N O T I C E

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below at City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advanced notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Plan Commission**
Regular Meeting
Monday, June 3, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the April 1, 2019 Meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
   A. Staff update regarding Conditional Use Permit Application CUP-2019-01 and Site Plan Application SP-2019-02, to construct a new commercial building with a mix of commercial and residential uses on Parcel 6-27-959.3 (Tax ID 2220730015) located at 702-710 Brown School Road.

   B. Public Hearing and Review of Conditional Use Permit Application CUP-2019-02 to construct an addition to a historic structure on Parcel 6-20-933.03 (Tax ID 22206703303) located at 288 N Fourth Street
      i. Review Staff Report and Applicant Comments
      ii. Public Hearing
      iii. Plan Commissioner Questions and Comments
      iv. Motion with Conditions

   C. Public Hearing and Review of Conditional Use Permit Application CUP-2019-02 to reconstruct an addition to a historic structure on Parcel 6-20-231 (Tax ID 222001238) located at 257-259 W Liberty.
      v. Review Staff Report and Applicant Comments
      vi. Public Hearing
      vii. Plan Commissioner Questions and Comments
      viii. Motion with Conditions

-Mayor Bill Hurtley, Plan Commission Chair

D. Review of Site Plan Application SP-2019-03, to demolish existing structures and construct a new Middle School on Parcel 6-27-244 (Tax ID 222001253) located at 307 S First Street.
    i. Review Staff Report and Applicant Comments
    ii. Public Hearing
    iii. Plan Commissioner Questions and Comments
    iv. Motion with Conditions

E. Review of Conditional Use Permit Application CUP-2019-04, to place a temporary building on site during construction of a new building on Parcel 6-27-244 (Tax ID 222001253) located at 307 S First Street.
    i. Review Staff Report and Applicant Comments
    ii. Public Hearing
    iii. Plan Commissioner Questions and Comments
    iv. Motion with Conditions

8. Staff Update on replacement of Salt Shed at Municipal Services Campus

9. Education and News: “How wide should a Neighborhood Street be?”

10. Next Meeting Dates: Monday, July 1, 2019 at 6:00pm

11. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair

These minutes are not official until approved by the City of Evansville Plan Commission.

City of Evansville **Plan Commission**
Regular Meeting
May 7, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

MINUTES

1. **Call to Order** at 6:04 pm.

2. **Roll Call:**

Members	Present/Absent
Mayor Bill Hurtley	P
Alderperson Rick Cole	P
Alderperson Erika Stuart	P
Bill Hammann	P
John Gishnock	P
Mike Scarmon	P
Susan Becker	P

Others Present
Kelly Mosher, 15600 W Green Bay Rd
Jerry Roth, ECSD
Ryan Sands, Bray Architects

3. ***Motion to approve the agenda, by Hammann, seconded by Cole. Approved unanimously.***

4. ***Motion to waive the reading of the minutes from the April 1, 2019 Meeting and approve them as printed by Hammann, seconded by Cole. Approved unanimously.***

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**
   - **A. Public Hearing and Review of Conditional Use Permit Application CUP-2019-01, including Site Plan Application SP-2019-02, to construct a new commercial building with a mix of commercial and residential uses on Parcel 6-27-959.3 (Tax ID 2220730015) located at 702-710 Brown School Road**
     - **i. Review Staff Report and Applicant Comments.** Sergeant presented the staff report highlighting the changes from pervious approvals.
     - **ii. Public Hearing.** Hurtley opened the public hearing at 6:08pm. No comments from the public were received. Hurtley closed the public hearing at 6:09pm.
     - **iii. Plan Commissioner Questions and Comments.** Commissioners discussed the exterior design and commented that the bui8lding does not look to be up to the same quality as other recent approvals, including the Night Owl and Brown School Place. Hammann expressed the building looked different and interesting in his opinion.
     - **iv. Motion with Conditions**. ***The Plan Commission approves the site plan and issuance of a Conditional Use Permit to allow business district mixed commercial/residential uses per section 130-421 on newly created Lot 1 of parcel 6-27-959.3, finding that the***

benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1) ***Conditional Use Permit is recorded with Register of Deeds***
2) ***Building plans and site grading approved by City Engineer***
3) ***City Engineer approves storm water control and site grading plans.***
4) ***EMS and Fire Chief approve site plan.***
5) ***A lighting plan is approved by staff***

Motion by Hammann, Seconded by Cole. Commission continued discussion and expressed concern over the lack of attendance of the applicant or architect to better explain what changes could be made to the exterior to make it more visually interesting. Sergeant suggested adding conditions that would approve the footprint, but require plan to come before the commission with different exterior material choices. Gishnock referenced the previous design as being much more interesting than the current proposal and preferred. Commission discussed voting down the current motion. Sergeant advised this would not allow the applicant to return for one year and suggested a table. Hamman withdrew the motion, Cole withdrew the second. ***Motion to table application until next meeting to review revised exterior elevations by Hammann, seconded by Cole. Approved unanimously***

B. Public Hearing and Review of Land Division Application LD-2019-04 for an extraterritorial land division on Parcels 6-20-131 (Tax ID 040024008) located at 15600 W Green Bay Road

i. **Review Staff Report and Applicant Comments.** Sergeant presented staff report
ii. **Public Hearing.** Hurtley opened the public hearing at 6:31pm. No comments from the public were received. Hurtley closed the public hearing at 6:32pm.
iii. **Plan Commissioner Questions and Comments.** None
iv. **Motion with Conditions.** ***Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-131 (Tax ID 040024008) into two lots located at 15600 W Green Bay Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the Final CSM is recorded with Rock County Register of Deeds. Motion by Hammann, Seconded by Cole. Approved Unanimously.***

C. Review of Site Plan Application SP-2019-03, to demolish existing structures and construct a new Middle School on Parcel 6-27-244 (Tax ID 222001253) located at 307 S First Street.

i. **Review Staff Report and Applicant Comments.** Sergeant summarized staff report highlighting parking lot discussions and traffic flow.
ii. Plan Commissioner Questions and Comments. Commission discussed several aspects of the project. Concern was brought up that the parking lot exit should align with School Street. Gishnock would like to see mare native trees and some native landscape areas for education purposes. Scarmon asked if 1st street would be made narrower. Sergeant said it would depend upon the final outcome of the alleyway question. The preference is to narrow the street, but still allow drop off and angle parking. Stuart would like to see the youth center location discussed. Roth agreed many of these items could be adjusted in

advance of the next meeting. Hurtley asked about the bus route. Sergeant noted the letter from ECSD and Bus Company regarding the planned drop off. Commission discussed trying to avoid no parking signage and minimizing effects on homes on Liberty.

iii. **Possible Motion with Conditions.** ***The Plan Commission approves the conceptual site plan as presented, subject to a public hearing and further work with City Staff on resolving issues and submitting remaining documentation outlined in the Review letter dated April 29, 2019. Motion by Hammann, Seconded by Cole. Approved Unanimously.***

D. Review of Site Plan Application SP-2019-4 to construct an addition to the High School on Parcel 6-27-970.22 (Tax ID 222075022) located at 640 S Fifth Street.

i. **Review Staff Report and Applicant Comments.** Sergeant presented his staff report including conditions of approval. Roth noted one of the sidewalks requested has been put in place.

ii. **Plan Commissioner Questions and Comments.** Hammann expressed the requirement to put a sidewalk in was not needed and should be removed. Sergeant said the requirement is a part of the code and there is no way to not require the addition of a sidewalk. He noted the suggestion was to require the sidewalk within so many years after approval. Hamman would like to see the condition based upon the property getting annexed into the city. The commission discussed further noting the property was already annexed in and perhaps extending the timeline was best.

iii. **Possible Motion with Conditions.** ***The Plan Commission approves the site plan application as presented to allow an expansion to of the existing high school to parcel 6-27-970.22, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:***

1. ***City Engineer approves storm water control and site grading plans.***
2. ***EMS and Fire Chief approve site plan.***
3. ***Landscape plan submitted and approved by staff***
4. ***Add sidewalks along S Fifth Street no later 5 years after notice from the City***

Motion by Hammann, Seconded by Cole. Approved Unanimously.

8. Next Meeting Dates: Monday, June 3, 2019 at 6:00pm

9. ***Motion to Adjourn by Cole, seconded by Stuart. Approved unanimously.***

City of Evansville

Community Development Department

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

May 30, 2019

Andy Phillips
65 N Union Street
Evansville, WI 53536

RE: Withdraw Request for Application CUP-2019-01/ SP-2019-02 for parcel 6-27-959.3

Mr. Phillips,

Per our recent discussion, this letter acknowledges your request to withdraw Site Plan and Conditional Use Permit Applications for 702-710 Brown School Road. As a result of this request, no further review or processing of the applications will occur. The applications will be held on file until November 30, 2019 should you decide to continue with the review process. If not, the applications will be discarded at that time.

As mentioned, the previous approval for this site recorded last year is valid until August 31, 2019. Work can begin as soon as state and local building permits are approved, but before the approval expires. After August 31, the approval will expire.

If you have any questions, please let me know.

Sincerely,

Jason Sergeant
Community Development Director
Enclosures: CUP-2018-04 Approval Packet
CC: Larry Schalk, Building Inspector and Plan Commission

RECORD OF DECISION
CONDITIONAL USE PERMIT

MIXED COMMERCIAL/RESIDENTIAL

Andy Phillips

1. **Date of Plan Commission Action**: 5/1/2018

2. **Description of the Property:** Brown School Road, City of Evansville, County of Rock, State of Wisconsin

3. **Parcel Number:** 6-27-959.3 (Lot 1)

4. **Legal Description:**
   LOT 1 OF A CERTIFIED SURVEY MAP DOCUMENT NO. 2097487, RECORDED IN VOLUME 38, PAGES 455 THRU 458 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 26, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.
5. **Property Owner(s):** Andy Phillips

6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director

7. **Action of the Plan Commission:** The Plan Commission approves the site plan and issuance of a Conditional Use Permit to allow business district mixed commercial/residential uses per section 130-421on newly created Lot 1 of parcel 6-27-959.3, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:
   1) Conditional Use Permit is recorded with Register of Deeds
   2) Any variation from plans approved by staff or Plan Commission if necessary
   3) Revised site plan submitted to staff showing correct sidewalk location
   4) 4 Street trees are planted per Municipal Ordinance
   5) Storm water control is approved by City Engineer

8. **Approval period:** This use shall be initiated within 365 days and operational within 730 days from the date of Plan Commission action. If the use is not established within this time period, this approval shall automatically become null and void. This approval period may be extended by submitting a written request to the City Clerk at least 60 days in advance of such expiration and granting of such request by the Community Development Director. Per Section 130-110 of City ordinances, if the use is discontinued for a period of more than 365 days, the CUP is automatically invalidated.

9. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.

10. **Authorization:** The Conditional Use Permit was approved by a unanimous vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on May 1, 2018.

11. **Recordation with County:** The applicant shall record this Record of Decision with the Rock County Register of Deeds office and provide proof of such recordation to the City Community Development Director.

APPROVED:

Jason Sergeant, Community Development Director — **Date** 8/31/18

STATE OF WISCONSIN
County of Rock

Subscribed and sworn to before me this 31st **day of** August, 2018.

Notary

Samantha L. Jozefowicz
Printed Name

My Commission Expires 03/14/2022

FOR AGENCY REVIEW NOT FOR CONSTRUCTION

Applicant Submitted Grading Plan (Preliminary)

Streetlight added per staff review

BROWN SCHOOL ROAD

EXISTING SANITARY MANHOLE TCAST 916.27 INV 900.68

CONNECT NEW 6"Ø SANITARY SERVICE TO EXISTING MAIN USING CITY APPROVED FITTING CONNECTION. FIELD VERIFY INVERT ELEVATION AND COORDINATE WITH CITY SEWER DEPARTMENT FOR INSTALLATION AND INSPECTION

CONNECT NEW 2"Ø WATER SERVICE TO EXISTING MAIN USING CITY APPROVED FITTING CONNECTION. COORDINATE WITH CITY WATER DEPARTMENT FOR INSTALLATION AND INSPECTION.

SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT, IN KIND FOR NEW SERVICE CONNECTIONS. COORDINATE LANE CLOSURE WITH CITY STREETS DEPARTMENT. STREET PATCH SHALL EXTEND TO THE MINIMUM OF CENTERLINE OR ENTIRE STREET WIDTH AND SHALL HAVE A MINIMUM WIDTH OF 10 FEET.

SAWCUT CURB TO EXISTING JOINT, REMOVE CURB & GUTTER SECTION AND REPLACE IN KIND.

SAWCUT CURB TO EXISTING JOINT AND SAWCUT BITUMINOUS STREET PAVEMENT TO FORM A CLEAN JOINT FOR REPAIR PATCH. REMOVE CURB & GUTTER SECTION, REPLACE IN KIND WITH DEPRESSED CURB OPENING. REPLACE BITUMINOUS PAVEMENT IN KIND.

EXISTING SANITARY MANHOLE TCAST 922.07 INV 901.34

PROJECT BENCHMARK TOP NUT 924.71

NEW 5' WIDE CONCRETE SIDEWALK

NEW CONCRETE SIDEWALK

NEW PUBLIC SIDEWALK BACK EDGE SHOULD RUN PARALLEL TO PROPERTY LINE AND MISS THE FIRE HYDRANT BY 1 FOOT

10' BUILDING SETBACK LINE

25' UTILITY EASEMENT

6"Ø SDR 35 PVC SANITARY SERVICE. FIELD VERIFY LOCATION & INVERT W/PLUMBING PLAN

NEW 2"Ø WATER SERVICE TO RESIDENTIAL UNITS. VERIFY LOCATION/SIZE/MATERIAL W/PLUMBING PLAN

ADA ACCESSIBLE STALL AND LOADING AREA NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION

WALL-MOUNTED VAN-ACCESSIBLE HANDICAP PARKING SIGN

NEW PUBLIC SIDEWALK TO BE AT LEAST 1 FOOT OFF THE PROPERTY LINE

NEW BITUMINOUS PAVEMENT

NEW BUILDING 3,409 SF

FINISHED FLOOR ELEVATION 915.85

FINISHED FLOOR ELEVATION 927.00

FLUSH WALK

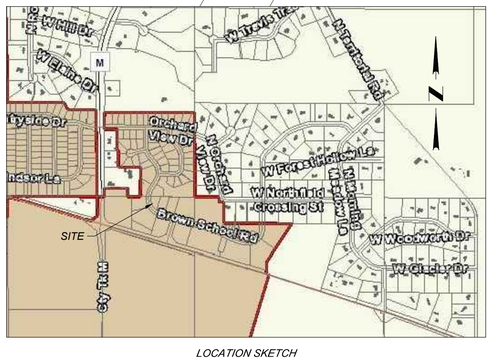
RAISED WALK

1% SLOPE

720 BROWN SCHOOL ROAD

NEW 27 FOOT LONG RETAINING WALL. TOP OF WALL SHALL BE 0.5 FEET ABOVE EDGE OF PAVEMENT. LONGITUDINAL SLOPE OF WALL SHALL MATCH ADJACENT PAVEMENT. WALL HEIGHT MUST NOT REACH OR EXCEED 4.0 FEET IN ANY PLACE WITHOUT APPROVAL OF ENGINEER. BOTTOM OF WALL SHALL BE GRADED WITH WELL-COMPACTED SOIL TO DRAIN AWAY FROM WALL. ATTACH SAFETY RAIL OR APPROVED NON-STRUCTURAL VERTICAL EXTENSION OF WALL TO TOP OF WALL.

NEW 34 FOOT LONG RETAINING WALL. WALL HEIGHT MUST NOT REACH OR EXCEED 4.0 FEET IN ANY PLACE WITHOUT APPROVAL OF ENGINEER. BOTTOM OF WALL SHALL BE GRADED WITH WELL-COMPACTED SOIL TO DRAIN AWAY FROM WALL.



LOCATION SKETCH

SITE UTILITY, GRADING AND DRAINAGE PLAN FOR

6-UNIT OFFICE & APARTMENT BUILDING

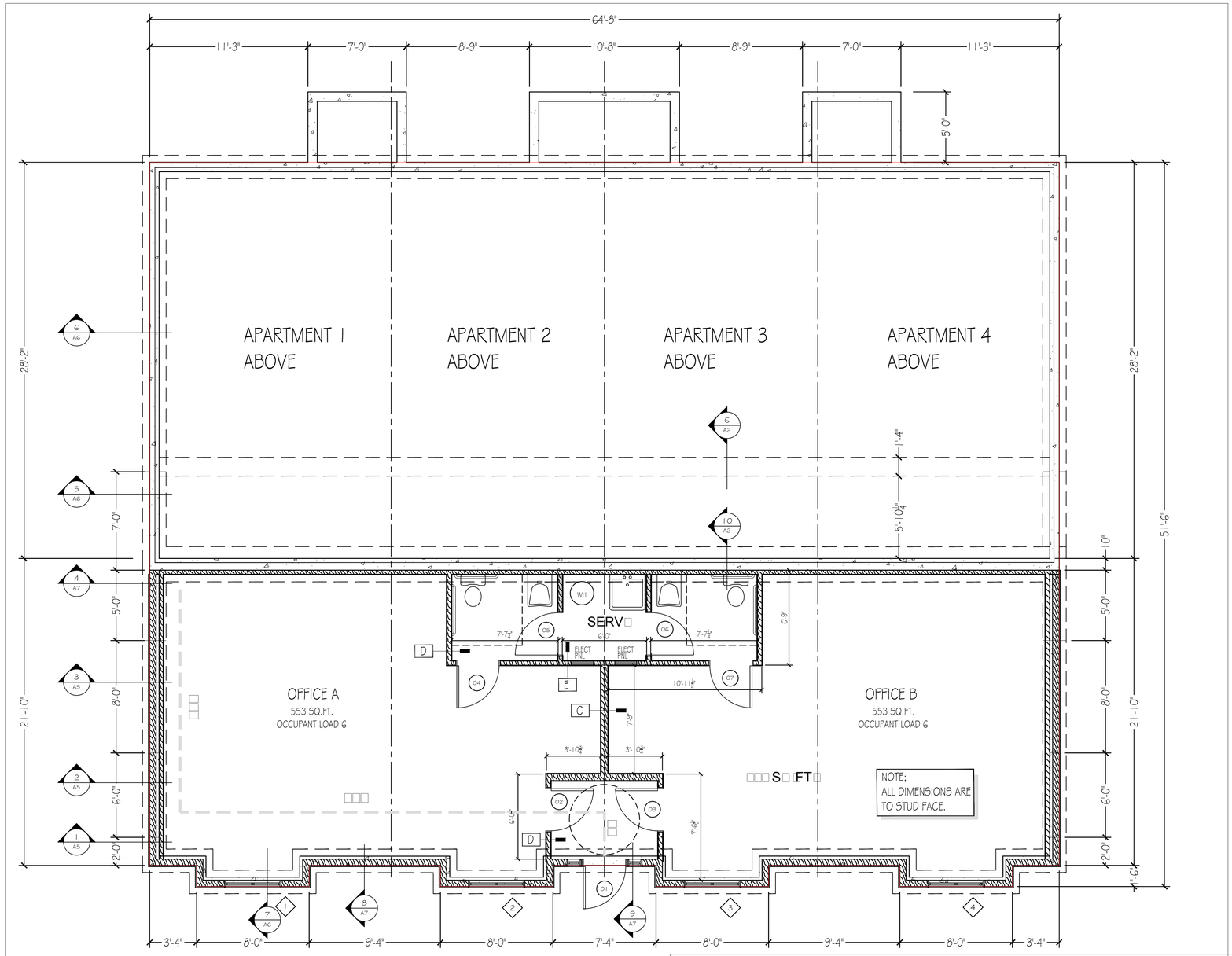
COMMERCIAL/RESIDENTIAL DEVELOPMENT
PART OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M.,
CITY OF EVANSVILLE, WISCONSIN.

Combs & ASSOCIATES
109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com
tel: 608 752-0575
fax: 608 752-0534

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

DATE	11/06/2018
BY	JPJ
APPROVED	AFG
PROJECT NO.	118-383

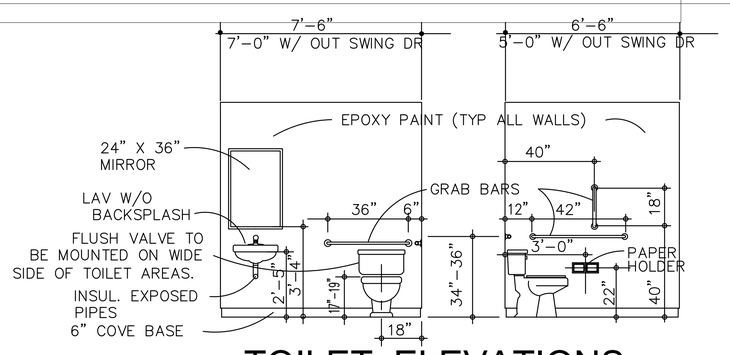
REVISIONS
01/02/2019 CITY COMMENTS JPJ
01/08/2019 CITY COMMENTS JPJ



TOILET NOTES:

1. PROVIDE THE FOLLOWING:

GRAB BARS 1 1/2" DIA. (BOBRICK #B-6206) OR EQUAL.
HAT & COAT HOOK (BOBRICK #B682) OR EQUAL.
TOILET PAPER HOLDER (BOBRICK #B-2740) OR EQUAL.
PAPER TOWEL (BOBRICK #B-262) OR EQUAL 48"A.F.F. (TO PAPER)
24" X 36" MIRROR SURFACE, S/S CHANNEL BRADLEY #781-018360 MOUNTED PER ADA DETAILS
WOOD DOORS TO BE SOLID CORE, STAIN GRADE,
PAINTED TO MATCH. (OR STAIN)
WALLS PAINTED, TWO COATS, EGGSHELL FINISH, ENAMEL.
CERAMIC FLOOR TILE, NON SLIP, 6" CERAMIC BASE
CEILING TILE EQUAL TO ARMSTRONG CLEAN ROOM VL, NON-PERFORATED, WASHABLE



TOILET ELEVATIONS

SCALE 3/16" = 1'-0"

OUTLINE SPECIFICATIONS

OR EQUAL AS APPROVED BY THE ARCHITECT

WC-1 WATER CLOSET, TANK TYPE, FLOOR MOUNTED, HANDICAPED,
MANSFIELD ALTO #137-160 WHITE, BEMMIS OPEN FRONT WHITE SEAT
AND CR 1912 DL CHROME PLATED SUPPLY AND STOP. FLUSH VALVE ON WIDE SIDE

LAV-1 IAVATORY, WALL HUNG WHITE, VITREOUS CHINA, MANSVIELD
2018HB, 20X18 WITH BACKSPLASH AND DELTA
SINGLE HANDLE FAUCET #15910-WF WITH POP UP WASTE AND STOPS, 1 1/4"
P-TRAP AND SUPPLIES WITH INSULATION KIT FOR EXPOSED PIPING.
SUPPOR: CHAIR CARRIER WITH CONCEALED ARM AND SLEEVES
MOUNTED ON ADJUSTABE HEADERS.SMITH nO. 700

ADA SIGN MOUNTED BESIDE DOOR - SEE ADA SHEET FOR DETAILS
WALLS PAINTED BENJAMIN MOORE #997, BAJA DUNES, TWO COATS, EGGSHELL FINISH, ENAMEL.
GRAB BARS 1 1/2" DIA. BOBRICK #B-6206 OR EQUAL
HAT AND COAT HOOK BOBRICK #B682 OR EQUAL
TOILET PAPER HOLDER BOBRICK #B-2740 OR EQUAL
PAPER TOWEL HOLDER BOBRICK #B-262 OR EQUAL MOUNT 48" A.F.F. TO PAPER
MIRROR SURFACE MOUNTED S/S CHANNEL BRADLEY #781-018360 MOUNTED PER ADA DETAILS
SOAP DISPENSER BRADLEY 6562 VERTICAL MOUNT, ADA COMPLIANT, STAINLESS STEEL

EF-1 EXHAUST FAN/LIGHT, 75 CFM, BROAN #696, WITH WALL MOUNTED SWITHC ON/OFF, WALL CAP,
SUBMIT WITH MANUFACTURER'S SHOP DRAWINGS FOR APPROVAL. 100W LIGHT
ADD 50 CFM FOR EACH ADDITIONAL WC OR URN.

VCT VINYL COMPOSITION FLOOR TILE, ARMSTRONG IMPERIAL TESTURE, #51858, SANDRIFT WHITE
VINYL OR RUBBER BASE TO BE COVED 6" HIGH ARMSTRONG

CEILING TILE EQUAL TO ARMSTRONG CLEAN ROOM VL, NON-PERFORATED, WASHABLE
OR AS CALLED OUT ON THE PLANS.

WOOD DOORS TO BE SOLID CORE, STAIN GRADE, OAK 5 PANEL
PAINTED TO MATCH EXISTING.
DOOR HARDWARE SCHLAGE AL40S F76, SATURN 626, PUSH-BUTTON LOCKING
CAN BE OPENED FROM OUTSIDE WITH SMALL SCREWDRIVER. TURNING INSIDE LEVER OR
CLOSING DOOR RELEASES BUTTON.

5/8" SHEET ROCK. COMPLY WITH astm 36/c 36m OR ASTM c 1396/c 1396M, AS APPICABLE.
FINISH TO LEVEL 4 FOR PANELS EXPOSED TO VIEW. PRIME ALL NEW SHEET ROCK.

CERAMIC TILE: SLIP RESISTANCE ASTM C 1028 MIN .6, RAMPS .8. USE CROSSVILE, DALTILE
OR SUMMITVILLE OR EQUAL. THIN SET MORTAR PER ANSI A118.4 SEALANTS TO MATCH GROUT
IN COLOR, DOW, GE, OR TREMCO OR EQUAL. INSTALLATION PER ANSI A108

Fa LITHONIA LGH50M6RWFFL, 120V, DOWN LIGHT, METAL HALIDE 50 WATT, RECESSED
Fb LITHONIA TWR1100M, 120V, PE BRONZE WALL PACK WITH PHOTOCELL BUTTON, 100 WATT, METAL HALIDE

LITHONIA LIGHT FIXTURES, 2' X 2' OR 2' X 4' LAY-IN GRID AS SHOWN ON THE PLANS

GENERAL NOTES WOOD CONSTRUCTION

LUMBER

1. ALL SAWN LUMBER SHALL BE DOUGLAS FIR LARCH LUMBER INSTALLED AS REQUIRED ON NAILING SCHEDULE, ON PLANS AND DETAILS, AND IN SPECIFICATIONS. GRADING SHALL BE IN ACCORDANCE WITH CURRENT WWPA STANDARD GRADING RULES AS FOLLOWS.
   A. GRADE NO. 1 POST AND BEAMS
   B. GRADE NO. 2 FLOOR, CEILING JOISTS AND RAFTERS (1450 PSI Fb MIN.)
   C. GRADE NO. 3 SILL PLATES AND BLOCKING
   D. STUDS 1 STORY USE STUD GRADE SPF - MULTI-STORY USE STUD GRADE DOUG FIR LARCH #2
   E. 3/4" T & G SUBFLOORING
   F. 1/2" PART. BD FLOOR UNDERLAYMENT OR 3/4" GYPCRETE
   G. 5/8" CDX ROOF SHEATHING
   H. 1/2" C-D (32/16)WALL SHEATHING
   I. GLUE LAM BEAMS (2400 PSI Fb MIN.)
      NOTE! SOLID INTERIOR BEAMS VISUALLY EXPOSED TO BE "CLEAR" GRADE, FREE-OF-HEART CENTER.
   J. MICRO LAM, LVL (2800 PSI Fb MIN)
2. ALL EXTERIOR AND INTERIOR BEARING WALL OPENINGS SHALL HAVE 4" X 12" NO. 1 D.F. HEADERS UNLESS SHOWN OTHERWISE ON THE PLANS. IN MULTI-STORY BUILDINGS ALIGN ROOF AND FLOOR TRUSSES WITH STUDS. MAX OFF CENTER ALIGNMENT IS 1 1/2"
3. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE-TREATED WITH A WATER-BORNE PRESERVATIVE
4. ROOF TRUSSES AND BRACING PLANS ARE TO BE DESIGNED THROUGH THE TRUSS SUPPLIER BY A QUALIFIED REGISTERED WISCONSIN ENGINEER AT NO ADDITIONAL EXPENSE TO THE OWNER. TRUSS SHOP DRAWINGS TO BE SUBMITTED TO THE BUILDING DEPT. AND THE ARCHITECT. USE (1) SIMPSON H2A + (2) TOE NAILS @ EACH BEARING END OF TRUSS
5. ALL WOOD FRAMING TO MEET ALL LOCAL, STATE AND FEDERAL CODES THAT GOVERN THE WORK. INCLUDING NFoPA NDS-91 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - WITH 1991 SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION
6. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS, EACH AS HIS TRADE APPLIES, SHALL BE RESPONSIBLE FOR INTERPRETATIONS, CLARIFICATIONS, RECONCILIATION OF CONTRTADICTIONS, OR INCOMPLETE INFORMATION OR SHALL SUBMITT DETAILS TO THE ARCHITECT BEFORE CONSTRUCTION. AFTER SAID TIME FINAL INTERPRETATIONS WILL BE MADE BY THE ARCHITECT AND FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. SHEAR WALLS - WALLS TO HAVE SIMPSON HD2A CONNECTOR W/ DBL STUD @ EACH END. ANCHOR CONNECTOR TO FOUNDATION WITH HILTI 5/8"? QUICK BOLT II. SHEAR WALL NAILING SHALL BE PER IBC TABLE 2306.4.1 / 2306.4.5

NAILING SCHEDULE (ALSO SEE IBC TABLE 2304.9.1)

1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8 d
2. BRIDGING TO JOIST, TOE NAIL EA. END	2-8 d
3. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2-16 d
4. SOLE PLATE TO JOIST OR BOLDKING, FACE NAIL	16-d @ 16" o.c.
5. TOP PLATE TO STUD, END NAIL	2-16 d
6. STUD TO SOLE PLATE	4-8 d toe nail or 2-16 d end nail
7. DOUBLE STUDS, FACE NAIL	16-d @ 16" o.c.
8. DOUBLED TOP PLATES, FACE NAIL	16-d @ 16" o.c.
9. TOP PLATES, LAP & INTERSECTIONS, FACE NAIL	2-16 d
10. CONTINUOUS HEADER, 2-PIECES	16-d @ 16" o.c. along ea. edge
11. CEILING JOIST TO PLATE, TOE NAIL	3-8 d
12. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	3-16 d
13. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	ceiling joist to parallel rafters, face nail 3-16 d
14. RAFTER TO PLATE, TOE NAIL	rafter to plate, toenail 3-8 d
15. BUILT-UP CORNER STUDS	built-up corner studs 16-d @ 24" o.c.
16. PLYWOOD SUB-FLOOR	plywd sub-floor 8-d com. @ 6" o.c. edge & 10" o.c. interior
17. PLYWOOD WALL SHEATHING	plywd wall sheathing 8-d comm. @ 6" o.c. edge & 12" o.c. interior
18. PLYWOOD ROOF SHEATHING	plywd roof sheathing 8-d comm. @ 6" o.c. edge & 12" o.c. interior
19. 5/8" SHT RK TO STUDS	#6 X 1 5/8" SCREWS AT 12" O/C, #6 COOLER X 1 5/8" NAILS @ 7" O/C

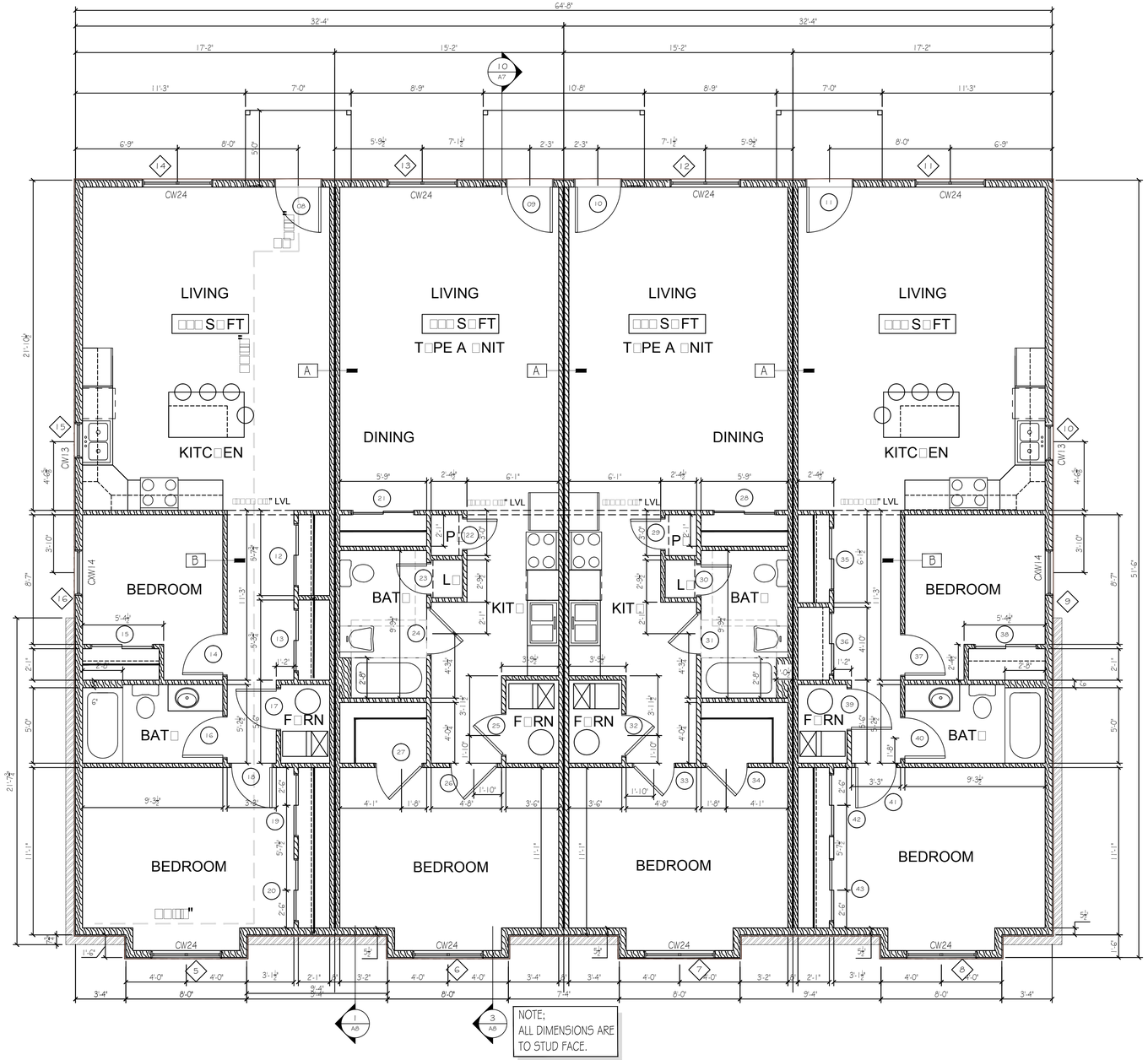
TEMPORARY AND PERMANENT BRACING OF METAL PLATE CONNECTED WOOD TRUSSES

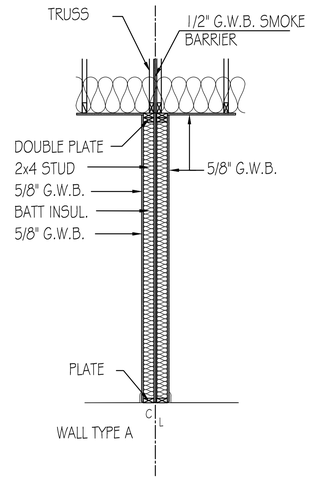
TEMPORARY BRACING, HANDLING, INSTALLING AND PERM. BRACING OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE ACCORDING TO BCSI-06. A HANDBOOK PREPARED BY THE TRUSS PLATE INSTITUTE & WTCA. WHERE EVER POSSIBLE, TEMPORARY BRACING SHALL BE LEFT IN AS PERMANENT BRACING. TEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR. PERMANENT BRACING REQUIRED TO MAKE THE INDIVIDUAL COMPONENTS WORK AS A TOTAL ROOF SYSTEM SHALL BE DESIGNED BY THE COMPONENT ENGINEER AND INSTALLED BY THE INSTALLATION CONTRACTOR. THE TRUSS SHOP DRAWINGS SHALL INCLUDE DRAWINGS AND INSTRUCTIONS FOR WEB AND CHORD PERMANENT BRACING, DIAGONAL BRACING, WEB MEMBER LATERAL RESTRAINT, SHEATHING THICKNESS AND BLOCKING AS REQUIRED TO MAKE THE IND. COMPONENTS WORK AS A ROOF SYSTEM AND PREVENT ROTATION, TOPPLING OR FAILURE. THESE DWGS SHALL BEAR THE SEAL OF A REG. ENGINEER. THE TRUSS COMPONENT SUPPLIER IS RESPONSIBLE FOR THE TRUSS SYSTEM PERFORMANCE AND COMPLIANCE WITH GOVERNING CODE, PROVIDED CORRECT INSTALLATION BY THE INSTALLER. THIS ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF TEMPORARY OR PERMANENT BRACING, NOR THE ROOF SYSTEM PERFORMANCE. SYSTEM DESIGNER SHALL MAKE THE ARCH. AWARE OF ANY SPECIAL STRUCTURAL REQM'S BELOW THE PLANE OF THE TRUSSES DUE TO THE SYSTEM DESIGN.

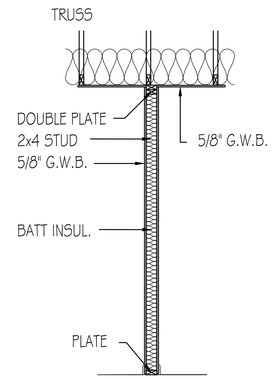
KAI ARCHITECTURAL SERVICES LLC
STATE ROAD WEST ANESVILLE WI
TELEP ONE FA

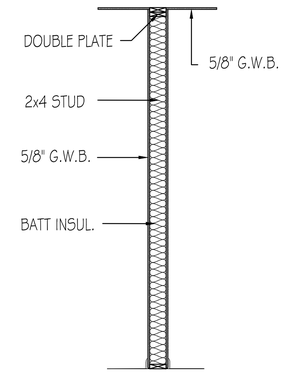
David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS
2020 Glenview Rd - ROCKFORD, ILLINOIS 61107
PHONE (815) 397-9771 — FAX (815) 397-9795

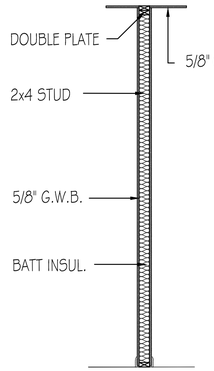
SCALE "=1'-0"	GROUND LEVEL FLOOR PLAN
REV 1. 2. 3. 4. 5. 6.	UNIT OFFICE APARTMENT BUILDING BROWN SCHOOL RD EVANSVILLE WI
	A OF:

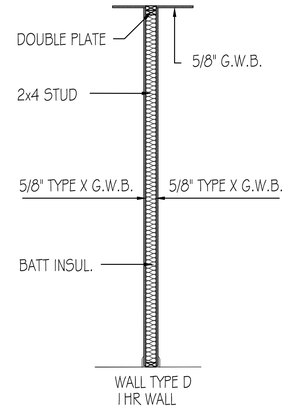












KAI ARCHITECTURAL SERVICES LLC

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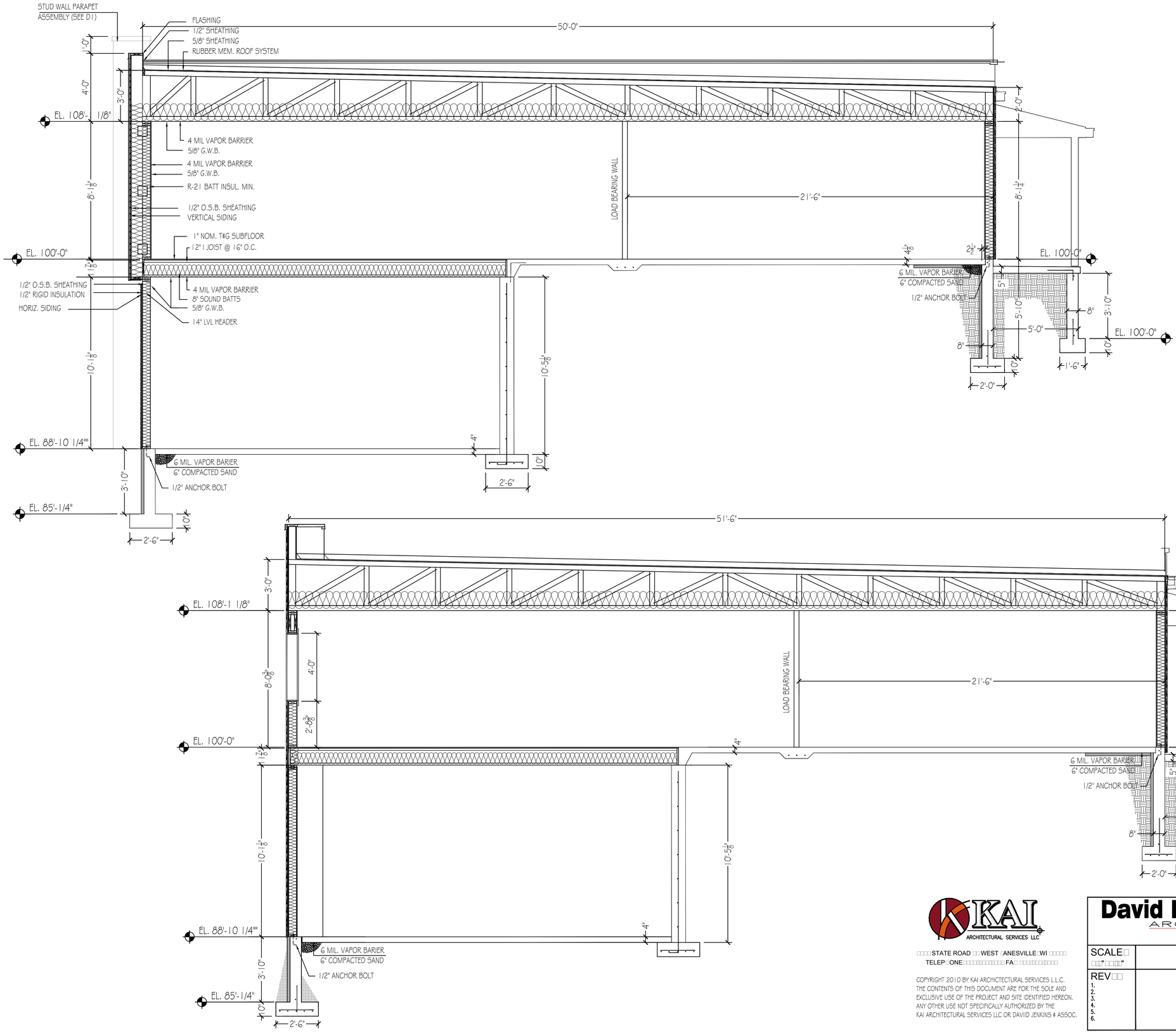
SCALE□ □□"□□□"	APARTMENT PLAN	
REV□□ 1. 2. 3. 4. 5. 6.	□ □NIT OFFICE □APARTMENT B□ILDING BROWN SC□OOL RD□EVANSVILLE□WI□	A□ OF: □□



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SCALE□
□□"□□□"

REV□□
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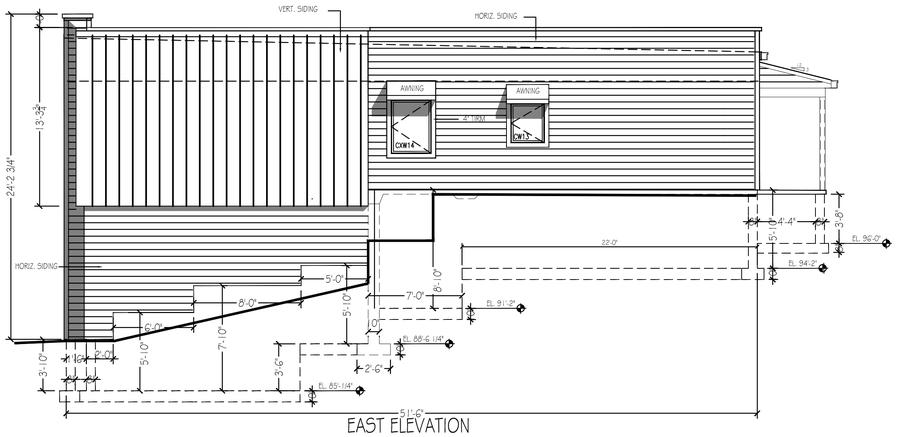
B□ILDING SECTIONS

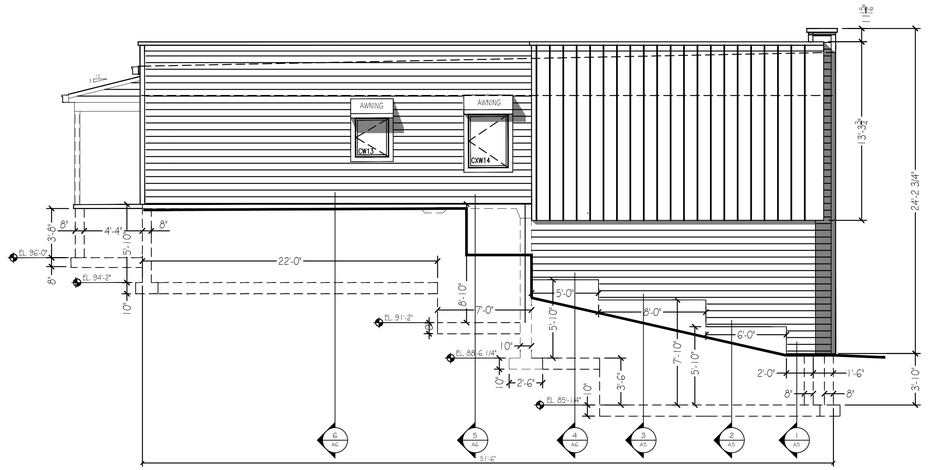
□ □NIT OFFICE □APARTMENT
B□ILDING
BROWN SC□OOL RD□EVANSVILLE□WI□

A□
OF: □□

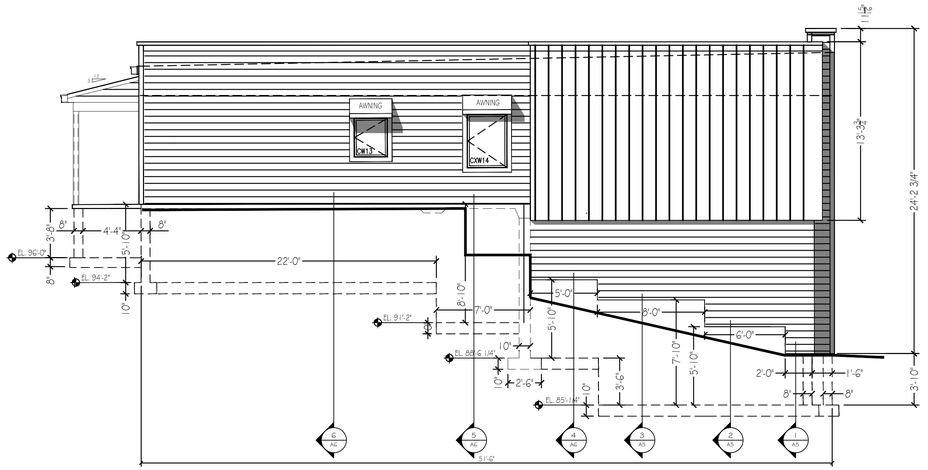
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

