URBAN DESIGN COMMISSION APPLICATION

UDC

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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District 6/13/22 12:02 p.m. received

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

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

9501 Spirit St

Address: Paragon Place at Bear Claw Way - Lots 5 and 6

Title: Paragon Place at Bear Claw Way - Lots 5 and 6

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

UDC meeting date requested July 27, 2022

- ☑ 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)
- ☐ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ryan McMurtrie — Company United Financial Group, Inc

Street address 660 W. Ridgeview Dr. — City/State/Zip Appleton, WI 54911

Telephone 920-968-8137 — Email RMcMurtrie@ufgroup.net

Project contact person Kevin Burow — Company Knothe & Bruce Architects

Street address 7601 University Avenue, Suite 201 — City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 — Email kburow@knotherbruce.com

Property owner (if not applicant) Ziegler at Elderberry, LLC

Street address 660 W. Ridgeview Dr. — City/State/Zip Appleton, WI 54911

Telephone 920-968-8137 — Email RMcMurtrie@ufgroup.net

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 on Page 4 for plan details)
- ☐ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. 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 Tim Parks via emails on 2/11/2022.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____ 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

June 13, 2022

Ms. Heather Stouder
Director, Planning Division
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent – Land Use Application
Lots 5 & 6 – Paragon Place at Bear Claw Way
KBA Project # 2121

Ms. Heather Stouder:

The following is submitted together with the plans and application for Urban Design Commission and Plan Commission consideration of approval.

Organizational structure:

Owner:	Ziegler at Elderberry, LLC 660 W. Ridgeview Dr. Appleton, WI 54911 (920) 968-8137 Contact: Ryan McMurtrie RMcMurtrie@ufgroup.net	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Civil Engineer:	Trio Engineering 4100 N Calhoun Rd, Suite 300 Brookfield, WI 53005 (262) 790-1480 Contact: Josh Pudelko jpudelko@trioeng.com	Landscape Architect:	Garland Alliance, Inc 5707 6th Avenue Kenosha, WI 53140 (414) 688-1641 Contact: Tim Garland garlandalliance@gmail.com

Introduction:
The proposed development is located on Lots 5 and 6 of Paragon Place at Bear Claw Way between Paragon Street and Spirit Street and between Bear Claw Way and Lakota Way. The lot is zoned TR-V2 (Traditional Residential – Varied District 2) and the proposed townhomes are consistent with allowable conditional uses and quantities.

This development is the next phase of Paragon Place at Bear Claw Way for United Financial Group, Inc, and continues their offerings of various size housing units in this community.

Project Description:
The proposed development consists of 51 Townhouse dwelling units arranged in 12 buildings, each with

attached garage parking. These units create additional housing diversity within the neighborhood. These residents will have access to the community space at the adjacent property including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

All 12 buildings are three-story wood frame construction and vary in size from 3-units, 4-units, and 6-units. Each unit will be a 2-bedroom style and include an additional bonus room on the lower level, along with private decks. Ground floor access to all Townhouse units has been provided with private exterior entrances. The exterior facades are finished in quality materials, which is predominantly brick veneer accented with composite siding. Trash and recycling will be collected within the units with curbside pickup.

The project is accessed via shared driveways on Paragon Street, Chaska Drive, and Spirit Street and all parking is located directly behind the units in private garages and space to park directly outside of their garages.

This project will not substantially impair or diminish the use, value, and enjoyment of other properties within this neighborhood but will enhance the character of the neighborhood and bring additional opportunities for housing.

Site Development Data:

Densities:

Lot Area	155,989 s.f. / 3.58 acres
Dwelling Units	51
Density	14.2 units/acre
Open Space Required	TR-V2 x S.F. / d.u. = 320 s.f./unit
Open Space Provided	806 s.f./unit
Lot Coverage	94,153 s.f. / 60% (70% Max.)

Building Height: 3 Stories / 37'-2" (3 Stories / 40' Max.)

Gross Floor Area:

All Buildings:	123,300 s.f.
Floor Area Ratio	0.79

Dwelling Unit Mix:	All Buildings Combined
Two Bedroom	51

Vehicle Parking:

Surface:	102 stalls
Garage:	102 stalls
Total	204 stalls
Parking Ratio:	4 / d.u.

Bicycle Parking:

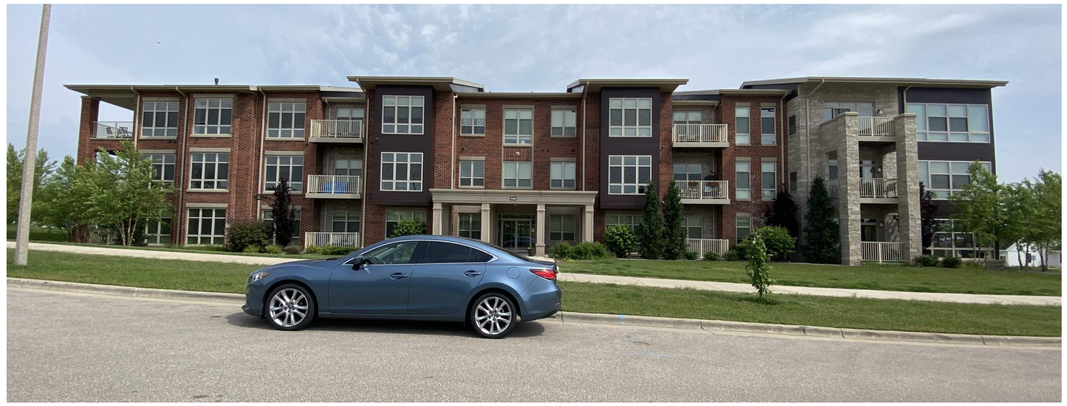
Surface Short-Term:	6
Garage – Floor:	51
Total:	57

Project Schedule:
Construction is projected to start in May of 2023 with completion in August of 2024.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



Context Photos

Paragon St., Madison , WI

knothe • bruce ARCHITECTS

Context Photos

Paragon St., Madison , WI

kba knothe • bruce ARCHITECTS

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

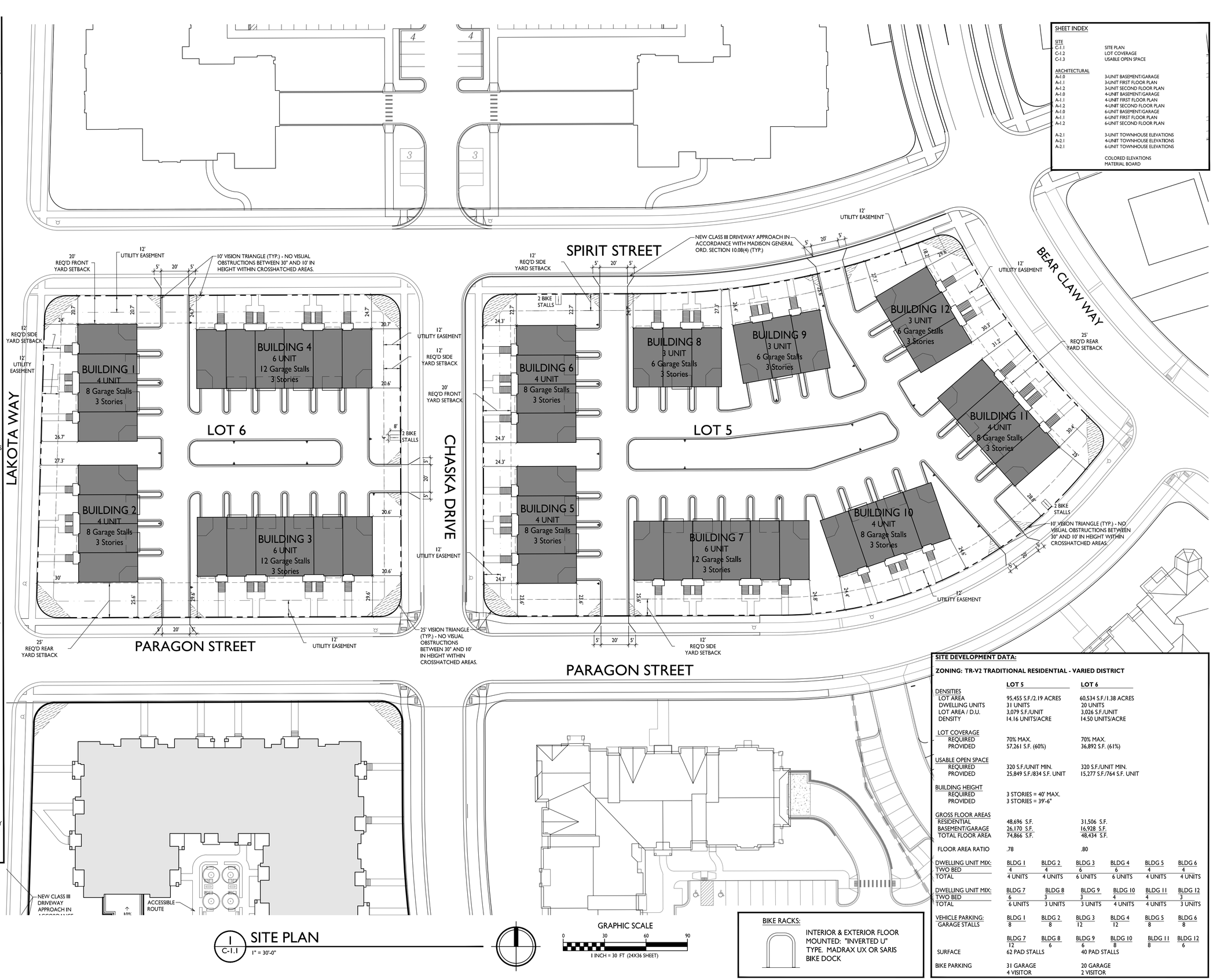
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



1 / C-1.1 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	LOT COVERAGE
C-1.3	USABLE OPEN SPACE
ARCHITECTURAL	
A-1.0	3-UNIT BASEMENT/GARAGE
A-1.1	3-UNIT FIRST FLOOR PLAN
A-1.2	3-UNIT SECOND FLOOR PLAN
A-1.0	4-UNIT BASEMENT/GARAGE
A-1.1	4-UNIT FIRST FLOOR PLAN
A-1.2	4-UNIT SECOND FLOOR PLAN
A-1.0	6-UNIT BASEMENT/GARAGE
A-1.1	6-UNIT FIRST FLOOR PLAN
A-1.2	6-UNIT SECOND FLOOR PLAN
A-2.1	3-UNIT TOWNHOUSE ELEVATIONS
A-2.1	4-UNIT TOWNHOUSE ELEVATIONS
A-2.1	6-UNIT TOWNHOUSE ELEVATIONS
	COLORED ELEVATIONS
	MATERIAL BOARD

BIKE RACKS:

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

SITE DEVELOPMENT DATA:

ZONING: TR-V2 TRADITIONAL RESIDENTIAL - VARIED DISTRICT

	LOT 5	LOT 6
DENSITIES		
LOT AREA	95,455 S.F./2.19 ACRES	60,534 S.F./1.38 ACRES
DWELLING UNITS	31 UNITS	20 UNITS
LOT AREA / D.U.	3,079 S.F./UNIT	3,026 S.F./UNIT
DENSITY	14.16 UNITS/ACRE	14.50 UNITS/ACRE
LOT COVERAGE		
REQUIRED	70% MAX.	70% MAX.
PROVIDED	57,261 S.F. (60%)	36,892 S.F. (61%)
USABLE OPEN SPACE		
REQUIRED	320 S.F./UNIT MIN.	320 S.F./UNIT MIN.
PROVIDED	25,849 S.F./834 S.F. UNIT	15,277 S.F./764 S.F. UNIT
BUILDING HEIGHT		
REQUIRED	3 STORIES = 40' MAX.	
PROVIDED	3 STORIES = 39'-6"	
GROSS FLOOR AREAS		
RESIDENTIAL	48,696 S.F.	31,506 S.F.
BASEMENT/GARAGE	26,170 S.F.	16,928 S.F.
TOTAL FLOOR AREA	74,866 S.F.	48,434 S.F.
FLOOR AREA RATIO	.78	.80

DWELLING UNIT MIX:	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6
TWO BED	4	4	6	6	4	4
TOTAL	4 UNITS	4 UNITS	6 UNITS	6 UNITS	4 UNITS	4 UNITS

DWELLING UNIT MIX:	BLDG 7	BLDG 8	BLDG 9	BLDG 10	BLDG 11	BLDG 12
TWO BED	6	3	3	4	4	3
TOTAL	6 UNITS	3 UNITS	3 UNITS	4 UNITS	4 UNITS	3 UNITS

VEHICLE PARKING:	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6
GARAGE STALLS	8	8	12	12	8	8
	BLDG 7	BLDG 8	BLDG 9	BLDG 10	BLDG 11	BLDG 12
	12	6	6	8	8	6
SURFACE	62 PAD STALLS		40 PAD STALLS			
BIKE PARKING	31 GARAGE 4 VISITOR		20 GARAGE 2 VISITOR			

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO.

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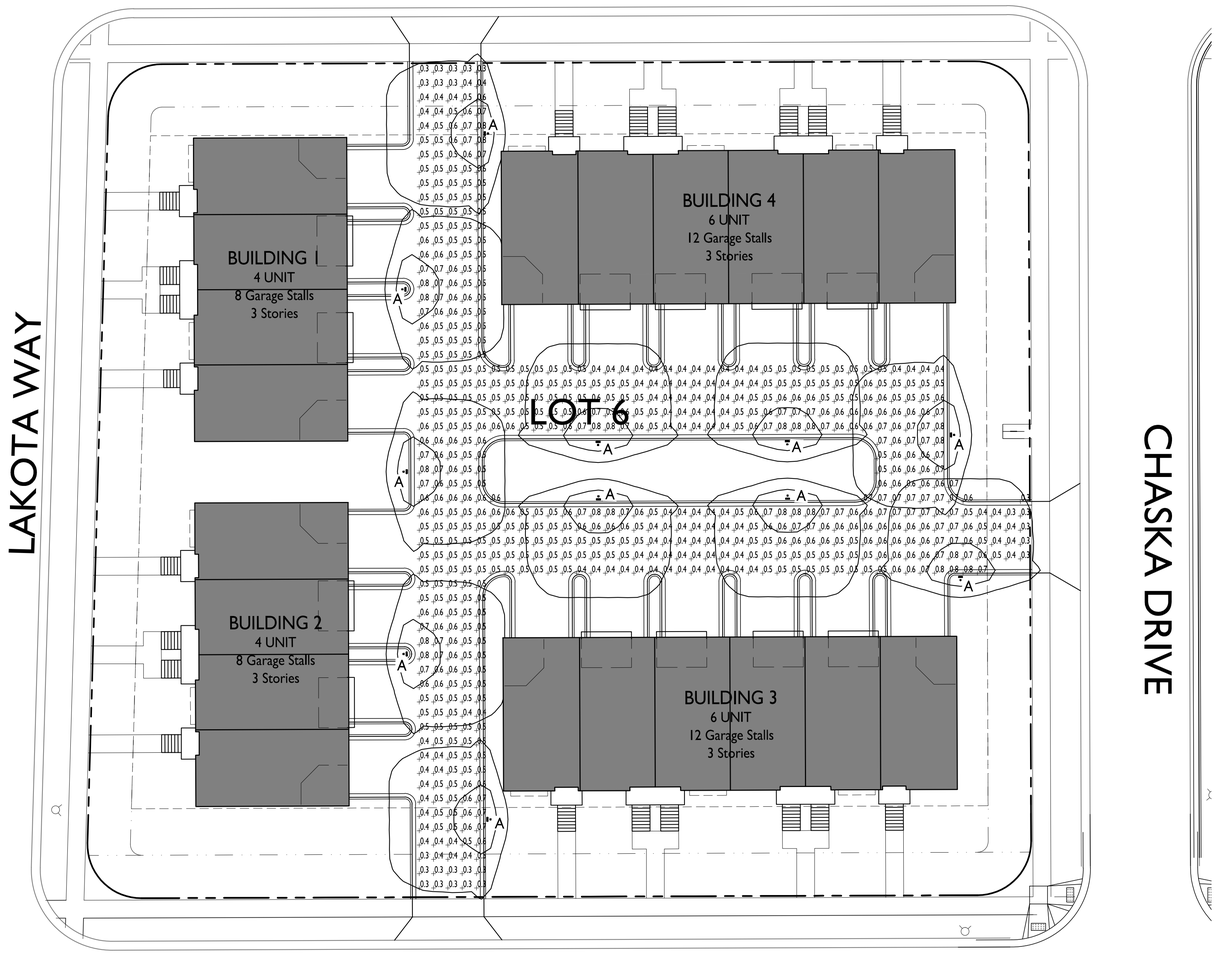
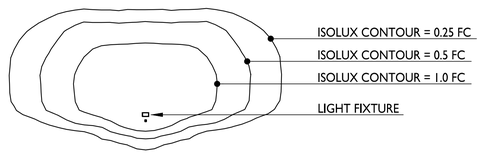


LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	11	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle Lighting	+	0.5 fc	0.8 fc	0.3 fc	2.7 : 1	1.7 : 1

1 / C-1.2A LIGHTING PLAN - LOT 6
1" = 20'-0"

knothe bruce ARCHITECTS
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Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan
Lot 6

SHEET NUMBER
C-1.2A

PROJECT NO.

