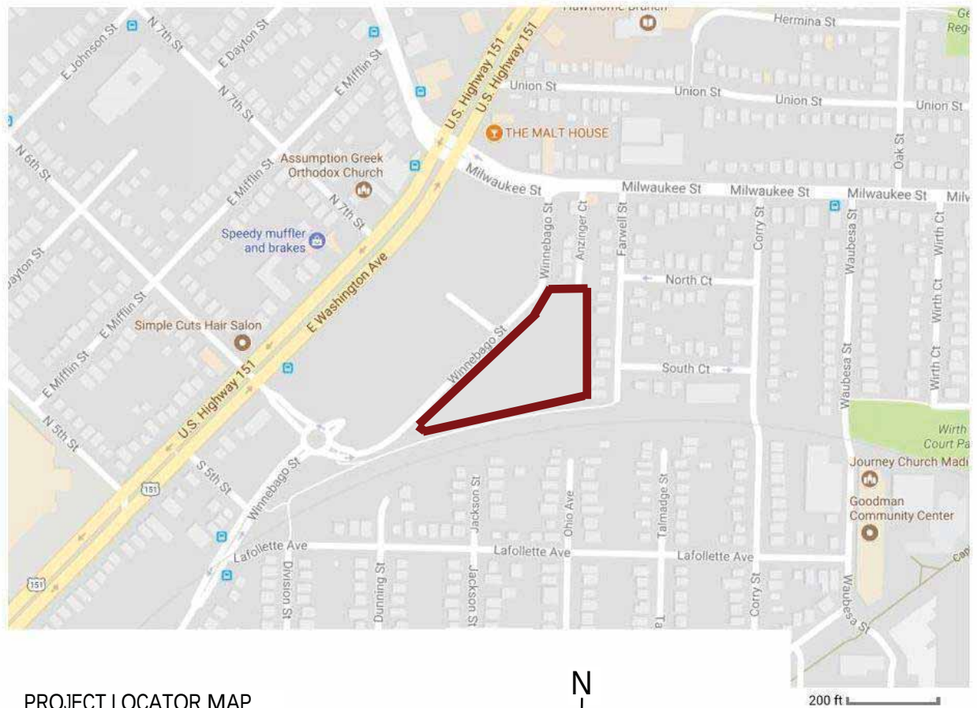
GRAND FAMILY HOUSING

Union Corners Grand family project is a new construction development consisting of a mix of affordable and market-rate units for families. Specifically, this development will be targeting grand families (grandparents raising grandchildren) and kinship families (family members raising other family members' children). The project will include 59 units total between two buildings, both three stories in height. The buildings will have access to underground parking with apartments and community space above. The project will also include the following interior amenities: community room, supportive service office, business center, and fitness center. In addition, additional community space is anticipated to serve a mix of residents ranging from children to seniors. Outdoor space will include a playground and community gardens. The project is the third piece of a master development on this site by Gorman & Company, Inc. who acquired a 5 acre parcel from the City of Madison in exchange for implementing the master development. Previous phases include the UW Health Clinic and a 90-unit, multi-family, mixed-income development.

The Grand family project includes a partnership with Lutheran Social Services (LSS) to provide supportive services. Space on the first floor has been designed to accommodate these services on-site.



PROJECT LOCATOR MAP

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT
AND MANGEMENT
200 N. MAIN STREET
OREGON, WI 53575

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

A Gorman & Company Neighborhood

SCALE:

Sheet Name

JULY 19, 2017

COMMUNITY GARDEN LOCATION - NORTH EAST CORNER OF SITE

BIKE PATH LOOKING WEST - MIDDLE OF SITE

BIKE PATH LOOKING EAST - WEST CORNER OF SITE

BIKE PATH LOOKING WEST - EAST CORNER OF SITE

SITE CONTEXT

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT
AND MANGEMENT
200 N. MAIN STREET
OREGON, WI 53575

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

A Gorman & Company Neighborhood

SCALE:
Sheet Name

JULY 19, 2017

SIMPLE TWO STORY MASONRY BUILDING CORNER OF WINNEBAGO AND MILWAUKEE

METAL QUONSET HUT TYPICAL EAST SIDE ECLECTIC AESTHETIC

NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING EAST

NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING WEST

ADJACENT BUILDING CONTEXT

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT
AND MANGEMENT
200 N. MAIN STREET
OREGON, WI 53575

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

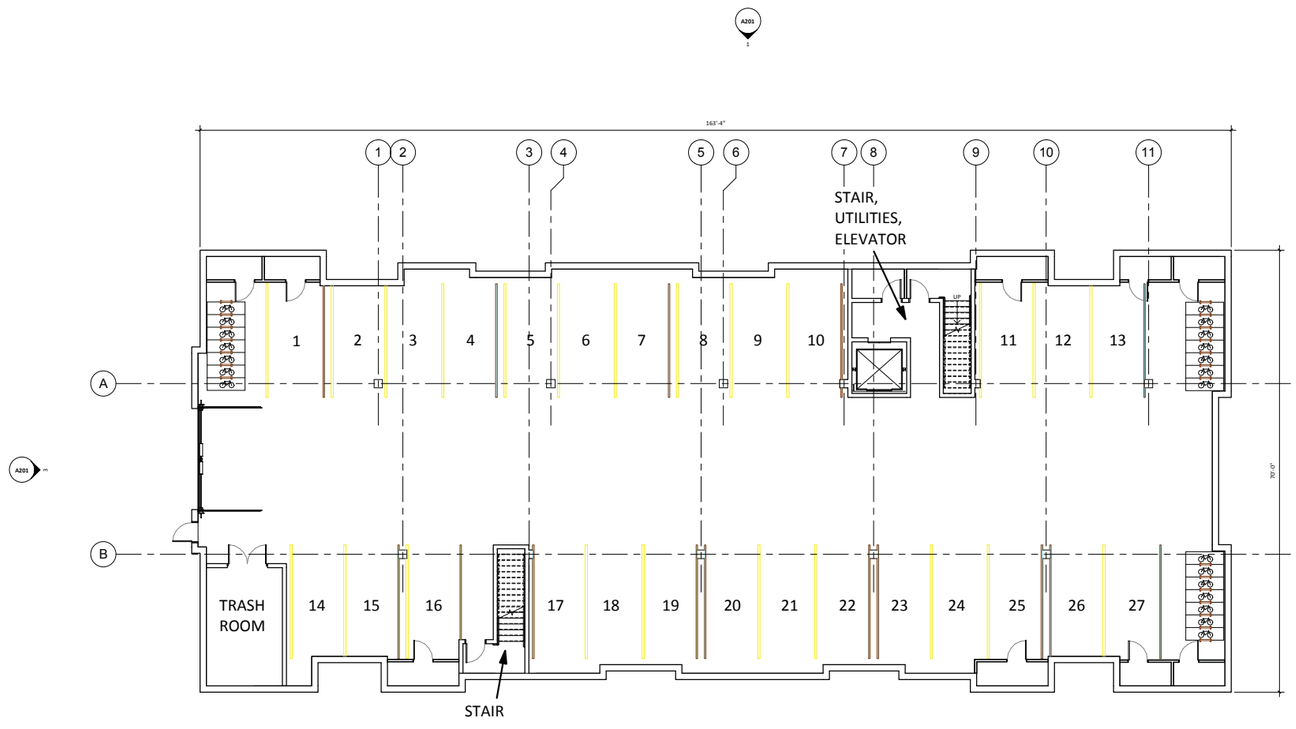
A Gorman & Company Neighborhood

SCALE:
Sheet Name

JULY 19, 2017

Union Corners GrandFamily Concept

GORMAN & COMPANY, INC.



1 **PARKING LEVEL OVERALL PLAN**
SCALE: 1/8" = 1'-0"

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

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

Schematic

Project No.	Project Number
Plot Date:	12/20/2017 9:31:34 AM
Drawn by:	Author

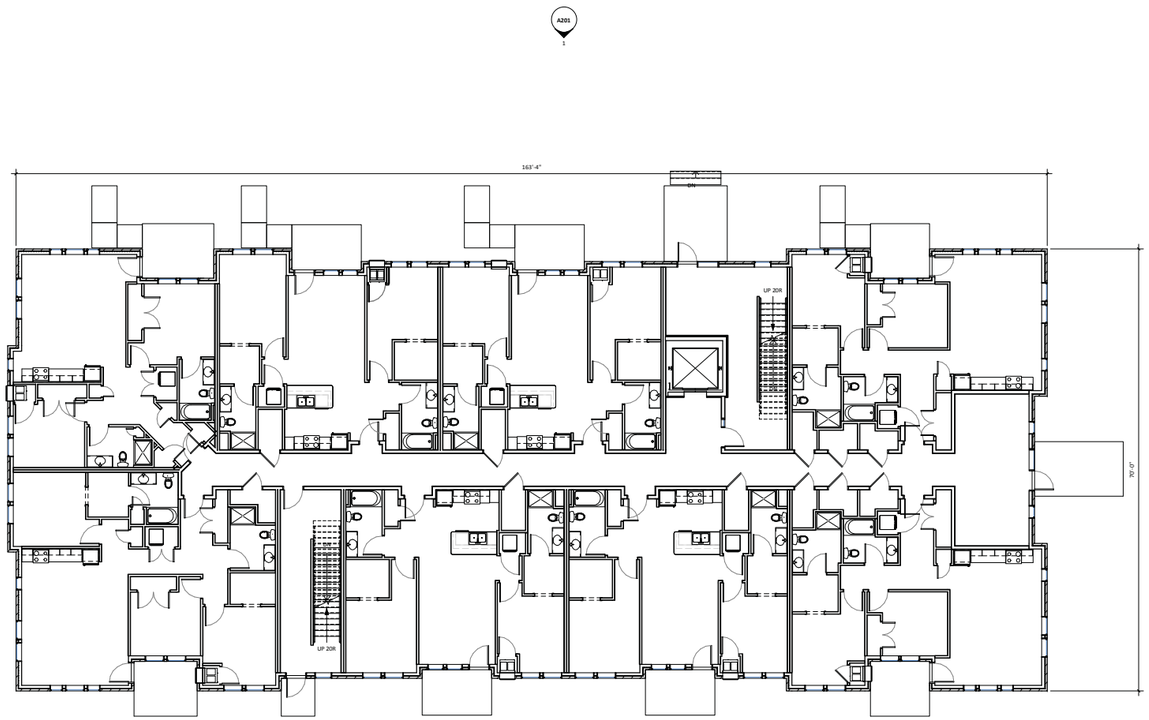
Date	Issue Description

Sheet Title
PARKING LEVEL PLAN - OVERALL

Sheet No.
A101

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

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



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

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:34 AM
Drawn by:	Author

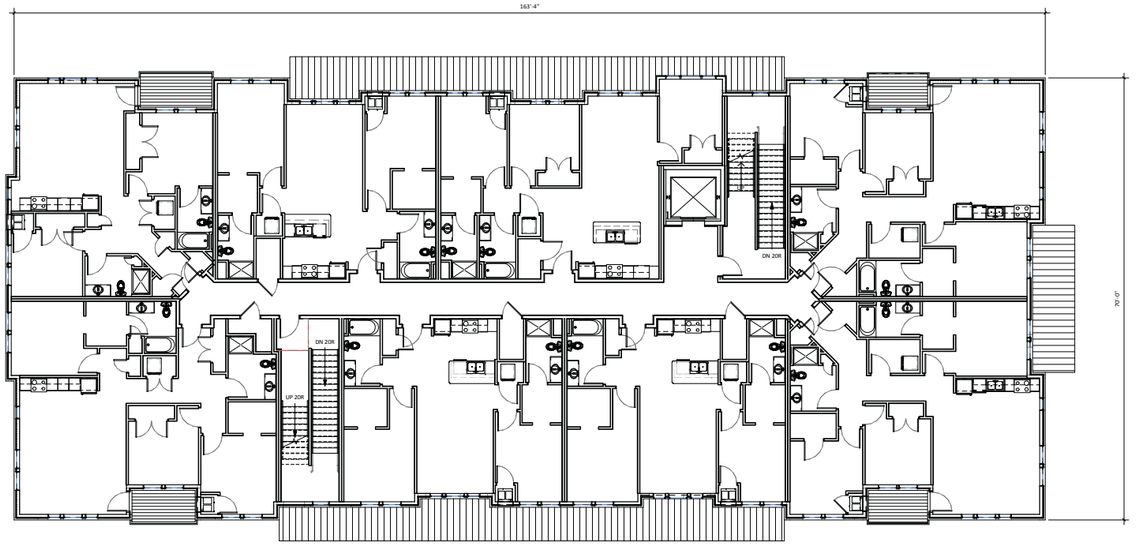
Date	Issue Description

Sheet Title
GROUND FLOOR PLAN - OVERALL

Sheet No.
A111

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

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



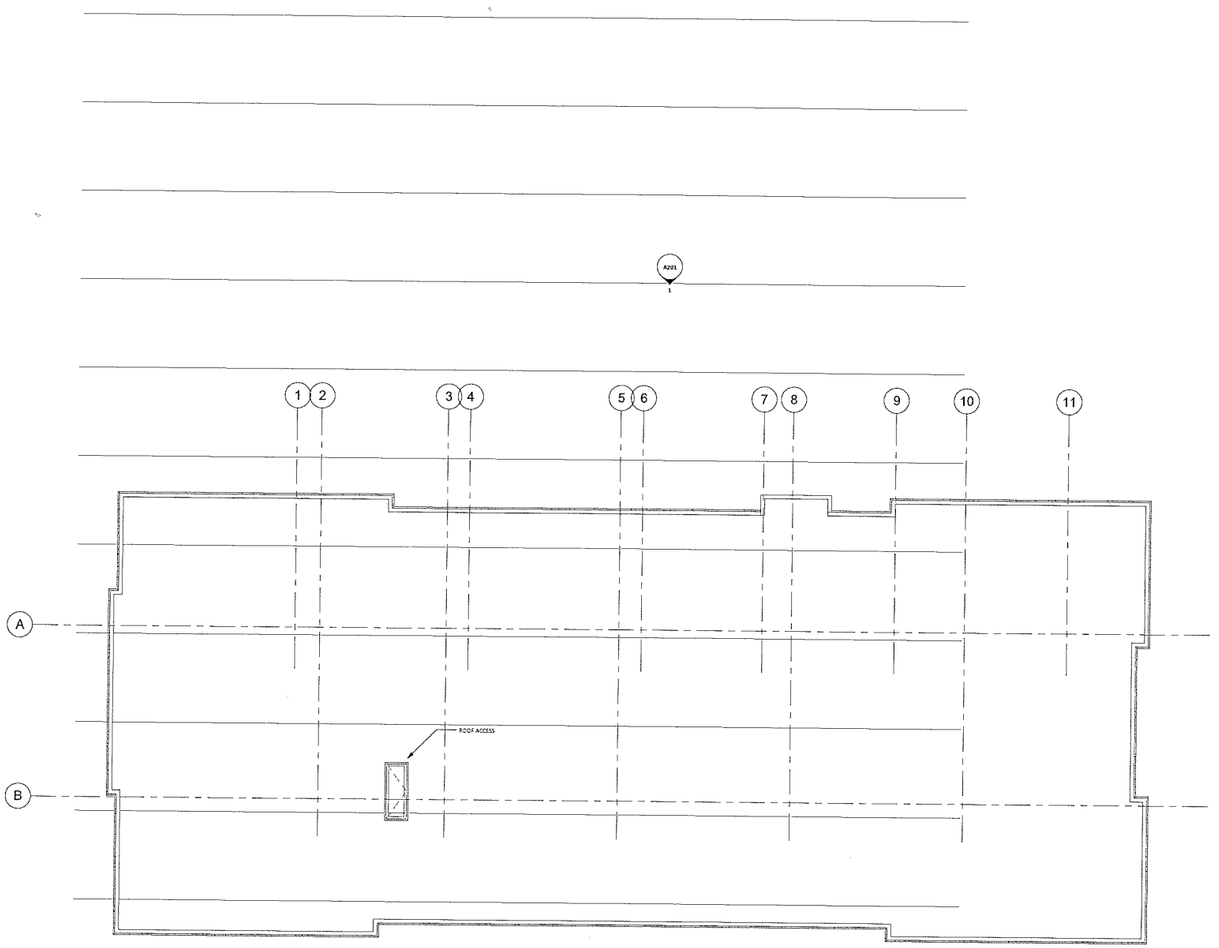
1 **2ND FLOOR OVERALL PLAN**
SCALE: 1/8" = 1'-0"

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:35 AM
Drawn by:	Author

Date	Issue Description

Sheet Title
2ND FLOOR PLAN - OVERALL

Sheet No.
A121



1 **ROOF PARAPET**
SCALE: 1/8" = 1'-0"

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

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

Schematic	
Project No.	Project Number
Plot Date:	11/21/2017 8:51:54 AM
Drawn by:	Author

Date	Issue Description

Sheet Title
ROOF PLAN - OVERALL

Sheet No.
A141

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

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

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

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

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

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

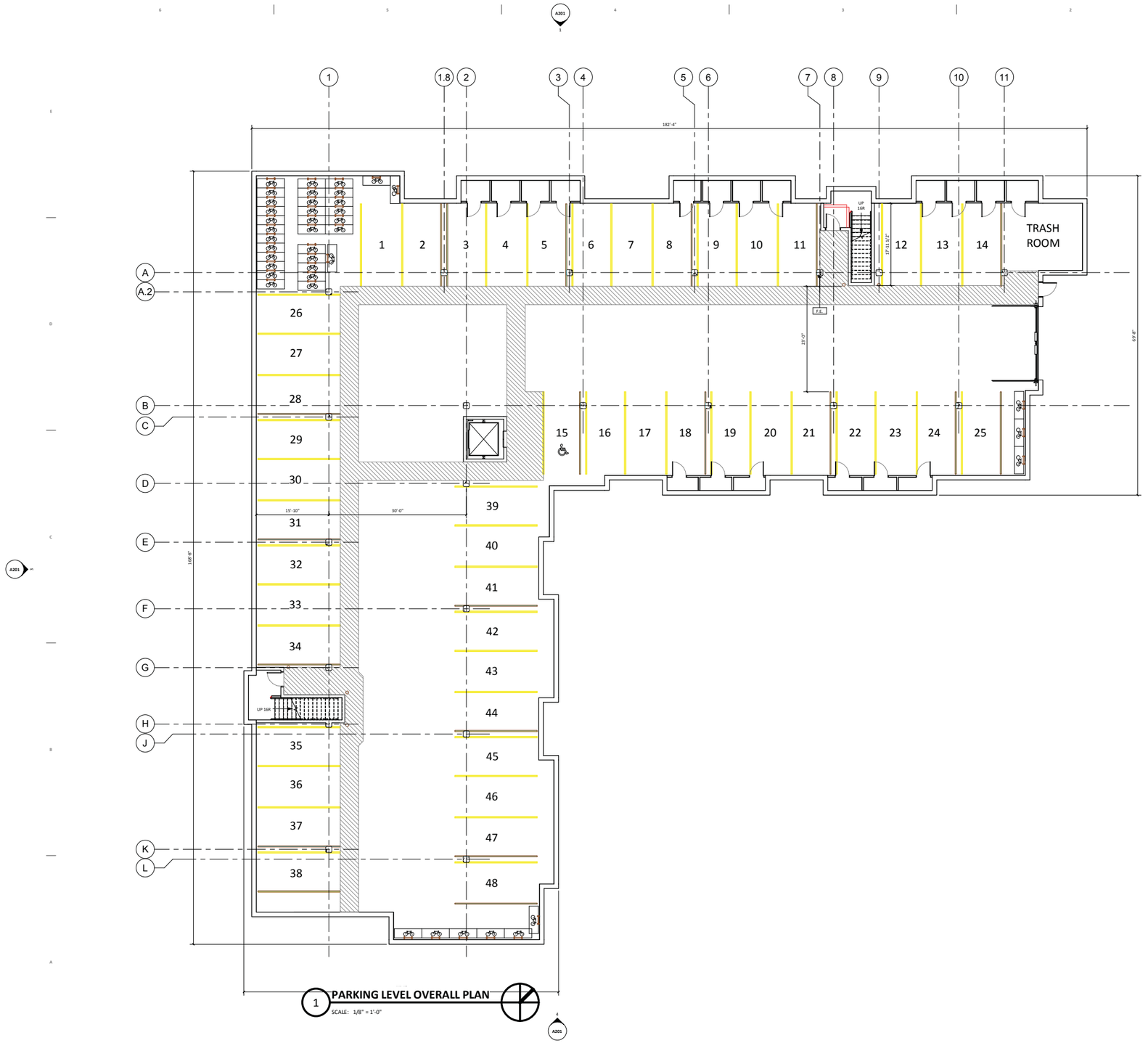
Schematic

Project No.	Project Number
Plot Date:	12/20/2017 9:31:43 AM
Drawn by:	Author

Date	Issue Description

Sheet Title
EXTERIOR BUILDING ELEVATIONS

Sheet No.
A201



1 PARKING LEVEL OVERALL PLAN

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

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

GRAND FAMILY - BUILDING #7

at UNION CORNERS
WINNEBAGO STREET
MADISON, WI 53704

SCHEMATIC

Project No.	Project Number
Plot Date:	12/20/2017 9:55:04 AM
Drawn by:	Author

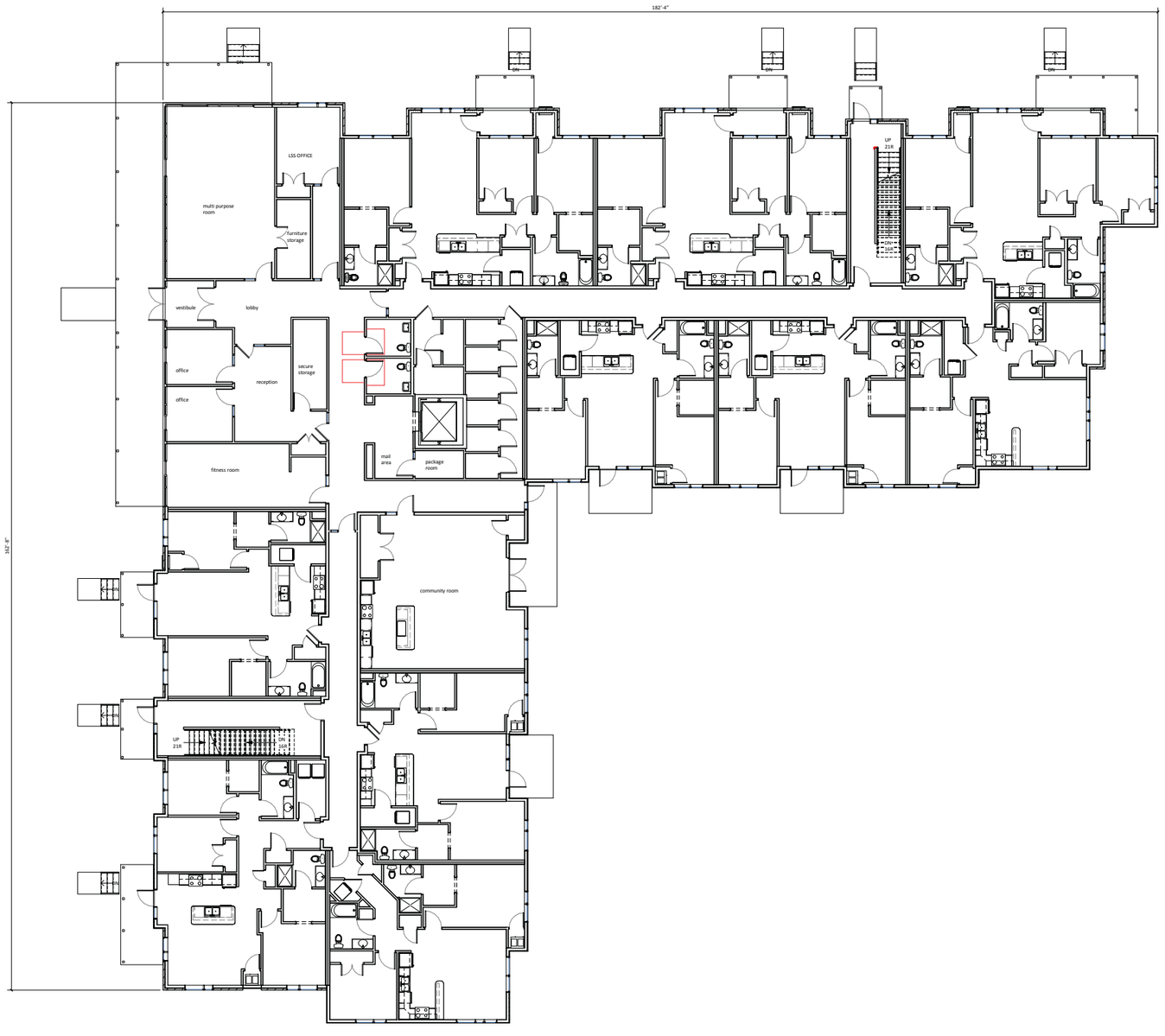
Date	Issue Description

Sheet Title

PARKING LEVEL PLAN - OVERALL

Sheet No.