KAI ARCHITECTURAL SERVICES LLC

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PHONE (815) 397-9771 — FAX (815) 397-9795 ●

SCALE□ □□□"□□□"	ELEVATIONS	
REV□□ 1. 2. 3. 4. 5. 6.	□ □NIT OFFICE □APARTMENT B□ILDING BROWN SC□OOL RD□EVANSVILLE□WI□	A□ OF: □□

PLAN REVIEW INFORMATION
IBC □□□□

CONTRACTOR TO NOTIFY THE ARCHITECT IF HE IS AWARE OF ANY LOCAL AMENDMENTS NOT INCORPORATED INTO THESE DOCUMENTS

I	LIFE SAFETY		
	01 THE BUILDING IS USE GROUP	B & R2	
	01A MIXED USE GROUP OPTION	HIGHEST HAZARD	
	02 THE BUILDING CONSTRUCTION TYPE	VB	TBL 602
	03A THE HEIGHT ACTUAL	2 STORY / 24'-3" EAVE HT	
	03 THE TABULAR HEIGHT ALLOWED	1 ST. 40'0"	TBL 503
	004 IS THERE A FIRE SUPRESSION SYSTEM	NO	
	05 THE TOTAL AREA ACTUAL	4808 SQ.FT.	
	05A THE TABULAR AREA ALLOWED	7,000 S.F.	TBL 503
	PERIMETER INCREASE ALLOWED	NA	506.2
	AREA INCREASE FOR SPRINKLERS	NA	506.3
	TOTAL AREA ALLOWED INCLUDING ALL INCREASES	7,000 S.F	
	05B SPRINKLERS REQUIRED OVER	12,000 S.F. / F. AREA	904.7
	06 EXTERIOR WALL FIRERESISTANCE RATING ACTUAL	NONE	
	06A EXTERIOR WALL FIRERESISTANCE RATING REQUIRED	NONE	TBL 705.2
	07 THE MAXIMUM TRAVEL DISTANCE ACTUAL IS	63'	
	07A THE MAXIMUM TRAVEL DISTANCE ALLOWED IS	200'0"	TBL 1006.5
	08 OCCUPANCY LOAD ACTUAL	3	
	08A MAXIMUM OCCUPANT LOAD	7 PER TENANT	TBL 1008.1.2
	09 THE EGRESS WIDTH PER OCCUPANT REQ'D IS	.2" X 7 = .14	TBL 1009.2
	09A THE EGRESS WIDTH ACTUAL IS	36" DR X 1 = 36" >.14	O.K.
	10 ROOF COVERING CLASS	B	1506.1
	11 INTERIOR FINISHES CLASS	I, II, III	TBL 803.4
	12 CORRIDOR RATING REQUIRED	NA	TBL 1011.4
	13 STAIRWAY ENCLOSURE RATING REQUIRED	NA	SEC 1014.11
II	DESIGN LOADS		
	GROUND SNOW LOAD (Pg) (FIGURE 1608.3.2)	30 PSF	
	ROOF SNOW LOAD (Pg)X(Ce)X(I)	21 PSF	
	ROOF LIVE LOAD (Pf)(TABLE 1607.3)	24/ 20/ 16 PSF	
	ROOF DEAD LOAD	7 PSF	
	ROOF COLLATERAL LOAD	10 PSF	
	ROOF AUXILLARY LOAD	–	
	SNOW EXPOSURE FACTOR (Ce)(TABLE 1608.4)	0.7	
	SNOW IMPORTANCE FACTOR (I)(TABLE 1609.4)	1.0	
	FLOOR LIVE LOAD (TABLE 1606.1)	NA	
	FLOOR DEAD LOAD	NA	
	WIND LOAD (FIGURE 1611.3)	90 MPH	
	WIND EXPOSURE FACTOR (Pe)(TABLE 1611.4)	C	
	WIND IMPORTANCE FACTOR (I)(TABLE 1609.4)	1.0	
	EARTHQUAKE DESIGN (1610.1.3 FIGURE)	PEAK VEL <.05 (WIND GOVERNS)	
	SOIL DESIGN PRESSURE (ASSUMED OR TESTED)	1500 PSF (ASSUMED)	

GENERAL NOTES:

ALL OCCUPANCIES SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS IN A VISIBLE LOCATION

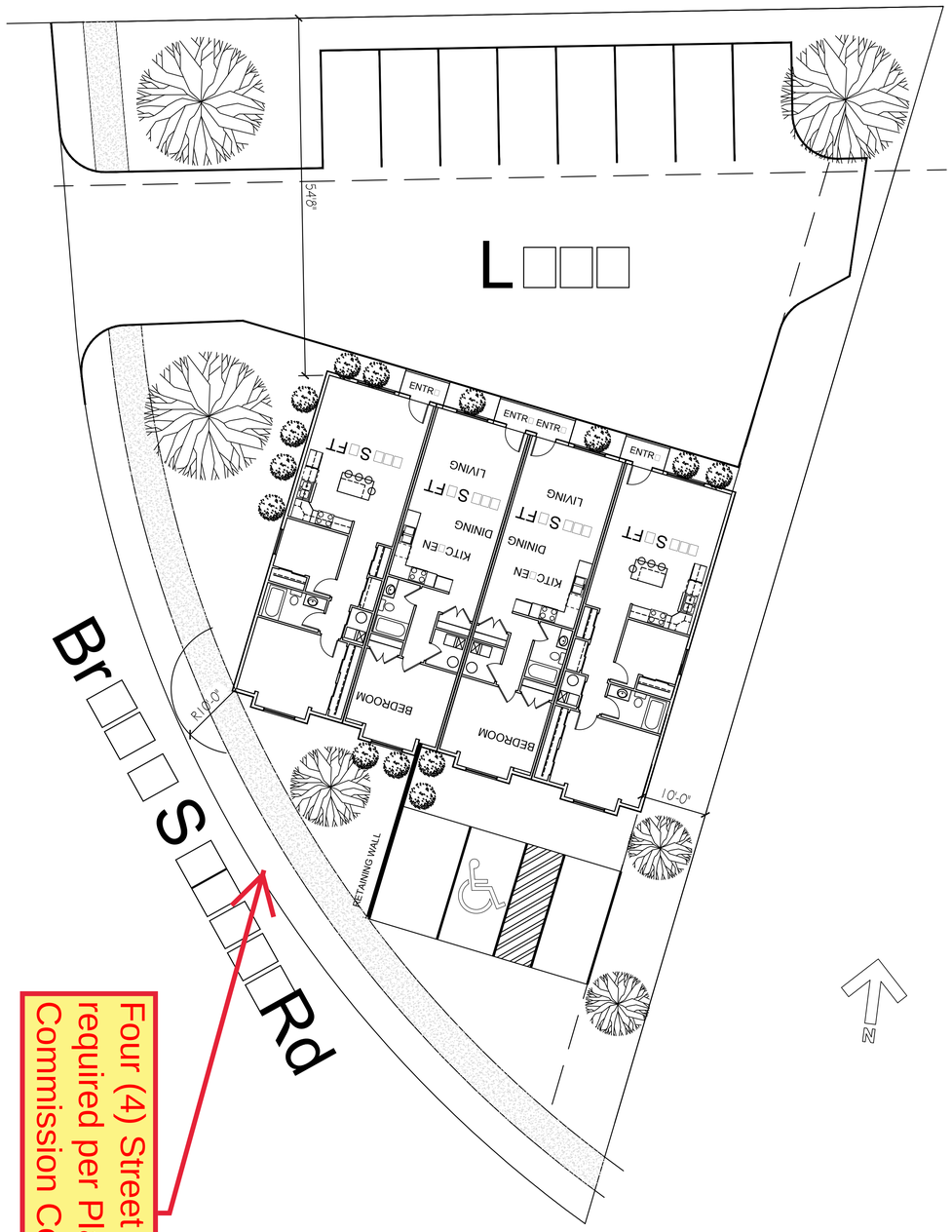
NUMBER AND LOCATION SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT.

THE BUILDING ADDRESS SHALL APPEAR ON THE FACE OF THE BUILDING. NUMBERS SHALL BE A MINIMUM OF 3" IN HEIGHT.

THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS, EACH AS HIS TRADE APPLIES, SHALL BE RESPONSIBLE FOR INTERPRETATIONS, CLARIFICATIONS, RECONCILIATION OF CONTRADICTIONS, OR INSUFFICIENT INFORMATION OR SHALL SUBMIT DETAILS TO THE ARCHITECT BEFORE CONSTRUCTION. WHERE CONTRADICTIONS OCCUR (FOR BIDDING PURPOSES) THE ITEM REQUIRING THE GREATER LABOR OR MATERIAL SHALL GOVERN. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS, EACH AS HIS TRADE APPLIES, SHALL BE RESPONSIBLE FOR COMPLYING WITH FEDERAL, STATE, COUNTY AND MUNICIPAL ORDINANCES WETHER SHOWN ON THE PLANS OR NOT.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA 6A

GROUND SNOW LOAD	WIND SPEED	SIES DESIGN CAT.	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHLD UNDER LAYMNT	FLOOD HAZRD	AIR FRZ INDEX	MEAN ANNUAL TEMP
			WEATH-ERING	FROST DEPTH	TERMITE	DECAY					
30PSF	90MPH	A/B	SEVERE	48"	MOD/HV	SLT/MOD	-4d	NOT REQ'D	SEE CITY MAP	NA	NA



Four (4) Street Trees required per Plan Commission Conditions

S□EET INDE□

SHEET	DESCRIPTION
T 1	SITE PLAN AND TITLE SHEET
A 1	FOUNDATION PLAN
A 2	FOUNDATION DETAILS
A 3	GROUND LEVEL
A 4	APARTMENT LEVEL
A 5	WALL SECTIONS
A 6	WALL SECTIONS
A 7	WALL SECTIONS
A 8	BUILDING SECTIONS
A 9	ELEVATIONS
A 10	SCHEDULES

Applicant Submitted Landscape Plan

KAI ARCHITECTURAL SERVICES LLC
□□□□STATE ROAD □□WEST □ANESVILLE□WI □□□□□
TELEP□ONE□□□□□□□□□□□□FA□ □□□□□□□□□□□□

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SCALE□ NONE	SITE PLAN AND TITLE S□EET	
REV□□ 1. 2. 3. 4. 5. 6.	□ □NIT OFFICE □APARTMENT B□ILDING BROWN SC□OOL RD□EVANSVILLE□WI□	T□ / OF: □

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

App. No.: CUP-2019-02 Applicant/Property Owner: Tami Tishler

Address: 288 N Fourth Street Parcel No.: 6-27-933.03 Tax ID: 22206703303

June 3, 2019

Prepared by: Jason Sergeant, Community Development Director
Prepared for: City of Evansville Plan Commission

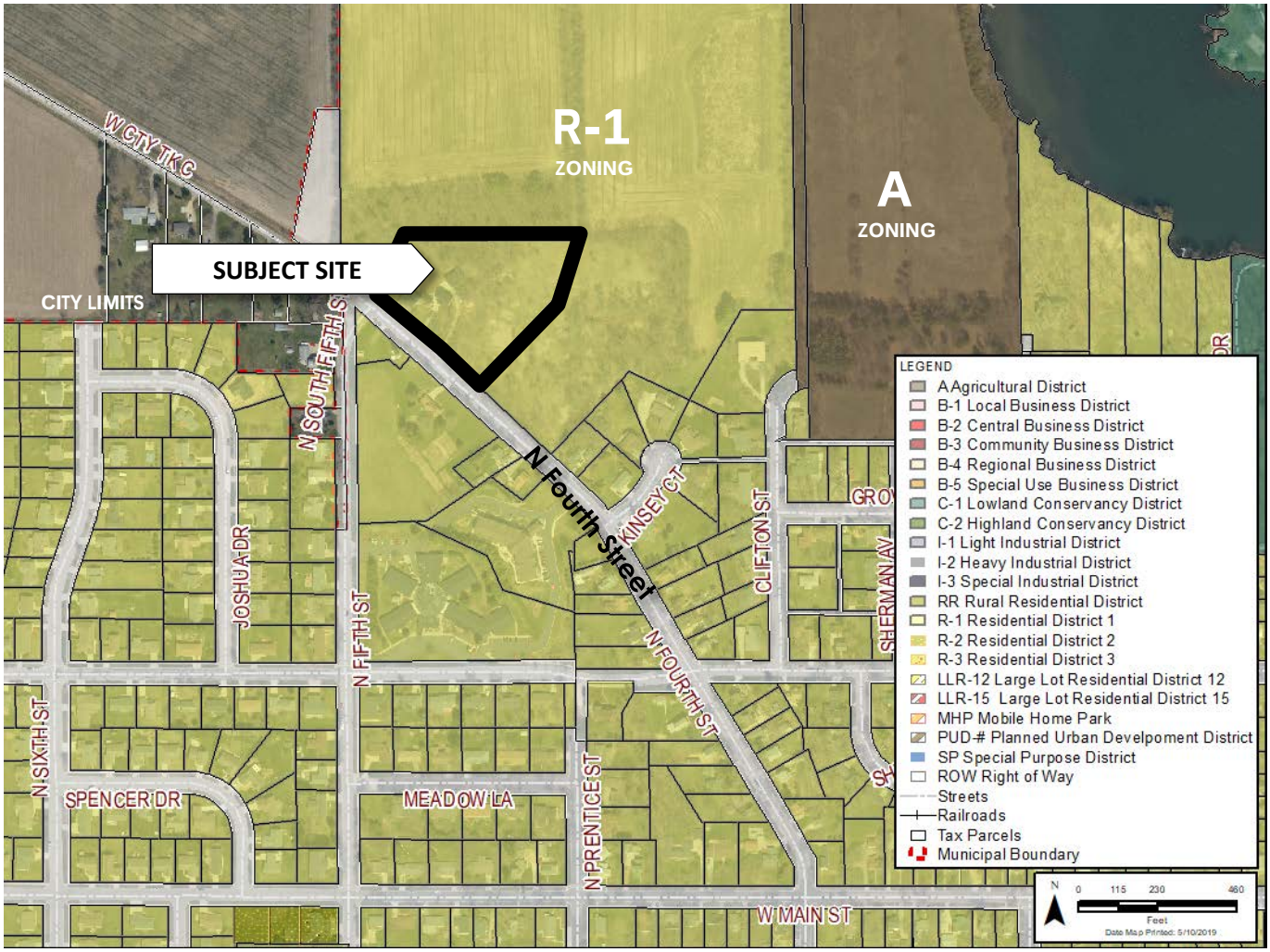


Figure 1 Location Map

Description of request: The request is for a conditional use permit on parcel 6-27-933.03 (Tax ID 22206703303) located at 288 N Fourth Street has been submitted for consideration by the Plan Commission. **The request is to construct an addition to a historic structure.** The Parcel is zoned R-1 Residential One, as per section 130-1123 (a) of the Evansville Zoning Ordinance a CUP is required for all new construction or expansions of existing uses.

Staff Analysis of Request: The proposal is believed to meet the minimum standards of the Historic Conservation (HC) overlay district. HPC has reviewed the proposal and recommended approval with conditions.

Required Plan Commission findings for Conditional Use Permit request: Section 130-104 (3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan**. The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.
   Staff Comment: The Comprehensive plan indicates a desire to promote good stewardship of the Historic Districts.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance**. The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
   Staff comment: The proposed construction is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property**. The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
   Staff Comment: No adverse effect is anticipated on nearby property.
4. **Appropriateness of use**. The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
   Staff Comment: An attached garage to a residential one family home is an appropriate use in the R1 district.
5. **Utilities and public services**. The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.
   Staff Comment: the property is connected to public utilities.

Additional Findings: Section 130-1123(b) of the Municipal Code requires the Plan Commission to determine whether the proposal meets general design criteria. Specifically, *the section reads, "In general, the following items shall be considered in*

making decisions about conditional use requests within this district." Staff comments are found below regarding the design criteria to be reviewed:

(1) *Height. All new structures should be constructed to a height visually compatible with the buildings and environment with which they are visually related.* ***Staff Comment: The height of the addition is visually compatible to adjacent buildings.***

(2) *Scale. The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: Overall addition volume matches that of buildings in the vicinity. Slightly larger total volume would also be acceptable.***

(3) *Proportion of front facades. In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: the front façade is proportional to itself and neighboring buildings***

(4) *Proportion of openings. The proportions and relationships between doors and windows in the street facades should be visually compatible with the buildings and environment with which they are visually related.* ***Staff Comment: Window and door openings on front façade are compatible with neighboring buildings.***

(5) *Rhythm of solids to voids. The rhythm of solids to voids created by openings in the facade should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: solids and voids of the proposed addition is well balanced.***

(6) *Rhythm of spacing. The existing rhythm created by existing building masses and spaces between them should be preserved.* ***Staff Comment: Addition is properly spaced from neighboring structures.***

(7) *Relationship of materials. The materials used in the final facades should be visually compatible with the buildings and environment with which they are visually related.* ***Staff Comment: Neighboring buildings use a variety of materials including wood and aluminum. The proposed building will use cement based or other similar hard plank siding. While not similar in type, it will be similar in visual qualities.***

(8) *Relationship of textures. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: Neighboring buildings consist of horizontal siding elements and asphalt roofing. The proposed addition will have these same elements.***

(9) *Relationship of roofs. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: Neighboring buildings consist of gabled style shingled roofs. The proposed addition will have these same elements.***

(10) *Landscaping. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: No landscaping is shown on site plans. Small bushes or perennials should be added to front and screening added to sides, especially to assist in diffusing the exposure of the building side elevations to the street.***

(11) *Directional expression of front elevation. All street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.* ***Staff Comment: Proposed addition maintains a horizontal direct expression, similar to the primary residence.***

(12) *Relationship of architectural details. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.* ***Staff comment: Architectural details on the proposed building are minimal. Historic preservation discussed and the applicant will try and use reclaimed wood windows.***

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts. The recommended motion includes 4 conditions. 2 additional conditions are listed for commission consideration.

Staff recommended motion for CUP: ***The Plan Commission approves issuance of a Conditional Use Permit for construction of an addition to a historic structure on parcel 6-27-933.03, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following condition:***

1. ***Any variation from Historic Preservation Commission approved plans including exterior materials. Building openings or general building form will require a new CUP approval.***

CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2017

General instructions. Complete this application as it applies to your project. Submit one copy of the application form, **20 copies of any maps**, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Interim Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

- Office Use Only -

Initial application fee	$300
Receipt number	
Date of pre-application meeting	N/A
Date of determination of completeness	
Name of zoning administrator	J.S.
Date of Plan Commission review	6/03/2019
Application number	CUP-2019-02

1. Applicant information

Applicant name	Tami Tishler
Street address	288 W 4th St.
City	Evansville
State and zip code	WI 53536
Daytime telephone number	323-777-8005
Fax number, if any	
E-mail, if any	tamitishler1@yahoo.com

2. Agent contact information. Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name			
Company			
Street address			
City			
State and zip code			
Daytime telephone number			
Fax number, if any			
E-mail, if any			

3. Subject property information

Street address	288 W 4th St., Evansville, WI 53536
Parcel number	6 - 27 - 933.03 — Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	Agricultural District: A Residential Districts: RR LL-R12 LL-R15 (R-1) R-2 R-3 Business Districts: B-1 B-2 B-3 B-4 B-5 Planned Office District: O-1 Industrial Districts: I-1 I-2 I-3

CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2017

Describe the current use	Residential home with secondary structures to include a detached garage 1463.5 ft² approximately 100 ft from the main house.
Full legal description *You can request this information from Real Property Division of Rock County *This may be attached as a separate file	PT NE 1/4 PT AP SH6 PT 1 OL18 Certified Survey Map Vol 36 Pg 48-50 Lot 1

4. **Proposed use.** Describe the proposed use.

Same as current use but with a more functional mudroom and screened porch addition with an attached garage (single car - 14x22 = 308 ft²)

5. **Operating conditions.** For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Residential

6. **Potential nuisances.** Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Current single post lamp will be replaced with two light fixtures on the new garage.

7. **Review criteria.** Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

This addition and attached garage will help to modernize the functionality of this beautiful historic home making it more likely to be aquired and maintained for many years to come.

CONDITIONAL USE APPLICATION
Evansville, Wisconsin
Version: December 2017

8. **Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

9. **Site plan.** Include **20 copies** of a site plan (11" x 17") with the application. In addition, the Community Development Director may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

10. **Location map.** Include a map (8 ½ " x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

11. **Applicant certification**

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

	5-9-2019
Applicant Signature	Date

12. **Landlord certification (if applicable)**
**If you do not own the building that houses your business, you must have your landlord sign this application*

- I certify that the application is true as of the date it was submitted to the City for review.
- The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.

Landlord Signature	Date

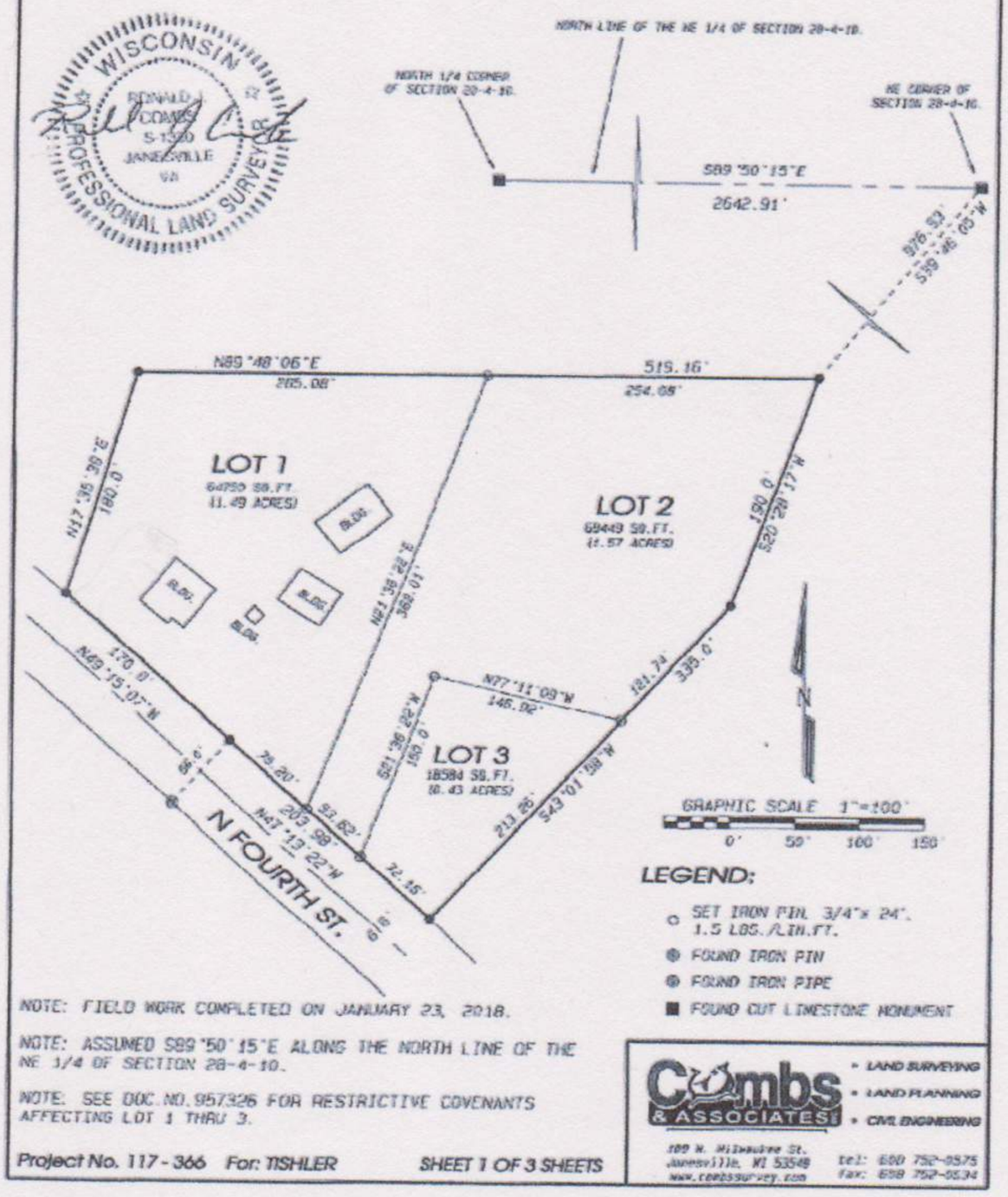
Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

Proposed Site Split CSM

Borrower: Tami Tishler
Property Address: 288 N. 4th Street
City: Evansville State: WI Zip: 53536
Lender: Caliber Home Loans
File No.: 1805182m
Case No.: 9701415417

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 36, PAGES 48 THRU 50 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1992806, BEING PART OF OUTLOT 18, SHEET 6, PART I, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND LOCATED IN THE NE¼ OF THE NE¼ OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



LEGEND:

- ○ SET IRON PIN 3/4"x 24", 1.5 LBS./LIN.FT.
- ⊕ FOUND IRON PIN
- ⊕ FOUND IRON PIPE
- ■ FOUND CUT LIMESTONE MONUMENT

NOTE: FIELD WORK COMPLETED ON JANUARY 23, 2018.

NOTE: ASSUMED S89°50'15"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 28-4-10.

NOTE: SEE DOC.NO.957326 FOR RESTRICTIVE COVENANTS AFFECTING LOT 1 THRU 3.

Project No. 117-366 For: TISHLER SHEET 1 OF 3 SHEETS

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• LAND PLANNING
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fax: 608 752-0534

exhibit 1

Site Plan

1 block ~ 4'

288 N 4th St.

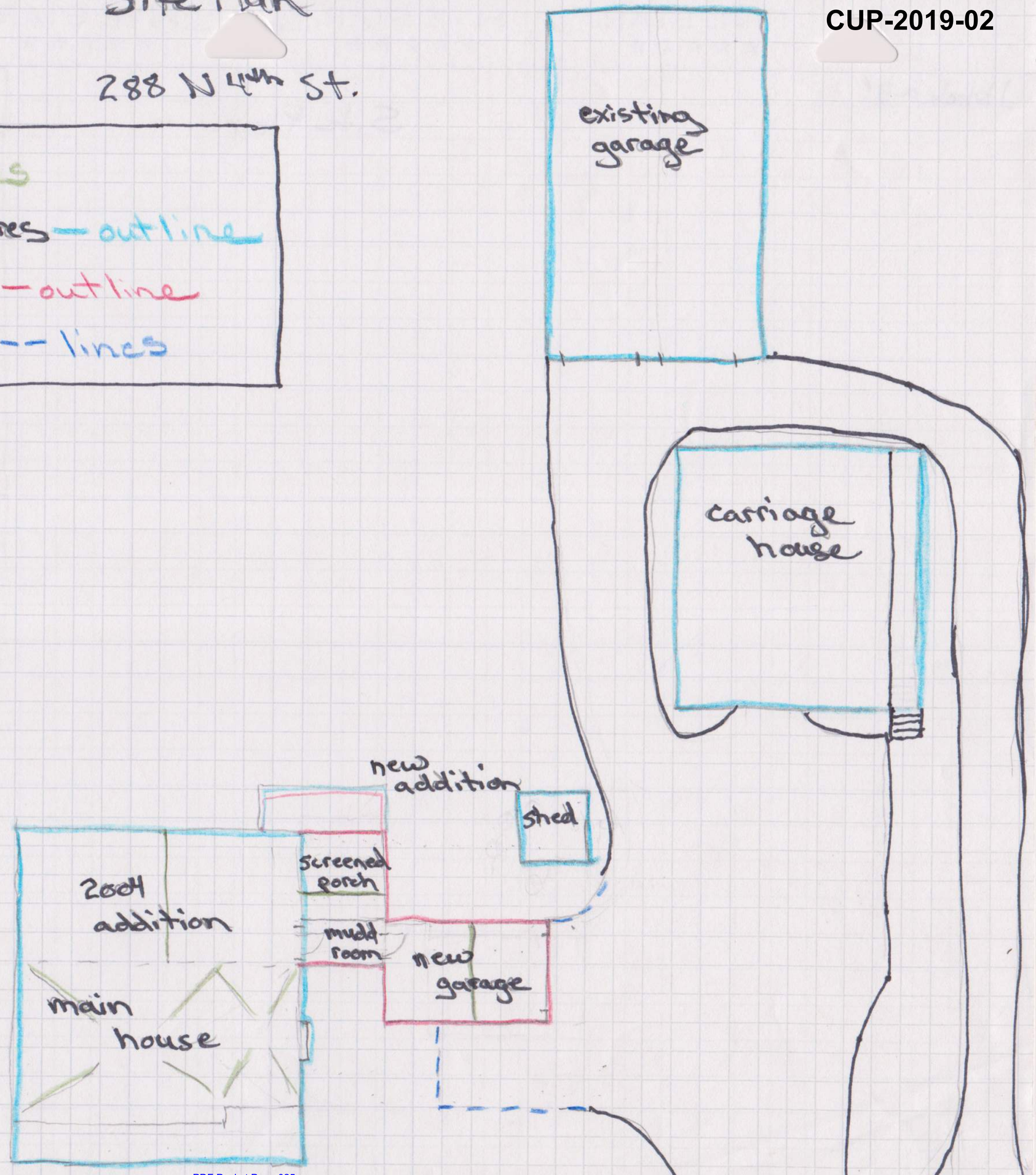
legend

roof lines — lines

existing structures — outline

new structures — outline

new concrete - - - lines



CUP-2019-02

exhibit 2

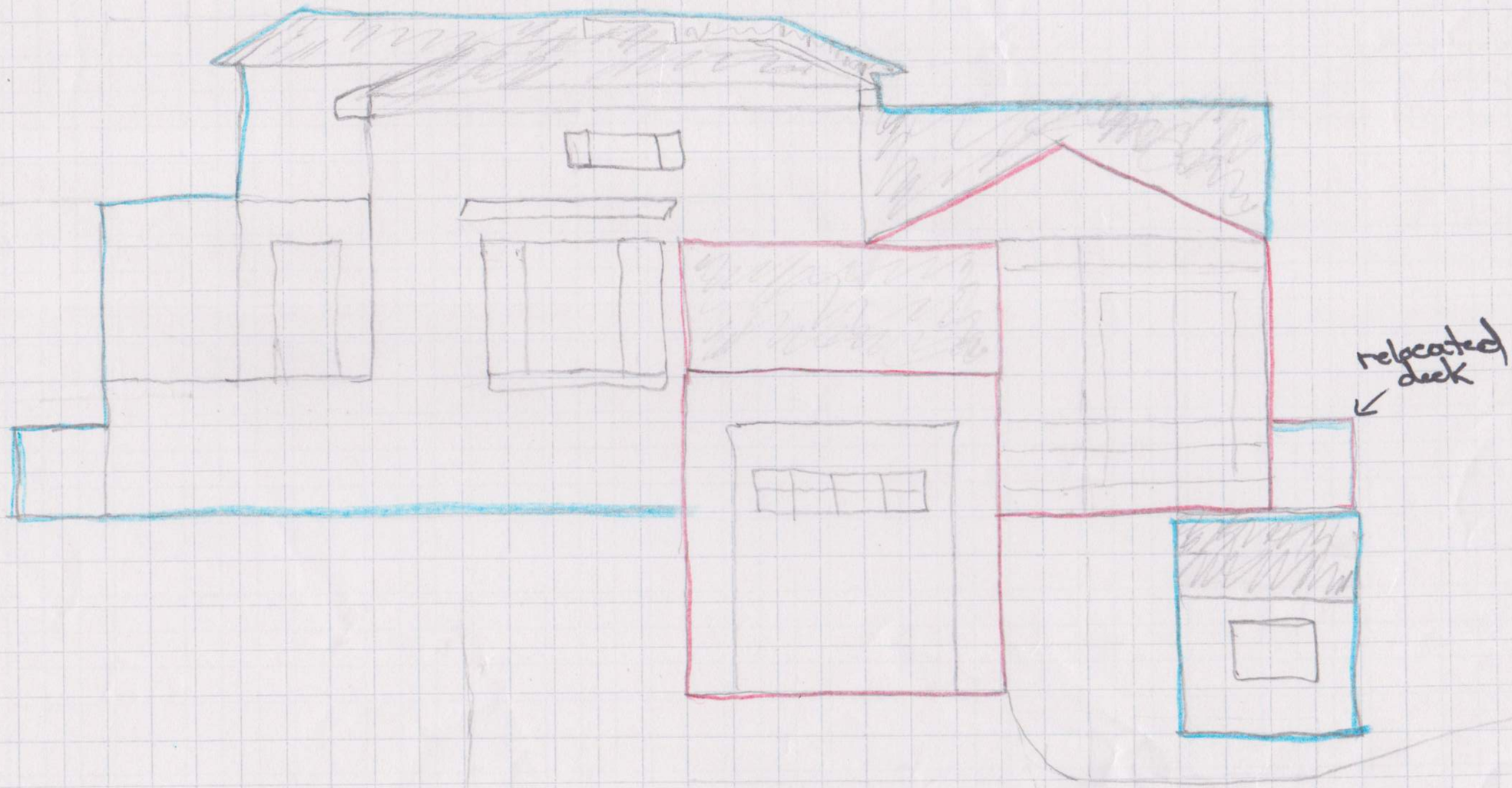
1 block ~ 2'

288 N 4th St.

Side Elevation

existing structures — outline

new structures — outline



CUP-2019-02

exhibit 3

1 block ~ 2'

288 N 4th St.

Front Elevation

existing structure - outline

new structure - outline

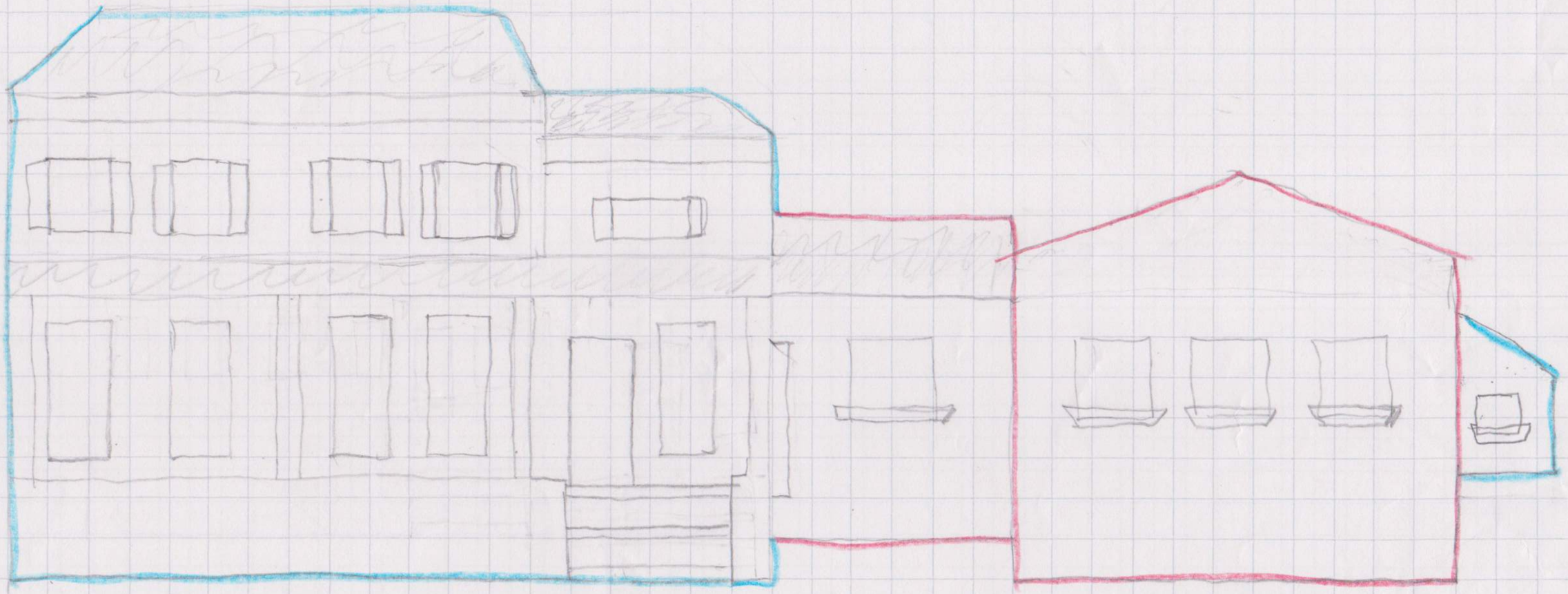


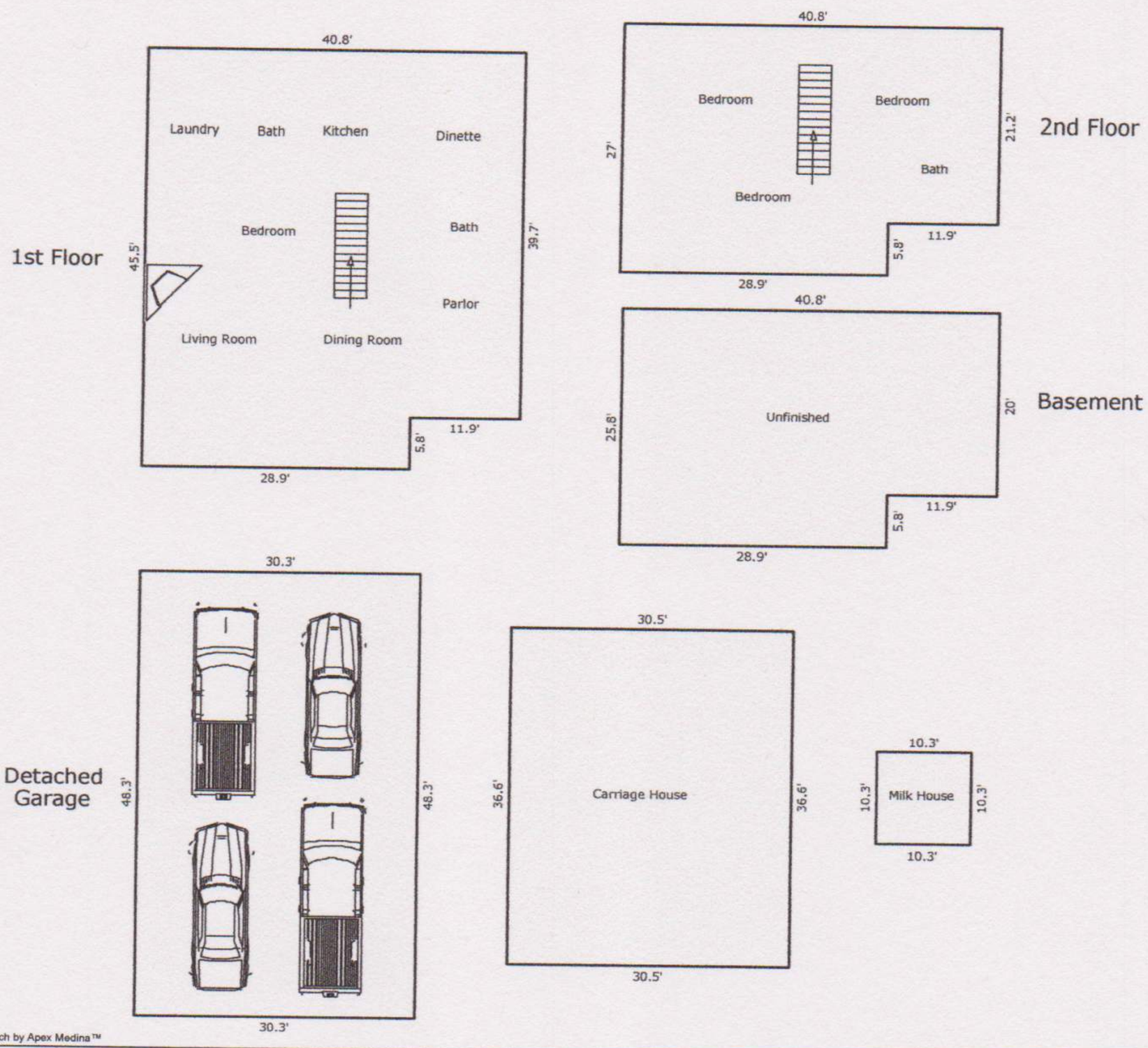
exhibit 4

CUP-2019-02

FLOORPLAN SKETCH

Borrower: Tami Tishler
Property Address: 288 N. 4th Street
City: Evansville State: WI Zip: 53536
Lender: Caliber Home Loans

File No.: 1805182m
Case No.: 9701415417



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1787.4	
	Second Floor	1032.6	2820.0
BSMT	Basement	983.6	983.6
GAR	Garage	1463.5	1463.5
OTH	Carriage House	1116.3	
	Milk House	106.1	1222.4
Net LIVABLE Area		(rounded)	2820

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
40.8	x	39.7	1619.8
5.8	x	28.9	167.6
Second Floor			
21.2	x	40.8	865.0
5.8	x	28.9	167.6
4 Items		(rounded)	2820

324' available for garage

2601 Dorn Drive, Portage, WI 53901 Phone:(608) 566-1111 FAX:(608) 566-1138

exhibit 5

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

App. No.: CUP-2019-03 Applicant/Property Owner: Greg & Peg Properties

Address: 257-259 W Liberty Parcel No.: 6-27-231 Tax ID: 222001238

June 3, 2019

Prepared by: Jason Sergeant, Community Development Director
Prepared for: City of Evansville Plan Commission

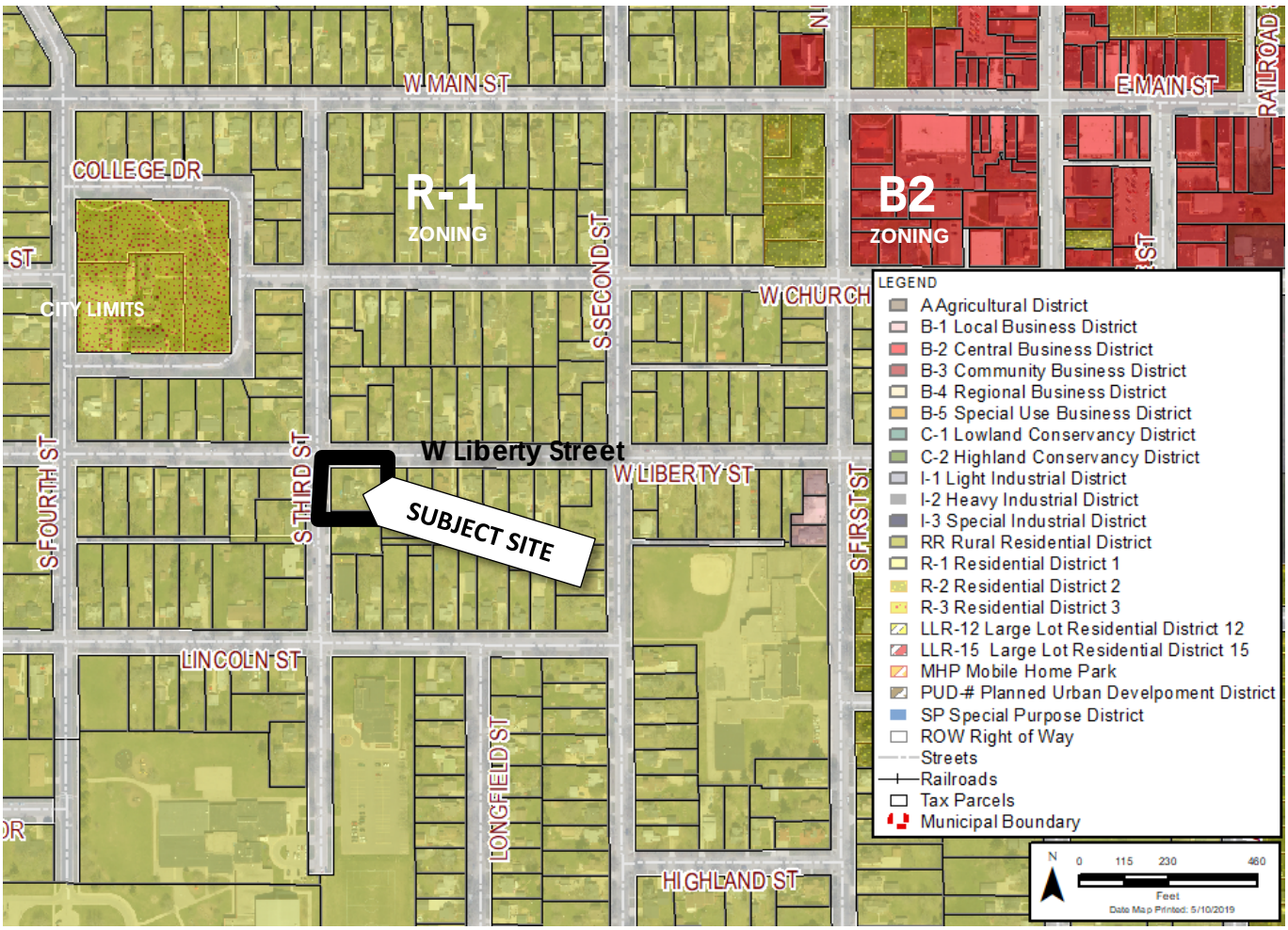


Figure 1 Location Map

Description of request: The request is for a conditional use permit on parcel 6-27-231 (Tax ID 222001238) located at 257-259 W Liberty Street has been submitted for consideration by the Plan Commission. **The request is to demolish portions of a historic structure and construct a garage.** The Parcel is zoned R-1 Residential One, as per section 130-1123 (a) of the Evansville Zoning Ordinance a CUP is required for all new construction or expansions of existing uses.

Staff Analysis of Request: The proposal is believed to meet the minimum standards of the Historic Conservation (HC) overlay district. HPC has reviewed the proposal and recommended approval with conditions. The building was used as a two-unit until a fire destroyed a portion of it in early 2019. The applicant has worked extensively with staff and historic preservation to save a portion of the building and demolish a portion

Required Plan Commission findings for Conditional Use Permit request: Section 130-104 (3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan**. The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.
   Staff Comment: The Comprehensive plan indicates a desire to promote good stewardship of the Historic Districts and preservation of areas near downtown.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance**. The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
   Staff comment: The proposed construction is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property**. The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
   Staff Comment: No adverse effect is anticipated on nearby property. As part of sidewalk standards in Municipal Codes, sidewalks will need to be added on each side of the parcel.
4. **Appropriateness of use**. The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
   Staff Comment: An attached garage to a residential one family home is an appropriate use in the R1 district.
5. **Utilities and public services**. The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.
   Staff Comment: the property is connected to public utilities.

