

Site Locator Map

Location: Madison, WI

TruGreen Parking Expansion

Land Use - Conditional Use Permit Application
UDC Initial-Final Review Application

TruGreen Lawn Care
4626 Dutch Mill Road, Madison, WI 53716

Prepared for:

Hawthorn & Stone
7601 Ganser Way, Suite 200
Madison, WI 53719

Prepared by:

JSD *Professional Services, Inc.*
• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101
Verona, WI 53593

May 29, 2019

**Re: Letter of Intent
Land Use - Conditional Use Permit Application
UDC Initial-Final Review Application
JSD Project # 19-9005**

To Whom It May Concern,

The following is submitted together with plans and application for review and approval by the Urban Design Commission, Planning Commission and Staff.

Owner:	TruGreen Lawn Care 14360 South Ewing Ave. Burnsville, MN 55306	General Contractor: Hawthorn & Stone 7601 Ganser Way, Suite 200 Madison, WI 53719
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Survey, Engineer & Landscape Design:	JSD Professional Services 161 Horizon Drive, Suite 101 Verona, WI 53593
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Project Background:

On behalf of TruGreen Lawn Care and Hawthorn & Stone, JSD Professional Services, Inc. (JSD) is requesting Conditional Use and UDC initial-final approval of a parking lot and access drive expansion for TruGreen – Madison located at 4626 Dutch Mill Road. The parcel is currently zoned IL which permits its current use as General Office – Contractor Yard. The parcel lies within Madison’s Urban Design District No.1. The 3.24 acre site is situated between a mobile home park to the east, a storage facility to the north, a wooded lot to the west, and an office building to the south. The existing building area is 14,658 square feet. The existing building, parking and utility infrastructure were improved in 2016 following formal City approvals and a staff level review for parking counts exceeding the maximum allowable. Today, the existing off-street parking count (82 stalls) exceeds the maximum allowable (52 stalls) by 30 stalls.

Project Description:

In order to accommodate their growing business and to provide safer and quieter access into and out of their site, TruGreen requests consideration to expand their existing parking lot to accommodate 19 new parking stalls and an internal 360-degree truck route.

With a proposed total stall count of 101, TruGreen requests a Conditional Use Permit to meet their needs for employee parking. To justify this request this proposal provides the following items: documentation of TruGreen’s parking demand, a proposed internal truck route to alleviate concerns of trucks backing out of the site and onto Dutch Mill Road, additional parking areas designed as extensions of existing parking and extending existing stormwater management practices to treat proposed improvement areas.

TruGreen Business Operations:

TruGreen employs 12 office staff and 70 field staff (82 employees) between the hours of 6am-8pm on weekdays and 6am-5pm on weekends. 62 fleet trucks are currently parked overnight on the site, whereas a majority of staff will mobilize in their fleet trucks each morning to job sites throughout the Madison area. There are 10-15 semi-truck deliveries made to the office per week between the hours of 7am-6pm. The proposed 101 parking stalls will allow for current employees to park as well as provide opportunity for future company growth.

Proposed Plans:

It is TruGreen’s intent to alleviate parking concerns in conjunction with neighborhood concerns. Although proposed parking stall counts are above the maximum allowed by zoning, the business operations schedule, the nature of this business and future employee growth requires a significant amount of parking. To offset this need, TruGreen has proposed the following measures to maintain the original design intent of the site and enhance the aesthetics of the site: landscape plantings that exceed the minimum requirement by 75-percent, landscape plantings that enhance the street and building entrances, stormwater management areas to treat proposed improvements, additional site lighting and four bicycle racks (8 stalls) to encourage employees to bike to work or take public transportation.

Site Design:

Land Use & Building Summary	
Site Area	3.25 acres (141,354 SF)
Existing Building Stories	1
Lot Coverage	91,373 SF
Open Space	49,761 SF
Impervious Surface Ratio	0.65
Existing Parking Stalls	82 stalls
Proposed Parking Stalls	101 stalls
Total Building Area	14,658 SF
Gross Floor Area	14,658 SF
Proposed Bicycle Parking	8 stalls

Past Schedule of Events:

- April 4, 2019 – Development Assistance Team Meeting
- April 11, 2019 – UDC Director Meeting with Janine Glaeser
- May 22, 2019 – Conference Call w/ Assistant Zoning Administrator - Jenny Kirchgatter
- May 22, 2019 – Notification to District 16 Alder - Micheal Tierney
- May 22, 2019 – Notification to Monona East Side Business Alliance Director - Kristie Schilling
- May 23, 2019 – Approval and waiver to submit applications by Alder Michael Tierney and Director Kristie Schilling

Anticipated Schedule of Events:

- May 29, 2019 - Land Use and UDC Initial-Final Submittal
- July 11, 2019 – UDC Initial-Final Meeting
- July 29, 2019 - Plan Commission Meeting
- August 1, 2019 - Site Plan Verification Submittal
- September 2, 2019 – Permit Issuance
- September 2019 - Groundbreaking

Thank you for your time and consideration with this submittal.

Sincerely,

Kevin Yeska
Project Consultant
JSD Professional Services, Inc.



NORTH STORAGE YARD - LOOKING NORTHWEST



WEST PARKING LOT - LOOKING NORTH



EXISTING BUILDING - LOOKING NORTH



WEST PARKING LOT - LOOKING NORTHWEST



DUTCH MILL RD STREET VIEW - LOOKING NORTHWEST



NEIGHBORING PROPERTY - LOOKING WEST



EAST LAWN - LOOKING NORTH

Existing Site Photos

Location: Madison, WI

TOPOGRAPHIC AND UTILITY MAP

PART OF OUTLOT 42, BLOOMING GROVE ASSESSOR'S PLAT No. 2, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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

CLIENT:
HAWTHORN & STONE

CLIENT ADDRESS:
**7601 GANSEY WAY, SUITE 200
MADISON, WI 53719**



Toll Free (800) 242-8511

PROJECT:
TRUGREEN PARKING LOT ADDITION

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

PLAN MODIFICATIONS:

#	Date:	Description:
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Design/Drawn: JK 04/08/19
Approved: TJB 04/08/19

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 19-9005



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> — SIGN ○ SANITARY MANHOLE ○ HYDRANT ○ WATER VALVE ○ STORM MANHOLE ○ ROUND CASTED INLET ○ CURB INLET ○ POWER POLE W/GUY ○ TELEPHONE PEDESTAL ○ DECIDUOUS TREE ○ HANDICAP PARKING — PARCEL BOUNDARY — RIGHT-OF-WAY LINE — CENTERLINE — PLATTED LOT LINE | <ul style="list-style-type: none"> — CONCRETE CURB & GUTTER — SANITARY SEWER — WATER LINE — STORM SEWER — NATURAL GAS — OVERHEAD ELECTRIC DISTRIBUTION — UNDERGROUND TELEPHONE — BUILDING — INDEX CONTOUR — INTERMEDIATE CONTOUR — SPOT ELEVATION — BITUMINOUS PAVEMENT — CONCRETE PAVEMENT — PAVEMENT STRIPING () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY |
|---|---|

NOTES

- A CAD FILE CONTAINING THE PARCEL BOUNDARY AND SITE TOPOGRAPHICAL INFORMATION FROM THE ALTA/ACSM LAND TITLE SURVEY BY MICHAEL J. ZIEHR, S-2401, DATED FEBRUARY 15, 2016 WAS SUPPLIED BY THE CLIENT. CONTOURS AND SPOT ELEVATIONS SHOWN ARE SUPPLEMENTAL DATA SURVEYED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 12, 2019.
- BEARINGS FOR THIS SURVEY AND MAP ARE ASSUMED, AND THE NORTH LINE OF THIS PARCEL, RECORDED AS N89°35'54"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE SOUTH QUARTER CORNER OF SECTION 22, T07N, R10E, ELEVATION = 858.71'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	860.15	CHISELED 'X' ON TOP OF CURB
BM-2	861.42	M.A.G. NAIL IN PARKING LOT, NE CORNER OF SITE

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



SCALE 1" = 30'
BEARINGS ARE ASSUMED, AND THE NORTH LINE OF THIS SURVEY BEARS N89°35'54"E.

