Project Intent

Prairie Towne Center
General Development Plan Modification

This application for a Modification of GDP is for the property known as Prairie Towne Center, Phase II located at 209-261 Junction Road. Madison, Wisconsin. The legal description of the property is Lot 1, CSM 7978.

This application for a Modification of GDP is specifically to add within Lot 1, 7978 an outlot building in a remote part of the parking lot area. The outlot building is approximately 8,132 gross square feet ("8K Outlot Building"). It will accommodate 3-5 separate commercial businesses and a drive-thru. (See enclosed site plan, building plans and perspective drawings.)

This 8K Outlot Building is needed to drive more customers to Prairie Towne Center as the shopping center industry is undergoing seminal changes with respect to how people purchase their goods and services. Online retail purchases continue to grow at an alarming pace requiring less and less visits to physical stores, especially to those stores who sell items which can be more easily commodified. As a result, sales at all stores at Prairie Towne Center have decreased dramatically since the center's grand opening in 1997.
The International Council of Shopping Centers ("ICSC") has conducted studies that definitively show how the addition of restaurants to a shopping center property can add as much as 20% to the sales of other stores in the shopping center. The 8K Building will accommodate 2-3 restaurants which will drive traffic to the center and provide for longer shopping stays within the development.

The area in which the 8K Outlot Building will be located has a long history of very little to absolutely no use in the 20+ years that Prairie Towne Center has existed. The 8K Outlot Building will provide more density to the development, increased jobs in the area and increased tax revenues for the City of Madison and other local taxing authorities.

The following represent the proposed modifications to the existing GDP of Prairie Towne Center. The proposal is for the development of (1) additional multi-tenant out-lot building with drive-thru(8,132 GSF), a future expansion to the existing Pick 'N Save (9,000 GSF), the conversion of the existing Lands' End building to a multi-tenant retail building with drive-thru and general landscaping/pedestrian orientated improvements.

Proposed Out-lot Building
The proposed out-lot building is an underutilized corner of the existing parking lot. The building is of a scale that would represent the addition of modest sized commercial tenant spaces not currently available within the development with a goal of attracting smaller food/beverage tenants. These modifications add to the diversity of use and continued vibrancy of the development.

8,132 GSF
In response to prior discussions with the Commission, alternate building locations and faced designs related to 'front of house' and 'back of house' have been explored. Ultimately, the design team felt that by pulling the building off of Junction Road with 1 drive aisle serving 2 lanes of parking along the 'front of house' façade facing junction road and providing a more functional 'back of house' facing the parking field

was the most successful blend of design and function. A drive-thru that wraps the back and side of the building is proposed. The opposite side provides space for a patio and building access. The 'Back of house' façade is designed for retail display and a strong central entry storefront. The building proximity to the sidewalk provides for an easy connection to the front door of the new tenant spaces.

Additionally, the architecture of the building has been further refined and has a clear hierarchy of articulation. The material pallet and building massing have been chosen to be a more modern vocabulary than the rest of the shopping center while still having visual ties to the center. The ties we focused on included, the use of a split face block at the base in a larger format (12" x 24"), the use of an almost white, brick that is the same size as the brick veneer on the center and the use of red terra cotta colored architectural elements standing seam awnings on various sides of the architecture.

Future Development

Two future developments have also been identified within the master plan. One is the future 9,000 GSF expansion to the existing Pick-n-save building. This proposal would be expanding into the current parking lot that separates the building from Junction Road. A new curb cut would be required to maintain access to the service drive and rear parking area. Relocation of an existing public water main would also be required.

The second is a revision to the existing Lands' End building. In anticipation of this structure returning to its originally proposed multi-tenant configuration, the original conceptual layout of a drive-thru has been modified. The placement of a future drive-thru has been re-evaluated based on previous discussions with the Commission. The proposal now reflects a drive-thru that wraps around the back of the building. This allows for a generous car stack, without impacting the tenant entries along the street facing façade and adjacent parking.

Both of these proposals are being presented for future context, and each would require additional documentation for SIP development review and approval and are outside the scope of this submittal.

Existing Landscape Overview

Currently, the Prairie Towne Center landscaping is comprised of a variety of mature deciduous and evergreen tree and shrub species with a limited amount of ornamental grasses and perennials existing on-site. Mature trees consist primarily of Black Hills Spruce, Colorado Blue Spruce, Green Ash, Maple and Honey Locust. Mature evergreens are strategically placed to enhance traffic flow through the main (middle) entrance drive of the development while various Ash and Maple species enhance the open spaces adjacent to Junction Road. Parking lot islands are comprised of either one or two Honey Locust species while a red granite gravel or blue fescue lawn serves as the "mulch" understory in the parking islands. Understory plantings within the parking islands are nonexistent while a limited amount of foundation plantings and ornamental trees exist along the retail storefront.

Proposed Landscape and Pedestrian Connectivity Improvements

While the Prairie Towne Center provides opportunities for multi-modal transit, including bus amenities and bike parking, the pedestrian amenities and connectivity are minimal and

focused on the central, main entrance to the Center. Connectivity between proposed buildings including the 8,132 SF, and existing Lands' End building are limited.
To enhance the pedestrian's connectivity and experience the following improvements are proposed. Refer to General Development Plan Master Plan provided.

- Enhance landscape plantings at the middle entrance drive along Junction Road to create a more unified "Center";
- Increase the amount of perimeter landscaping along Junction Road to provide adequate parking lot screening as well as an enhanced pedestrian experience; The plans have been revised to reflect the desire for landscaping to provide relief and blur the boundary of the pedestrian realm rather than reinforcing the hard edge of the sidewalk.
- Meet "points" standards and zoning conformance for areas disturbed during development of Outlot retail building.
- Provide new and additional tree islands for zoning conformance for areas disturbed and adjacent to during development of Outlot retail building.

A variety of plantings will be used to highlight and define the Prairie Towne Center entrances and edges. Overall, an emphasis will be placed on low maintenance practices by utilizing native perennial plant species, particularly grasses and perennials. The plant list provided carefully selects four-season interest plantings by use of flower color, texture, fall color, and form.

Sample Plant List:

COMMON NAME	***BOTANICAL NAME***
OVERSTORY DECIDUOUS TREES	
Prairie Pride Common Hackberry	*CELTIS occidentalis 'Prairie Pride'*
Redmond Linden	*TILIA americana 'Redmond'*
Draves Honey Locust	*GLEDITSIA tricanthos 'Draves'*
Red Sunset Maple	*ACER rubrum 'Franksred'*
State Street Maple	*ACER miyabei 'Morton'*
Espresso Coffeetree	*GYMNOCLADUS dioicus 'Espresso'*
Autumn Gold Ginkgo	*GINKGO biloba 'Autumn Gold'*
New Horizon Elm	*ULMUS x 'New Horizon'*
TALL EVERGREEN TREES	
Black Hills Spruce	*PICEA glauca var. densata*
Colorado Blue Spruce	*PICEA pungens 'Glauca'*
ORNAMENTAL DECIDUOUS TREES	
Crabapple spp.	*MALUS spp.*
Serviceberry spp.	*AMELANCHIER spp.*
Pear spp.	*PYRUS spp.*
UPRIGHT EVERGREEN TREES	

Arborvitae spp.	*THUJA spp.*
Juniper spp.	*JUNIPER spp.*

DECIDUOUS SHRUBS

Dogwood spp.	*CORNUS spp.*
Viburnum spp.	*VIBURNUM spp.*
New Jersey Tea	*CEANOTHUS americana*
Winterberry spp.	*ILEX spp.*
Little Devil Ninebark	*PHYSOCARPUS opulifolius 'Donna May'*
Spring Red Compact Cranberrybush Vib.	*VIBURNUM trilobum 'Spring Red'*
Alpine Currant	*RIBES alpinum*
Gro-low Sumac	*RHUS aromatica 'Gro-Low'*

EVERGREEN SHRUBS

Yew spp.	*TAXUS x media spp.*
Juniper spp.	*JUNIPERUS spp.*

ORNAMENTAL GRASSES

Korean Feather Reed Grass	*CALAMAGROSTIS brachytricha*
Prairie Dropseed	*SPOROBOLOUS heterolepis*
Flame Grass	*MISCANTHUS purpurascens*
Indiangrass	*SORGHASTRUM nutans*
Autumn Moor Grass	*SESLERIA autumnalis*
Tufted Hairgrass	*DESCHAMPIA cespitosa*
Northwind Switch Grass	*PANICUM virgatum 'Northwind'*
Heavy Metal Switch Grass	*PANICUM virgatum 'Heavy Metal'*
Dwarf Fountain Grass	*PENNISETUM alopecuroides 'Hameln'*

PERENNIALS

Brown-eyed Susan	*RUDBECKIA triloba*
Yellow Coneflower	*RATIBIDA pinnata*
Coneflower spp.	*ECHINAEA pallida*
Little Spire Russian Sage	*PEROVSKIA atriplicifolia 'Little Spire'*
Coral Bells Palace Purple	*HEUCHERA micranatha var. diversifolia 'Palace Purple'*
May Night Perennial Salvia	*SALVIA nemorosa 'Mainacht'*
Ornamental Onion spp.	*ALLIUM spp.*
Sedum spp.	*SEDUM spp.*
Sky Blue Aster	*ASTER azureus*
False Blue Indigo	*BAPTISIA australis*
Prairie Blazing Star	*LIATRIS pycnostachya*

Fireworks Goldenrod *SOLIDAGO rugosa 'Fireworks'*

Catmint spp. *NEPETA spp.*

Landscape Design Intent – Example Images

Management Plan for Prairie Towne Center:

The Prairie Towne Center commercial retail property is comprised of two ownership parcels. One parcel, known as the "Developer Tract", is owned by 209-261 Junction Road Madison Investors LLC. The other parcel, known as the "Target Tract", is owned by Dayton Hudson Corporation Property Tax Dept T-1060.

The Target Tract has been managed by Target since the property was developed in 1997. The Developer Tract has been managed by Flad Development since the property was developed in 1997. The Developer Tract at Prairie Towne Center will continue to be managed under an agreement with the owner in a professional manner with high industry standards. Local companies will continue to be engaged to provide such property services as waste removal, snow removal, landscape maintenance, parking lot maintenance and repair,

building/roof maintenance and miscellaneous HVAC, electrical and plumbing repairs. In-house maintenance personnel are also employed to maintain daily contact with the property and respond to calls from tenants.

Organizational Structure:

Owner:	UBS Global RE 2515 McKinney Ave, Suite 800 Dallas, TX 75201 Contact: Kasey Moore Kasey.moore@ubs.com	Architect:	Iconica 901 Deming Way Madison, WI 53717 608-664-3535 Contact: James Worker James.worker@iconicacreates.com
Engineer:	Iconica 901 Deming Way Madison, WI 53717 608-664-3535 Contact: Patrick Eagan	Civil Design:	JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Contact: Mike Grzesiak
Landscape Architect:	JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Contact: Mike Grzesiak	Property Manager: Contact:	Flad 3330 University Avenue, Suite 206 Madison, Wisconsin 53705 Jim Vogt (608) 833-8100

Project Schedule: Construction Start – Spring 2020

Estimated Project Cost: $1,240,000.00
Public Subsidy Requested: None
Number of Construction and Full time Equivalent Jobs Created: 45

Thank you for your time in reviewing our proposal.

Sincerely,

James W Worker
Architect
Iconica

D-Series Size 1
LED Area Luminaire

Catalog Number

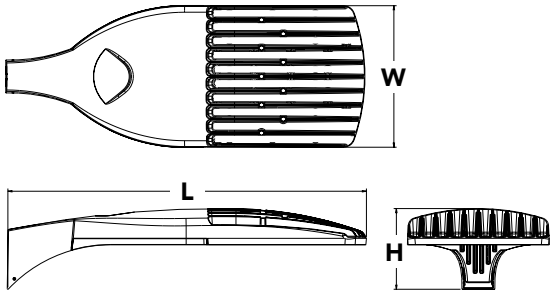
Notes

Type

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

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable Luminaire

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

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

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

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[10]
PER	NEMA twist-lock receptacle only (controls ordered separate)[11]
PER5	Five-wire receptacle only (controls ordered separate)[11,12]
PER7	Seven-wire receptacle only (controls ordered separate)[11,12]
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)
DS	Dual switching[13,14]
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRHN	Network, Bi-Level motion/ambient sensor[17]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]
BL30	Bi-level switched dimming, 30%[5,14,18]
BL50	Bi-level switched dimming, 50%[5,14,18]
PNMTDD3	Part night, dim till dawn[5,19]
PNMT5D3	Part night, dim 5 hrs[5,19]
PNMT6D3	Part night, dim 6 hrs[5,19]
PNMT7D3	Part night, dim 7 hrs[5,19]
FAO	Field adjustable output[20]

Other options

Shipped installed

HS	House-side shield[21]
SF	Single fuse (120, 277, 347V)[6]
DF	Double fuse (208, 240, 480V)[6]
L90	Left rotated optics[1]
R90	Right rotated optics[1]

Shipped separately

BS	Bird spikes[22]
EGS	External glare shield[22]

Finish *(required)*

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

Ordering Information

Accessories

Ordered and shipped separately.

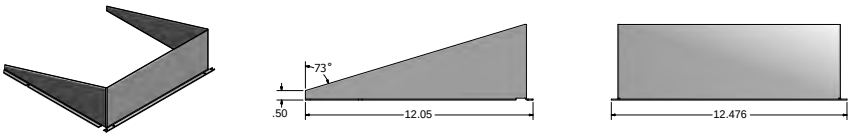
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX1HS 30C U	House-side shield for 30 LED unit[21]
DSX1HS 40C U	House-side shield for 40 LED unit[21]
DSX1HS 60C U	House-side shield for 60 LED unit[21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

NOTES

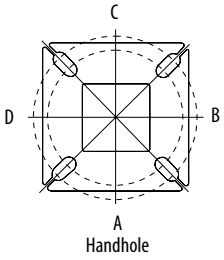
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
14 Requires (2) separately switched circuits.
15 Reference Motion Sensor table on page 3.
16 Reference PER table on page 3 to see functionality.
17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
20 Not available with other dimming controls options
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 Must be ordered with fixture for factory pre-drilling.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
24 For retrofit use only.

External Glare Shield

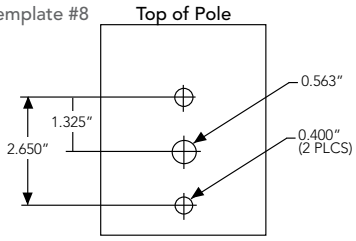


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

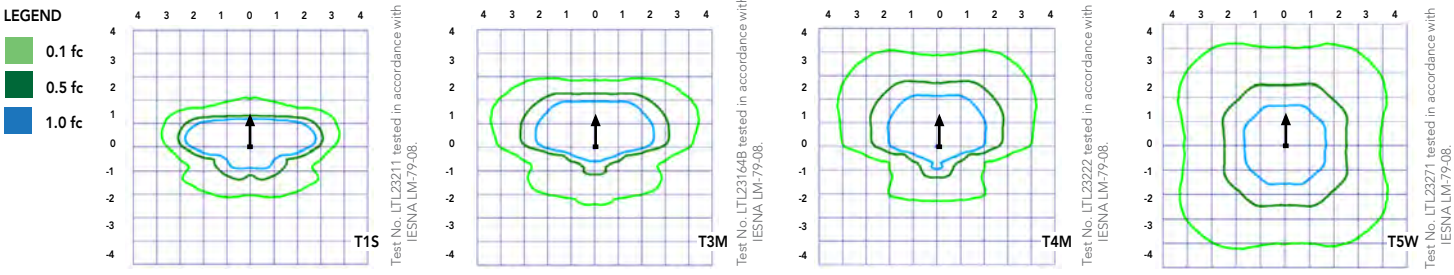
Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

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

✔ Recommended
⊘ Will not work
⚠ Alternate

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

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

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

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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

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

SLIM18

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

Project:	**Type:** SITE LIGHTING TYPE S3
Prepared By:	**Date:**

Driver Info

Type:	Constant Current
120V:	0.18A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	21W
Efficiency:	85%

LED Info

Watts:	18W
Color Temp:	5100K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	2560
Efficacy:	121 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: PSPVC3C7

ADA Compliant:

SLIM™ is ADA Compliant

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 100W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

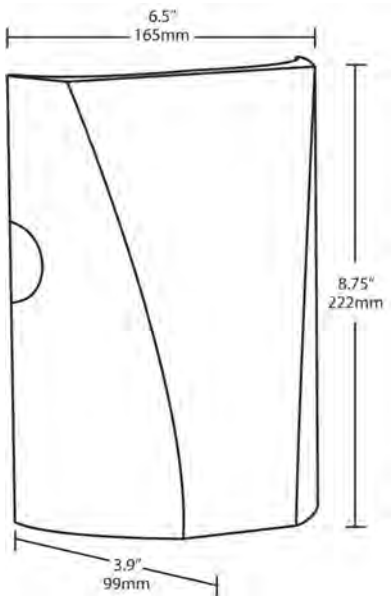
Optical

BUG Rating:

B1 U0 G0

SLIM18

Dimensions



Features

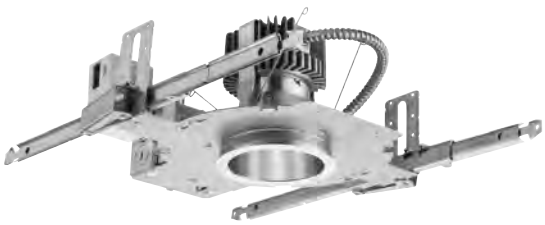
- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

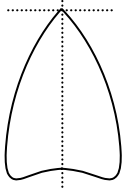
Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18				
	26 = 26W **18** = 18W **12** = 12W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**Blank** = Standard (120-277V) **/D10** = Dimmable	**Blank** = No Option **/PC** = 120V Button **/PC2** = 277V Button **/LC** = Lightcloud Controller

gotham®

Luminaire Type:
Catalog Number (autopopulated):





Gotham Architectural Downlighting
LED Downlights

4" Evo®
Downlight

Solid-State Lighting

FEATURES

OPTICAL SYSTEM
- Self-flanged or flangeless semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture
- Injection molded mud ring included with flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration.