A101



1 **GROUND FLOOR OVERALL PLAN**

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

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

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

SCHEMATIC

Project No.	Project Number
Plot Date:	12/20/2017 9:55:05 AM
Drawn by:	Author

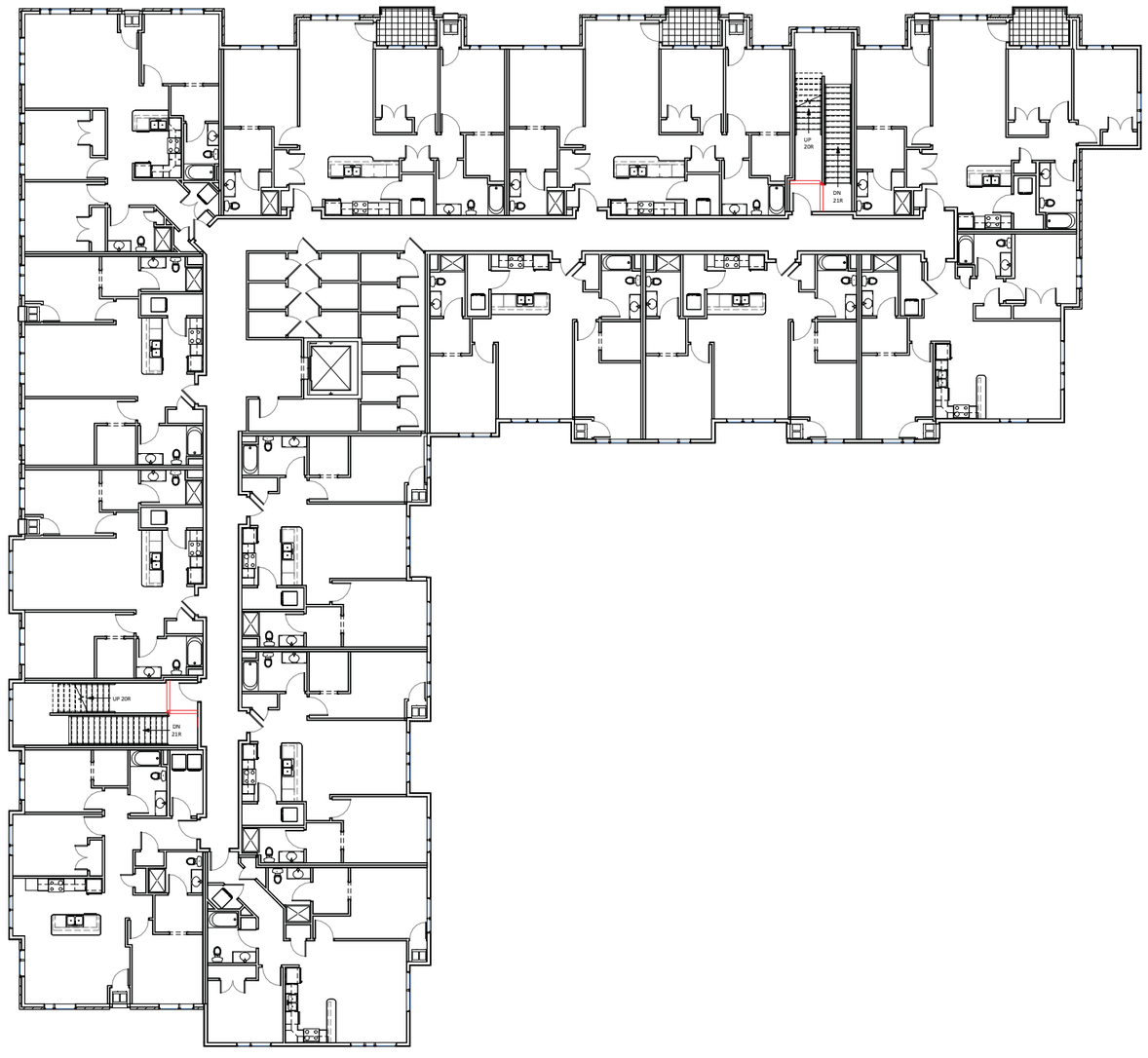
Date	Issue Description

Sheet Title

GROUND FLOOR PLAN - OVERALL

Sheet No.

A111



1 **2ND FLOOR OVERALL PLAN**

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

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

GRAND FAMILY - BUILDING #7

at UNION CORNERS
WINNEBAGO STREET
MADISON, WI 53704

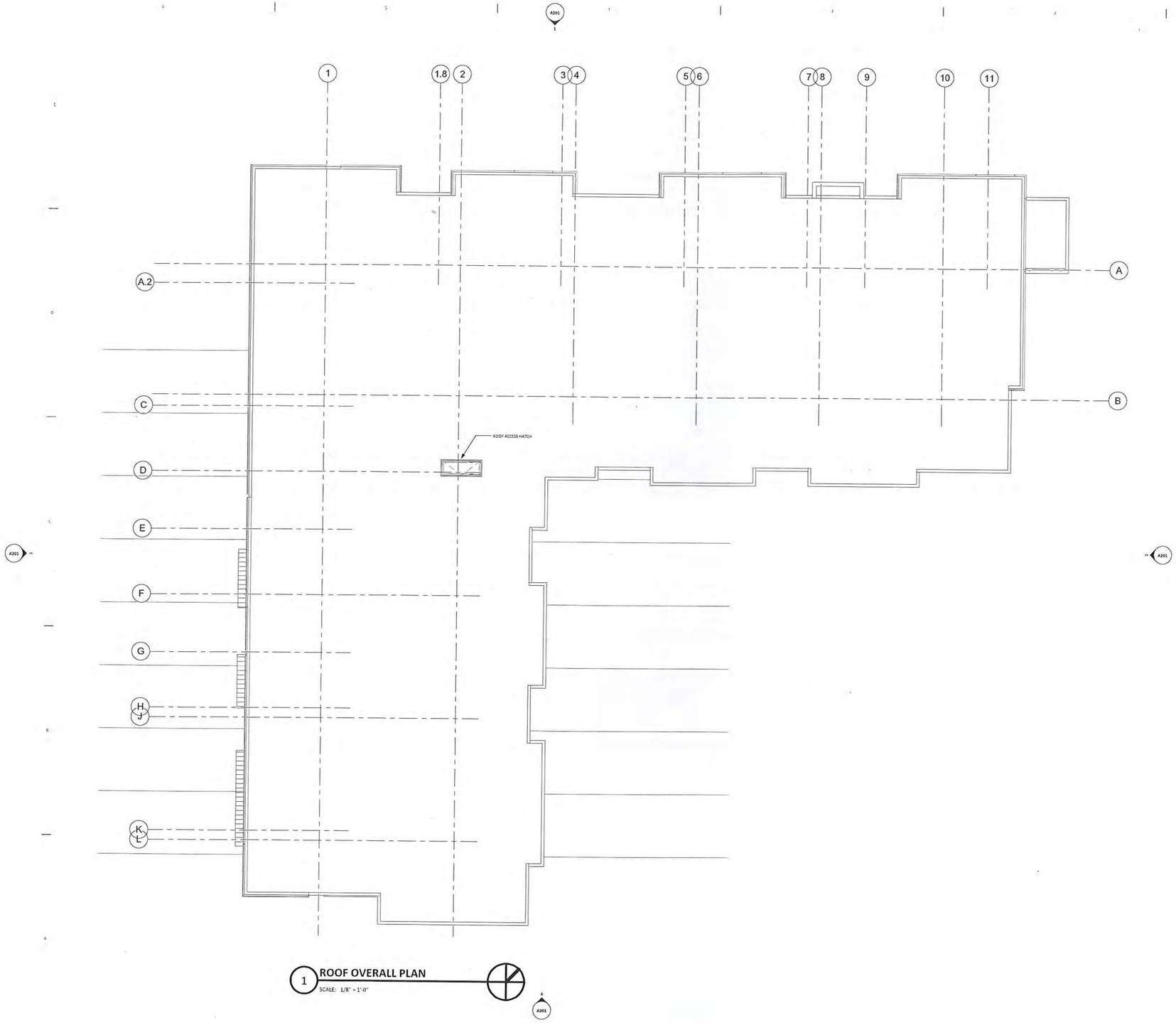
SCHEMATIC

Project No.	Project Number
Plot Date:	12/20/2017 9:55:06 AM
Drawn by:	Author

Date	Issue Description

Sheet Title
2ND FLOOR PLAN - OVERALL

Sheet No.
A121



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

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

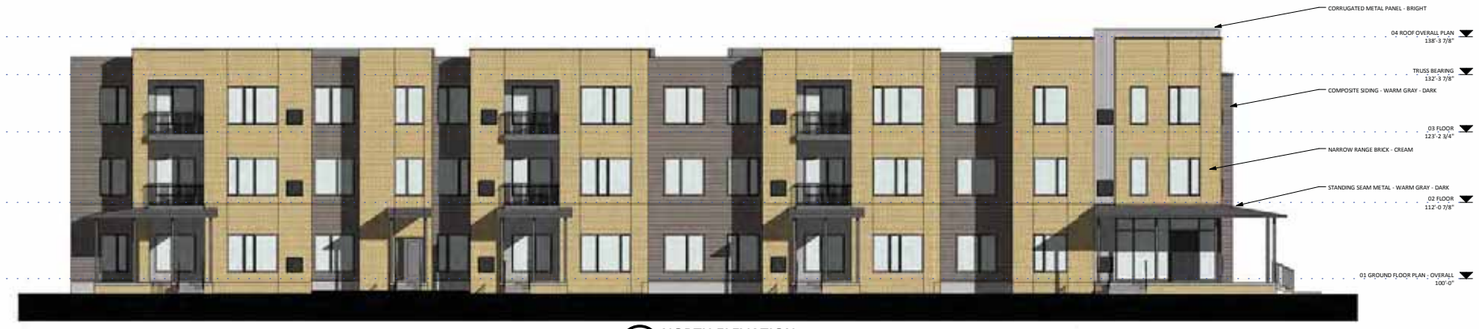
GRAND FAMILY - BUILDING #7
at UNION CORNERS
WINNEBAGO STREET
MADISON, WI 53704

SCHEMATIC	
Project No.	Project Number
Plot Date:	12/21/2017 8:32:02 AM
Drawn by:	Author

Date	Issue Description

Sheet Title
ROOF PLAN - OVERALL

Sheet No.
A141



1 **NORTH ELEVATION**

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

2 **EAST ELEVATION**

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

3 **WEST ELEVATION**

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

4 **SOUTH ELEVATION**

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

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

GRAND FAMILY - BUILDING #7

at UNION CORNERS
WINNEBAGO STREET
MADISON, WI 53704

SCHEMATIC

Project No.	Project Number
Plot Date:	12/20/2017 9:55:13 AM
Drawn by:	Author

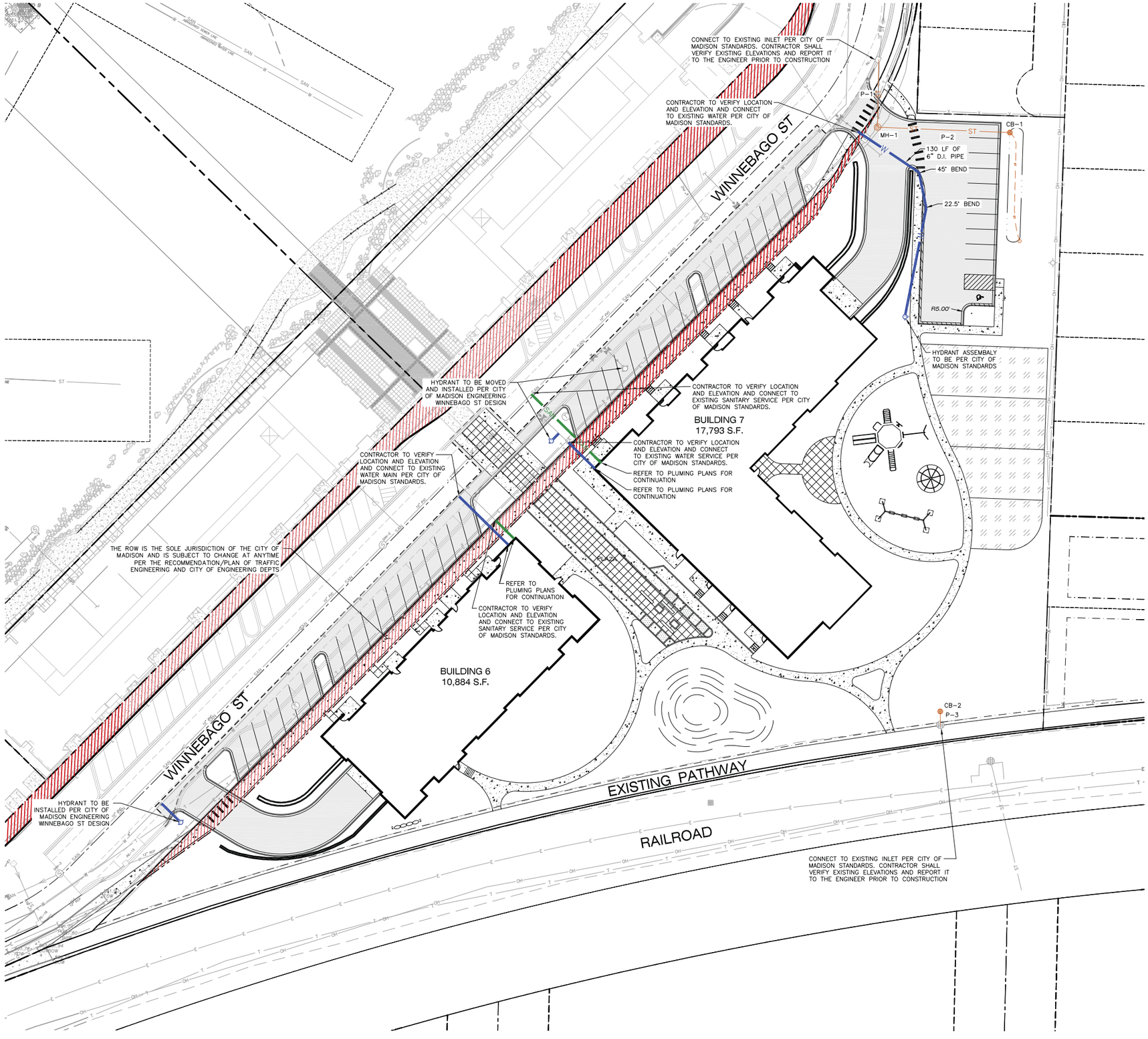
Date	Issue Description

Sheet Title

EXTERIOR BUILDING ELEVATIONS

Sheet No.

A201



LEGEND (UTILITY PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER

UTILITY NOTES:

1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE 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 UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
10. CONTRACTOR SHALL CONTACT THE CITIES PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
11. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITIES WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
12. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
14. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
15. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
16. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
17. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPERATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.

north

SCALE IN FEET

30' 0 30'

DIGGERS HOTLINE
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JSD Professional Services, Inc.
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KENOSHA | APPLETON | WAUSAU

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

CLIENT:
GORMAN & COMPANY, INC

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

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:	MSS	12-14-2017
Approved:	MSS	12-14-2017

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C300

JSD PROJECT NO: 17-8095

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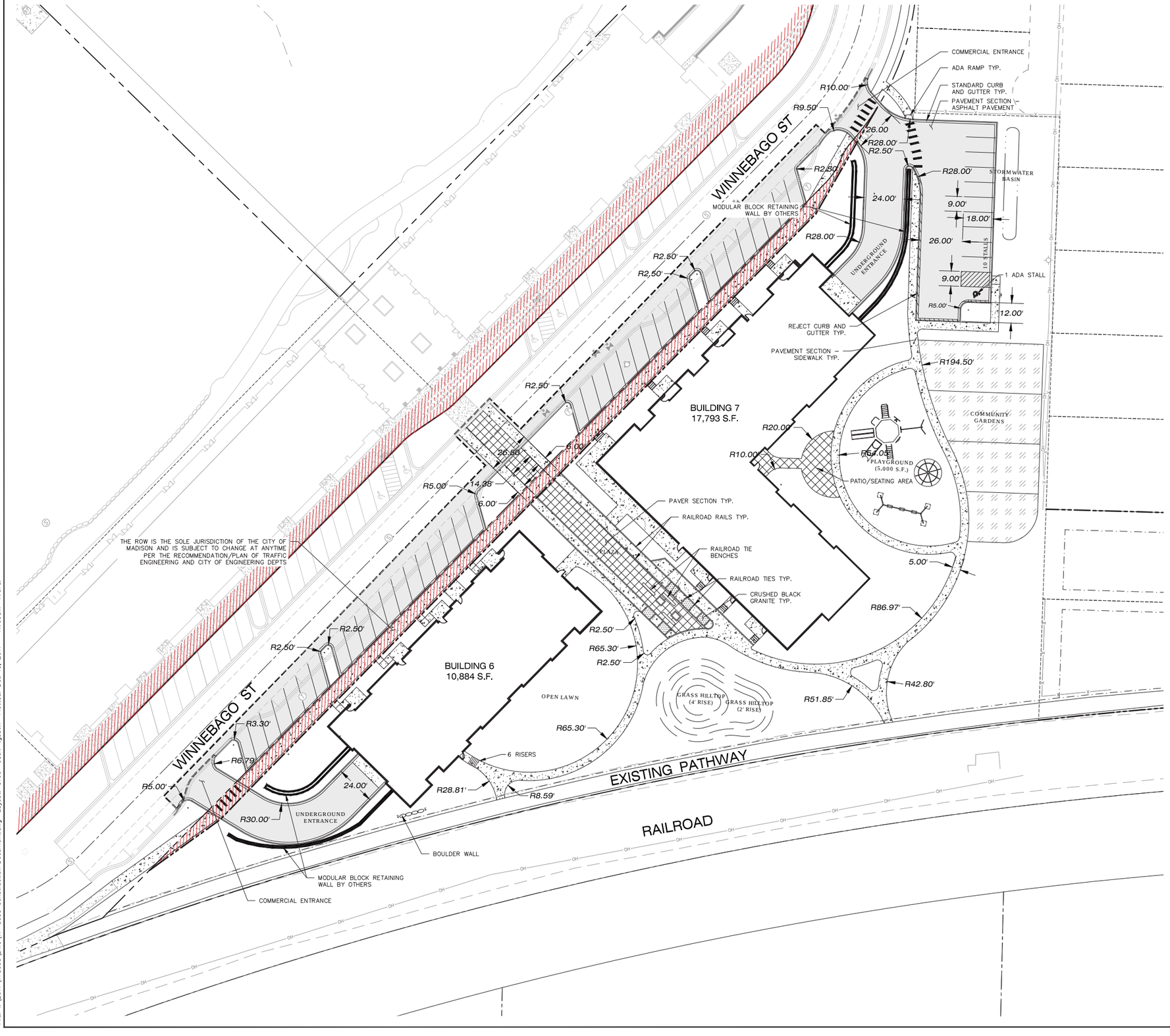

LEGEND (SITE PLAN)

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

GENERAL NOTES:

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

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE–QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK–26UV CONCRETE SEALANT.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
10. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP–OFF/PICK–UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

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

north

SCALE IN FEET

30' 0 30'

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P. 608.848.5060

CLIENT:

GORMAN & COMPANY, INC

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
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15		

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

JSD PROJECT NO: 17-8095

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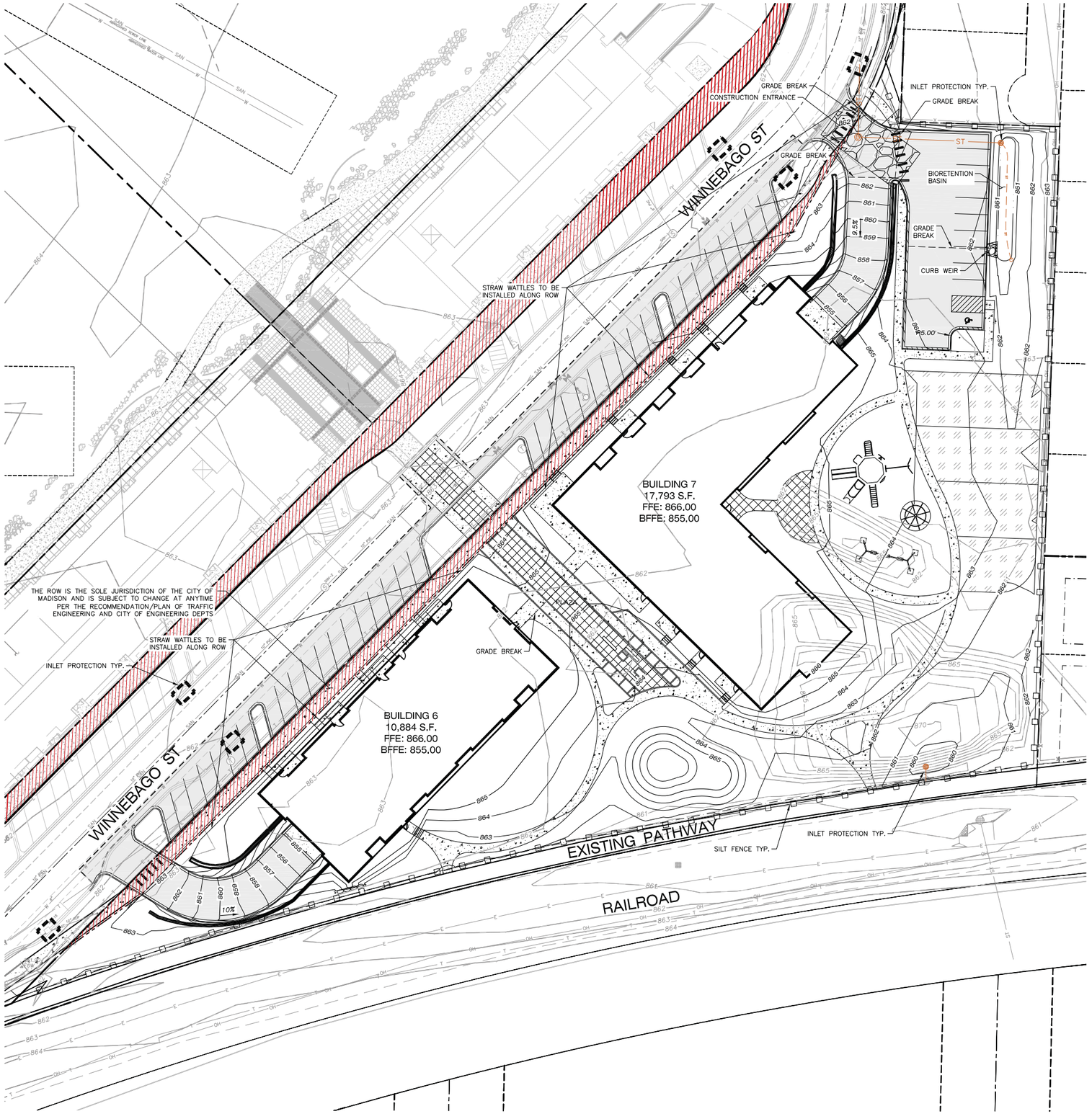

LEGEND (GRADING & EROSION CONTROL PLAN)

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

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

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

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

CONSTRUCTION SEQUENCING

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

north

SCALE IN FEET

30' 0 30'

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KENOSHA | APPLETON | WAUSAU

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

CLIENT:
GORMAN & COMPANY, INC

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

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:	MSS	12/13/2017
Approved:	MSS	12/13/2017

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C200

JSD PROJECT NO: 17-8095

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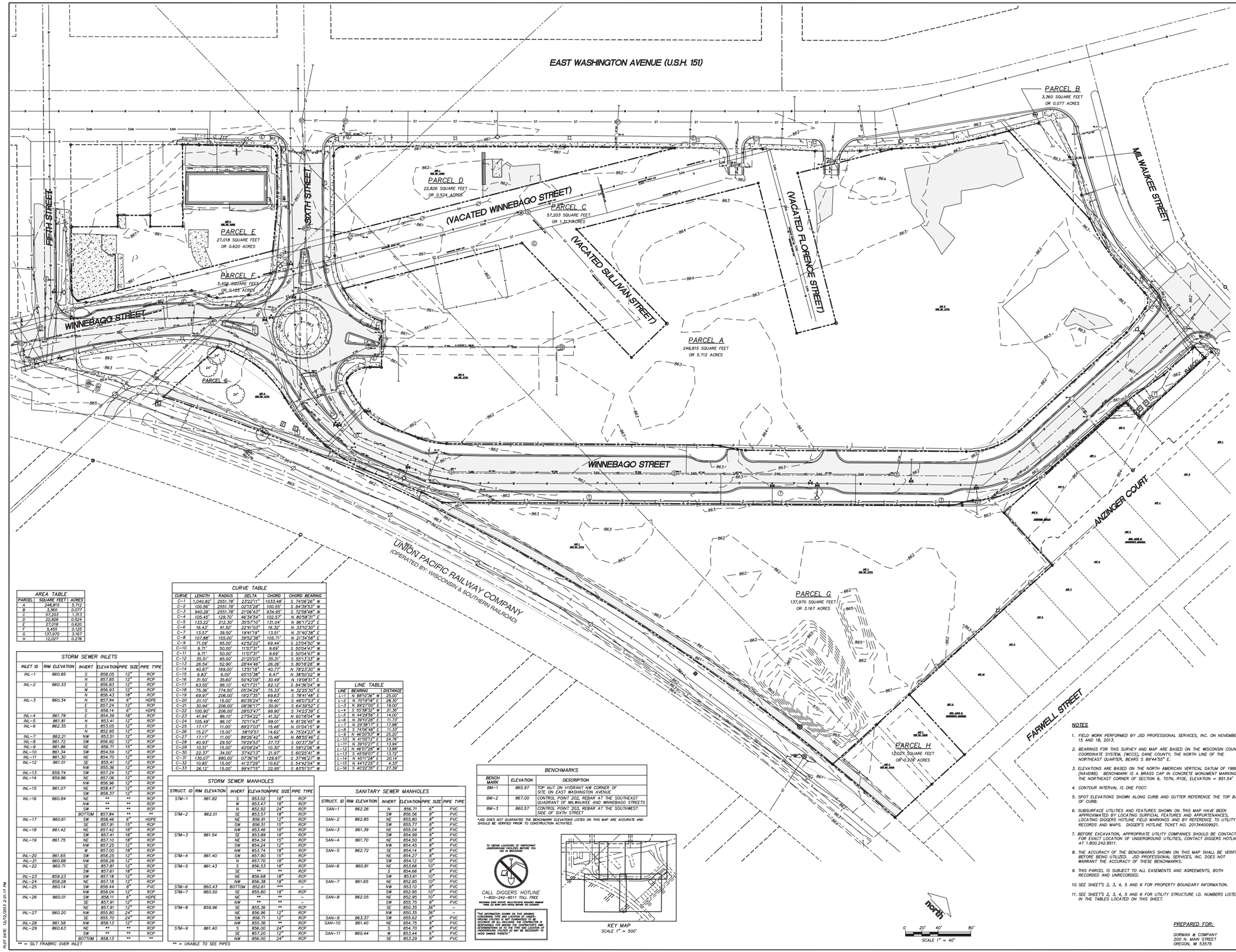
File: I:\2017\17-8095\DWG\17-8095 Construction Documents.dwg Layout: C200 User: msaunders Plotted: Dec 18, 2017 – 5:46pm Xref's:



