

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

**RECEIVED**

8/27/2020  
5:23 p.m.

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

## 3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

## 5. Required Submittal Materials

### Application Form

### Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

### Development Plans (Refer to checklist on Page 4 for plan details)

### Filing fee **N/A - Refer to LandUse App**

### Electronic Submittal\*

### Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with \_\_\_\_\_ on \_\_\_\_\_.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner  \_\_\_\_\_ Date \_\_\_\_\_

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- **Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)**
- Planned Multi-Use Site or Residential Building Complex

## Introduction

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

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

## Types of Approvals

There are three types of requests considered by the UDC:

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

## Presentations to the Commission

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

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

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

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

## 1. Informational Presentation

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

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

### Requirements for All Plan Sheets

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

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

## 2. Initial Approval

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

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

## 3. Final Approval

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

- ☒ Grading Plan
- ☒ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

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

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

August 12, 2020 (REVISED August 27, 2020)

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

**RE: Letter of Intent**

Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)  
Oakwood Village - Age Better Senior Living Apartments  
(JSD Project #: 20-9748)

Ms. Heather Stouder,

On behalf of Gorman & Company, the following is submitted together with plans and application for staff, Urban Design Commission, Planning Commission and Common Council's consideration of approval.

**Team Structure:**

<b>Owner:</b>	Gorman & Company Attn: Ted Matkom 200 N. Main Street Oregon, WI 53575	<b>Architect:</b>	Korb & Associates Architects Attn: Mark Larson 648 N. Plankinton Ave #240 Milwaukee, WI 53203
<b>Survey &amp; Engineer:</b>	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593	<b>Landscape Design:</b>	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593

**Overview:**

The Oakwood Village - Age Better apartments is a four-story, affordable senior living apartment complex comprised of 77 one- and two-bedroom units to be located at 6125 Mineral Point Road. The proposed 1.39-acre site is generally located in the northeast corner of the greater Oakwood Village senior living complex. The greater Oakwood Village complex is currently zoned Planned Development. The existing General Development Plan dates back to 1973 and has had several SIP building expansion approvals since inception. The following application is a request to amend the approved PD-GDP to allow for a 77-unit, four-story senior living facility and rezone the subject site from PD-GDP to PD-SIP. The subject site will later be subdivided from the parent parcel(s) via CSM. A preliminary property boundary to designate the proposed 1.39-acres is included in the site development plans.

**Project Overview:**

The development proposes to remove the existing Oakwood Village recreational building and existing site infrastructure to construct a 77-unit senior living facility. Site improvements will include a rain garden which will capture and infiltrate rooftop rain water in combination with a partial green roof. Rooftop solar will provide alternative energy source for the facility. Accessible routes to the Oakwood Village campus and to the Mineral Point Road bus stop are provided. The foundation of the building will be planted with an impressive amount of deciduous and evergreen shrubs as well as perennial flowering plants to provide summer and winter interest throughout.

The building design incorporates two wings configured into an L-shape. An east-west wing will front on Mineral Point Road and the other is oriented north-south on the site along the eastern property line. The pair of wings flank a resident drop-off and outdoor parking courtyard along an existing private road on the Oakwood Village property. The Mineral Point Road façade is clad with a stone veneer base (exposed basement level and first floor) and modular brick veneer at the upper floors. The stone veneer will continue around the entire first floor and the remainder of the building with fiber-cement siding above, on floors 2-4. The front door is enhanced with an entrance canopy and accented with brick. A convenience entrance located at the exposed basement level allows residents a convenient, accessible route to the bus stop located along Mineral Point Road.

The site will be accessed from Mineral Point Road via an existing private roadway leading to either the resident drop-off or underground parking. A small surface parking lot will also be provided, which provides space for accessible resident drop-off for residents as well as 11 parking spaces for staff and visitors. The underground parking provides 63 spaces primarily used as resident parking. Bicycle parking will also be provided on site; both long-term secure spaces easily accessed with an exterior entrance, while 16 short-term surface stalls about the entrance walks. A full-service trash and recycling refuse area will be provided within the building at the first floor.

**Oakwood Village AgeBetter Site Development Summary**

- Site Area: 1.39 acres, part of original GDP area
- Building First Floor Square Footage: 21,108 SF
- Gross Square Footage 105,291 GSF
- Building Coverage: 34.8%
- Existing Impervious Area: 25,029 SF
- Existing Pervious Area: 35,857 SF
- Existing Impervious Coverage 41.1%
- Proposed Impervious Area: 42,986 SF
- Proposed Pervious Area: 17,900 SF
- Proposed Impervious Coverage 70.6%
- Dwelling Units: 77
- Density: 55 units/acre
- Building Height: 4 stories (w/ 1 underground story)
  - North Elevation: 61'-10" (Exposed Basement to top of parapet)
  - South Elevation: 50'-7" (First floor to top of parapet)
- Setbacks Refer to C100 dated "Land Use Resubmittal 8-27-2020"
- FAR: 1.738

**Oakwood Village Age Better Apartment Statistics:**

**Apartment unit mix**

One bedroom	62
Two bedroom	15
Total units:	77

**Parking**

Surface spaces	11
Underground Parking	63
Total spaces:	74

**Bicycle Parking**

Exterior (short-term)	16
Interior (long-term)	49
Interior (long-term Structured)	22
Total:	87

**Project Schedule**

The project site is currently occupied by a small rec building on the Oakwood Village campus that will be demolished in order to accommodate the proposed development. Construction is expected to commence December of 2021.

**Oakwood Village GDP Statistics**

**Oakwood Village Ownership Information:**

- Oakwood Lutheran Home – conservancy (Approx. 9.01 acres, refer to Lot 1 on the GDP exhibits)
- Oakwood Village Inc. – residential (Approx. 9.67 acres, refer to Lot 3 on the GDP exhibits)
- Oakwood Lutheran Home Association – residential and southwest surface parking area, also includes the project site (aka Oakwood AgeBetter) (Approx. 8.71 acres, refer to Lot 2 on the GDP exhibits)
- Oakwood Acquisition LLC – southeast surface parking area, which is not a part of the GDP area, but does provide parking for the site (Approx. 6.82 acres)

**GDP Site Area:** 27.39 acres, including roughly 9.01 acres of conservancy area

Oakwood Village Existing/Proposed Building Summary				
	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units
Hebron Oaks	Skilled Nursing	89,000 square-feet	70 beds	46
Gallery (offline)	Independent Living	170,940 square-feet	56 units	0
Tower (not renting)	Independent Living		147 units	52
PROPOSED AgeBetter	Independent Living	105,291 square-feet	77 units	N/A
Heritage Oaks	Independent Living	442,530 square-feet	125 units	116
The Oaks	Independent Living	235,760 square-feet	90 units	87
Tabor Oaks	Community Based Residential Facility	60,880 square-feet	60 beds	40
Covenant Oaks	Community Based Residential Facility	50,960 square-feet	40 beds	38
Village Inn	Auditorium and Dining	23,450 square-feet	N/A	N/A
Recreation Center (to be demolished)	N/A	(4,500 square-feet)	N/A	N/A
<b>Totals</b>		1,178,811 square-feet	588	379

Oakwood Village Existing/Proposed Parking Summary			
Type	Total Number of Spaces		Total
	Existing	Proposed	
Surface Lot	310	11	321
Underground	417	63	480
Short-Term Bicycle	53	16	140
Long-Term Bicycle		71	

**Number of Employees:** 403; 292 full- and part-time and 111 per diem and on-call

The proposed Age Better development will not add additional employees.

Thank you for considering our proposal. Please do not hesitate to reach out if you have questions.

Respectfully submitted,



Kevin Yeska, PLA  
 Project Consultant/Landscape Architect







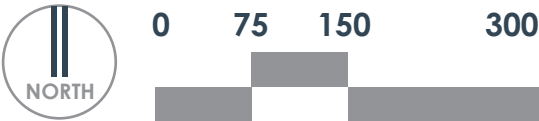
LEGEND

- BIKE PARKING AREA
- VEHICLE PARKING AREA
- BUS SHELTER
- VISITOR ENTRANCE
- LOADING AREA
- TRASH ENCLOSURE

LAND AREA (LOTS 1-3) • 27.39 ACRES / 1,193,108 SF  
BUILDING COVERAGE • 184,882 SF / 15.5%  
IMPERVIOUS AREA • 417,690 SF / 35.0%  
OPEN SPACE • 775,418 SF / 65.0%

Oakwood Village Campus Existing GDP Parking Summary	
Type	Total Number of Spaces Existing
Surface Lot	310
Underground	417
Short-Term Bicycle	53
Long-Term Bicycle	

Oakwood Village Campus Existing GDP Building Summary				
	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units
Hebron Oaks	Skilled Nursing	89,000 square-feet	70 beds	46
Gallery (offline)	Independent Living	170,940 square-feet	56 units	0
Tower (not renting)	Independent Living		147 units	52
Heritage Oaks	Independent Living	442,530 square-feet	125 units	116
The Oaks	Independent Living	235,760 square-feet	90 units	87
Tabor Oaks	Community Based Residential Facility	60,880 square-feet	60 beds	40
Covenant Oaks	Community Based Residential Facility	50,960 square-feet	40 beds	38
Village Inn	Auditorium and Dining	23,450 square-feet	N/A	N/A
Recreation Center (to be demolished)	N/A	4,500 square-feet	N/A	N/A
Total		1,078,020 square-feet	588	379





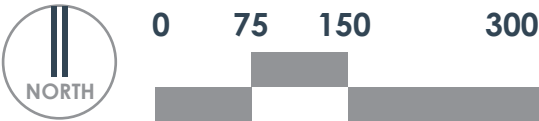
LEGEND

- BIKE PARKING AREA
- VEHICLE PARKING AREA
- BUS SHELTER
- VISITOR ENTRANCE
- LOADING AREA
- TRASH ENCLOSURE

LAND AREA (LOTS 1-3) • 27.39 ACRES / 1,193,108 SF  
BUILDING COVERAGE • 201,490 SF / 16.9%  
IMPERVIOUS AREA • 434,178 SF / 36.4%  
OPEN SPACE • 758,930 SF / 63.6%

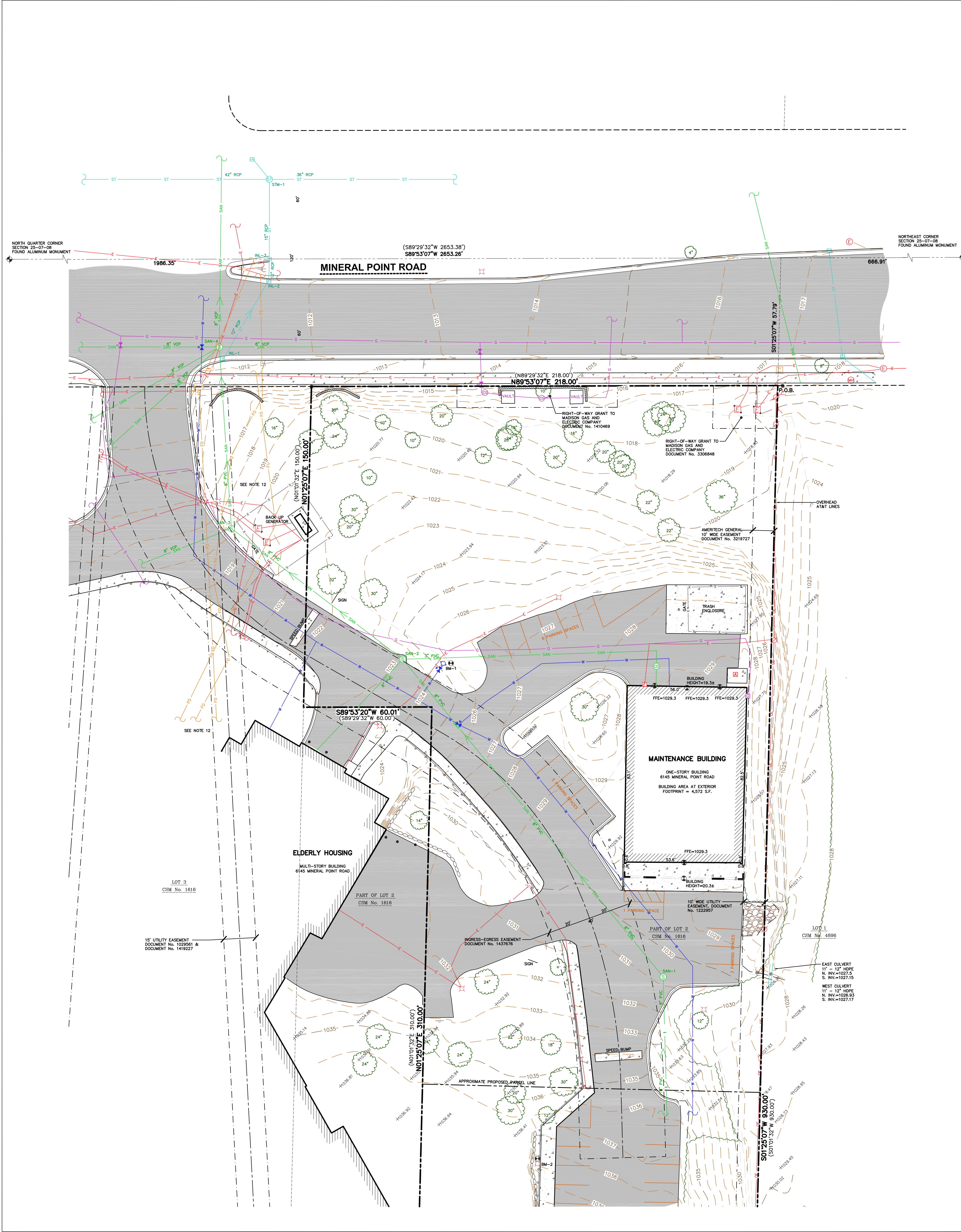
Oakwood Village Campus Proposed GDP/SIP Amendment Parking Summary			
Type	Total Number of Spaces		Total
	Existing	Proposed	
Surface Lot	310	11	321
Underground	417	63	480
Short-Term Bicycle	53	16	140
Long-Term Bicycle		71	

Oakwood Village Campus Proposed GDP/SIP Amendment Building Summary				
	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units
Hebron Oaks	Skilled Nursing	89,000 square-feet	70 beds	46
Gallery (offline)	Independent Living	170,940 square-feet	56 units	0
Tower (not renting)	Independent Living		147 units	52
PROPOSED Age Better	Independent Living	105,291 square-feet	77 units	N/A
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Total		1,178,811 square-feet	588	379





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EXISTING CONDITIONS SURVEY

PART OF LOT 2, CERTIFIED SURVEY MAP No. 1616, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- VAULT
- CABLE PEDESTAL
- DECIDUOUS TREE
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- GUARD OR SAFETY RAIL
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

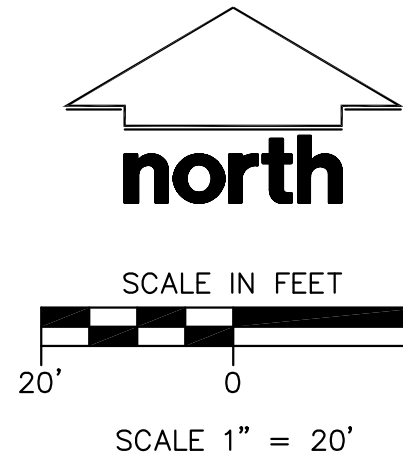
- FIELD WORK PERFORMED ON JULY 17 AND 20, 2020.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25-07-08, RECORDED AS N89°53'07"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 25, T07N, R08E, ELEVATION = 1032.93'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20202921395, 20202921411 AND 20202921578, WITH A START DATE OF JULY 21, 2020.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
  - CITY OF MADISON ENGINEERING
  - CHARTER COMMUNICATIONS
  - AT&T DISTRIBUTION
  - WINDSTREAM COMMUNICATIONS (NO UTILITIES ON SITE)
  - WIN, LLC
  - TDS TELECOM
  - SUPRANET COMMUNICATIONS
  - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
  - METROPOLITAN UNITED NETWORK CONSORTIUM
  - CENTURYLINK (LEVEL 3 - NO UTILITIES ON SITE)
  - RESTECH SERVICES
  - MCI
  - TDS METROCOM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
- SITE PLAN RECORDS WERE REQUESTED FROM THE CITY OF MADISON PLANNING DEPARTMENT. NO RECORDS WERE SUPPLIED FOR THIS SITE.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
- FIBER OPTIC LINE'S ARE FROM A CAD FILE SUPPLIED BY OAKWOOD VILLAGE AND WERE NOT FIELD LOCATED BY DIGGERS HOTLINE.

SANITARY SEWER MANHOLES						
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	
SAN-1	1030.73	S	1024.99	8"	PVC	
SAN-2	1023.13	NW	1024.98	8"	PVC	
		SE	1014.34	8"	PVC	
		SW	1014.34	8"	PVC	
SAN-3	1018.88	NW	1014.33	8"	PVC	
		SE	1013.88	8"	PVC	
		SW	1012.38	8"	VCP	
SAN-4	1011.58	N	1012.33	8"	PVC	
		S	1003.28	8"	PVC	
		E	1003.46	8"	VCP	
		SW	1006.36	8"	VCP	
		W	1004.28	8"	VCP	
		N	1003.27	8"	VCP	

STORM SEWER INLETS				
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE
INL-1	1011.12	NE	1008.92	12" RCP
INL-2	1011.36	SW	1008.76	12" RCP
INL-3	1010.94	N	1008.71	12" RCP
		S	1008.64	12" RCP
		N	1007.49	15" RCP
STM-1	1011.90	S	1006.10	15" RCP
		E	1006.65	36" RCP
		N	1006.40	12" RCP
		NW	1008.68	12" RCP
		W	1006.05	42" RCP

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1029.25	TOP NUT ON HYDRANT, NORTHWEST OF MAINTENANCE BUILDING
BM-2	1039.92	CHISELED SQUARE ON LIGHT POLE BASE, SOUTHWEST OF MAINTENANCE BUILDING

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



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KENOSHA | APPLETON | WAUSAU

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

CLIENT:  
**GORMAN & COMPANY**

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

PROJECT:  
**6145 MINERAL POINT RD.**

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

PLAN MODIFICATIONS:		
#	Date:	Description:
1		
2		
3		
4		
5		
6		
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8		
9		
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11		
12		
13		
14		
15		

Design/Drawn: **JK 07/20/20**  
Approved: **INIT 08/06/20**

SHEET TITLE:  
**EXISTING  
CONDITIONS  
SURVEY**

SHEET NUMBER:  
**1 OF 1**

JSD PROJECT NO: 20-0740





**PROJECT:**  
OAKWOOD VILLAGE  
AGE BETTER  
6145 MINERAL POINT RD  
MADISON, WI 53705

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

ARCHITECT:  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE  
SUITE 240  
MILWAUKEE, WI 53203

**CIVIL ENGINEER:**  
JSD PROFESSIONAL  
SERVICES, INC.  
161 HORIZON DR.  
SUITE 101  
VERONA, WI 53593

STRUCTURAL ENGINEER  
TBD  
ADDRESS  
SUITE 101  
MILWAUKEE, WI 53203

[illegible]

COMM No.:	TBD
SCALE:	AS NOTED
PHASE:	LAND USE SUBMITTAL
DATE:	08.12.2020

## **GRADING & EROSION CONTROL PLAN**

# C300

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## CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE RETENTION POND (FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS)
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

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

### EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WNRN) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK INCLUDING GRADING AND DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD, MUST BE INITIATED WITHIN 48 HOURS OF REQUEST.
5. 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.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK. CONSTRUCTION OF 12" CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR FINE SEDIMENT ON ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. DITCH CATCHES AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING OPERATIONS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - a. EXPOSED EROSION CONTROL MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - c. EROSION CONTROL MATERIAL SHALL BE INSTALLED IMMEDIATELY AFTER TRENCH FILLING AND STABILIZATION. EROSION CONTROL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF EXPOSURE OF GRADE. STABILIZATION CONDITIONS SHALL ALLOW DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WNRN TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNRN TECHNICAL STANDARD 1054.
14. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WNRN REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WNRN REQUIREMENTS.
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:
    - \*THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY THE WEATHER.
    - \*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, THE STABILIZATION MEASURES SHALL NOT BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
  - 16.2. \*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 OTS(100LBS/ACRE) AND/OR WHEAT
    - \*HYDRO-MULCHING WITH A TACKIFIER
    - \*GEOTEXTILE EROSION MATTING

## GRADING AND SEEDING NOTES

1. 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.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, STABILITY, AND COMMON ENGINEERING STANDARDS OF CARE. NO GUARANTEE CAN BE MADE TO A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY S&D OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. 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.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PAVED SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. EROSION OR EROSION CONTROL SHALL BE IN ACCORDANCE WITH NURSERY TECHNIQUE STANDARD 1059 AND CITY OF MADISON ORDINANCE.

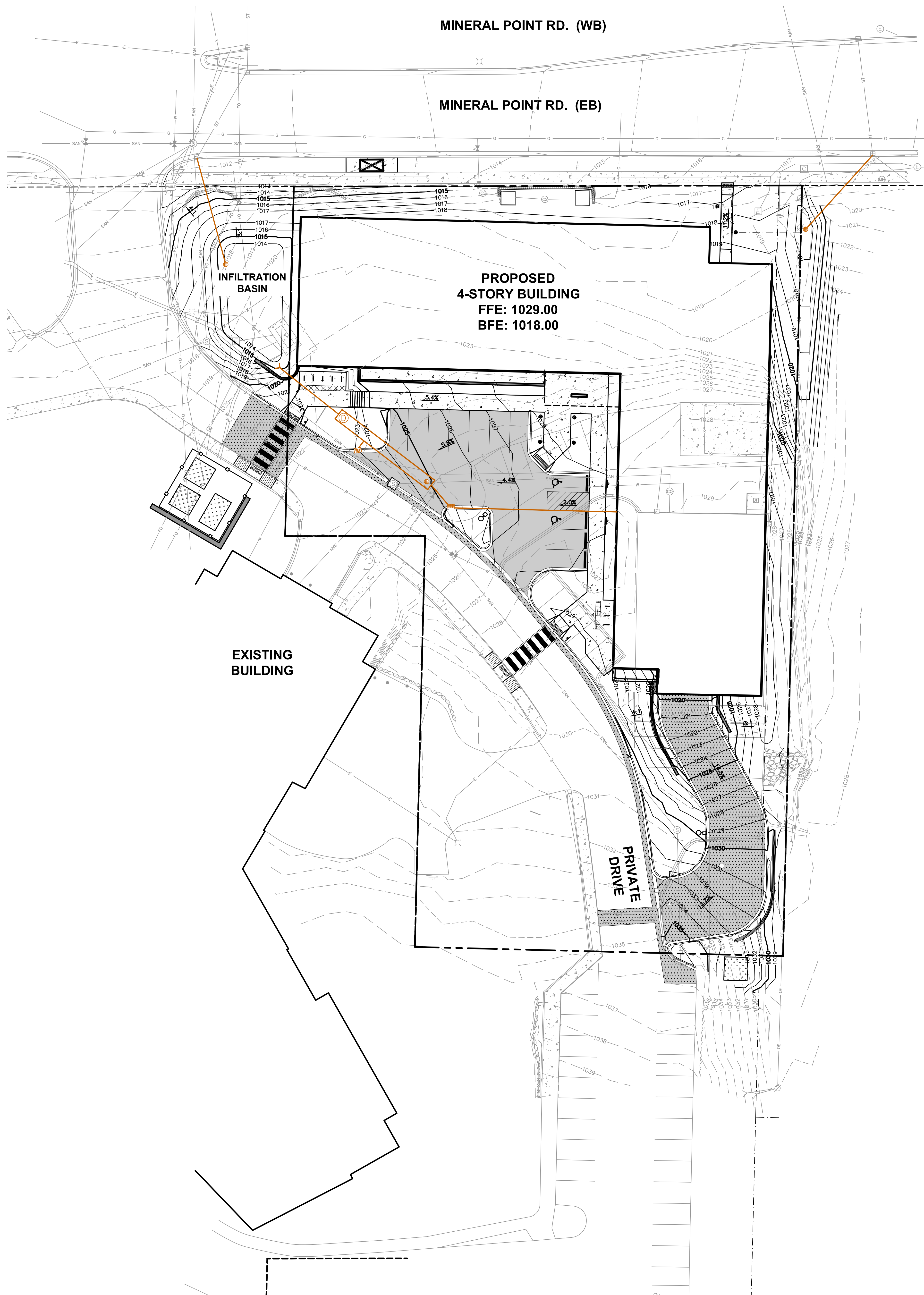
## LEGEND

- |  |                              |
|--|------------------------------|
|  | PROPERTY LINE                |
|  | RIGHT-OF-WAY                 |
|  | EASEMENT LINE                |
|  | BUILDING OUTLINE             |
|  | EDGE OF PAVEMENT             |
|  | STANDARD CURB AND GUTTER     |
|  | REJECT CURB AND GUTTER       |
|  | ASPHALT PAVEMENT             |
|  | HEAVY DUTY ASPHALT PAVEMENT  |
|  | CONCRETE PAVEMENT            |
|  | HEAVY DUTY CONCRETE PAVEMENT |
|  | PERMEABLE PAVERS             |
|  | PROPOSED 1 FOOT CONTOUR      |
|  | PROPOSED 5 FOOT CONTOUR      |
|  | EXISTING 1 FOOT CONTOUR      |
|  | EXISTING 5 FOOT CONTOUR      |
|  | DRAINAGE DIRECTION           |
|  | GRADE BREAK                  |
|  | RETAINING WALL               |
|  | RAILING                      |
|  | FENCE                        |
|  | SILT FENCE                   |
|  | CONSTRUCTION ENTRANCE        |
|  | EROSION MATING               |
|  | INLET PROTECTION             |