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling ENERGY STAR® certified product.

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

Note: Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25° C.

WATTAGE CONSUMPTION MATRIX			
LUMENS	**LM ACTUAL**	**WATTAGE**	**LUMENS per WATT**
750	849	10.3	82.4
1000	1,189	12.8	92.9
1500	1,509	17.3	87.2
2000	2,109	23.5	89.6
2500	2,576	28.9	89.1
3000	3,112	36.9	84.3

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

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

*See ordering tree for details

ORDERING INFORMATION

A+ Capable options indicated by this color background.

EXAMPLE: EVO 35/10 4AR MWD LSS MVOLT EZ1

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Trim Style	Distribution	Finish	Voltage
EVO	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K **50/** 5000 K	**07** 750 lumens **10** 1000 lumens **15** 1500 lumens **20** 2000 lumens **25** 2500 lumens **30** 3000 lumens	**4AR** Clear **4PR** Pewter **4WTR** Wheat **4GR** Gold **4WR**[1] White **4BR**[1] Black **4WRAMF**[1] White anti-microbial	**(blank)** Self-flanged **FL** Flangeless	**MD** Medium (0.9 s/mh) **MWD** Medium wide (1.0 s/mh) **WD** Wide (1.2 s/mh)	**LSS** Semi-specular **LD** Matte-diffuse **LS** Specular	**MVOLT** **120** **277** **347**[2]

Driver[3]	
GZ10	0-10V driver dims to 10%
GZ1	0-10V driver dims to 1%
EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.
EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.
EDAB[4]	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.
EDXB[4]	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.
EXA1	XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.
EXAB	XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.
ECOS2[4,5]	Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000. 120V only.
ECOS3[4,5]	Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.

Options			
SF	Single fuse. Specify 120V or 277V.	**BGTD**	Bodine generator transfer device. Specify 120V or 277V.
TRW[6]	White painted flange	**CRI90**	High CRI (90+). Specify 120V or 277V.
TRBL[7]	Black painted flange	**CP**[11]	Chicago plenum
EL[8]	Emergency battery pack with integral test switch, CEC compliant	**RRL__**	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ELR[8]	Emergency battery pack with remote test switch, CEC compliant		
NPP16D[9]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).		
NPP16DER[9]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.		
NPS80EZ[9]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ_).		
NPS80EZER[9]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ_). ER controls fixtures on emergency circuit.		
N80[10]	nLight® Lumen Compensation		

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA4	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

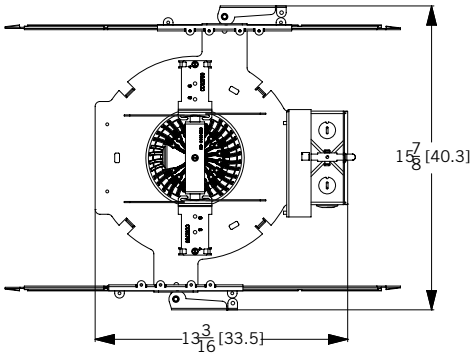
NOTES

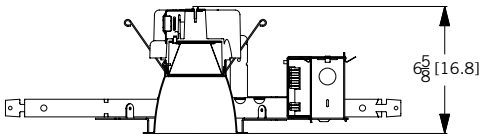
ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to TECH-240 for compatible dimmers.
4. Not available with nLight® and XPoint options.
5. Specify voltage 120V or 277V.
6. Not available with white reflector. Not applicable with FL option.
7. Not available with black reflector. Not applicable with FL option.
8. For dimensional changes, refer to TECH-140. Access above ceiling required. Not available with 347V.
9. Specify voltage. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
10. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZER.
11. ELR not available. CP, ECOS2/ECOS3 with EL-2000 lumen max.

DIMENSIONAL DATA

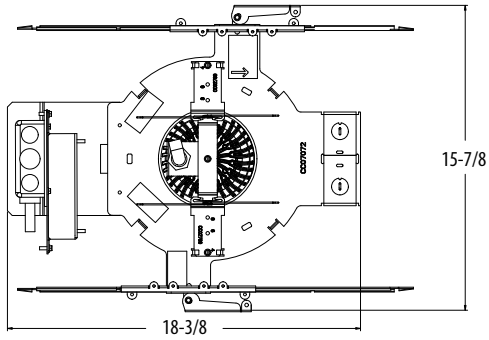
All dimensions are inches (centimeters) unless otherwise noted.

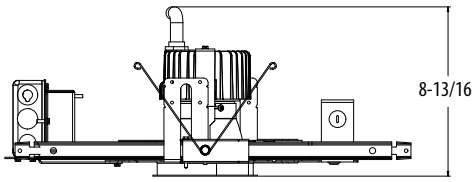




Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13) self-flanged
5-1/4" (13.3) flangeless
Overlap trim: 5-7/16" (13.8)

DIMENSIONS FOR CHICAGO PLENUM





ELECTRICAL

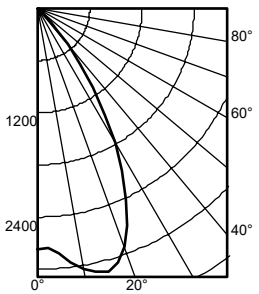
EMERGENCY LUMEN OUTPUT		
LUMENS	**WATTAGE**	**INITIAL OUTPUT**
750	9.6	1000
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor

EVO 35/30 4AR LS

INPUT WATTS: 36.9, DELIVERED LUMENS: 3112, LM/W=84.3 , 1.07 S/MH, TEST NO. LTL27791



	Ave	Lumens
0	2763	
5	2824	278
15	3133	869
25	2417	1090
35	1117	694
45	186	168
55	6	8
65	2	2
75	3	2
85	2	2
90	0	

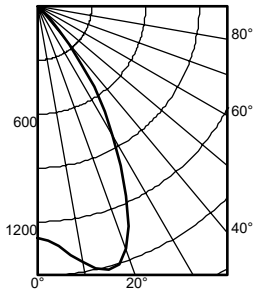
Zone	Lumens	% Lamp
0° - 30°	2236.6	71.9
0° - 40°	2930.3	94.2
0° - 60°	3106.1	99.8
0° - 90°	3111.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3111.9	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	72	68	77	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	60	69	63	59	68	63	59
9	66	60	56	65	60	56	64	59	55
10	62	56	52	62	56	52	61	56	52

EVO 35/15 4AR LS

INPUT WATTS: 17.3, DELIVERED LUMENS: 1509, LM/W=87.2, 1.08 S/MH, TEST NO. LTL27786



	Ave	Lumens
0	1290	
5	1338	132
15	1521	423
25	1167	527
35	546	338
45	92	85
55	2	4
65	1	1
75	0	0
85	0	0
90	0	

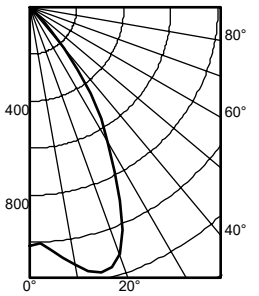
Zone	Lumens	% Lamp
0° - 30°	1081.0	71.6
0° - 40°	1419.3	94.0
0° - 60°	1507.8	99.9
0° - 90°	1509.3	100.0
90° - 180°	0.0	0.0
0° - 180°	1509.3	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	72	68	76	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	59	69	63	59	68	63	59
9	66	60	56	65	59	56	64	59	55
10	62	56	52	61	56	52	61	56	52

EVO 35/10 4AR LS

INPUT WATTS: 12.8, DELIVERED LUMENS: 1189, LM/W=92.9, 1.08 S/MH, TEST NO. LTL27785



	Ave	Lumens
0	1012	
5	1035	102
15	1169	325
25	910	411
35	449	276
45	80	71
55	2	3
65	2	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	838.3	70.5
0° - 40°	1114.0	93.7
0° - 60°	1188.4	99.9
0° - 90°	1189.3	100.0
90° - 180°	0.0	0.0
0° - 180°	1189.3	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	92
3	96	91	87	95	90	86	92	88	85
4	90	84	80	88	83	79	86	82	78
5	84	78	74	83	77	73	81	76	73
6	78	72	68	78	72	68	76	71	67
7	74	68	63	73	67	63	72	67	63
8	69	63	59	69	63	59	68	62	59
9	65	59	55	65	59	55	64	59	55
10	61	56	52	61	55	52	60	55	51

LUMEN OUTPUT MULTIPLIER - CRI	
CRI	**FACTOR**
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	**FACTOR**
5000 K	1.101
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	**CLEAR (AR)**	**PEWTER (PR)**	**WHEAT (WTR)**	**GOLD (GR)**	**WHITE (WR/WRAMF)**	**BLACK (BR)**
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

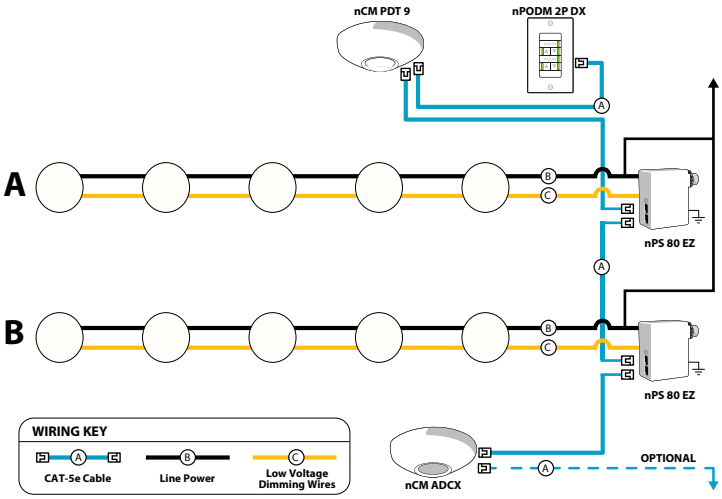
PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.
nLIGHT o ers multiple styles of wall controls – each with varying features and user experience.

Push-Button WallPod
Traditional tactile buttons and LED user feedback

Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE
Group Fixture Control*
*Application diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight® controls.

WallPod stations	Model number
On/Off	nPODM [color]
On/Off & Raise/Lower	nPODM DX [color]
Graphic Touchscreen	nPOD GFX [color]
Photocell controls	**Model number**
Dimming	nCM ADCX

Occupancy sensors	Model number
Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Cat-5 cables (plenum rated)	**Model number**
10', CAT5 10FT	CAT5 10FT J1
15', CAT5 15FT	CAT5 15FT J1

City of Madison Fire Department

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

Project Address:	241 - 245 Junction Road
Contact Name & Phone #:	James Worker 608.664.3552

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

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

PRAIRIE TOWNE CENTER

GENERAL DEVELOPMENT PLAN

November, 2019

SHEET: 01

CONTEXT MAP

N

NOT TO SCALE

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Ph: 608.664.3500 // Fx: 608.664.3535
iconicacreates.com

NO ACCESS
VOL. 232 MISC. P204
DOC #802720

UNDERGROUND TELEPHONE
LINE EASEMENT –
VOL 11742 P. 52–54
DOC # 2095198

U. S. HIGHWAY 12 & 14
WIDTH VARIES

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 20 as Document No. 2770937 – Parcel E

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 20 as Document No. 2770937 – Parcel F

Center line 20' wide Public Water Main Easement as set forth on Certified Survey Map No. 7978, Recorded as Document No. 2709568

12' Public Utility Easement

50' BUILDING SETBACK LINE

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 18 as Document No. 2770936 – Parcel D

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 18 as Document No. 2770936 – Parcel C

10' Underground Electric Easement as set forth on Certified Survey Map No. 7978, Recorded as Document No. 2709568

TARGET STORE WALL

BLOCK WALL

Property line is at the face of the wall

Center line 25' wide Public Sanitary Sewer Easement Recorded in Vol. 33183 page 14 as Document No. 2770934

Center line 25' wide Storm Sewer Easement as set forth on Certified Survey Map No. 7978, Recorded as Document No. 2709568

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 18 as Document No. 2770936 – Parcel B

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 20 as Document No. 2770937 – Parcel H

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 16 as Document No. 2770935

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 20 as Document No. 2770937 – Parcel G

Center line 20' wide Public Water Main Easement Recorded in Vol. 33183 page 18 as Document No. 2770936 – Parcel A

12' wide Right-of-way Easement for Mc Leodusa Telephone Company Recorded as Document No. 2709911

Center line 20' wide Public Water Main Easement as set forth on Certified Survey Map No. 7978, Recorded as Document No. 2709568

LOT 1

TARGET

OUTLOT 2
Storm Water Detention

LOT 4
39,613 SQ.FT.

LOT 2

LOT 3
43,601 SQ.FT.

LOT 8

LOT 9

LOT 10

JUNCTION ROAD
(Publicly Dedicated Street)

MINERAL POINT ROAD
(CONTROLLED-ACCESS HIGHWAY)
WIDTH VARIES

COMMERCE DRIVE

ISAAC DRIVE

CTH "M"

BUS SHELTER
See Detail

New Handicap Ramps

Truck loading dock area (concrete pavement)

SANITARY SEWER EASEMENT RECORDED VOL.15813 P.67 DOC # 2259815

Declaration of Easement Document No. 2799354 and 20' Alteration to an approved & recorded specific implementation plan Document No. 2801020

STORM & SANITARY SEWER EASEMENT RECORDED VOL.25413 P.46 DOC # 2541573

SANITARY SEWER EASEMENT RECORDED VOL.15813 P.69 DOC # 2259816

SANITARY SEWER EASEMENT RECORDED VOL.16388 P.85 DOC # 2278422

SANITARY SEWER EASEMENT RECORDED VOL.15813 P.71 DOC # 2259817

Easement and conditions contained in Vol 24835 p 67 Doc # 2525996

SANITARY SEWER EASEMENT RECORDED VOL.16388 P.82 DOC # 2278421

STORM SEWER EASEMENT RECORDED VOL.25413 P.46 DOC # 2541573

Future Drive

City Limits Line
Town of Middleton

City of Madison
City Limits Line

SCALE 1" = 50'
0 50 100 200

GRID NORTH
All bearings are referenced to Grid North of the Wisconsin Coordinate System – South Zone.

