

Rec # 16.001423 7/26/19
\$875.00 RB

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<h2>REZONING APPLICATION</h2>
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The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PDD-GIP district to the PDD-SIP district the following described property:

1. **Location of Property/Street Address:** 5237 Verona Rd

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Parcel #0609-064-8160-5. Full legal description in attached PDF document for reference

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Multi-story, conditioned indoor self-storage

3. **Proposed Development Schedule:** Summer 2019 PDD-SIP Submittal, Fall 2019 building permit

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): Climate Controlled Self Storage

Proposed Hours of Operation: Mon-Sat 9-6, Sun 11 - 5 **No. Of Employees:** 3

Floor Area: 103,000 SF **No. Of Parking Stalls:** 12

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: NFW Enterprises

Address: 5315 Voges Road, Madison, WI 53718 **Phone No:** 608-575-1747

Contact Person: Dan McCoy - Managing Partner BSH Companies

Email: dan@bshcompanies.com

Address: 44 Cook Street, Suite 400, Denver, CO 80206 **Phone No:** 303-886-5900

Respectfully Submitted By:  **Daniel P. McCoy**
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 7/23/19 **Publish:** _____ and _____
Ordinance Section No.: _____ **Fee Paid:** \$875.00
Permit Request No.: P2-309-19

Receipt No: 16.001423

Jul 26, 2019

NFW ENTERPRISES

LICENSES & PERMITS

RZ-2309-19 875.00

Total: 875.00

=====

CHECK

Check No: 206 875.00

Payor:

MCCOY, DANIEL P

Total Applied: 875.00

Change Tendered: .00

=====

07/26/2019 03:44PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200

5237 Verona Road

SPECIFIC IMPLEMENTATION PLAN

July 23, 2019



BSH COMPANIES

Project Overview 3

Legal Description 4

Statement of Need for Planned Development District 5

Consistency With Comprehensive Plan 6

Social and Economic Benefits of the Project 7

Environmental Benefits of the Project 8

Site Layout 9

Site Signage 12

Project Ownership and Property Management 13

Proposed Development Schedule and Timeframe 14

Project Team

BSH Companies

44 Cook Street, Suite 400
Denver, CO 80206
303.886.5900

Mohagen Hansen Architecture | Interiors

1000 Twelve Oaks Center Dr.
Suite #200
Wayzata, MN 55391
952.426.7400

MSA Engineers

2901 International Lane
Madison, WI 53704
608.242.7779



Project Overview

BSH Companies' proposed Fitchburg development will be Dane County's first multi-story, climate controlled, self-storage facility. The project will provide Fitchburg residents with a new product choice not currently found in the community. Additionally, this project will add storage capacity to keep up with the city's growth and addition of multi-family housing units, as well as commercial growth in this area of town.

Our facility will be located on a 2.70 acre site that formerly housed Nedrebo's Formal Wear. The site is located at the southeast corner of the Verona Frontage Road and Discovery Drive intersection, directly east of U.S. Highway 18/151, south of the Williamsburg Way exit.

Adjacent Properties

The project site is bordered to the north and east by Thermo Fisher Scientific and by Saris Manufacturing to the South. Neighboring uses are industrial and manufacturing-based activities. BSH Companies has met with or spoken with representatives from all neighbors located within 300' of the project, per the requirements of the PDD rezoning process.

Brownfield Reclamation & Adaptive Re-use

Prior use of this site resulted in significant environmental contamination with dry cleaning solvents. BSH's proposed use is compatible with the ongoing limitations on use of the site and would enable the land's return to active use, generating significant additional tax revenues for the City of Fitchburg.

Existing Topography and Vegetation

The site slopes from West to East, with a steep step down toward the far east side of the site. The former building was demolished in 2016 to allow for environmental cleanup. Currently, the site is predominantly open grass, with a small number of trees, varying in size and species.



Zoning Code Limitations Related to Self-Storage

During Spring 2018 meetings and conversations with City of Fitchburg planning staff, it was expressed that the City is not supportive of additional single-story self-storage projects utilizing large parcels of land. After gaining additional understanding regarding the potential for multi-story, retail-oriented storage construction, staff suggested the planned development district (PDD) process as means to achieve this type of use within the city's existing zoning code.

The subject property is currently zoned B-H (Business Highway), which does not allow for self-storage. City zoning only allows for self-storage in the R-D (Rural Development) areas. The City does not rezone any property to the R-D district, and therefore the PDD process is the only method by which City staff would recommend consideration of the project. Staff and the City Attorney believe PDD process enables consideration/approval of the project while maintaining appropriate controls over permitting of any future self-storage projects within the City of Fitchburg's boundaries.

Compatibility with Arrowhead Redevelopment Plan

Rezone via PDD, and subsequent redevelopment activities, would provide an excellent opportunity to upgrade the aesthetic design and architectural feel along the Highway 151/18 corridor. The Arrowhead Redevelopment Plan completed in 2013 by MSA Engineers for this part of the City encourages multi-story, dense development with lower setback requirements to facilitate a more urban format. BSH's proposed 3-story structure, use of brick and architectural metal panel materials supports these design goals. MSA Engineers is serving as BSH's survey and engineering partner and their familiarity with the City's desired redevelopment outcomes for the Arrowhead neighborhood is actively reflected in our proposal.

Brownfield Redevelopment

The subject parcel has limitations imposed on its go-forward development by Wisconsin Department of Natural Resources (DNR) due to contaminants released previously on the property. PDD zoning enables a land use that involves minimal human occupancy and avoids disturbance to environmentally restricted portions of the site, while returning the parcel to active commercial use and tax revenue generation.

Facilitating Infill Use of Land

Use of the PDD Process in this instance will allow for potential development with a product type use not currently allowed at this location within the parameters of the City's current zoning code. PDD enables consideration and potential approval of BSH's requested use, thereby fostering high density development and at the same time minimizing the acres of raw land used in the process.

Transition to Future Land Use Plans

With existing infrastructure and utilities present along both Verona Frontage Road and Discovery Drive, PDD rezoning and subsequent completion of the project will drive higher utilization of existing City infrastructure and utilities already in place. The Arrowhead Redevelopment Plan supports transition from the historic industrial uses in this area to a blend of industrial/commercial uses. BSH's self-storage facility development is in line with this desired goal.

BSH's ownership team has met with City of Fitchburg Planning and Economic Development Staff on multiple occasions to exchange ideas regarding the best approach for redevelopment of 5237 Verona Road, listen to staff feedback and provide our thoughts regarding how the site can best be returned to productive use. Our plans specifically support the intent and direction of the comprehensive plan by:

Preserving Land & Agricultural Resources in Fitchburg

BSH Companies project returns a piece of land currently caught in environmental limbo to active and productive use. Our new building will not replace any existing agricultural land or modify naturally significant qualities. Quite the opposite, the project restores a previously contaminated parcel, further caps and protects the existing condition present on the site. The project is not in a wetland area, not in a floodplain and our proposed use actually reduces its historic impervious area, planting grass and vegetation on a considerable portion of the site.

Reduces Impervious Area % — Greater Open Space

Under the sites previous use 2.7 acres of the land qualified as impervious area. Under BSH's proposed design and site layout, this amount will be reduced with only 1.9 acres of impervious surface, representing a net reduction in impervious area.

Compact Urban Development

By building “*up rather than out*” BSH is lowering the amount of raw land necessary for development to take place. This type of storage facility uses significantly less land than older, legacy single-story layouts. Development is served by gravity flow sewer and water, within the urban growth boundary and is consistent with the Arrowhead Neighborhood redevelopment plan goals.

Efficient Use of Existing Utilities & Infrastructure

The project utilizes sewer, water, electric and gas utilities already paid for and in place for years. Fire and police protection is present via existing stations and infrastructure, with little to no impact from the project expected on these departments. As a multi-story building, the facility will be fully sprinkled and provides clear access to hydrants at multiple locations.

Protects the Natural Environment

The project meets the City's storm water and erosion control guidelines, is not dependent on private well or septic systems and avoids impact on wetlands or floodplains. Additionally, by capping over the portion of the site with historic contamination issues, BSH's layout and proposed design further protects the environment while simultaneously boosting tax receipts 4X to the City of Fitchburg.

Minimizes Traffic Impact

The project is oriented to minimize setbacks and situates the building closer to sidewalks and streets, with low off street parking requirements. BSH's self storage building integrates well with existing road uses in the neighborhood and will place minimal to no impact on those areas of heavy traffic nearby. Customer use is largely off hours and on weekends, providing complementary timing to typical traffic flow patterns.

Social and Economic Benefits of the Project

The proposed project will enable the redevelopment of a brownfield contaminated site and enable significant increase in tax revenues generated from this parcel.

The below table provides a preliminary estimate of anticipated future increased tax revenues resulting from the proposed project:

	Assessed Value	Tax Amount
2015 Nedrebo's	\$1,645,000.00	\$37,821.11
2016 Nedrebo's	\$1,645,000.00	\$38,922.74
2017 Nedrebo's	\$1,300,000.00	\$30,623.89
2018 Vacant	\$1,150,000.00	\$27,090.36
2019 Vacant	\$1,150,000.00	\$27,090.36
2020 Phase 1	\$4,500,000.00	\$103,462.00
2021 Phase 1	\$4,500,000.00	\$103,462.00

Comparable 2017 Assessments

Saris	\$2,976,600.00	\$70,032.44
Ecostar	\$2,641,900.00	\$62,147.96
Benjamin Plumbing	\$3,010,000.00	\$70,819.25
2881 Commerce Park	\$2,300,000.00	\$54,093.88

Compact Development — Efficient use of a brownfield site with a history of environmental contamination uses infrastructure already paid for by the City’s citizens and maximizes efficiency. Multi-story, dense development at this site provides easy access and circulation while minimizing the amount of land used for development

Serves Residents of All Income Levels — Storage is a product type in strong demand from a wide variety of residents and businesses alike. Apartment residents with excess storage needs, businesses storing inventory or records, empty nest/seniors downsizing homes, growing families all need storage at different times. Regardless of economic background, BSH Companies facility will offer a needed service to Fitchburg residents.

Facilitates Economic Growth — Provides easy access in the City’s core for business storage, supporting growth for start-ups and other small businesses. For companies not yet ready to rent or build a large facility of their own, conditioned storage provides a safe, temperate location in which to store inventory, prototypes, records or other valuable business property.

Minimizes Traffic and Drive Time — Most of Fitchburg’s existing storage options are located on the fringe of town, near the edge of development. By providing a more centralized location near more homes and apartments, drive time to reach storage is reduced and traffic impact lowered. Customers will be closer to their stored goods and able to reach them more quickly.

Enhances Streetscape along US 18/151 Entry to City — Located at the main highway entry point in to Fitchburg/Madison, this new, high quality building designed with modern materials enhances the look and feel along the US 18/151 corridor in a manner similar to the new office building at McKee and Verona Roads.

Environmental Benefits of the Project

Due to the presence of solvents and other chemicals released during the site's 20+ years as the site of an active dry-cleaning operation, 5237 Verona Road is designated with a Recognized Environmental Condition as classified by the Wisconsin Department of Natural Resources (DNR).

Braun Intertec (BI) was hired by the current owner to determine the extent and nature of the contamination and create a Remediation Action Plan for DNR. In late 2016, the existing facilities on site were demolished and removed. Testing was then done by BI to determine the exact nature and extent of contamination on the site. Subsequent to these tests, excavation to a depth of 27 feet was completed to remove certain contaminated soils, replacing them with sand.

BI filed with DNR on behalf of the site's current owners on March 16, 2018 for final closure and an amended application is being submitted in late October to summarize the results of additional testing Braun Intertec has completed, additional testing via two offsite wells and two onsite soil samples. According to the current owner and BI, they hope to receive their DNR closure letter within the next 45-60 days.

BSH Companies' redevelopment benefits the environment by:

- **Avoiding Disturbance** of the historic contamination release area to the extent possible. Orienting the new structure near the west property line limits activity near the formerly contaminated area.
- **Reduces Drive Time** for storage customers by locating a facility in town, close to customers' places of residence or businesses. Storage is a needed product, but is often located on the outskirts of town, increasing drive times and surface road traffic.

- **Redevelops Brownfield Site** and returns this land to productive use. With limited developable land in the City of Fitchburg, maximizing the use of available parcels is important to provide for continued growth. BSH's plan reuses an infill, urban location already served by roads, sewer, water and other utilities infrastructure.
- **Supports Efficient Dwelling Unit Sizes** by providing storage in a wide range of sizes, in a clean, safe and heated/cooled environment. Most of Fitchburg's current storage options are not heated or cooled and offer large units focused on boat or car storage. With a wide variety of unit sizes, BSH's project supports efficient housing sizes by allowing for storage of important goods away from home in a safe, secure, clean location not impacted by changes in temperatures and seasonality.



Development and Design Overview

BSH Companies proposed new facility would be a 3 story, indoor, elevator-served self-storage facility. Fully heated and cooled, this type of structure represents the new means by which growing community's storage needs are met. Along the east side of the building is a fully enclosed drive through bay to allow customers to load and unload their goods out of the elements.

Access to all property units will be controlled by fob and code access, overseen by on site professional property management staff.

Digital video surveillance cameras throughout the property add another layer of oversight and provide customers with security for their property, as well as themselves, while at the building.

5237 VERONA ROAD - SITE PLAN | Fitchburg, WI
BSH Companies | 7/22/2019





WEST ELEVATION



STREET VIEW - SOUTHWEST



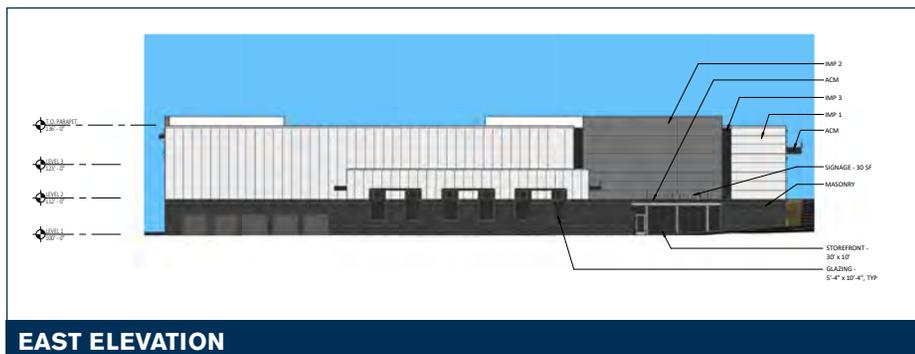
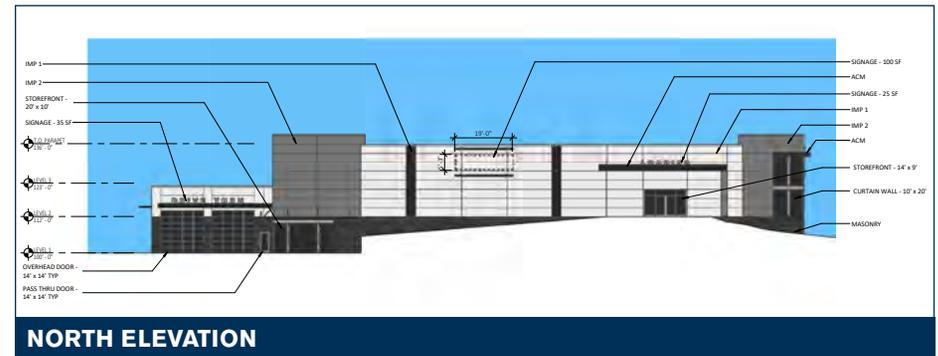
BIRDSEYE VIEW - NORTHEAST



BIRDSEYE VIEW - NORTHWEST

Site Signage and Elevations

Location	Size	Sign Information	Mount Type
West Face	175 SF	Business Name/Logo	Channel Letters and Wall Cabinet
South Face	100 SF	Business Description	Channel Letters or Wall Cabinet
North Face	100 SF	Business Description	Channel Letters or Wall Cabinet
Above Drive Thru	35 SF	Drive Thru	Channel Letters
Above Office	30 SF	Office	Channel Letters
Above 2nd FL Loading	25 SF	Loading	Channel Letters
Northwest Corner of Site	70 SF	Business Name/Directional	Ground Mounted Monument Sign



Project Ownership

Title to the property will be held by BSH Companies LLC, or a wholly-owned affiliate thereof.

Property Management and Ongoing Oversight

Modern storage properties control tenant access, payment receipt and operations in the same manner as does a commercial landlord with office, apartment or retail properties. Full-time staff will be present on property during hours of operation; multiple digital security cameras cover the property; key fob or numeric keypad access control limit entry into the property and track exits to ensure all customers have left at the end of day.

Office staff will sell a variety of moving supplies, including boxes, tape, moving blankets, packing materials and other supplies, eliminating the need for customers to make multiple trips to different stores to prepare for their moving needs.

BSH Companies will either self-manage the property via an affiliate entity controlled by the same owners (Dan McCoy and Win Stewart), or hire a 3rd party management firm to complete this work scope. The self-storage industry has a variety of management models depending on project size, location and owner preference. BSH Companies will make this determination during the Fall of 2019.



Proposed Development Schedule and Timeframe

July 2019— Anticipated receipt of Wisconsin Department of Natural Resources closure letter by current site owner

August 2019 — BSH Companies obtain SIP rezone approval from City of Fitchburg Planning Commission and City Council

Fall 2019 — Close of land purchase by BSH Companies

Fall 2019 — Receipt of building permit and other necessary approvals for construction from City of Fitchburg and any other relevant jurisdictions

2020 — Commencement of construction

2020 — New Storage Facility Open for Business





**Planned Development District
Granting General Implementation Plan
Zoning for BSH Companies Vertical
Storage (5237 Verona Road)**

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5502667
07/09/2019 09:20 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 4**

Legal Description:

Part of the North 1/2 of the Southeast 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, which is more fully described as follows:

Commencing at the East Quarter Corner of said Section 6; thence West along the North line of the Southeast 1/4 of said Section 6, 455.45 feet; thence South 349.25 feet; thence West parallel to the North line of the Northeast 1/4 of the Southeast 1/4, 240.9 feet to the point of beginning of this description; thence continue West, parallel to the North line of the Northeast 1/4 of the Southeast 1/4 553.2 feet to the East line of U.S Highway No. 18; thence Southwesterly along the East line of the highway and on a curve to the left whose radius is 5,696.65 feet and whose chord bears South 20°50' West for a distance of 374.3 feet to the North line of the parcel of land described in Volume 524 of Deeds on Page 597, Dane County Registry; thence South 89°55' East, along the North line of said parcel, 686.0 feet; thence North 350.9 feet to the point of Beginning.