AREA TABLE

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

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	860.85	S	858.05	12"	RCP
		N	857.85	12"	RCP
INL-2	860.33	S	856.83	12"	RCP
		W	856.93	12"	RCP
		N	856.43	18"	RCP
INL-3	860.34	N	857.94	6"	HDPE
		E	857.24	12"	RCP
		S	858.14	6"	HDPE
INL-4	861.79	E	854.39	18"	RCP
INL-5	861.81	N	853.41	12"	RCP
INL-6	862.35	S	853.05	12"	RCP
		N	852.95	12"	RCP
INL-7	862.21	NW	853.51	12"	RCP
INL-8	861.72	SW	856.92	12"	RCP
INL-9	861.86	NE	856.71	15"	RCP
INL-10	861.34	SW	854.59	12"	RCP
INL-11	861.30	NE	854.70	12"	RCP
INL-12	861.01	SE	855.41	12"	RCP
		NW	855.36	12"	RCP
INL-13	859.74	SW	857.24	12"	RCP
INL-14	859.86	NE	857.06	12"	RCP
		NW	856.96	12"	RCP
INL-15	861.07	NE	858.47	12"	RCP
		SW	858.37	12"	RCP
INL-16	860.84	NE	**	**	RCP
		NW	**	**	RCP
		SW	**	**	RCP
		BOTTOM	857.84	**	**
INL-17	860.61	SW	858.46	6"	HDPE
		SE	857.91	12"	RCP
INL-18	861.42	NE	857.42	18"	RCP
		SW	857.41	18"	RCP
INL-19	861.75	NE	857.10	18"	RCP
		NW	857.25	12"	RCP
		W	857.00	18"	RCP
INL-20	861.65	SW	858.25	12"	RCP
INL-21	860.88	NW	858.28	12"	RCP
INL-22	860.71	SE	857.81	18"	RCP
		SW	857.61	18"	RCP
INL-23	859.23	SW	857.18	12"	RCP
INL-24	859.28	NE	857.18	12"	RCP
INL-25	860.14	SW	858.44	8"	PVC
		NW	858.04	12"	RCP
INL-26	860.01	SW	858.11	6"	HDPE
		SE	857.91	12"	RCP
		NE	857.91	12"	RCP
INL-27	860.20	NW	855.80	24"	RCP
		SE	855.70	24"	RCP
INL-28	861.58	NW	858.13	12"	RCP
INL-29	860.63	NE	**	**	RCP
		SW	**	**	RCP
		BOTTOM	858.13	**	**

** = SILT FRABRIC OVER INLET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1,040.82'	2551.78'	23°22'11"	1033.68'	S. 74°06'26" W
C-2	100.56'	2551.78'	02°15'28"	100.55'	S. 84°39'53" W
C-3	940.26'	2551.78'	21°06'43"	934.95'	S. 72°58'48" W
C-4	105.45'	129.70'	46°34'54"	102.57'	N. 80°58'31" E
C-5	133.22'	212.30'	35°57'10"	131.04'	N. 86°17'23" E
C-6	16.43'	41.50'	22°41'03"	16.32'	N. 32°10'30" E
C-7	13.57'	39.50'	19°41'19"	13.51'	N. 31°40'38" E
C-8	107.88'	155.00'	39°52'38"	105.71'	N. 21°34'58" E
C-9	71.09'	95.00'	42°52'22"	69.44'	S. 23°04'50" W
C-10	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W
C-11	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W
C-12	35.51'	85.00'	21°26'03"	35.31'	S. 55°13'33" W
C-13	26.54'	52.90'	28°44'46"	26.26'	S. 80°18'28" W
C-14	40.87'	169.00'	13°51'18"	40.77'	N. 78°23'30" W
C-15	6.83'	6.00'	65°15'38"	6.47'	N. 38°50'02" W
C-16	31.50'	35.60'	50°42'09"	30.49'	N. 19°08'51" E
C-17	63.55'	86.10'	42°17'21"	62.12'	S. 84°36'04" W
C-18	75.36'	774.50'	05°34'29"	75.33'	N. 32°25'30" E
C-19	69.97'	206.00'	19°27'35"	69.63'	S. 78°41'48" E
C-20	21.10'	15.00'	80°35'24"	19.40'	S. 49°17'53" E
C-21	30.94'	206.00'	08°36'17"	30.91'	S. 64°39'52" E
C-22	100.90'	206.00'	28°03'47"	99.90'	S. 74°23'39" E
C-23	41.94'	86.10'	27°54'22"	41.52'	N. 60°18'04" W
C-24	105.49'	86.10'	70°11'43"	99.01'	N. 81°26'45" W
C-25	17.17'	11.00'	89°27'03"	15.48'	N. 01°04'15" W
C-26	15.27'	15.00'	58°19'57"	14.62'	N. 75°24'23" W
C-27	17.17'	11.00'	89°26'42"	15.48'	N. 88°55'46" E
C-28	40.93'	29.50'	79°29'53"	37.73'	S. 00°37'39" E
C-29	10.51'	15.00'	40°09'24"	10.30'	S. 59°12'06" W
C-30	22.37'	34.00'	37°42'13"	21.97'	S. 60°25'41" W
C-31	130.07'	980.00'	07°36'16"	129.97'	S. 37°46'27" W
C-32	10.85'	15.00'	41°27'29"	10.62'	S. 54°42'04" W
C-33	26.12'	15.00'	99°47'15"	22.95'	S. 83°51'57" W

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N. 88°10'36" W.	25.00'
L-2	N. 70°19'18" E.	28.30'
L-3	N. 89°27'00" E.	19.00'
L-4	S. 55°36'32" W.	21.36'
L-5	N. 44°29'56" E.	14.00'
L-6	N. 39°10'28" E.	11.73'
L-7	N. 29°38'17" E.	17.88'
L-8	S. 74°06'48" E.	11.33'
L-9	N. 46°20'53" W.	25.20'
L-10	N. 41°05'12" E.	24.76'
L-11	N. 39°10'27" E.	13.94'
L-12	N. 46°07'28" W.	13.88'
L-13	S. 45°59'07" E.	13.72'
L-14	N. 45°11'28" E.	20.14'
L-15	N. 44°12'25" E.	4.33'
L-16	S. 40°22'35" E.	27.39'

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	861.82	S	853.02	18"	RCP
		W	853.47	18"	RCP
		N	852.92	24"	RCP
STM-2	862.01	SE	853.57	18"	RCP
		NE	856.91	12"	RCP
		NW	856.51	15"	RCP
		SW	853.46	18"	RCP
STM-3	861.54	SE	853.89	18"	RCP
		NE	854.34	15"	RCP
		SW	854.24	12"	RCP
		NW	853.74	18"	RCP
STM-4	861.40	SW	857.90	15"	RCP
		N	857.70	18"	RCP
STM-5	861.43	S	856.53	18"	RCP
		SE	**	**	RCP
		NE	856.68	18"	RCP
		NW	856.38	18"	RCP
STM-6	860.43	BOTTOM	852.61	***	–
STM-7	860.50	SE	855.80	18"	RCP
		NE	**	**	–
		NW	**	**	–
STM-8	859.96	SE	855.36	**	RCP
		NE	856.96	12"	RCP
		SW	856.71	12"	RCP
		NW	856.36	**	RCP
STM-9	861.40	S	856.00	24"	RCP
		SE	857.20	12"	RCP
		NW	856.00	24"	RCP

** = UNABLE TO SEE PIPES

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.26	N	856.71	6"	PVC
		SW	856.56	8"	PVC
SAN-2	862.85	NE	855.80	8"	PVC
		SW	855.77	8"	PVC
SAN-3	861.39	NE	855.04	8"	PVC
		SW	854.99	8"	PVC
SAN-4	861.70	NE	854.50	8"	PVC
		NW	854.45	8"	PVC
SAN-5	862.72	SE	854.14	8"	PVC
		NE	854.27	8"	PVC
		SW	854.12	10"	PVC
SAN-6	860.81	NE	853.66	10"	PVC
		S	854.66	8"	PVC
		SW	853.61	10"	PVC
SAN-7	861.65	NE	852.95	10"	PVC
		NW	853.10	8"	PVC
		SW	852.95	10"	PVC
SAN-8	862.05	NE	852.95	10"	PVC
		SW	855.75	8"	PVC
		SE	850.35	36"	–
		NW	850.35	36"	–
SAN-9	863.37	SW	855.62	8"	PVC
SAN-10	861.40	NE	854.75	8"	PVC
		S	854.70	8"	PVC
SAN-11	860.44	W	853.44	6"	PVC
		SW	853.29	8"	PVC

BENCHMARKS

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

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTES 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BELIEVED TO BE ACCURATE BUT ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATION WITH RESPECT TO THE EXACT TYPE AND UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

KEY MAP
SCALE 1" = 500'

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 11774, RECORDED IN VOLUME 72, PAGES 134-139, AS DOCUMENT No. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 12187, RECORDED IN VOLUME 72, PAGES 247-251, AS DOCUMENT No. 4196372, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 12188, RECORDED IN VOLUME 72, PAGES 252-256, AS DOCUMENT No. 4196391, ALL OF VACATED FLORENCE STREET, ALL OF VACATED SULLIVAN STREET, THAT PART OF WINNEBAGO STREET VACATED PER CITY OF MADISON ENACTMENT No. RES-06-00599, AND THAT PART OF MILWAUKEE STREET VACATED PER CITY OF MADISON ENACTMENT No. RES-06-00858, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 15 AND 18, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°44'55" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 6, T07N, R10E, ELEVATION = 851.54'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20134400921.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
10. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR PROPERTY BOUNDARY INFORMATION.
11. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR UTILITY STRUCTURE I.D. NUMBERS LISTED IN THE TABLES LOCATED ON THIS SHEET.

REVISION NO.	DESCRIPTION	DATE	BY

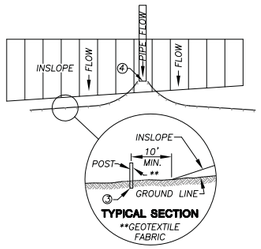
DRAWN BY	JK	DATE 11-25-2013
CHECKED BY	TJB	DATE 11-27-2013
APPROVED BY	HPJ	DATE 11-27-2013
DWGNAME	I:\2013\135984\DWG\135984-Excon.dwg	

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5660

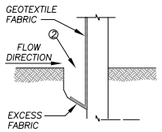
PROJECT NO: 13-5984
FILE NO: E-182
SURVEYED: JH
F.B. NO/PG: 273/76
SHEET NO: 1 OF 6

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

PLOT DATE: 12/12/2013 2:01:17 PM

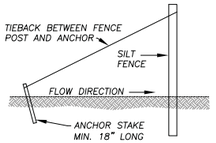


TYPICAL SECTION
**GEOTEXTILE FABRIC

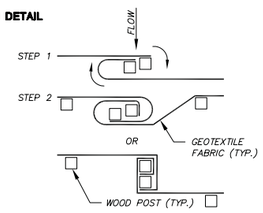


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

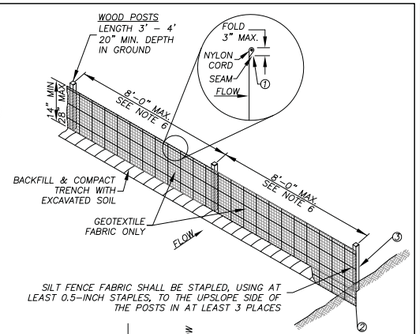
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (TWIST METHOD)



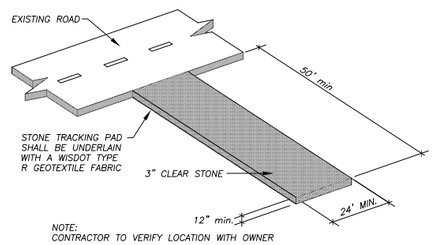
JOINT (HOOK METHOD)

SILT FENCE ALONG SLOPES & OUTFALLS

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

SILT FENCE

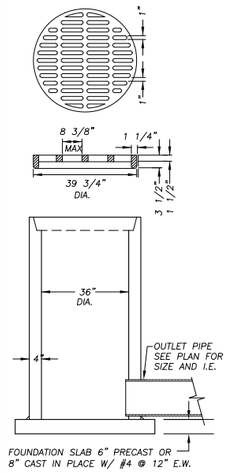
N.T.S.



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

CONSTRUCTION ENTRANCE

N.T.S.



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

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

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

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

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

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

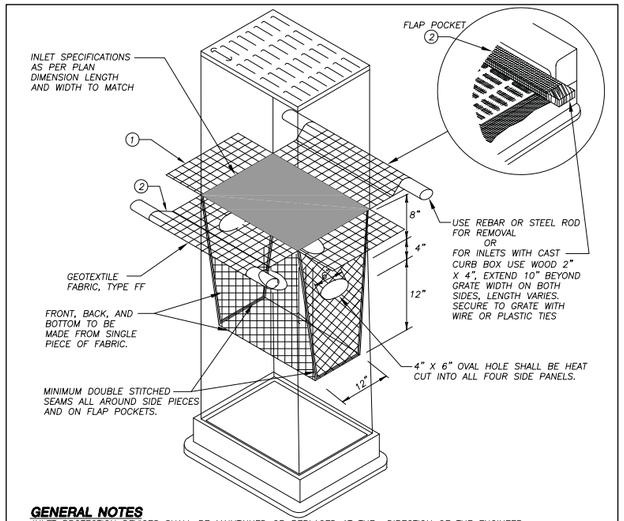
STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED

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

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

36" DIAMETER STORM INLET

N.T.S.



GENERAL NOTES

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

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

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

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

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

INSTALLATION NOTES

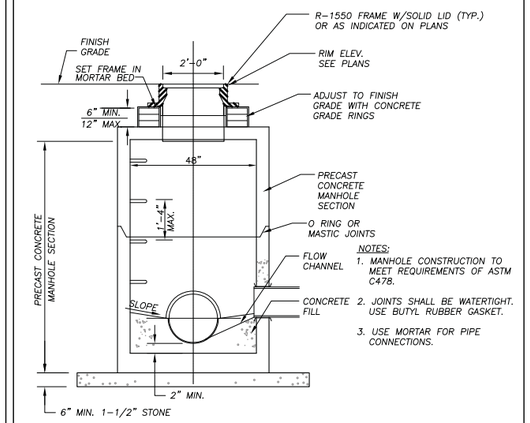
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

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

INLET PROTECTION, TYPE D

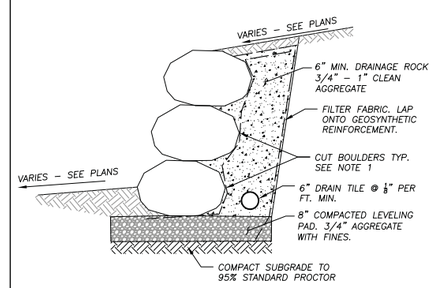
N.T.S.



NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.

STORM MANHOLE

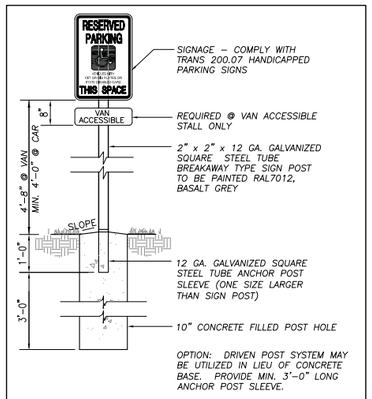
N.T.S.



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

BOULDER WALL

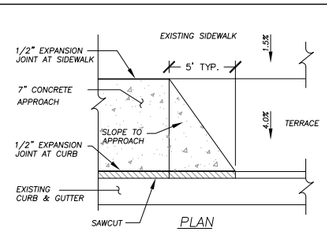
N.T.S.



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

ADA PARKING STALL SIGN

N.T.S.



COMMERCIAL ENTRANCE

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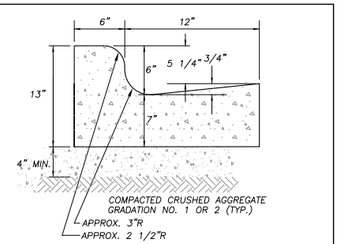
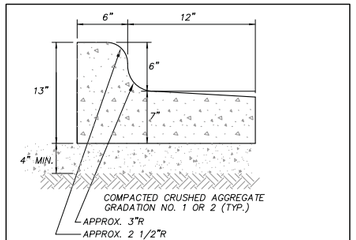


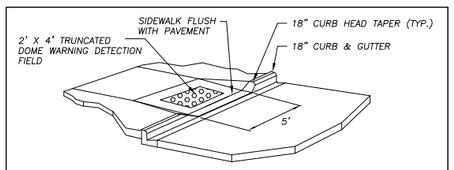
18" STANDARD CURB AND GUTTER

N.T.S.



18" REJECT CURB AND GUTTER

N.T.S.



ADA RAMP

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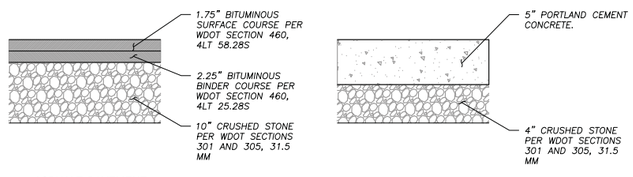

ASPHALT PAVEMENT **SIDEWALK SECTION**

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

PAVEMENT SECTIONS

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CLIENT:
GORMAN & COMPANY, INC

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

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
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Design/Drawn: MSS 12-15-2017
Approved: MSS 12-15-2017

SHEET TITLE:
DETAILS

SHEET NUMBER:
C400

JSD PROJECT NO: 17-8095

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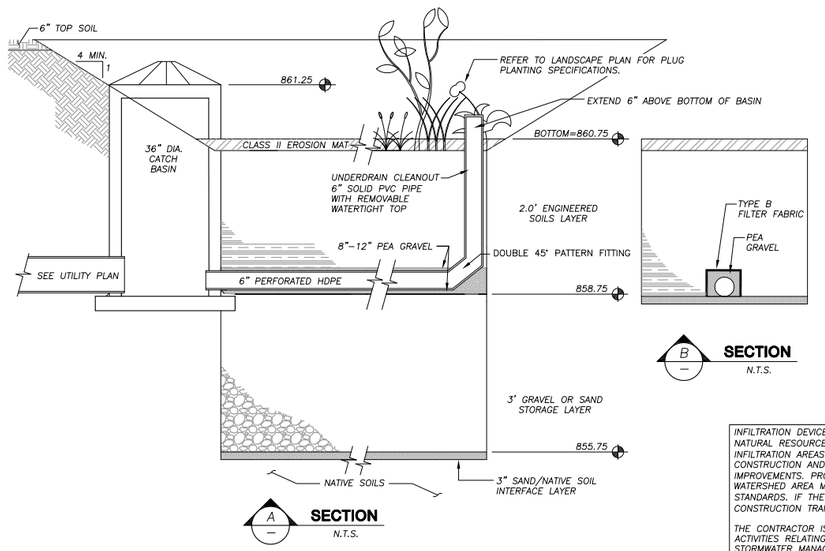


BIORETENTION BASIN

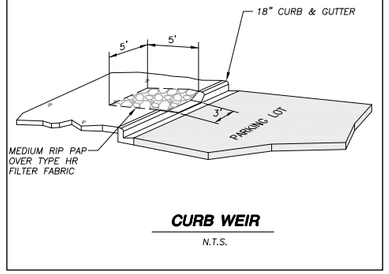
N.T.S.

GENERAL NOTES:

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

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

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



CURB WEIR

N.T.S.

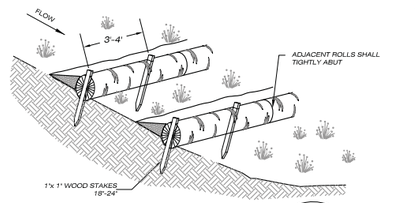
DETAIL A NOTES:

INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

A 25 FOOT WATTLE USES 6 STAKES
A 20 FOOT WATTLE USES 5 STAKES
A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

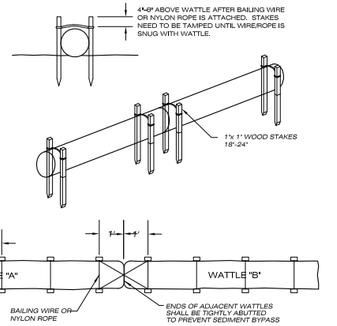


WATTLES - DETAIL A W1

DETAIL B NOTES:

INSTALLATION:
STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE, LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE 'A', ACROSS TO FRONT OF WATTLE 'B', ACROSS TO BACK AND BACK TO FRONT OF WATTLE 'A'). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.



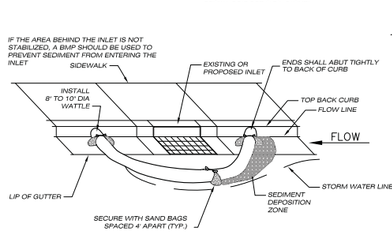
WATTLES - DETAIL B W2

GENERAL WATTLE INSTALLATION NOTES:

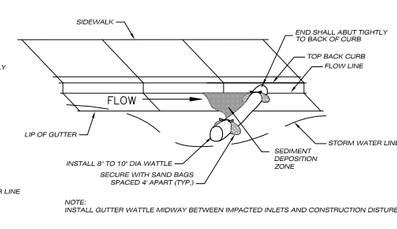
1. *THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.*
2. *WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.*
3. *WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.*
4. *NOT FOR USE IN CONCENTRATED FLOW AREAS.*
5. *THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.*
6. *WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.*
7. *ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.*
8. *RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.*
9. *SPACING - DOWNSLOPE*
   VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:

   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART, ETC.

   HOWEVER, ADJUSTMENTS MAY HAVE TO BE MADE FOR THE SOIL TYPE: FOR SOFT, LOAMY SOILS - ADJUST THE ROWS CLOSER TOGETHER; FOR HARD, ROCKY SOILS - ADJUST THE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES OR WHERE JOINTS HAVE FAILED IN THE PAST.
10. *STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.*



CURB INLET WATTLE PROTECTION SETUP CIP–3



NOTE:
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP W3

WATTLE MAINTENANCE NOTES:

1. *THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.*
2. *SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.*
3. *WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.*

STRAW WATTLE

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

CLIENT:

GORMAN & COMPANY, INC

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

SHEET TITLE:
DETAILS

SHEET NUMBER:
C401

JSD PROJECT NO: 17-8095

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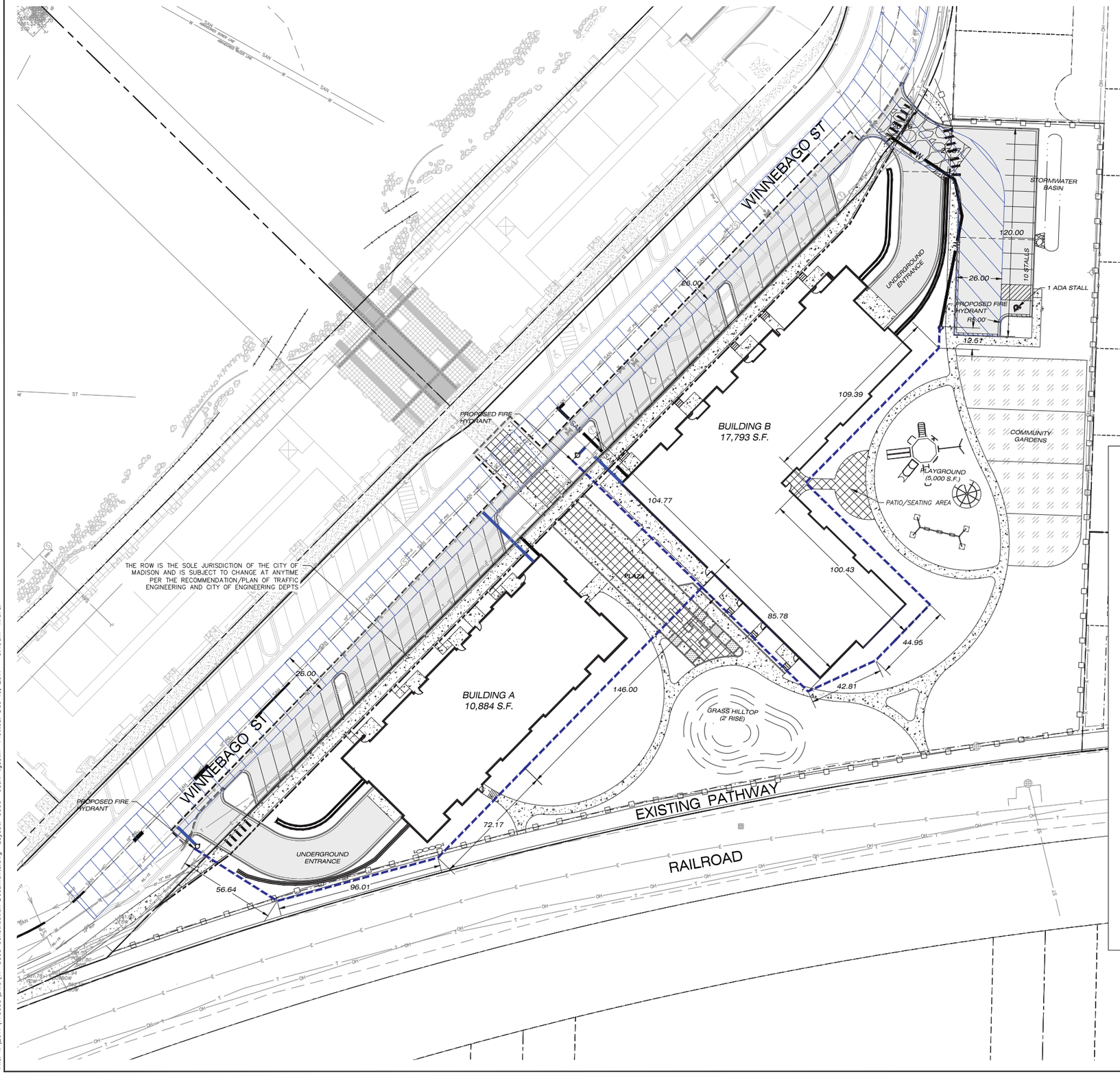
File: i:\2017\178095\DWG\17-8095 Construction Documents.dwg Layout: C401 User: msaunders Plotted: Dec 18, 2017 – 1:59pm Xref's:



LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED BUILDING ADDITION
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT–STANDARD DUTY
- PROPOSED ASPHALT PAVEMENT–HEAVY DUTY
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- FIRE HYDRANT LOCATION
- 26' WIDE FIRE LANE

CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: Winnebago St., Madison, WI 53719

Contact Name & Phone #: Mark Smith; 608-835-5594

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearnce of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane?	[ ] Yes	[X] No	[ ] N/A
a. Is a detail of the signage included on the site plan?	[ ] Yes	[ ] No	[X] N/A
f) Is a roll-able curb used as part of the fire lane?	[ ] Yes	[X] No	[ ] N/A
a. Is a detail of the curb included on the site plan?	[ ] Yes	[ ] No	[X] N/A
g) Is part of a sidewalk used as part of the required fire lane?	[ ] Yes	[X] No	[ ] N/A
a. Is the sidewalk constructed to withstand 85,000-lbs?	[ ] Yes	[ ] No	[X] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, is the area for turning around fire apparatus provided by:			
a) A cul-de-sac with a minimum inside diameter of 70-feet?	[ ] Yes	[ ] No	[X] N/A
b) A 45-degree wye with a minimum length of 60-feet per side?	[ ] Yes	[ ] No	[X] N/A
c) A 90-degree tee with a minimum length of 60-feet per side?	[ ] Yes	[ ] No	[X] N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?	[X] 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?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] No	[ ] N/A
d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] 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?	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] 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?	[X] 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	[X] 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?	[X] 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 34.20** and **IFC 2006 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 4/28/11

north

SCALE IN FEET

30' 0 30'

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OREGON, WI, 53575

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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1	12.20.17	LAND USE SUBMITTAL
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Design/Drawn:	TKG	09-18-2017
Approved:	TKG	09-18-2017
	JLF	10-04-2017

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
C500

JSD PROJECT NO: 17-8095

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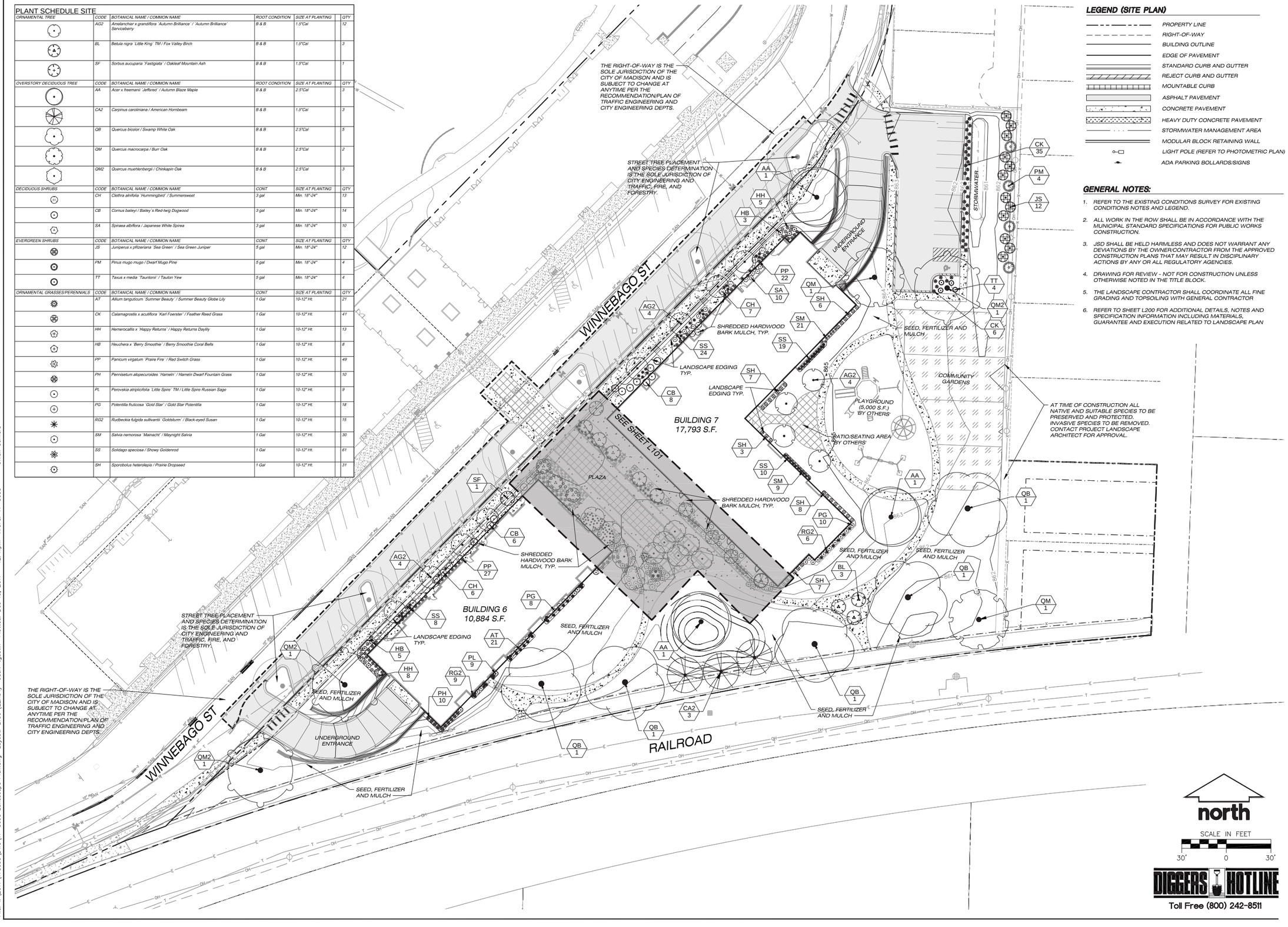
PLANT SCHEDULE SITE

ORNAMENTAL TREE	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AG2	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	1.5"Cal	12
	BL	Betula nigra 'Little King' TM / Fox Valley Birch	B & B	1.5"Cal	3
	SF	Sorbus aucuparia 'Fastigiata' / Oakleaf Mountain Ash	B & B	1.5"Cal	1
OVERSTORY DECIDUOUS TREE	**CODE**	**BOTANICAL NAME / COMMON NAME**	**ROOT CONDITION**	**SIZE AT PLANTING**	**QTY**
	AA	Acer x freemanii 'Jeffsred' / Autumn Blaze Maple	B & B	2.5"Cal	3
	CA2	Carpinus caroliniana / American Hornbeam	B & B	1.5"Cal	3
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	5
	QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	2
	QM2	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal	3
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE AT PLANTING**	**QTY**
	CH	Clethra alnifolia 'Hummingbird' / Summersweet	3 gal	Min. 18"-24"	13
	CB	Cornus baileyi / Bailey's Red-twig Dogwood	3 gal	Min. 18"-24"	14
	SA	Spiraea albiflora / Japanese White Spirea	3 gal	Min. 18"-24"	10
EVERGREEN SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE AT PLANTING**	**QTY**
	JS	Juniperus x pfitzeriana 'Sea Green' / Sea Green Juniper	5 gal	Min. 18"-24"	12
	PM	Pinus mugo mugo / Dwarf Mugo Pine	5 gal	Min. 18"-24"	4
	TT	Taxus x media 'Tauntonii' / Tauton Yew	5 gal	Min. 18"-24"	4
ORNAMENTAL GRASSES/PERENNIALS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SIZE AT PLANTING**	**QTY**
	AT	Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily	1 Gal	10-12" Ht.	21
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 Gal	10-12" Ht.	41
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 Gal	10-12" Ht.	13
	HB	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	1 Gal	10-12" Ht.	8
	PP	Panicum virgatum 'Prairie Fire' / Red Switch Grass	1 Gal	10-12" Ht.	49
	PH	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	1 Gal	10-12" Ht.	10
	PL	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 Gal	10-12" Ht.	9
	PG	Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	1 Gal	10-12" Ht.	18
	RG2	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 Gal	10-12" Ht.	15
	SM	Salvia nemorosa 'Mainacht' / Maynight Salvia	1 Gal	10-12" Ht.	30
	SS	Soldago speciosa / Showy Goldenrod	1 Gal	10-12" Ht.	61
	SH	Sporobolus heterolepis / Prairie Dropseed	1 Gal	10-12" Ht.	31



LEGEND (SITE PLAN)

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

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

north

SCALE IN FEET

30' 0 30'

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200 NORTH MAIN STREET
OREGON, WI, 53575

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn: TKG 09-18-2107
Approved: MAS 10-17-2017

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

JSD PROJECT NO: 17-8095

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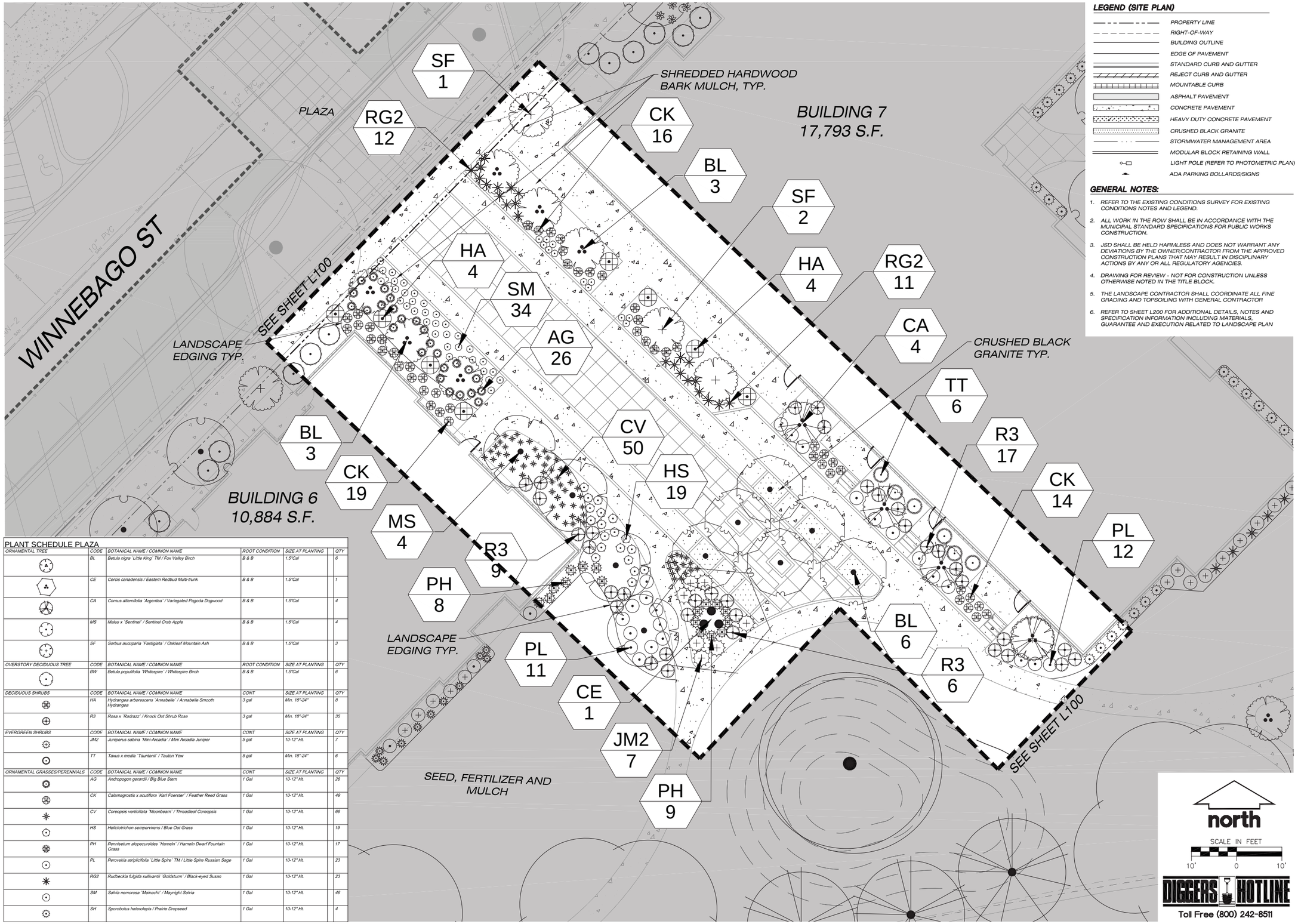

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CRUSHED BLACK GRANITE
- STORMWATER MANAGEMENT AREA
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
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6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE PLAZA

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

north

SCALE IN FEET

10' 0 10'

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LOT 1 GRADFAMILY

PROJECT LOCATION:
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Design/Drawn: TKG 09-18-2107
Approved: MAS 10-17-2017

SHEET TITLE:
COURTYARD LANDSCAPE PLAN

SHEET NUMBER:
L101

JSD PROJECT NO: 17-8095

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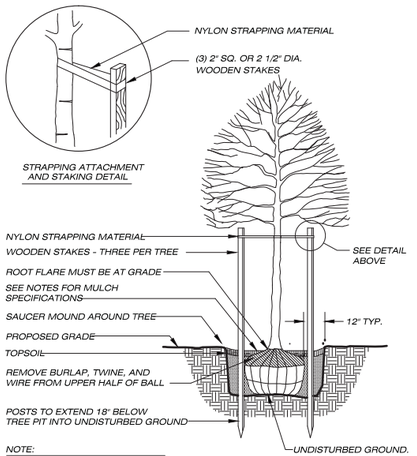
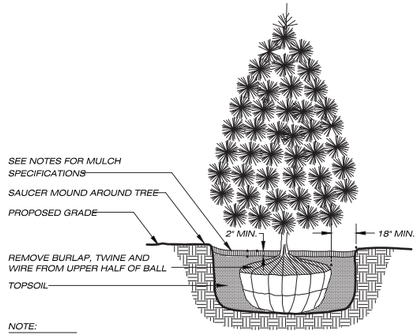


NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

1 / L200 — DECIDUOUS TREE PLANTING DETAIL

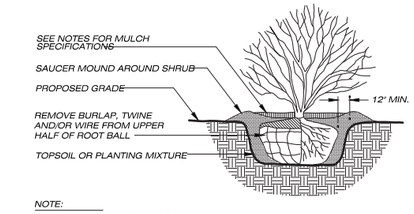
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

2 / L200 — EVERGREEN TREE PLANTING DETAIL

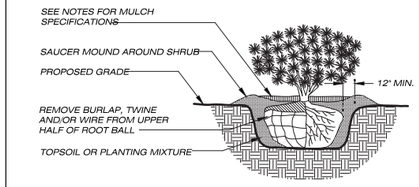
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

3 / L200 — DECIDUOUS SHRUB PLANTING DETAIL

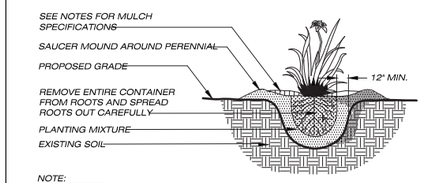
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

4 / L200 — EVERGREEN SHRUB PLANTING DETAIL

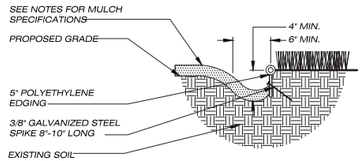
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED

5 / L200 — PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



6 / L200 — LANDSCAPE EDGING DETAIL

N.T.S.

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

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

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

Applicability

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

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and 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.

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

Total square footage of developed area 29,288

Total landscape points required 489

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

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

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

Total square footage of developed area _____

Total landscape points required _____

10/2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			22	770
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			35	525
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			80	240
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			33	132
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			575	1150
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ 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, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2,817

Total Number of Points Provided 2,817

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

GENERAL NOTES

1. *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.*
2. *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 OWNERS 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.*
3. *MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.*
4. *PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED 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.*
5. *CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.*

LANDSCAPE MATERIAL NOTES

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

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. *GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.*
2. *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.*
3. *MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.*
4. *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.*

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
CREATE THE VISION TELL THE STORY
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KENOSHA | APPLETON | WAUSAU
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: TKG 09-18-2107
Approved: MAS 10-17-2017

SHEET TITLE:
LANDSCAPE DETAILS, NOTES & SPECIFICATIONS

SHEET NUMBER:
L200

JSD PROJECT NO: 17-8095

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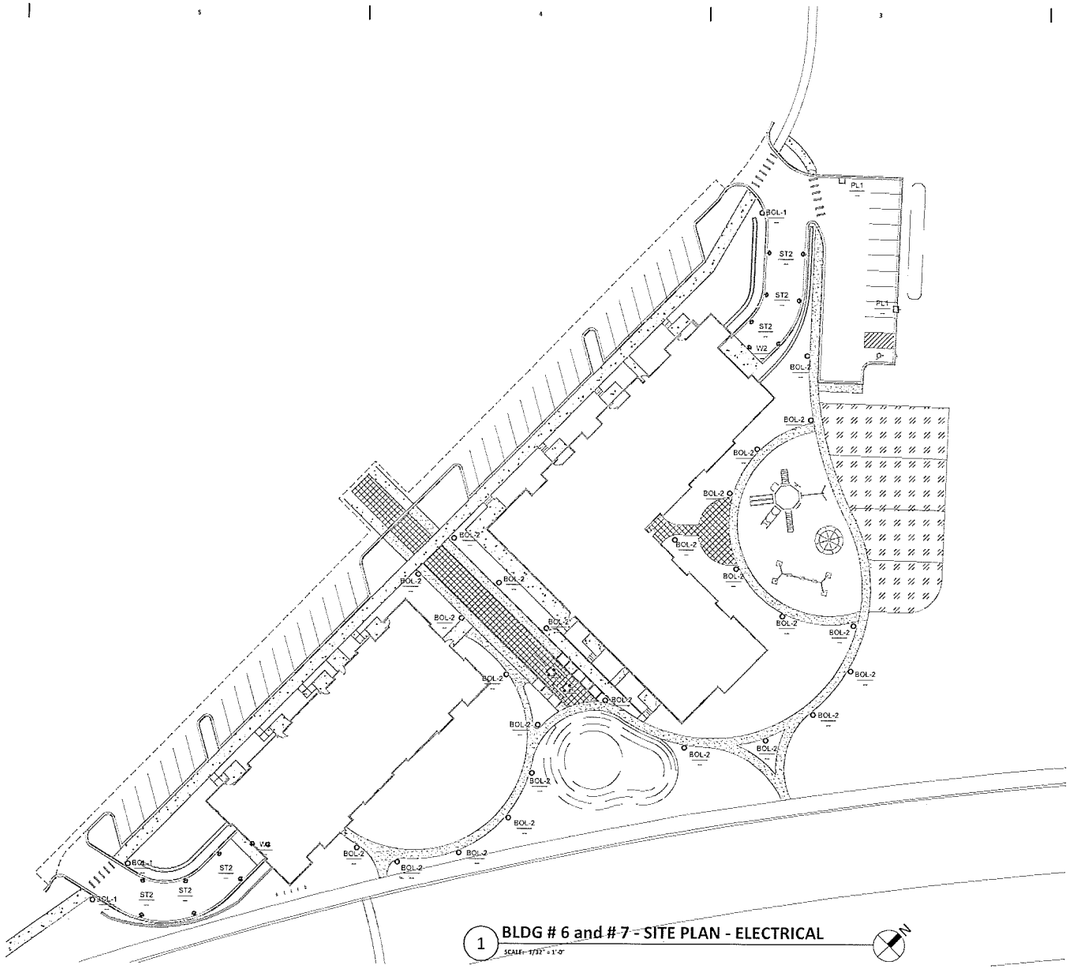
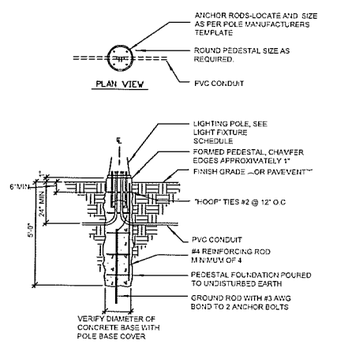
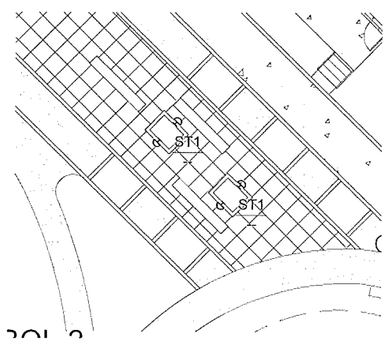
File: I:\2017\17-8095\DWG\17-8095 Landscape Plan.dwg Layout: L200 (22X34) User: tgustin Plotted: Dec 19, 2017 - 12:00pm Xref's: 17-8095 Union Corners



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



2 FIXTURE TYPY PL1 BASE MOUNTING DETAIL
SCALE: NTS



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

CIRCUITRY & LIGHTING CONTROL NOTES:

A. LIGHTING CIRCUITRY TO BE FED FROM BUILDING # XXX LIGHTING HOUSE PANEL "LP-1"

B. CIRCUIT NUMBERS FOR LIGHTING IS INDICATED BY NUMBER UNDER FIXTURE TYPE. "HOME-RUNS" ARE SHOWN FOR OVERRIDING OR MORE EXACT INTENTIONS.

C. TYPICAL FIXTURE TYPE AND CIRCUIT NUMBER:
A1 ——FIXTURE TYPE
10 ——CIRCUIT NO.

D. CIRCUIT NUMBERS FOR POWER DEVICES/EQUIPMENT IS INDICATED ADJACENT TO THE SYMBOL

E. PROVIDE LIGHTING CONTROL FROM LOW VOLTAGE LIGHTING CONTROL PANEL LVRP-1. SEE CIRCUITS LISTED ON THE PANELBOARD SCHEDULES AND LOW VOLTAGE RELAY SCHEDULE

F. WIRING SCHEDULE:

1. 2 #8 XHHW + GR, 2" PVC CONDUIT
2. 4 #8 XHHW + GR, 2" PVC CONDUIT MINIMUM
3. 8 #8 XHHW + GR, 2-1/2" PVC CONDUIT MINIMUM
4. 3 #6 XHHW + GR, 2" PVC CONDUIT MINIMUM
5. 3 #8 XHHW + GR, 2" PVC CONDUIT MINIMUM

SPECIFIC NOTES (POWER):

1. PROVIDE TRANSITION CABINET FOR SECONDARY SIDE OF OF TRANSFORMER TO BUILDING CABLE TRANSITIONS - COORDINATE WITH UTILITY, AND GC FOR EXACT LOCATION

2. PEDESTAL MOUNTED WP RATED RECEPTACLE BOX WITH LOCKING COVER - COLE LTG # TL310-WCS-RED, WITH 2 DUPLEX RECEPTACLES - CONCRETE BASE TO BE COMBINED WITH BOLLARDS - COORDINATE WITH MFGRS

SPECIFIC NOTES (COMMUNICATIONS):

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

C2. PROVIDE SECURITY ENTRANCE VIA "LONG READER" FOB KEY DOOR ENTRANCE/SECURITY SYSTEM READER FOR GARAGE DOOR OPERATION. MOUNT ABOVE GARAGE DOOR.

ELECTRICAL GENERAL NOTES:

A. CONTRACTOR TO PROVIDE QUANTITY OF CONDUITS AS REQUIRED. COORDINATE WITH GENERAL CONTRACTOR (GC) WHEN RUNNING CONDUIT IN EXPOSED STRUCTURE AREAS SO AS TO RUN CONDUIT IN PARALLEL AND PERPENDICULAR PATHS TO BUILDING ELEMENTS

B. ALL PAINTING OF ALL EXPOSED CONDUIT WILL BE BY THE G.C. AND WILL MATCH SURFACE UPON WHICH IT IS ATTACHED

C. ALL CONDUIT SHALL BE ROUTED A MINIMUM OF 36" BELOW FINISHED GRADE. EXACT METHOD OF ROUTING OUTDOOR LIGHTING WIRING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED, ALL EXTERIOR LIGHTING WIRING SHALL BE #8AWG COPPER AND SHALL BE ROUTED IN SCHEDULE 40 PVC. MINIMUM CONDUIT SIZE IS 1" (AT CONNECTION TO FIXTURES).

D. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL APPURTENANCES NECESSARY FOR A COMPLETE AND CODE COMPLIANT INSTALLATION.

E. ALL FIXTURES, POLES, ARMS, BASES, ETC. SHALL BE PROVIDED WITH FACTORY APPLIED POWDER PAINT FINISH. THE ELECTRICAL CONTRACTOR SHALL PAINT ANY EXPOSED EQUIPMENT TO MATCH.

F. NO CONTINUOUS CONDUIT RUN SHALL EXCEED 100 FEET (30 METERS) WITHOUT A JUNCTION BOX.

G. CONTACT LOCAL ELECTRICAL UTILITY TO COORDINATE FINAL ELECTRICAL UTILITY CONNECTIONS, LOCATIONS, INSTALLATION, ETC. UTILITY IS TO PROVIDE PRIMARY CONDUIT AND WIRING TO PAD MOUNTED TRANSFORMERS (W/ PADMOUNTED CT) LOCATED APPROXIMATELY WHERE SHOWN ON PLANS. SITE ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING TO MAIN ELECTRICAL ROOM. COORDINATE LOCATIONS OF SERVICE ENTRANCE CONDUIT W/ GENERAL CONTRACTOR FOR EXACT LOCATIONS OF MAIN DISTRIBUTION PANELS.

H. CONTACT LOCAL TELEPHONE AND CABLE UTILITY TO COORDINATE FINAL CONNECTIONS, LOCATIONS, INSTALLATION, ETC. PROVIDE UNDERGROUND PVC CONDUIT FROM UTILITY CONNECTION POINT TO LOCATION OF COMMUNICATIONS BOARD LOCATED IN MAIN ELECTRICAL ROOM. OBTAIN PLAN APPROVAL PRIOR TO STARTING WORK. OWNER SHALL PAY CONNECTION CHARGES.

REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

Seal

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

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

CONSTRUCTION DOCUMENTS

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

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

Sheet Title

SITE PLAN
- ELECTRICAL

Sheet No.