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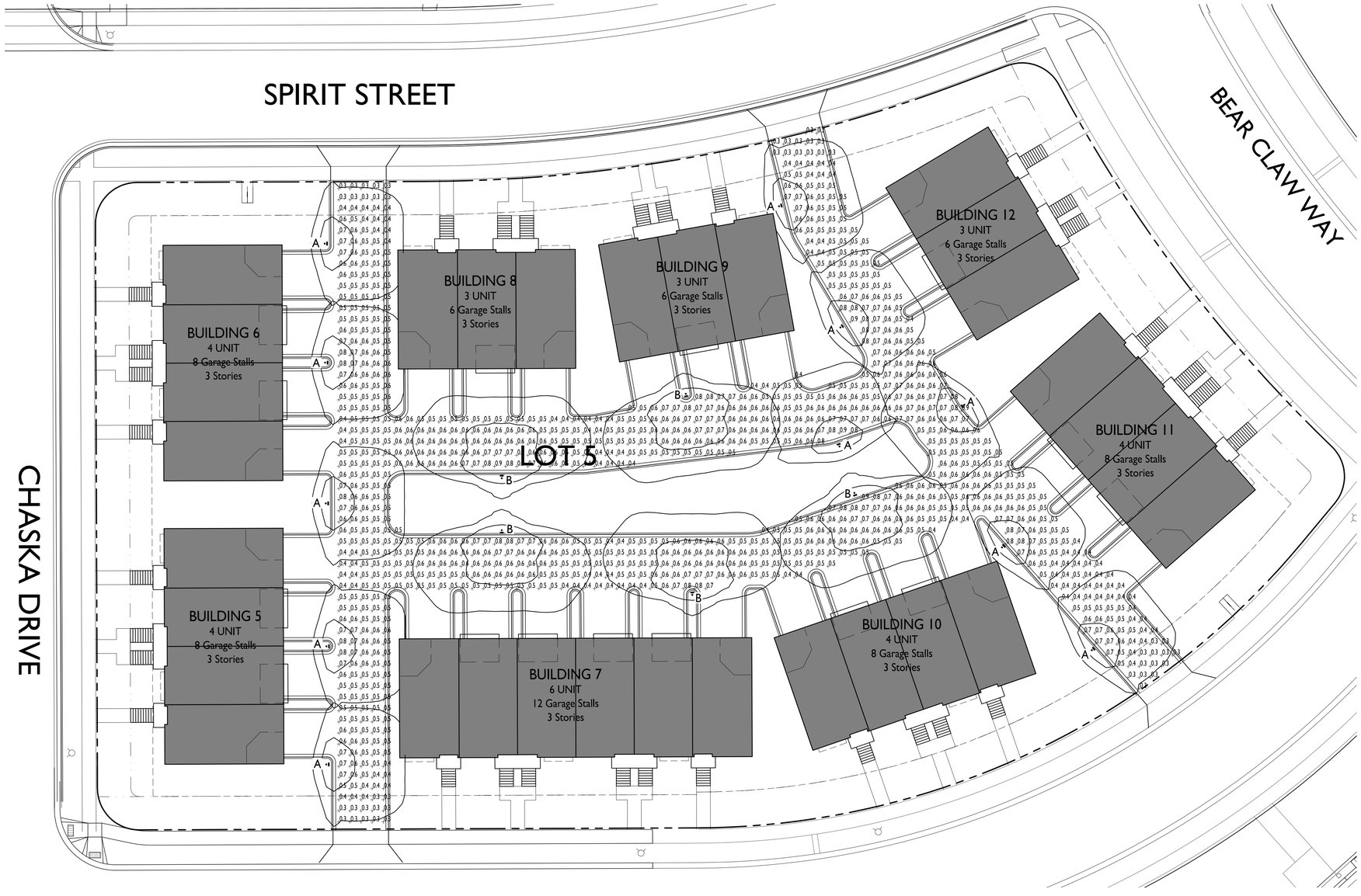

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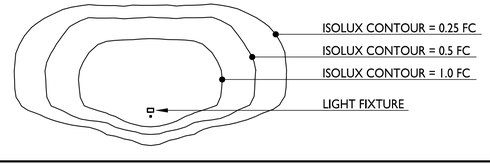
▭	B	5	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T3S MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T3S_MVOLT.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle Lighting	+	0.5 fc	0.9 fc	0.3 fc	3.0:1	1.7:1

1 / C-1.2B LIGHTING PLAN - LOT 5
1" = 20'-0"

GRAPHIC SCALE
0 40 80 120
1 INCH = 40 FT (24X36 SHEET)

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7601 University Ave, Ste 201
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PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan Lot 5

SHEET NUMBER
C-1.2B

PROJECT NO.

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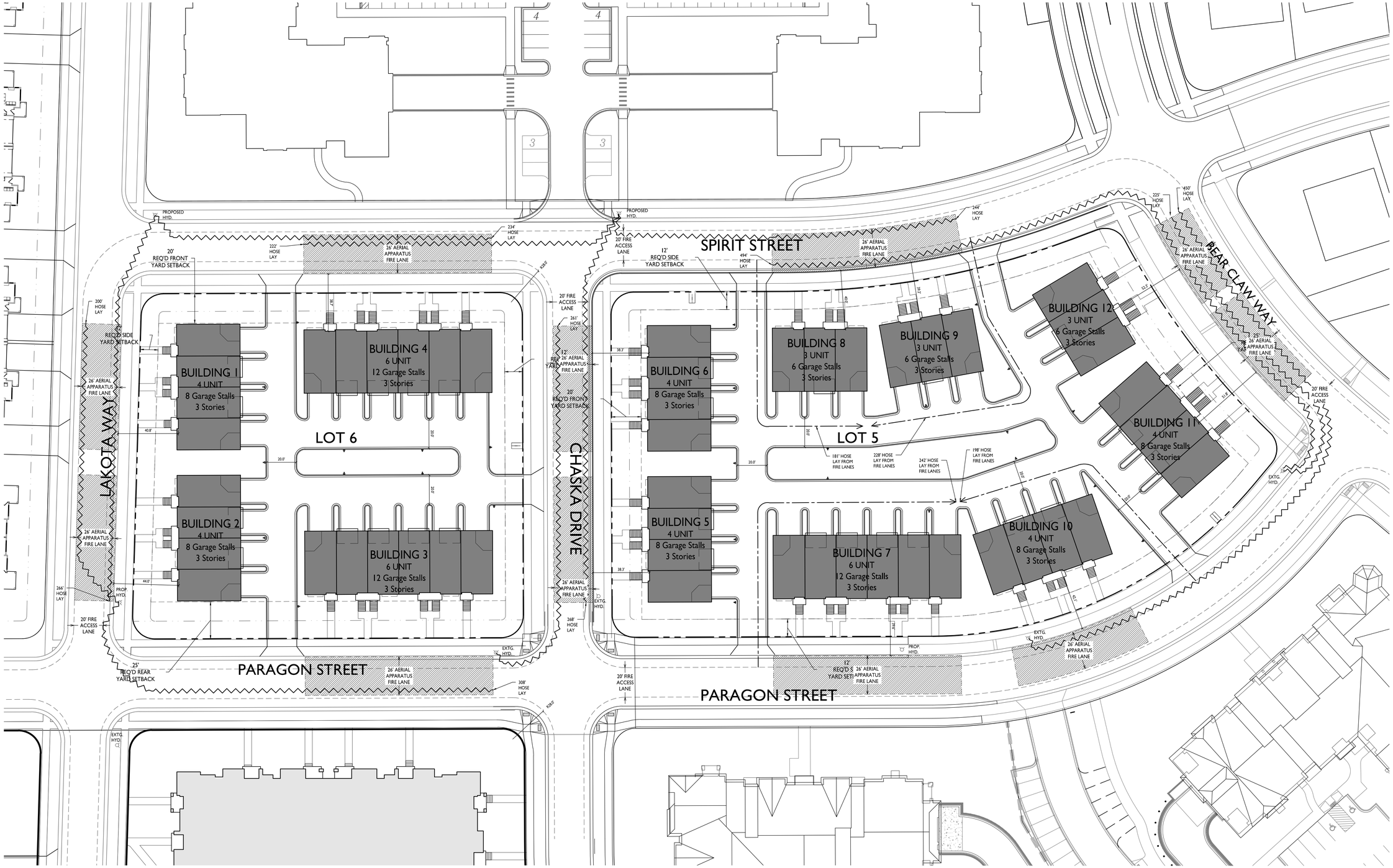


1 / C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

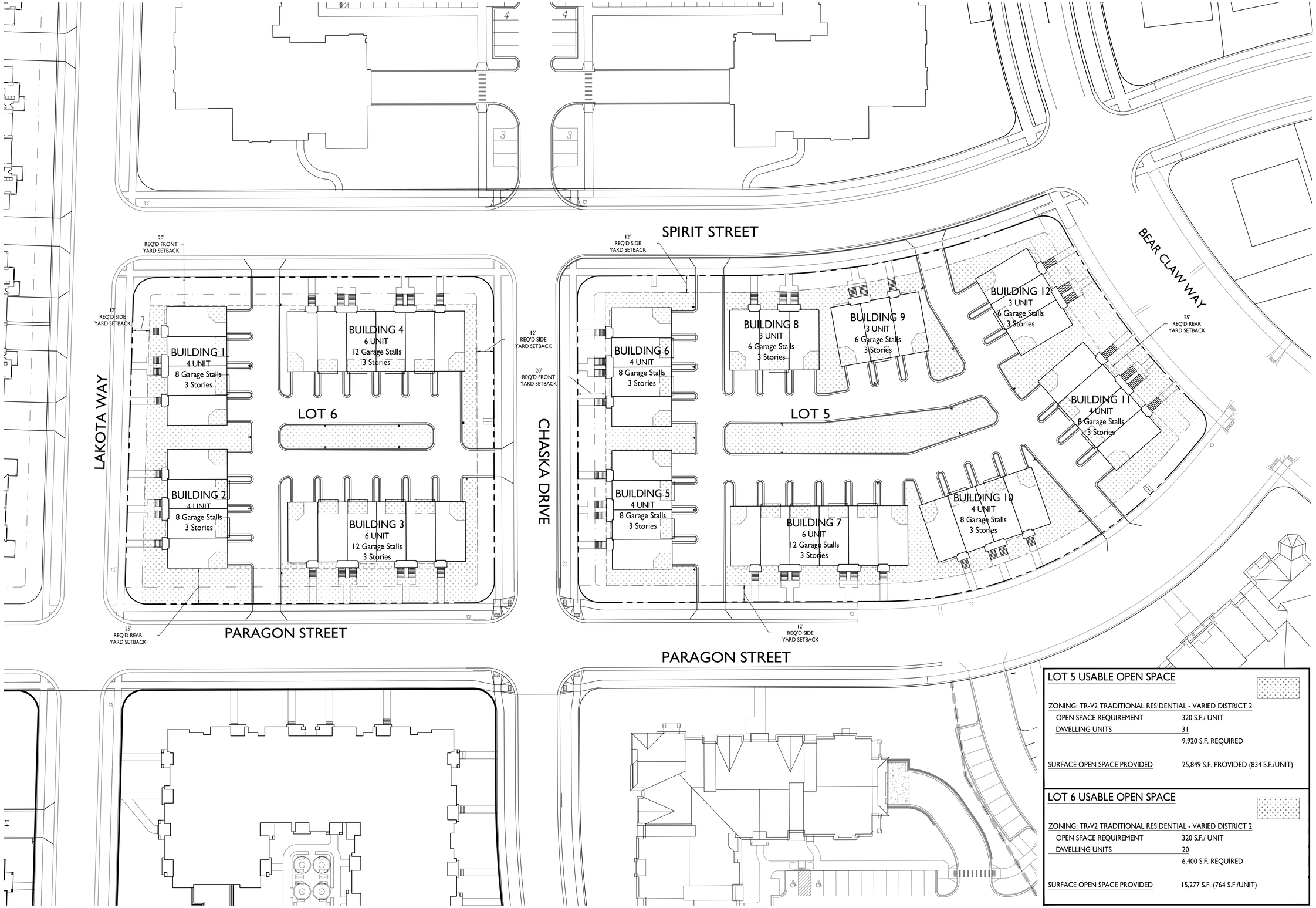
Paragon Street
Madison, Wisconsin

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
C-1.3

PROJECT NO.

© Knothe & Bruce Architects, LLC



LOT 5 USABLE OPEN SPACE

ZONING: TR-V2 TRADITIONAL RESIDENTIAL - VARIED DISTRICT 2

OPEN SPACE REQUIREMENT	320 S.F./ UNIT
DWELLING UNITS	31
	9,920 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	25,849 S.F. PROVIDED (834 S.F./UNIT)

LOT 6 USABLE OPEN SPACE

ZONING: TR-V2 TRADITIONAL RESIDENTIAL - VARIED DISTRICT 2

OPEN SPACE REQUIREMENT	320 S.F./ UNIT
DWELLING UNITS	20
	6,400 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	15,277 S.F. (764 S.F./UNIT)

1 / C-1.3 OPEN SPACE
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
Open Space

SHEET NUMBER
C-1.4

PROJECT NO.

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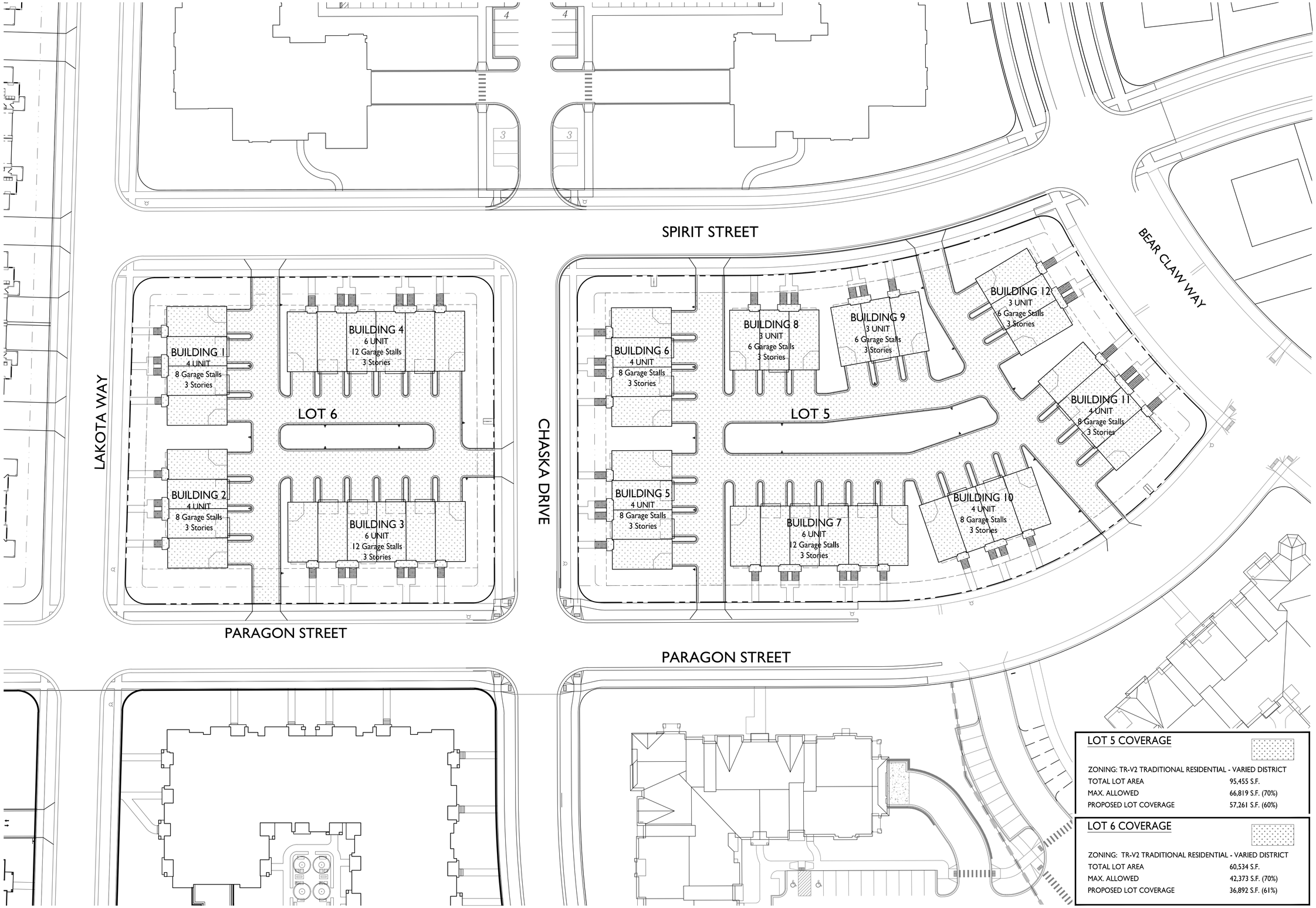

LOT 5 COVERAGE

ZONING: TR-V2 TRADITIONAL RESIDENTIAL - VARIED DISTRICT	
TOTAL LOT AREA	95,455 S.F.
MAX. ALLOWED	66,819 S.F. (70%)
PROPOSED LOT COVERAGE	57,261 S.F. (60%)

LOT 6 COVERAGE

ZONING: TR-V2 TRADITIONAL RESIDENTIAL - VARIED DISTRICT	
TOTAL LOT AREA	60,534 S.F.
MAX. ALLOWED	42,373 S.F. (70%)
PROPOSED LOT COVERAGE	36,892 S.F. (61%)

1 / C-1.2 LOT COVERAGE
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.5

PROJECT NO.

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PARAGON PLACE AT BEAR CLAW WAY

LOTS 5 & 6

SITE DEVELOPMENT PLANS

CITY OF MADISON, WISCONSIN

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   –STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   –THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   –WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   –WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   –CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS–BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

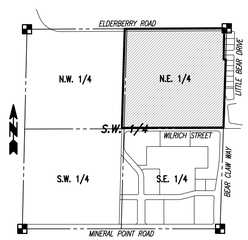
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

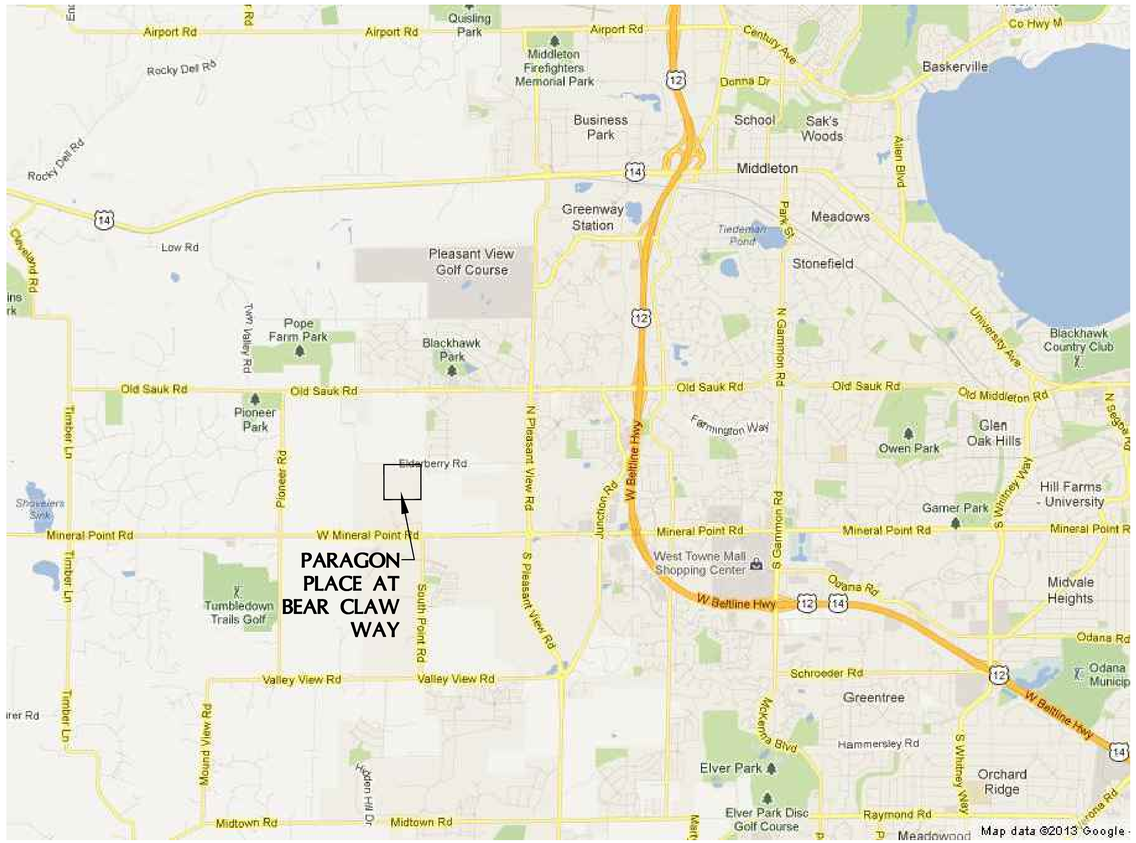
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

12. THE RIGHT–OF–WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



LOCALITY MAP:
S.W. 1/4, SEC. 21, T. 7 N., R. 8 E.
SCALE: 1"=1000'



VICINITY MAP
NOT TO SCALE

PRELIMINARY SET
NOT FOR CONSTRUCTION.

