 6061-T6 aluminum and is secured to bollard head with tamper resistant stainless steel hardware. The photocontrol option is available in dedicated 120V or 208-277V. When specifying a photocontrol option make sure to designate the appropriate voltage within the catalog logic.

Edge

When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaries' aesthetics and styling.

TECHNICAL NOTES:

- Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel™ leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.



Photometric Report (Type C)

Filename: B3_303-B1-LEDB2-3000-UNV-T4-DIM10-BK.ies
 [TEST] P174954 TEST IS SCALED FROM IESNA LM-79-08 TEST
 DATA (P33871)
 [TESTLAB] INNOVATIONS CENTER-P3
 [ISSUE DATE] 6/4/2015
 [MANUFAC] EATON - LUMIERE (FORMER COOPER LIGHTING)
 [LUMCAT] 303-B1-LEDB2-3000-UNV-T4-DIM10-BK
 [LUMINAIRE] LUMIERE EON 303-B1, SINGLE HEAD BOLLARD,
 DOUBLE LED BAR. TYPE IV FORWARD THROW OPTICS, CLEAR
 GLASS LENS.
 [LAMP] (14) 3000K CCT, 75 CRI LEDS

Maximum Candela = 802.4 at 45 H 66 V

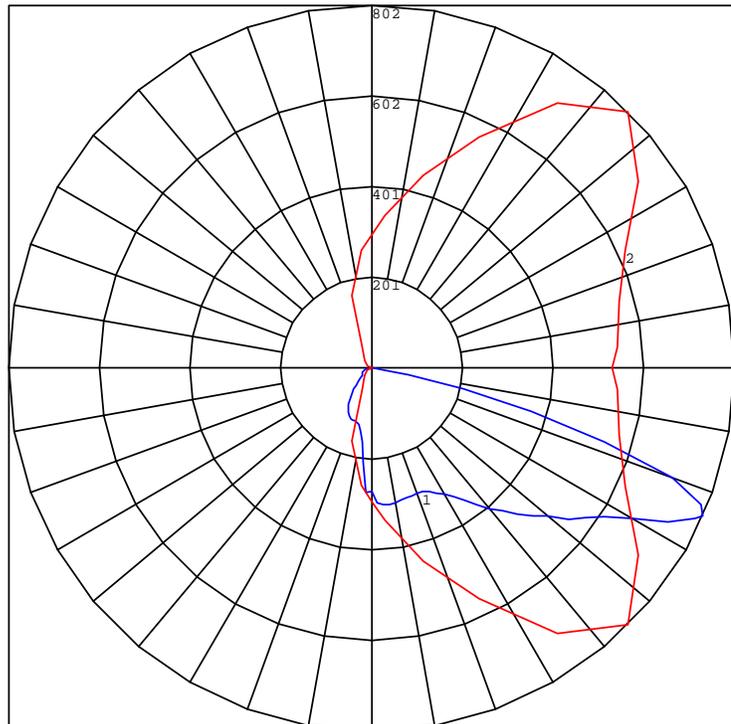
Classification:

Road Classification: Type IV, Short, N.A. (deprecated)
 Upward Wast Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 80
 Indoor Classification: Direct
 BUG Rating : B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:
 1) 45 - 225 Horizontal

Horizontal Cone Through:
 2) 66 Vertical





Photometric Report (Type C)

Filename: B3_303-B1-LEDB2-3000-UNV-T4-DIM10-BK.ies
 [TEST] P174954 TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P33871)
 [TESTLAB] INNOVATIONS CENTER-P3
 [ISSUE DATE] 6/4/2015
 [MANUFAC] EATON - LUMIERE (FORMER COOPER LIGHTING)
 [LUMCAT] 303-B1-LEDB2-3000-UNV-T4-DIM10-BK
 [LUMINAIRE] LUMIERE EON 303-B1, SINGLE HEAD BOLLARD, DOUBLE LED BAR. TYPE IV FORWARD THROW OPTICS, CLEAR GLASS LENS.
 [LAMP] (14) 3000K CCT, 75 CRI LEDS

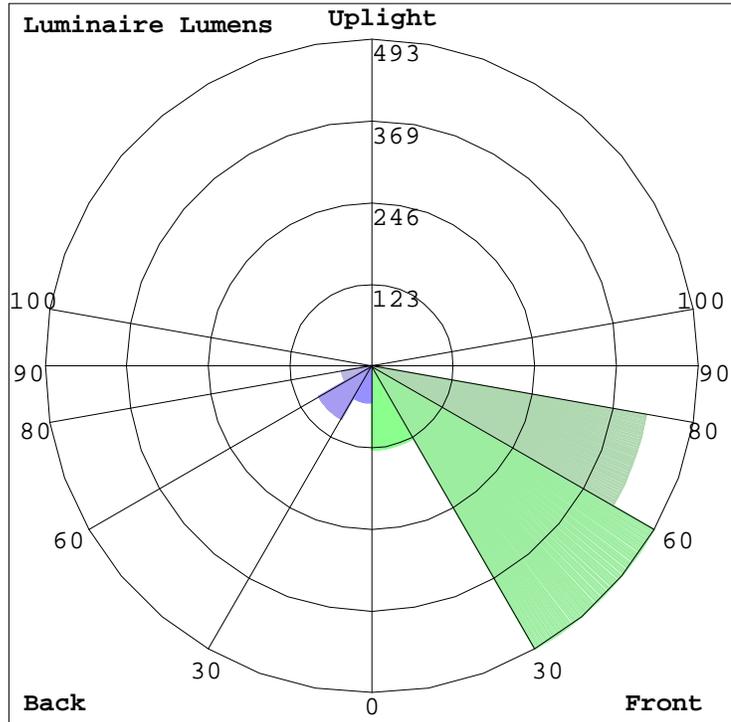
Maximum Candela = 802.4 at 45 H 66 V

Classification:

Road Classification: Type IV, Short, N.A. (deprecated)
 Upward Waste Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 80
 Indoor Classification: Direct
 BUG Rating : B0-U0-G0

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	125.6	N.A.	10.1
FM (30-60)	492.6	N.A.	39.7
FH (60-80)	420.6	N.A.	33.9
FVH (80-90)	8.2	N.A.	0.7
BL (0-30)	55.0	N.A.	4.4
BM (30-60)	91.8	N.A.	7.4
BH (60-80)	45.3	N.A.	3.7
BVH (80-90)	1.3	N.A.	0.1
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	1240.4	N.A.	100.0
BUG Rating	B0-U0-G0		