ES01

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
	37	B1	B1_303-B1-LEDB1-3000-UNV-T2-D	303-B1-LEDB1-3000-UNV-T2-DIM10-BK	8.16	600	0.900
	6	B2	B2_303-B1-LEDB2-3000-UNV-T4-D	303-B1-LEDB2-3000-UNV-T4-DIM10-BK	15.5	1240	0.900
	2	PL1	PL1 GLEON-AF-01-LED-E1-SL2-70	GLEON-AF-01-LED-E1-SL2-7030-HSS	59	4569	1.000
	5	ST2	ST2_WE-EF 616-2321	616-2321	18	894	0.900
	2	W5	W2 Mc-Graw-Edisonn IST-AF-800	IST-AF-800-LED-E1-SL4-7030	43.5	4055	0.900

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

1 BLDG # 6 and # 7 - SITE PLAN - LIGHTING CALC
SCALE: 1/16" = 1'-0"

REAL ESTATE DEVELOPMENT &
MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

Seal

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

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

CONSTRUCTION DOCUMENTS

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

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

Sheet Title

SITE PLAN
- LIGHTING
CALCULATIONS

Sheet No.
ES01-CALC

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

VERONA | WAUKESHA | KENOSHA | APPLETON | WESTON

Memorandum

www.jsdinc.com

To: Jeff Benedict – City of Madison

From: Matt Saunders E.I.T.

Re: Union Corners Lot 1 Grandfamily Stormwater Management Plan

JSD Project #: 17-8095

Date: December 15, 2017

cc: Mike Grzesiak, P.E. (JSD), Justin Frahm (JSD)

This memorandum shall serve as the stormwater management plan for the proposed Union Corners Lot 1 Grandfamily project detailing compliance with City of Madison and Wisconsin Department of Natural Resources Chapters NR151 & NR216 erosion control and storm water management plan requirements.

Background:

The proposed Union Corners project is located at the physical address 2507 Winnebago Street in the City of Madison, more specifically the parcel known as Lot 1 of CSM No. 11774. The lot consists of consists of 3.17 acres of open grass areas. Existing conditions map can be found in **Attachment 1**.

Project scope includes construction of two mixed use residential and commercial buildings with underground parking. Building A has an approximate footprint of 10,884 square feet and Building B has an approximate footprint of 17,793 square feet. Additionally, proposed improvements include on-street asphalt parking, an on-site asphalt parking lot, a bioretention basin, pedestrian paths, community gardens, playground area, plaza, and landscaping features.

Stormwater runoff from the proposed parking lot will be routed to a bioretention basin and treated before being released offsite. The treatment facility will provide total suspended solids and oil and grease control as required by City of Madison Code of Ordinances and WDNR regulations. Proposed Construction Plans of the improvements can be found in **Attachment 3**.

The predominant soil type within the site is Virgil silt loam (VwA) which has a hydrologic soil group classification B/D. Soil information can be found in **Attachment 2.**

WDNR wetland mapping indicates there are no delineated wetlands within or adjacent to the proposed site. However, there are wetland indicating hydric soils located onsite. There are no waterways or bodies of water adjacent to the site.

Previously the site was fully developed as a commercial property but has since been demolished and is currently an empty lot. The site is being repurposed from the previous commercial use into a proposed mixed-use property. Discussions with city engineering have determined that the site shall be considered a redevelopment project, thus subject to redevelopment stormwater management standards.

Design:

Proposed improvements will have approximately 2.66 acres of disturbed area. The stormwater management facility has been designed to target the 60% sediment reduction on all new exposed parking areas. Stormwater directed to the bioretention basin will be treated for sediment reduction and oil and

grease control before discharging to a private storm sewer system. Stormwater runoff will drain to a curb weir and discharge into the bioretention basin.

WinSLAMM was used to calculate the percent of suspended solids removed through the bioretention device. The bioretention basin will reduce the suspended solids lost by approximately 88%. See **Attachment 4** for details on total suspended solids calculations. Also see **Attachment 5** for hydrologic calculations.

Erosion Control:

Erosion control measures onsite will conform to the Wisconsin Department of Natural Resources Technical Standards, Dane County Chapter 14 Erosion Control and Stormwater Management as well as City of Madison requirements. These measures include, but are not limited to; construction entrance, silt fencing, straw wattles, grading, seeding, mulching, erosion matting, and temporary sediment ponds as necessary. Construction sequencing shall be as follows:

1. Install silt fence in appropriate locations and stone tracking pad on all entrances to be used by construction vehicles.
2. Install all erosion control measures as noted on the Grading and Erosion Control Plan.
3. Complete mass grading.
4. Install all utilities.
5. Construct proposed buildings.
6. Install storm sewer system and protect all openings per the erosion control plan.
7. Install aggregate base course within paved areas.
8. Install asphaltic pavement.
9. Place topsoil
10. Seed and mulch
11. Remove temporary erosion control practices.

For more detailed requirements regarding erosion control and grading efforts, refer to the attached proposed construction plans in **Attachment 3.**

Conclusion:

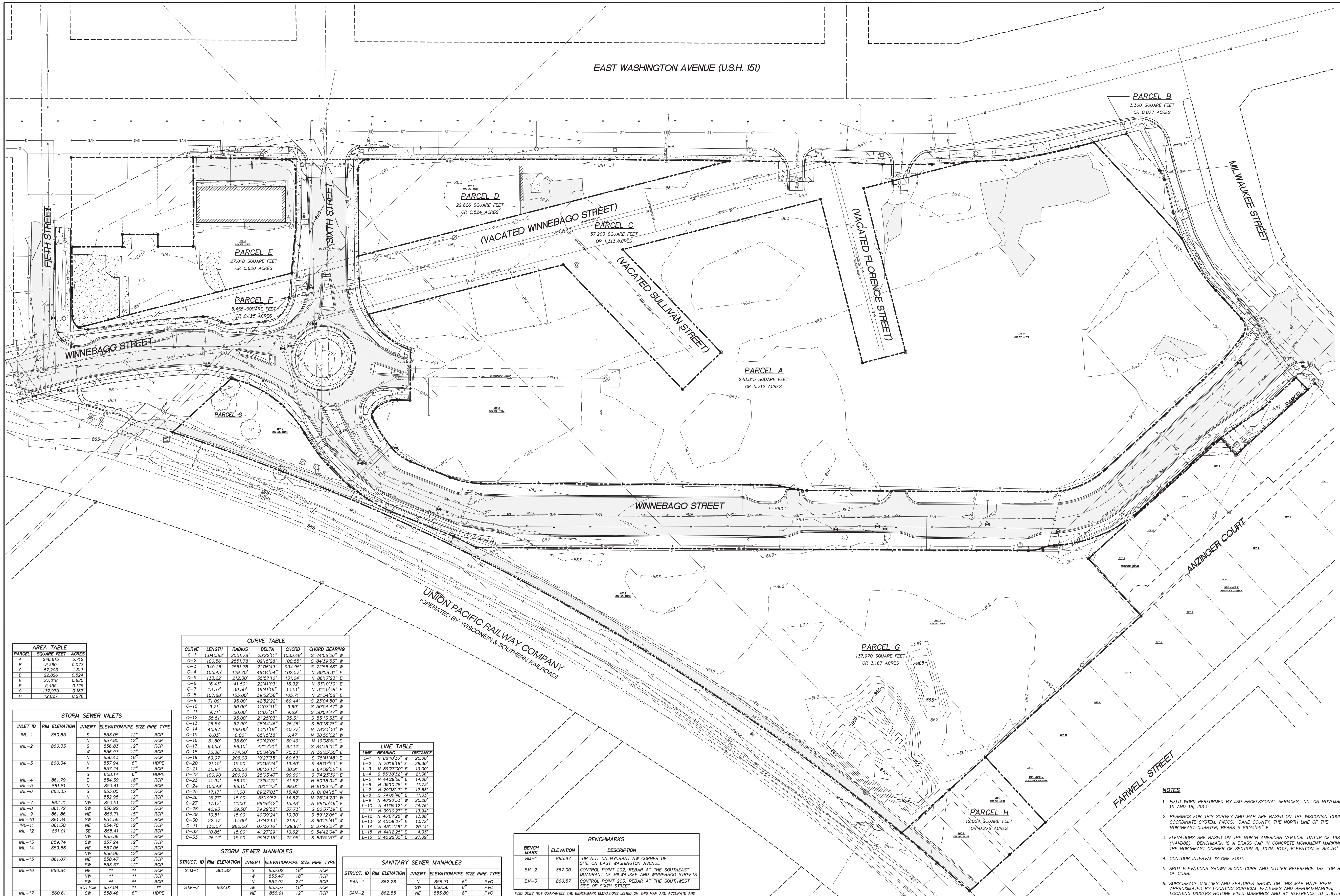
The stormwater management features for the Union Corners Lot 1 Grandfamily project have been designed in accordance with development standards within the City of Madison Code of Ordinances and WDNR standards NR151 and NR216. Improvements include the development of two mixed use commercial and residential buildings, asphalt parking areas, pedestrian paths, community gardens, playground area, plaza, landscaping features, and a bioretention basin. Stormwater runoff from the parking area will be directed to a bioretention basin for total suspended solids reduction and oil and grease control as required, and will ultimately discharge to a storm sewer system.

Attachments:

Attachment 1: Existing Conditions Map
Attachment 2: Soil Information
Attachment 3: Construction Plans
Attachment 4: Total Suspended Calculations
Attachment 5: Hydrologic Calculations

ATTACHMENT 1

EXISTING CONDITIONS SURVEY



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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1,040.82'	2551.78'	23°22'11"	1033.48'	S 74°06'26" W
C-2	100.56'	2551.78'	02°15'28"	100.55'	S 84°39'53" W
C-3	940.26'	2551.78'	21°06'43"	934.95'	S 72°58'48" W
C-4	105.45'	129.70'	46°34'54"	102.57'	N 80°58'31" E
C-5	133.22'	212.30'	35°57'10"	131.04'	N 86°17'23" E
C-6	16.43'	41.50'	22°41'03"	16.32'	N 33°10'30" E
C-7	13.57'	39.50'	19°41'19"	13.51'	N 31°40'38" E
C-8	107.88'	155.00'	39°52'38"	105.71'	N 21°34'58" E
C-9	71.09'	95.00'	42°52'22"	69.44'	S 23°04'50" W
C-10	9.71'	50.00'	11°07'31"	9.69'	S 50°04'47" W
C-11	9.71'	50.00'	11°07'31"	9.69'	S 50°04'47" W
C-12	35.51'	95.00'	21°25'03"	35.31'	S 55°13'33" W
C-13	26.54'	52.90'	28°44'46"	26.26'	S 80°18'28" W
C-14	40.87'	169.00'	13°51'18"	40.77'	N 78°23'30" W
C-15	6.83'	6.00'	65°15'38"	6.47'	N 38°50'02" W
C-16	31.50'	35.60'	50°42'09"	30.49'	N 19°08'51" E
C-17	63.55'	86.10'	42°17'21"	62.12'	S 84°36'04" W
C-18	75.36'	774.50'	05°34'29"	75.33'	N 32°25'30" E
C-19	69.97'	206.00'	19°27'35"	69.63'	S 78°41'48" E
C-20	21.10'	15.00'	80°35'24"	19.40'	S 48°07'53" E
C-21	30.94'	206.00'	08°36'17"	30.91'	S 64°39'52" E
C-22	100.90'	206.00'	28°03'47"	99.90'	S 74°23'39" E
C-23	41.94'	86.10'	27°54'22"	41.52'	N 60°18'04" W
C-24	105.49'	86.10'	70°11'43"	99.01'	N 81°26'45" W
C-25	17.17'	11.00'	89°27'03"	15.48'	N 01°04'15" W
C-26	15.27'	15.00'	58°19'57	14.62'	N 75°24'23" W
C-27	17.17'	11.00'	89°26'42"	15.48'	N 88°55'46" E
C-28	40.93'	29.50'	79°29'53"	37.73'	S 00°37'39" E
C-29	10.51'	15.00'	40°09'24"	10.30'	S 59°12'06" W
C-30	22.37'	34.00'	37°42'13"	21.97'	S 60°25'41" W
C-31	130.07'	980.00'	07°36'16"	129.97'	S 37°46'27" W
C-32	10.85'	15.00'	41°27'29"	10.62'	S 54°42'04" W
C-33	26.12'	15.00'	99°47'15"	22.95'	S 83°51'57" W

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°10'36" W	25.00'
L-2	N 70°19'18" E	28.30'
L-3	N 89°27'00" E	19.00'
L-4	S 55°38'32" W	21.36'
L-5	N 44°29'56" E	14.00'
L-6	N 39°10'28" E	11.73'
L-7	N 29°38'17" E	17.88'
L-8	S 74°06'48" E	11.33'
L-9	N 46°20'53" W	25.20'
L-10	N 41°05'12" E	24.76'
L-11	N 39°10'27" E	13.94'
L-12	N 46°07'28" W	13.88'
L-13	S 45°59'07" E	13.72'
L-14	N 45°11'28" E	20.14'
L-15	N 44°12'25" E	4.33'
L-16	S 40°22'35" E	27.39'

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	860.85	S	858.05	12"	RCP
		N	857.85	12"	RCP
INL-2	860.33	S	856.83	12"	RCP
		W	856.93	12"	RCP
		N	856.43	18"	RCP
INL-3	860.34	N	857.94	6"	HDPE
		E	857.24	12"	RCP
		S	858.14	6"	HDPE
INL-4	861.79	E	854.39	18"	RCP
INL-5	861.81	N	853.41	12"	RCP
INL-6	862.35	S	853.05	12"	RCP
		N	852.95	12"	RCP
INL-7	862.21	NW	853.51	12"	RCP
INL-8	861.72	SW	856.92	12"	RCP
INL-9	861.86	NE	856.71	15"	RCP
INL-10	861.34	SW	854.59	12"	RCP
INL-11	861.30	NE	854.70	12"	RCP
INL-12	861.01	SE	855.41	12"	RCP
		NW	855.36	12"	RCP
INL-13	859.74	SW	857.24	12"	RCP
INL-14	859.86	NE	857.06	12"	RCP
		NW	856.96	12"	RCP
INL-15	861.07	NE	858.47	12"	RCP
		SW	858.37	12"	RCP
INL-16	860.84	NE	**	**	RCP
		NW	**	**	RCP
		SW	**	**	RCP
		BOTTOM	857.84	**	**
INL-17	860.61	SW	858.46	6"	HDPE
		SE	857.91	15"	RCP
INL-18	861.42	NE	857.42	18"	RCP
		SW	857.41	18"	RCP
INL-19	861.75	NE	857.10	18"	RCP
		NW	857.25	12"	RCP
		W	857.00	18"	RCP
INL-20	861.65	SW	858.25	12"	RCP
INL-21	860.88	NW	858.28	12"	RCP
INL-22	860.71	SE	857.81	12"	RCP
		SW	857.61	18"	RCP
INL-23	859.23	SW	857.18	12"	RCP
INL-24	859.28	NE	857.18	12"	RCP
INL-25	860.14	SW	858.44	8"	PVC
		NW	858.04	12"	RCP
INL-26	860.01	SW	858.11	6"	HDPE
		SE	857.91	12"	RCP
		NE	857.91	12"	RCP
INL-27	860.20	NW	855.80	24"	RCP
		SE	855.70	24"	RCP
INL-28	861.58	NW	858.13	12"	RCP
INL-29	860.63	NE	**	**	RCP
		SW	**	**	RCP
		BOTTOM	858.13	**	**

** = SILT FRABRIC OVER INLET

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	861.82	S	853.02	18"	RCP
		W	853.47	18"	RCP
		N	852.92	24"	RCP
STM-2	862.01	SE	853.57	18"	RCP
		NE	856.91	12"	RCP
		SW	856.51	15"	RCP
		NW	853.46	18"	RCP
STM-3	861.54	SE	853.89	18"	RCP
		NE	854.34	15"	RCP
		SW	854.24	12"	RCP
		NW	853.74	18"	RCP
STM-4	861.40	SW	857.90	15"	RCP
		N	857.70	18"	RCP
STM-5	861.43	S	856.53	18"	RCP
		SE	**	**	RCP
		NE	856.68	18"	RCP
		NW	856.38	18"	RCP
STM-6	860.43	BOTTOM	852.61	***	–
STM-7	860.50	SE	855.80	18"	RCP
		NE	**	**	–
		NW	**	**	–
STM-8	859.96	SE	855.36	**	RCP
		NE	856.96	12"	RCP
		SW	856.71	12"	RCP
		NW	855.36	**	RCP
STM-9	861.40	S	856.00	24"	RCP
		SE	857.20	12"	RCP
		NW	856.00	24"	RCP

** = UNABLE TO SEE PIPES

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.26	N	856.71	6"	PVC
		SW	856.56	8"	PVC
SAN-2	862.85	NE	855.80	8"	PVC
		SW	855.77	8"	PVC
SAN-3	861.39	NE	855.04	8"	PVC
		SW	854.99	8"	PVC
SAN-4	861.70	NE	854.50	8"	PVC
		NW	854.45	8"	PVC
SAN-5	862.72	SE	854.14	8"	PVC
		NE	854.27	8"	PVC
		SW	854.12	10"	PVC
SAN-6	860.81	NE	853.66	10"	PVC
		S	854.66	8"	PVC
		SW	853.61	10"	PVC
SAN-7	861.65	NE	852.95	10"	PVC
		NW	853.10	8"	PVC
		SW	852.95	10"	PVC
SAN-8	862.05	NE	852.95	10"	PVC
		SW	855.75	8"	PVC
		SE	850.35	36"	–
		NW	850.35	36"	–
SAN-9	863.37	SW	855.62	8"	PVC
SAN-10	861.40	NE	854.75	8"	PVC
		S	854.70	8"	PVC
SAN-11	860.44	W	853.44	6"	PVC
		SE	853.29	8"	PVC

BENCHMARKS

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

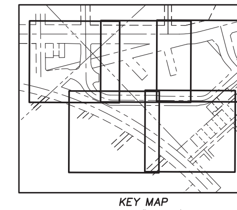
*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



KEY MAP
SCALE 1" = 500'

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 15 AND 18, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°44'55" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 6, T07N, R10E, ELEVATION = 851.54'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 201344009921.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
10. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR PROPERTY BOUNDARY INFORMATION.
11. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR UTILITY STRUCTURE I.D. NUMBERS LISTED IN THE TABLES LOCATED ON THIS SHEET.

PREPARED FOR:

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

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

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

DRAWN BY	JK	DATE	11-25-2013
CHECKED BY	TJB	DATE	11-27-2013
APPROVED BY	HPJ	DATE	11-27-2013
DWGNAME	I:\2013\135984\DWG\135984-Excon.dwg		

REVISION NO. | DATE | DESCRIPTION | BY

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

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

PLOT DATE: 12/12/2013 2:01:17 PM

ATTACHMENT 2

SOILS INFORMATION

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dane County, Wisconsin

December 12, 2017

Contents

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,510 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 16, Oct 5, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 16, 2013—Aug 29, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	0.2	4.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	4.7	95.8%
Totals for Area of Interest		**4.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dane County, Wisconsin

BbB—Batavia silt loam, gravelly substratum, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: t919
Mean annual precipitation: 28 to 33 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 135 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Batavia, gravelly substratum, and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Batavia, Gravelly Substratum

Setting

Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Deep loess over loamy outwash

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 44 inches: silty clay loam
H3 - 44 to 50 inches: gravelly clay loam
H4 - 50 to 60 inches: gravelly coarse sand

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

VwA—Virgil silt loam, gravelly substratum, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wsqx
Elevation: 750 to 1,150 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 171 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Virgil, gravelly substratum, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Virgil, Gravelly Substratum

Setting

Landform: Outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loess over calcareous, stratified sandy and gravelly outwash

Typical profile

Ap - 0 to 9 inches: silt loam
E - 9 to 13 inches: silt loam
Bt - 13 to 44 inches: silty clay loam
2BC - 44 to 49 inches: sandy loam
2C - 49 to 79 inches: stratified gravel to sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Calcium carbonate, maximum in profile: 20 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: No

Minor Components

Sebewa

Percent of map unit: 4 percent
Landform: Outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: Yes

Drummer, drained

Percent of map unit: 4 percent
Landform: Outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: Yes

Sable

Percent of map unit: 2 percent
Landform: Outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: Yes

Surface Water Data Viewer Map

Legend

- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Intermittent Streams
- 24K Hydrography Streams and Rivers
- 24K Hydrography Lakes and Open Water
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf_

Notes

0.1 0 0.03 0.1 Miles

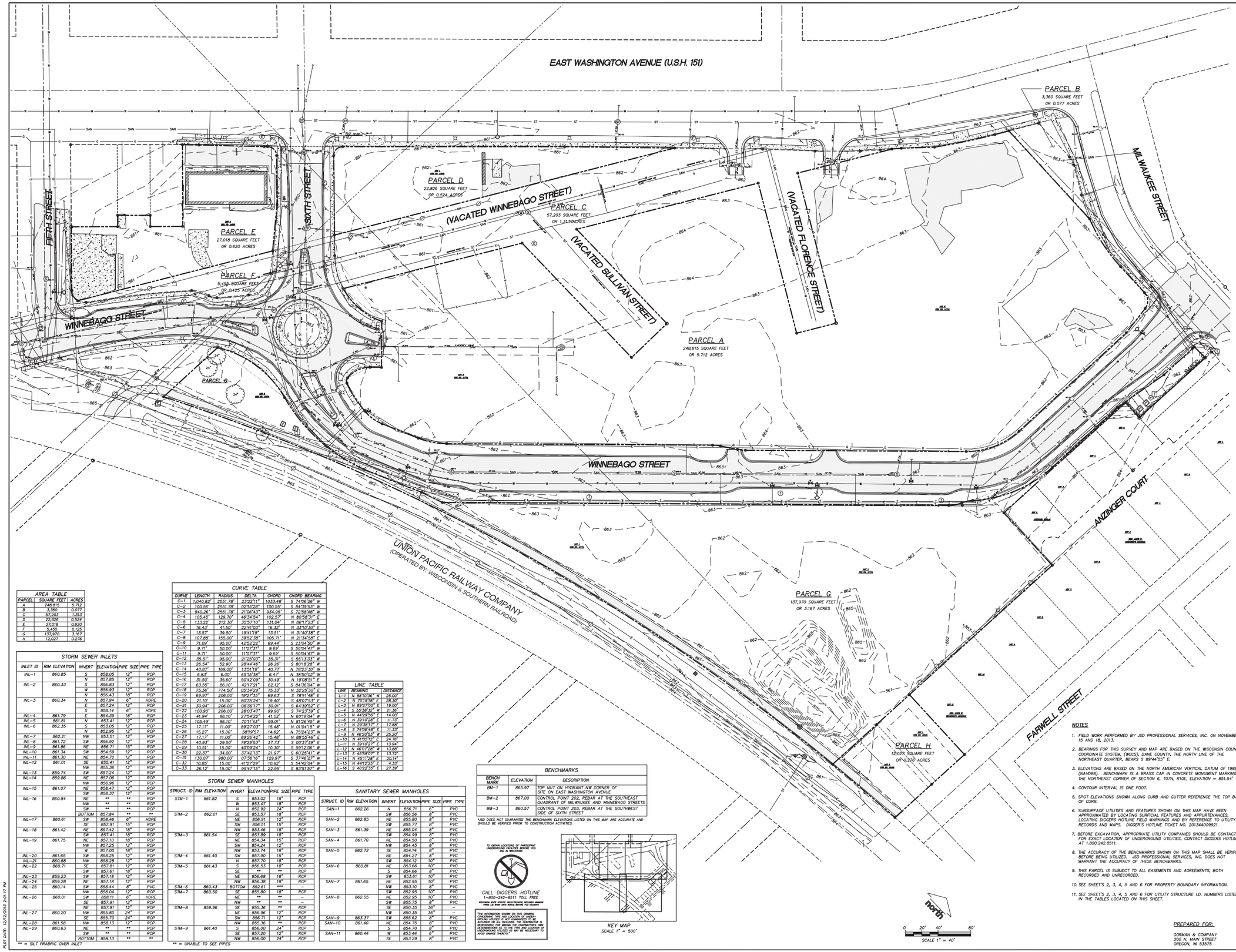
NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

ATTACHMENT 3

PROPOSED CONSTRUCTION PLANS



AREA TABLE

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

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	860.85	S	858.05	12"	RCP
		N	857.85	12"	RCP
INL-2	860.33	S	856.83	12"	RCP
		W	856.93	12"	RCP
		N	856.43	18"	RCP
INL-3	860.34	N	857.94	6"	HDPE
		E	857.24	12"	RCP
		S	858.14	6"	HDPE
INL-4	861.79	E	854.39	18"	RCP
INL-5	861.81	N	853.41	12"	RCP
INL-6	862.35	S	853.05	12"	RCP
		N	852.95	12"	RCP
INL-7	862.21	NW	853.51	12"	RCP
INL-8	861.72	SW	856.92	12"	RCP
INL-9	861.86	NE	856.71	15"	RCP
INL-10	861.34	SW	854.59	12"	RCP
INL-11	861.30	NE	854.70	12"	RCP
INL-12	861.01	SE	855.41	12"	RCP
		NW	855.36	12"	RCP
INL-13	859.74	SW	857.24	12"	RCP
INL-14	859.86	NE	857.06	12"	RCP
		NW	856.96	12"	RCP
INL-15	861.07	NE	858.47	12"	RCP
		SW	858.37	12"	RCP
INL-16	860.84	NE	**	**	RCP
		NW	**	**	RCP
		SW	**	**	RCP
		BOTTOM	857.84	**	**
INL-17	860.61	SW	858.46	6"	HDPE
		SE	857.91	12"	RCP
INL-18	861.42	NE	857.42	18"	RCP
		SW	857.41	18"	RCP
INL-19	861.75	NE	857.10	18"	RCP
		NW	857.25	12"	RCP
		W	857.00	18"	RCP
INL-20	861.65	SW	858.25	12"	RCP
INL-21	860.88	NW	858.28	12"	RCP
INL-22	860.71	SE	857.81	18"	RCP
		SW	857.61	18"	RCP
INL-23	859.23	SW	857.18	12"	RCP
INL-24	859.28	NE	857.18	12"	RCP
INL-25	860.14	SW	858.44	8"	PVC
		NW	858.04	12"	RCP
INL-26	860.01	SW	858.11	6"	HDPE
		SE	857.91	12"	RCP
		NE	857.91	12"	RCP
INL-27	860.20	NW	855.80	24"	RCP
		SE	855.70	24"	RCP
INL-28	861.58	NW	858.13	12"	RCP
INL-29	860.63	NE	**	**	RCP
		SW	**	**	RCP
		BOTTOM	858.13	**	**

