

Regular Plan Commission Meeting

Meeting Notice and Agenda

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, August 1, 2016
7:00 pm

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment – This is an opportunity for anyone to address the Plan Commission on any issue NOT on the current agenda. *Please observe the time limit of 3 minutes.* While the Plan Commission encourages input from residents, it may not discuss or act on any issue that is not duly noticed on the agenda.
- III. Consent Agenda – Upon request of any Commissioner, any item may be removed from the Consent Agenda for separate consideration under General Business.
 1. Approval of minutes for the regular meeting held June 6, 2016.
 2. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Josh W. Aeschbach of 5141 County Highway P in the Town of Berry from A-1EX (Exclusive Agriculture) to A-2(1) (Agriculture District) for a zoning compliance for existing parcel.
 3. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Janice Doyle of 4575 Garfoot Road in the Town of Cross Plains from A-2(4) (Agricultural District) to A-2(2) (Agriculture District) for a shifting of property lines between adjacent land owners.
 4. Recommendation of approval to the Village Board regarding a rezoning request within the Village extraterritorial jurisdiction from Gary Nelson of 4924 Scherbel Road in the Town of Berry from A-1EX (Exclusive Agriculture) to A-2(1) (Agriculture District) for the creation of one residential lot.
- IV. General Business
 1. Discussion and action to make a recommendation to the Village Board regarding a request from the West Gateway Inc. for a Specific Implementation Plan (SIP) for 1812-1904 Main Street in order to construct a mixed use residential and commercial building as a Planned Development (PD).
- V. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or matt@cross-plains.wi.us.

Regular Plan Commission Meeting

Regular Meeting Minutes

Village of Cross Plains

2417 Brewery Road, PO Box 97

Cross Plains, WI 53528

(608) 798-3241

Monday, July 11, 2016

7:00 pm

I. Call to Order, Pledge of Allegiance, and Roll Call

President Andreoni called the meeting was called to order at 7:00 pm.

Present: Commissioners Randy Case, Todd DuQuette, Ron Hilmanowski, Judy Ketelboeter, Clifford Zander, and President Pat Andreoni.

Not-Present: Commissioner Mitch Hogan.

Also Present: Tim Henneman, Jenny Dechant, and Willy Hellenbrand.

II. Public Comment – None.

III. General Business

1. Discussion and action regarding minutes of regular meeting held June 6, 2016 – A motion was made by Commissioner Hilmanowski, seconded by Commissioner DuQuette, and unanimously carried by the Plan Commission to approve the minutes of the regular meeting held on June 6, 2016.

2. Consideration of a request from West Gateway Inc. for a Zoning Map Amendment and General Development Plan (GDP) for 1812-1904 Main Street from Main Street Mixed Use (MSMU) to Planned Development (PD) in order to construct a mixed use residential and commercial building:

a. Public Hearing – A motion was made by Commissioner DuQuette, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to open the Public Hearing at 7:10 pm.

- No comments were made.

A motion was made by Commissioner DuQuette, seconded by Commissioner Case, and unanimously carried by the Plan Commission to close the Public Hearing at 7:11 pm.

b. Discussion and action to make a recommendation to the Village Board – Following discussion, a motion was made by Commissioner Ketelboeter, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a request from West Gateway Inc. for a Zoning Map Amendment and General Development Plan (GDP) for 1812-1904 Main Street from Main Street Mixed Use (MSMU) to Planned Development (PD) in order to construct a mixed use residential and commercial building including the condition that the Plan Commission concurs with the Staff Report submitted by the Zoning Administrator.

3. Discussion and action to make a recommendation to the Village Board regarding a revised Development Proposal from Sundance Development, LLC in order to annex and develop the property of and adjoining to 4923 Brewery Road (Weber Farm) as a residential subdivision –

Following discussion, a motion was made by Commissioner Duquette, seconded by Commissioner Case, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a revised Development Proposal from Sundance Development, LLC in order to annex and develop property of and adjoining to 4923 Brewery Road (Weber Farm) as a residential subdivision subject to the following conditions for consideration by the Village Board:

1. Determination regarding the inclusion of 4959 Brewery Road in the property to be annexed.
2. Properties that cannot be served via the gravity fed sewer system will be hooked up into the system using grinder pumps where possible.
3. Mapping needs to show the annexation of the Faust Property and include the previous depiction of the Emergency Lane that is included within the narrative.
4. Additional comments from Village Staff as needed following their complete review.

4. Discussion and action to make a recommendation to the Village Board regarding a variance from the scheduling requirements of Section 83.104 of the Land Division and Subdivision Ordinance regarding planned earth-disturbing activities in the Glacier Ridge Subdivision –

Following discussion, a motion was made by Commissioner Case, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to recommend approval to the Village Board regarding a variance from the scheduling requirements of Section 83.104 of the Land Division and Subdivision Ordinance regarding planned earth-disturbing activities in the Glacier Ridge Subdivision subject to the following conditions:

1. Deadline for earth-disturbing activities will be extended to November 15th.
2. The erosion control methods and final restoration are subject to Village Staff review/approval.
3. As part of its review of this request for a Variance, the Plan Commission determines that the variance will not be detrimental to the public good, will not substantially impair the overall intent of this chapter, and will not impede the desirable development of the Village in accordance with the adopted Comprehensive Plan.

IV. Adjournment

A motion was made by Commissioner Zander, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to adjourn the meeting at 8:32 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

Matthew G. Schuenke, Village Administrator/Clerk



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 26, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(1) Agriculture District

Acres: *1.0*
Survey Req. No

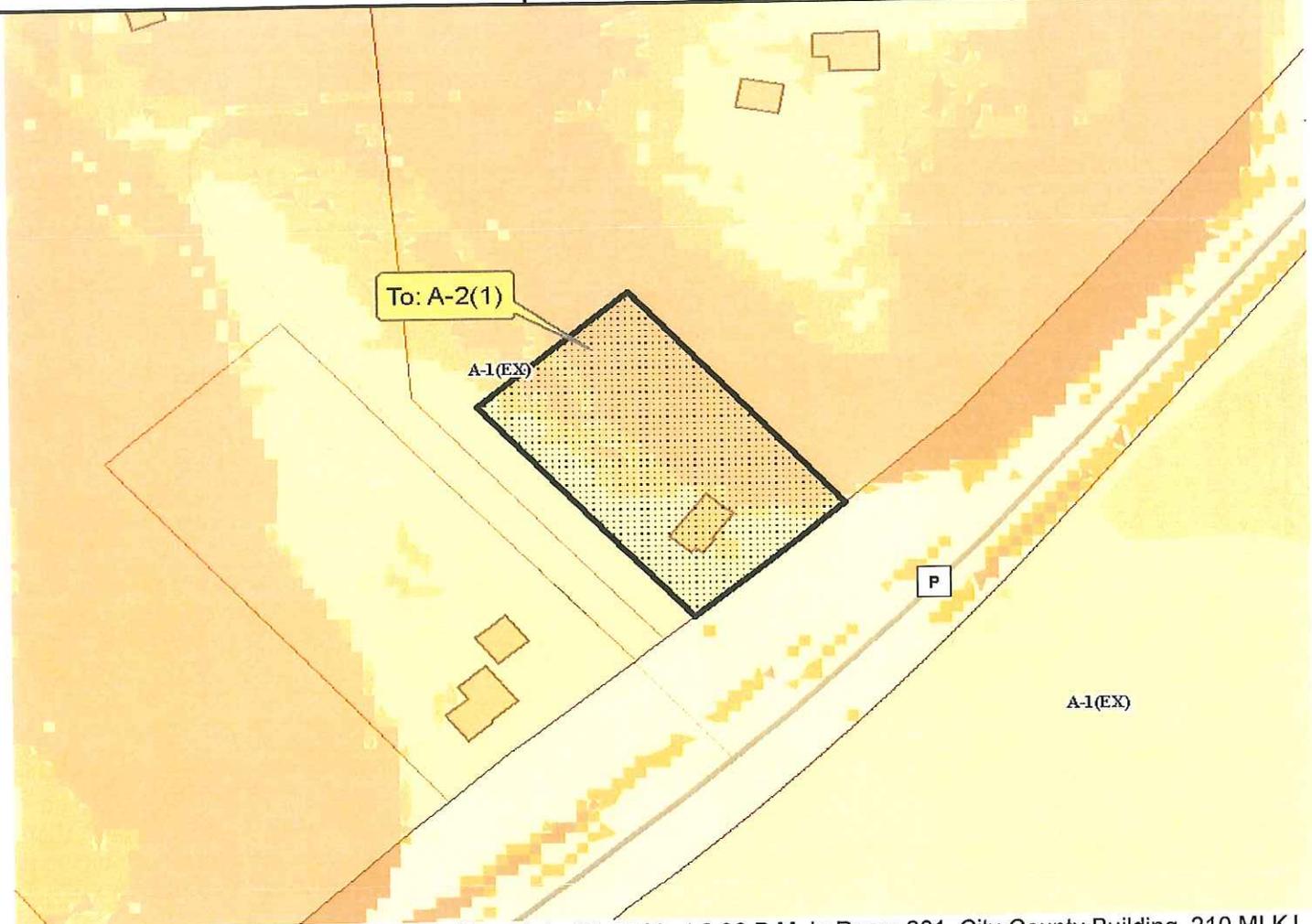
Reason:
Zoning compliance for existing parcel

Petition: **Rezone 11003**

Town/sect:
Berry Section 25

Applicant
Josh W Aeschbach

Location:
5141 County Highway P



A public hearing on this petition will be held on **July 26, 2016** at 6:30 P.M. in Room 201, City-County Building, 210 MLKJ Boulevard, Madison WI. This hearing is being held so that the Dane County Zoning and Land Regulation Committee (ZLR) may hear those persons who have an interest in the proposed change in zoning or proposed conditional use. The ZLR Committee will review the proposal against the policies of the adopted Town Comprehensive Plan and the Dane County Comprehensive Plan. Conditional Use Permits are granted or denied by the ZLR Committee and relevant Town Board. Committee recommendations on zoning district changes are referred to the County Board, which will make the final decision on approval/denial subject to County Executive signature.

Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116, City-County Building, 210 MLKJ Boulevard, Madison, WI, between the hours of 7:45 AM and 4:30 PM, Monday – Friday, telephone (608) 266-4266.

This change must be acted on by the local Town Board prior to ZLR committee action. Interested persons should contact their Town Board regarding this matter as soon as possible.

A COPY OF THIS NOTICE HAS BEEN SENT TO NEIGHBORING PROPERTY OWNERS. PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.

Published in the Wisconsin State Journal: July 12, 2016 & July 19, 2016

ZONING & LAND REGULATION COMMITTEE

Supervisor Mary Kolar, Chair



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 26, 2016**

Zoning Amendment:
A-2(4) Agriculture District to A-2(2) Agriculture District

Acres: 0.84
Survey Req. Yes

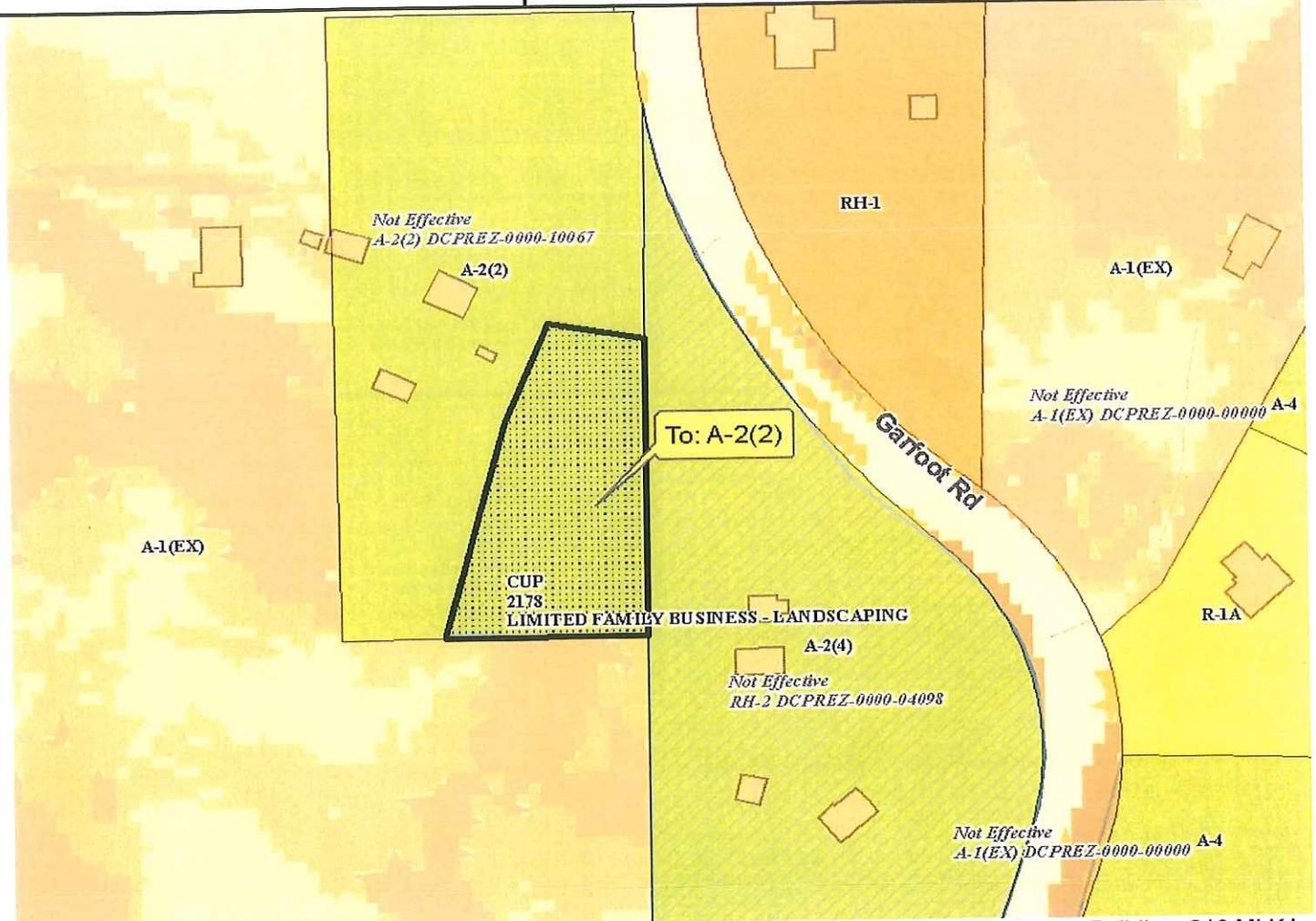
Reason:
Shifting of property lines between adjacent land owners

Petition: **Rezone 11002**

Town/sect:
Cross Plains Section 04

Applicant
Janice G Doyle

Location:
4575 Garfoot Road



A public hearing on this petition will be held on **July 26, 2016** at 6:30 P.M. in Room 201, City-County Building, 210 MLKJ Boulevard, Madison WI. This hearing is being held so that the Dane County Zoning and Land Regulation Committee (ZLR) may hear those persons who have an interest in the proposed change in zoning or proposed conditional use. The ZLR Committee will review the proposal against the policies of the adopted Town Comprehensive Plan and the Dane County Comprehensive Plan. Conditional Use Permits are granted or denied by the ZLR Committee and relevant Town Board. Committee recommendations on zoning district changes are referred to the County Board, which will make the final decision on approval/denial subject to County Executive signature.

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ZONING & LAND REGULATION COMMITTEE

Supervisor Mary Kolar, Chair



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 26, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(1) Agriculture District

Acres: 1.3
Survey Req. Yes

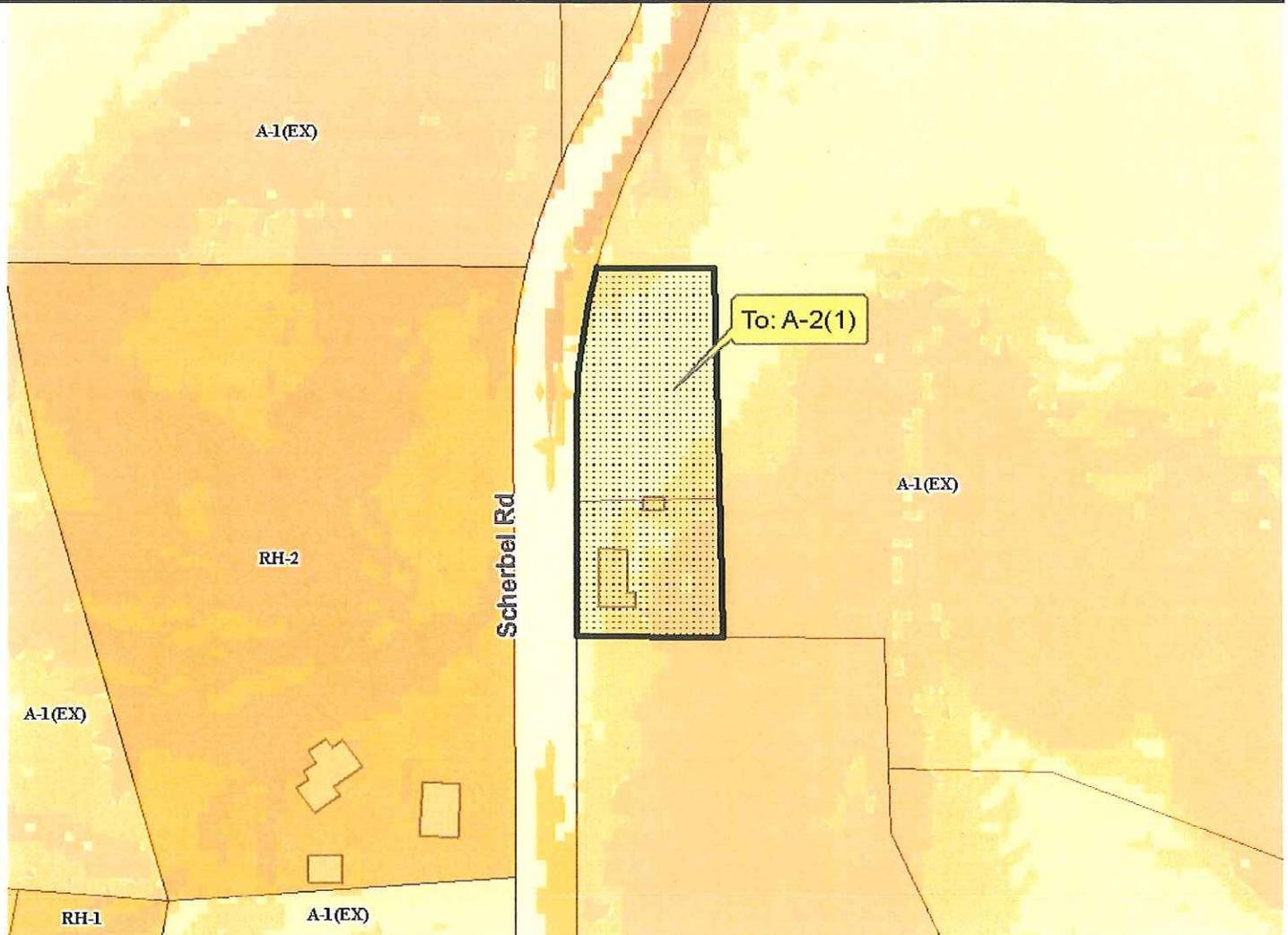
Reason:
Creating one residential lot

Petition: **Rezone 11000**

Town/sect:
Berry Section 32

Applicant
Gary L Nelson

Location:
4924 Scherbel Road



A public hearing on this petition will be held on **July 26, 2016** at 6:30 P.M. in Room 201, City-County Building, 210 MLKJ Boulevard, Madison WI. This hearing is being held so that the Dane County Zoning and Land Regulation Committee (ZLR) may hear those persons who have an interest in the proposed change in zoning or proposed conditional use. The ZLR Committee will review the proposal against the policies of the adopted Town Comprehensive Plan and the Dane County Comprehensive Plan. Conditional Use Permits are granted or denied by the ZLR Committee and relevant Town Board. Committee recommendations on zoning district changes are referred to the County Board, which will make the final decision on approval/denial subject to County Executive signature.

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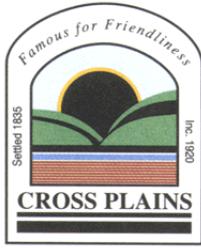
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ZONING & LAND REGULATION COMMITTEE

Supervisor Mary Kolar, Chair



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Plan Commission
From: Matthew G. Schuenke, Village Administrator/Clerk
Date: July 27, 2016
Re: **1812-1904 Main Street Redevelopment Project** – SIP Review

Executive Summary

The Village is in receipt of a Specific Implementation Plan (SIP) application from West Gateway Inc. of Madison to construct a 45 unit residential and 2 unit commercials building at 1812-1904 Main Street. The rezone request from Main Street Mixed Use (MSMU) to Planned Development (PD) and the General Development Plan (GDP) were approved by the Plan Commission and Village Board in July of this year. The property in question currently has one parcel with commercial space and one parcel that is vacant. This memorandum will summarize the request and serve as the official Staff Report by reviewing the submittals against the relevant sections of the Zoning Code.

Project Background

The SIP is the final step in the review process for projects within the PD District. It outlines greater detail about the project or phase thereof as is to be permitted for implementation. The Village has been working with the Developer for over a year as a significant redevelopment property within the Downtown. The 45 unit apartment building would be full service apartment living with an exercise facility, outside courtyard, elevator, underground parking, individual unit porches, and a variety of different studio-2 bedroom floor plans rented at market rates. The Developer constructed Zander Place Apartments in 2015 as a 45 unit development in 2015 on Main Street that is currently fully occupied. Construction of the facility is expected to begin in the Fall of 2016 with completion in the Summer of 2017. The letter of intent and required plans are included as Appendix A of this memorandum.

Code Review

Section 84.167 – Planned Developments (Appendix B)

This section establishes the administrative procedure in order to meet the requirements of the Planned Development district. The Pre-Application Conference was held with the Developer at the May 4th and June 1st Staff Meeting. The Developer waived the optional Concept Plan Review and submitted the General Development Plan for consideration on July 5th. The Plan Commission reviewed and approved the GDP on July 11th followed by Village Board review/approval on July 25th. The submittal within Appendix A includes the letter of intent, site location plan, site plan, lighting plan, existing conditions map, grading/stormwater management plan, utility plan, landscaping plan, floor plans, elevations, and elevation rendering. The project as proposed appears to meet the submittal

requirements Specific Implementation Plans. The Plan Commission will consider the SIP at its meeting on August 1st and provide a recommendation to the Village Board for their consideration on August 22nd. Following acceptance by the Village Board of their SIP, the Developer will then be allowed to submit final construction drawings used for State Code approval and the building permit.

As part of its review, the Plan Commission will need to also make a recommendation to the Village Board regarding the Street Name for the Development. The Developer has requested to use Main Street as the address for the property; however, the Village Board discussed with the Developer at its meeting on July 25th the possibility of using Mill Creek Parkway. This road was reconstructed to promote and improve the use of what was formerly Lagoon Street for commercial and residential uses adjacent to it; however, there are no properties using this road for an address. Consideration needs to be given towards marketability of the future commercial land uses, public safety response, and consistency of addressing within the area. The Plan Commission's recommendation can be made as part of its overall review of the SIP.