SHEET INDEX

CIVIL		
C0.0	–	COVER SHEET
C1.0	–	CONTRACT LIMITS PLAN
C1.1–C1.2	–	PROPOSED SITE PLANS
C2.0–C2.2	–	MASTER GRADING AND PAVING PLANS
C2.3	–	EROSION CONTROL PLAN
C3.0	–	OVERALL UTILITY PLAN
C3.1	–	BLDGS 6–9 UTILITY PLAN
C4.0–4.1	–	CONSTRUCTION NOTES & DETAILS

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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PARAGON PLACE

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Middleton, WI 53562

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOTS 5 & 6
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
6/8/2021	INITIAL SUBMITTAL

DATE:
JUNE 8, 2022

JOB NUMBER:
12041

DESCRIPTION:
COVER SHEET

SHEET
C0.0

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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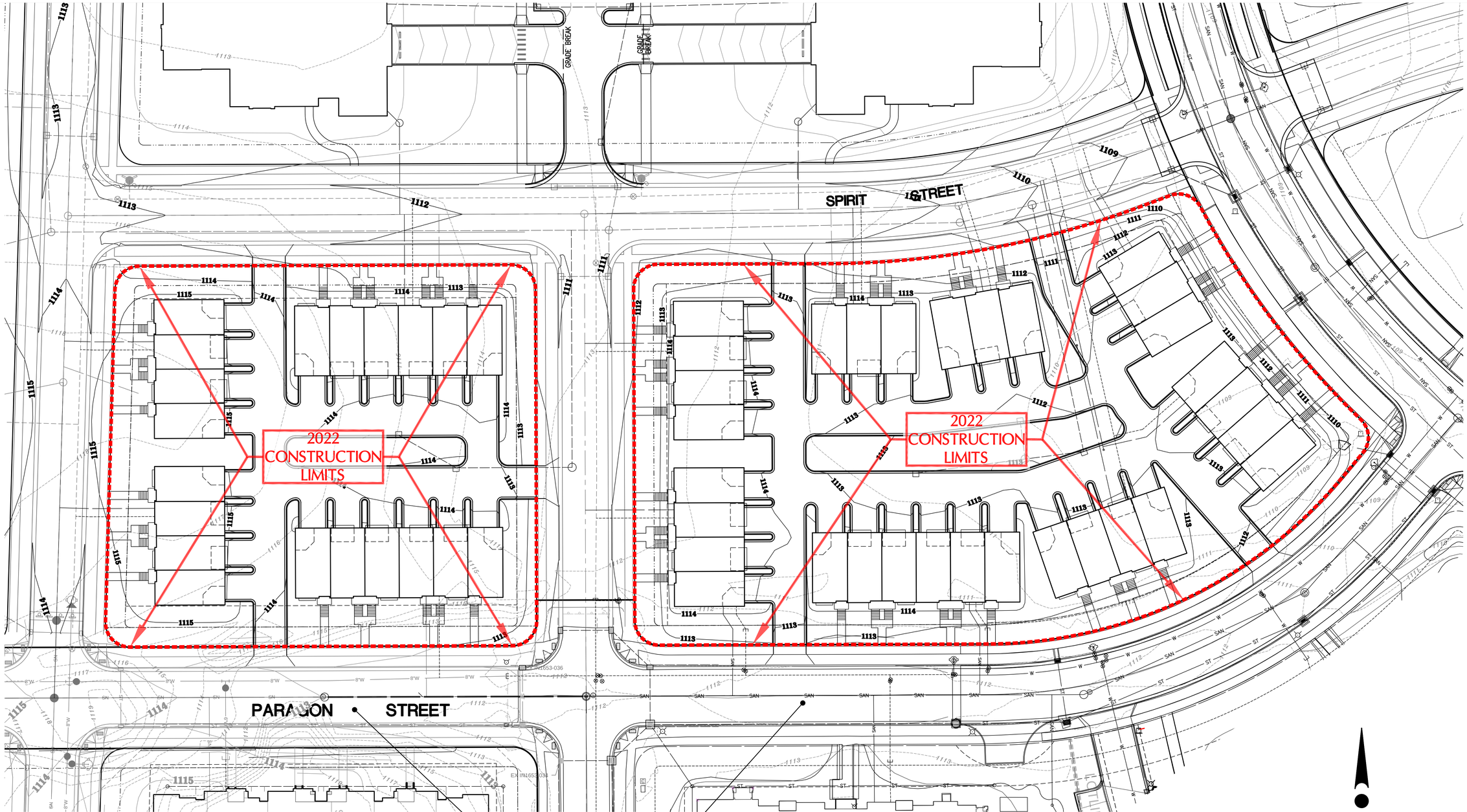

0 15 30 60

Scale: 1" = 30' (22"X34")

Scale: 1" = 60' (11"X17")

PUBLIC IMPROVEMENTS NOTE:
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DATE:
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JOB NUMBER:
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DESCRIPTION:
CONTRACT LIMITS PLAN

SHEET
C1.0

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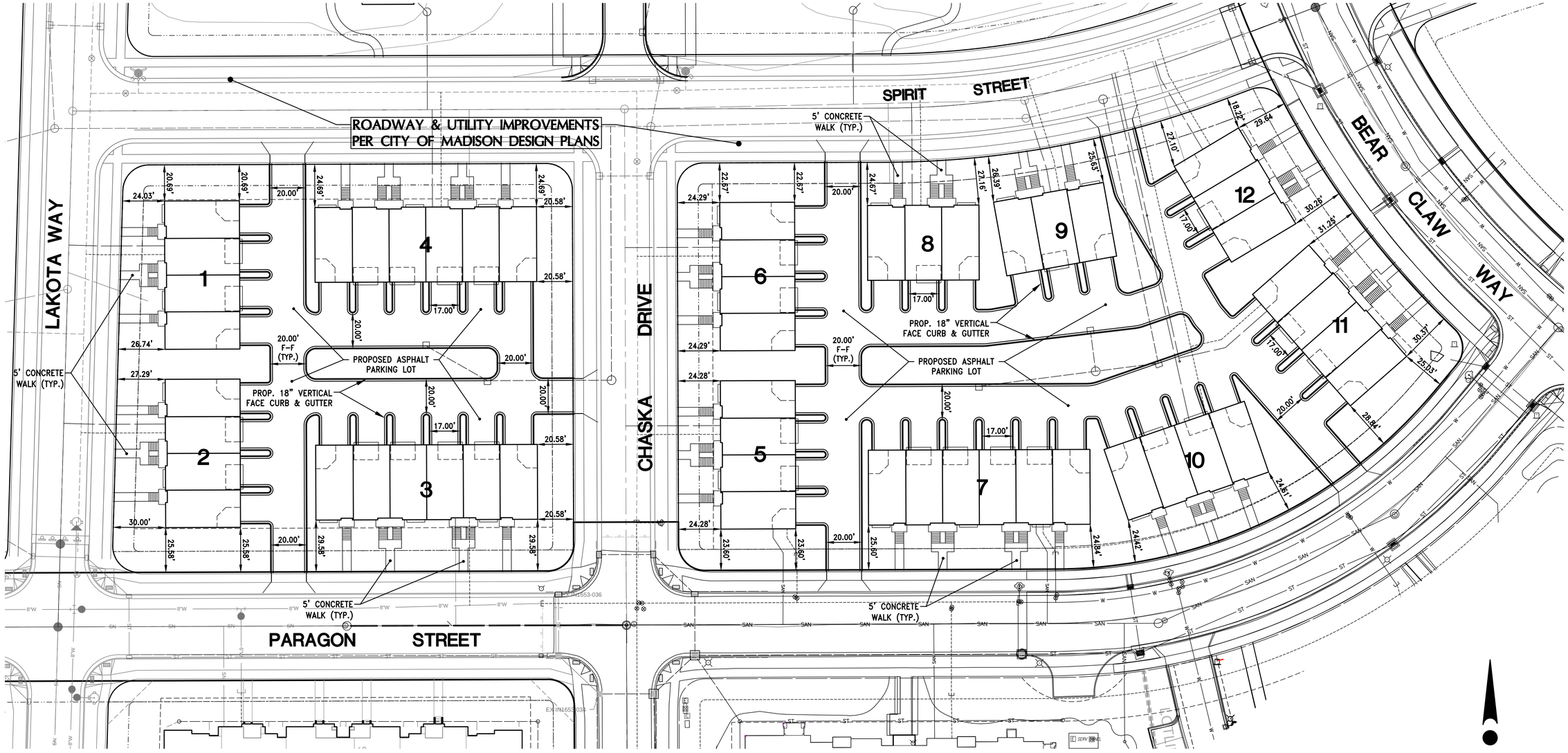

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PROJECT:
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LOTS 5 & 6
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BY: United Financial Group, Inc.
660 W. Ridgeview Drive
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REVISION HISTORY

DATE	DESCRIPTION
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DATE:
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JOB NUMBER:
12041

DESCRIPTION:
SITE PLAN
NORTH

SHEET
C1.1

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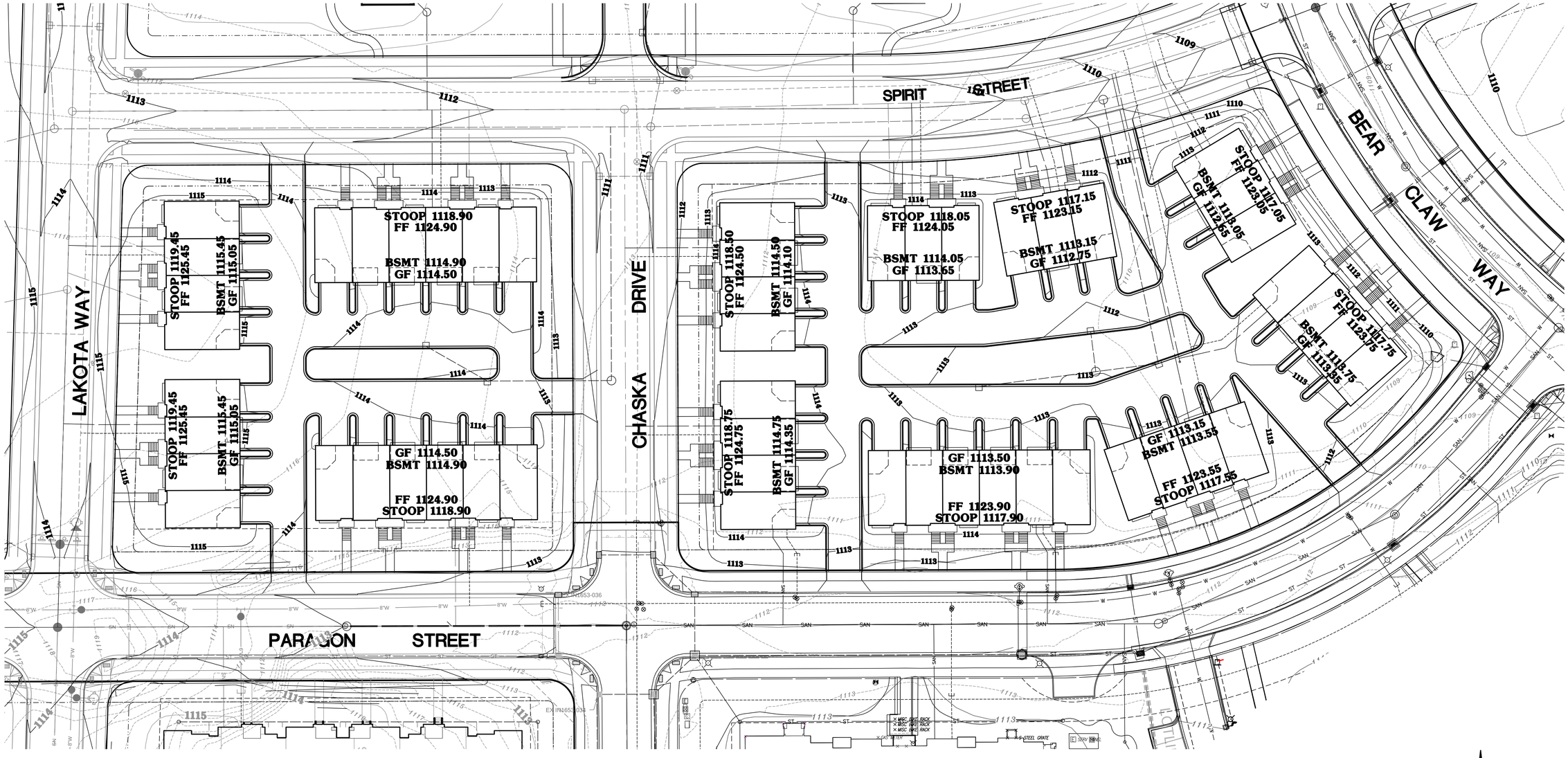

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CITY OF MADISON, DANE COUNTY, WISCONSIN
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DESCRIPTION:
MASTER GRADING & PAVING PLAN

SHEET
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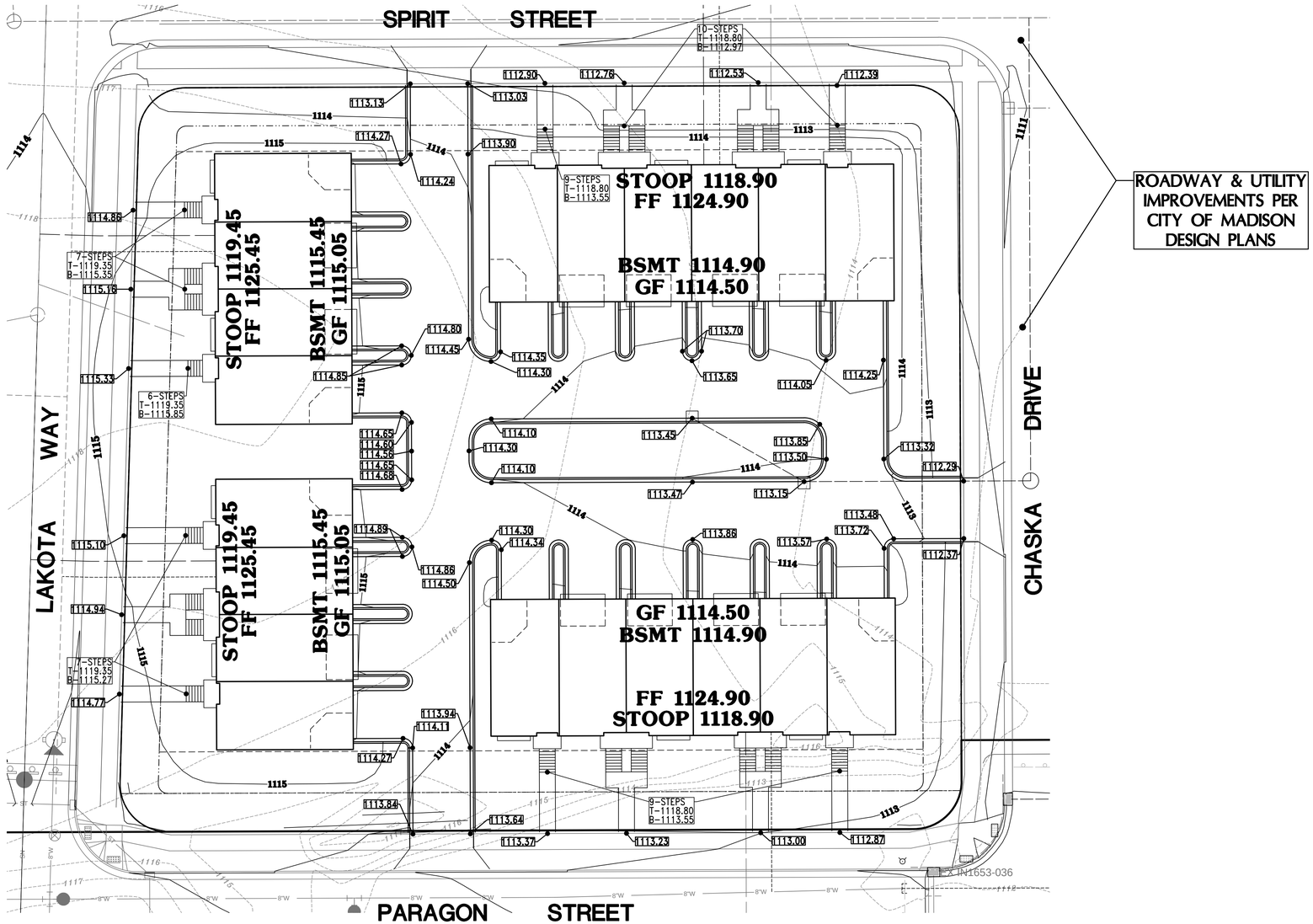