** = SILT FRABRIC OVER INLET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1,040.82'	2551.78'	23°22'11"	1033.68'	S. 74°06'26" W
C-2	100.56'	2551.78'	02°15'28"	100.55'	S. 84°39'53" W
C-3	940.26'	2551.78'	21°06'43"	934.95'	S. 72°58'48" W
C-4	105.45'	129.70'	46°34'54"	102.57'	N. 80°58'31" E
C-5	133.22'	212.30'	35°57'10"	131.04'	N. 86°17'23" E
C-6	16.43'	41.50'	22°41'03"	16.32'	N. 32°10'30" E
C-7	13.57'	39.50'	19°41'19"	13.51'	N. 31°40'38" E
C-8	107.88'	155.00'	39°52'38"	105.71'	N. 21°34'58" E
C-9	71.09'	95.00'	42°52'22"	69.44'	S. 23°04'50" W
C-10	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W
C-11	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W
C-12	35.51'	85.00'	21°26'03"	35.31'	S. 55°13'33" W
C-13	26.54'	52.90'	28°44'46"	26.26'	S. 80°18'28" W
C-14	40.87'	169.00'	13°51'18"	40.77'	N. 78°23'30" W
C-15	6.83'	6.00'	65°15'38"	6.47'	N. 38°50'02" W
C-16	31.50'	35.60'	50°42'09"	30.49'	N. 19°08'51" E
C-17	63.55'	86.10'	42°17'21"	62.12'	S. 84°36'04" W
C-18	75.36'	774.50'	05°34'29"	75.33'	N. 32°25'30" E
C-19	69.97'	206.00'	19°27'35"	69.63'	S. 78°41'48" E
C-20	21.10'	15.00'	80°35'24"	19.40'	S. 49°17'53" E
C-21	30.94'	206.00'	08°36'17"	30.91'	S. 64°39'52" E
C-22	100.90'	206.00'	28°03'47"	99.90'	S. 74°23'39" E
C-23	41.94'	86.10'	27°54'22"	41.52'	N. 60°18'04" W
C-24	105.49'	86.10'	70°11'43"	99.01'	N. 81°26'45" W
C-25	17.17'	11.00'	89°27'03"	15.48'	N. 01°04'15" W
C-26	15.27'	15.00'	58°19'57"	14.62'	N. 75°24'23" W
C-27	17.17'	11.00'	89°26'42"	15.48'	N. 88°55'46" E
C-28	40.93'	29.50'	79°29'53"	37.73'	S. 00°37'39" E
C-29	10.51'	15.00'	40°09'24"	10.30'	S. 59°12'06" W
C-30	22.37'	34.00'	37°42'13"	21.97'	S. 60°25'41" W
C-31	130.07'	980.00'	07°36'16"	129.97'	S. 37°46'27" W
C-32	10.85'	15.00'	41°27'29"	10.62'	S. 54°42'04" W
C-33	26.12'	15.00'	99°47'15"	22.95'	S. 83°51'57" W

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N. 88°10'36" W.	25.00'
L-2	N. 70°19'18" E.	28.30'
L-3	N. 89°27'00" E.	19.00'
L-4	S. 55°36'32" W.	21.36'
L-5	N. 44°29'56" E.	14.00'
L-6	N. 39°10'28" E.	11.73'
L-7	N. 29°38'17" E.	17.88'
L-8	S. 74°06'48" E.	11.33'
L-9	N. 46°20'53" W.	25.20'
L-10	N. 41°05'12" E.	24.76'
L-11	N. 39°10'27" E.	13.94'
L-12	N. 46°07'28" W.	13.88'
L-13	S. 45°59'07" E.	13.72'
L-14	N. 45°11'28" E.	20.14'
L-15	N. 44°12'25" E.	4.33'
L-16	S. 40°22'35" E.	27.39'

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	861.82	S	853.02	18"	RCP
		W	853.47	18"	RCP
		N	852.92	24"	RCP
STM-2	862.01	SE	853.57	18"	RCP
		NE	856.91	12"	RCP
		NW	856.51	15"	RCP
		SW	853.46	18"	RCP
STM-3	861.54	SE	853.89	18"	RCP
		NE	854.34	15"	RCP
		SW	854.24	12"	RCP
		NW	853.74	18"	RCP
STM-4	861.40	SW	857.90	15"	RCP
		N	857.70	18"	RCP
STM-5	861.43	S	856.53	18"	RCP
		SE	**	**	RCP
		NE	856.68	18"	RCP
		NW	856.38	18"	RCP
STM-6	860.43	BOTTOM	852.61	***	–
STM-7	860.50	SE	855.80	18"	RCP
		NE	**	**	–
		NW	**	**	–
STM-8	859.96	SE	855.36	**	RCP
		NE	856.96	12"	RCP
		SW	856.71	12"	RCP
		NW	856.36	**	RCP
STM-9	861.40	S	856.00	24"	RCP
		SE	857.20	12"	RCP
		NW	856.00	24"	RCP

** = UNABLE TO SEE PIPES

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.26	N	856.71	6"	PVC
		SW	856.56	8"	PVC
SAN-2	862.85	NE	855.80	8"	PVC
		SW	855.77	8"	PVC
SAN-3	861.39	NE	855.04	8"	PVC
		SW	854.99	8"	PVC
SAN-4	861.70	NE	854.50	8"	PVC
		NW	854.45	8"	PVC
SAN-5	862.72	SE	854.14	8"	PVC
		NE	854.27	8"	PVC
		SW	854.12	10"	PVC
SAN-6	860.81	NE	853.66	10"	PVC
		S	854.66	8"	PVC
		SW	853.61	10"	PVC
SAN-7	861.65	NE	852.95	10"	PVC
		NW	853.10	8"	PVC
		SW	852.95	10"	PVC
SAN-8	862.05	NE	852.95	10"	PVC
		SW	855.75	8"	PVC
		SE	850.35	36"	–
		NW	850.35	36"	–
SAN-9	863.37	SW	855.62	8"	PVC
SAN-10	861.40	NE	854.75	8"	PVC
		S	854.70	8"	PVC
SAN-11	860.44	W	853.44	6"	PVC
		SW	853.29	8"	PVC

BENCHMARKS

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

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTES 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BELIEVED TO BE ACCURATE BUT ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATION WITH RESPECT TO THE EXACT TYPE AND UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

KEY MAP
SCALE 1" = 500'

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 11774, RECORDED IN VOLUME 72, PAGES 134-139, AS DOCUMENT No. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 12187, RECORDED IN VOLUME 72, PAGES 247-251, AS DOCUMENT No. 4196372, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 12188, RECORDED IN VOLUME 72, PAGES 252-256, AS DOCUMENT No. 4196391, ALL OF VACATED FLORENCE STREET, ALL OF VACATED SULLIVAN STREET, THAT PART OF WINNEBAGO STREET VACATED PER CITY OF MADISON ENACTMENT No. RES-06-00599, AND THAT PART OF MILWAUKEE STREET VACATED PER CITY OF MADISON ENACTMENT No. RES-06-00858, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 15 AND 18, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°44'55" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 6, T07N, R10E, ELEVATION = 851.54'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20134400921.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
10. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR PROPERTY BOUNDARY INFORMATION.
11. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR UTILITY STRUCTURE I.D. NUMBERS LISTED IN THE TABLES LOCATED ON THIS SHEET.

REVISION NO.	DESCRIPTION	DATE	BY

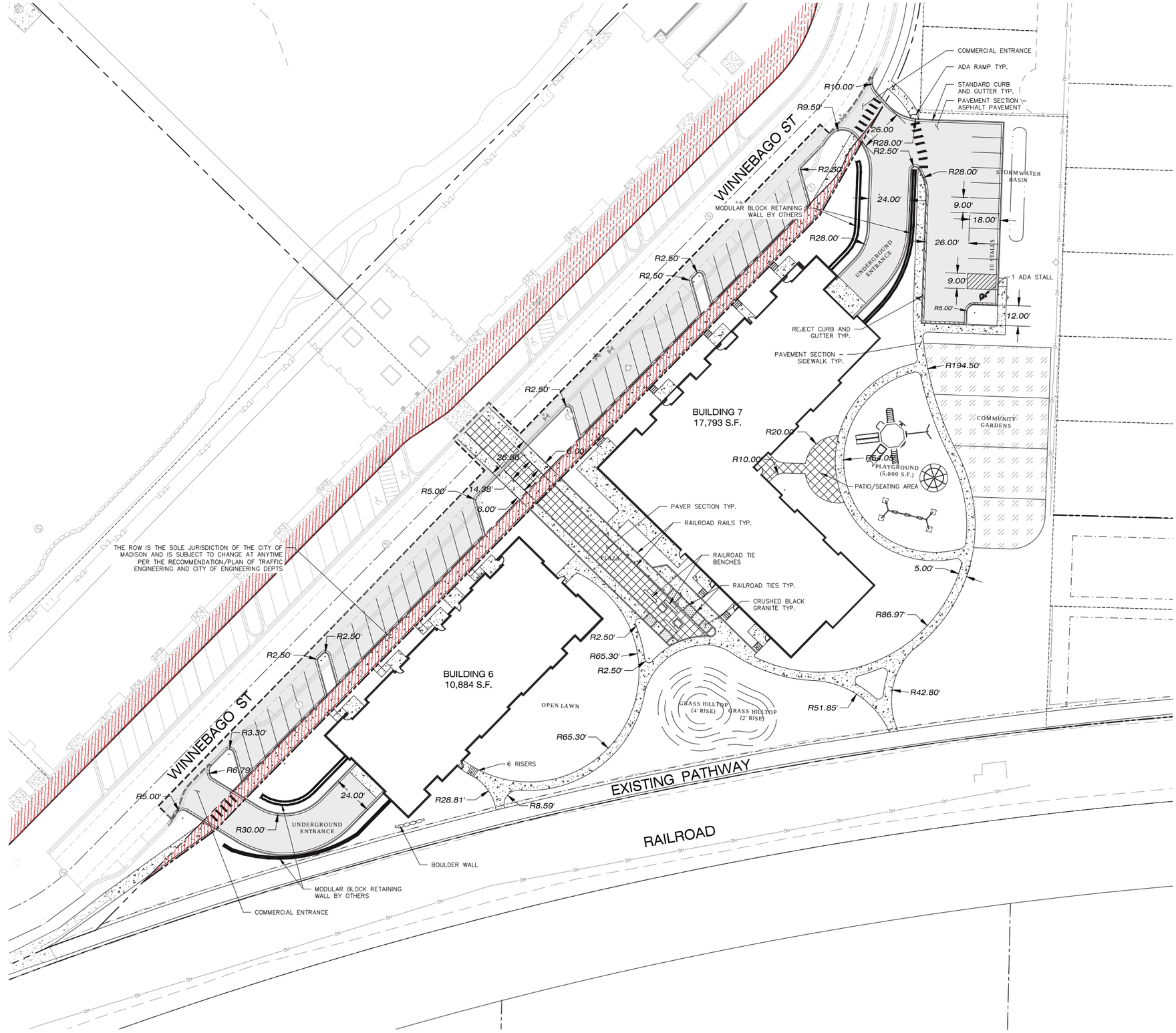
DRAWN BY	JK	DATE 11-25-2013
CHECKED BY	TJB	DATE 11-27-2013
APPROVED BY	HPJ	DATE 11-27-2013
DWGNAME	I:\2013\135984\DWG\135984-Excon.dwg	

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5660

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

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

PLOT DATE: 12/12/2013 2:01:17 PM



LEGEND (SITE PLAN)

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

GENERAL NOTES:

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

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE–QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK–26UV CONCRETE SEALANT.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
10. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP–OFF/PICK–UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

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

north

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30' 0 30'

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

CLIENT:

GORMAN & COMPANY, INC

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

JSD PROJECT NO: 17-8095

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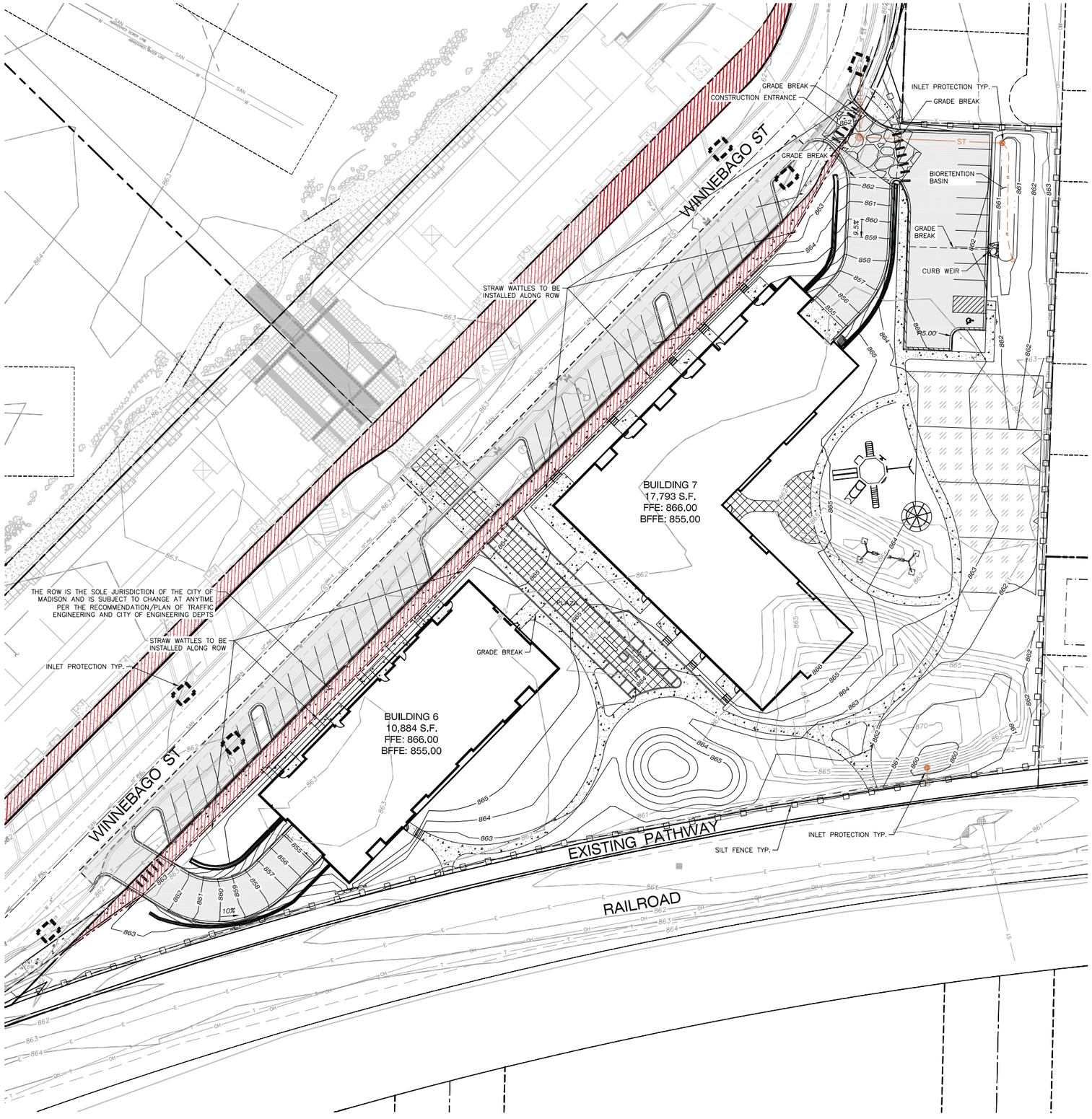

LEGEND (GRADING & EROSION CONTROL PLAN)

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

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

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

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

CONSTRUCTION SEQUENCING

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

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SCALE IN FEET

30' 0 30'

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P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC

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

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C200

JSD PROJECT NO: 17-8095

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UNION CORNERS PHASE II SITE LUMINAIRE SCHEDULE

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

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

KEY	
CL	CEILING
CV	COVE
RE	RECESSED
SP	SUSPENDED
WL	WALL

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

B1

Lumière

DESCRIPTION

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

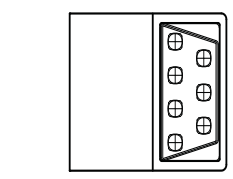
Construction
The head of the 303-B1-LEDB1 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized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

Optical
LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

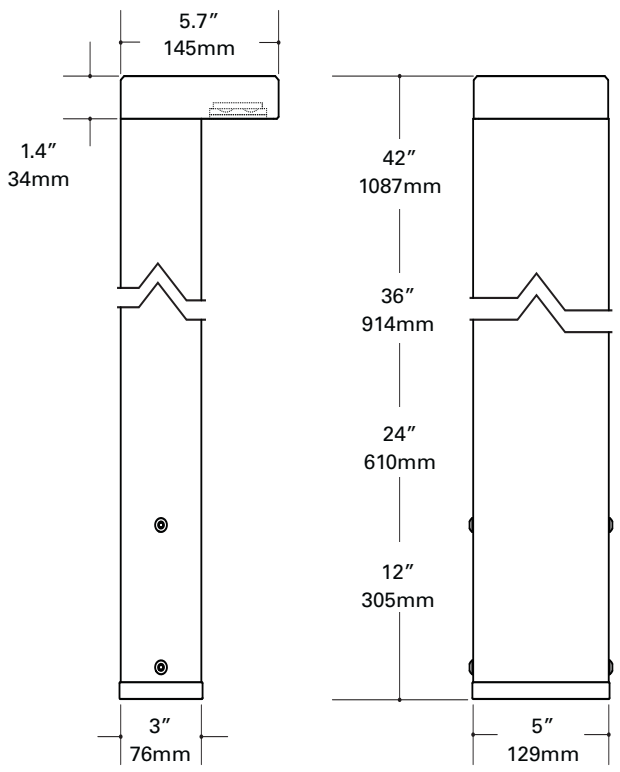
Electrical
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). An optional 0-10V universal dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade,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

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

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



Under side profile view



303-B1-LEDB1

EON LED

APPLICATIONS:
BOLLARD

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

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

ORDERING INFORMATION

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

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

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

Powering Business Worldwide

LUMEN MAINTENANCE

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

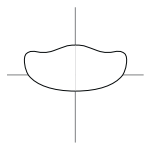
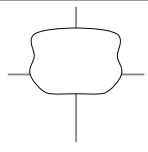
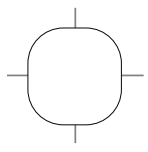
CURRENT DRAW

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

MAX LOAD RATING

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

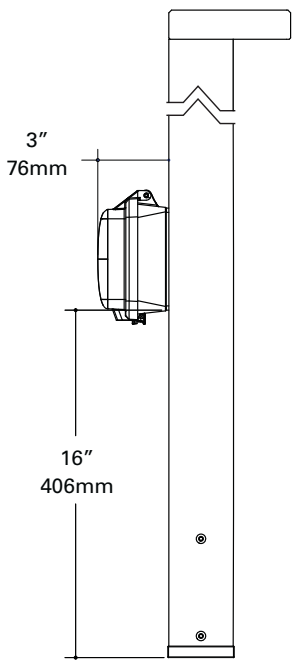
LUMENS - CRI/CCT TABLE

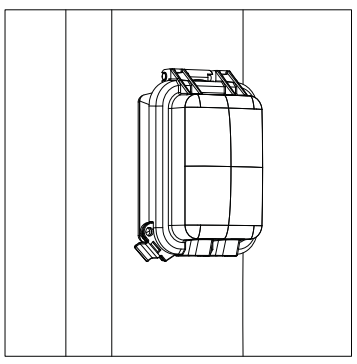
Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom./ Wavelength	B-U-G Rating
T2 (Lateral Throw)		8.5	361	44	2700	95	B0-U0-G0
			600	74	3000	75	
			419	51	3500	85	
			661	81	4000	75	
		6.5	184	28	TSAM (Amber)	585-595nm	
T4 (Forward Throw)		8.5	353	43	2700	95	B0-U0-G0
			587	72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

OPTIONS

Receptacle Options (120V Only)

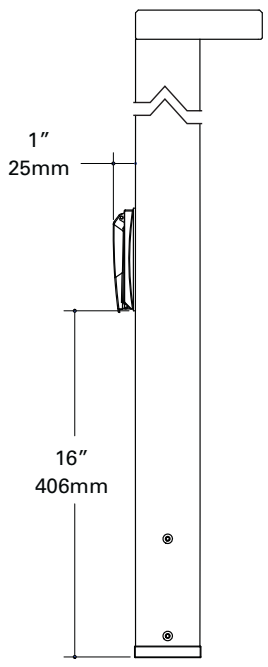
RIU - Receptacle In-Use

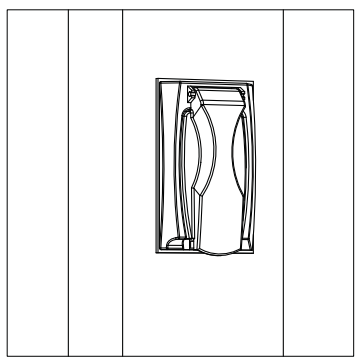




Rugged UV-resistant polycarbonate clear cover and gray body protects GFCI without cracking or breaking and is non- corrosive. Note: Cover is weatherproof with the cord plugged in and the receptacle is not required to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A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

RFL - Receptacle Flip Lid

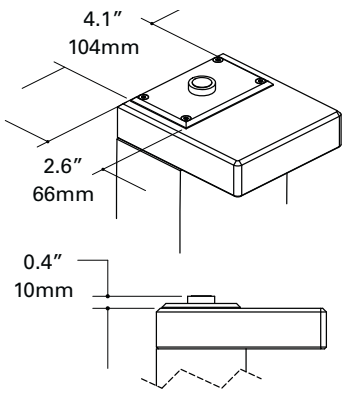




Cover is contructed of a durable, die-cast zinc-alloy and is painted to match fixture. Cover is only weatherproof without the cord plugged in and the cover closed. The receptacle will need to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather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

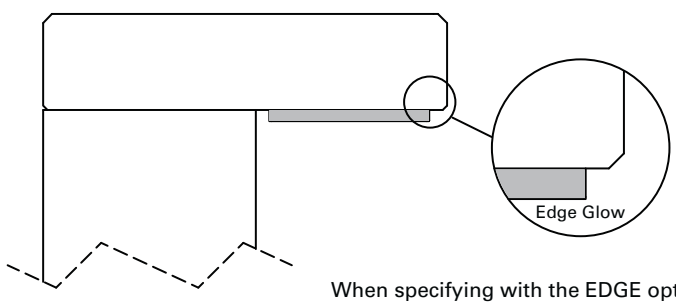
Photocontrol

PC1 (120V) or PC2 (277V)



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

Edge



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

TECHNICAL NOTES:

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

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Eaton
18001 East Colfax Avenue
Aurora, CO 80011
P: 303-393-1522
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD501001EN
March 14, 2016

Photometric Report (Type C)

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

Maximum Candela = 561.3 at 75 H 62.5 V

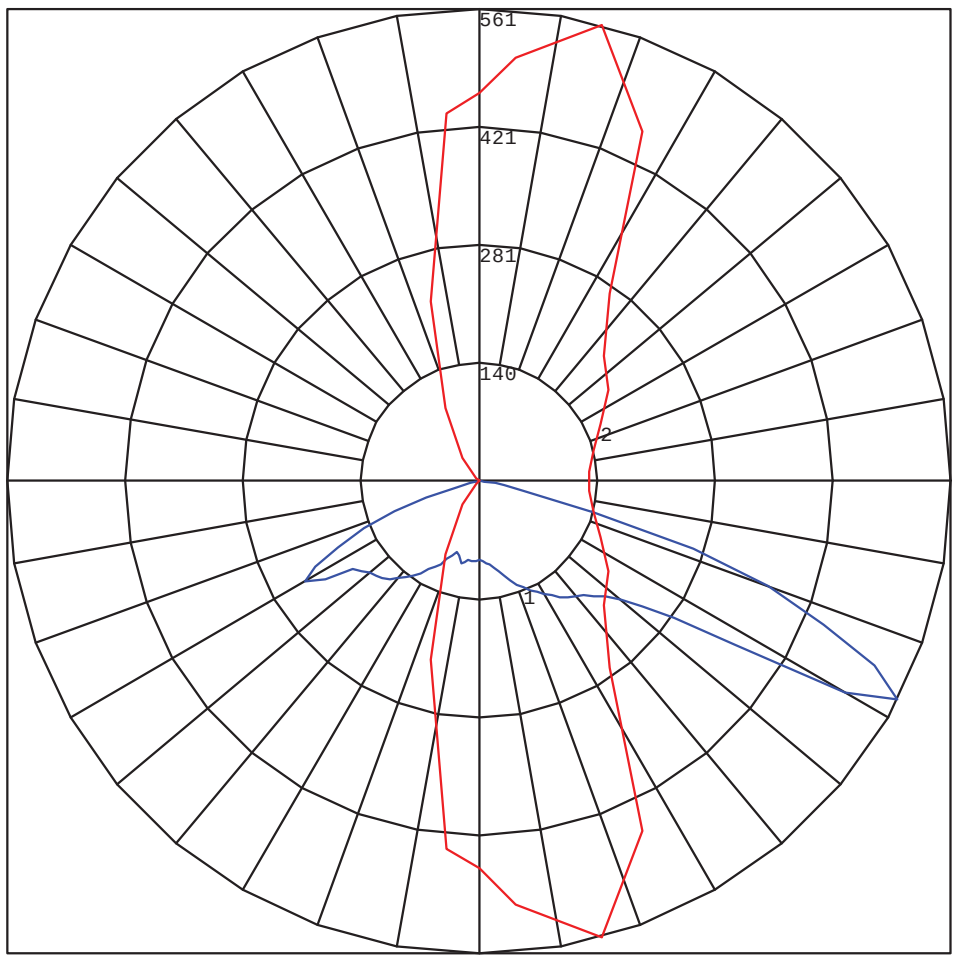
Classification:

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

Polar Candela Curves:

Vertical Plane Through:
1) 75 - 255 Horizontal

Horizontal Cone Through:
2) 62.5 Vertical



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

Photometric Report (Type C)

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

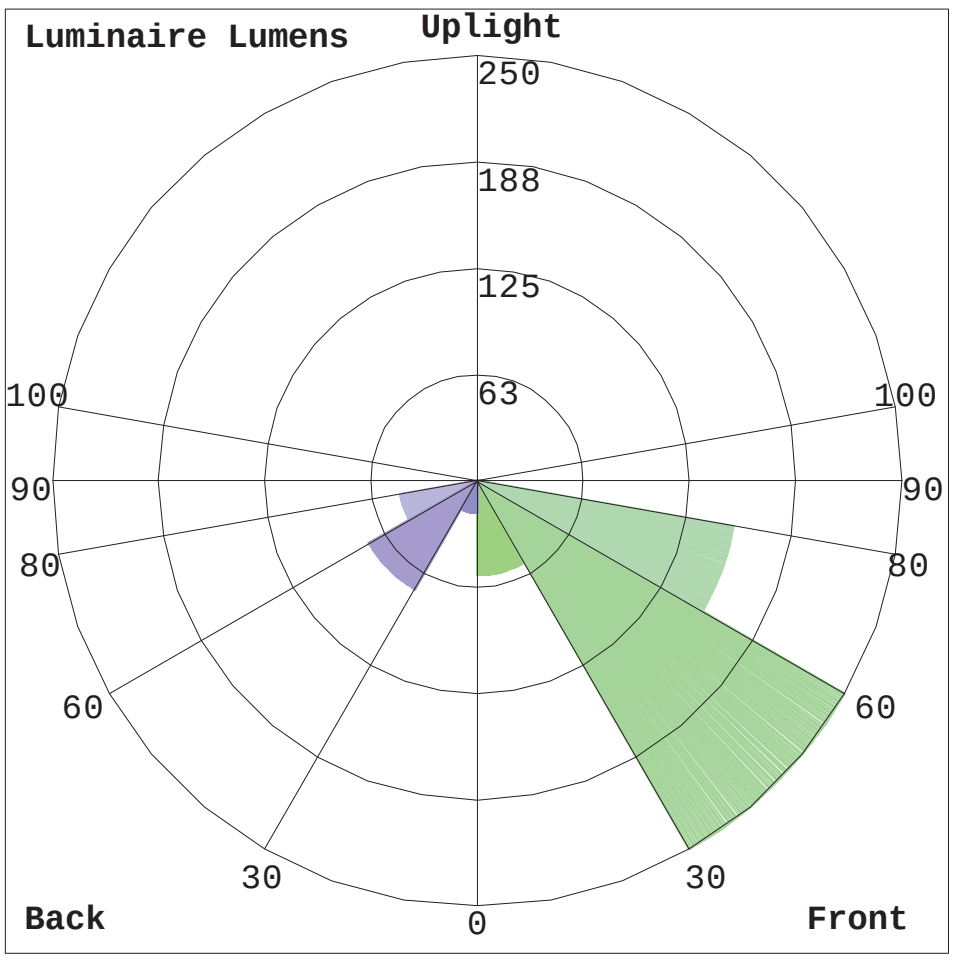
Maximum Candela = 561.3 at 75 H 62.5 V

Classification:

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

LCS Summary:

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



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Results derived from content of manufacturers photometric file.