Also, all land lying between the most Westerly line of the above described parcel and the East line of U.S. Highway No. 18.

Excepting from all of the above that part described as follows:

Beginning at a concrete monument at the South Quarter Corner of said Section 6, Township 6 North, Range 9 East; thence S 89°09'56" E, 255.34 feet, along the South line of said Section 6; Thence North 52°57'54" East, 278.16 feet; Thence N 15°05'44" E, 1,322.28 feet; Thence northeasterly 146.14 feet along the arc of a curve concave to the northwest having a radius of 7,759.44 feet (the long chord bears N 15°38'07" E, 146.14 feet); Thence N 80°06'45" W, 10.06 feet; Thence northeasterly 208.01 feet along the arc of a curve concave to the northwest having a radius of 7,769.44 feet (the long chord bears N 16°56'01" E, 208.00 feet); Thence N 18°07'35" E, 115.48 feet; Thence N 57°48'07" E, 469.82 feet; Thence S 18°39'38" W, 195.87 feet; Thence S 19°14'35" W, 362.13 feet; Thence S 19°59'09" W, 161.96 feet; Thence S 13°24'02" E, 108.82 feet; Thence continuing S 13°24'02" E, 99.50 feet; Thence S 15°05'44" W, 100.00 feet; Thence N 74°54'16" W, 115.00 feet; Thence S 14°49'58" W, 1089.39 feet; Thence S 37°02'06" E, 114.96 feet; Thence S 01°45'50" E, 93.10 feet; Thence S 52°57'54" W, 208.12 feet; Thence N 88°21'11" W, 264.73 feet; Thence N 89°09'56" W, 385.84 feet; Thence N 01°32'10" E, 157.01 feet to the Point of Beginning.

Further Excepting land conveyed in Award of Damages recorded March 9, 2016 as Document No. 5219434.

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Parcel No's: 060906481605

Plan Commission
Initiated By

Planning Dept.
Drafted By

June 18, 2019
Date

ORDINANCE NO. 2019-O-16
ZONING ORDINANCE AMENDMENT
GRANTING GENERAL IMPLEMENTATION PLAN ZONING
FOR BSH COMPANIES VERTICAL STORAGE (5237 VERONA ROAD)

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Recodified as Ordinance No. 2010-O-09, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, BSH Companies (Dan McCoy), agent for NFW Enterprises, has submitted an application (RZ-2296-19) to rezone from the B-H (Business Highway) to the PDD-GIP (Planned Development District – General Implementation Plan) District, property associated with 5237 Verona Road, and

WHEREAS, the Plan Commission has reviewed, after public hearing of June 18, 2019, the application in accord with ordinance standards and recommends approval of RZ-2296-19,

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) PDD-GIP zoning is hereby granted for property associated with 5237 Verona Road, in accord with submitted plans and information which accompanied the rezoning application submitted on May 21, 2019, with responses to staff comments submitted on June 11, 2019. The documents referred to above are hereby made a part of this ordinance, and with the following additional requirements:
- (1) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
 - (2) GIP zoning is approved for the following: The project approval is for one three story building, to contain approximately 103,000 square feet of floor area, a maximum height of 40', with a minimum of 7 surface parking stalls, to be used for the purpose of vertical self-storage (final number of parking stalls, building footprint, and maximum height to be approved through Architectural Design Review approval).
 - (3) This approval is conditioned upon the applicant, or assign, entering into a public improvement agreement with the city of Fitchburg for any public improvements required to serve the project.
 - (4) Installation of any water main on this site shall be in conformance with DNR requirements for contaminated areas.
 - (5) MMSD fees shall be paid prior to issuance of any permits.
 - (6) Water impact fees shall be paid prior to issuance of any permits.
 - (7) Erosion Control and Stormwater Management permit shall be obtained prior to any land disturbance.

- (8) A stormwater maintenance agreement (Recorded with the Dane County Register of Deeds) is required for any necessary private stormwater management practices approved by the city.
- (9) Applicant shall address all outstanding Public Works comments with the SIP submittal.
- (10) A signage plan shall be submitted PDD-SIP zoning request or signage shall be controlled by Chapter 26.
- (11) Applicant's responsibility to comply with all Fire Department requirements.
- (12) Applicant shall comply with all requirements or site development limitations as required by the DNR with regard to contamination on the site.

(B) This ordinance shall take effect following its publication, the consent of the property owner, or the recording of a plat, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to be in effect.

(C) Applicant shall pay cost of ordinance publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 25th day of June, 2019.

Patti Anderson
Patti Anderson, City Clerk

Approved: June 25, 2019

Aaron Richardson
Aaron Richardson, Mayor

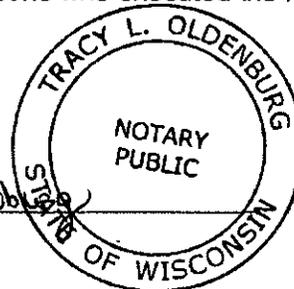
Published: July 1, 2019

STATE OF WISCONSIN) ss.
COUNTY OF DANE

Personally came before me this 25th day of June, 2019, the above named Patti Anderson, and Aaron Richardson to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Tracy L. Oldenburg
Notary Public, State of Wisconsin

Printed Name of Notary Public Tracy L. Oldenburg
My Commission Expires: Dec. 18, 2020



Consent of the Property Owner

Name: NFW Acquisitions

Date: 6/28/19

Title: President
[Signature]

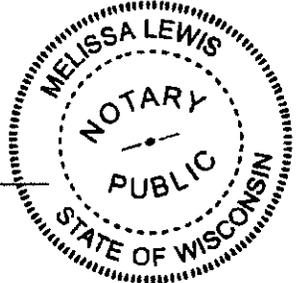
STATE OF WISCONSIN) ss.
COUNTY OF DANE

Personally came before me this 28 day of JUNE, 2019, the

above named Robert O'Lughlin to me known to
be President of NFW Acquisitions and the person
who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin

Printed Name of Notary Public Melissa Lewis
My Commission Expires: 2/25/23



Consent of Mortgage Holder:

By: James E. Walker, E.V.P.

Date: 6/28/19

McFARLAND STATE BANK
5990 HWY 51
P.O. BOX 7
McFARLAND, WI 53558

STATE OF WISCONSIN) ss.
COUNTY OF DANE

Personally came before me this 1st day of July, 2019, the above named

James E Walker to me known to be the Executive Vice President

of McFarland state Bank and the person who executed the foregoing instrument
and acknowledged the same.

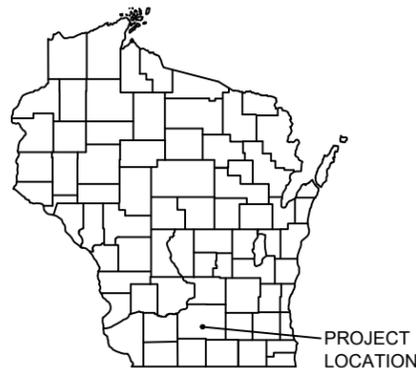
[Signature]
Notary Public, State of Wisconsin

Printed Name of Notary Public Karen L Rivera
My Commission Expires: 5/19/2021

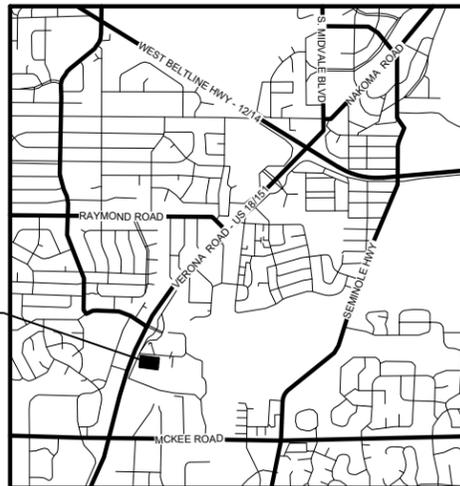


5237 VERONA ROAD BSH COMPANIES

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



PROJECT LOCATION



PROJECT LOCATION
5237 VERONA ROAD
FITCHBURG, WI 53711

LOCATION MAP
NOT TO SCALE

SHEET INDEX

G - GENERAL SHEETS

G 1	TITLE SHEET
G 2	EROSION CONTROL DETAILS
G 3	STREET DETAILS
G 4	UTILITY DETAILS
G 5	SITE DETAILS

ST - SITE PLANS

ST 1	EXISTING SITE LAYOUT & REMOVALS
ST 2	SITE LAYOUT & EROSION CONTROL
ST 3	GRADING PLAN (SOUTHWEST)
ST 4	GRADING PLAN (NORTH)
ST 5	GRADING PLAN (SOUTHEAST)
ST 6	GRADING PLAN (BIOFILTER)
ST 7	UTILITY PLAN

L - LANDSCAPE PLANS

L 1	LANDSCAPE PLAN
L 2	PLANTING SCHEDULE
L 3	PLANTING DETAILS

LEGEND

	EXISTING WATER MAIN
	EXISTING WATER MAIN, VALVE & HYDRANT
	EXISTING WATER SERVICE & CURB STOP
	PROPOSED WATER MAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING FORCEMAIN
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED STORM SEWER & MANHOLE
	BURIED ELECTRIC
	BURIED GAS & VALVE
	BURIED CABLE TELEVISION
	BURIED TELEPHONE
	BURIED FIBER OPTICS
	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CULVERT PIPE
	PROPOSED CULVERT PIPE
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED

UTILITIES

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MG&E
133 S. BLAIR STREET
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CONTACT: CHRISTOPHER WISNOUSKY
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CONTACT: ANDY HEIGL
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WISDOT:
WISCONSIN DEPARTMENT OF TRANSPORTATION
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111 INTERSTATE BLVD.
EDGERTON, WI 53534
CONTACT: CHRIS FREDRICK, P.E.
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OFFICE: (608) 884-7130
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CONTACT: BILL BALKLE, DPW
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SEWER & WATER:
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SEWER & WATER CONTACT: PHIL MANION
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MADISON METROPOLITAN SEWERAGE DISTRICT
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MADISON, WI 53713
SEWER CONTACT: RAY SCHNEIDER
OFFICE: (608) 347-3628
EMAIL: RAYS@MADSEWER.ORG



Dial **811** or (800) 242-8511

www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT NO.:	19358003	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW	CHECKED BY:	KCL						
F.B.:											
PLOT DATE:	7/23/19	G:\19\19358\19358003\CADD\Construction Documents\19358003_Sheets.dwg									



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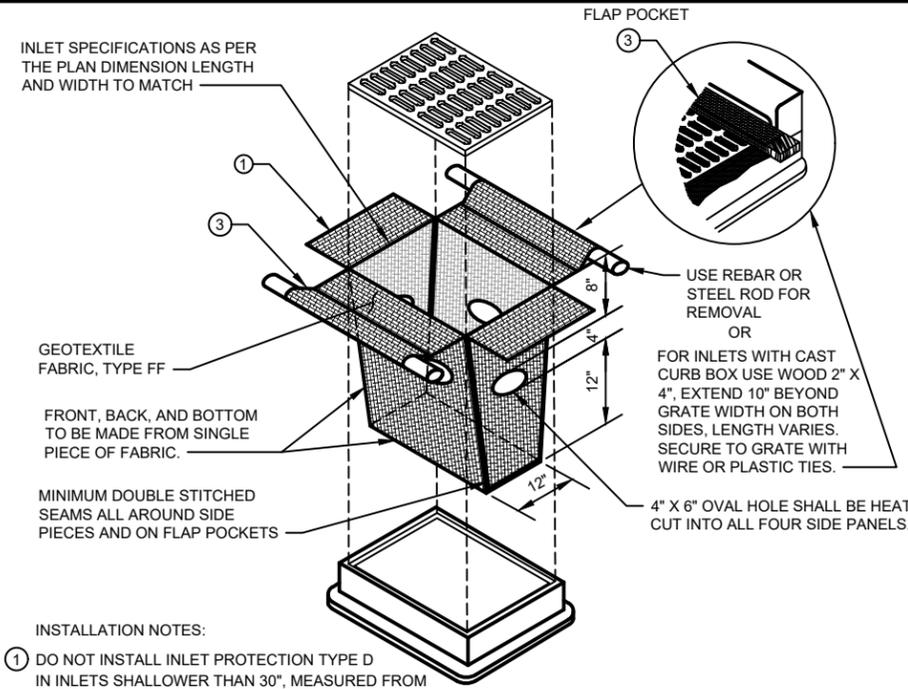
TITLE SHEET

FILE NO.
19358003
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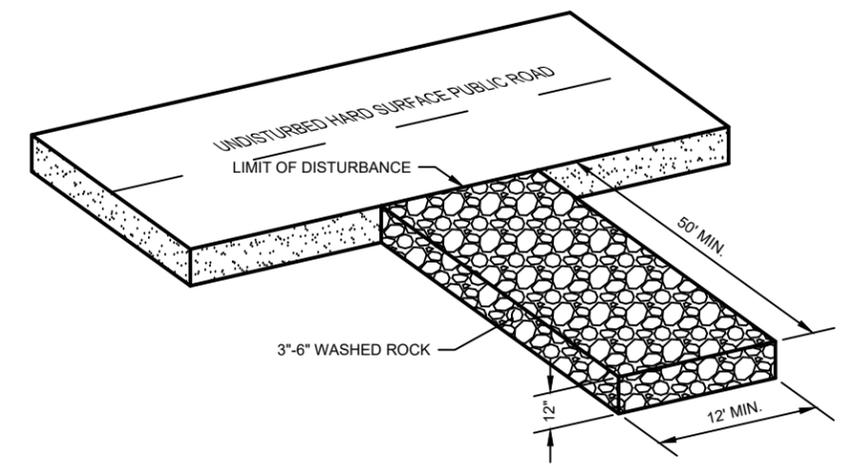
**CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS**

- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSION EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- 7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- 10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- 13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- 14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
 - a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

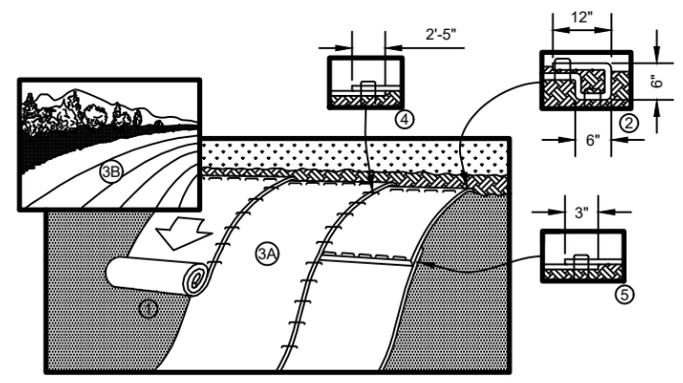


- INSTALLATION NOTES:
- 1 DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 - 2 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
 - 3 THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION, TYPE D
NO SCALE
CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE



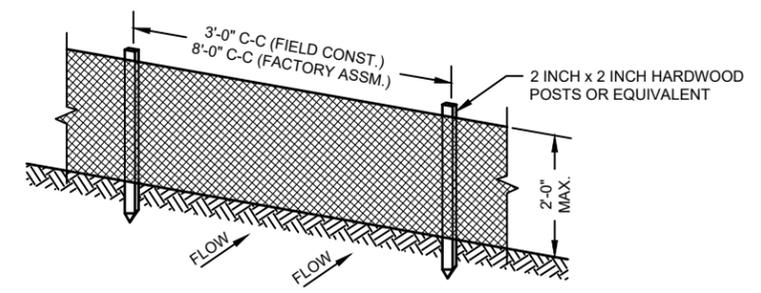
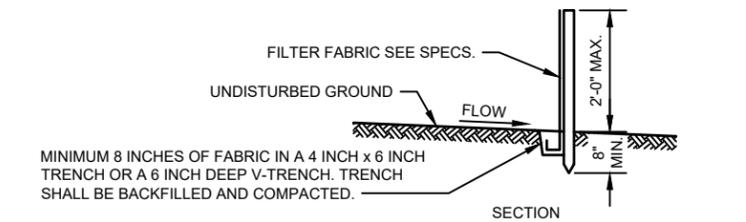
VEHICLE TRACKING PAD
NO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL
NO SCALE



- GENERAL NOTES:
1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
 2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE

PROJECT NO.:	19358003	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
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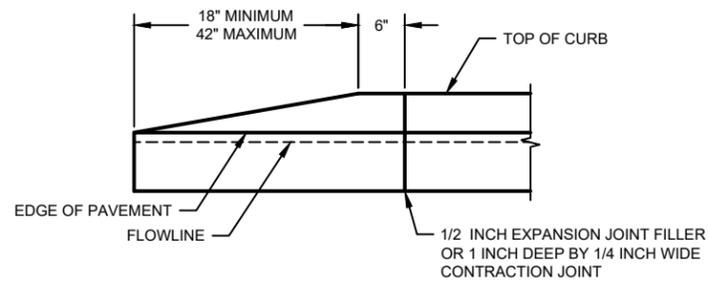


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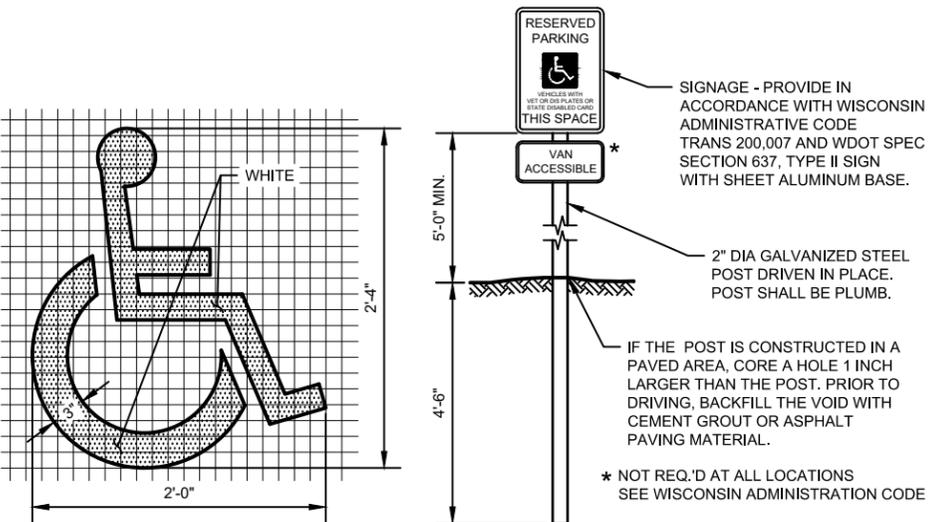
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EROSION CONTROL DETAILS