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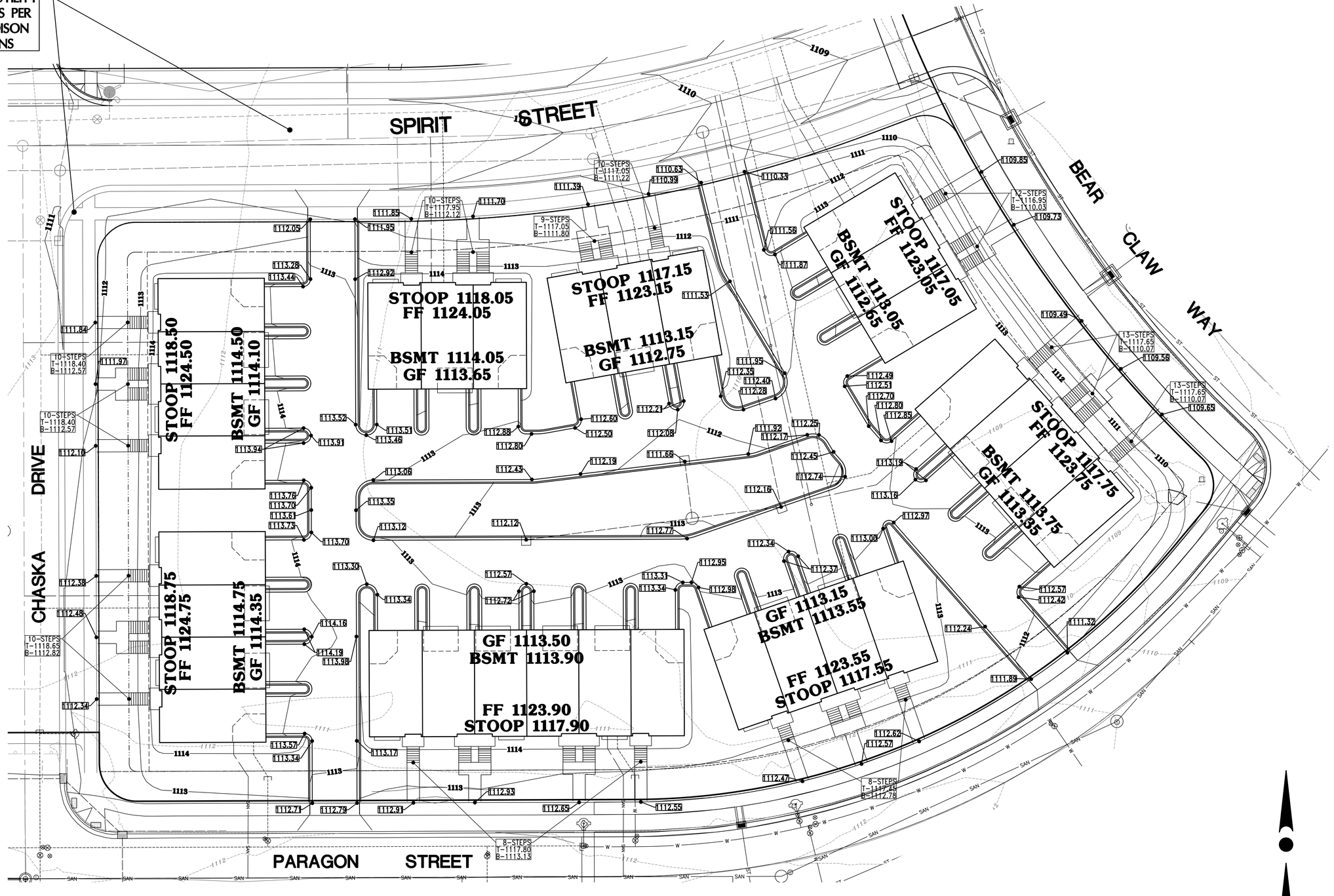
ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS



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MASTER GRADING & PAVING PLAN

SHEET
C2.2

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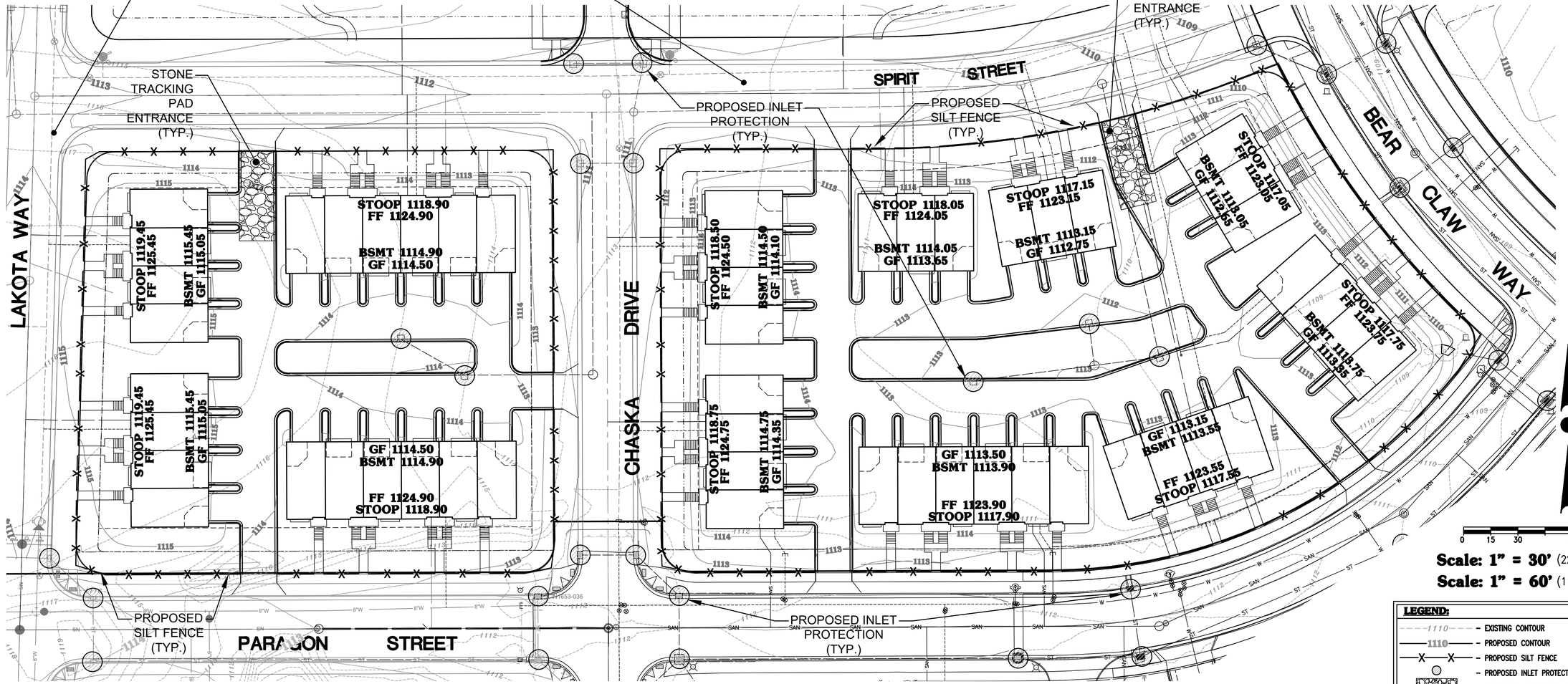
REFER TO CITY OF MADISON ROADWAY & UTILITY IMPROVEMENTS DESIGN PLANS FOR PUBLIC ROAD CONSTRUCTION EROSION CONTROL MEASURES.



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Scale: 1" = 30' (22"X34")

Scale: 1" = 60' (11"X17")

LEGEND:

- 1110 – EXISTING CONTOUR
- 1110 – PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT DRAINAGEWAYS WITH SILT FENCE AND/OR STONE DITCH CHECKS.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. MAINTAIN SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
   F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
   G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
10. EROSION CONTROL INSPECTION AND MAINTENANCE
    A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24–HOUR PERIOD DURING CONSTRUCTION.
    B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

CONSTRUCTION SEQUENCE PLAN PARAGON PLACE – LOTS 5 & 6

1. INSTALL TRACKING PADS AND PROJECT PERIMETER SILT FENCE AND INLET PROTECTION PER PLAN.
2. BUILDING CONSTRUCTION MAY COMMENCE AT ANY TIME ONCE CITY AND STATE APPROVALS FOR SAID WORK HAVE BEEN ISSUED (BUILDING CONSTRUCTION IS A NON–SEQUENTIAL ITEM).
3. COMPLETE ROUGH GRADING.
4. INSTALL SANITARY SEWER LATERALS, WATER MAIN, AND STORM SEWER PER PLANS.
5. INSTALL INLET PROTECTION AND STRAW WATTLES PER PLAN.
6. FINISH GRADE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
7. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. NOTE THAT THIS STEP MAY OCCUR ANY TIME AFTER FINISH GRADING.
8. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AND ACTIVE BUILDING CONSTRUCTION AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING ON ALL SLOPES AND WHERE NEEDED OR INDICATED ON THE PLAN (OUTSIDE OF ACTIVE BUILDING CONSTRUCTION ZONE.
9. INSTALL STONE BASE COURSE – INSTALL CURB & GUTTER AND BINDER PAVEMENT IN AREAS DIRECTED BY THE CONSTRUCTION MANAGER AND AS INDICATED ON THE PLAN.
10. COMPLETE BUILDING CONSTRUCTION.
11. COMPLETE ANY REMAINING CURB & GUTTER AND BINDER COURSE PAVEMENT INSTALLATION.
12. INSTALL SIDEWALK AS INDICATED ON THE PLAN, PER CONSTRUCTION MANAGER'S SCHEDULE AND DIRECTION.
13. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE BUILDING CONSTRUCTION ZONE AREA. INSTALL LANDSCAPING PER LANDSCAPE PLAN AND CONSTRUCTION MANAGER'S SCHEDULE/DIRECTION.
14. REMOVE PERIMETER SILT FENCE ONCE THE AREA IS SUBSTANTIALLY STABILIZED/VEGETATED – ANTICIPATED TO BE CONCURRENT WITH COMPLETION OF FINAL LANDSCAPING.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
CONSERVATION PRACTICE STANDARD:
1052 – NON–CHANNEL EROSION MAT
1055 – SEDIMENT BALE BARRIER (NON–CHANNEL)
1056 – SILT FENCE
1060 – STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES
1062 – DITCH CHECK
1057 – STONE TRACKING PAD AND TIRE WASHING
1058 – MULCHING FOR CONSTRUCTION SITES
1059 – TEMPORARY SEEDING
1061 – DE–WATERING (NOT ANTICIPATED PER SOIL BORINGS)
1064 – SEDIMENT BASIN

CONCRETE WASH AREA NOTE:
CONCRETE MANAGEMENT SHALL INCLUDE A HAY BALE AND PLASTIC WASHOUT PIT AT THE EDGE OF THE CONSTRUCTION AREA, WHICH WILL BE PROPERLY DISPOSED OF WHEN FULL/COMPLETED. CONC. WASH AREA SHALL NOT BE DISCHARGED TO SED. BASIN.

PUBLIC IMPROVEMENTS NOTE:
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

DEWATERING NOTE:
DEWATERING, IF NECESSARY, SHALL BE DISCHARGED TO THE SEDIMENT BASIN.

INLET PROTECTION NOTE:
FRAMED INLET PROTECTION SHALL BE USED ON PUBLIC INLETS PER CITY OF MADISON STANDARDS. STANDARD FILTER BAGS WITH FLAPS MAY BE USED ON PRIVATE PORTIONS OF THE SITE.

WISCONSIN
JOSHUA D. PUDELKO
E–39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PARAGON PLACE

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOTS 5 & 6
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
6/8/2021	INITIAL SUBMITTAL

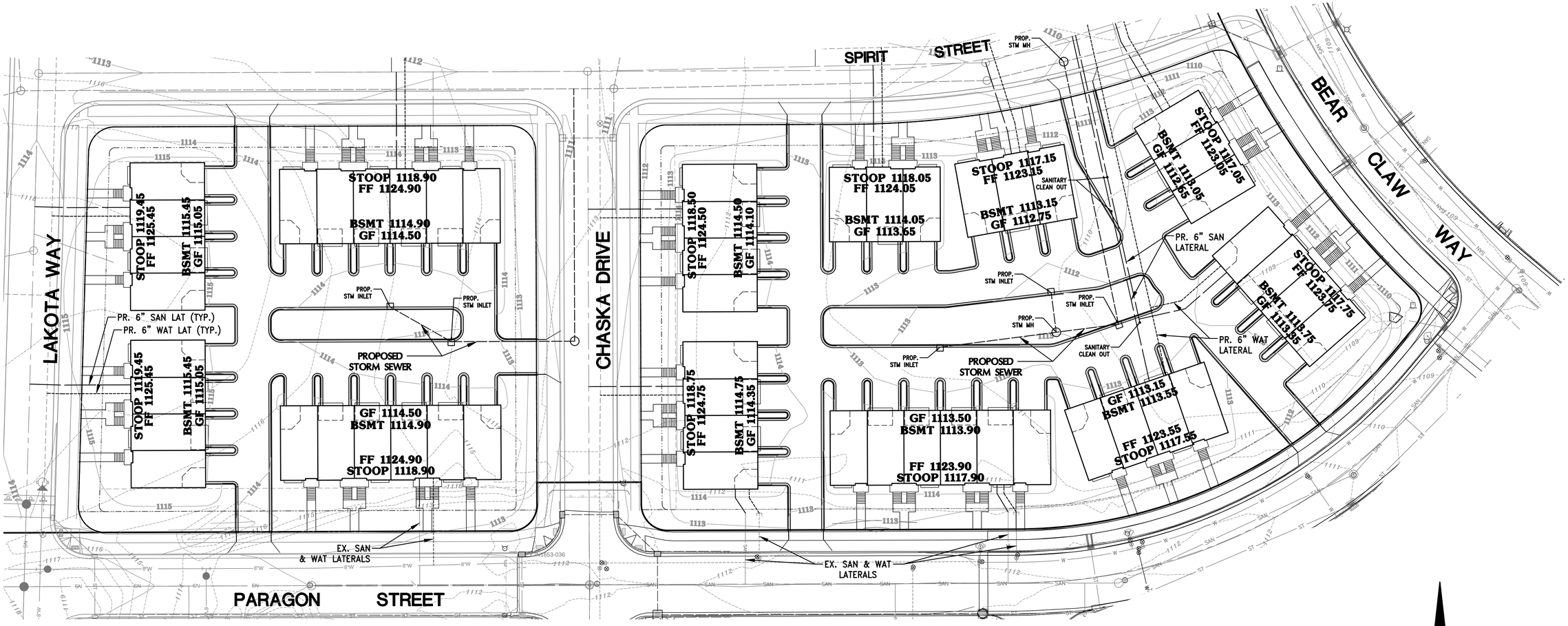
DATE: JUNE 8, 2022

JOB NUMBER: 12041

DESCRIPTION: EROSION CONTROL PLAN

SHEET C2.3

H:\C300\311\12041-01\CONSTRUCTION PLANS\2022-LOTS 5 & 6\CIVIL_LOTS 5 & 6-PARAGON PLACE CIVIL PLANS.DWG



PUBLIC IMPROVEMENTS NOTE:
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0 15 30 60

Scale: 1" = 30' (22"X34")

Scale: 1" = 60' (11"X17")

LEGEND:

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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REVISION HISTORY

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6/8/2021	INITIAL SUBMITTAL

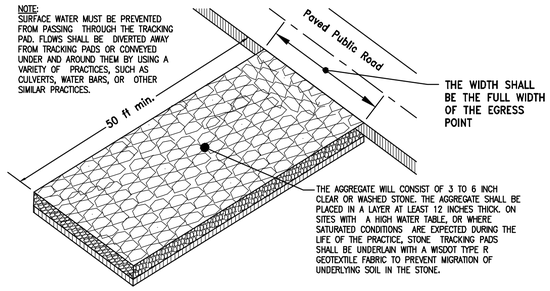
DATE:
JUNE 8, 2022

JOB NUMBER:
12041

DESCRIPTION:
UTILITY PLAN

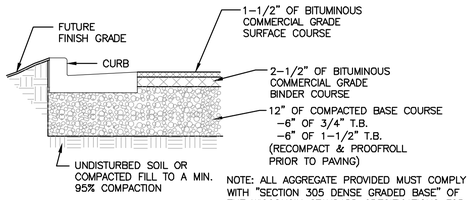
SHEET
C3.0

H:\C300\311\12041-01\CONSTRUCTION PLANS\2022-LOTS 5 & 6\CIVIL_LOTS 5 & 6-PARAGON PLACE CIVIL PLANS.DWG



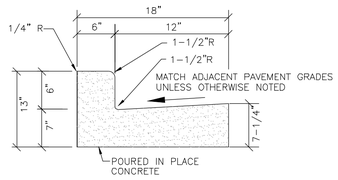
CONSTRUCTION ENTRANCE DETAIL

NO SCALE



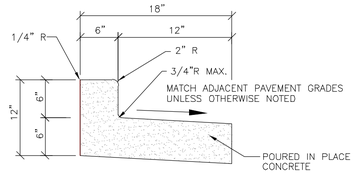
STANDARD PARKING LOT ASPHALT PAVING DETAIL

NO SCALE



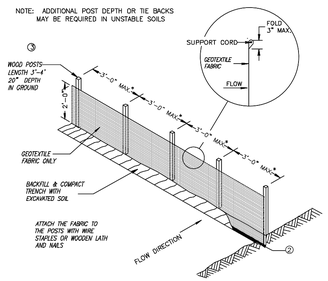
18" CONCRETE CURB & GUTTER

NO SCALE

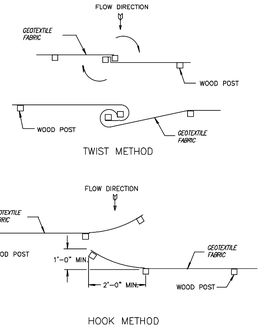


18" REJECT CURB & GUTTER DETAIL

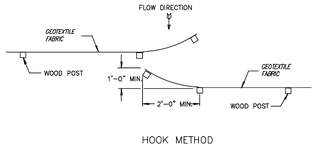
NO SCALE



SILT FENCE

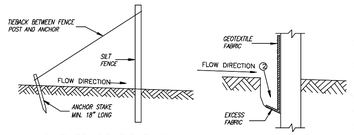


TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② *TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.*

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1?" X 1?" OF OAK OR HICKORY.

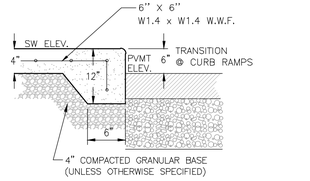
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ *CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.*

SILT FENCE INSTALLATION DETAIL

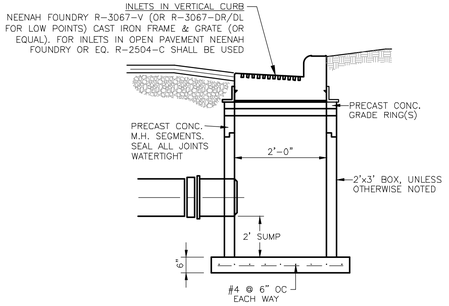
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



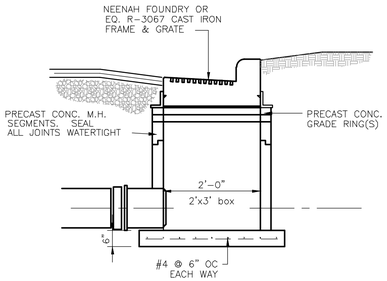
INTEGRAL SIDEWALK & BARRIER CURB

(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



STORM SEWER CATCH BASIN

NO SCALE



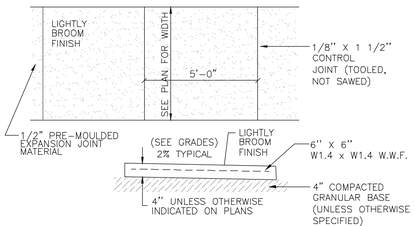
STORM CURB INLET

NO SCALE

PARKING LOT STORM INLET NOTE:
PROPOSED STORM SEWER INLETS WITHIN THE PARKING LOT SHALL HAVE AN OIL AND GREASE FILTER INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE PRODUCTS INCLUDE FleXstorm Inlet Filters BY INLET & PIPE PROTECTION, INC.; FloGard+Plus® CATCH BASIN INSERT FILTER BY KRISTAR ENTERPRISES, INC.; Catch-All HR-1 Inlet and Catch Basin Filtration Device BY MARATHON MATERIALS, INC.; OR APPROVED EQUAL.