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

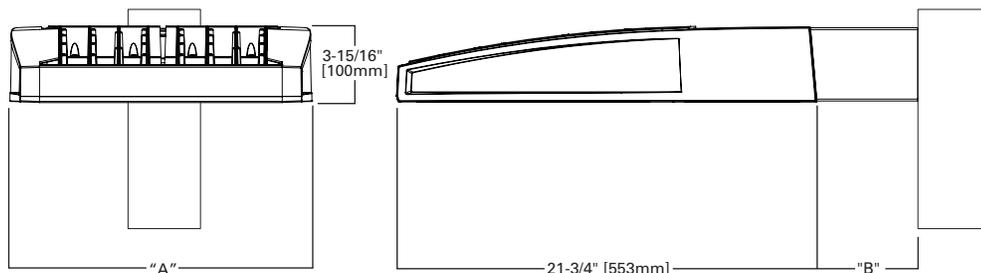


GLEON GALLEON LED

1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

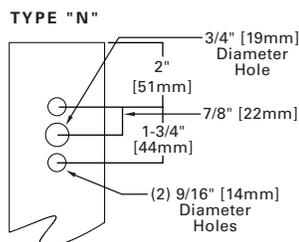


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5N0=Type V Narrow 5M0=Type V Square Medium 5W0=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
<p>7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD145=After Hours Dim, 5 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MIT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹</p>					<p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MIT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MIT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MIT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MIT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}</p>		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Approximately 22" detection diameter at 8' mounting height.
- Approximately 40" detection diameter at 20' mounting height.
- Approximately 60" detection diameter at 40' mounting height.
- Approximately 100" detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.



Photometric Report (Type C)

Filename: PL1_GLEON-AF-01-LED-E1-SL2-7030-HSS.ies
 [TEST] P192789 TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24287)
 [TESTLAB] Innovations Center P2
 [ISSUE DATE] 7/21/2016
 [MANUFAC] EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)
 [LUMCAT] GLEON-AF-01-LED-E1-SL2-7030-HSS
 [LUMINAIRE] GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD

Maximum Candela = 6291.8 at 67 H 67 V

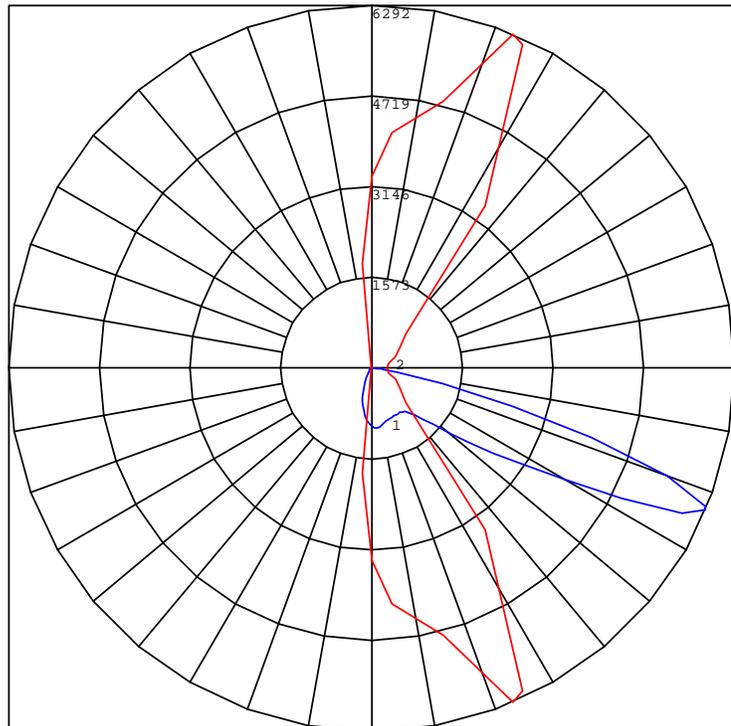
Classification:

Road Classification: Type II, Short, N.A. (deprecated)
 Upward Wast Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 77
 Indoor Classification: Direct
 BUG Rating : B1-U0-G1

Polar Candela Curves:

Vertical Plane Through:
 1) 67 - 247 Horizontal

Horizontal Cone Through:
 2) 67 Vertical





Photometric Report (Type C)

Filename: PL1_GLEON-AF-01-LED-E1-SL2-7030-HSS.ies
 [TEST] P192789 TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24287)
 [TESTLAB] Innovations Center P2
 [ISSUE DATE] 7/21/2016
 [MANUFAC] EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)
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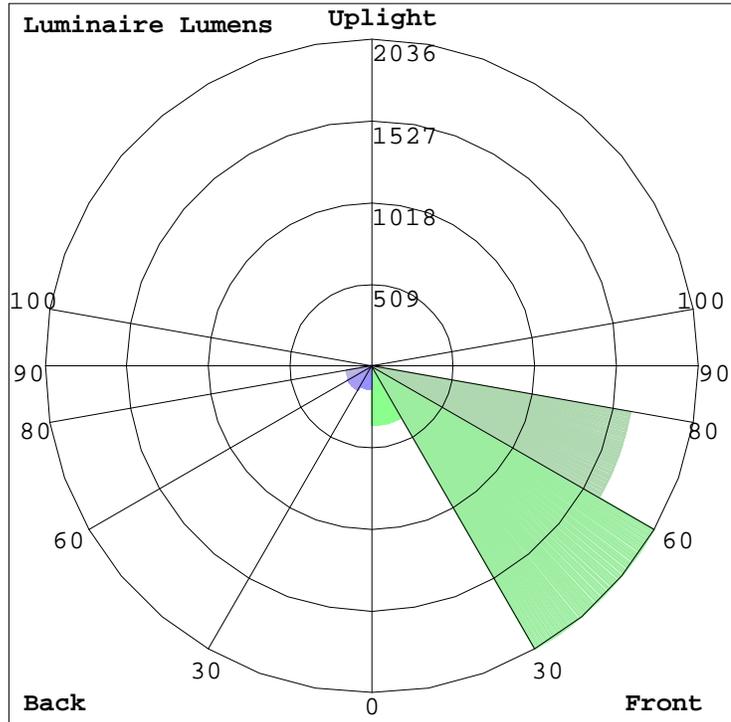
Maximum Candela = 6291.8 at 67 H 67 V

Classification:

Road Classification: Type II, Short, N.A. (deprecated)
 Upward Waste Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 77
 Indoor Classification: Direct
 BUG Rating : B1-U0-G1

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	368.6	N.A.	8.1
FM (30-60)	2036.0	N.A.	44.6
FH (60-80)	1638.0	N.A.	35.9
FVH (80-90)	52.0	N.A.	1.1
BL (0-30)	141.6	N.A.	3.1
BM (30-60)	170.5	N.A.	3.7
BH (60-80)	159.9	N.A.	3.5
BVH (80-90)	2.5	N.A.	0.1
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	4569.1	N.A.	100.0
BUG Rating	B1-U0-G1		



QRI374 LED

616-2321

1/3

we-ef

ST2



Description

IP55. Recessed LED wall luminaire. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blackout.