FILE NO.
19358003
SHEET
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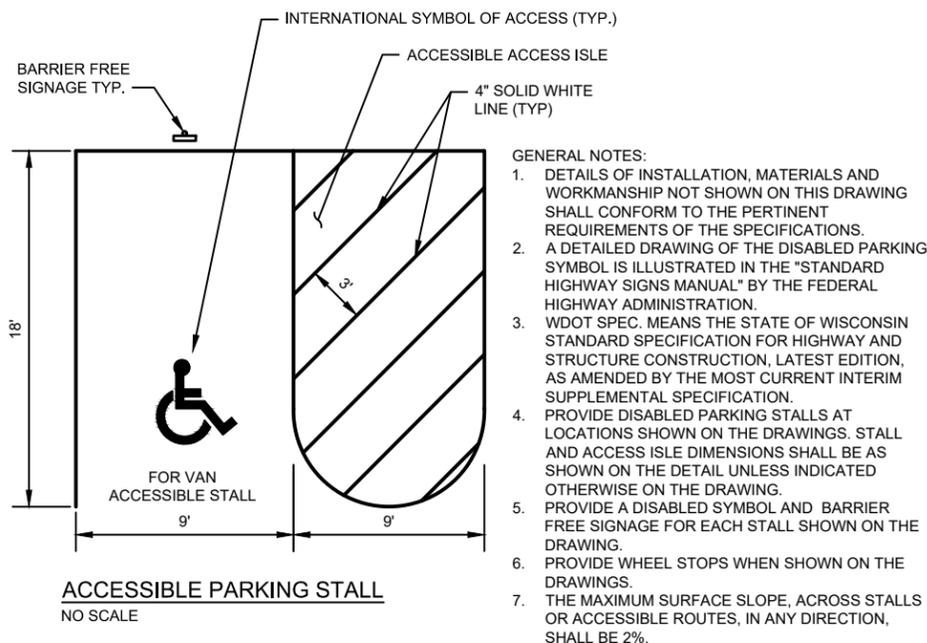


CURB END DETAIL
NO SCALE

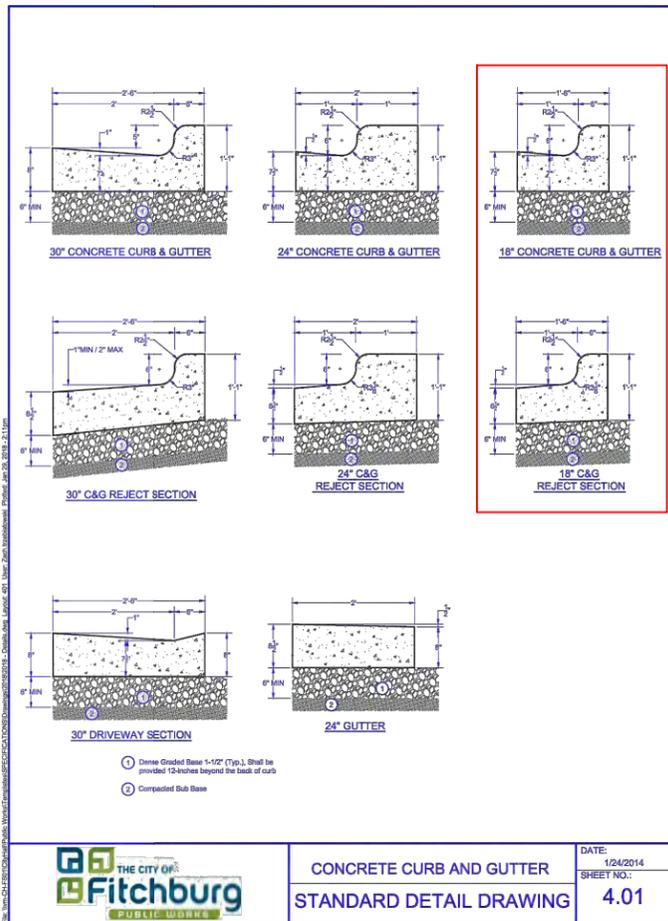


INTERNATIONAL SYMBOL OF ACCESS
NO SCALE

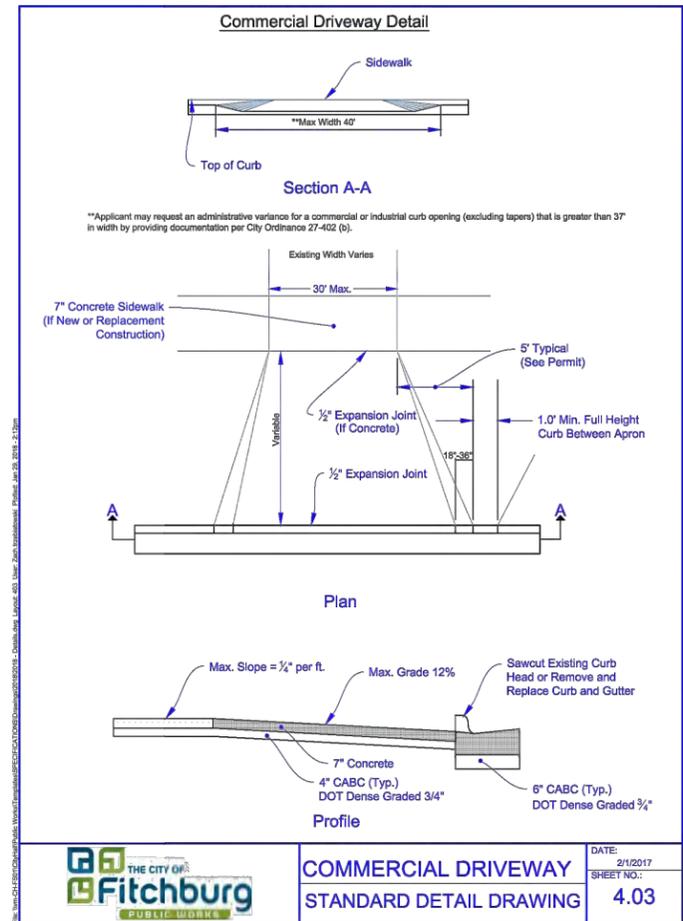
BARRIER FREE SIGNAGE
NO SCALE



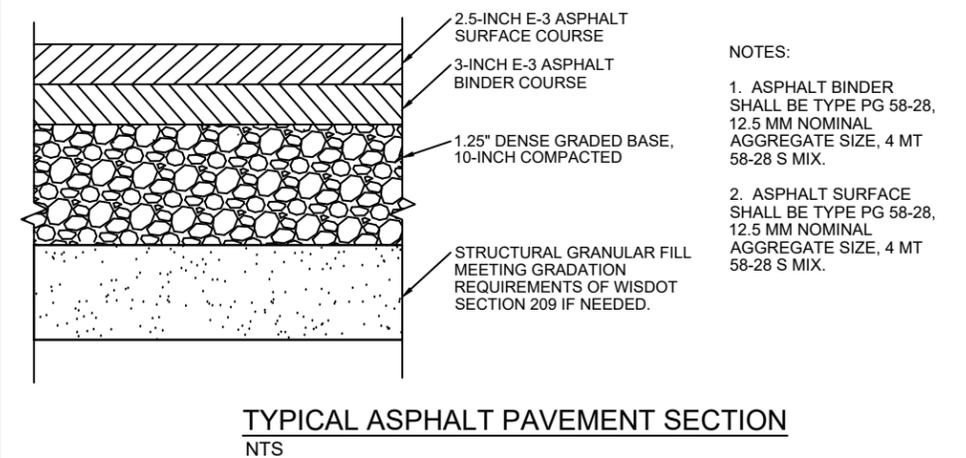
ACCESSIBLE PARKING STALL
NO SCALE



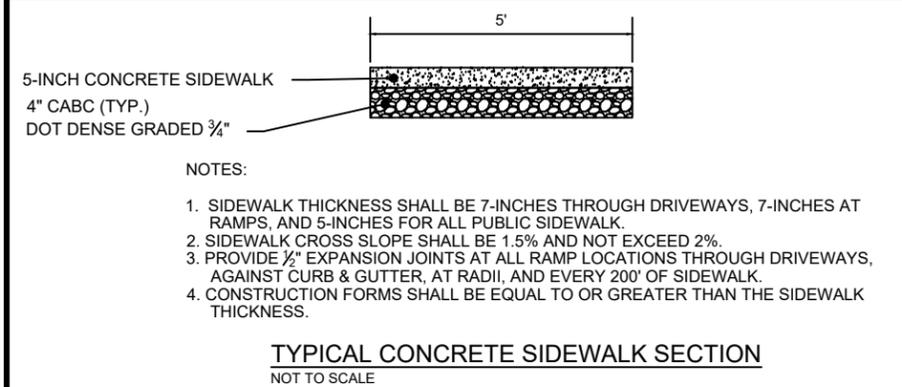
CONCRETE CURB AND GUTTER
STANDARD DETAIL DRAWING
DATE: 1/24/2014
SHEET NO.: 4.01



COMMERCIAL DRIVEWAY
STANDARD DETAIL DRAWING
DATE: 2/14/2017
SHEET NO.: 4.03



TYPICAL ASPHALT PAVEMENT SECTION
NTS



TYPICAL CONCRETE SIDEWALK SECTION
NOT TO SCALE

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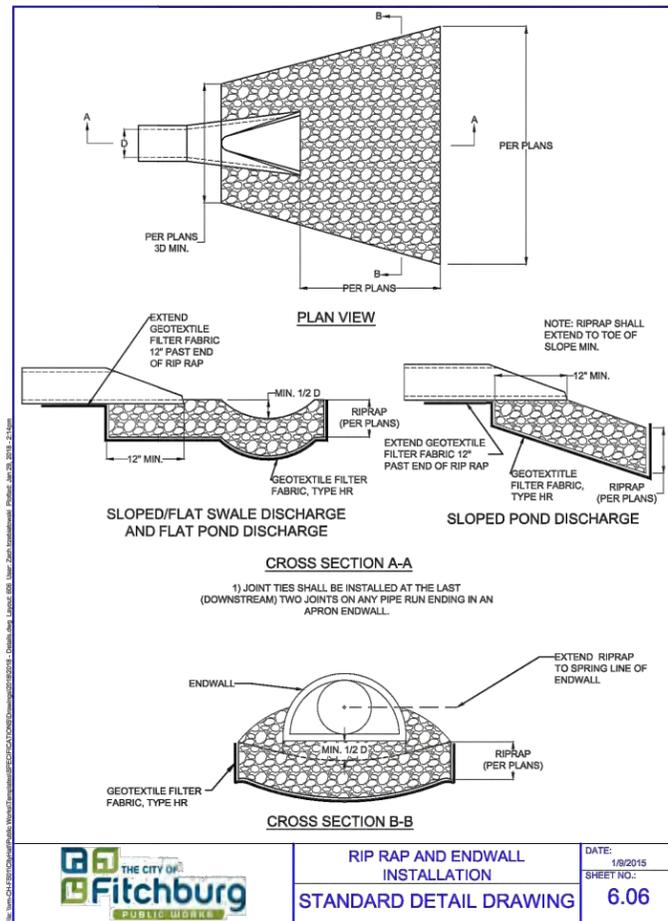


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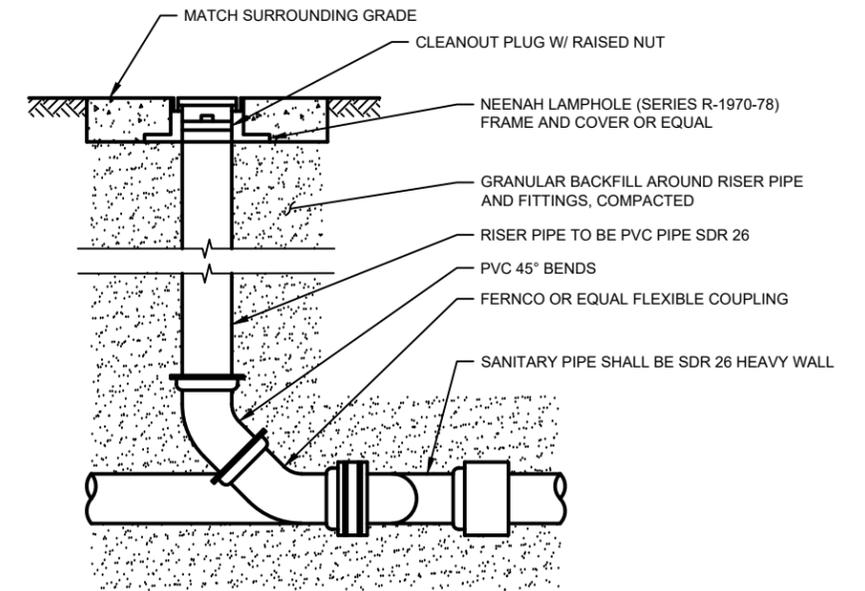
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STREET DETAILS

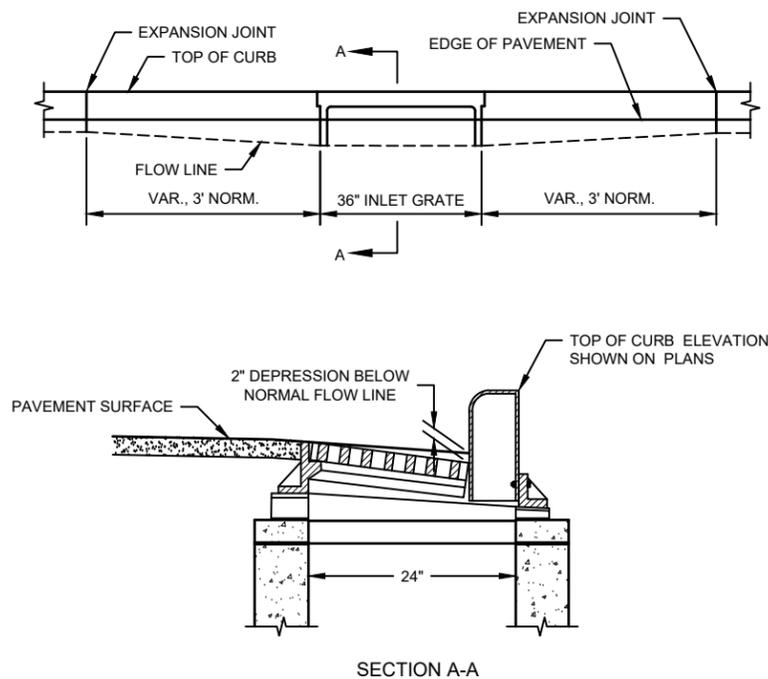
FILE NO.
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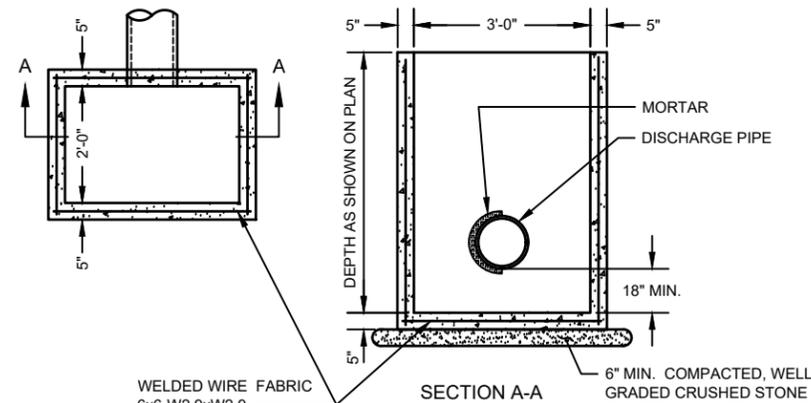
DATE: 1/8/2015
SHEET NO.: 6.06



SANITARY SEWER CLEANOUT
NO SCALE



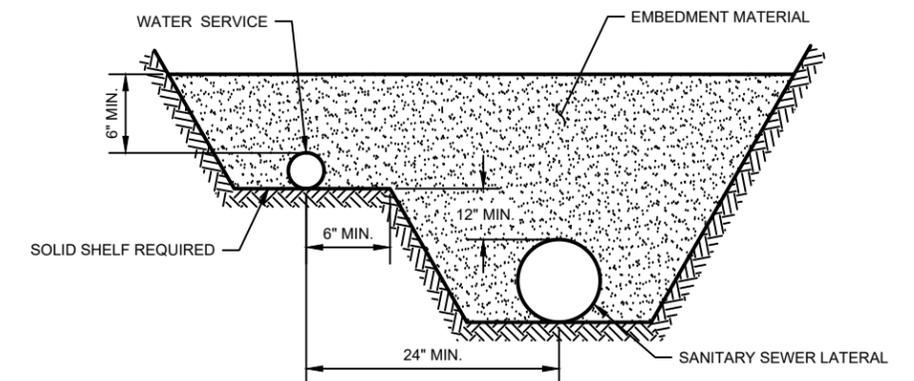
CURB AND GUTTER AT INLETS DETAIL
NO SCALE



GENERAL NOTES:

- SEE PLANS FOR SIZE, NUMBER, AND LOCATION OF PIPES.
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
- DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.
- ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.
- PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR WELL GRADED CRUSHED STONE. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
- PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.
- ALL BAR STEEL AND WELDED WIRE FABRIC REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
- PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.

2' x 3' INLET WITH SUMP DETAIL
NO SCALE



GENERAL NOTES:

- WATER SERVICES 2 INCHES IN DIAMETER AND LESS SHALL BE LAID WITH A CLEAR HORIZONTAL SEPARATION NOT LESS THAN 2 FEET FROM THE SANITARY LATERAL.