LEGEND:

- Iron stake found
- Iron stake placed
- Chisled cross placed
- Railroad spike placed
- PK Nail placed
- 300.06' Mesaured Data
- (300.00') Recorded as Data
- Existing Sanitary sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Telephone line – underground
- Existing Coble TV line – underground
- Existing Electric line – underground
- Existing Property line
- Existing Manhole
- Existing Valve
- Existing Hydrant
- Existing "H" Inlet
- Existing Light pole
- Existing Power pole
- TC Top of Curb
- TW Top of Wall

Surveyor's Certificate:

The undersigned, being a registered surveyor of the State of Wisconsin certifies to (i) Allianz Life Insurance Company of North America, and (ii) Dane County Title Company, Inc., as follows:

1. This map or plat and survey on which it is base were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and meets the accuracy requirements of an Urban Survey as defined therein.
2. This survey was made on the ground on March 20, 1997 and correctly shows the size and location of the subject property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, utilities, recorded and apparent easements, roadways and visible encroachments, if any, as well as any other matters situated on the Subject Property.
3. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated April 04, 1997, issued by Dane County Title Company, Inc. with respect to the Subject Property (the "Title Commitment"), has been shown on this survey, together with appropriate recording references to the extent that such matters can be located. The property shown on this survey is the property described in the Title Commitment. The location of all improvements on the Subject Property is in accord with applicable minimum set back provisions and restrictions of records referenced in the Title Commitment.
4. The Subject Property has access to and from a duly dedicated and accepted public street or highway.
5. The Subject Property does not serve any adjoining property for drainage, utilities, or ingress or egress.
6. The record description of the Subject Property forms a mathematically closed figure.
7. The Subject Property has a total of parking spaces and handicapped spaces which is in accord with parking requirements of applicable zoning ordinances and restrictions of record referenced in the Title Commitment.
8. No portion of the subject property shown on this Survey lies within a 100 year flood plain or a special hazard area, as described on the Flood Insurance Rate Map for the Community in which the Subject Property is located. This Survey correctly indicates the Zone Designation of any area shown as being within a Special Hazard area.

The survey attached is identified as follows:
Dated: April 9, 1997

Description:
Lot 1, of Certified Survey Map No. 7978 recorded in the Dane County Register of Deeds Office in Volume 42 of Certified Survey Maps, pages 198,199,200,201,202,and 203, as Document No. 2709568, in the City of Madison, Dane County, Wisconsin, and corrected by Affidavit recorded on October 19, 1995, in Volume 31117 of Records, page 44, as Document No. 2712543.

Madison, Wisconsin

Francis R. Thousand
Land Surveyor S–1363

WISCONSIN FRANCIS R. THOUSAND S-1363 MADISON, WIS. LAND SURVEYOR

Flad Development
& Investment Corp.
Oakbridge Commons
7842 Mineral Point Road
Madison, Wisconsin 53717

NO.	DATE	REVISION	BY
4	4/18/97	Updated survey	FRT
3	4/15/97	Updated survey	FRT
2	4/9/97	Updated survey	FRT
1	7/29/96	Comments from review of survey.	FRT

ARNOLD AND O'SHERIDAN INC
CONSULTING ENGINEERS
919 FORWARD DRIVE MADISON, WISCONSIN 53711 PHONE: (608) 271-4851 FAX: (608) 271-7284

LOT 1, CERTIFIED SURVEY MAP NO. 7978,
CITY OF MADISON,
DANE COUNTY, WISCONSIN

DR. FRT CKD. DATE 7/22/96 JOB NO. 95337-C
DATE PRINTED

SHEET 1 OF 1

\\95A\95A001\CIV\95A001 Thu Apr 17 10:28:07 1997

PRAIRIE TOWNE CENTER
GENERAL DEVELOPMENT PLAN

November, 2019

SHEET: 03

CONTEXT PHOTOS

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PRAIRIE TOWNE CENTER
GENERAL DEVELOPMENT PLAN

November, 2019

SHEET: 04

CONTEXT PHOTOS

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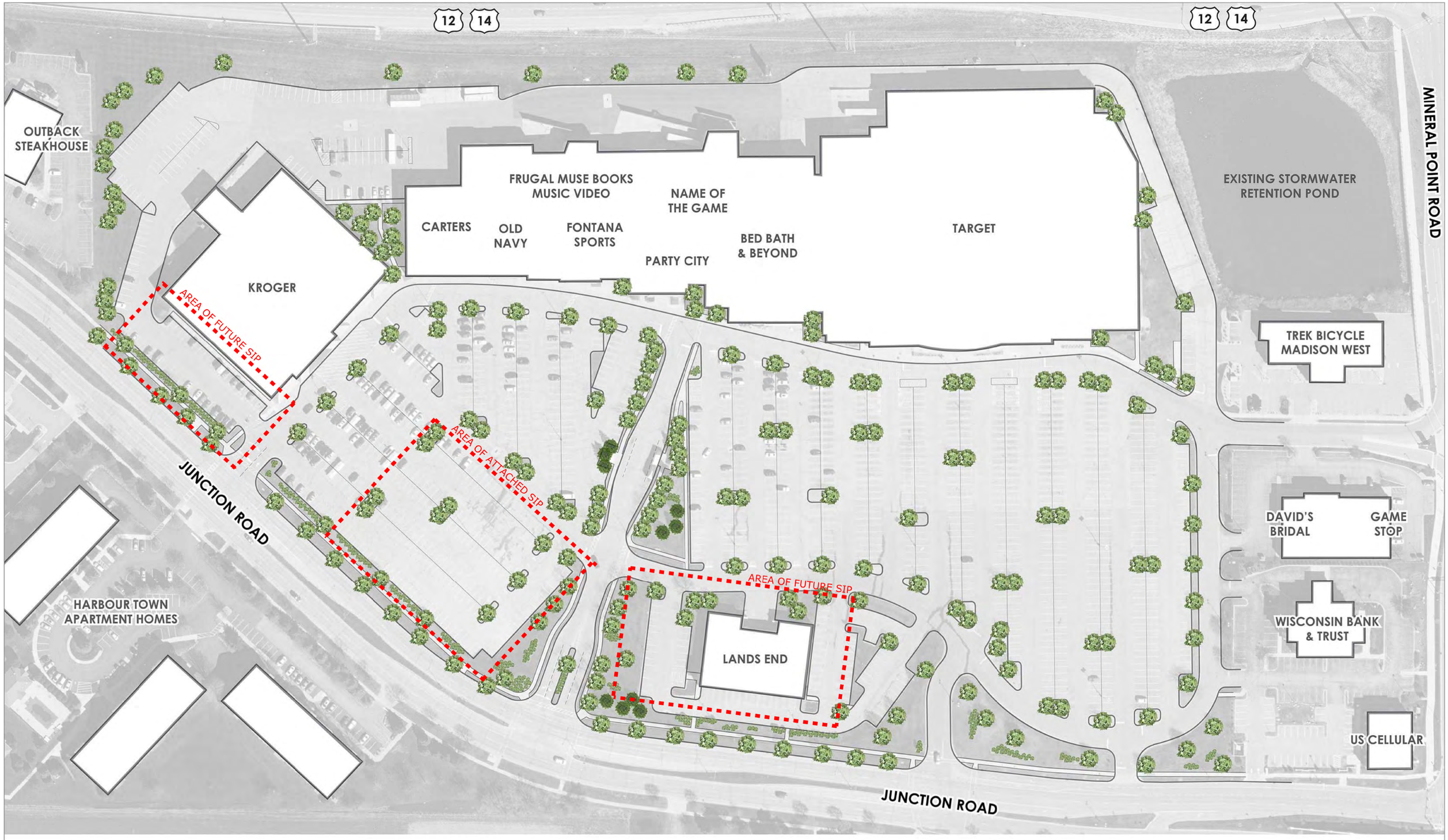

PRAIRIE TOWNE CENTER Madison, Wisconsin

GENERAL DEVELOPMENT PLAN

November, 2019

SHEET: 05

NORTH

0 60 120 240

ICONICA™

JSD Professional Services, Inc.

• Engineers • Surveyors • Planners

EXISTING LANDSCAPE

EXISTING PEDESTRIAN CONNECTION

PROPOSED PEDESTRIAN CONNECTION

12 14

12 14

OUTBACK STEAKHOUSE

PICK 'N SAVE

AREA OF FUTURE SIP

FUTURE 9,000 GSF ADDITION

CARTERS

OLD NAVY

NAME OF THE GAME

PARTY CITY

BED BATH & BEYOND

TARGET

EXISTING STORMWATER RETENTION POND

MINERAL POINT ROAD

TREK BICYCLE MADISON WEST

JUNCTION ROAD

AREA OF ATTACHED SIP

PROPOSED DRIVE THRU

PROPOSED BUILDING 8,000 GSF

RELOCATE BUS STOP (FUTURE)

AREA OF FUTURE SIP

FUTURE DRIVE-THR

LANDS' END

DAVID'S BRIDAL

GAME STOP

WISCONSIN BANK & TRUST

US CELLULAR

HARBOUR TOWN APARTMENT HOMES

JUNCTION ROAD

PRAIRIE TOWNE CENTER Madison, WI

GENERAL DEVELOPMENT PLAN

November, 2019 SHEET: 06

NORTH

0 60 120 240

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• Engineers • Surveyors • Planners

MASTER PLAN

12 14

12 14

OUTBACK STEAKHOUSE

PICK 'N SAVE

AREA OF FUTURE SIP

FUTURE 9,000 GSF ADDITION

AREA OF ATTACHED SIP

PROPOSED BUILDING 8;000 GSF

JUNCTION ROAD

HARBOUR TOWN APARTMENT HOMES

CARTERS

OLD NAVY

NAME OF THE GAME

PARTY CITY

BED BATH & BEYOND

TARGET

EXISTING STORMWATER RETENTION POND

MINERAL POINT ROAD

TREK BICYCLE MADISON WEST

DAVID'S BRIDAL

GAME STOP

WISCONSIN BANK & TRUST

US CELLULAR

AREA OF FUTURE SIP

LANDS' END

JUNCTION ROAD

PRAIRIE TOWNE CENTER Madison, WI

GENERAL DEVELOPMENT PLAN

November, 2019 SHEET: 07

NORTH

0 60 120 240

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PROPOSED LANDSCAPE

FIRE ACCESS LANE

FIRE HYDRANT LOCATION

12 14

12 14

MINERAL POINT ROAD

JUNCTION ROAD

JUNCTION ROAD

AREA OF FUTURE SIP

AREA OF ATTACHED SIP

AREA OF FUTURE SIP

121'-6"
294'-8"
209'-3"
85'-4"
249'-5"
249'-5"
323'-8"
80'-4"
46'-11"
206'-3"
235'-9"
198'-1"
37'-8"
285'-7"
150'-8"
171'-7"
60'-4"
57'-5"
246'-3"
41'-4"
411'-1"
186'-10"
294'-3"
59'-4"
373'-11"
206'-5"
107'-6"
739'-11"
190'-0"
200'-0"
250'-0"
49'-11"
50'-0"
215'-8"
174'-4"
358'-10"
358'-10"
175'-1"
250'-0"
627'-10"
568'-6"
558'-0"
521'-4"
577'-2"
568'-0"
120'-5"
118'-1"
131'-7"
997'-6"
447'-2"
403'-11"
137'-0"
36'-9"

PRAIRIE TOWNE CENTER Madison, WI

GENERAL DEVELOPMENT PLAN

November, 2019 SHEET: 08

NORTH

0 60 120 240

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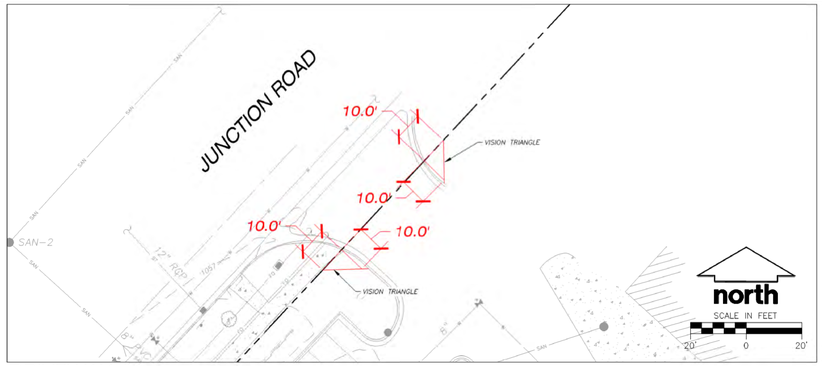
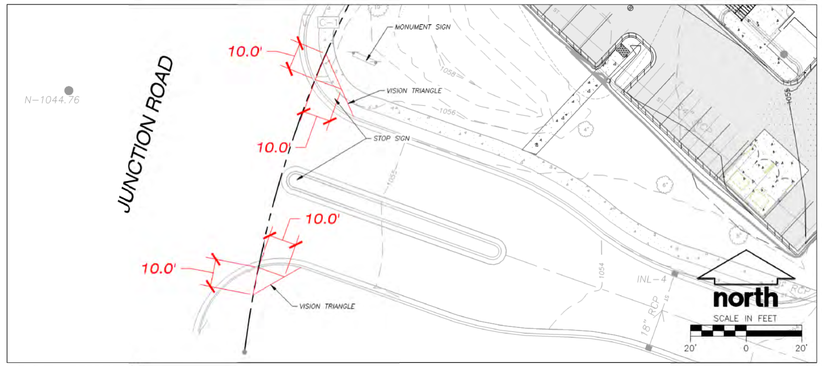
FIRE ACCESS PLAN



DRIVEWAY #4



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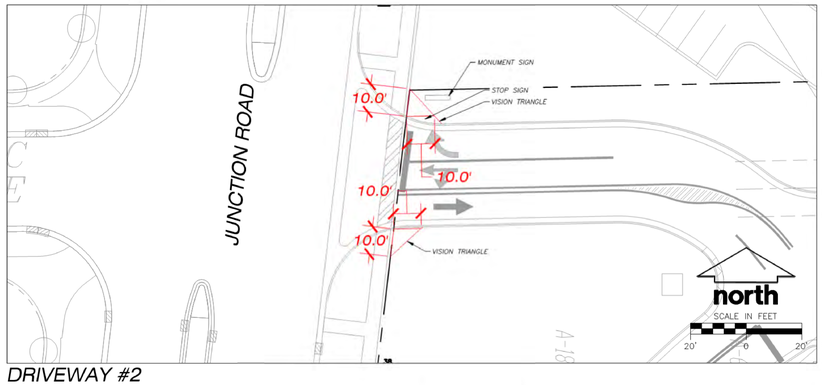

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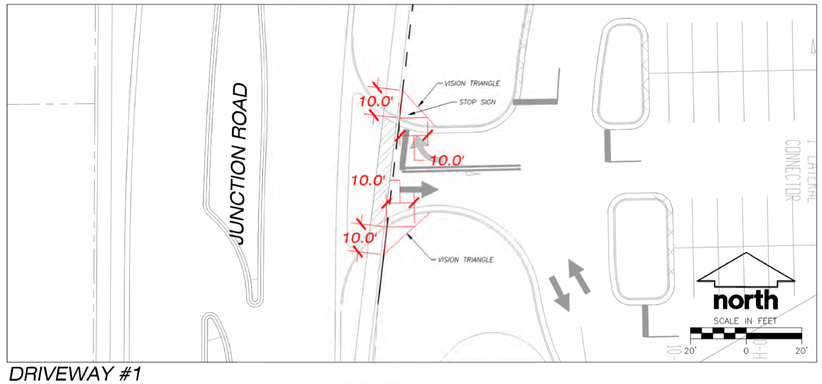