Beam Type asymmetric, forward-throw

Lamp Type 14 LED 14W (3000K)

CRI 80

Gear Type electronic gear

Nominal Luminous Flux (lm)

LED Lumens 100 lm

LEDs 14

Total Lumens 1400 lm

Tj 85 °C

Rated Luminous Flux (lm)

LED Lumens 63.9 lm

Total Lumens 894.2 lm

Ta 25 °C

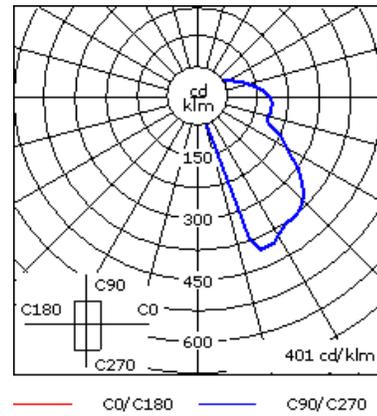
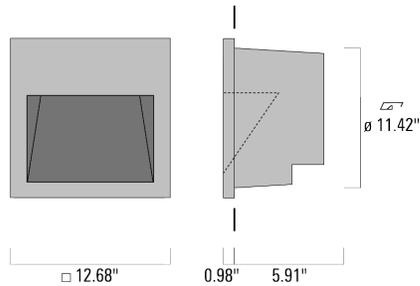
Rated Input Power 18 W

QRI374 LED

616-2321

2/3

we-ef



Material Specification

Body:	Luminaire body and lens frame constructed in die cast aluminum.
Weight (lbs):	16.00
Lens:	Tempered glass lens.
Gasket:	Silicone rubber gasket
Fasteners:	PCS polymer coated stainless steel
Ingress protection:	IP55
Impact protection:	IK10
Corrosion protection:	5CE
Finish:	Powder coat finish in Black RAL9004, White RAL9016, Grey Metallic RAL9007 or Dark Bronze RAL8019.
Mounting:	Suitable for installation in cavity wall construction or concrete pour construction using optional installation blockout.

Electrical Specification

Power supply:	Integral [ECG] LED driver in 120 or 277 volt. Specify voltage.
Cable:	Suitable for through wiring.

Ambient Temperature

Ta less than 25 deg C

QRI374 LED

616-2321

3/3

we-ef

Mounting Accessories

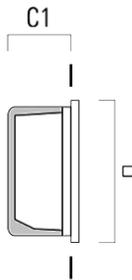
Installation blackout

Optional mounting accessories for concrete pour installations. Installation blackout. Suitable for installing recesses wall luminaire in concrete pour installations. Serve as rough-in housing prior to installation of luminaire. Includes hardware necessary for attachment to formwork.

C1

■ **616-9330** Installation blackout BQR30-I

7.09





Photometric Report (Type C)

Filename: ST2_WE-EF_616-2321.ies

[TEST] LM 2473

[TESTLAB] WE-EF

[ISSUE DATE] 20 Sep 2013

[MANUFAC] WE-EF USA

[LUMCAT] 616-2321

[LUMINAIRE] QRI374-LED, Wall Luminaires / Recessed

QRI374-LD-14/14W Painted; QRI374-LED, Wall Luminaires / Recessed

[LAMPCAT] 14 LED white 14W (3000K)

[LAMP] 14 LED, Warm White - 120° angle of beam

LEDLUMENS=100.0 lm, LEDs No=14, TOTALLUMENS= 1400.0 lm

, Tj=85° LEDLUMENS=63.9 lm, LEDs No=14, TOTALLUMENS= 894.2 lm, Ta=25°C

Maximum Candela = 561.4 at 0 H 22.5 V

Classification:

Road Classification: Type III, Very Short, N.A. (deprecated)

Upward Wast Light Ratio: 0.24

Luminaire Efficacy Rating (LER): 50

Indoor Classification: Semi-Direct

BUG Rating : B0-U3-G1

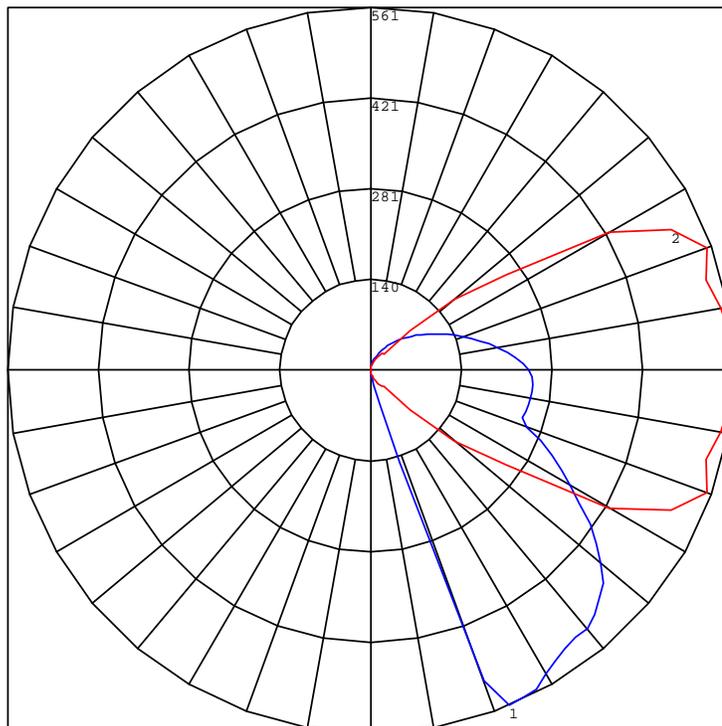
Polar Candela Curves:

Vertical Plane Through:

1) 0 - 180 Horizontal

Horizontal Cone Through:

2) 22.5 Vertical





Photometric Report (Type C)

Filename: ST2_WE-EF_616-2321.ies

[TEST] LM 2473

[TESTLAB] WE-EF

[ISSUE DATE] 20 Sep 2013

[MANUFAC] WE-EF USA

[LUMCAT] 616-2321

[LUMINAIRE] QRI374-LED, Wall Luminaires / Recessed
 QRI374-LD-14/14W Painted;QRI374-LED, Wall Luminaires /
 Recessed

[LAMPCAT] 14 LED white 14W (3000K)

[LAMP] 14 LED, Warm White - 120° angle of beam

LEDLUMENS=100.0 lm, LEDs No=14, TOTALLUMENS= 1400.0 lm

, Tj=85° LEDLUMENS=63.9 lm, LEDs No=14, TOTALLUMENS= 894.2 lm, Ta=25°C

Maximum Candela = 561.4 at 0 H 22.5 V

Classification:

Road Classification: Type III, Very Short, N.A. (deprecated)