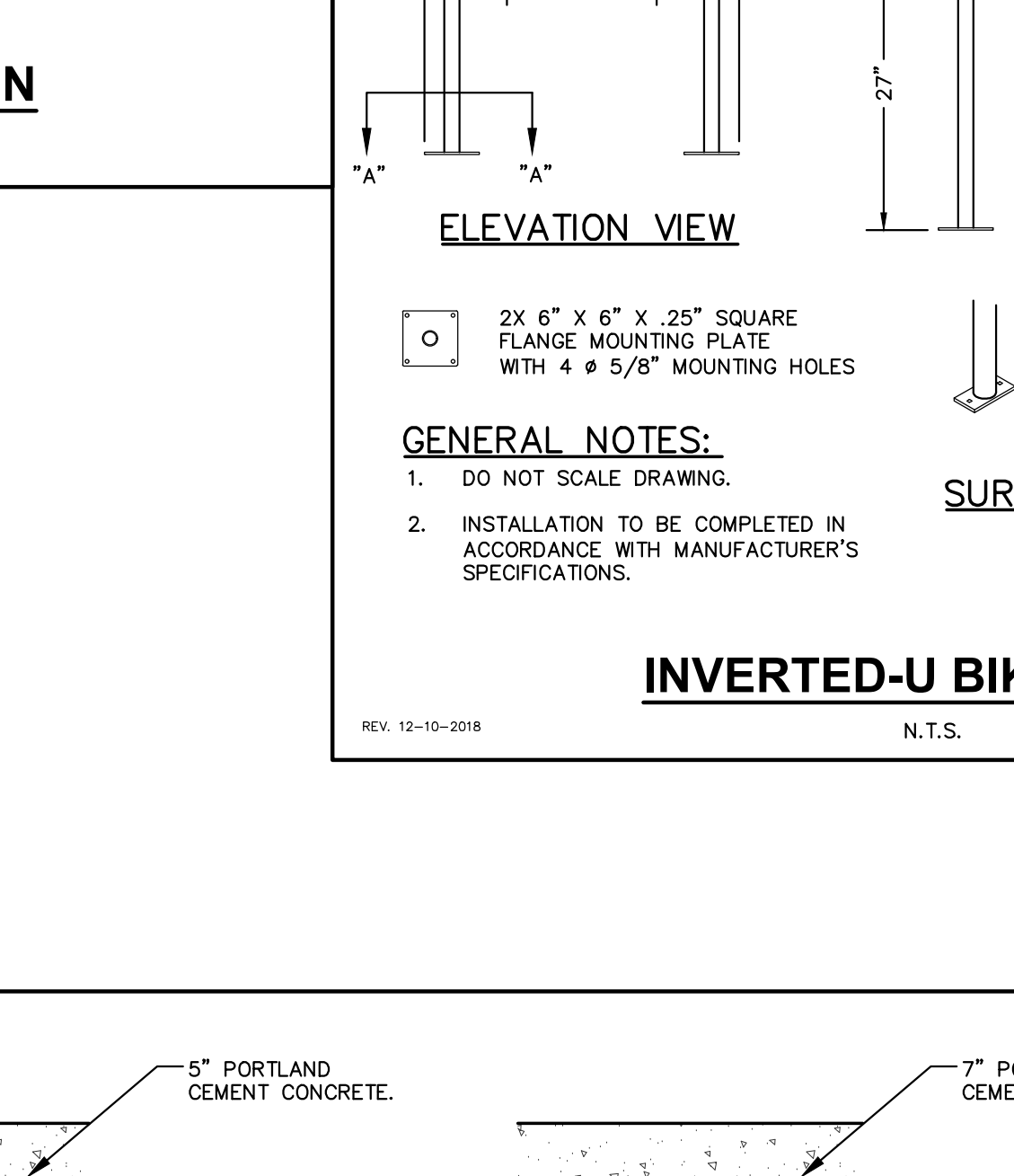
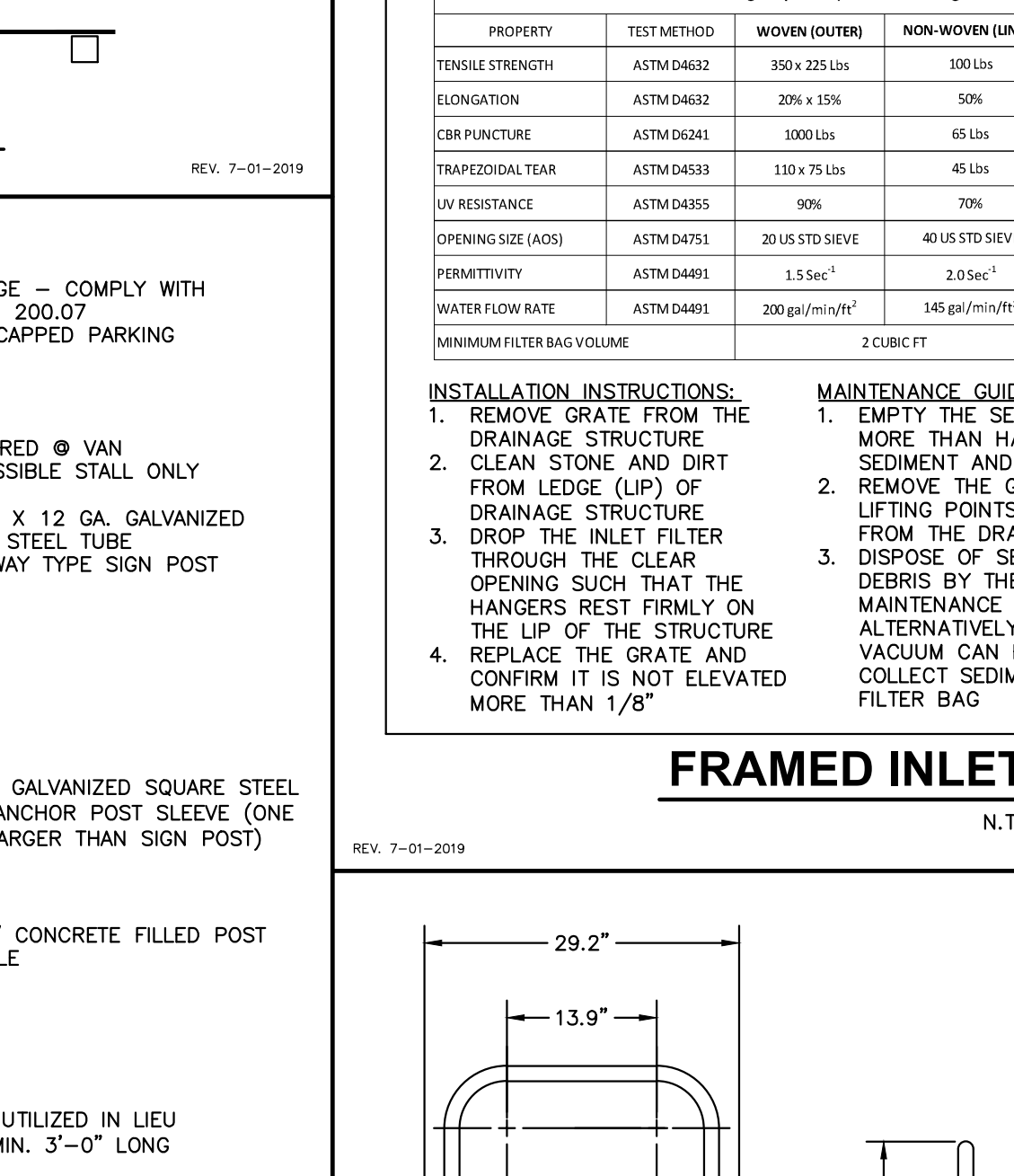
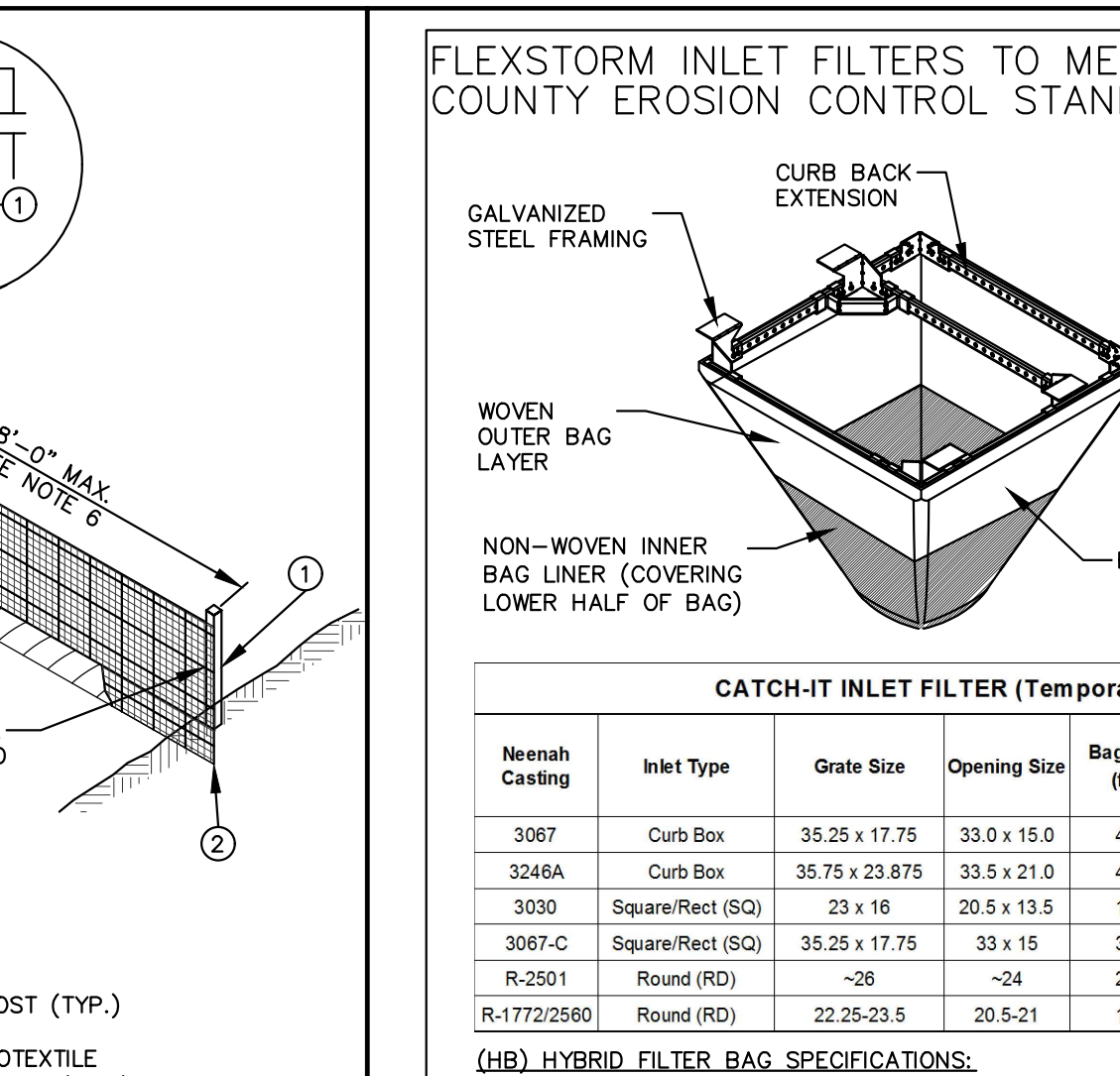
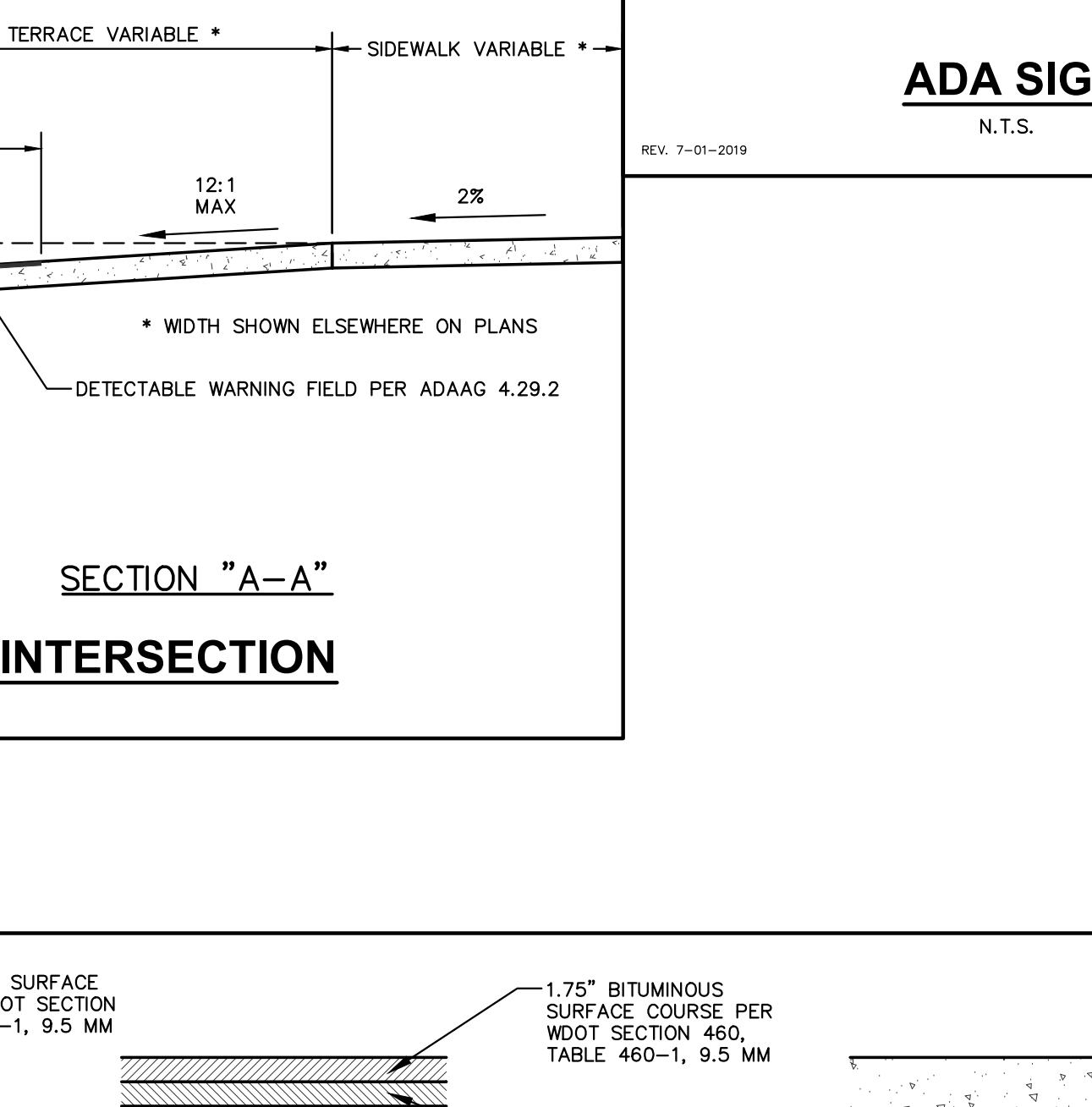
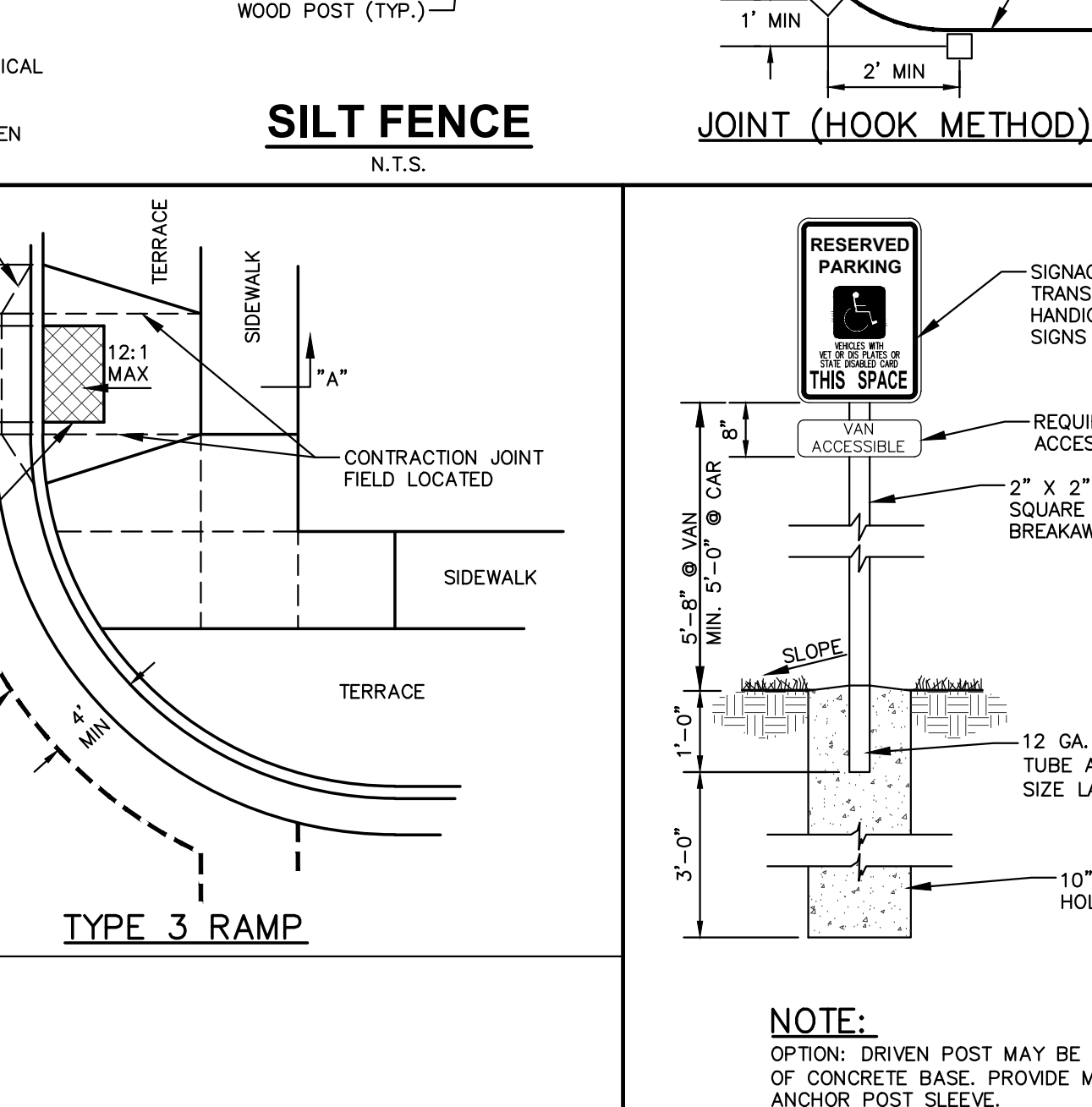
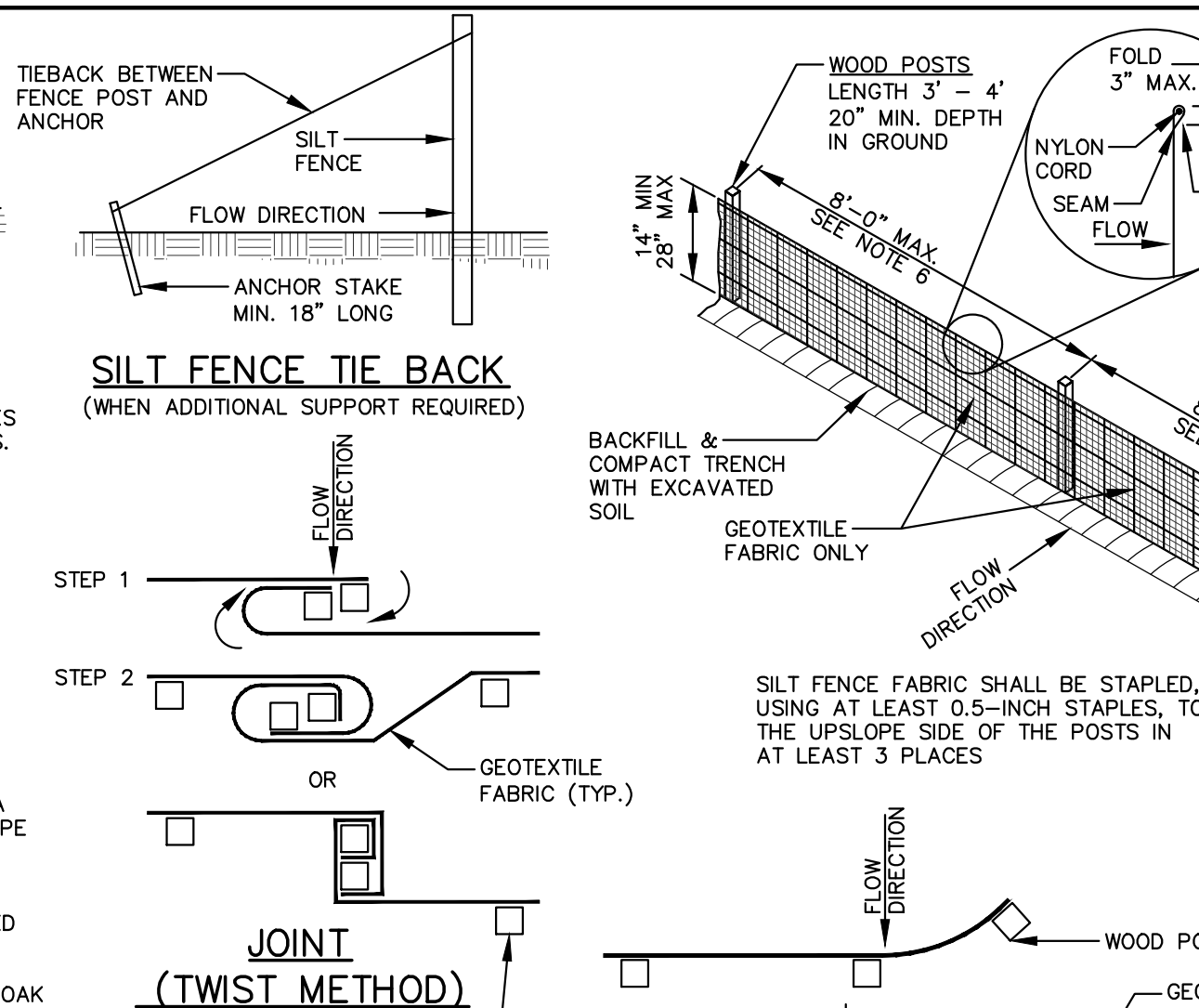
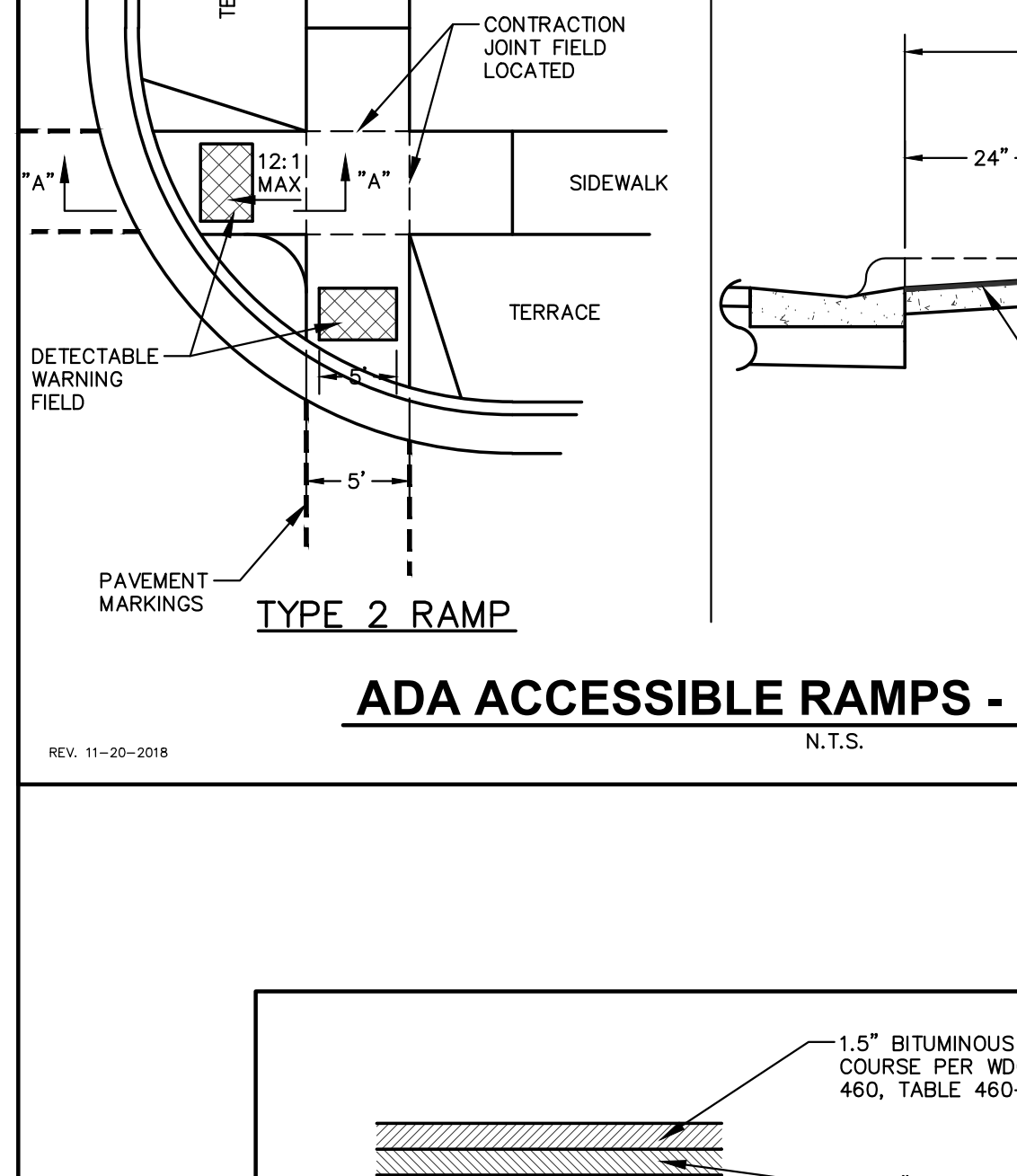
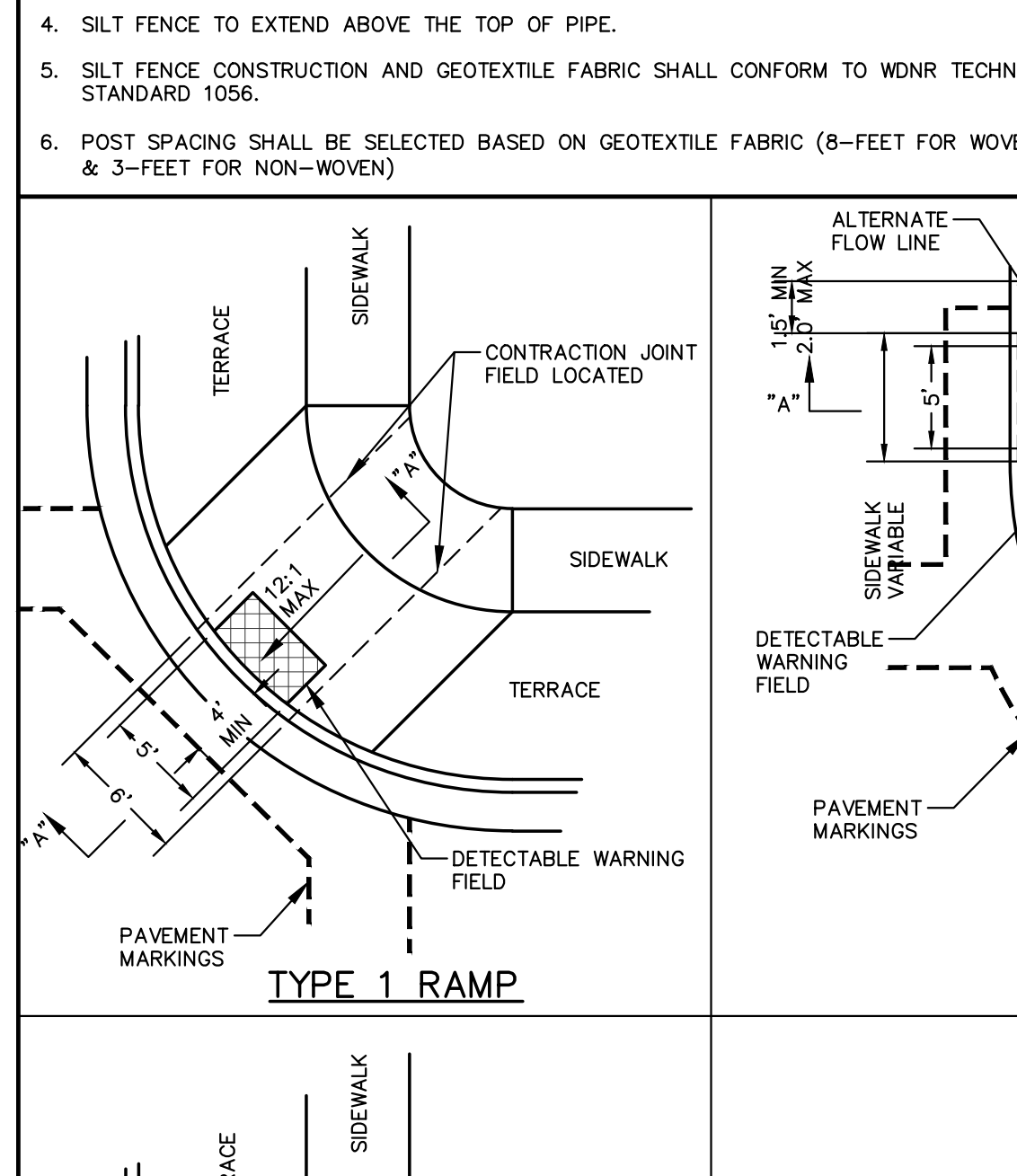
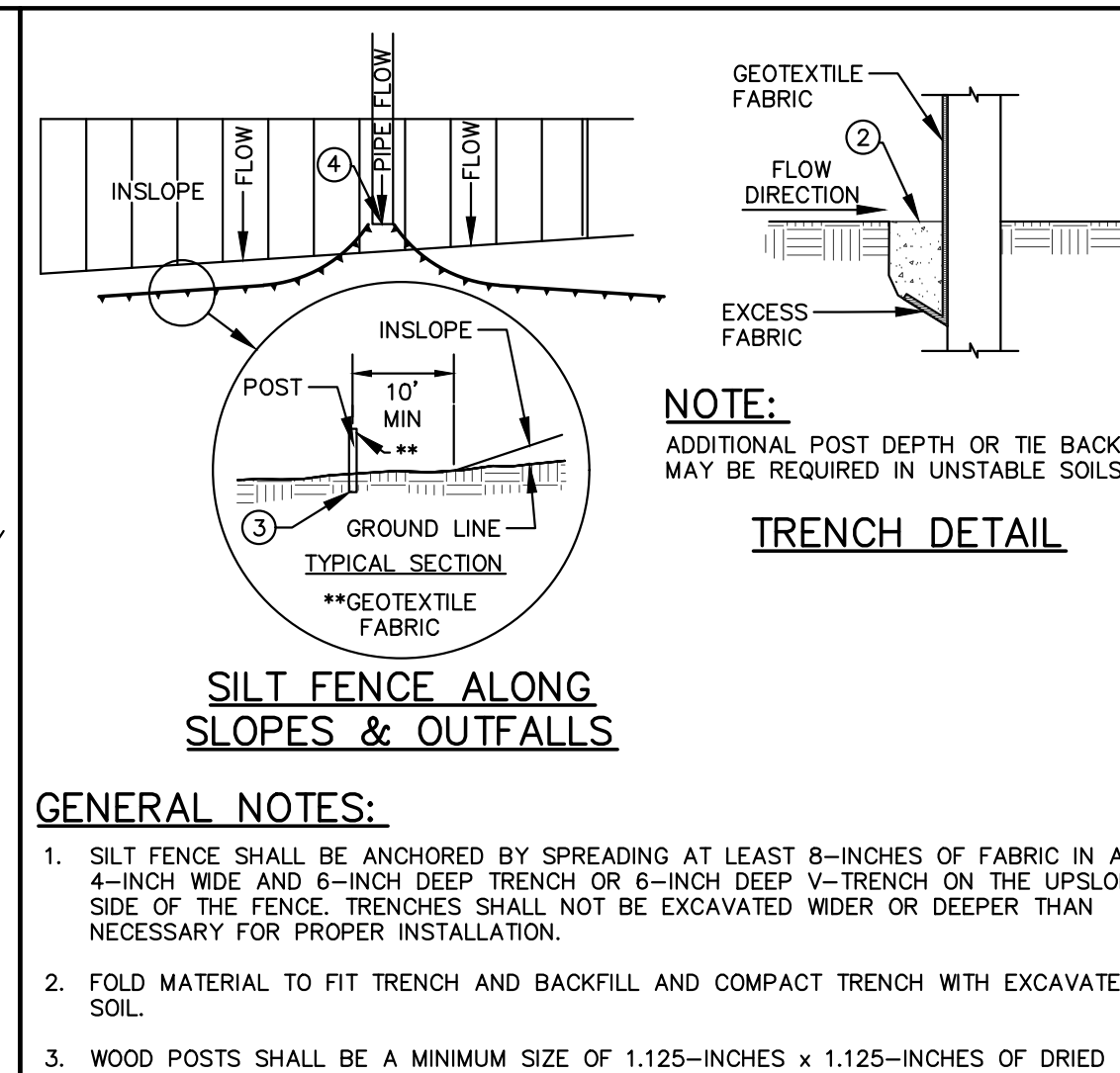
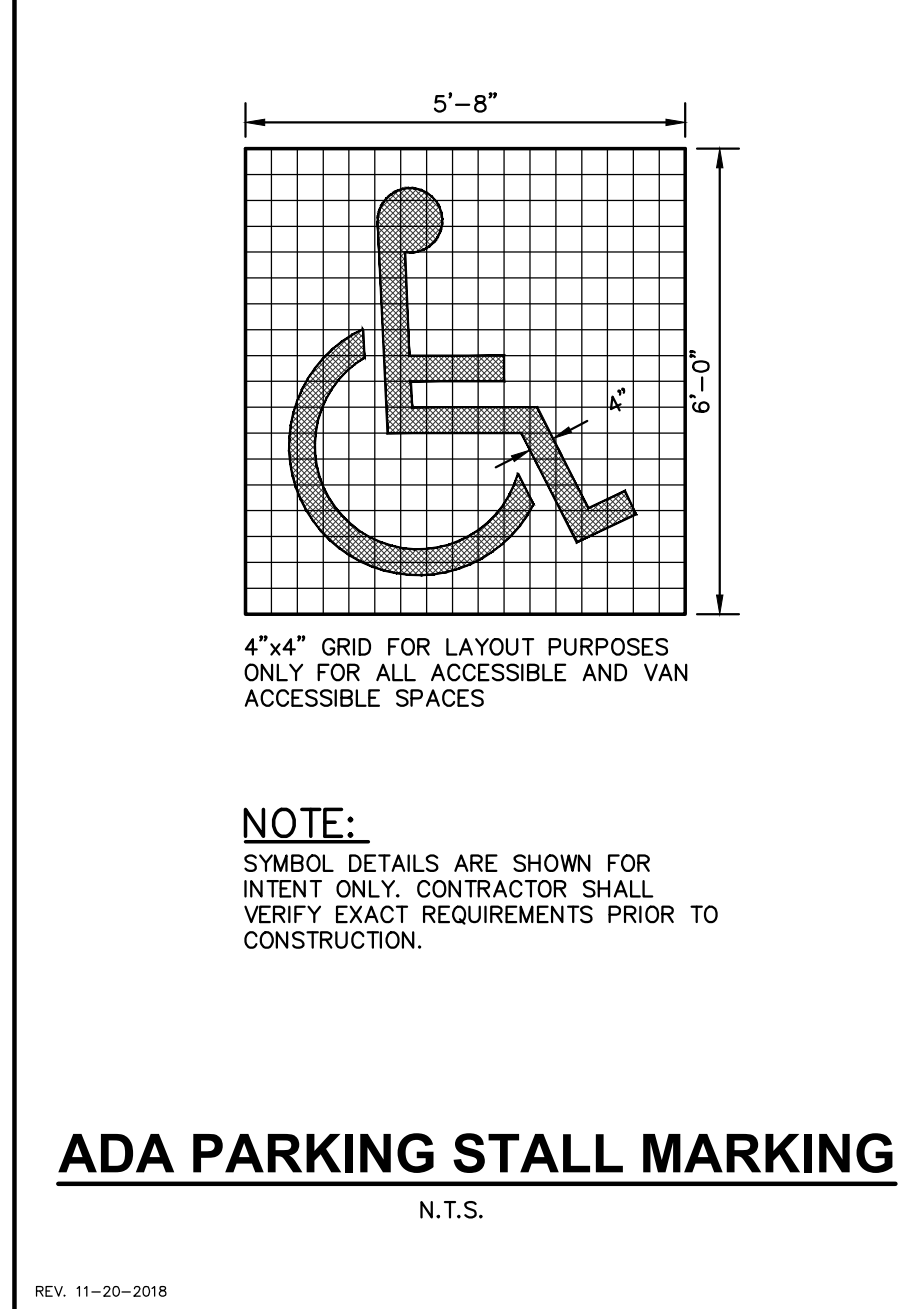
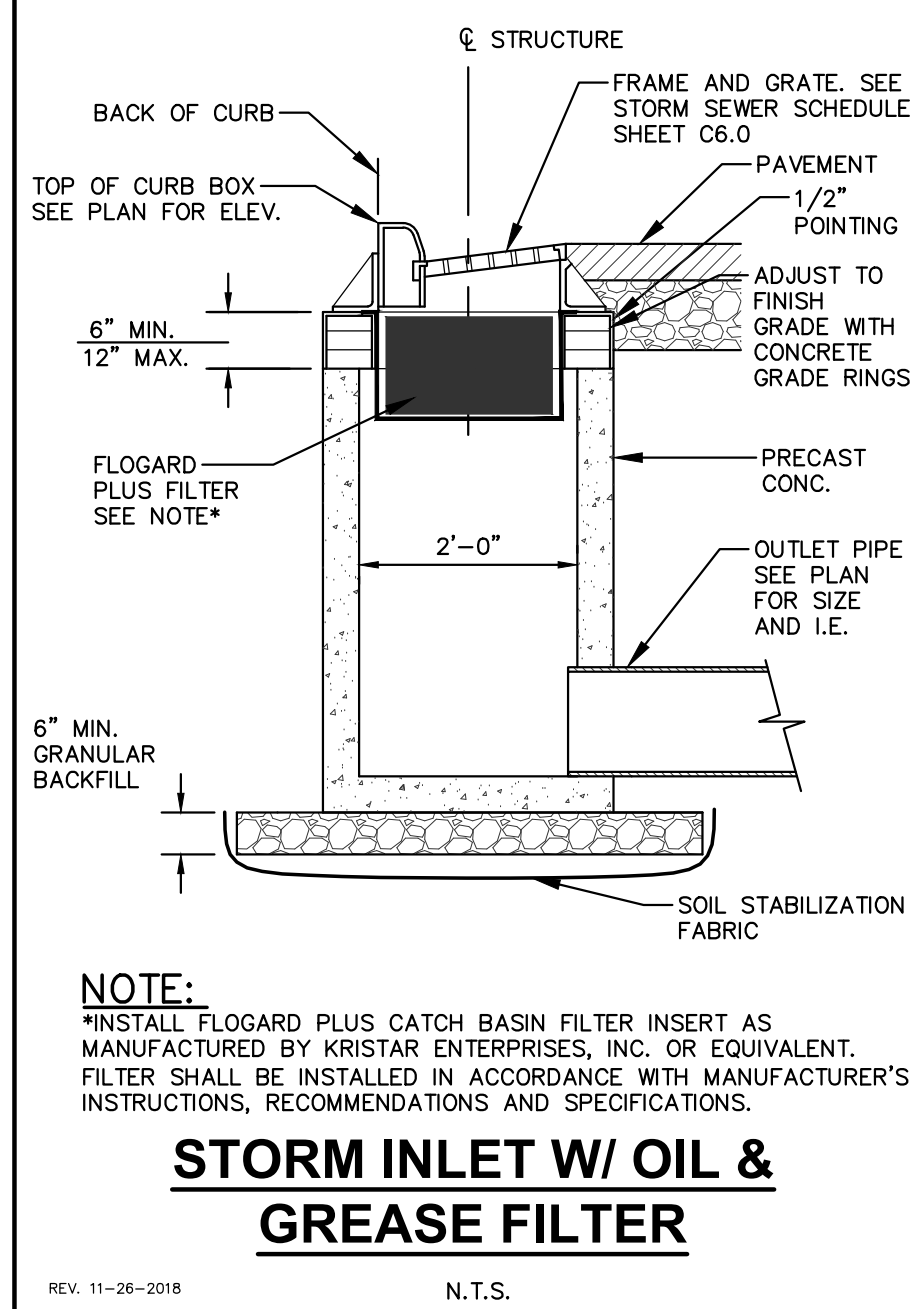
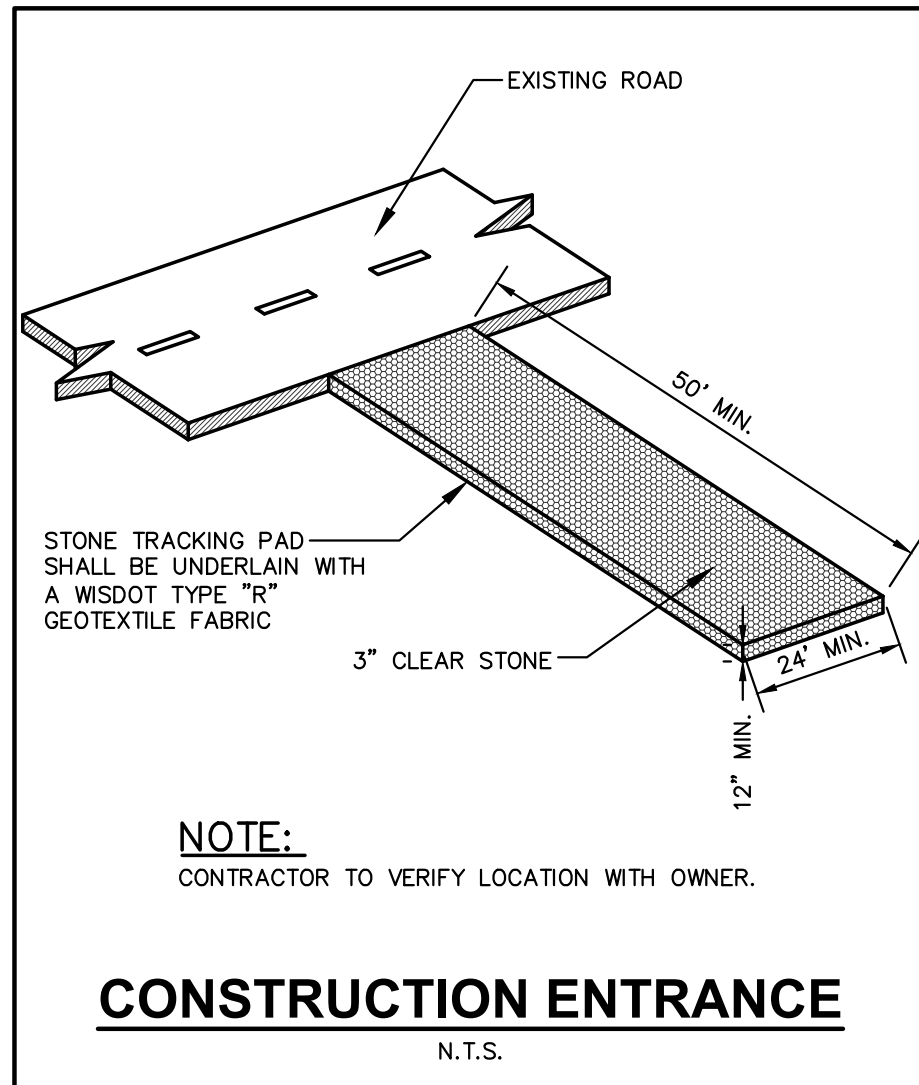
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20' 0 20