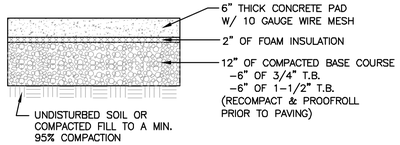
CONCRETE GUTTER DETAIL

NO SCALE



CONCRETE SIDEWALK

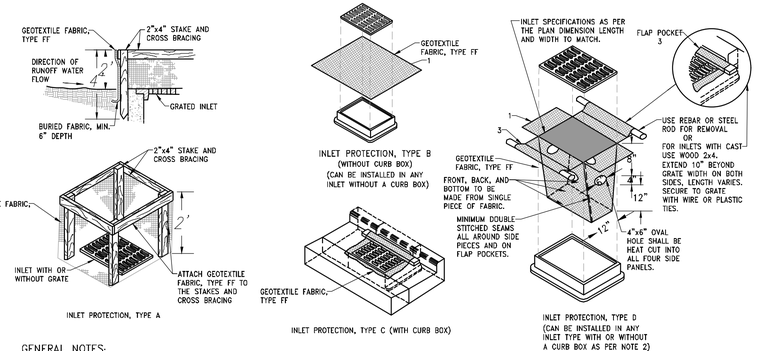
NO SCALE



NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONCRETE PAD DETAIL

NO SCALE



GENERAL NOTES:

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. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

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

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OT OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

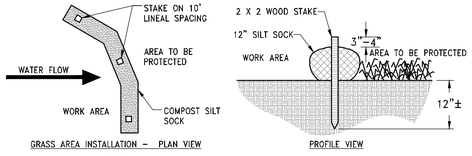
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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 DETAIL

NO SCALE



GRASS AREA INSTALLATION - PLAN VIEW PROFILE VIEW

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

SILT SOCK DETAIL

NO SCALE

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JOB NUMBER:
12041

DESCRIPTION:
CONSTRUCTION DETAILS

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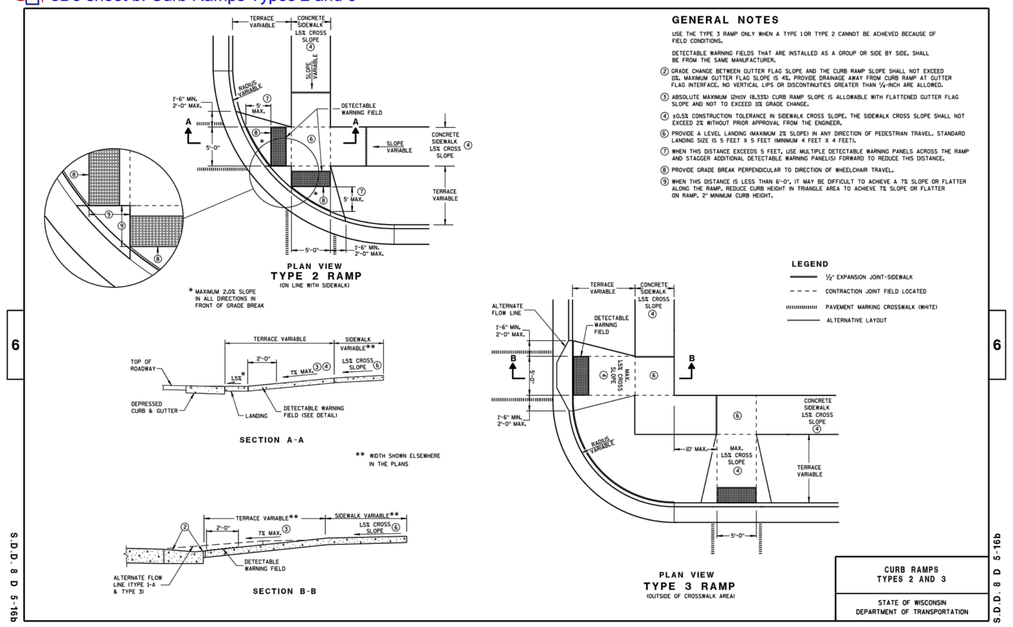
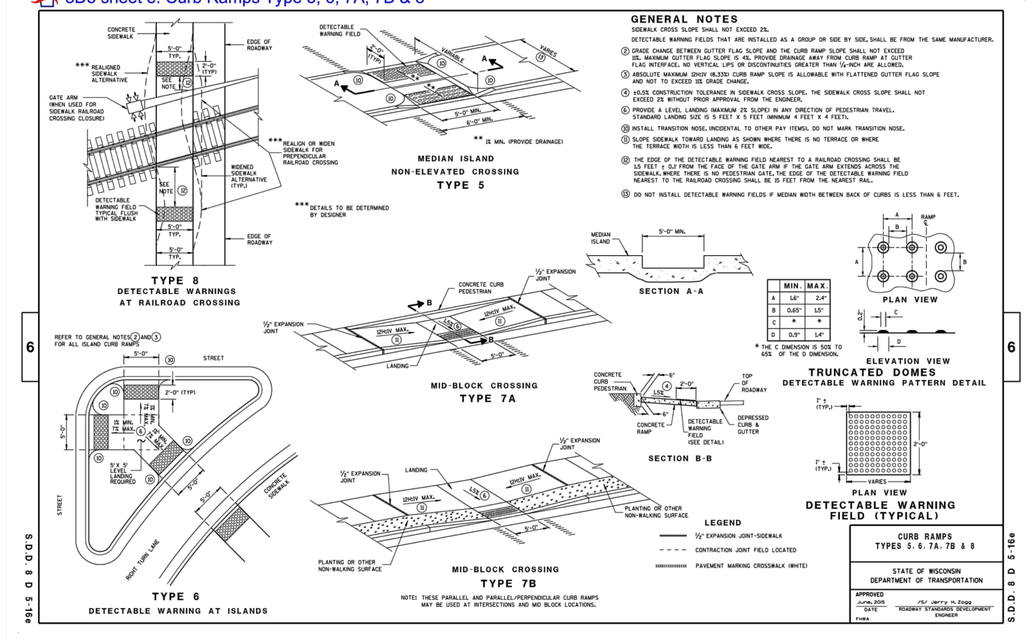
C4.0

H:\C3001\311\12041-01\CONSTRUCTION PLANS\2022-LOTS 5 & 6\CIVIL_LOTS 5 & 6-PARAGON PLACE CIVIL PLANS.DWG

8D5 sheet b: Curb Ramps Types 2 and 3



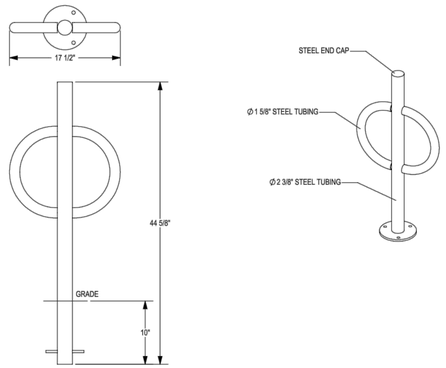
8D5 sheet e: Curb Ramps Type 5, 6, 7A, 7B & 8



STANDARD CURB RAMP DETAILS
NO SCALE

MADRAX

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: PAR-2-SF(IG)
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS 2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-17-18
ENG: SMC

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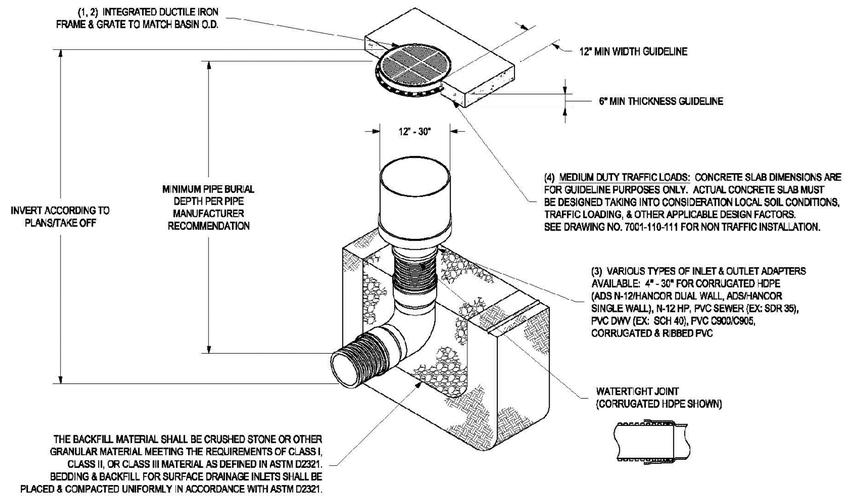
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BIKE PARKING RACK DETAIL (EXTERIOR)
NO SCALE

NYLOPLAST INLINE DRAIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7003-110-022 FOR H-20 TRAFFIC LOAD GUIDELINES).

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DRAWN BY ESC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2499 www.nyloplast-us.com
DATE 04-26-07			
REVISED BY NMH	PROJECT NO./NAME	TITLE INLINE DRAIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL	
DATE 03-15-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7003-110-037	REV D

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SHEET
L1.0

DATE: 6/6/2022
PRINT: 36X24"

0'-0" 30'-0" 60'-0"

PARAGON PLACE
LOTS 5 & 6

9611 & 9705 SPIRIT STREET
MADISON, WI, 53562

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7395 Hwy PD Verona, WI
PH: (608) 845-5111
FAX: (608) 845-3335
www.glacierlandscape.com

SPIRIT STREET

PARAGON STREET

CHASKA DRIVE

(1) AF
(1) GB
(3) PA
TURF
SNOW
Eco-Stone
(12) Sj
(1) QR
(121) ca
(4) To
(1) PX
(1) AF
(1) QR
(3) Dl
(3) Po
(1) Fs
SNOW TURF
(1) PX
TURF
(8) hc
(12) Bt
(1) QR
Eco-Stone
SNOW
TURF
(3) PG
(1) AF
(1) GB
(1) GB
(1) PX
(1) UN
TURF
(1) AF
(1) GB
(8) Dl
(4) Fv
(4) hb
(4) Md
(6) Bgv
(3) Po
(1) Fs
SNOW TURF
(1) Cc
(5) GT
(8) Rf
(2) Po
(8) Lv
(10) Js
(10) Sm
Flagstone Paver Patio, Typ.
Decorative Boulder, Typ.
Eco-Stone Parking Median
Seat Wall, Belgard 'Belair', 18" Height
(1) Cc
(4) To
(14) Bt
(10) sa
(6) Co
(2) Wf
(8) Js
Eco-Stone
Eco-Stone
SNOW
(1) GB
(1) AF
(1) UN
(1) PX
(1) GB
(1) PM
(1) QR
TURF
SNOW
Eco-Stone
Eco-Stone
TURF
(1) PM
SNOW
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(5) Pc
Eco-Stone
(1) AF
(1) PX
(5) Hp
(6) Md
(10) Bgv
(6) Ra
(6) Dl
TURF
(1) Cc
(3) Po
(1) AF
(1) PX
(3) hb
(1) Mr
(3) Ss
(2) PM
(5) hc
Eco-Stone Parking Island, Typ.
Eco-Stone
Eco-Stone
TURF
SNOW
(1) QR
(1) GB
SNOW
SNOW
(1) Fs
(3) Po
(2) Dl
TURF
(1) UN
(1) AF
(1) PX
(1) GB

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9611 SPIRIT STREET
MADISON, WI, 53562

PARAGON PLACE
LOT 5

MARK A. SCHEELER
E-36
MADISON
WISCONSIN
REGISTERED LANDSCAPE ARCHITECT

DATE: 6/6/2022
PRINT: 36X24"

0'-0" 20'-0" 40'-0"

SHEET

L1.1

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9705 SPIRIT STREET
MADISON, WI, 53562

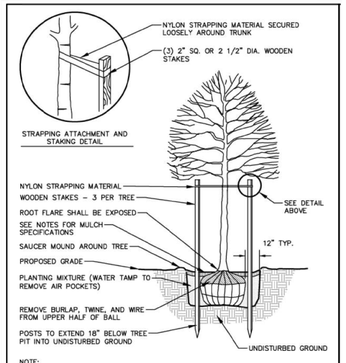
PARAGON PLACE
LOT 6

DATE: 6/6/2022
PRINT: 36X24"

0'-0" 20'-0" 40'-0"

SHEET

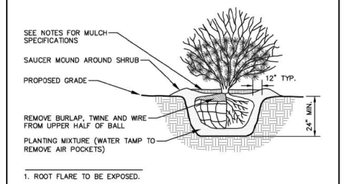
L1.2



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019



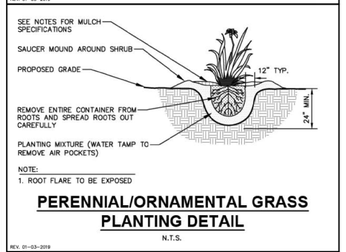
SHRUB PLANTING DETAIL

N.T.S.

EVERGREEN TREE PLANTING DETAIL

N.T.S.

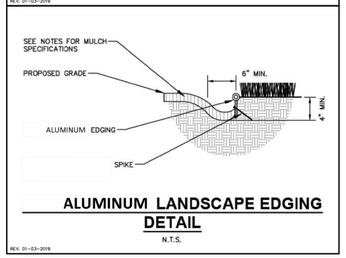
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

PLANT SCHEDULE - LOT 6

Symbol	Scientific Name	Common Name	Quantity	Size	Root Condition	Individual Points	Total Points
AF	Acer x fremanii 'Marmo'	Marmo Maple	14	2.5"	B&B	35	490
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	15	2.5"	B&B	35	525
GT	Glidestia tricanthos var. inermis 'Skycole'	Skyline Honeylocust	7	2.5"	B&B	35	245
PX	Platanus x acerifolia 'Morton Circle'	Exclamation Planetree	9	2.5"	B&B	35	315
QR	Quercus rubra	Red Oak	6	2.5"	B&B	35	210
UN	Ulmus 'New Horizon'	New Horizon Elm	5	2.5"	B&B	35	175
PA	Picea abies	Norway Spruce	6	5'	B&B	35	210
PG	Picea glauca	White Spruce	9	5'	B&B	35	315
PM	Pinus mugo ' Tannenbaum'	Tannenbaum Pine	6	5'	B&B	35	210
Cc	Carpinus caroliniana	Musclewood	6	1.5"	B&B	15	90
Fs	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	5	1.5"	B&B	15	75
Mr	Malus 'Red Jewel'	Red Jewel Crabapple	1	1.5"	B&B	15	15
Bgv	Buxus 'Green Velvet'	Green Velvet Boxwood	21	3 Gal.	Container	4	84
Ra	Rhododendron 'Aglo'	Aglo Rhododendron	10	3 Gal.	Container	4	40
Js	Juniperus sabina 'Mini Arcadia'	Mini Arcadia Juniper	26	3 Gal.	Container	4	104
Md	Microbiota decussata	Russian Arborvitae	14	3 Gal.	Container	4	56
To	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	14	3 Gal.	Container	4	56
Bt	Berberis thunbergii 'Admiration	Admiration Barberry	46	3 Gal.	Container	3	138
Co	Cotoneaster adpressus	Creeping Cotoneaster	6	3 Gal.	Container	3	18
Dl	Diervilla lonicera	Dwarf Bush Honeysuckle	31	3 Gal.	Container	3	93
Fv	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	4	3 Gal.	Container	3	12
Hp	Hydrangea paniculata 'ILVOBO'	Bobo Hydrangea	5	3 Gal.	Container	3	15
Lv	Ligustrum vulgare 'Swift'	Straight Talk Privet	24	3 Gal.	Container	3	72
Pc	Philadelphus coronarius 'SMNPVG'	Illuminati Tower Mockorange	5	3 Gal.	Container	3	15
Wf	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	10	3 Gal.	Container	3	30
Po	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	17	3 Gal.	Container	3	51
Rf	Rhamnus frangula 'Ron Williams'	Fine Line Buckthorn	8	3 Gal.	Container	3	24
Sm	Syringa meyeri 'Palibin'	Palibin Lilac	13	3 Gal.	Container	3	39
Ss	Sorbaria sorbifolia 'Levgreen'	Matcha Ball Ash Leaf Spirea	11	3 Gal.	Container	3	33
Sj	Spiraea japonica 'Walbuma'	Magic Carpet Spirea	20	3 Gal.	Container	3	60
Sx	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	1	3 Gal.	Container	3	3
ca	Calmagrastis acutifolia	Karl Foerster Feather Reed Grass	201	1 Gal.	Container	2	402
ha	Hosta 'Autumn Frost'	Autumn Frost Hosta	4	1 Gal.	Container	2	8
hb	Hosta 'Beyond Glory'	Beyond Glory Hosta	12	1 Gal.	Container	2	24
hc	Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	25	1 Gal.	Container	2	50
sa	Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	14	1 Gal.	Container	2	28
c	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	600	Plug	Container	-	
						TOTAL POINTS	4330
						Points Required	2487

GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI 260.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall received adequate fertilization with 'Easy Grow' 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees:
1-1/2" to 3" cal.: 2 packets, one each side
Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Shrubs:
1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents.
Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded w/, or cover with applicable erosion mat per specifications.
spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

Guarantee period for plant materials shall be as follows:

Lawns (seed & sod)*	3 months
Ground Cover	3 months
Shrubs	12 months
Trees	12 months
Perennials, Roses & Japanese Maples	90 days from installation

*(If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" stained wood mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be water
Where specified, all plant beds, pits and tree rings are to receive a minimum of 2-3" dressing of shredded brown-stained wood **mulch shavings (or brown enviro-mulch) free of growth, weeds, foreign matter detrimental to plant life or germination inhibiting ingredients. Landscape contractor to provide a sample to owner for approval. Contractor to take care with installation not to damage or cover plants. Refer to planting details for further information.**

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant materials to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:
Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.
ed at the time planting throughout construction and upon completion of project as required.