Section 84.164 – Site Plan Review and Approval Procedures (Appendix C)

Section 84.167(4)(c) requires that “the process for review and approval of the SIP be identical to that for site plans per Section 84.164.” Uses that are identified within SIPs are specifically exempted (Section 84.164(b)(4)) from the Site Plan Review requirements if they provide the same level of range and detail within the plans. The intended land use as was proposed in the GDP and the SIP are the same, and the submittal provided meets the requirements for the exemption from this Section of the code.

Recommendation

Village Staff recommends reviewing the application and making a recommendation to the Village Board for their consideration. Three conditions to consider as part of the recommendation:

1. The proposed monument and wall sign(s) shall comply with Chapter 87 (Sign Regulations) of the Village Code and subject to a Sign Permit through Village Staff.
2. Engineering plans shall be subject to Village Staff final review/approval at the time of permitting.
3. Plan Commission will make a recommendation to the Village Board regarding the use of Main Street versus Mill Creek Parkway as part of the addressing for the development.

Appendices

Appendix A – Letter of Intent and Submittal Requirements for Specific Implementation Plan (SIP)

Appendix B – Section 84.167: Planned Developments

Appendix C – Section 84.164: Site Plan Review and Approval Procedures



ICONICA

Specific Implementation Plan Esser Place Mixed Use Development Cross Plains, Wisconsin

Iconica
901 Deming Way
Madison, Wisconsin 53571
July 25th, 2016

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528

To Whom It May Concern:

As a representative of West Gateway, Inc. I am submitting this General Development Plan for the rezoning to a PD (Planned Development District) of the following properties: 1812 through 1904 Main Street.

1. The following outlines the intended development

Project Location: 1900 Main Street
Cross Plains, WI
Zoning: MSMU – Main Street Mixed Use
Commercial Core District

Building Type: 3-Story building
± 45 apartment units
Underground garage
Fully sprinklered
Wood framed building
5,975 SF retail

Parking: 46 garage parking stalls
41 Surface parking stalls*
87 Total parking stalls
*surface parking includes
stalls shown in municipal lot

Site Area: 0.98 Acres

Density of buildings: 42.5% of site area

Retention ponds: 1.3% of site area

Site amenities: New landscaping, trees
and site lighting. Outdoor dining patio.

Proposed setbacks: 5-10' Main Street
5' side yard setback

2. The existing property currently includes a mix of retail, restaurant and multi-family residential buildings. The surrounding neighborhood includes a mix of businesses, restaurant and retail buildings, and single and multi-family housing. The proposed mixed-use development is compatible with adjacent zoning districts and future land use goals outlined in the Village of Cross Plains Comprehensive Plan.

Maintaining the small town atmosphere of the Village of Cross Plains will be considered in designing the architectural character and scale of the proposed building. The intended

quality of building construction will provide the Village with a long-lasting attractive structure on Main Street.

At the south of the property lie the recently renovated Mill Cree Parkway and Black Earth Creek park area. The developer has engaged the services of JSD Professional Services to provide civil engineering needed for this project. An erosion and runoff control plan will be in place to protect the nearby creek and parklands.

The proposed development intends to preserve the natural features of the Village of Cross Plains. Views of Black Earth Creek are considered a great amenity for the proposed apartment units and restaurant outdoor dining patio. There are no other key features of environmental or cultural significance within the boundaries of the site.

The site is relatively flat with little slope from the east to west of the properties. There is minimal vegetation on the existing sites. The proposed development will provide comparable open space present in the existing conditions. Additional site amenities and landscaping will be included in the final site design. There is no known existing site contamination is within the areas of the property.

3. The project will be owned by West Gateway, Inc. The owners of West Gateway, Inc., Tom and Jim Pientka, have successfully developed and managed five properties with values ranging up to \$15 million. In addition, they have worked closely with developer clients for over twenty five years to put deals together, with the understanding that sound project decisions lead to successful investment properties. The property will be operated by a 3rd party operator. This private development will not have common area property. The members of this development have the financial backing to guarantee the loan.

4. The following is a description of the number of retail tenant and apartment units to be constructed at this time. Final unit mix may change:

- (11) Studio units
- (19) 1 Bedroom units
- (15) 2 Bedroom units

The unit design of the 2 bedroom units will be intended to attract families. The one bedroom and studio unit design will be intended to attract young professionals.

Approximately 25% of the site will remain open for surface parking, landscaping, site amenities and retention ponds.

5. The following briefly describes the proposed phasing of the development:

Existing Building Demolition	September 2016
Ground Breaking	October 2016
Substantial Completion	August 2017

6. We are requesting a waiver from Section 4.17(4)(A)(6) requiring a vehicular and pedestrian traffic analysis that shows routes, trip rates, intersections and how these patterns relate to present patterns in the area of the subject property.

- o The proposed development improves the existing conditions by eliminating curb cuts along Main Street/Highway 14 from the existing two.
- o The proposed development improves upon the existing conditions by increasing the setback from the street. Currently some of the buildings encroach beyond the property line. The proposed new building will be setback from the street to provide space for a sidewalk and site amenities.
- o There will be no on-street parking or curb cuts from Main Street/Highway 14 along the property. All vehicular traffic to the building will be from the Mill Creek Parkway, which is only accessible by turning off of Highway 14 from the east or west of the property. It can be presumed that any traffic analysis of the site will indicate that vehicular and pedestrian routes will utilize Main Street/Highway 14 because there are no other available alternatives to access this area.

7. We are requesting a change in zoning for the property from Main Street Mixed Use (MSMU) to Planned Unit (PU). A change in the zoning is necessary due to the unique dimensions and location of this property. The following table outlines which restrictions of the MSMU zoning are recommended to be modified for this project:

	MSMU Regulations	Proposed PU
Maximum Density	8 units per acre	45 apartments, 4 commercial tenants
Maximum Street Setback	10 feet on Mill Creek Parkway	32' Maximum setback.
Maximum Side Setback	0 feet or 10 feet	59 feet
Maximum Principal Building Height	35 feet	45 feet
Minimum Pavement Setback	5 feet from side, 10 feet from right of way or rear	2' from rear property line, 4' from right of way

We are proposing an increased maximum density for this project. As a condition of this project the Village has requested additional retail space within their newly formed district. In an effort to keep rents for the commercial spaces suppressed we need a density of 45 units to supplement the retail income and make the project financially feasible.

We are proposing modifications to the Mill Creek Parkway, side yard and pavement setbacks. The MSMU setback limitations are difficult to meet considering the unique shape and access points of this site. The increased maximum side yard setback for the east property line allows for access to an underground parking garage as well as a sidewalk connecting Main Street and Mill Creek Parkway.

We are proposing a higher maximum building height for this project. The commercial spaces on the first floor require higher ceilings than standard apartments, therefore the floor-to-floor height is increased. The typical parapet height is currently proposed to be 38' above grade and additional higher rooflines provide façade articulation.

8. We are requesting a variance from the following Main Street Design Guidelines

E2 Parking Areas Abutting a public right-of-way have a 6-ft. planted landscape buffer (or equal to the building setback, whichever is greater).

- We are proposing colored concrete adjacent to the Main Street city sidewalk to provide a pedestrian connection from the west parking lot and sidewalk.
- We are proposing a landscape area between our rear parking lot and Mill Creek Parkway which varies from 4'-5" to 5'-0". This area will be planted with sod and not screened by landscape plantings.

K1 Building Height at or below 35 feet

- We are proposing a higher building parapet (ranging between 38' to 42') to allow for taller ceilings within the first floor commercial areas and variation along the roof line.

N3 Commercial Buildings: 25% clear glass on ground floor façade & a minimum of 2 ft. is maintained between the glass and any interior dividers

- Due to the mix of commercial and residential uses on the ground floor of the proposed building, we are proposing a total of 22% glazing on the Main Street façade.

In summary, we believe that this proposed development will be a great addition to the Village of Cross Plains. We look forward to working with the Village to develop a project that will become an amenity to the community.

Sincerely,



Jenny Dechant

Enclosure

Cc: Tom Pientka and Jim Pientka, Iconica, West Gateway Inc.

ESSER PLACE MIXED-USE

1900 MAIN STREET
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:
GDP DRAFT SUB: 05-31-16
SIP DRAFT SUB: 07-05-16
SIP SUB: 07-25-16

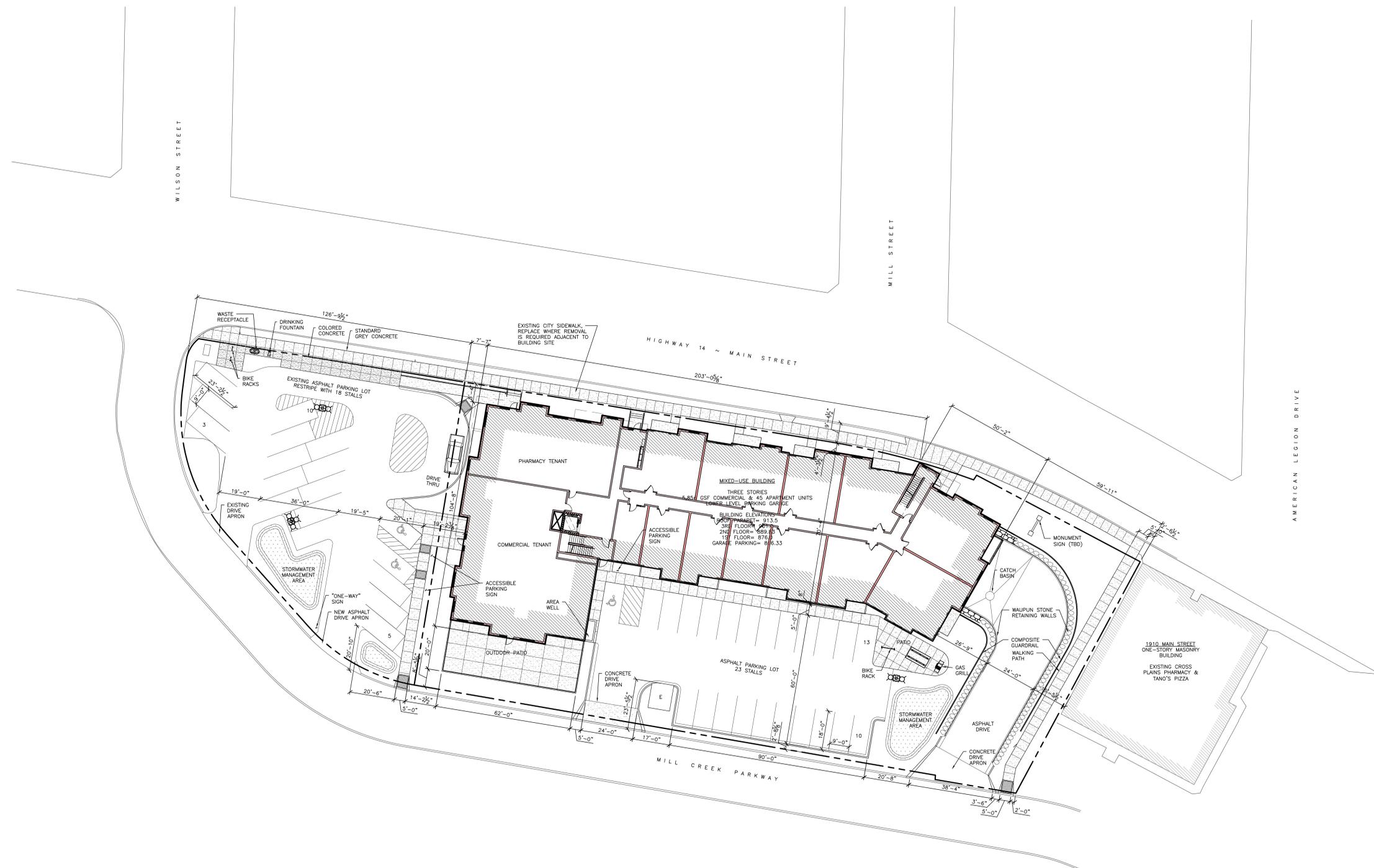
RF/ISI DATE:

Schematic Design Phase:
This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20140490
SHEET NUMBER

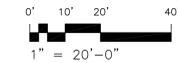
A100



DEVELOPMENT SUMMARY			
BASMENT LEVEL: 46 PARKING STALLS 25 TENANT STORAGE LOCKERS BUILDING TRASH ROOM, ELECTRICAL, GAS AND WATER SERVICE ROOMS	FIRST FLOOR: (1) UNIT A - STUDIO (2) UNIT A1 - STUDIO (2) UNIT B - 1 BEDROOM (1) UNIT B1 - 1 BEDROOM (1) UNIT B2 - 1 BEDROOM (2) UNIT C - 2 BEDROOM (1) UNIT D - 1 BEDROOM + DEN (1) UNIT E1 - 2 BEDROOM 11 UNITS TOTAL 2,179 GSF RETAIL TENANT SPACE 3,796 GSF COMMERCIAL TENANT SPACE	SECOND FLOOR SUMMARY: (2) UNIT A - STUDIO (2) UNIT A1 - STUDIO (3) UNIT B - 1 BEDROOM (1) UNIT B1 - 1 BEDROOM (1) UNIT B2 - 1 BEDROOM (4) UNIT C - 2 BEDROOM (1) UNIT D - 1 BEDROOM + DEN (1) UNIT E - 2 BEDROOM + DEN (1) UNIT E1 - 2 BEDROOM (1) UNIT E2 - 2 BEDROOM 17 UNITS TOTAL 10 TENANT STORAGE LOCKERS	THIRD FLOOR SUMMARY: (2) UNIT A - STUDIO (2) UNIT A1 - STUDIO (3) UNIT B - 1 BEDROOM (1) UNIT B1 - 1 BEDROOM (1) UNIT B2 - 1 BEDROOM (4) UNIT C - 2 BEDROOM (1) UNIT D - 1 BEDROOM + DEN (1) UNIT E - 2 BEDROOM + DEN (1) UNIT E1 - 2 BEDROOM (1) UNIT E2 - 2 BEDROOM 17 UNITS TOTAL 10 TENANT STORAGE LOCKERS
BUILDING SQUARE FOOTAGE: 17,727 SF BASEMENT LEVEL 17,727 SF FIRST FLOOR LEVEL 17,596 SF SECOND FLOOR LEVEL 17,596 SF THIRD FLOOR LEVEL 70,646 SF TOTAL 5,975 SF TOTAL COMMERCIAL 64,671 SF TOTAL RESIDENTIAL	APARTMENT UNIT SUMMARY: (5) UNIT A - STUDIO (6) UNIT A1 - STUDIO (8) UNIT B - 1 BEDROOM (3) UNIT B1 - 1 BEDROOM (3) UNIT B2 - 1 BEDROOM (10) UNIT C - 2 BEDROOM (3) UNIT D - 1 BEDROOM + DEN (2) UNIT E - 1 BEDROOM + DEN (3) UNIT E1 - 2 BEDROOM (2) UNIT E2 - 2 BEDROOM 45 UNITS TOTAL	PARKING SUMMARY: 41 SURFACE PARKING STALLS 45 UNDERGROUND PARKING STALLS 87 TOTAL STALLS PROVIDED 1.5 PER MULTI-FAMILY RES. UNIT 45@1.5 = 67.5 RESIDENTIAL 1 PER 3000SF COMMERCIAL AREA 5,975/300 = 19.9 87 STALLS TOTAL REQUIRED PER ZONING ORDINANCE NOTE: BICYCLE PARKING FACILITIES PROVIDED AND SHARED PARKING WITH RESIDENTIAL + RETAIL USES WILL BE IMPLEMENTED	SITE SUMMARY: 15,894 SF IMPERVIOUS SURFACE AREA (38%) 550 SF RETENTION PONDS (1.3%) 17,727 SF BUILDING FOOTPRINT (42.5%) 41,673 SF TOTAL SITE AREA (LOT 1)

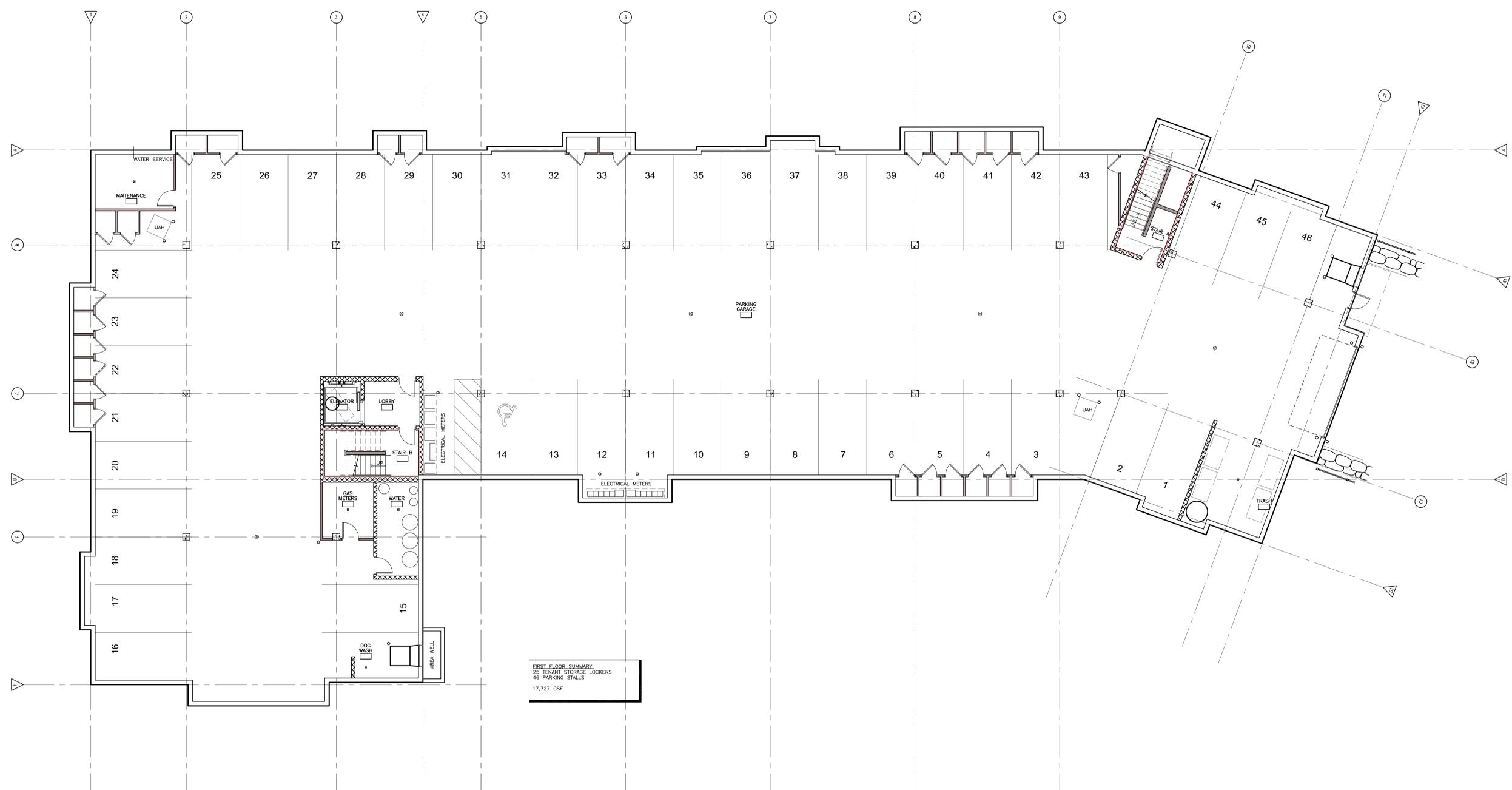


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



ESSER PLACE MIXED-USE

1900 MAIN STREET
CROSS PLAINS, WI
WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717



FIRST FLOOR SUMMARY:
25 TENANT STORAGE LOCKERS
46 PARKING STALLS
17,727 GSF

ISSUE DATES:

GDP DRAFT SUB:	05-02-16
SD BID SET:	05-24-16
GDP DRAFT SUB:	05-31-16
SIP DRAFT SUB:	07-05-16
SIP SUB:	07-25-16

RFI/DATE:

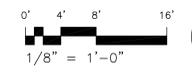
Schematic Design Phase:
This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20140490
SHEET NUMBER

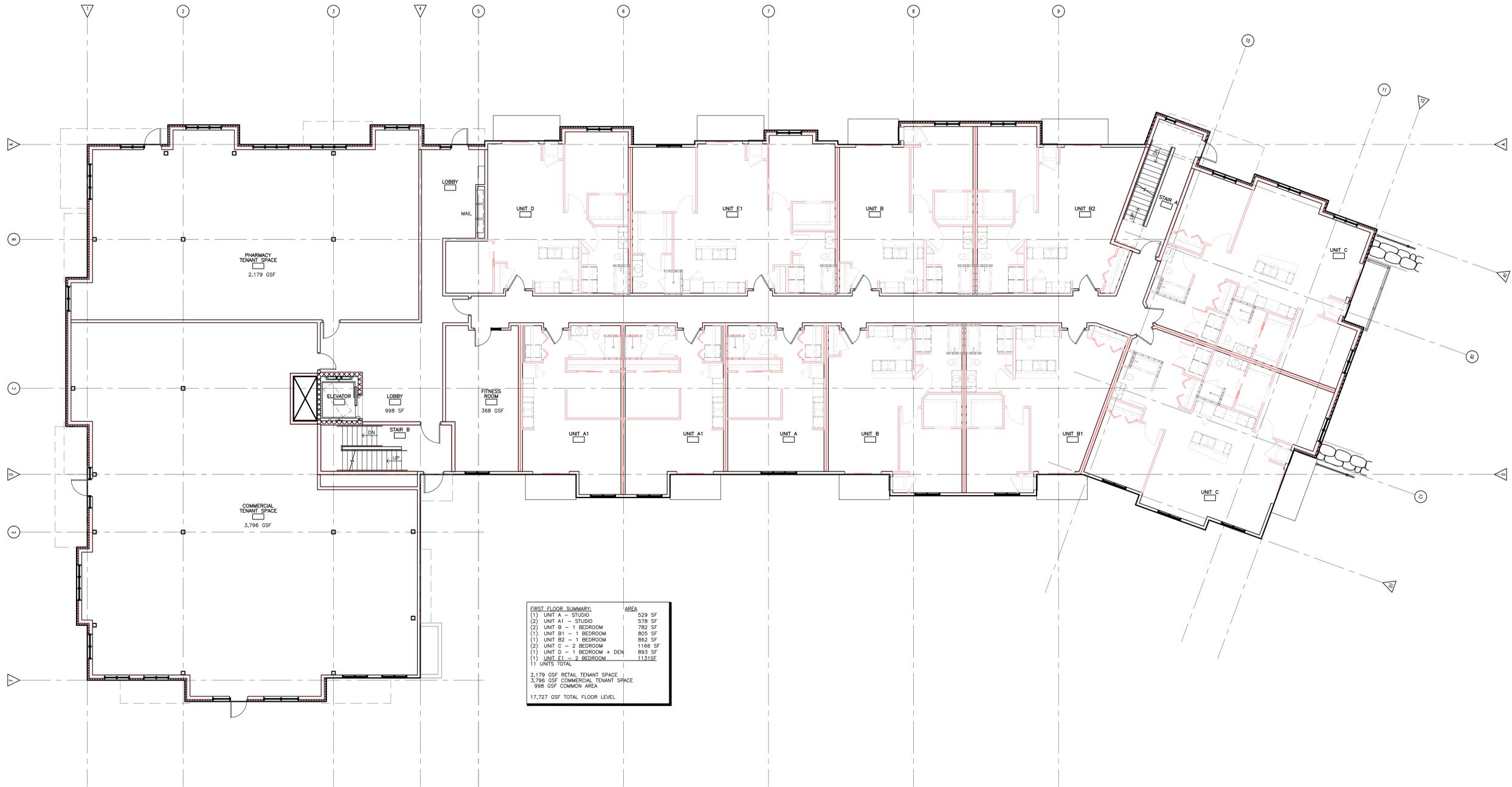
A200

1 BASEMENT FLOOR PLAN
A200 SCALE: 1/8" = 1'-0"



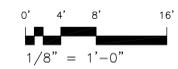
ESSER PLACE MIXED-USE
1900 MAIN STREET
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717