WATER SERVICE AND SANITARY SEWER LATERAL DETAIL
NO SCALE

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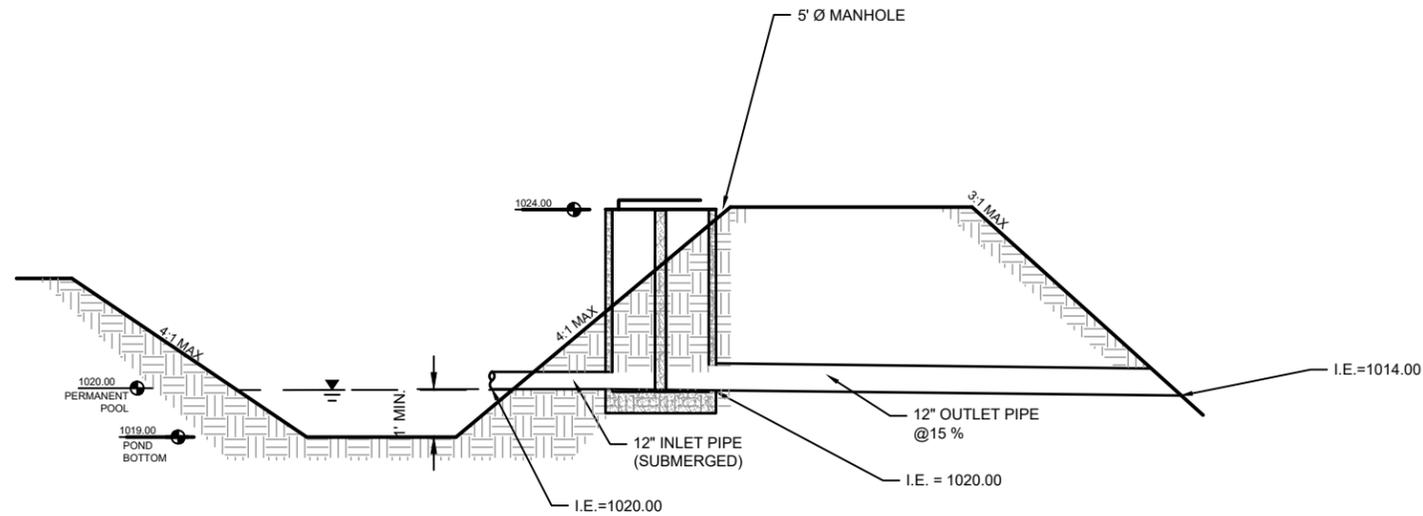


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SHEET
G 4



NOTES:
 1. ALL MECHANICAL CONNECTORS FOR SUBMERGED PIPE SHALL BE STAINLESS STEEL

A
GX POND OUTLET STRUCTURE DETAIL
 NTS

**BIOFILTRATION BASINS
 CONSTRUCTION
 REQUIREMENTS
 REQUIRED AT BOTH BASINS**

1. PRIOR TO EXCAVATING THE BIOFILTRATION BASINS, ALL UPSTREAM AREAS SHALL BE RESTORED PER THE LANDSCAPING PLAN, 70% OF THE TURF SEED GERMINATED, AND ALL HARD SURFACE AREAS PAVED.
2. AFTER ALL UPSTREAM AREAS ARE STABILIZED PER THE REQUIREMENTS ABOVE, THE BASIN SHALL BE EXCAVATED TO ELEVATIONS SHOWN IN TABLE. A 21-INCH LAYER OF NO. 2 CLEAN STONE AND A 2.0-FOOT LAYER OF ENGINEERED SOIL SHALL BE PLACED.
3. THE ENGINEERED SOIL SHALL BE COMPOSED OF 70%-75% SAND/GRANULAR FILL AND 25%-30% COMPOST CONFORMING TO WDNR CPS S100. PLEASE NOTE, THE SAND/COMPOST COMPOSITION FOR THIS PROJECT IS SLIGHTLY CHANGED TO ACCOMMODATE THE NATIVE PLANTINGS.
4. THE BIOFILTRATION BASIN SHALL BE EXCAVATED WITH ONLY WIDE-TRACKED CONSTRUCTION EQUIPMENT. ACTIVITY WITHIN THE BASIN SHALL BE MINIMIZED PRIOR TO EXCAVATION AND ELIMINATED AFTER EXCAVATION TO CONTROL UNNECESSARY COMPACTION OF SOILS.
5. AFTER INITIAL EXCAVATION AND FINAL GRADING, THE BIOFILTRATION BASIN SHALL BE SECURED SO NO OTHER CONSTRUCTION EQUIPMENT USES THE AREA.
6. PLANTINGS - THE BIOFILTRATION BASIN SHALL BE RESTORED WITH THE FOLLOWING PLANTINGS AT AN APPROXIMATE SPACING OF 18-INCHES ON CENTER:
 CITY OF MADISON "FULL SUN" MIX
 CONTRACTOR SHALL SUBMIT PROPOSED PLANT LAYOUT TO OWNER AND ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
7. THE SIDE SLOPES OF THE BASIN SHALL BE SEEDED WITH A TURF LAWN MIX.
8. AFTER THE BASIN IS SEEDED, A 3-INCH LAYER OF WOOD MULCH SHALL BE INSTALLED BETWEEN ALL THE PLUGS AND PLANTS.

CONTACT INFORMATION:

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 715 FARWELL DRIVE
 MADISON, WI 53704
 (608) XXX-XXXX

DEVELOPER
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 DAN MCCOY
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PLOT DATE: 7/23/19, G:\19\19358\19358003\CADD\Construction Documents\19358003_Sheets.dwg						

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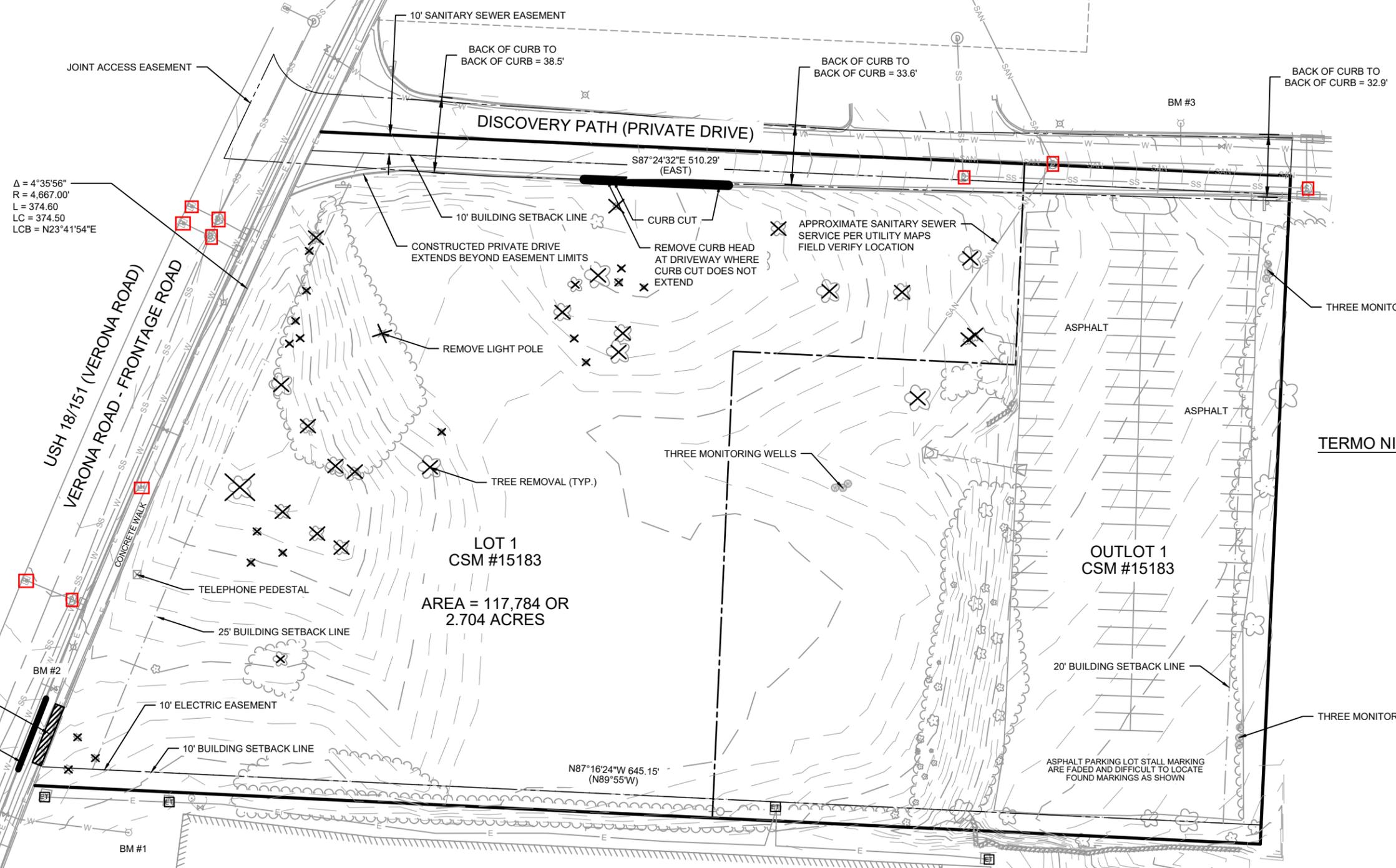
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SITE DETAILS

FILE NO.
 19358003
 SHEET
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LOT 1
CSM #3122
THERMO NICOLET CORPORATION



$\Delta = 4^{\circ}35'56''$
 $R = 4,667.00'$
 $L = 374.60'$
 $LC = 374.50'$
 $LCB = N23^{\circ}41'54''E$

LOT 1
CSM #15183
AREA = 117,784 OR
2.704 ACRES

LOT 2
CSM #3122
THERMO NICOLET CORPORATION

PHILIP J. HENDRICKSON CHILDRENS TRUST

BENCHMARK TABLE

BM. NO.	NORTHING	EASTING	DESCRIPTION	ELEV.
BM #1	463247.39	798290.17	TOP OF NUT	1025.26
BM #2	463222.28	798252.89	TOP OF NUT	1031.48
BM #3	463519.55	798843.38	TOP OF NUT	1013.09

PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
19358003	AS SHOWN				
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW		
F.B.:		CHECKED BY:	KCL		

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EXISTING SITE LAYOUT & REMOVALS

FILE NO.
19358003
SHEET
ST 1

NOTES: ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY OR ANY EASEMENT CONFORMS TO THE CITY OF FITCHBURG SPECIFICATIONS.

UNDER PROPOSED CONDITIONS:

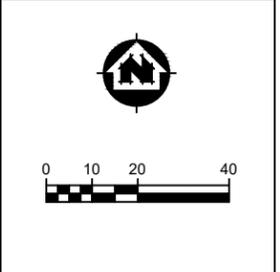
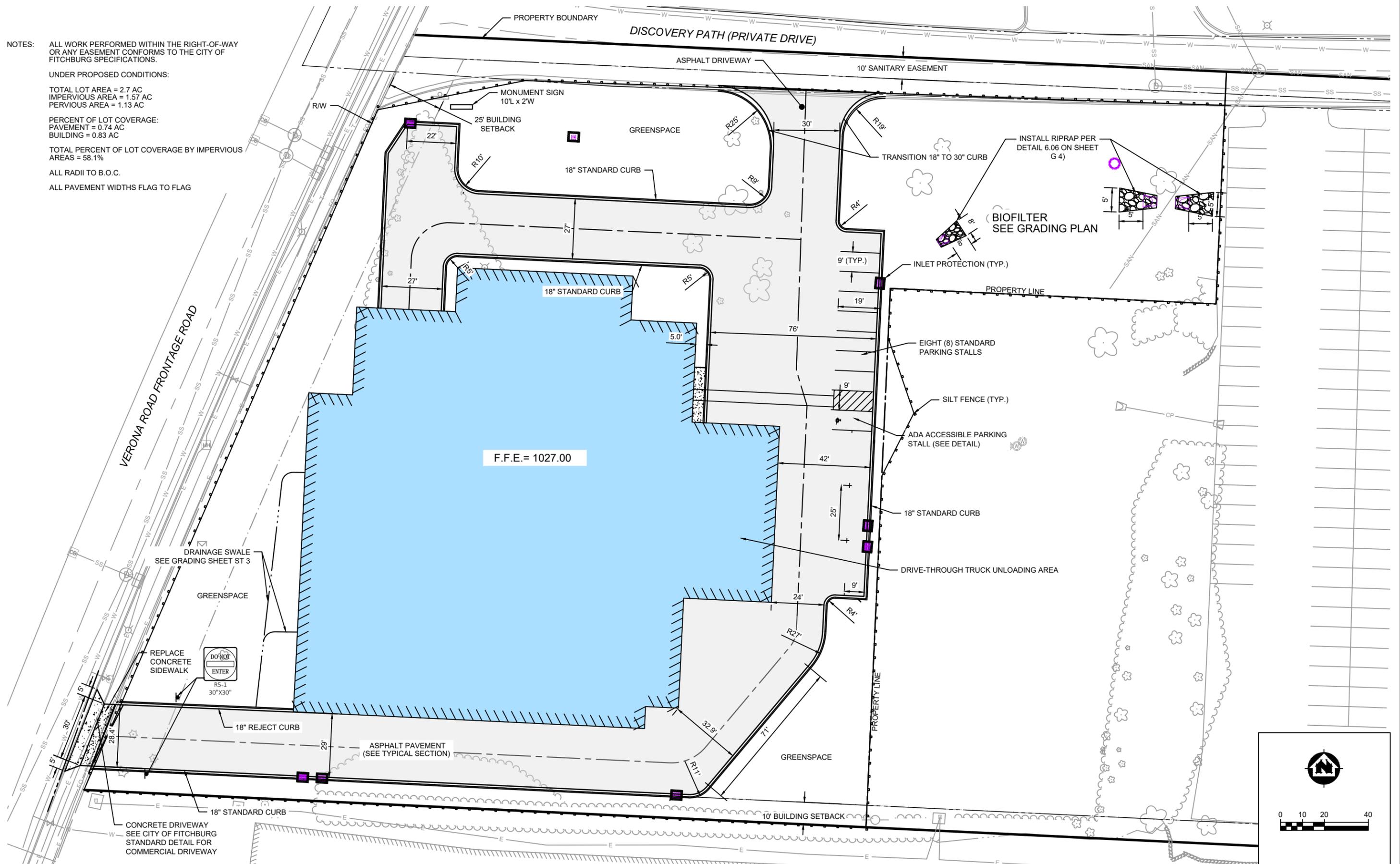
TOTAL LOT AREA = 2.7 AC
 IMPERVIOUS AREA = 1.57 AC
 PERVIOUS AREA = 1.13 AC

PERCENT OF LOT COVERAGE:
 PAVEMENT = 0.74 AC
 BUILDING = 0.83 AC

TOTAL PERCENT OF LOT COVERAGE BY IMPERVIOUS AREAS = 58.1%

ALL RADII TO B.O.C.

ALL PAVEMENT WIDTHS FLAG TO FLAG



PROJECT NO.:	19358003	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW	CHECKED BY:	KCL						
F.B.:											
PLOT DATE: 7/23/19, G:\19\19358\19358003\CADD\Construction Document\19358003.dwg											

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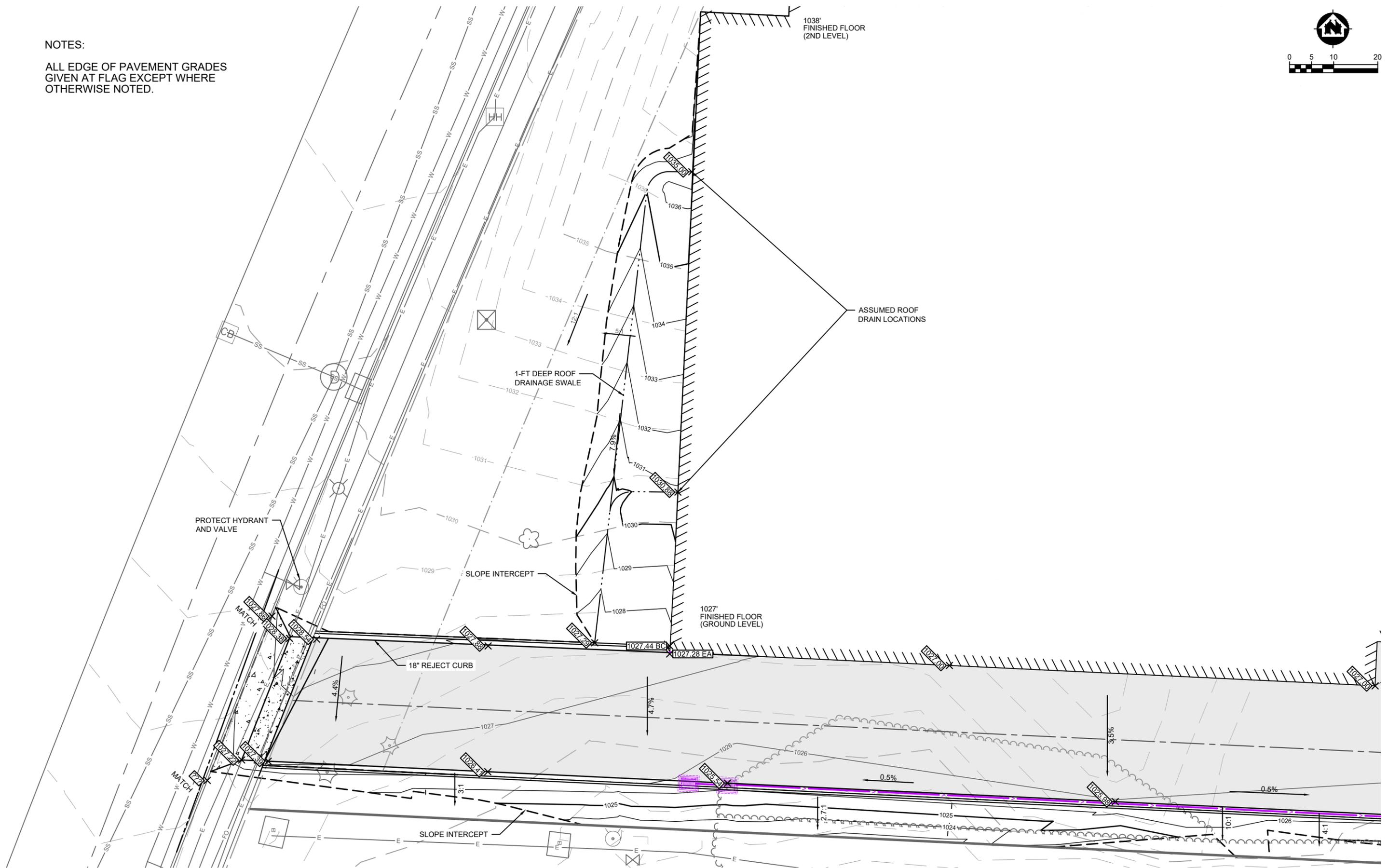
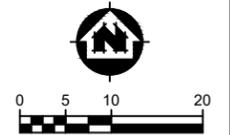
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 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SITE LAYOUT AND EROSION CONTROL

FILE NO.
 19358003
 SHEET
 ST 2

NOTES:

ALL EDGE OF PAVEMENT GRADES GIVEN AT FLAG EXCEPT WHERE OTHERWISE NOTED.



PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
19358003						
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW			
F.B.:		CHECKED BY:	KCL			

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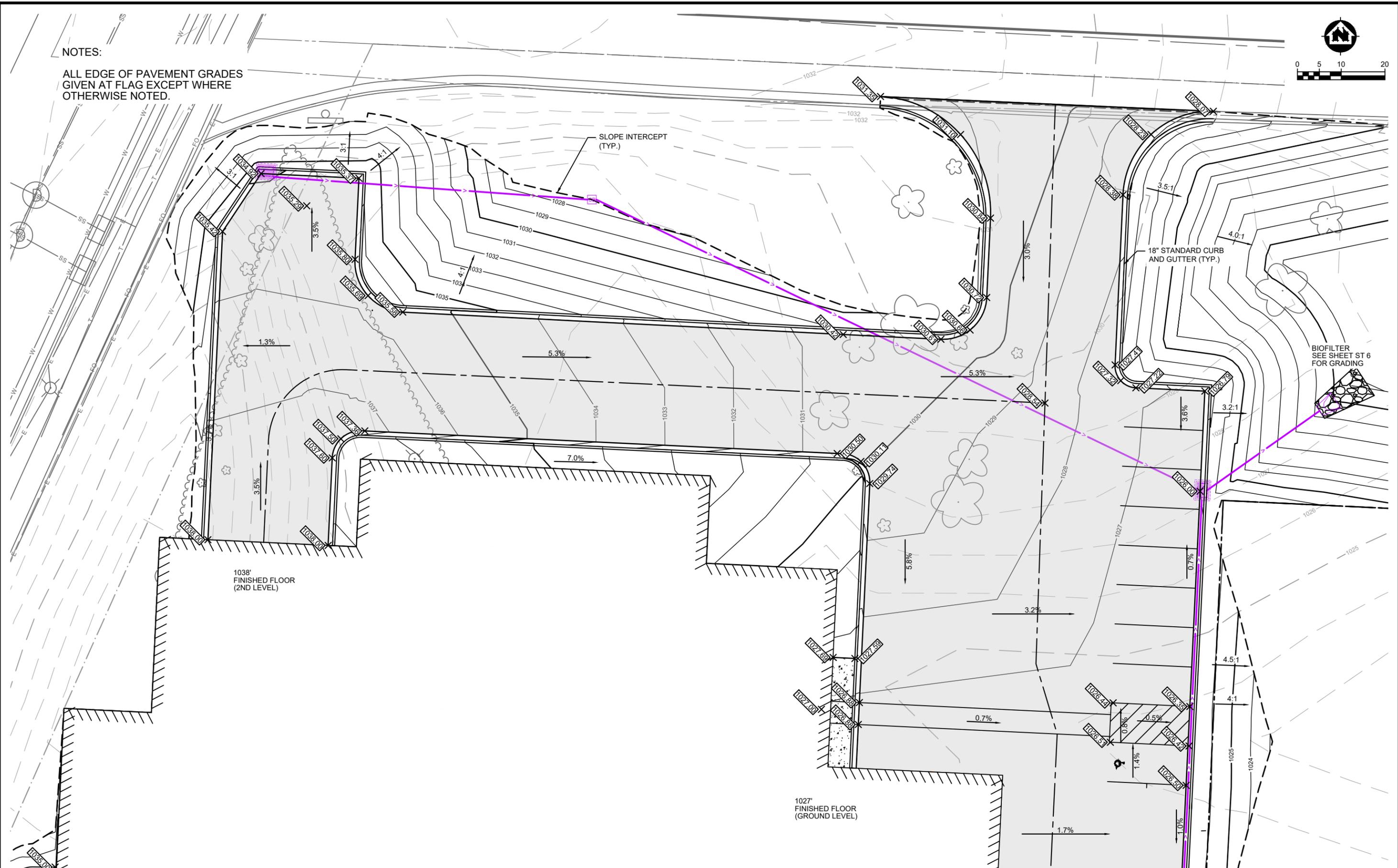
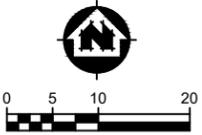
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GRADING PLAN (SOUTHWEST)

FILE NO.
19358003
 SHEET
ST 3

NOTES:

ALL EDGE OF PAVEMENT GRADES GIVEN AT FLAG EXCEPT WHERE OTHERWISE NOTED.



PROJECT NO.:	19358003	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW	CHECKED BY:	KCL						
PLOT DATE: 7/23/19, G:\1919358\19358003\CADD\Construction Documents\19358003\grading plan.dwg											

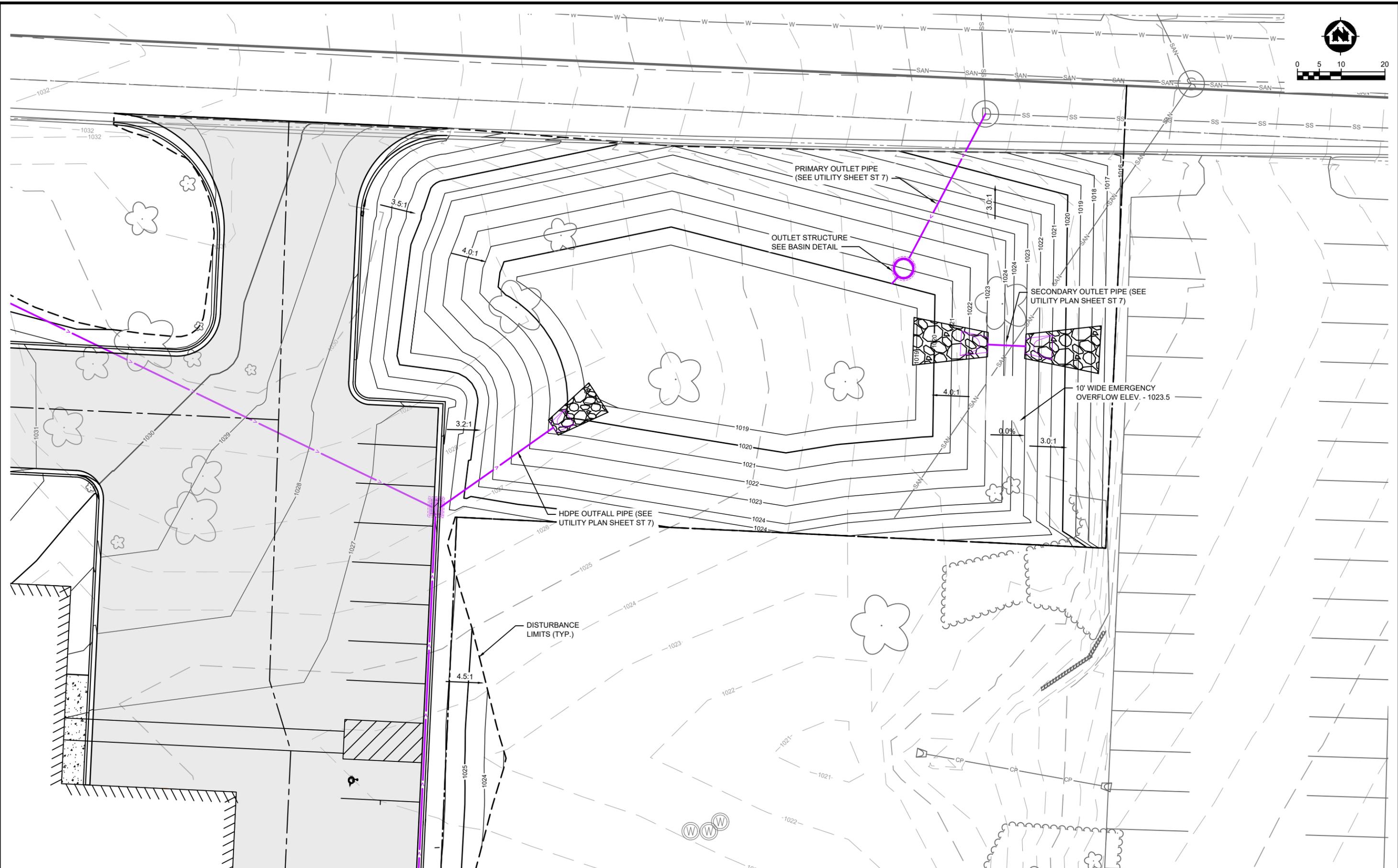
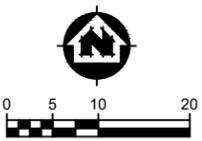
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GRADING PLAN (NORTH)

FILE NO.
19358003
SHEET
ST 4



PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
19358003						
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW			
F.B.:		CHECKED BY:	KCL			

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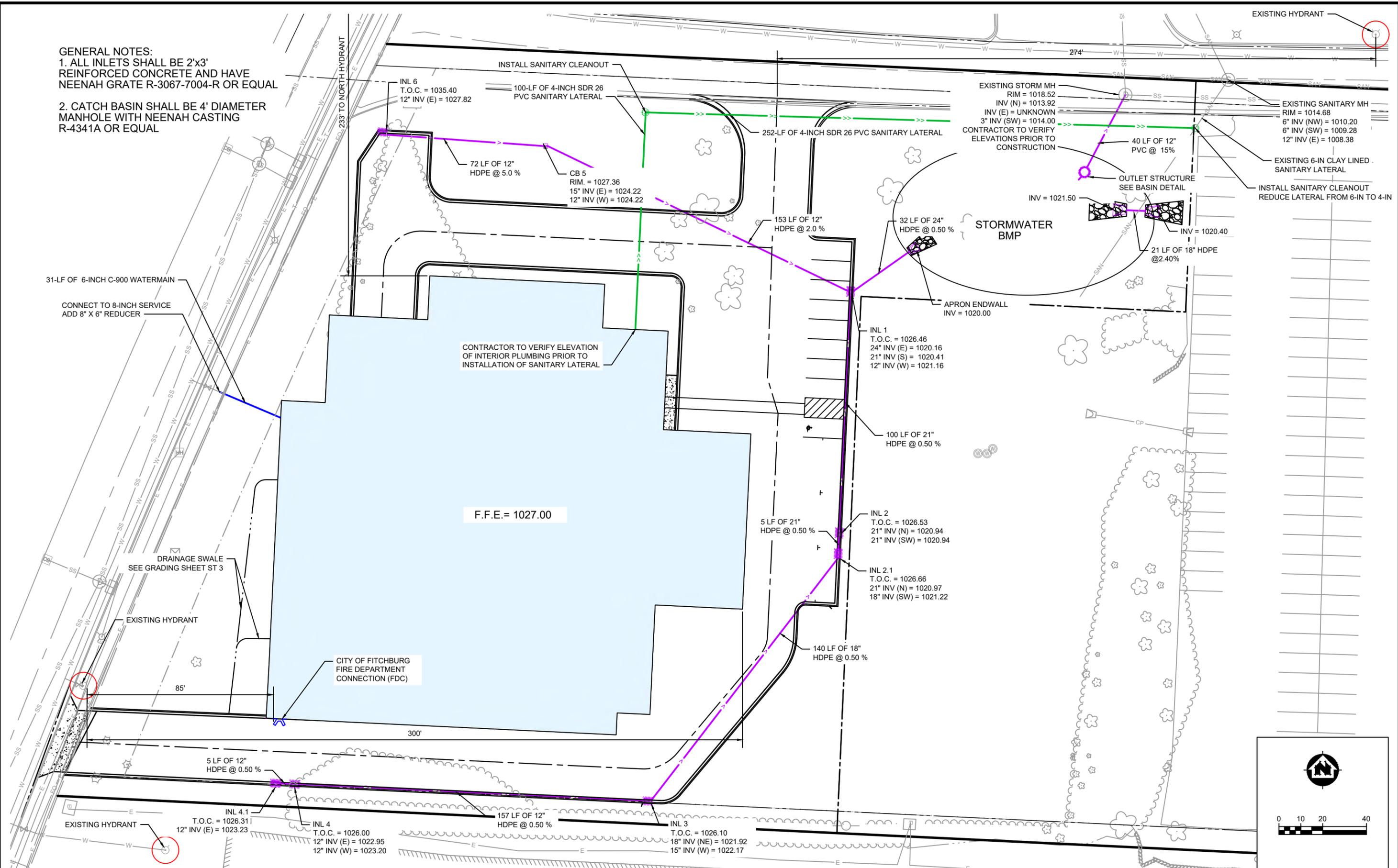
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GRADING PLAN (BIOFILTER)

FILE NO.
19358003
SHEET
ST 6

GENERAL NOTES:
 1. ALL INLETS SHALL BE 2'x3' REINFORCED CONCRETE AND HAVE NEENAH GRATE R-3067-7004-R OR EQUAL
 2. CATCH BASIN SHALL BE 4' DIAMETER MANHOLE WITH NEENAH CASTING R-4341A OR EQUAL



PROJECT NO.:	19358003	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW	CHECKED BY:	KCL						
F.B.:											
PLOT DATE:	7/23/19	G:\19\19358\19358003\CADD\Construction Document\19358003 Utility Design.dwg									

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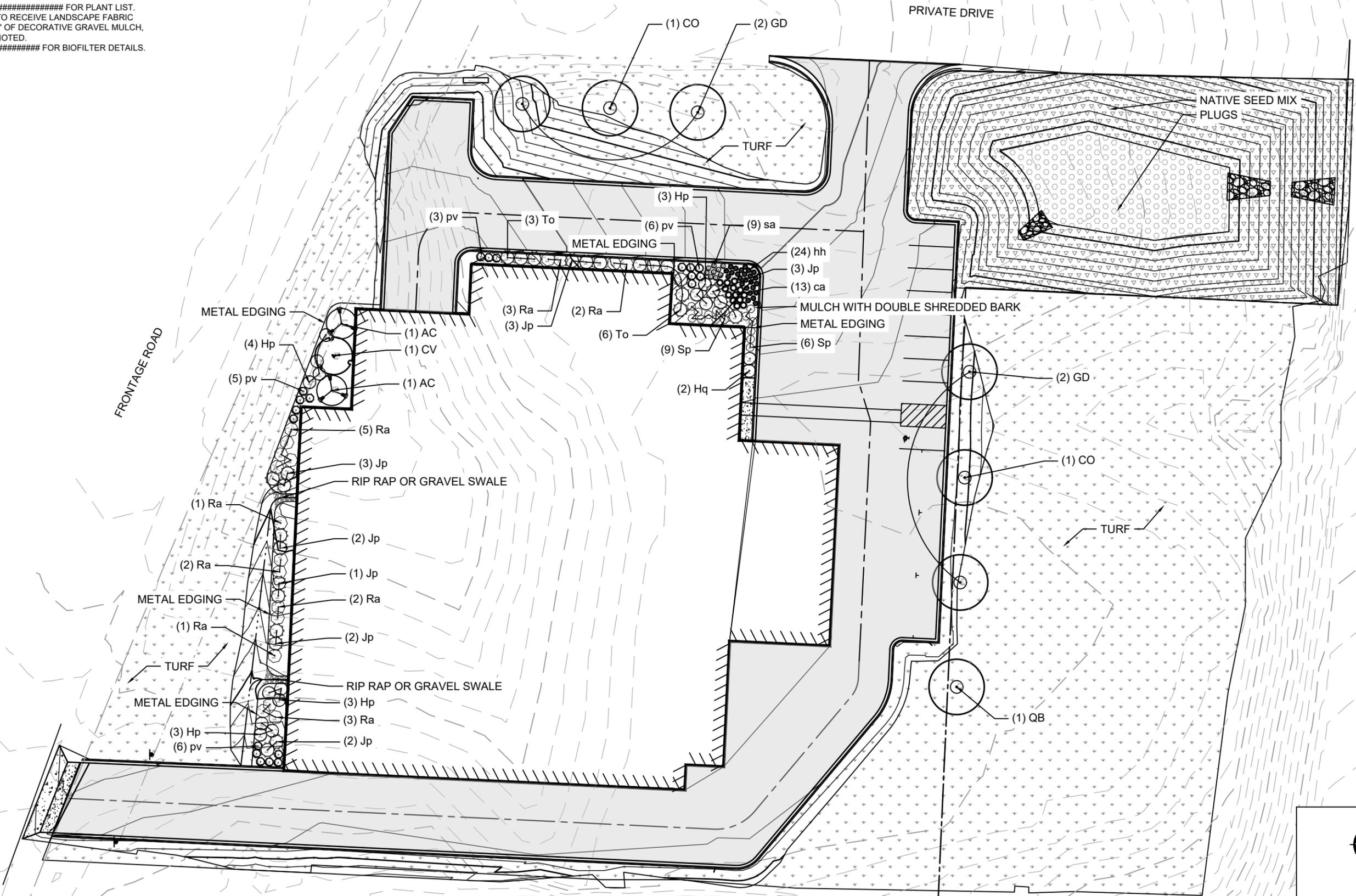
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UTILITY PLAN

FILE NO.
19358003
 SHEET
ST 7

NOTE:

1. SEE SHEET ##### FOR PLANT LIST.
2. ALL PLANTED AREAS TO RECEIVE LANDSCAPE FABRIC COVERED WITH MIN. 2" OF DECORATIVE GRAVEL MULCH, UNLESS OTHERWISE NOTED.
3. SEE SHEET ##### FOR BIOFILTER DETAILS.