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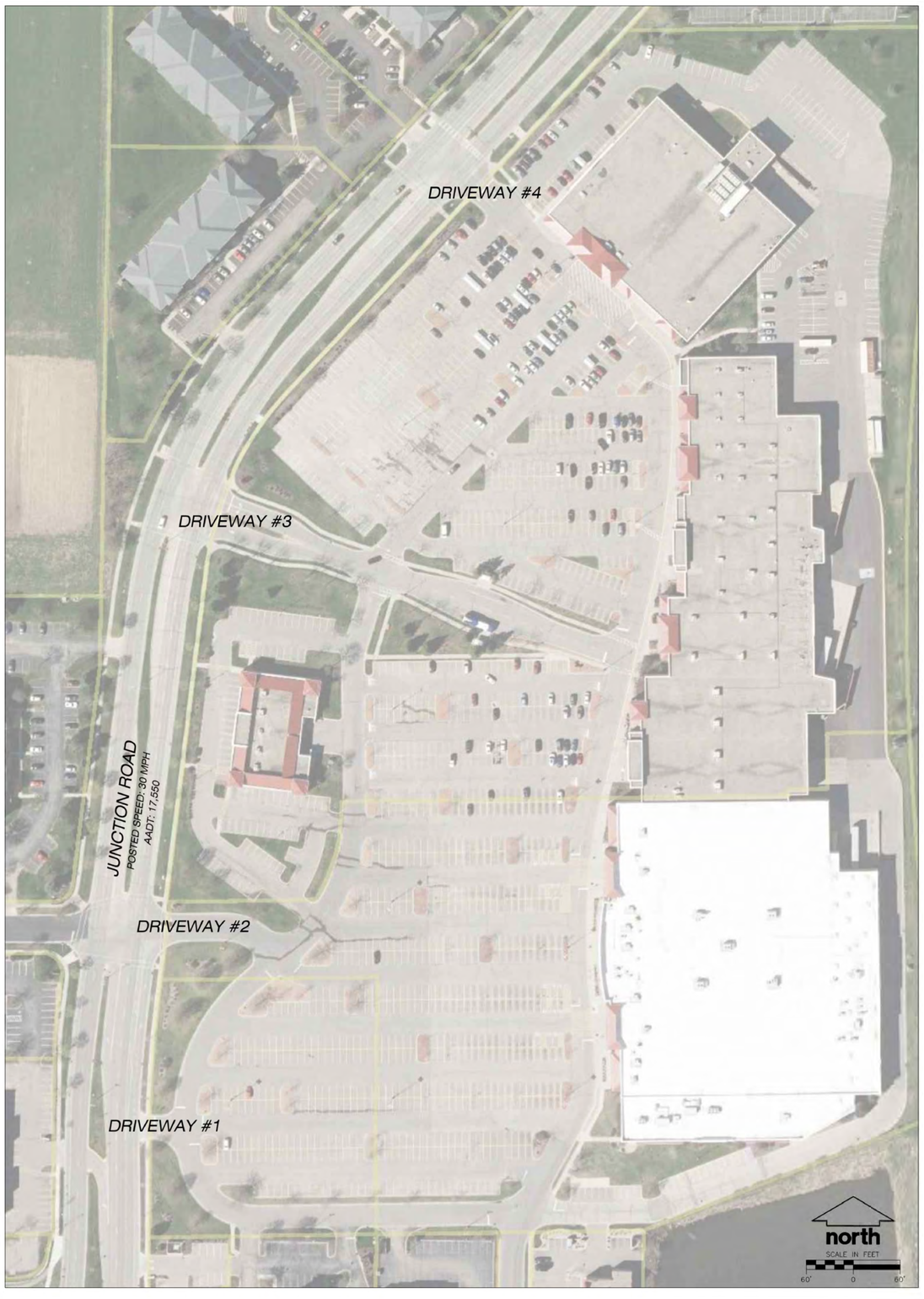

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PRAIRIE TOWNE CENTER - NORTH OUTLOT
241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL REAL ESTATE
2515 McKinney Avenue
Dallas, TX 75201

ISSUE DATES:

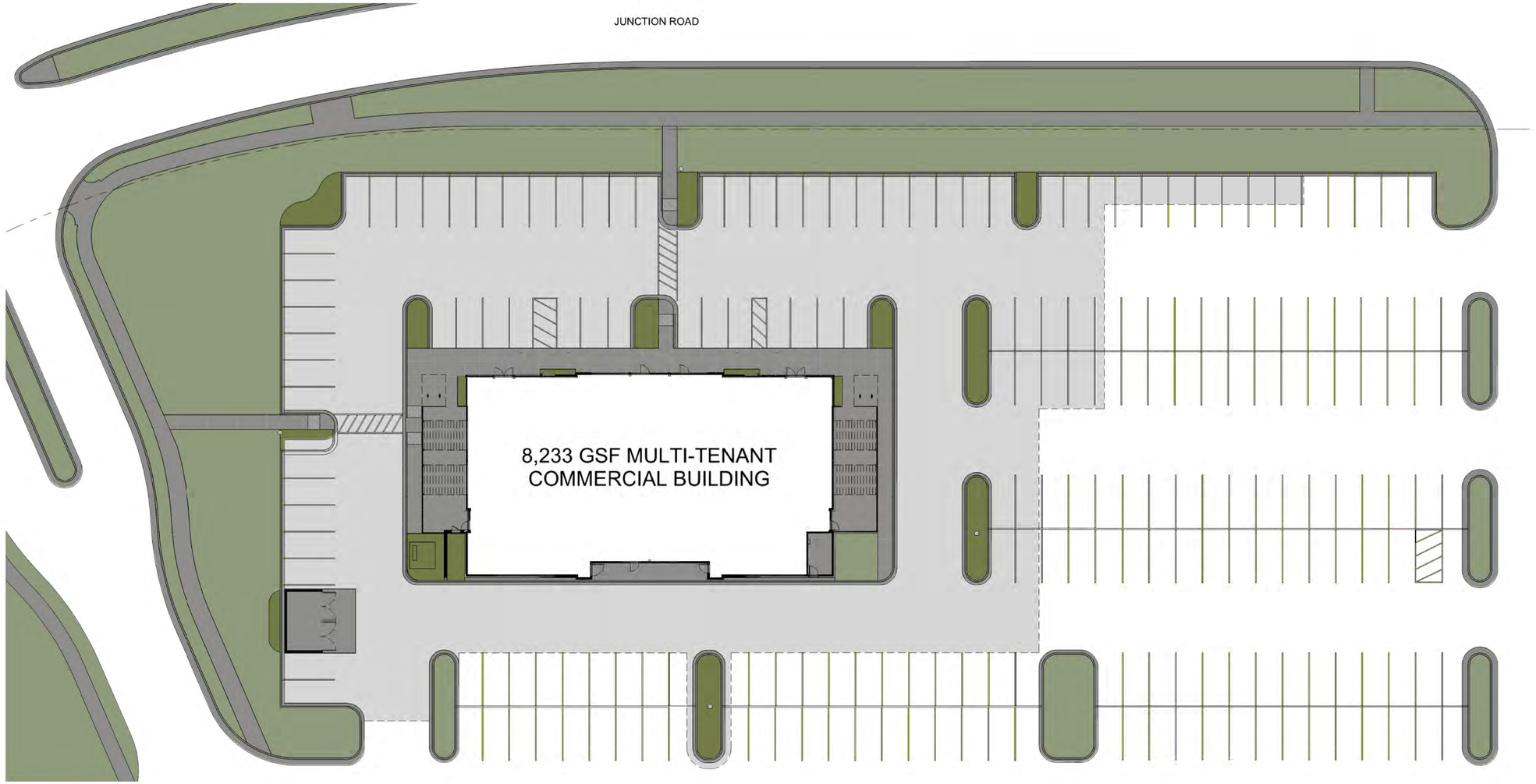
Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018
2	PERMITTING	06/08/2018
2	BID PACKAGE #1	07/27/2018

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Title
VISION TRIANGLE EXHIBIT

Project Number: Project Number

Sheet Number
EX. A



JUNCTION ROAD - NORTHBOUND

JUNCTION ROAD SOUTHBOUND

PARKING LOT

PRAIRIE TOWNE CENTER
NORTH OUT LOT

November, 2019

SHEET: 09

PREVIOUSLY APPROVED SCHEME

208 PARKING STALLS AS SHOWN

TRUE NORTH

0' 20' 40'

SHEET: 10

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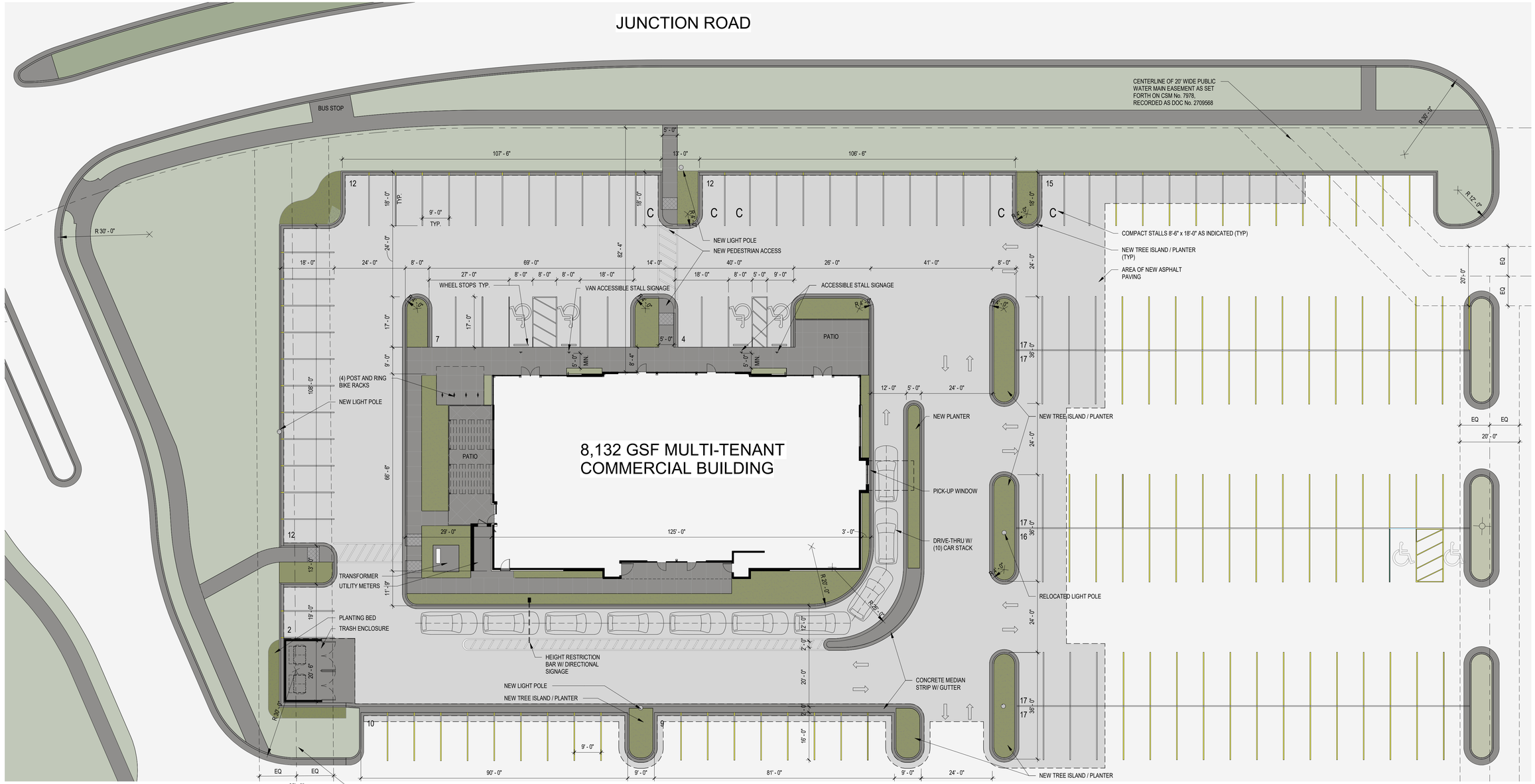

TRUE NORTH PLAN NORTH

1 Z100.1 **SITE PLAN**

1/16" = 1'-0"

0' 8' 16' 32'

PRAIRIE TOWNE CENTER NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

DRIVE-THRU SITE PLAN

184 PARKING STALLS AS SHOWN

TRUE NORTH 0' 8' 16' 32'

SHEET: 11

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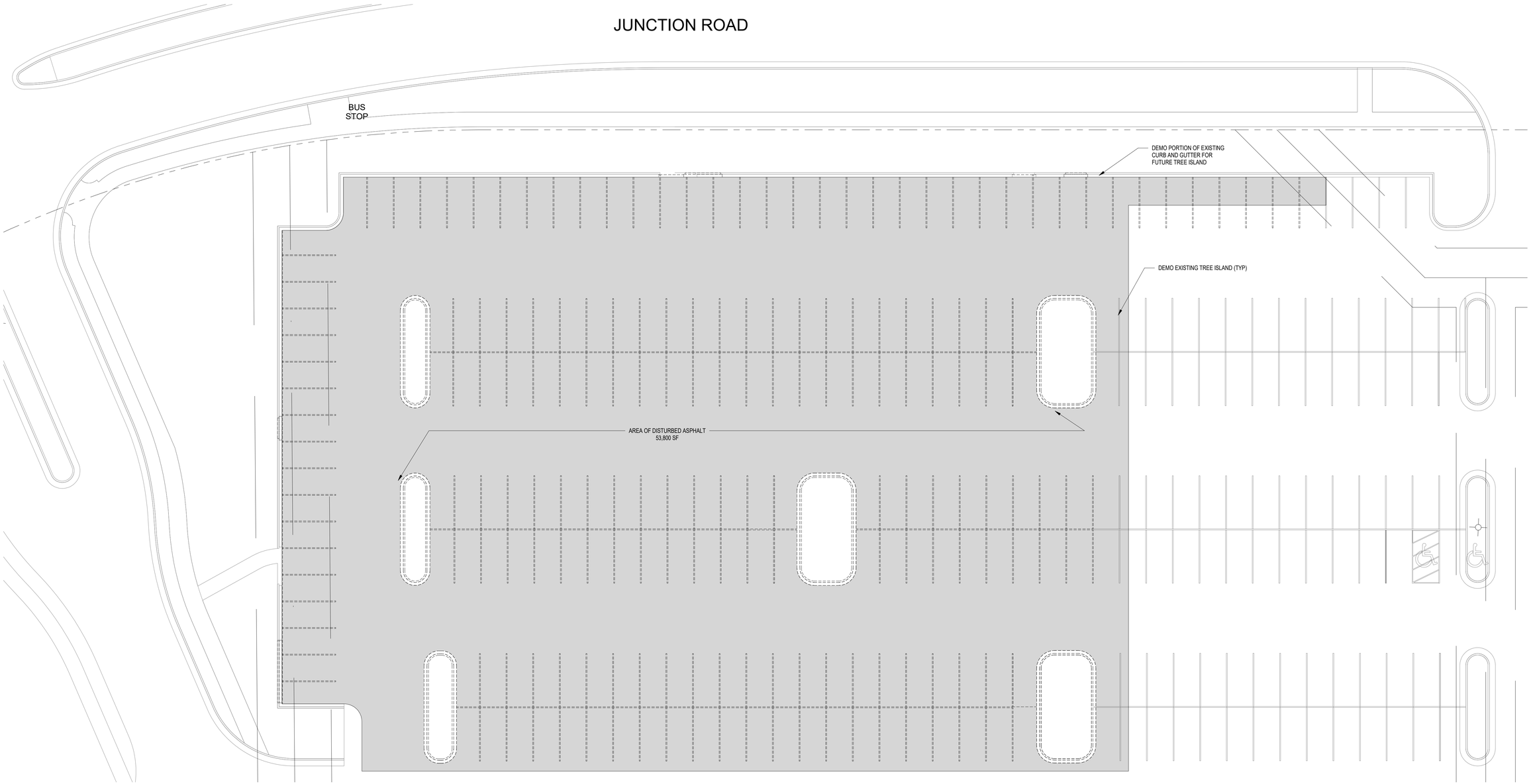

PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 09/25/2019

DEMO SITE PLAN

278 PARKING STALLS AS SHOWN

TRUE NORTH

0' 8' 16' 32'

SHEET: 12

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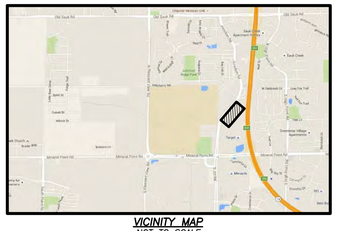

VICINITY MAP
NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	ARC
C-1	390.00'	N 25°00'37" E	240.16'	244.13'

LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- FINISHED FLOOR SHOT LOCATION
- SANITARY MANHOLE
- HYDRANT
- WATER OR GAS VALVE
- STORM MANHOLE
- CURB INLET
- SQUARE CASTED INLET
- LIGHT POLE
- DECIDUOUS TREE
- VAULT
- CHORD LINE
- CENTERLINE
- SECTION LINE
- PARCEL BOUNDARY
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- FIBER OPTIC
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- DISCONTINUED MAPPED PIPE LINE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1055.10	NW	1045.85	8"	PVC
		NE	1045.56	8"	PVC
		SW	1045.54	8"	PVC
SAN-2	1056.69	NW	1047.49	8"	PVC
		NE	1047.30	8"	PVC
		SW	1047.29	8"	PVC
		SE	1047.54	8"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1055.55	NW	1048.95	43x68"	HERCP
		SE	1048.95	43x68"	HERCP
STM-2	1054.63	NW	1048.03	54"	RCP
		NE	1048.33	30"	RCP
		W	1048.43	54"	RCP
		S	1047.98	18"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1056.33	NW	1048.70	43x68"	HERCP
		SE	1048.70	54"	RCP
INL-2	1052.44	E	1048.54	18"	RCP
		SW	1048.64	30"	RCP
INL-3	1053.04	W	1049.66	18"	RCP
INL-4	1053.19	E	1049.59	18"	RCP
		S	1049.59	18"	RCP

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1057.62	CHISLED 'X' ON TOP OF CURB NEAR NORTH CORNER OF PARKING LOT.
BM-2	1055.22	CHISLED 'X' ON TOP OF ISLAND CURB ON SOUTH END OF PARKING LOT.