FIRST FLOOR SUMMARY:	AREA
(1) UNIT A - STUDIO	529 SF
(2) UNIT A1 - STUDIO	578 SF
(2) UNIT B - 1 BEDROOM	782 SF
(1) UNIT B1 - 1 BEDROOM	805 SF
(1) UNIT B2 - 1 BEDROOM	862 SF
(2) UNIT C - 2 BEDROOM	1166 SF
(1) UNIT D - 1 BEDROOM + DEN	893 SF
(1) UNIT E1 - 2 BEDROOM	1131 SF
11 UNITS TOTAL:	
2,179 GSF RETAIL TENANT SPACE	
3,796 GSF COMMERCIAL TENANT SPACE	
998 GSF COMMON AREA	
17,727 GSF TOTAL FLOOR LEVEL	

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ISSUE DATES:

GDP DRAFT SUB:	05-02-16
SD BID SET:	05-24-16
GDP DRAFT SUB:	05-31-16
SIP DRAFT SUB:	07-05-16
SIP SUB:	07-25-16

RF/SD DATE:

Schematic Design Phase:
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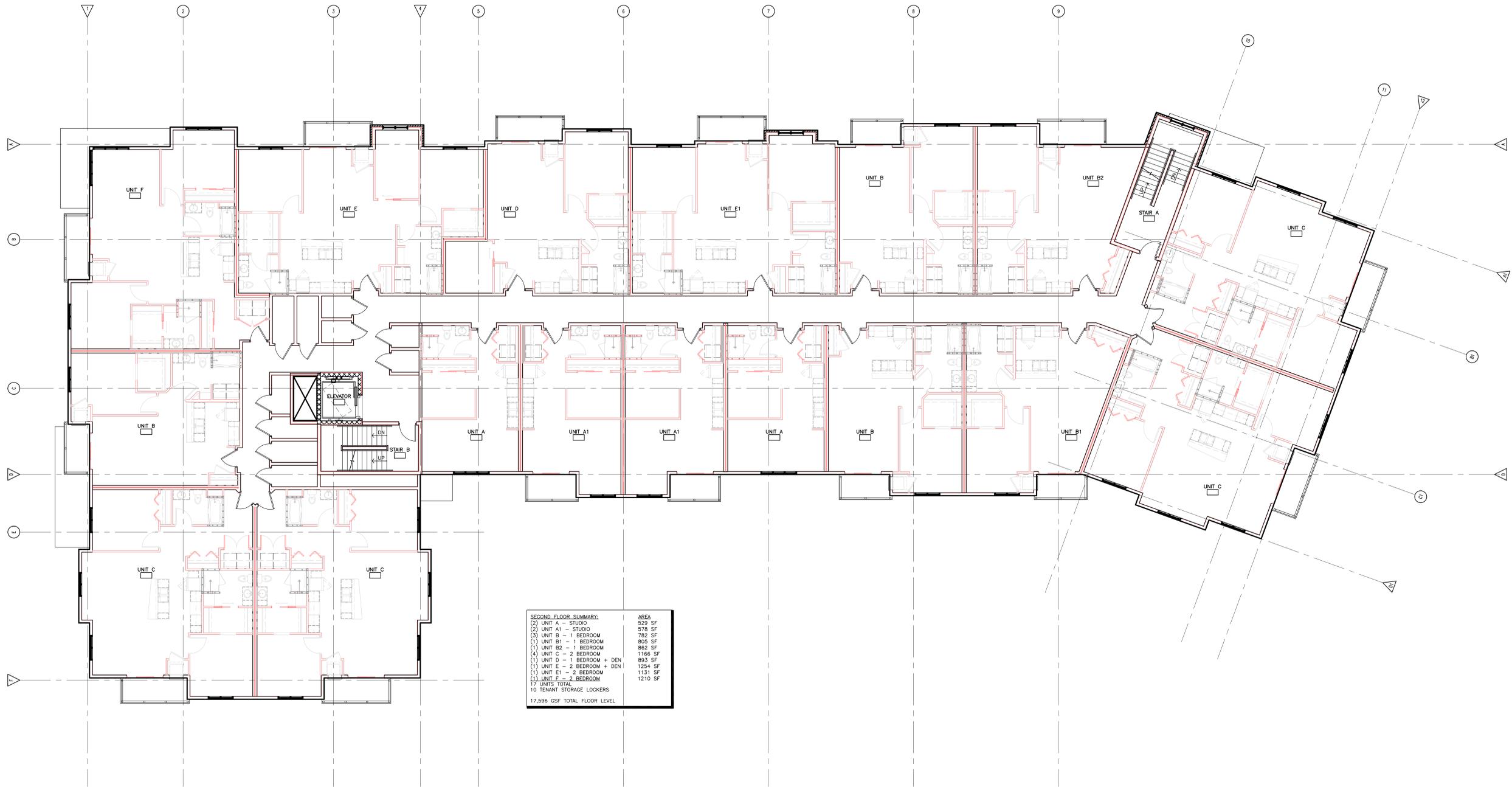
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A201

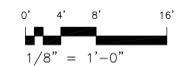
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901 DEMING WAY, SUITE 102
MADISON, WI 53717



SECOND FLOOR SUMMARY:	AREA
(2) UNIT A - STUDIO	529 SF
(2) UNIT A1 - STUDIO	578 SF
(3) UNIT B - 1 BEDROOM	782 SF
(1) UNIT B1 - 1 BEDROOM	805 SF
(1) UNIT B2 - 1 BEDROOM	862 SF
(4) UNIT C - 2 BEDROOM	1166 SF
(1) UNIT D - 1 BEDROOM + DEN	893 SF
(1) UNIT E - 2 BEDROOM + DEN	1254 SF
(1) UNIT E1 - 2 BEDROOM	1131 SF
(1) UNIT F - 2 BEDROOM	1210 SF
17 UNITS TOTAL	
10 TENANT STORAGE LOCKERS	
17,596 GSF TOTAL FLOOR LEVEL	

1 SECOND FLOOR PLAN
A202 SCALE: 1/8" = 1'-0"



ISSUE DATES:

GDP DRAFT SUB: 05-02-16
SD BID SET: 05-24-16
GDP DRAFT SUB: 05-31-16
SIP DRAFT SUB: 07-05-16
SIP SUB: 07-25-16

RF/SD DATE:

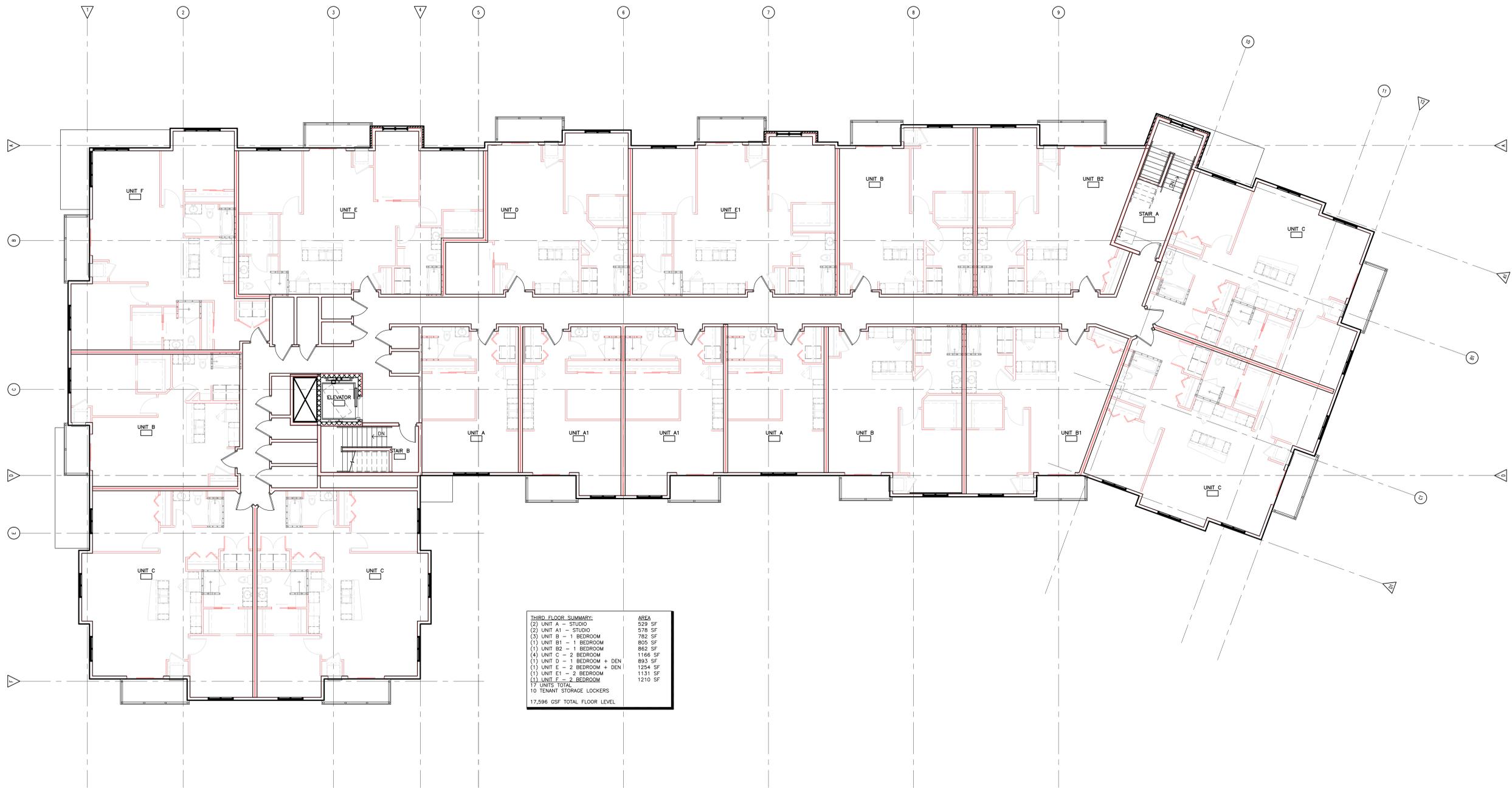
Schematic Design Phase:

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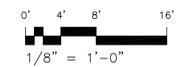
PROJECT #: 20140490
SHEET NUMBER

A202



THIRD FLOOR SUMMARY:	AREA
(2) UNIT A - STUDIO	529 SF
(2) UNIT A1 - STUDIO	578 SF
(3) UNIT B - 1 BEDROOM	782 SF
(1) UNIT B1 - 1 BEDROOM	805 SF
(1) UNIT B2 - 1 BEDROOM	862 SF
(4) UNIT C - 2 BEDROOM	1166 SF
(1) UNIT D - 1 BEDROOM + DEN	893 SF
(1) UNIT E - 2 BEDROOM + DEN	1254 SF
(1) UNIT E1 - 2 BEDROOM	1131 SF
(1) UNIT F - 2 BEDROOM	1210 SF
17 UNITS TOTAL	
10 TENANT STORAGE LOCKERS	
17,596 GSF TOTAL FLOOR LEVEL	

1 THIRD FLOOR PLAN
A203 SCALE: 1/8" = 1'-0"



ESSER PLACE MIXED-USE
1900 MAIN STREET
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:

GDP DRAFT SUB: 05-02-16
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GDP DRAFT SUB: 05-31-16
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PROJECT #: 20140490

SHEET NUMBER

A203



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"

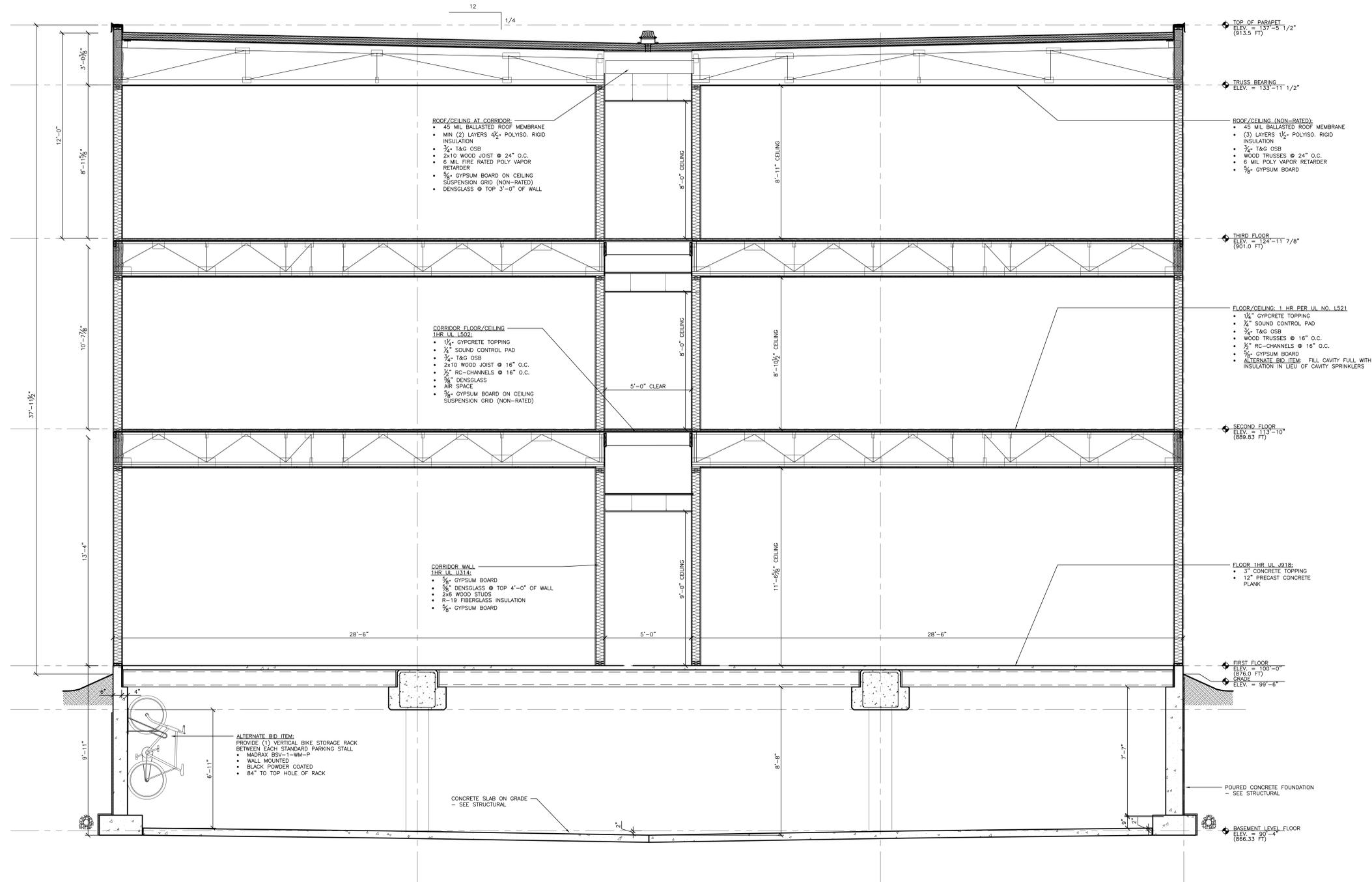


NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL KEY		
HATCH	COLOR	REMARKS
	BRICK COLOR TBD	MORTAR - GREY MASONRY SILLS & COPING - LIMESTONE
	COLOR TBD	
	4" EXPOSURE LP SMARTSIDE COLORS VARY	540 SERIES LP TRIM COLOR - WHITE
	7" EXPOSURE LP SMARTSIDE COLORS VARY	540 SERIES LP TRIM COLOR - WHITE

ESSER PLACE MIXED-USE
1900 MAIN STREET
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717



1 BUILDING SECTION
A401 SCALE: 3/8" = 1'-0"

ISSUE DATES:

GDP DRAFT SUB:	05-02-16
SD BID SET:	05-24-16
GDP DRAFT SUB:	05-31-16
SIP DRAFT SUB:	07-05-16
SIP SUB:	07-25-16

RFI/SI DATE:

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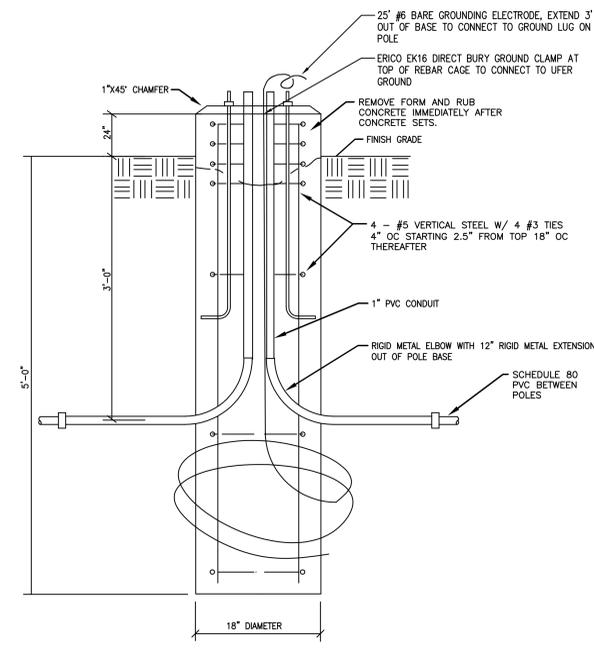
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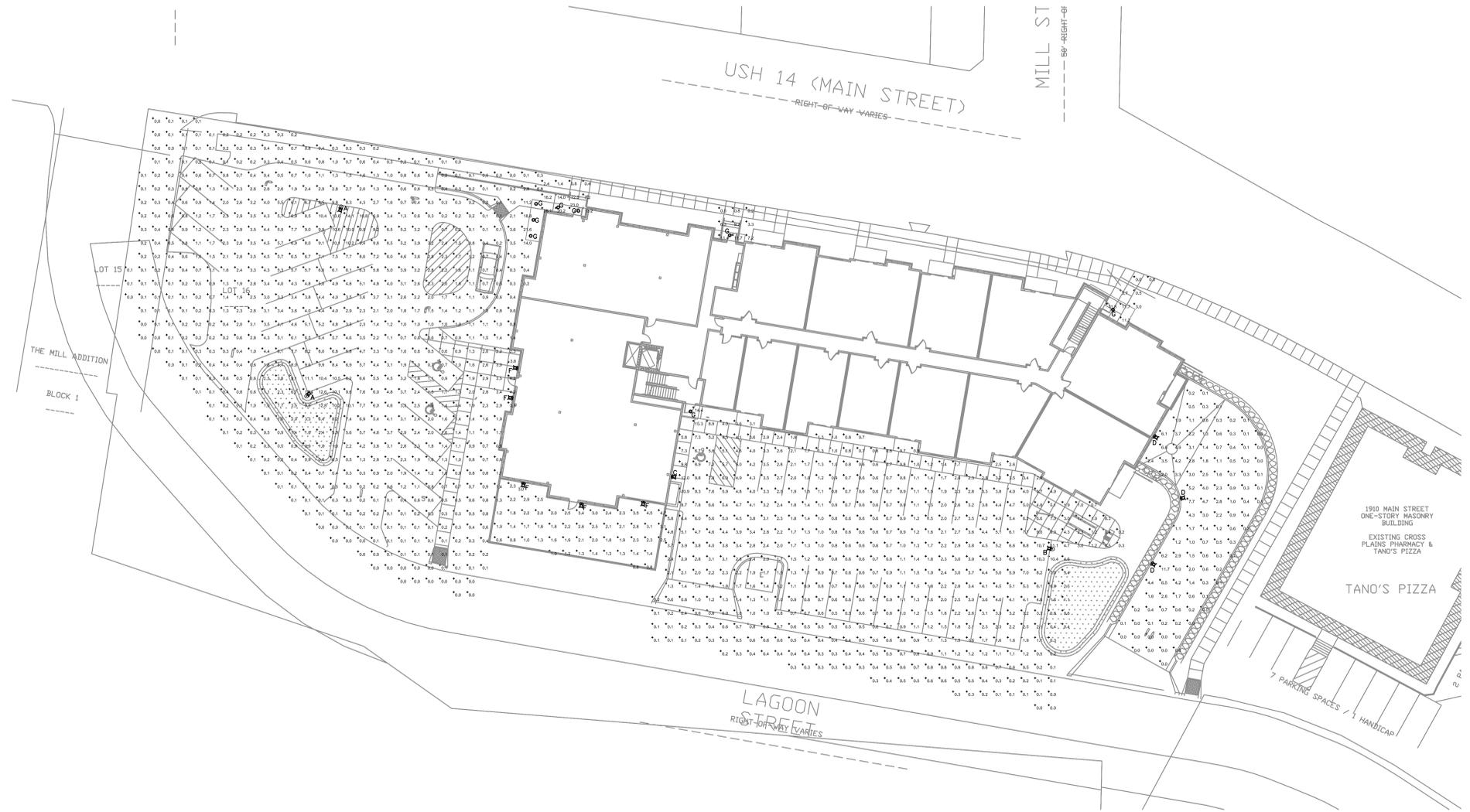
A401

EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: HOUSING ZONE: 2												
Description	Code	Area (SF)	Length (LF)	Allowable (W)	Light Fixtures							
					ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts
BASE SITE ALLOWANCE	600	W	1	600	A	2	232	464	D	3	20	60
PARKING LOT & DRIVES	0.0600	W/SF	21,957	1317	B	1	232	232	F	5	14	70
MAIN ENTRY	3	W/LF	12	36	C	1	232	232	G	8	23	184
OTHER DOORS	12	W/LF	27	324								
ENTRY CANOPY	0.25	W/SF	0	0								
WALKWAYS < 10' WIDE	0.7	W/LF	235	165								
WALKWAYS < 10' WIDE	0.7	W/LF	20	14								
TOTALS				2442				DESIGN TOTAL	1242			
	2442	>	1242		EXTERIOR COMPLIES WITH THE ENERGY CODE							