NOTES:
1: Turf areas to be fine graded, seeded, fertilized and straw mulched
2: Plant beds to be separated from turf areas w/aluminum edging
3: Plant Beds to be mulched w/brown-stained shredded wood to 3" depth
4: Eco-Strips to be mulched w/1.5" Mississippi River Stone to 3" depth, over fabric
5: Plant Beds to receive pre-emergent per mfg. recommendations
6: Plantings in turf areas shall have 4' diameter shredded bark mulch rings

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Any series of trees to be placed in a particular arrangement will be field checked for accuracy. Trees of same species to be matched in growth character and uniformity. Any trees misplaced will be subject to rejection.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.It shall be understood that in accordance with the terms of the guarantee that the landscape contractor must promptly inform the Owner if proper maintenance is not being given to the installation. Such notice shall be in writing, outlining corrective measures to be taken, with a copy to Landscape Architect. At any time during the guarantee period, the landscape contractor shall be required to replace all plants that are dead or in unsatisfactory condition of growth. All replacement plants shall be of like size and kind of the plants removed. Any seed areas over one foot square not covered by turf shall be reseeded by the contractor. Any seed areas over one foot square that are dead or dying shall be replacements included within the guarantee and shall be landscape contractor's expense.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect.

Landscape contractors are responsible for making sure all tree balls are moist at the core when trees are installed.

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

Pre-Emergent Herbicide (Treflan or Equiv.) to be applied to all plant beds prior to planting for noxious weed control.

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the even of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH
At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting. Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

All plants must be bid and selected per the species specified on the plans. The sizes of plant material listed herein is a minimum acceptable size. Additionally, if excessive pruning reduces the crown and the plant shall be replaced.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

Contractor is responsible for furnishing all materials, tools, equipment, labor and plants necessary for proper planting and installation of all landscape material.

Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

Per every 100 square feet add:
- One - 2 Cubic foot bale of peat moss
- 2 pounds of 5-10-5 garden fertilizer
- ¾ cubic yard of composted manure
- Plant starter or other composted, organic material
- ** Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.

Recommended seed mix:
Wear-N-Tear by LaCrosse Seeds
40% Kentucky Bluegrass 40%: Perennial Ryegrass
10% Creeping Red Fescue 10% Chewings Fescue
Apply at a rate of 4lbs. per 1000sf
Install per Mfg. specifications

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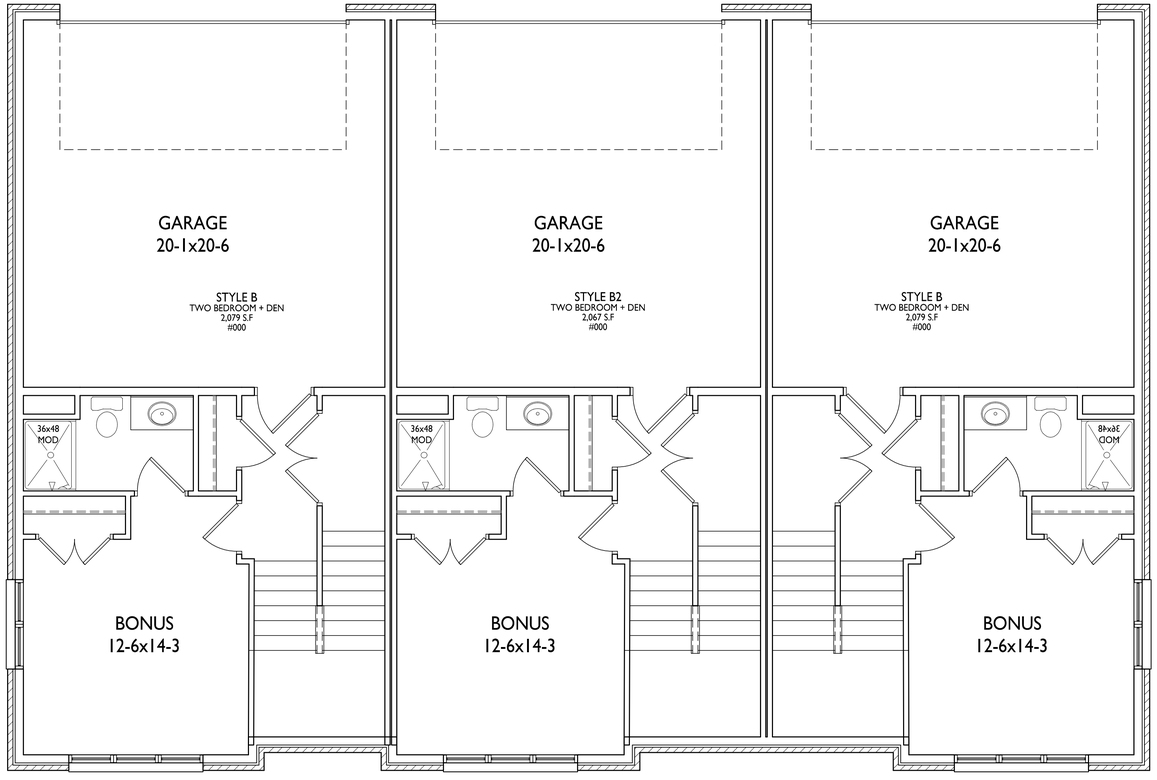
9611 & 9705 SPIRIT STREET
MADISON, WI, 53562
PARAGON PLACE
LOTS 5 & 6

DATE: 6/6/2022
PRINT: 36X24"
N.T.S.

SHEET
L2.0



1 A-1.0 BASEMENT/GARAGE

1/4" = 1'-0"

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
3-Unit Townhouse Basement/Garage

SHEET NUMBER
A-1.0

PROJECT NO. #2121 2121

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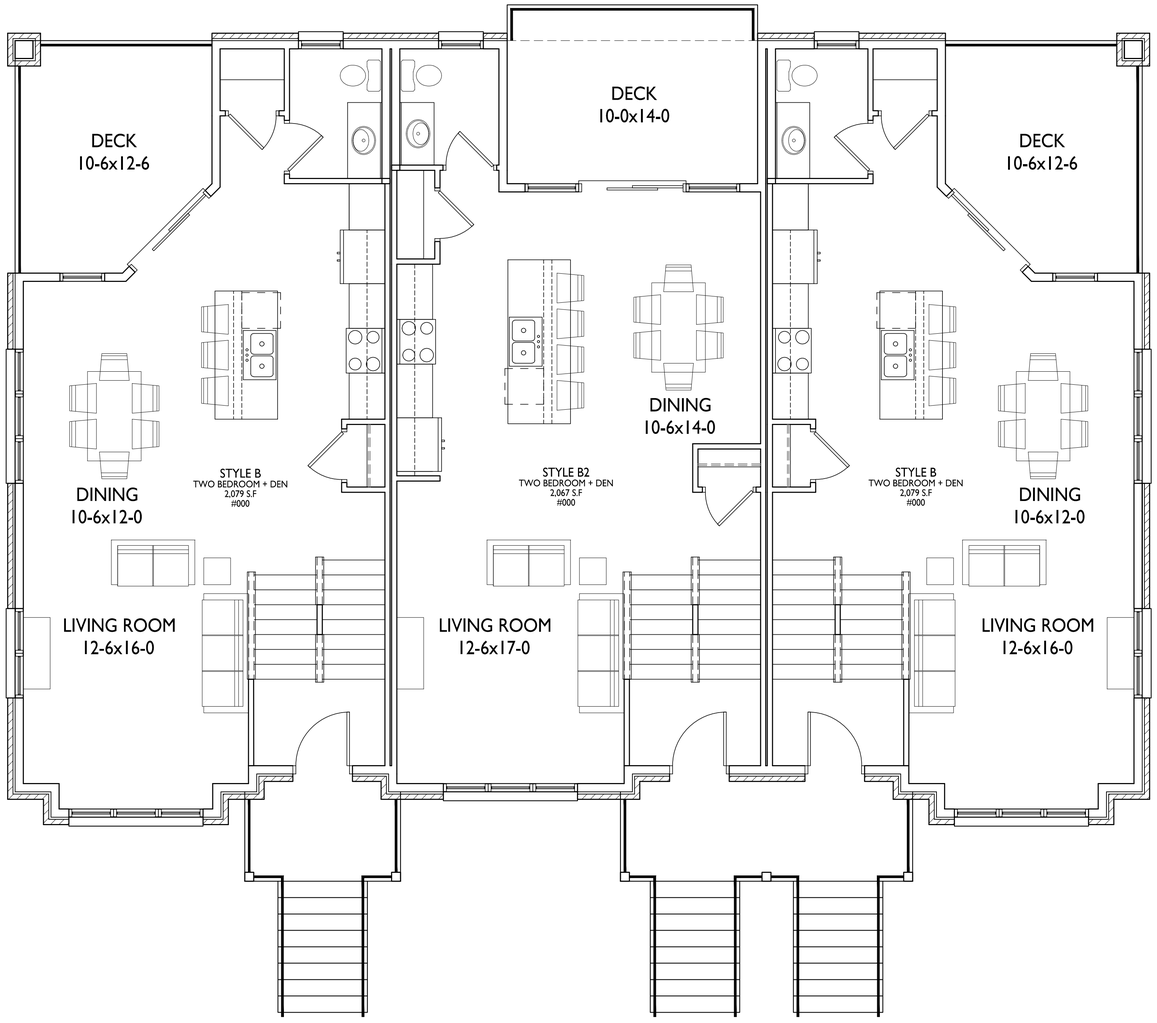

1 A-1.1 FIRST FLOOR PLAN

1/4" = 1'-0"

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
3-Unit Townhouse First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. #2121 2121

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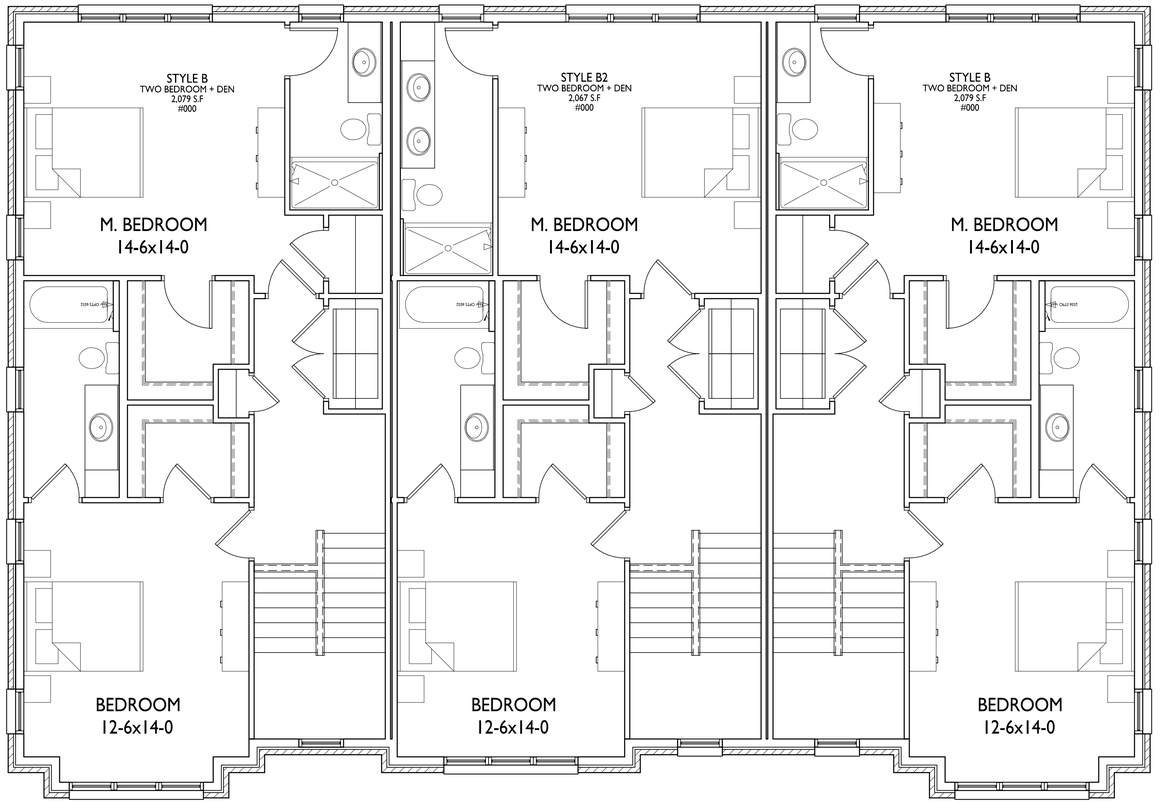

1 / A-1.2 SECOND FLOOR PLAN

1/4" = 1'-0"

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
3-Unit Townhouse Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. #2121 2121

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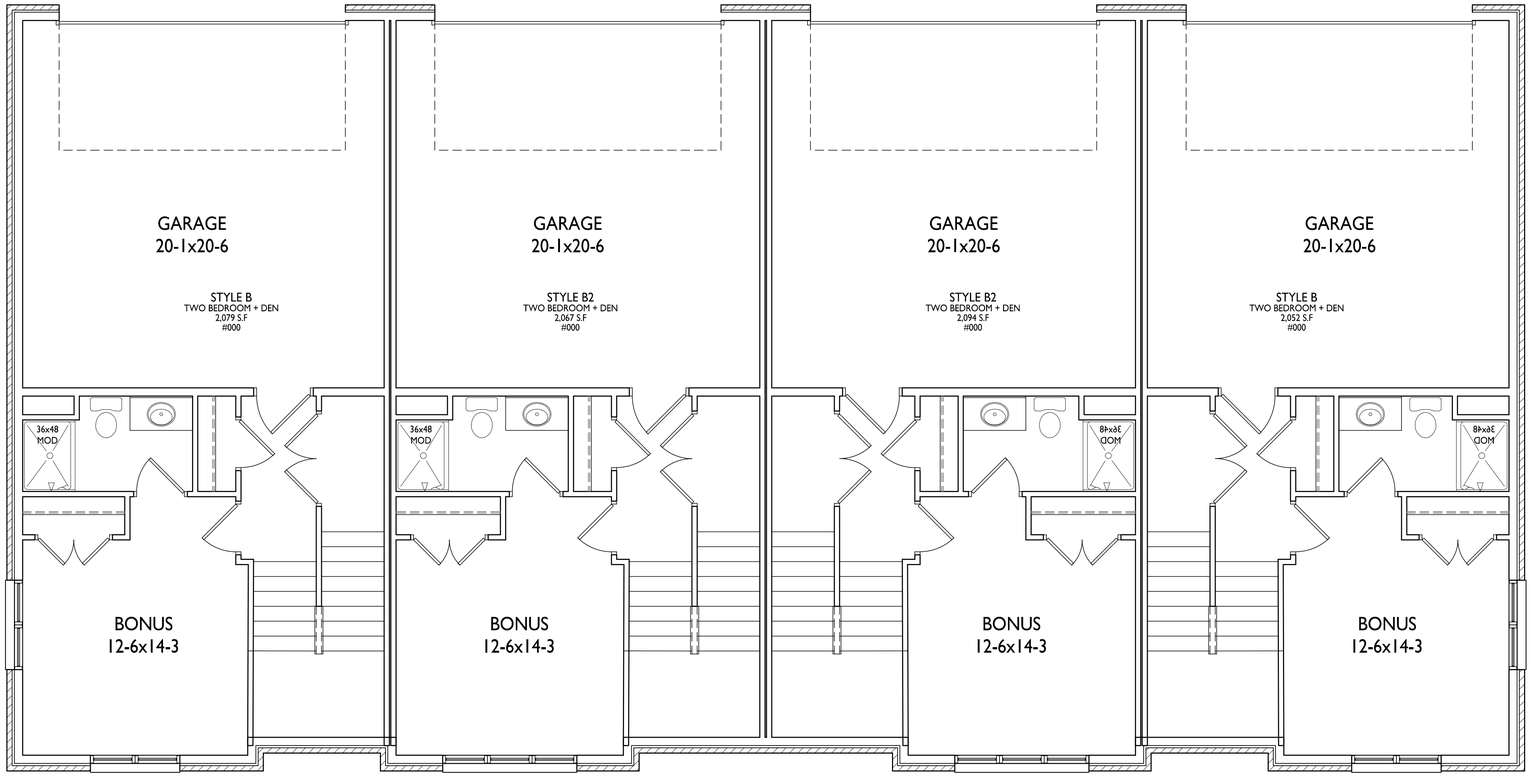

1 A-1.0 BASEMENT/GARAGE

1/4" = 1'-0"

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Middleton, WI 53562

ISSUED
Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
4-Unit
Townhouse
Basement/Garage

SHEET NUMBER
A-1.0

PROJECT NO. #2121 2121

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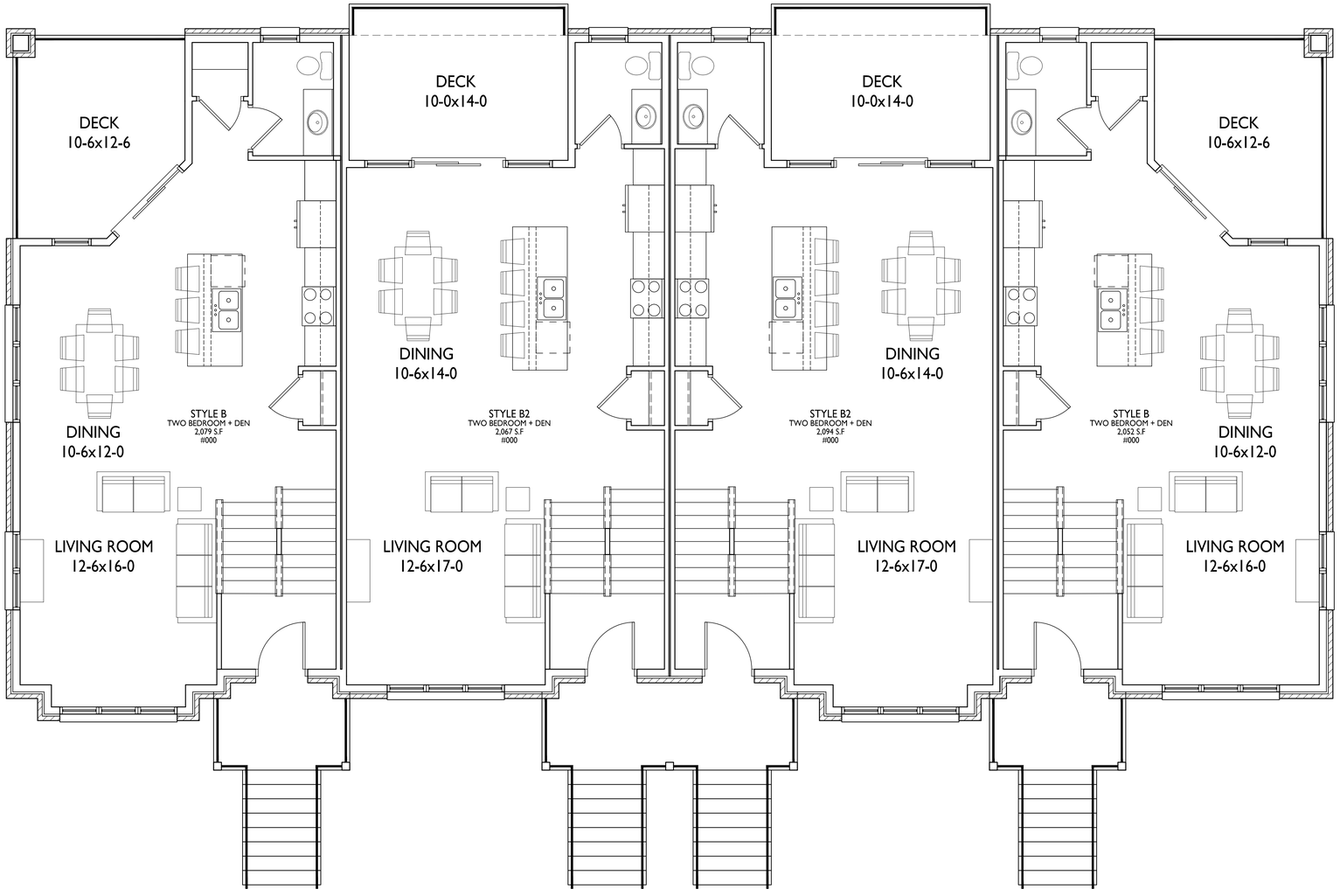