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

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 11, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE ZONE.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) HOLDING PUBLISHED ELEVATION FOR THE SOUTHEAST SECTION CORNER OF SECTION 22 = 1054.19.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS SHOWN ALONG EDGE OF PAVEMENT REFERENCE THE EDGE OF PAVED SURFACE.
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. 20160204040 AND 20160204037, WITH A CLEAR DATE OF JANUARY 12, 2016.
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. SANITARY LATERAL IS SHOWN PER AVAILABLE MAPPING; THIS LINE WAS NOT MARKED BY DIGGERS HOTLINE.

LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 7978, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0608-151-6415-7

SCALE IN FEET
30' 0 30'

north

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PROJECT:
PRAIRIE TOWNE RETAIL CENTER
JUNCTION ROAD

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 15-7162

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:		
DRAWN:	CJO	02/01/16
APPROVED:	TJB	02/01/16

PLAN MODIFICATIONS:	DATE:
UPDATED SANITARY LOCATE	09/12/16

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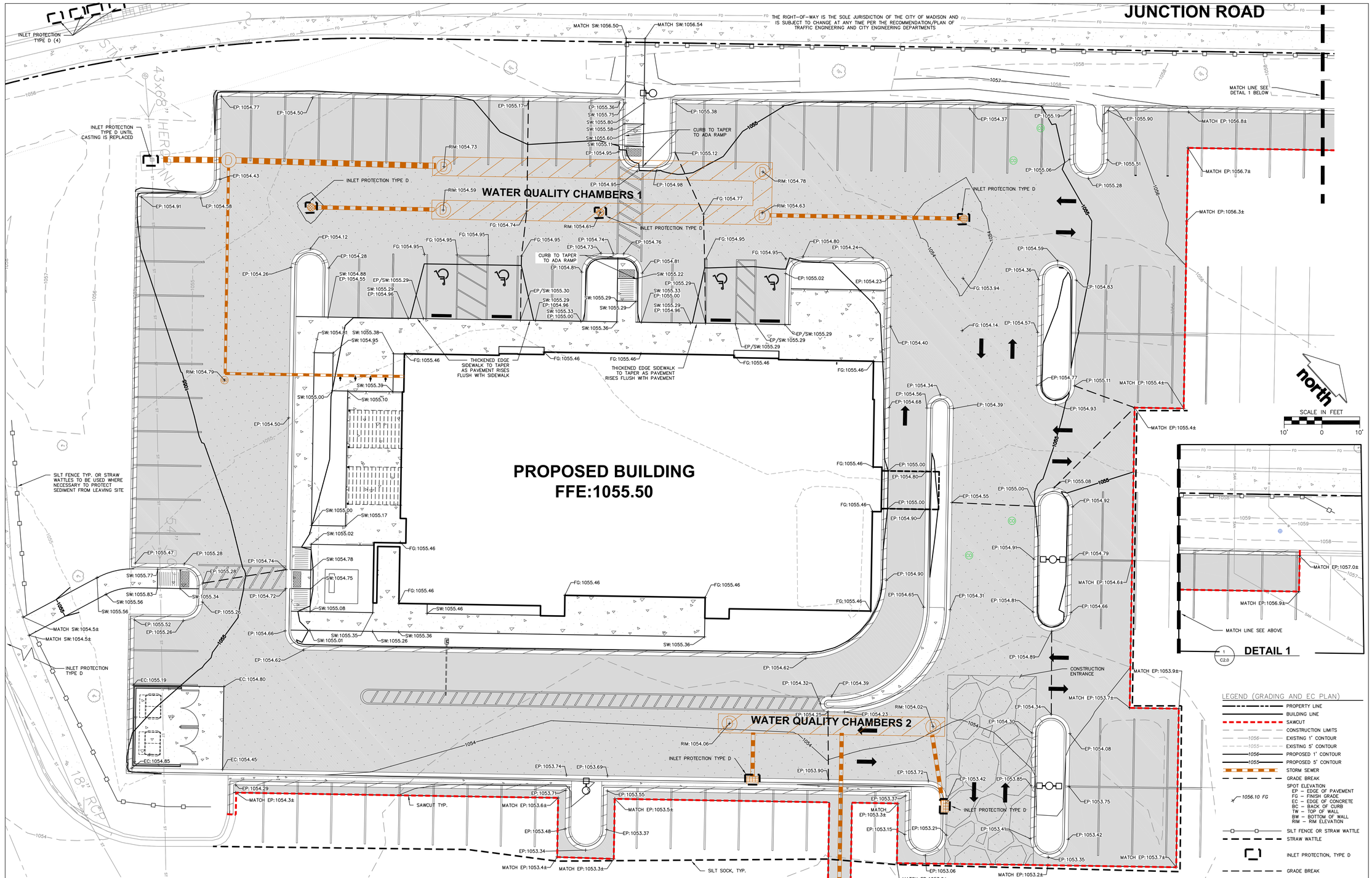
SHEET TITLE:
TOPOGRAPHIC & UTILITY MAP

MAP NO: D-199

SHEET NUMBER: 1

File: I:\2015\157162\DWG\157162-EXCON.dwg Layout: 24x36 User: kyesko Plotted: Sep 18, 2018 - 10:22am Xref's:



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. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
10. 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.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. 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 "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS.
16. STABILIZATION PRACTICES:
    16.1. * 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:
    16.2. * 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.
    16.3. * 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.
    16.4. * 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 SOCK/FENCE FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
5. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
6. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
7. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED CONSTRUCTION LIMITS. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.
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.

LEGEND (GRADING AND EC PLAN)

- PROPERTY LINE
- BUILDING LINE
- SAWCUT
- CONSTRUCTION LIMITS
- 1056 EXISTING 1' CONTOUR
- 1055 EXISTING 5' CONTOUR
- 1056 PROPOSED 1' CONTOUR
- 1055 PROPOSED 5' CONTOUR
- STORM SEWER
- GRADE BREAK
- SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BC – BACK OF CURB
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - RIM – RIM ELEVATION
- 1056.10 FG
- SILT FENCE OR STRAW WATTLE
- STRAW WATTLE
- INLET PROTECTION, TYPE D
- GRADE BREAK

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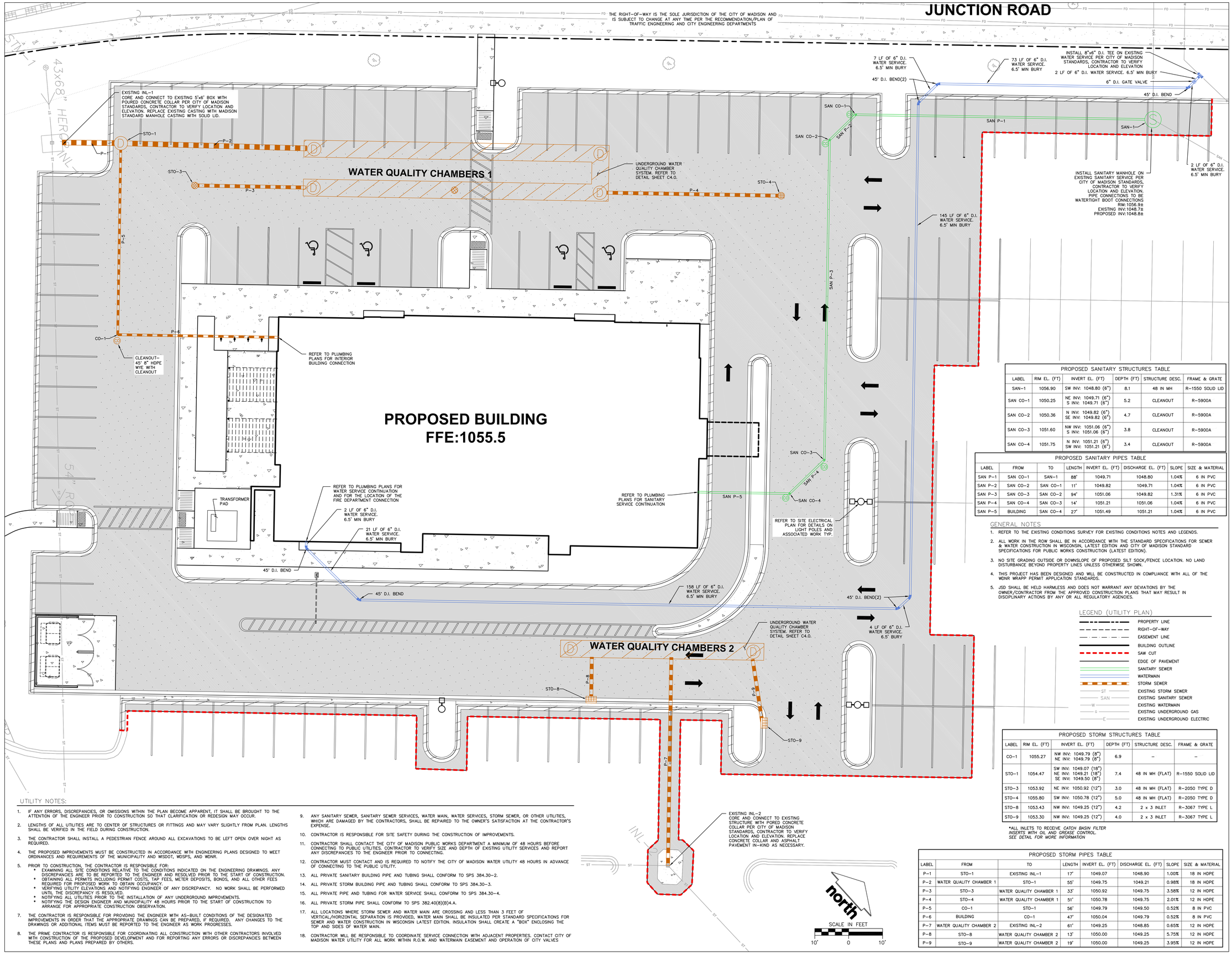
ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

Sheet Title
GRADING AND EROSION CONTROL PLAN

Project Number: Project Number

Sheet Number
C2.0



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 WSDOT, 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.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR SHALL CONTACT THE CITY OF MADISON 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.
12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF MADISON WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
13. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
16. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.a.
17. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION 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.
18. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE SERVICE CONNECTION WITH ADJACENT PROPERTIES. CONTACT CITY OF MADISON WATER UTILITY FOR ALL WORK WITHIN R.O.W. AND WATERMAIN EASEMENT AND OPERATION OF CITY VALVES

PROPOSED SANITARY STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN-1	1056.90	SW INV: 1048.80 (6")	8.1	48 IN MH	R-1550 SOLID LID
SAN CO-1	1050.25	NE INV: 1049.71 (6") S INV: 1049.71 (6")	5.2	CLEANOUT	R-5900A
SAN CO-2	1050.36	N INV: 1049.82 (6") SE INV: 1049.82 (6")	4.7	CLEANOUT	R-5900A
SAN CO-3	1051.60	NW INV: 1051.06 (6") S INV: 1051.06 (6")	3.8	CLEANOUT	R-5900A
SAN CO-4	1051.75	N INV: 1051.21 (6") SW INV: 1051.21 (6")	3.4	CLEANOUT	R-5900A

PROPOSED SANITARY PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN P-1	SAN CO-1	SAN-1	88'	1049.71	1048.80	1.04%	6 IN PVC
SAN P-2	SAN CO-2	SAN CO-1	11'	1049.82	1049.71	1.04%	6 IN PVC
SAN P-3	SAN CO-3	SAN CO-2	94'	1051.06	1049.82	1.31%	6 IN PVC
SAN P-4	SAN CO-4	SAN CO-3	14'	1051.21	1051.06	1.04%	6 IN PVC
SAN P-5	BUILDING	SAN CO-4	27'	1051.49	1051.21	1.04%	6 IN PVC

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT SOCK/FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.
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.

LEGEND (UTILITY PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- SAW CUT
- EDGE OF PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- ST — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- G — EXISTING UNDERGROUND GAS
- E — EXISTING UNDERGROUND ELECTRIC

PROPOSED STORM STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
CO-1	1055.27	NW INV: 1049.79 (8") NE INV: 1049.79 (8")	6.9	–	–
STO-1	1054.47	SW INV: 1049.07 (18") NE INV: 1049.21 (18") SE INV: 1049.50 (8")	7.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO-3	1053.92	NE INV: 1050.92 (12")	3.0	48 IN MH (FLAT)	R-2050 TYPE D
STO-4	1055.80	SW INV: 1050.78 (12")	5.0	48 IN MH (FLAT)	R-2050 TYPE D
STO-8	1053.43	NW INV: 1049.25 (12")	4.2	2 x 3 INLET	R-3067 TYPE L
STO-9	1053.30	NW INV: 1049.25 (12")	4.0	2 x 3 INLET	R-3067 TYPE L

*ALL INLETS TO RECEIVE *CATCH BASIN FILTER INSERTS WITH OIL AND GREASE CONTROL. SEE DETAIL FOR MORE INFORMATION*

PROPOSED STORM PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STO-1	EXISTING INL-1	17'	1049.07	1048.90	1.00%	18 IN HDPE
P-2	WATER QUALITY CHAMBER 1	STO-1	55'	1049.75	1049.21	0.98%	18 IN HDPE
P-3	STO-3	WATER QUALITY CHAMBER 1	33'	1050.92	1049.75	3.58%	12 IN HDPE
P-4	STO-4	WATER QUALITY CHAMBER 1	51'	1050.78	1049.75	2.01%	12 IN HDPE
P-5	CO-1	STO-1	56'	1049.79	1049.50	0.52%	8 IN PVC
P-6	BUILDING	CO-1	47'	1050.04	1049.79	0.52%	8 IN PVC
P-7	WATER QUALITY CHAMBER 2	EXISTING INL-2	61'	1049.25	1048.85	0.65%	12 IN HDPE
P-8	STO-8	WATER QUALITY CHAMBER 2	13'	1050.00	1049.25	5.75%	12 IN HDPE
P-9	STO-9	WATER QUALITY CHAMBER 2	19'	1050.00	1049.25	3.95%	12 IN HDPE

ICONICA
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Ph: 608.664.3500 // Fx: 608.664.3535
iconicacreates.com

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

PRAIRIE TOWNE CENTER NORTH OUTLOT

241-245 JUNCTION ROAD, MADISON, WI 53717

UBS GLOBAL REAL ESTATE
2515 McKinney Avenue
Dallas, TX 75201

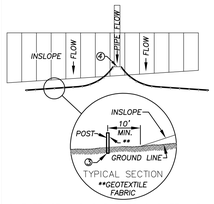
ISSUE DATES:

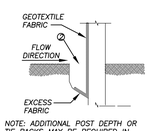
Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

Sheet Title
UTILITY PLAN

Project Number: Project Number

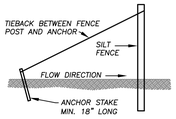
Sheet Number
C3.0



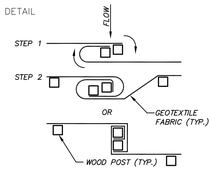


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

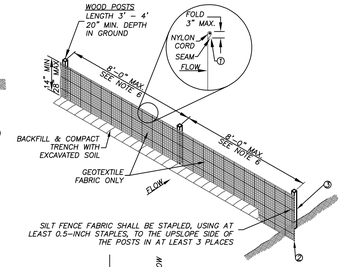
TRENCH DETAIL



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.