Upward Waste Light Ratio: 0.24

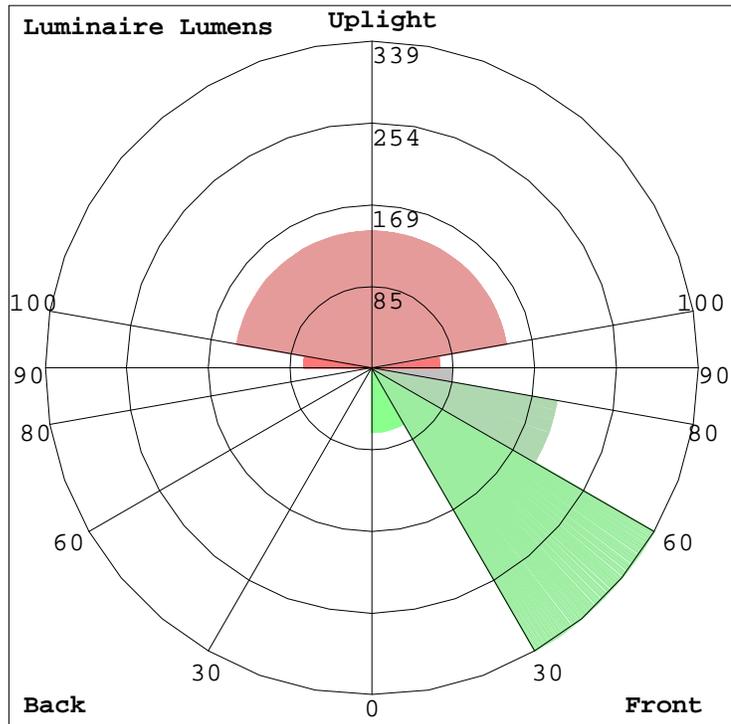
Luminaire Efficacy Rating (LER): 50

Indoor Classification: Semi-Direct

BUG Rating : B0-U3-G1

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	66.2	N.A.	7.4
FM (30-60)	338.6	N.A.	37.9
FH (60-80)	195.0	N.A.	21.8
FVH (80-90)	82.5	N.A.	9.2
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BH (60-80)	0.0	N.A.	0.0
BVH (80-90)	0.0	N.A.	0.0
UL (90-100)	70.3	N.A.	7.9
UH (100-180)	141.7	N.A.	15.9
Total	894.3	N.A.	100.0
BUG Rating	B0-U3-G1		



DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics

Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

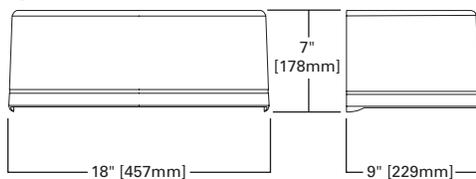
Warranty

Five-year warranty.

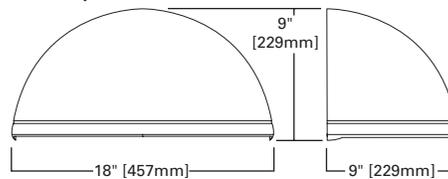


DIMENSIONS

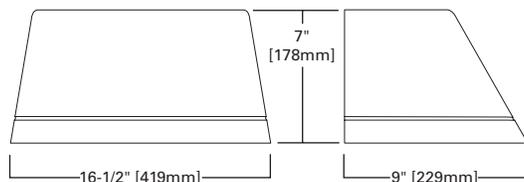
Cylinder



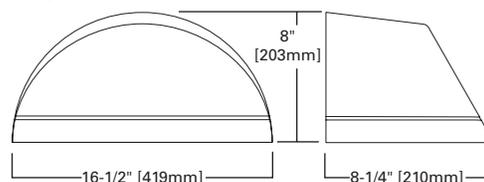
Quarter Sphere



Trapezoid



Wedge



**ISC/ISS/IST/ISW
IMPACT ELITE LED**

**1 LightSquare
Solid State LED**

WALL MOUNT LUMINAIRE

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

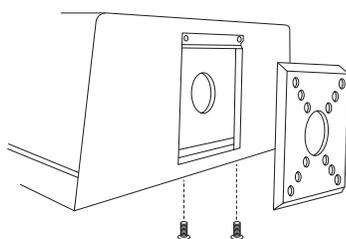
ENERGY DATA

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

SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)

HOOK-N-LOCK MOUNTING



POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
Current (A)	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,336	2,934	3,827	4,791	5,663	6,444	2,498	3,136	4,091	5,122	6,054	6,889
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T3	Lumens	2,385	2,994	3,906	4,889	5,779	6,577	2,504	3,144	4,101	5,133	6,068	6,905
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,360	2,963	3,866	4,839	5,720	6,509	2,530	3,177	4,145	5,188	6,133	6,979
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,386	2,996	3,908	4,892	5,783	6,581	2,500	3,139	4,095	5,126	6,059	6,895
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,257	2,834	3,697	4,628	5,470	6,225	2,413	3,030	3,953	4,948	5,849	6,656
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,220	2,787	3,636	4,552	5,380	6,122	2,365	2,970	3,874	4,849	5,732	6,523
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,110	2,649	3,456	4,326	5,113	5,818	2,234	2,805	3,660	4,581	5,415	6,162
	BUG Rating	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	1,990	2,498	3,259	4,080	4,823	5,488	2,154	2,705	3,529	4,418	5,222	5,942
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,380	2,988	3,898	4,880	5,768	6,564	2,465	3,095	4,037	5,054	5,974	6,798
	BUG Rating	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

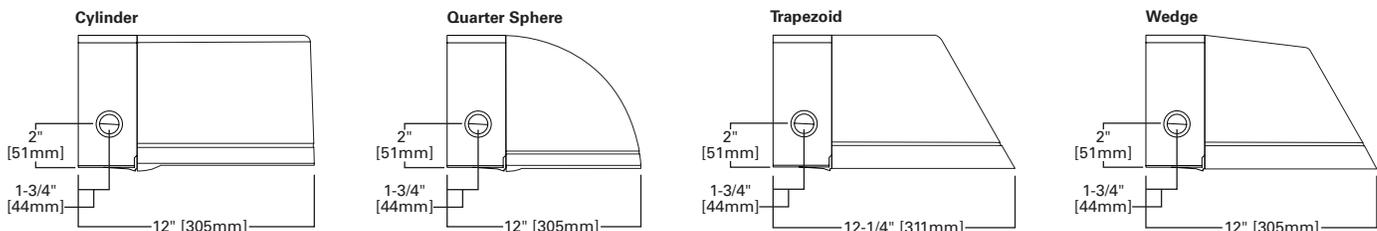
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