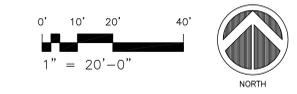
LIGHT FIXTURE SCHEDULE									
ID	Size	Series	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks	
A	15" x 40"	LED AREA LIGHT	LITHONIA	DSK2 LED 1000 700 40K T3M MVOLT SPA HS DBLXD POLE: SSA 15 4C DM19AS FBC DBL	120	LED, 232W, 4000K, 26936L, 70CRI	15' POST		
B	15" x 40"	LED AREA LIGHT	LITHONIA	DSK2 LED 1000 700 40K T3M MVOLT SPA HS DBLXD POLE: SSA 15 4C DM19AS FBC DBL	120	LED, 232W, 4000K, 26997L, 70CRI	15' POST	10' TILT UP	
C	15" x 40"	LED AREA LIGHT	LITHONIA	DSK2 LED 1000 700 40K T3M MVOLT WBA HS DBLXD	120	LED, 232W, 4000K, 26936L, 70CRI	WALL, 15'	10' TILT UP	
D	6.5" x 8.75"	LED FULL CUTOFF WALL LIGHT	RAB	SLIM 18N (CUSTOM COLOR - BLACK)	120	LED, 20W, 4000K, 1855L, 82CRI	WALL, 10'		
F	6.5" x 8.75"	LED FULL CUTOFF WALL LIGHT	RAB	SLIM 12N (CUSTOM COLOR - BLACK)	120	LED, 14W, 4000K, 1372L, 82CRI	WALL, 8'		
G	6"ø	LED RECESSED DOWN LIGHT	GOYAM	EVO 30/20 6AR WD LS 120 E210	120	LED, 23.2W, 4000K, 2056L, 80CRI	CANOPY		



2 POLE BASE DETAIL
SCALE: NOT TO SCALE



1 SITE LIGHTING PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"



ESSER PLACE MIXED-USE
1900 MAIN STREET
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:
SIP SUB: 07-25-16

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PROJECT #: 20140490
SHEET NUMBER

E100

WILSON STREET

USH 14 (MAIN STREET)

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

ICONICA
True Design-Build
901 Deming Way // Madison, WI 53717
Ph: 608.684.3500 // Fx: 608.684.3535
iconicacreates.com

ESSER PLACE MIXED-USE
1900 MAIN STREET
CROSS PLAINS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:
SIP DRAFT SUB: 07-05-16
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Schematic Design Phase:

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PROJECT #: 20140490

C-2.0

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PROPOSED MIXED-USE BUILDING
FFE: 876.00
GARAGE FFE: 866.33

MILL CREEK PARKWAY



LEGEND

- PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LINE
PROPOSED BUILDING ADDITION
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REJECT CURB AND GUTTER
PROPOSED CONCRETE
PROPOSED ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT-HEAVY DUTY
PROPOSED 1 FOOT CONTOUR
PROPOSED 5 FOOT CONTOUR
SILT FENCE
SAWCUT
SPOT ELEVATION
EP - EDGE OF PAVEMENT
FG - FINISH GRADE
EC - EDGE OF CONCRETE
TS - TOP OF STEP
BS - BOTTOM OF STEP
SOM - SOW ELEVATION
GRADE BREAK
DRAINAGE DIRECTION

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

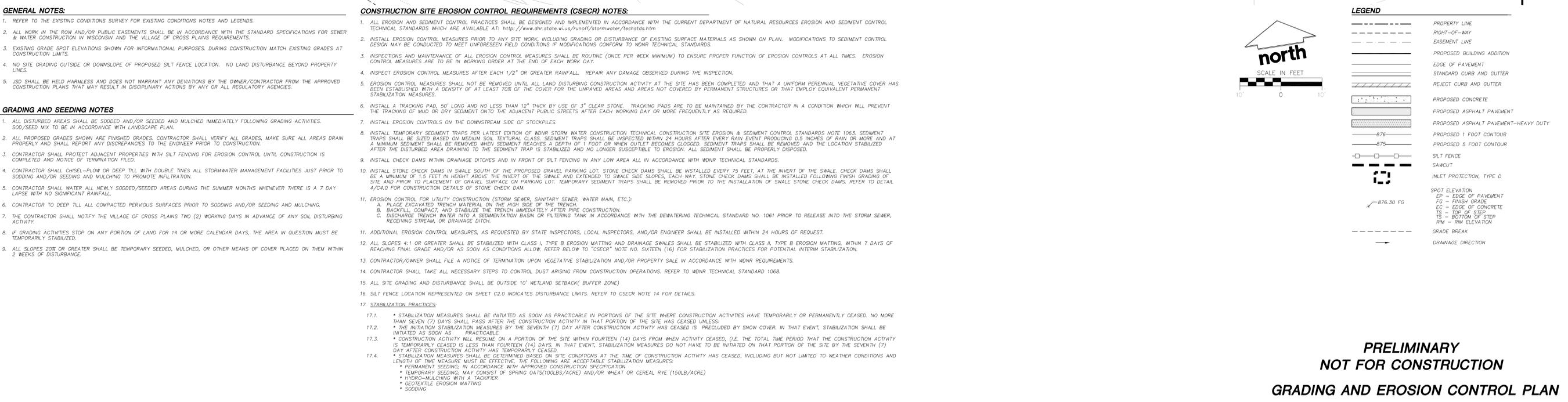
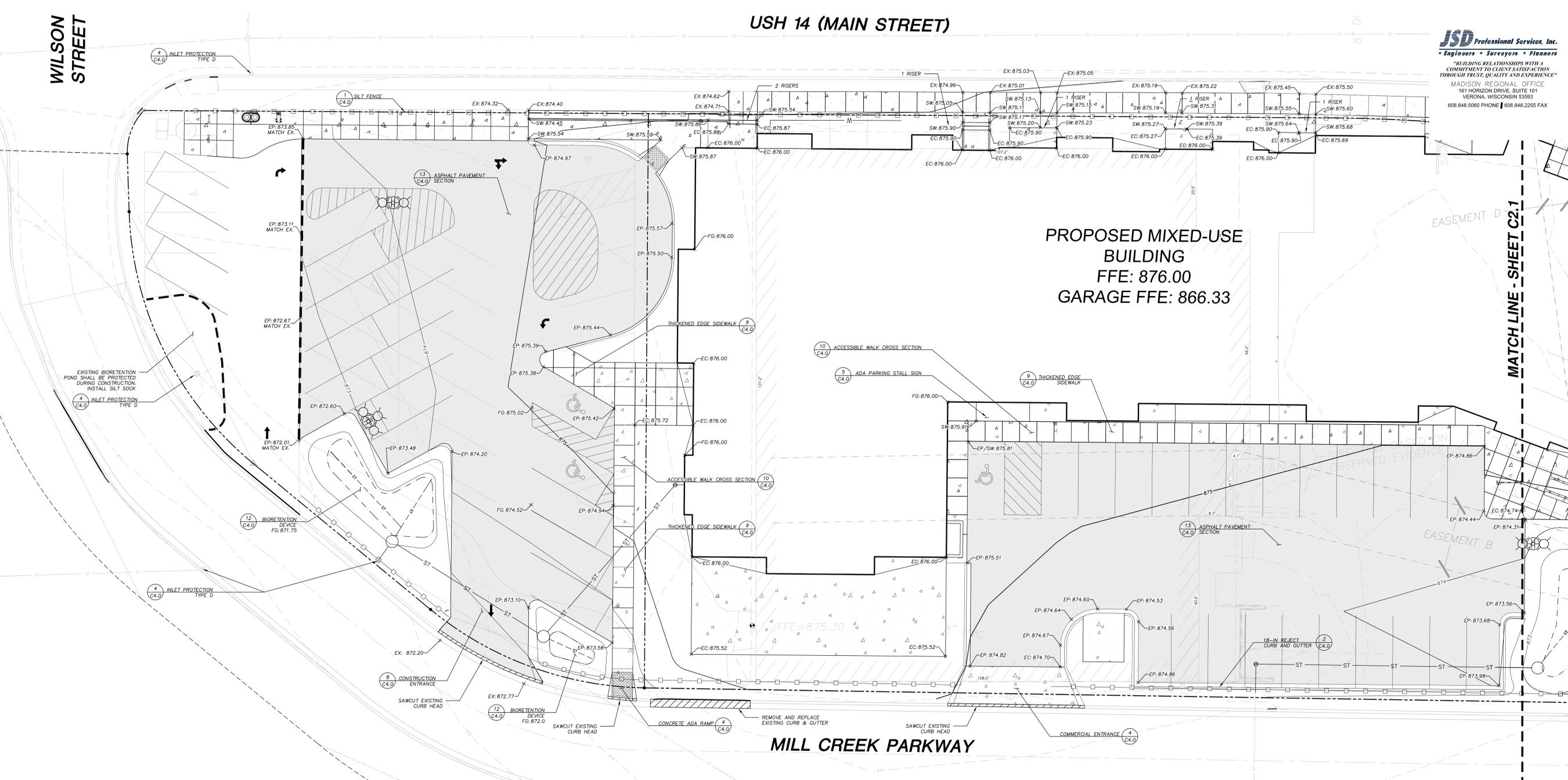
- 1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.wisconsin.gov/erosion/technical.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
10. INSTALL STONE CHECK DAMS IN SWALE SOUTH OF THE PROPOSED GRAVEL PARKING LOT. STONE CHECK DAMS SHALL BE INSTALLED EVERY 75 FEET AT THE INVERT OF THE SWALE. CHECK DAMS SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT ABOVE THE INVERT OF THE SWALE AND EXTENDED TO SWALE SIDE SLOPES. EACH WAY. STONE CHECK DAMS SHALL BE INSTALLED FOLLOWING FINISH GRADING OF SITE AND PRIOR TO PLACEMENT OF GRAVEL SURFACE ON PARKING LOT. TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF SWALE STONE CHECK DAMS. REFER TO DETAIL 4/C4.0 FOR CONSTRUCTION DETAILS OF STONE CHECK DAM.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS A, TYPE B EROSION MATTING WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDR REQUIREMENTS.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDR TECHNICAL STANDARD 1068.
15. ALL SITE GRADING AND DISTURBANCE SHALL BE OUTSIDE 10' WETLAND SETBACK (BUFFER ZONE)
16. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS. REFER TO CSECR NOTE 14 FOR DETAILS.
17. STABILIZATION PRACTICES:
17.1. * 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 SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
17.2. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
17.3. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
* PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
* TEMPORARY SEEDING, MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
* HYDRO-MULCHING WITH A TACKIFIER
* GEOTEXTILE EROSION MATTING
* SODDING

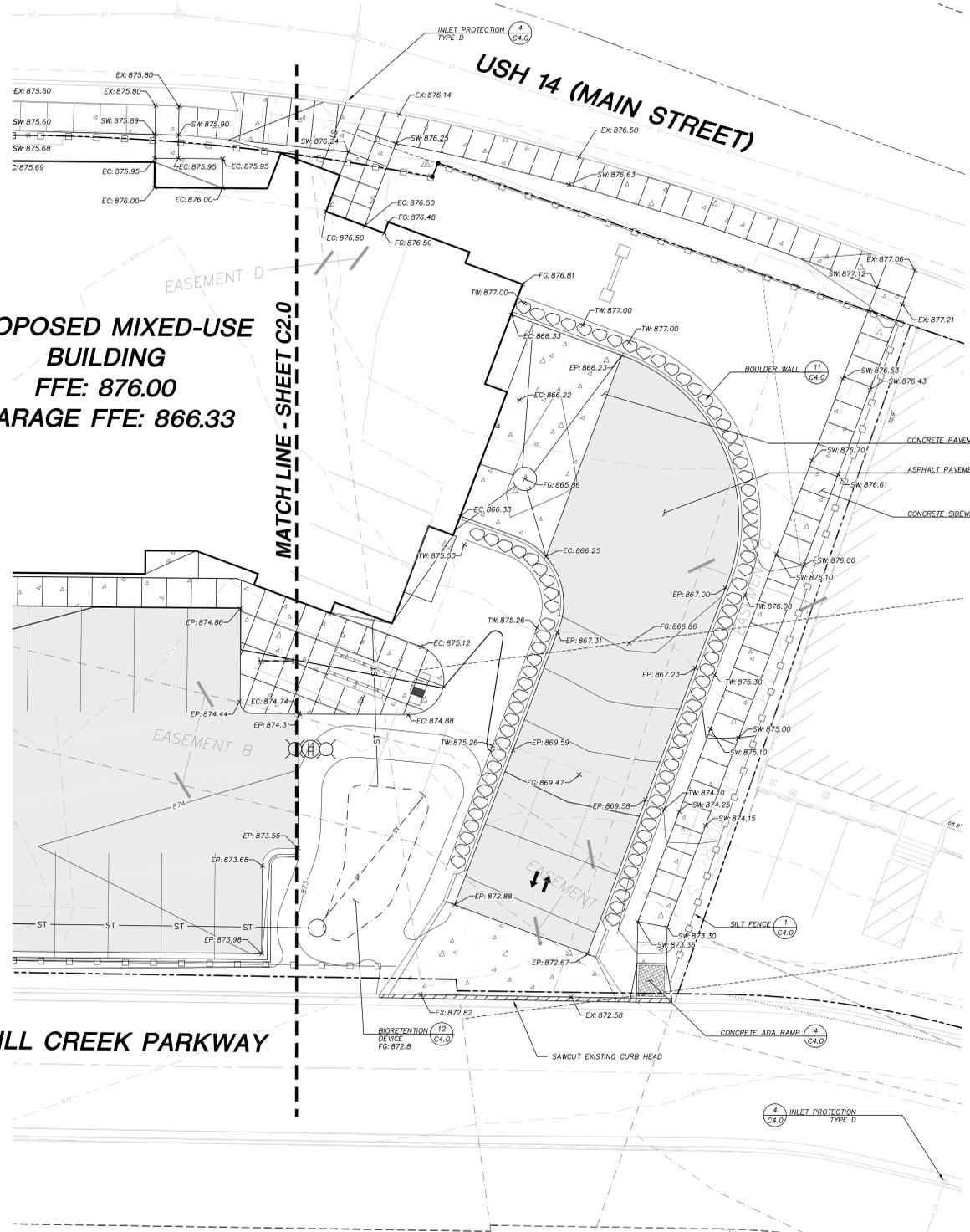
GENERAL NOTES:

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

GRADING AND SEEDING NOTES

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





PROPOSED MIXED-USE BUILDING
FFE: 876.00
GARAGE FFE: 866.33

MILL CREEK PARKWAY

MATCH LINE - SHEET C2.0

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED BUILDING ADDITION
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT-STANDARD DUTY
- PROPOSED ASPHALT PAVEMENT-HEAVY DUTY
- PROPOSED 1 FOOT CONTOUR
- 876
- 875
- PROPOSED 5 FOOT CONTOUR
- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION, TYPE D
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- EC - EDGE OF CONCRETE
- TS - TOP OF SLOPE
- BS - BOTTOM OF STEP
- RIM - RIM ELEVATION
- GRADE BREAK
- DRAINAGE DIRECTION

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

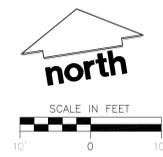
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES' EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WNR TECHNICAL STANDARDS.
10. INSTALL STONE CHECK DAMS IN SWALE SOUTH OF THE PROPOSED GRAVEL PARKING LOT. STONE CHECK DAMS SHALL BE INSTALLED EVERY 75 FEET AT THE INVERT OF THE SWALE. CHECK DAMS SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT ABOVE THE INVERT OF THE SWALE AND EXTENDED TO SWALE SIDE SLOPES. EACH SWALE CHECK DAM SHALL BE INSTALLED FOLLOWING FINISH GRADING OF SITE AND PRIOR TO PLACEMENT OF GRAVEL SURFACE ON PARKING LOT. TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF SWALE STONE CHECK DAMS. REFER TO DETAIL 4/C4.0 FOR CONSTRUCTION DETAILS OF STONE CHECK DAM.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WNR REQUIREMENTS.
15. ALL SITE GRADING AND DISTURBANCE SHALL BE OUTSIDE 10' WETLAND SETBACK (BUFFER ZONE).
16. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS. REFER TO CSECR NOTE 14 FOR DETAILS.
17. STABILIZATION PRACTICES:
 17.1. * 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 SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 17.2. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 * HYDRO-MULCHING WITH A TACKIFIER
 * GEOTEXTILE EROSION MATTING
 * SODDING

GENERAL NOTES:

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

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF CROSS PLAINS TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 2:08 OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.



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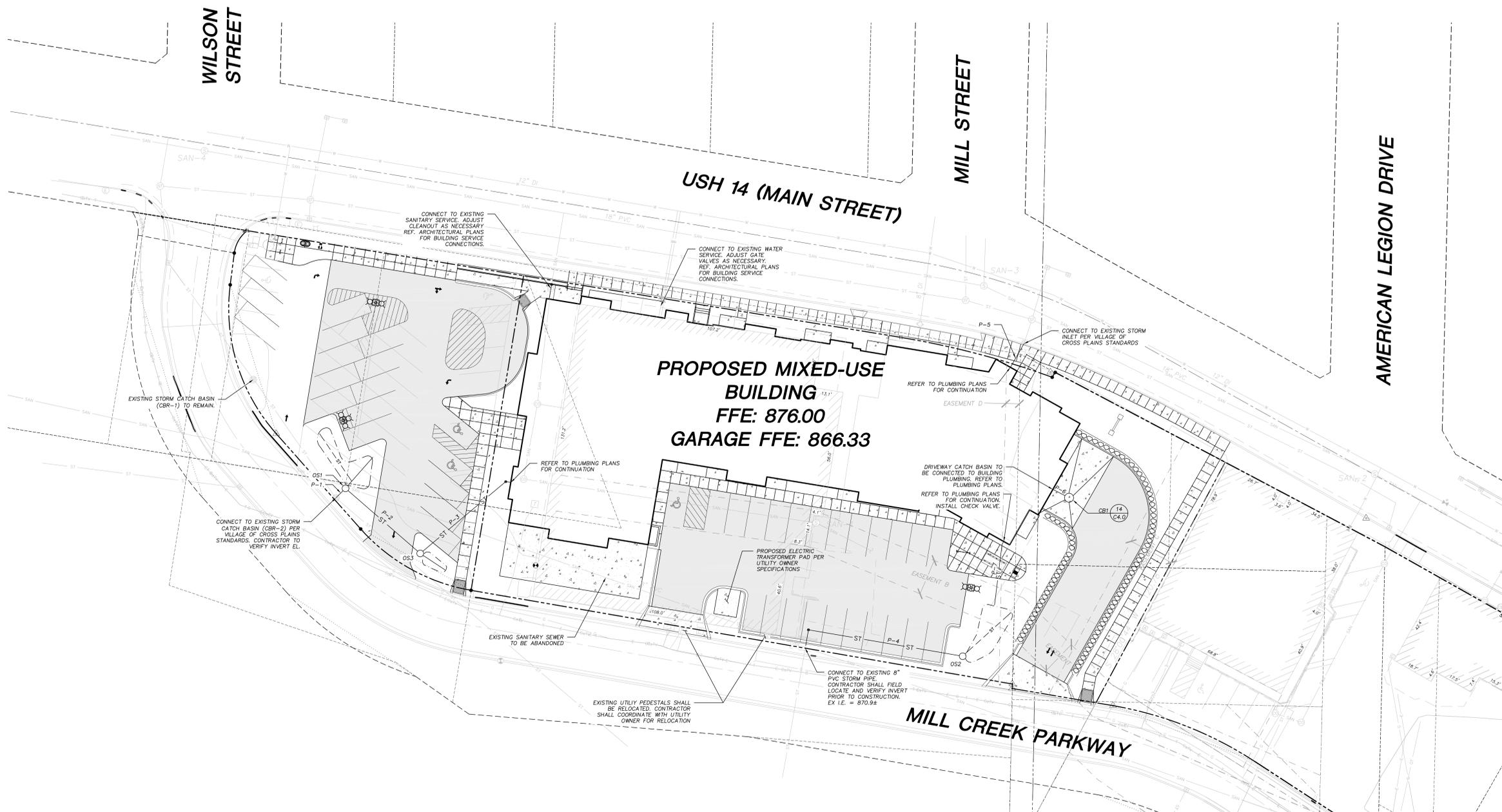
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GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE VILLAGE OF CROSS PLAINS REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 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.