1 / A-1.1 FIRST FLOOR PLAN

1/8" = 1'-0"

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Middleton, WI 53562

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Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
6-Unit Townhouse First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. #2121 2121

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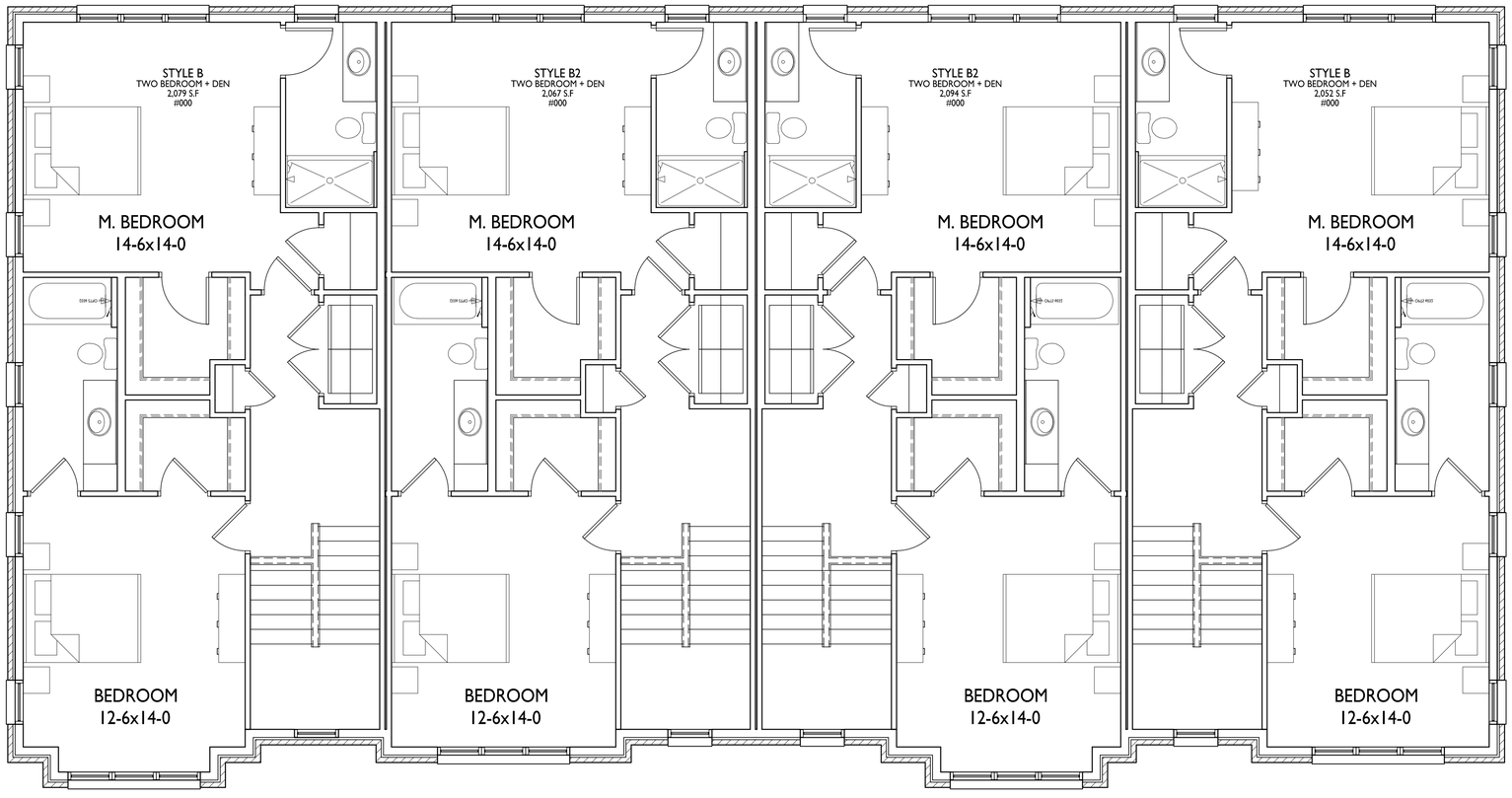

1 / A-1.2 SECOND FLOOR PLAN

1/4" = 1'-0"

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Phone: 608.836.3690
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Middleton, WI 53562

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
4-Unit Townhouse Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. #2121 2121

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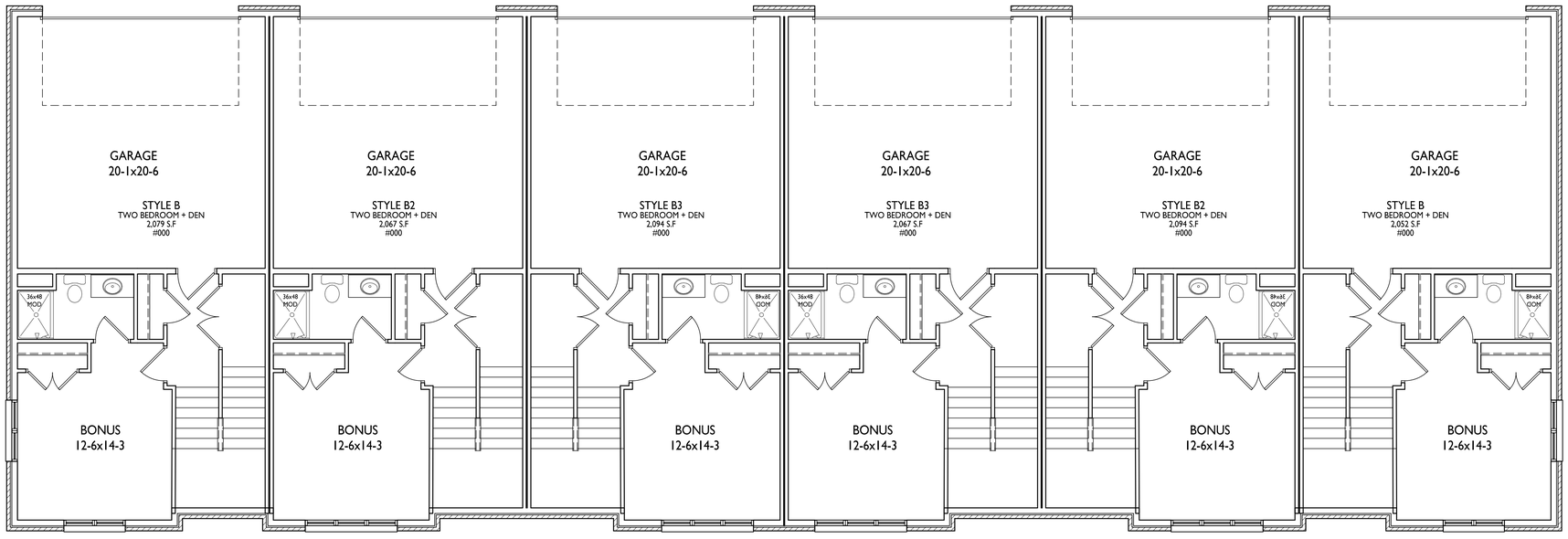

1 A-1.0 BASEMENT/GARAGE

3/16" = 1'-0"

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ISSUED
Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
6-Unit Townhouse Basement/Garage

SHEET NUMBER
A-1.0

PROJECT NO. #2121 2121

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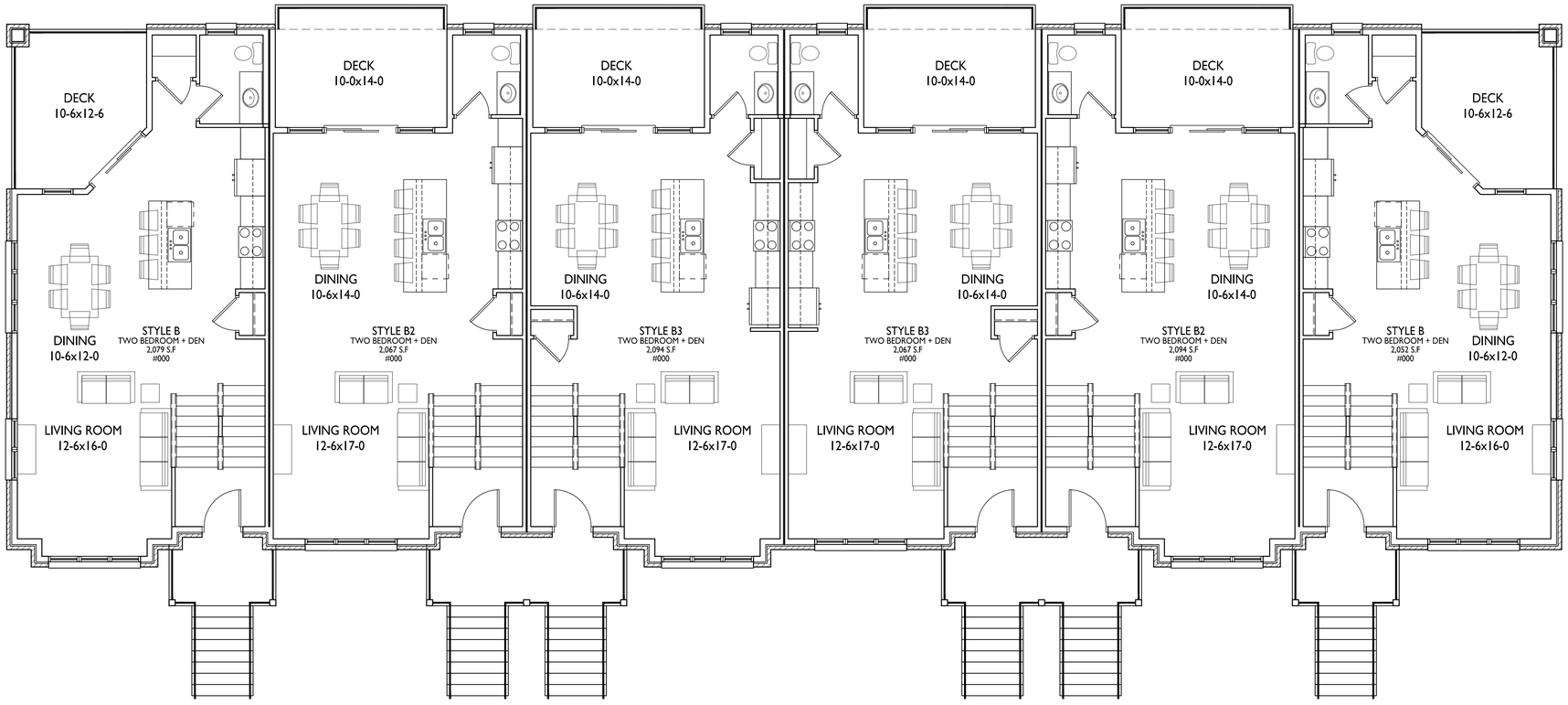

1 / A-1.1 FIRST FLOOR PLAN

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Issued for UDC & LUA Submittal - June 13, 2022

PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
6-Unit Townhouse First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. #2121 2121

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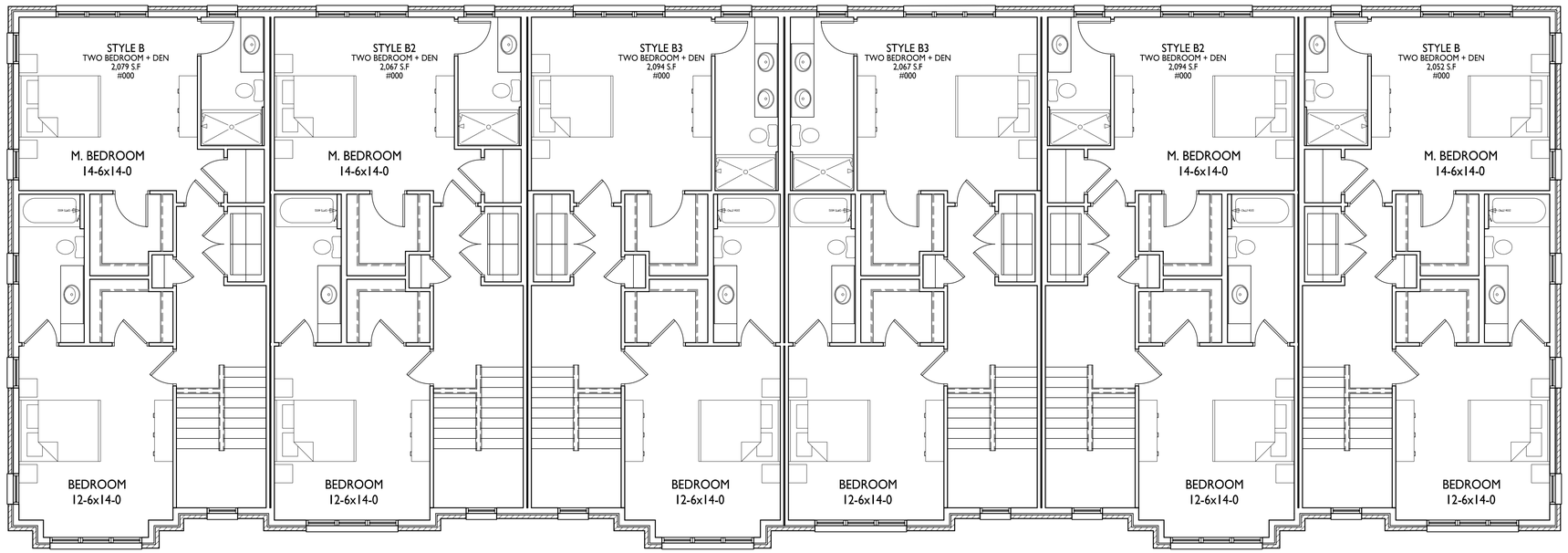

1 A-1.2 SECOND FLOOR PLAN

3/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 and 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
6-Unit Townhouse Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. #2121 2121

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1 A201 ELEVATION - NORTH
1/8" = 1'-0"

2 A201 ELEVATION - SOUTH
1/8" = 1'-0"

3 A201 ELEVATION - EAST
1/8" = 1'-0"

4 A201 COLORED ELEVATION - EAST
1/8" = 1'-0"

5 A201 COLORED ELEVATION - NORTH
1/8" = 1'-0"

6 A201 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	US BRICK	KONA VELOUR
(#2) - BRICK VENEER	US BRICK	PEBBLE BEACH VELOUR
(#3) - COMPOSITE LAP SIDING - 6"	JAMES HARDIE	COBBLESTONE
(#4) - COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE - SMOOTH
(#5) - COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#6) - COMPOSITE WINDOWS	N/A	TAN
(#7) - CAST STONE	N/A	N/A
(#8) - 10" x 10" WRAPPED COLUMN	N/A	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS	N/A	BLACK
(#10) - ASPHALT SHINGLE ROOF	N/A	N/A
(#11) - METAL ROOF	N/A	N/A

NOT FOR CONSTRUCTION

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Madison, Wisconsin

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

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1 A201 ELEVATION - NORTH
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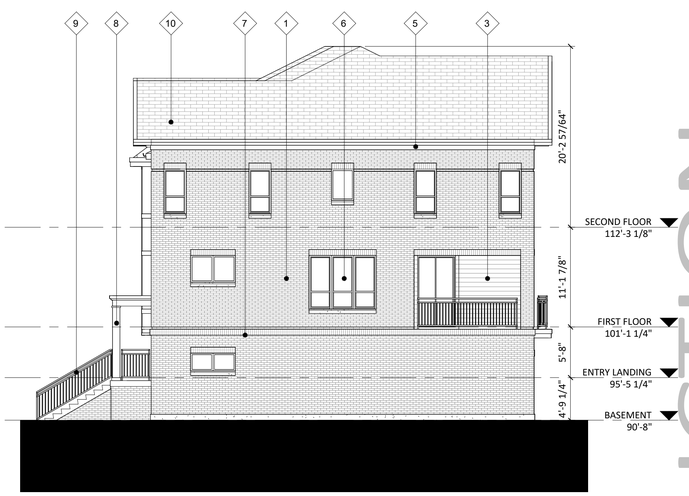

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Madison, Wisconsin

SHEET TITLE
EXTERIOR ELEVATIONS

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A201

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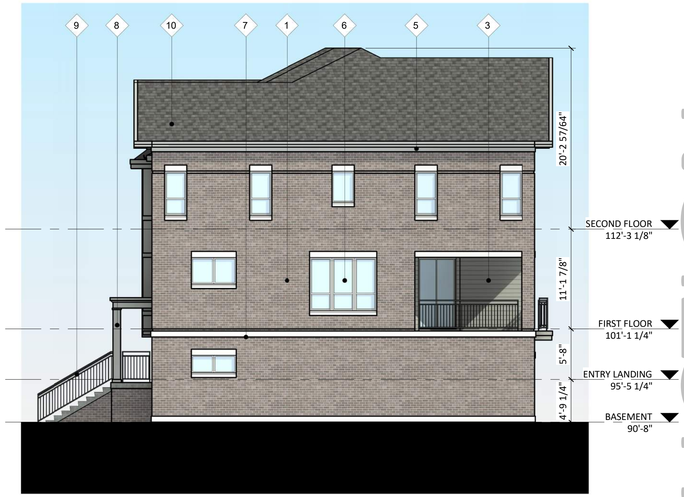
1 A202 COLORED ELEVATION - NORTH
1/8" = 1'-0"