Additional Findings: Section 130-1123(b) of the Municipal Code requires the Plan Commission to determine whether the proposal meets general design criteria. Specifically, *the section reads, "In general, the following items shall be considered in making decisions about conditional use requests within this district."* Staff comments are found below regarding the design criteria to be reviewed:

(1) Height. All new structures should be constructed to a height visually compatible with the buildings and environment with which they are visually related. ***Staff Comment: The height of the addition is visually compatible to adjacent buildings.***

(2) Scale. The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related. ***Staff Comment: Overall addition volume matches that of buildings in the vicinity.***

(3) Proportion of front facades. In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the buildings and environment with which it is visually related. ***Staff Comment: the front façade is proportional to itself and neighboring buildings***

(4) Proportion of openings. The proportions and relationships between doors and windows in the street facades should be visually compatible with the buildings and environment with which they are visually related. ***Staff Comment: Window and door openings on front façade are compatible with neighboring buildings.***

(5) Rhythm of solids to voids. The rhythm of solids to voids created by openings in the facade should be visually compatible with the buildings and environment with which it is visually related. ***Staff Comment: solids and voids of the proposed addition is well balanced.***

(6) Rhythm of spacing. The existing rhythm created by existing building masses and spaces between them should be preserved. ***Staff Comment: Addition is properly spaced from neighboring structures.***

(7) Relationship of materials. The materials used in the final facades should be visually compatible with the buildings and environment with which they are visually related. ***Staff Comment: Neighboring buildings use a variety of materials including wood and aluminum. The proposed building will use cement based or other similar hard plank siding. While not similar in type, it will be similar in visual qualities.***

(8) Relationship of textures. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related. ***Staff Comment: Neighboring buildings consist of horizontal siding elements and asphalt roofing. The proposed addition will have these same elements.***

(9) *Relationship of roofs. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: Neighboring buildings consist of gabled style shingled roofs. The proposed addition will have these same elements.***

(10) *Landscaping. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.* ***Staff Comment: No additional landscaping is shown on site plans.***

(11) *Directional expression of front elevation. All street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.* ***Staff Comment: Proposed addition maintains a horizontal direct expression, similar to the primary residence.***

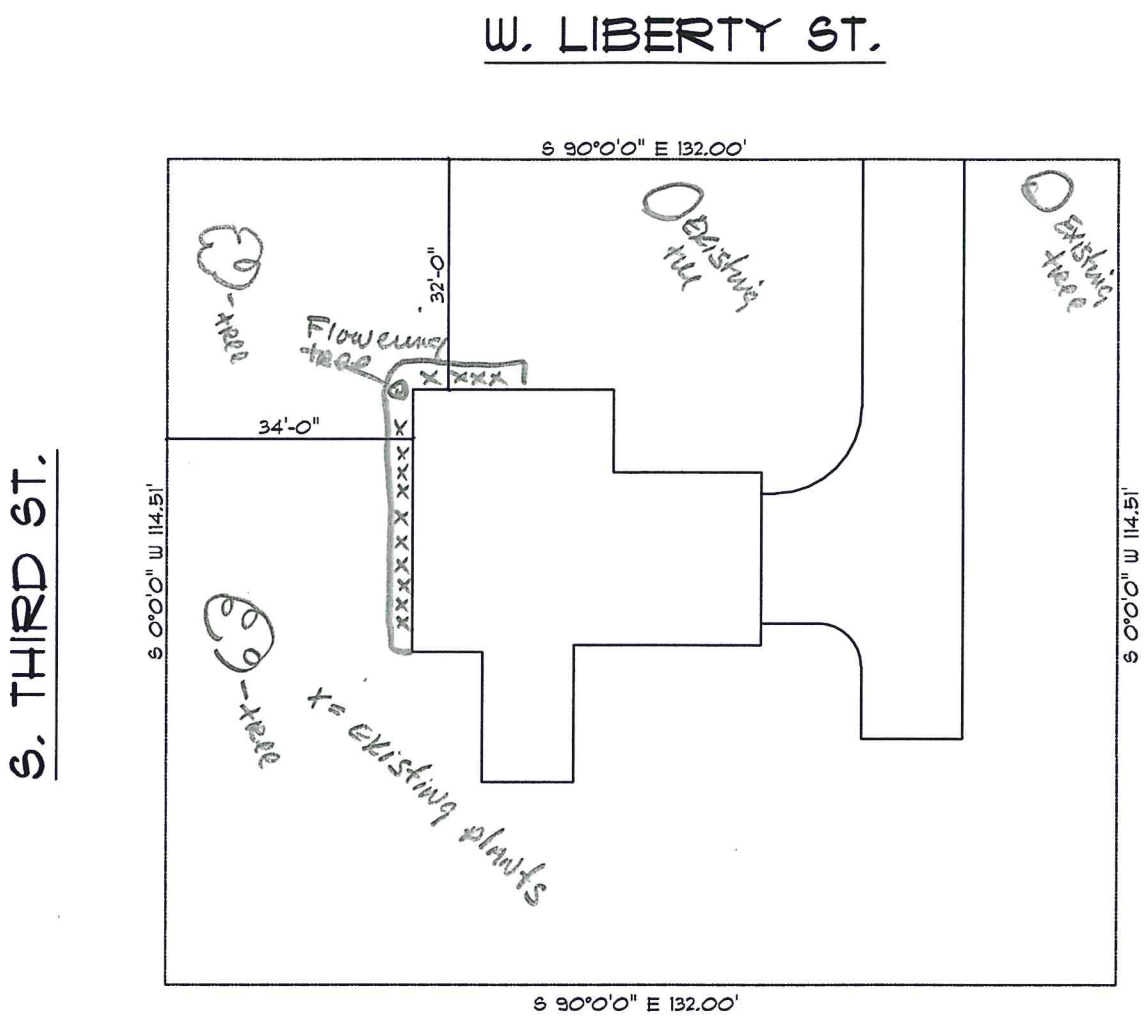
(12) *Relationship of architectural details. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.* ***Staff comment: Architectural details on the proposed building are minimal. Historic preservation saw this as a way to minimize the addition competing with the historic portions of the home.***

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts. The recommended motion includes 4 conditions. 2 additional conditions are listed for commission consideration.

Staff recommended motion for CUP: ***The Plan Commission approves issuance of a Conditional Use Permit for construction of an addition to a historic structure on parcel 6-27-231, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following condition:***

1. ***Any variation from Historic Preservation Commission approved plans including exterior materials. Building openings or general building form will require a new CUP approval.***
2. ***Existing porch railing height is maintained***
3. ***Driveway in front yard setback is no wider than existing approach of approximately 15 feet.***
4. ***Cement or composite based siding with 4-5 inch exposure and trim width***

Applicant Submitted Landscape and Site Plan



SECTION	REQUIRED ATTACHMENTS
5	Please attach the following required items using the space below or additional sheets as necessary, **Each attachment should be marked with an exhibit number:** **1.** Clear photo(s) of every portion of the property affected by the work **2.** Historic photograph (if available) **3.** Site plan (if applicable) **4.** Exterior elevations or sketches of existing conditions and proposed work **5.** Samples or specifications of proposed materials **6.** Additional attachments that may assist in understanding the proposed work

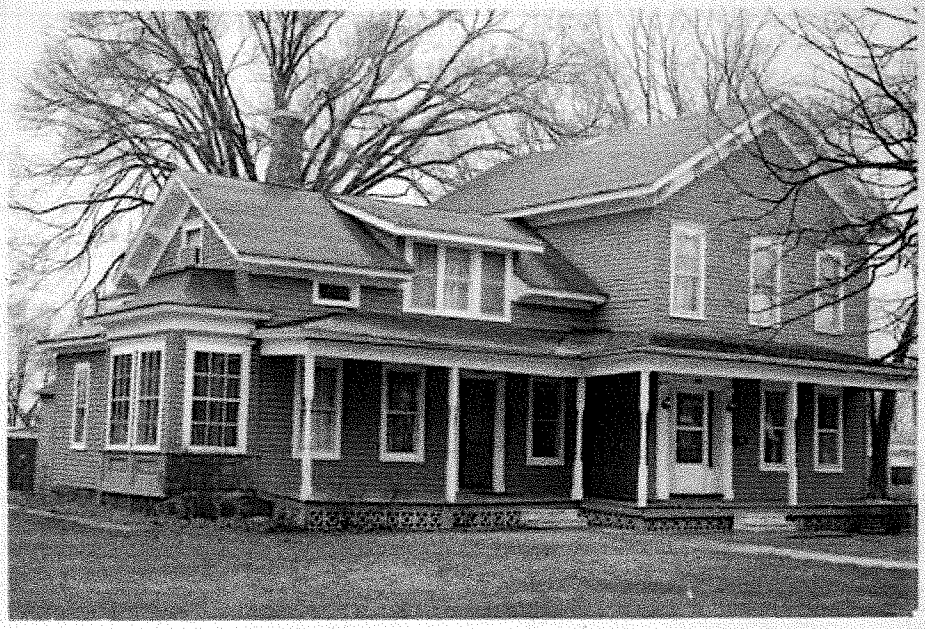
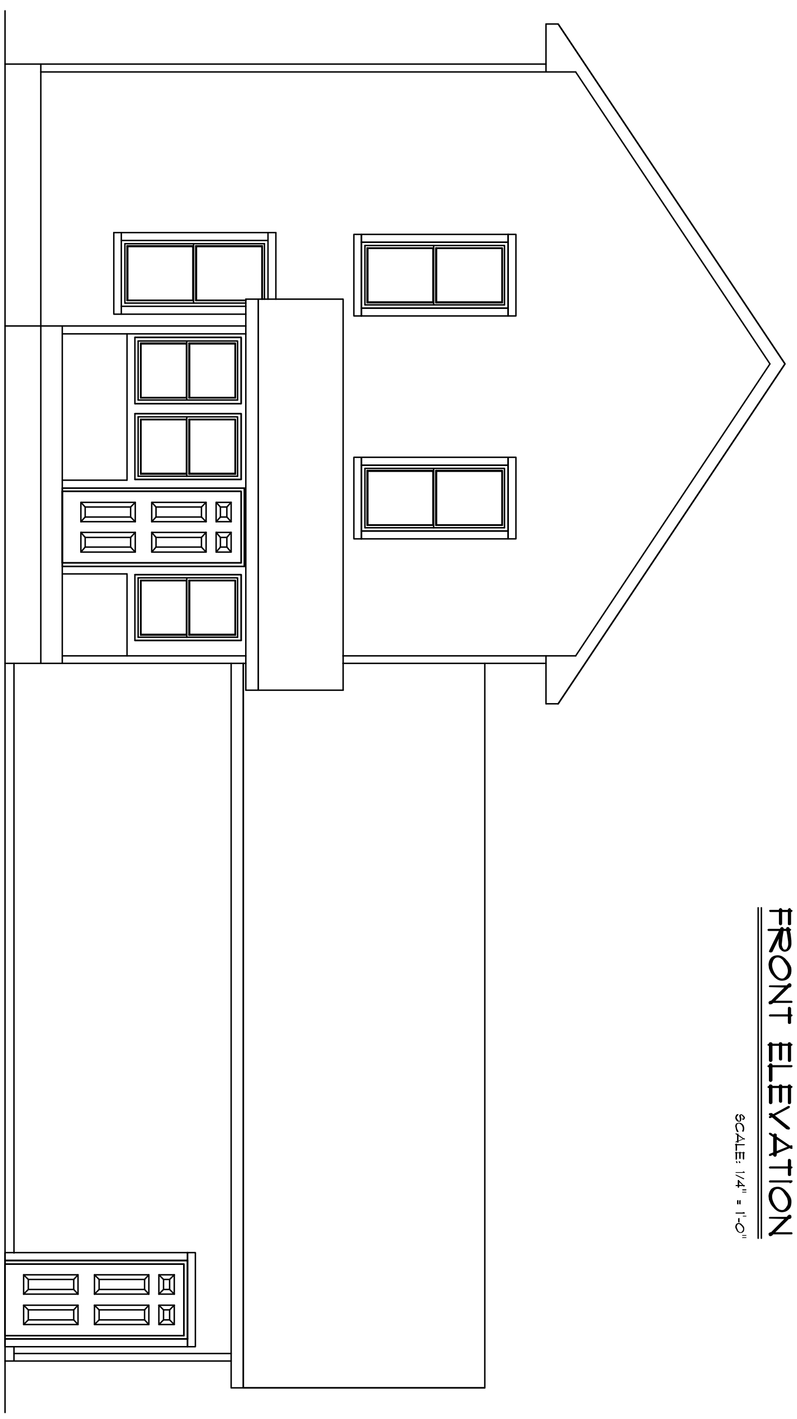


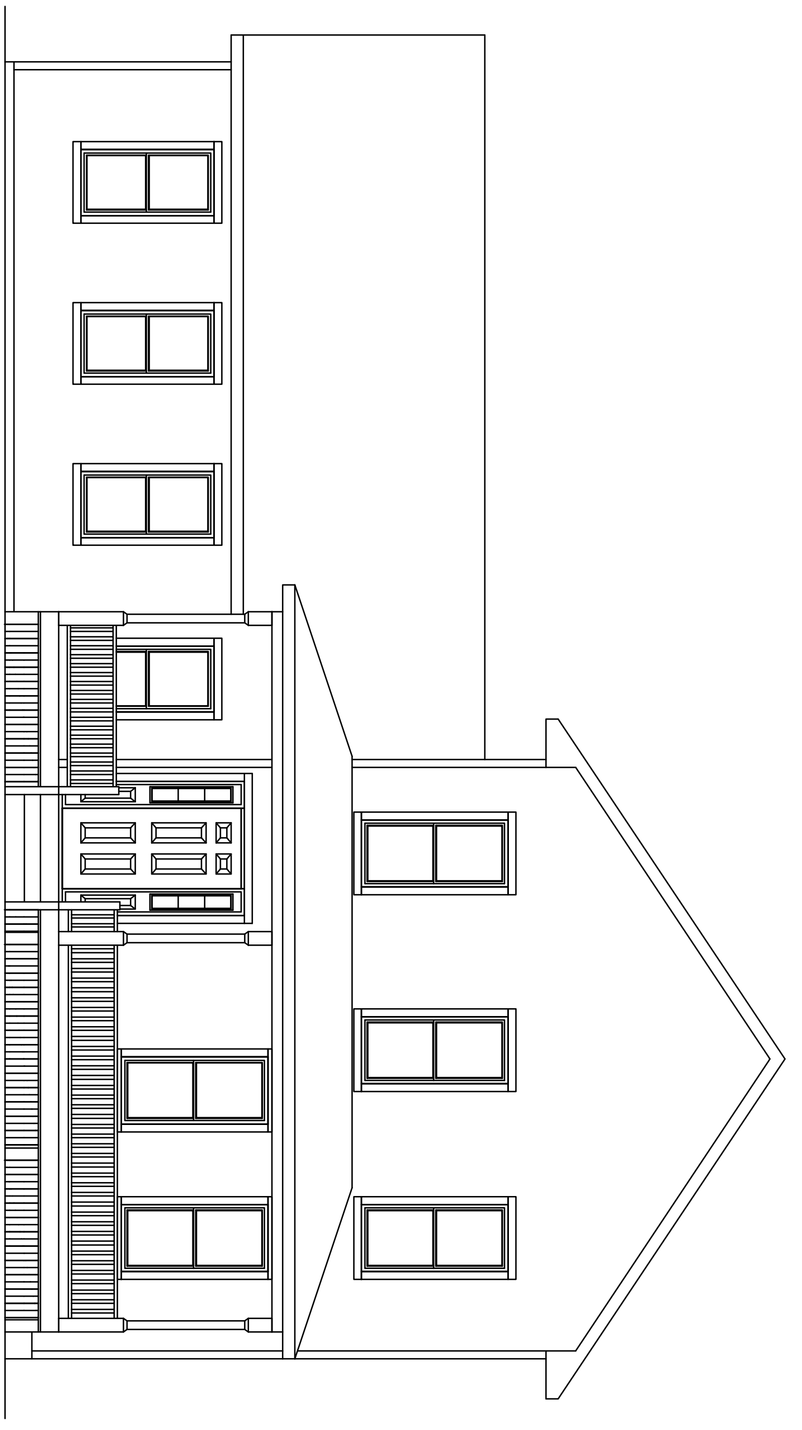
EXHIBIT: _____

Historic Photo (before 2019 fire)



REAR ELEVATION

SCALE: 1/4" = 1'-0"

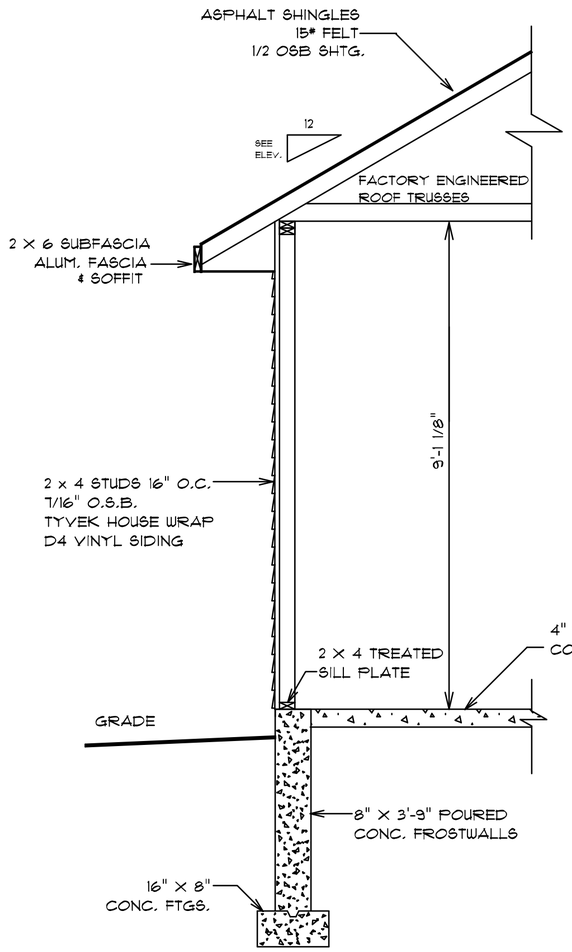


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

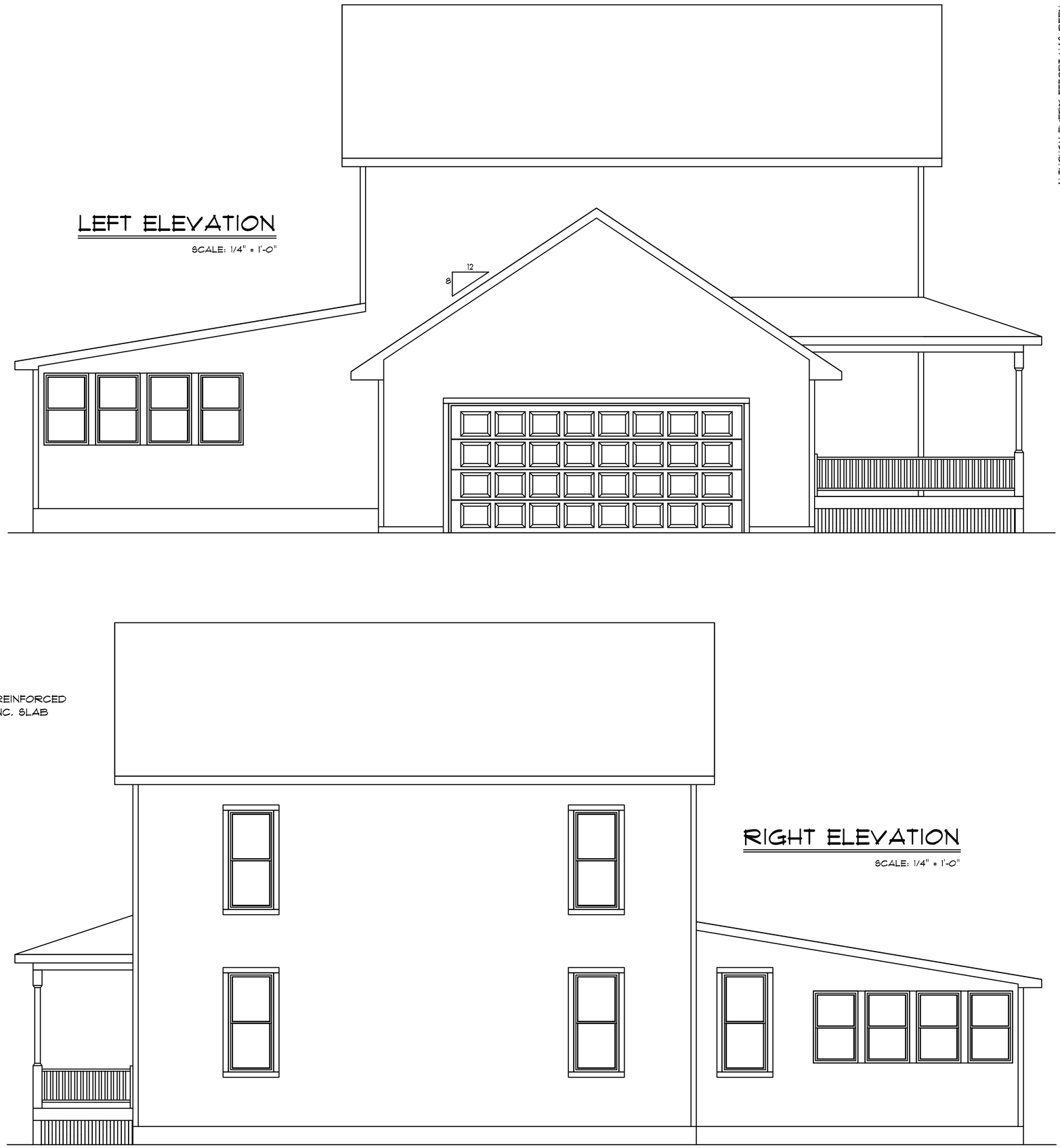
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY OWNER/CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME

PLANS BY NELSON-YOUNG LUMBER CO. 11 S. CATLIN ST. EDGERTON, WISC. 53534 608-884-3316 VISIT US AT WWW.NYLUMBER.COM	PLANS FOR: GREG & PEG PROPERTIES 259 LIBERTY ST.	PRE-LIM.--5/21/19 DATE: 5/24/19 REVISIONS: DRAWN BY: TOM CHROSTOWSKI TREVOR WILSON	1/5



TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY OWNER/CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME

PLANS FOR:
GREG & PEG PROPERTIES
259 LIBERTY ST.

PRE-LIM.--5/21/19
DATE: 5/24/19
REVISIONS:

DRAWN BY: TOM CHROSTOWSKI
TREVOR WILSON

2 / 5

PLANS BY
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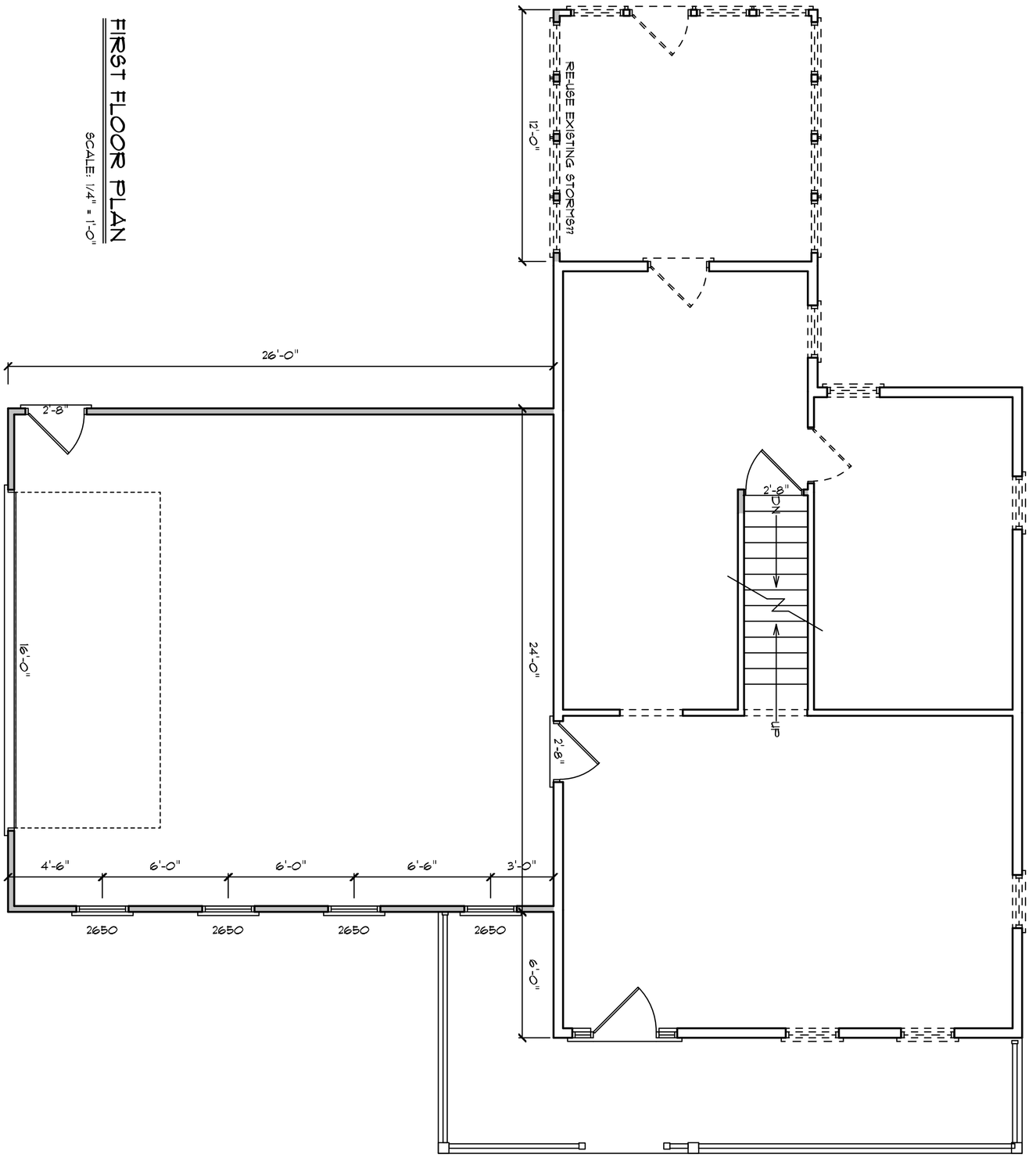
FIRST FLOOR PLAN

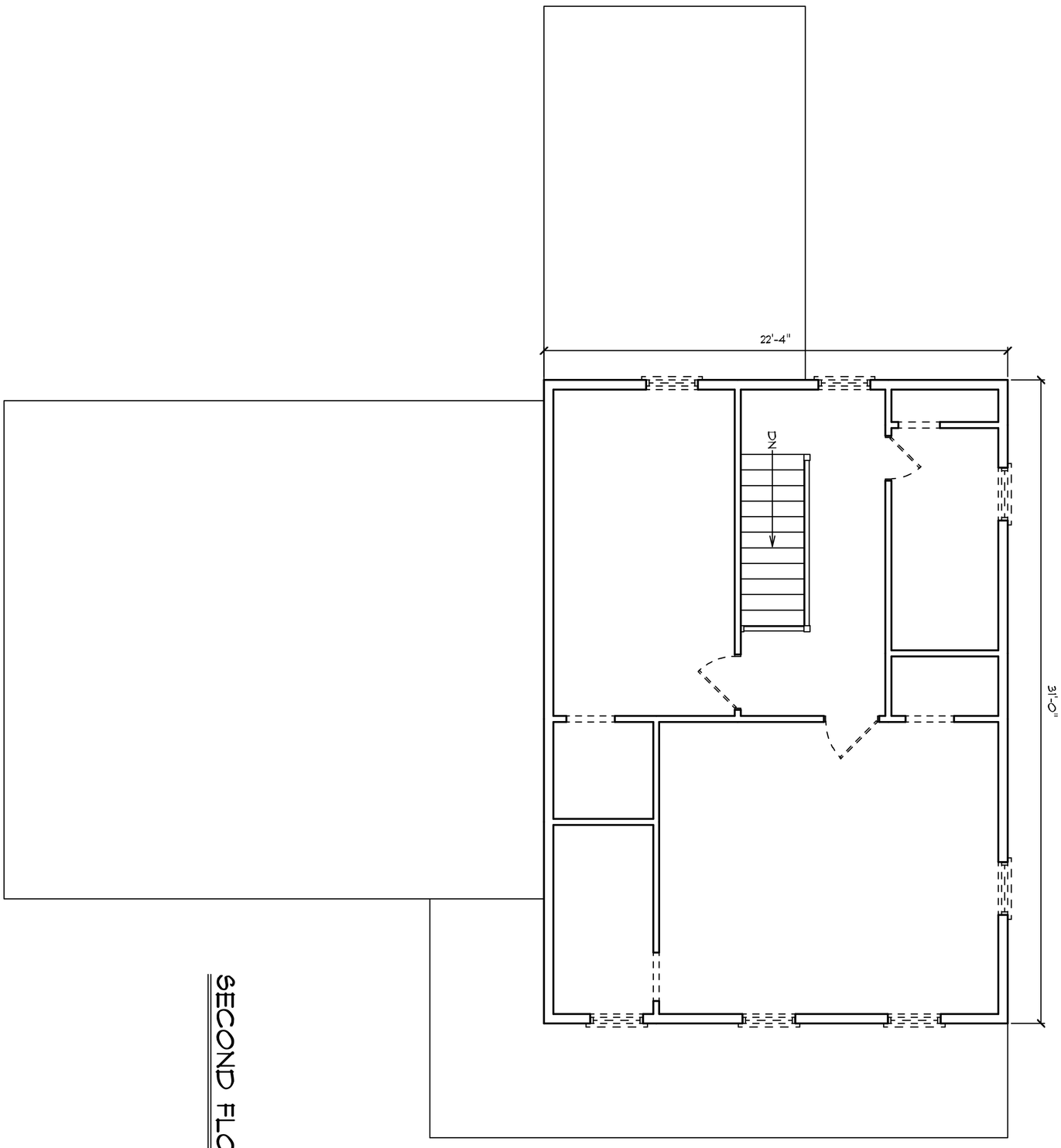
SCALE: 1/4" = 1'-0"



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY OWNER/CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME

PLANS BY NELSON-YOUNG LUMBER CO. 11 S. CATLIN ST. EDGERTON, WISC. 53534 608-884-3316 VISIT US AT WWW.NYLUMBER.COM	PLANS FOR: GREG & PEG PROPERTIES 259 LIBERTY ST.	PRE-LIM.--5/21/19 DATE: 5/24/19 DRAWN BY: TOM CHROSTOWSKI TREVOR WILSON	REVISIONS:

3/5



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN
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AND CHECKING THEM FOR ACCURACY
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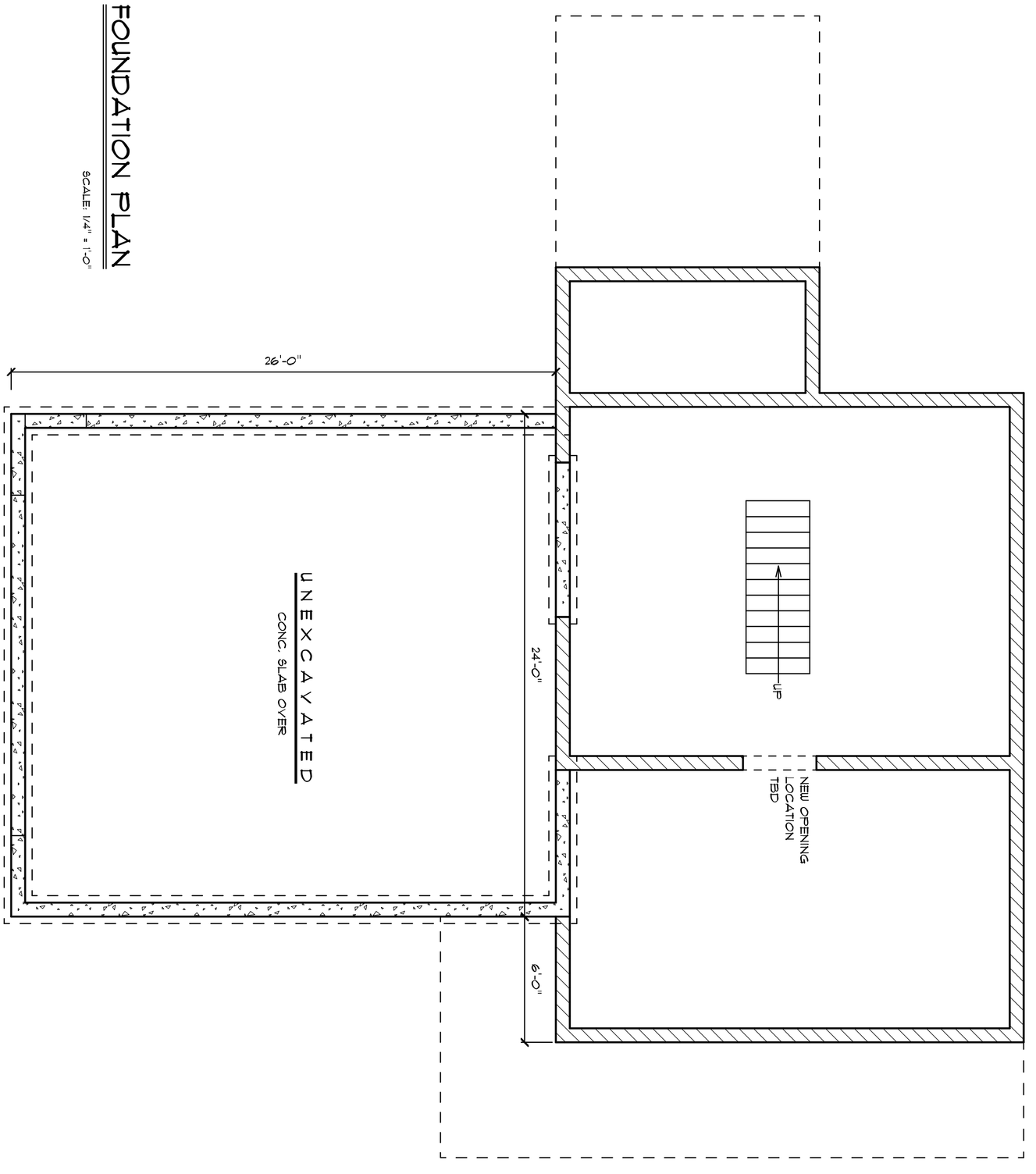
259 LIBERTY ST.

PRE-LIM.--5/21/19
DATE: 5/24/19
REVISIONS:

DRAWN BY: TOM CHROSTOWSKI
TREVOR WILSON

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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PLANS FOR:
GREG & PEG PROPERTIES
259 LIBERTY ST.

PRE-LIM.--5/21/19
DATE: 5/24/19
REVISIONS:

DRAWN BY: TOM CHROSTOWSKI
TREVOR WILSON

5/5

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

App. No.: SP-2019-03 Applicant/Property Owner: ECSD

Address: 307 S First Parcel No.: 6-27-244 Tax ID: 222001253

June 3, 2019

Prepared by: Jason Sergeant, Community Development Director
Prepared for: City of Evansville Plan Commission

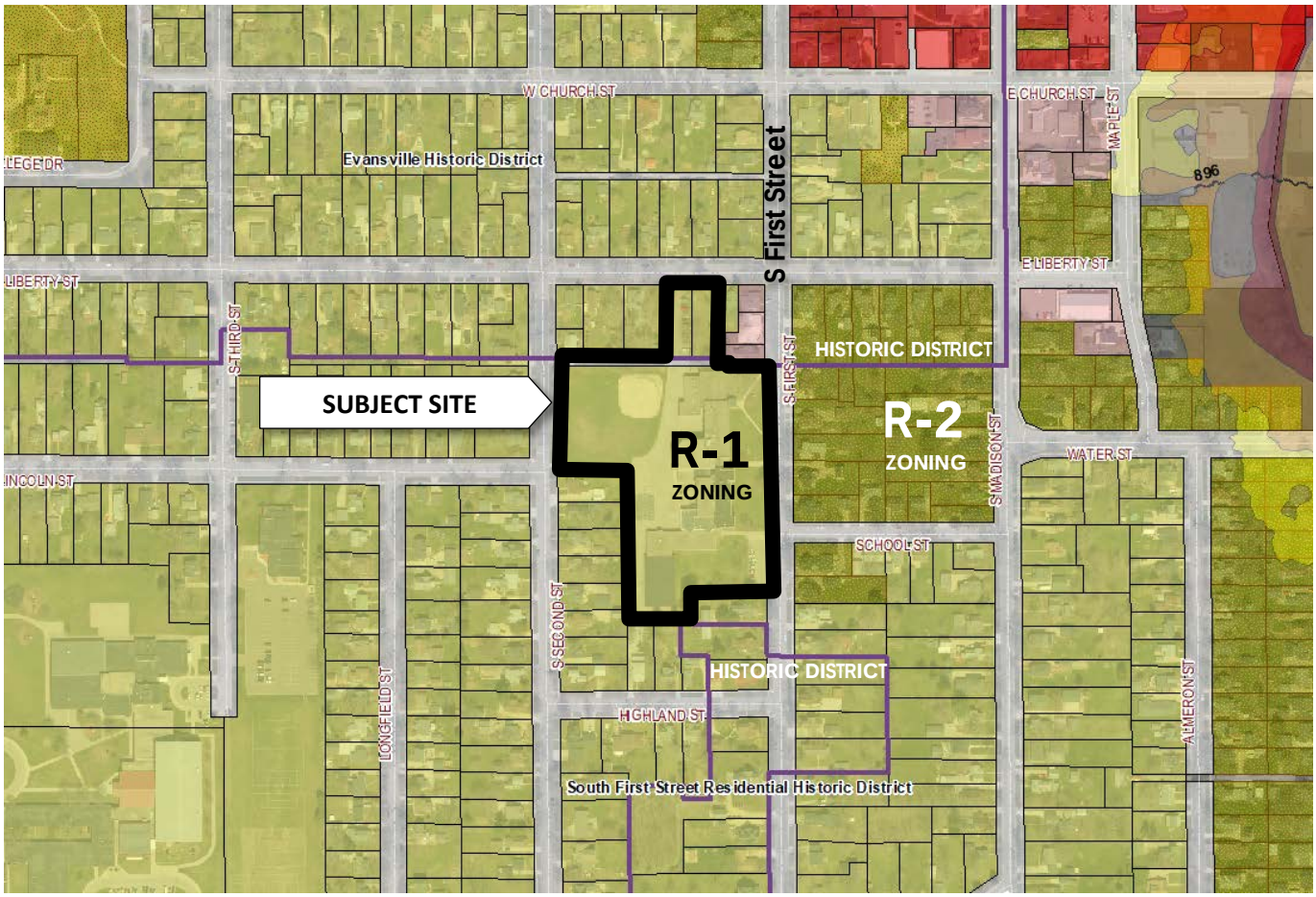

Figure 1 Location Map

Description of request: The applicant is seeking approval of a conditional use permit on parcel of land Parcel 6-27-244 (Tax ID 222001253) located at 307 S First Street. **The request is to demolish all existing structures and construct a new middle school building.**

Background of Request: The Evansville Community School District has passed a referendum and received input from citizen committees to demolish the existing middle school, keeping the recent library addition and construct a new middle school on the

same site. Staff has worked with ECSD staff and Bray Architects to coordinate the project with upcoming street work and compliance with municipal codes. Some items need further review. Historic Preservation reviewed the changes to the existing parking lot on Liberty Street and approved that portion of proposal with the additions of some fencing and landscaping. The proposed building exceed the maximum height limits allowed in R-1. A variance has been requested and is schedule for review May 8, 2019.

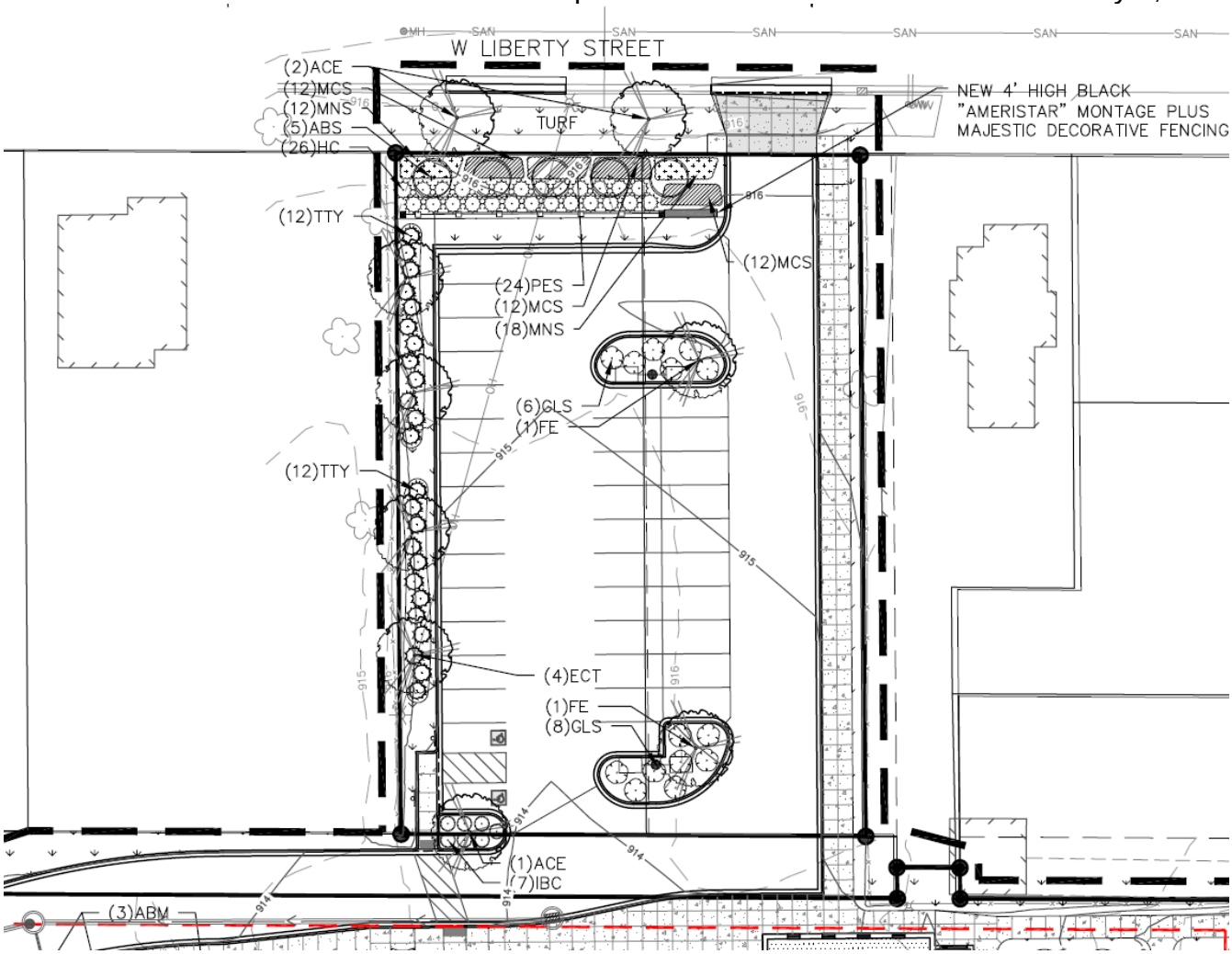

Figure 2 Historic Preservation approved Parking Lot

Staff Analysis of Request: The proposal meets the standards in the Municipal Code. A discovery in the last 45 days has led to lot of research regarding a city alley to the north of the lot. Portions of this alley currently are fenced off and used as backyard and garage space. In researching two years of council minutes and notices published in the Evansville Review centered on a 1967 attempt to vacate the alley, it has been concluded the vacation was never approved and the alley is still a city owned piece of land.

Additionally, public comment and concern has centered around the impact of a bus lane on properties along Liberty Street. The proposed lane will have an impact of

generating more local traffic twice per day for approximately 30 minutes. Staff has recommended a number of conditions to mitigate the impact on liberty street property owners.

Required Plan Commission findings for Conditional Use Permit request: Section 130-104 (3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan**. The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.

   Staff Comment: The Comprehensive plan indicates a desire to preserve centrally located schools and public facilities. This proposal maintains the school as a centrally located facility in the City. A centrally located school near denser development encourages walkability and pedestrian access.

   The Comprehensive Plan also emphasizes the importance of preserving and embracing historic buildings and structures. This proposal does not save the historic structures on the site.

2. **Consistency with the City's zoning code, or any other plan, program, or ordinance**. The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.

   Staff comment: The proposed construction is consistent with the City's zoning code and other plans, programs, and ordinances. Parking is not permitted in the R-1 district.

3. **Effect on nearby property**. The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.

   Staff Comment: No adverse effect is anticipated on nearby property. The construction of the new facility will have an impact during demolition and construction. However, that impact will not be permanent. The proposal includes a new route for bus pick up and drop off. This will significantly reduce the traffic impact of busses on dozens of residential home in the neighboring blocks. However, it will concentrate bus traffic to the northwest quadrant of the site, changing the traditional traffic flow near homes in that area, conditions should be put in place to mitigate the impact on these homes.

4. **Appropriateness of use**. The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Comment: A school in a residential neighborhood is an appropriate use in the R1 district.

5. **Utilities and public services**. The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

   Staff Comment: the property will be reconnected to public utilities at ECSD's expense.

Required Plan Commission conclusion: Staff recommends approval with conditions. The proposed motion below states that, in concept, benefits do in fact outweigh any and all potential adverse impacts, but should be subject to further conditions of approval. The recommended motion includes conditions as well as a second motion to encourage vacation of alley.