PROJECT NO.	19358003	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW				
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LANDSCAPE PLAN

FILE NO.
19358003
SHEET
L 1

PLANT MATERIALS LIST

ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & NOTES*	QUANTITY
Deciduous Trees						
CO	<i>Callis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry	2" cal.	B&B	as drawn	2
CV	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	1.75" cal.	B&B	as drawn	2
GD	<i>Gymnocladus dioica</i> 'Prairie Titan'	'Prairie Titan' Kentucky Coffee Tree	2" cal.	B&B	as drawn, male only	4
QB	<i>Quercus bicolor</i>	Swamp White Oak	2" cal.	B&B	as drawn	1

Coniferous Trees and Shrubs*

AC	<i>Abies concolor</i>	Concolor Fir (White Fir)	5'	B&B	as drawn	2
Jp	<i>Juniperus x pfitzeriana</i> 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	36"	B&B	as drawn	17
To	<i>Thuja occidentalis</i> 'Pyramidalis'	'Arborvitae' 'Pyramidalis'	5'	B&B	as drawn	9

*Do not shear, hand pruning only. Do not plow or store snow with salt near evergreen shrubs

Deciduous Shrubs

Hp	<i>Hydrangea paniculata</i> 'Bulk' USPP 16,812	Quick Fire Hydrangea	5 gal.	CONT.	as drawn	10
Hq	<i>Hydrangea paniculata</i> 'SMHPLQF' Little Quick Fire	Little Quick Fire Hydrangea	3 gal.	CONT.	as drawn	2
Ra	<i>Rhus aromatica</i> 'Gro-low'	Grow Low Fragrant Sumac	3 gal.	CONT.	as drawn	17
Sp	<i>Spiraea japonica</i> 'Anthony Waterer	Anthony Waterer Spirea	3 gal.	CONT.	as drawn	15

Perennials and Grasses

ca	<i>Calamagrostis x acutiflora</i> 'Kark Foerster'	Karl Foerster Feather Reed Grass	1 gal.	CONT.	as drawn	13
hh	<i>Heimericallis</i> 'Happy Returns'	Daylily	1 gal.	CONT.	as drawn	24
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switchgrass	1 gal.	CONT.	as drawn	17
sa	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal.	CONT.	as drawn	18

Bio-Filter: Wet Meadow Emergent Plants

2,775 SF

Plant plugs 1 foot on center. Plant species in groups of 5				
<i>Carex spp.</i>	Common Sedges	Plugs	1 Foot on center	170
<i>Calamagrostis Canadensis</i>	Bluejoint Grass	Plugs	1 Foot on center	170
<i>Bromus ciliatus</i>	Fringed Brome	Plugs	1 Foot on center	170
<i>Glyceria striata</i>	Fowl Manna Grass	Plugs	1 Foot on center	170
<i>Muhlenbergia glomerata</i>	Marsh Wild Timothy	Plugs	1 Foot on center	170
<i>M. Mexicana</i>	Leafy Satin Grass	Plugs	1 Foot on center	170
<i>Poa palustris</i>	Fowl Meadow Grass	Plugs	1 Foot on center	170
<i>Spartina pectinata</i>	Prairie Cordgrass	Plugs	1 Foot on center	170
<i>Symphoricarum novae-angliae</i>	New England Aster	Plugs	1 Foot on center	170
<i>Cirsium muticum</i>	Swamp Thistle	Plugs	1 Foot on center	170
<i>Galium boreale</i>	Northern Bedstraw	Plugs	1 Foot on center	170
<i>Hypoxis hirsuta</i>	Yellow Star-Grass	Plugs	1 Foot on center	170
<i>Oxypolis rigidior</i>	Cowbane	Plugs	1 Foot on center	170
<i>Thalictrum dasycarpum</i>	Tall Meadow - Rue	Plugs	1 Foot on center	170
<i>Ziza aurea</i>	Golden Alexander's	Plugs	1 Foot on center	170
<i>Pycnanthemum virginianum</i>	Mountain Mint	Plugs	1 Foot on center	170

SEED MIXES AND MATS

Native Slope Stabilization	Agrecol "Native Slope Stabilization" Seed Mix	12,000 SF
Turf	LaCrosse Seed 'madison Parks' or approved equal	66,600 SF

*Consult manufacturer for appropriate seeding rates.

SITE PREPARATION, LAYOUT AND PLANTING NOTES

1. REMOVE AND DISPOSE OF TURF/SOD AND OTHER EXISTING PLANTS, INCLUDING ESTABLISHED WEEDS PRIOR TO SEEDING.

2. SEED LIMIT LINES ARE APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE.

3. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS. ALL DISTURBED AREAS ARE TO BE PROTECTED WITHIN 24 HOURS. DO NOT DISTURB MORE AREA THAN CAN BE COMPLETED AND PROTECTED WITHIN 24 HOURS.

4. TREES AND SHRUBS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.

5. EQUALLY SPACE PERENNIALS AS SPECIFIED PER NOTES LISTED ON DRAWINGS.

7. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.

8. PERENNIAL PLANTING BEDS TO BE COVERED WITH 2" MIN. TWICE SHREDDED HARD WOOD MULCH, UNLESS OTHERWISE NOTED. NO WEED BARRIER SHALL BE USED.

9. ALL TREES PLANTED IN TURF SHALL RECEIVE A 5' DIAMETER MULCH RING WITH 3" MIN. TWICE SHREDDED HARD WOOD MULCH. ALL TREE RINGS TO RECEIVE SPADE EDGE.

10. ALL PLANTING BEDS SHALL HAVE STEEL EDGING.

11. ALL LANDSCAPE BED CURVES SHALL BE SMOOTH AND NOT SEGMENTED. SEGMENTED CURVES SHALL BE REPLACED WITH SMOOTH CURVES AT NO ADDITIONAL COST TO THE OWNER.

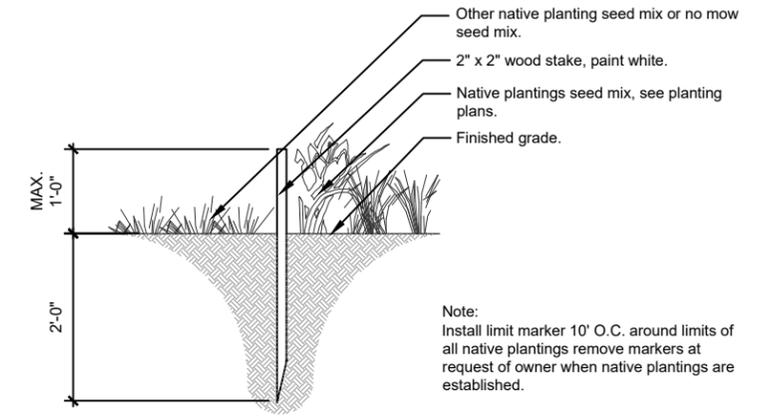
12. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE DEPARTMENT AND LOCAL AGENCY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.

13. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IS COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT. TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ANY WALK OR PAVED EDGE.

14. ADJUSTMENT TO STAKE LOCATIONS DUE TO DISCREPANCIES BETWEEN COORDINATES AND DIMENSIONS IS INCIDENTAL TO THE CONTRACT. NO ADDITIONAL PAYMENTS WILL BE MADE FOR THIS WORK.

15. NO PERENNIAL OR ORNAMENTAL GRASS SHALL BE PLANTED WITHIN 12" IN OF ANY ADJACENT EDGE. NO SHRUB SHALL BE PLANTED WITHIN 30" ANY ADJACENT EDGE.

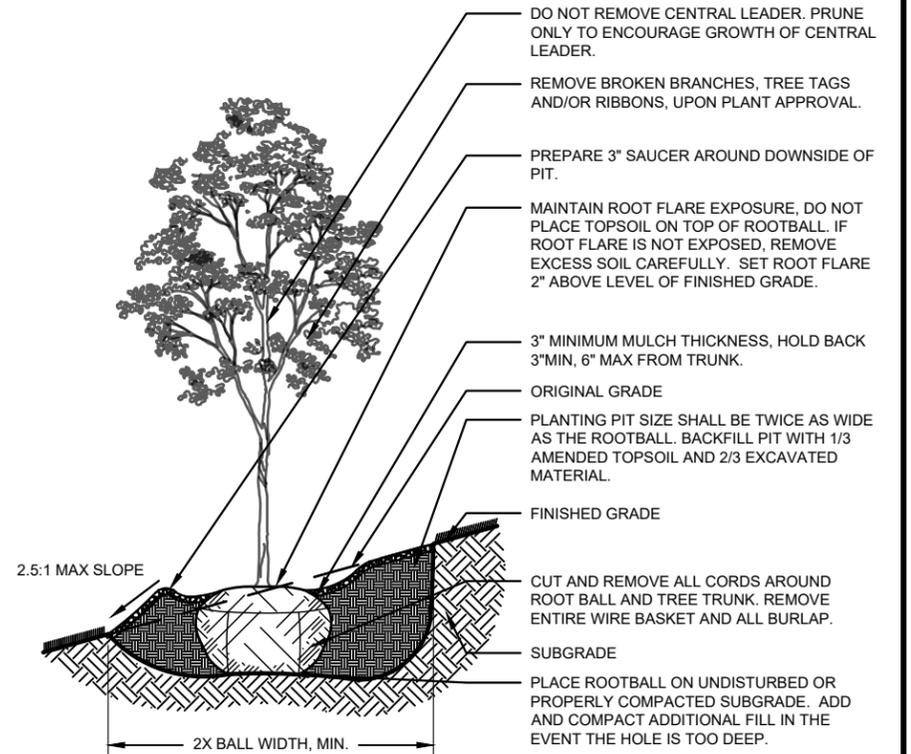
16. ALL PLANT MATERIAL SHALL BE PRODUCED BY A NURSERY, BE HEALTHY AND FREE FROM INSECTS, DISEASE OR INJURY. SPECIMENS SHALL EXHIBIT NORMAL HABIT OF GROWTH TYPICAL FOR THE SPECIES. PLANT SIZE SHALL BE EQUAL TO OR EXCEEDING THE SIZE LISTED IN THE PLANT LIST.



1 NATIVE AREA MARKER **DETAIL**
L 2 Not To Scale

NOTE:

1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



2 TREE PLANTING ON SLOPE **DETAIL**
L 2 Not To Scale

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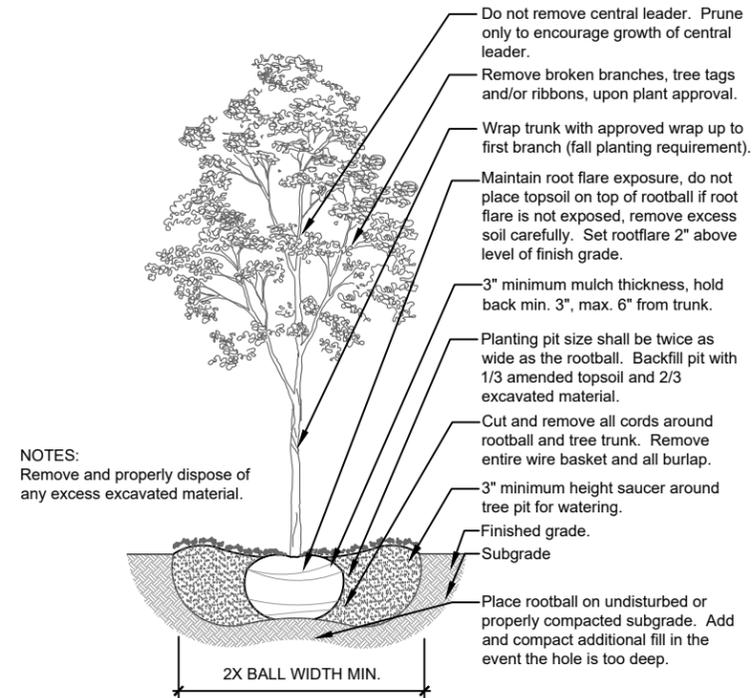
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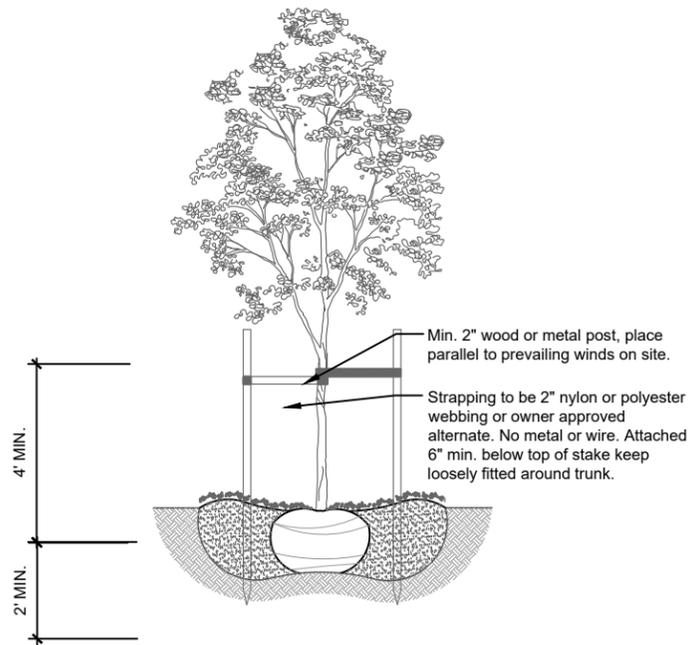
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PLANTING SCHEDULE

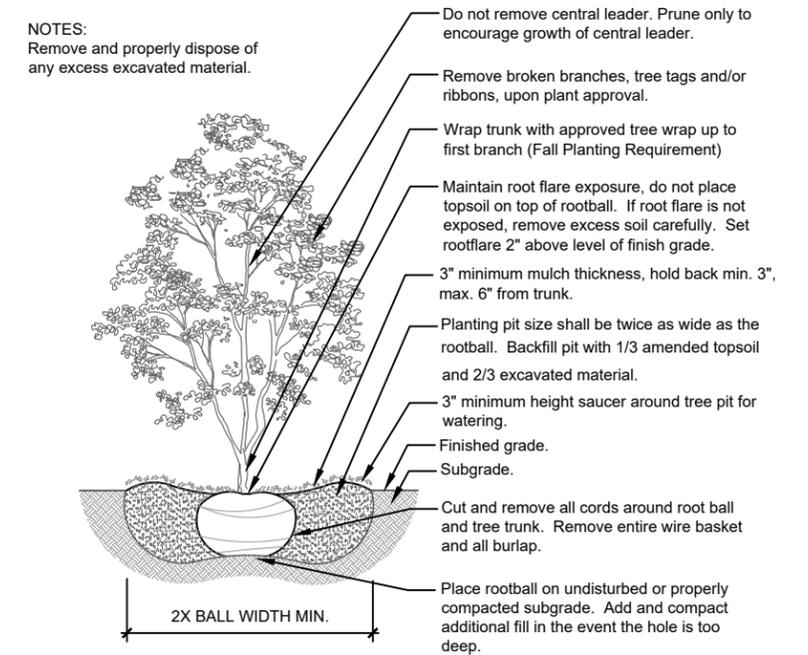
FILE NO.
19358003
SHEET
L 2



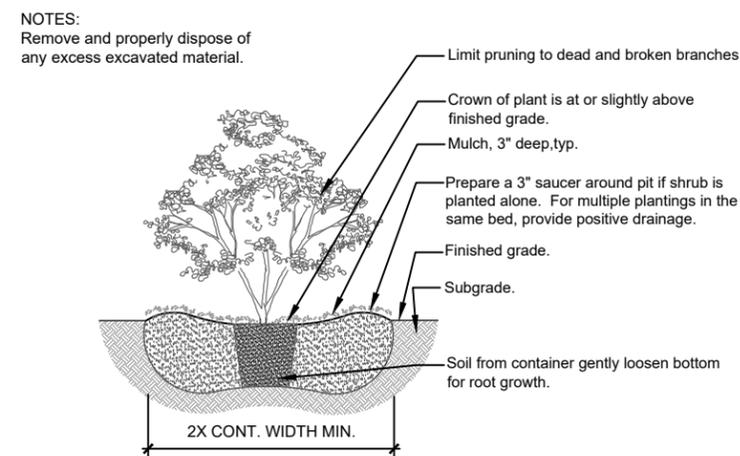
1 DECIDUOUS TREE PLANTING DETAIL
 L 3 Not To Scale



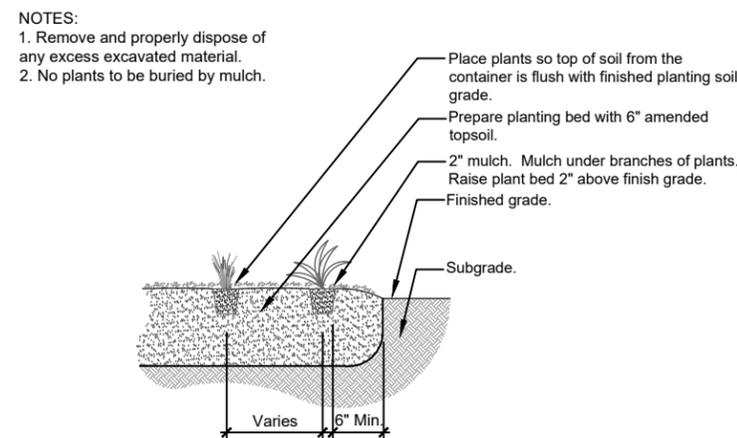
2 DECIDUOUS TREE STAKING DETAIL
 L 3 Not To Scale



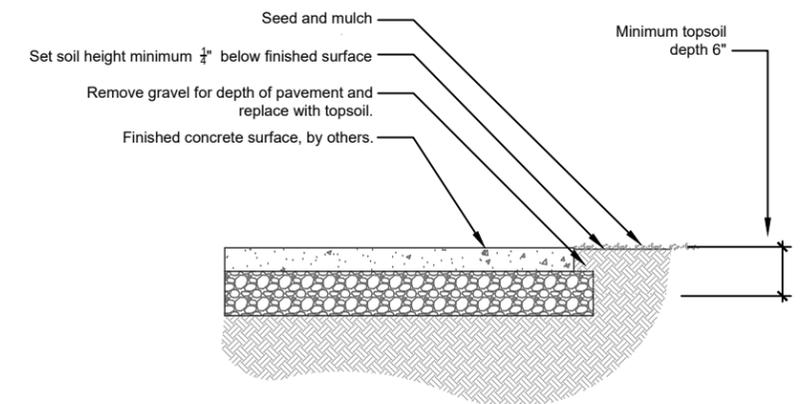
3 ORNAMENTAL TREE PLANTING DETAIL
 L 3 Not To Scale



4 SHRUB PLANTING (CONTAINER) DETAIL
 L 3 Not To Scale



5 PERENNIAL PLANTING DETAIL
 L 3 Not To Scale



6 SEEDING ALONG SIDEWALK DETAIL
 L 3 Not To Scale

PROJECT NO.:	19358003	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
PROJECT DATE:	07/23/2019	DRAWN BY:	TAW								
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PLANTING DETAILS

FILE NO.
 19358003
 SHEET
 L 3

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	6	AA	SINGLE	0.900	MCGRAW GWC-AF-02-LED-E1-T4FT WALL MOUN AT 20FT	113	12784
	3	AA1	SINGLE	0.900	MCGRAW GWC-AF-02-LED-E1-T4FT WALL MOUN AT 18FT	113	12784
	1	BB	SINGLE	0.900	MCGRAW GLEON-AF-04-LED-E1-T3 MOUNT ON 25FT POLE WITH 3FT BASE	225	24568
	1	CC	SINGLE	0.900	MCGRAW GLEON-AF-04-LED-E1-T4FT MOUNT ON 25FT POLE WITH 3FT BASE	225	24711
	4	DD	SINGLE	0.900	HALO HC630D010-HM634840-61WDW RECESSED IN CANOPY AT 18FT	26	2797

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.12	11.6	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.96	3.1	1.2	1.63	2.58

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
24	AA	798361.8	463205	20	270	0
25	AA	798429.4	463201.8	20	270	0
27	AA	798491.6	463198.8	20	270	0
28	AA1	798557.9	463321.9	18	0	0
29	AA1	798544	463339.6	18	90.739	0
31	AA	798427.1	463409.9	20	89.134	0
33	CC	798610.1	463432.1	28	178.946	0
34	BB	798309.8	463216.4	28	270	0
35	AA	798478.9	463407.3	20	85.272	0
36	DD	798382.5	463396.1	18	0	0
37	DD	798396.7	463395.3	18	0	0
38	DD	798383	463404.9	18	0	0
39	DD	798396.7	463404.7	18	0	0
40	AA1	798555.8	463274.8	18	0	0
41	AA	798513.8	463233.9	20	357.409	0



TYPE AA & AA1



TYPE BB & CC



TYPE DD



Plan View
Scale: 1 inch= 30 Ft.