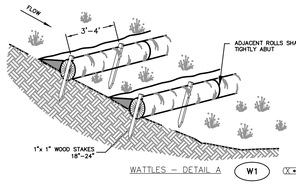
DETAIL A NOTES:

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 ANGLED SLIGHTLY BACK TOWARD THE WATTLE. 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.

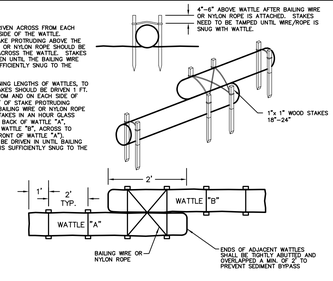


WATTLES – DETAIL A (W1) (X•X" X•X")

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, 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)

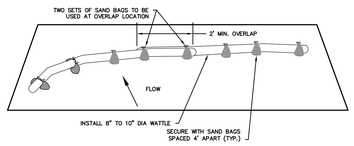
GENERAL WATTLE INSTALLATION NOTES:

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. THE WATTLES SHALL BE 8" TO 10" DIA.
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 ENDURING SOILS – SPACE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES WHERE JOINTS HAVE FAILED IN THE PAST.

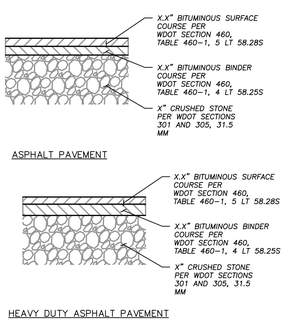
10. STAKING. THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.



STRAW WATTLE

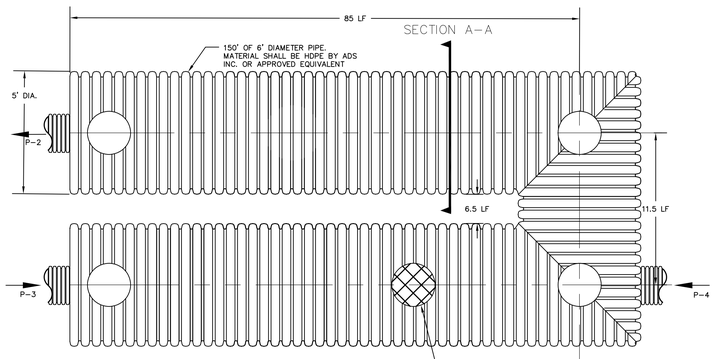
N.T.S.

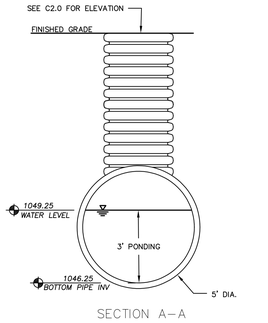
PAVEMENT SETUP (W3)



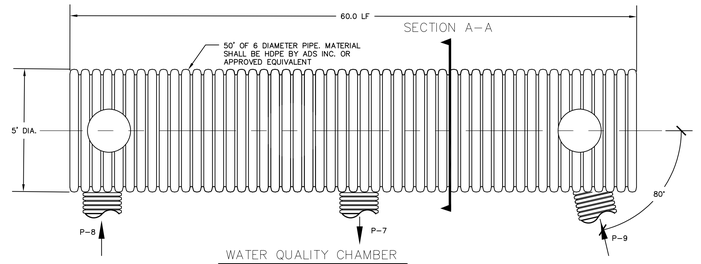
SECTION A–A

NOTE: FOR CONCEPTUAL PURPOSES. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION



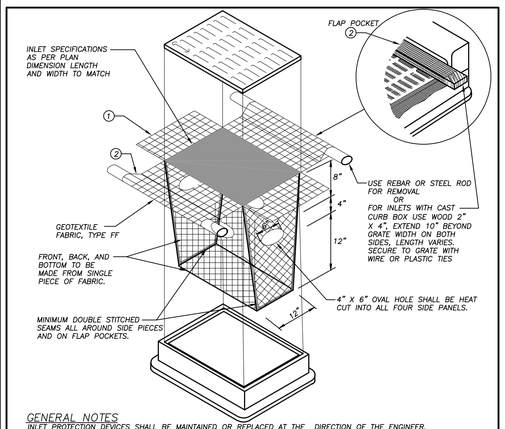


SECTION A–A



WATER QUALITY CHAMBER

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.

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

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

INSTALLATION NOTES

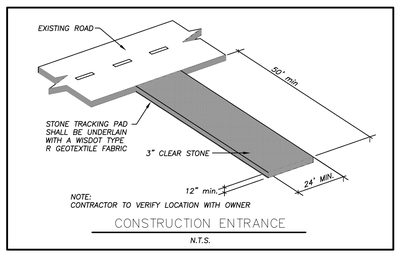
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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.

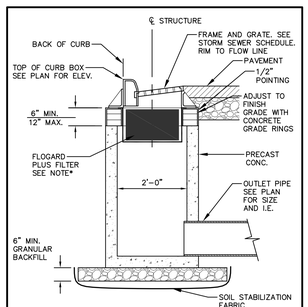
INLET PROTECTION, TYPE D

N.T.S.



CONSTRUCTION ENTRANCE

N.T.S.



NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

2'X3' STORM INLET

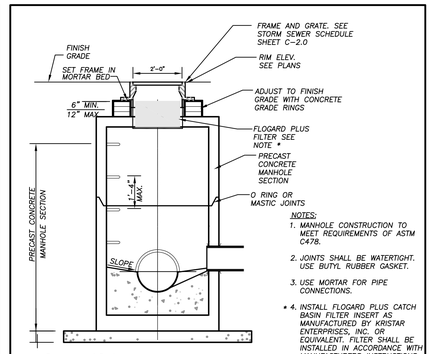
REV. 11–26–2018

N.T.S.

NOTES:
1. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT DESIGN & SECTIONS. 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.
3. COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460–3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
4. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.

PAVEMENT SECTIONS

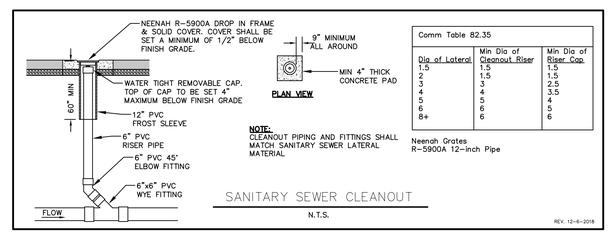
N.T.S.



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.
* 4. INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579–8819.

48" DIAMETER CATCH BASIN

N.T.S.



NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL

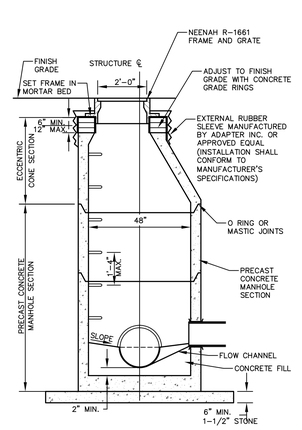
Comm Table 82.35		
Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

Neenah Grates
R–5900A 12–Inch Pipe

SANITARY SEWER CLEANOUT

N.T.S.

REV. 12–6–2018



GENERAL 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.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

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PRAIRIE TOWNE CENTER NORTH OUTLOT
241-245 JUNCTION ROAD, MADISON, WI 53717

UBS GLOBAL REAL ESTATE
2515 McKinney Avenue
Dallas, TX 75201

ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

Sheet Title
DETAILS

Project Number: Project Number

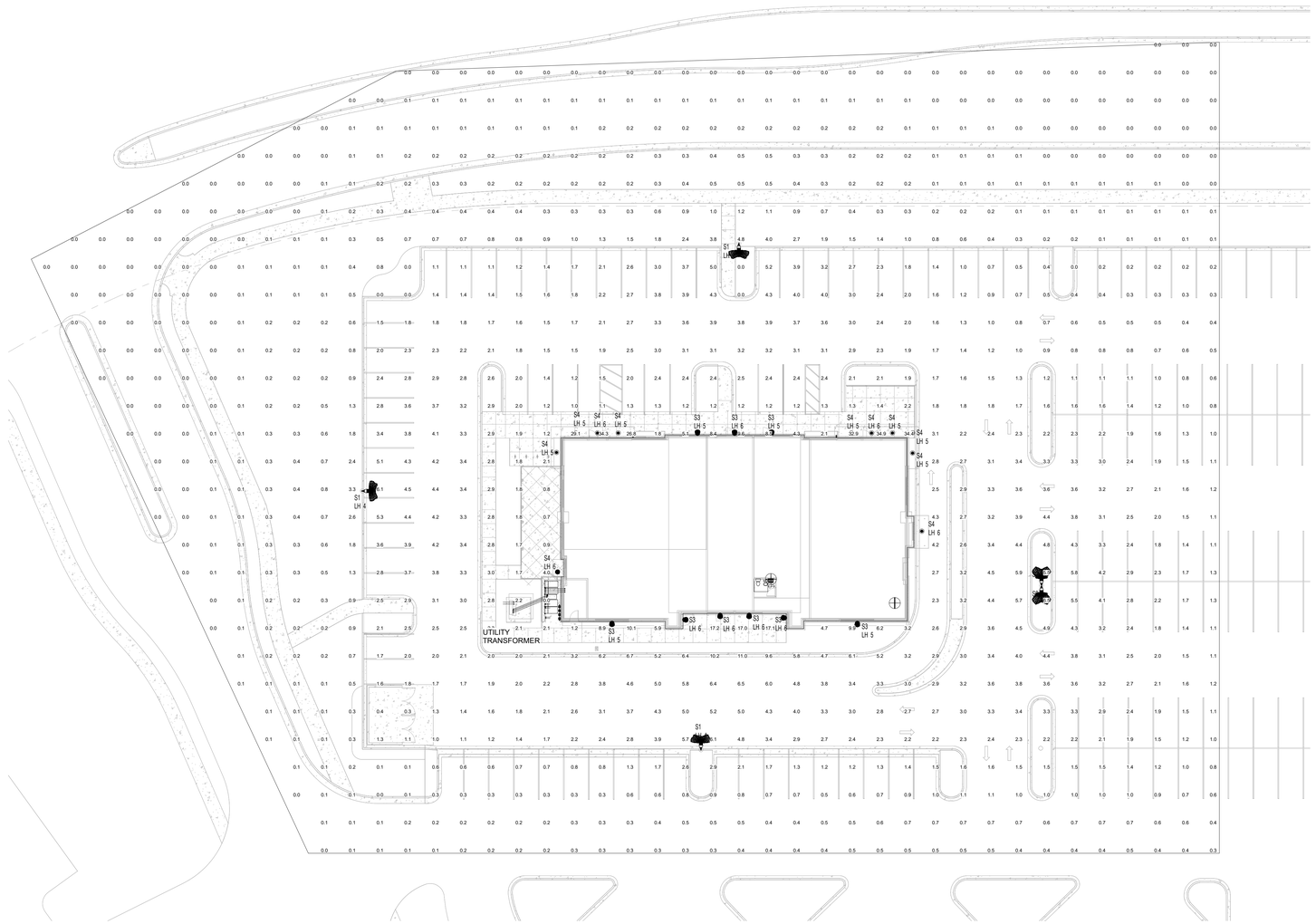
Sheet Number
C4.0

E - LIGHTING FIXTURE SCHEDULE

Type	Unit Size	Description	Manufacturer	Model	Voltage	Wattage	Lamp	Mounting	Comments
A	4'	LED STRIPLIGHT WITH DIFFUSE LENS	LITHONIA	ZL2N L48 5000LM MDD MVOLT 40K 80CRI WH HC36	120 V	72 W	LED, 5000L, 4000K	CHAIN @ 8'AFF	
B	2'	LED WALL MOUNT LINEAR	LITHONIA	WL2 18L EZ1 LP840	120 V	18 W	LED, 1890L, 4000K	WALL	
S1	40"x15"x7.5"	LED FULL CUTOFF AREA LIGHT, 30' POLE	LITHONIA	DX2 LED P5 40K T3M MVOLT RPA HS	120 V	321 W	LED, 38000L, 4000K	30' RND TAPERED AL POLE	COLOR TO MATCH EXISTING POLES
S2		EXISTING POLE LIGHT RELOCATED	EXISTING	EXISTING	120 V		LED	EXISTING RND TAPERED POLE	
S3	6.5"x8.75"x3.9"	LED FULL CUTOFF WALL PACK	RAB Lighting Inc.	SLIM18N	120 V	18 W	LED, 2560L, 4000K	WALL	CUSTOM BLACK FINISH
S4	4"	RECESSED LED DOWN LIGHT	GOTHAM	EVO 40/15 4AR MD LSS MVOLT	120 V	17 W	LED, 1500L, 4000K	RECESSED	

E - SITE PHOTOMETRICS

Analysis Area	Average	Maximum	Minimum
North Out Lot	2 fc	35 fc	0 fc



PLAN NORTH

1 ELECTRICAL SITE LIGHTING PLAN

1" = 20'-0"

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PRAIRIE TOWNE CENTER - NORTH OUT LOT
241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL RE
2515 McKinney Avenue
Dallas, TX 75201

ISSUE DATES:

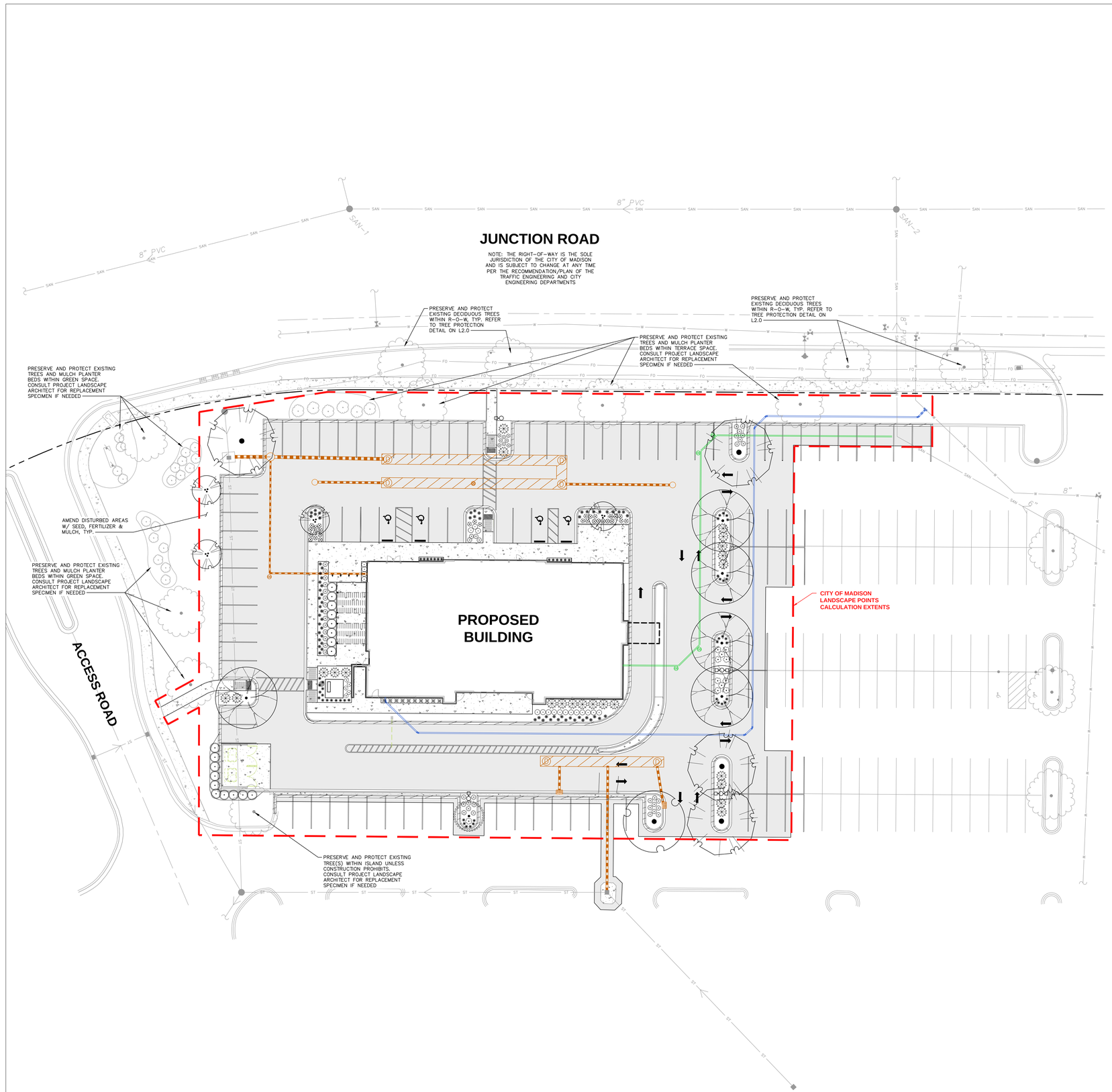
Issue	Description	Date
	CITY SUBMITTAL	11-20-19