DM No.:	TBD
SCALE:	AS NOTED
PHASE:	LAND USE SUBMITTAL
DATE:	08.12.2020



**CATCH-IT INLET FILTER (Temporary Inlet Protection)**

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft)	Flow Ratings (CFB)	ADS PIN
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8
3248A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3
3030	Square/Rect (SQ)	25 x 19	20.5 x 13.5	1.6	0.7	2.2
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2
R-2001	Round (RD)	-26	-24	2.3	0.8	5.2
R-1772/2560	Round (RD)	22.25 x 23.5	20.5 x 21	1.5	0.6	4.6

**(HB) HYBRID FILTER BAG SPECIFICATIONS:**

PROPERTY	TEST METHOD	WOVEN (DUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4682	300 x 225 lbf	300 lbf
ELONGATION	ASTM D4682	30% x 10%	10%
COMPRESSION	ASTM D4682	1000 lbf	400 lbf
WATER RESISTANCE	ASTM D4682	100 x 75 lbf	40 lbf
UV RESISTANCE	ASTM D4682	90%	70%
OPENING SIZE (AOS)	ASTM D4682	20.5 x 15.0 sieve	40.0 x 15.0 sieve
PERMEABILITY	ASTM D4682	1.5 lbf/ft <sup>2</sup>	2.0 lbf/ft <sup>2</sup>
WATER FLOW RATE	ASTM D4682	200 gal/min/ft <sup>2</sup>	145 gal/min/ft <sup>2</sup>
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