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PLAN MODIFICATIONS:

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1	05.29.19	UDC INITIAL-FINAL SUBMITTAL
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Design/Drawn: MVS
Approved: KJY

SHEET TITLE:
SITE PLAN

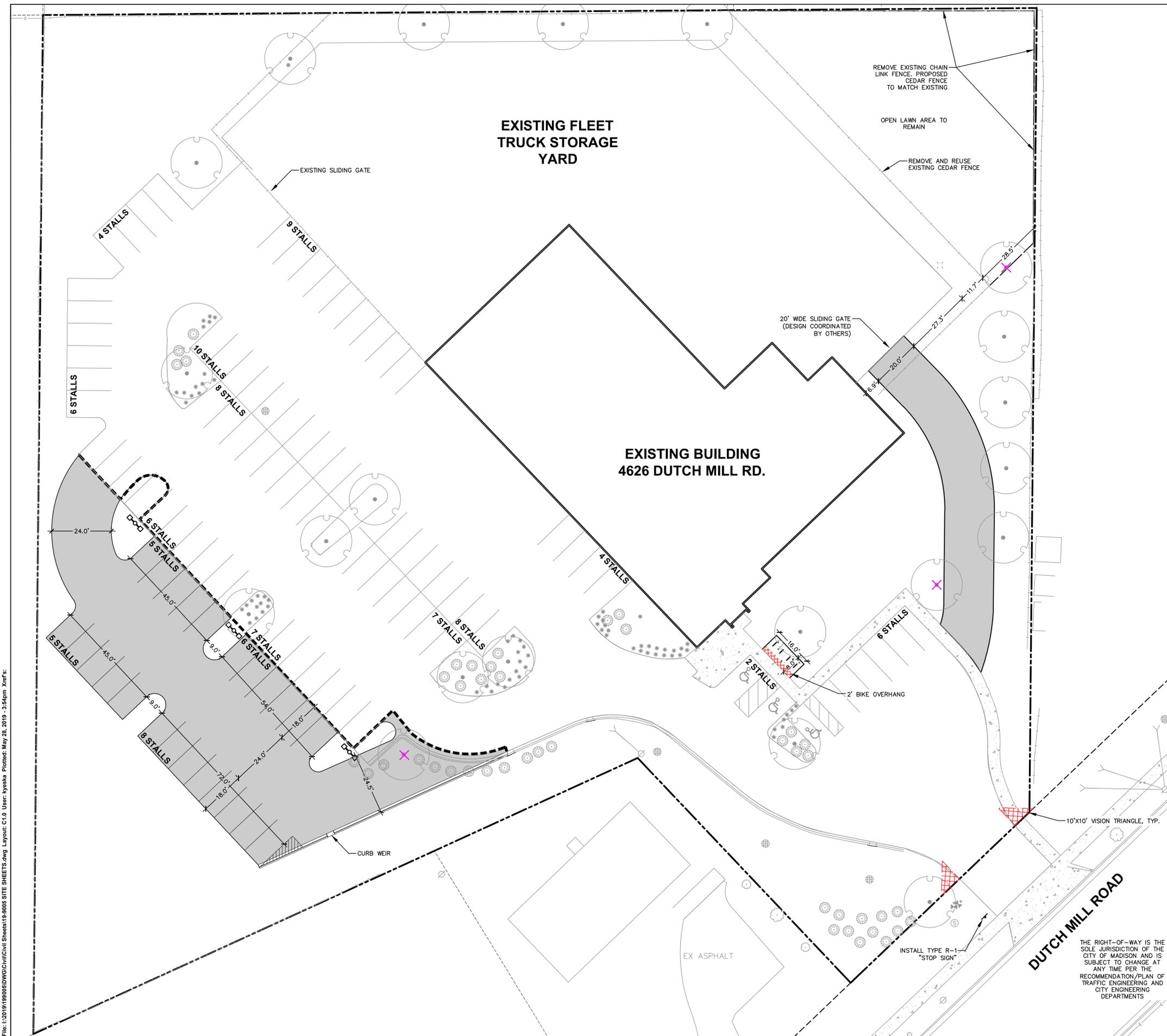
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C1.0

LEGEND

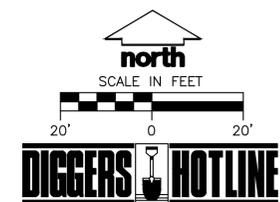
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	ASPHALT PAVEMENT
	STORMWATER MANAGEMENT AREA
	EXISTING FENCE
	PROPOSED FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	SAWCUT EXISTING PAVEMENT
	VEGETATION REMOVAL

SITE INFORMATION BLOCK

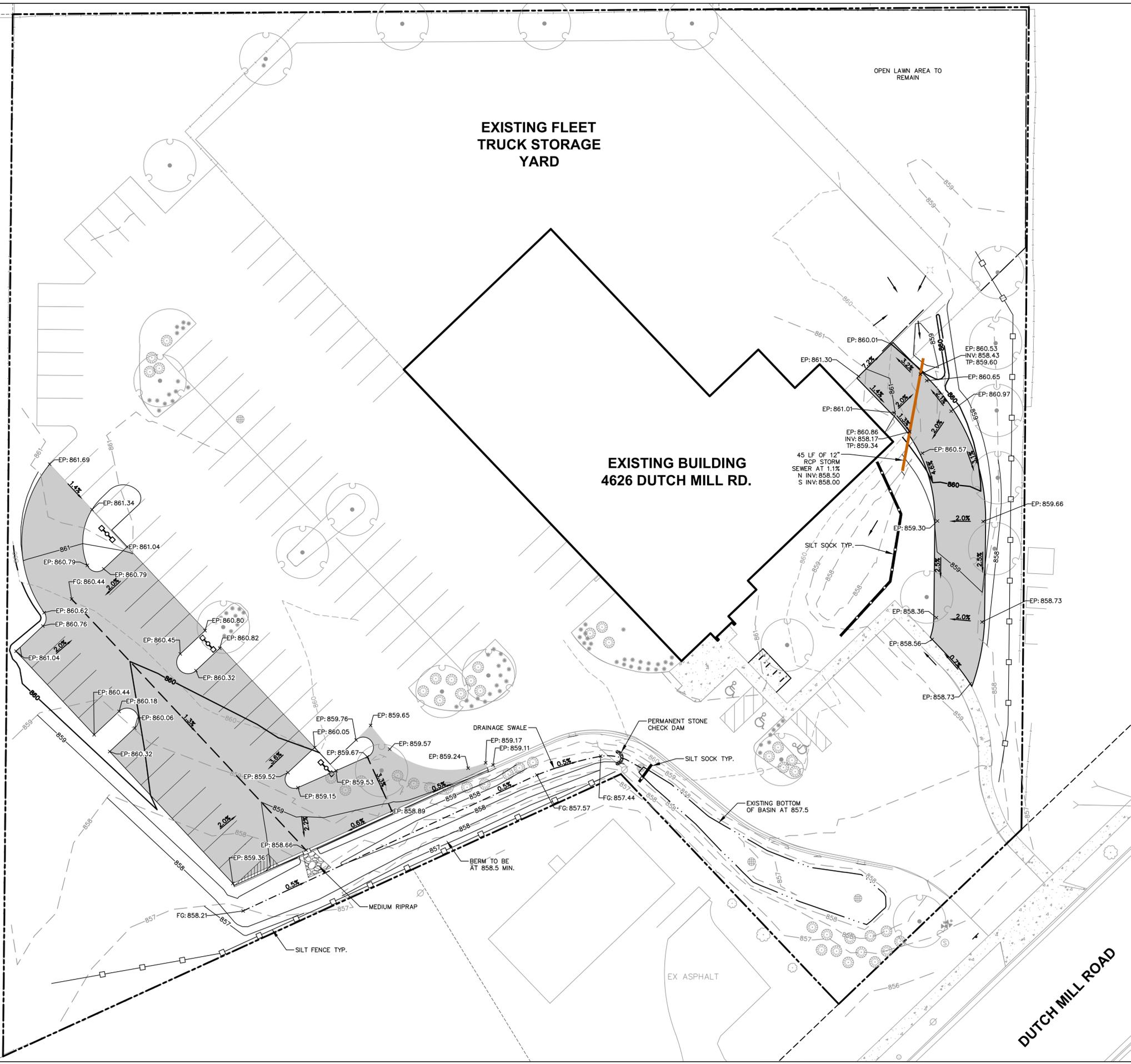
SITE ADDRESS	4626 DUTCH MILL RD.
PROPERTY ACREAGE	3.24 ACRES (141,354 SF)
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	14,658
GROSS BUILDING SQUARE FOOTAGE	14,658
NUMBER OF PARKING STALLS	
EXISTING SURFACE STALLS	
LARGE	79
ACCESSIBLE	3
TOTAL EXISTING SURFACE	82
EXISTING SURFACE STALLS TO BE REMOVED	
LARGE	5
PROPOSED SURFACE	
LARGE	24
ACCESSIBLE	
TOTAL PROPOSED SURFACE	24
TOTAL PARKING STALLS	101
DISTURBED AREA	6,200 SF
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	79,590.86
EXISTING PERVIOUS SURFACE AREA	61,543 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	
PROPOSED IMPERVIOUS SURFACE AREA	91,373 SF
PROPOSED PERVIOUS SURFACE AREA	49,761 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65