THRUWAY BACK BOX



ORDERING INFORMATION

Sample Number: ISC-AF-1200-LED-E1-T3-BZ

Product Family ¹	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC =Impact Elite LED Small Cylinder ISS =Impact Elite LED Small Quarter Sphere IST =Impact Elite LED Small Trapezoid ISW =Impact Elite LED Small Wedge	AF =(1) LightSquare	350 =Drive Current Factory Set to 350mA 450 =Drive Current Factory Set to 450mA 600 =Drive Current Factory Set to 600mA 800 =Drive Current Factory Set to 800mA 1000 =Drive Current Factory Set to 1000mA 1200 =Drive Current Factory Set to 1200mA ²	LED =Solid State Light Emitting Diodes	E1 =Electronic (120-277V) 347 =347V ² 480 =480V ^{2,3}	T2 =Type II T3 =Type III T4FT =Type IV Forward Throw T4W =Type IV Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)				Accessories (Order Separately) ¹⁷		
7030 =70 CRI / 3000K CCT ⁴ 7050 =70 CRI / 5000K CCT ⁴ 7060 =70 CRI / 5700K CCT ⁴ 8030 =80 CRI / 3000K CCT ⁴ PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2,5,6} P =Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) HA =50°C High Ambient ⁷ AHD145 =After Hours Dim, 5 Hours, 50% ⁸ AHD245 =After Hours Dim, 6 Hours, 50% ⁸ AHD255 =After Hours Dim, 7 Hours, 50% ⁸ AHD355 =After Hours Dim, 8 Hours, 50% ⁸ MS/DIM-LXX =Motion Sensor for Dimming Operation ^{9,10,11} LWR-LW =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{11,12} LWR-LN =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{11,12} BBB =Battery Pack with Back Box (Specify 120V or 277V) ¹³ CWB =Cold Weather Battery Pack with Back Box (Specify 120V or 277V) ¹⁴ LCF =LightSquare Trim Plate Matches Housing Finish HSS =Factory Installed House Side Shield ¹⁵ ULG =Uplight Glow ^{5,6} TR =Tamper Resistant Hardware X =Driver Surge Protection (6kV) Only ¹⁶				MA1253 =10kV Circuit Module Replacement MA1254-XX =Thruway Back Box - Impact Elite Trapezoid MA1255-XX =Thruway Back Box - Impact Elite Cylinder MA1256-XX =Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX =Thruway Back Box - Impact Elite Wedge FSIR-100 =Wireless Configuration Tool for Occupancy Sensor		

- NOTES:**
- Standard 4000K CCT and greater than 70 CRI.
 - Not available with ULG option.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Extended lead times apply.
 - Not available with ISS or ISW.
 - Not available with LWR-XX or MS/DIM-LXX.
 - Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1.A or less.
 - Requires the use of P photocontrol or the PER7 photocontrol receptacle with photocontrol accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
 - Specify lens in place of XX. Round to next highest option based on mounting height. Available options are 08, 20 and 40W.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
 - Includes integral photocell.
 - LumaWatt Pro wireless sensors are factory installed and requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
 - LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates downlight for 90-minutes.
 - LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates downlight for 90-minutes.
 - Only for use with SL2, SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSS option is selected.
 - Removes additional surge module.
 - Specify color in place of XX.



Photometric Report (Type C)

Filename: W5_Mc-Graw-Edisonn_IST-AF-800-LED-E1-SL4-7030.ies
 [TEST] P227116 TEST IS SCALED FROM IESNA LM-79-08 TEST
 DATA (P35947)
 [TESTLAB] INNOVATION CENTER-P3
 [ISSUE DATE] 7/28/2017
 [MANUFAC] EATON - MCGRAW-EDISON (FORMER COOPER
 LIGHTING)
 [LUMCAT] IST-AF-800-LED-E1-SL4-7030
 [LUMINAIRE] IMPACT ELITE LED TRAPEZOID LUMINAIRE LIGHT
 SQUARE WITH ACCUELED OPTICS-TYPE IV W/SPILL CONTROL
 [LAMP] (16) 3000K CCT, 70 CRI LEDs

Maximum Candela = 3452.6 at 39 H 69 V

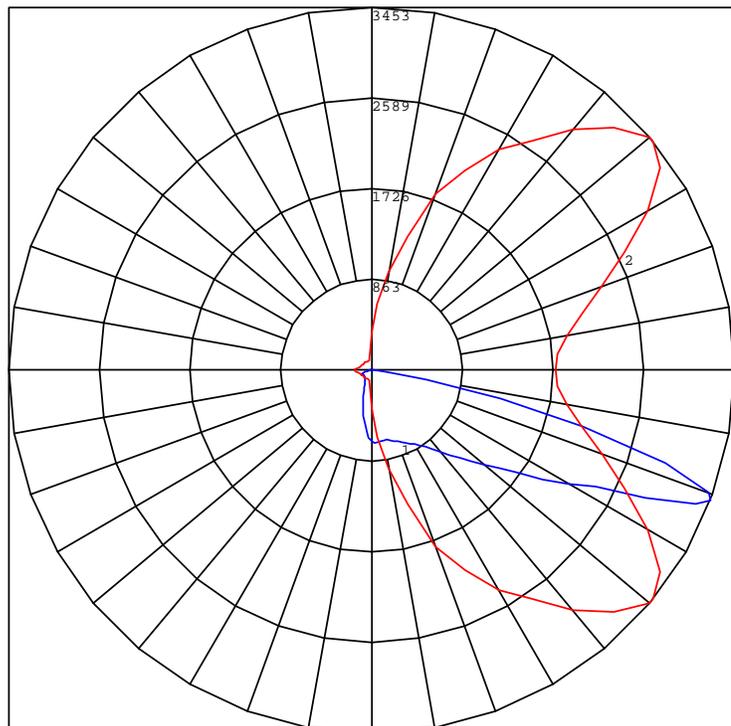
Classification:

Road Classification: Type IV, Short, N.A. (deprecated)
 Upward Wast Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 93
 Indoor Classification: Direct
 BUG Rating : B1-U1-G1

Polar Candela Curves:

Vertical Plane Through:
 1) 39 - 219 Horizontal

Horizontal Cone Through:
 2) 69 Vertical





Photometric Report (Type C)