B2

Lumière

DESCRIPTION

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

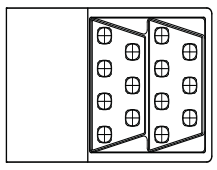
Construction
The head of the 303-B1-LEDB2 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized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

Optical
LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

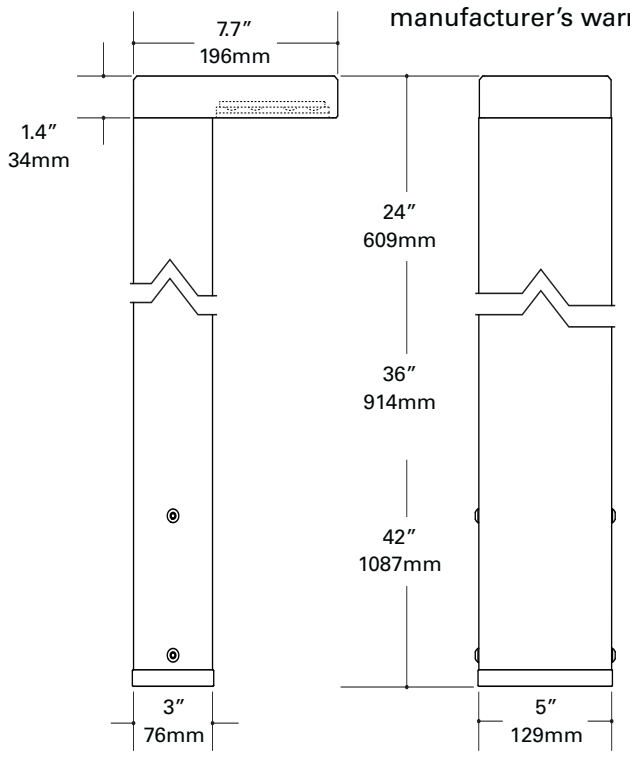
Electrical
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). The standard driver is ELV trailing edge phase dimable. An optional 0-10V dimming driver is also available. Both driver options incorporate surge protection. The receptacle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

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

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



Under side profile view



303-B1-LEDB2

EON LED

APPLICATIONS:
BOLLARD

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

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

ORDERING INFORMATION

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

Series [8]	Color Temperature	Input Voltage	Optics	Dimming	Finish [3]	Height [4]	Options [5]
303-B1-LEDB2 Head contains two (2) Mini LightBAR™	**2700**=2700K **3000**=3000K **3500**=3500K **4000**= 4000K **TSAM**=Turtle Safe Amber (585-595nm)	**UNV**=120-277V [1] **120**=120V **277**=277V [2]	**T2** =Type II, Lateral Throw **T4** =Type IV, Forward Throw **T5X** =Type V, Extra Wide Flood	**DIMELV**=Trailing Edge Phase Dim-ming Driver **DIM10**=0-10V Dimming Driver	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **WT**=White **Premium Paint** **AP**=Grey **DP**=Dark Platinum **GM**=Graphite Metallic	**24**=24″ **36**=36″ **42**=42″	**EDGE**=Edge lit glass lens **PC1**=Photocontrol 120V [6] **PC2**=Photocontrol 208-277V [6] **RIU**=Receptacle - In Use (120V Only) [6] **RFL**=Receptacle - Flip-Lid (120V Only) [6] **LAB**=Less Anchor Bolts & Template [7]

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

Powering Business Worldwide

LUMEN MAINTENANCE

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

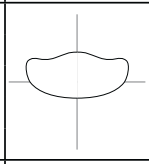
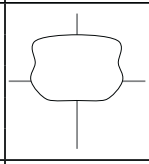
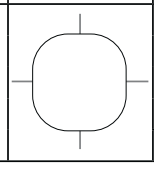
CURRENT DRAW

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

MAX LOAD RATING

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

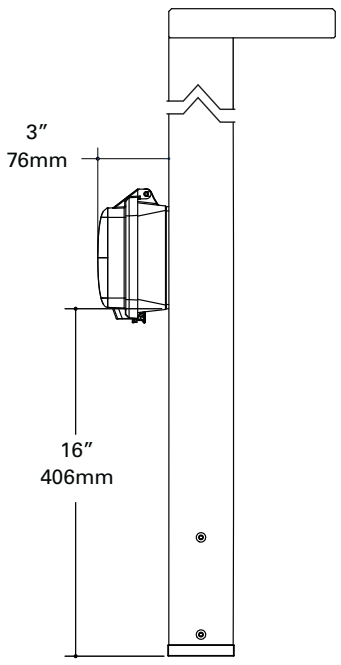
LUMENS - CRI/CCT TABLE

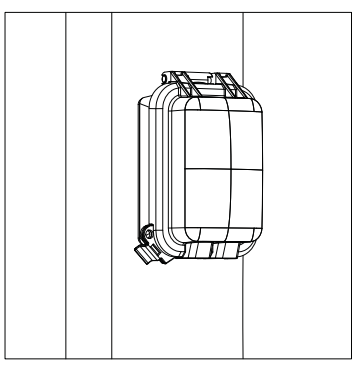
Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom./ Wavelength	B-U-G Rating
T2 (Lateral Throw)		15.5	783	51	2700	95	B1-U0-G1
			1300	84	3000	75	
			909	59	3500	85	
			1433	93	4000	75	
		12.1	398	31	TSAM (Amber)	585-595nm	
T4 (Forward Throw)		15.5	747	48	2700	95	B0-U0-G0
			1241	80	3000	75	
			868	56	3500	85	
			1368	88	4000	75	
		12.1	380	29	TSAM (Amber)	585-595nm	
T5X (Extra Wide Flood)		15.5	682	44	2700	95	B1-U0-G0
			1132	73	3000	75	
			792	51	3500	85	
			1248	81	4000	75	
		12.1	347	27	TSAM (Amber)	585-595nm	

OPTIONS

Receptacle Options (120V Only)

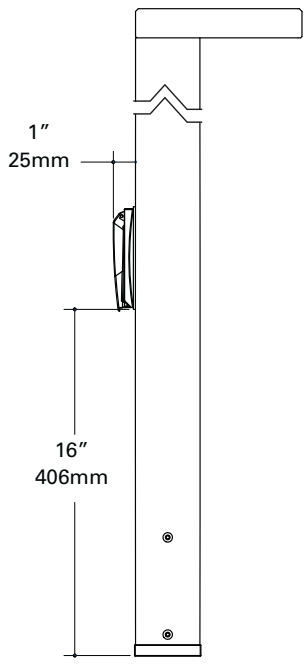
RIU - Receptacle In-Use

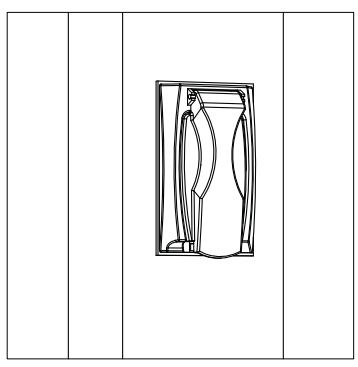




Rugged UV-resistant polycarbonate clear cover and gray body protects GFCI without cracking or breaking and is non- corrosive. Note: Cover is weatherproof with the cord plugged in and the receptacle is not required to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A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

RFL - Receptacle Flip Lid

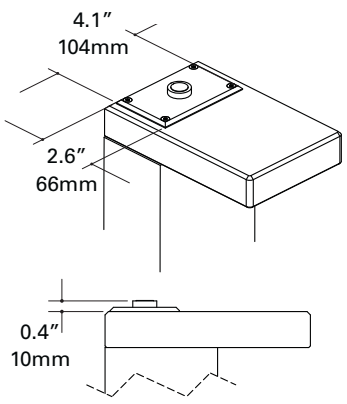




Cover is contructed of a durable, die-cast zinc-alloy and is painted to match fixture. Cover is only weatherproof without the cord plugged in and the cover closed. The receptacle will need to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather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

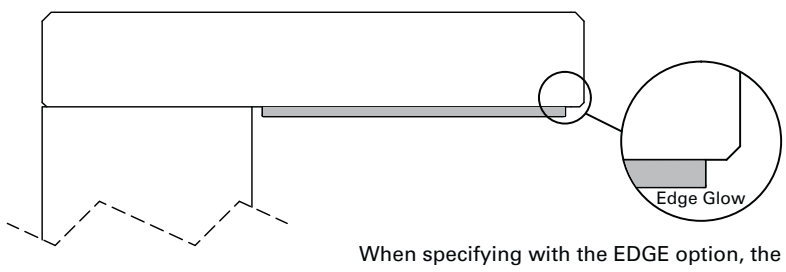
Photocontrol

PC1 (120V) or PC2 (277V)



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

Edge



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

TECHNICAL NOTES:

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

Powering Business Worldwide

Eaton
18001 East Colfax Avenue
Aurora, CO 80011
P: 303-393-1522
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

ADL121470
March 15, 2016

Photometric Report (Type C)

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

Maximum Candela = 802.4 at 45 H 66 V

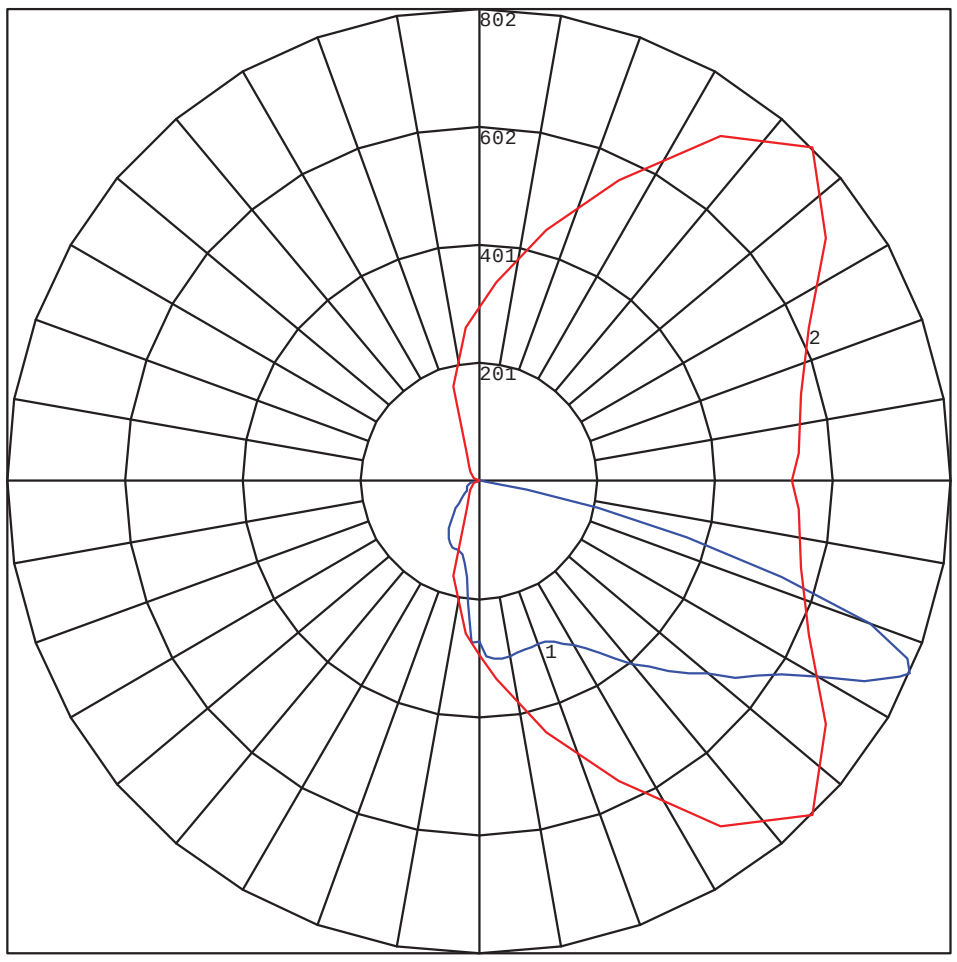
Classification:

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

Polar Candela Curves:

Vertical Plane Through:
1) 45 - 225 Horizontal

Horizontal Cone Through:
2) 66 Vertical



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
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Photometric Report (Type C)

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[LUMINAIRE] LUMIERE EON 303-B1, SINGLE HEAD BOLLARD, DOUBLE LED BAR. TYPE IV FORWARD THROW OPTICS, CLEAR GLASS LENS.
[LAMP] (14) 3000K CCT, 75 CRI LEDS

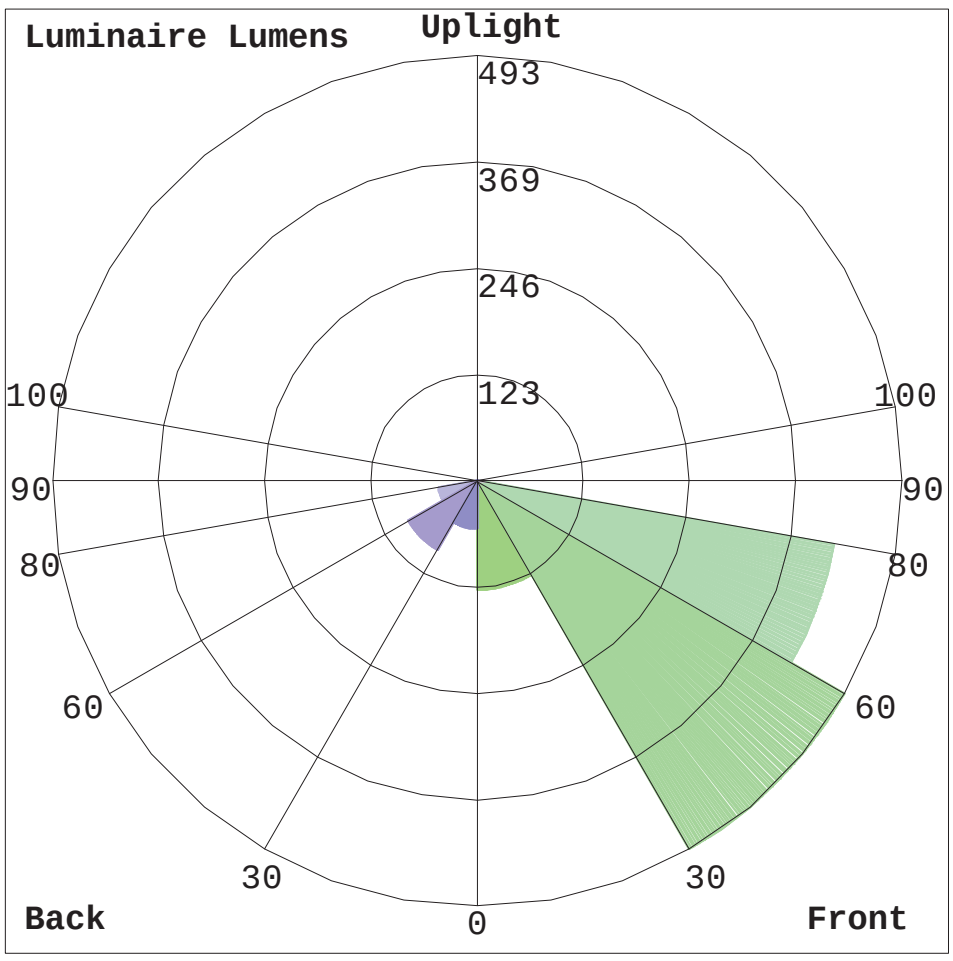
Maximum Candela = 802.4 at 45 H 66 V

Classification:

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

LCS Summary:

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



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Results derived from content of manufacturers photometric file.

PL1

McGraw-Edison

DESCRIPTION

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

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

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

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

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

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

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

Warranty
Five-year warranty.

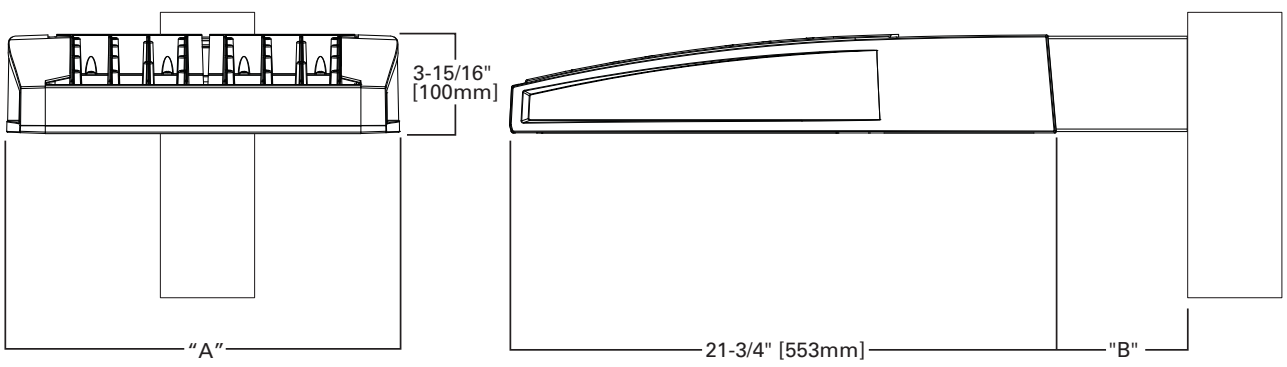
GLEON
GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



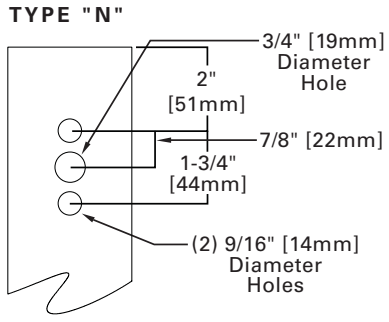
DIMENSION DATA

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

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

DRILLING PATTERN

TYPE "N"



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

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

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*www.designlights.org

ORDERING INFORMATION

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

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)

7030=70 CRI 3000K [12]
8030=80 CRI 3000K [13]
7050=70 CRI 5000K [12]
7060=70 CRI 6000K [12]
600=Drive Current Factory Set to Nominal 600mA [14]
800=Drive Current Factory Set to Nominal 800mA [14]
1200=Drive Current Factory Set to Nominal 1200mA [14, 15]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [16, 17]
DIM=External 0-10V Dimming Leads
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
AHD145=After Hours Dim, 5 Hours [18]
AHD245=After Hours Dim, 6 Hours [18]
AHD255=After Hours Dim, 7 Hours [18]
AHD355=After Hours Dim, 8 Hours [18]
HA=50°C High Ambient [19]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [20, 21]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [20, 22]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [20, 23]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [20, 24]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [20, 21, 25]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [20, 22, 25]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [20, 23, 25]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [20, 24, 25]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [20, 21]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [20, 22]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [20, 23]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [20, 24]
LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [26]
LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [26]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [27]
HSS=Factory Installed House Side Shield [28]
CE=CE Marking [29]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [20]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit
GLEON-QMEA=Quick Mount Extended Arm Kit
LS/HSS=Field Installed House Side Shield [28, 30]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with LumaWatt wireless sensors.
18. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
19. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
20. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Approximately 22' detection diameter at 8' mounting height.
22. Approximately 40' detection diameter at 20' mounting height.
23. Approximately 60' detection diameter at 40' mounting height.
24. Approximately 100' detection diameter at 40' mounting height.
25. Replace X with number of Light Squares operating in low output mode.
26. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
27. Not available with house side shield (HSS).
28. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
30. One required for each Light Square.