Staff recommended motion for CUP: ***The Plan Commission approves the site plan to allow construction of a new middle school on parcel 6-27-244, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a Site Plan approval set forth in Section 130-131 of the Zoning Ordinance, subject to the following conditions:***

1) ***Record of Decision is recorded with Register of Deeds***
2) ***Applicant provides documentation of EMS and Fire Chief approval of site and building plans.***
3) ***Storm water management/grading, and site plan approved by City Engineer.***
4) ***North drive lane narrowed or moved to be 3 feet south of centerline of alley***
5) ***6' wood privacy fence and row of arborvitaes planted to the north of the drive lane, beginning 25' from 1st street sidewalk, then west to the east edge of parcel 6-27-243.***
6) ***Narrowest portion of drive lane striped and signed for no parking, stopping, standing or idling approximately behind parcel 6-27-243.***
7) ***Applicant works with adjacent land owners and city if necessary to vacate alley.***
8) ***All proposed fencing and replaced fencing comply with fence ordinance.***
9) ***Plan Commission approval of screening, noise, and vibration information for all exterior mounted HVAC equipment.***
10) ***First Street monument sign relocated per consultation with City Staff***

Staff recommended motion for Alley: **Motion to request Common Council consideration of vacating remaining portions of alley on Block 22 of Evansville's Original Plat.**

SITE PLAN APPLICATION
Evansville, Wisconsin

Version: September 28, 2015

SP-2019-03

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.gov. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	**$300**
Receipt number	1.133838
Date of pre-application meeting	March 2019
Date of determination of completeness	5/3/2019
Name of zoning administrator	JS
Date of Plan Commission review	5/6 and 6/3
Application number	SP-2019-03
REVISED APPLICATION RECIEVED: 5/3/2019	

1. Applicant information

Applicant name	**Evansville Community School District**
Street address	**340 Fair Street**
City	**Evansville**
State and zip code	**Wisconsin 53536**
Daytime telephone number	**608-882-5224**
Fax number, if any	**608-882-6564**
E-mail, if any	**rothj@evansville.k12.wi.us**

2. Agent contact information. Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Ryan Sands	Ryan Birschbach	Dave Schulze
Company	Bray Architects	Kapur & Associates	Muermann Engineering
Street address	829 S. 1st Street	7711 N. Port Washington Road	116 Fremont Street, P.O. Box 235
City	Milwaukee	Milwaukee	Kiel
State and zip code	Wisconsin 53204	Wisconsin 53217	Wisconsin 53042
Daytime telephone number	414-226-0200	414-751-7200	920-894-7800
Fax number, if any			
E-mail, if any	rsands@brayarch.com	rBirschbach@kapurinc.com	Dave@me-pe.com

3. Subject property information

Street address	307 S. 1st Street, Evansville, WI 53536	
Parcel number	6 – 27 – 244	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	R-1	Note: The zoning districts are listed below.
	Agricultural District: A	
	Residential Districts: RR LL-R12 LL-R15 R-1 R-2 R-3	
	Business Districts: B-1 B-2 B-3 B-4 B-5	
	Planned Office District: O-1	
	Industrial Districts: I-1 I-2 I-3	
Describe the current use	The property is currently used for JC McKenna Middle School as part of the Evansville Community School District.	

SITE PLAN APPLICATION
Evansville, Wisconsin
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4. Project Information

Total lot area	a.	264,432	sq. ft.
Floor area	b.	101,500	sq. ft.
Floor area ratio	(b / a)	0.38	
Total impervious surface area	c.	142,004	sq. ft.
Parking lot area		37,390	sq. ft.
Impervious surface ratio	(c / a)	0.54	
Landscaped area	d.	122,388	sq. ft.
Landscape surface area ratio	(d / a)	0.46	
Number of dwelling units	e.	Not applicable	
Site density	(e / a)	Not applicable	dwelling units per acre
Estimated number of employees		56 staff	
Estimated number of daily customers		Not applicable	
Estimated number of residents		Not applicable	
Peak hour traffic loads		Not applicable	

5. Describe the proposed use.

The proposed use will remain unchanged with the site continuing to be used as a middle school for the Evansville Community School District. This project is an addition and renovation at JC McKenna Middle School to create a new school building as supported by the community during the public referendum in November 2018. The scope will result in no changes to the current land use or zoning with schools being a permitted use within the R-1 residential district. The existing building is approximately 97,980 square feet with one-story, two-story, and three-story sections. As part of the project, the existing building will be demolished with the exception of the approximately 10,500 square foot, two-story cafeteria and library addition that was originally completed in 2001. The two-story portion of the existing building to remain will be renovated and combined with approximately 91,000 square feet of new construction to create the new middle school building totaling approximately 101,500 square feet. The layout and massing of the new building will consist of one-story and two-story sections along 1st Street and a three-story section off 2nd Street. The multi-use school and community spaces such as the gym, commons/cafeteria, fitness center, and library are located on the east side of the building with access from the main entry along 1st Street, as well as access from the north to utilize both parking lots. The 3-story academic wing of the building housing grade level classrooms is oriented in the east/west direction and allows for a smaller building footprint on an already small site, which in turn allows more open greenspace and playground areas on the site to serve both the school and the community. The existing building currently serves 420 students and 56 staff, and the new building is designed to accommodate 450 students with the 56 staff planned to remain the same. The building will be type IIB construction and will be fully sprinklered.

6. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Hours of operation for the Middle School are not anticipated to change as part of the project with the school day beginning at 7:50am and ending a 3:10am. However, the site plan has been developed to improve traffic flow and safety, as well as increase off-street parking to comply with zoning and to provide additional spaces for staff, parents, visitors, and events. Parent drop off and pick up will continue to take place along 1st Street with a new off-street two-lane drive loop to provide additional safe areas for drop off/pick up and aid traffic flow. In addition, a new parking lot with 37 spaces is planned along 1st Street, which will be used by parents, visitors, and some staff during the school day. The existing parking lot accessed from the north, which currently occupies one of two School District-owned properties along Liberty Street, will be replaced with a new parking lot that will utilize both properties. The Liberty Street parking lot will include 40 parking spaces to be used for staff parking during the school day with access from Liberty Street. A goal of the site design is to separate parents and visitors from bus traffic for safety reasons, as well as get more of the school-related traffic off the street where possible. Bus drop off and pick up for 13 buses will take place along the north side of the property utilizing a dedicated bus lane accessed from 2nd Street and exiting onto Liberty Street using the drive along the new parking lot for additional space. Staff typically arrive before bus drop off and leave after bus pick up so the combined usage of the Liberty Street parking lot should not conflict with each other. Between the two parking lots, 77 total parking stalls are being provide, which complies with the minimum zoning requirement of 1 parking space per teacher and staff member and 1 parking space per 2 classrooms [56 staff + (32 classrooms / 2 = 16) = 72 parking spaces minimum]. In addition to the redesigned site, the building design has the main entry and school administration office at the front of the building with access from 1st Street, which will improve safety and access for students, parents, and visitors during the school day, as well as provide a more welcoming experience for the whole community

7. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Please refer to section 6. operating conditions for additional information on the site plan, parking, and traffic. The site will have street access from 1st Street, 2nd Street, and Liberty Street, and the anticipated type of traffic in each location is outlined in section 6. Exterior site lighting will be provided by LED light pole fixtures for the two parking lots, and exterior building lighting will be provided by wall mounted down-light fixtures in certain locations and down-light fixtures recessed in soffits/canopies at main entry locations. Some mechanical equipment will be located on certain rooftops; however, considerations are being taken such as manufacturer sound reduction packages and low noise fans to reduce noise from the equipment. In addition, screening will be provided where applicable to minimize visibility of the rooftop mechanical equipment.

8. Potential expansion. If expansion of the building can be reasonably anticipated, describe the expansion.

No other expansion is planned at this time beyond the current project scope.

9. Other information. Provide any other information relating to the intended project and its relation to nearby properties.

Two School District-owned properties along Liberty Street, parcel numbers 6-27-244 and 6-27-245, are also part of the middle school project and are being used for the Liberty Street parking lot referenced in section 6. operating conditions.

The exterior building design utilizes a natural palette of materials including a darker crimson brick and a lighter terracotta-colored brick. A wood-look composite panel clads several key areas to provide warmth and a lighter feel paired with aluminum-framed glazing to bring ample natural light into the building. The wood-look panel is also used as an accent alongside punch window openings within the brick. Main points of entry into the building are marked by canopies, which also serve as functional protection from weather.

A monument sign is planned on the site outside of the main entry near 1st Street. The detailed design of the sign has not been determined at this point and will be reviewed with the City once more information is available.

Construction documents for the middle school project will be completed in multiple phases. A demolition package will be completed in Spring 2019 with the first phase of demolition work on the north side of the existing building beginning in Summer 2019 after the end of the school year. A site, footings, and foundations package will be completed in early Summer 2019 with construction on those items beginning during Summer 2019. The final building construction documents will be completed in Fall 2019. Construction will continue from Fall 2019 through the anticipated building completion in time for the 2020-2021 school year. The south portion of the existing building will remain operational during construction. Demolition of the south portion of the existing building may extend into Fall 2020 after the new building is operational.

10. Plans and drawings. Attach one copy of the following drawings and plans (11" x 17") to each application. In addition, provide 3 copies of each (24" x 36").

		Attached? Yes	No
Site plan	See the check list at the end of this application for those elements that should be shown.	☒	☐
Landscaping plan	It should be at the same scale as the main plan, show the location of all required buffer and landscaping areas, and existing and proposed landscaping, fences, and berms.	☒	☐
Grading and erosion control plan	It should be at the same scale as the main plan, show existing and proposed grades, retention walls and related structures, and erosion control measures as may be needed to comply with City requirements	☒	☐
Elevation drawing of new or remodeled building (s)	The drawings should show exterior treatments, materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted but not in lieu of adequate drawings showing the intended appearance of the building(s).	☒	☐

11. Location map. Attach a map (8 ½ " x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

SITE PLAN APPLICATION
Evansville, Wisconsin

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12. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

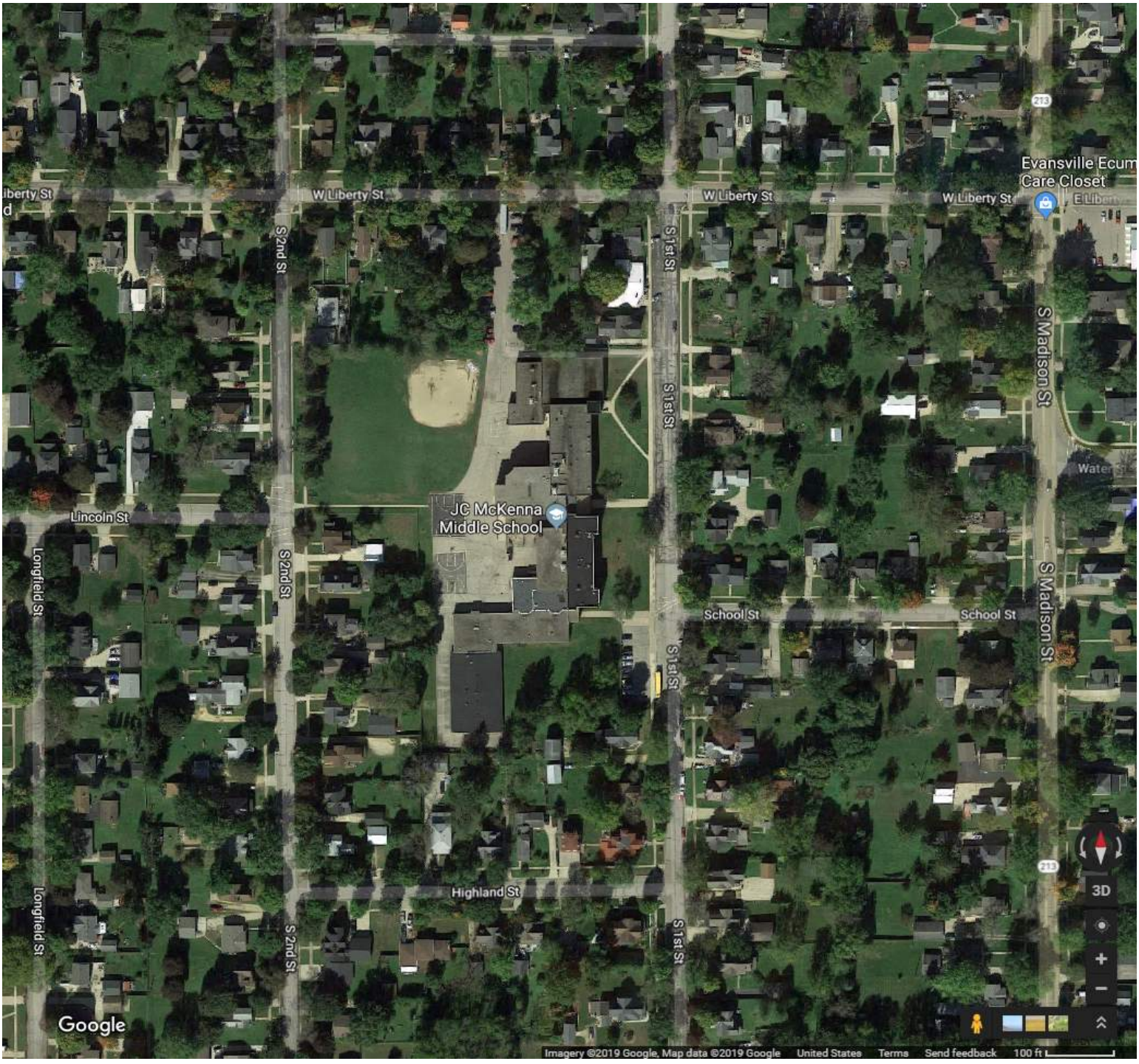
Applicant Signature	Date
	4-10-2019

Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

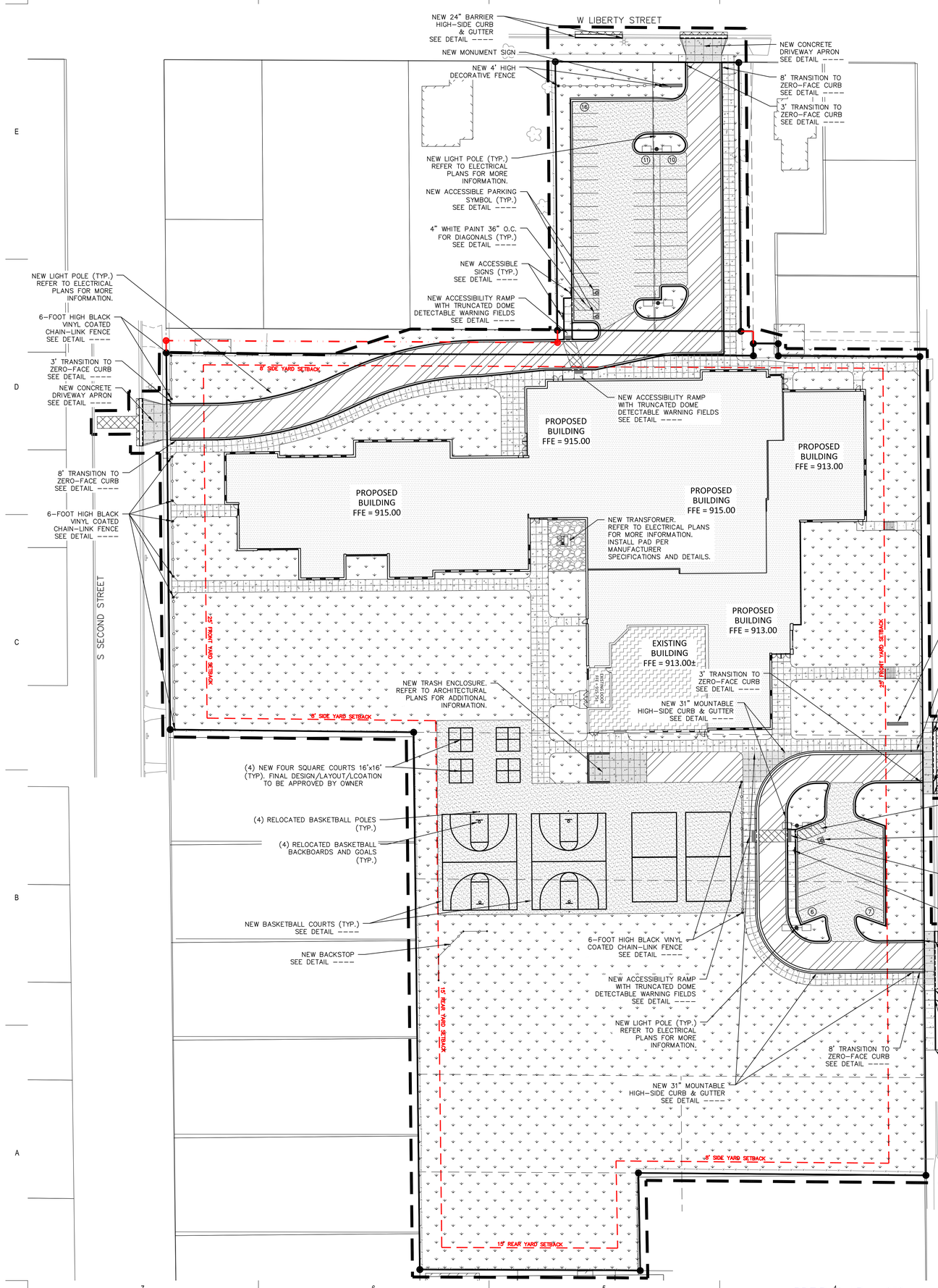
Site Plan Checklist		Complete ? Yes	No
a.	Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	☒	☐
b.	Date of the original plan and the latest date of revision	☒	☐
c.	North arrow and graphic scale (not smaller than one inch equals 100 feet)	☒	☐
d.	Parcel number of the subject property	☒	☐
e.	Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	☒	☐
f.	Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	☒	☐
g.	Required building setback lines	☒	☐
h.	Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	☒	☐
i.	The location and dimension (cross section and entry throat) of all access points onto public streets	☒	☐
j.	The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	☒	☐
k.	The location and dimension of all loading and service areas of the subject property	☒	☐
l.	The location of all outdoor storage areas and the design of all screening devices	☒	☐
m.	The location, type, height, size, and lighting of all signage (existing and proposed)	☐	☐
n.	The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code	☐	☐
o.	The location and type of any permanently protected green space areas	☐	☐
p.	The location of existing and proposed drainage facilities	☒	☐
q.	In the legend, data for the subject property as follows:	☒	☐
1.	Lot area (square feet or acres)	☒	☐
2.	Floor area (square feet)	☒	☐
3.	Floor area ratio	☒	☐
4.	Impervious surface area (square feet)	☒	☐
5.	Impervious surface ratio	☒	☐
6.	Building height (feet)	☒	☐

Location Map:
JC McKenna Middle School
307 S. 1st Street
Evansville, WI 53536

SP-2019-03



REVISED SITE PLAN SUBMITTED
5/28/2019



Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PROPOSED PROPERTY DATA

PARCEL NUMBER: 6-27-244
ZONING: RESIDENTIAL DISTRICT 1 (R-1)

1) LOT AREA: 264,432 SF
2) PROPOSED FLOOR AREA: 57,484 SF
3) OVERALL FLOOR AREA RATIO: 0.22
4) EXISTING IMPERVIOUS SURFACE AREA: 140,607 SF
5) EXISTING IMPERVIOUS SURFACE RATIO: 0.53
6) PROPOSED IMPERVIOUS SURFACE AREA: 143,738 SF
7) PROPOSED IMPERVIOUS SURFACE RATIO: 0.54
8) INCREASE IN IMPERVIOUS SURFACE AREA: 3,131 SF
9) BUILDING HEIGHT: 45'-4"

HATCH LEGEND

- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL ----/----
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL ----/----
- REPLACEMENT PAVEMENT FOR FIRST, SECOND AND LIBERTY STREET. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND BASE THICKNESS. INSTALL PER CITY OF EVANSVILLE STANDARDS AND SPECIFICATIONS
- NEW CONCRETE SLAB SEE DETAIL ----/----
- NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL ----/----
- NEW HIGH-SIDE CURB & GUTTER SEE DETAIL ----/----
- NEW LOW-SIDE CURB & GUTTER SEE DETAIL ----/----
- ---- 6' HIGH ---- FENCE

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Office Locations:

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KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone 414.351.1666 Fax 414.351.4117
www.kapurengineers.com

Project Title:
NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

REVISIONS:

#	DATE	DESCRIPTION

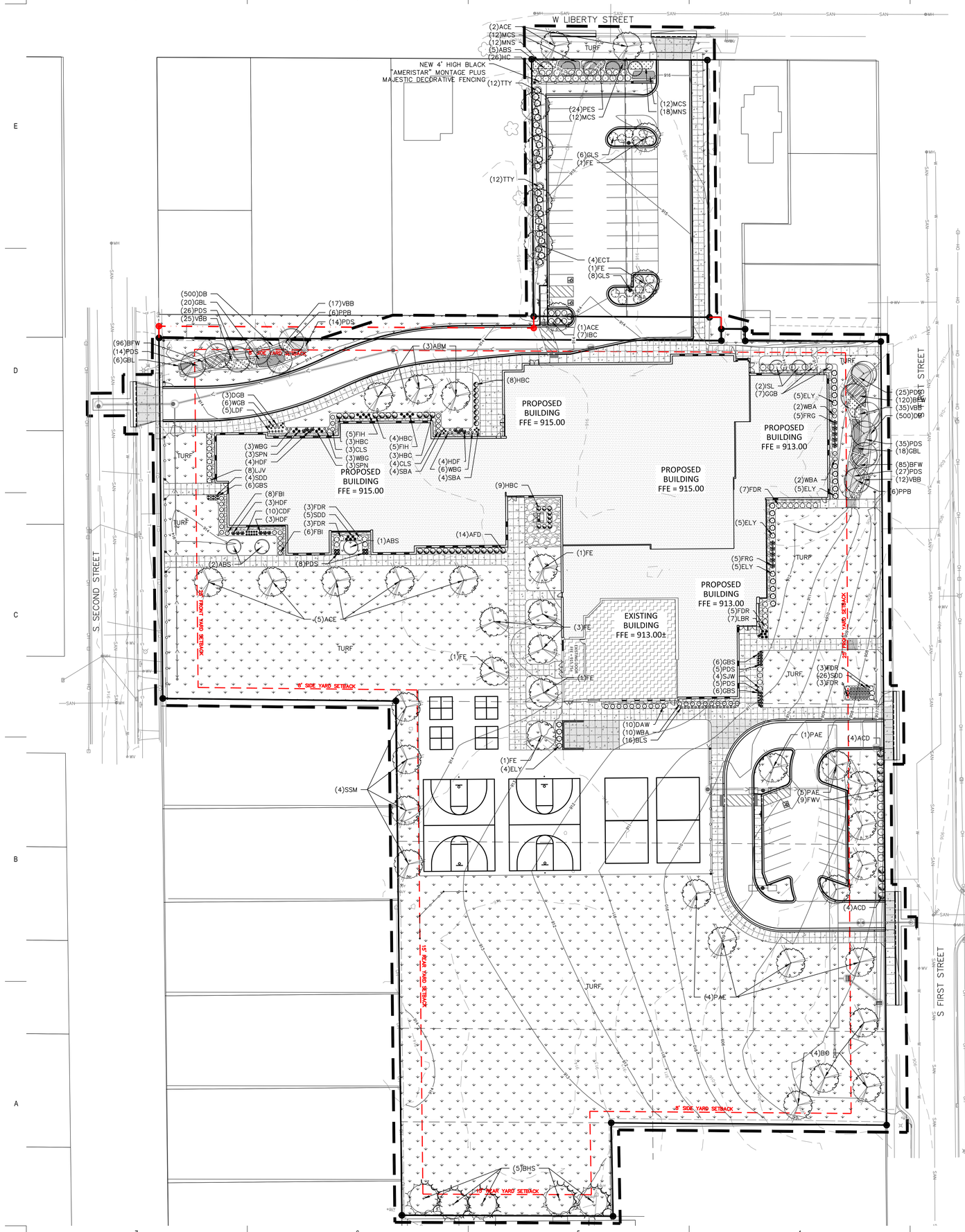
Project Number: 3318

Issued For: 25% Construction Documents
05/10/2019

Sheet Title: SITE LAYOUT PLAN

Sheet Number: C1.2

REVISED LANDSCAPE PLAN SUBMITTED
5/28/2019 (SEE ENLARGED PRINT)



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Project Title:
NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

REVISIONS:

	DATE	DESCRIPTION

Project Number:
3318

Issued For:
25% Construction Documents
05/10/2019

Sheet Title:
SITE LANDSCAPE PLAN

Sheet Number:
L1.1

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
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www.DiggersHotline.com

Plant Schedule : JC McKenna Middle School

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size	Comment
						Maturity in ft. (Height/Spread)	
Deciduous Trees							
ABM	Acer x freemanii 'Jeffersred' PP4,864	Autumn Blaze Maple	3	Per Plan	2.5" caliper B&B	40-50'/40'	
ABS	Amelanchier x grandiflora 'Autumn Brillance' PP5,717	Autumn Brillance Serviceberry	3	Per Plan	1.5" caliper B&B	20-25'/20-25'	
ACE	Ulmus carpinifolia 'Morton'	Accolade Elm	5	Per Plan	2.5" caliper B&B	70'/40-50'	
BO	Quercus macrocarpa	Bur Oak	4	Per Plan	2.5" caliper B&B	60-80'/60-80'	
FE	Ulmus 'Frontier'	Frontier Elm	7	Per Plan	2.5" caliper B&B	40-50'/25-35'	
ISL	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2	Per Plan	1.5" caliper B&B	25'/15'	
PAE	Ulmus americana 'Princeton'	Princeton American Elm	10	Per Plan	2.5" caliper B&B	60-80'/40-60'	
PPB	Betula papyrifera	Paper Birch	12	Per Plan	2.5" caliper B&B	50'/35'	
SSM	Acer miyabei 'Morton'	State Street Maple	4	Per Plan	2.5" caliper B&B	50'/40'	
Evergreen Trees							
BHS	Plcea glauca var densata	Black Hills Spruce	5	Per Plan	5' tall	20-40'/15-25'	
Evergreen Shrubs							
ELY	Taxus x media 'Everlow'	Everlow Yew	24	Per Plan	18" tall	2-3'/4-5'	
GGB	Buxus x 'Green Gem'	Green Gem Boxwood	7	Per Plan	18" tall	2'/2'	
Deciduous Shrubs							
ACD	Cornus serica 'Alleman's Compact'	Allemans Compact Dogwood	8	Per Plan	24" tall	5-6'/5-6'	Maintain at 3' hedge
AFD	Cornus stolonifera 'Farrow' PP18,523	Arctic Fire Dogwood	14	Per Plan	18" tall	3-4'/3-4'	
CLS	Stephanandra incisa 'Crispa'	Cutleaf Stephandra	7	Per Plan	18" tall	2-3'/3-6'	
DAW	Salix purpurea 'Nana'	Dwarf Arctic Willow	10	Per Plan	18" tall	4-5'/3-5'	
FDR	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	24	Per Plan	18" tall	3-4'/3-4'	
FWV	Viburnum cassinoides 'J.N. Select'	Freedom Witherod Viburnum	9	Per Plan	24" tall	5-8'/5-8'	Maintain at 3' hedge
HBC	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	27	Per Plan	18" tall	3-5'/3-4'	
LJV	Viburnum dentatum 'Little Joe'	Little Joe Viburnum	8	Per Plan	24" tall	4-5'/4-5'	
SJW	Hypericum kalmianumq	St Johns Wort	4	Per Plan	18" tall	2-4'/2-4'	
Perennials							
BFW	Asclepias tuberosa	Bufferfly Weed	301	Per Plan	1 gal	2-3'/18-30"	
BLS	Salvia nemerosa 'Blue Hill'	Blue Hill Salvia	16	Per Plan	1 gal	18-24"/12-18"	
CDF	Lobelia cardinalis	Cardinal Flower	10	Per Plan	1 gal	2-4'/1-2'	
DB	Narrcissus	Daffodil	1000	Per Plan	Bulb		Plant in Random Clusters of 3
DGB	Aruncus aethusifolius	Dwarf Goatsbeard	3	Per Plan	1 gal	8-12"/12-18"	
FBI	Baptisia australis	False Blue Indigo	14	Per Plan	1 gal	3-4'/2-3'	
FIH	Hosta 'Fire and Ice'	Fire and Ice Hosta	10	Per Plan	1 gal	14"/20"	
FRG	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	10	Per Plan	1 gal	3-4'/2-3'	
GBL	Lobelia siphilitica	Great Blue Lobelia	44	Per Plan	1 gal	2-4'/2-3'	
GBS	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	18	Per Plan	1 gal	18"/12"	
HDF	Pennisetum alop. 'Hameln'	Dwarf Hameln Fountain Grass	14	Per Plan	1 gal	2-3'/2-3'	
LBR	Perovskia atriplicifolia 'Lissilit' PP22,845	Lacey Blue Russian Sage	7	Per Plan	1 gal	18-20"/24-36"	
LDF	Athyrium filix-femina	Lady Fern	5	Per Plan	1 gal	2-3'/2'	
PDS	Sporobulus heterolepsis	Prairie Dropseed	159	Per Plan	1 gal	2'/18"	
SBA	Aster azureus	Sky Blue Aster	8	Per Plan	1 gal	24-36"/18-30"	
SDD	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	35	Per Plan	1 gal	12-18"/16-24"	
SPN	Aralia racemosa	Spikenard	6	Per Plan	1 gal	2-3'/2-3	
VBB	Mertensia virginica	Virginia Bluebells	89	Per Plan	1 gal	1-2'/12-18"	
WBA	Amsonia tabernaemontana	Willow Bluestar Amsonia	14	Per Plan	1 gal	2-3'/3'	
WBG	Monarda fistulosa	Wild Bergamot	12	Per Plan	1 gal	3-4'/3-4'	
WGB	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	6	Per Plan	1 gal	12-18"/18"	
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.							

CITY PLANNING NOTE:

IMPERVIOUS SURFACE: 56,629 SF
40 LANDSCAPE PTS PER 1000 SF

REQUIRED LANDSCAPE PTS : 2,265
PROVIDED LANDSCAPE PTS : 2,452

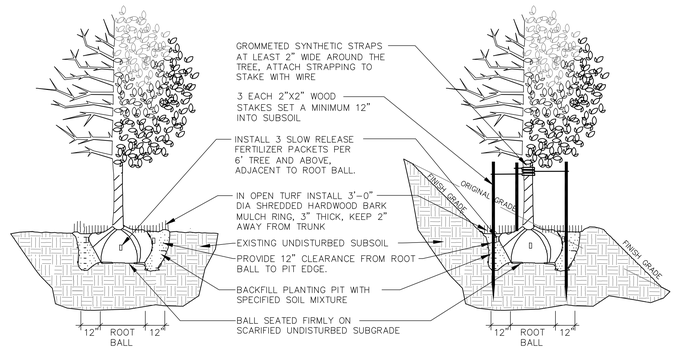
1 LANDSCAPE SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3–INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2–FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE ⅜–INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246–9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

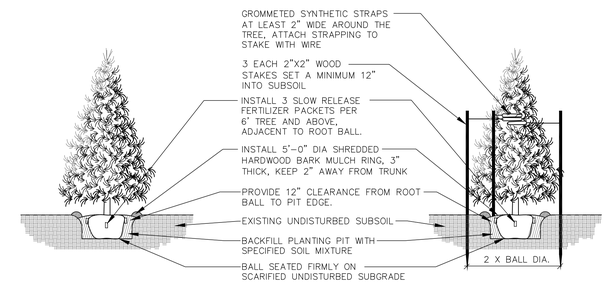
2 LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



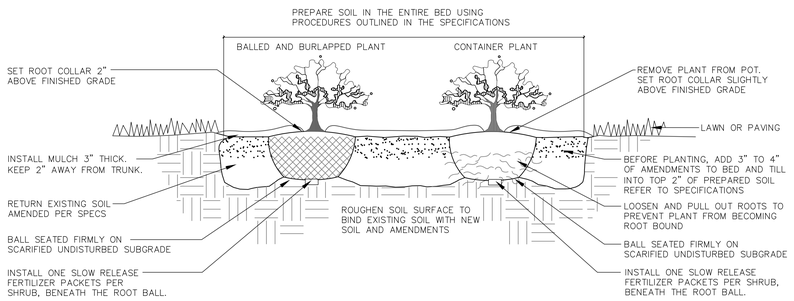
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.



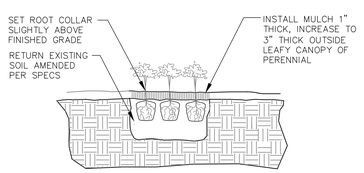
4 EVERGREEN TREE PLANTING & STAKING

N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.



6 PERENNIAL PLANTING

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REVISIONS:

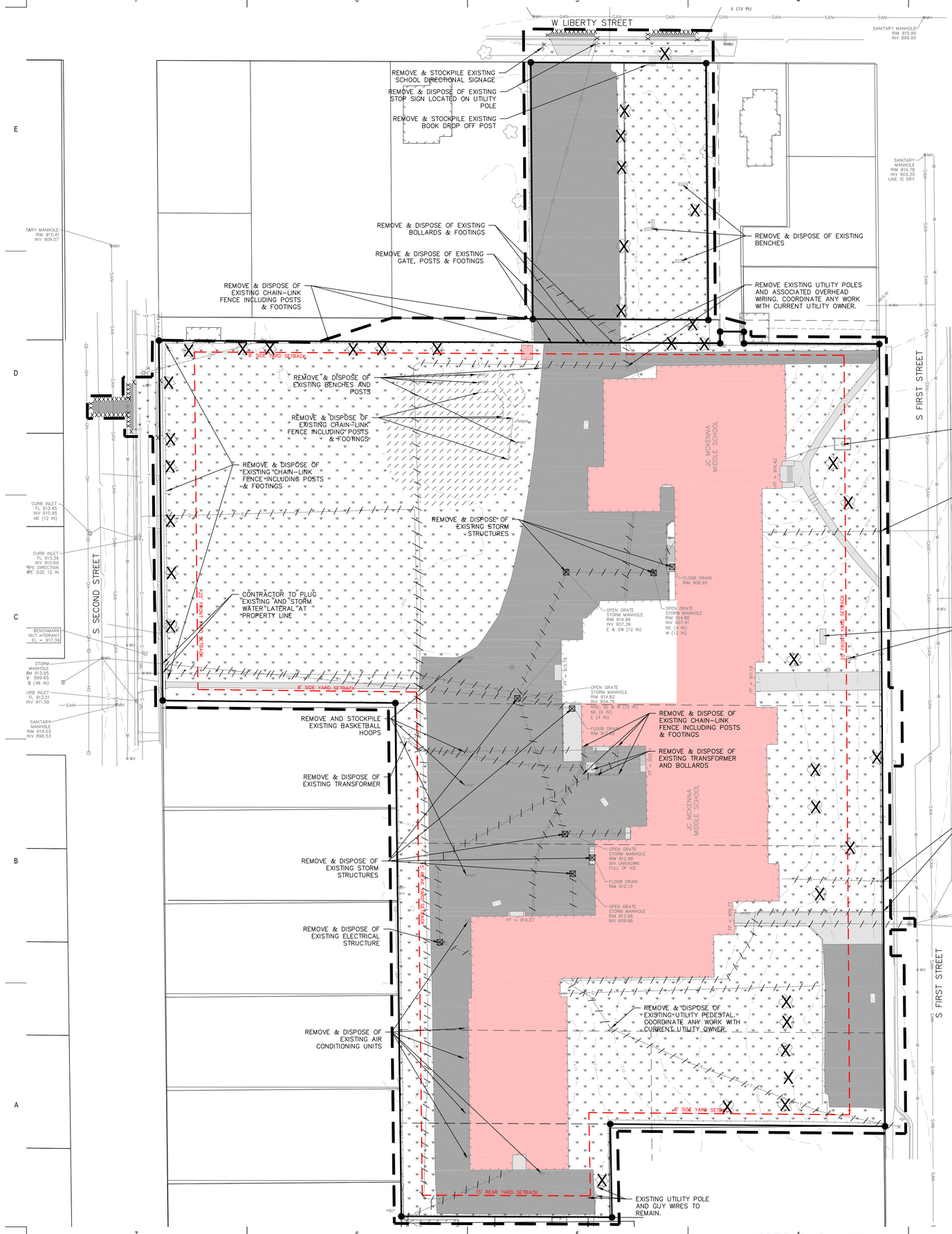
	DATE	DESCRIPTION

Project Number:
3318

Issued For:
25% Construction Documents
05/10/2019

Sheet Title:
SITE LANDSCAPE DETAILS

Sheet Number:
L2.1



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Scale: 0 15 30 60

Scale: 1" = 30'

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DEMOLITION LEGEND

- VEGETATION TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED AND UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY DEPTH IF GEOTECHNICAL REPORT NOT AVAILABLE.
- ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. PAVEMENT AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. CONCRETE AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- XXXXXXXXXXX SAWCUT FULL DEPTH
- X TREES AND STUMPS TO BE REMOVED
- SAN DENOTES UTILITIES TO BE ABANDONED AND REMOVED.
- CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- EXISTING BUILDING AND FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- DENOTES EXISTING STORM INLETS TO BE REMOVED. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION UNTIL REMOVED. SEE DETAIL 5/C2.2

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

8. ALL EXISTING UTILITY LINES SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. PROVIDE RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF UTILITY. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CANNOT BE ACHIEVED.

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307 SOUTH 1ST STREET

REVISIONS:

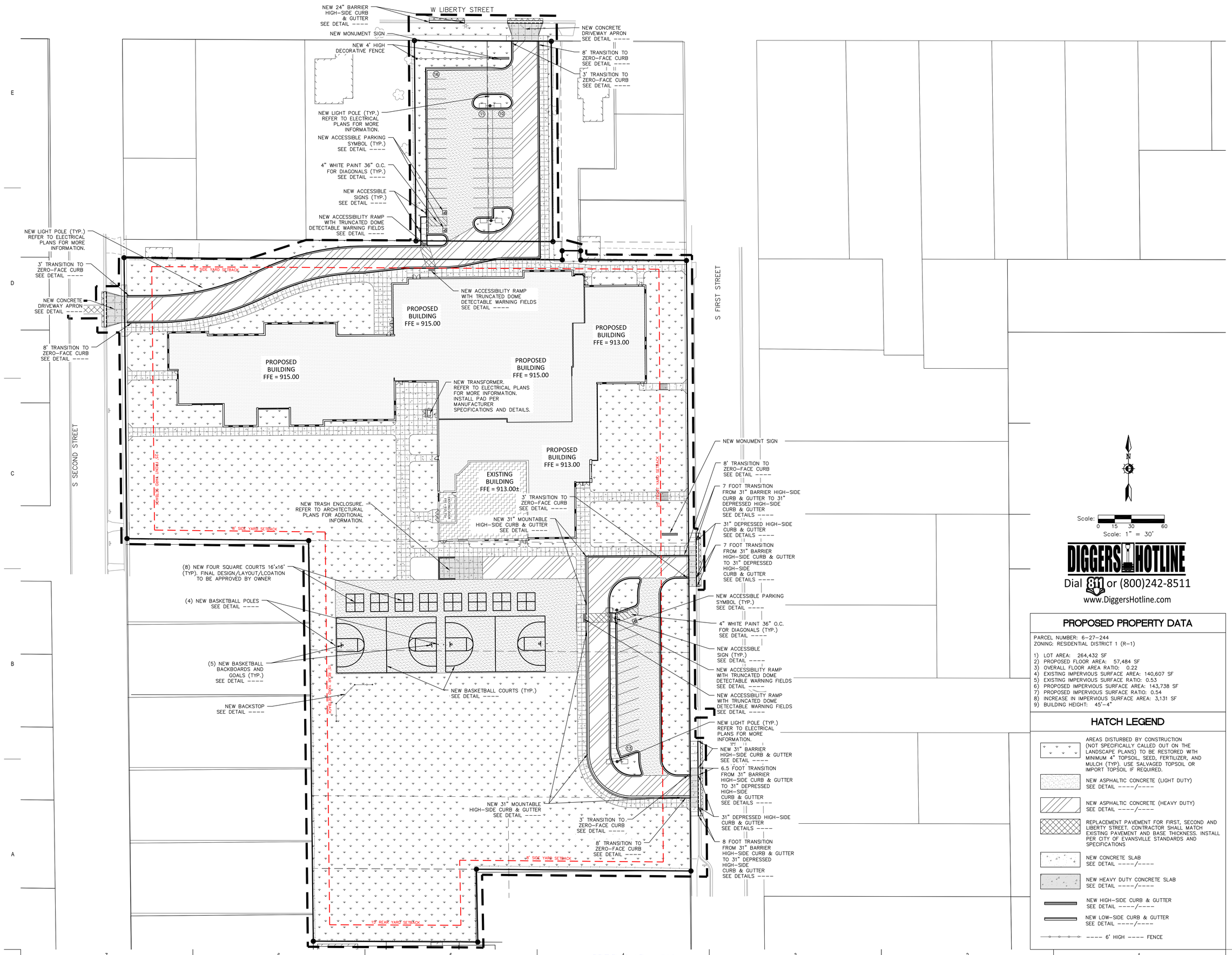
	DATE	DESCRIPTION

Project Number: 3318

Issued For: Construction Set Phase 1
04/10/2019

Sheet Title: SITE DEMOLITION PLAN

Sheet Number: C1.1



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PROPOSED PROPERTY DATA

PARCEL NUMBER: 6-27-244
ZONING: RESIDENTIAL DISTRICT 1 (R-1)

1) LOT AREA: 264,432 SF
2) PROPOSED FLOOR AREA: 57,484 SF
3) OVERALL FLOOR AREA RATIO: 0.22
4) EXISTING IMPERVIOUS SURFACE AREA: 140,607 SF
5) EXISTING IMPERVIOUS SURFACE RATIO: 0.53
6) PROPOSED IMPERVIOUS SURFACE AREA: 143,738 SF
7) PROPOSED IMPERVIOUS SURFACE RATIO: 0.54
8) INCREASE IN IMPERVIOUS SURFACE AREA: 3,131 SF
9) BUILDING HEIGHT: 45'-4"

HATCH LEGEND

- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL ----/----
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL ----/----
- REPLACEMENT PAVEMENT FOR FIRST, SECOND AND LIBERTY STREET. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND BASE THICKNESS. INSTALL PER CITY OF EVANSVILLE STANDARDS AND SPECIFICATIONS
- NEW CONCRETE SLAB SEE DETAIL ----/----
- NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL ----/----
- NEW HIGH-SIDE CURB & GUTTER SEE DETAIL ----/----
- NEW LOW-SIDE CURB & GUTTER SEE DETAIL ----/----
- ---- 6' HIGH ---- FENCE

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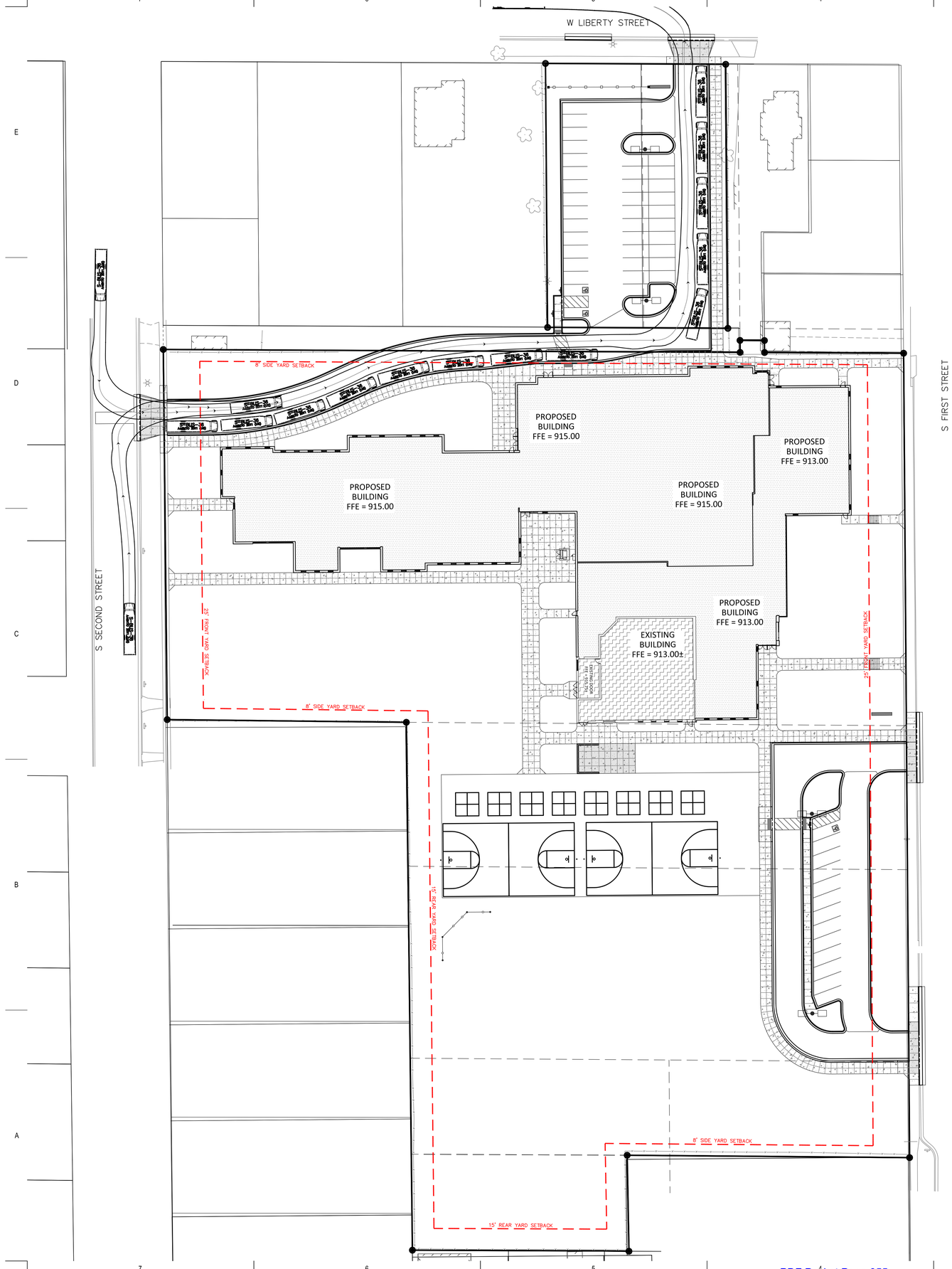
04/10/2019

Sheet Title: SITE LAYOUT PLAN

Sheet Number: C1.2



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- NEW LOW-SIDE CURB & GUTTER SEE DETAIL ----/----
- ---- 6' HIGH ---- FENCE