GENERAL NOTES:

- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments

Revisions	

Drawn By: SANDY
Checked By: TRENT
Date: 7/19/2019
Scale: AS NOTED

FITCHBURG STORAGE
MADISON, WI

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The 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 and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall 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. 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 Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable 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.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

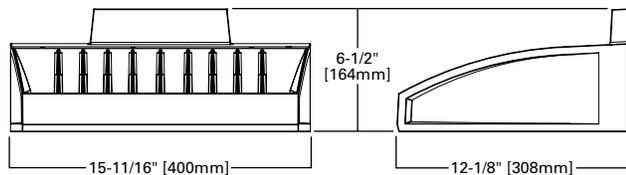


GWC GALLEON WALL

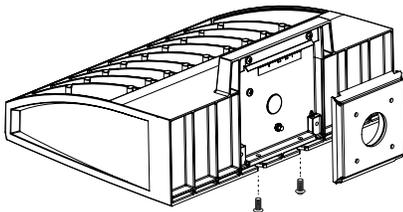
1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

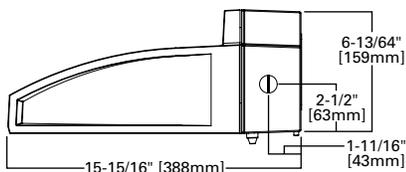
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

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

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

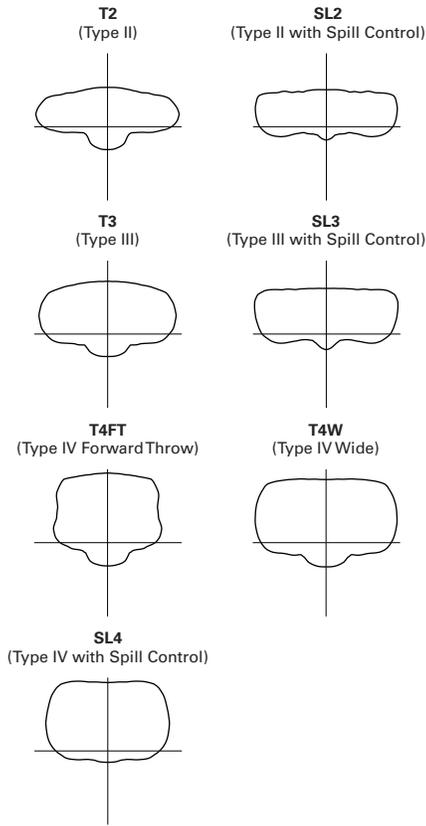
POWER AND LUMENS

Number of Light Squares	1				2				
	600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A	
Drive Current	600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A	
Nominal Power (Watts)	34	44	59	67	66	86	113	129	
Input Current @ 120V (A)	0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16	
Input Current @ 208V (A)	0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63	
Input Current @ 240V (A)	0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55	
Input Current @ 277V (A)	0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48	
Input Current @ 347V (mA)	0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39	
Input Current @ 480V (mA)	0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30	
Optics									
T2	4000K/5000K Lumens	4,204	5,156	6,381	7,000	8,215	10,075	12,470	13,680
	3000K Lumens	3,975	4,874	6,033	6,618	7,767	9,525	11,790	12,934
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,285	5,256	6,505	7,135	8,375	10,269	12,710	13,943
	3000K Lumens	4,051	4,969	6,150	6,746	7,918	9,710	12,017	13,182
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,311	5,286	6,542	7,177	8,422	10,329	12,784	14,024
	3000K Lumens	4,075	4,998	6,185	6,786	7,963	9,766	12,086	13,259
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
T4W	4000K/5000K Lumens	4,254	5,217	6,458	7,084	8,313	10,195	12,619	13,843
	3000K Lumens	4,023	4,933	6,105	6,698	7,860	9,639	11,931	13,088
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL2	4000K/5000K Lumens	4,196	5,147	6,370	6,988	8,202	10,058	12,449	13,656
	3000K Lumens	3,967	4,866	6,022	6,607	7,755	9,509	11,771	12,911
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,284	5,255	6,504	7,134	8,374	10,268	12,709	13,941
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
SL4	4000K/5000K Lumens	4,071	4,992	6,179	6,778	7,954	9,756	12,074	13,246
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
5NQ	4000K/5000K Lumens	4,420	5,420	6,709	7,358	8,637	10,591	13,108	14,380
	3000K Lumens	4,179	5,124	6,343	6,957	8,166	10,013	12,393	13,595
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,501	5,520	6,831	7,494	8,795	10,786	13,350	14,644
	3000K Lumens	4,256	5,219	6,458	7,085	8,316	10,198	12,622	13,845
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,513	5,534	6,849	7,514	8,819	10,815	13,385	14,683
	3000K Lumens	4,268	5,232	6,475	7,104	8,338	10,224	12,656	13,882
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,765	4,619	5,716	6,270	7,358	9,023	11,167	12,251
	3000K Lumens	3,560	4,367	5,404	5,927	6,957	8,531	10,559	11,583
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,379	5,370	6,647	7,293	8,558	10,494	12,989	14,250
	3000K Lumens	4,141	5,077	6,285	6,895	8,092	9,922	12,281	13,473
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

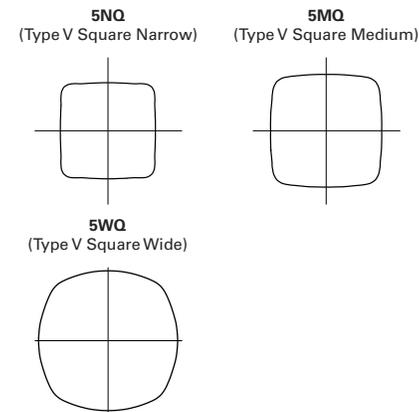
* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

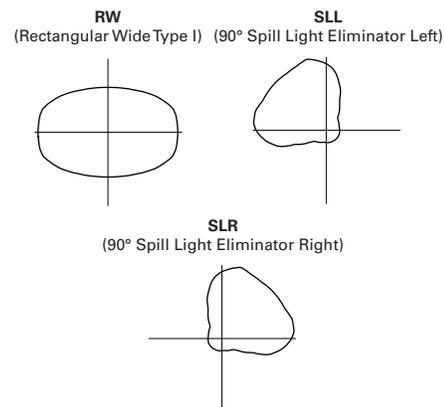
Asymmetric Area Distributions



Symmertric Distributions

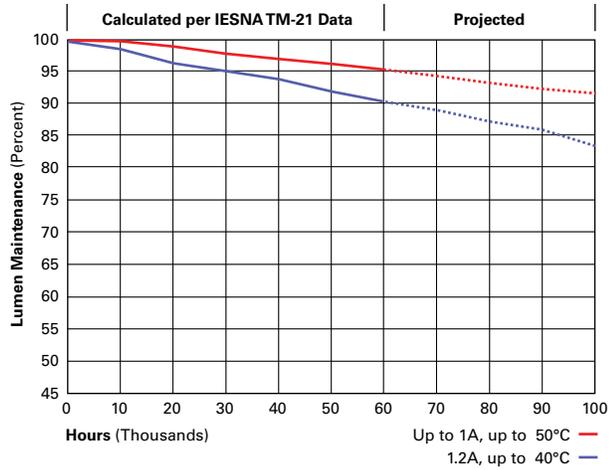


Specialized Distributions



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

CONTROL OPTIONS

0-10V

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

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

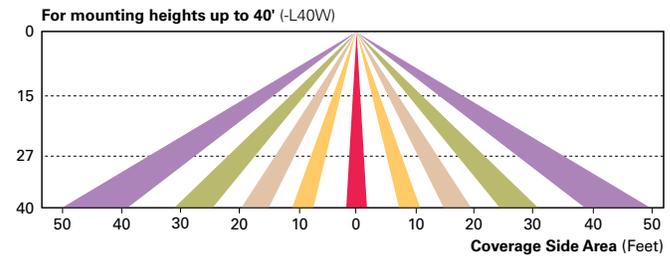
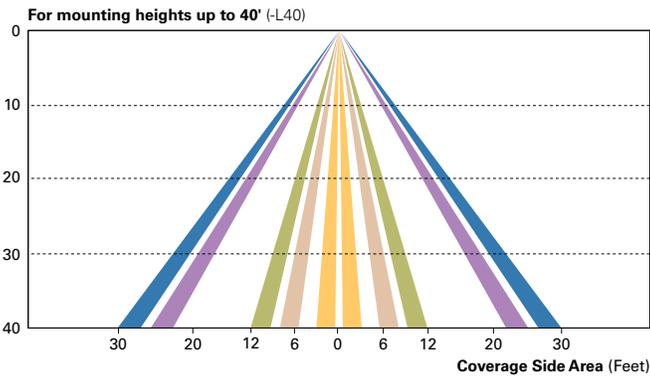
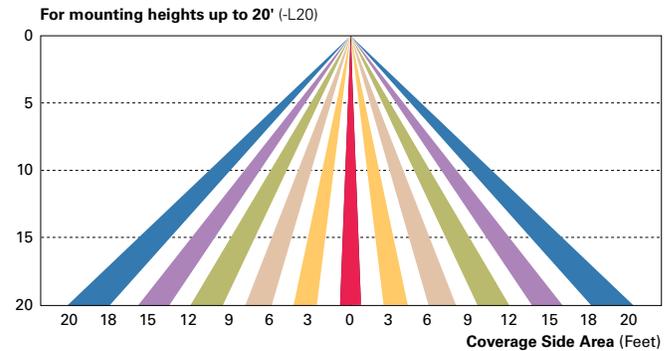
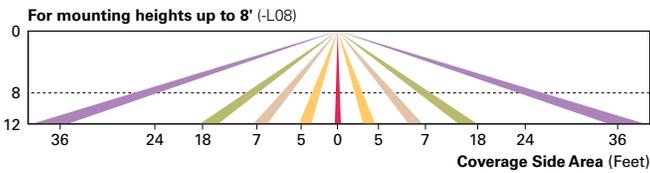
After Hours Dim (AHD)

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 and MS-LXX)

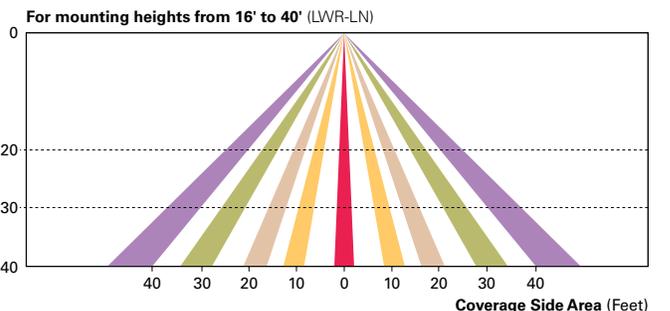
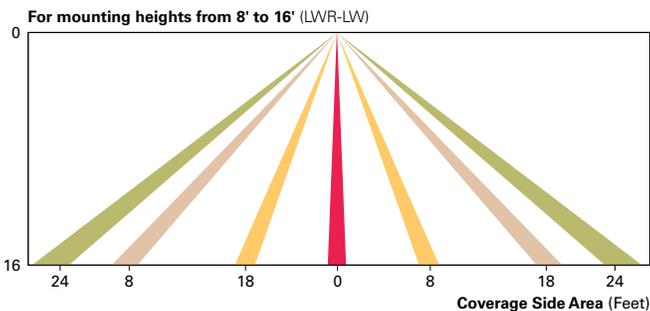
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

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: GWC-AF-02-LED-E1-T3-GM

Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 ³	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	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 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁶	[BLANK]=Surface Mount
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI / 2700K ⁷ 7030=70 CRI / 3000K ⁷ 8030=80 CRI / 3000K ⁷ 7050=70 CRI / 5000K ⁷ 7060=70 CRI / 6000K ⁷ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁸ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{9,10} DALI=DALI Driver ¹¹ HA=50°C High Ambient ¹² UPL=Uplight Housing ¹³ BBB=Battery Pack with Back Box ^{3,8,14,27} CWB=Cold Weather Battery Pack with Back Box ^{3,8,14,27} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{19,20,21} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{19,20,21} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²³ CE=CE Marking and Small Terminal Block ²⁴					OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ LS/HSS=Field Installed House Side Shield ^{23,25} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ²⁶		

- NOTES:**
- DesignLight Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Standard 4000K CCT and minimum 70 CRI.
 - Two light squares with BBB or CWB options limited to 25°C, 120-277V only.
 - Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
 - 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).
 - Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
 - Extended lead times apply. Use dedicated IES files when performing layouts.
 - Not available with HA option.
 - Cannot be used with other control options.
 - Low voltage control lead brought out 18" outside fixture.
 - Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
 - Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
 - Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
 - Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
 - Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
 - 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.
 - 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.
 - Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
 - Includes integral photosensor.
 - LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
 - Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
 - Not available with HSS option.
 - Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
 - CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
 - One required for each light square.
 - Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.
 - Control option limited to P=Button Type Photocontrol (must specify voltage).

DESCRIPTION

The Galleon™ LED Flood luminaire combines the low-profile design of the Galleon with the mounting angle flexibility of a pole or wall-mounted floodlight. With a maximum tilt angle of 60° from horizontal, and patented, high-efficiency AccuLED Optics™ technology, it provides uniform and energy conscious illumination for parking lots, container/ rail yards and highway projects. Mounts direct to pole or to a, bullhorn or pole-top tenon. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration and IP66 rated up to 60° from horizontal. Optional tool-less hardware available for ease of entry into electrical chamber.

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 6000K CCT, 5000K CCT and 3000K 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 our proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED Flood 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

Cast aluminum knuckle arm mounts directly to fixture housing, and is available with either commercial pole mount or slipfitter for bullhorn, pipe or tenon mount. Can be tilted up to 60° from horizontal without compromising vibration or IP rating.

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.