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



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LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- STORMWATER MANAGEMENT AREA
- - - EXISTING FENCE
- PROPOSED FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- 860 — PROPOSED 1 FOOT CONTOUR
- 861 — PROPOSED 5 FOOT CONTOUR
- - - 860 - - - EXISTING 1 FOOT CONTOUR
- - - 861 - - - EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- - - GRADE BREAK
- STORMWATER MANAGEMENT AREA
- SILT FENCE
- SILT SOCK
- × FG: 860.52
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- DITCH CHECK



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P. 608.848.5060

CLIENT:
HAWTHORN & STONE

CLIENT ADDRESS:
**7601 GANSEY WAY
MADISON, WI**

PROJECT:
**TRUGREEN PARKING
LOT EXPANSION**

PROJECT LOCATION:
**4626 DUTCH MILL RD
MADISON, WI**

PLAN MODIFICATIONS:

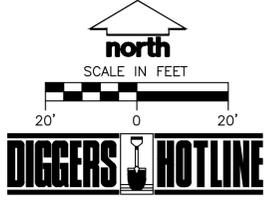
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Design/Drawn: MSS
Approved: TAT

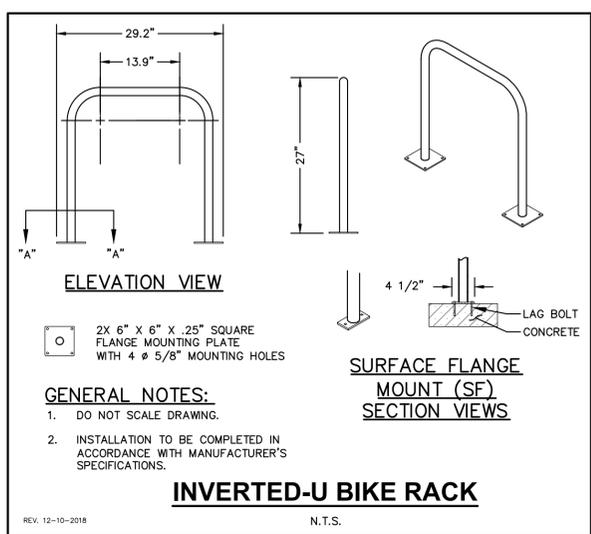
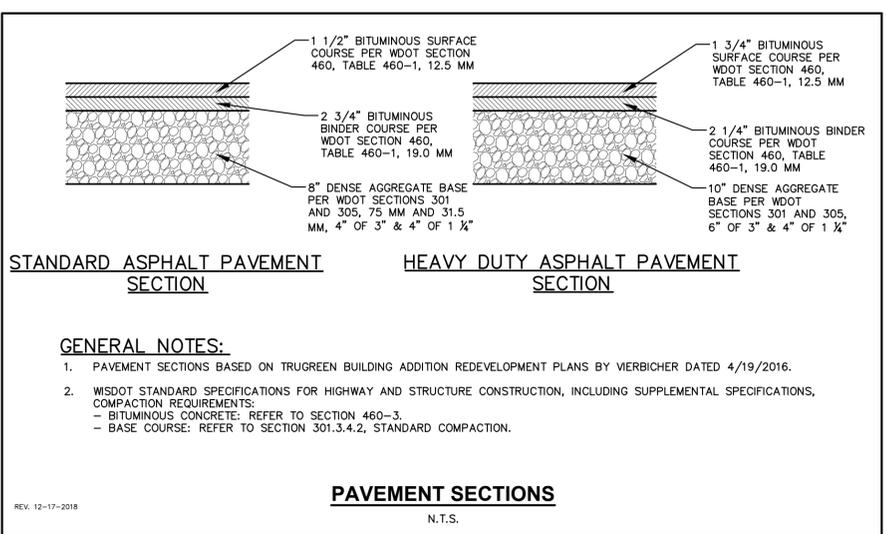
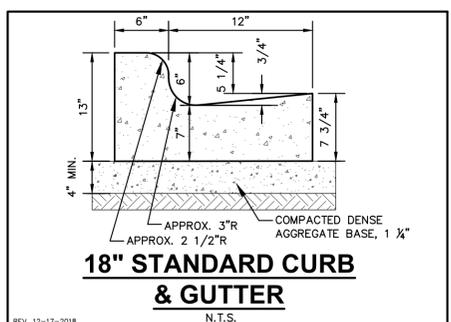
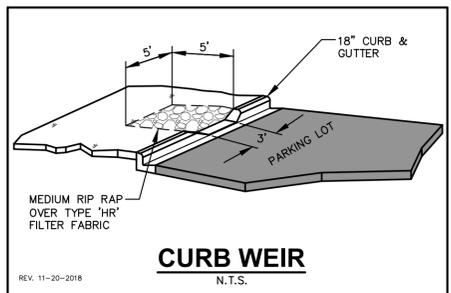
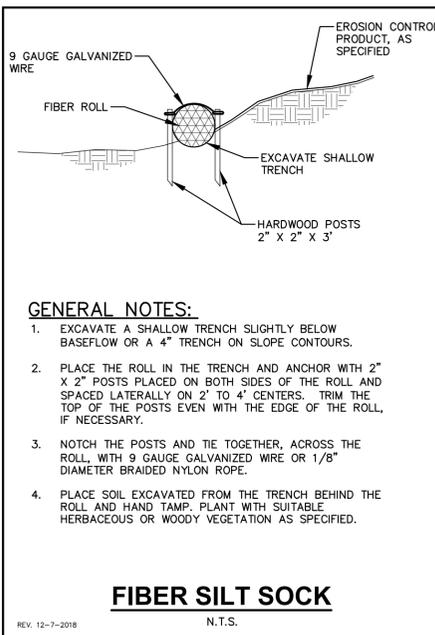
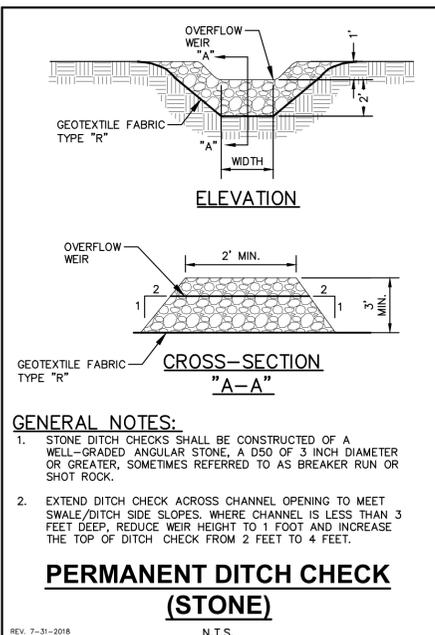
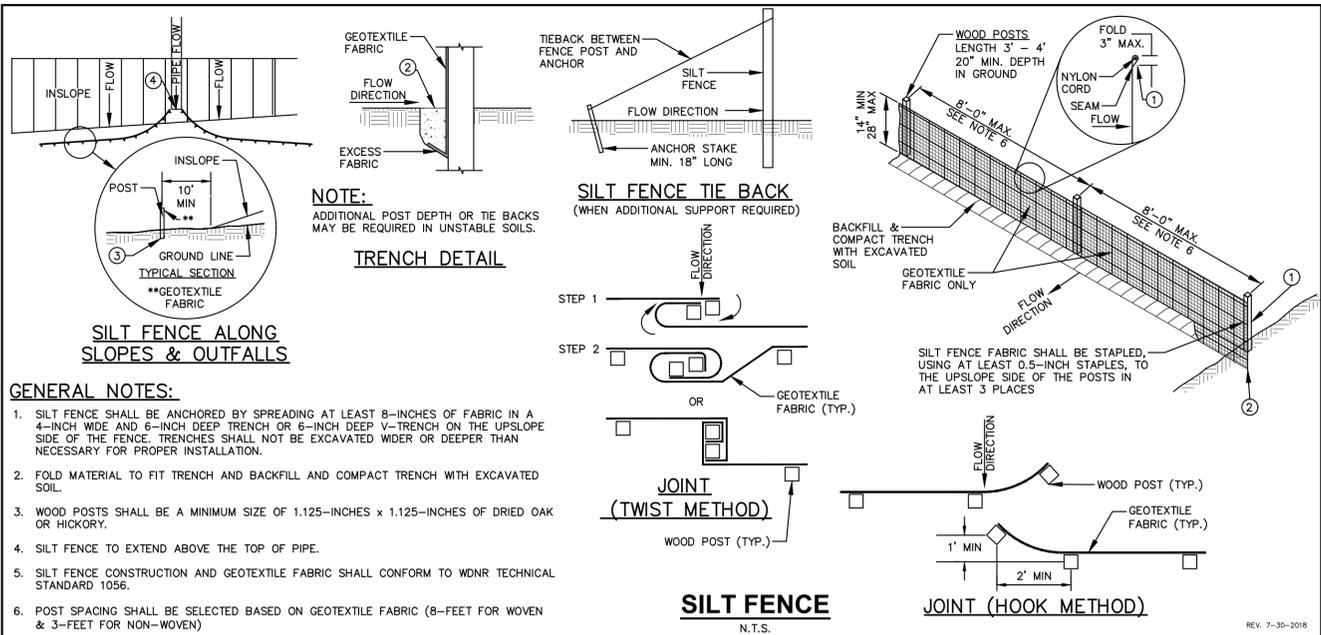
SHEET TITLE:
**GRADING AND EROSION
CONTROL PLAN**