UTILITY NOTES:

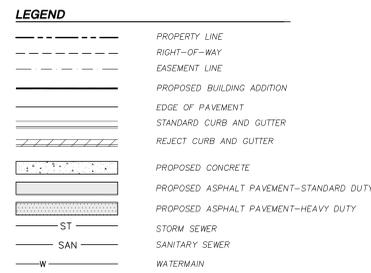
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WDSPS, AND WWRP.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS; ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL CONTACT THE CITY OF PEWAUKEE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE VILLAGE OF CROSS PLAINS WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
- ALL WATER MAIN MUST BE CAPPED AT EVERY 2,000 FOOT INTERVAL. WATER MAIN MUST BE FILLED AND SAFE WATER TESTED PRIOR TO FILLING AND FLUSHING ANY ADDITIONAL 2,000 FOOT PIPE SEGMENTS, PER VILLAGE OF CROSS PLAINS WATER & SEWER UTILITY WATER MAIN INSTALLATION SEQUENCE.
 - INSTALL WATER MAIN - MUST LEAVE A GAP AT THE EXISTING MAIN.
 - FILL WATER MAIN (PRESSURE TEST THE WATER MAIN. CONTRACTOR OPTION)
 - OBTAIN A SAFE WATER SAMPLE
 - TAP SERVICES: TAPS MUST BE MADE UNDER SYSTEM PRESSURE
 - PRESSURE TEST MAIN
 - MAKE WET CONNECTION TO EXISTING WATER MAIN
 - CONNECTION WILL ALSO BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET: WATER MAIN INSTALLATION UP TO 2000' AND/OR 30 DAYS OF INACTIVITY OF WATER MAIN INSTALLATION, WHICH EVER COMES FIRST.
- ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
- ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
- ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
OS3	870.00	872.50	2.50	36" DIA CATCH BASIN	LIGHT DUTY, IN-BELL GRATE
OS1	868.43	872.25	3.82	36" DIA CATCH BASIN	LIGHT DUTY, IN-BELL GRATE
OS2	871.20	873.30	2.10	36" DIA CATCH BASIN	LIGHT DUTY, IN-BELL GRATE
CBT	863.19	865.86	2.67	36" DIA CATCH BASIN	TYPE C GRATE

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT	DISCHARGE	SLOPE	PIPE SIZE & TYPE
P-1	OST	EX CBR-2	6	868.43	868.40	0.50%	12" HDPE
P-2	OS3	OST	44	870.00	868.43	3.56%	12" HDPE
P-3	BUILDING	OS3	50	870.60	870.10	1.00%	8" HDPE
P-4	OS2	EX 8" PVC	74	871.20	870.90	0.40%	8" PVC
P-5	BUILDING	EX INLET	12.00	871.69	871.57	1.00%	8" HDPE
P-6	CBT	BUILDING	8.00	863.19	863.11	1.00%	8" PVC
P-7	BUILDING	BIORETENTION	29.00	873.09	872.80	1.00%	8" PVC



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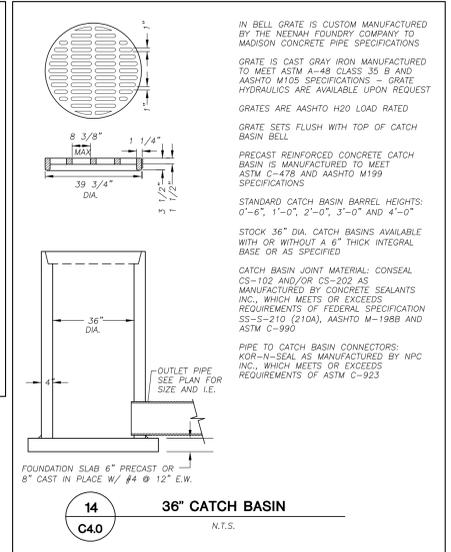
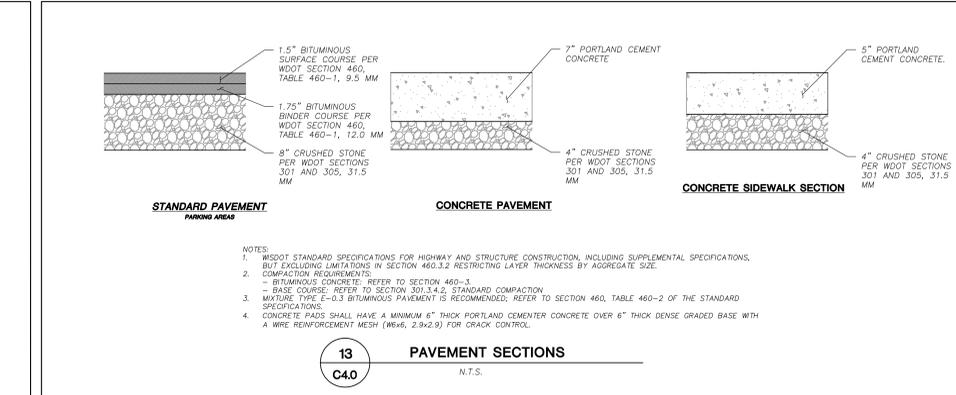
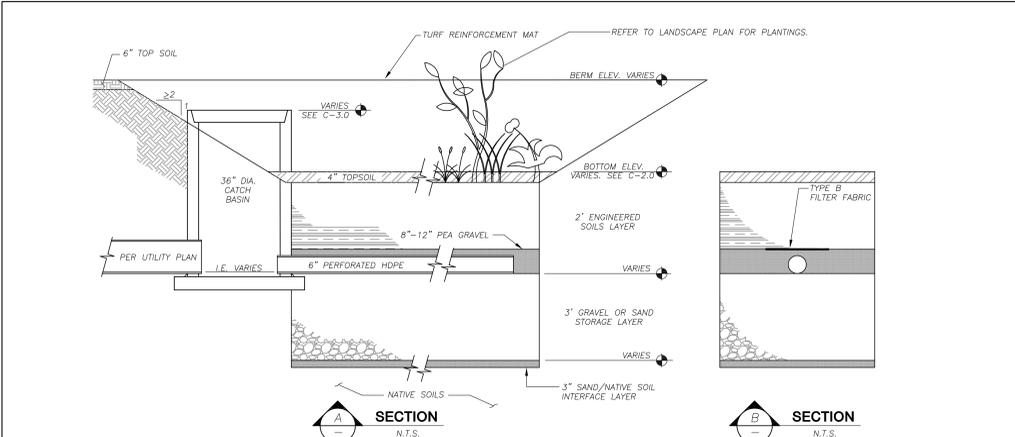
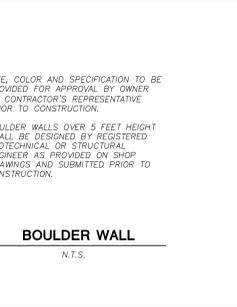
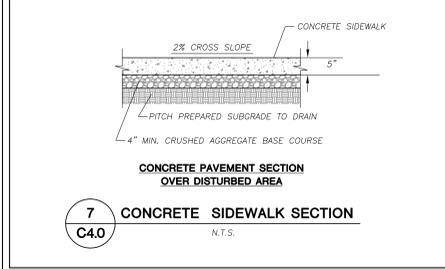
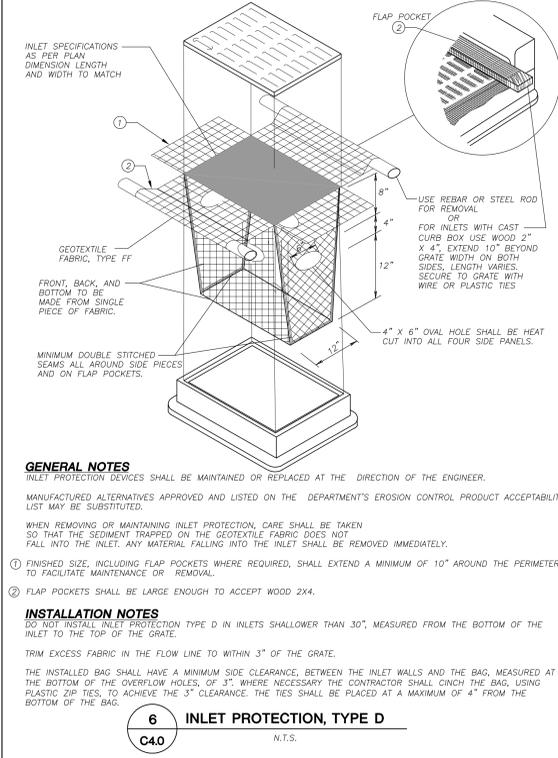
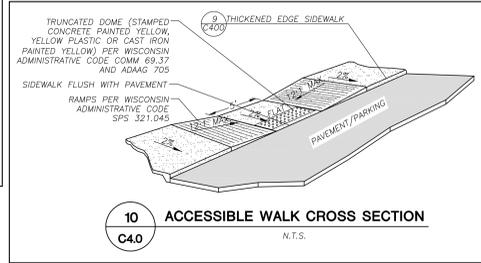
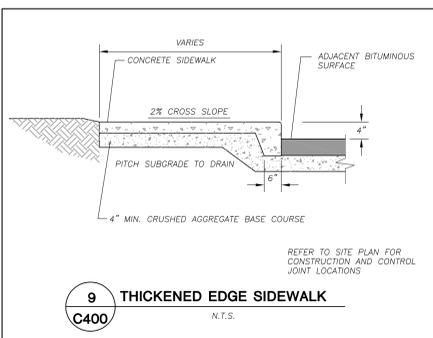
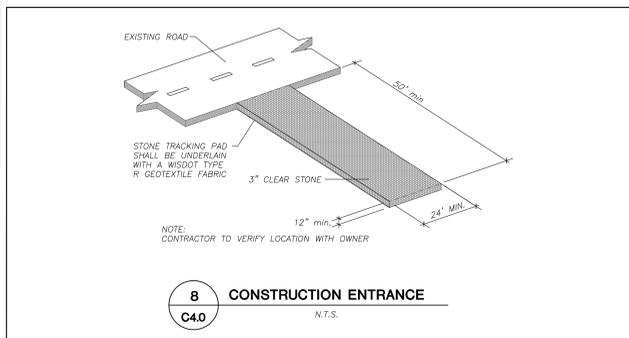
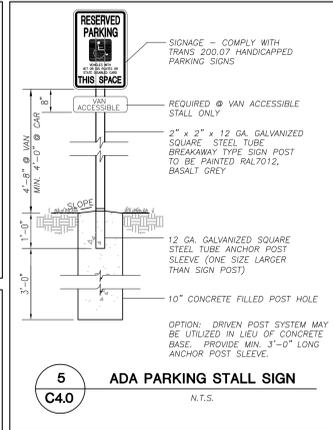
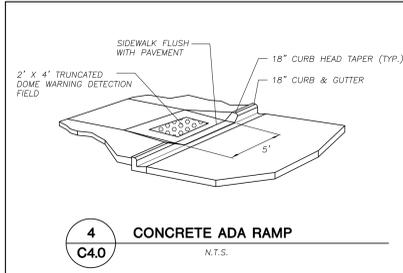
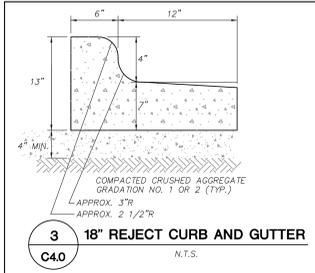
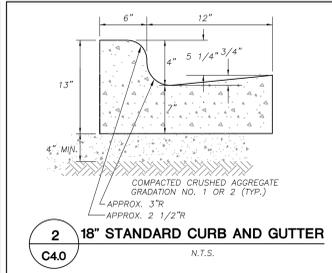
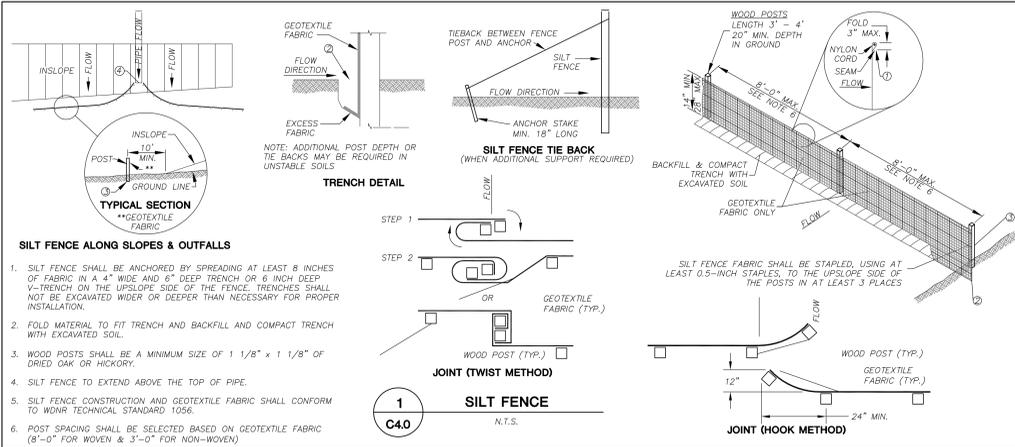
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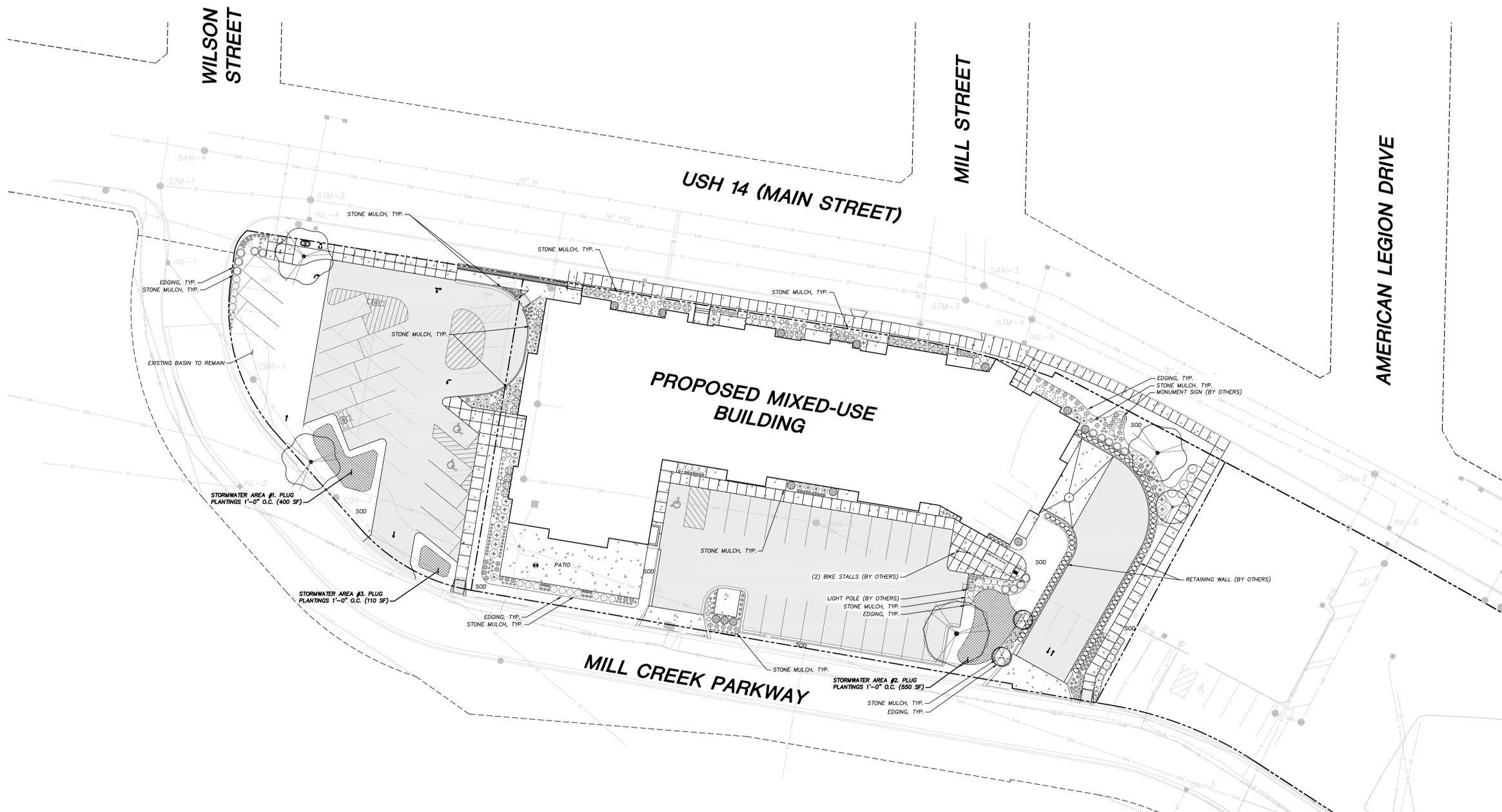
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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- REFER TO THE CIVIL PLAN SHEETS FOR PROPOSED FEATURES IN THE LEGEND AND NOTES.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE VILLAGE OF CROSS PLAINS 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 SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

PLANT SCHEDULE

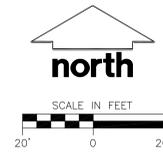
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	2	<i>Betula nigra</i> 'Little King'™	Fox Valley Birch	B & B	1.5" Cal	10
	3	<i>Gymnocladus dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffeetree	B & B	1.5" Cal	30
	1	<i>Malus x 'Indian Magic'</i>	Indian Magic Crab Apple	B & B	1.5" Cal	10
	1	<i>Quercus muhlenbergii</i>	Chinkapin Oak	B & B	1.5" Cal	30
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	13	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae	B & B	Min. 4' tall	20

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	14	<i>Dierilla sessilifolia</i> 'LPDC Podaras'	Cool Splash Dwarf Bush Honeysuckle	3 gal	18" Min. Ht.	1
	51	<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Forsythia	2 gal	18" Min. Ht.	1
	9	<i>Hydrangea paniculata</i> 'SMHPLOF'	Quick Fire Hydrangea	2 gal	Min. 24" tall	3
	18	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	3 gal	Min 12" Ht.	3
	14	<i>Juniperus x pfitzeriana</i> 'Sea Green'	Sea Green Juniper	5 gal	3' Ht.	3
	20	<i>Philadelphus x 'Snowbelle'</i>	Snowbelle Mack Orange	3 gal	Min. 24" tall	3
	7	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	3 gal	18" Min. Ht.	1
	7	<i>Symphoricarpos orbiculatus</i>	Indian Currant Coralberry	3 gal	Min. 24" tall	3
	23	<i>Syringa pubescens</i> 'Miss Kim'	Miss Kim Korean Lilac	5 gal	3' Ht.	5
	33	<i>Taxus x media</i> 'tauntonii'	Tauton Yew	5 gal	2' Ht.	2
	19	<i>Weigela florida</i> 'Minuet'	Minuet Weigela	2 gal	18" Min. Ht.	1
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	47	<i>Geranium x 'Tiny Monster'</i>	Tiny Monster Geranium	1 gal	6" Ht.	0
	51	<i>Iberis sempervirens</i>	Candytuft	1 gal	6" Ht.	0
	45	<i>Phlox paniculata</i> 'Forever Pink'	Forever Pink Phlox	1 gal	10-12" Ht.	0
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	91	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	12-18" Ht.	0
	78	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	1 gal	10-12" Ht.	0

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT-STANDARD DUTY
- POLYETHYLENE EDGING
- STORMWATER AREA PLUG PLANTINGS



Stormwater Area #1 Plug Plant Mix 400 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayi</i>	Common Bur Sedge	30	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	40	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	40	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	40	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	20	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	20	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	20	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	10	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	20	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	10	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	20	1'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	20	1'-0" On Center
<i>Penstemon digitalis</i>	Foxglove Beardtongue	10	1'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	20	1'-0" On Center
<i>Ratibida pinnata</i>	Yellow Coneflower	20	1'-0" On Center
<i>Rudbeckia hirta</i>	Black-Eyed Susan	20	1'-0" On Center
<i>Veronicastrum virginianum</i>	Culver's Root	20	1'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	20	1'-0" On Center
TOTAL		400	

Stormwater Area #2 Plug Plant Mix 550 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayi</i>	Common Bur Sedge	50	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	50	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	50	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	50	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	20	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	20	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	20	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	20	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	20	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	20	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	20	1'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	30	1'-0" On Center
<i>Penstemon digitalis</i>	Foxglove Beardtongue	30	1'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	30	1'-0" On Center
<i>Ratibida pinnata</i>	Yellow Coneflower	30	1'-0" On Center
<i>Rudbeckia hirta</i>	Black-Eyed Susan	30	1'-0" On Center
<i>Veronicastrum virginianum</i>	Culver's Root	30	1'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	30	1'-0" On Center
TOTAL		550	

Stormwater Area #3 Plug Plant Mix 110 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayi</i>	Common Bur Sedge	10	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	10	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	10	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	10	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	10	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	10	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	10	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	10	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	10	1'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	10	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	10	1'-0" On Center
TOTAL		110	

ESSER PLACE MIXED-USE

1900 MAIN STREET
 CROSS PLAINS, WI
WEST GATEWAY, INC.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

ISSUE DATES:

SIP DRAFT SUB:	07-05-16
CHECK SET:	07-21-16
SIP SUB:	07-25-16

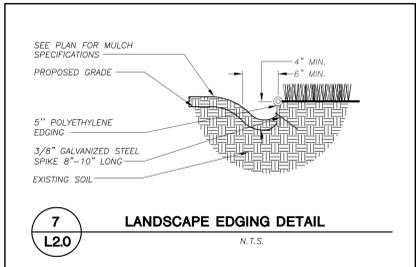
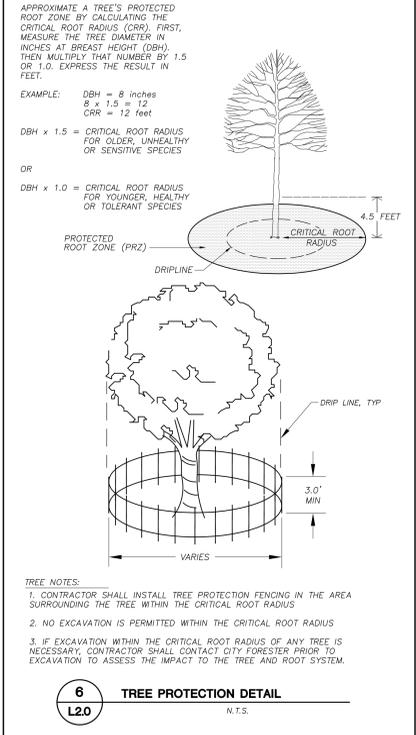
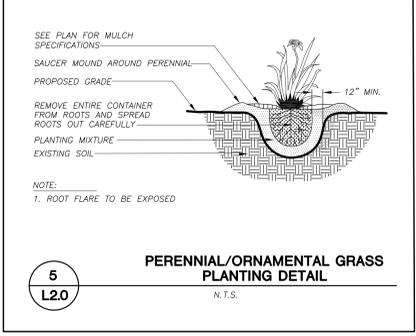
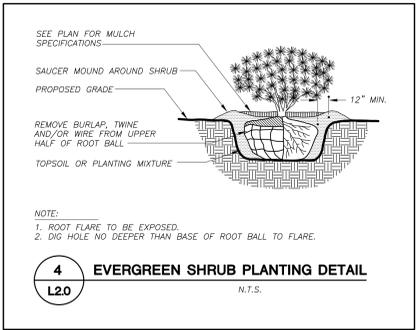
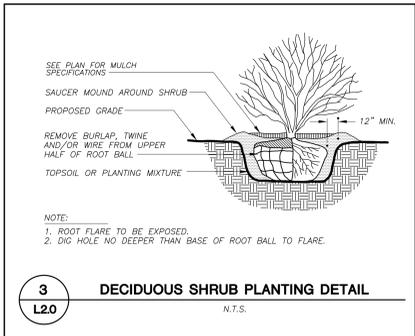
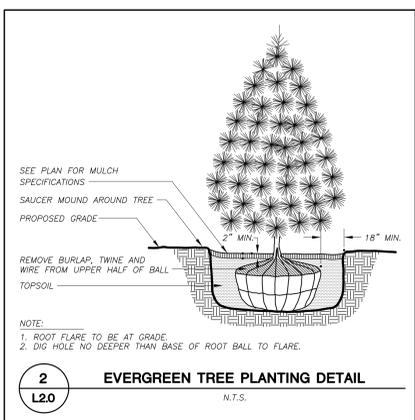
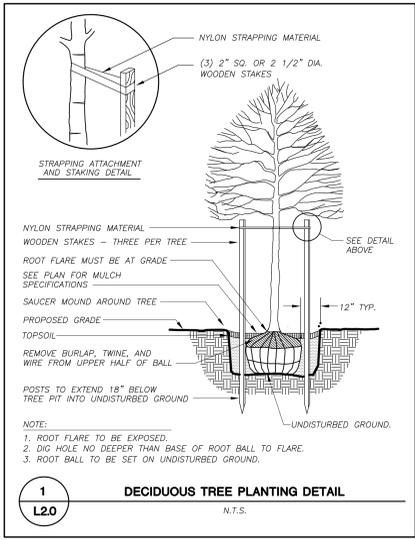
RF/IS DATE:

Schematic Design Phase:
 This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20140490

L-1.0



POINT REQUIREMENT	PAVED AREA REQUIREMENT			
Zoning Main Street Mixed Use	26,944 Sq. Ft. of Pavement			
Calculation 1:	Greater of 80 Landscape Points per 20 Stalls or 80 Points per 10,000 Sq. Ft. of Paved Area			
Calculation 1 Formula:	(26,944 Sq. Ft. of Paved Area / 10,000 Sq. Ft.) x 80 Points = 215.5 OR (42 stalls / 20) x 80 points = 168			
Total Points Required:	216 Points			
Total Points Provided:	886 Points			
Code of Ordinances:	Min. 30% of Points to be Tall Trees, Min. 40% of Points to be Shrubs			
		Total Points =	886	

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF CROSS PLAINS REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5344 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. THE LANDSCAPE CONTRACTOR 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. 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 THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. 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 BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004). PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND 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.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 - PLANTING AREAS = 24"
 - TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 1/4" IN DIAMETER, AND PLANTING SOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - STONE MULCH: LANDSCAPE PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. TREE PARKING ISLANDS SHALL RECEIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES. WASHED STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL STORMWATER AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SOODED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER WASHED STONE MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULATE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS: SOD ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 80 INCH, PLUS OR MINUS 25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 3 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR TECHNICAL STANDARDS FOR ROOTSTOCK AND PLUG PLANTINGS FOR BIOTENTATION BASIS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A30D. PRUNE TREES IN ACCORDANCE WITH N.A.S. 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 AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDS AREAS AND SOODED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- 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.