Filename: W5_Mc-Graw-Edisonn_IST-AF-800-LED-E1-SL4-7030.ies
 [TEST] P227116 TEST IS SCALED FROM IESNA LM-79-08 TEST
 DATA (P35947)
 [TESTLAB] INNOVATION CENTER-P3
 [ISSUE DATE] 7/28/2017
 [MANUFAC] EATON - MCGRAW-EDISON (FORMER COOPER
 LIGHTING)
 [LUMCAT] IST-AF-800-LED-E1-SL4-7030
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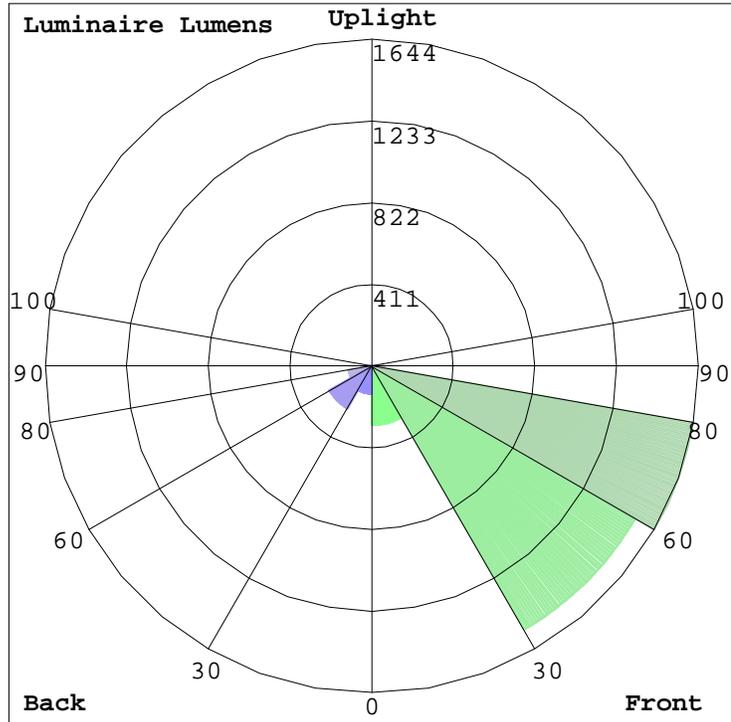
Maximum Candela = 3452.6 at 39 H 69 V

Classification:

Road Classification: Type IV, Short, N.A. (deprecated)
 Upward Waste Light Ratio: 0.00
 Luminaire Efficacy Rating (LER): 93
 Indoor Classification: Direct
 BUG Rating : B1-U1-G1

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	298.1	N.A.	7.4
FM (30-60)	1533.8	N.A.	37.8
FH (60-80)	1644.4	N.A.	40.6
FVH (80-90)	64.6	N.A.	1.6
BL (0-30)	138.4	N.A.	3.4
BM (30-60)	245.1	N.A.	6.0
BH (60-80)	117.4	N.A.	2.9
BVH (80-90)	12.1	N.A.	0.3
UL (90-100)	1.1	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	4055.0	N.A.	100.0
BUG Rating	B1-U1-G1		



Seal

CONSTRUCTION DOCUMENTS

Project No. _____
Plot Date: December 27, 2017
Drawn by: BVE
USER

Date Issue Description
December 27, 2017 Issued For Review
XXXXX XXXXX

Sheet Title

SITE PLAN
- ELECTRICAL

Sheet No.

ES01

CIRCUITRY & LIGHTING CONTROL NOTES:

- A. LIGHTING CIRCUITRY TO BE FED FROM BUILDING # XXX LIGHTING HOUSE PANEL LP-1.
- B. CIRCUIT NUMBERS FOR LIGHTING IS INDICATED BY NUMBER UNDER FIXTURE TYPE. HOME-RUNS ARE SHOWN FOR OVERRIDING OR MORE EXACT INTENTIONS.
- C. TYPICAL FIXTURE TYPE AND CIRCUIT NUMBER:
A1 - FIXTURE TYPE
10 - CIRCUIT NO.
- D. CIRCUIT NUMBERS FOR POWER DEVICES/EQUIPMENT IS INDICATED ADJACENT TO THE SYMBOL.
- E. PROVIDE LIGHTING CONTROL FROM LOW VOLTAGE LIGHTING CONTROL PANEL LVRP-1. SEE CIRCUITS LISTED ON THE PANELBOARD SCHEDULES AND LOW VOLTAGE RELAY SCHEDULE.
- F. WIRING SCHEDULE:
1 2 #8 XHHW + GR, 2" PVC CONDUIT
2 4 #8 XHHW + GR, 2" PVC CONDUIT MINIMUM
3 8 #8 XHHW + GR, 2-1/2" PVC CONDUIT MINIMUM
4 3 #6 XHHW + GR, 2" PVC CONDUIT MINIMUM
5 3 #8 XHHW + GR, 2" PVC CONDUIT MINIMUM

SPECIFIC NOTES (POWER):

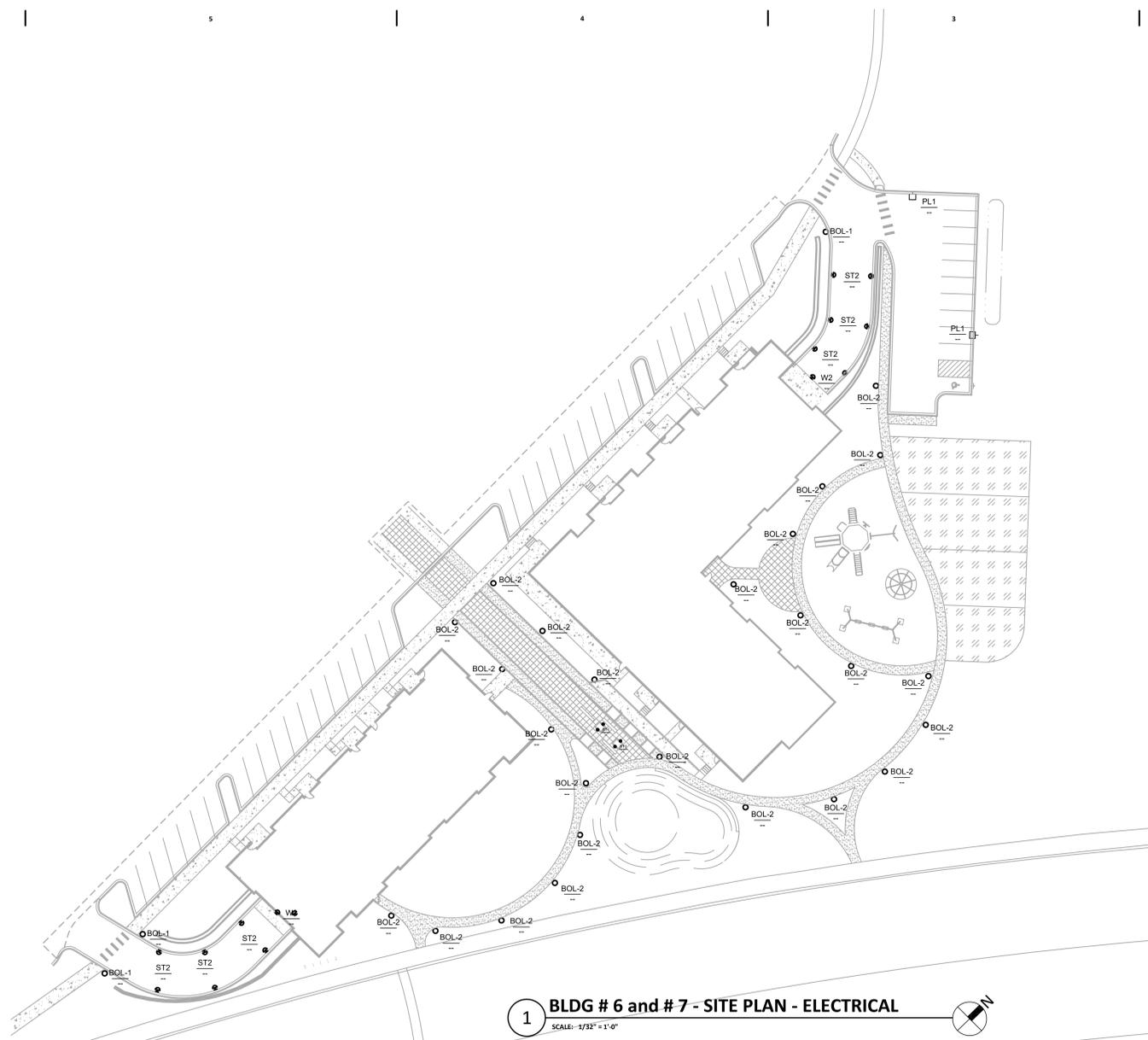
- 1 PROVIDE TRANSITION CABINET FOR SECONDARY SIDE OF TRANSFORMER TO BUILDING CABLE TRANSITIONS - COORDINATE WITH UTILITY, AND GC FOR EXACT LOCATION.
- 2 PEDESTAL MOUNTED WP RATED RECEPTACLE BOX WITH LOCKING COVER - COLE LTG # TL310-WCS-PED, WITH 2 DUPLEX RECEPTACLES - CONCRETE BASE TO BE COMBINED WITH BOLLARDS - COORDINATE WITH MFGRS