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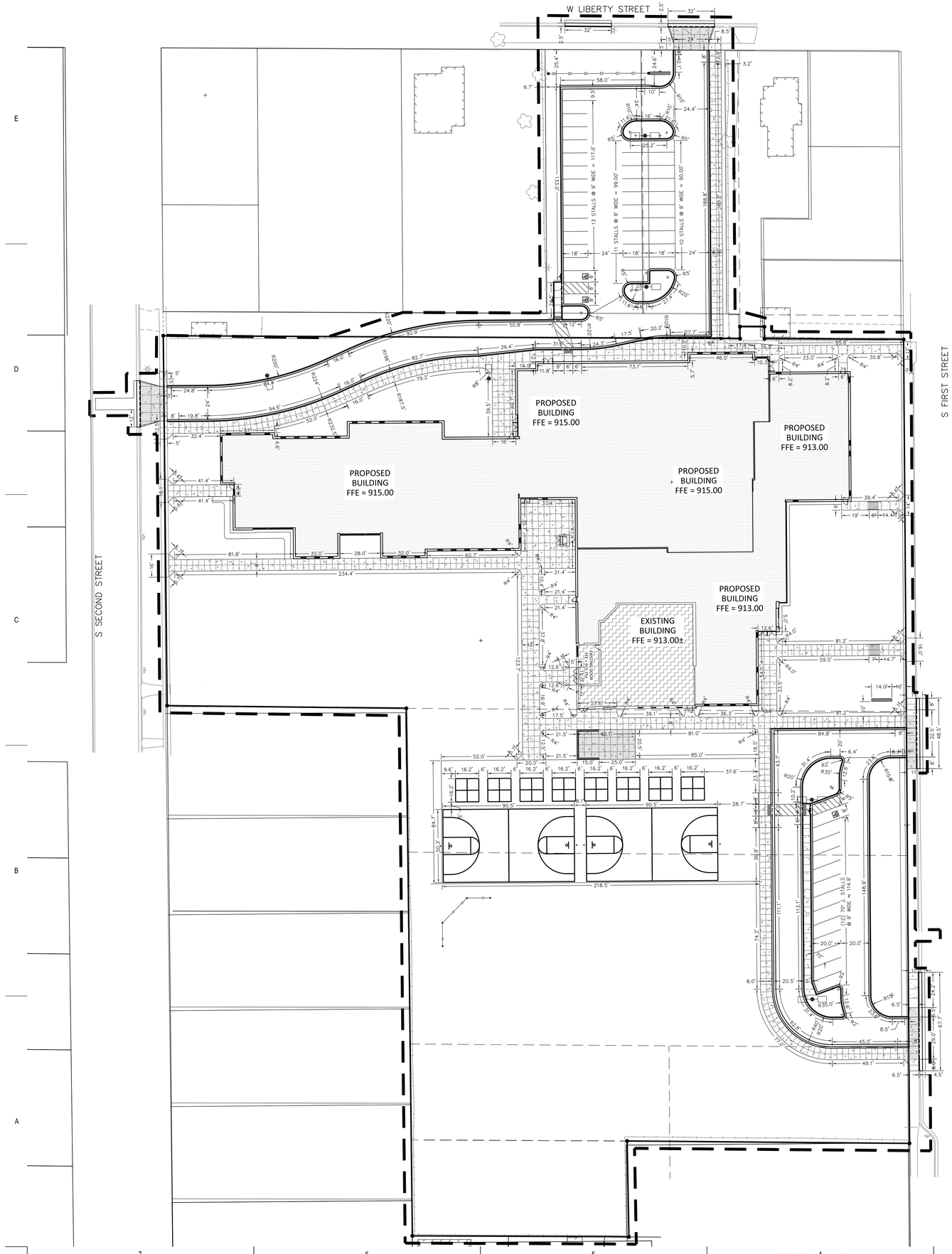
Construction Set Phase 1
04/10/2019

Sheet Title:
SITE LAYOUT PLAN

Sheet Number:
C1.2



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Scale: 1" = 30'

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PAVEMENT MARKING LEGEND

- [A] PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- [B] PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- [C] PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- [D] PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
- [E] PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- [F] PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4—INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING

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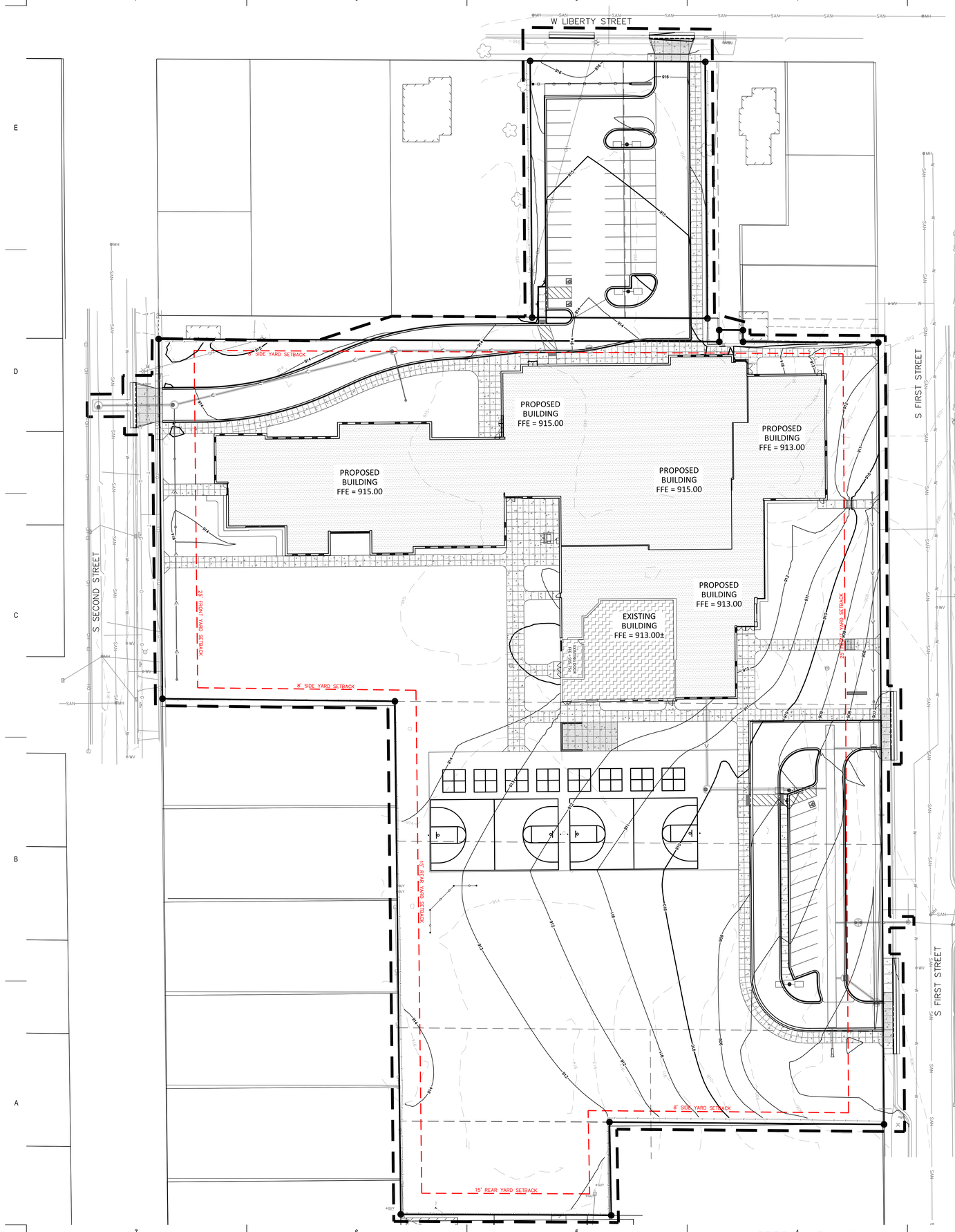
Construction Set
Phase 1
04/10/2019

Sheet Title:
SITE GEOMETRIC & TRAFFIC CONTROL PLAN

Sheet Number:
C1.3



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999 / 999	PROPOSED CONTOUR MINOR / PROPOSED CONTOUR MAJOR
970.00	PROPOSED SPOT GRADE
965.0±	MATCH EXISITNG SPOT GRADE
T970.00 / G970.00	PROPOSED TOP OF CURB / PROPOSED BOTTOM OF CURB
T970.0± / G970.0±	MATCH EXISTING TOP OF CURB / MATCH EXISTING BOTTOM OF CURB
TW 970.00 / BW 956.00	PROPOSED TOP OF WALL / PROPOSED BOTTOM OF WALL
TW 970.0± / BW 956.0±	MATCH EXISTING TOP OF WALL / MATCH EXISTING BOTTOM OF WALL

Project Number:
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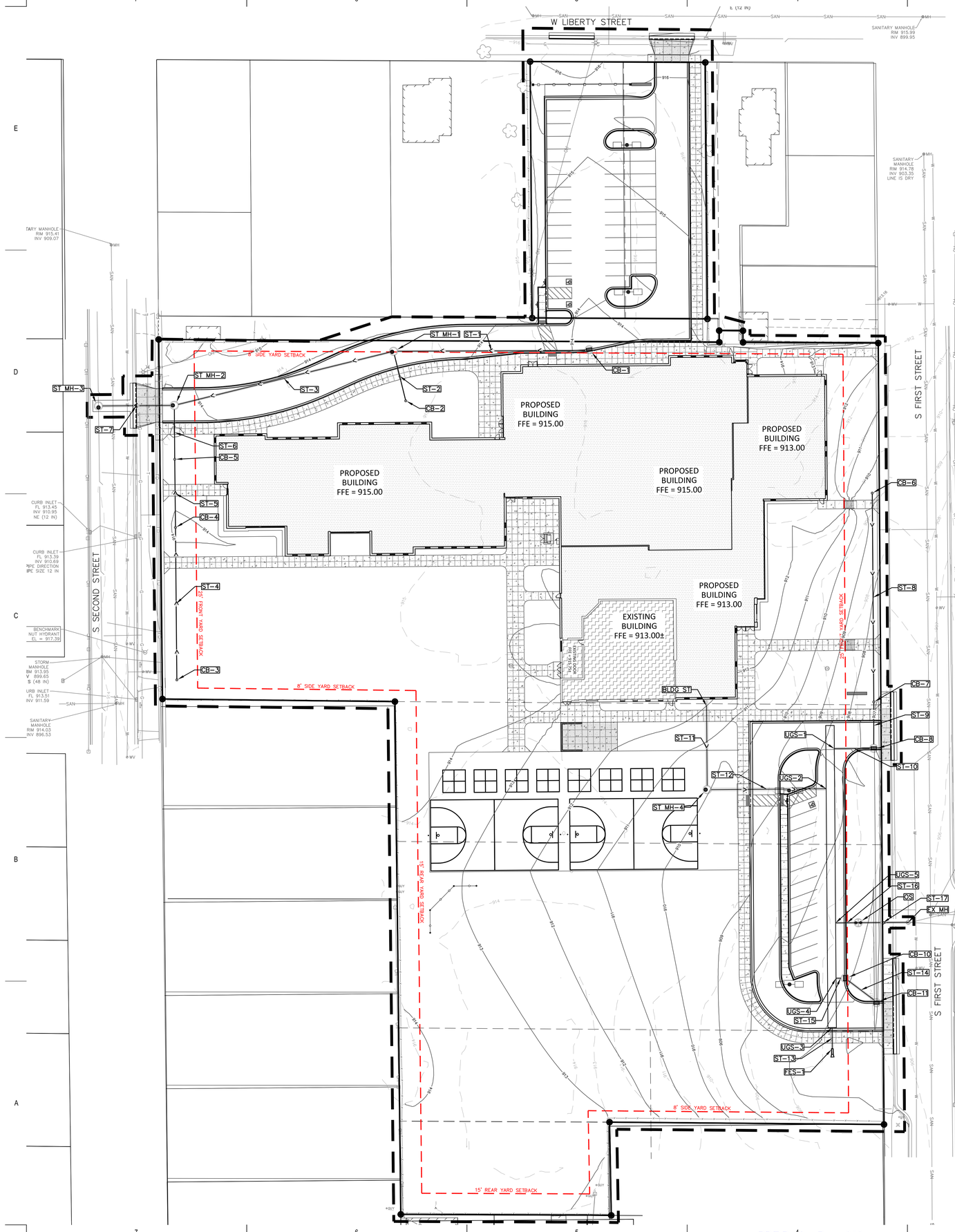
Issued For:
Construction Set
Phase 1
04/10/2019

Sheet Title:
SITE GRADING PLAN

Sheet Number:
C1.4



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SITE UTILITY LEGEND AND NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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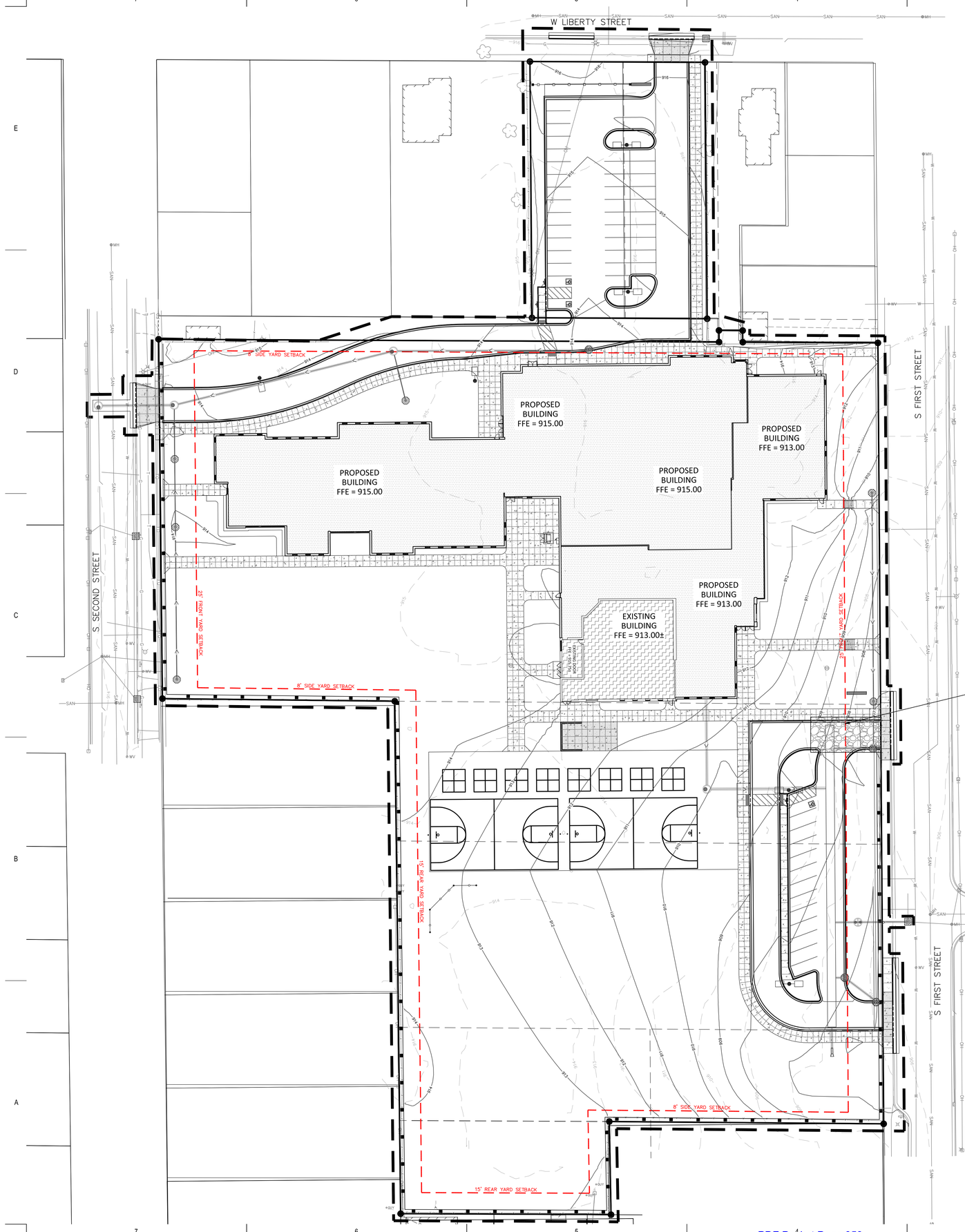
Sheet Title:
SITE UTILITY PLAN

Sheet Number:
C1.5A



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Scale: 1" = 30'

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EROSION CONTROL LEGEND

- FILTER FABRIC FENCE SEE DETAIL ----/----
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL ----/----
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAIL ----/----
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
  USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
  USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053
- DRAINAGE SWALE
- TRIANGULAR SILT DIKES SEE DETAIL ----/----

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

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NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
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REVISIONS:

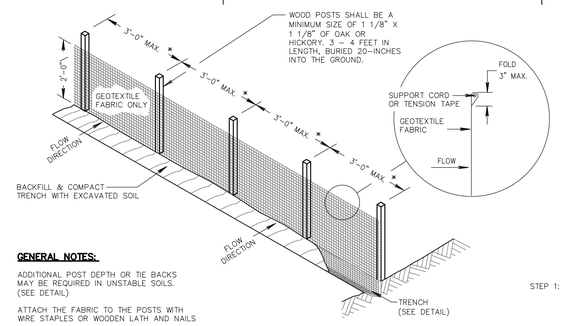
#	DATE	DESCRIPTION

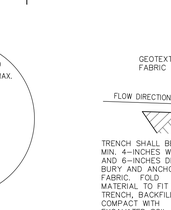
Project Number: 3318

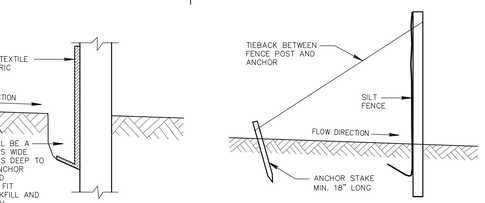
Issued For: Construction Set Phase 1
04/10/2019

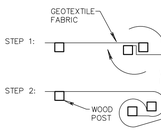
Sheet Title: SITE EROSION CONTROL PLAN

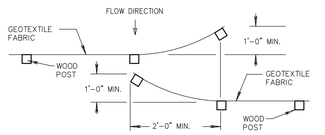
Sheet Number: C1.6

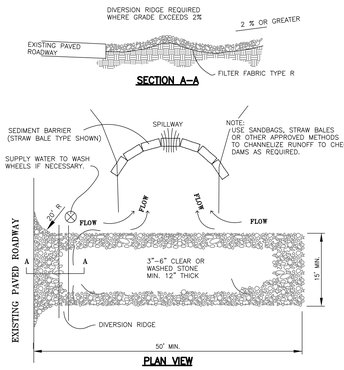












EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WiscDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.
   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.
   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.
3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:
   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.
   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.
   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.
   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.
   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:
   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:
   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.
   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.
   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, STONE TRACKING PADS, SILT DIKES, INLET PROTECTION, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT THAT PRODUCES ½-INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF EVANSVILLE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN FALL OF 2019, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, TRIANGULAR SILT DIKES AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, THE BIO-RETENTION BASIN SHALL BE CONSTRUCTED TO A BOTTOM OF BASIN ELEVATION OF 781.00 TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INSTALL THE OUTLET STRUCTURE AT THE LOCATION SHOWN ON THE PLANS. IN ADDITION, THE CONTRACTOR SHALL INSTALL DIVERSION SWALES AND DIVERSION BERMS AS SHOWN ON THE SITE EROSION CONTROL PLAN TO DIRECT WATER TO THE TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE BIO-RETENTION BASIN BANKS, INLETS, AND OUTLET STRUCTURE.
6. THE BIO-RETENTION BASIN SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE TEMPORARY ORIFICE OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, BUILDING, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION.
12. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
13. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
14. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK SURFACE MATERIAL (I.E. ASPHALT OR CONCRETE) WILL BE INSTALLED PER PROJECT PLANS AND SPECIFICATIONS.
15. AFTER THE SITE HAS BEEN STABILIZED AND THE SEDIMENT BASIN IS NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE DREDGED OUT OF THE FOOTPRINT OF THE BIO-RETENTION BASIN AND DISPOSED OF. FOLLOWING DREDGING ACTIVITIES, FULL CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BE COMPLETED, INCLUDING INSTALLATION OF THE ENGINEERED SOIL PER THE PLANS AND DETAILS, AND THE TEMPORARY ORIFICE SHALL PLUGGED AND THE PERMANENT ORIFICE SHALL BE CORED INTO THE SIDE OF THE OUTLET STRUCTURE PER THE DETAILS.
16. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE VILLAGE. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIO-RETENTION BASIN IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
17. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
18. BARE SOIL LEFT UNDISTURBED FOR 7 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 13 ABOVE.
19. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
      APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
      DATE AND TIME APPLIED.
      WEATHER CONDITIONS DURING APPLICATION.
      METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06

GENERAL NOTES:

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:
(1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.
(2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

AXONIMETRIC VIEW

TRENCH DETAIL

SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

TWIST METHOD

HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

1 FILTER FABRIC SILT FENCE DETAIL
N.T.S.

NOTE: USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO CHECK DAMS AS REQUIRED.

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.

AXONOMETRIC

SECTION A-A

SECTION B-B

GENERAL NOTES:

POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.

STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS.

USE 10" HIGH SILT DIKE AS PER WDNR TECHNICAL STANDARD 1062.

REMOVE SEDIMENT WHEN IT REACHES A HEIGHT OF 5".

3 TRIANGULAR SILT DIKE
N.T.S.

INLET PROTECTION, TYPE A

INLET PROTECTION, TYPE B, WITHOUT CURB BOX (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INLET PROTECTION, TYPE C, WITH CURB BOX

THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.

INLET PROTECTION, TYPE D, (CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

GENERAL NOTES

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

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

① FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 INLET PROTECTION DETAIL
N.T.S.

SP-2019-03

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Project Title:
NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

REVISIONS:

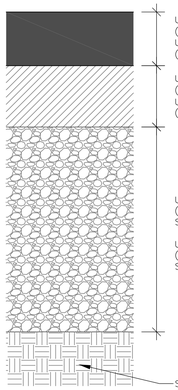
	DATE	DESCRIPTION
PS 03		

Project Number:
3318

Issued For:
Site Plan Application
04/09/2019

Sheet Title:
SITE DETAILS

Sheet Number:
C2.1



USE 2" FOR LIGHT–DUTY AREAS (PARKING AREAS)
(BITUMINOUS SURFACE COURSE, 5 LT 58–28S)
USE 2" FOR HEAVY–DUTY AREAS (DRIVE LANES & LOADING AREAS)
(BITUMINOUS SURFACE COURSE, 5 LT 58–28S)

USE 2" FOR LIGHT–DUTY AREAS (PARKING AREAS)
(BITUMINOUS BINDER COURSE, 4 LT 58–28S)
USE 2–½" FOR HEAVY–DUTY AREAS (DRIVE LANES & LOADING AREAS)
(BITUMINOUS BINDER COURSE, 3 LT 58–28S)

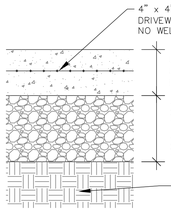
USE 1–¾" FOR LIGHT–DUTY AREAS 8" THICK (PARKING AREAS)
(DENSE GRADED BASE COURSE, FULLY–FRACTURED CRUSHED
STONE PER WDOT SPECIFICATION 305)

USE 1–¾" FOR HEAVY–DUTY AREAS 9" THICK (DRIVE LANES & LOADING AREAS)
(DENSE GRADED BASE COURSE, FULLY–FRACTURED CRUSHED
STONE PER WDOT SPECIFICATION 305)

SUBGRADE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR
DRY DENSITY (ASTM D–698) PER GEOTECHNICAL REPORT

*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



4" x 4" – W2.9 x W2.9 WELDED WIRE FABRIC FOR DUMPSTER PAD AREAS & DRIVEWAY APRONS AS NOTED ON THE SITE LAYOUT PLAN (SHEET C1.2). NO WELDED WIRE FABRIC IN SIDEWALKS OR WALKWAYS.

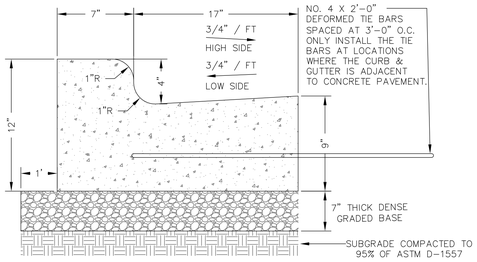
USE 5" THICK FOR SIDEWALKS & WALKWAYS
USE 7" THICK FOR DUMPSTER PAD AREAS & DRIVEWAY APRONS.
EDGES SHALL BE THICKENED TO 12".

USE 1–¾" FOR SIDEWALKS & WALKWAYS 4" THICK
(DENSE GRADED BASE COURSE, FULLY–FRACTURED CRUSHED STONE
PER WDOT SPECIFICATION 305)
USE 1–¾" FOR DUMPSTER PAD AREAS & DRIVEWAY APRONS 6" THICK
(DENSE GRADED BASE COURSE, FULLY–FRACTURED CRUSHED STONE
PER WDOT SPECIFICATION 305)

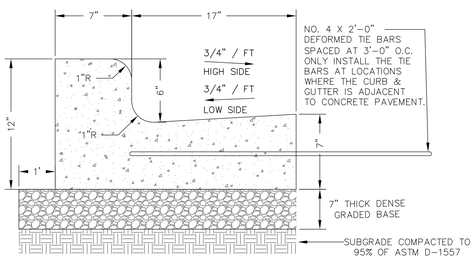
SUBGRADE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR
DRY DENSITY (ASTM D–698) PER GEOTECHNICAL REPORT

*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

6 CONCRETE SIDEWALK/SLAB
N.T.S.

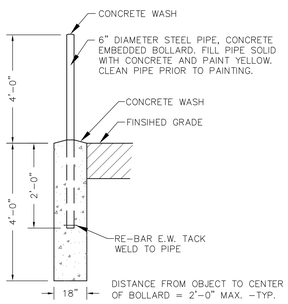


4–INCH FACE CURB & GUTTER

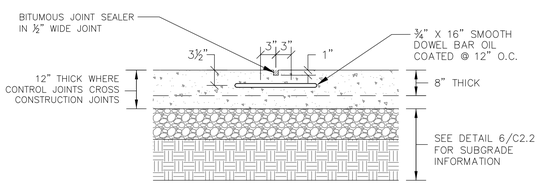


STANDARD CURB & GUTTER

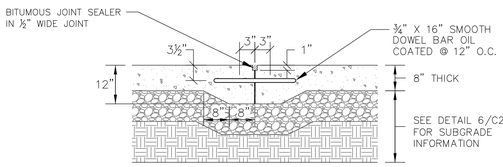
10 24–INCH BARRIER CURB & GUTTER
N.T.S.



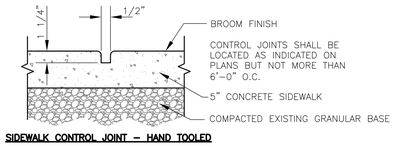
15 6" STANDARD STEEL BOLLARD
N.T.S.



HEAVY–DUTY CONCRETE PAVEMENT CONTROL JOINT

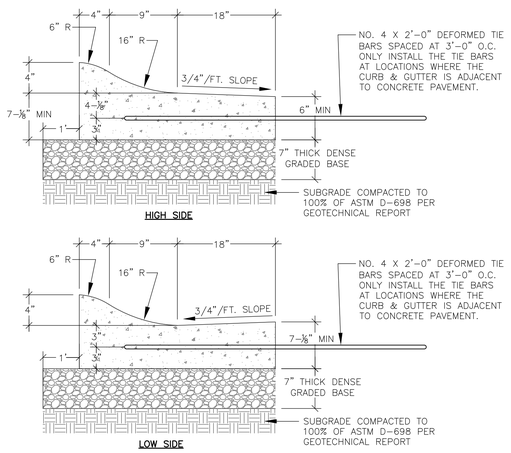


HEAVY–DUTY CONCRETE PAVEMENT CONSTRUCTION JOINT



SIDEWALK CONTROL JOINT – HAND TOOLED

7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.

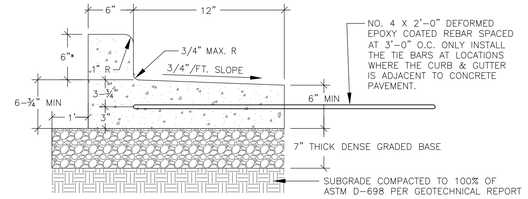


HIGH SIDE

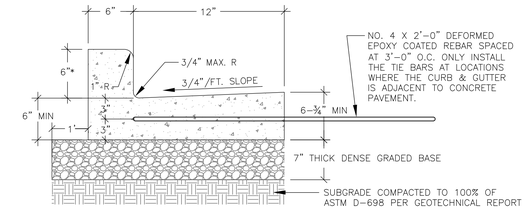
LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

11 31–INCH MOUNTABLE CONCRETE CURB & GUTTER
N.T.S.



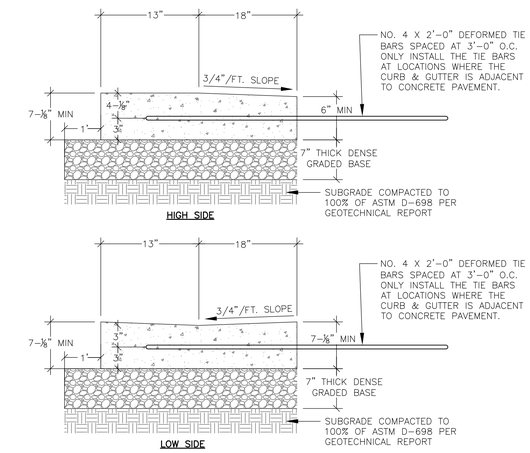
HIGH SIDE



LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

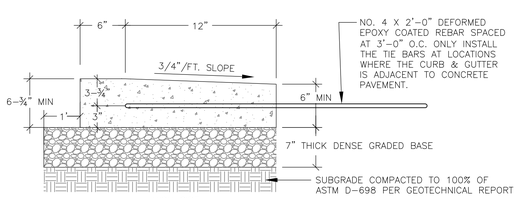
8 18–INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.



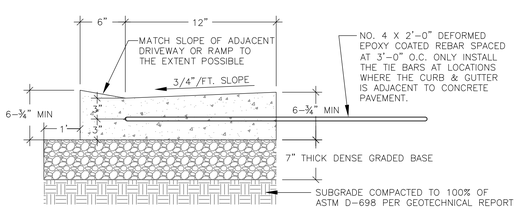
HIGH SIDE

LOW SIDE

12 31–INCH DEPRESSED MOUNTABLE CONCRETE CURB & GUTTER
N.T.S.

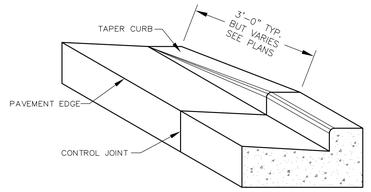


HIGH SIDE

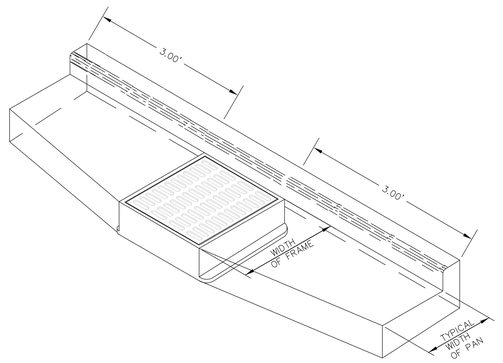


LOW SIDE

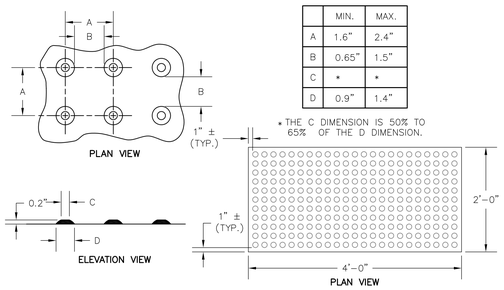
9 18–INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.



13 CONCRETE CURB & GUTTER TRANSITION TO ZERO–FACE CURB
N.T.S.



14 CONCRETE GUTTER PAN TRANSITION AT STORM SEWER INLETS
N.T.S.



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

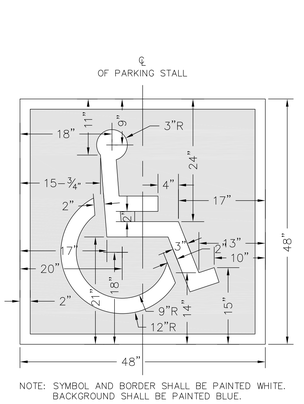
TRUNCATED DOMES
DETECTABLE WARNING PATTERN DETAIL

TRUNCATED DOME PANEL
DETECTABLE WARNING FIELD DETAIL

GENERAL NOTES

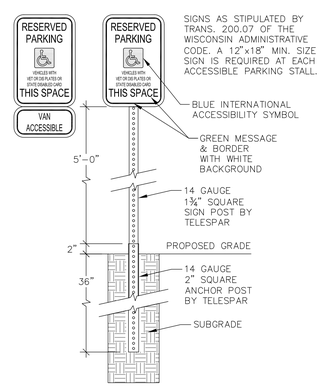
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

16 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



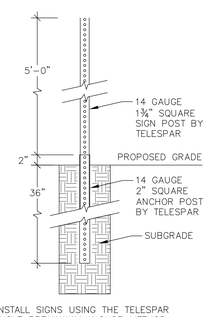
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

17 ACCESSIBLE PARKING STALL SYMBOL
N.T.S.



*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

18 ACCESSIBLE PARKING STALL SIGN
N.T.S.



*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

19 SIGN POST DETAIL
N.T.S.

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Project Title:
NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

REVISIONS:

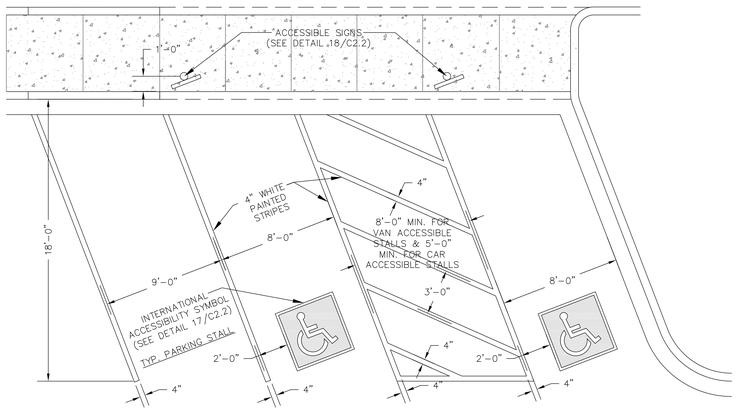
	DATE	DESCRIPTION

Project Number:
3318

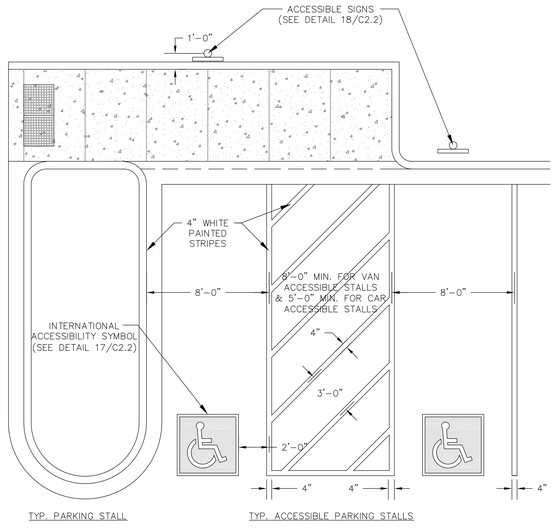
Issued For:
Site Plan Application
04/09/2019

Sheet Title:
SITE DETAILS

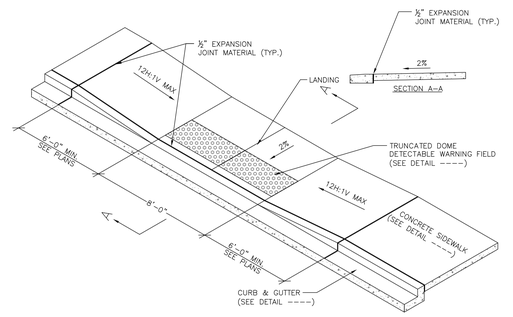
Sheet Number:
C2.2



20 ACCESSIBLE PARKING STALL MARKING
N.T.S.



21 ACCESSIBLE PARKING STALL MARKING
N.T.S.



22 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
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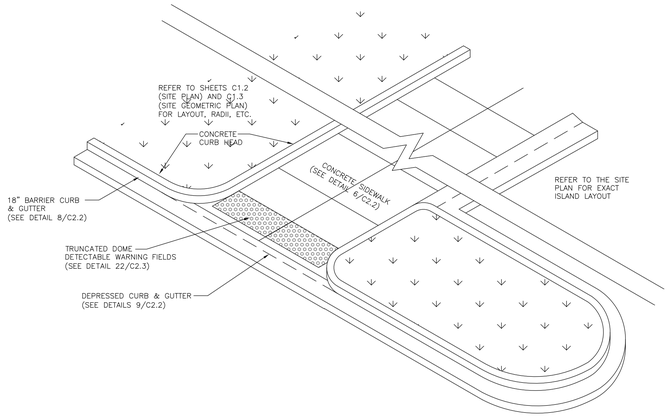

23 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
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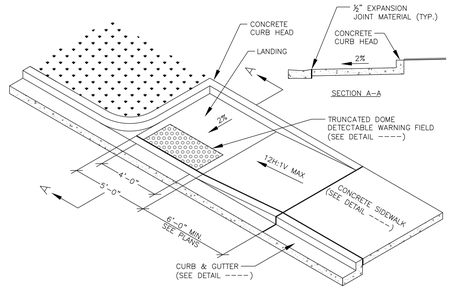
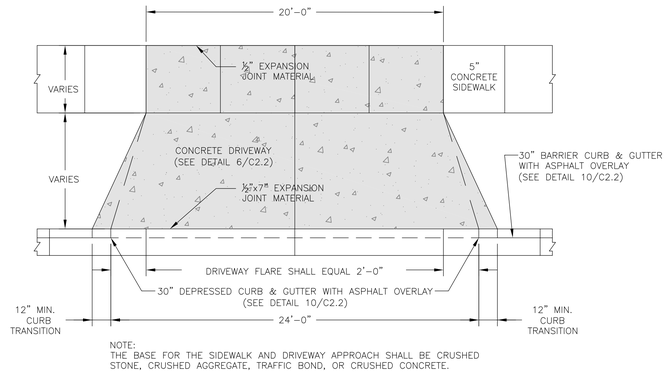


24 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
N.T.S.



NOTE:
THE BASE FOR THE SIDEWALK AND DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

25 STANDARD CONCRETE DRIVEWAY
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Project Title:
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EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

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Issued For:
Site Plan Application
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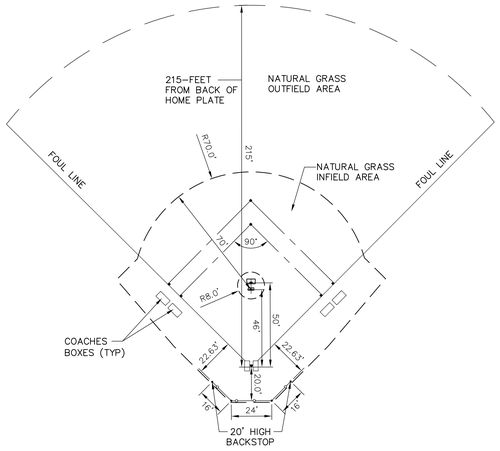
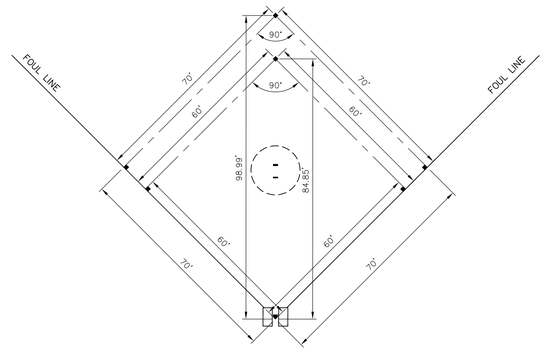
Sheet Title:
SITE DETAILS

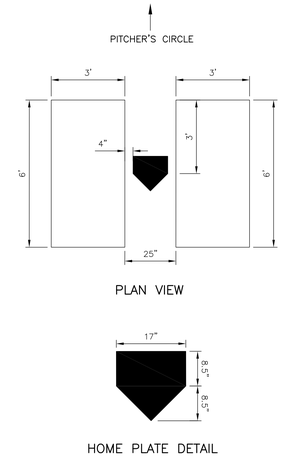
Sheet Number:
C2.3



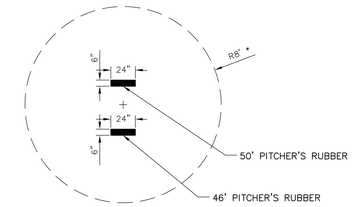
40 BASEBALL/SOFTBALL DIAMOND
N.T.S.



41 BASEBALL/SOFTBALL DIAMOND BASE DISTANCE DETAIL
N.T.S.

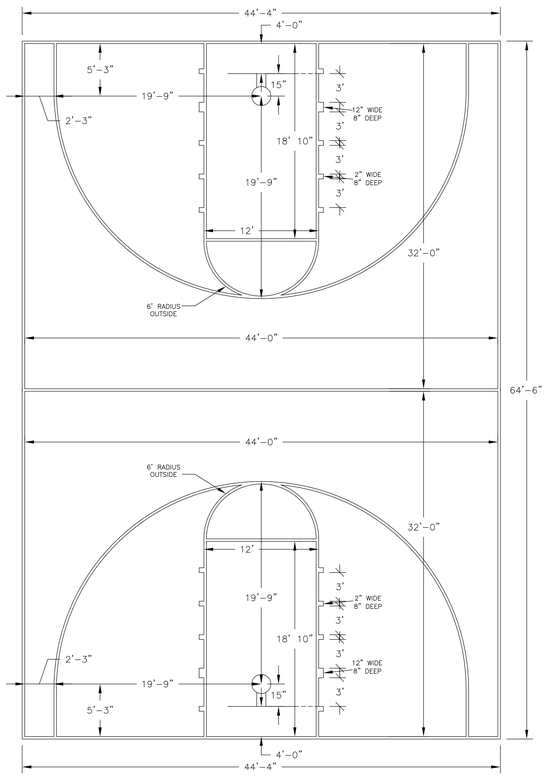


42 BATTER'S BOX/HOME PLATE DETAIL
N.T.S.



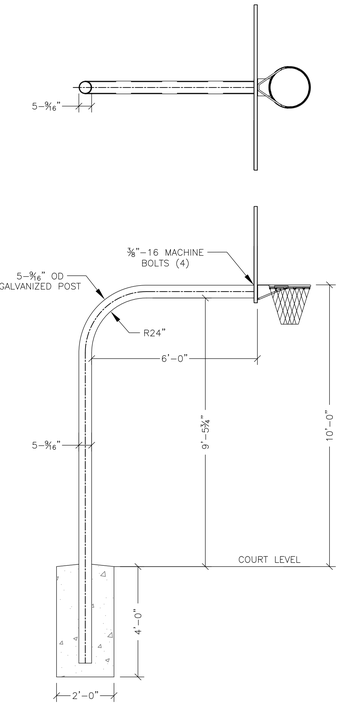
* RADIUS OF PITCHER'S CIRCLE IS 8 FEET, WITH THE CENTER OF THE CIRCLE 18" IN FRONT OF THE FRONT EDGE OF THE 50' PITCHER'S RUBBER

43 COMBINED BASEBALL & SOFTBALL PITCHER'S CIRCLE
N.T.S.

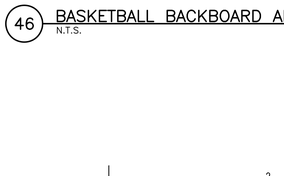


ALL BASKETBALL COURT LINES SHALL BE 2 INCHES WIDE WHITE PAINT

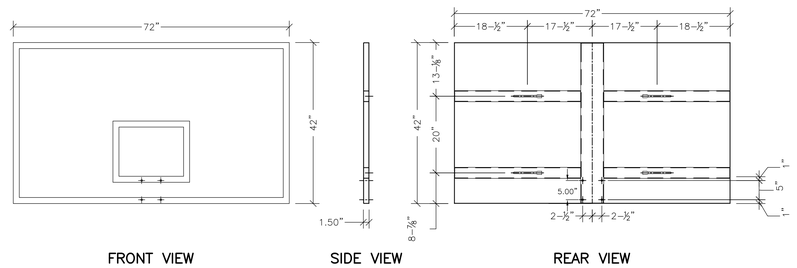
44 BASKETBALL COURT LAYOUT
N.T.S.



45 BASKETBALL POLE
N.T.S.



GOAL SHALL HAVE A DOUBLE RIM FABRICATED FROM ⅝" AND ½" DIAMETER STEEL RODS FORMED INTO AN 18" INSIDE DIAMETER RING. INSIDE OF RING SHALL BE POSITIONED 6" FROM THE FACE OF BACKBOARD BY A HEAVY-DUTY MOUNTING PLATE WITH 5"x4" MOUNTING HOLE CENTERS. RIM SHALL BE RIGIDLY BRACED BY MEANS OF A ⅜" DIAMETER STEEL ROD, WELDED TO RIM AND MOUNTING PLATE, FOR MAXIMUM SUPPORT. GOAL SHALL BE PROVIDED WITH TWELVE (12) "NO-TIE" NET ATTACHMENT CLIPS, WELDED TO RIM FOR NET ATTACHEMENT. GOAL SHALL BE PAINTED IN AN OFFICIAL DURABLE ORANGE POWDER COAT AND BE FURNISHED WITH ZINC PLATED MOUNTING HARDWARE AND CHAIN NET.



BACKBOARD SHLL BE 72"x42", CONSTRUCTED OF A SINGLE PIECE OF 12 GAUGE STEEL REINFORCED WITH FOUR 12 GAUGE HORIZONTAL CHANNEL SECTIONS, AND ONE HEAVY 10 GAUGE VERTICAL CHANNEL. THE SHELL SHALL HAVE A ½" DEEP FLANGE. ALL REINFORCED SECTIONS SHALL BE WELDED TO THE MAIN OUTER SHELL AND TO EACH OTHER TO MAKE A SINGLE, VIBRATION-FREE UNIT. MOUNTING KEYHOLE TYPE SLOTS SHALL BE POSITIONED IN CENTER OF HORIZONTAL REINFORCED CHANNELS LOCATED ON 20" VERTICAL AND 35" HORIZONTAL CENTERS. BANK SHALL BE FURNISHED WITH A PRIME COAT AND TWO FINISHED COATS OF SPECIAL, WHITE, NON-GLARE ENAMEL AND ORANGE PERIMETER AND TARGET AREA MARKINGS. GOAL REINFORCING CHANNEL SHALL BE HAVE MOINTING HOLES (4) AT 5" (HORIZONTAL) X 5" (VERTICAL).

46 BASKETBALL BACKBOARD AND GOAL
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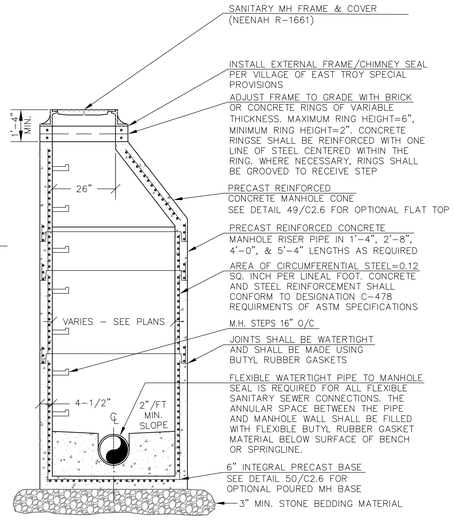
Sheet Number:
C2.4



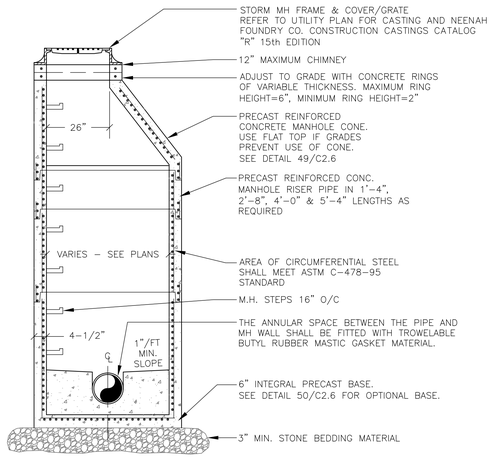
SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUSIDE OF THE STRUCTURE.