**INSTALLATION INSTRUCTIONS:**

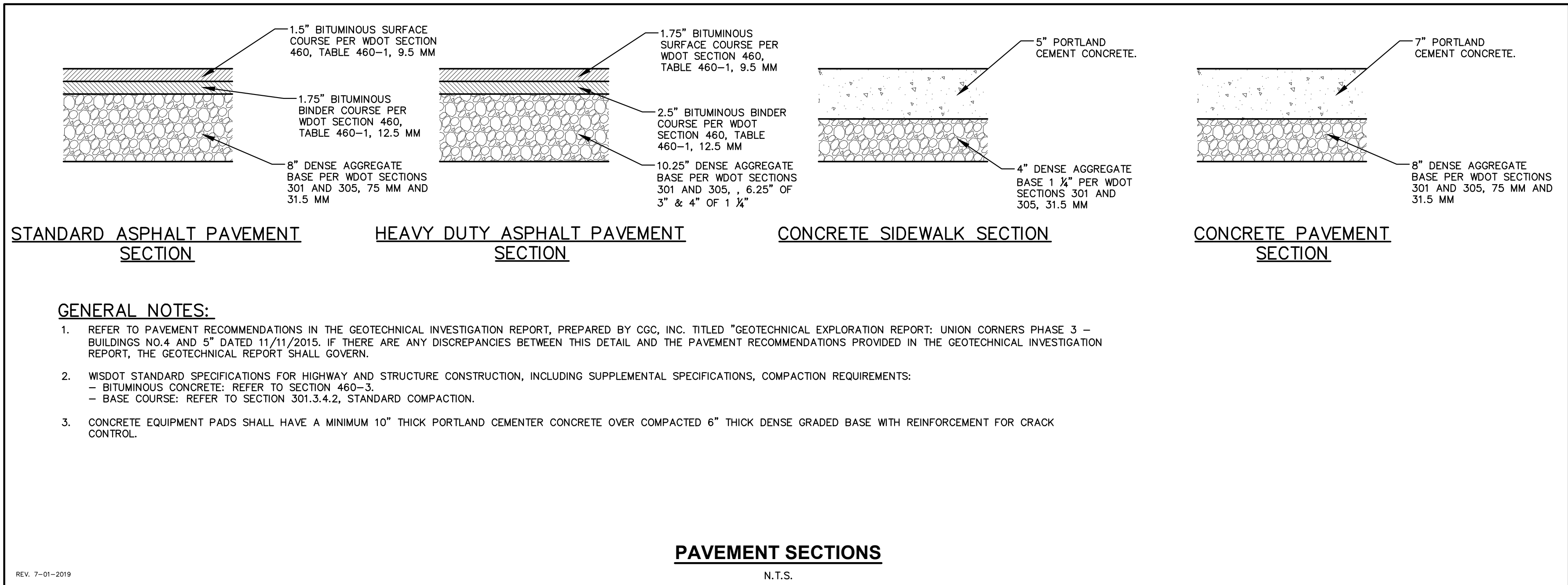
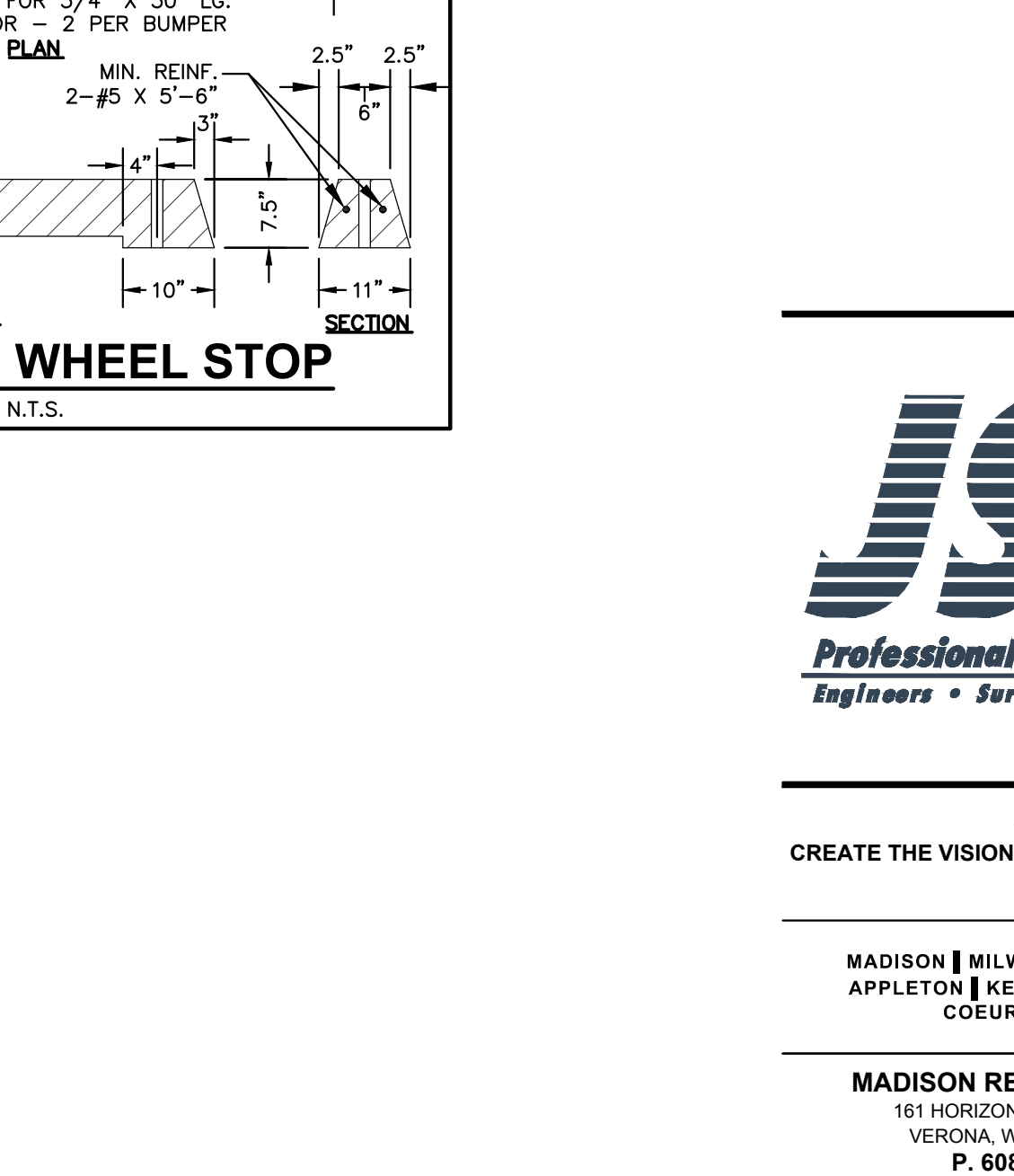
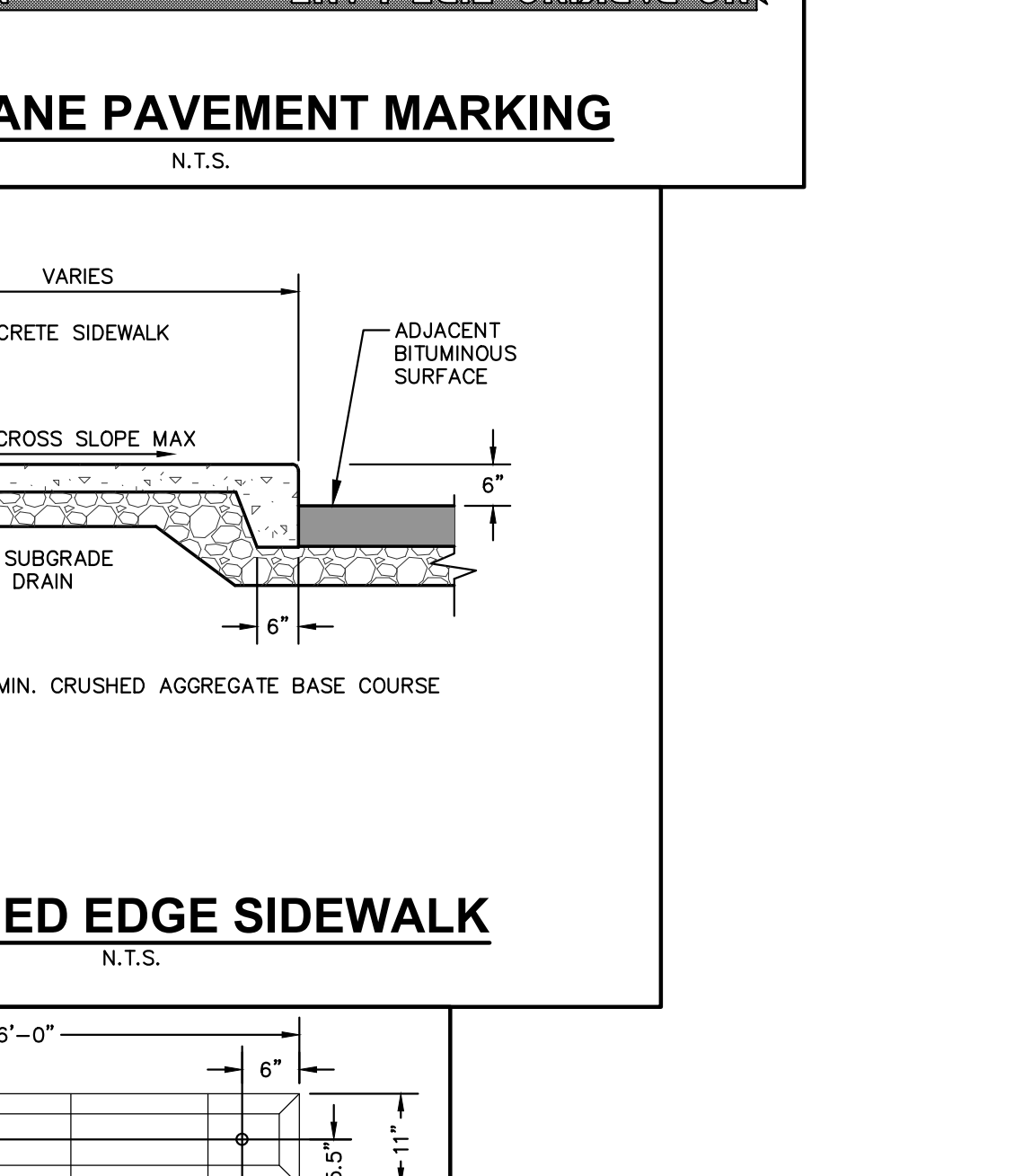
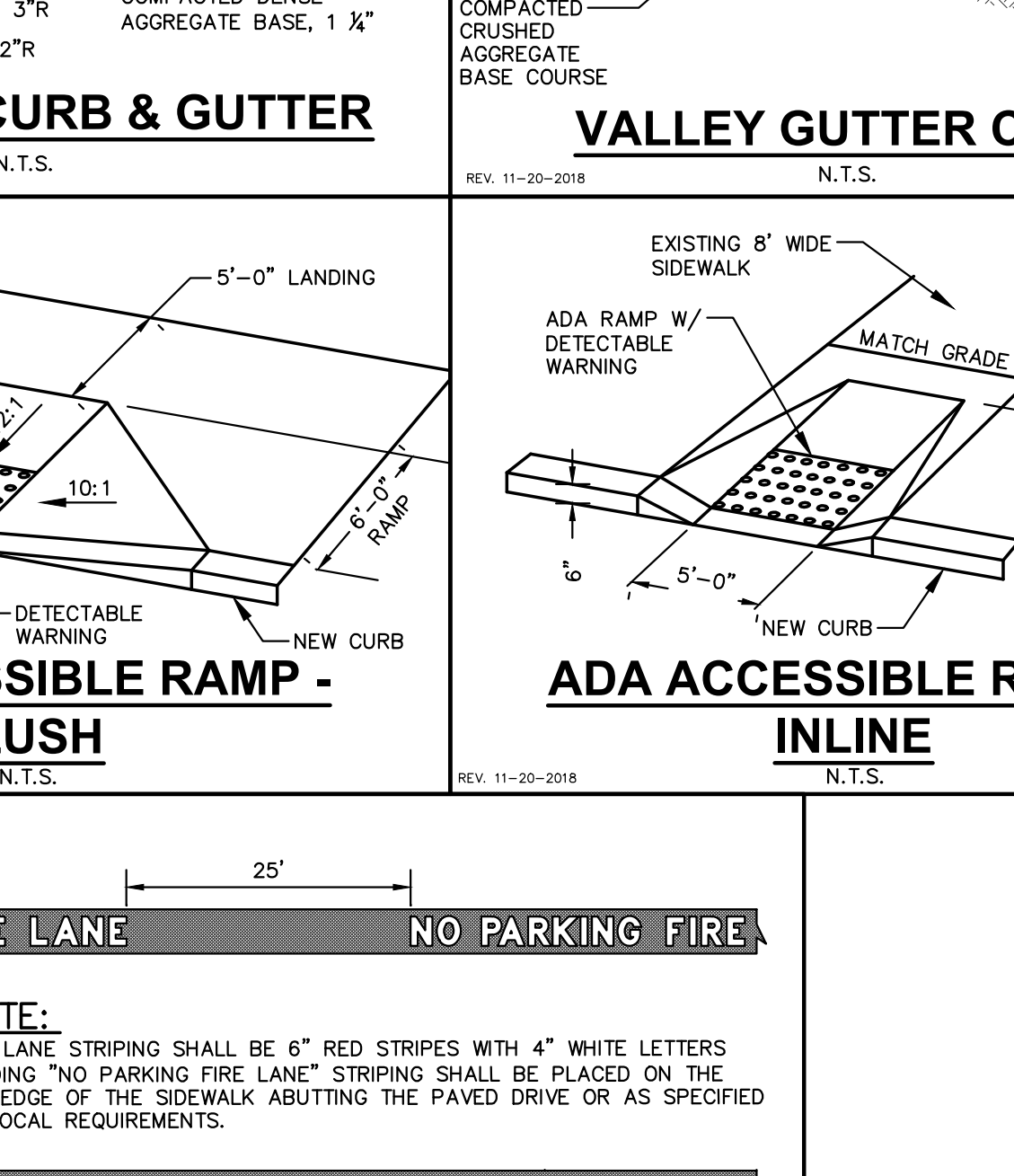
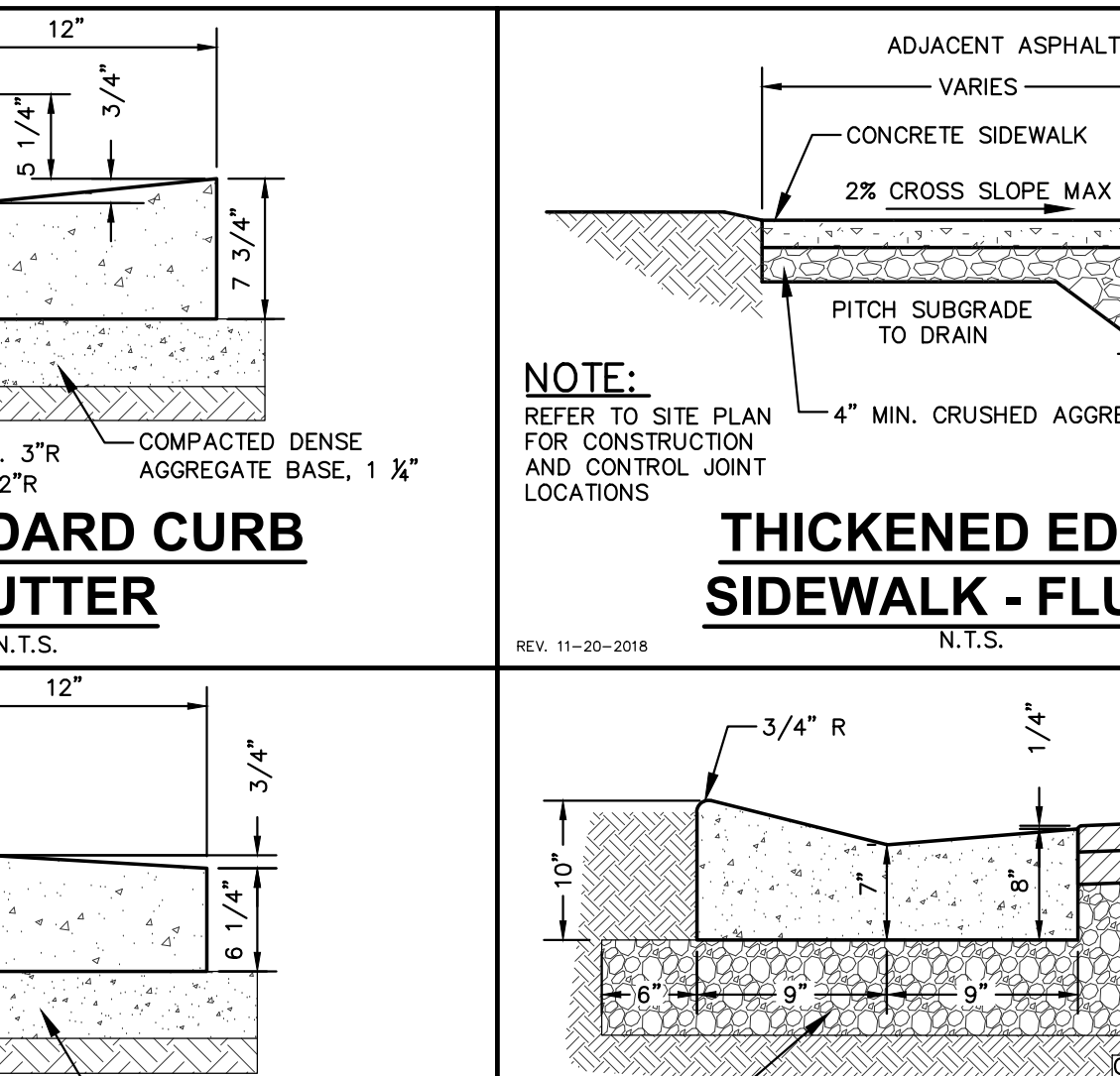
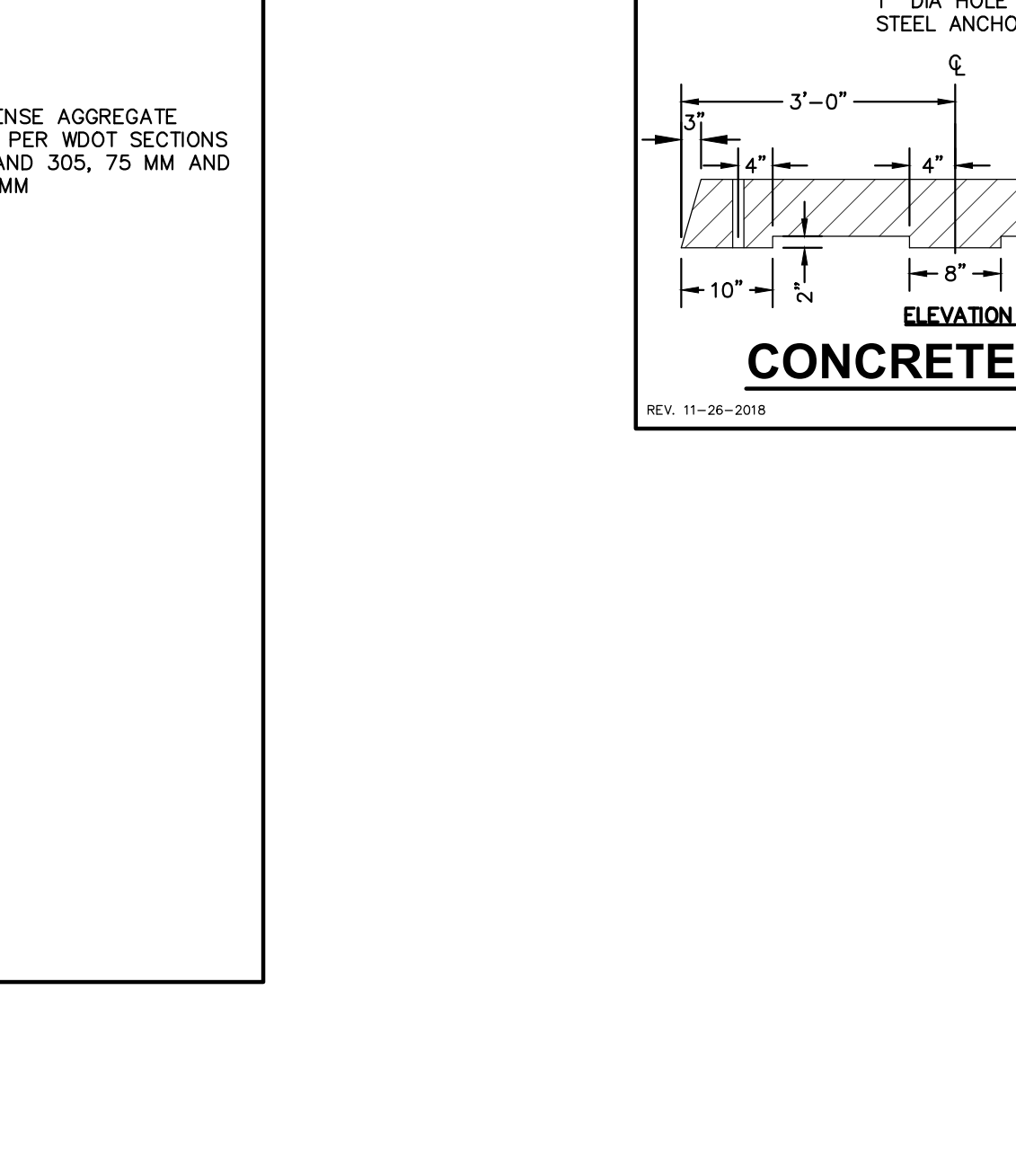
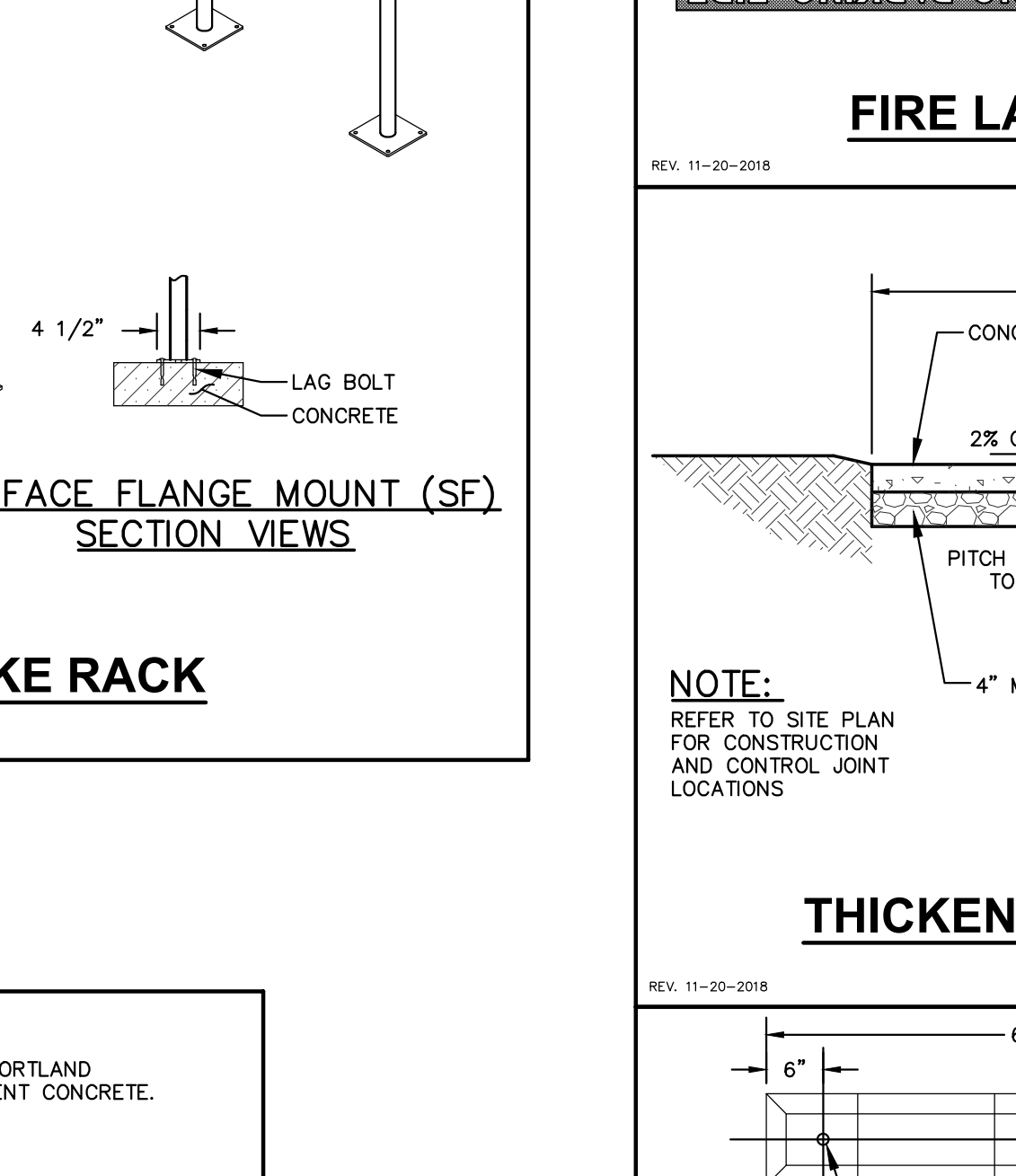
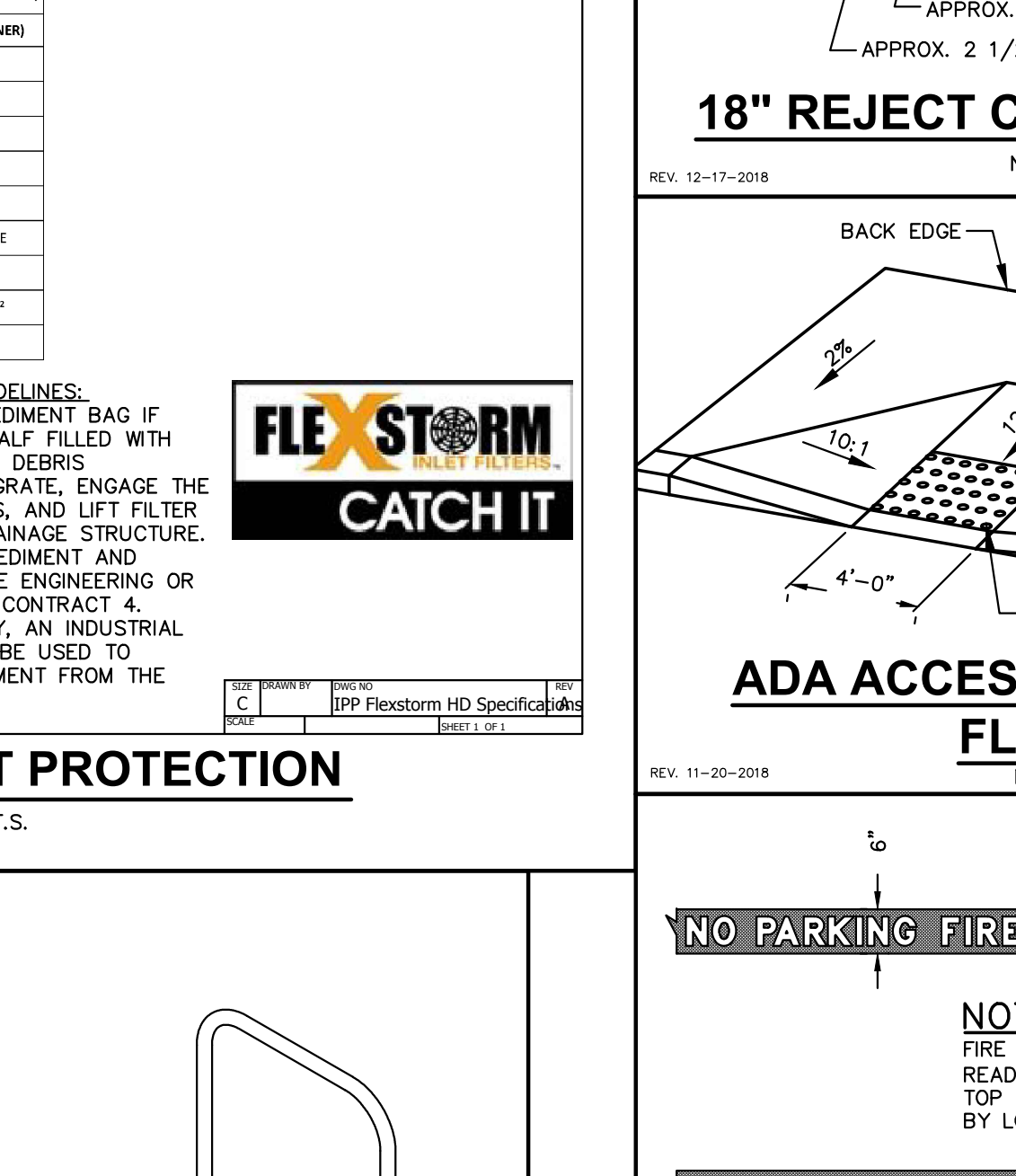
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE.
2. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.
3. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

**MAINTENANCE GUIDELINES:**

1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS.
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACTOR. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG.