3 A202 COLORED ELEVATION - EAST
1/8" = 1'-0"

2 A202 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site - Lots 5 & 6

Paragon Street
Madison, Wisconsin

SHEET TITLE
COLORED EXTERIOR ELEVATIONS

SHEET NUMBER
A202

PROJECT NUMBER 2121

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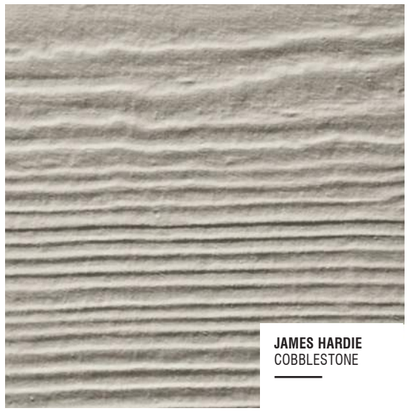
COLOR SCHEME 1



JAMES HARDIE
COBBLESTONE

COMPOSITE SIDING, BAYS & TRIM

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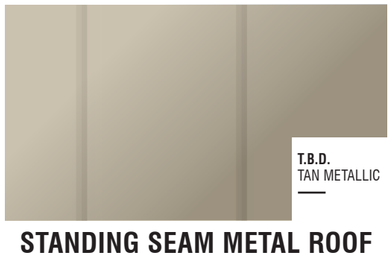
ROCKCAST
CREME BUFF | SMOOTH

STONE SILLS

WINDOWS & DOORS

ALUMINUM RAILINGS



T.B.D.
TAN METALLIC

STANDING SEAM METAL ROOF

OWENS CORNING
DRIFTWOOD

ASPHALT SHINGLES

US BRICK
BURGUNDY VELOUR - MODULAR

FIELD BRICK VENEER

US BRICK
SHADOW GRAY VELOUR - MODULAR

ACCENT BRICK VENEER

MATERIAL BOARD

LOTS 5 & 6 PARAGON PLACE AT BEAR CLAW WAY

PARAGON STREET
MADISON, WI
JUNE 13, 2022

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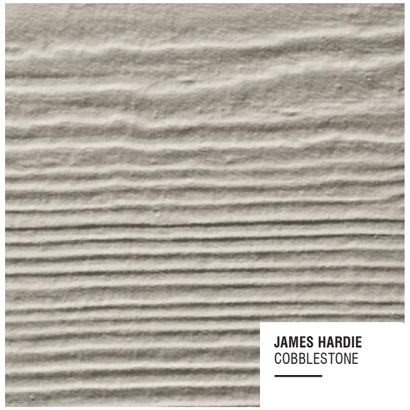
COLOR SCHEME 2



JAMES HARDIE
COBBLESTONE

COMPOSITE SIDING, BAYS & TRIM

ROCKCAST
CREME BUFF | SMOOTH

STONE SILLS

WINDOWS & DOORS

ALUMINUM RAILINGS

T.B.D.
TAN METALLIC

STANDING SEAM METAL ROOF

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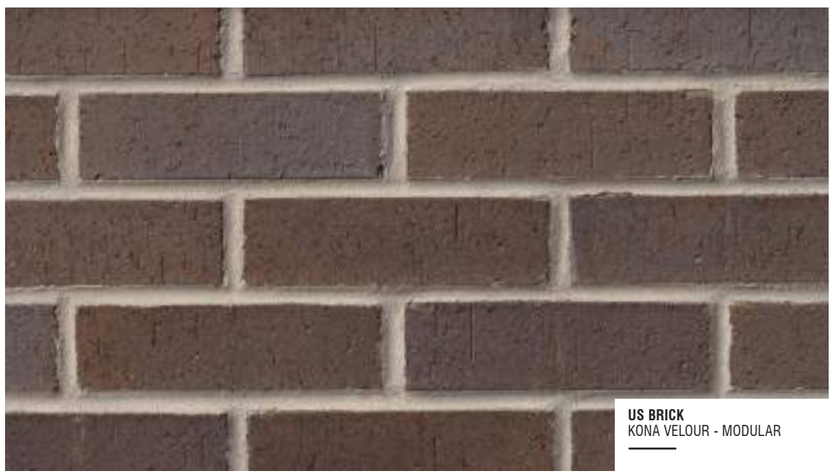


US BRICK
KONA VELOUR - MODULAR

FIELD BRICK VENEER

US BRICK
PEBBLE BEACH VELOUR - MODULAR

ACCENT BRICK VENEER

MATERIAL BOARD

LOTS 5 & 6 PARAGON PLACE AT BEAR CLAW WAY

PARAGON STREET
MADISON, WI
JUNE 13, 2022

knothe bruce ARCHITECTS

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Paragon Place at Bear Claw Way - Lots 5 and 6
Contact Name & Phone #:	Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

D-Series Pole Mount
LED Area Luminaire

Buy American

Catalog Number

Notes

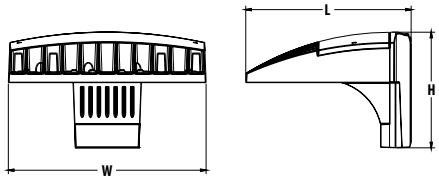
Type

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

Specifications

Luminaire

EPA:	0.8 ft² *(.07 m²)*
Width:	13-3/4" *(34.9 cm)*
Length:	11.5" *(29.2 cm)*
Height:	8" *(20.3 cm)*
Weight:	16.03 lbs *(7.3 kg)*



Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

DSXWPM LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting [3]
DSXWPM LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5M Type V medium T5S Type V short T5A Type V area T5W Type V wide SYMDF Symmetric diffuse	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter PUMBA Square and round universal mounting adapters

Control Options

Shipped installed

PE	Photoelectric cell, button type [4]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
PIR	Motion/ambient light sensor, <15' mtg ht [5,6]
PIRH	Motion/ambient light sensor, 15-30' mtg ht [5,6]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7]

Other Options

Shipped installed

SF	Single fuse (120, 277, 347V) [8]
DF	Double fuse (208, 240, 480 V) [8]
HS	House-side shield [8]

Shipped separately [9]

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR, PIRH.
3 Not available with 90 degree mounting. Not recommended for 3" poles.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "PE"option (button type photocell).
6 Not available with 20 LED/1000 mA configuration (DSXWPM LED 20C 1000).
7 PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
8 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
9 Also available as a separate accessory; see Accessories information.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory
DSXWDDL U	Diffused drop lens

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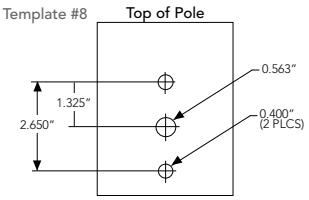
Drilling



Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

If ordering new poles, specify the AERIS™ drilling pattern, per the table below.

DM19AS Single unit **DM28AS** 2 at 180°

Example: SSA 20 4C **DM19AS** DDBXD

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	103	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			T5M	1,486	1	0	0	106	1,595	1	0	0	114	1,605	1	0	0	115	939	1	0	0	67
			T5S	1,516	1	0	0	108	1,627	1	0	0	116	1,638	1	0	0	117	958	1	0	0	68
			T5A	1,425	1	0	1	102	1,531	1	0	1	109	1,540	1	0	1	110	901	1	0	1	64
			T5W	1,423	1	0	1	102	1,528	1	0	1	109	1,538	1	0	1	110	899	1	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	1	0	1	97	797	0	0	1	57
			SYMDF	1,299	1	0	1	93	1,394	1	0	1	100	1,403	1	0	1	100	821	1	0	1	59
	530mA	20W	T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	0	0	1	111	1,264	0	0	1	63
			T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	0	0	1	106	1,205	0	0	1	60
			T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63
			T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	0	0	1	109	1,237	0	0	1	62
			T4M	1,970	1	0	1	98	2,115	1	0	1	106	2,128	0	0	1	106	1,212	0	0	1	61
			TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63
			T5M	2,156	1	0	0	108	2,315	2	0	0	116	2,329	1	0	0	116	1,326	1	0	0	66
			T5S	2,199	1	0	0	110	2,361	1	0	0	118	2,376	1	0	0	119	1,353	1	0	0	68
			T5A	2,068	2	0	1	103	2,221	2	0	1	111	2,235	1	0	1	112	1,272	1	0	1	64
			T5W	2,065	2	0	1	103	2,217	2	0	1	111	2,231	1	0	1	112	1,271	1	0	1	64
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	0	0	1	99	1,127	0	0	1	56
			SYMDF	1,884	1	0	1	94	2,023	1	0	1	101	2,036	1	0	1	102	1,160	1	0	1	58
	700mA	27W	T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	0	0	1	105	1,544	0	0	1	57
			T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	0	0	1	100	1,472	0	0	1	55
			T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	0	0	1	104	1,527	0	0	1	57
			T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	0	0	1	103	1,512	0	0	1	56
			T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	0	0	1	101	1,481	0	0	1	55
			TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	0	0	1	105	1,539	0	0	1	57
			T5M	2,753	2	0	0	102	2,956	2	0	0	109	2,974	1	0	0	110	1,621	1	0	0	60
			T5S	2,808	1	0	0	104	3,015	1	0	0	112	3,034	1	0	0	112	1,654	1	0	0	61
			T5A	2,641	2	0	1	98	2,836	2	0	1	105	2,854	1	0	1	106	1,555	1	0	1	58
			T5W	2,637	2	0	1	98	2,831	2	0	1	105	2,849	1	0	1	106	1,553	1	0	1	58
			ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	1	0	1	51
			SYMDF	2,406	1	0	1	89	2,584	1	0	1	96	2,600	1	0	1	96	1,417	1	0	1	52
	1000mA	40W	T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58
			T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55
			T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57
			T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56
			T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55
			TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57
			T5M	3,868	2	0	1	97	4,153	2	0	1	104	4,179	3	0	1	104	2,345	3	0	1	60
			T5S	3,946	1	0	0	99	4,237	2	0	0	106	4,264	2	0	0	107	2,393	2	0	1	62
			T5A	3,711	2	0	1	93	3,985	2	0	1	100	4,010	3	0	1	100	2,250	3	0	2	58
			T5W	3,705	2	0	1	93	3,978	2	0	1	99	4,003	3	0	1	100	2,247	3	0	2	58
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
			SYMDF	3,381	1	0	1	85	3,630	1	0	1	91	3,653	2	0	1	91	2,050	2	0	2	53

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
			T3S	2,789	1	0	1	116	2,995	1	0	1	125	3,013	1	0	1	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	1	124	2,983	1	0	1	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	1	121	2,922	1	0	1	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	1	126	3,038	1	0	1	127	1,771	0	0	1	74
			T5M	2,960	2	0	1	123	3,178	2	0	1	132	3,198	2	0	1	133	1,865	1	0	0	78
			T5S	3,020	1	0	0	126	3,242	1	0	0	135	3,263	1	0	0	136	1,903	1	0	0	79
			T5A	2,840	2	0	1	118	3,049	2	0	1	127	3,068	2	0	1	128	1,789	2	0	1	75
			T5W	2,835	2	0	1	118	3,044	2	0	1	127	3,063	2	0	1	128	1,786	2	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	1	112	2,716	1	0	1	113	1,584	1	0	1	66
			SYMDF	2,587	1	0	1	108	2,778	1	0	1	116	2,796	1	0	1	116	1,630	1	0	1	68
	530mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70
			T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66
			T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69
			T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68
			T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67
			TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69
			T5M	4,281	3	0	1	119	4,597	3	0	1	128	4,626	3	0	1	129	2,629	3	0	1	73
			T5S	4,368	2	0	1	121	4,690	2	0	1	130	4,719	2	0	1	131	2,682	2	0	1	75
			T5A	4,108	3	0	2	114	4,411	3	0	2	123	4,438	3	0	2	123	2,522	3	0	2	70
			T5W	4,101	3	0	2	114	4,403	3	0	2	122	4,431	3	0	2	123	2,518	3	0	2	70
			ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62
			SYMDF	3,742	2	0	2	104	4,018	2	0	2	112	4,044	2	0	2	112	2,297	2	0	2	64
	700mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65
			T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62
			T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64
			T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64
			T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63
			TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65
			T5M	5,446	3	0	1	116	5,848	3	0	1	124	5,884	3	0	1	125	3,217	3	0	1	68
			T5S	5,555	2	0	1	118	5,966	2	0	1	127	6,003	2	0	1	128	3,282	2	0	1	70
			T5A	5,225	3	0	2	111	5,610	3	0	2	119	5,645	3	0	2	120	3,086	3	0	2	66
			T5W	5,216	3	0	2	111	5,601	3	0	2	119	5,636	3	0	2	120	3,081	3	0	2	66
			ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58
			SYMDF	4,760	2	0	2	101	5,111	2	0	2	109	5,143	2	0	2	109	2,812	2	0	2	60
	1000mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1	61
			T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58
			T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60
			T3M	7,052	1	0	2	95	7,573	1	0	2	102	7,620	1	0	2	103	4,335	1	0	2	59
			T4M	6,909	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58
			TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60
			T5M	7,562	3	0	1	102	8,120	3	0	1	110	8,171	3	0	1	110	4,648	3	0	1	63
			T5S	7,714	2	0	1	104	8,284	2	0	1	112	8,335	2	0	1	113	4,742	2	0	1	64
			T5A	7,255	3	0	2	98	7,790	3	0	2	105	7,839	3	0	2	106	4,460	3	0	2	62
			T5W	7,243	3	0	2	98	7,777	3	0	2	105	7,826	3	0	2	106	4,452	3	0	2	61
			ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	1	0	2	94	3,947	1	0	2	54
			SYMDF	6,609	2	0	2	89	7,097	2	0	2	96	7,142	2	0	2	97	4,063	2	0	2	55

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXWPM LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

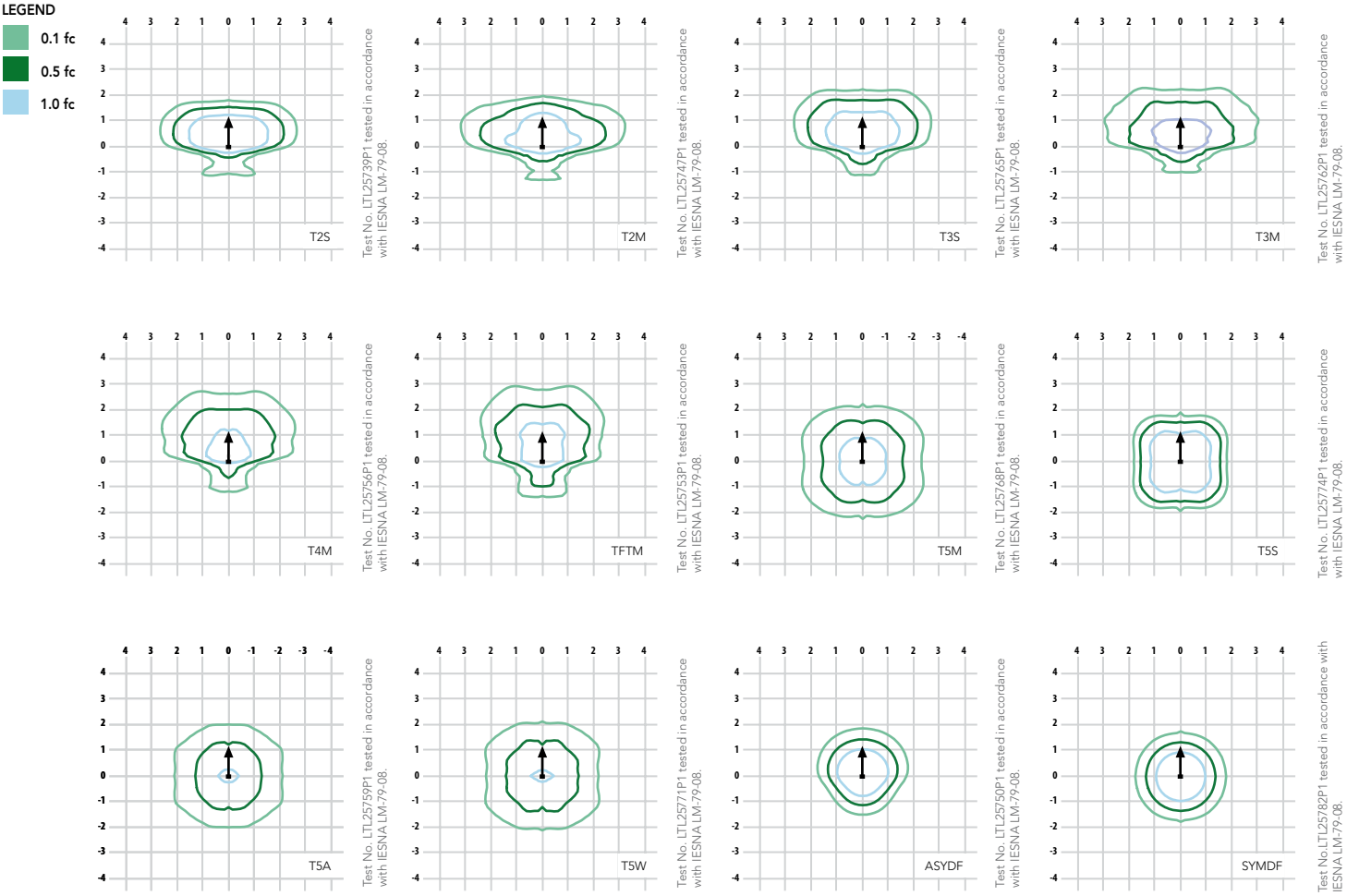
Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Pole Mount homepage.

Isofootcandle plots for the DSXWPM LED 20C 1000 40K. Distances are in units of mounting height (20').



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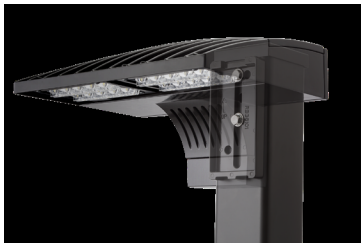
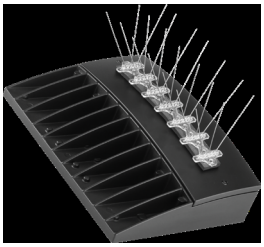
Options and Accessories



Mounting detail

ASYDF - Asymmetric diffuse (left engine is T3M, right engine is diffused)

HS - House-side shields



BSW - Bird-deterrent spikes

WG - Wire guard

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Pole Mount make it the smart choice for area and site illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to area lighting applications. Light engines are available in 3000K, 4000K or 5000K with 70 min. CRI configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. The luminaire meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Includes universal mounting plate, which utilizes existing drill patterns and allows for quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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