2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

3. MANHOLES SHALL BE PROVIDED WITH AN EXTERNAL MANHOLE CHIMNEY SEAL AS MANUFACTURED BY ADAPTOR INC., WEST ALLIS, WI. THE EXTERNAL MANHOLE SEAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SEALS SHALL SPAN ENTIRE CHIMNEY HEIGHT. THE SEALS SHALL BE WATER TESTED FOR LEAKS AFTER THE BOTTOM COMPRESSION BAND IS INSTALLED. AFTER THE SEAL HAS SUCCESSFULLY PASSED THE LEAKAGE TEST, DRAIN THE WATER AND INSTALL THE TOP BAND.

47 SANITARY MANHOLE DETAIL
N.T.S.



STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

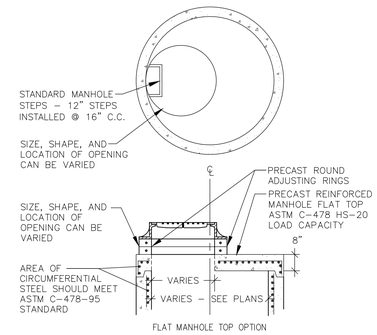
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

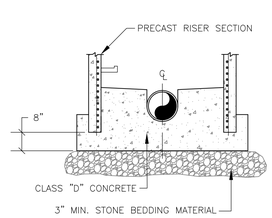
5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

48 STORM MANHOLE DETAIL
N.T.S.

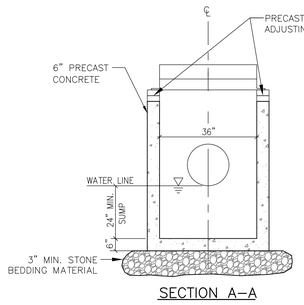


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

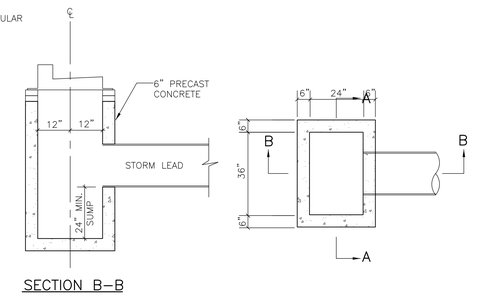
49 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



50 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



SECTION A-A

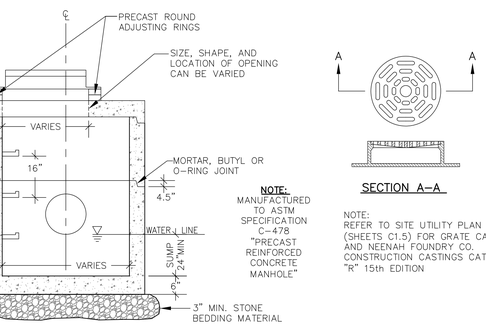


SECTION B-B

MANUFACTURED TO WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

NOTE:
REFER TO SITE UTILITY PLAN (SHEETS C1.5) FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

51 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.



NOTE:
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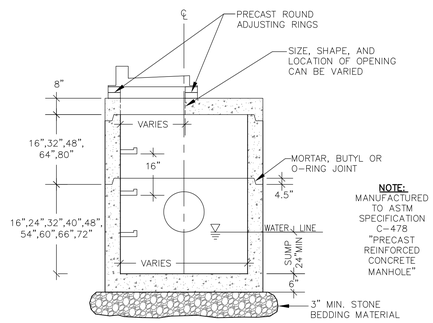
NOTE:
REFER TO SITE UTILITY PLAN (SHEETS C1.5) FOR GRATE CASTING AND NEENAH FOUNDRY CO. CONSTRUCTION CASTINGS CATALOG "R" 15th EDITION

52 ROUND STORM CATCH BASIN WITH ROUND FRAME & GRATE
N.T.S.



NOTE:
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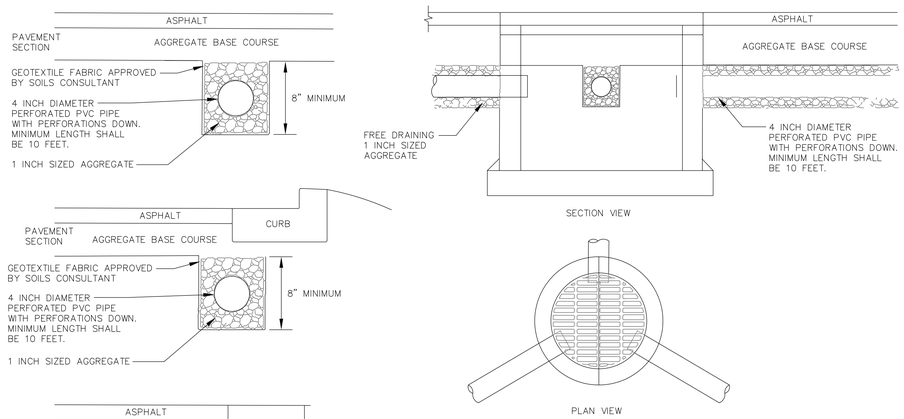
53 ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.



NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN, AND THE INVERTS OF THE STUB DRAINS SHALL BE PLACED AT OR ABOVE THE CROWN OF THE DOWNSTREAM STORM SEWER PIPE OR BE PROTECTED WITH A BACKWATER VALVE. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

54 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
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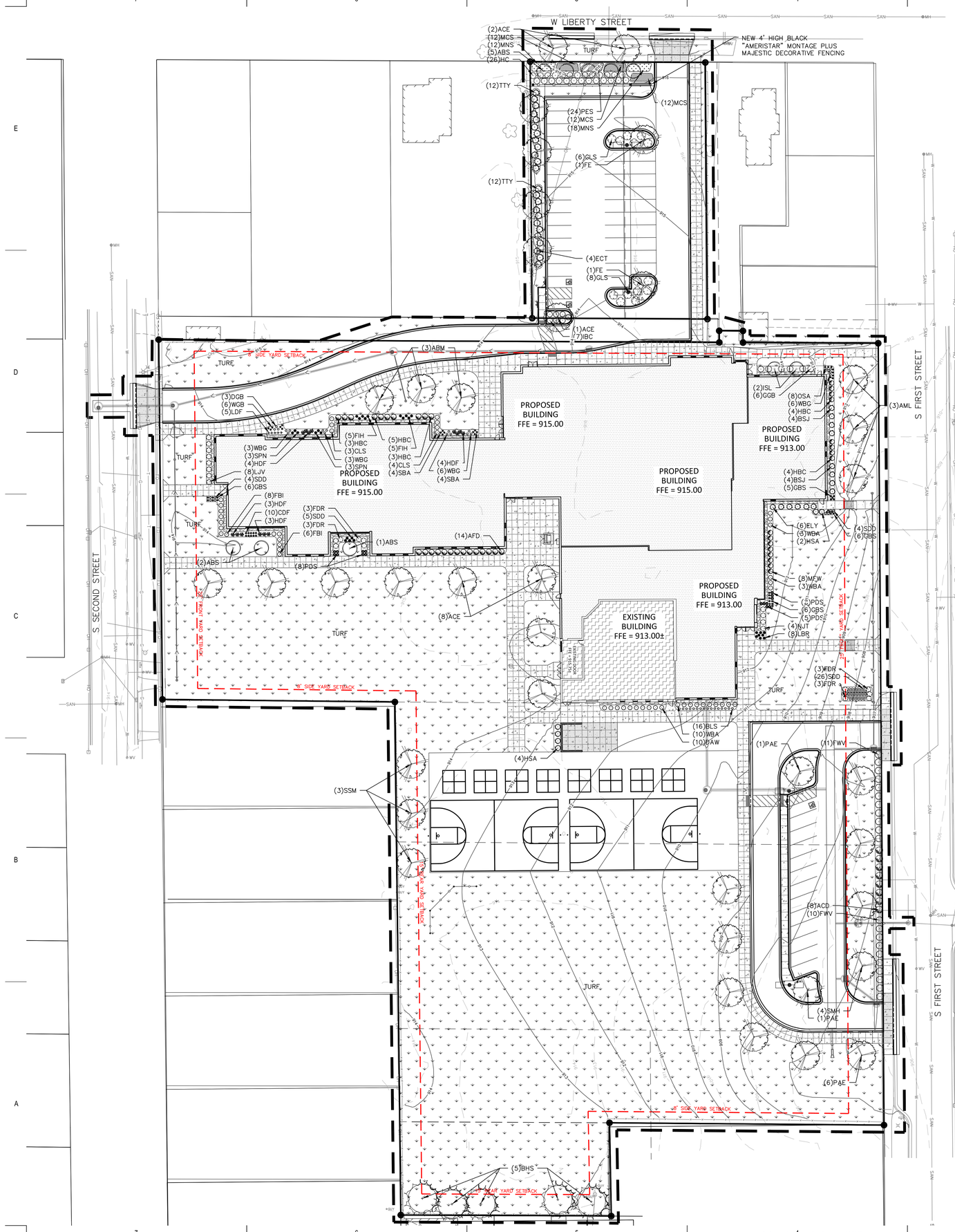

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Issued For:
Construction Set
Phase 1
04/10/2019

Sheet Title:
SITE LANDSCAPE PLAN

Sheet Number:
L1.1

Scale: 0 15 30 60
Scale: 1" = 30'

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Plant Schedule :

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size Maturity in ft. (Height/Spread)	Comment
Deciduous Trees							
ABM	Acer x freemanii 'Jeffersred' PP4,864	Autumn Blaze Maple	3	Per Plan	2.5" caliper B&B	40-50'/40'	
ABS	Amelanchier x grandiflora 'Autumn Brillance' PP5,717	Autumn Brillance Serviceberry	3	Per Plan	1.5" caliper B&B	20-25'/20-25'	
ACE	Ulmus carpinifolia 'Morton'	Accolade Elm	8	Per Plan	2.5" caliper B&B	70'/40-50'	
AML	Tilia americana	American Linden	3	Per Plan	2.5" caliper B&B	75'/40-50'	
ISL	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2	Per Plan	1.5" caliper B&B	25'/15'	
PAE	Ulmus americana 'Princeton'	Princeton American Elm	8	Per Plan	2.5" caliper B&B	60-80'/40-60'	
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	4	Per Plan	2.5" caliper B&B	60'/35'	
SSM	Acer miyabei 'Morton'	State Street Maple	3	Per Plan	2.5" caliper B&B	50'/40'	
Evergreen Trees							
BHS	Picea glauca var densata	Black Hills Spruce	5	Per Plan	5' tall	20-40'/15-25'	
HAS	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	6	Per Plan	5' tall	12-16'/2-4'	
Evergreen Shrubs							
BSJ	Juniperus squamata 'Blue Star'	Blue Star Juniper	8	Per Plan	18" tall	2-3'/3-4'	
ELY	Taxus x media 'Everlow'	Everlow Yew	6	Per Plan	18" tall	2-3'/4-5'	
GGB	Buxus x 'Green Gem'	Green Gem Boxwood	6	Per Plan	18" tall	2'/2'	
Deciduous Shrubs							
ACD	Cornus serica 'Alleman's Compact'	Allemans Compact Dogwood	8	Per Plan	24" tall	5-6'/5-6'	Maintain at 3' hedge
AFD	Cornus stolonifera 'Farrow' PP18,523	Arctic Fire Dogwood	14	Per Plan	18" tall	3-4'/3-4'	
CLS	Stephanandra incisa 'Crispa'	Cutleaf Stephandra	7	Per Plan	18" tall	2-3'/3-6'	
DAW	Salix purpurea 'Nana'	Dwarf Arctic Willow	10	Per Plan	18" tall	4-5'/3-5'	
FDR	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	12	Per Plan	18" tall	3-4'/3-4'	
FWV	Viburnum cassinoides 'J.N. Select'	Freedom Witherod Viburnum	21	Per Plan	24" tall	5-8'/5-8'	Maintain at 3' hedge
HBC	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	19	Per Plan	18" tall	3-5'/3-4'	
LJV	Viburnum dentatum 'Little Joe'	Little Joe Viburnum	8	Per Plan	24" tall	4-5'/4-5'	
MFW	Weigela florida 'Kolsunn' PP13,567	Magical Fantasy Weigela	8	Per Plan	18" tall	3-4'/3-4'	
NJT	Ceanothus americana	New Jersey Tea	4	Per Plan	18" tall	2-3'/2-4'	
Perennials							
BLS	Salvia nemerosa 'Blue Hill'	Blue Hill Salvia	16	Per Plan	1 gal	18-24"/12-18"	
CDF	Lobelia cardinalis	Cardinal Flower	10	Per Plan	1 gal	2-4'/1-2'	
DGB	Aruncus aethusifolius	Dwarf Goatsbeard	3	Per Plan	1 gal	8-12"/12-18"	
FBI	Baptisia australis	False Blue Indigo	14	Per Plan	1 gal	3-4'/2-3'	
FIH	Hosta 'Fire and Ice'	Fire and Ice Hosta	10	Per Plan	1 gal	14"/20"	
GBS	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	23	Per Plan	1 gal	18"/12"	
HDF	Pennisetum alop. 'Hameln'	Dwarf Hameln Fountain Grass	14	Per Plan	1 gal	2-3'/2-3'	
LBR	Perovskia atriplicifolia 'Lissitt' PP22,845	Lacey Blue Russian Sage	8	Per Plan	1 gal	18-20"/24-36"	
LDF	Athyrium filix-femina	Lady Fern	5	Per Plan	1 gal	2-3'/2'	
OSA	Aster oblongifolius 'October Skies'	October Skies Aromatic Aster	8	Per Plan	1 gal	18-24"/2'	
PDS	Sporobulus heterolepsis	Prairie Dropseed	16	Per Plan	1 gal	2'/18"	
SBA	Aster azureus	Sky Blue Aster	8	Per Plan	1 gal	24-36"/18-30"	
SDD	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	39	Per Plan	1 gal	12-18"/16-24"	
SPN	Aralia racemosa	Spikenard	6	Per Plan	1 gal	2-3'/2-3'	
WBA	Amsonia tabernaemontana	Willow Bluestar Amsonia	16	Per Plan	1 gal	2-3'/3'	
WBG	Monarda fistulosa	Wild Bergamot	18	Per Plan	1 gal	3-4'/3-4'	
WGB	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	6	Per Plan	1 gal	12-18"/18"	
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.							

CITY PLANNING NOTE:

IMPERVIOUS SURFACE: 60,426 SF
40 LANDSCAPE PTS PER 1000 SF

REQUIRED LANDSCAPE PTS : 2,416
PROVIDED LANDSCAPE PTS : 3,948

8 EXISTING MATURE EVERGREEN TREES TO REMAIN

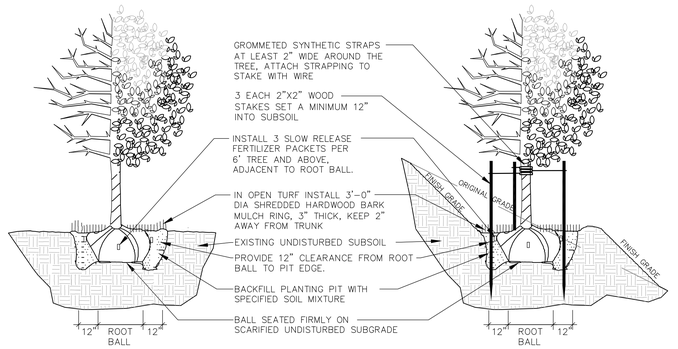
1 LANDSCAPE SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3–INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2–FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE ⅜–INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246–9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

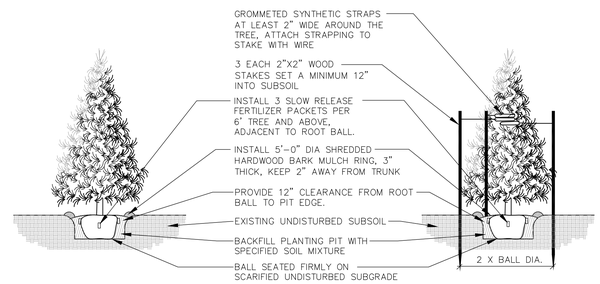
2 LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



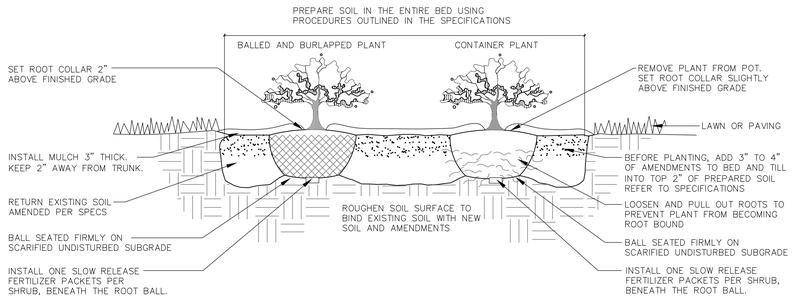
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.



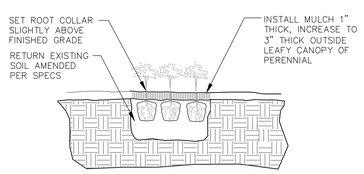
4 EVERGREEN TREE PLANTING & STAKING

N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.



6 PERENNIAL PLANTING

N.T.S.

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Project Title:
NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

REVISIONS:

	DATE	DESCRIPTION

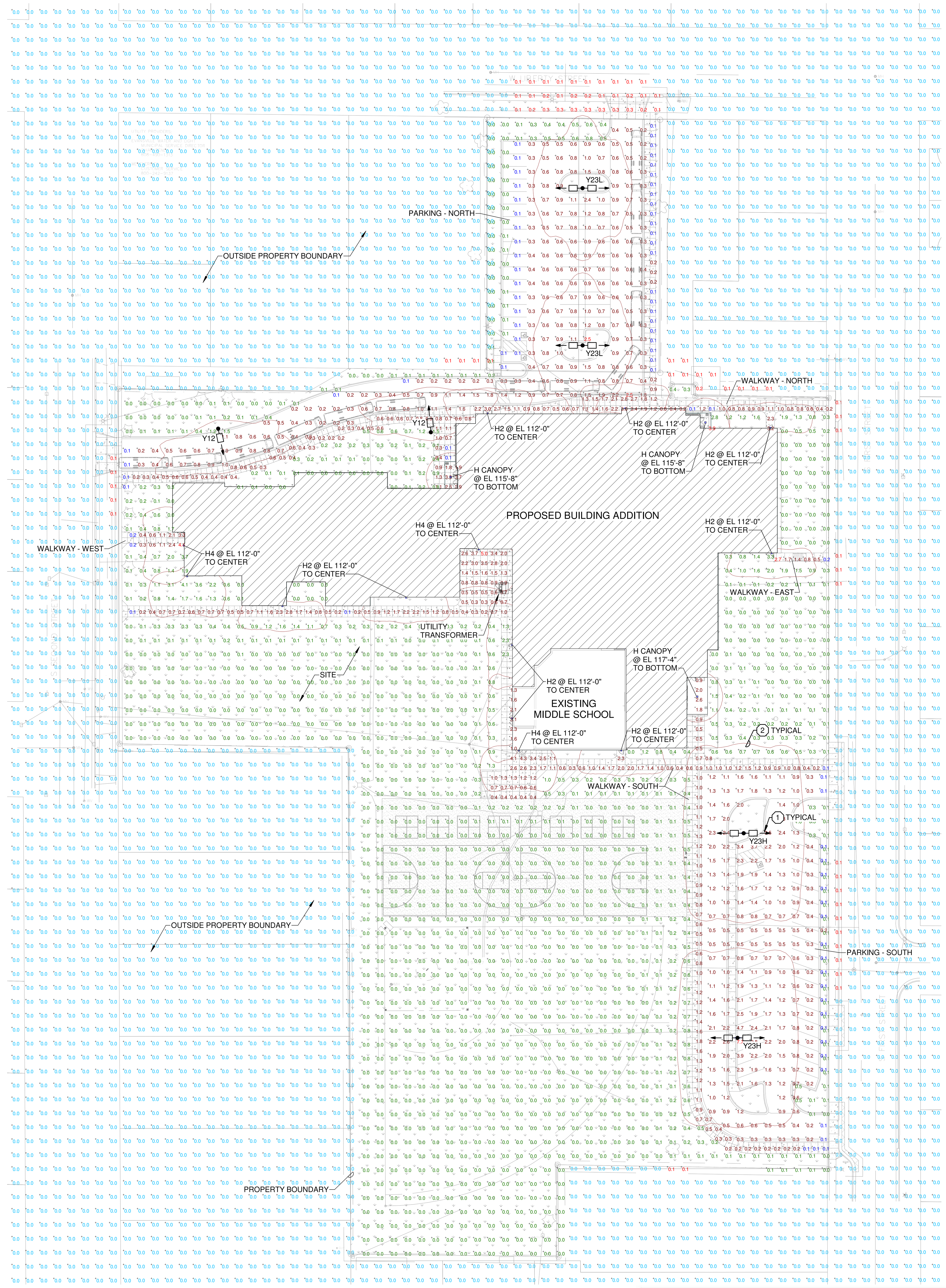
Project Number:
3318

Issued For:
Construction Set
Phase 1
04/10/2019

Sheet Title:
SITE LANDSCAPE DETAILS

Sheet Number:
L2.1

SP-2019-03



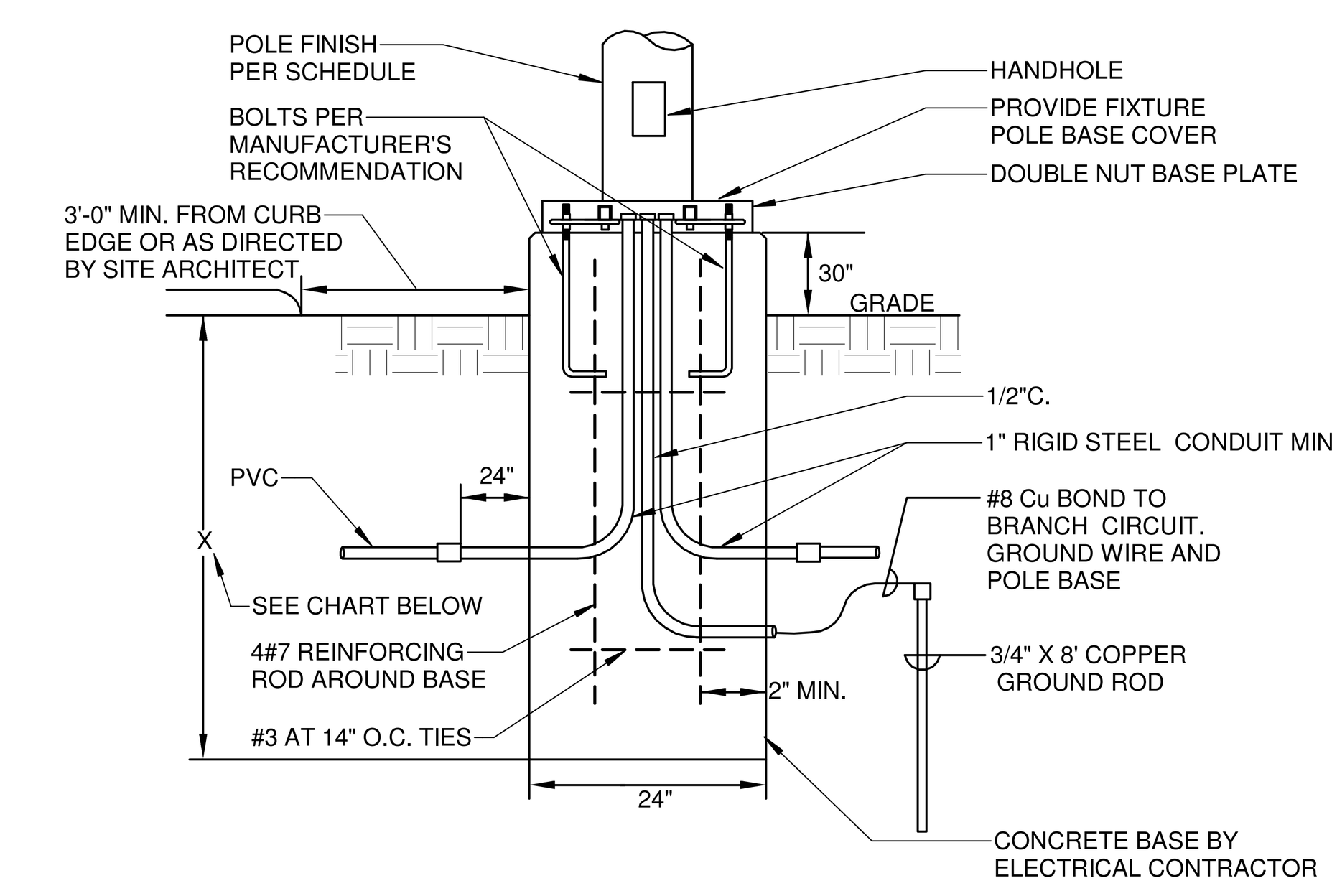
1 ELECTRICAL SITE PLAN - PHOTOMETRIC
E0.0
Scale: 1" = 40'-0"

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
2. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
3. PROVIDE CONCRETE BASE ROUGH-IN FOR ALL TYPE Y12, Y23H AND Y23L FIXTURES PER DETAIL 2/E0.0.
4. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
5. E.C. IS RESPONSIBLE FOR ALL WORK REQUIRED TO BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.

PLAN NOTES: (X)

1. TYPICAL LIGHT BEAM LAMP DIRECTION.
2. TYPICAL LIGHT DISTRIBUTION OF 0.5 FOOT CANDLES.



NOTES:

1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

2 / E0.0 30" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OUTSIDE PROPERTY BOUNDARY	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING - NORTH	+	0.6 fc	2.5 fc	0.1 fc	25.0:1	6.0:1
PARKING - SOUTH	+	1.1 fc	7.7 fc	0.1 fc	77.0:1	11.0:1
SITE	+	0.1 fc	4.1 fc	0.0 fc	N/A	N/A
WALKWAY - EAST	+	1.2 fc	2.7 fc	0.2 fc	13.5:1	6.0:1
WALKWAY - NORTH	+	0.8 fc	3.9 fc	0.1 fc	39.0:1	8.0:1
WALKWAY - SOUTH	+	1.1 fc	5.0 fc	0.1 fc	50.0:1	11.0:1
WALKWAY - WEST	+	1.4 fc	4.4 fc	0.2 fc	22.0:1	7.0:1

FIXTURE SCHEDULE

TYPE	DESCRIPTION	WATTS	LAMP TYPE	LAMP QTY.	MANUFACTURER	CATALOG NUMBER	NOTE
H	EXTERIOR CANOPY, 14"X14" FLUSH (5000K)	28	WITH FIX	---	BARRON OR EQUAL	TLED-RC-24-VS-P-WW	
H2	EXTERIOR WEDGE TYPE II DOWN LIGHT LED (5000K)	21	WITH FIX	---	MCGRAW OR EQUAL	IST-AF-350-LED-E1-SL2-BZ-7050	
H4	EXTERIOR WEDGE TYPE VI DOWN LIGHT LED (5000K)	34	WITH FIX	---	MCGRAW OR EQUAL	IST-AF-600-LED-E1-SL2-BZ-7050	
Y12	SINGLE HEADED TYPE II LED (5000K) (1A) SHOE BOX FIXTURE WITH 20' SQUARE STEEL POLE	34	WITH FIX	---	MCGRAW OR EQUAL	GLEON-AF-01-LED-E1-SL2-BZ-7050-600/SSS5A20SFM1	1,2
Y23H	DOUBLE HEADED TYPE III LED (5000K) (1A) SHOE BOX FIXTURE WITH 20' SQUARE STEEL POLE	170	WITH FIX	---	MCGRAW OR EQUAL	GLEON-AF-02-LED-E1-SL3-BZ-7050-800/SSS5A20SFM2	1,2
Y23L	DOUBLE HEADED TYPE III LED (5000K) (1A) SHOE BOX FIXTURE WITH 20' SQUARE STEEL POLE	68	WITH FIX	---	MCGRAW OR EQUAL	GLEON-AF-01-LED-E1-SL3-7050-600/SSS5A20SFM2	1,2

GENERAL NOTES:
1. ALL FIXTURES TO BE 120V UNLESS OTHERWISE NOTED.

PLAN NOTES:
1. PROVIDE CONCRETE BASE FOR THIS FIXTURE.
2. FIXTURE TO BE 208 VOLT.

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EVANSVILLE SCHOOL DISTRICT
307 S 1ST ST

REVISIONS:

#	DATE	DESCRIPTION

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Project Number:
3318

Issued For:
Site Plan Application
4/8/2019

Sheet Title:
Electrical Site Plan - Potometric

Sheet Number:
E0.0

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GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
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PLAN NOTES: (X)

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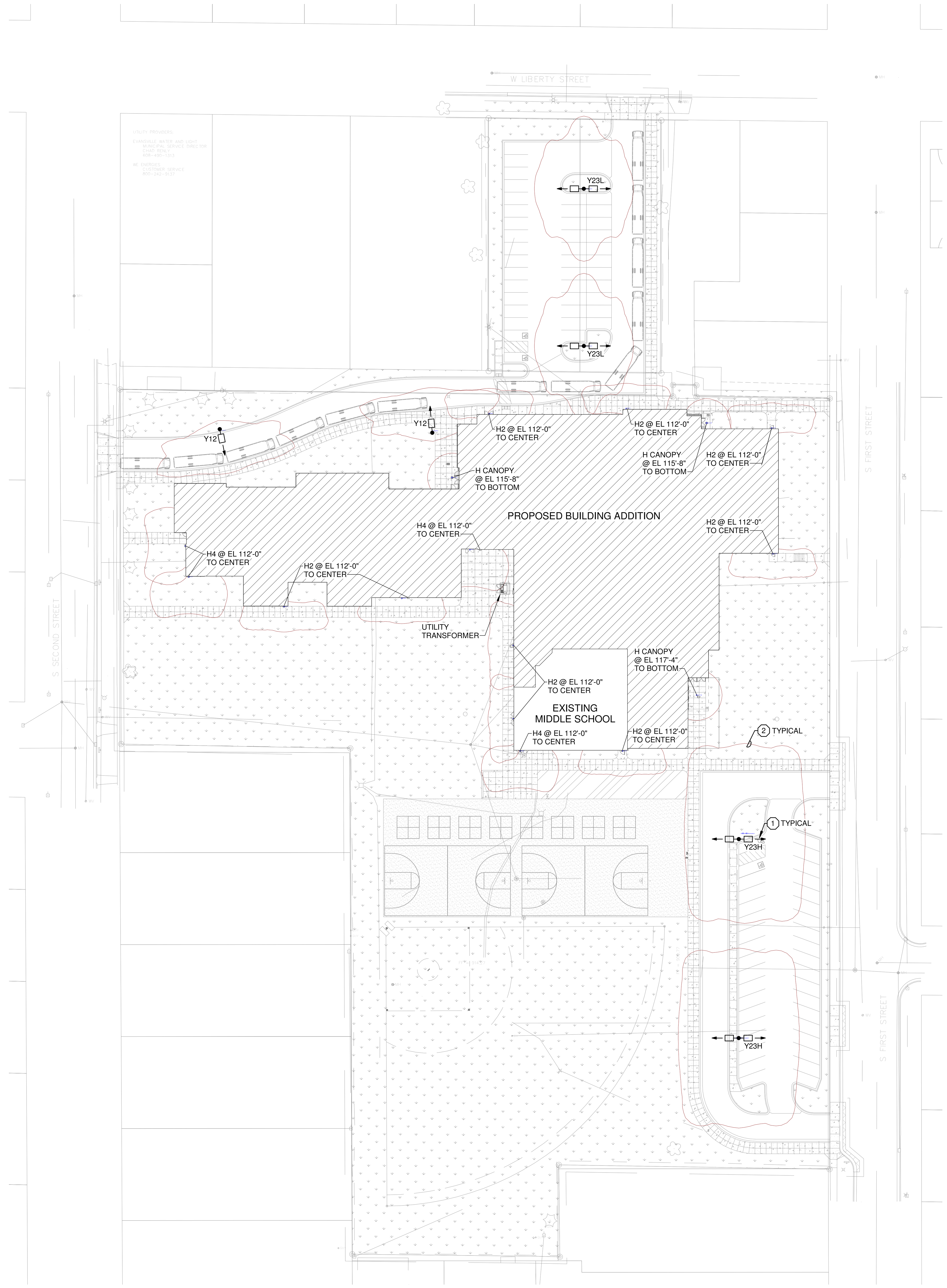
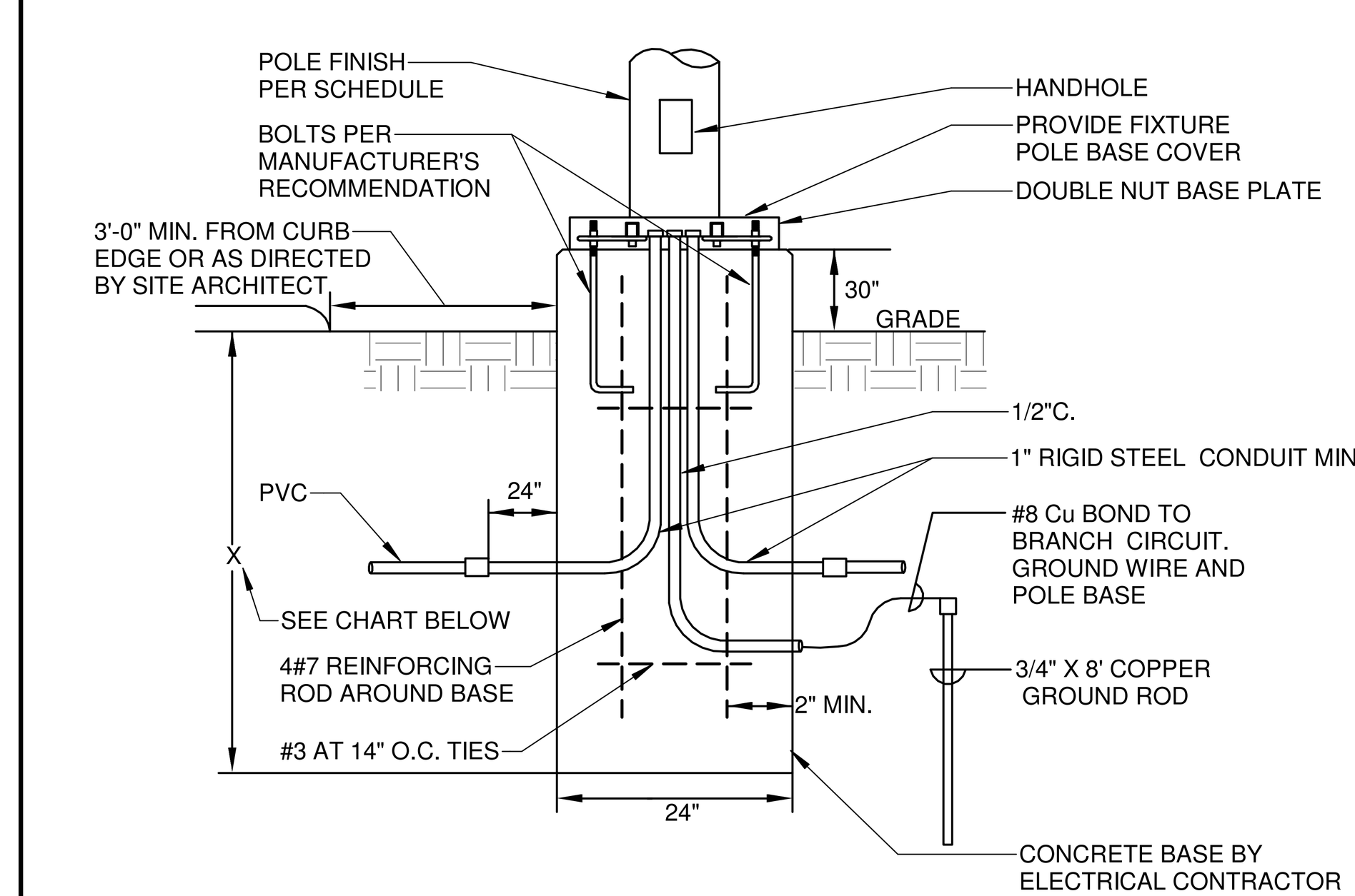
2. TYPICAL LIGHT DISTRIBUTION OF 0.5 FOOT CANDLES.



1 E1.0 ELECTRICAL SITE PLAN
Scale: 1" = 40'-0"



NOTES:
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50'-0"	X = 108" (INCHES)

2 E1.0 30" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS

SHEET LIST (PHASE 2)

Sheet Number	Sheet Name
E1.0	Electrical Site Plan
E1.1	Overall First Floor Plan - Electrical
E1.2	Overall Second Floor Plan - Electrical
E1.3	Overall Third Floor Plan - Electrical
E1.A1L	First Floor Plan - Unit A - Lighting
E1.A1P	First Floor Plan - Unit A - Power
E1.A2L	Second Floor Plan - Unit A - Lighting
E1.A2P	Second Floor Plan - Unit A - Power
E1.B1L	First Floor Plan - Unit B - Lighting
E1.B1P	First Floor Plan - Unit B - Power
E1.B2L	Second Floor Plan - Unit B - Lighting
E1.B2P	Second Floor Plan - Unit B - Power
E1.C1L	First Floor Plan - Unit C - Lighting
E1.C1P	First Floor Plan - Unit C - Power
E1.C2L	Second Floor Plan - Unit C - Lighting
E1.C2P	Second Floor Plan - Unit C - Power
E1.C3L	Third Floor Plan - Unit C - Lighting
E1.C3P	Third Floor Plan - Unit C - Power
E2.0	Overall First Floor Plan - Fire Alarm
E2.1	Overall Second Floor Plan - Fire Alarm
E2.2	Overall Third Floor Plan - Fire Alarm
E2.3	Fire Alarm Details
E3.0	One Line Diagram
E3.1	Existing Pnael Schedules
E3.2	Panel Schedules
E4.0	Details
E4.1	Details
E4.2	Details & Symbol List

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Project Number:
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Issued For:
Site Plan Application
4/8/2019

Sheet Title:
Electrical Site Plan

Sheet Number:
E1.0

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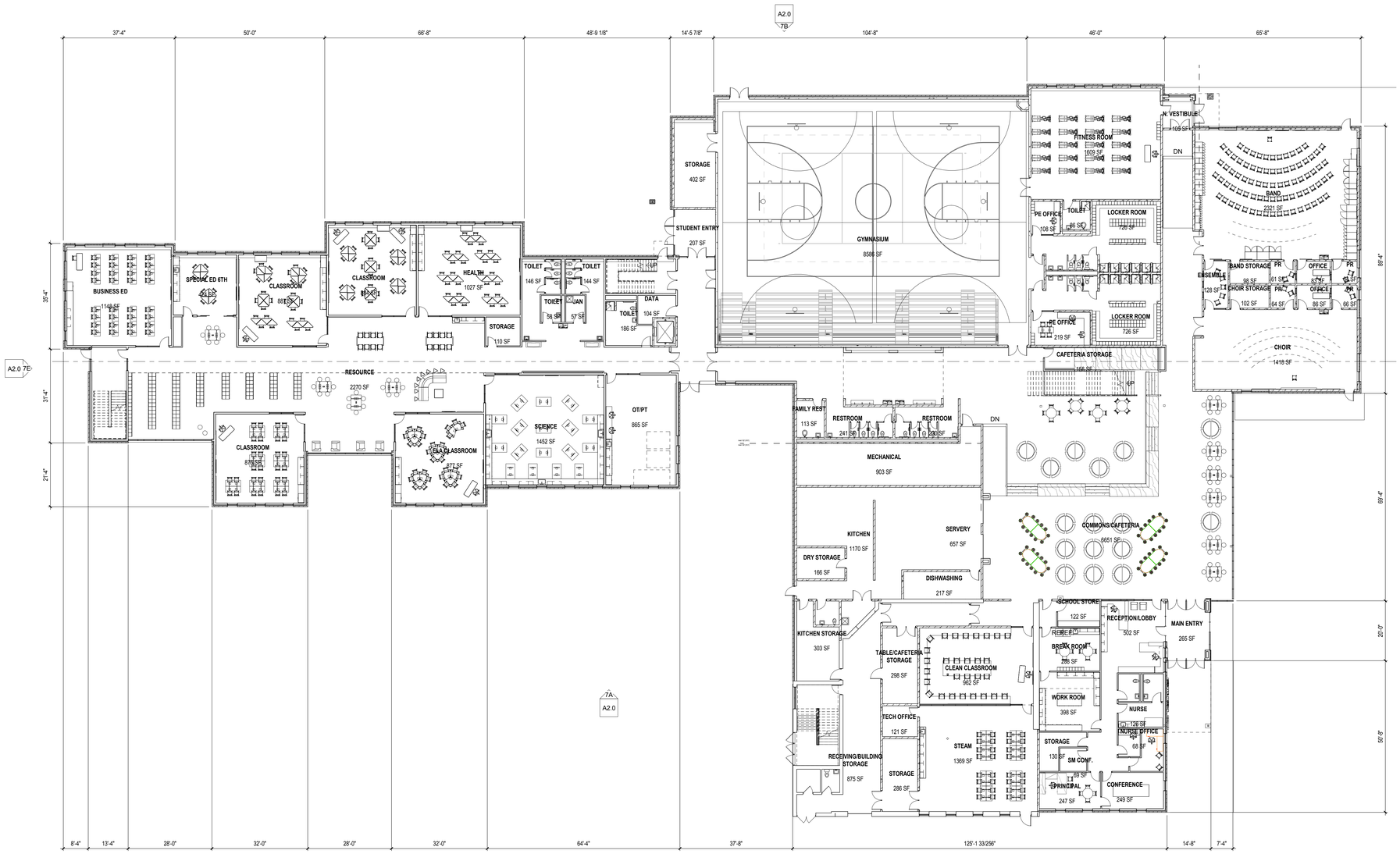
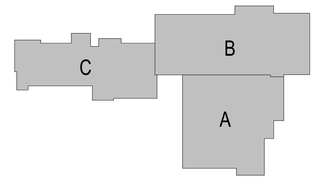
KEYNOTE LEGEND

SP-2019-03



7A FIRST FLOOR-OVERALL
A1.1 Scale: 1/16" = 1'-0"



KEY PLAN

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#	DATE	DESCRIPTION

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Project Number:
3318

Issued For:
SITE PLAN APPLICATION
4/9/2019

Sheet Title:
OVERALL FIRST FLOOR PLAN

Sheet Number:
A1.1

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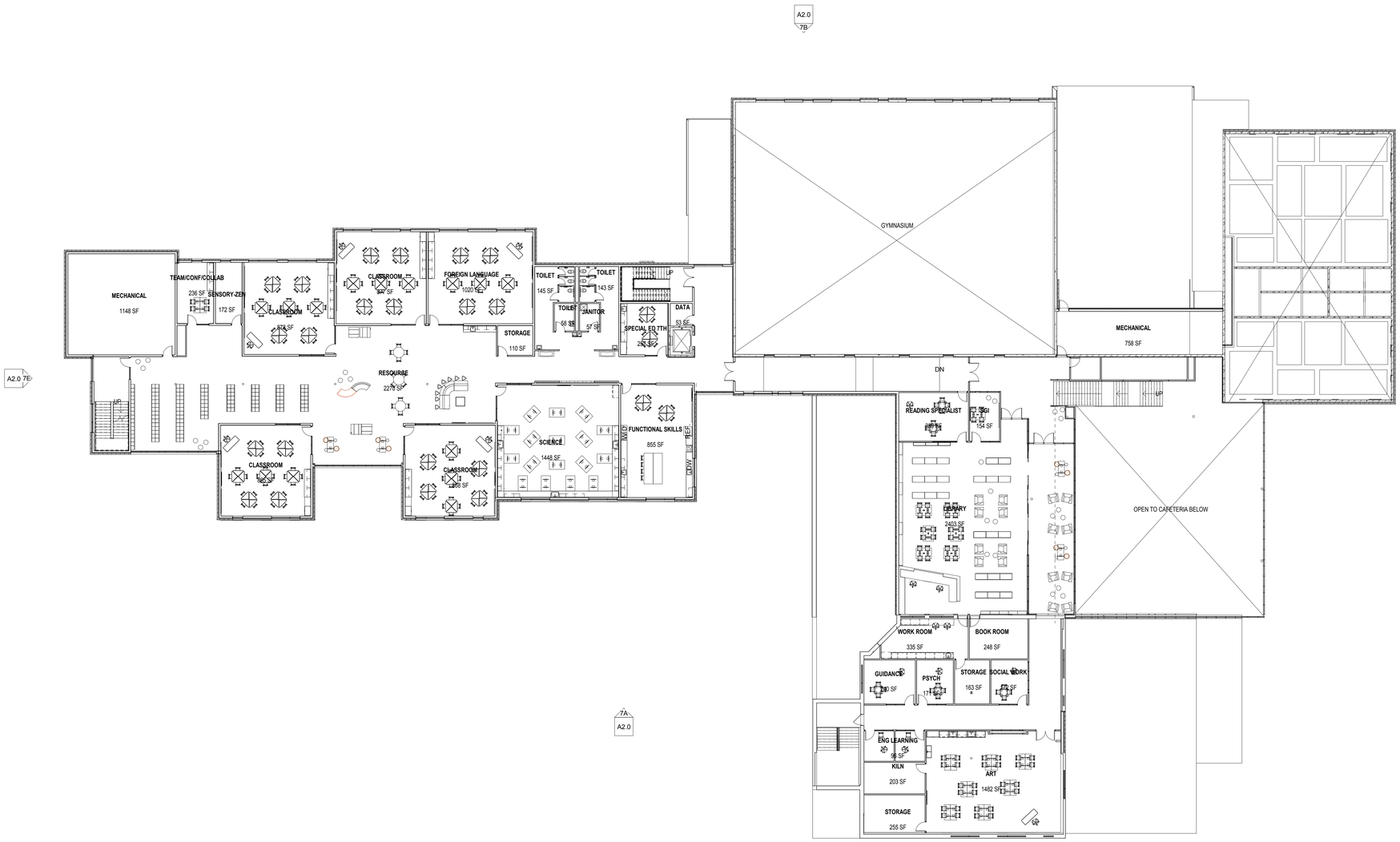
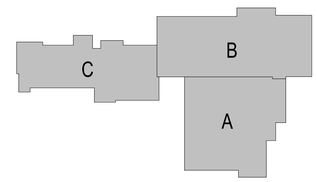


7A SECOND FLOOR-OVERALL

A1.1.2 Scale: 1/16" = 1'-0"



KEY PLAN

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Issued For:
SITE PLAN APPLICATION
4/9/2019