SHEET NUMBER:
C2.0

JSD PROJECT NO: 19-9006



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EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE MUNICIPALITY OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND MUNICIPALITY ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE MUNICIPALITY.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
 - *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO THE CONTRACTOR'S GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20R OR GREATER SHALL BE TEMPORARY SEEDING, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND MUNICIPALITY ORDINANCE.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - * VERIFYING ALL ELEVATIONS, DEPTHS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - * NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - * NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - * COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- SPECIFICATIONS SHALL COMPLY WITH THE MUNICIPALITY SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS -
 - PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
 - BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

CONSTRUCTION SEQUENCING

- 6/3/2019 INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- 8/28/2019 SEEDING AND MULCHING TO BE COMPLETED IF THIS DATE IS TO CHANGE CITY OF MADISON SHALL BE NOTIFIED A MINIMUM OF 24-HOURS PRIOR TO THIS DATE.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



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

CLIENT:
HAWTHORN & STONE

CLIENT ADDRESS:
**7601 GANSEY WAY
MADISON, WI**

PROJECT:
**TRUGREEN PARKING
LOT EXPANSION**

PROJECT LOCATION:
**4626 DUTCH MILL RD
MADISON, WI**

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.29.19	UDC INITIAL-FINAL SUBMITTAL
2		
3		
4		
5		
6		
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8		
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15		

Design/Drawn: MSS
Approved: TAT

SHEET TITLE:
NOTES AND DETAILS

SHEET NUMBER:
C3.0

JSD PROJECT NO: 19-0005



Toll Free (800) 242-8511

File: I:\2019\190005\DWG\Civil\Civil Sheets\19-0005 Grading and Erosion Control.dwg Layout: C3.0 User: kyaska Plotdate: May 28, 2019 - 4:01pm Xrefs:

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LEGEND

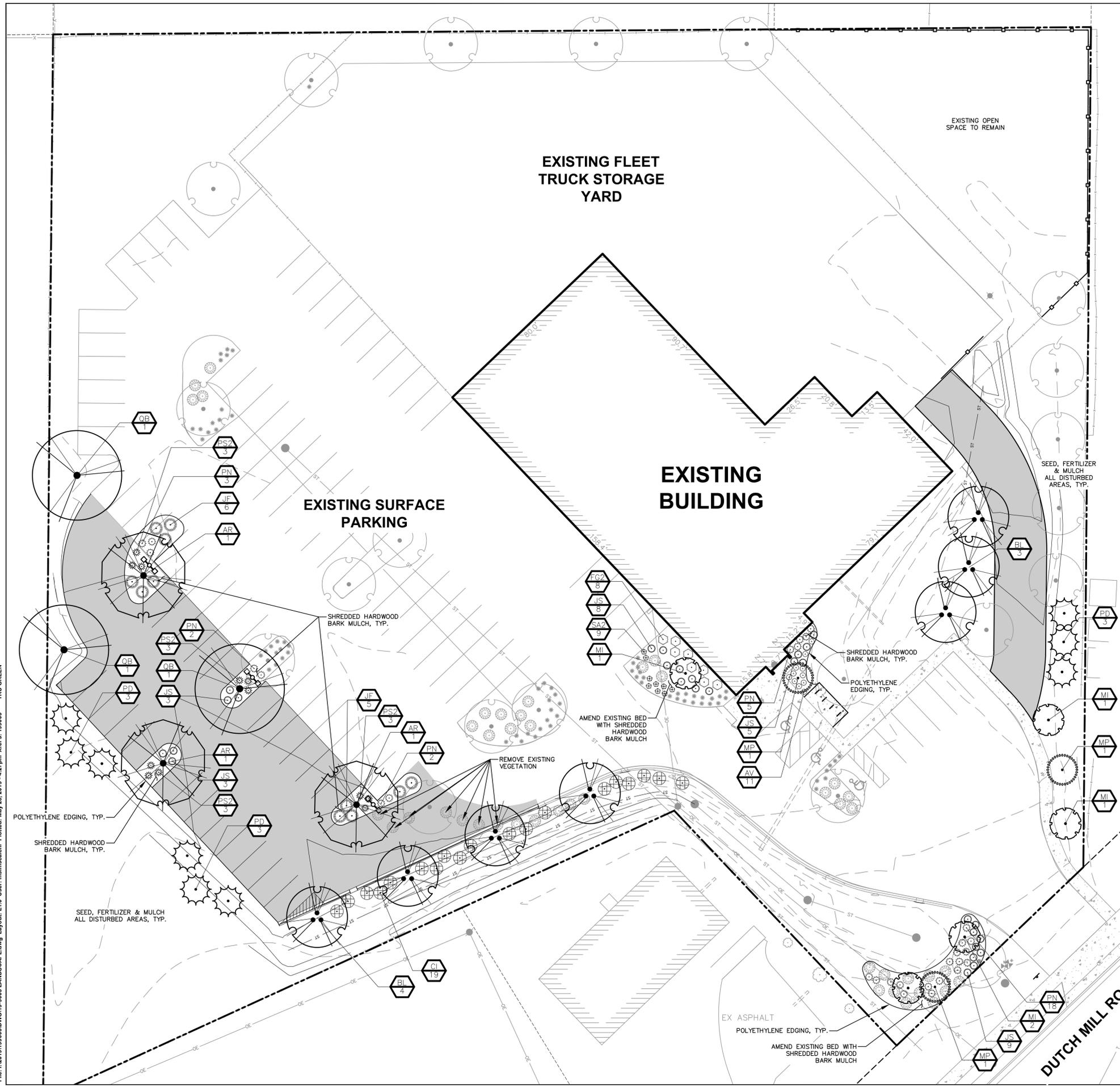
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	STORMWATER MANAGEMENT AREA
	EXISTING FENCE
	PROPOSED FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	EXISTING OVERSTORY DECIDUOUS TREE
	EXISTING DECIDUOUS SHRUB
	EXISTING ORNAMENTAL GRASSES/PERENNIALS

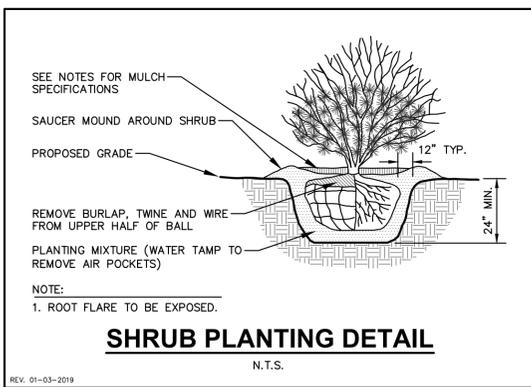
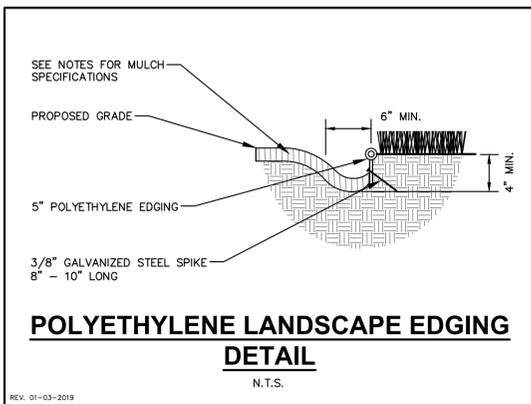
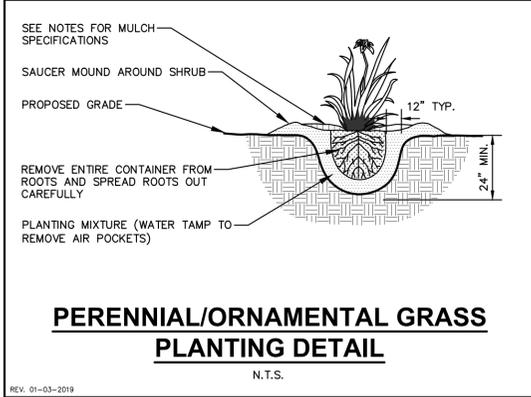
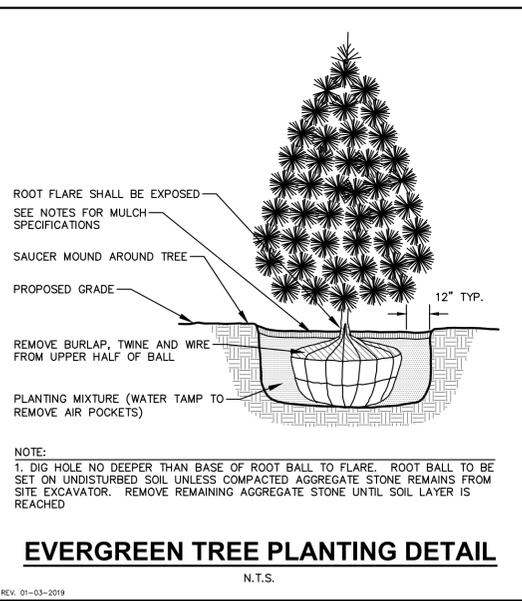
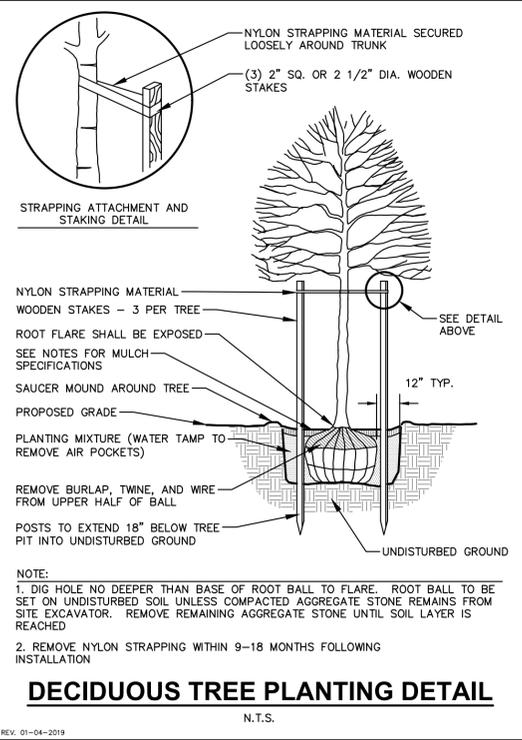
GENERAL NOTES

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

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	MI	5	Malus ioensis / Prairie Crabapple	B & B	1.5' Cal	15
	MP	3	Malus x Prairie / Prairie Crab Apple	B & B	1.5' Cal	15
OVERSTORY DECIDUOUS TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	AR	3	Acer rubrum / Red Maple	B & B	2' Cal	35
	BL	7	Betula nigra 'Little King' TM / Fox Valley Birch	B & B	2' Cal (Multi-Stem)	35
	OB	3	Quercus bicolor / Swamp white oak	B & B	2' Cal	35
TALL EVERGREEN TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	PD	9	Picea glauca 'Densata' / Black Hills Spruce	B & B	5 ft tall min.	35
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	CI	19	Cornus sericea 'Lauri' / Swamp Redosier Dogwood	3 gal	36" Min. Ht.	3
	FGZ	8	Fothergilla gardenii / Dwarf Fothergilla	3 gal	18" Min. Ht.	3
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	JF	11	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal	18" Tall/Wide	4
	JS	28	Juniperus horizontalis / Creeping Juniper	3 gal	18" Tall/Wide	4
ORNAMENTAL GRASSES/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	AV	11	Astilbe chinensis 'Visions in Red' / Chinese Astilbe	1 gal	Cont.	2
	PV	30	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal	Cont.	2
	PSZ	12	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal	Cont.	2
	SAZ	9	Sedum x Autumn Joy / Autumn Joy Sedum	1 gal	Cont.	2





CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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

CITY OF MADISON LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: **4626 DUTCH MILL RD, MADISON, WI**
 Name of Project: **TRU GREEN**
 Owner / Contact: **KEVIN YESKA -- LANDSCAPE DESIGNER**
 Contact Phone: **608.848.5060** Contact Email: **KEVIN.YESKA@JSDINC.COM**

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

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

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

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

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
 Total square footage of developed area: **75,776.6 SF**
 Total landscape points required: **1,263**
- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
 Total square footage of developed area: _____
 Five (5) acres = **217,800 square feet**
 First five (5) developed acres = **3,630 points**
 Remainder of developed area: _____
 Total landscape points required: _____
- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
 Total square footage of developed area: _____
 Total landscape points required: _____

10/2013

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

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35	20	700	13	455
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			9	315
Ornamental tree	1 1/2 inch caliper	15			8	120
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	37	111	27	81
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			39	156
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	74	148	62	124
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				959		1251

Total Number of Points Provided: **2210**

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

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

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

- SEEDING NOTES**
- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE



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**7601 GANSEY WAY
MADISON, WI**

PROJECT:
**TRUGREEN PARKING
LOT EXPANSION**

PROJECT LOCATION:
**4626 DUTCH MILL RD
MADISON, WI**

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.29.19	UDC INITIAL-FINAL SUBMITTAL
2		
3		
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8		
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10		
11		
12		
13		
14		
15		

Design/Drawn: KJS
Approved: KJY/MAS

SHEET TITLE:
**LANDSCAPE DETAILS,
NOTES, AND
SPECIFICATIONS**

SHEET NUMBER:
L2.0

JSD PROJECT NO: 19-9005



DRAWING NAMES

LEGEND
 MAIN FLOOR PLAN
 GENERAL NOTES

REVISIONS

1	6-8-2016

PROJECT DATA

DATE: 5/17/2016
 DRAWN BY: CLJH
 CHECKED BY: P.W.

SHEET NO.

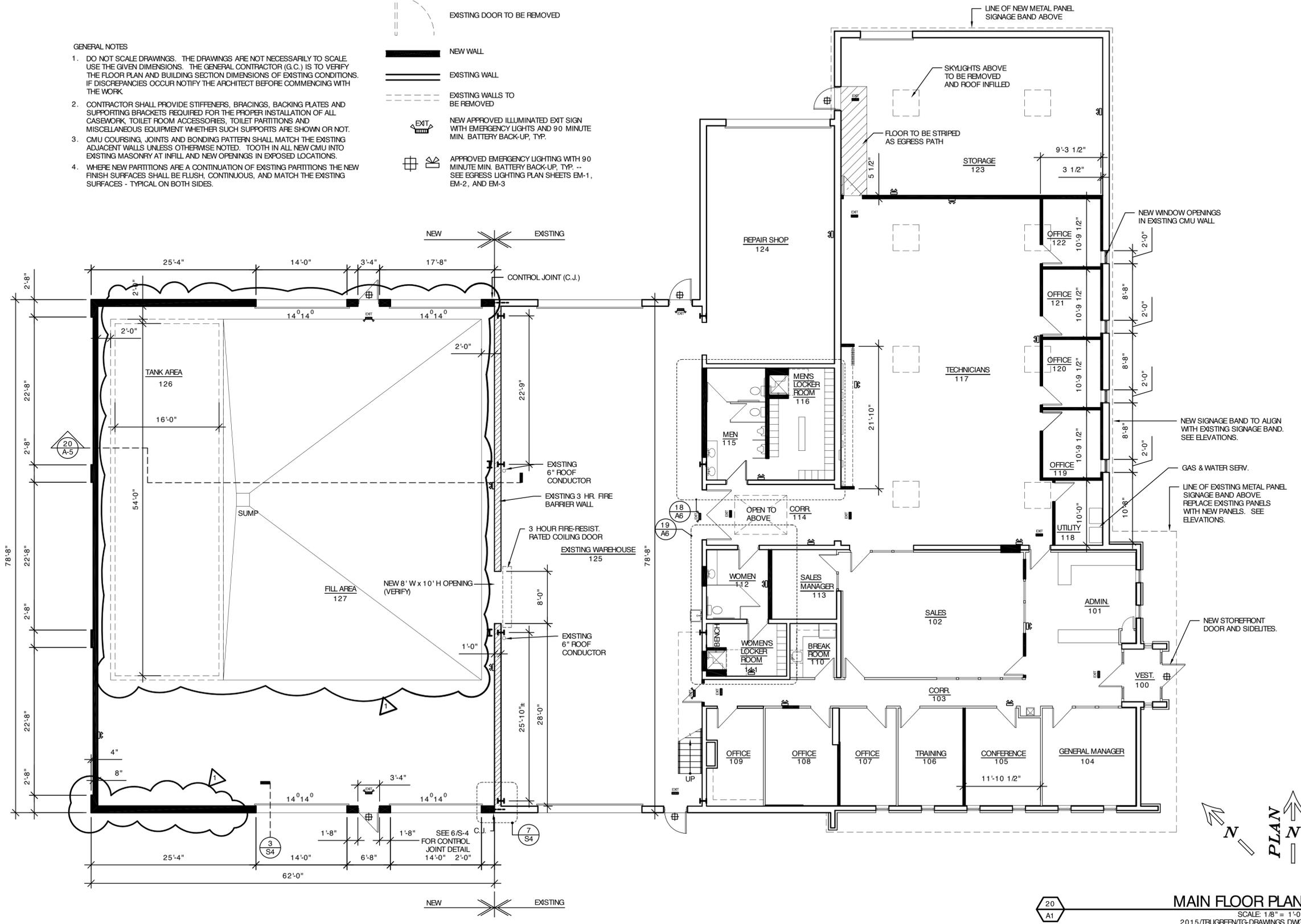
A-1

LEGEND:

-  NEW DOOR WITH ADA COMPLIANT LEVER HANDLE
-  EXISTING DOOR TO REMAIN -- REPLACE DOOR KNOB WITH ADA COMPLIANT LEVER HANDLE
-  EXISTING DOOR TO BE REMOVED
-  NEW WALL
-  EXISTING WALL
-  EXISTING WALLS TO BE REMOVED
-  NEW APPROVED ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
-  APPROVED EMERGENCY LIGHTING WITH 90 MINUTE MIN. BATTERY BACK-UP, TYP. -- SEE EGRESS LIGHTING PLAN SHEETS EM-1, EM-2, AND EM-3