**FRAMED INLET PROTECTION**  
N.T.S.

REV. 7-01-2019



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COEUR D'ALENE

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.545.5000

REV.	DATE	DESCRIPTION
1	8/12/20	Land Use Submittal

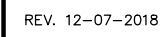
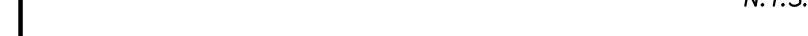
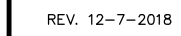
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SCALE: AS NOTED  
PHASE: LAND USE SUBMITTAL  
DATE: 08.12.2020

DETAILS

**C500**



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MINERAL POINT RD. (WB)

MINERAL POINT RD. (EB)

PROPOSED BUILDING  
(REFER TO L101 FOR GREEN  
ROOF EXTENTS)

EXISTING BUILDING

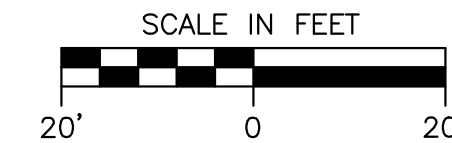
PRIVATE DRIVE

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE.
- 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 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LICENSE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- SEED MIX - DETENTION BASIN
- SEED MIX - TURFGRASS



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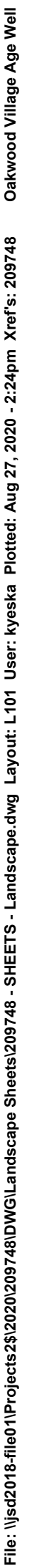
REV.	DATE	DESCRIPTION
1	8/12/20	LAND USE SUBMITTAL
2	8/27/20	LAND USE RESUBMITTAL

COMM NO.:	TBD
SCALE:	AS NOTED
PHASE:	LAND USE SUBMITTAL
DATE:	08.12.2020

LANDSCAPE PLAN

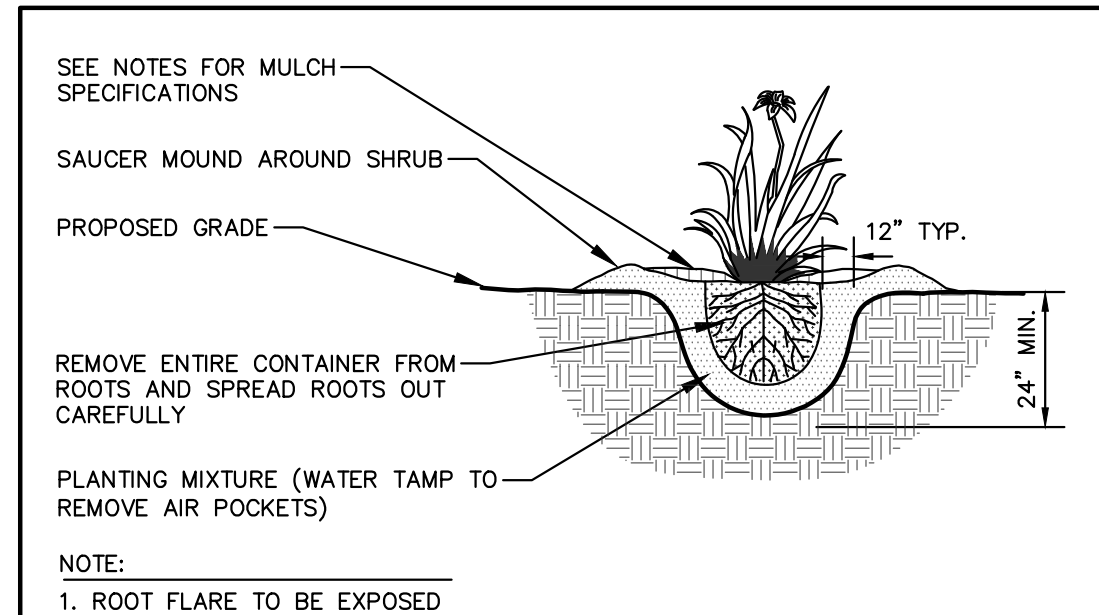
**L100**

MM No.:	TBD
SCALE:	AS NOTED
PHASE:	LAND USE SUBMITTAL
DATE:	08.12.2020



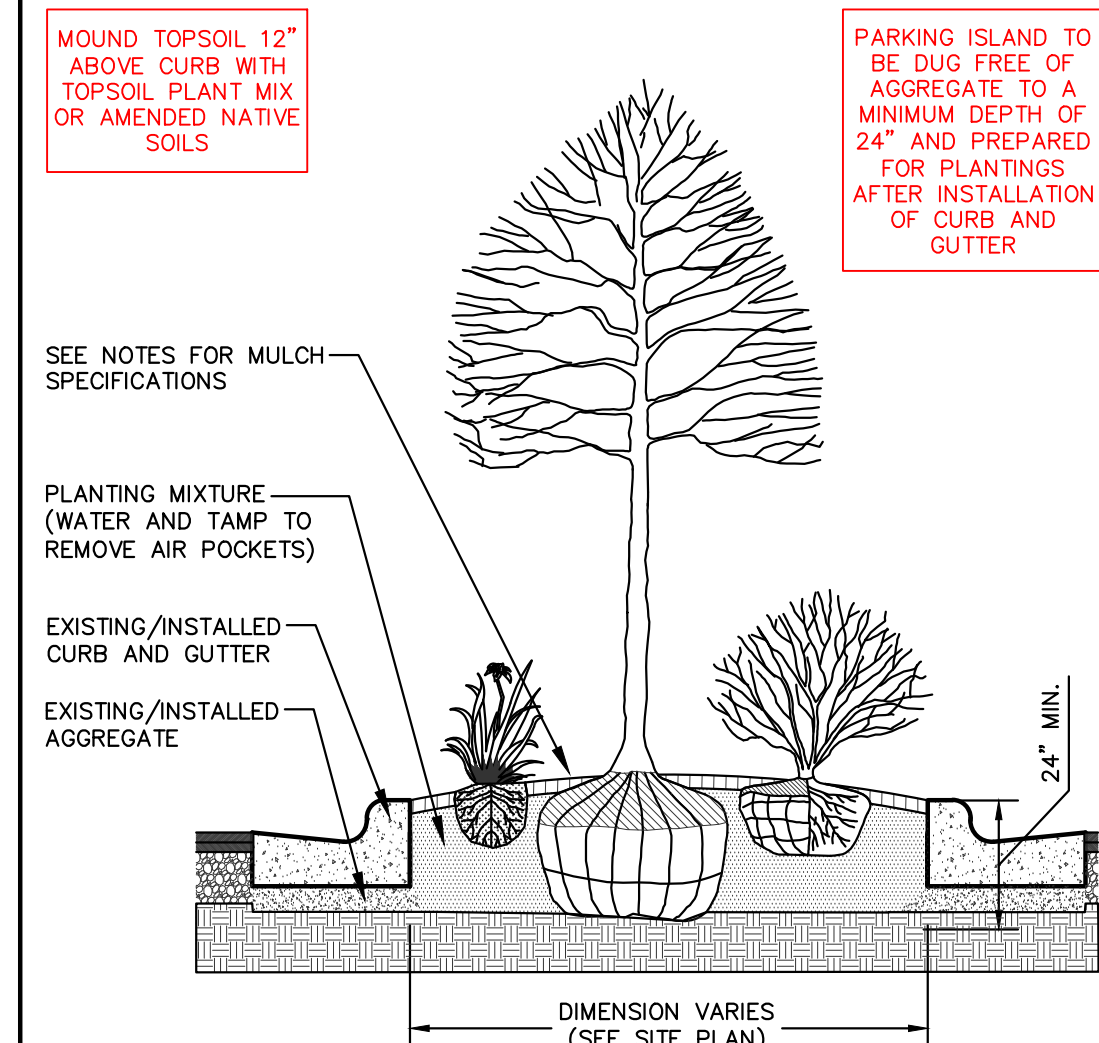
PRIVATE IMPROVEMENTS PLANT SCHEDULE						
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AF	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple	B & B	2.5" Cal	35	1
	BP	<i>Betula populifolia</i> 'Whitespire' – Single / Whitespire Birch – Single	B & B	2.5" Cal	35	3
	QG	<i>Quercus x macdanieli</i> 'Clemons' TM / Heritage Oak	B & B	2.5" Cal	35	5
TALL EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	PD	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	B & B	Min. 5' tall	35	5
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	TT	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	B & B	Min. 4' tall	10	11
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquis Beauty Black Chokeberry	#3	Min. 12"–24"	3	28
	CB	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood	#3	Min. 12"–24"	3	9
	CA	<i>Cornus stolonifera</i> 'Arctic Fire' / Arctic Fire Dogwood	#3	Min. 12"–24"	3	6
	HI	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"–24"	3	23
	HL	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	#3	Min. 12"–24"	3	8
	PIW	<i>Physocarpus opulifolius</i> 'SMNPMS' TM / Summer Wine Ninebark	#3	Min. 12"–24"	3	42
	RG	<i>Rhus trilobata</i> 'Gro Low' / Gro-Low Sumac	#3	Min. 12"–24"	3	12
	VH	<i>Viburnum trilobum</i> 'Hohs' / American Cranberrybush	#3	Min. 12"–24"	3	19
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	TM	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	4	5
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AS	<i>Allium x</i> 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"–18"	2	95
	CN	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"–18"	2	43
	GC	<i>Geranium x cantabrigiense</i> 'Biokovo' / Biokovo Cranesbill	#1	Min. 8"–18"	2	27
	HA	<i>Hemerocallis x</i> 'Chicago Apache' / Daylily	#1	Min. 8"–18"	2	9
	LS	<i>Liatris spicata</i> 'Kabold' / Kabold Spike Gayfeather	#1	Min. 8"–18"	2	32
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"–18"	2	60
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"–18"	2	59

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



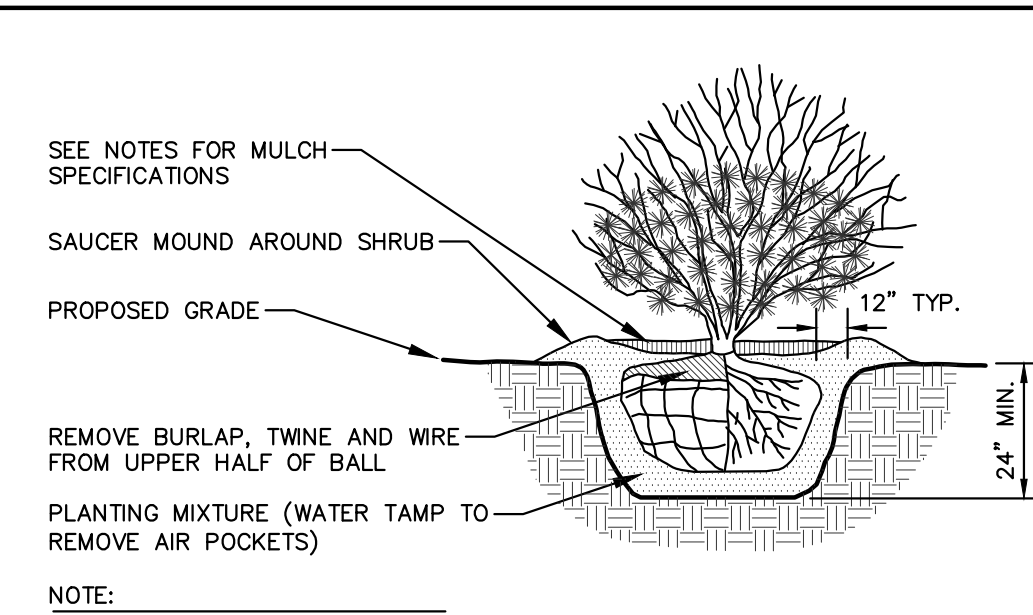
### PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01-03-2018