Sheet Title:
OVERALL SECOND FLOOR PLAN

Sheet Number:
A1.1.2

E

D

C

B

A

7A THIRD FLOOR-OVERALL
A1.1.3 Scale: 1/16" = 1'-0"

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#	DATE	DESCRIPTION

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Project Number:
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Issued For:
SITE PLAN APPLICATION
4/9/2019

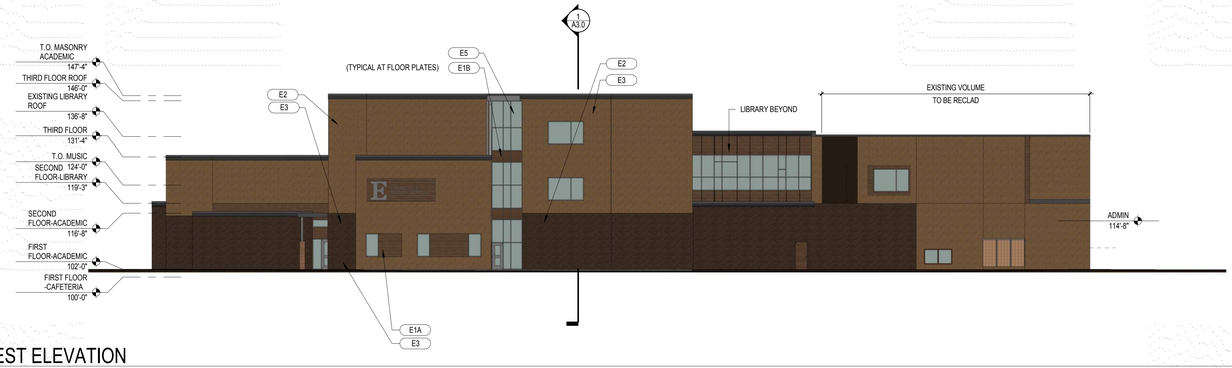
Sheet Title:
OVERALL THIRD FLOOR PLAN

Sheet Number:
A1.1.3

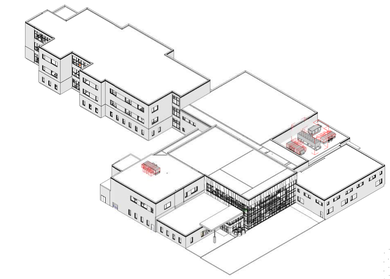
KEYNOTE LEGEND

E1A	TRESPA PURA -COMPOSITE PHENOLIC PANEL- 8" HORIZONTAL PLANK (FLUSH) -SEE WALL TYPE YWD
E1B	TRESPA METEON- COMPOSITE PHENOLIC PANEL -SEE WALL TYPE YWC
E2	FACE BRICK- UTILITY- CRIMSON IRONSPOT
E3	FACE BRICK- UTILITY- TERRACOTTA VELOUR
E4	ALUMINUM STOREFRONT
E5	ALUMINUM CURTAINWALL

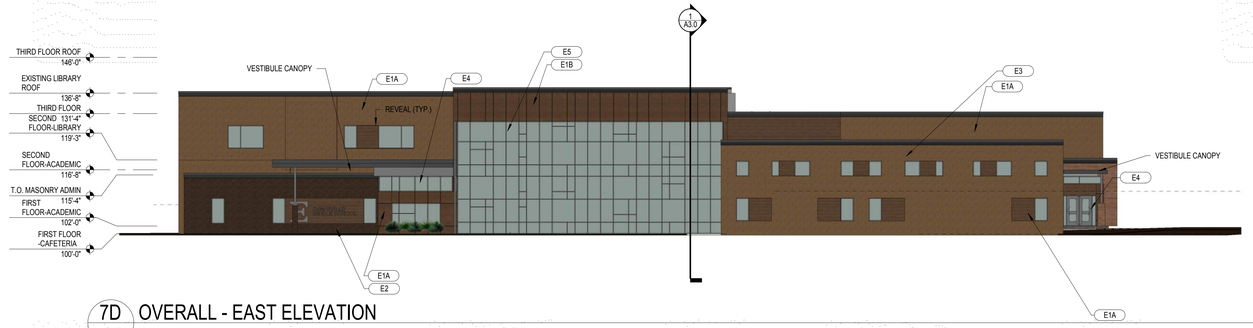
SP-2019-03



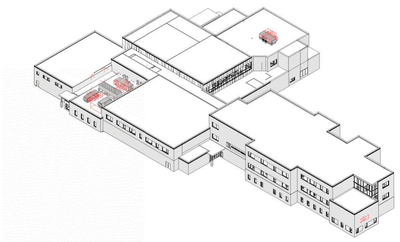
7E OVERALL-WEST ELEVATION
A2.0 Scale: 1/16" = 1'-0"



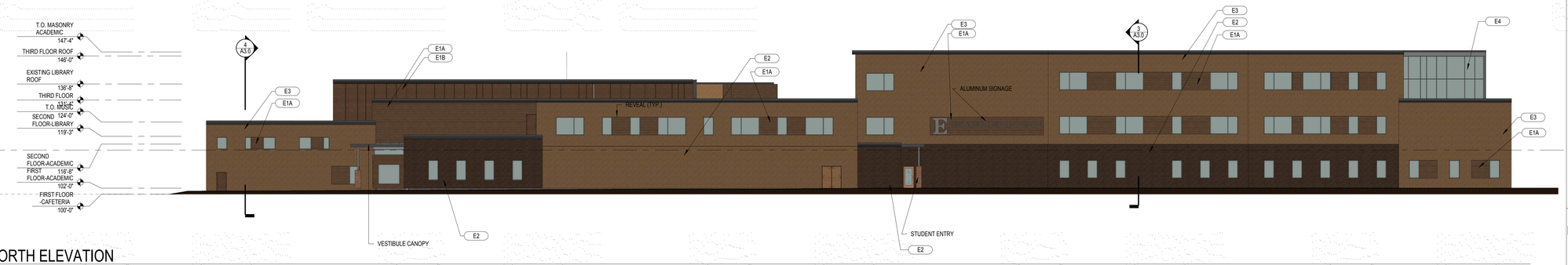
2E OVERALL EAST
A2.0 Scale:



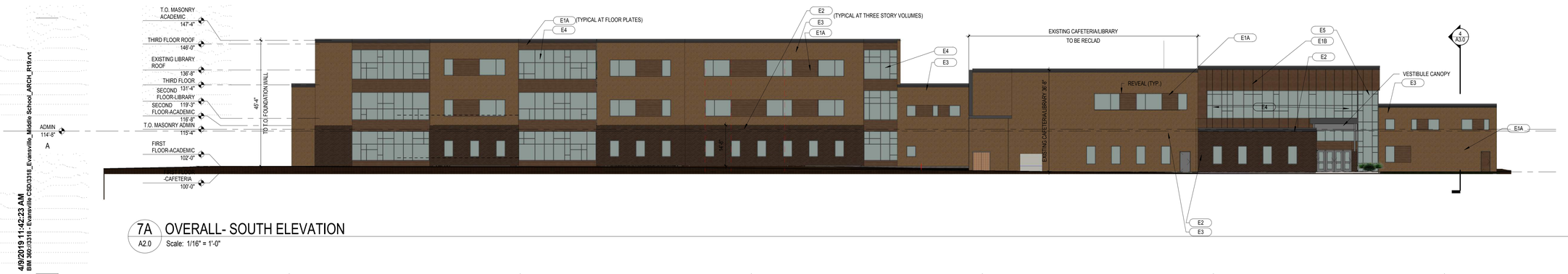
7D OVERALL - EAST ELEVATION
A2.0 Scale: 1/16" = 1'-0"



2D OVERALL WEST
A2.0 Scale:



7B OVERALL- NORTH ELEVATION
A2.0 Scale: 1/16" = 1'-0"



7A OVERALL- SOUTH ELEVATION
A2.0 Scale: 1/16" = 1'-0"

Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Project Title:
DESIGN DEVELOPMENT
EVANSVILLE MIDDLE SCHOOL
EVANSVILLE SCHOOL DISTRICT
307 S 1ST ST

REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number:
3318

Issued For:
SITE PLAN APPLICATION
4/9/2019

Sheet Title:
EXTERIOR ELEVATIONS-OVERALL

Sheet Number:
A2.0

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H2

McGraw-Edison

DESCRIPTION

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

Catalog #	SP-2019-03	Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

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

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

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

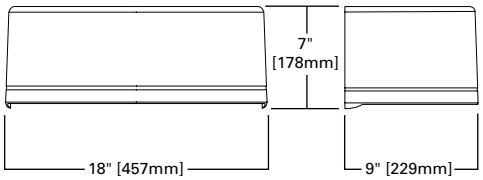
Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

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

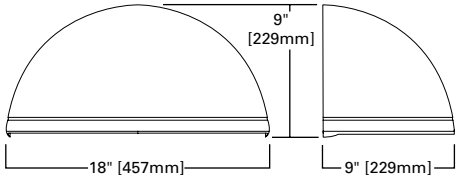
Warranty
Five-year warranty.

DIMENSIONS

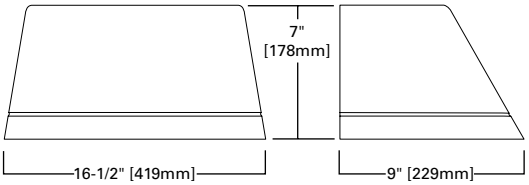
Cylinder



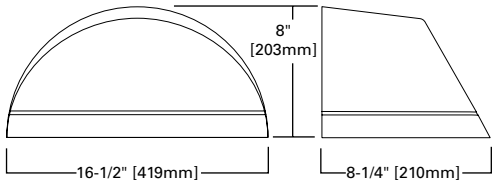
Quarter Sphere



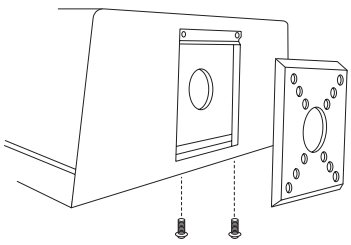
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

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

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

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

Powering Business Worldwide

www.designlights.org

TD514030EN
February 20, 2019 1:35 PM

POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,390	3,001	3,915	4,901	5,793	6,592	2,555	3,208	4,185	5,239	6,193	7,047
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T3	Lumens	2,440	3,063	3,996	5,001	5,912	6,728	2,561	3,216	4,195	5,251	6,207	7,063
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,414	3,031	3,955	4,950	5,851	6,658	2,589	3,250	4,240	5,308	6,274	7,139
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,441	3,065	3,998	5,004	5,916	6,732	2,557	3,211	4,189	5,244	6,198	7,053
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,309	2,899	3,782	4,734	5,596	6,368	2,469	3,100	4,044	5,062	5,983	6,809
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,271	2,851	3,719	4,656	5,503	6,262	2,419	3,038	3,963	4,961	5,864	6,673
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,158	2,710	3,535	4,425	5,230	5,951	2,286	2,870	3,744	4,686	5,539	6,303
	BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B0-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	2,036	2,555	3,334	4,174	4,934	5,614	2,204	2,767	3,610	4,519	5,341	6,078
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,435	3,057	3,987	4,992	5,900	6,715	2,521	3,166	4,130	5,170	6,111	6,954
	BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B1-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B3-U1-G1

SP-2019-03

LUMEN MAINTENANCE

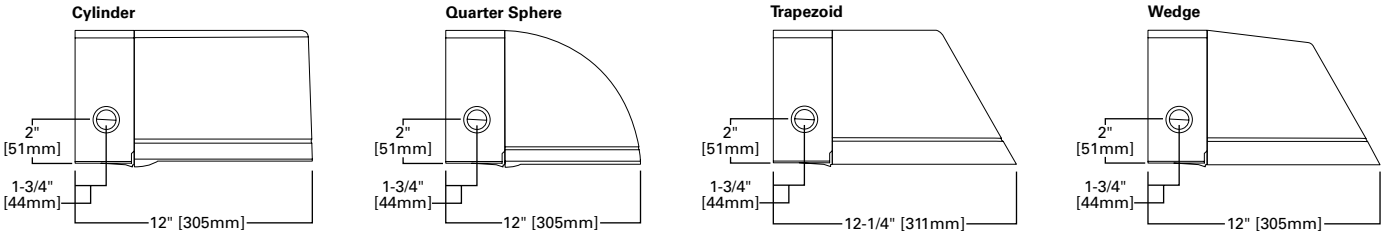
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

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

THRUWAY BACK BOX



CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming capabilities for use with a lighting control panel or other control method.

SP-2019-03

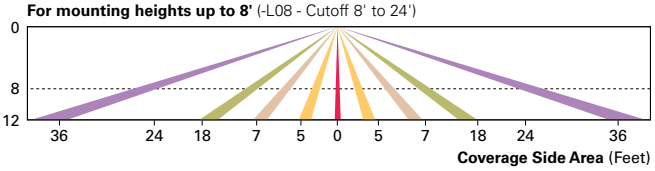
Photocontrol (PC1, PC2 and PER7)
Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

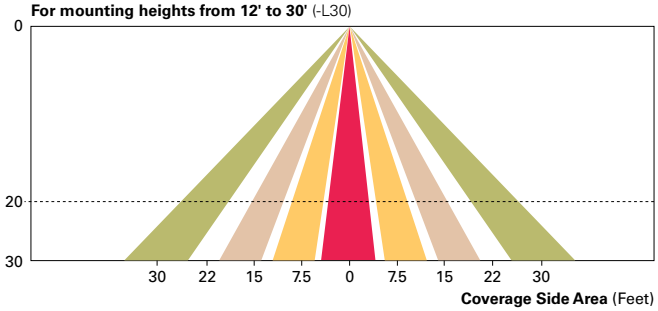
Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting -- the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8’-40’.

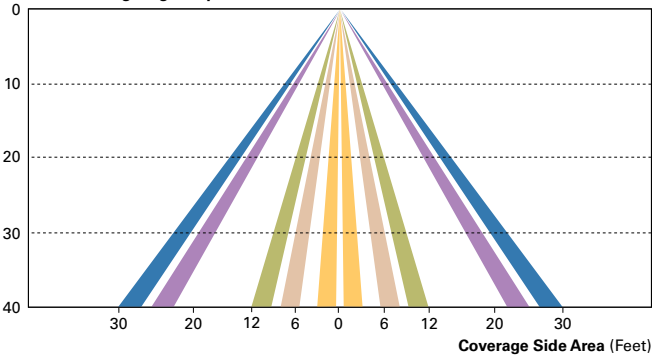
For mounting heights up to 8' (-L08 - Cutoff 8' to 24')



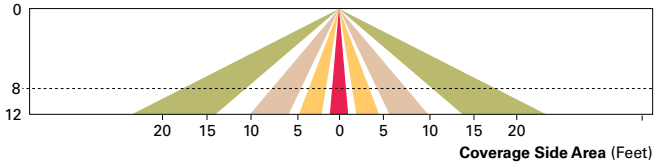
For mounting heights from 12' to 30' (-L30)



For mounting heights up to 40' (-L40)

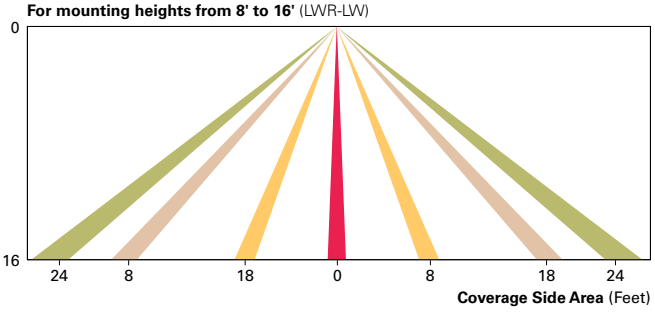


For mounting heights from 8' to 12' (-L12)

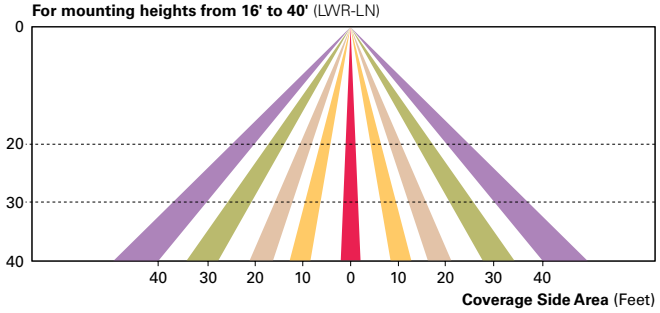


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton’s LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

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

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

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7027=70 CRI / 2700K CCT [4] **7030**=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 5, 6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2, 6] **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [9, 10, 11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6, 11, 12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6, 11, 12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5, 6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [18]

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

H4

McGraw-Edison

DESCRIPTION

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

Catalog #	SP-2019-03	Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

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

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

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

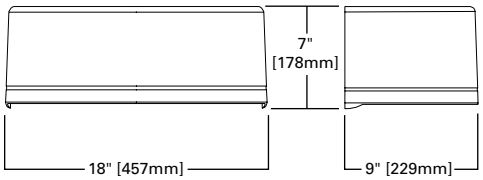
Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

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

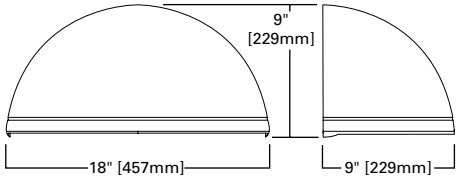
Warranty
Five-year warranty.

DIMENSIONS

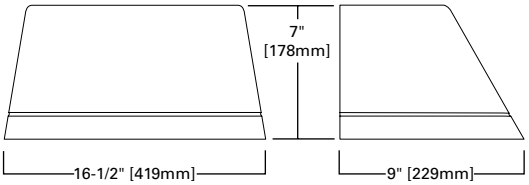
Cylinder



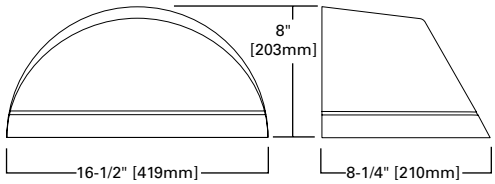
Quarter Sphere



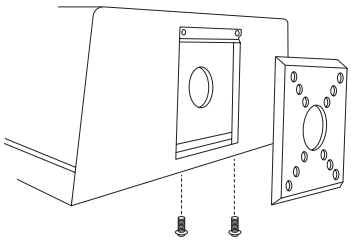
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

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

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

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

*www.designlights.org

Powering Business Worldwide

POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,390	3,001	3,915	4,901	5,793	6,592	2,555	3,208	4,185	5,239	6,193	7,047
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T3	Lumens	2,440	3,063	3,996	5,001	5,912	6,728	2,561	3,216	4,195	5,251	6,207	7,063
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,414	3,031	3,955	4,950	5,851	6,658	2,589	3,250	4,240	5,308	6,274	7,139
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,441	3,065	3,998	5,004	5,916	6,732	2,557	3,211	4,189	5,244	6,198	7,053
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,309	2,899	3,782	4,734	5,596	6,368	2,469	3,100	4,044	5,062	5,983	6,809
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,271	2,851	3,719	4,656	5,503	6,262	2,419	3,038	3,963	4,961	5,864	6,673
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,158	2,710	3,535	4,425	5,230	5,951	2,286	2,870	3,744	4,686	5,539	6,303
	BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B0-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	2,036	2,555	3,334	4,174	4,934	5,614	2,204	2,767	3,610	4,519	5,341	6,078
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,435	3,057	3,987	4,992	5,900	6,715	2,521	3,166	4,130	5,170	6,111	6,954
	BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B1-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B3-U1-G1

SP-2019-03

LUMEN MAINTENANCE

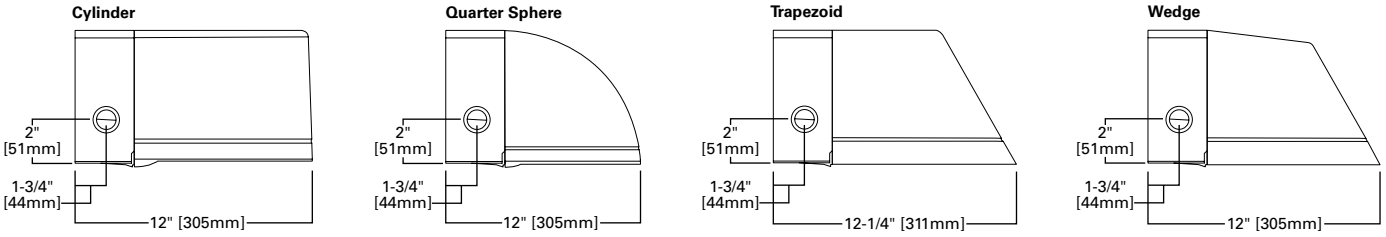
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

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

THRUWAY BACK BOX



CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming leads for use with a lighting control panel or other control method.

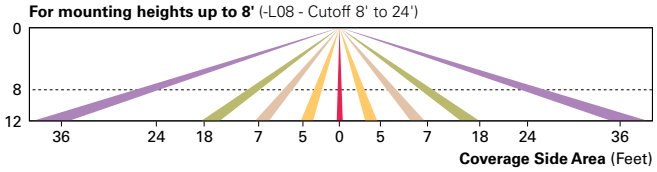
SP-2019-03

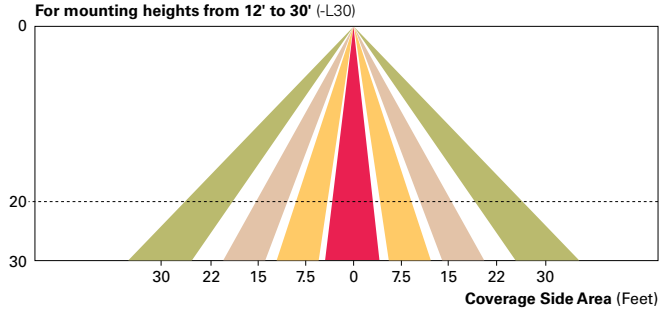
Photocontrol (PC1, PC2 and PER7)
Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

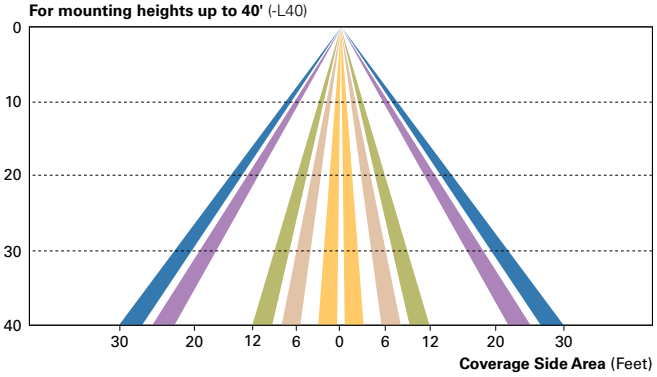
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

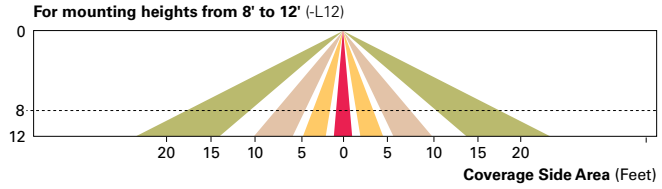
Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting -- the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8’-40’.

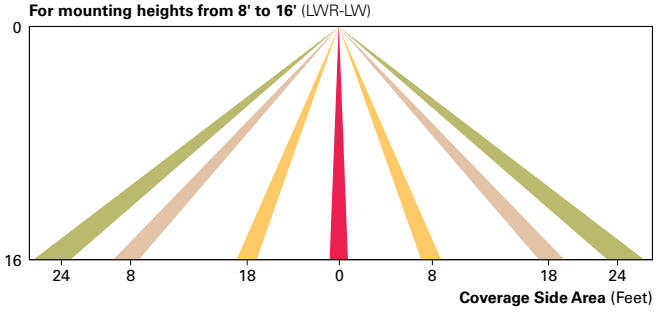


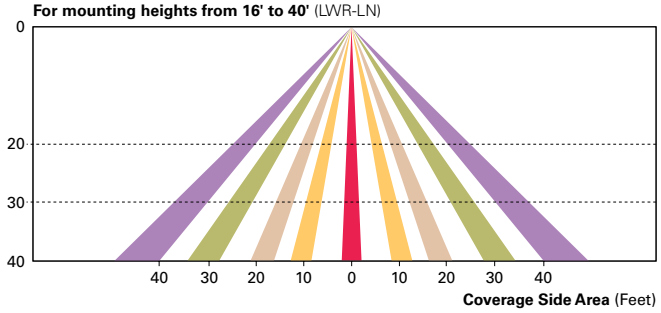






LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton’s LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.





WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

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

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

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7027=70 CRI / 2700K CCT [4] **7030**=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 5, 6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2, 6] **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [9, 10, 11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6, 11, 12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6, 11, 12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5, 6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [18]

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

BARRON TRACE*LITE commercial & industrial lighting

H

TLED-C-P

Surface & Recessed Mount LED Performance Lighting

SP-2019-03

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

LEDLITE*logic*

Standard Canopy (C)

Recessed Canopy (RC)

5 YEAR WARRANTY

Intertek

DLC QPL LISTED

DESCRIPTION

The second generation of the TLED canopy series features upgraded SSL light engines with more performance levels to choose from, a newly added housing design that is exclusive to TRACE*LITE. The upgraded TLED-C maintains a low profile design, the TLED-RC is for recessed applications. All three housings are combined with our next generation high performance LED light engines featuring our superior thermal management that makes the entire family an attractive, energy saving choice. Constructed of die formed and welded aluminum, the TLED canopy series has been engineered to deliver optimum optical performance and lamp longevity. The attractive and durable housings have a UV resistant, powder coated finish to protect against the elements and are ETL Listed for Wet Locations. Our TLED series canopies incorporate contractor friendly features that allow for ease of installation in a variety of applications and allow them to be installed by a single person. Available with 5 different LED light engines configurations with 21, 28, 41, 55 or 72 total system watts and approximate delivered lumen outputs of 2004, 2936, 4210, 5391 or 7309 respectively. The TLED canopy series provide an energy saving solution to a wide spectrum of applications including, but not limited to security lighting in schools, office complexes, light commercial development, apartments, parking garages, entryways, and stairwells. The TLED canopy series are DesignLights Consortium™ (DLC) qualified and meet or exceed the efficacy requirements for various rebate programs across the country.

SPECIFICATIONS

Construction:

Precision die formed aluminum housings feature clean architectural lines with ample, integral mounting space for future accessories. The TLED canopy series most important construction feature is their integral thermal management. The housing is fabricated using 1/8" aluminum plate, which not only provides strength and durability but also acts as a substantial heat sink and allows for optimum performance and durability of the LED light engine without sacrificing design aesthetics or increasing the outside dimensions of the housing. LEDLITE*logic* heat sinking technology moves heat away from the LEDs by taking advantage of thermal convection dynamic properties and maximizing system performance that delivers up to a 190,000 hour life with 70% lumen maintenance. The TLED canopy series is ETL Listed for Wet Locations, and incorporates a UV resistant, long lasting, polyester based powder coat finish.

Optics:

The TLED canopy series of luminaires deliver exceptional light quality and efficiency with a performance optic design that provides excellent Type VS distribution. Our performance optic provides more lumens in the 30° to 60° zone, which satisfies the DLC requirements for fuel canopies. The stabilized optical PMMA lenses are specifically designed to distribute light where it is needed in the most efficient way possible making it the ideal luminaire for high efficiency applications.

Electrical:

A choice of five (5) performance levels are available in the TLED canopy series offering LED light engines with either 18, 24, 36, 48 or 64 LEDs, drawing 21, 28, 41, 55 or 72 total watts and providing approximately 2004, 2936, 4210, 5391 or 7309 initial delivered lumens, respectively. See chart on page 2 for complete performance figures. The available LED light engine wattages are powered by 0-10V dimmable, constant current control drivers and provide up to a 190,000 hour rated life with 70% lumen maintenance, a 4700K CCT, and a CRI of ≥72. All drivers are Class 2 power supplies with input voltage range of 120VAC to 277AVC, providing a Class A EMI rating and a high power factor of ≥0.90. The TLED series canopies are suitable for operation in -40°F to 104°F (-40°C to 40°C) ambient conditions.

Thermal Management:

LEDLITE*logic* heat sinking technology moves heat away from the LEDs by taking advantage of thermal convection dynamic properties and maximizing system performance that delivers up to a 190,000 hour life with 70% lumen maintenance.

Installation:

The TLED canopy series can be installed and wired by a single person. The base plate easily attaches to a 3" or 4" J-box, and the fixture housing is attached to the base plate by four (4) captive fasteners. The TLED-C can be surface mounted to a recessed J-box or pendant mounted using a standard ½" downrod & hardware (supplied by others). The TLED-RC can be recessed mounted.

Battery Back-up (Option: BB):

TRACE*LITE's battery back-up option provides approximately 1400 lumens for 90 minutes in the event of a primary power failure. The battery back-up option includes a battery pack along with a charging/transfer device that keeps the battery pack charged during normal AC operation and transfers battery power to a portion of the LED modules when the device senses that the primary AC power has failed. Suitable for operation in 32°F to 104°F (0°C to 40°C) ambient conditions. Available on 24 LED version only.

Transient Protection System (Option: TP):

The LEDLITE*logic* optional transient protection device is designed to be used in conjunction with our LED drivers. The "-TP" option utilizes a 3-leaded device that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines. The surge current rating of the "-TP" option is 10,000 amps.

Specs at a Glance

	18 LED	24 LED	36 LED	48 LED	64 LED
Wattage (Nominal)	21W	28W	41W	55W	72W
Ingress Protection	ETL Listed for Wet Locations				
Lumens (lm)	2004	2936	4210	5391	7309
Efficacy (LPW)	95	104	102	99	101
CCT	4700K				
Input Voltage	120~277 Voltage Sensing				
Optics	Performance Optic - Type V Very Short				
CRI	≥72				
Warranty	5 Years				
Ambient Temp	-40°F to 104°F (-40°C to 40°C)				

Photocontrol (Option: PC):

Optional field installed photocontrol provides dusk-till-dawn security. Input voltage must be specified to match fixture input voltage. Not available on recessed (TLED-RC) units.

Testing & Compliance:

The reliability and performance of the TLED series canopy luminaires are evaluated in accordance with the parameters outlined and reported by LM-79 and LM-80 documents. Photometric data is tested to IESNA LM-79-08 standard by an independent testing laboratory. Lumen maintenance, or L70, a measure of long term reliability, is determined for the light source, which consists of the LED and PSB sub-assembly as installed in the luminaire, using LM-80 in-situ thermal and reliability data as provided by the LED manufacturer in accordance with DOE/EPA standards. DesignLights Consortium® (DLC) qualified luminaire (check QPL for specific models).

Listing:
The TLED-C and TLED-RC are ETL certified under UL1598 specifications and listed for wet locations.

Warranty:
Any component that fails due to manufacturer's defect is guaranteed for 5 years. The warranty does not cover physical damage, abuse or acts of God. Manufacturer reserves the right to charge for such repairs if deemed necessary.

Fixture Performance

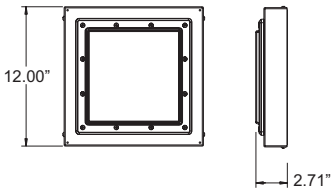
Part Number	Total System Watts	Initial Delivered Lumens	Lumens per Watt (LPW)	BUG Ratings
TLED-RC-18-VS-P	21	2011	95	B2-U0-G1
TLED-RC-24-VS-P	28	2936	104	B2-U0-G1
TLED-RC-36-VS-P	41	4210	102	B3-U0-G1
TLED-RC-48-VS-P	55	5391	99	B3-U0-G1
TLED-RC-64-VS-P	72	7309	101	B3-U0-G1

NOTE: Lumen maintenance and life (part of LM-80 data) are per published information from primary LED suppliers and is based on design operation at their specified thermal management and electrical design parameters.

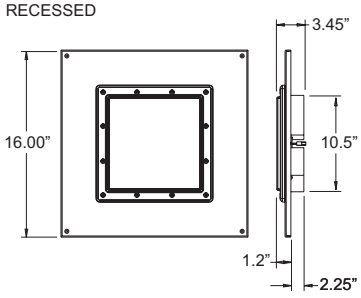
SP-2019-03

Dimensions

SURFACE STANDARD



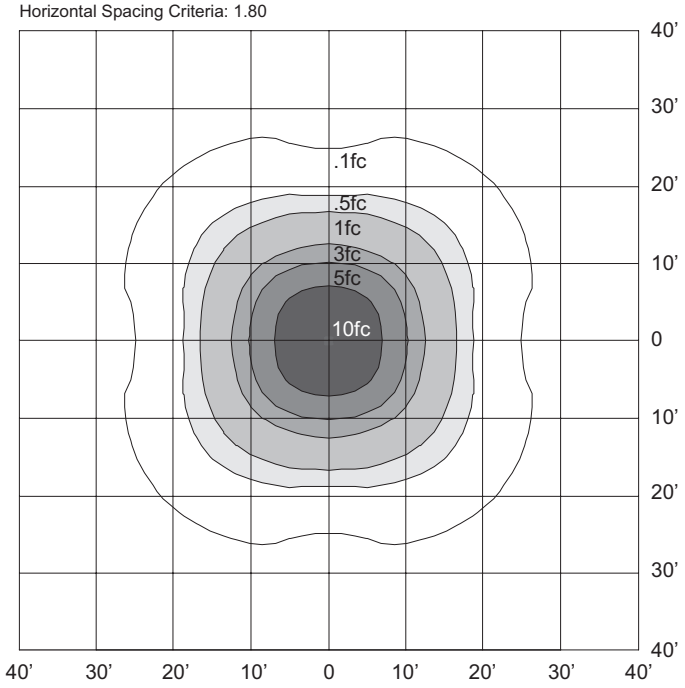
RECESSED



Approximate Weight: 14 lbs.

Sample Photometrics

TLED-C-48-VS-P Mounted at 10' (Type V Very Short)
Horizontal Spacing Criteria: 1.80



Ordering Information

Example: TLED-C-24-VS-G-WW

Series	**# of LEDs**	**Input Voltage**	**Optics**	**Finish (Housing/Trim)**	**Options** (Factory Installed)
TLED-C = Standard Canopy	18 = 18 LEDs	VS = 120~277VAC (Voltage Sensing)	P = Performance Optics	WW = White/White	BB[1] = Battery Back-up (24 LED version only)
TLED-RC = Recessed Canopy	24 = 24 LEDs				TP = Transient Protection System
	36 = 36 LEDs				CC[3] = Custom Color
	48 = 48 LEDs				
	64 = 64 LEDs				

Notes

[1] 120V and 277V operation, 0-10V dimming not available, not ETL listed and only available with TLED-C-24-VS-G/P-WW model. Consult factory for details.

[2] Not available on recessed (TLED-RC) units

[3] Consult factory for specific part number and details

[4] Order as separate line item

Accessories[4] (Field Installed)

PC1[2] = 120VAC Photocontrol

PC2[2] = 277VAC Photocontrol

TLED-C-CP-WW = Canopy Trim Kit (for mounting to surface mount junction box)

Specifications are subject to change without notice.
Installation must be performed in accordance with Barron Lighting Group installation instructions.

10800264 09/17

BARRON lighting group
800.533.3948 • www.barronltg.com

Type Y12 LED Single Head (5000K)
Type Y23H LED Twin Head (5000K)
Type Y23L LED Twin Head (5000K)

McGraw-Edison

Catalog #	SP-2019-03	Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Galleon™ L
highly scalable
Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Fixture BUG (backlight, up light glare) rating where U=0

SPECIFICATION FEATURES

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

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

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

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

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

Warranty
Five-year warranty.

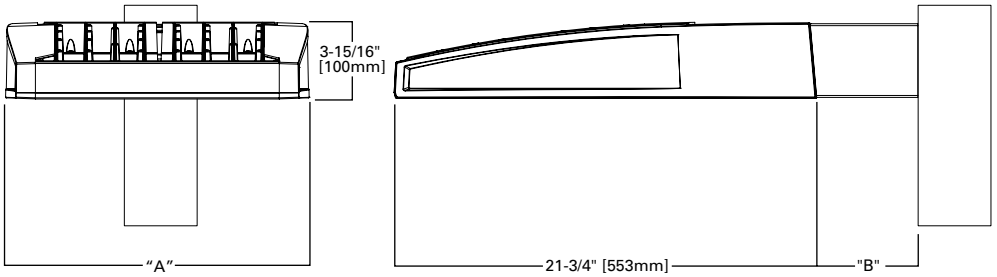
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology
CLICK HERE

DIMENSIONS



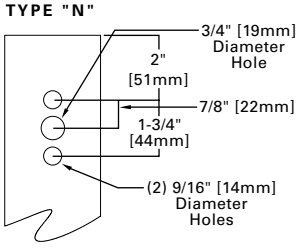
DIMENSION DATA

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

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

DRILLING PATTERN

TYPE "N"

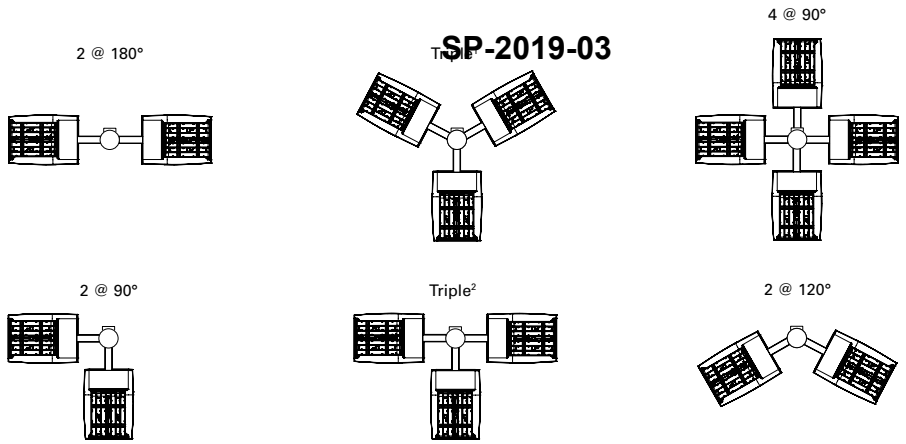


CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

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

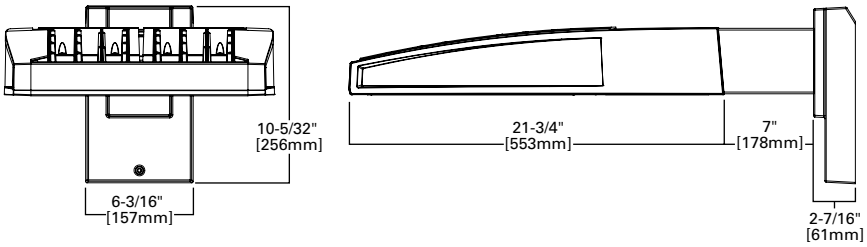
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

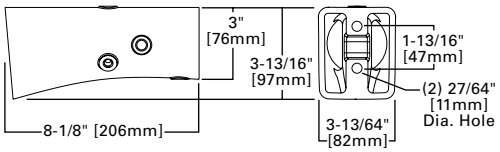


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

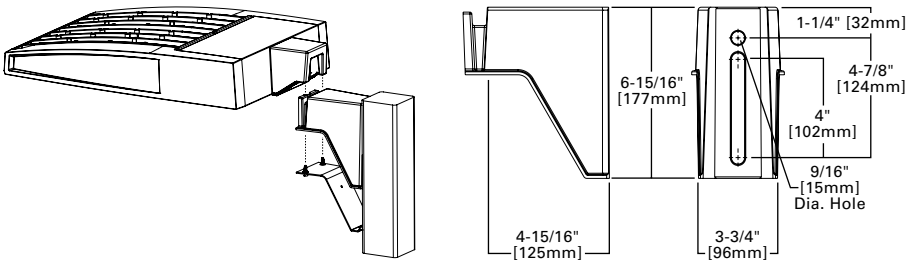
STANDARD WALL MOUNT

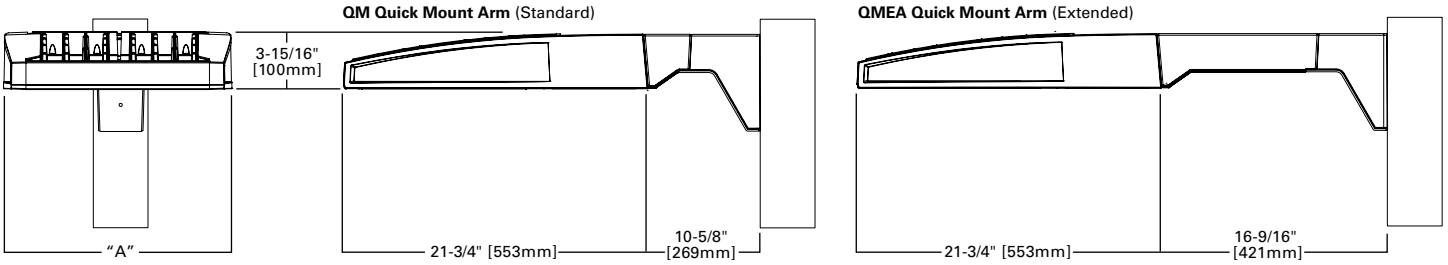


MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



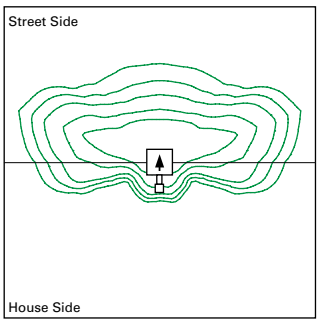


QUICK MOUNT ARM DATA

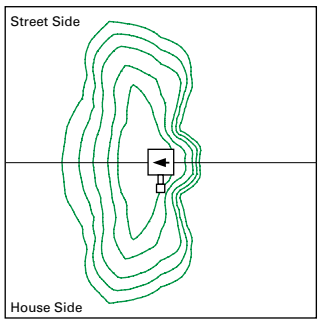
Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

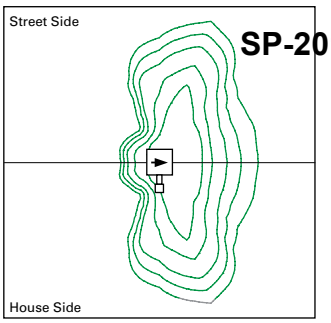
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]

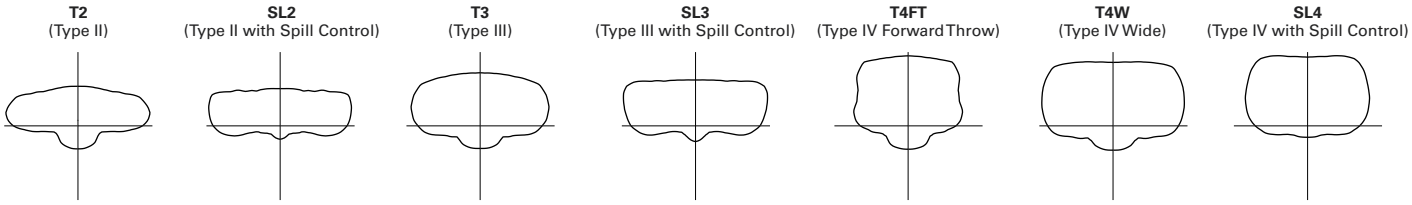


Optics Rotated Right @ 90° [R90]

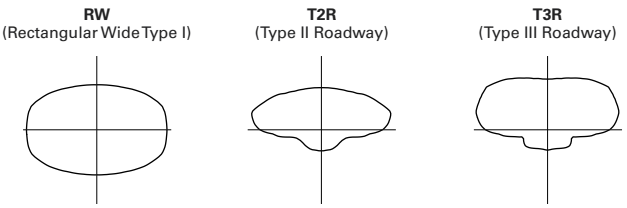
SP-2019-03

OPTICAL DISTRIBUTIONS

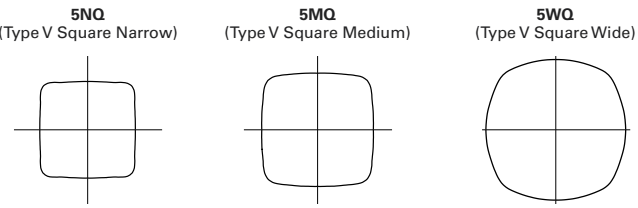
Asymmetric Area Distributions



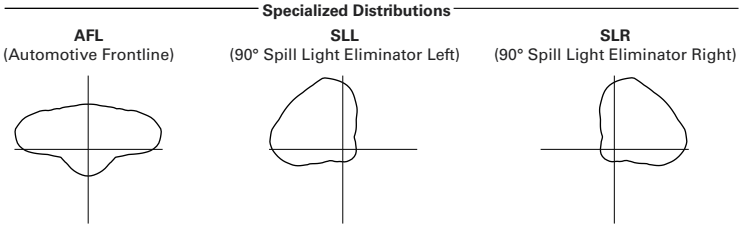
Asymmetric Roadway Distributions



Symmertric Distributions

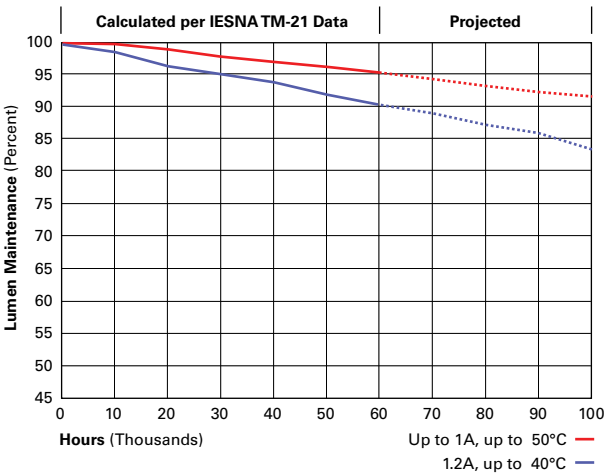


Specialized Distributions



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

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

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2		G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	ens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
		5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2		U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268		9	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286		4	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

SP-2019-03

BUG Rating U=0 TYP

Y12 (single)

Y23L (twin)

Y23H (twin)

ORDERING INFORMATION

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

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	SP-2019-03	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [5] **08**=8 [5] **09**=9 [6] **10**=10 [6]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [7] **480**=480V [7, 8]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Y12 (single)
Y23L (twin)
Y23H (twin)
Y12 (single)
Y23H (twin)
Y23L (twin)

Options (Add as Suffix)

7030=70 CRI 3000K [13]
8030=80 CRI 3000K [14]
7050=70 CRI 5000K [13]
7060=70 CRI 6000K [13]
600=Drive Current Factory Set to Nominal 600mA [15]
800=Drive Current Factory Set to Nominal 800mA [15]
1200=Drive Current Factory Set to Nominal 1200mA [15, 16]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [17, 18]
DIM=External 0-10V Dimming Leads [19, 20]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21]
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
R=NEMA Twistlock Photocontrol Receptacle [21]
AHD145=After Hours Dim, 5 Hours [22]
AHD245=After Hours Dim, 6 Hours [22]
AHD255=After Hours Dim, 7 Hours [22]
AHD355=After Hours Dim, 8 Hours [22]
HA=50°C High Ambient [23]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [22, 27, 29]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30, (A)]
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30, (A)]
WOLC-7P-10A=WaveLinx Wireless Outdoor Lighting Control Module [(B)]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [31]
HSS=Factory Installed House Side Shield [32]
CE=CE Marking [33]

Y12 (single)
Y23L (twin)
Y23H) (twin)

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QMEA=Quick Mount Extended Arm Kit [11]
LS/HSS=Field Installed House Side Shield [32, 33]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [35, (B)]

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. **2** DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **3** Standard 4000K CCT and minimum 70 CRI. **4** Not compatible with MS/4-LXX or MS/1-LXX sensors. **5** Not compatible with extended quick mount arm (QMEA). **6** Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). **7** Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. **8** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **9** May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. **10** Factory installed. **11** Maximum 8 light squares. **12** Maximum 6 light squares. **13** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **14** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **15** 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. **16** Not available with HA option. **17** 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **18** Not available with LumaWatt Pro wireless sensors. **19** Cannot be used with other control options. **20** Low voltage control lead brought out 18" outside fixture. **21** Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. **22** Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. **23** 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. **24** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. **25** Approximately 22' detection diameter at 8' mounting height. **26** Approximately 40' detection diameter at 20' mounting height. **27** Approximately 60' detection diameter at 40' mounting height. **28** Approximately 100' detection diameter at 40' mounting height. **29** Replace X with number of Light Squares operating in low output mode. **30** LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. **31** Not available with house side shield (HSS). **32** Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. **33** CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. **34** One required for each Light Square. **35** Requires 7-pin NEMA twistlock photocontrol receptacle.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

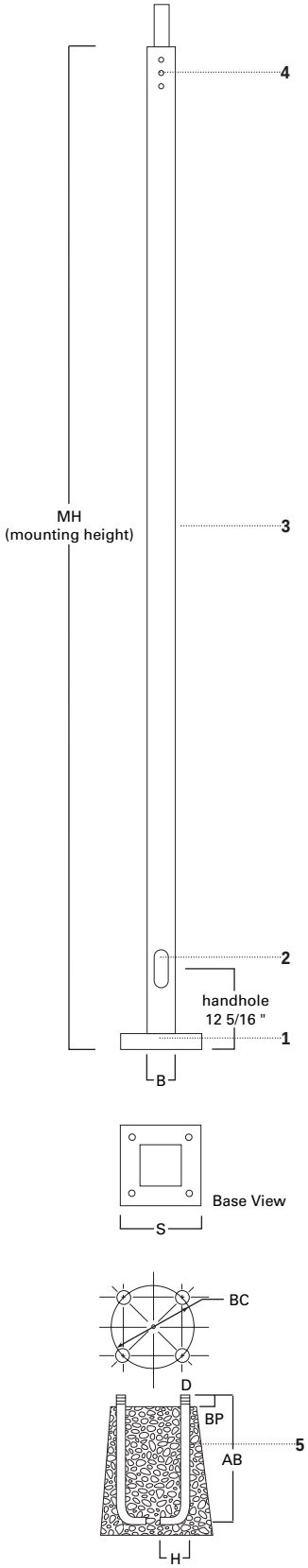
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology* LumenSafe Technology CLICK HERE	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**R**=Cellular, Factory Installed Rogers SIM Card **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

SSS SQUARE STRAIGHT STEEL

10'—39' MOUNTING HEIGHT

Pole Single Head 20'
Pole Twin Head 20'
SP-2019-03



SPECIFICATION FEATURES

1 ··· ASTM Grade steel base plate with ASTM A366 base cover.