GENERAL NOTES

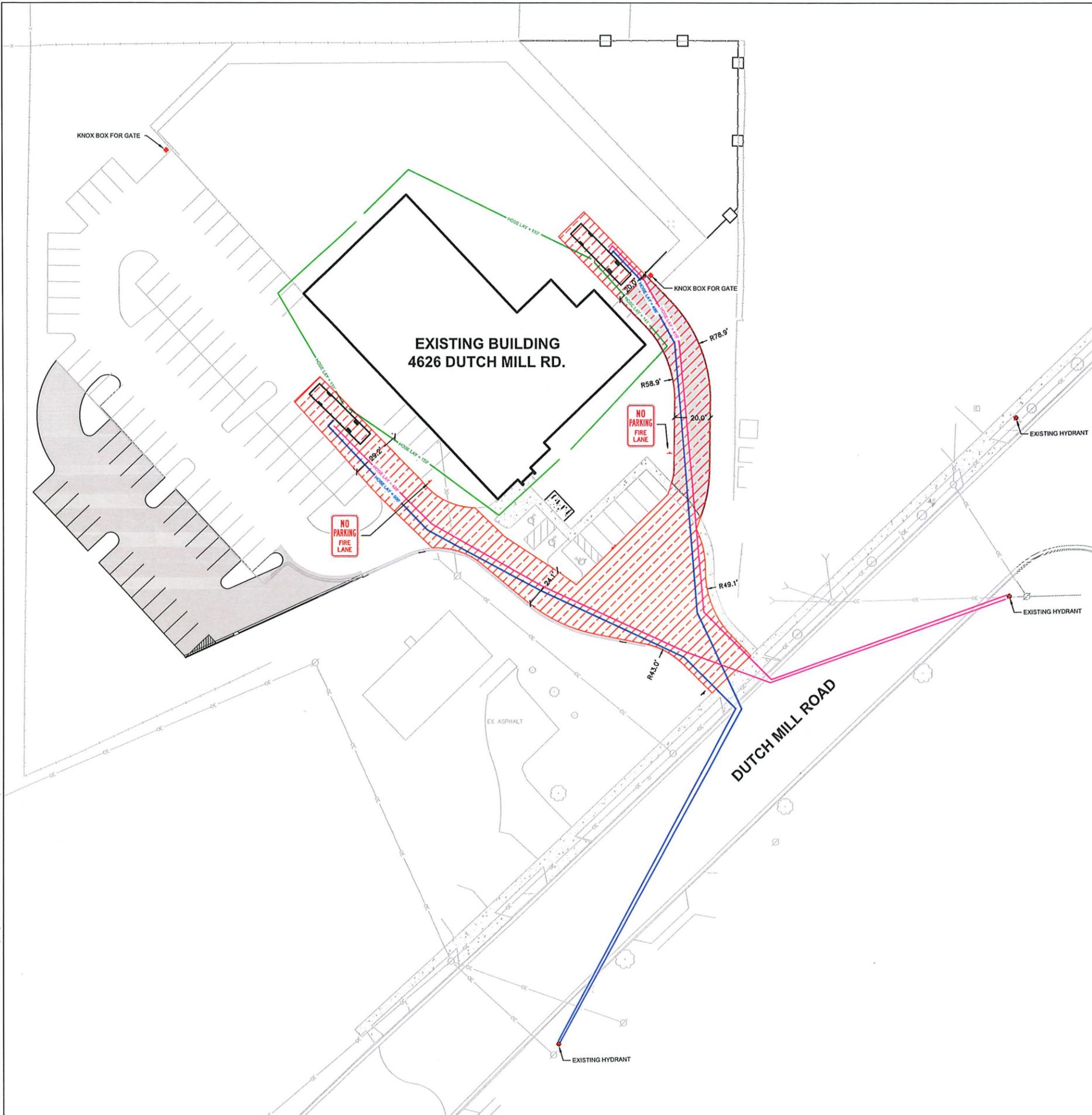
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE THE GIVEN DIMENSIONS. THE GENERAL CONTRACTOR (G.C.) IS TO VERIFY THE FLOOR PLAN AND BUILDING SECTION DIMENSIONS OF EXISTING CONDITIONS. IF DISCREPANCIES OCCUR NOTIFY THE ARCHITECT BEFORE COMMENCING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE STIFFENERS, BRACINGS, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, TOILET PARTITIONS AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
- CMU COURSING, JOINTS AND BONDING PATTERN SHALL MATCH THE EXISTING ADJACENT WALLS UNLESS OTHERWISE NOTED. TOOTH IN ALL NEW CMU INTO EXISTING MASONRY AT INFILL AND NEW OPENINGS IN EXPOSED LOCATIONS.
- WHERE NEW PARTITIONS ARE A CONTINUATION OF EXISTING PARTITIONS THE NEW FINISH SURFACES SHALL BE FLUSH, CONTINUOUS, AND MATCH THE EXISTING SURFACES - TYPICAL ON BOTH SIDES.



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 2015/TRUGREEN/IG-DRAWINGS.DWG
 DATE: DECEMBER 14, 2015

20
 A1

File: I:\031919905\DWG\19-9005 FIRE ACCESS EXHIBIT.dwg Layout: EXHIBIT User: mainischlch Plotted: May 29, 2019 - 9:54am Xref:



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	ASPHALT PAVEMENT
---	EXISTING FENCE
---	PROPOSED FENCE



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

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

CLIENT:
HAWTHORN & STONE

CLIENT ADDRESS:
7601 GANSEY WAY
MADISON, WI

PROJECT:
**TRUGREEN PARKING
LOT EXPANSION**

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4626 DUTCH MILL RD
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Design/Drawn:
Approved:

SHEET TITLE:
FIRE ACCESS

SHEET NUMBER:
EXHIBIT

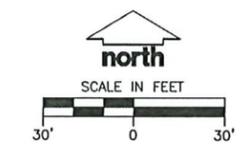
City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 4626 DUTCH MILL ROAD, MADISON 53716
Contact Name & Phone #: KEVIN YESKA, 608.848.5060

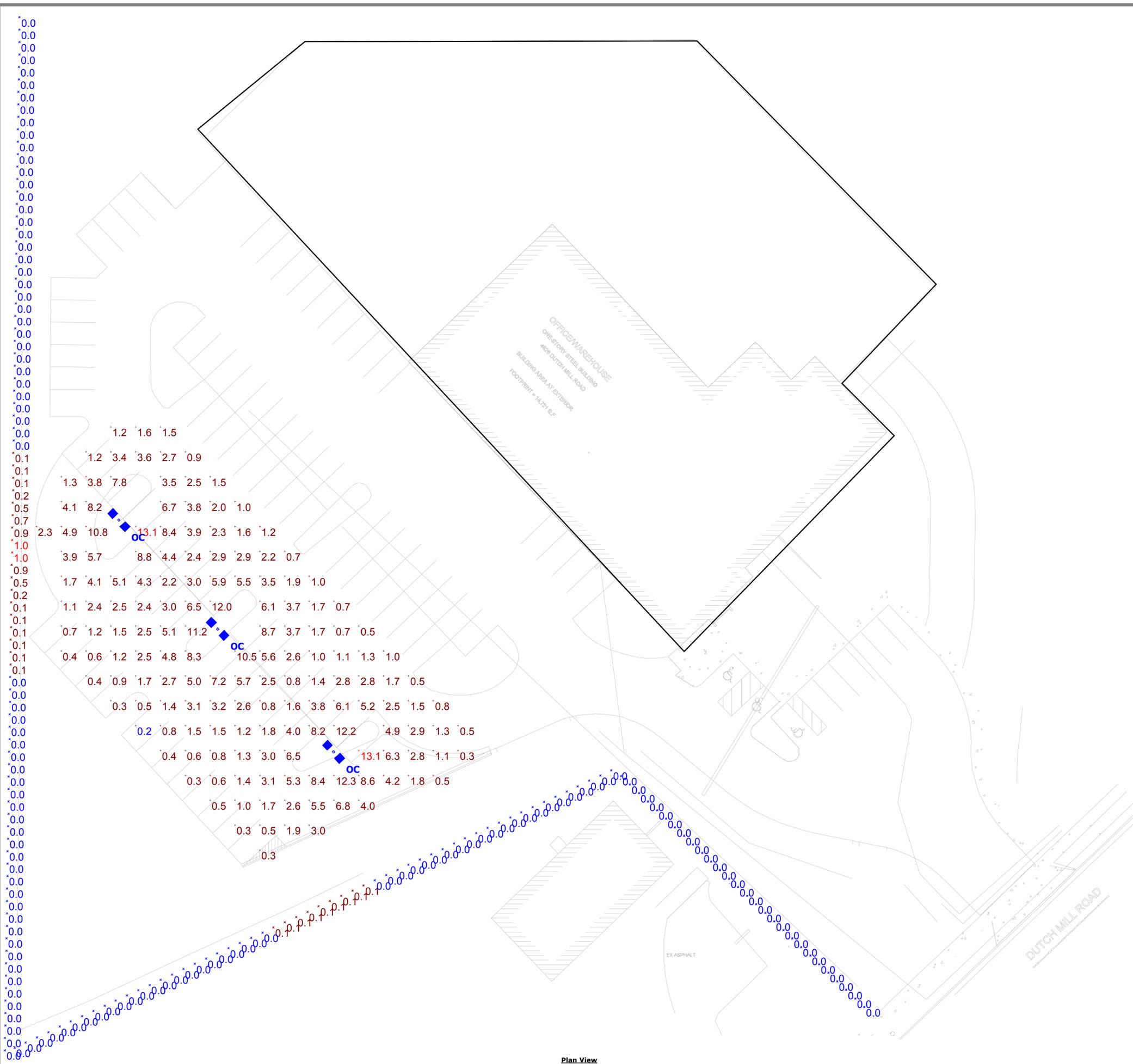
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