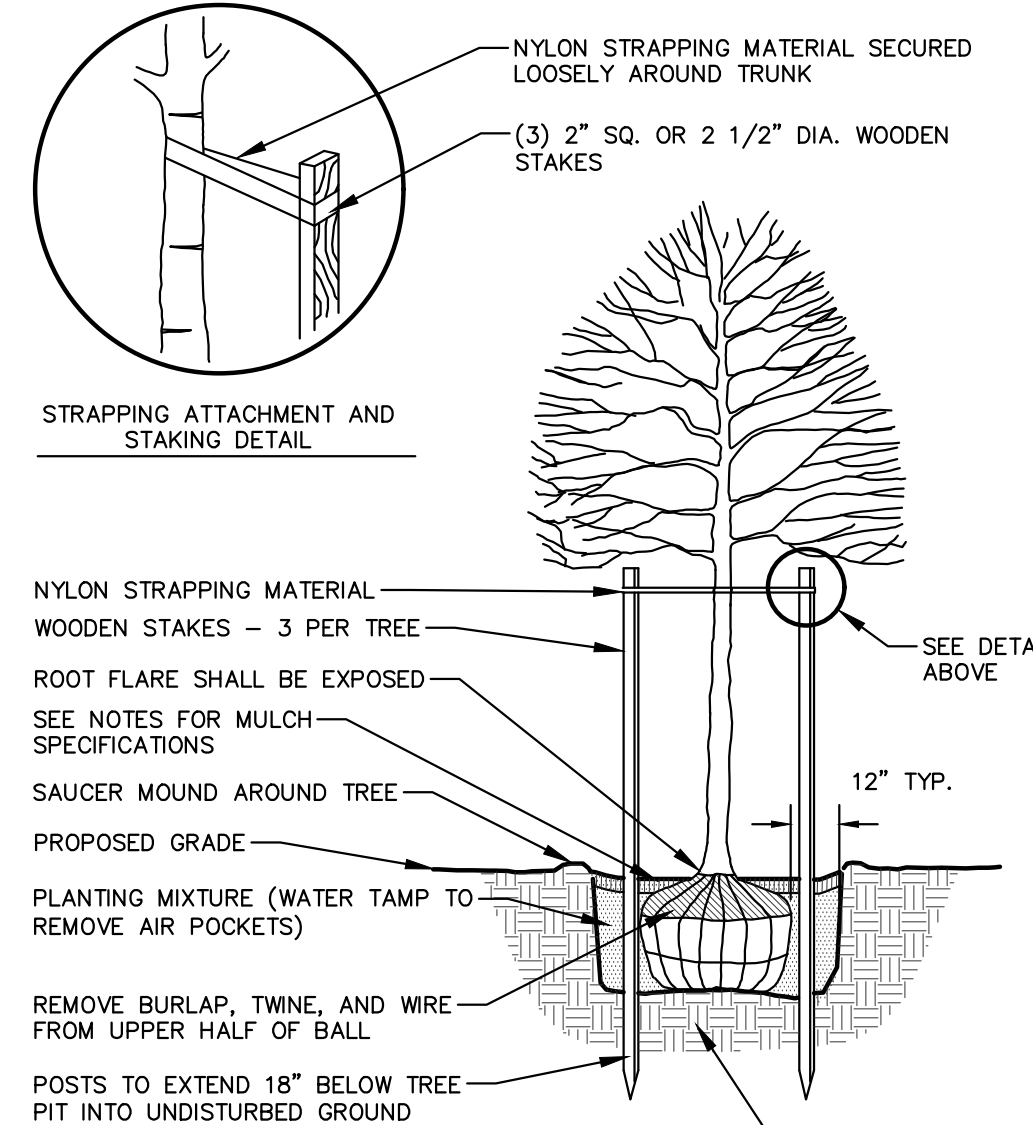
## PARKING ISLAND LANDSCAPE DETAIL

REV. 01-03-2018



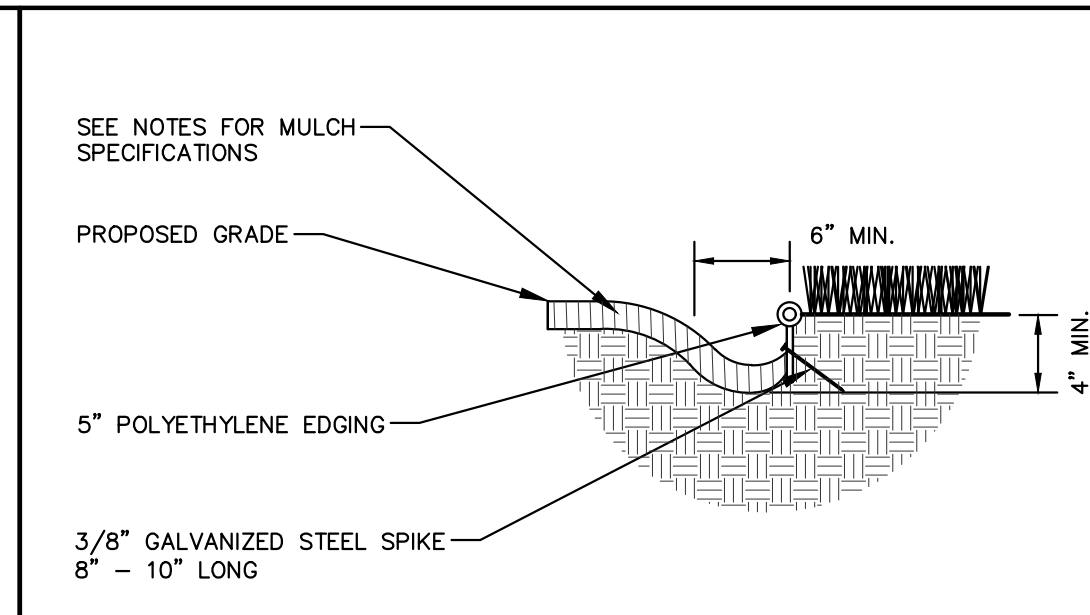
### SHRUB PLANTING DETAIL

REV. 01-03-2019



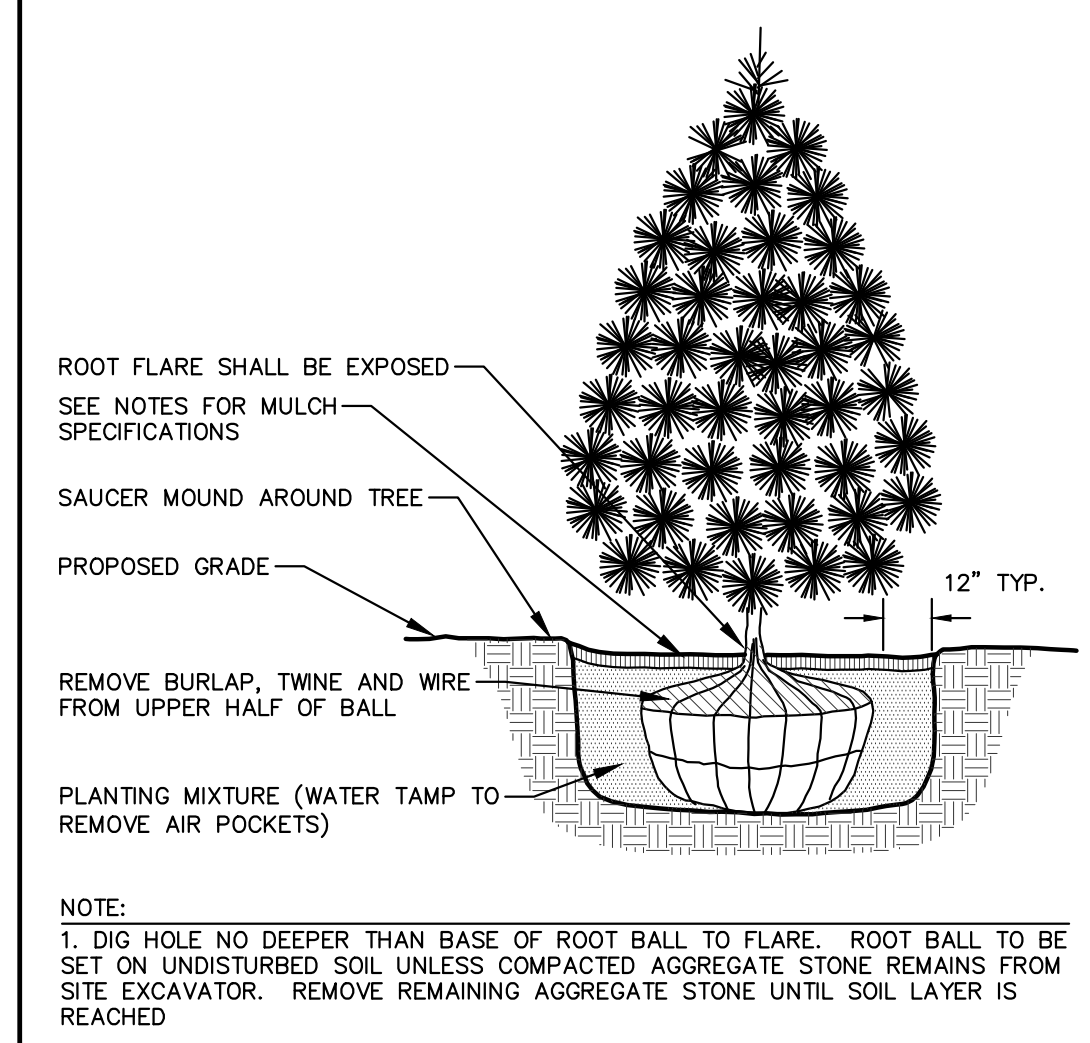
### DECIDUOUS TREE PLANTING DETAIL

REV. 01-04-2019



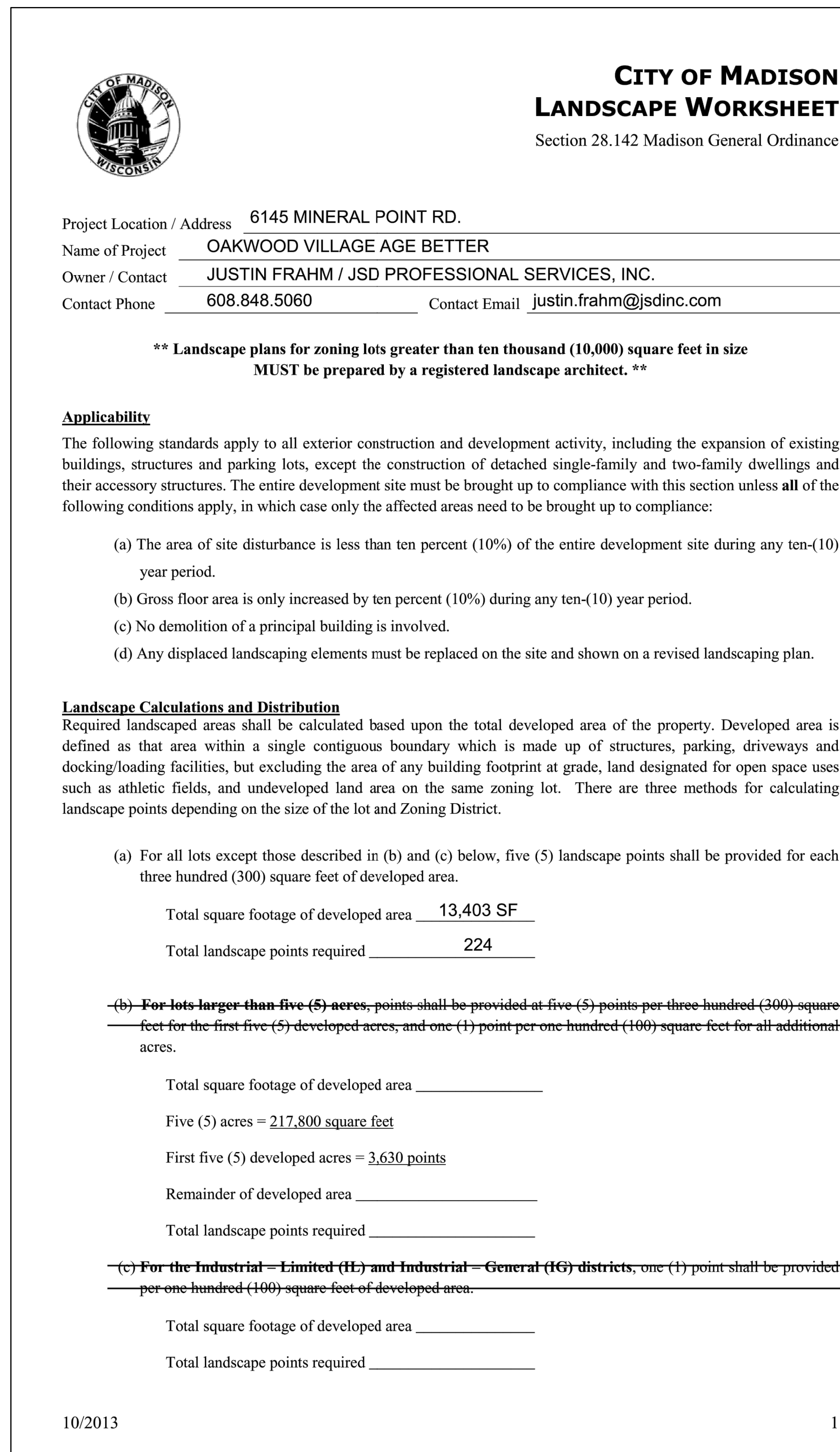
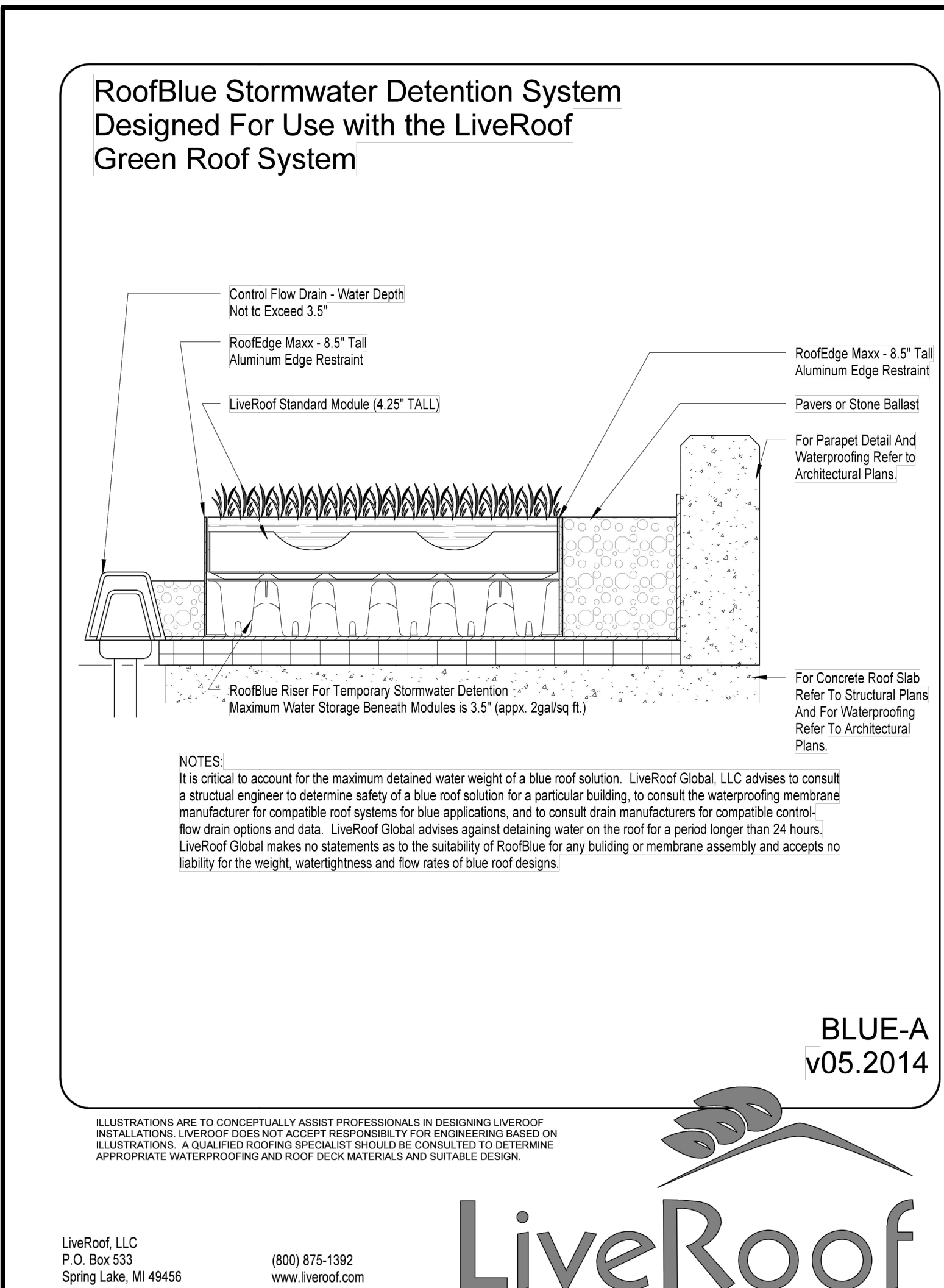
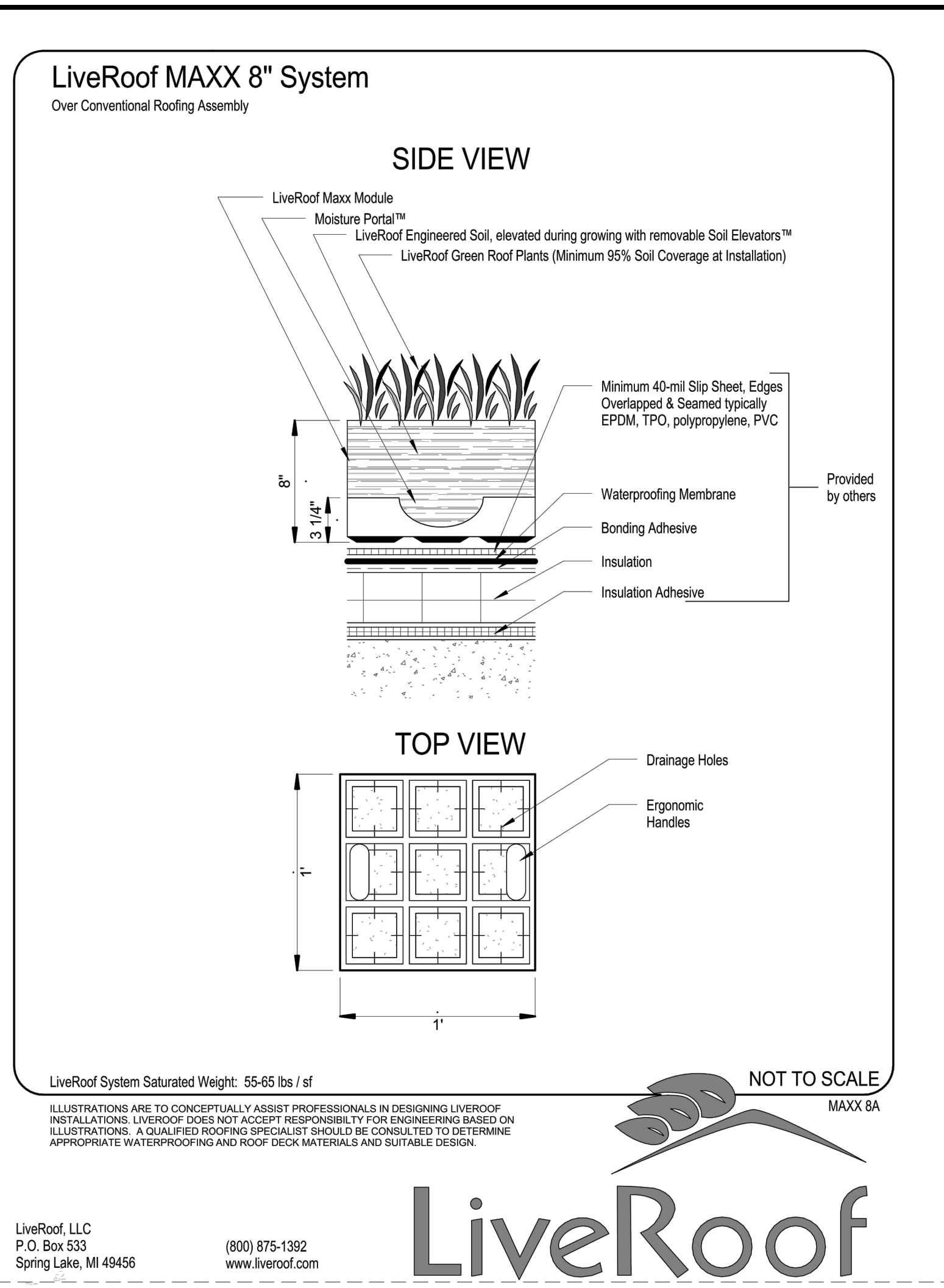
## POLYETHYLENE LANDSCAPE EDGING DETAIL

REV. 01-03-2018



### EVERGREEN TREE PLANTING DETAIL

REV. 01-03-2019



### 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			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			5	175
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			11	110
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			147	441
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			5	20
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			325	650
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>						

\* 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.

### 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 BE RESPONSIBLE FOR REPLACEMENT OF ANY PLANTS THAT DO NOT MEET THE GUARANTEE CRITERIA. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCHING, AND WEED BARRIER FABRIC. THE 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, SEEDS AND/OR SOODED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL LAWN/LAWN AREAS AND PLANTINGS THROUGHOUT THE GUARANTEE PERIOD. THE CONTRACTOR'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR MONITORING THE PLANTINGS. 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 VEGROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN/TURFGRASS THROUGHOUT THE GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT 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 ARE TO BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MAINTENANCE CONTRACTOR.
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.

## LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED TO PREVENT SEPARATION OF COMPONENTS.
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 OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO DISCLOSE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE PROPERLY DOCUMENTED EVIDENCE OF ANALYSIS TO THE AGENCY PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDED HARDWOOD BARK MULCH TO BE APPLIED TO ALL PLANTING AREAS LABELED ON PLAN PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDED 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: SLACK WOVEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 4" DIAMETER RING OF 1/2" DRAINAGE HOLES. ALL SHRUB RINGS TO BE INSTALLED WITH A 4" DIAMETER ABOUT THE CENTER OF THE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING OWNER'S REPRESENTATIVE SHALL APPROVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARDI. HORTICULTURAL TOWEL & SUPPLY CO. OR APPROVED EQL.

## SEEDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS' MADISON PARKS' GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL PER. SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1/2 LBS PER 1,000 SQ. YD. FERTILIZER AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WOOD SEED-FREE.
2. MATERIALS – DETENTION BASIN SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH DETENTION BASIN – BIOSWALE™ SEED MIX, AS PROVIDED BY PHARRIE NURSERY, P.O. BOX 308, WESTFIELD, WISCONSIN, 53684, TEL. 262.781.1100 (OR 800.441.1100) WITH A MINIMUM OF 14 DAYS PRIOR TO THE START OF CONSTRUCTION. SEEDING SHALL BE BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL ESTABLISHMENT. SEED/ROOT ZONE GROWTH DEVELOPMENT: REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

**TREE WATERING PROGRAM:**

**BASE BID - WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS**

**ALTERNATE BID 1\* - INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED**

**ALTERNATE BID 2\* -** INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

**IRRIGATION (SEE SPECS):**

**BASE BID - DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING**

**ALTERNATE BID - POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS**

**LANDSCAPING:**

LANDSCAPING TO BE INSTALLED AFTER  
COMPLETION OF THE BUILDING

INSTALLATION OF LANDSCAPING NOT TO  
AFFECT OPERATIONS OF THE BUILDING

[illegible]

COMM No.:	TBD
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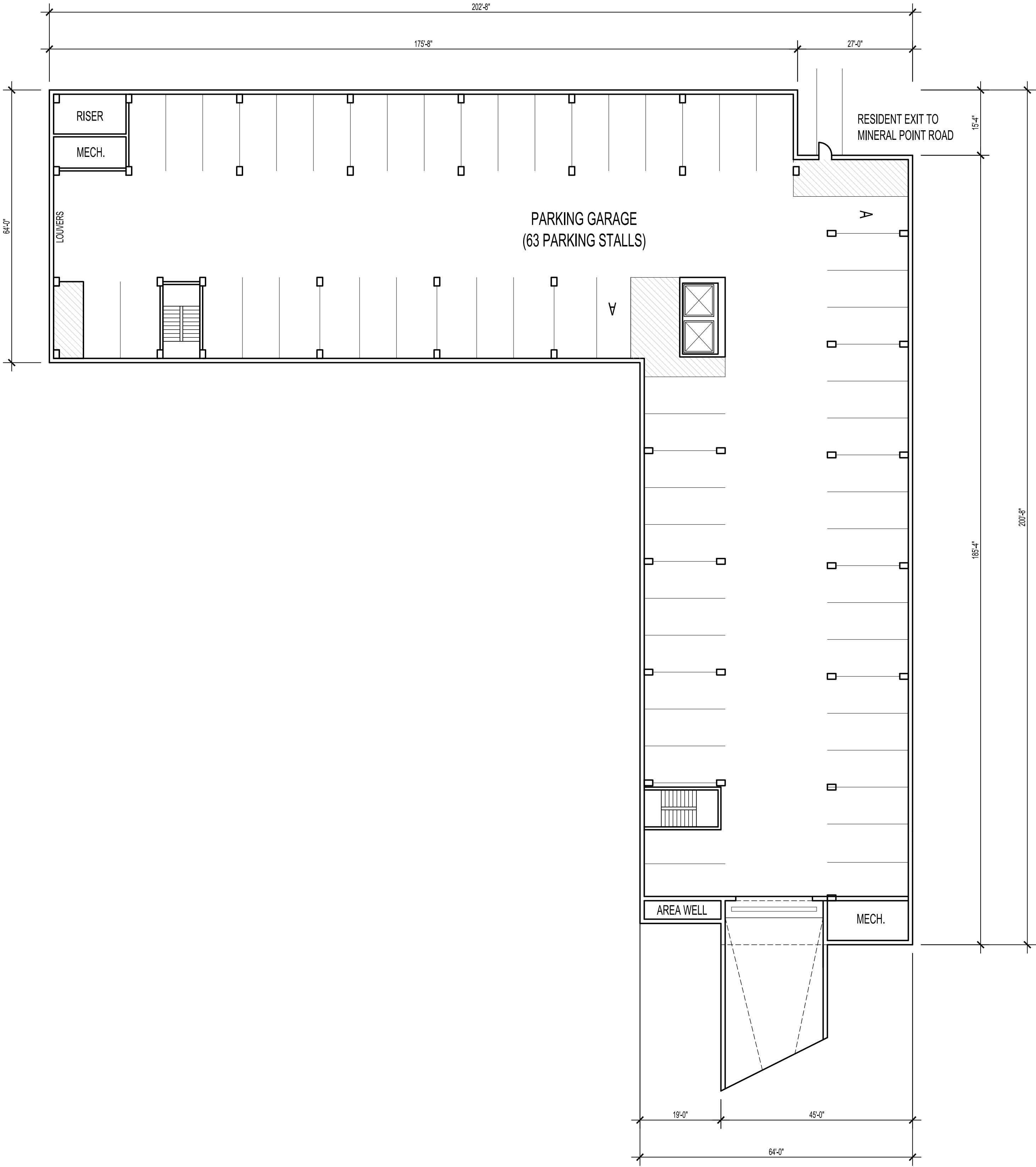
LANDSCAPE  
DETAILS & NOTES

# L200

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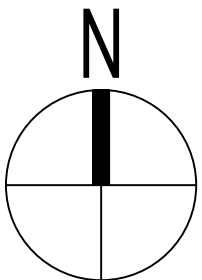
BASEMENT FLOOR PLAN  
GSF: 21,107

RESIDENTIAL PARKING - 63 INTERIOR STALLS  
11 EXTERIOR STALLS  
TOTAL PARKING: 74 PARKING STALLS



BASEMENT PARKING PLAN

1" = 1'-0"



REVIEW SET ONLY  
NOT FOR CONSTRUCTION

PROJECT NAME:  
AGE BETTER - OAKWOOD  
6145 MINERAL POINT RD  
MADISON, WI 53705

OWNERS INFO:  
GORMAN & COMPANY  
200 N. MAIN STREET  
OREGON, WI 53575  
P 608.835.3900

ARCHITECT:  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

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SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020

BASEMENT FLOOR PLAN

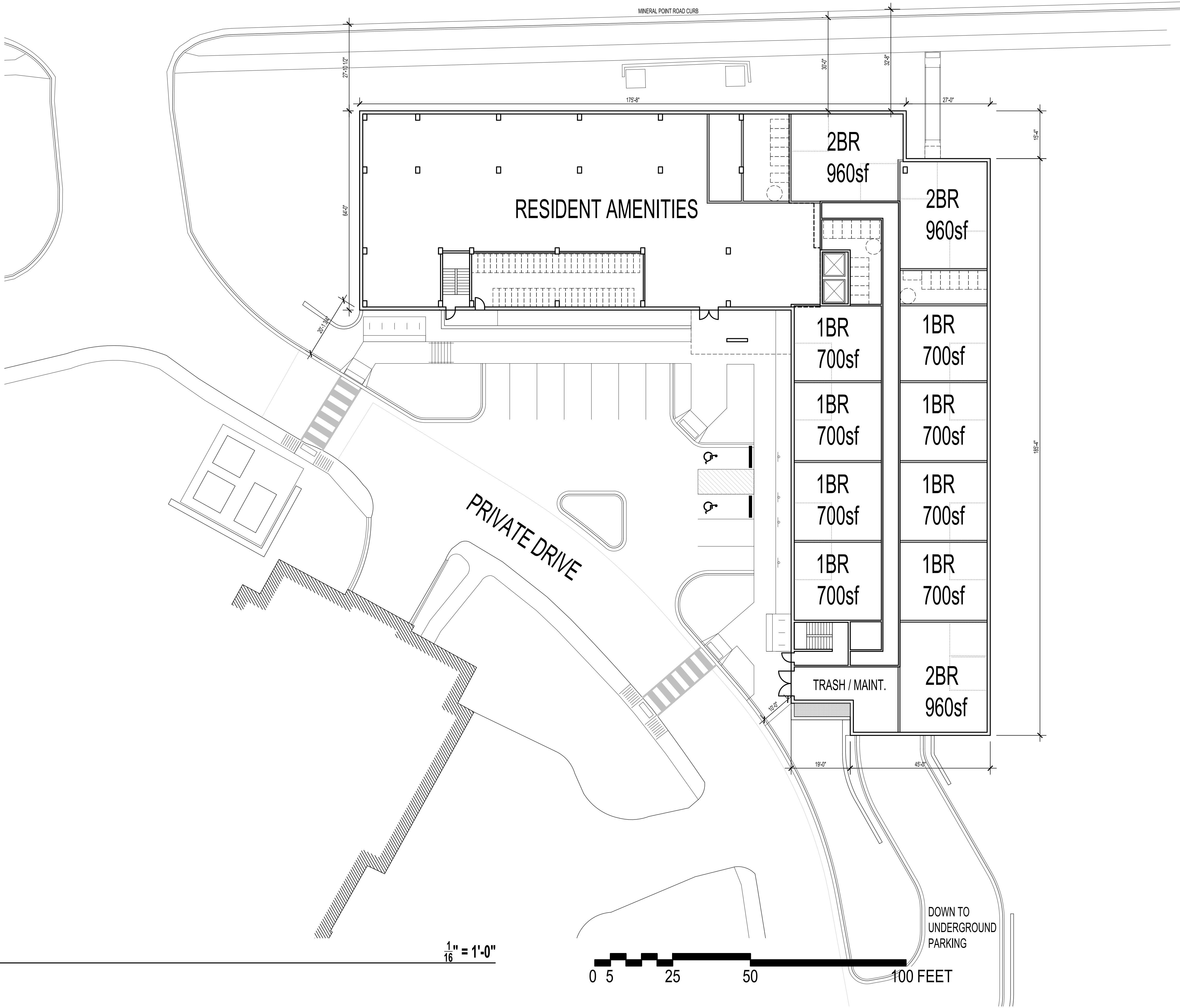
A100

FIRST FLOOR PLAN  
GSF: 21,107 SF

UNIT QUANITIES:  
1 BR - 62  
2 BR - 15  
TOTAL: 77

BIKE PARKING:  
EXTERIOR 16  
INTERIOR - GROUND 49  
INTERIOR - STRUCTURED 22  
TOTAL: 87

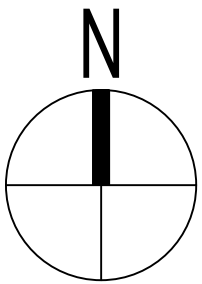
MINERAL POINT ROAD



FIRST FLOOR PLAN

1" = 1'-0"

0 5 25 50 100 FEET



REVIEW SET ONLY  
NOT FOR CONSTRUCTION



PROJECT NAME:  
AGE BETTER - OAKWOOD  
6145 MINERAL POINT RD  
MADISON, WI 53705

OWNERS INFO:  
GORMAN & COMPANY  
200 N. MAIN STREET  
OREGON, WI 53575  
P 608.835.3900

ARCHITECT:  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

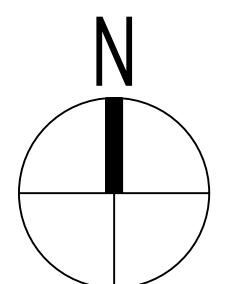
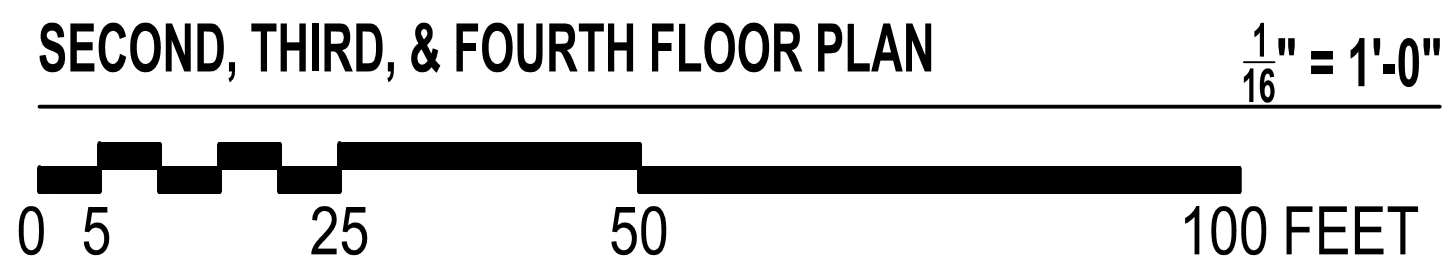
REV. NO.	DATE:
1	08/12/2020 LAND USE SUBMITTAL
2	08/27/2020 LAND USE RESUBMITTAL