Sheet Title
SITE LIGHTING PHOTOMETRICS

Project Number: 20170760

Sheet Number
E101

11/7/2019 3:20:49 PM



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER SERVICE
- EXISTING FIBER OPTIC
- EXISTING GAS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE EDGING
- BIKE RACK
- LANDSCAPE POINTS CALCULATION EXTENT
- LIGHT POLE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN

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 "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	AP	4	Princess Diana Serviceberry	Amelanchier x grandiflora 'Princess Diana'	B & B	1.5" Cal (Multi-Stem)	15
	MR	1	Crab Apple	Malus x 'Red Jewel'	B & B	1.5"Cal	15
DECIDUOUS TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	CO	1	Common Hackberry	Celtis occidentalis	B & B	2.5"Cal	35
	GD	5	Streetkeeper Honey Locust	Gleditsia triacanthos f. inermis 'Draves'	B & B	2.5"Cal	35
	QR	4	Northern Red Oak	Quercus rubra	B & B	2.5"Cal	35
DECIDUOUS SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	CA	19	Hummingbird Summersweet	Clethra alternifolia 'Hummingbird'	3 gal	24" Min Ht.	3
	CSI	18	Isanti Dogwood	Cornus sericea 'Isanti'	3 gal	24" Min Ht.	3
EVERGREEN SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	JF	23	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 gal	24" Min Ht.	4
PERENNIALS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	BA	11	Blue Wild Indigo	Baptisia australis	1 Gal	Cont.	2
	CK	43	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	Cont.	2
	HS	63	Blue Oat Grass	Helictotrichon sempervirens	1 gal	Cont.	2
	MA	5	Autumn Red Flame Grass	Miscanthus purpurascens 'Autumn Red'	1 gal	Cont.	2
	PAH	53	Dwart Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal	Cont.	2
	PA	19	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	1 Gal	Cont.	2
	RT	18	Brown-Eyed Susan	Rudbeckia triloba	1 gal	Cont.	2
	SL	18	Little Bluestem Grass	Schizachyrium scoparium	1 gal	Cont.	2
	SR	8	Fireworks Goldenrod	Solidago rugosa 'Fireworks'	1 gal	Cont.	2

north

SCALE IN FEET
20' 0 20'

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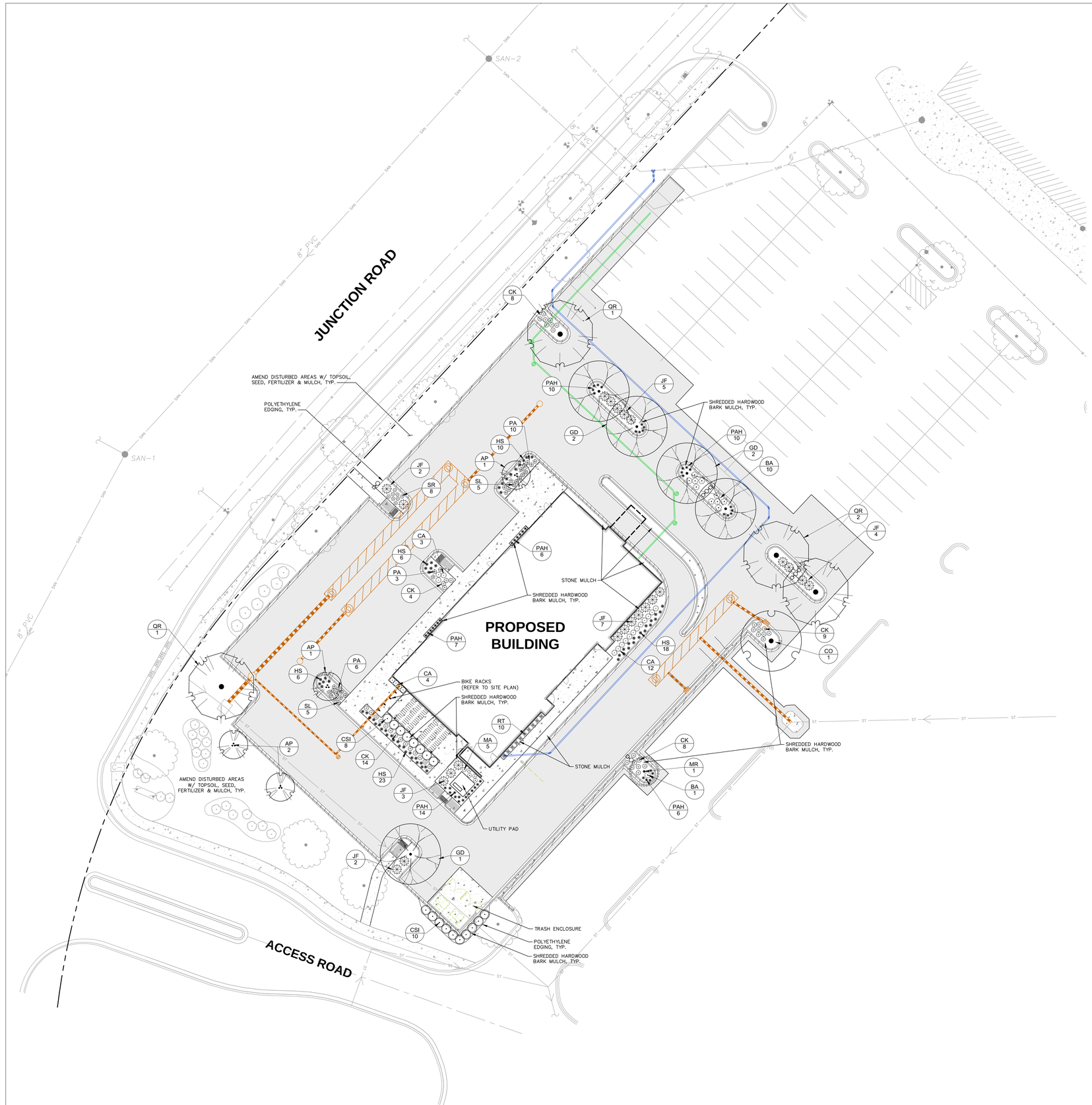
ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

Sheet Title
OVERALL LANDSCAPE PLAN

Project Number: Project Number

Sheet Number
L1.0



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PLANT SCHEDULE

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	CK	43	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	Cont.	2
	HS	63	Blue Oat Grass	Helictotrichon sempervirens	1 gal	Cont.	2
	MA	5	Autumn Red Flame Grass	Miscanthus purpurascens 'Autumn Red'	1 gal	Cont.	2
	PAH	53	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal	Cont.	2
	PA	19	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	1 Gal	Cont.	2
	RT	18	Brown-Eyed Susan	Rudbeckia triloba	1 gal	Cont.	2
	SL	18	Little Bluestem Grass	Schizachyrium scoparium	1 gal	Cont.	2
	SR	8	Fireworks Goldenrod	Solidago rugosa 'Fireworks'	1 gal	Cont.	2

north

SCALE IN FEET
20' 0 20'

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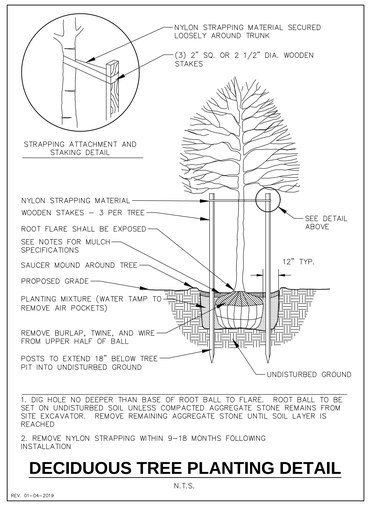
ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

Sheet Title
DETAILED LANDSCAPE PLAN

Project Number: Project Number

Sheet Number
L1.1



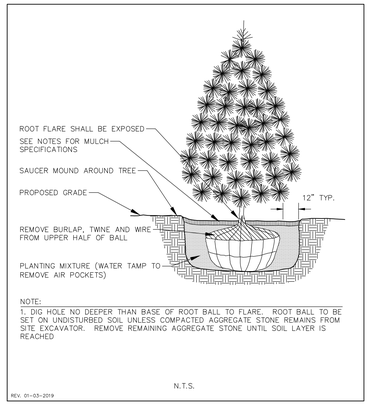
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

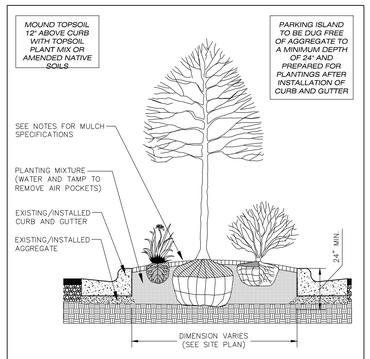
REV. 01-04-2019



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

N.T.S.

REV. 01-03-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

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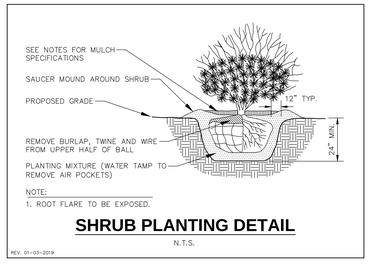
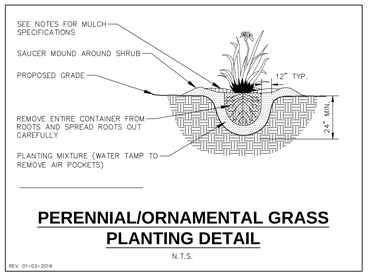


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

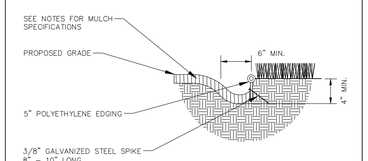
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

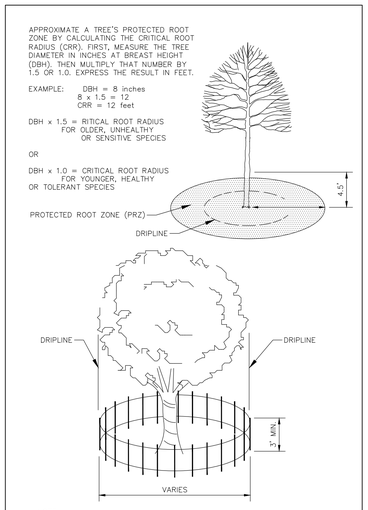
REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS

2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS

3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019

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 OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. 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 1/4" 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.

6. ALL SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES DUG FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

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 TO A MINIMUM AND CONSISTENT DEPTH OF 3" INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

5. 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.

6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

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

8. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

9. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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 ONE (1)–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 AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

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.

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address: 241 JUNCTION ROAD, MADISON, WI
Name of Project: PRAIRIE TOWNE CENTER NORTH OUTLOT
Owner / Contact: UBS GLOBAL RE
Contact Phone: (608) 848-5060 Contact Email: KEVIN.YESKA@JSDINC.COM

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

Applicability

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

(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 55,656
Total landscape points required 927

(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 1

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			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			5	75
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	6	18	37	111
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			23	92
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			222	444
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	4 EXISTING TREES TO REMAIN WITHIN LANDSCAPE POINTS BOUNDARY: 27" OF TOTAL CALIPER	278 (30% OF TOTAL POINTS REQUIRED)		
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				296		1072

Total Number of Points Provided 1,368

* 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.

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

PRAIRIE TOWNE CENTER NORTH OUTLOT
241-245 JUNCTION ROAD, MADISON, WI 53717
UBS GLOBAL REAL ESTATE
2515 McKinney Avenue
Dallas, TX 75201

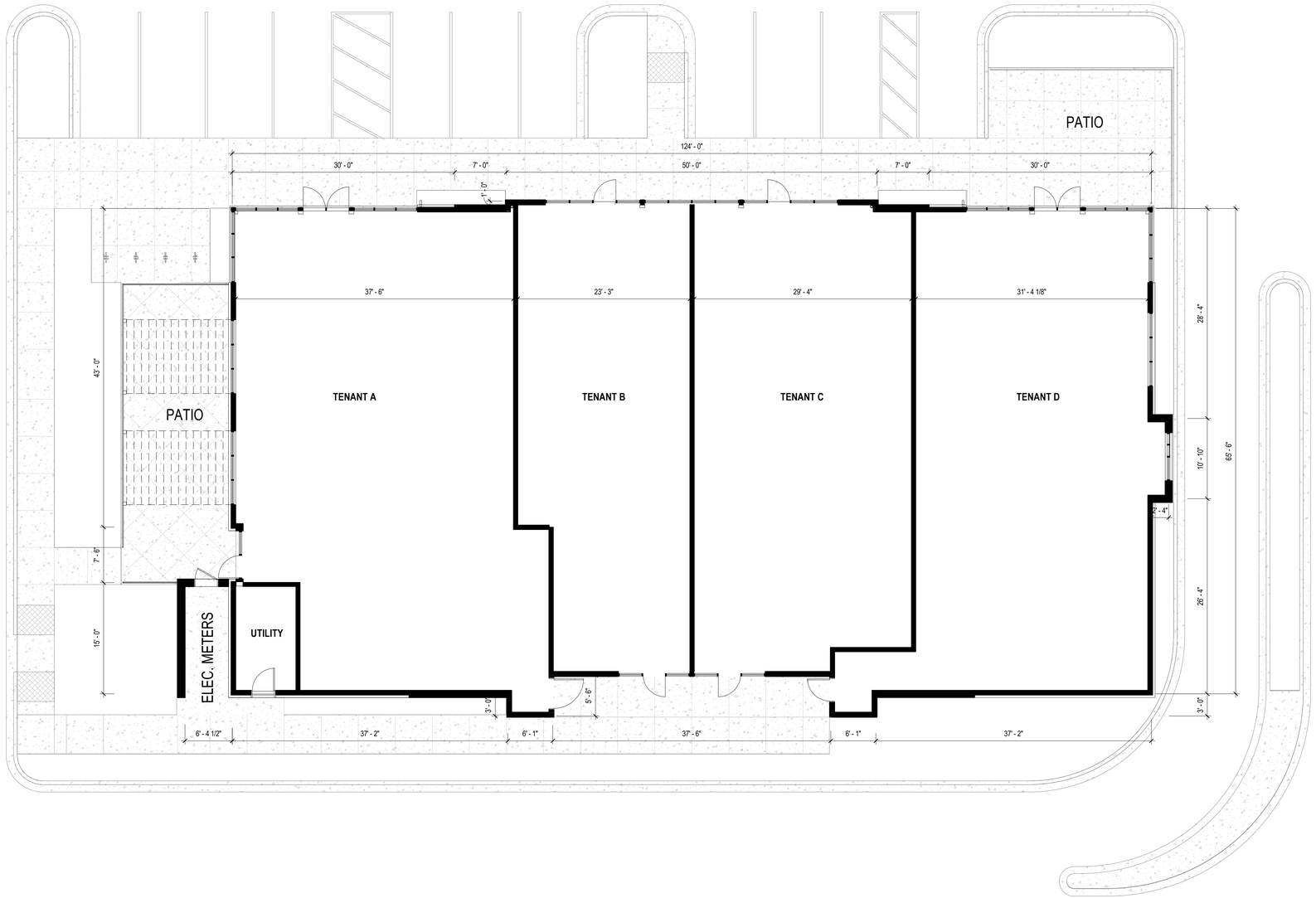
ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

Sheet Title
LANDSCAPE DETAILS AND SPECIFICATIONS

Project Number: Project Number

Sheet Number
L2.0



PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

FIRST FLOOR PLAN

TRUE NORTH

0' 8' 16'