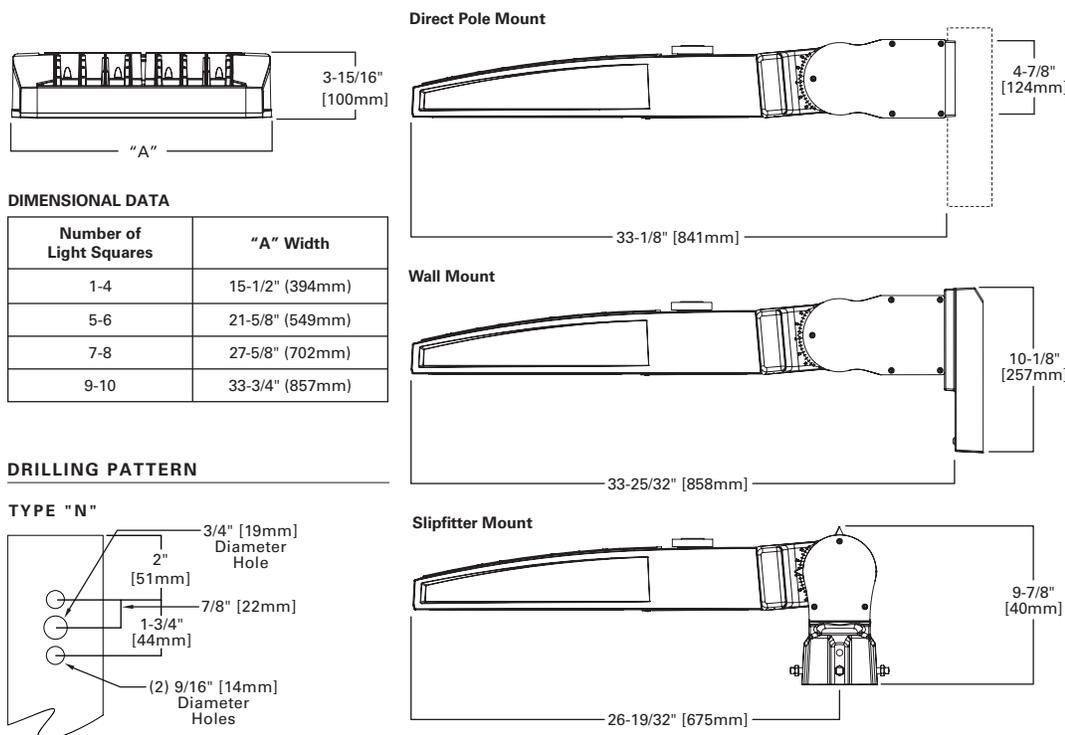


GLEON GALLEON LED FLOOD

1-10 Light Squares
Solid State LED

FLOODLIGHT LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of Light Squares	"A" Width
1-4	15-1/2" (394mm)
5-6	21-5/8" (549mm)
7-8	27-5/8" (702mm)
9-10	33-3/4" (857mm)



CERTIFICATION DATA

UL/cUL Wet Location Listed
 ISO 9001
 LM79 / LM80 Compliant
 3G Vibration Rated up to 60° from Horizontal
 IP66 Rated up to 60° from Horizontal
 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)

EPA CHART

Title Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	34 lbs. (15.45 kgs.)	1.21	2.42	1.94	2.19	2.92	2.83	3.87
	5-6	45 lbs. (20.45 kgs.)	1.21	2.42	2.12	2.28	3.12	3.12	4.23
	7-8	55 lbs. (25.00 kgs.)	1.21	2.42	--	2.39	--	3.42	--
	9-10	63 lbs. (28.63 kgs.)	1.21	2.42	--	2.51	--	3.73	--
15°	1-4	34 lbs. (15.45 kgs.)	1.21	2.42	2.14	2.39	3.14	3.16	4.23
	5-6	45 lbs. (20.45 kgs.)	1.21	2.42	2.46	2.46	3.43	3.60	4.91
	7-8	55 lbs. (25.00 kgs.)	1.30	2.59	--	2.65	--	4.06	--
	9-10	63 lbs. (28.63 kgs.)	1.58	3.17	--	3.02	--	4.54	--
30°	1-4	34 lbs. (15.45 kgs.)	1.41	2.82	2.94	2.78	4.05	4.25	5.88
	5-6	45 lbs. (20.45 kgs.)	1.96	3.92	3.66	3.55	5.13	5.18	7.31
	7-8	55 lbs. (25.00 kgs.)	2.51	5.01	--	4.33	--	6.16	--
	9-10	63 lbs. (28.63 kgs.)	3.06	6.12	--	5.14	--	7.23	--
45°	1-4	34 lbs. (15.45 kgs.)	1.99	2.99	3.70	3.60	5.19	5.23	7.40
	5-6	45 lbs. (20.45 kgs.)	2.77	5.55	4.76	4.72	6.76	6.67	9.81
	7-8	55 lbs. (25.00 kgs.)	3.54	7.09	--	5.85	--	8.16	--
	9-10	63 lbs. (28.63 kgs.)	4.33	8.66	--	7.01	--	9.70	--
60°	1-4	34 lbs. (15.45 kgs.)	2.44	4.88	4.30	4.24	6.09	6.04	8.60
	5-6	45 lbs. (20.45 kgs.)	3.40	6.79	--	5.64	--	7.88	--
	7-8	55 lbs. (25.00 kgs.)	4.34	8.68	--	7.03	--	9.72	--
	9-10	63 lbs. (28.63 kgs.)	5.30	10.60	--	--	--	--	--

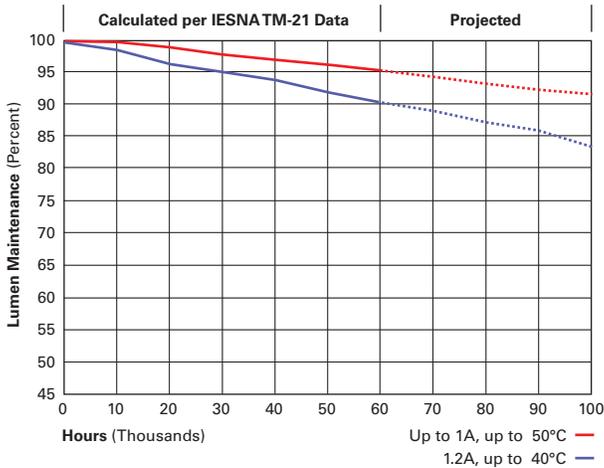
Note: Mounting not valid where left blank due to clearance.

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



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	67	129	191	258	320	382	448	511	575	640	
Input Current @ 120V (A)	0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87	
Input Current @ 208V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14	
Input Current @ 240V (A)	0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71	
Input Current @ 277V (A)	0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36	
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92	
Input Current @ 480V (A)	0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45	
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694

* Nominal data for 70 CRI.

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
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
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
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
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
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
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
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
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
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
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
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
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
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
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

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	44	85	124	171	210	249	295	334	374	419	
Input Current @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80	
Input Current @ 208V (A)	0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12	
Input Current @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84	
Input Current @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67	
Input Current @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52	
Input Current @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96	
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	34	66	96	129	162	193	226	257	290	323	
Input Current @ 120V (A)	0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89	
Input Current @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63	
Input Current @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43	
Input Current @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33	
Input Current @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99	
Input Current @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77	
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

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

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

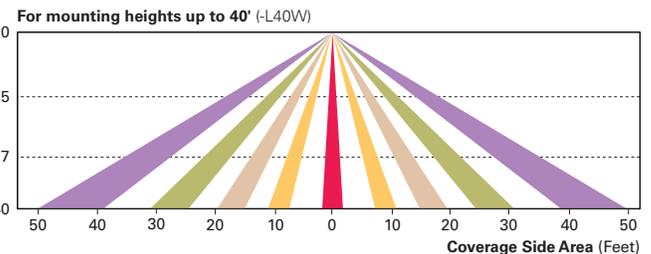
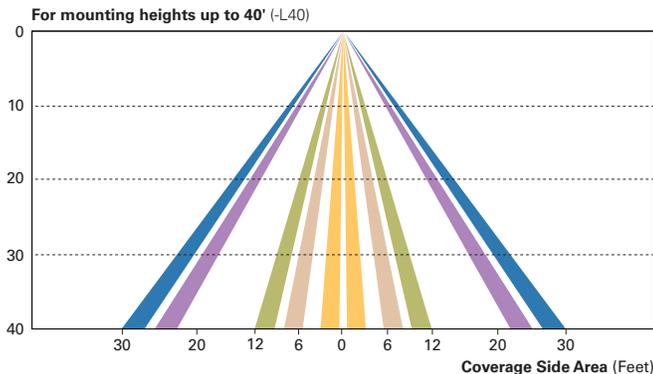
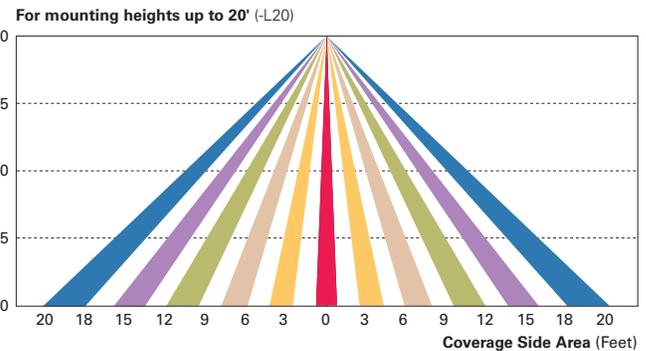
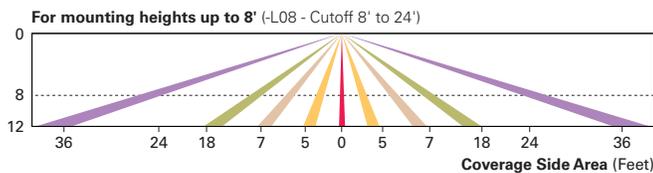
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile 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, MS/X-LXX and MS-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. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

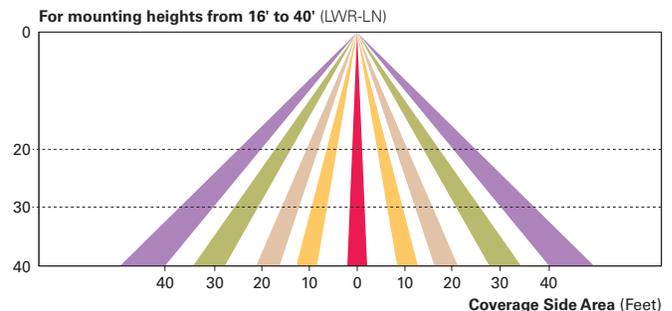
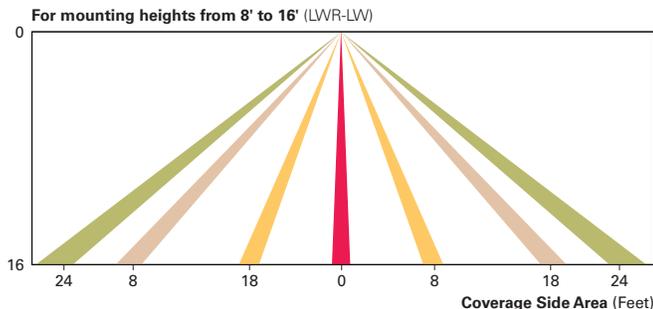
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T4FT-GM-ADJS-800

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	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	ADJA=Adjustable Arm - Direct Pole Mount ⁶ ADJS=Adjustable Arm - Slipfitter ⁶ ADJA-WM=Adjustable Arm - Direct Pole Mount and Wall Mount Adapter ⁶
Options (Add as Suffix)						Accessories (Order Separately)	
<p>7030=70 CRI 3000K⁷ 8030=80 CRI 3000K⁸ 7050=70 CRI 5000K⁷ 7060=70 CRI 6000K⁷ 600=Drive Current Factory Set to Nominal 600mA⁹ 800=Drive Current Factory Set to Nominal 800mA⁹ 1200=Drive Current Factory Set to Nominal 1200mA¹⁰ F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits^{11,12} DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD145=After Hours Dim, 5 Hours¹³ AHD245=After Hours Dim, 6 Hours¹³ AHD255=After Hours Dim, 7 Hours¹³ AHD355=After Hours Dim, 8 Hours¹³ HA=50°C High Ambient¹⁴ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height^{15,16} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height^{15,17} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height^{15,18} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range)^{15,19} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height^{15,16,20} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height^{15,17,20} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height^{15,18,20} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range)^{15,19,20} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height^{15,16} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height^{15,17} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height^{15,18} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range)^{15,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height²¹ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height²¹ 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 Housing²² HSS=Factory Installed House Side Shield²³</p>						<p>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 Sensor¹⁵ 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 LS/HSS=Field Installed House Side Shield^{23,24}</p>	

- NOTES:**
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - 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.
 - Standard 4000K CCT and minimum 70 CRI.
 - 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.
 - 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).
 - Vibration and IP ratings maintained up to 60° from horizontal.
 - Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon LED Flood product page on the website.
 - Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon LED Flood product page on the website.
 - 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon LED Flood product page on the website.
 - Not available with HA option.
 - 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.
 - Not available with LumaWatt wireless sensors.
 - 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.
 - 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
 - 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.
 - Approximately 22' detection diameter at 8' mounting height.
 - Approximately 40' detection diameter at 20' mounting height.
 - Approximately 60' detection diameter at 40' mounting height.
 - Approximately 100' detection diameter at 40' mounting height.
 - Replace X with number of Light Squares operating in low output mode.
 - LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
 - Not available with house side shield (HSS).
 - Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
 - One required for each Light Square.



1 STREET VIEW - SOUTHWEST
DSGN | 1/2" = 1'-0"



3 BIRDSEYE VIEW - NORTHEAST
DSGN | 6" = 1'-0"



4 BIRDSEYE VIEW - NORTH
DSGN | 6" = 1'-0"



2 FLOOR PLAN - LEVEL 1
DSGN | 1/32" = 1'-0"

GENERAL BUILDING INFORMATION	
FIRE SPRINKLER PROTECTION:	FULLY SPRINKLED
TYPE OF CONSTRUCTION:	II-A
ROOF TYPE:	SINGLE MEMBRANE ROOF



BUILDING AREA			
USE	AREA	# OF LEVELS	TOTAL AREA
TYPICAL LEVEL	33,256 SF	3	99,768 SF
LOADING	3,200 SF	1	3,200 SF
TOTAL BUILDING			102,968 SF



5 BIRDSEYE VIEW - SOUTHEAST
DSGN | 6" = 1'-0"

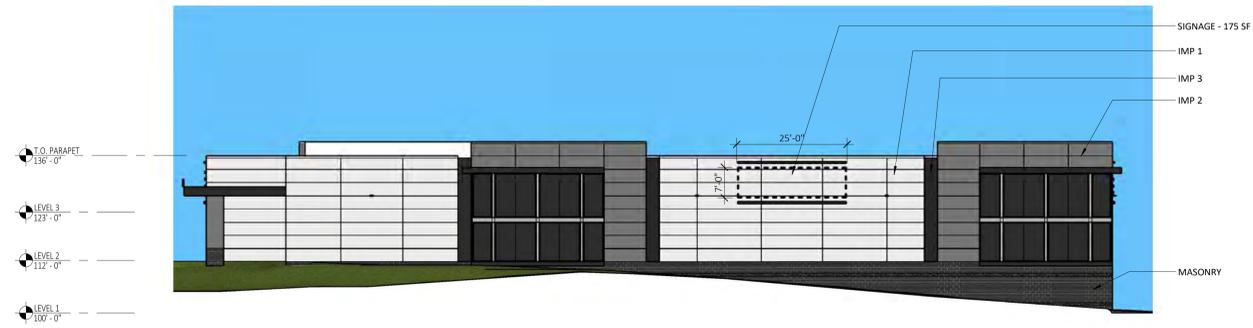


1 STREET VIEW - NORTHEAST
 DSGN2 1/2" = 1'-0"

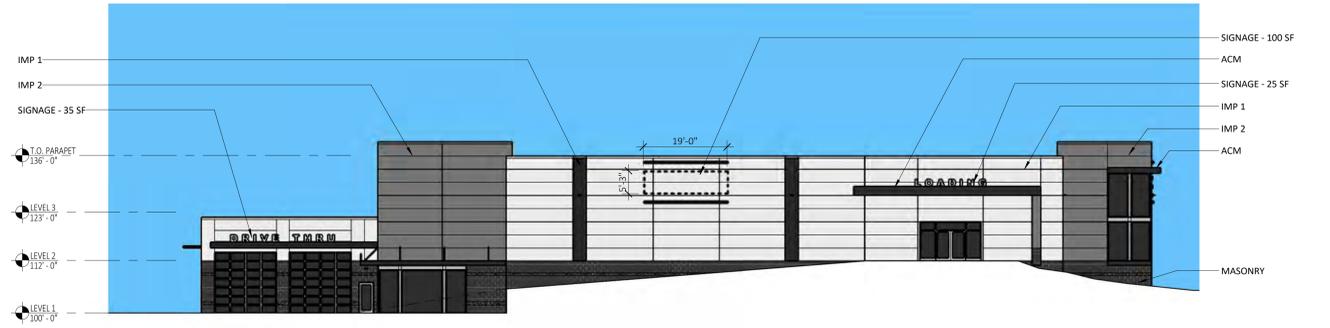


2 BIRDSEYE VIEW - NORTHWEST
 DSGN2 6" = 1'-0"

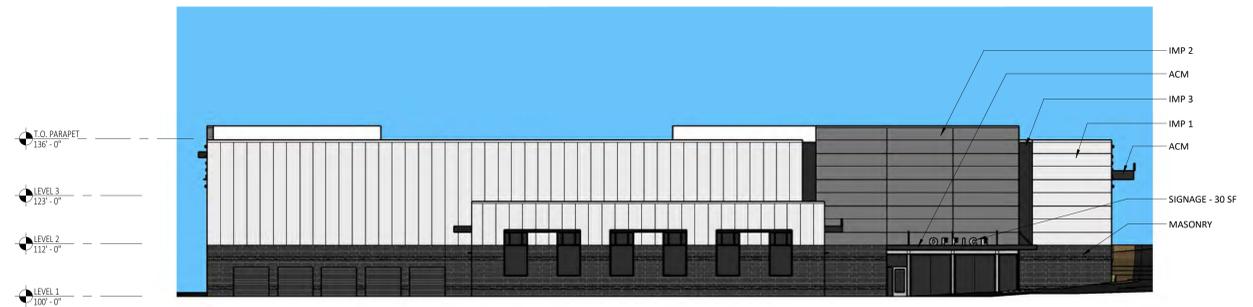
MATERIAL LEGEND	
IMP 1	= INSULATED METAL PANEL FIELD COLOR - LIGHT GRAY
IMP 2	= INSULATED METAL PANEL SECONDARY COLOR - MEDIUM GRAY
IMP 3	= INSULATED METAL PANEL ACCENT COLOR - DARK GRAY
ACM	= ALUMINUM COMPOSITE MATERIAL - DARK GRAY
MASONRY	= POLISHED CONCRETE MASONRY WITH SPLIT FACE ACCENT BANDS - DARK GRAY



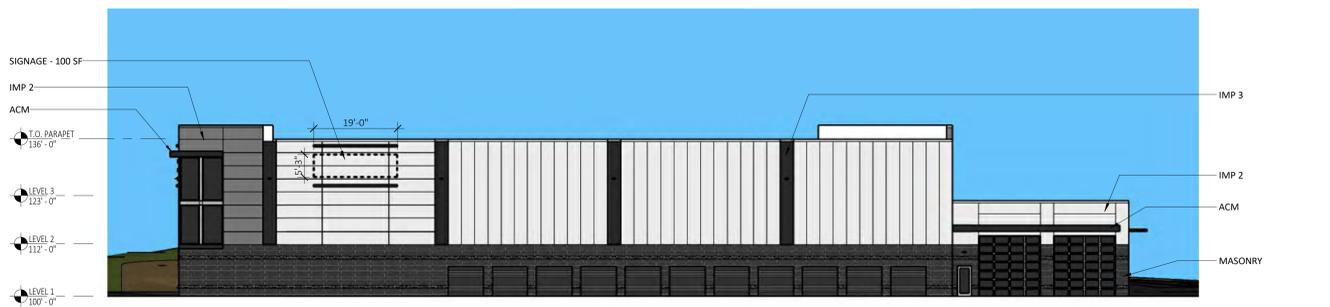
3 WEST ELEVATION
 DSGN2 1/16" = 1'-0"



4 NORTH ELEVATION
 DSGN2 1/16" = 1'-0"



5 EAST ELEVATION
 DSGN2 1/16" = 1'-0"



6 SOUTH ELEVATION
 DSGN2 1/16" = 1'-0"