PROJ. NO.	20002.02
SCALE	AS NOTED
PHASE	PLANNING APPROVALS
DATE	08-27-2020

FIRST FLOOR PLAN

A101

GSF: 21,107 SF

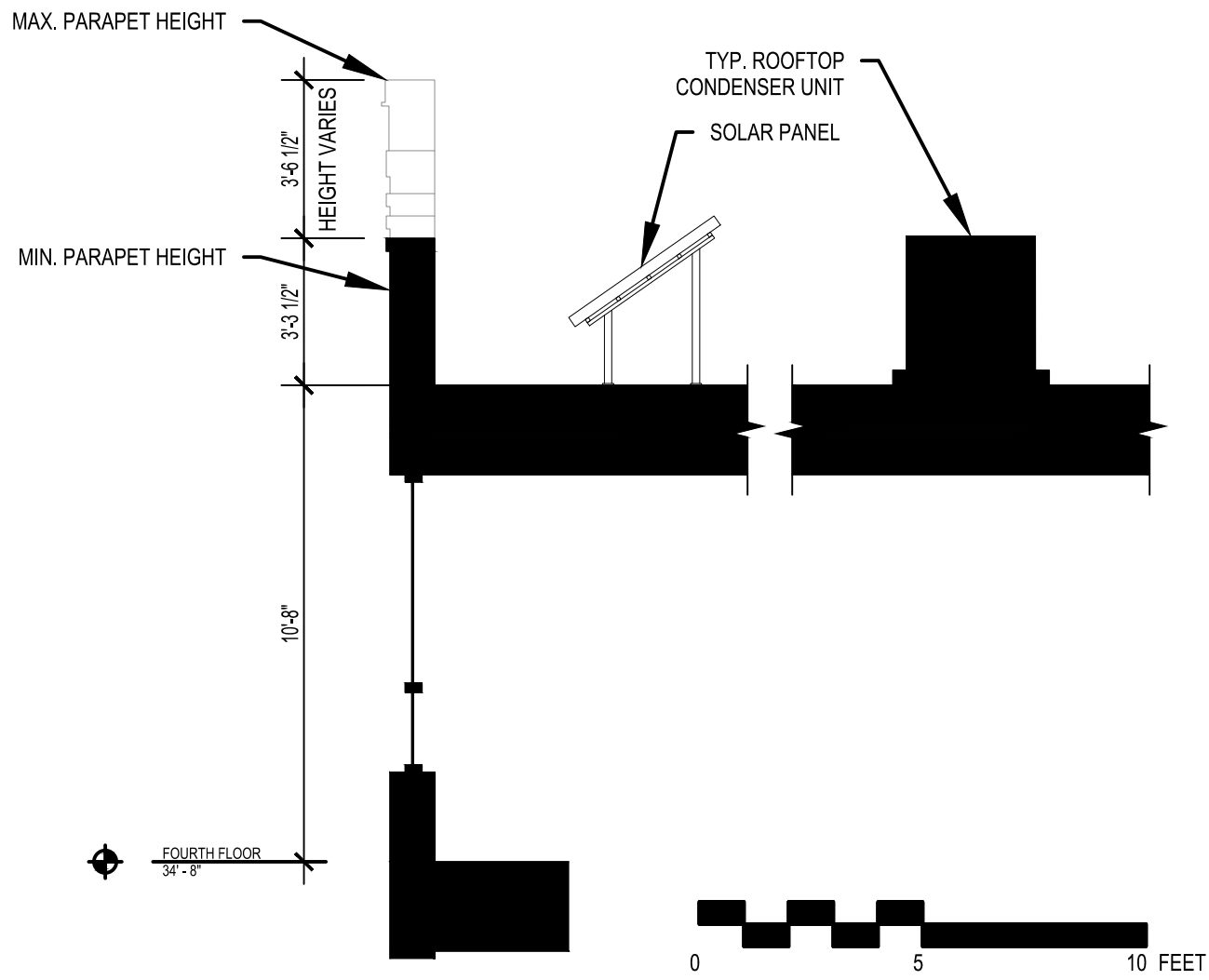


KORB + ASSOCIATES ARCHITECTS

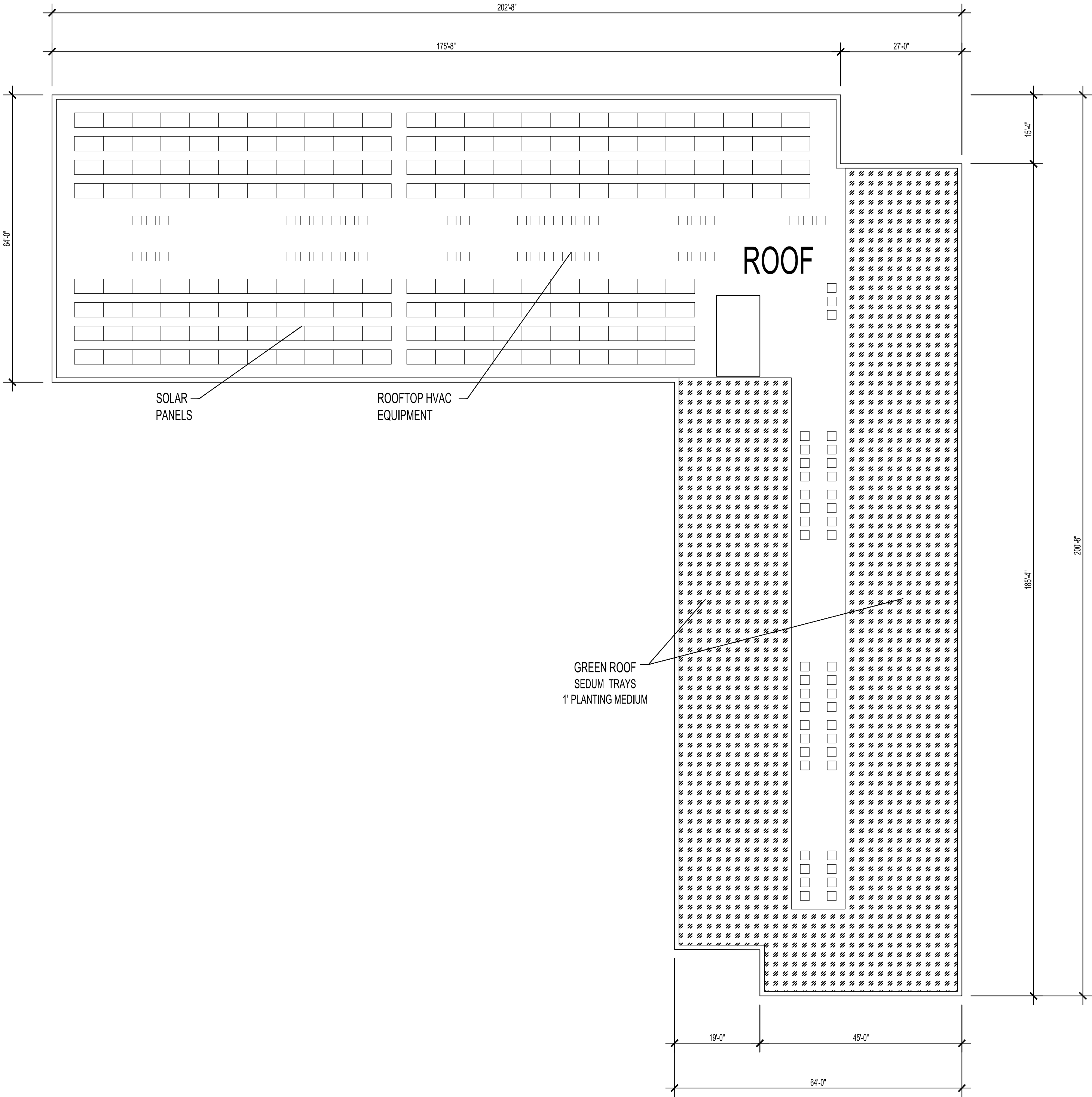
**ARCHITECT:**  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

PROJ. NO:	20002 02
SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020

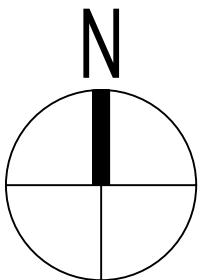
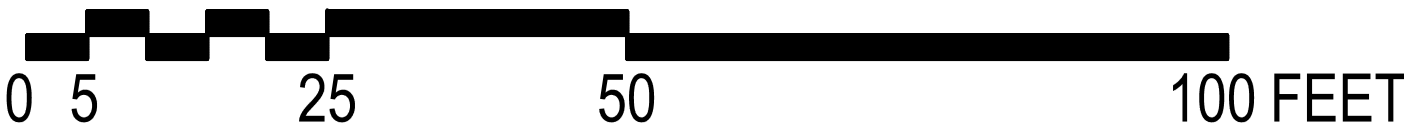
A102



PARAPET / HVAC EQUIP. SCREENING SECTION 1/4" = 1'-0"



1/16" = 1'-0"



REVIEW SET ONLY  
NOT FOR CONSTRUCTION

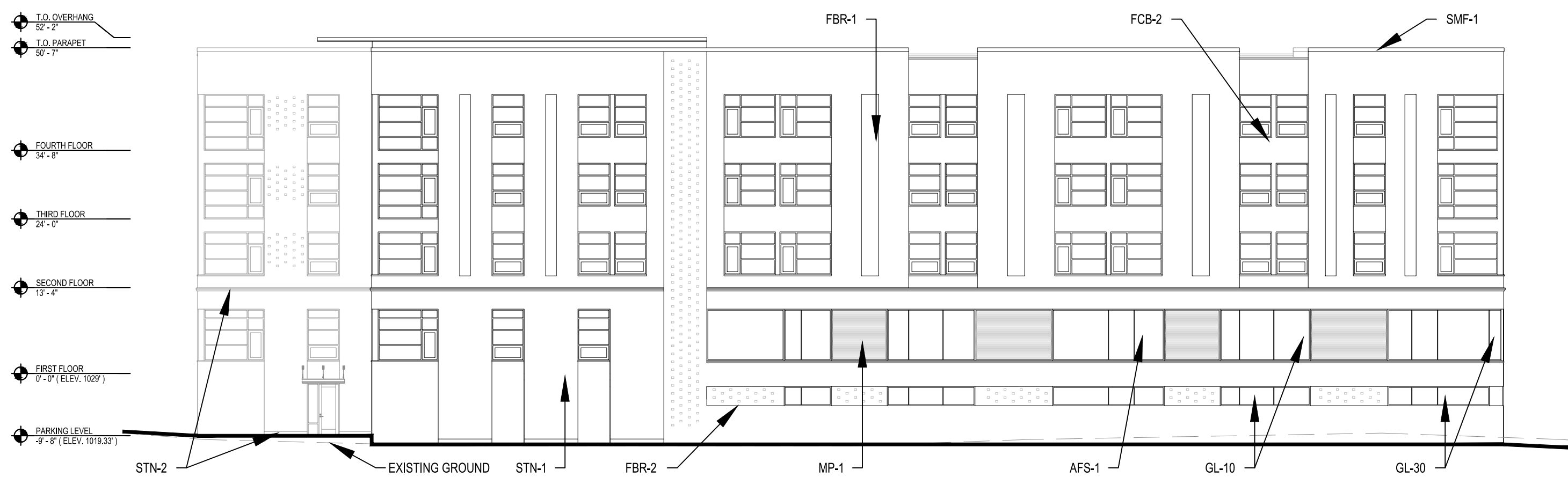
PROJECT NAME:  
AGE BETTER - OAKWOOD  
6145 MINERAL POINT RD  
MADISON, WI 53705

OWNERS INFO:  
GORMAN & COMPANY  
200 N. MAIN STREET  
OREGON, WI 53575  
P 608.835.3900

ARCHITECT:  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

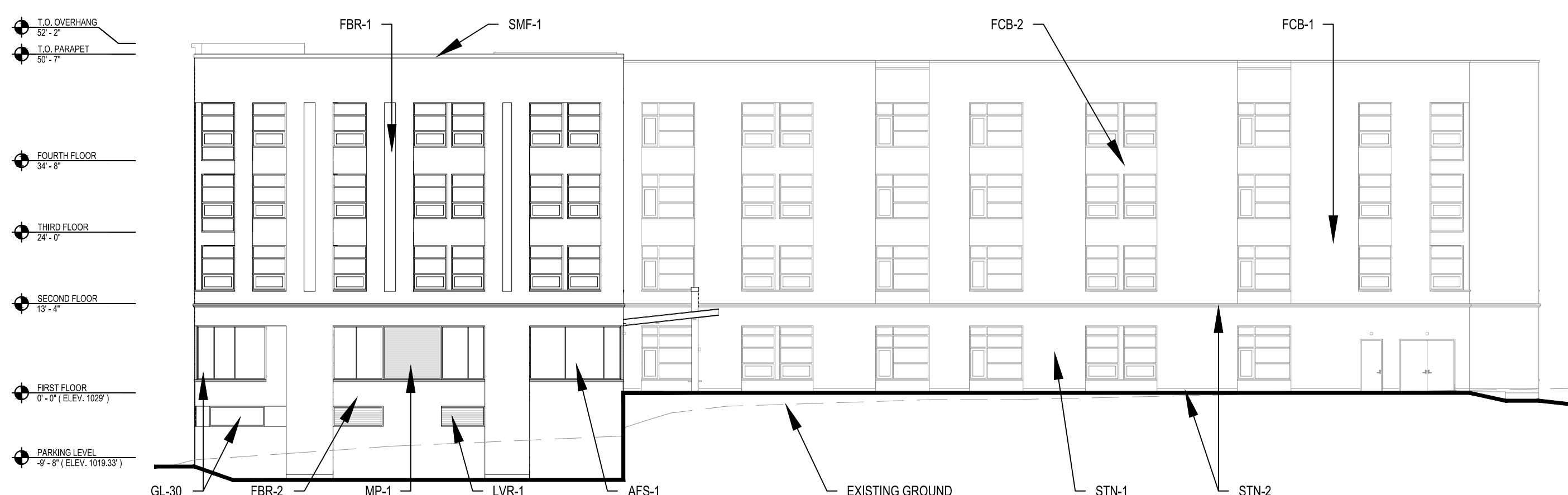
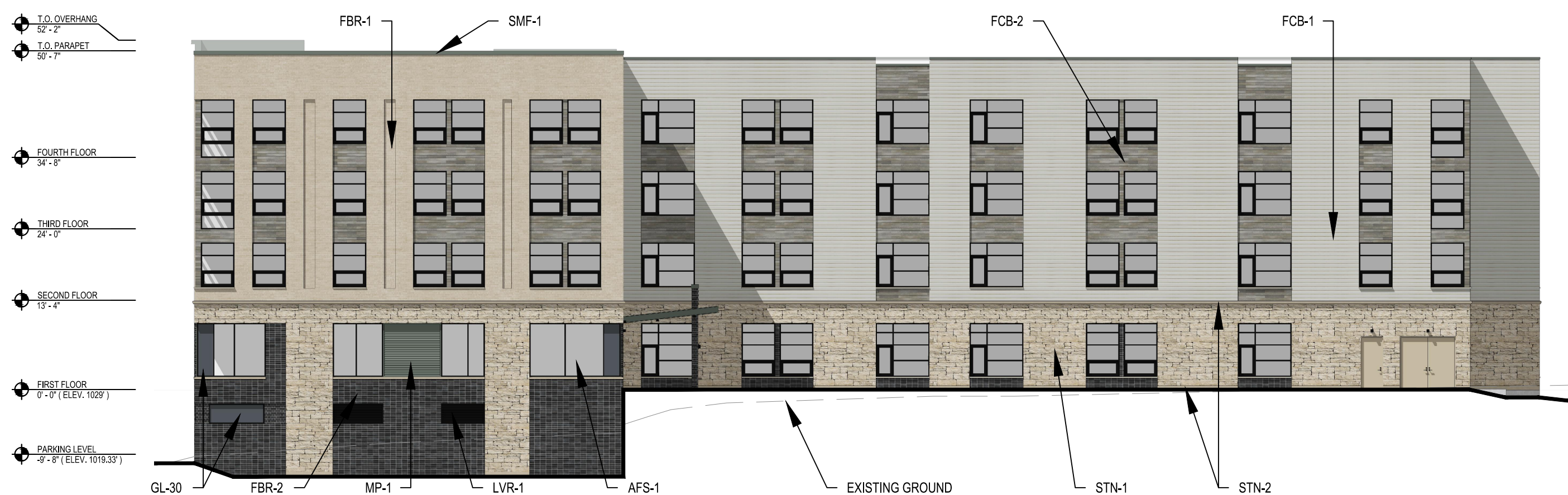
REV. NO.	DATE:
1	08/12/2020 LAND USE SUBMITTAL
2	08/27/2020 LAND USE RESUBMITTAL

PROJ. NO.	20002 02
SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020



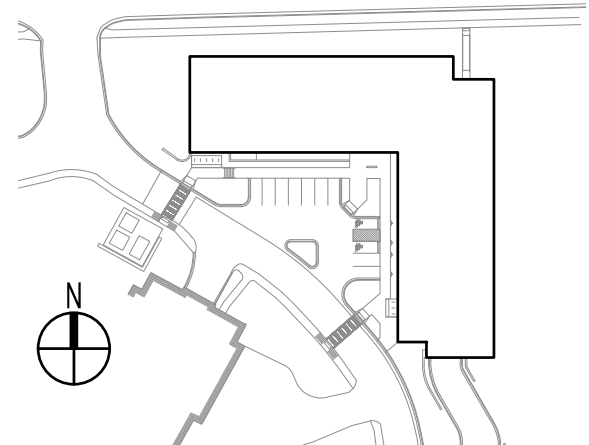
NORTH ELEVATION

1" = 1'-0"  
16



EAST ELEVATION

1" = 1'-0"  
16



REVIEW SET ONLY  
NOT FOR CONSTRUCTION



PROJECT NAME:  
AGE BETTER - OAKWOOD  
6145 MINERAL POINT RD  
MADISON, WI 53705

OWNERS INFO:  
GORMAN & COMPANY  
200 N. MAIN STREET  
OREGON, WI 53575  
P 608.835.3900

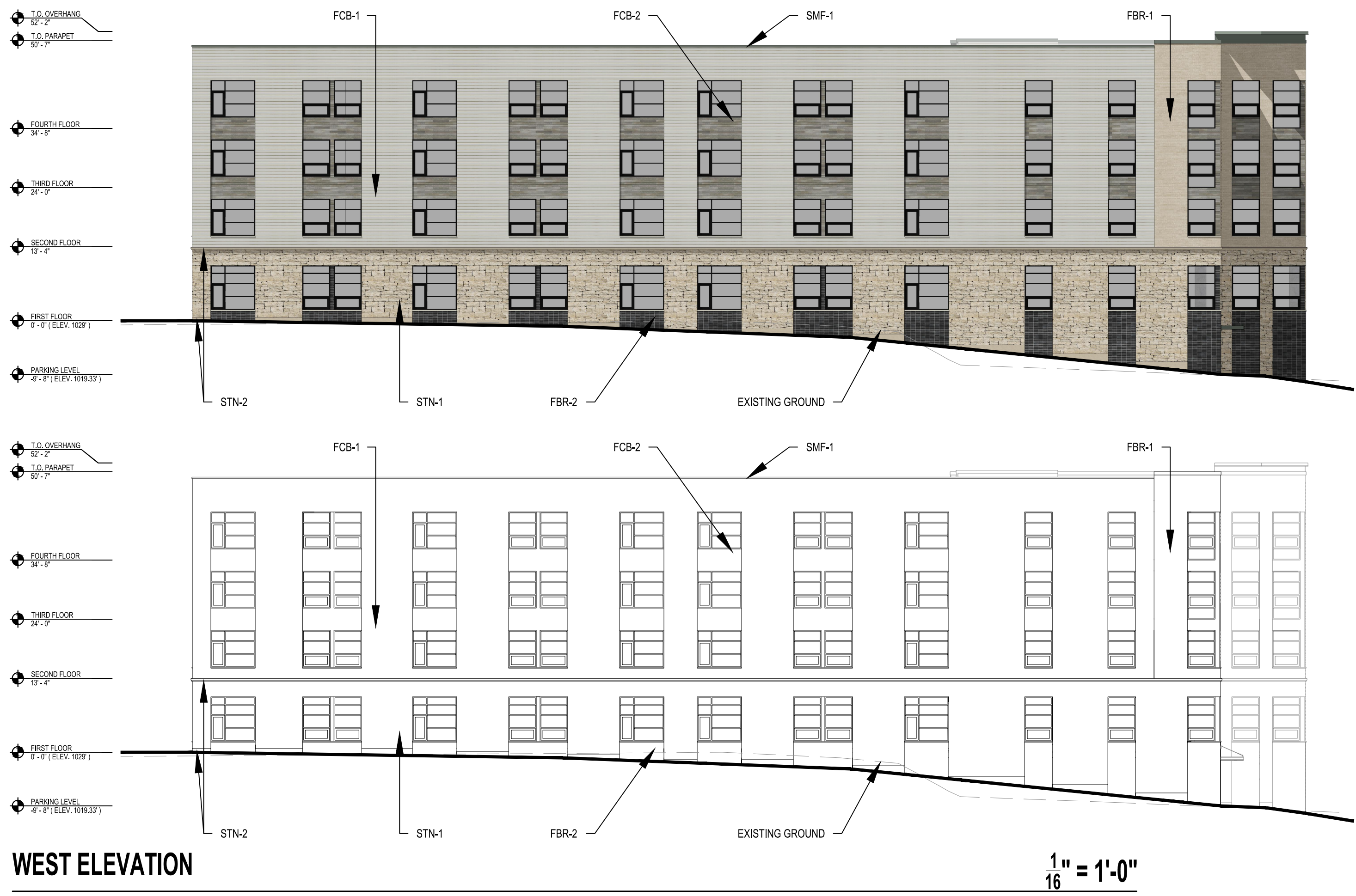
ARCHITECT:  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

REV. NO.	DATE:
1	08/12/2020 LAND USE SUBMITTAL
2	08/27/2020 LAND USE RESUBMITTAL

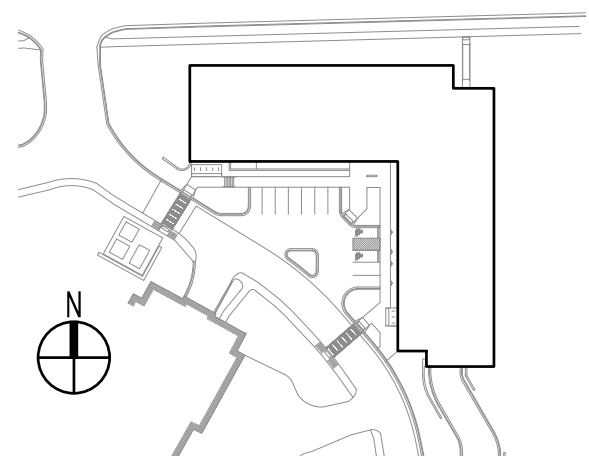
PROJ. NO:	20002 02
SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020



SOUTH ELEVATION



WEST ELEVATION



REVIEW SET ONLY  
NOT FOR CONSTRUCTION

PROJECT NAME:  
AGE BETTER - OAKWOOD  
6145 MINERAL POINT RD  
MADISON, WI 53705

OWNERS INFO:  
GORMAN & COMPANY  
200 N. MAIN STREET  
OREGON, WI 53575  
P 608.835.3900

ARCHITECT:  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

REV. NO.	DATE:
1	08/12/2020 LAND USE SUBMITTAL
2	08/27/2020 LAND USE RESUBMITTAL

PROJ. NO:	20002 02
SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020



AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - MINERAL POINT RD EAST FACADE  
**AGE BETTER - OAKWOOD**



AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

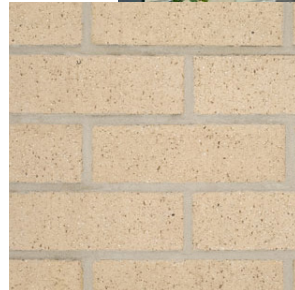
EXTERIOR RENDERING - MINERAL POINT RD WEST FACADE  
**AGE BETTER - OAKWOOD**



AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - ENTRANCE DRIVE  
**AGE BETTER - OAKWOOD**



Summit Brick Company  
Light Pewter

**FBR-1 : Face Brick**



Endicott Brick  
Manganese Ironspot

**FBR-2 : Face Brick**



Echelon Masonry Waterford Stone  
London Gray

**STN-1 : Anchored Stone Veneer**  
**STN-2 : Cast Stone Sill & Accessories - To Match**



Guardian Glass - Deco HT  
Warm Grey - Low-E Coating

**GL-30 : Low-E, Ceramic-Coated Insulating Spandrel Glass**



Guardian Glass  
Sunguard - Low-E Coating

**GL-10 : Low-E Clear Insulating Glass**



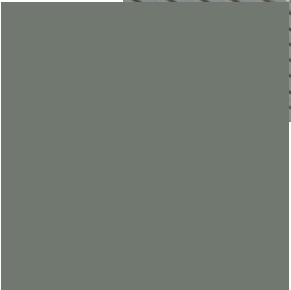
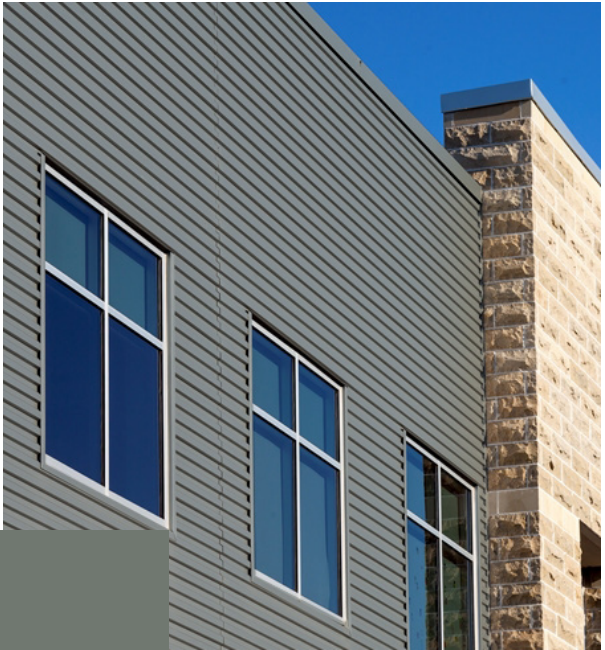
HardiePlank Lap - Smooth  
Arctic White