SHEET: 21

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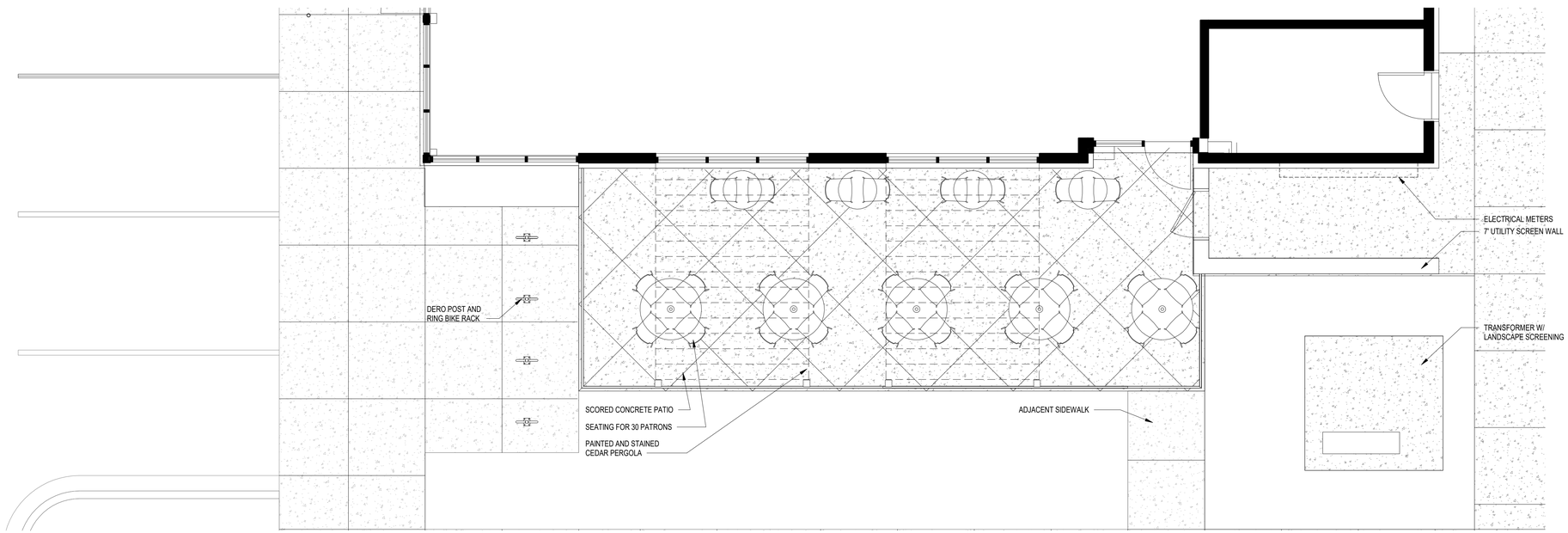

PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

OUTDOOR SEATING AREA PLAN

TRUE NORTH

0' 4' 8'

SHEET: 22

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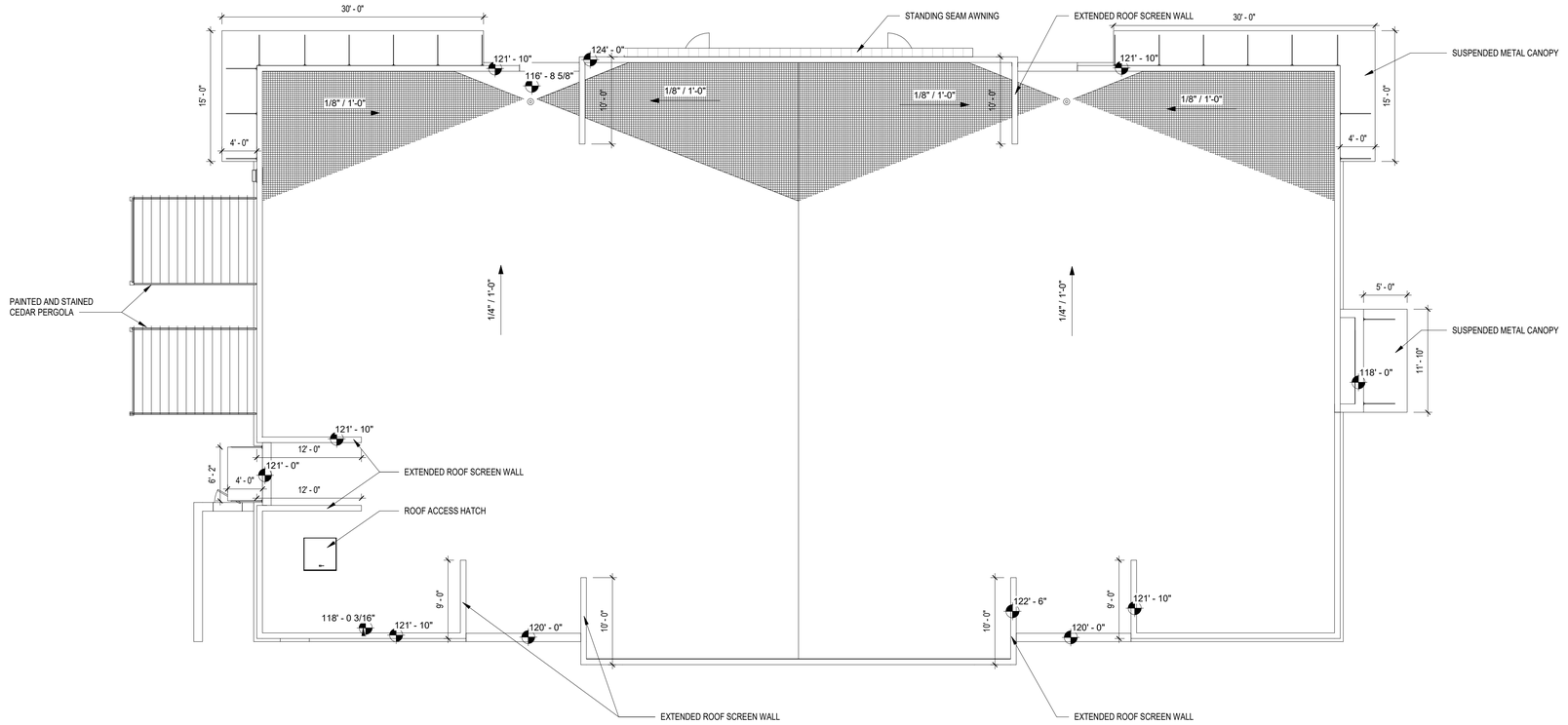

PRAIRIE TOWNE CENTER
NORTH OUT LOT

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ROOF PLAN

TRUE NORTH

0' 8' 16'

SHEET: 23

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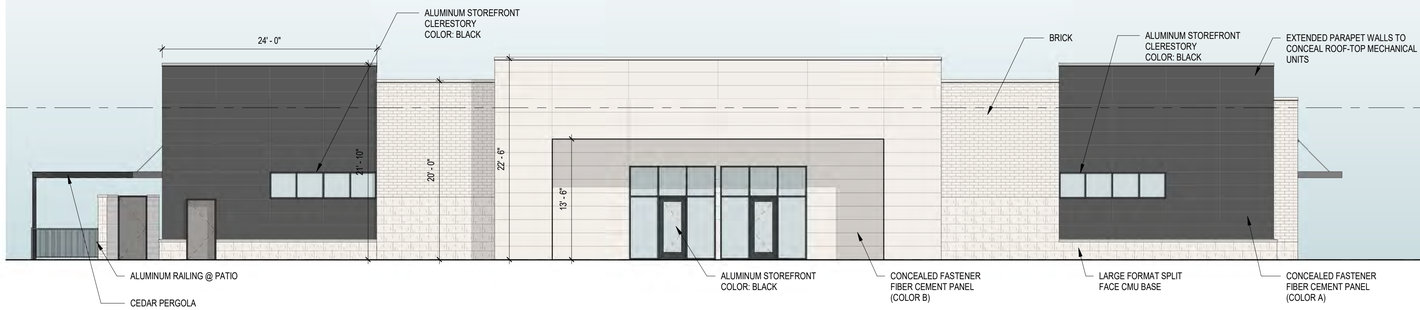
EXTERIOR MATERIAL LEGEND

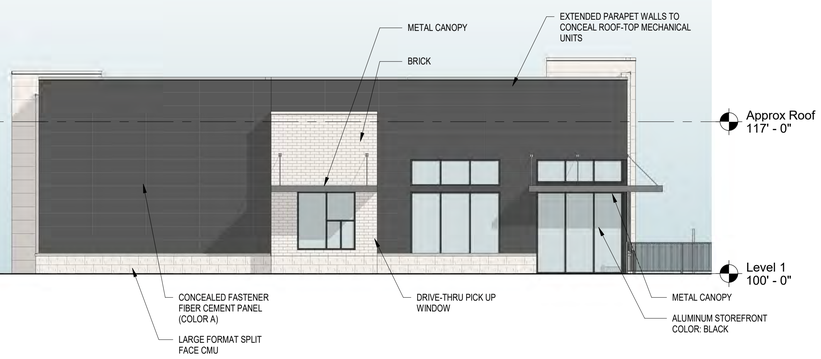
HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE
		FIBER CEMENT COLOR A	NICIHA - ILLUMINATION SERIES - AW3030 COLOR: SW7069 - IRON ORE 18" X 120" PANEL, FIELD CUT TO 18" X 60"
		FIBER CEMENT COLOR B	NICIHA - ILLUMINATION SERIES - AW3030 COLOR: SW6077 - EVERYDAY WHITE 18"X 120" PANEL
		METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME COLOR: PAC-CLAD COLONIAL RED OR EQUIVALENT
		METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



COLOR - SOUTHEAST ELEVATION

1/8" = 1'-0"



COLOR - NORTHEAST ELEVATION

1/8" = 1'-0"

NORTHWEST ELEVATION (VIEW FROM JUNCTION ROAD)

1/8" = 1'-0"

COLOR - SOUTHWEST ELEVATION

1/8" = 1'-0"

PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

ELEVATIONS - COLOR

0' 8' 16'

SHEET: 24

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EXTERIOR MATERIAL LEGEND

HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE
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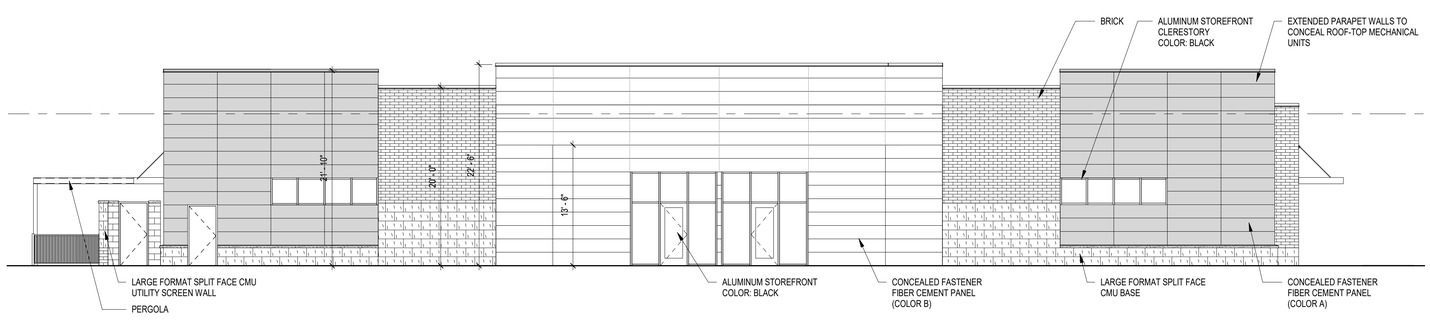
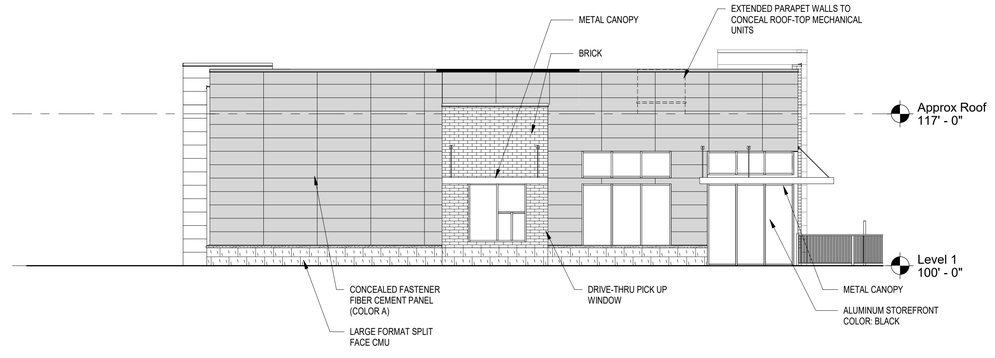
		METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME COLOR: PAC-CLAD COLONIAL RED OR EQUIVALENT
		METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



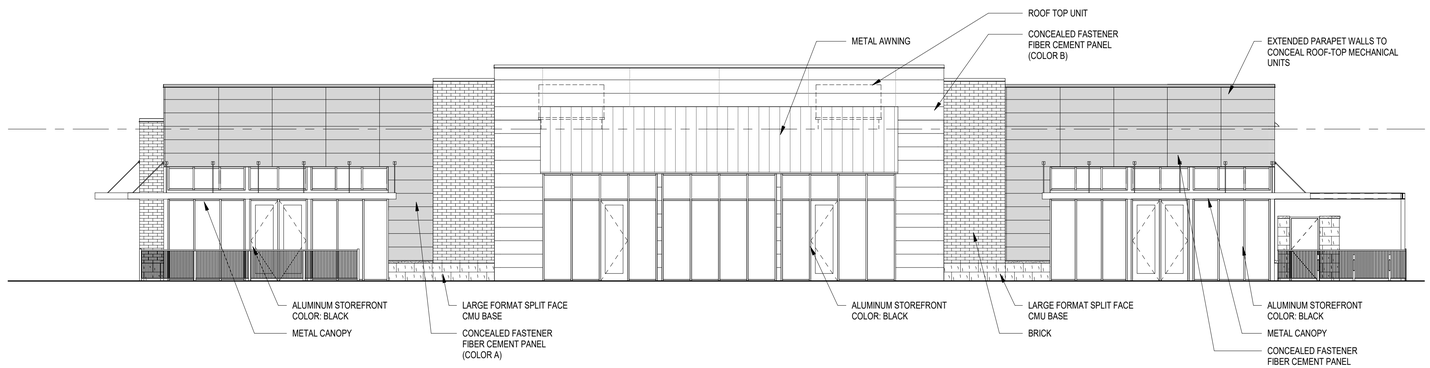
SOUTHEAST ELEVATION

1/8" = 1'-0"



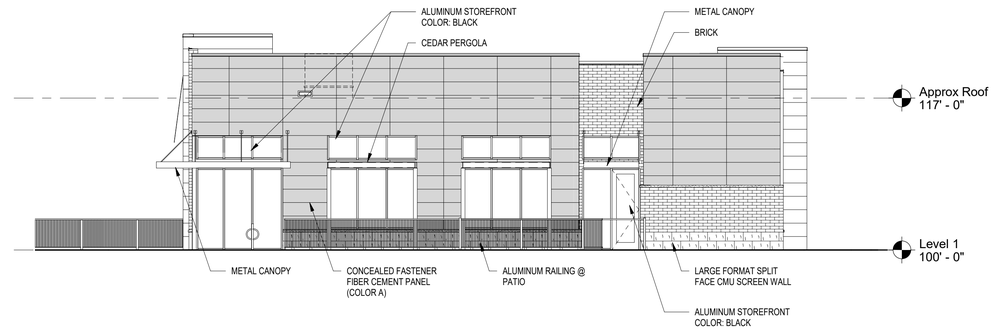
NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

1/8" = 1'-0"



SOUTHWEST ELEVATION

1/8" = 1'-0"

0' 8' 16'

PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

ELEVATIONS - B&W

SHEET: 25

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NORTH OUT LOT

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EXTERIOR RENDERING

SHEET: 26

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EXTERIOR RENDERING

SHEET: 27

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EXTERIOR RENDERING

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EXTERIOR RENDERING

SHEET: 29

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EXTERIOR RENDERING

SHEET: 30

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