ESSER PLACE MIXED-USE
 1900 MAIN STREET
 CROSS PLAINS, WI

WEST GATEWAY, INC.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

ISSUE DATES:	
SIP DRAFT SUB:	07-05-16
CHECK SET:	07-21-16
SIP SUB:	07-25-16

RF/ISI DATE:

Schematic Design Phase:
 This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20140490

L-2.0



EXTERIOR LIGHTING SUBMITTAL

Esser Place

20140490

Date: July 25th, 2016

Reviewer: Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528

Submitted By: Iconica, Inc.
901 Deming Way
Madison, Wisconsin 53717



D-Series Size 2 LED Area Luminaire

d#series



Catalog Number

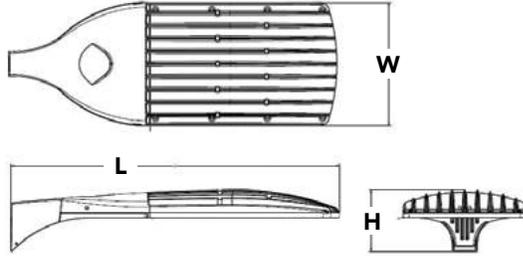
Notes

Type

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

Specifications

- EPA:** 1.1 ft² (0.10 m²)
- Length:** 40" (101.6 cm)
- Width:** 15" (38.1 cm)
- Height:** 7-1/4" (18.4 cm)
- Weight (max):** 36 lbs (16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED		Drive current		Color temperature		Distribution				Voltage	Mounting
DSX2 LED	Forward optics	530	530 mA	30K	3000 K	T1S	Type I Short	T5VS	Type V Very Short	MVOLT⁵	Shipped included
	80C 80 LEDs (four engine)	700	700 mA	40K	4000 K	T2S	Type II Short	T5S	Type V Short	120 ⁵	SPA Square pole mounting
		1000	1000 mA (1 A) ²	50K	5000 K	T2M	Type II Medium	T5M	Type V Medium	208 ⁵	RPA Round pole mounting
	100C 100 LEDs (four engines)	1200	1200 mA ² (1.2 A)	AMBPC	Amber phosphor converted ³	T3S	Type III Short	T5W	Type V Wide	240 ⁵	WBA Wall bracket
	Rotated optics¹					T3M	Type III Medium	BLC	Backlight control ^{2,4}	277 ⁵	SPUMBA Square pole universal mounting adaptor ⁷
	90C 90 LEDs					T4M	Type IV Medium	LCCO	Left corner cutoff ^{2,4}	347 ⁶	RPUMBA Round pole universal mounting adaptor ⁷
						TFTM	Forward Throw Medium	RCCO	Right corner cutoff ^{2,4}	480 ⁶	Shipped separately
											KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options

Shipped installed

- PER NEMA twist-lock receptacle only (no controls)⁹
- PER5 Five-wire receptacle only (no controls)^{9,10}
- PER7 Seven-wire receptacle only (no controls)^{9,10}
- DMG 0-10V dimming driver (no controls)¹¹
- DCR Dimmable and controllable via ROAM[®] (no controls)¹²
- DS Dual switching^{13,14}
- PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc¹⁵

- PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc¹⁵
- BL30 Bi-level switched dimming, 30%^{14,16}
- BL50 Bi-level switched dimming, 50%^{14,16}
- PNMTDD3 Part night, dim till dawn¹⁷
- PNMT5D3 Part night, dim 5 hrs¹⁷
- PNMT6D3 Part night, dim 6 hrs¹⁷
- PNMT7D3 Part night, dim 7 hrs¹⁷
- FAO Field Adjustable Output¹⁸

Other options

Shipped installed

- HS** House-side shield¹⁹
- SF Single fuse (120, 277, 347V)⁵
- DF Double fuse (208, 240, 480V)⁵
- L90 Left rotated optics²⁰
- R90 Right rotated optics²⁰
- BS Bird spikes²¹

Finish (required)

- DDBXD Dark bronze
- DBLXD** Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBL BXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

Controls & Shields

- DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)²²
- DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)²²
- DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)²²
- DSHORT SBK U Shorting cap²²
- DSX2HS 80C U House-side shield for 80 LED unit¹⁹
- DSX2HS 90C U House-side shield for 90 LED unit¹⁹
- DSX2HS 100C U House-side shield for 100 LED unit¹⁹
- PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish)²³
- KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)⁸
- DSX2BS U Bird spikes

Accessories
Ordered and shipped separately.

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

NOTES

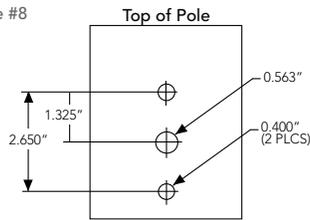
- Rotated optics option (L90 or R90) required for 90C.
- Not available in AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI CT36.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
- Requires an additional switched circuit.
- PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options. PIRH or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information. Separate on/off required.
- 90 LEDs (90C option) only.
- Also available as a separate accessory; see accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.



Drilling

Template #8



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

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

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

**For round pole mounting (RPA) only.

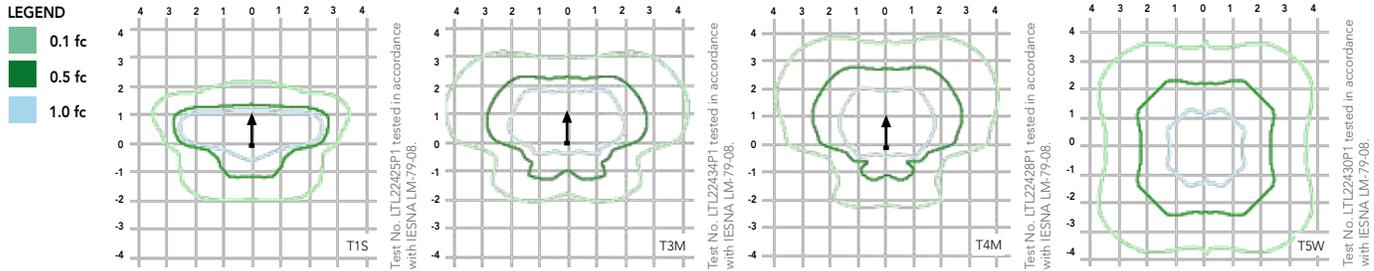
Tenon Mounting Slipfitter**

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

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



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
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
1000	360W	3.03	1.72	1.49	1.3	1.05	0.77	

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	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1200			
	1.0	0.97	0.94	0.88

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 (continued)																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
100C (100 LEDs)	530 mA	175 W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			T5VS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			T5S	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			T5M	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			T5W	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
			T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
			T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
	TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71		
	T5VS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74		
	T5S	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73		
	T5M	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73		
	T5W	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72		
	BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113							
	LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62		
	T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61		
	T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61		
	T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60		
	T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61		
	T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60		
	TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62		
	T5VS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64		
	T5S	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64		
	T5M	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64		
	T5W	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63		
	BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96							
	LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
	RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100							
	T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103							
	T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100							
	T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100							
	T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101							
	T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103							
	TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101							
	T5VS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107							
	T5S	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108							
	T5M	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108							
	T5W	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106							

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) 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 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hrs 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 surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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

WARRANTY

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

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



D-Series Size 2 LED Area Luminaire

d#series



Catalog Number

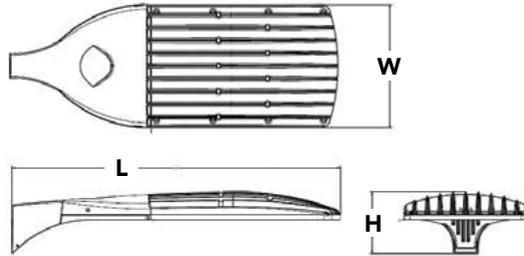
Notes

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Specifications

- EPA:** 1.1 ft² (0.10 m²)
- Length:** 40" (101.6 cm)
- Width:** 15" (38.1 cm)
- Height:** 7-1/4" (18.4 cm)
- Weight (max):** 36 lbs (16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED		Drive current		Color temperature		Distribution				Voltage	Mounting
DSX2 LED	Forward optics	530	530 mA	30K	3000 K	T1S	Type I Short	T5VS	Type V Very Short	MVOLT⁵	Shipped included
	80C 80 LEDs (four engine)	700	700 mA	40K	4000 K	T2S	Type II Short	T5S	Type V Short	120 ⁵	SPA Square pole mounting
		1000	1000 mA (1 A) ²	50K	5000 K	T2M	Type II Medium	T5M	Type V Medium	208 ⁵	RPA Round pole mounting
	100C 100 LEDs (four engines)	1200	1200 mA ² (1.2 A)	AMBPC	Amber phosphor converted ³	T3S	Type III Short	T5W	Type V Wide	240 ⁵	WBA Wall bracket
	Rotated optics¹					T3M	Type III Medium	BLC	Backlight control ^{2,4}	277 ⁵	SPUMBA Square pole universal mounting adaptor ⁷
	90C 90 LEDs					T4M Type IV Medium		LCCO	Left corner cutoff ⁴	347 ⁶	RPUMBA Round pole universal mounting adaptor ⁷
						TFTM Forward Throw Medium		RCCO	Right corner cutoff ⁴	480 ⁶	Shipped separately
											KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options

Shipped installed

- PER NEMA twist-lock receptacle only (no controls)⁹
- PER5 Five-wire receptacle only (no controls)^{9,10}
- PER7 Seven-wire receptacle only (no controls)^{9,10}
- DMG 0-10V dimming driver (no controls)¹¹
- DCR Dimmable and controllable via ROAM[®] (no controls)¹²
- DS Dual switching^{13,14}
- PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc¹⁵

- PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc¹⁵
- BL30 Bi-level switched dimming, 30%^{14,16}
- BL50 Bi-level switched dimming, 50%^{14,16}
- PNMTDD3 Part night, dim till dawn¹⁷
- PNMT5D3 Part night, dim 5 hrs¹⁷
- PNMT6D3 Part night, dim 6 hrs¹⁷
- PNMT7D3 Part night, dim 7 hrs¹⁷
- FAO Field Adjustable Output¹⁸

Other options

Shipped installed

- HS** House-side shield¹⁹
- SF Single fuse (120, 277, 347V)⁵
- DF Double fuse (208, 240, 480V)⁵
- L90 Left rotated optics²⁰
- R90 Right rotated optics²⁰
- BS Bird spikes²¹

Finish (required)

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

Controls & Shields

Accessories	Ordered and shipped separately.
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX2HS 80C U	House-side shield for 80 LED unit ¹⁹
DSX2HS 90C U	House-side shield for 90 LED unit ¹⁹
DSX2HS 100C U	House-side shield for 100 LED unit ¹⁹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁸
DSX2BS U	Bird spikes

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

NOTES

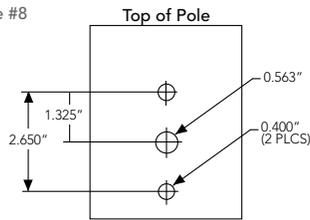
- Rotated optics option (L90 or R90) required for 90C.
- Not available in AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI CT36.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
- Requires an additional switched circuit.
- PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options. PIRH or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information. Separate on/off required.
- 90 LEDs (90C option) only.
- Also available as a separate accessory; see accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.



Drilling

Template #8



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

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

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

**For round pole mounting (RPA) only.

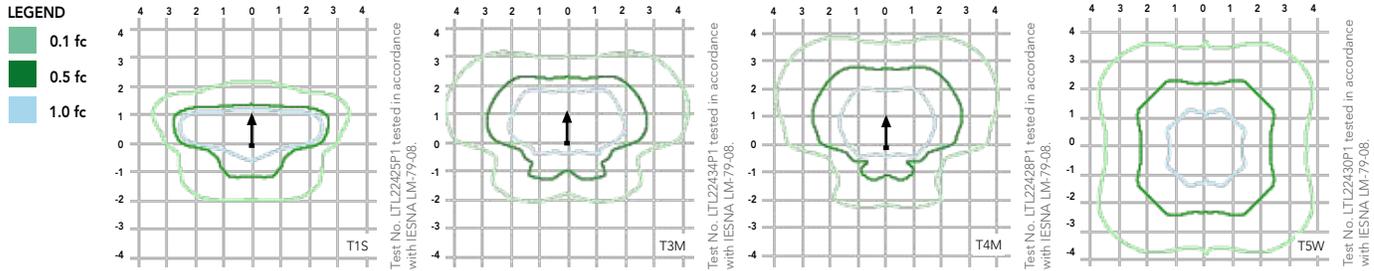
Tenon Mounting Slipfitter**

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

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



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
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
1000	360W	3.03	1.72	1.49	1.3	1.05	0.77	

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	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1200			
1.0	0.97	0.94	0.88	

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 (continued)																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
100C (100 LEDs)	530 mA	175 W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			T5VS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			T5S	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			T5M	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			T5W	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
	T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70		
	T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70		
	TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71		
	T5VS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74		
	T5S	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73		
	T5M	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73		
	T5W	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72		
	BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113							
	LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62		
	T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61		
	T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61		
	T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60		
	T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61		
	T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60		
	TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62		
	T5VS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64		
T5S	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64			
T5M	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64			
T5W	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63			
BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96								
LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93								
RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93								
T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100								
T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103								
T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100								
T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100								
T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101								
T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103								
TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101								
T5VS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107								
T5S	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108								
T5M	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108								
T5W	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106								

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) 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 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hrs 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 surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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

WARRANTY

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

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

Catalog Number	A&B POLES
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Square straight aluminum general purpose pole for up to 35 foot mounting heights.

CONSTRUCTION — Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy, square tube is uniform in cross-section down length of shaft with no taper.

Hand hole: Reinforced rectangular hand hole is located 18" above base, 4" poles have 2" x 4" hand hole; 5" and 6" poles have 2.5" x 4" hand hole). Hand-hole cover plate made from aluminum alloy.

Hardware: Stainless steel

Top cap: Removable top cap provided with drill-mount poles.

Bolt covers: Nut cover discs provided. Optional cast aluminum base cover available.

FINISH — Must specify finish.

GROUNDING — Provision located inside hand hole rim. Grounding hardware is not included (provided by others).

ANCHOR BOLTS — Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.

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

Note: Specifications subject to change without notice.

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM



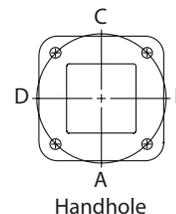
Example: SSA 20 4C DM19 BA

ORDERING INFORMATION		Lead times will vary depending on options selected. Consult with your sales representative.			Example: SSA 20 4C DM19 BA	
SSA Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ¹⁰	
SSA	8 – 35 feet (See back page.) 15	(See back page.) 4C	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) ² T35 4" O.D. (3-1/2" NPS) ² Drill mounting³ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™ Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° AERIS™ Suspend drill mounting^{3,4} DMxxAST_ OMERO™ Suspend drill mounting^{3,4} DMxxMRT_	Shipped installed I/AB Less anchor bolts FBC Full base cover VD Vibration damper TP Tamper proof H1-18Axx Horizontal arm bracket (1 fixture) ^{5,6} FDLxx Festoon outlet less electrical ⁵ CPL12xx 1/2" coupling ⁵ CPL34xx 3/4" coupling ⁵ CPL1xx 1" coupling ⁵ NPL12xx 1/2" threaded nipple ⁵ NPL34xx 3/4" threaded nipple ⁵ NPL1xx 1" threaded nipple ⁵ EHHxx Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum BA Brushed aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Class 1 architectural anodized ABL Black ADB Dark bronze ANA Natural Architectural colors (powder finish)¹⁰	

NOTES

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option. For 1st "x": Specify the height in feet above base of pole. Example: 5ft = 5 and 20ft = 20
- For 2nd "x": Specify orientation from handhole (A, B, C, D) Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3).

HANDHOLE ORIENTATION



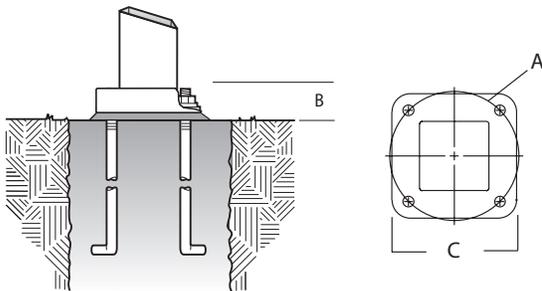
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSA Square Straight Aluminum Poles

TECHNICAL INFORMATION

Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thick (in)	EPA (ft2) with 1.3 gust								Bolt Circle (in)	Bolt Size (in. x in. x in.)	Approx. ship (lbs.)
				80 mph	Max. (lbs.)	90 mph	Max. (lbs.)	100 mph	Max. (lbs.)	110 mph	Max. (lbs.)			
SSA 8 4C	8	4.0 x 8.0	0.125	18.2	350	14.0	350	10.9	350	8.7	350	8.5-9.625	3/4 x 18 x 3	32
SSA 10 4C	10	4.0 x 10.0	0.125	13.9	260	10.5	260	8.0	260	6.2	260	8.5-9.625	3/4 x 18 x 3	37
SSA 12 4C	12	4.0 x 12.0	0.125	10.6	260	7.7	260	5.7	260	4.2	260	8.5-9.625	3/4 x 18 x 3	40
SSA 14 4C	14	4.0 x 14.0	0.125	8.3	200	5.8	200	4.1	200	2.8	200	8.5-9.625	3/4 x 18 x 3	50
SSA 15 4C	15	4.0 x 15.0	0.125	5.7	200	3.8	200	2.6	200	1.6	200	8.5-9.625	3/4 x 18 x 3	52
SSA 16 4C	16	4.0 x 16.0	0.125	4.8	200	3.1	200	1.9	200	1.0	200	8.5-9.625	3/4 x 18 x 3	54
SSA 16 4G	16	4.0 x 16.0	0.188	8.6	200	6.1	200	4.3	200	3.0	200	8.5-9.625	3/4 x 30 x 3	74
SSA 16 5G	16	5.0 x 16.0	0.188	15.8	260	11.5	260	8.5	260	6.3	200	10.5-11.5	3/4 x 30 x 3	83
SSA 18 4C	18	4.0 x 18.0	0.125	3.6	100	2.1	100	-	100	-	100	8.5-9.625	3/4 x 18 x 3	57
SSA 18 4G	18	4.0 x 18.0	0.188	6.8	150	4.6	150	3.0	150	1.8	150	8.5-9.625	3/4 x 30 x 3	80
SSA 18 5G	18	5.0 x 18.0	0.188	12.7	260	9.0	260	6.4	260	4.4	260	10.5-11.5	3/4 x 30 x 3	91
SSA 20 4C	20	4.0 x 20.0	0.125	2.1	150	-	150	-	150	-	150	8.5-9.625	3/4 x 18 x 3	62
SSA 20 4G	20	4.0 x 20.0	0.188	5.2	150	3.1	150	1.7	150	-	150	8.5-9.625	3/4 x 30 x 3	85
SSA 20 5G	20	5.0 x 20.0	0.188	10.5	150	7.1	150	4.7	150	2.9	150	10.5-11.5	3/4 x 30 x 3	107
SSA 20 6G	20	6.0 x 20.0	0.188	17.4	150	12.3	150	8.7	150	6.0	150	12-13	1 x 36 x 4	155
SSA 20 6J	20	6.0 x 20.0	0.25	24.3	260	17.8	260	13.2	260	9.7	260	12-13	1 x 36 x 4	202
SSA 25 5G	25	5.0 x 25.0	0.188	5.6	100	3.0	100	1.0	100	-	100	10.5-11.5	3/4 x 30 x 3	130
SSA 25 6G	25	6.0 x 25.0	0.188	10.1	260	6.1	260	3.3	260	1.3	260	12-13	1 x 36 x 4	180
SSA 25 6J	25	6.0 x 25.0	0.25	15.8	260	10.7	260	7.0	260	4.3	260	12-13	1 x 36 x 4	224
SSA 30 6G	30	6.0 x 30.0	0.188	4.1	260	1.1	260	-	260	-	260	12-13	1 x 36 x 4	210
SSA 30 6J	30	6.0 x 30.0	0.25	8.6	260	4.8	260	2.0	260	-	260	12-13	1 x 36 x 4	258
SSA 32 6J	32	6.0 x 32.0	0.25	6.9	150	3.2	150	-	150	-	150	12-13	1 x 36 x 4	272
SSA 35 6J	35	6.0 x 35.0	0.25	4.2	100	-	100	-	100	-	100	12-13	1 x 36 x 4	294
SSA 35 7J	35	6.75 x 35.0	0.25	7.3	150	3.0	150	-	150	-	150	14.625	1 x 36 x 4	290



IMPORTANT:
These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
4"C	8.5" - 9.625"	3.125"	9.938"	ABTEMPLATE PJ50045	AB18-0
4"G	8.5" - 9.625"	3.125"	9.938"	ABTEMPLATE PJ50045	AB30-0
5"	10.5" - 11.5"	3.25"	11.563"	ABTEMPLATE PJ50046	AB30-0
6"	12" - 13"	4"	12.25"	ABTEMPLATE PJ50044	AB36-0
7"	14.625"	4.125"	15"	ABTEMPLATE PJ50130	AB36-0



D-Series Size 2 LED Area Luminaire

d#series



Catalog Number

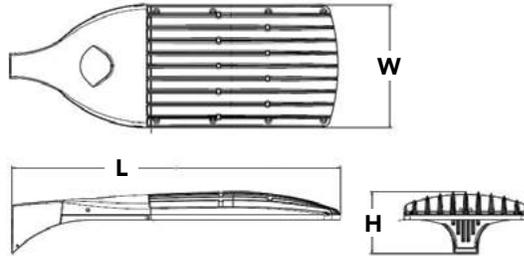
Notes

Type

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

Specifications

- EPA:** 1.1 ft² (0.10 m²)
- Length:** 40" (101.6 cm)
- Width:** 15" (38.1 cm)
- Height:** 7-1/4" (18.4 cm)
- Weight (max):** 36 lbs (16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED		Drive current		Color temperature		Distribution				Voltage		Mounting			
Series	LEDs														
DSX2 LED	Forward optics	80C	80 LEDs (four engine)	530	530 mA	30K	3000 K	T1S	Type I Short	T5VS	Type V Very Short	MVOLT ⁵	Shipped included		
				700	700 mA	40K	4000 K	T2S	Type II Short	T5S	Type V Short		120 ⁵	SPA	Square pole mounting
				1000	1000 mA (1 A) ²	50K	5000 K	T2M	Type II Medium	T5M	Type V Medium		208 ⁵	RPA	Round pole mounting
	100C	100 LEDs (four engines)	1200	1200 mA ² (1.2 A)	AMBPC	Amber phosphor converted ³	T3S	Type III Short	T5W	Type V Wide	240 ⁵		WBA	Wall bracket	
	Rotated optics¹	90C	90 LEDs					T3M	Type III Medium	BLC	Backlight control ^{2,4}	277 ⁵	SPUMBA	Square pole universal mounting adaptor ⁷	
								T4M	Type IV Medium	LCCO	Left corner cutoff ^{2,4}	347 ⁶	RPUMBA	Round pole universal mounting adaptor ⁷	
								TFTM	Forward Throw Medium	RCCO	Right corner cutoff ^{2,4}	480 ⁶	Shipped separately		
													KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁸	

Control options

Shipped installed

- PER NEMA twist-lock receptacle only (no controls)⁹
- PER5 Five-wire receptacle only (no controls)^{9,10}
- PER7 Seven-wire receptacle only (no controls)^{9,10}
- DMG 0-10V dimming driver (no controls)¹¹
- DCR Dimmable and controllable via ROAM[®] (no controls)¹²
- DS Dual switching^{13,14}
- PIRH Bi-level, motion/ambient sensor, 15'-30' mounting height, ambient sensor enable at 5fc¹⁵

- PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc¹⁵
- BL30 Bi-level switched dimming, 30%^{14,16}
- BL50 Bi-level switched dimming, 50%^{14,16}
- PNMTDD3 Part night, dim till dawn¹⁷
- PNMT5D3 Part night, dim 5 hrs¹⁷
- PNMT6D3 Part night, dim 6 hrs¹⁷
- PNMT7D3 Part night, dim 7 hrs¹⁷
- FAO Field Adjustable Output¹⁸

Other options

Shipped installed

- HS** House-side shield¹⁹
- SF Single fuse (120, 277, 347V)⁵
- DF Double fuse (208, 240, 480V)⁵
- L90 Left rotated optics²⁰
- R90 Right rotated optics²⁰
- BS Bird spikes²¹

Finish (required)

- DDBXD Dark bronze
- DBLXD** Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBL BXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

Controls & Shields

- DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)²²
- DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)²²
- DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)²²
- DSHORT SBK U Shorting cap²²
- DSX2HS 80C U House-side shield for 80 LED unit¹⁹
- DSX2HS 90C U House-side shield for 90 LED unit¹⁹
- DSX2HS 100C U House-side shield for 100 LED unit¹⁹
- PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish)²³
- KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)⁸
- DSX2BS U Bird spikes

Accessories
Ordered and shipped separately.