**FCB-1 : Fiber Cement Board Siding**



Nichiha RoughSawn  
Smoke

**FCB-2 : Wood-look Fiber Cement Board**



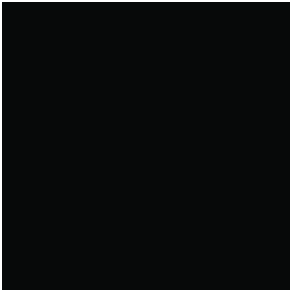
Centria Concept CS-660  
181 Slate Gray

**MP-1 : Corrugated Metal Panel**  
**SMF-1 : Prefinished Sheet Metal - To match**



Kawneer Trifab VG 451T  
Anodized Black

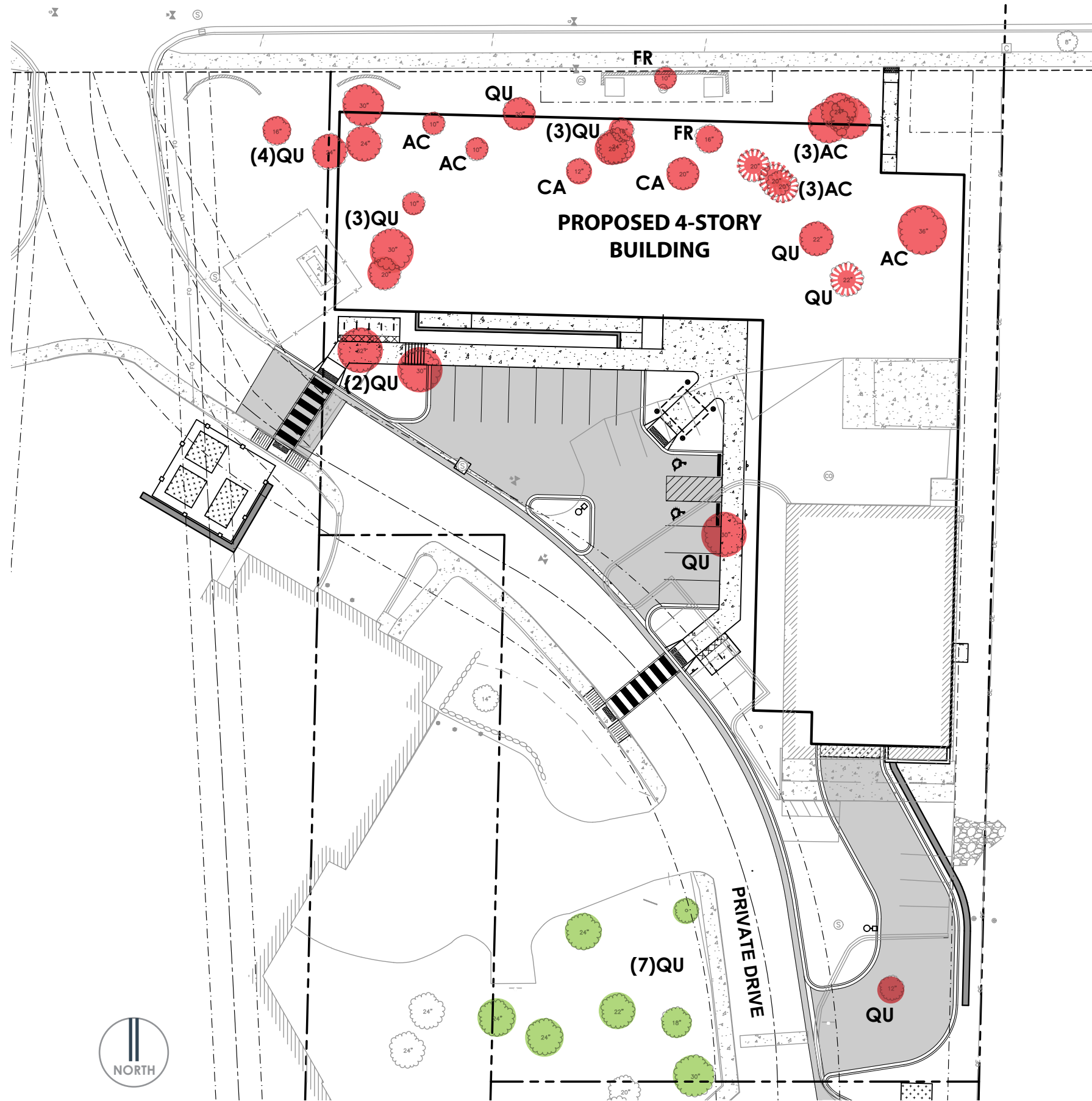
**AFS-1 : Aluminum Storefront Framing System**  
**LVR-1 : Prefinished Aluminum Louver**



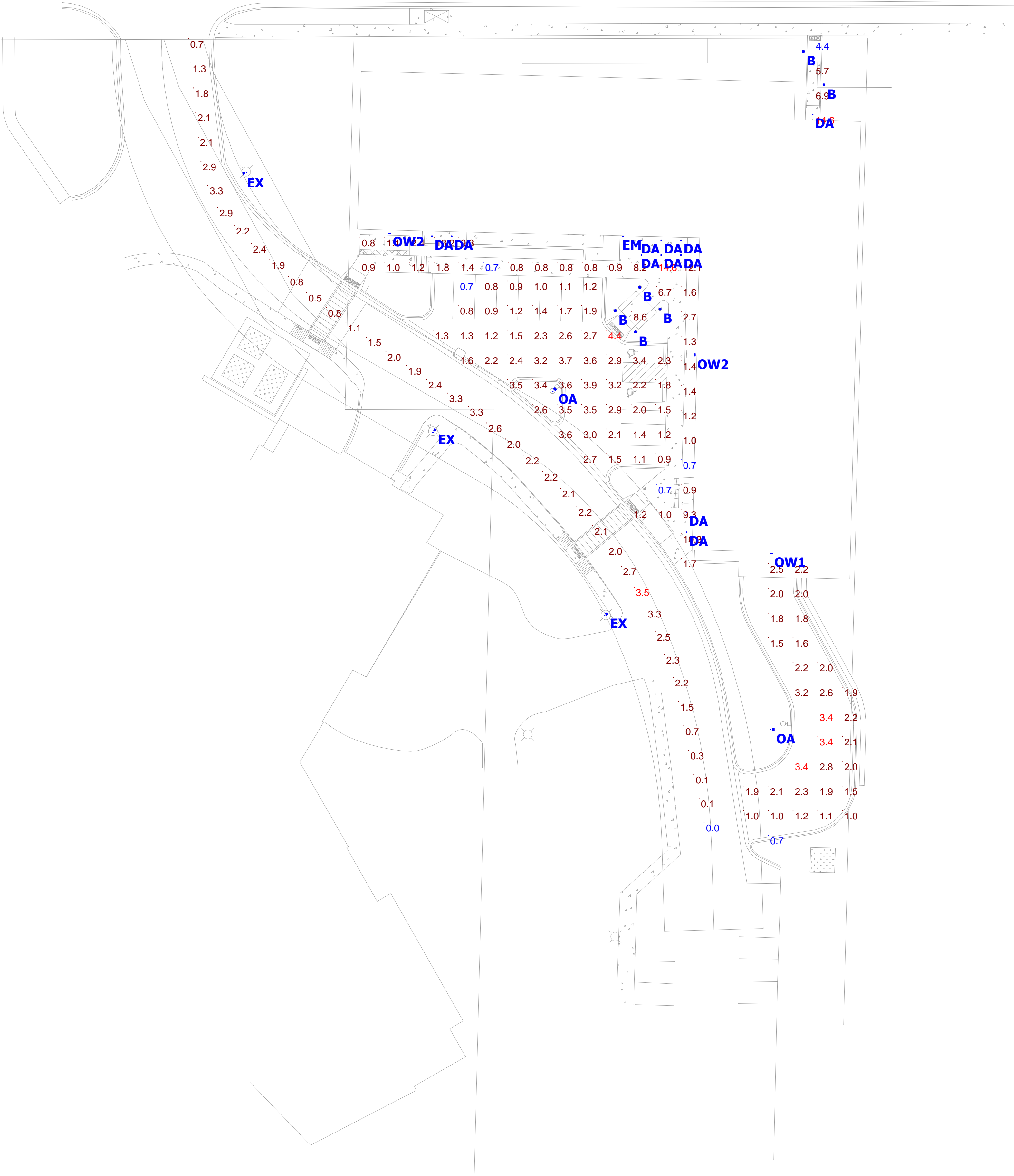
Pella Impervia - Fiberglass  
Black

**FWS-1 : Fiberglass Window System**





LEGEND	
<span style="color: green;">●</span>	EXISTING TREE TO BE PRESERVED
<span style="color: red;">●</span>	EXISTING TREE TO BE REMOVED
<span style="color: red;">✱</span>	EXISTING TREE IN POOR HEALTH TO BE REMOVED
AC	MAPLE
CA	HICKORY
FR	ASH
QU	OAK



Plan View  
Scale - 1" = 25ft

Schedule					
Symbol	Label	QTY	Catalog Number	Lumens per Lamp	Wattage
	B	6	DSXB LED	1674	20
	DA	11	LDN4SQ	1334	17.5
	OA	2	DSX LED	11955	134
	OW1	1	DSXW LED	3945	38.8
	EM	1	AFF WT	568	5.7
	EX	3	EXISTING	15589	134

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BACK PATHWAY		7.9 fc	14.6 fc	4.4 fc	3.3:1	1.8:1
DRIVEWAY		2.0 fc	3.4 fc	0.7 fc	4.9:1	2.9:1
PARKING LOT		2.2 fc	4.4 fc	0.7 fc	6.3:1	3.1:1
PATHWAY		3.5 fc	14.6 fc	0.7 fc	20.9:1	5.0:1
STREET		1.9 fc	3.5 fc	0.0 fc	N/A	N/A



# D-Series Size 0 LED Area Luminaire



Catalog  
Number

Notes

Type

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

## Specifications

**EPA:** 0.95 ft<sup>2</sup>  
(.09 m<sup>2</sup>)

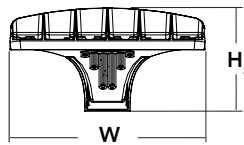
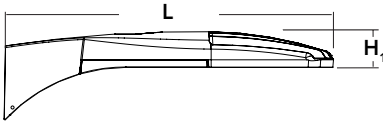
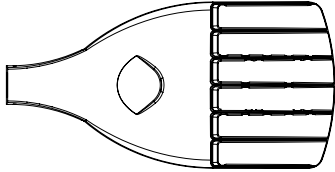
**Length:** 26"  
(66.0 cm)

**Width:** 13"  
(33.0 cm)

**Height<sub>1</sub>:** 3"  
(7.62 cm)

**Height<sub>2</sub>:** 7"  
(17.8 cm)

**Weight (max):** 16 lbs  
(7.25 kg)



**FIXTURE LEGEND TYPE: OA**  
**ORDER INFO: DSX0 LED P6 40K T5M MVOLT HS**  
**20' SQUARE POLE - CHARCOAL**

## Ordering Information

**EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD**

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	<b>Forward optics</b> P1 P4 <sup>1</sup> P7 <sup>1</sup> P2 P5 P3 P6 <b>Rotated optics</b> P10 <sup>2</sup> P12 <sup>2</sup> P11 <sup>2</sup> P13 <sup>1,2</sup>	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) 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 <sup>3</sup>	T5S Type V short <sup>3</sup> T5M Type V medium <sup>3</sup> T5W Type V wide <sup>3</sup> BLC Backlight control <sup>4</sup> LCCO Left corner cutoff <sup>4</sup> RCCO Right corner cutoff <sup>4</sup>	MVOLT <sup>5,6</sup> 120 <sup>6</sup> 208 <sup>6</sup> 240 <sup>6</sup> 277 <sup>6</sup> 347 <sup>6</sup> 480 <sup>6</sup>
				<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting <sup>7</sup> WBA Wall bracket <sup>3</sup> SPUMBA Square pole universal mounting adaptor <sup>8</sup> RPUMBA Round pole universal mounting adaptor <sup>8</sup> <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>9</sup>	

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled <sup>10,11</sup> PIRHN Network, high/low motion/ambient sensor <sup>12</sup> PER NEMA twist-lock receptacle only (control ordered separate) <sup>13</sup> PER5 Five-pin receptacle only (control ordered separate) <sup>13,14</sup> PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) <sup>13,14</sup> DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>15</sup>	<b>Shipped installed</b> HS House-side shield <sup>19</sup> SF Single fuse (120, 277, 347V) <sup>6</sup> DF Double fuse (208, 240, 480V) <sup>6</sup> L90 Left rotated optics <sup>2</sup> R90 Right rotated optics <sup>2</sup> DDL Diffused drop lens <sup>19</sup> HA 50°C ambient operations <sup>1</sup> <b>Shipped separately</b> BS Bird spikes <sup>20</sup> EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>16,17</sup> PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>16,17</sup> PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>16,17</sup> PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>16,17</sup> FAO Field adjustable output <sup>18</sup>		



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DSX0-LED  
Rev. 07/30/20  
Page 1 of 8

## Ordering Information

### Accessories

Ordered and shipped separately.

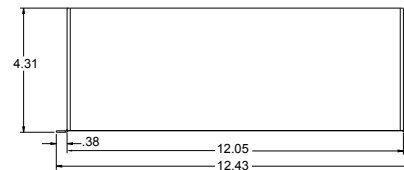
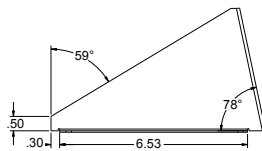
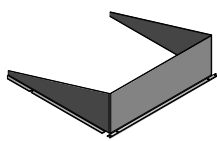
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>21</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>21</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>21</sup>
DSHORT SBK U	Shorting cap <sup>21</sup>
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 <sup>19</sup>
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 <sup>19</sup>
DSX0HS 40C U	House-side shield for P5,P6 and P7 <sup>19</sup>
DSX0DDL U	Diffused drop lens (polycarbonate) <sup>19</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) <sup>22</sup>
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>1</sup>
DSX0EGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online.  
Link to [nLight Air 2](#)

### NOTES

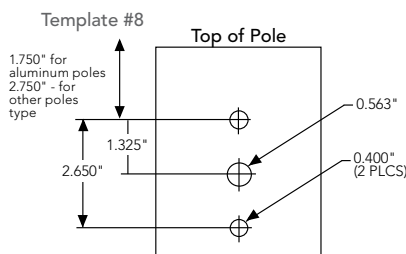
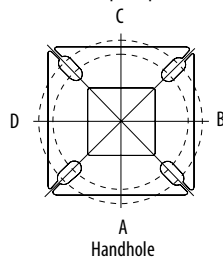
- HA not available with P4, P7, and P13.
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN.
- Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Reference Controls Options table on page 4.
- Reference Motion Sensor Default Table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

## EGS – External Glare Shield



## Drilling

### HANDHOLE ORIENTATION (from top of pole)



### Tenon Mounting Slipfitter

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

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

### DSX0 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

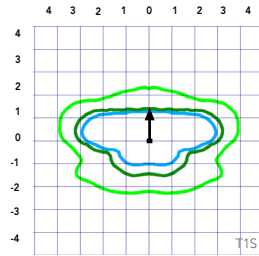
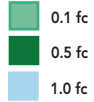
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

# Photometric Diagrams

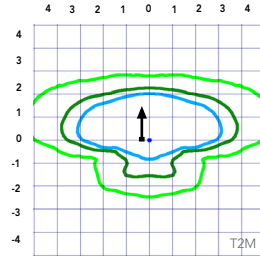
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

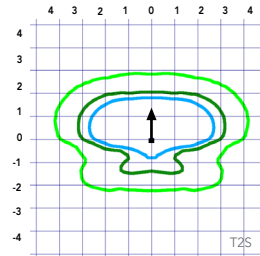
## LEGEND



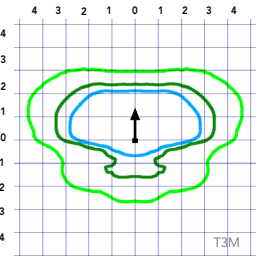
Test No.



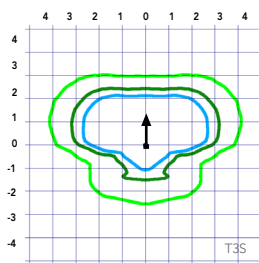
Test No.



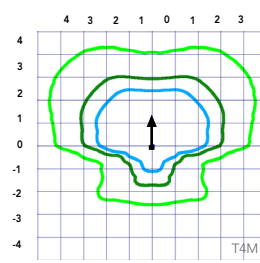
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



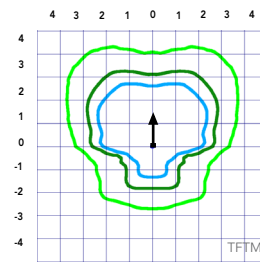
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



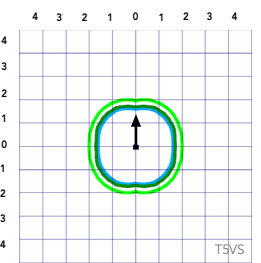
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



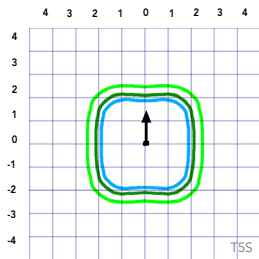
Test No.



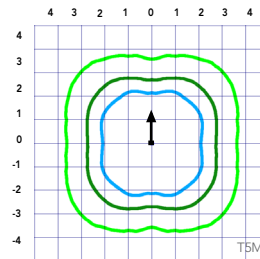
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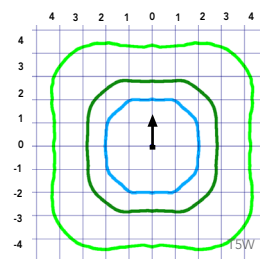
Test No.



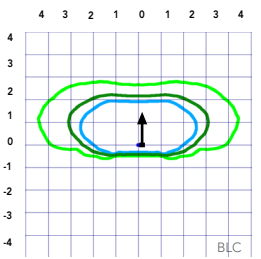
Test No.



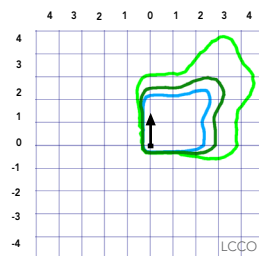
Test No.



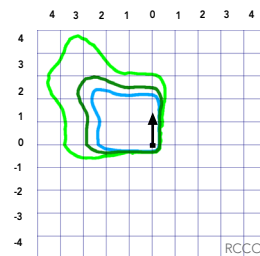
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

## 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	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
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	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

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 separate Dusk to Dawn or timer.

### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

### Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

## 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

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				TSW	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

## 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

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

## 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.

Rotated Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7,919	3	0	3	62	8,531	3	0	3	67	8,639	3	0	3	67
				LCCO	5,145	1	0	2	40	5,543	1	0	2	43	5,613	1	0	2	44
				RCCO	5,139	3	0	3	40	5,536	3	0	3	43	5,606	3	0	3	44

## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### 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 driver is 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 (0.95 ft<sup>2</sup>) 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 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 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(s) 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).

### STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

### 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 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 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 to 50°C ambient with HA option. 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](http://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/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





# D-Series LED Bollard



d#series

## Specifications

**Diameter:** 8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)

**Weight (max):** 27 lbs  
(12.25 kg)



**FIXTURE LEGEND TYPE: B**  
**ORDER INFO: DSXB LED 16C 350 40K SYM**

## Ordering Information

**EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD**

DSXB LED													
Series	LEDs	Drive current		Color temperature		Distribution	Voltage	Control options	Other options		Finish <i>(required)</i>		
DSXB LED	Asymmetric 12C   12 LEDs <sup>1</sup>	350	350 mA	30K	3000 K	ASY	Asymmetric <sup>1</sup>	MVOLT <sup>5</sup>	Shipped installed		DWHXD   White		
		450	450 mA <sup>3,4</sup>	40K	4000 K	SYM	Symmetric <sup>2</sup>	120 <sup>5</sup>	PE   Photoelectric cell, button type	SF   Single fuse (120, 277, 347V) <sup>4,7</sup>	DNAXD   Natural aluminum		
		530	530 mA	50K	5000 K			208 <sup>5</sup>					
	Symmetric 16C   16 LEDs <sup>2</sup>	700	700 mA	AMBPC	Amber phosphor converted	AMBLW	Amber limited wavelength <sup>3,4</sup>	240 <sup>5</sup>	DMG   00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF   Double fuse (208, 240V) <sup>4,7</sup>	DDBXD   Dark bronze		
				277 <sup>5</sup>	H24   24" overall height			H30   30" overall height				H36   36" overall height	DBLXD   Black
				347 <sup>4</sup>									
ELCW   Emergency battery backup <sup>6</sup>	L/AB   Without anchor bolts	L/AB4   4-bolt retrofit base without anchor bolts <sup>8</sup>	DNATXD   Textured natural aluminum										
				DWHGXD   Textured white									

## Accessories

*Ordered and shipped separately.*

MRAB U Anchor bolts for DSXB<sup>4</sup>

## NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



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## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

**Note:** Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

## 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	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

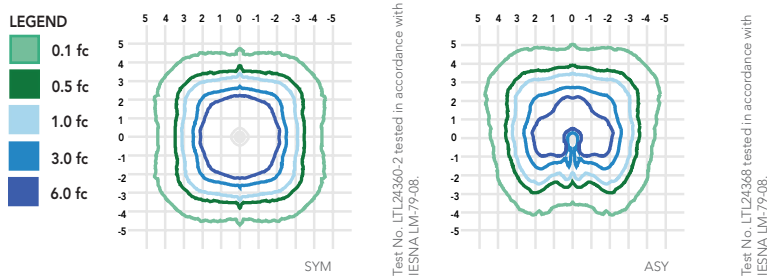
## Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

## Photometric Diagrams

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

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

### CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

### FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://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.





# D-Series Size 1 LED Wall Luminaire



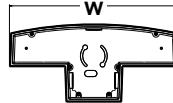
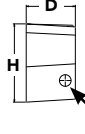
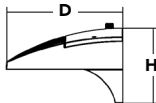
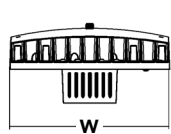
d#series

## Specifications Luminaire

<b>Width:</b>	13-3/4" (34.9 cm)	<b>Weight:</b>	12 lbs (5.4 kg)
<b>Depth:</b>	10" (25.4 cm)		
<b>Height:</b>	6-3/8" (16.2 cm)		

## Back Box (BBW, ELCW)

<b>Width:</b>	13-3/4" (34.9 cm)	<b>BBW Weight:</b>	5 lbs (2.3 kg)
<b>Depth:</b>	4" (10.2 cm)	<b>ELCW Weight:</b>	10 lbs (4.5 kg)
<b>Height:</b>	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

**FIXTURE LEGEND TYPE: OW1**  
**ORDER INFO: DSXW1 LED 10C 1000 40K TFTM MVOLT MOUNTED 15'**

Catalog  
Number

Notes

Type

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

## Introduction

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

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

## Ordering Information

**EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD**

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT <sup>2</sup>	<b>Shipped included</b> (blank) Surface mounting bracket  <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>5</sup>	<b>Shipped installed</b> <b>PE</b> Photoelectric cell, button type <sup>6</sup> <b>DMG</b> 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <b>PIR</b> 180° motion/ambient light sensor, <15' mtg ht <sup>1,7</sup> <b>PIRH</b> 180° motion/ambient light sensor, 15-30' mtg ht <sup>1,7</sup> <b>PIR1FC3V</b> Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> <b>PIRH1FC3V</b> Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> <b>ELCW</b> Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>8,9</sup>
		530 530 mA	40K 4000 K	T2M Type II Medium	120 <sup>3</sup>		
	20C 20 LEDs (two engines) <sup>1</sup>	700 700 mA	50K 5000 K	T3S Type III Short	208 <sup>3</sup>		
		1000 1000 mA (1 A) <sup>1</sup>	AMBPC Amber phosphor converted	T3M Type III Medium	240 <sup>3</sup>		
				T4M Type IV Medium	277 <sup>3</sup>		
				TFTM Forward Throw Medium	347 <sup>3,4</sup>		
					480 <sup>3,4</sup>		

## Other Options

## Finish (required)

### Shipped installed

SF	Single fuse (120, 277 or 347V) <sup>3,10</sup>
DF	Double fuse (208, 240 or 480V) <sup>3,10</sup>
HS	House-side shield <sup>11</sup>
SPD	Separate surge protection <sup>12</sup>

### Shipped separately<sup>11</sup>

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

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

## Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWSW U	Bird-deterrent spikes
DSXWVG U	Vandal guard accessory

## NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com)
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



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DSXW1-LED  
Rev. 2/05/20

COMMERCIAL OUTDOOR

## Performance Data

### Lumen Output

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

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
ASYDF			3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51	
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
ASYDF			6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54	