SPECIFIC NOTES (COMMUNICATIONS):

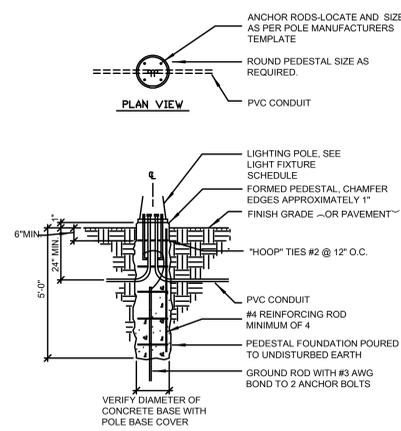
- C1 COMMUNICATIONS CONDUITS - PROVIDE (TWO) 4" CONDUIT SETS, EACH FOR CABLE AND TELEPHONE, FOR ENTRANCE CABLES BY UTILITIES. COORDINATE EXACT LOCATION WITH UTILITIES AND CIVIL CONTRACTOR. RUN CONDUITS OUT 5' FROM BUILDING. PROVIDE LABELED RED FLAG, STAKED 24" ABOVE GRADE IF BACKFILLED PRIOR TO CABLES BEING INSTALLED (CAP ENDS OF CONDUITS). SEE SHEET E100 FOR INTERIOR CONTINUATION.
- C2 PROVIDE SECURITY ENTRANCE VIA "LONG READER" FOB KEY DOOR ENTRANCE/SECURITY SYSTEM READER FOR GARAGE DOOR OPERATION. MOUNT ABOVE GARAGE DOOR.

ELECTRICAL GENERAL NOTES:

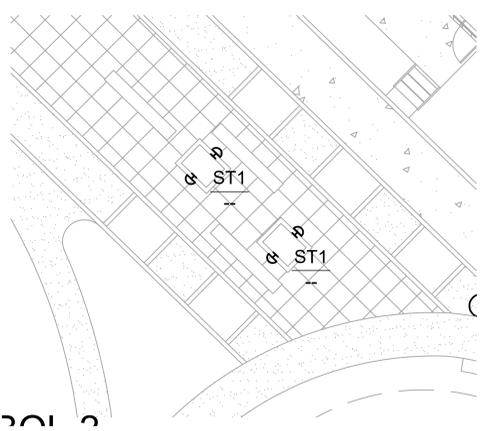
- A. CONTRACTOR TO PROVIDE QUANTITY OF CONDUITS AS REQUIRED. COORDINATE WITH GENERAL CONTRACTOR (GC) WHEN RUNNING CONDUIT IN EXPOSED STRUCTURE AREAS SO AS TO RUN CONDUIT IN PARALLEL AND PERPENDICULAR PATHS TO BUILDING ELEMENTS.
- B. ALL PAINTING OF ALL EXPOSED CONDUIT WILL BE BY THE G.C. AND WILL MATCH SURFACE UPON WHICH IT IS ATTACHED.
- C. ALL CONDUIT SHALL BE ROUTED A MINIMUM OF 36" BELOW FINISHED GRADE. EXACT METHOD OF ROUTING OUTDOOR LIGHTING WIRING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. UNLESS OTHERWISE NOTED, ALL EXTERIOR LIGHTING WIRING SHALL BE #8AWG COPPER AND SHALL BE ROUTED IN SCHEDULE 40 PVC. MINIMUM CONDUIT SIZE IS 1" (AT CONNECTION TO FIXTURES).
- D. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL APPURTENANCES NECESSARY FOR A COMPLETE AND CODE COMPLIANT INSTALLATION.
- E. ALL FIXTURES, POLES, ARMS, BASES, ETC. SHALL BE PROVIDED WITH FACTORY APPLIED POWDER PAINT FINISH. THE ELECTRICAL CONTRACTOR SHALL PAINT ANY EXPOSED EQUIPMENT TO MATCH.
- F. NO CONTINUOUS CONDUIT RUN SHALL EXCEED 100 FEET (30 METERS) WITHOUT A JUNCTION BOX.
- G. CONTACT LOCAL ELECTRICAL UTILITY TO COORDINATE FINAL ELECTRICAL UTILITY CONNECTIONS, LOCATIONS, INSTALLATION, ETC. UTILITY IS TO PROVIDE PRIMARY CONDUIT AND WIRING TO PAD MOUNTED TRANSFORMERS (W/ PAD MOUNTED CT) LOCATED APPROXIMATELY WHERE SHOWN ON PLANS. SITE ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING TO MAIN ELECTRICAL ROOM. COORDINATE LOCATIONS OF SERVICE ENTRANCE CONDUIT W/ GENERAL CONTRACTOR FOR EXACT LOCATIONS OF MAIN DISTRIBUTION PANELS.
- H. CONTACT LOCAL TELEPHONE AND CABLE UTILITY TO COORDINATE FINAL CONNECTIONS, LOCATIONS, INSTALLATION, ETC. PROVIDE UNDERGROUND PVC CONDUIT FROM UTILITY CONNECTION POINT TO LOCATION OF COMMUNICATIONS BOARD LOCATED IN MAIN ELECTRICAL ROOM. OBTAIN PLAN APPROVAL PRIOR TO STARTING WORK. OWNER SHALL PAY CONNECTION CHARGES.