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

NOTES

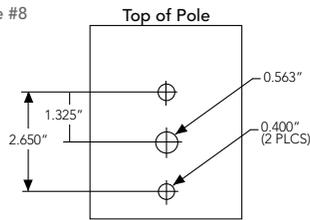
- Rotated optics option (L90 or R90) required for 90C.
- Not available in AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI CT36.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
- Requires an additional switched circuit.
- PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options. PIRH or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information. Separate on/off required.
- 90 LEDs (90C option) only.
- Also available as a separate accessory; see accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.



Drilling

Template #8



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

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

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

**For round pole mounting (RPA) only.

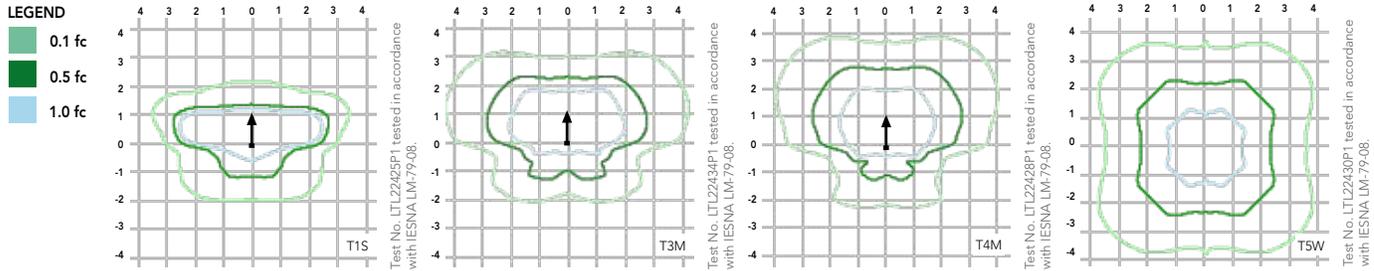
Tenon Mounting Slipfitter**

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

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



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
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
1000	360W	3.03	1.72	1.49	1.3	1.05	0.77	

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	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1200			
	1.0	0.97	0.94	0.88

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 (continued)																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
100C (100 LEDs)	530 mA	175 W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			T5VS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			T5S	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			T5M	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			T5W	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
			T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
			T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
	TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71		
	T5VS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74		
	T5S	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73		
	T5M	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73		
	T5W	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72		
	BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113							
	LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
	T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62		
	T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61		
	T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61		
	T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60		
	T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61		
	T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60		
	TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62		
	T5VS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64		
	T5S	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64		
	T5M	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64		
	T5W	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63		
	BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96							
	LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
	RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100							
	T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103							
	T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100							
	T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100							
	T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101							
	T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103							
	TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101							
	T5VS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107							
	T5S	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108							
	T5M	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108							
	T5W	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106							
	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100							
	T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103							
	T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100							
	T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100							
	T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101							
	T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103							
	TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101							
	T5VS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107							
	T5S	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108							
	T5M	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108							
	T5W	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106							

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) 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 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hrs 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 surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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

WARRANTY

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

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



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

Color: Bronze

Weight: 4.5 lbs

Project:	Type:	D
Prepared By:	Date:	

Driver Info		LED Info	
Type:	Constant Current	Watts:	18W
120V:	0.18A	Color Temp:	4000K
208V:	0.11A	Color Accuracy:	82 CRI
240V:	0.09A	L70 Lifespan:	100000
277V:	0.08A	Lumens:	1,855
Input Watts:	20W	Efficacy:	93 LPW
Efficiency:	90%		

Technical Specifications

Listings

UL Listing:

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

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

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

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000171P

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Ambient Temperature:

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

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 14 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

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

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

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

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 500mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15 Amps, Power Factor 99%.

THD:

10.4% at 120V

Other

HID Replacement Range:

The SLIM18 can be used to replace 100W MH based on delivered lumens.

California Title 24:

SLIM18 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM18/PC for a model that complies as a commercial outdoor non-pole-mounted fixture __ ≤ __30 Watts.

Technical Specifications (continued)

Other

Patents:

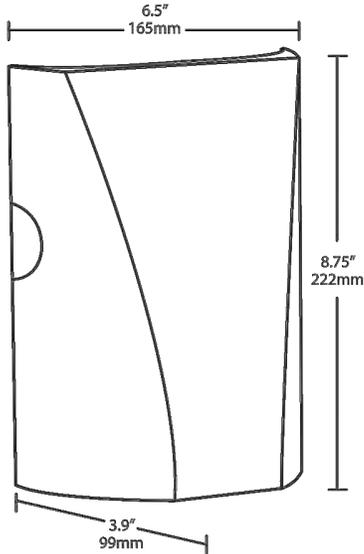
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	BLACK = Bronze W = White	= No Photocell /PC = 120V Button /PC2 = 277V Button	= No Dimming /D10 = Dimmable



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

Color: Bronze

Weight: 4.5 lbs

Project:	Type:	F
Prepared By:	Date:	

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.12A	Color Temp:	4000K
208V:	0.08A	Color Accuracy:	82 CRI
240V:	0.07A	L70 Lifespan:	100000
277V:	0.06A	Lumens:	1,372
Input Watts:	14W	Efficacy:	99 LPW
Efficiency:	86%		

Technical Specifications

Listings

UL Listing:

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

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

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

IESNA LM-79 & LM-80 Testing:

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

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Ambient Temperature:

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

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

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

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

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

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

10.1% at 120V

Other

HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts.

Patents:

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

Technical Specifications (continued)

Other

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

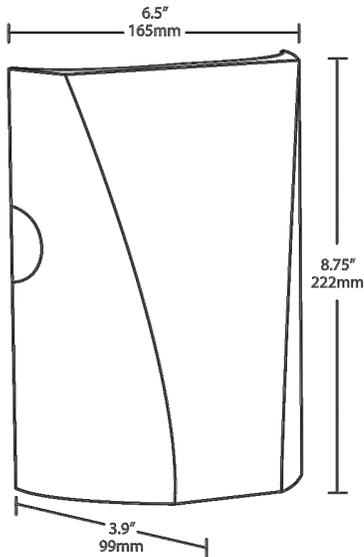
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

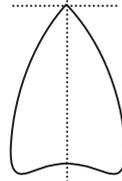
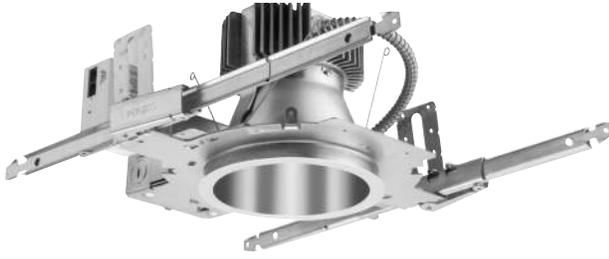
- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	BLACK = Bronze W = White	= No Photocell /PC = 120V Button /PC2 = 277V Button	= No Dimming /D10 = Dimmable



Luminaire Type:
Catalog Number
(autopopulated):



Gotham Architectural Downlighting
LED Downlights

**6" Evo®
Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

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

MECHANICAL SYSTEM

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

ELECTRICAL SYSTEM

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

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

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

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

ORDERING INFORMATION

EXAMPLE: EVO 35/10 6AR MWD LSS MVOLT EZ1

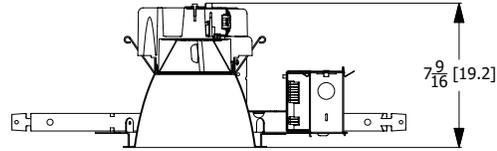
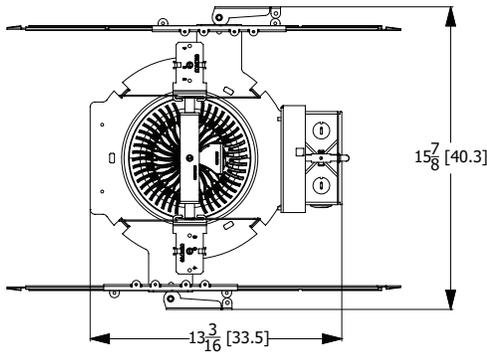
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Trim Style	Distribution	Finish	Voltage	
EVO	27/ 2700 K	10 1000 lumens	6AR Clear	(blank) Self-flanged	MD Medium (0.9 s/mh)	LSS Semi-specular	MVOLT	
	30/ 3000 K	15 1500 lumens	6PR Pewter	FL Flangeless				
	35/ 3500 K	20 2000 lumens	6WTR Wheat		MWD Medium wide (1.0 s/mh)	LD Matte-diffuse	120	
	40/ 4000 K	25 2500 lumens	6GR Gold					
		30 3000 lumens	6WR¹ White		WD Wide (1.2 s/mh)	LS Specular	277	
		35 3500 lumens	6BR¹ Black					
		40 4000 lumens	6WRAMF¹ White anti-microbial				347 ²	
		45 4500 lumens						

Driver ³	Options
EZ10 eldoLED ECOdrive 0-10v dimming driver. Minimum dimming level 10%	SF Single fuse. Specify 120V or 277V.
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming level 1%	TRW⁶ White painted flange
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	TRBL⁷ Black painted flange
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%.	EL⁸ Emergency battery pack with integral test switch
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor. Refer to DMXR Manual .	ELR⁸ Emergency battery pack with remote test switch
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZ⁵ nLight® dimming pack controls 0-10V eldoLED drivers.
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZER^{5,9} nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
ECOS2^{4,5} Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000.	BGTD Bodine generator transfer device. Specify 120V or 277V.
ECOS3^{4,5} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.	CR190 High CRI (90+)
	CP¹⁰ Chicago plenum. Specify 120V or 277V.
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.



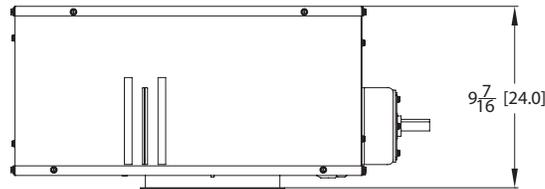
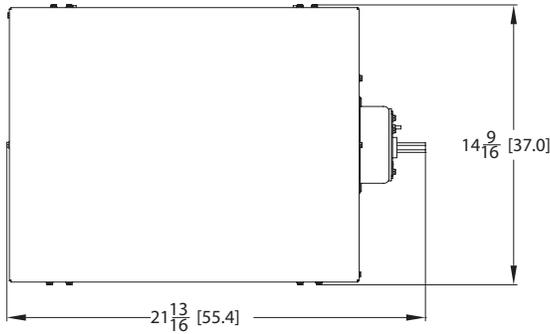
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4" (15.9)
 Ceiling Opening: 7-1/8" (18.1) self-flanged
 7-1/4" (18.4) flangeless
 Overlap trim: 7-1/2" (19.1)

DIMENSIONS FOR CHICAGO PLENUM



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

- SCA6** Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to [TECH-190](#).
- CTA4-8 YK** Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
- GVRT** Vandal-resistant trim accessory. Refer to [TECH-200](#).
- ISD BC** 0-10V wallbox dimmer. Refer to [ISD-BC](#).

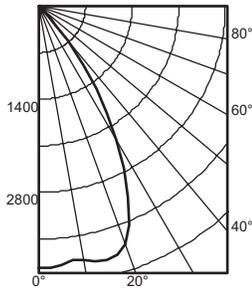
NOTES

ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to [TECH-240](#) for compatible dimmers.
4. Not available with nLight® and XPoint options.
5. Specify voltage. ECOS2 not available in 277V.
6. Not available with white reflector. Not applicable with FL option.
7. Not available with black reflector. Not applicable with FL option.
8. For dimensional changes, refer to [TECH-140](#). Not available with 347V.
9. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
10. ELR not available. CP & ECOS2 - 3000 lumen max. CP & ECOS3 - 4000 lumen max. CP, ECOS2/ECOS3 & EL - 2000 lumen max.

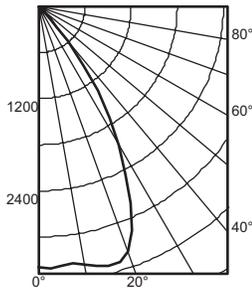
Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

EVO 35/40 6AR LS INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1 , 1.03 S/MH, TEST NO. LTL27768



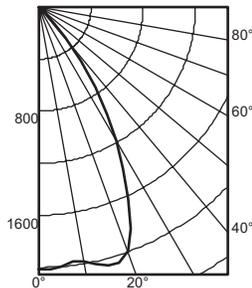
Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			20%			50%		
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	3935	0° - 30°	2904.3	71.8	0	119	119	119	116	116	116	111	111	111
5	3901	0° - 40°	3830.0	94.7	1	111	108	106	109	106	104	105	103	101
15	3944	0° - 60°	4043.4	99.9	2	103	99	96	101	98	95	98	95	93
25	3172	0° - 90°	4046.3	100.0	3	96	91	87	95	90	87	92	88	85
35	1508	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	79
45	221	0° - 180°	4046.3	*100.0	5	84	78	74	83	78	74	81	77	73
55	6			*Efficiency	6	79	73	69	78	73	68	77	72	68
65	2				7	74	68	64	73	68	64	72	67	63
75	1				8	70	64	60	69	63	60	68	63	59
85	0				9	66	60	56	65	60	56	64	59	56
90	0				10	62	56	52	62	56	52	61	56	52

EVO 35/35 6AR LS INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			20%			50%		
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	3400	0° - 30°	2579.3	71.8	0	119	119	119	116	116	116	111	111	111
5	3390	0° - 40°	3399.8	94.7	1	111	108	106	109	106	104	105	103	101
15	3497	0° - 60°	3586.3	99.9	2	103	99	96	101	98	95	98	95	93
25	2830	0° - 90°	3590.5	100.0	3	96	91	87	95	90	87	92	88	85
35	1335	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	79
45	193	0° - 180°	3590.5	*100.0	5	84	78	74	83	78	74	81	77	73
55	5			*Efficiency	6	79	73	69	78	72	68	77	72	68
65	2				7	74	68	64	73	68	64	72	67	63
75	1				8	70	64	60	69	63	59	68	63	59
85	1				9	66	60	56	65	60	56	64	59	55
90	1				10	62	56	52	62	56	52	61	56	52

EVO 35/20 6AR LS INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			20%			50%		
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	2018	0° - 30°	1498.5	72.8	0	119	119	119	116	116	116	111	111	111
5	1997	0° - 40°	1958.0	95.1	1	111	108	106	109	107	105	105	103	101
15	2053	0° - 60°	2056.6	99.9	2	103	99	96	102	98	95	98	95	93
25	1618	0° - 90°	2058.3	100.0	3	96	92	88	95	91	87	92	89	86
35	749	90° - 180°	0.0	0.0	4	90	85	81	89	84	80	87	83	79
45	105	0° - 180°	2058.3	*100.0	5	84	79	74	83	78	74	82	77	73
55	3			*Efficiency	6	79	73	69	78	73	69	77	72	68
65	1				7	74	68	64	74	68	64	72	67	64
75	0				8	70	64	60	69	64	60	68	63	60
85	0				9	66	60	56	66	60	56	65	60	56
90	0				10	62	57	53	62	56	53	61	56	53

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

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

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

PHOTOMETRY NOTES

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



BUILDING MATERIALS & COLORS SUBMITAL

Esser Place

20140490

Date: July 25th, 2016

Reviewer: Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528

Submitted By: Iconica, Inc.
901 Deming Way
Madison, Wisconsin 53717

ESSER PLACE MIXED-USE

1900 MAIN STREET
CROSS PLANS, WI

WEST GATEWAY, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:
GDP DRAFT SUB: 05-02-16
SIP DRAFT SUB: 07-05-16
SIP SUB: 07-25-16

RFISI DATE:

Schematic Design Phase:
This drawing indicates the scale and relationship of the project components. This drawing is **not** for construction.

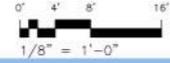
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PROJECT #: 20140490
SHEET NUMBER

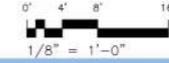
A301



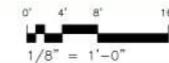
WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



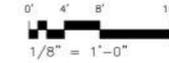
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



EXTERIOR MATERIAL KEY		
HATCH	COLOR	REMARKS
	BRICK COLOR TBD	MORTAR - GREY MASONRY SILLS & COPING - LIMESTONE
	COLOR TBD	
	4" EXPOSURE LP SMARTSIDE COLORS VARY	S40 SERIES LP TRIM COLOR - WHITE
	7" EXPOSURE LP SMARTSIDE COLORS VARY	S40 SERIES LP TRIM COLOR - WHITE



SUSTAINABLE FEATURES NARRATIVE SUBMITAL

Esser Place

20140490

Date: July 25th, 2016

Reviewer: Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528

Submitted By: Iconica, Inc.
901 Deming Way
Madison, Wisconsin 53717

**Sustainable Features Narrative
Esser Place
Cross Plains, Wisconsin**



Iconica
901 Deming Way
Madison, Wisconsin 53571
July 25th, 2016

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528

To Whom It May Concern:

As a representative of West Gateway Inc., I am submitting this Sustainable Features Narrative for the Specific Development Plan for the rezoning to a PD (Planned Development District) of the following properties: 1812 through 1904 Main Street.

The following outlines the intended sustainable features of the development:

- Pedestrian pathways on site encourage pedestrians to walk to the downtown commercial district.
- Bicycle parking racks are provided on site and storage space for bicycles will be available for tenants within the underground parking garage.
- Shade trees are proposed nearby parking areas to help reduce urban heat island affect
- Storm water from the parking lot is collected in a bio retention pond to allow for infiltration before being released off site
- All exterior lighting will be high efficiency LED fixtures
- Substantial day lighting is available to each apartment unit and an open floor plan is utilized so daylight can penetrate into the main living areas.
- Each apartment unit has individual HVAC controls allowing tenants to set the temperature of their space to match their comfort level and avoid wasteful overheating or overcooling of the entire building.

Sincerely,

Jenny Dechant

Enclosure
Cc: Tom Pientka and Jim Pientka, Iconica, West Gateway Inc.



TRANSPARENT GLASS DIAGRAM SUBMITTAL

Esser Place

20140490

Date: July 25th, 2016

Reviewer: Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528

Submitted By: Iconica, Inc.
901 Deming Way
Madison, Wisconsin 53717



0'-10' GROUND FLOOR AREA

GLAZING

Appendix B

SECTION 84.167 Planned Developments.



Purpose. The purpose of this Section is to provide regulations which govern the procedures for the review and approval, or denial, or proposed Planned Developments.



Initiation of Request. Proceedings for approval of a Planned Development may be initiated by any of the following: West Gateway Inc.

- (1) An application by the owner(s) of the subject property; (Iconica Design Build)
- (2) A recommendation of the Plan Commission to the Village Board; or
- (3) By action of the Village Board.

(c) **Procedure for Planned Development Approval.** The procedure for zoning to a Planned Development (PD) district shall follow the Zoning Map Amendment procedure included in Section 84.160, except that the Planned Development procedure shall be subject to the following additional requirements.



Pre-Application Conference. Prior to formal petition for zoning to a PD district, the applicant shall confer with appropriate Village staff in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the requirements for processing. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the Village, but should be considered as the informal, non-binding basis for proceeding to the next step.



~~**Optional Concept Plan Review.** Upon completion of the pre-application conference, described above, the applicant may decide to prepare an optional conceptual plan for review by the Plan Commission.~~

a. At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the concept plan. Appropriate topics for discussion may include the any of the information provided in the concept plan, or other items as determined by the Plan Commission. Points of discussion and conclusions reached at this stage of the process shall be in no way be binding upon the applicant or the Village, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of Plan Commission review of the concept plan to occur prior to introduction of the formal application for rezoning, which accompanies the General Development Plan application (see (3), below).

b. The concept plan submittal shall include the following items (digital files should be submitted rather than paper copies whenever possible).

1. A location map of the subject property and its vicinity.
2. A general written description of the proposed PD, including:
 - (i) General project themes and images.

May 4th, June 1st:
Staff Meetings

Opted for
immediate
consideration of
GDP.

- (ii) The general mix of dwelling unit types and/or land uses.
- (iii) Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface ratio, and/or other appropriate measures of density and intensity.
- (iv) General treatment of natural features.
- (v) Relationship to nearby properties and public streets.
- (vi) Relationship of the project to the Comprehensive Plan.
- (vii) Description of potentially requested exceptions from the requirements of this Chapter. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by making exceptions to standard zoning district requirements.

- 3. A conceptual drawing of the site plan layout, including the general locations of public streets and/or private drives.
- 4. The Plan Commission shall review the concept plan and, if accepted, shall inform the applicant to move on to the next step in the PD process, General Development Plan.

(3) **General Development Plan Review.** Upon acceptance of the Concept Plan by the Plan Commission, the applicant shall submit a General Development Plan (GDP) to the Zoning Administrator for determination of completeness. Upon determination of completeness by the Zoning Administrator, the GDP shall be placed on the Plan Commission agenda for review and recommendation. Upon recommendation of the Plan Commission, the GDP shall be reviewed by the Village Board. Upon approval of the GDP by the Village Board, the GDP shall establish the zoning for the property.

- a. The GDP submittal shall include the following items(digital files should be submitted rather than paper copies whenever possible):
 - 1. General location map of the subject site depicting:
 - (i) All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
 - (ii) Names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds.
 - (iii) Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
 - (iv) A graphic scale and a north arrow.