2 ··· Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole.

3 ··· ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.

4 ··· Drilled or Tenon (specify).

5 ··· Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

FOUR BOLT ANCHORAGE [See ordering information]

BC=Bolt Circle
BP=Bolt Projection
AB=Bolt Dimensions
D=Bolt Diameter
H=Bolt Dimensions

FINISH COLORS [See ordering information]

F=Dark Bronze
G=Galvanized
V=Grey
W=White
Y=Black

WARNING: THE USE OF UNAUTHORIZED ACCESSORIES SUCH AS BANNERS, SIGNS OR PENNANTS FOR WHICH THE POLE WAS NOT DESIGNED FOR VOIDS THE COOPER LIGHTING WARRANTY AND MAY RESULT IN POLE FAILURE CAUSING SERIOUS INJURY OR PROPERTY DAMAGE. COOPER LIGHTING'S POLE WARRANTY IS ALSO VOIDED IF LUMINAIRE IS NOT INSTALLED AT TIME OF POLE INSTALLATION.

ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

SP-2019-03

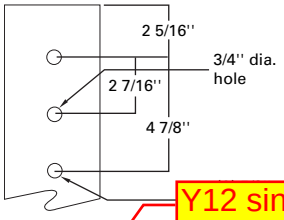
Square	Straight	Steel	Shaft [3] Size	Wall Thickness	Mounting Height (ft.)	Base Type	Finish	Fixture Mounting & Type	Number & Location of Arms	Arm Lengths	Accessories (Ground Lug)
S	**S**	**S**	**5**	**A**	**20**	**S**	**F**	**M**	**1**	**X**	**G**

Mtg. Height	Catalog [1,2] Number	Wall Thickness	Base Square (In.)	Bolt Circle Dia. (In.)	Bolt Proj. (In.)	Shaft Size (In.)	Anchor Bolt Dia. &. Length (In.)	Net. Wt. (Lbs.)	EPA (Sq. Ft.) [4] At Pole Top				EPA (Sq. Ft.) [4] 2' Above Pole Top				Max. Fixture Load—Include Bracket (Lbs.)
MH			**S**	**BC**	**BP**	**B**	**AB**		**70**	**80**	**90**	**100**	**70**	**80**	**90**	**100**	
10	SSS4A10SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	96	39.8	29.9	23.2	18.4	33.0	24.8	19.3	15.3	150
15	SSS4A15SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	133	19.6	14.4	10.8	8.2	17.2	12.7	9.5	7.3	150
20	SSS4A20SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	152	12.9	9.1	6.5	4.6	11.7	8.2	5.9	4.2	200
25	SSS4A25SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	208	8.7	5.6	3.6	2.1	8.0	5.2	3.3	2.0	200
20	SSS5A20SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	202	21.9	15.7	11.6	8.5	19.9	14.3	10.5	7.7	200
25	SSS5A25SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	248	15.5	10.5	7.2	4.8	14.3	9.8	6.6	4.4	200
30	SSS5A30SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	293	8.2	4.6	2.1	--	7.7	4.3	2.0	--	300
35	SSS5M35SF	.188	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	480	11.8	7.1	3.8	1.5	11.1	6.6	3.6	1.4	300
25	SSS6A25SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	295	24.1	16.8	12.0	8.5	22.2	15.6	11.1	7.8	200
30	SSS6A30SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	347	14.0	8.7	5.0	2.5	13.1	8.2	4.7	2.3	300
30	SSS6M30SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	505	26.4	18.1	12.5	8.4	24.7	16.9	11.6	7.9	300
35	SSS6M35SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	584	19.7	12.7	7.9	4.4	18.6	12.0	7.5	4.2	300
35	SSS6X35SF	.250	12 1/2	12.5	5	6	1 x 36 x 4	696	28.9	19.7	13.4	8.9	8.7	18.6	12.7	8.4	300
39	SSS6M39SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	647	15.4	9.1	4.8	1.8	14.6	8.7	4.6	1.7	300
39	SSS6X39SF	.250	12 1/2	12.5	5	6	1 x 36 x 4	822	23.5	15.4	9.8	5.7	22.4	14.6	9.3	5.4	300

NOTES: 1 Catalog number includes pole with anchor bolts with double nuts (BEFORE INSTALLING ANCHOR BOLTS MAKE SURE PROPER ANCHOR BOLT TEMPLATE IS OBTAINED FROM COOPER LIGHTING).
2 Tenon size or machining for rectangular arms must be specified. Hand hole is located 180° from single arm.
3 Shaft size, base plate, anchor bolts and projections may vary slightly—all dimensions nominal.
4 EPA's based on shaft properties with wind normal to flat. EPA's calculated using base wind velocity as indicated plus 30% gust factor.

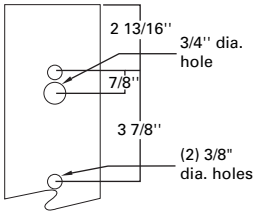
DRILLING PATTERN

Type "M" [RCL, Landau, Galleria and Vision]

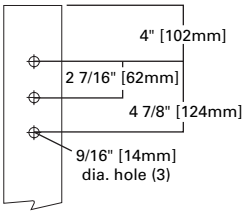


Y12 single

Type "E" [Concourse III]



Type "Z" [Credenza and Cirrus]



MACHINING FOR RECTANGULAR ARMS [Add as suffix]

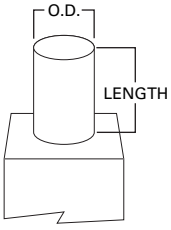
Designation Letter & Number	Designation Letter & Number	Designation Letter & Number	Quantity & Location
M1	E1	Z1	Single
M2	E2	Z2	2 @ 180°
M3	E3	Z3	3 @ 120°
M4	E4	Z4	4 @ 90°
M5	E5	Z5	2 @ 90°
M6	E6	Z6	3 @ 90°
M7	E7	Z7	2 @ 120°

NOTES: Refer to Fixture Drilling Optio

Y23H (twin)
Y23L (twin)

MOUNTING OPTIONS [

Fixed Tenon



Designation Number	O.D. (In.)	Length (In.)
1	2 3/8	3 1/2
2	2 3/8	4
3	3 1/2	5
9	3	4

ACCESSORIES

A=1/2" tapped hub [1]
B=3/4" tapped hub [1]
C=Convenience outlet [2]
G=Grounding lug (max. wire #8 AWG)
H=Additional hand hole and cover—
12" below pole top—90° from hand hole.

NOTES: 1 Location is 3' above base–90° from hand hole.
2 Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only.

NOTE: Specifications and dimensions subject to change without notice.

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

App. No.: CUP-2019-04 Applicant/Property Owner: ECSD

Address: 307 S First Parcel No.: 6-27-244 Tax ID: 222001253

June 3, 2019

Prepared by: Jason Sergeant, Community Development Director
Prepared for: City of Evansville Plan Commission

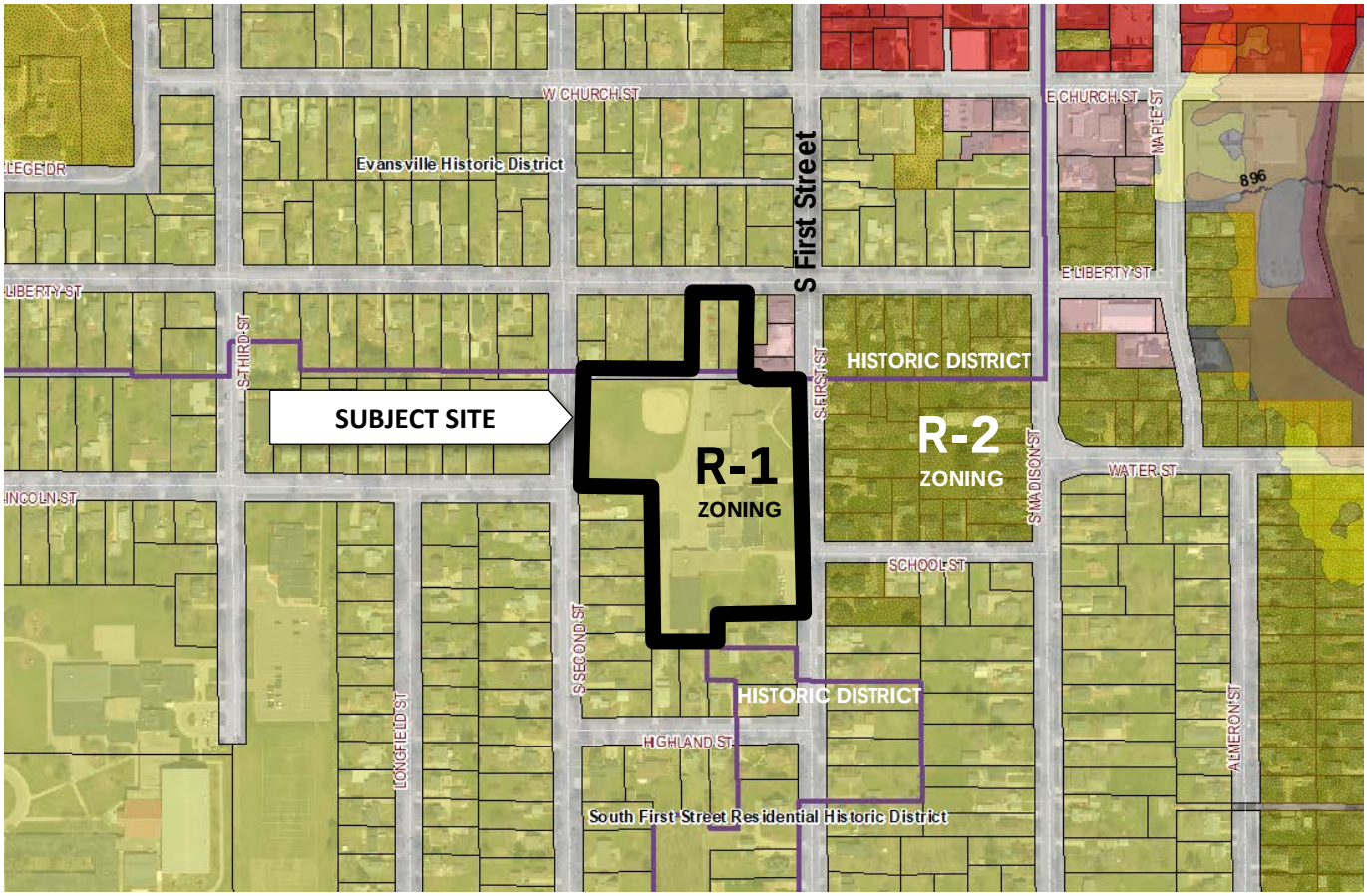


Figure 1 Location Map

Description of request: The applicant is seeking approval of a conditional use permit for parcel 6-27-244 located at 307 S First. **The request is to place a mobile temporary building on-site during a construction project.**

Staff Analysis of Request: The proposal meets the standards in the Municipal Code and is an acceptable use during the construction project.

Required Plan Commission findings for Conditional Use Permit request: Section 130-104 (3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan**. The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.

   Staff Comment: The Comprehensive plan indicates a desire to preserve centrally located schools and public facilities. This proposal maintains the school as a centrally located facility in the City by facilitating student use during construction.

2. **Consistency with the City's zoning code, or any other plan, program, or ordinance**. The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.

   Staff comment: The proposed construction is consistent with the City's zoning code and other plans, programs, and ordinances.

3. **Effect on nearby property**. The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.

   Staff Comment: No adverse effect is anticipated on nearby property. The construction of the new facility will have an impact during demolition and construction. However, that impact will not be permanent.

4. **Appropriateness of use**. The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

   Staff Comment: A school in a residential neighborhood is an appropriate use in the R1 district.

5. **Utilities and public services**. The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

   Staff Comment: the property will be reconnected to public utilities at ECSD's expense.

Required Plan Commission conclusion: Staff recommends approval with conditions. The proposed motion below states that the benefits do in fact outweigh any and all potential adverse impacts, but should be subject to further conditions of approval.

Staff recommended motion for CUP: ***The Plan Commission approves the conditional use permit to allow placement of a mobile building during construction of a new middle school on parcel 6-27-244, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a Site Plan approval set forth in Section 130 of the Zoning Ordinance, subject to the following conditions:***

1) ***Record of Decision is recorded with Register of Deeds***
2) ***Mobile building is removed no later than June 3, 2021***

OPEN GRATE
STORM MANHOLE
RIM 912.98
INV UNKNOWN
FULL OF ICE

FLOOR DRAIN
RIM 912.13

OPEN GRATE
STORM MANHOLE
RIM 912.98
INV 909.66

FF = 914.27

FF = 909.77

MAIN SCHOOL
ENTRY DURING
CONSTRUCTION

SCHOOL
ADMINISTRATION
OFFICE DURING
CONSTRUCTION

TEMPORARY
SCHOOL
BUILDING

15' REAR YARD SETBACK

8' SIDE YARD SETBACK

5.0'

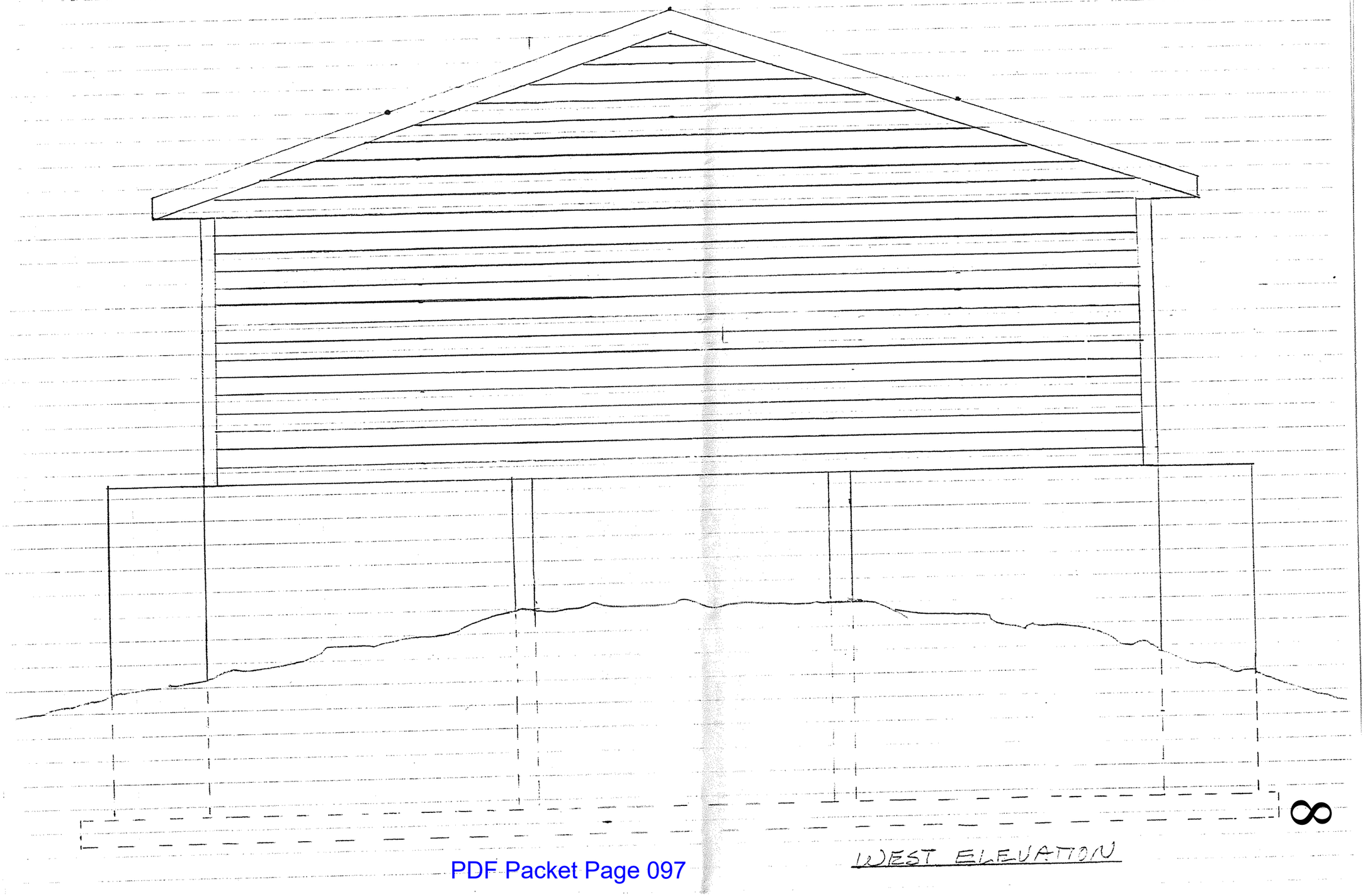
5.0'

156.8'

12.6'

22.0'

S FIRST STREET



WEST ELEVATION

PROPERTY OF
WOOD CONSTRUCTION, INC.
4000 OLD STONE ROAD
OREGON, WI 53575-3033
608-455-1380

EAST ELEVATION

PROPERTY OF

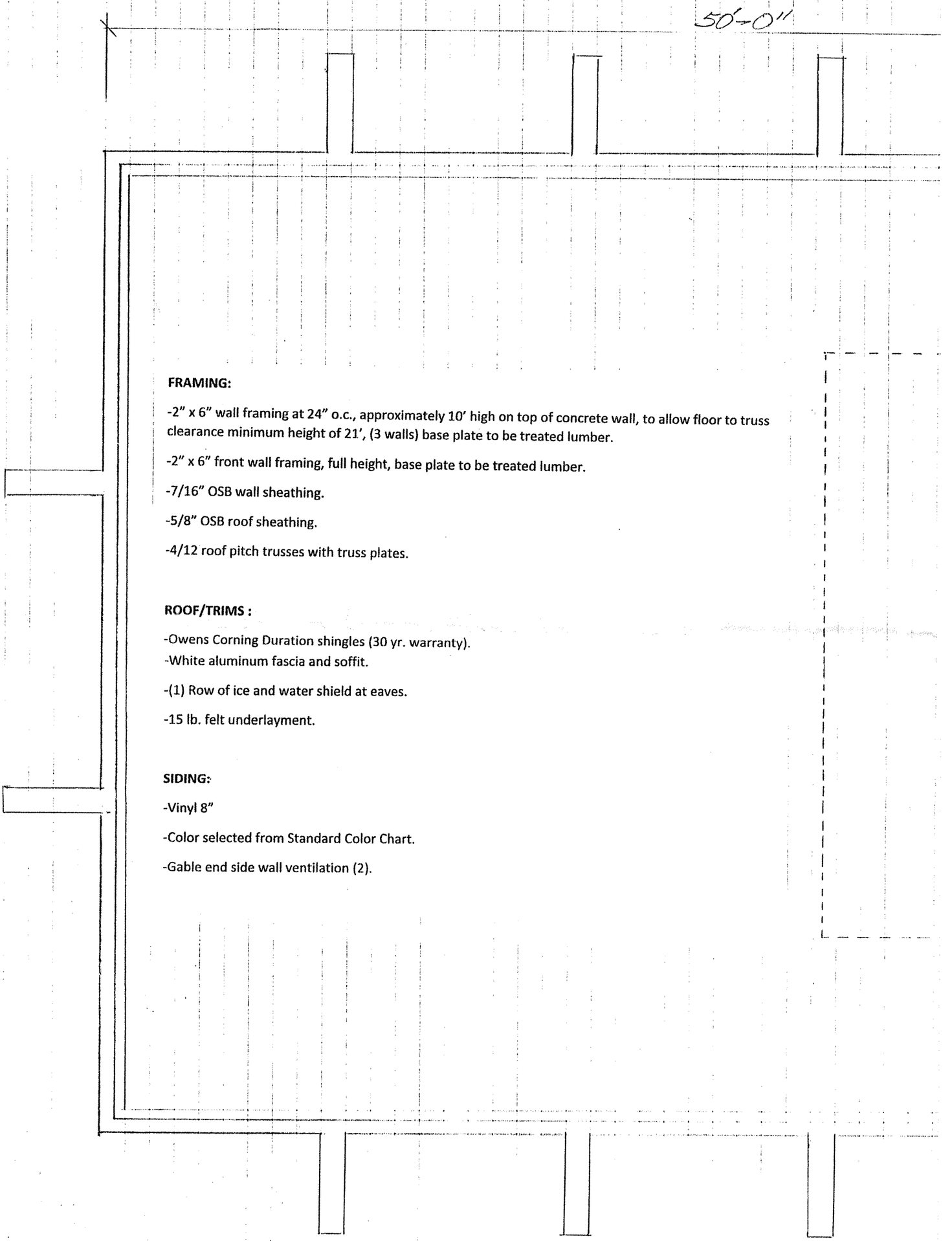
WOOD CONSTRUCTIONS, INC.
4000 OLD STONE ROAD
OREGON, WI 53575-3233
608-455-1380

FRAMING PLAN

SCALE
1/4" = 1'-0"

4'-0" 16'-0" 20'-0" 40'-0"

CONCRETE APRON



FRAMING:

-2" x 6" wall framing at 24" o.c., approximately 10' high on top of concrete wall, to allow floor to truss clearance minimum height of 21', (3 walls) base plate to be treated lumber.

-2" x 6" front wall framing, full height, base plate to be treated lumber.

-7/16" OSB wall sheathing.

-5/8" OSB roof sheathing.

-4/12 roof pitch trusses with truss plates.

ROOF/TRIMS :

-Owens Corning Duration shingles (30 yr. warranty).
-White aluminum fascia and soffit.

-(1) Row of ice and water shield at eaves.

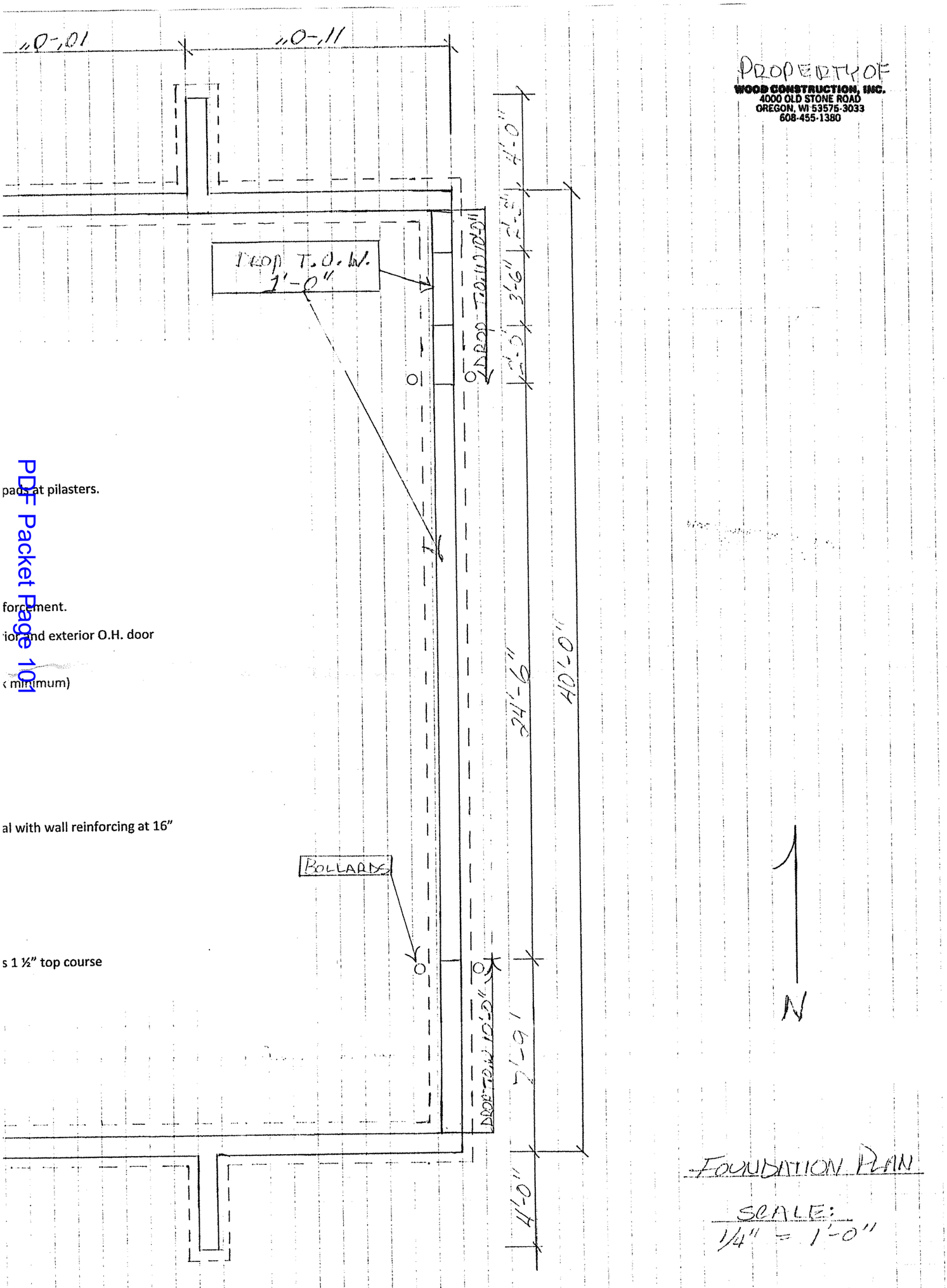
-15 lb. felt underlayment.

SIDING:

-Vinyl 8"

-Color selected from Standard Color Chart.

-Gable end side wall ventilation (2).



FOUNDATION PLAN

SCALE:
1/4" = 1'-0"

pads at pilasters.

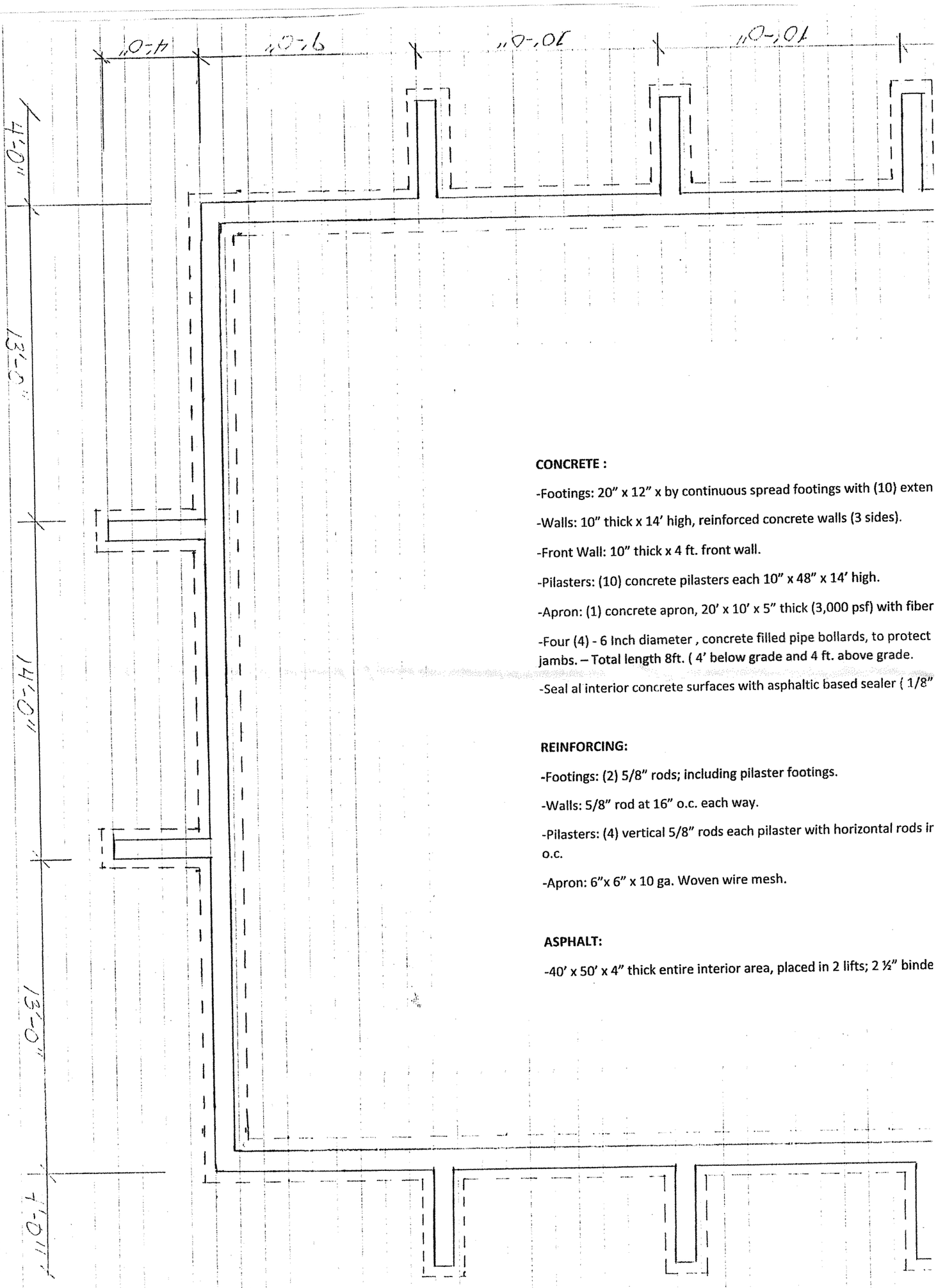
forcement.

ion and exterior O.H. door

k minimum)

al with wall reinforcing at 16"

s 1 ½" top course



CONCRETE :

-Footings: 20" x 12" x by continuous spread footings with (10) exten

-Walls: 10" thick x 14' high, reinforced concrete walls (3 sides).

-Front Wall: 10" thick x 4 ft. front wall.

-Pilasters: (10) concrete pilasters each 10" x 48" x 14' high.

-Apron: (1) concrete apron, 20' x 10' x 5" thick (3,000 psf) with fiber

-Four (4) - 6 Inch diameter , concrete filled pipe bollards, to protect jambs. – Total length 8ft. (4' below grade and 4 ft. above grade.

-Seal al interior concrete surfaces with asphaltic based sealer (1/8"

REINFORCING:

-Footings: (2) 5/8" rods; including pilaster footings.

-Walls: 5/8" rod at 16" o.c. each way.

-Pilasters: (4) vertical 5/8" rods each pilaster with horizontal rods ir o.c.

-Apron: 6"x 6" x 10 ga. Woven wire mesh.

ASPHALT:

-40' x 50' x 4" thick entire interior area, placed in 2 lifts; 2 ½" binde

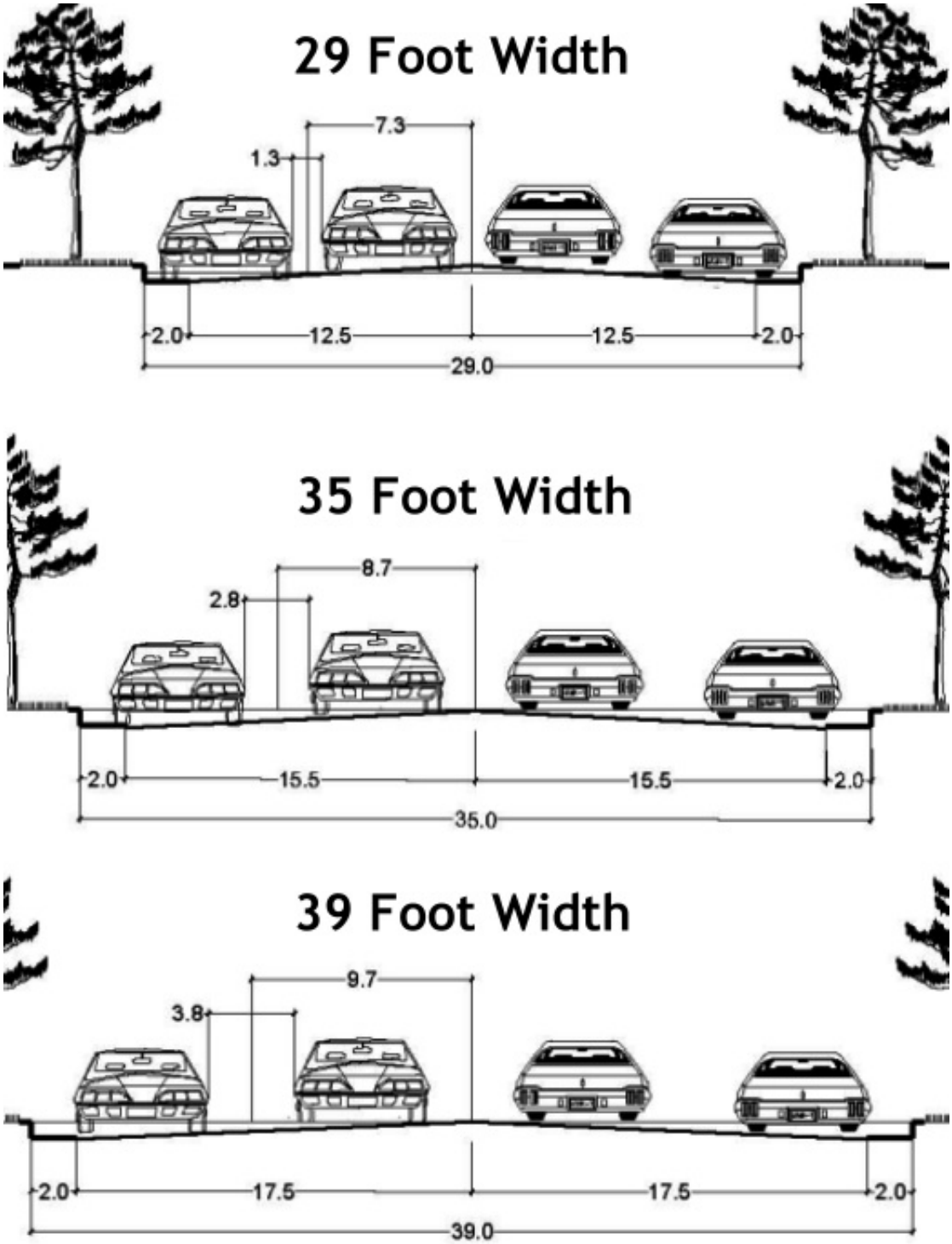
9

Is there a minimum neighborhood street width? An online search of standard minimum street widths provides information that illustrates a wide range of municipal ordinances regulating street width and design. There is little consensus on a minimum street width.

Some standards do stand out as reasonable minimums. For emergency access, 20 feet is commonly accepted as a minimum width for two way traffic. In addition, eight feet is necessary for on street parking. Therefore, 28 feet is a widely accepted minimum curb face to curb face neighborhood street width.

If 28 feet is a minimum, what is a workable minimum street width that balances accessibility and safety? The illustration below shows three commonly used neighborhood street standards, 29, 35, and 39 feet curb face to curb face. Generally right-of-way widths (which would include sidewalks and the green space between the sidewalk and the curb) for these would be 50, 55, and 60 feet, respectively.

The illustration also shows the distance between vehicles for the three typical street widths. The average width of a vehicle is six feet.



The spacing for a car on the 29 foot street is 7.3 feet, or a distance of about 1.3 feet, or 15.5 inches between vehicles, not a comfortable driving distance between vehicles.

The 35 foot street proportional spacing is 8.7 feet, a distance of 2.8 feet or 33.6 inches between vehicles.

The 39 foot street width spacing is 9.7 feet leaving 3.8 feet or 45.6 inches between vehicles.

While the 29 foot street vehicle spacing requires opposing drivers to slow down and give the right-of-way, the 35 and 39 foot street vehicle spacing do not — even when passing parked vehicles on both sides of the street. Unfortunately, wider streets designed for driver convenience usually encourage speeds that

are not safe in residential neighborhoods.

In the street debate, significant importance is given to the daily trip in and out of neighborhoods. Many drivers see the accessibility of driving unconstrained through their neighborhood as being very important. This (along with concerns about access of fire fighting equipment) has driven the movement in the past toward wider neighborhood streets. In contrast, within a narrow street neighborhood, drivers must slow or stop to allow opposing traffic to pass because of vehicles parked on the street.

Tomorrow in Part Two – Street Width & Safety. We will examine studies that measure the relationship between street width, increased speeds, and the impact of speed on the severity of pedestrian injuries from traffic accidents.

Steve McCutchan works as a land planning and urban design consultant for Blu Line Designs, a Salt Lake City, Utah land planning, urban design, and landscape architecture firm and specializes in preparing master planned communities, planned developments, site plans, and subdivisions for the Mountain West's land development and home building industries.

In addition to his more than 37 years of professional experience, Steve has worked to broaden his career by lecturing, teaching and writing on land planning, urban design and land development. He has lectured and taught at universities in California and Utah and contributed to professional journals throughout the United States. Steve is the recipient of an American Planning Association's National Award for Outstanding Planning for comprehensive planning and several chapter awards for urban design.

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Tags:Public Health & Safety, Streets & Roads

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How Wide Should a Neighborhood Street Be? – Part 2

by Steve McCutchan

September 25th, 2013

– continued from Part 1

Street Width & Safety

The safety issue takes different paths to achieve that same objective, safer street for pedestrians. New urbanists focus on narrow streets as the most effective way to slow traffic, combining that with increased access points to a neighborhood, allowing for traffic to be more evenly distributed. Others advocate traffic calming devices, particularly as solutions in established neighborhoods with already built wide streets.

New urbanists have been on the forefront of advocating narrower neighborhood streets that: (1) slow traffic to 10 and 15 miles per hour; (2) respect and protect the pedestrian; and (3) promote streets as neighborhood activity areas.

The move toward narrower streets, as proposed in most all new urbanist developments, has met with resistance, chiefly from fire and emergency safety officials in communities where established standards of wide streets have been in place for many years. Both sides — the fire / emergency safety establishment and the new urbanists upstarts — have armed themselves with empirical data proving they are right.

To assist you in deciding where you stand, let's look at some of the data and issues in the debate to help you decide what is best for your neighborhoods and community.

Originally published in 1977, and updated in 2002 and 2006, Swift & Associates (Swift) – a Boulder, Colorado town planning, civil and traffic engineering firm – published a report –"Residential Street Typology and Injury Accident Frequency" — that examined data from 20,000 injury accidents in suburban Longmont, Colorado. The objective of the Longmont study was to create a method of empirically analyzing whether neighborhood street width affects injury accident frequency.

Within the study, Swift focused on a range of street and neighborhood characteristics. The

characteristics included street curves, street widths, tree density, parking density, sight distance, and similar items. The resulting accident numbers were placed in a multiple regression analysis and compared.

The conclusions of the Swift study found substantial differences between injury accident frequency on narrow and wide streets. If we use Swift's findings and compare them to the three different street widths we discussed yesterday, you get some striking results – an average of

- 0.07 accidents per mile per year (a/m/y) for the 29 foot wide street;
-
- 0.27 a/m/y for the 39 foot wide street.

The increase in accidents per mile per year between our three streets is quite substantial: 128% between the 29 and 35 foot wide; 68% between 35 and 39 foot wide; and a whopping 286% between 29 feet and 39 feet.

The Swift study demonstrates that a strong relationship exists between street width and an increase in the number of injury accidents. Narrow streets are safer than wide streets.

But one thing the Swift study did not look at was the relationship between street width and increased vehicle speed. In 1997, James Daisa and John Peers, both professional engineers, published a study titled "Narrow Residential Streets: Do They Really Slow Down Speeds?" based upon a study done in San Francisco. **The conclusions of their study were that wider residential streets experience higher speeds, and that presence of on-street parking significantly affects vehicle speeds in residential neighborhoods.** This is no surprise because we see the cause and effect of wider streets and speed every day.

The final piece of the puzzle is the relative survivability of pedestrian / vehicle injury accidents and speed.

The FHWA notes [1] that a pedestrian has a:

– 95 percent chance of surviving being struck by a vehicle traveling 20 mph;

– 55 percent chance at 30 mph; and a

– 15 percent chance at 40 mph.

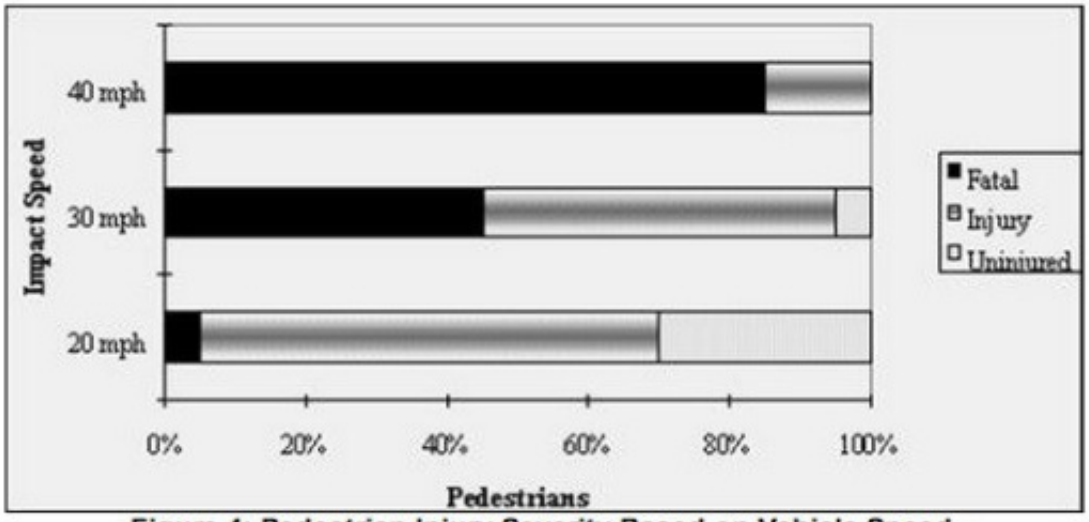

Figure 4: Pedestrian Injury Severity Based on Vehicle Speed.

Combining the findings of the street width and the vehicle speed studies we can deduce that narrower streets reduce accidents and lessen severe injuries. Wider streets increase accidents and encourage drivers to speed resulting in more severe injury accidents.

The question remains regarding street width and adequate passage for fire emergency vehicles. [2] To determine the adequacy of emergency access, these items should be taken into consideration.

1. Is there sufficient street width to provide an average passage width of 20 feet even when parking is permitted on both sides of the street? (An average passage width is where 20 feet is available for more than half of a street's length).

2. Is there enough connectivity in the neighborhood where responders have multiple choices of access to an emergency? Many suburban neighborhoods have long stretches of streets with minimal connectivity. In contrast, new urbanist developments stress multiple points of connectivity to disperse average daily trips.

Summing Up:

There's more to our neighborhood streets than just providing the fastest access possible for residents. It's more important for us to be aware of empirical data on the relationship between street width, vehicle speed, and safety. At the same time, we need to balance legitimate concerns by fire departments against the fact that wider streets have been shown to result in significantly higher injury accident rates.

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Notes:

1. Pedestrian Facilities User Guide – Providing Safety & Mobility (FHWA, 2002), Pedestrian Crash Factors, p. 13. See also Impact Speed and a Pedestrian's Risk of Severe Injury or Death (AAA Foundation for Traffic Safety, 2011); the AAA study also compares risk of injury or death by age group). ↩
2. Editor's Note: for some good observations on street width and fire equipment access, see Dan Burden, "Street Design Guidelines for Healthy Neighborhoods" (from TRB Circular E-C019: Urban Street Symposium; 1999). Burden notes that after a team of engineers, planners, architects, and others measured and analyzed residential streets in a number of communities: "although we found that 26-foot-wide roadways are most desirable, we measured numerous 24-foot and even 22-foot wide roadways, which had parking on both sides of the street and allowed delivery, sanitation and fire trucks to pass through unobstructed." ↩

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