1 BLDG # 6 and # 7 - SITE PLAN - ELECTRICAL
SCALE: 1/32" = 1'-0"



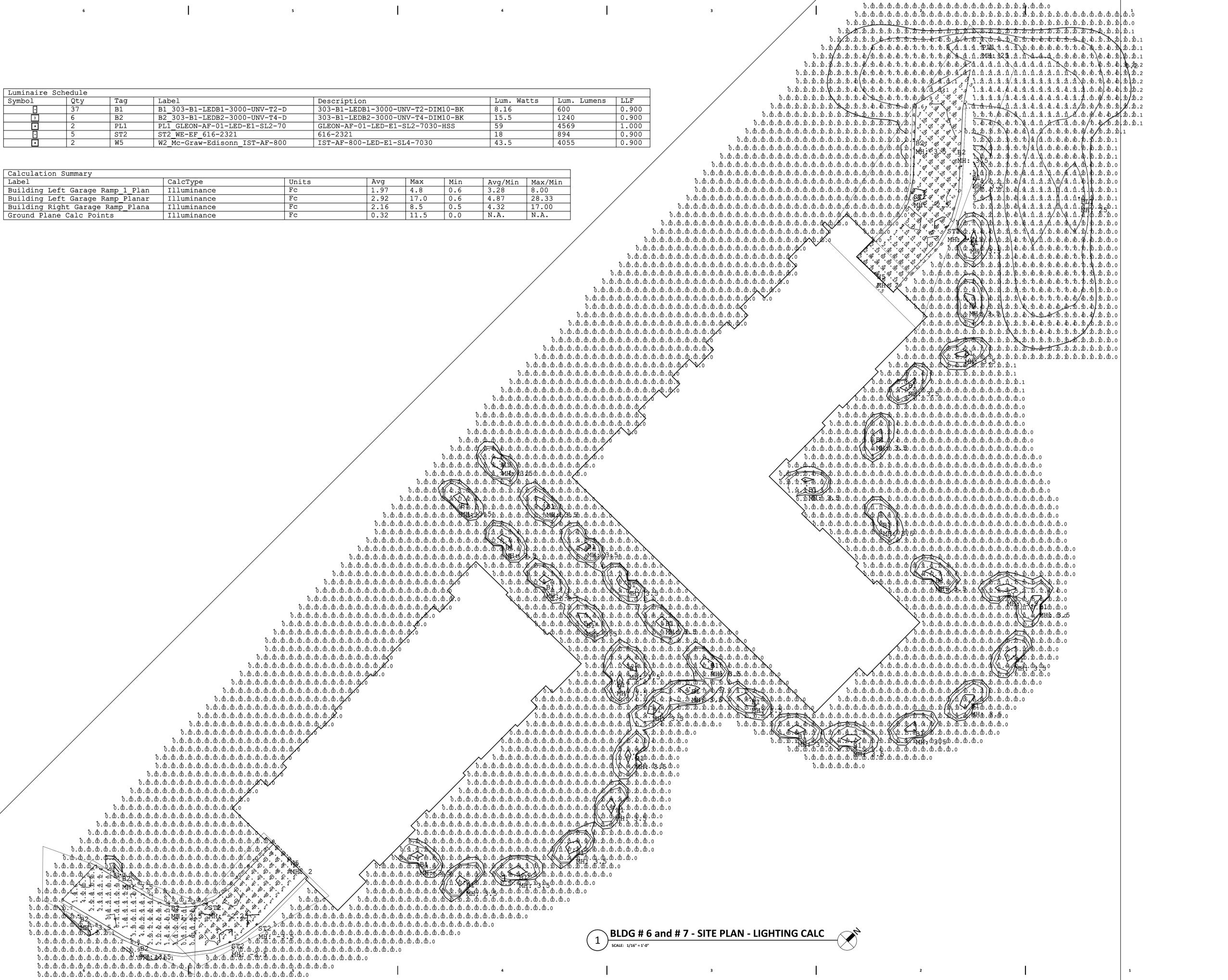
2 FIXTURE TYPY PL1 BASE MOUNTING DETAIL
SCALE: NTS



3 PLANTERS - SITE PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"

Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
□	37	B1	B1 303-B1-LEDB1-3000-UNV-T2-D	303-B1-LEDB1-3000-UNV-T2-DIM10-BK	8.16	600	0.900
□	6	B2	B2 303-B1-LEDB2-3000-UNV-T4-D	303-B1-LEDB2-3000-UNV-T4-DIM10-BK	15.5	1240	0.900
□	2	PL1	PL1 GLEON-AF-01-LED-E1-SL2-70	GLEON-AF-01-LED-E1-SL2-7030-HSS	59	4569	1.000
□	5	ST2	ST2 WE-EF 616-2321	616-2321	18	894	0.900
□	2	W5	W2 Mc-Graw-Edisonn IST-AF-800	IST-AF-800-LED-E1-SL4-7030	43.5	4055	0.900

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Left Garage Ramp 1 Plan	Illuminance	Fc	1.97	4.8	0.6	3.28	8.00
Building Left Garage Ramp Planar	Illuminance	Fc	2.92	17.0	0.6	4.87	28.33
Building Right Garage Ramp Planar	Illuminance	Fc	2.16	8.5	0.5	4.32	17.00
Ground Plane Calc Points	Illuminance	Fc	0.32	11.5	0.0	N.A.	N.A.



1 BLDG # 6 and # 7 - SITE PLAN - LIGHTING CALC
SCALE: 1/8" = 1'-0"

REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53755

Seal

Consultant
BEAR VALLEY
ENGINEERING, INC.
COMMERCIAL BUILDING SPECIALISTS
1250 FEMRITE DRIVE,
SUITE 200
MADISON, WI 53716

GRAND FAMILY HOUSING
UNION CORNERS
2507 WINNEBAGO STREET
MADISON, WISCONSIN 53704

CONSTRUCTION DOCUMENTS

Project No. _____
Plot Date: December 27, 2017
Drawn by: BVE
USER

Date: December 27, 2017
Issue Description: Issued For Review
XXXXX XXXXX

Sheet Title

SITE PLAN
- LIGHTING
CALCULATIONS

Sheet No.
ES01-CALC