- 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
- 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 5%? Yes No N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.) Yes No N/A
f) Is a rollable 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
- Is the fire lane obstructed by security gates or barricades? If yes: Yes No N/A
a) Is the gate a minimum of 20-foot 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
- 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
If yes, see IFC 3206.6 for further requirements.
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6? Yes No N/A
If yes, see IFC 3206.6 for further requirements.
- 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
- 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.
Revised 12/1/2016



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Schedule				
Symbol	Label	Quantity	Manufacturer	Catalog Number
□ □	OC	3	Lithonia Lighting	KAD LED

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	3.3 fc	13.1 fc	0.2 fc	65.5:1	16.5:1
PROPERTY LINE	✕	0.0 fc	1.0 fc	0.0 fc	N/A	N/A



TRU GREEN PARKING LOT EXPANSION

Designer
Date
5/22/2019
Scale
Not to Scale
Drawing No.
Summary

Plan View
Scale = 1" = 20'



KAD LED LED Area Luminaire

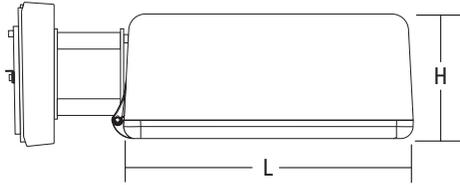


Catalog Number
Notes
Type

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

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ³
KAD LED	20C ¹	20 LEDs	530 530 mA ¹	30K 3000 K	R2 Type II	MVOLT ² 277 ³	Shipped included SPUMBAK__ Square pole universal mounting adaptor ⁵ RPUMBAK__ Round pole universal mounting adaptor ⁵ SPD__ Square pole RPD__ Round pole WBD__ Wall bracket WWD__ Wood pole or wall Shipped separately 04 4" arm DAD12P Degree arm (pole) 06 6" arm DAD12WB Degree arm (wall) 09 9" arm ⁴ KMA Mast arm external fitter 12 12" arm ⁵
	30C ¹	30 LEDs	700 700 mA	40K 4000 K	R3 Type III	120 ³ 347 ^{1,2}	
	40C	40 LEDs	1000 1000 mA	50K 5000 K	R4 Type IV	208 ^{2,3} 480 ^{1,2}	
	60C	60 LEDs			R5 Type V	240 ^{2,3}	

Options	Finish (required)
Shipped installed PER5 NEMA twist-lock five-wire receptacle only (no controls) ^{6,7,8} PER7 Seven-wire receptacle only (no controls) ^{6,7,8} SF Single fuse (120, 277, 347V) ³ DF Double fuse (208, 240, 480V) ³ PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{2,9,10,11,12} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{2,9,10,11,12}	Shipped separately ¹⁶ DDBXD Dark bronze DDBTXD Textured dark bronze DBLXD Black DBLBXD Textured black DNAXD Natural aluminum DNATXD Textured natural aluminum DWHXD White DWHGXD Textured white
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{2,9,10,11,12} PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{2,9,10,11,12} BL30 Bi-level switched dimming, 30% ^{2,8,9,10} BL50 Bi-level switched dimming, 50% ^{2,8,9,10} PNMTDD3 Part night, dim till dawn ^{2,10,15} PNMT5D3 Part night, dim 5 hrs ^{2,10,15} PNMT6D3 Part night, dim 6 hrs ^{2,10,15} PNMT7D3 Part night, dim 7 hrs ^{2,10,15} HS Houseside shield ¹⁶	WG Wire guard



Ordering Information

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD*	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD*	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD*	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD*	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*	KADL 40C 40K R5 PIRH

*PUMBAK is not standard nomenclature.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adaptor (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

*Round pole top must be 3.25" O.D. minimum.

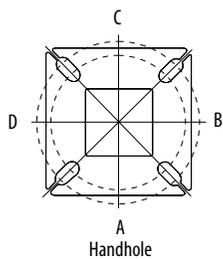
NOTES

- 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010. Not available with motion sensor.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- PIR and PIRH1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7.
- Maximum ambient temperature with 347V or 480V is 30°C.
- Reference Motion Sensor table.
- Reference PER table on page 3 to see functionality.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

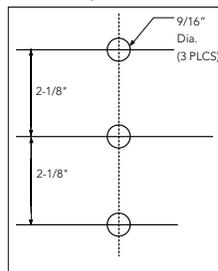
Drilling

Template #5

HANDHOLE ORIENTATION



Top of Pole



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only. † Requires 9" or 12" arm.

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

DM19	DM28	DM29	DM39	DM49
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

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. 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)							
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW			
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128			
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127			
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127			
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135			
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127			
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126			
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126			
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134			
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109			
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108			
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108			
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115			
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126			
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125			
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125			
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133			
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122			
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122			
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122			
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130			
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108			
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107			
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107			
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114			
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124			
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124			
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124			
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131			
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118			
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118			
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118			
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125			
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107			
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106			
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106			
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113			
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126			
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125			
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125			
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133			
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118			
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117			
			R4	14,884	2	0	2	109	15,982	2	0	3	117	16,082	2	0	3	117			
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125			
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97			
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96			
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96			
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102			

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	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** 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	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
KAD LED 60C 700				
1.0	0.98	0.97	0.94	

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Electrical Load

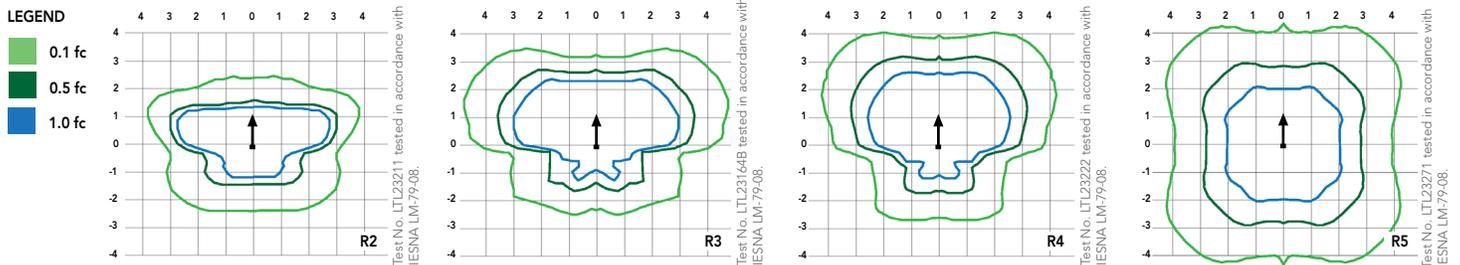
Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

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.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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.