Determined

Complete: July 5th

Approved by Plan

Commission: July 11th

Approved by Village

Board: July 25th

Both conditions met in SIP.

2. Generalized site plan showing the pattern or proposed land uses, including:
 - (i) General size, shape, and arrangement of lots and specific use areas.
 - (ii) Basic street pattern.
 - (iii) General site grading plan showing preliminary road grades.
 - (iv) Basic storm drainage pattern, including proposed on-site stormwater detention.
 - (v) Preliminary sanitary sewer and water system layout.
 - (vi) General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
3. Statistical data, including:
 - (i) Minimum lot sizes in the development.
 - (ii) Approximate areas of all lots.
 - (iii) Density/intensity of various parts of the development.
 - (iv) Building coverage.
 - (v) Landscaping surface area ratio of all land uses.
 - (vi) Expected staging.
4. Conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in Article VIII.
5. General signage plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from Village standards or common practices.
6. General outline of property owners association, covenants, easements, and deed restrictions.
7. A written description of the proposed Planned Development, including:
 - (i) General project themes and images.
 - (ii) The general mix of dwelling unit types and/or land uses.
 - (iii) Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity.
 - (iv) General treatment of natural features.
 - (v) General relationship to nearby properties and public streets.

- (vi) General relationship of the project to the Comprehensive Plan.
- (vii) Proposed exceptions from the requirements of this Chapter.

8. A Transportation Demand Management (TDM) Plan meeting Wisconsin Department of Transportation requirements for content and format may be required by the Village if deemed necessary by the Village Engineer.

- b. The Zoning Administrator, or by majority vote of the Village Board may waive submittal information listed above, and/or may likewise require additional information beyond that listed above.
- c. The process for review and approval of the GDP shall be identical to that for Zoning Map Amendments per Section 84.160.
- d. All portions of an approved GDP not initiated through granting of a building permit within 10 years of final Village Board approval shall expire and no additional Planned Development-based activity shall be permitted. The Village Board may allow multiple extensions via a majority vote following a public hearing. Completed portions of the GDP shall retain the GDP status.
- e. Within 12 months of GDP approval the applicant shall submit a Specific Implementation Plan. Filed July 25th.

(4)

Specific Implementation Plan. Upon completion of the GDP review process described above, the applicant shall submit a Specific Implementation Plan (SIP) to the Zoning Administrator for determination of completeness. Upon determination of completeness by the Zoning Administrator, the SIP may be placed on the Plan Commission agenda for SIP review.

- a. The SIP submittal shall include the following items. Note that the area included in an SIP may be only a portion of the area included in a previously approved GDP (digital files should be submitted rather than paper copies whenever possible).



An existing conditions map of the subject site depicting the following:

- (i) All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.
- (ii) Names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds.
- (iii) Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
- (iv) Existing utilities and recorded easements.

See attached and Appendix A

Determined Complete: July 25th

Plan Commission: August 1st

Village Board: August 22nd

See Appendix A -
Especially
Landscaping Plan



- (v) All lot dimensions of the subject site.
 - (vi) A graphic scale and a north arrow.
- An SIP map of the proposed site showing at least the following:
- (i) Lot layout and the arrangements of buildings.
 - (ii) Public and private roads, driveways, walkways, and parking facilities.
 - (iii) Specific treatment and location of recreational and open space areas, including designation of any such areas to be classified as common open space.



Proposed grading plan.
Specific landscaping plan for the subject site, specifying the location, species, and installation size of all plantings. The landscaping plans shall include a table summarizing all proposed species.



Architectural plans for any nonresidential buildings, multifamily structures, or building clusters, other than conventional single-family homes or individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.



Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.



Signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes that are proposed to vary from Village standards or common practices.



Specific written description of the proposed SIP including:

- (i) Specific project themes and images.
- (ii) Specific mix of dwelling unit types and/or land uses.
- (iii) Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
- (iv) Specific treatment of natural features, including parkland.
- (v) Specific relationship to nearby properties and public streets.
- (vi) Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping

All items covered
within Appendix A

surface area ratio of all land uses; proposed staging; and any other plans required by the Plan Commission.

- (vii) A statement of rationale as to why PD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant’s opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PD project.
- (viii) A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions would occur. The applicant may also provide a list of zoning standards that would be more than met by the proposed PD and the location(s) of such occurrences.
- (ix) Phasing schedule, if more than one development phase is intended.



N/A

Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.

Submitted and authorized as part of Development Agreement for Tax Increment Financing.



A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.



The applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.



The Zoning Administrator, or by majority vote of the Village Board may waive submittal information listed above, and/or may likewise require additional information beyond that listed above.



The process for review and approval of the SIP shall be identical to that for site plans per Section 84.164. —————> See Appendix C



The Plan Commission shall make recommendations to the Village Board. The Village Board shall then review and consider approval of the SIP. All portions of an approved SIP not fully developed within 10 years of final Village Board approval shall expire, and no additional Planned Development-based activity shall be permitted. The Village Board may allow multiple extensions via a majority vote following a public hearing. Completed portions of the SIP shall retain the SIP status.

Everything required has been provided.

Scheduled for Monday, August 1st

- (5) **Criteria for Approval.** In its review and action for an application for a Planned Development district, the Plan Commission and, subsequently, the Village Board shall make findings with respect to the following criteria:

Yes, (1) noted as "Downtown" on the Future Land use map; (2) promotes a mix of retail and residential as intended within district; (3) Expands and upgrades retail and residential properties.



The proposed Planned Development project is consistent with the overall purpose and intent of this Chapter. Meets all requirements.

The proposed Planned Development project is consistent with the Village's Comprehensive Plan (it is the responsibility of the Village to determine such consistency).

The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.

Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Development project, including but not limited to public sewer and water and public roads. Hwy 14 (Main St) rebuilt in 2015.

The proposed Planned Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.

The proposed Planned Development project design does not detract from areas of natural beauty surrounding the site.

The proposed architecture and character of the proposed Planned Development project is compatible with adjacent/nearby development.

The proposed Planned Development project will positively contribute to the physical appearance and functional arrangement of development in the area. One Parcel is Vacant, One Parcel Below Avg Condition

The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions or variation of any normal standard of this Chapter.

For Planned Development projects that are proposed to be developed in phases, the applicant can provide a clear timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

- (6) **Changes or Alterations.** Any change of the PD plans subsequent to approval of the PD-SIP shall be submitted to the Zoning Administrator. If the Zoning Administrator determines that the change constitutes a substantial modification, the developer will be required to amend the PD-SIP, and if necessary, the PD-GDP, following the procedures set forth in this section for review and approvals. If, in the opinion of the Zoning Administrator, such changes do not constitute a substantial alteration of either the GDP or SIP, the change may be accomplished by approval of the Zoning Administrator. Such approved changes or modifications shall be documented and recorded in the official file of the Village on the PD.
- (7) **Recording.** The final PD-SIP and GDP, and all amendments thereto, shall be recorded with the Dane County Register of Deed's Office at the applicant's sole expense.

Village of Cross Plains



Hickory Street

Wilson Street

Park Street

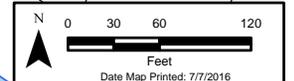
Main Street

Mill Street

American Legion Drive

Julius Street

- LEGEND**
- Streets
 - Tax Parcels (Static)
 - Municipal Boundary
 - Lakes
 - Rivers



Date Map Printed: 7/7/2016

Village of Cross Plains



LEGEND

- Streets
- Tax Parcels (Static)
- Municipal Boundary
- Lakes
- Rivers

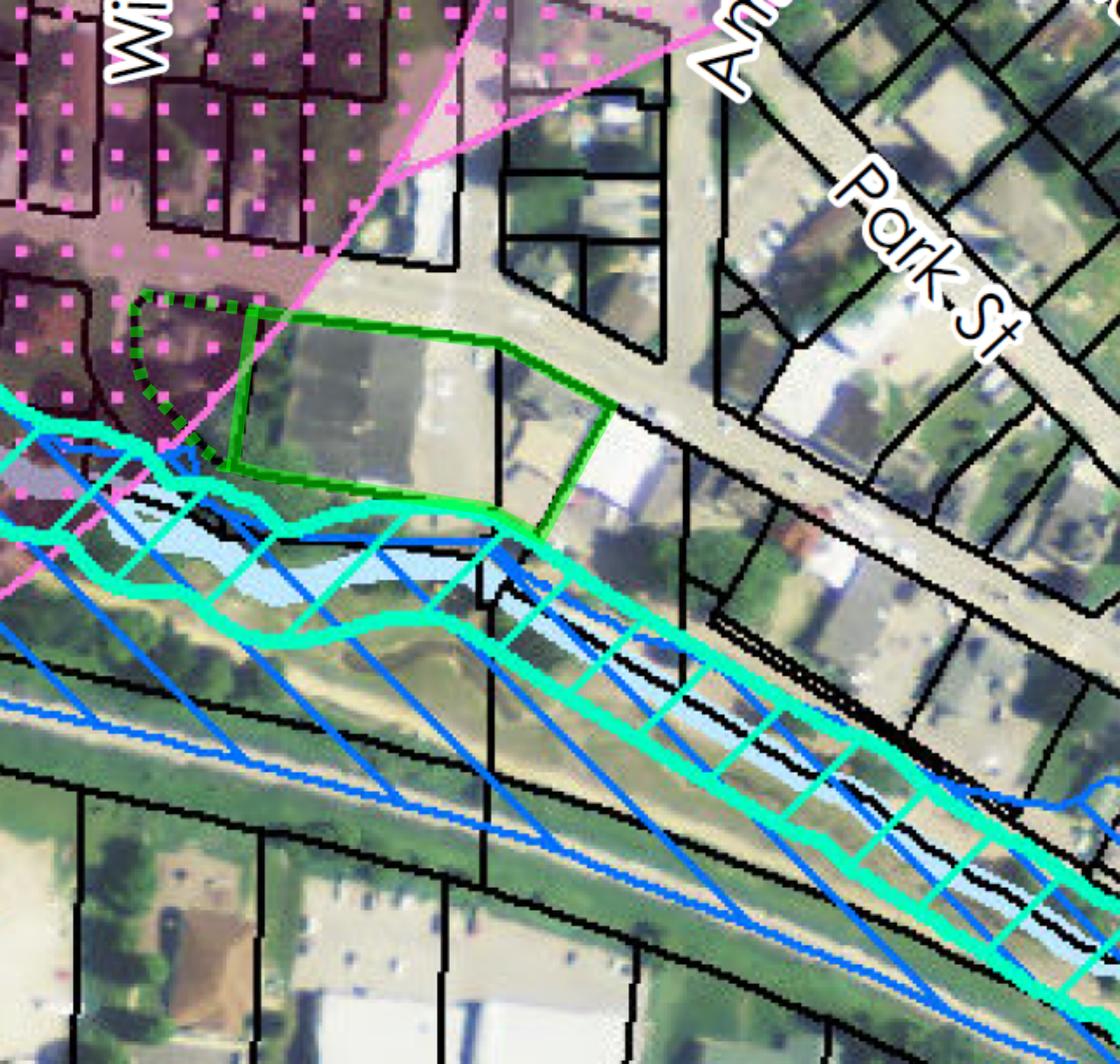
N
0 30 60 120
Feet
Date Map Printed: 7/7/2016



Will

Amo
Park St

MSMU



Wi

Am

Park St



Policies and Programs

1. Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve Village neighborhoods.
2. Require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
3. In Neighborhood Business areas, require the use of high-quality building materials and designs that are compatible with residential areas, including residential roof materials such as shingles; generous window placements; and exterior materials such as wood, cement board, vinyl siding, brick, decorative block, stone, and other materials approved by the Plan Commission.
4. Require calm, low-key, and attractive lighting and signage that are compatible with residential areas.

*Planned Business***Description**

This future land use category includes large-scale commercial and office land uses, including national and regional retailers, which serve the entire community and people from nearby communities on public sewer, public water, and other urban services and infrastructure. Planned Business land uses are located south of Church Street west of Brewery Road.

Recommended Zoning

The Village's PDD business planned development district or the BN neighborhood business zoning district are the most appropriate districts to implement this future land use category.

Policies and Programs

1. Future development in this designation will be served by the Village's public sanitary sewer and water systems and comply with the erosion and stormwater management requirements of the Village's subdivision ordinance.
2. Adhere to site, building, signage, landscaping, and lighting design guidelines for commercial, large scale retail, and mixed use development projects.
3. Adhere to established standards for highway access control, shared driveways, and cross access.
4. Require that all commercial projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
5. Prohibit the unscreened outdoor storage of equipment or materials, except for automobiles.
6. Consider the relationship between development in the Planned Business areas and existing and future development behind these sites. Avoid inhibiting future access to sites behind commercial properties and creating an unattractive appearance which will inhibit future development of these sites.
7. Encourage uses that are most appropriate for the Village's Downtown areas to develop or remain in the Downtown, rather than in locations designated as Planned Business.

Downtown**Future Land Use Map Category****Description**

The unique incorporation of the two hamlets into one Village created two areas of downtown character development in Cross Plains along Highway 14. These areas are intended to remain the civic, social, and commercial hub of the community. This opportunity has recently been enhanced through the revitalization planning efforts along Highway 14. 

This category is intended for a mix of retail, commercial service, office, institutional, governmental, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking;

minimal front and side yard building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development. The Downtown future land use category is mapped over the historic Downtown areas.

Recommended Zoning

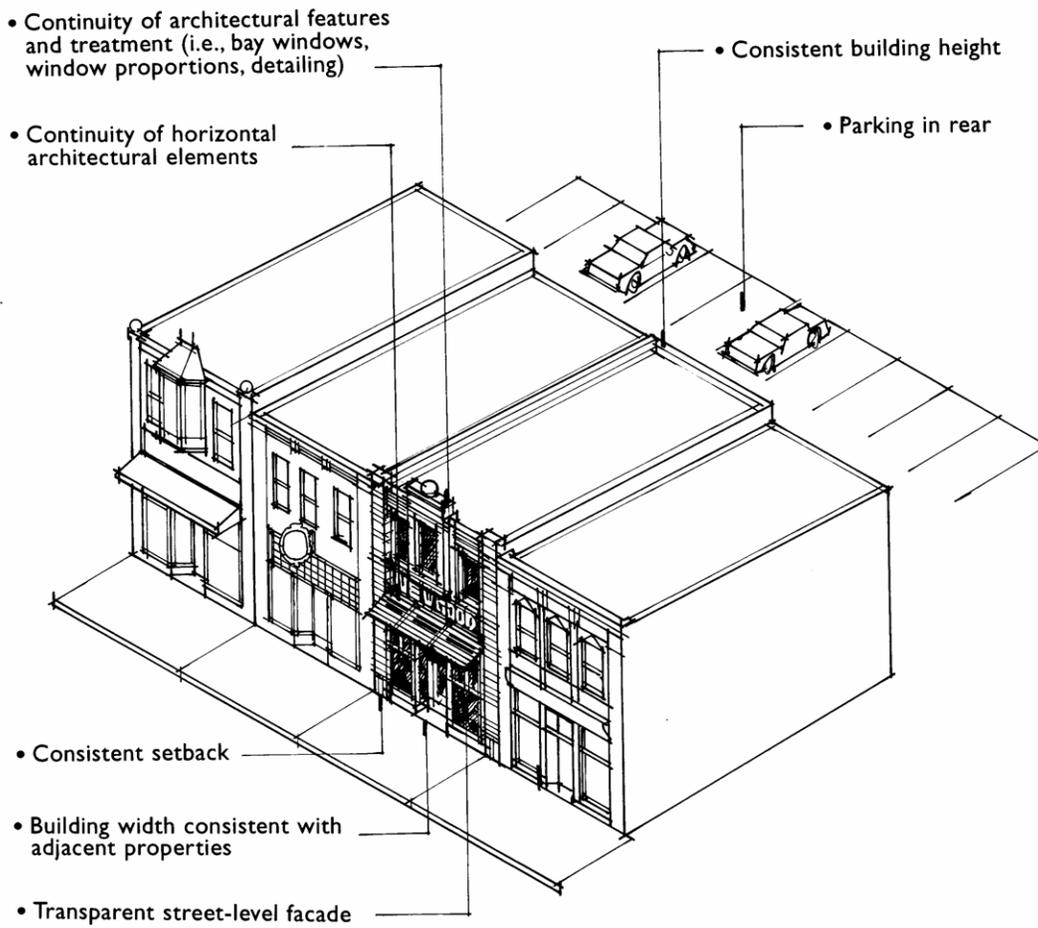
While the Village's BC(O) central business overlay zoning district will accommodate this future land use category, the Village should consider adopting a stand alone downtown zoning district to implement this future land use category.

Policies and Programs

1. Follow the recommendations of the Cross Plains Downtown Revitalization Plan, which provides additional detail on desired future land uses along Highway 14 in the Village.
2. Preserve the architectural and historic character of the Downtown areas and buildings by requiring that new development, expansions, and exterior renovations comply with general design standards in the Downtown Revitalization Plan.
3. Grant development approvals only after submittal, public review, and approval or site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
4. Encourage commercial developments that are most appropriate for the historic Downtown areas to locate or remain there, rather than in other business districts in the Village.
5. Promote the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, professional services, residential, and community uses through marketing, investment and incentive strategies.
6. Adopt a central business zoning district to preserve the character of Downtown areas consistent with the characteristics of Figure 17 and the guidelines identified in "Cross Plains Main Street Design Standards" including use, two story minimums, and "build to lines".



Figure 17: Appropriate Historic Downtown Development



Appendix C

- (2) Description of the subject site by lot, block, and recorded subdivision or by metes and bounds.
 - (3) Address of the subject site.
 - (4) Type of structure.
 - (5) Existing and proposed operation or use of the structure or site.
 - (6) Number of employees.
 - (7) Zoning district within which the subject site lies.
 - (8) Additional information as may be required by the Village Engineer or Zoning Administrator.
- (d) **Review and Action by the Village Engineer/Zoning Administrator.** A land use permit shall be granted or denied by the Village Engineer or Zoning Administrator in writing within 30 days of the application, and the applicant shall post such permit in a conspicuous place at the site. Any permit issued in conflict with the provisions of the Chapter shall be null and void.
- (e) **Time Limits on Land Use Permits.** The work must begin within one year of approval and be completed within 2 years. Time limits for Conditional Use Permits and Variances may be established at the time of approval. All other permits shall meet the timelines required at the time of issuance as listed elsewhere in this Chapter.

SECTION 84.164 Site Plan Review and Approval Procedures.

- (a) **Purpose.** The purpose of this Section is to specify the requirements and procedures for the review and approval of site plan applications. The provisions of this Section are designed to ensure that proposed land uses and development activity complies with the requirements of this Chapter.
- (b) **Applicability.** Site plan review and approval shall be required for changes to site characteristics in Subsections (d)(3) through (9) including redevelopment, expansion, and new development under 50,000 square feet and 3 to 10 unit residential development, except for the following:
- (1) Group and Large Developments.
 - (2) Residential accessory buildings, decks, and landscape features.
 - (3) Fences.
 -  Uses within a Specific Implementation Plan in a Planned Development in accordance with the procedures of Article IX, provided that the Specific Implementation Plan provides a similar level of detail and range of plans as a typical site plan submittal required under this Chapter.
- (c) **Pre-Application Conference.** Prior to formal submittal of a site plan application, it is recommended that the applicant confer with the Zoning Administrator in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the technical requirements and procedures for processing the site plan application. A timetable for project review may also be discussed.

The documentation provided thus far for the SIP is in full compliance with Section 84.167 within Article IX and provides the same level of detail and range as is required in Section 84.164. Both processes are identical as required by the code.

- (d) **Application.** A site plan application may be considered complete if it contains all of the following, unless specific application requirements are waived in writing by the Zoning Administrator. Maps depicting the following information shall be prepared (digital files should be submitted rather than paper copies whenever possible, if applicable).
- (1) Written description of the intended use describing in reasonable detail the following:
 - a. Existing zoning district(s) and proposed zoning district(s), if different.
 - b. Existing and proposed land uses.
 - c. Projected number of residents, employees, and/or daily customers.
 - d. Proposed number of dwelling units and density.
 - e. Demonstration of compliance with the applicable standards and requirements of this Chapter.
 - f. Demonstration of compliance with the Village's land dedication requirements per Chapter 83 Land Division and Subdivision of the Municipal Code.
 - g. Demonstration of consistency with the Comprehensive Plan.
 - h. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
 - i. Fencing materials (Section 84.108).
 - j. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
 - (2) A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
 - (3) **Pre-Development Site Information.**
 - a. Legal description of the subject property.
 - b. Existing property lines and setback lines.
 - c. Existing structures and paved areas.
 - d. Existing right of way lines with bearings and dimensions clearly labeled.
 - e. Existing easements and utilities.
 - f. Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
 - g. The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
 - (4) **Proposed Post-Development Site Information.**
 - a. Property lines and setback lines.

- b. Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - c. Proposed right of way lines with bearings and dimensions clearly labeled.
 - d. Proposed access points onto public streets and access drives on the subject property.
 - e. Location of all pedestrian walkways.
 - f. Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - g. Location of all proposed parking and traffic circulation areas.
 - h. Location and configuration of all visibility triangles proposed on the subject property.
 - i. Location and dimension of all loading and service areas on the subject property.
 - j. Location of all outdoor storage areas and the design of all screening devices.
 - k. Location and type of all stormwater facilities and management approach to be employed.
 - l. Location of snow storage areas, except for single family and two family residential.
 - m. Proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
 - n. Location, type, height, size, and lighting of all signage on the subject property.
 - o. In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- (5) **Detailed Landscaping Plan.** If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- (6) **Grading and Erosion Control Plan.** Depicting existing and proposed grades, including retention walls and related devices, and erosion control measures per the approval of the Village Engineer.
- (7) **Elevation Drawings.**
- a. Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment.
 - b. Depict exterior materials, texture, color, and overall appearance.
 - c. Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).

- (8) **Photometric Plan.**
 - a. Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
 - b. Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles, and depicting an illumination limit of 0.50 foot candles. The 0.50 foot candle line cannot extend beyond the property line.
- (9) **Operational Plan.**
 - a. Describe the proposed hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
 - b. Procedures for snow removal, except for single and two family residential.
- (e) **Review and Approval.**
 - (1) The Zoning Administrator shall determine whether the site plan application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
 - (2) The Zoning Administrator shall coordinate review with the Village’s Development Review Team.
 - (3) The Zoning Administrator shall review and approve or deny the site plan.

SECTION 84.165 Downtown Design Overlay Review.

- (a) **Purpose and Scope.** These districts are intended to implement the urban design recommendations of the Comprehensive Plan by preserving and enhancing the aesthetic qualities (historical and visual) of the community, and by attaining a consistent visually pleasing image for various portions of the Village. As emphasized by said plan, these districts are designed to forward both aesthetic and economic objectives of the Village by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure the long-term progress and broad participation toward these principles.
- (b) **Definitions.**
 - (1) **Cornice.** The topmost projecting portion of the entablature, or top portion of a building. This term also refers to any “crowning” projection of a building.
 - (2) **Header.** A brick laid so that the end only appears on the face of the wall, as opposed to a stretcher, which is a brick laid so that the side only appears.
 - (3) **Kickplate.** A horizontal area on the facade of a building located between the sidewalk/entrance pavement and the lowest storefront windows.