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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2016-09-28 15:31:55

Photometric Report (Type C)

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

Maximum Candela = 6291.8 at 67 H 67 V

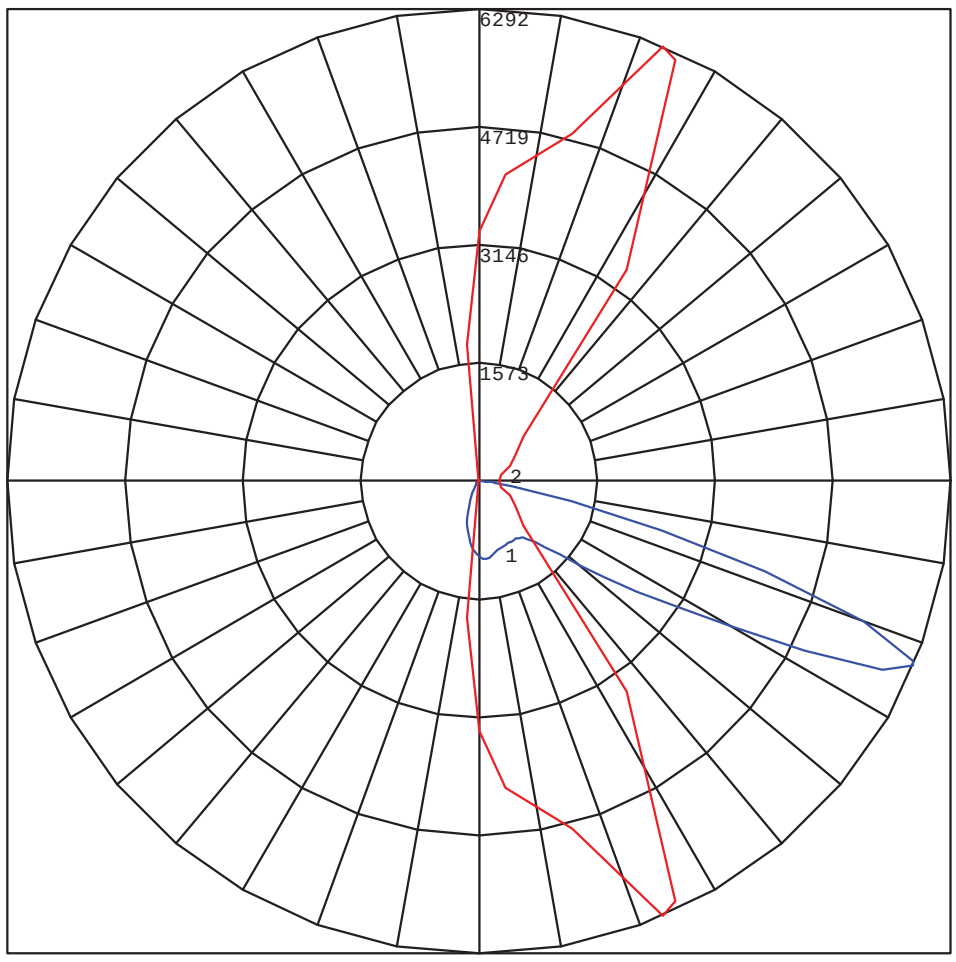
Classification:

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

Polar Candela Curves:

Vertical Plane Through:
1) 67 - 247 Horizontal

Horizontal Cone Through:
2) 67 Vertical



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

Photometric Report (Type C)

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

Maximum Candela = 6291.8 at 67 H 67 V

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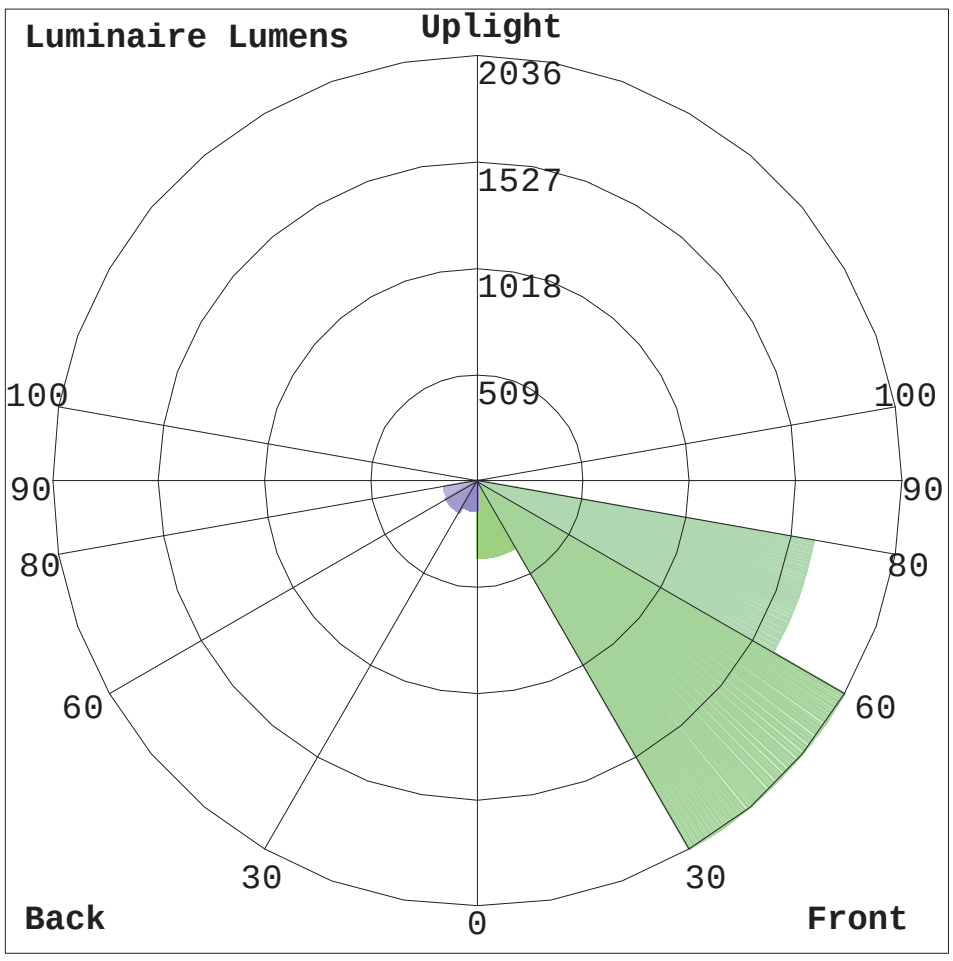
Road Classification: Type II, Short, N.A. (deprecated)
Upward Waste Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 77
Indoor Classification: Direct
BUG Rating : B1-U0-G1

LCS Summary:

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



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QRI374 LED

616-2321

ST2

Description

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

Beam Type	asymmetric, forward-throw
Lamp Type	14 LED 14W (3000K)
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	100 lm
LEDs	14
Total Lumens	1400 lm
Tj	85 °C

Rated Luminous Flux (lm)

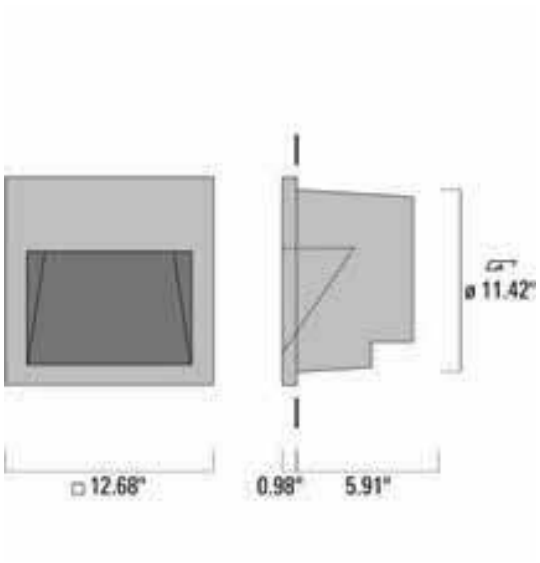
LED Lumens	63.9 lm
Total Lumens	894.2 lm
Ta	25 °C

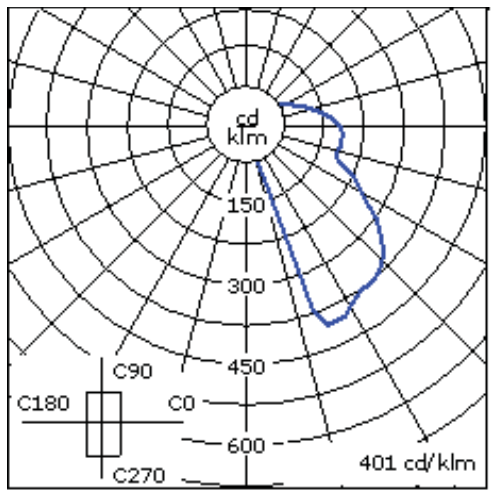
Rated Input Power	18 W

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

QRI374 LED

616-2321





Material Specification

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

Electrical Specification

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

Ambient Temperature

Ta less than 25 deg C

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

QRI374 LED

616-2321

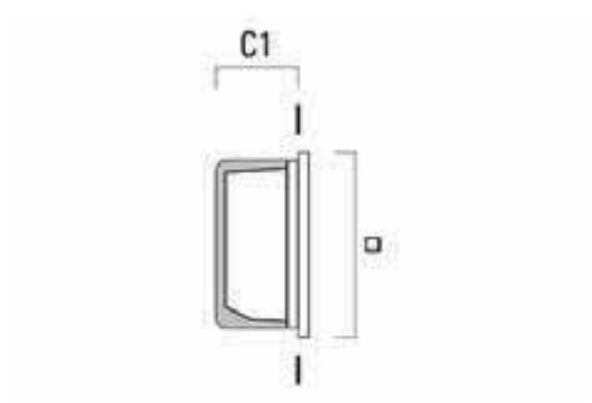
3/3

Mounting Accessories

Installation blockout

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

		C1
	616-9330 Installation blockout BQR30-I	7.09



WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

Photometric Report (Type C)

Filename: ST2_WE-EF_616-2321.ies
[TEST] LM 2473
[TESTLAB] WE-EF
[ISSUEDATE] 20 Sep 2013
[MANUFAC] WE-EF USA
[LUMCAT] 616-2321
[LUMINAIRE] QRI374-LED, Wall Luminaires / Recessed
QRI374-LD-14/14W Painted;QRI374-LED, Wall Luminaires /
Recessed
[LAMPCAT] 14 LED white 14W (3000K)
[LAMP] 14 LED, Warm White - 120° angle of beam
LEDLUMENS=100.0 lm, LEDs No=14, TOTALLUMENS= 1400.0 lm
, Tj=85° LEDLUMENS=63.9 lm, LEDs No=14, TOTALLUMENS= 894.2 lm, Ta=25°C

Maximum Candela = 561.4 at 0 H 22.5 V

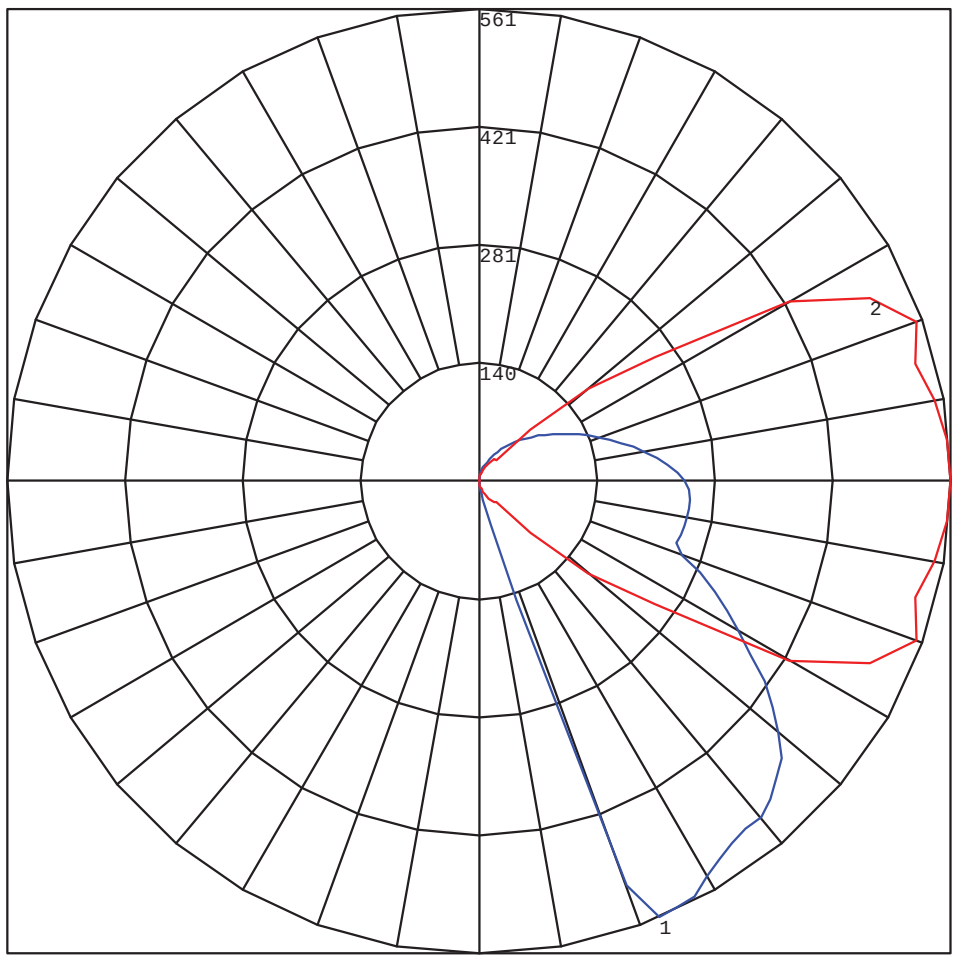
Classification:

Road Classification: Type III, Very Short, N.A. (deprecated)
Upward Wast Light Ratio: 0.24
Luminaire Efficacy Rating (LER): 50
Indoor Classification: Semi-Direct
BUG Rating : B0-U3-G1

Polar Candela Curves:

Vertical Plane Through:
1) 0 - 180 Horizontal

Horizontal Cone Through:
2) 22.5 Vertical



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[TEST] LM 2473
[TESTLAB] WE-EF
[ISSUEDATE] 20 Sep 2013
[MANUFAC] WE-EF USA
[LUMCAT] 616-2321
[LUMINAIRE] QRI374-LED, Wall Luminaires / Recessed
QRI374-LD-14/14W Painted;QRI374-LED, Wall Luminaires /
Recessed
[LAMPCAT] 14 LED white 14W (3000K)
[LAMP] 14 LED, Warm White - 120° angle of beam
LEDLUMENS=100.0 lm, LEDs No=14, TOTALLUMENS= 1400.0 lm
, Tj=85° LEDLUMENS=63.9 lm, LEDs No=14, TOTALLUMENS= 894.2 lm, Ta=25°C

Maximum Candela = 561.4 at 0 H 22.5 V

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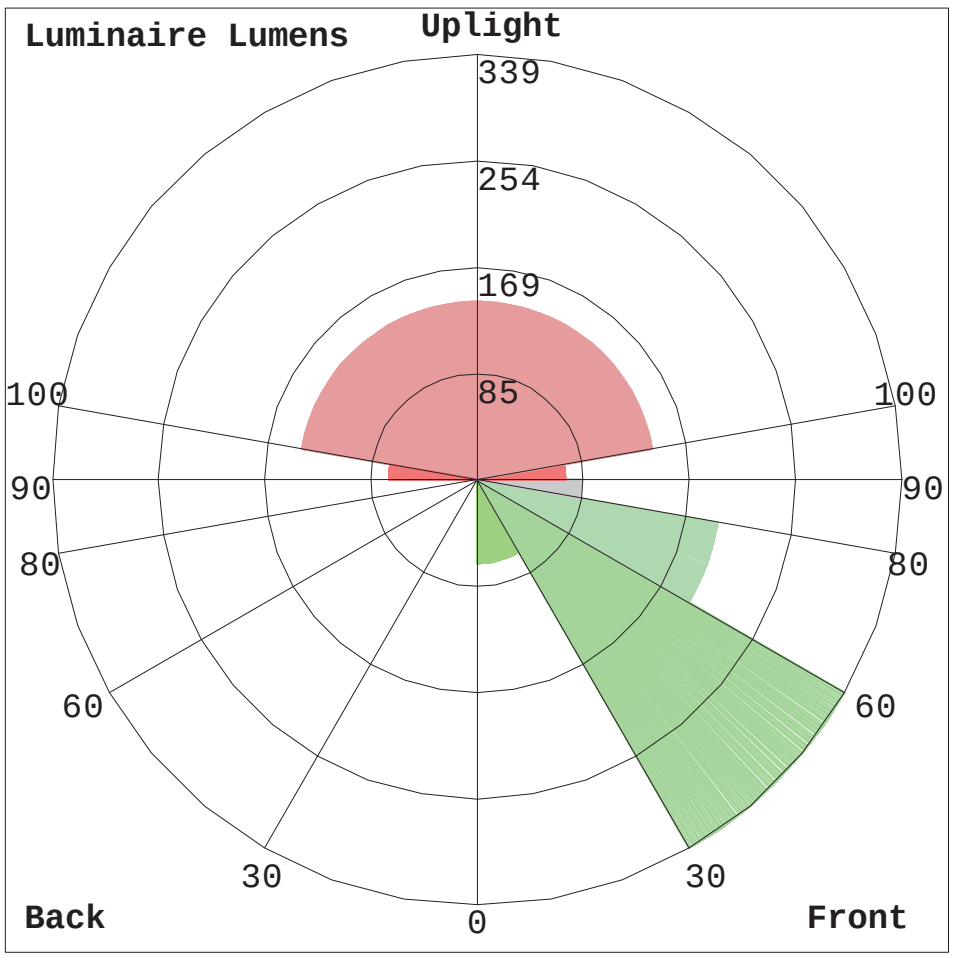
Upward Waste Light Ratio: 0.24
Luminaire Efficacy Rating (LER): 50
Indoor Classification: Semi-Direct
BUG Rating : B0-U3-G1

LCS Summary:

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



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

W2

McGraw-Edison

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

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

SPECIFICATION FEATURES

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

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

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

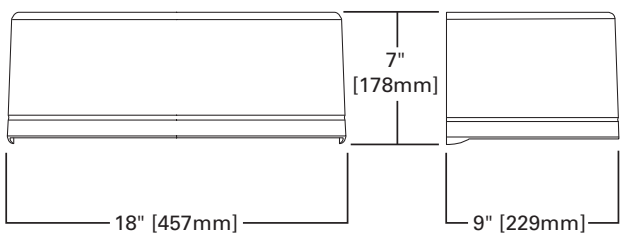
Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

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

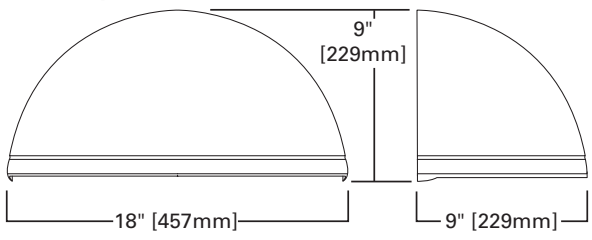
Warranty
Five-year warranty.

DIMENSIONS

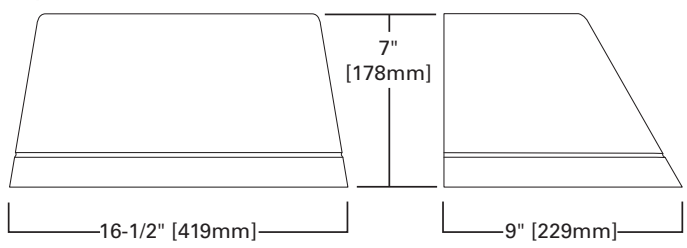
Cylinder



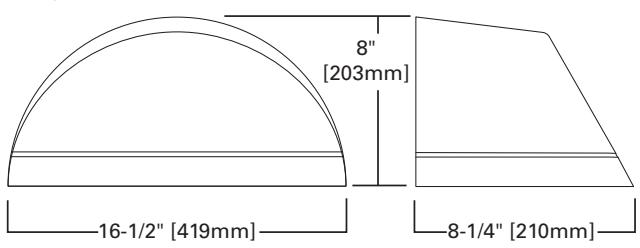
Quarter Sphere



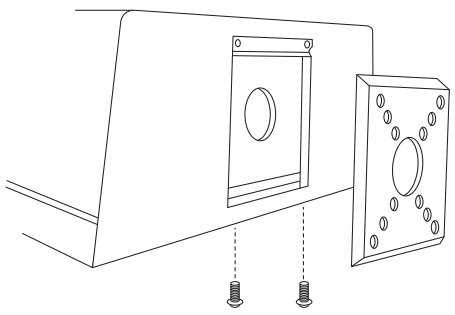
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



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*www.designlights.org

ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare

Solid State LED

WALL MOUNT LUMINAIRE

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

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

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

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POWER AND LUMENS

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

LUMEN MAINTENANCE

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

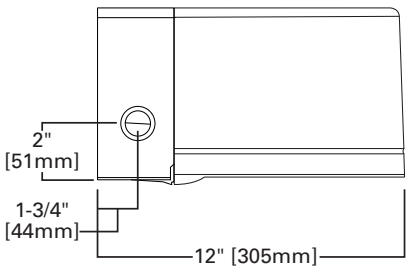
*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

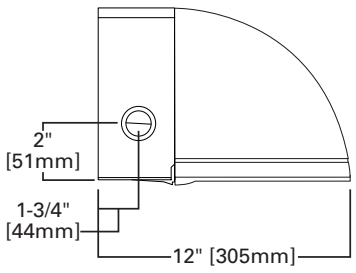
Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

THRUWAY BACK BOX

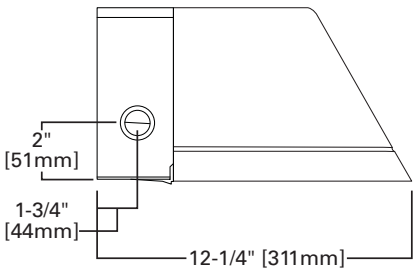
Cylinder



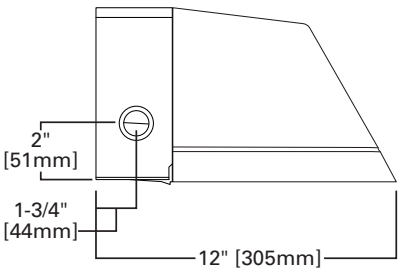
Quarter Sphere



Trapezoid



Wedge



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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ORDERING INFORMATION

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

Product Family [1]	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**AF**=(1) LightSquare	**350**=Drive Current Factory Set to 350mA **450**=Drive Current Factory Set to 450mA **600**=Drive Current Factory Set to 600mA **800**=Drive Current Factory Set to 800mA **1000**=Drive Current Factory Set to 1000mA **1200**=Drive Current Factory Set to 1200mA [2]	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V [2] **480**=480V [2, 3]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7030=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 5, 6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [9, 10, 11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [11, 12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [11, 12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5, 6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor

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

Eaton
1121 Highway 74 South
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W2

Photometric Report (Type C)

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

Maximum Candela = 3452.6 at 39 H 69 V

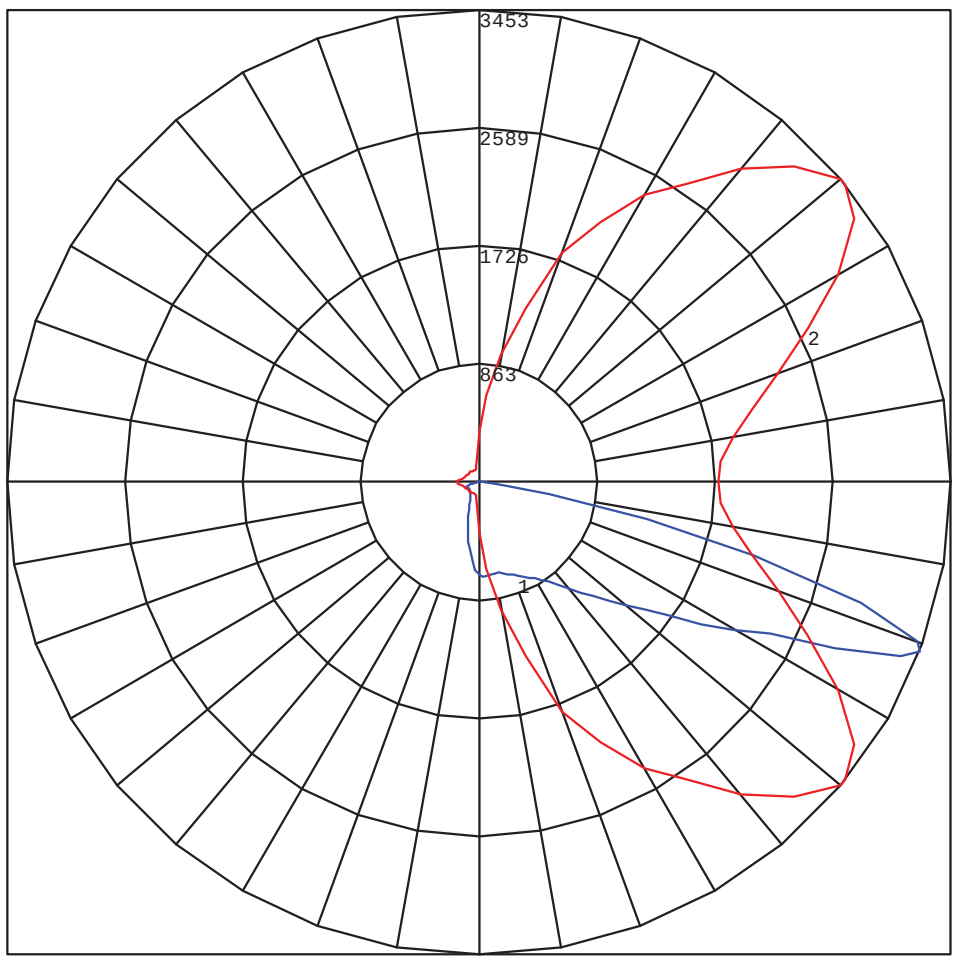
Classification:

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

Polar Candela Curves:

Vertical Plane Through:
1) 39 - 219 Horizontal

Horizontal Cone Through:
2) 69 Vertical



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

Photometric Report (Type C)

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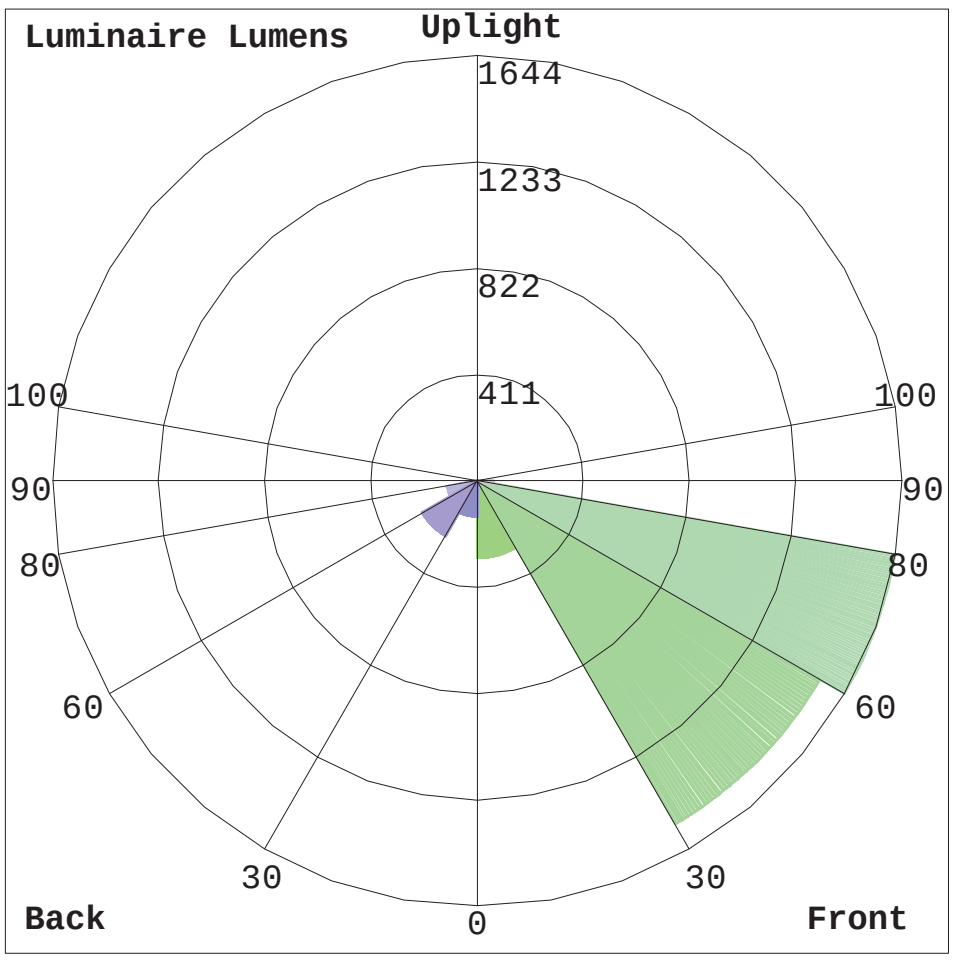
Road Classification: Type IV, Short, N.A. (deprecated)
Upward Waste Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 93
Indoor Classification: Direct
BUG Rating : B1-U1-G1

LCS Summary:

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



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